

# CUCKFIELD CONSERVATION AREA



Mid Sussex District Council



## CONTENTS

### **Part 1 Cuckfield Conservation Area Appraisal 2006**

- 1.0 Introduction
- 2.0 Planning Framework
- 3.0 Location and Physical Setting
- 4.0 General Character and Plan Form
- 5.0 Historical Development
- 6.0 Archaeology
- 7.0 Building Materials and Distinctive Local Features
- 8.0 Paving Surfaces
- 9.0 Street Furniture
- 10.0 Shopfronts
- 11.0 Open Spaces and Trees
- 12.0 Traffic Management and Parking
- 13.0 Street Lighting
- 14.0 Character Appraisal
- 15.0 Detailed Character Appraisal
  - 15.1 Character Area 1 – The Church of the Holy Trinity and its environs
  - 15.2 Character Area 2 – South Street
  - 15.3 Character Area 3 – The High Street
  - 15.4 Character Area 4 – Ockenden
  - 15.5 Character Area 5 - Courtmead Road

### **Part 2 Management Proposals**

- 16.0 Introduction to Management Proposals
- 17.0 Proposed Boundary Changes
- 18.0 Proposals for Enhancement
- 19.0 Development Opportunities
- 20.0 Monitoring and Review
- 21.0 Adoption of the Conservation Area Appraisal

### **Plans**

**Published by Mid Sussex District Council  
Environment Division / Planning Policy  
Division**

**Edited by Alma Howell (Senior Planning  
Officer)  
Robert Powell (Architect / Urban Designer)**

**Designed by Emma Bennett**

**Adopted by the Council January 2007**

**© Photography and drawings copyright of  
Robert Powell and MSDC**



## CUCKFIELD CONSERVATION AREA APPRAISAL MAY 2006

### Executive Summary

The District Council has produced this conservation area appraisal for Cuckfield in order to clearly identify what qualities make this area special and how these qualities can be preserved and enhanced.

Part 1 of the document identifies the elements that contribute to the special historic and architectural character of the conservation area and those features that detract from it. Part 2, the Management Proposals sets out a series of recommendations to preserve and enhance the area and also includes proposed changes to the boundary of the conservation area.

The document will inform planning practice and policies for the area. It provides guidance for development control officers in assessing planning applications. It also provides the local community with a clear idea on what it is about the conservation area that should be cared for and preserved and what enhancements should be made.

The special qualities of the Cuckfield Conservation Area can be summarised as follows:

Cuckfield is a typical Sussex village but with some unique features. The layers of history are evident in the morphology, in the texture and grain of the settlement and in the physical form and materials employed on the buildings. The village plan is based on the original medieval street pattern and comprises a central street of South Street which dog legs and rises northwards to form the High Street. In the lower end of the High Street, in South Street and Church Street there are medieval buildings dating from the 15th and 16th century built up to the rear line of the pavement. Materials were all sourced locally and transported by horse and wagon.

In contrast buildings in the upper part of the High Street and Broad Street frequently have gardens or forecourts creating the impression of a wider street. Here there are Victorian and Regency facades and imported slate can be seen on several roofs. Several medieval buildings were refaced in brick and clay tiles in the 19th century.

In the early 20th century Courtmead Road was added to the west of the church. The layout embraces prevailing ideas on the Garden City and has detached dwellings set well back from the tree-lined road, in large gardens. Many parts of the conservation area adjoin countryside which is unusual in Sussex where more modern development has usually encircled the settlement.

## PART 1 CUCKFIELD CONSERVATION



### 1.0 Introduction

1.1 The village centre of Cuckfield was designated as a conservation area in September 1969. It was one of the first conservation areas to be designated in what is now Mid Sussex. In March 1989 the conservation area was extended to include Courtmead Road.

1.2 In October 2005, Mid Sussex District Council initiated a conservation area appraisal of the designated area. The appraisal provides the opportunity to review the boundary of the conservation area to ensure that it properly reflects the historic and architectural character of the area. It involves making a detailed assessment of the special character of the area so as to protect its essential qualities and to provide guidance for development control.

1.3 Character is defined as a distinct, recognisable and consistent pattern of elements that make each townscape different. Character is influenced by particular combinations and patterns of visual, historic and cultural elements. It includes intangible aspects such as tranquillity and sense of place. Identifying, protecting and enhancing the historic and cultural elements that contribute to character are important in

improving people's quality of life.

1.4 The conservation area of Cuckfield contains a variety of historical periods and the character varies within the boundary. The analysis and assessment has therefore looked at the identified character areas using a variety of documentary sources but without losing sight of the overall character of what makes Cuckfield the place it is today. Historical records were examined from the Cuckfield Museum. The draft Cuckfield Historic Character Assessment Report prepared as part of the Sussex Extensive Urban Survey has provided valuable historical and archaeological background to the appraisal and has identified key historic character areas. A detailed field survey of the area was carried out in October and November 2005 involving taking notes, photographs and sketches on what makes the place distinctive and special.

1.5 At the end of December 2005 an exhibition was held in Cuckfield to highlight the initial survey findings and to obtain the views of the community on what they regard as special about the conservation area. Views on boundary changes and ideas for enhancement were also sought. Where appropriate the comments made by individuals responding to the questionnaire have been included in the appraisal document. The responses have highlighted a number of issues that need to be addressed in the conservation area and the appraisal attempts to identify measures to resolve these issues and improve the appearance of the conservation area.

1.6 Part 1 of the document forms the appraisal of the conservation area. It identifies the elements that contribute to the special historic and architectural character of the conservation area and those features that detract from it. Part 2, the Management Proposals, sets out a series of recommendations to preserve and enhance the area and also includes proposed changes to the boundary of the conservation area.

## 2.0 Planning Framework

2.1 A conservation area is defined as an area of “special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Conservation areas were introduced through the Civic Amenities Act in 1967. They are designated by local authorities under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Designation of a conservation area is in recognition that an area has a special character and identity that is worth preserving or enhancing.

2.2 Government Advice relating to conservation areas is set out in Planning Policy Guidance Note 15 (PPG 15). This explains that under Section 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act local planning authorities are required to review the extent of designation and to draw up and publish proposals for the preservation and enhancement of their conservation areas. PPG 15 stresses the need for local planning authorities to make an assessment of the special interest, character and appearance of all conservation areas.

2.3 Regional guidance is set out in the draft South East Plan. This refers to the sustainable management of the historic environment through the planning system based on an understanding of its significance and vulnerability to change. Plans and strategies should include policies that support the conservation and where appropriate, the enhancement of the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

2.4 The Planning and Compulsory Purchase Act 2004 introduced major changes to the way the planning policy system operates. The Development Plan now consists of the Regional Spatial Strategy (The South East Plan) and the Local Development Framework. The Local Development Framework will be a ‘portfolio’

of various documents setting out the planning policies for the area. Existing local planning policies will be saved until replaced by the new documents. The conservation area appraisal for Cuckfield will include an assessment of the character of the area and recommendations for enhancement and will support the local plan policies by identifying clearly what it is about the character and appearance of the area that should be preserved or enhanced. It will be adopted as a technical document for development control purposes.

2.5 The current local planning policies that relate to conservation areas are set out in the Mid Sussex Local Plan 2004. Policies in the Built Environment Chapter seek to protect the historic environment. Policy B12 requires that special attention is given to preserving or enhancing the character and appearance of the area. B13 prohibits the demolition of buildings unless there are exceptional circumstances. B14 refers to the importance of the street scene and the use of traditional materials and B15 refers to the protection of the setting of conservation areas.

## 3.0 Location and Physical Setting

3.1 The village of Cuckfield occupies an elevated position to the west of Haywards Heath and is bounded to the west and north by the High Weald Area of Outstanding Natural Beauty. The A272 bypasses the town to the south. Cuckfield has a population of 3,266 and is served by a range of shops, community and recreational facilities.

3.2 A Landscape Character Assessment for Mid Sussex was completed by this Council in partnership with West Sussex County Council in November 2005. This identifies distinct landscape character areas across the District. Cuckfield is located in the High Weald Fringes Landscape Character Area. This is a long band of country running east to west comprising part of the densely wooded southern flanks of the High Weald.

3.3 The geology of the area comprises a

succession of sandstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). Cuckfield is situated on a southwards projecting spur of a minor east west ridge. The ridge is partially separated from the bulk of the High Weald to the north by the valley of the upper part of the River Ouse. The river passes approximately 3km north east of the village centre. The southern end of South Street and the parish church of Holy Trinity are the lowest parts of the village. South Street and the High Street steadily climb the spur to the north, thereafter the High Street follows the crest of the spur. To the west and the east of the village the land falls away into typical High Weald gills giving fine views across the Weald towards the South Downs.

#### **4.0 General Character and Plan Form**

4.1 The conservation area is primarily based on the village centre of South Street and the High Street and comprises a variety of buildings of different ages and construction styles. The centre contains a mixture of uses including a number of shops, small offices, restaurants, pubs and residential properties. The conservation area currently extends over approximately 21.90 hectares. It is approximately 950 metres from east to west and 550 metres from north to south.

4.2 The village 'plan' is based on the original medieval street pattern and comprises a central street of South Street which dog legs and rises northwards to form the High Street. Ockenden Lane forms a loop from South Street to the High Street. The buildings, which abut these streets, are closely grouped together in blocks and terraces and are domestic in scale. This is a characteristic of their medieval origins. Interest and variety is achieved by irregular building lines, colourful and natural materials. Turning corners full frontages of some buildings are seen and detailed side elevations of others. Every view has a focus. The rising ground from South Street northwards gives the High Street its distinctive character and there are attractive views up and down its length. The pavements are brick and link the views. Ex-

tending eastwards is Courtmead Road a 1930's development of detached dwellings initiated by the local architect Harold Turner. It is markedly different in character to the rest of the conservation area containing low-density housing, served by a long straight carriageway flanked by wide grassed verges. It is a spacious yet secluded environment.

4.3 To the south west of the village is Cuckfield Park, a post-medieval parkland surrounding an Elizabethan brick mansion with a small elaborate gatehouse. An avenue of old limes runs from the gatehouse to the house. The Park provides an attractive open introduction to the conservation area.

4.4 An important characteristic of the conservation area is its relationship with the countryside. The western and southern boundaries of the historic core of the village abruptly meet parkland and countryside. A number of footpaths radiate from the village to the countryside. This interface of historic settlement and countryside is unusual in Sussex where more modern development has usually encircled the settlement.

#### **5.0 Historical Development**

5.1 The name 'Cuckfield' is possibly derived from the late 11th and 12th century spelling Cucu- or Kuku- for cuckoo suggesting that the place name simple means 'cuckoo-inhabited open country.' In the Weald, the field (Old English feld) element is strongly associated with ridges and, more specifically, areas of later medieval downland or common. The open country sense of feld suggests that woodland was thinner here than elsewhere in the Weald or had been cleared and kept so by grazing.



5.2 Cuckfield developed as a successful medieval market place. It later became an important coaching halt on the route from London to Brighton illustrated by the coaching inns of the Kings Head and the Talbot. Wealden iron production had a significant impact on the economy of the village. Local families were owners and operators of furnaces and forges in the late 16th and 17th centuries. Ninian Burrell operated Holmsted furnace from 1574 with the most famous iron master in the family his son Walter Burrell (1600 –1671) living at Ockenden House. Henry Bowyer, builder of Cuckfield Place from 1575 was also an ironmaster.

5.3 The advent of the railways brought the coaching activity to an abrupt end. The main line railway from London to Brighton was routed through Haywards Heath with a new station built there. The station attracted businesses and residences so that Cuckfield was soon eclipsed by a new town within its own parish. Although Cuckfield avoided becoming engulfed by the expansion of Haywards Heath, the economy of the village became increasingly suburban based on commuting and a retired population. However Cuckfield has retained its village character and developed a thriving community with sport and cultural facilities. Many people in Haywards Heath use the services and facilities in the village enjoying the attractive and historic environment.

## 6.0 Archaeology

6.1 The lack of very early archaeology at Cuckfield is likely to reflect the lack of controlled excavations rather than actual absence. Certainly, prehistoric finds should be anticipated in any excavation of the area. This potential was demonstrated during the survey of the bypass route when 80 pieces of worked flint were discovered. Usage of the part of the Weald between the late Iron Age and the Norman Conquest means that finds and features from these periods may also occur in future excavations within Cuckfield.

6.2 The origins of Cuckfield date from 11th –13th century with the parish church of Holy Trinity surviving from this period. An earlier Norman Church building apparently underlies the existing church. The area around the church, South Street and the High Street are particularly notable for their mixture of medieval and post medieval buildings. Less visible is the archaeological evidence of the pre-urban market place that attracted the church by the late 11th century and in the second half of the 13th century, the permanent settlement of a small town. The potential of this archaeology has hardly begun to be recognised through archaeological excavation.

## 7.0 Building Materials and Distinctive Local Features

7.1 The appearance and character of the conservation area owes much to the rich variety of architectural forms, styles and materials represented by its buildings. These reflect the influence of successive historical periods, as buildings have been adapted to meet rising standards of comfort and a changing economic base in the village. There are domestic vernacular buildings, grand mansions, commercial buildings and institutional buildings. When its function as a market town and later as a coaching station on the bustling London to Brighton road declined Cuckfield missed much of the development seen elsewhere in the second half of the 19th century and 20th century. This has had the effect of preserving a very high proportion of the pre1840 buildings.

7.2 There are 72 listed buildings and monuments (22 of these are separately itemised tombs in the churchyard) in the conservation area which reflects its quality and character. Buildings date from the medieval period to the early 19th century. Given the variety of buildings and the dense layout there has been little scope for more recent extensions and new infill development. Where this has occurred it has not always been carried out in appropriate styles or materials.



*Ashlar sandstone*

7.3 Materials used in the conservation area reflect historical periods and what was locally available in this part of Sussex. Grand institutional buildings were primarily built in sandstone reflecting their importance.



*Wealden claytiles*

7.4 With the exception of the church, built largely of local Cuckfield sandstone, the pre-1500 buildings are all timber framed, albeit with sandstone bases. The 16th century buildings see similar dominance of timber framing with the important exception of the use of sandstone for the school. Likewise, although timber framing is prevalent amongst 17th century buildings, sandstone is increasingly used for example in the early 17th century wing at Ockenden House and at Marshalls.



*Flemish-bond brick work*

7.5 The 18th century saw the almost complete dominance of locally available brick and this continued to be the main building material thereafter. The dark red colour of much of the brickwork is due to the high levels of iron within the local Wealden clay.

7.6 Bricks are found in a variety of bonds, particularly Flemish bond (Kings Tail and 22/23 South Street). There is also some evidence of English bond (the wall in front of Marshalls) and stretcher bond, and at least one wall of rat trap bond (Perryfield at the corner of Broad Street and Courtmead Road).



*Locally sourced clay tiles*



*Blue headers in Flemish bond*

7.7 Some of the buildings are finished in render or painted brickwork predominantly white or cream in colour. Wealdon clay tiles are used for roofs and to great effect for tile hanging using a variety of patterns including plain, bull nose and club. Mathematical tiles are used occasionally. Horsham Stone is also used for roofing particularly on pre-1800 buildings.



*Dentil course*

7.8 A wide variety of traditional details are employed including hipped and half-hipped roofs, pendiced hoods, gauged brick arches, dentil courses, modillion cornices, stone plinths, flat headed door hoods, gabled and hipped dormers, sash windows, panelled and

plank doors. Other details such as door furniture, chimney stacks and cast iron handrails and railings add authenticity to the conservation area.

7.9 Maintaining the character of the conservation area becomes increasingly challenging as locally produced materials become rare and/or expensive. Horsham stone is expensive and difficult to source, manufacturers of hand made Wealdon clay tiles find it difficult to compete on cost with mass produced imitations and more importantly designers, bricklayers, metalworkers, masons and carpenters with skills in traditional building techniques are increasingly difficult to locate. Evident throughout the conservation area is a tendency to 'dumb down' solutions. It is a trend this appraisal seeks to reverse.



*Horsham stone slab roof*

## 8.0 Paving Surfaces

8.1 There is a limited variety of paving surfaces. In all instances the main vehicular carriageway is black tarmac. Pedestrian surfaces are generally brick or concrete blocks laid in a stretcher pattern though this does not extend to Church Platt and Ockenden Lane.



Stone and pebbles



Brick paviors

## 9.0 Street Furniture



Fleur de lys pattern iron railings

9.1 Street furniture consists of balustrades, railings, seating, waste bins, bus shelters and bollards. The quality of the existing street furniture is incoherent.

9.2 There are a number of illegal signs that do not enhance the conservation area.



Chaotic signage

## 10.0 Shop Fronts

10.1 The conservation area contains a commercial centre comprising the High Street and part of South Street and Broad Street. This area contains a variety of commercial premises ranging from shops, pubs, restaurants, and offices. Many were originally houses adapted and modified over the years. Shopfronts and associated signage dominate the ground floor street scene and contribute to the character of this part of the conservation area. There is a range in variety and style of shop frontage. Some of the premises have retained traditional shopfronts with attractive detailing and features. These include embellished moulded stone and brickwork string courses, cornices, tiles and decorative ironwork. Good examples are David Foord-Brown Antiques, The Curtain Exchange, Cuckfield Antiques, Cottage Flowers and The Old Barber Shop. Other premises have introduced more modern designs with a uniform appearance, large panes of glass and over large fascia boards can be seen in some of the premises in Broad Street.

10.2 A number of shop fronts detract from the ambiance of the conservation area. The Co-op shop front employs the company's standard primary colours, which strike a discordant note in the street scene. Penfolds shop front, which in most respects is exemplary, is let down by the damaged fascia. Splash has a is let down by the lack of sign writing on the fascia.



*Standard shopfront*

## 11.0 Open Spaces and Trees

11.1 The primary open space in Cuckfield is Worsley Memorial Park, which is located outside the boundary of the conservation area to the west of the High Street. The park offers views west to the AONB and contains a football field and children's play equipment. There is a pavilion with changing rooms but the use of vivid blue paint on doors and shutters strikes a discordant note.

11.2 The churchyard is a quiet space or contemplation. There are magnificent views of the Downs to the south.

11.3 The High Weald Landscape Trail traverses the western edge of the conservation area and links the conservation area to the High Weald AONB. Attractive open countryside is never far from the conservation area approached by a number of footpaths.

11.4 There are many fine trees in the conservation area. Irrespective of whether or not they are protected by a TPO they are protected by conservation area status.

## 12.0 Traffic Management and Parking

12.1 A Council owned car park on Broad Street to the north of the Old Vicarage accommodates 60 cars in marked spaces. A car park on the eastern boundary of Worsley Park accommodates 12 cars in marked spaces(though

it is possible to park 17 cars). Elsewhere visitors and residents who do not have a private garage or in-site parking space, compete for on-street parking spaces on High Street, South Street, Broad Street and Church Street. At times the available parking is inadequate and illegal parking on pavements in Ockenden Lane and Church Platt and restricted areas ensues. There are approximately 180 car parking spaces in total within the conservation area. Cuckfield Parish Council's Parish Plan highlights the need to identify additional parking areas and to consider alternative management for existing parking areas.

12.2 Drivers of lorries and large vans experience severe problems making deliveries to shops and restaurants. Vehicles are often forced to reverse into the main highway.

## 13.0 Street Lighting



*One of five types of street lighting*

13.1 The quality of street lighting within the conservation area is generally poor. There are five different types of lighting poles in the conservation area and at least four different types of lamp. It appears that lighting poles and lamps have been replaced in an ad hoc manner with whatever happened to be to hand.

## 14.0 Character Appraisal

14.1 The conservation area has five distinctive character areas. These are based on the historic form of the development. These can be identified as follows:



• Character Area 1 - The Church of the Holy Trinity and its environs, including the Old Vicarage, the Old School, Churchyard Cottages, the two Lych Gates and the south side of Church Platt.



• Character Area 2 –South Street, up to and including its junction with the High Street. This character area also includes Ockenden Lane, Church Street and the north side of Church Platt.

• Character Area 3 – The High Street, including the junction with Broad Street and the western end of Broad Street.



• Character Area 4 - Ockenden, including Ockenden Manor Hotel, the Courtyard and Ockenden Garden House.



• Character Area 5 - Courtmead Road including the Broad Street car park.

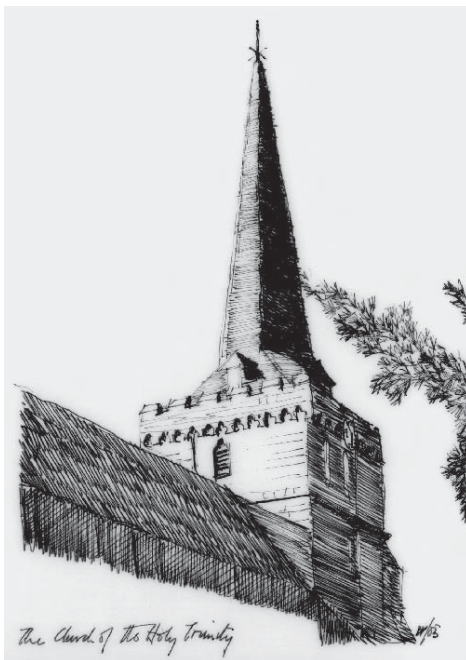


## 15.0 Detailed Character Appraisal

### 15.1 CHARACTER AREA 1

The Church of the Holy Trinity and its environs, including the Old Vicarage, the Old School, Churchyard Cottages, the two Lych Gates and the south side of Church Platt.

The Church of the Holy Trinity and its churchyard is a unique and special place in Cuckfield. The area has a quiet, peaceful and rural aspect with open views to the south across the Low Weald to the South Downs. The distinctive tower and spire of the church can be seen in many viewpoints around the village and is a landmark when approaching the village on the A272 from the south west.



15.1.1 The Church and churchyard are entered from Church Street and Church Platt with impressive lychgates at the northern and western entrances. The survival of a pair of lychgates is a rarity and they are both Listed Grade II. A path also extends eastwards to Courtmead Road.

15.1.2 The Church is the oldest and most notable building in the village and is Grade I listed. It was built on the foundations of a 12th Century Norman church and incrementally added to over the centuries. The tower is 13th century with battlements on a frieze of pointed trefoils. The main part of the church was built in 1330. It is constructed of local sandstone with a Horsham stone roof and a tall, shingled broach spire. The interior of the church has a number of distinctive features and a programme of major alterations to the interior was commenced in 1855 by Bodley which give rise to its predominantly Victorian aspect. The north porch was rebuilt in 1878 to a design by R H Carpenter and the south porch in 1883 to a design by C E Kempe, a pupil of Bodley and a member of the church. The north lychgate is also designed by Kempe. The decorated ceilings, a rare piece of Victoriana, are also the work of Kempe.



15.1.3 The cemetery is large and well laid out, sloping southwards to the adjoining countryside. It contains a number of monuments which are Grade II listed. It contains a small mortuary chapel with some decorative features. Regular paths criss-cross the cemetery and there are a number of attractive specimen trees. The cemetery is used by people to sit, contemplate and enjoy the views. Entering this part of the conservation area one steps back in time where there are no roads or intrusive vehicles.



15.1.4 The cemetery adjoins footpaths and open countryside and this relationship between historic settlement and countryside is unusual in Sussex where more modern development has usually encircled the settlement. The rear of properties on the southern side of Church Platt extend beyond the Church and can be seen from the cemetery, as do Cottage Homes built in 1881 as almshouses. These buildings add to the character of the setting of the church.

15.1.5 Sporadic development occurs along Newbury Lane to the west of the cemetery. Some unsympathetic suburban changes have been made to these properties and some new development has occurred which does not respect the rural setting of the conservation area.



15.1.6 Immediately to the north of The Church of the Holy Trinity is The Old School. Formerly a Grammar School, said to be modelled on Eton, it is a Grade II listed Building. The west part of the Grammar School was founded in 1510 in the reign of Henry VIII (1509-1547) and the building dates from the late 16th century (Elizabeth I 1556-1603). It is built of ashlar sandstone with Horsham stone slab roof. It is

two-storey with attics, six windows and one modern dormer. The gable ends have kneelers with carved diamond motifs and stumps of apex pinnacles. There are six casement windows with 3-light stone mullioned and transomed windows. There is a moulded stringcourse above the ground floor and a chamfered plinth. On the north side is a projecting chimneystack with two attached square brick shafts.



15.1.7 The east end of the school dates from the 19th century and is also sandstone with tiled roof. It is two-storey with an attic and four windows. The gabled end has four trefoiled, mullioned and transomed windows. There is a brick moulded stringcourse and S-shaped iron tie. There is also a tapering brick chimneystack that is prominent in views from the north. Later 20th century additions are not well coordinated though they are given some coherence by the sandstone base. In 1991 the Holy Trinity C of E Primary School relocated but the building still operates a crèche.

15.1.8 A Lych Gate (Listed Grade II) serves as the main access to the Church from the north. Dated 1893 it was designed by CE Kempe. The timber-framed structure has a pagoda-shaped Horsham stone slab roof with an iron cross finial. Supported on six square piers forming four arches with spandrels having Tudor rose and other floral motifs. The text on the frieze facing Church Street reads 'There remaineth therefore a rest for the people of God'. Inside there is an inscription, 'To the glory of God and in thanksgiving for the beautiful life of Caroline



Emily Maberley her children dedicate this lych-gate, Anno Domini 1893'.



15.1.9 Located in the church grounds to the east of the Lych Gate is a group of cottages. No's 1 and 2 Churchyard Cottages (Listed Grade II) were formerly Church Ale Houses where parishioners took refreshments between church services. Built in the 15th or 16th century they were refronted in the 19th century. The ground floor is red brick and the first floor tile hung with alternate plain and curved courses at the bottom and alternate plain and pointed to the top part. The roof is tiled and half-hipped at the northern end. The building is two-storey with attics. There are three windows at second floor all 19th century casements. No.1 has an 18th century doorcase with a flat wooden hood, moulded architraves and a 6 flush panelled door while No. 2 has a square brick porch with a hipped tiled roof. There is a central chimney-stack and a square brick stack to the south end of the roof. No.3 Churchyard Cottages is a timber-framed cottage said to have records from 1642, refronted in the 19th century. It is red brick with a steeply pitched tiled roof with a gablet at the south end. It is two storeys with two 19th century casement windows at first floor and two 20th century oriel windows to the ground floor. The house has a simple plank door with a modern gabled wooden trelliswork porch. Looking from the cemetery northwards towards these cottages an attractive side elevation of a collection of decorative brick chimneys can be seen.

15.1.10 The Old Vicarage (Listed Grade II) lies to the north of Holy Trinity Church. It is now a house, with a pond at the rear. A short spur leads off the High Street to the impressive brick entrance gateposts surmounted by circular stone balls and scrolls. The house is of early 17th century origin but mainly built circa 1780 by the Rev Charles Ashburnham, altered in 1818 by the Rev Henry Plimley and again in 1841-1850 by the Rev TA Maberley. The main house is stuccoed with incised lines to imitate masonry and a slate roof. A brick wing was added to the north gable in the mid-19th century. The main house is two-storeys with attics and with five mid-19th century, 12-pane horned sash windows with moulded architraves and two pedimented dormers behind a low parapet. A central six-panelled door approached by five steps, is surmounted by a rectangular fanlight and a broken pediment but the fanlight is cut into two sections by a later porch with a flat entablature built out over the steps. The south east front has irregular fenestration, including an early 19th century two-storey three-light bow window. The area in front of the vicarage was formerly referred to as Vicarage Square and it is said the town band would play there on fine days. The Old Vicarage was occupied by the incumbent parson until 1936 when it was sold and the vicar moved to the Clergy House in Church Platt. In 1945 the vicarage was established in Broad Street.

## Church Platt

**Church Platt is entered at the southern end of South Street and it leads to the Church of the Holy Trinity churchyard. The narrow road rises sharply and then flattens as it winds eastwards to a lych gate that marks the side (or rear) entrance to the church and the churchyard. Directly ahead is the west end of the church incorporating the buttressed tower and the spire. Church Platt contains some buildings and structures of interest, though only one is listed. There are historical references to Church Platt once being a site for village men to play quoits and another reference to it deteriorating into a slum subsequently cleared by the Cuckfield Improvement Association that was founded in 1902.**

15.1.11 The first house encountered on the south side of the road has the dignified look of a Victorian rectory and is known as Church House. Identified in 1969 when the area was declared a conservation area, as Holy Trinity Church Hall it is now a private house. The lower part of the building is built in local stock bricks with red brick quoins and the upper part of the building is clay tiles with a mixture of plain tiles and fish scale tiles. There are two tall brick chimneystacks.

15.1.12 To the east of Church House is The Old Clergy House, another red brick building with clay hanging tiles at first floor level. The recessed entrance to the house is framed in sandstone and alongside the entrance is a narrow window with a trefoil head set in a stone surround. It was used as the residence of the incumbent vicar from 1936 until a vicarage was established in Broad Street in 1945. The building is now a private house.

15.1.13 Beyond The Old Clergy house and overlooking the church burial ground is a row of three two-storey cottages known as The Cottage Homes. With a half hipped tiled roof and large dormers facing east, penticed hoods over ground floor bay windows and with triangular headed doors they were built circa 1890 as cot-

tages for the poor of the village. In the 1950s the three cottages were adapted to provide 6 apartments. Dormer windows were added to the west elevation and extensions were built incorporating modern amenities.

15.1.14 The last houses on the south side of Church Platt before arriving at the Lych Gate are Church Bank House and its smaller neighbour Mason's Cottage. The former is a simple cottage with clay tiled roof and walls of brick and hanging tiles. The latter has a number of headstones propped against the external wall but it is no longer a working mason's yard.

15.1.15 The Lych Gate at the east end of Church Platt is a fine oak structure on a sandstone base with a hipped Horsham stone slab roof (Listed Grade II). Square on plan it consists of upright posts, tie beam and modified scissor braces. Mellow sandstone ashlar walls flank the expressive structure. To the south is a section of wall approximately 1.5 metres high extending 1.5 metres with a moulded coping terminating in a square pier. To the north is a similar section of wall extending approximately 5 metres and terminating in a similar pier. Attached is a further section of wall 10 metres long with gate piers at the end which define the entrance to The Old School. An inscription on the lych gate reads "To the glory of God and to the memory of Laura Maria Beavan her six children dedicate this gate 1911".

15.1.16 Church Platt is the route via which so many villagers are 'hatched, matched and dispatched' as it is in frequent use for weddings, baptism parties and funerals. It provides access to the Cottage Almshouses and is in great use by elderly people. It also provides access to the community facilities in the Old School. The road surface is not in a good state of repair and some parking areas, specifically the area behind Ye White Harte Inne are simply loose rock chippings. The pavements are of inconsistent quality and occasionally are discontinued when the road narrows.



## 15.2 CHARACTER AREA 2

South Street, up to and including its junction with the High Street. This character area also includes Ockenden Lane, Church Street and the north side of Church Platt

South Street commences at the southern end of the High Street. This is the medieval core of Cuckfield where the medieval market was concentrated on what is now the garden of Ockenden Cottage and The Barn. From this point the Church can be seen to the south, the Old Vicarage is visible to the east and just a short distance away to the west was Ockenden House. Here the World War I volunteer soldiers paraded. South Street has always been a major thoroughfare – the London to Brighton stagecoach halted at the Kings Head Hotel and 25 metres to the west was the blacksmith's forge. The village stocks were located at the junction with Ockenden Lane. The street is still a busy highway though less so since the opening of the A272 southern by-pass in 1989. South Street at this point is just 9 metres wide as it veers west. Immediately after the road turns, a narrow street - Church

in the direction of Holy Trinity Church and South Street continues west for some 100 metres before dog-legging south and then again west to emerge in open countryside dropping down to Cuckfield Park. The road is for most of its length enclosed on both sides by two and three storey buildings that are built to the rear line of pavement or with narrow front gardens. The overall ambience is of a tightly framed chicane with buildings that create visual deflection, anticipation and changing vistas. The visual enclosure is relieved by the garden of Ockenden Cottage, which lies to the north of South Street. The major natural feature of the streetscape is located here, a huge 'umbrella' cedar tree that spreads over the road and frames the two-storey houses.

**The character of South Street is a winding narrow street with some excellent spatial qualities that varies from the enclosure at its eastern end to a dramatic opening out into the High Weald AONB at its western extremity. There are frequent glimpses of the church spire. There are numerous buildings of Listed Grade II status and although in some instances much changed they remain significant.**

**The prominence of the church spire and its importance to the coherence of the village skyline is evident. It speaks of an era when village life revolved around religious festivals and the church was central to society. The tolling of the church bell is significant in measuring the passing of time.**

15.2.1 The first building encountered on the south side of the street is No.1 Kings Mews. Formerly a coaching inn it is Listed (Grade II) as The Kings Head Hotel, an 18th century inn, altered and extended in the mid 19th century. It was divided in the late 20th century into three apartments. The two-storey corner building is 'not quite symmetrical' and has a clay tiled roof concealed by a parapet with a stone coping. At first floor there are five sash windows facing South Street and four windows facing Church Street. The five windows facing South Street and the first window on Church Street have inverted 'U' shaped projecting brick panels above. The South Street elevation has an off-centre square-headed early Victorian Tuscan portico with two circular columns (No.1) and a black and white paved floor. Kings Mews is engraved on the frieze. To the left of the portico is a 'blue plaque' indicating that the building enjoys listed status. Coach lanterns are mounted on either side of the door. There are two other doors (No. 2 and 3) facing South Street and three sash windows with shallow arched brick lintels. The façade is brickwork, painted white, with a rendered plinth painted black.

15.2.2 Immediately after Kings Mews on the south side of the highway is Grundens, a 16th century or earlier timber framed house re-fronted in the early or mid 19th century. This too

is a Grade II Listed building. The three-storey house consists of a gabled wing built with gable end on to the street and further bay to the east of this. The roof is Horsham stone slabs and on the west gable there is a massive brick external chimney stack. The ground floor is now painted brickwork (dove grey) and the upper floors are plastered and painted. Crundens has a central pair of door cases with moulded architraves and two panelled doors flanked by three-light splayed bays. Above the doors and extending right across the frontage is a clay-tiled penticed weather hood. At first floor level is a six-panel sash window in moulded architraves to the east and a tripartite sash with horns to the west. At second floor level there is a casement window to an attic. Moving further to the west there is a glimpse above the roof of the spire of Holy Trinity Church. The church has a watchful 'presence' in the village and it a constant means of orientation.

15.2.3 The next property on the south side of the road is the Old Forge, an 18th century forge, now a cottage, restored in the 20th century. The ground floor is brick painted deep red ochre and the pebble-dashed gable end is similarly painted. The single storey building has a clay tiled mansard roof with attics. A more recent low-pitched roof on the east side of the forge has an unsightly slate roof which is out of character.

15.2.4 Moving further west the next building is Shades, a two storey dwelling divided into two apartments with the ground floor finished in a rough painted render and the upper floor in plain clay hanging tiles. It appears on pre-1969 maps as a public house and the wrought iron wall bracket for the pub sign survives though the hanging sign has long since gone. The pub was known as The Kings Head Tap and later as The Shades. Immediately after Shades is a wide gap, which was formerly the forecourt of the pub. The tower and spire of the Church of the Holy Trinity are again visible. The forecourt is now private car parking space for Kings Mews and it gives access to Steptoe's Cottage

a modern addition at the rear of Shades and the Old Forge.

15.2.5 Returning to the north side of South Street. Oddynes, a late 17th century or early 18th century brick corner building, now painted white, was formerly the premises of Hoadleys. It has sandstone quoins and a Horsham stone slab roof with 19th century brick chimney stacks and a deep modillion eaves cornice. The building is entered from the High Street.



15.2.6 An alley leads to the yard at the rear of Oddynes and gives access to garages at the rear of the High Street and Ockenden Lane. To the west of the alley is a listed Grade II building referred to in the listing as no.21 Ockenden House. The house appears on present day maps as Ockenden Cottage. The core of the house is 15th century and its listing suggests it was possibly an open hall. It is flanked by a high projecting 16th century cross wing to the east and a 17th century wing to the west with a 20th century extension to the rear. It is a timber-framed building that has at various times been refaced in roughcast, hanging tiles, stucco and red brick. The two-storey building has a tiled roof and an attic. The 15th century core is roughcast painted pink and there is a gablet to the west with lead flashings. Three modern 20th century casements appear at first floor level. The ground floor has two canted bays and a doorcase with a flat hood and a six-panelled door. The west wing is partly tile hung

but some square panel timber framing is visible in the side elevation with plaster infill. The rear has an original diamond mullioned window. The cottage once housed a butchers shop.

15.2.7 The east wing, probably of 16th century origin is set end on to the road. The south elevation sits on the rear line of the pavement and is stuccoed. It has carved wooden bargeboards with pendants. This elevation has four 12-pane sash windows with square drip-mould over and quoins painted white, as are the drip moulds and window frames. There is a large clustered chimney stack. A brick wing to the rear is dated 1869. The east wing was formerly a bakers shop occupied by VE King and where there are now two ground floor windows there was previously a shop window. The gable too was very different, being previously an ornate Dutch gable.

15.2.8 The road width at this point is less than 12 metres between walls i.e. back line of pavement and traffic is almost brought to a halt as it negotiates the lower end of the High Street. The road is subject to a 7.5 tonne Good Vehicle Restriction.



15.2.9 In front of Ockenden Cottage is a fine example of 19th century cast ironwork in the form of spear (fleur de lys) railings approximately 600mm high, set on a low garden wall. The railings and the garden gate are Listed

Grade II. Proceeding westwards the brick paved sidewalk is protected by a cast iron rail consisting of circular posts at approximately two metre centres with a square section hand-rail at a height of approximately 900 mm. This balustrade too is listed Grade II and runs alongside the highway to the junction with Ockenden Lane passing beneath the 'umbrella' cedar in the garden of Ockenden Cottage (thought to be *Cedrus atlantica - Glauca*).

15.2.10 At the junction of Ockenden Lane with South Street is a granite horse trough and drinking fountain set on granite piers which incorporates two carriage curbstones. Dating from the late 19th century it no longer functions as a horse trough and is used as a flower container. The trough is inscribed ' In memory of Capt C W Sergison, Scots Guards and Michael Delaval Sergison, erected by their sister Lady Clanusk'. The Sergison family were major land-owners in Cuckfield, owning much of the west side of the High Street and lived at Cuckfield House. In 1968 the estate was broken up and much of it sold by auction. Oddynes was one of the family owned properties that went under the hammer.



15.2.11 South Street is visually deflected at this point by No's 22 and 23, a pair of houses listed Grade II. No 22 has the date 1722 above the door but is probably a 17th century or earlier timber framed building. The façade of the building is Flemish bond red brick with blue/grey headers on a sandstone plinth and a brick band between floors. There is a half-hipped clay tiled roof and a large cruciform chimney stack lo-

cated centrally.



15.2.12 No.22 has two later casement windows beneath original cambered brick arches. There are two 16-pane sash windows at first floor. The central doorcase has a swans neck pediment with scrolls and with brick pilasters and moulded wooden architraves. There is a four-panel door and an 18th century iron handrail and four steps down to the pavement.



15.2.13 No. 23 has four 16-pane sash windows and a central doorcase with a flat wooden hood on brackets and a six-panelled door, the top two panels of which have been glazed. There are steps down to the pavement and a 18th

century iron rail on the south side of the door. On the south gable of No. 23 a single-storey shop was added in the mid 19th century. The shop has a gable facing the street and a 32-pane shop front with a cornice over. It is set on a plinth with four steps to the entrance door. In front of No's 22 and 23 the pavement is brick paviours. To the rear of No.23 is 22a Stable Cottage and No. 24 another small cottage set well back from the road and which on the 1874 map is referred to as the Smithy.

15.2.14 Continuing south there is a terrace of four cottages, on the west side of South Street, three of which are Listed Grade II. No 25 is a two-storey terrace house known as the Old Laundry with clay tiled roof, brick chimney stack, brick modillion cornice and rendered façade painted cream. There are three modern casement windows to the first floor and tiled penticed weatherhoods over the entrance door and adjoining bay window and another similar hood over a second bay window. Placed centrally on the facade is a fleu-de-lys ornament.



15.2.15 The Old Laundry is attached to the gable of No 25a (Tudor Rose) and No. 26 (Little Dormers), a pair of 17th century cottages, altered in the 19th century. The cottages are two storeys with attics. Stuccoed on a sandstone plinth and with a half hipped clay tiled roof they share a central panelled brick chimney stack. The façade of Tudor Rose is render painted red ochre and No. 26 is painted pale lemon. There are two gabled dormers, one of which is original. The door cases are of 19th century origin but the doors are modern with tiled penticed

weather hoods. Each dwelling has 3 to five steps down to the pavement.



15.2.16 No 27 the last house in this terrace is known as Valentine Cottage a 17th century cottage altered in the 20th century. It has a hipped tiled roof with two storeys and a semi-basement that is end on to the street. The south side of the house is tile hung and the front façade render painted white. The cottage has a cogged eaves cornice with one casement window at first floor. The doorcase has a moulded architrave. Seven steps lead down to the street with a modern iron railing. Protecting the narrow brick-paved pavement is a line of modern iron bollards.

15.2.17 The last houses of interest on the west side of the street are No's 28 and No.29 - Beam Ends. Pevsner mentions them in *The Buildings of England – Sussex*. Originally one house it has been subdivided. It is 16th century timber-framed building with square panels exposed on first and floor with brick infill painted white. The ground floor is underbuilt in brick and the south gable tile hung. The building is two-storey with attics and three gabled dormers with diamond leaded lights. The steeply pitched roof has a gablet on the south end and a half hip on the north end. Off centre on the ridge is a large

clustered chimney stack and there is a second brick stack at the north end of the ridge. When listed in 1951 the first floor had three 19th century casements with leaded lights but there have been alterations since the listing and the southern end now has a 16-pane sash window. The ground floor has 20th century metal casements and a 16-pane sash.

15.2.18 South of Beam Ends, South Street bends sharply to the west and continues for a further 50 metres before exiting the village.

15.2.19 To complete the analysis of the character of the street it is necessary to backtrack to the cottages opposite the horse trough. Built on the site of a former garage Rosemary Cottage, Middle Cottage and Dundas Cottage are all late 20th century additions to the street scene. They were built on land that was formerly occupied by a garage. (The garage appeared on the 1969 Appraisal Map of the Conservation Area). The three houses have bay windows and sensitive porch details that borrow intelligently from vernacular sources. But without the chimneys that were an integral part of the traditional house they look strangely denuded.

15.2.20 A car parking bay with a prominent stone gatepost divides Dundas Cottage from the next house to the south, Somners – a modest cottage finished in render, painted a delicate grey/blue. In contrast the wide window and door surrounds, and the simple straight ‘quoins’ are painted white. The house is less than 1 metre from the carriageway and the pavement is narrow and almost impassable at this point. A street light is attached to the façade of Somners.

15.2.21 Moving further south, adjoining Somners is The Friary, a 15th century or 16th century house, remodelled in the late 17th or early 18th century and extended at the front in the mid 19th century. Originally a two-storey timber frame building it was encased in circa 1700. The rear of the building is the original medieval part and is thought to have been much larger. The street façade has Flemish bond brickwork, now painted dove grey, with a central doorway and windows symmetrically arranged on either side and at first floor. The door has a square hood with lead flashings. The ground floor windows are oriel bays on timber brackets and the first floor windows late 19th century sash window with vertical mullions only. The ground floor oriel windows project over the public footpath making it a hazardous place to walk. The roof is slate with brick chimneystacks at both gable ends.





15.2.22 At the rear of The Friary is Dumbrells, a dwelling which is accessed from Church Platt. It is a curious house for the roof and walls are built in corrugated iron. The corrugated iron walls are overlaid with timber battens so that at first glance it has the appearance of a Tudor cottage. The owner asserts that the house was built in this manner at the beginning of the 20th century.



15.2.23 South of The Friary is the pub yard of Ye White Harte Inne a 17th century timber-framed coaching inn with three bays refronted with a further bay and a projecting tile-hung gable added in 1881. The two-storey building has a prominent central 17th century chimney-stack above a clay-tiled roof half-hipped at the southern end. A second brick chimney stack is attached to the southern gable. The upper part of the façade is clay tiled with fish-scale tiles and below is red brick. The gable facing the highway has a low relief plaque depicting a white harte and the initials HW. Beneath the plaque is a curious 'Palladian style' window. Anecdotal evidence suggests there was once a saw mill behind the inn.

15.2.24 Looking west the church spire is prominent above the roofline of the pub and the cockerel wind vane at the summit of the church spire is strikingly visible.

15.2.25 Turning west a row of four terraced

house run along the south side of the street, namely Chantry Cottage, Wayfarers, Burtonshaws and Chainwalk House. Chantry Cottage is the oldest of the four and is Listed Grade II. Built early to late 19th century and altered in the 20th century it is pebble dashed and painted pink. Above it has a modillion eaves cornice and a clay tiled roof. There is a small crest above the entrance (See notes on rear entrance from Church Platt). Wayfarers is brick painted white with a tiled penticed hood across the entire frontage. It was formerly the site of a boot maker. Chainwalk House is red brick with blue headers. There is a garden room on the west gable of Chainwalk House and two doors facing the street suggesting it may once have been two cottages. The pavement is narrow in front of these four cottages and visitors are directed to enter from Church Platt at the rear. The brick pavement ends abruptly with two high risers. Opposite Chainwalk House on the north side of the street is a group of four dwellings numbered 1 to 4 Park View Court which are not of great architectural merit.



15.2.26 The southern end of South Street is the limit of the Conservation Area. The road descends sharply to the west through a fine avenue of tall trees to Cuckfield Park and the spacious Cuckfield Cricket Club field.

### Church Street

**Church Street is a cul-de-sac that slopes gently south from its junction with South Street to the lych gate at the entrance to the Holy Trinity Church. The street, at first broad by the side entrance of the former**

**Kings Head Inn gradually narrows to a single carriageway with brick pavements at its southern end. There is no turning circle at the southern end and vehicles must reverse out.**

15.2.27 Immediately upon rounding the corner from South Street, the side elevation of Kings Mews (1858) is encountered on the west side of Church Street and this is contiguous with Kings Court. Both were originally part of the Kings Head Inn. At second floor level there are four windows each with a cambered brick head. Likewise the first floor windows have cambered heads. Kings Court has a central doorcase, with a flat wooden hood on brackets, a semi circular fanlight, panelled reveals and pilasters. Above the door is an ornate iron bracket with a suspended lantern. The door gives access to No's 1 to 3 Kings Court, being two apartments and a ground floor office.



15.2.28 Attached to the south gable of Kings Court is Kings House (Listed Grade II under the name Kings Tail). A tall imposing symmetrical building it was formerly a pair of houses built in the early 19th century, now a house and a shop (No.8). Anecdotal evidence suggests this was the undertakers premises and a cottage in the grounds (No.8a) was the coffin maker's workshop. Three storeys high it has two 16-pane sashes with cambered heads at 2nd floor level below a modillion eaves cornice.

At first floor level there are splayed bays descending down to door cases also in splayed bays. In the late 19th century a shop front was inserted between the bays. The shop front has elegant frames and stained glass in four top-lights. The house is fronted by a paved courtyard with topiary and elegant iron railings set on circular iron

15.2.29 The east side of Church Street is a rich mixture of cottages of various vintages. Starting at the north end, the side elevation of Crumbs for Comfort (See notes on the High Street) has a hipped tiled roof with splays at the corner and a brick modillion cornice. There is a 16-pane sash window at first floor with gauged brick arch and at second storey a 12-pane sash window. At ground level is a door giving access to No. 1A High Street an apartment above the shop.

15.2.30 Adjoining the south party wall is No. 1 Church Street, formerly two cottages with attics, now an office, occupied by Buckley and Co. Land Agency. The building is a late 16th century timber framed structure Listed Grade II, refronted in the 19th century. The ground floor is brickwork painted white with a modillion cornice below hanging clay tiles at first storey level and a clay tiled roof. There is one gabled dormer and two casement windows at first floor. At ground floor two casement windows are arranged asymmetrically on either side of a simple plank door.

15.2.31 No 2 and 2A Church Street is another simple two-storey cottage with attics. The frontage is symmetrical with two dormers set upon a clay tiled roof, two six-pane sash windows at first floor and similarly two six-pane sash windows at ground floor level with a central doorcase with a triangular pediment and pilasters. The façade is white painted brickwork.

15.2.32 April Cottage at No.4 Church Street appears to be the amalgamation of two narrow two-storey cottages with attics and in the process No. 3 has been expunged. The façade of No. 4 is now almost symmetrical with two dormers set upon a tiled roof and a tall chimney-

stack between them. The dormers have serrated bargeboards. At first floor are two six-pane sash windows set within wide pilasters and at ground floor level two six-pane sash window in pilasters with projecting square heads on brackets. Flanking the windows are two door openings with similar flat square heads. The southern window has been converted to a six-pane window so that the northern door is now the sole entry to the dwelling. The façade is white painted render.

15.2.33 Peelers at No.5 Church Street is a two-storey asymmetrical dwelling with a hipped clay-tiled roof and a tall chimneystack at the south end. The house takes its name from the fact that it was formerly the Police Station. There are two 12-pane sash windows at first floor level with cambered heads. Likewise there are two 12-pane sash windows at ground floor level separated by a door beneath a square pediment (check). The northern most window appears to be a later addition to the house disturbing a previously symmetrical arrangement. A garage has been added to the south gable of the house with a shallow slate roof, which is disturbing in that it breaks the rhythm of the street.

15.2.34 Nonsuch Cottage (No.6 Church Street) looks like a 15th/16th century framed building. Anecdotal evidence suggests it was rebuilt in the late 19th or early 20th century. It is a two-storey timber framed house with a clay-tiled roof, half-hipped on the south end and gabled on the north end. The first floor is two bays with cream painted plastered noggin and two casement windows and arched braces to both ends. The ground floor façade is brickwork on a stone plinth. There are two casements with leaded lights and a simple door off-centre

15.2.35 No. 7 Church Street (Listed Grade II) is a house, formerly two cottages but now in one ownership. It is probably 15th century refaced in the 19th century. The ground floor is painted brickwork and the first floor pebble dashed but two upright posts are visible on the front elevation (Check this). The roof is clay tiled with gable to the north side and two

gabled dormers on the front façade. There are three casement windows to the ground floor and two wooden plank doors plus a side passage door at the north end. On the south end is an external brick chimneystack.

15.2.36 Along the south side of No. 7 Church Street is Church Twitten leading to a pair of cottages, No 1 and 2 Church Twitten (Listed Grade II) formerly a house built in the mid-16th century. The ground floor is red brick and the upper floor tile hung with a half-hipped tiled roof. The building is two storeys with attics in three bays with two hipped dormers over No. 2 and four casement windows. No.2 has a 20th century extension to the side that is not part of the listing.

15.2.37 Turning to retrace the route back to the village centre, the northern end of Church Street is visually enclosed by Oddynes. Its white painted façade and Horsham stone roof create a strong visual termination.

### Ockenden Lane



**Ockenden Lane was formerly known as Brewhouse Lane. In the 12th century it marked the northern limit of the market. The lane strikes off west from the High Street opposite the Talbot Inn. Running due**

**west to the gates of Ockenden House, now known as Ockenden Manor Hotel it then turns south and curving gently joins South Street by 22/23 South Street (Listed Grade II). A narrow lane at its eastern end between the two shop gables it widens gradually by Cuckfield Tandoori Restaurant (formerly a brewery) at No 1 Ockenden Lane and continues to expand to its widest point by the Barn (Listed Grade II). At its southern end it narrows again between the wall of the Old Court House (now a house and Listed Grade II) and the hedge opposite. Both vehicles and pedestrians share the carriageway and this does have the advantage of regulating traffic speed.**

15.2.38 Ockenden Lane is the main access to Ockenden Manor Hotel (Listed Grade II\*) and also provides access to approximately 40 residential properties either directly to their main entrance or via a rear garage/court.

15.2.39 The eastern end of the lane is not attractive. The brick paviers along the footpath in the High Street stop abruptly at the entrance to the lane. The two-storey northern gable of the Wedding Ring shop has had various unattractive extensions added to the rear.

15.2.40 The southern gable of No. 18 High Street is more restrained with a pitched double roof of plain clay tiles above rendered walls painted white. There are well-proportioned sash windows and a well-designed shop front with bronze window frames and delicate tracery in the upper arched panes. The arched frame of the splayed corner entrance is also sensitive. At the rear of No. 18 is a large garden bounded by a 2metre high sandstone wall with a triangular coping.

15.2.41 Progressing further west the Cuckfield Tandoori, a two storey building on the south side of the lane with a half-timber gable facing west, deflects the road alignment. The building, which was formerly a brewery (hence Brew-house Lane), is painted white/cream and has a clay-tiled roof. The panel above the entrance door has rectangular pattern tracery. The north

facing façade of the building is integral with the elevations of Nos. 2 and 3 Ockenden Lane which have the same architectural language of half-timber and white painted render infill. Alongside Cuckfield Tandoori is a narrow pedestrian access route leading south serving the rear of property on the High Street.

15.2.42 A wider gap between No. 3 and No. 20 Ockenden Lane affords access for vehicles south to Maberley Cottage and a parking court at the rear of Ockenden Cottage. Continuing to the west on the south side of the lane are No. 19 and No. 20 Ockenden Lane (the latter known as Hunters Cottage) a pair of Grade II Listed dwellings dating from the late 18th century but much altered subsequently. Built in red brick the front elevation has been painted white and the right and rear elevations are now tile hung. No. 20 has three modern casement windows with leaded lights while No 19 (Hunters Cottage) has four modern casement windows. Of interest are the door hoods both modern additions but compatible with the original building. No. 19 has a flat metal hood and brackets and plank door. No. 20 has modern flat wooden hood with two-panel door. A feature of the elevation is the brick modillion cornice below a clay tiled roof with one central and two end brick chimney stacks.

15.2.43 Opposite Hunters Cottage is Quest Cottage, a 20th century addition. A 2 metre high stone wall that forms the northern boundary of Ockenden Lane surrounds the garden of the cottage. There are a number of large established trees in the garden including a massive oak that contribute to the character of Ockenden Lane. The high wall is an attractive feature of Ockenden Lane.

15.2.44 Moving further west on the south side of Ockenden Lane and immediately before arriving at the gates of Ockenden Manor Hotel is a 15th century barn altered in the 17th century and converted to a two-storey house in 1952. It is known simply as The Barn and is Listed Grade II. It too has been much altered. The timber-framed building now has modern brick infilling and three modern casement windows.

External brick chimneystacks have been added. What has been retained is the original box framing in four bays with curved braces and steeply pitched tiled roof. Fronting the building is an area of brick paviors laid in a herringbone pattern.

15.2.45 Opposite The Barn is a wide gravel drive that wends northwards and gives access to The Courtyard, Ockenden Garden House, The Flat and The Well. The drive is a public right-of-way (The High Weald Landscape Trail) and it gives access to the Worsley Memorial Recreation Ground. A lamppost to the west of the gravel drive is a good example of wrought iron street furniture that is compatible with the scale of the lane – but it is broken! This marks the end of the pavement on the north side of Ockenden Lane; from hereon the tarmac road is a shared surface

15.2.50 Immediately ahead are the gates of Ockenden Manor Hotel and at this point Ockenden Lane turns abruptly south. The gates are wrought iron incorporating a fleur de lys ornament. Two sturdy stone gateposts flank the entrance with the various culinary achievements of the restaurant displayed thereon. A second wrought iron lamppost is located alongside the hotel entrance – again broken. To the north of the hotel gates is The Courtyard, a group of four dwellings developed as an extension of the former stone built stable block of the house. The oldest part of the building (No.2 and 3 The Courtyard) is constructed in sandstone with stone quoins and brick gables with a roof that is part Horsham stone and part clay tiles with an unusual weather vane in the shape a forearm with a clenched fist grasping an olive branch.

15.2.51 Ockenden Manor Hotel (Listed Grade II\*) is visible from Ockenden Lane at this point. (See 15.11). Turning south the character of Ockenden Lane changes. It narrows and hedges press in on either side. Ockenden Manor Hotel can be glimpsed above the hedgerow to the west. As the lane curves south, South Street is visible ahead. 1 and 2 Drill Hall Cottages appear on the west side of the lane set

well back with an expanse of grass. Drill Hall Cottages have a pleasant appearance arising from their simplicity. The roof is slate and the walls red brick. Two square projecting window heads enliven the otherwise straightforward design.



15.2.52 The final buildings in Ockenden Lane before it joins South Street are Beadles, Old Courthouse, Almoners and Ockenden Lane Flats, five dwellings formed from a two-storey building that began its life as an 18th century workhouse, subsequently became a Drill Hall, and in part a County Court until 1888. The Cuckfield Volunteers used the building as an armoury and drill hall until 1906 when the Volunteers became a battalion of the Royal Sussex Regiment and moved to Haywards Heath. For a time the premises became a working mens club and The Bull public house. It is now a Grade II Listed building. The construction is red brick with sandstone quoins and a slate roof. There is a sandstone band at first floor level and a stone plinth. The building has nine bays, the middle three and end two with pedimented projections with modillion cornices, dentils and oculi. There are 15 recessed 16-pane sash windows with gauged brick arches facing Ockenden Lane. The three doors have rectangular fanlights and six-panelled doors. The side elevation to Almoners has two late 19th century cross casement windows with pintle hinges and diamond leaded lights. One ground floor window on the front façade has a stone surround that suggests it was formerly an entrance to the

part of the building now occupied by Ockenden Lane Flats. Other interesting features are the iron ventilation grills and door furniture. The garden opposite Beadles is neglected.

15.2.53 Ockenden Lane is a narrow highway with some excellent spatial qualities that vary from the narrow almost urban enclosure at its eastern end to a leafy green ambience at the western end. Ockenden Lane has four buildings of Listed Grade II status and although much changed they are significant as a group. Mature trees form a vital component in the Conservation area status, as do large gardens.

15.2.54

Ockenden Lane has been somewhat neglected. Of four cast iron lampposts two have broken luminaires. The narrow pavement along the northern side of the lane up to the entrance to Well Cottage is frequently blocked by parked vehicles. Fences, walls and hedges in several locations are in need of repair or replacement. A newly erected timber fence in front of Drill Hall Cottages is not in character with the conservation area. Ockenden Lane is not an attractive introduction to the Ockenden Manor Hotel or the residential properties accessed via this route.



### 15.3 CHARACTER AREA 3

**The High Street, including the junction with Broad Street and the western end of Broad Street.**



**From the centre of Cuckfield, the High Street ascends, at first gently and then more steeply, as it heads due north to cross the High Weald ridgeline at Whitemans Green. In medieval times the Tuesday market overflowed into the lower end of the High Street from South Street and today it is the principal commercial and retail area of the village. It is lined on both sides by an almost continuous frontage of two and three-storey shops and commercial premises built to the rear line of the pavement. The High Street forms part of the historic London-Brighton road. The street has two-way traffic with on-street parking on both sides of the carriageway. Traffic is slowed by the presence of the parked cars. There are wide brick pavements on both sides of the tarmac carriageway. The lower end of the High Street up to the junction with Broad Street has the ambience of a busy village with most of the amenities of daily life available however the conservation area is not without problems. While it is clearly possible to purchase a saddle, a wedding dress, an-**

tiques and paintings, and while there is no shortage of dentists, hairdressers, estate agents and cafeterias, nevertheless some basic retail functions are not present e.g. a butcher and a greengrocer. Anecdotal evidence suggests that the village has difficulty attracting and retaining these retail functions. The decline of these retail shops is partly the result of the relocation of the Infant/Primary School in 1991. Parents of young children formerly patronised such shops when delivering and collecting infants from school. The COOP has to some extent filled the gap in this function though many respondents now shop at supermarkets in Haywards Heath and Burgess Hill.

15.3.1 No1 High Street, a three-storey brick built house and shop currently occupied by 'Crumbs for Comfort' a bakery/cafeteria visually terminates the southern end of the High Street. Formerly it was occupied by Cochon D'Or and prior to that by a butcher, F Seldon, by which name it is referred to in the Listed Building register. It is Listed Grade II and is painted cream with a maroon painted shop front. Above the shop window is an iron rail formerly used for hanging produce. The building has a hipped tiled roof with splays at the corner and a brick modillion cornice. There are three 16-pane sash windows at first floor with gauged brick arches and at second storey three 12-pane sash windows. Road signs attached to the building indicate the route to A272 and B2036 to the west.

15.3.2 To the east of no.1 High Street is No 113, a two-storey stuccoed building with a slate roof, a parapet and stone coping. It is a Grade II listed building erected circa 1840, with four sash windows and two doorcases with rectangular fanlights and 6-fielded panel doors. David AG Sinclair, a dental surgeon, currently occupies the eastern end of the building. Formerly known as the Old Clockmakers it has a splayed shop front with ornamental cresting above the fascia. The shop front is not original, a previous owner having illegally removed the listed 19th century shop front. The western end of the building, formerly occupied by NSS Newsagent

it is currently used by Splash, who are suppliers of high quality bathroom fittings. The shop front has been neglected and currently lacks any signwriting, which detracts from the conservation area.

15.3.3 East of No. 113 High Street is Seldons Barn. It has a tile roof and horizontal timber boarding at first floor level with a timber-slatted door to a hayloft hatch. At ground floor level there is a four-panel timber door and a three-panel casement window, with a brick paved forecourt.



15.3.4 Returning to the High Street the corner building on the east side is Listed Grade II (as The Corner House and HR Francis Hairdresser). It is now occupied by Cottage Flowers, The Old Barber Shop and a residential property. The building dates from the 15th century and was altered in the 18th century. It was originally one building, amalgamated with The Sanctuary, immediately to the north. Anecdotal evidence suggests that Huguenots fleeing religious repression in France circa 1572 inhabited the building and this has some resonance with the name The Sanctuary. It is also recorded that Seigneur Baron de Villiers a nobleman of the County of Eu in Normandy sought refuge in this house following the execution of Louis XVI on 21st January 1793. It is a timber-framed building that has been refronted. The High Street elevation is brick, painted cream while the south elevation is red brick with grey headers and some ashlar sandstone. It has a half hipped tiled roof and a brick modillion eaves cornice and is a three bay building built end on to the

High Street with two storeys and attics. The High Street elevation has one tripartite sash and one casement window. The south elevation has two sashes with 16 panes and one blank window space. At ground level there are two cambered windows and two cambered doors. Two distinctive iron balustrades with boot scrapers flank the steps down to the street.

15.3.5 The Sanctuary (Listed Grade II\*) adjoins the barbers shop to the north. It is a timber-framed hall house dating from the 16th century with a cross wing altered in the 19th century. The ground floor is now stuccoed and built out; the first floor is hung mainly with bull nose tiles but with some lozenge patterns in plain tiles. The slate roof has an awkward junction with the clay tiled roof of The Old Barbers Shop. The gabled crossing to the north has an elaborate early 16th century fretted timber bargeboard that is considered to be a rare survival and which is mentioned in Pevsner's book *The Buildings of England*. The building is two storey with three casement windows at first floor and two multiple casements at ground floor. There is simple doorcase to the north and a modern garage door to the south painted black. The interior has a number of historic features including a quotation from Psalm 139 in black painted lettering.

15.3.6 Moving north the next building on the east side of the High Street is The Nook, now occupied by Mansell McTaggart. Apparently of Victorian origin the two storey building with attics has a gable facing the High Street with decorative timber bargeboard. The roof is clay tiles with a brick chimney stack to the south side and the first floor of the building has plain and bull nose tiles in a banded pattern accentuated by the use of two colours of clay. The shop has a central recessed doorway flanked by two 12-pane display windows.

15.3.7 The Talbot Inn was formerly a coaching inn. The present inn is two-storeys with a slate roof. The first floor is faced with mathematical tiles that have been poorly repaired in some instances. There are three cross-sash windows at first floor level and a projecting bay window

at the south end, which carries down to ground level. To the south of the Inn is a yard opening out to the street. The building is not well maintained externally and there is an excessive amount of visual clutter on the façade and in the adjoining yard. A red painted cast-iron public telephone kiosk of a type designed by Sir Giles Gilbert Scott (Listed Grade II) sits in against the southern wall of the yard. It is in need of a coat of paint.

15.3.8 Old Talbot House was formerly part of the Talbot Inn, and is an undistinguished building, redeemed by four shop fronts which divert attention from the somewhat mundane first and second storeys. The upper part of the building consists of a long flat brick façade relieved by four vertical bays surmounted by a parapet wall. Formerly the ground floor had four similar windows and two entrances where now there are four shop premises namely, The Cuckfield Gallery, J&R Matthews (Undertaker), Cuckfield Hairworks and Penfolds. The shops have well organised window displays but the broken timber moulding at the northern end of Penfold's fascia mars the elegant shopfront. The Old Talbot Inn was formerly the seat of local justice, where the Cuckfield magistrates sat for the last time in January 1888.

15.3.9 North of Old Talbot House is a gap in the street edge and an alleyway leading east to the public car park in Broad Street and to the public toilets. On the east side of the gap and set well back from the pavement is single-storey barn-type building with a steeply pitched tiled roof and a hay-loft door in the tiled gable. The shop is occupied by a shop trading as Change of A Dress. The shop forecourt has a low brick wall with damaged coping, the tarmac surface needs to be resurfaced or paved and several public notice boards are in a dilapidated state. It is an area that needs attention.

15.3.10 Returning to the west side of the High Street beginning with Oddynes (Listed Grade II) at the southern end. Formerly owned by the Sergison family and sold by auction in 1968 it is listed under its former name of Hoadleys



Grocery Store. It is now occupied by the COOP and by Fletchers Creative Catering. Signs in the windows advertise that arts and crafts, a tearoom and Belgian chocolate are available within. A late 17th century or early 18th century red brick corner building it is now painted white, It has sandstone quoins and a Horsham stone slab roof with two 19th century brick chimney stacks and a deep modillion eaves cornice. At first storey there are six sash windows. The COOP shopfront employs the company's standard design and the strident primary colours strike a somewhat discordant note in the street scene.

15.3.11 Ascending the High Street from Oddynes to the junction with Ockenden Lane there is a single-storey shop occupied by Angel Attics and a two-storey buildings with slate roof and white rendered façade occupied by Cuckfield Post Office, Marcus Grimes and The Wedding Room. The design of all four shop fronts is of average quality but as a group they enliven the street scene and the location of a post box and a bus stop ensures a steady flow of pedestrians in this area.

15.3.12 To the north of the Ockenden Lane junction are No's 17 and 18 High Street, a substantial three-storey Victorian building erected in 1871(indicated on two stone shields above the first floor windows). The building is Listed Grade II for its group value. Built in sandstone ashlar, it is almost symmetrical, with two central gables with fretted bargeboards having pendants and finials. At first floor level there are five horned sash windows, each with six-panes and cambered heads. The ground floor has two splayed bays and two late 20th century shop fronts (O'spa and Tesaro). The south corner alongside Ockenden Lane is splayed.

15.3.13 The commercial frontage is interrupted by Mercers, an early 19th century house formerly known as Tanners and Listed Grade II. The two-storey residence is of red brick construction with a clay-tiled roof and the south gable, which is visible from the High Street, is tile hung at first floor. There are two casement windows with wooden architraves and leaded

lights to the first floor. The ground floor has a tripartite casement on the northern end while the southern end has an early 19th century bow window with 24 panes and reeded surrounds. A plank door is off centre within a door-case with a cambered head. There is a raised forecourt in front of the house and steps down to the public pavement.

15.3.14 Moving further north a house and shop formerly occupied by AW Knight Ironmongers is now the office of Douglas JP Edwards, Chartered Building Surveyors. The two-storey building probably dates from the 16th century and is Listed Grade II. It is of timber frame construction with square framing and panels infilled with plaster (painted white) and with a clay tiled roof. The ground floor is painted brickwork and the side elevations are tile hung. The 1970 listing of the building refers to three 19th century windows at first storey but there are now four - an extension has been built on the north gable bridging the access to the rear of the premises. There is a 20th century shop front and door-case with a flat wooden beam. The premises have been divided and there is now a second doorcase alongside the original giving access to a shop unit which has a projecting bay.

15.3.15 Adjoining the north party wall of Douglas JP Edwards is a two-storey brick building with a slate roof, formerly a bank now divided into three units namely David Foord Antiques, The Curtain Exchange and Sussex Crafts. The dignified shop front of The Curtain Exchange has five arched windows. There is an access to a first floor apartment, No.1a Bank Building at the northern end of the façade. At first floor level there are four 12-pane sash windows symmetrically spaced.

15.3.16 Heathfield House (No.11) and Lloyds Pharmacy (formerly Kingswood Chemists) are sited on the west side of the High Street facing the junction with Broad Street. The three-storey building (with a basement) dates from the 19th century and is Listed Grade II. It is stuccoed with a slate roof. There are fluted pilasters through the first and second floors and a band between ground and first floors.

There are three windows at first floor and three at second floor level, the outer windows being 16-pane sashes and splayed. To the north is an elegant mid-19th century shop front with triple arched shop window. The doorcase of Heathfield House has a semi-circular fanlight and a four fielded panelled door up six steps from the street. To the south is a tripartite window with vertical mullions. Fronting the house are iron spear railings and stairs leading down to the basement. This is an important building as it visually terminates Broad Street and effectively signals the road junction to motorists arriving from the east. Road signs on the building direct motorists south to Burgess Hill and north to Balcombe via the B2036.

15.3.17 Facing Heathfield House on the east side of High Street is The Clock House. This two-storey building turns the corner and the large ornate clock mounted on the northwest façade is a prominent landmark. The clock is immediately visible to vehicles arriving from the north and east. One shop is occupied by Sony Bewarm Sales Service, the other by Neilsons a clothing and accessory retailer.



### The High Street – Upper end

**The junction with Broad Street effectively marks the beginning of the upper High Street. There is a distinct change of ambience at this point, the southern end of the High Street being predominantly retail and commercial whereas the northern end has a museum, a library, offices, a dental surgery and an orthodontist in addition to several large residential properties. The High Street**

**rises sharply north of the mini-roundabout at the junction with Broad Street. Many of the dwellings to the north have well tended front gardens with boundary walls and hedges. The distance between buildings flanking the upper High Street is greater than at the lower end.**



15.3.18 Immediately north of the road junction on the west side of the High Street, is Marshalls, a manor house built circa 1575 and now a residence and Listed Grade II\*. The manor house is a timber framed building refronted in the mid-18th century with later extensions and a Horsham stone slab roof. The east elevation has a Georgian façade of sandstone ashlar and side elevations of 17th century brickwork in English bond. The west (rear) elevation is timber framed with red brick infill. It is a three-bay house with projecting stair turret at the rear. There is a central splayed porch with sidelights and an ogee shaped fanlight and a six-panelled door. The ogee feature is repeated in the iron entrance gate. The house is approached up nine stone steps with iron railings having scrolled newel posts. The roof has a central gabled three-light casement dormer, a moulded cornice with kneelers having lozenge decoration and two large end brick chimney stacks. Attached to the south end of the house are the former stables and coach-house, probably built in the 17th century and now part of the house. The east and north elevations of the stables are built in sandstone, the south elevation in brick. In front of the house is a formal garden.

15.3.19 The wall fronting Marshalls was erect-

ed in the 19th century and is a complex mix of sandstone ashlar with moulded stone coping at its northern end and red brick in English bond at its southern end interspersed with sandstone ashlar. The wall is separately listed Grade II. The iron gates to the south of the wall are somewhat ornate and are at odds with the simply beauty of the original house. To the west of the gates are two garages and a wind vane in the form of a black cat!

15.3.20 To the north of Marshalls is a large two-storey Victorian house with a hipped slate roof and brick façade. On the 1969 ordnance survey map of the conservation area it is referred to as Highbury, on 2005 maps as Joles House. It has a projecting central bay with modillion parapet, and a brick portico. To the south of the entrance door is a bay window. The north end (No.42) has evidently been rebuilt. The side lane gives access to Helme and Hallett Builders Yard (No.42a).

15.3.21 Immediately north of the side lane there is a row of four terrace houses known as Marshalls Terrace. The houses, numbered 38 to 41, are single-storey with attics. Built in stock bricks with darker red brick quoins and window heads and with tiled roofs, each house has a two-bay gabled dormer with fretwork timber bargeboard. There are minor variations to each house but all four have a simple plank door and a three-bay window with brick arched head at ground floor level.

15.3.22 The Queens Hall (also referred to as the Edith Payne Free Library) was erected by public subscription in 1897-1901 to celebrate Queen Victoria's Diamond Jubilee. In WWI it was used as a hospital for Belgian soldiers, then as a YMCA canteen for the Post Office Rifles who were billeted in the town. Built in sandstone ashlar with Horsham stone slab roof it replicates an Elizabethan style and is Listed Grade II. The building houses the Parish Council office, the Village Library and a Museum. The High Street façade is two storeys with a tall gable containing one large mullioned and transomed window to each floor with a blank one to the attic. All have head moulds

and there is a moulded band between floors. The gable has a stone coping with a finial and kneelers, the latter having a lozenge decoration thought to have been copied from Marshalls. There is a bracketed eaves cornice to the side. On the north side of the façade is an entrance porch, slightly set back with a late 16th century style doorcase with a centred arch, frieze, brackets, fluted pilasters with strapwork motifs below and blank shields and stylised leaves in the spandrel panels. The door is a simple plank type. Above the door is the inscription 'Queen's Hall and Public Library 1897-1901' and a lamp. To the left of the door is a hanging sign 'The Queen' Hall' on an iron wall bracket.

15.3.23 North of The Queen's Hall is Kingsleys (formerly known as Attrees after a 14th century Cuckfield family) a house that is also Listed Grade II, probably built in the early 16th century and restored in the 20th century. It is a timber-framed building with rectangular panels with plastered infill, underbuilt in red bricks on the south end of the ground floor. The roof is mainly plain tiles with the lowest four courses of Horsham stone slabs. The house is a three-bay hall with a gabled crossing to the north. There are four windows all 20th century casements with a two-storey canted bay to the north crossing. There is a large off-centre ridge brick chimneystack and one gabled tile hung dormer. The hall has a deep modillion eaves cornice. The off-centre brick and timber gabled porch is a modern addition. At the southern end of the elevation is an early 19th century panelled door in a moulded architrave with flat head and brackets. Henry Kingsley the novelist and brother of Charles Kingsley lived here.

15.3.24 Waverleys is a two storey brick built house with a slate roof of almost symmetrical design having three cross sash windows at second floor level with gauged brick heads and a centre doorcase. To the south of the door is bay window with slated roof and to the north of the door a cross sash window

15.3.25 Moving further to the north, Cuckfield House is Listed Grade II. Formerly a house and now an office building it was built in the early

19th century and sensitively restored circa 1980. The two-storey building with attics is constructed in red brick using a Flemish bond and it has a tiled roof. There are four sash windows at first floor level, three of which are tripartite, with gauged and rubbed brick heads. There are five modern flat dormers. The off centre doorway has timber portico with Tuscan columns and incised lines to the frieze. Within the portico is a round-headed doorcase with a semi-circular fanlight and a four-panelled door. The building carries a plaque reading ' West Sussex County Council Historic Building Award 1982'.

15.3.26 Returning to the east side of the High Street - north of the Broad Street junction is a two-storey building with a clay tile roof, brick ground floor structure and rendered first storey with timber planted on the render to resemble a Tudor structure. The building has three bay dormer and a three bay casement with two shop windows. The shop is occupied by The Patchwork Dog and Basket.

15.3.27 Picknells at No.2 High Street is a house with a shop added at a later date. It is Listed Grade II. The building is probably late medieval timber framed with a 17th century addition refronted in the 18th century. It is two storey mainly painted brick part tiled and with a slate roof and with two casement windows. A late 19th century shop front is built out at ground floor. Cuckfield Cake Shop currently occupies the shop. The northern part of the building is two storeys with an attic, built in the 17th century and refaced in the 19th century, with a gable end to the street. The façade is painted tile hanging and the left side of the elevation is stuccoed. The roof is tiled. The attic has a nine-pane fixed sash and the first floor has a 20-pane sash window in moulded architrave. The ground floor is built out reusing a 24-pane tripartite sash. The entrance is an early 19th century flush panelled door.

15.3.28 Immediately to the north of Pinknells is No.3 High Street. Listed Grade II it is referred to in the listing as No 3 Teinter Cottage. Formerly a house it is now used as a dental

surgery. Built in the 18th century it was restored in the 20th century. The two-storey building is constructed in red brick with a coggled eaves cornice and a half hipped clay tiled roof. The first storey has two renewed 12-pane sash windows. The ground floor has two modern bay windows and a central doorcase with a flat hood. There is a landing outside the entrance with seven steps down to the pavement and an iron balustrade and handrail.

15.3.29 No's 4 and 5 High Street is a pair of houses dating from the 19th century which are three-storeys with a semi-basement. The ground floor is accessed by seven stone steps up from the street. Listed Grade II they are referred to as No's 4 and 5 Teinter Cottage The building is constructed in red brick with a clay-tiled roof. There are two three-light bows on the street façade clad in mathematical tiles through all floors with the exception of ground floor where they are interrupted by modern shop fronts. The style of this building is said to be derived from Brighton architecture of the same period. Cobblers (a private house) and Total Orthodontics currently occupy the shops. No. 5 has the original glazing but later 19th century splayed bays have been inserted into the bows of No. 4. There is a pair of central doorcases with round-headed fanlights and six-panelled doors. An additional doorcase to Apartment No.5A is possibly a later addition at the north end of the facade. The contemporary railings are not in keeping.

15.3.30 No 6 High Street is a listed Grade II building referred to on current maps as Bank House. It is a two-storey building with two splayed bays rising through both storeys and a central doorcase flanked by pilasters, with a flat head on brackets above a semi-circular fanlight. In front of the house is a small garden and seven stone steps lead down to the pavement flanked by iron handrails.

15.3.31 No 7, 8 and 9 is a group of three cottages, the centre one now converted to a shop. All are Listed Grade II for their group value. The cottages are of early 19th century origin constructed in grey/blue header bond with red

brick dressings, slate roofs and round-headed door cases. No. 7 (North Rising) has one 16-pane sash and one sash without glazing bars. At ground floor level it has two later square bays. No 8 (Window Scene) has a late 19th century shop front. Formerly a butchers shop it now displays curtains and blinds. No 9 (Diamond House) has a 16-pane sash window at first floor and a 24-pane window at ground floor level. Two large 'diamonds' are accentuated in contrasting paintwork at first floor. A flat-headed dormer is not referred to in the original listing. No's 7 and 9 have small gardens and all three cottages have seven steps down to the street with iron balustrades.

15.3.32 Moving north, Maberly's is a two-storey 17th century or earlier timber-framed house refronted in the 19th century. It is red brick on the ground floor and tile hung on the first floor with alternative courses of plain tiles, curved tiles and chevron tiles. The building is Listed Grade II and has a clay tiled roof with a massive 16th century brick chimney stack and a smaller 19th century chimney on the ridge. A gabled porch was added at a later date. The northern end of the house is contiguous with Twitten House which takes up some of the materials and features of Maberleys.

15.3.33 A narrow twitten known as Mytten Twitten separates Twitten House from Maltmans, a large 16th century house now divided into Maltmans South and Maltmans North. The south part of the Listed Grade II dwelling has been refronted with red brick on the ground floor and is tile hung at first floor (plain and curved tiles) while the north part has exposed timber framing with passing braces and plaster infilling. The clay-tiled roof is steeply hipped to the north and half hipped to the south. The building is two storeys with attics - at first floor there are four windows, at ground floor four modern casements and two early 20th century door-cases with flat wooden hoods and brackets and doors flanked by sidelights. The roof has a very large off-centre 17th century brick chimney-stack and three 19th century stacks, and there is one hipped dormer.

15.3.34 The northern boundary of the conservation area is reached at Southern Breach, an 18th century house refronted early to mid 19th century and now Listed Grade II. It is an 'L' shaped building of two-storeys and attics. The façade is white painted brick with two three-light canted bays and one gabled dormer in the half-hipped tiled roof. At the rear of Southern Breach are No's 22 and 24 Mytten Close. They are somewhat detached from the conservation area.

### Broad Street



**Broad Street runs due east from the High Street, taking off at the mid point by the Clock House. The southern kerb of the carriageway forms the northern boundary of the Courtmead Road extension to the conservation area. The street is flat and it is flanked for much of its length by trees. Large houses in Courtmead Road have gardens that extend northwards to Broad Street**

15.3.35 Leaving the High Street the first building encountered on the north side of Broad Street is a two-storey modern infill building in brick and tile hanging, followed by another two-storey late 20th century infill building. Neither are of special architectural significance but they are not intrusive and the same can be said of the three-storey Lorimer House which houses The Gallery Dental Practice. All use materials such as brick, clay tiles and slate that are compatible with the character of the conservation area.



15.3.36 The White Cottage is more eclectic. It houses Mansfields Restaurant and with its picturesque white rendered façade, slate roof and black painted window shutters it is a somewhat kitsch makeover of a simple building.

15.3.37 Further to the east the imposing Congregational Chapel (1869) is a building of high Victorian drama in red brick and sandstone. Tall windows with trefoil sandstone heads, sandstone parapets and string crosses, and iron crosses adorn the southern façade. It is now used for commercial purposes.



15.3.38 Farthings is the last house on the northern side of Broad Street that is currently within the conservation area. A two storey cottage with a slate roof, it has a white painted rendered façade and an off centre door case with a circular fanlight and three cross-sash windows at first floor level.

## 15.4 CHARACTER AREA 4

### Ockenden, including Ockenden Manor Hotel, the Courtyard and Ockenden Garden House.

#### Ockenden Manor Hotel



Originally a house it is now an hotel. The original house was a timber framed building with roughcast infill on a sandstone base (circa 1582) and was owned by the Michel family. The roof was finished with Horsham stone slabs. Walter Burrell (1600-1671), ironmaster and sometime servant of Queen Henrietta Maria lived in the house from circa 1656. The south wing of ashlar sandstone dates from 1658. Records attest that Walter Burrell was taxed on 14 hearths in 1662. He was succeeded by his son Timothy in 1670.

15.4.1 In July 1862, Sir Walter Wyndham and Lady Burrell commissioned a survey of the property. At about the same time a new wing and the stable block were built and a formal garden was expanded to the north. Little changed from ten until the Ordnance Survey map of 1874. In 1881 Thomas William Boord was tenant. From 1928 the house was run as a Jewish Boys School by the Cohen family and one room was used as a synagogue. During the Second World War the house was used as billet for Canadian troops.

15.4.2 The title 'Manor' was bestowed on the house after WWII by its then owners Mr and Mrs Eggers though the house was never in fact a manor house. In 1987 the 'Ockenden Manor House' was sold to a private hotelier who subsequently enlarged the property with an extension on the west end.

## 15.5 CHARACTER AREA 5

### Courtmead Road including the Broad Street car park.



**Courtmead Road was included in the Cuckfield Conservation Area in 1989. The road follows the line of an ancient track in the medieval park of the Warennes. It is predominantly a 1930's development of detached dwellings set in spacious grounds designed by the local architect Harold Turner. A distinctive and attractive feature is the very wide grass verges either side of the road which are lined by mature trees and hedges. The road ends in a cul-de-sac with a footpath link to the church. Half way along the road on its northern side is a small tree lined road providing a link to Broad Street. At the eastern end of Courtmead Road, are older large Edwardian properties, one of which is called Courtmead. Not all of the houses along Courtmead Road are linked to Harold Turner. Some of the plots, predominantly on the northern side, were developed in more recent times. The Vicarage (1945) is located on Broad Street and a lane on the eastern flank of the Vicarage links Broad Street to Courtmead Road.**

15.5.1 The overall layout of Courtmead Road is typical of a number of Harold Turner housing developments in Mid Sussex. Most of Turner's houses were built on plots in private estates, designed to create a village ambience like the scenes painted by Helen Allingham. Given the

period in which Turner was designing he would have also most certainly been influenced by the garden city movement and the desire for space and greenery.



15.5.2 Courtmead Road illustrates Turner's simplistic approach to estate layout with a straight road through the centre of the site providing access to individual house plots. The village feel is created by a lack of pavements, street lights, etc. and only the road and building line dictates the placement of the houses. Because he was a qualified and experienced civil engineer he was capable of designing not just the houses but also the roads and sewers. His approach to development of putting in the roads and sewers and selling off individual plots can be seen in the way that Courtmead Road developed over a series of decades up to the 1970's.

15.5.3 The houses along Courtmead Road are of three main styles. At the western end near the church, the properties are predominantly designed by Turner following the traditional form and detailing of historic Wealden vernacular. Turner took important vernacular elements within the design and accentuated and embellished them, such as chimneys and entry porches. He was greatly influenced in his house design by the Arts and Crafts movement of the late 19th century, which focussed on the beauty of natural materials and honest craftsmanship. Turner used high quality materials with great attention to detail and worked with skilled craftsmen such as carpenters, stained



glass makers and blacksmiths. Whilst there are characteristic elements in the design of the properties, each Turner house is unique with its own special features. The window design in a Turner property is one of his most distinctive features. The design used 1930's Crittall windows with very fine leaded panes, stained glass and metal window fastenings. The doors of a Turner House are always carefully designed using high quality wood and glass to form the key central feature of the property. Some have a cantilevered decorative overhang above the door to focus attention on the entrance and to protect the occupiers and visitors from the elements. Another distinctive feature is tall, decorative chimney stacks. Good examples of Turner houses in Courtmead Road are Gables and Paxholt.



15.5.4 At the eastern end of Courtmead Road are the earlier, grand Edwardian houses with large roofscapes and embellished chimneys. The other houses were built in more modern times ranging from Georgian style and Sussex vernacular style.

15.5.5 A large number of the houses in Courtmead Road have been altered since they were originally built and very few retain their original window and door design. In the absence of an Article 4 Direction several have introduced UPVC windows and extended the front of the property. Large double garages have been introduced.

15.5.6 The eastern entrance to Courtmead Road is off Broad Street immediately opposite

the junction with London Lane (B2184). The junction of the two roads is marked by a group of dwellings including the Grade II Listed Broad Street House and Roseland Cottage. Together with Perryfields on the south side of the street this group of houses forms an eastern gateway to the conservation area. From this point London Lane, Broad Street and Courtmead Road 'fan out' in a pattern that goes back to 1809 (Budgens map) and almost certainly to 1638. To the west of the junction with London Road on the north side of Broad Street the grounds of three large houses, namely Hatchlands, Mytten and Tentercroft, were developed for low-density housing in the late 20th century. The word 'hatch' as used in Hatchlands is derived from the Old English word hæcc meaning gate.

15.5.7 On the south side of Broad Street, at the western end, the public car park is located on land that was previously part of the vicarage land. A high brick wall conceals the car park. A brick at the western end of the wall is engraved 'Charles and Diana 29th July 1981' suggesting the wall was built at that time. The car park accommodates 60 cars and there is also a public toilet here.



## PART 2 – CUCKFIELD CONSERVATION AREA MANAGEMENT PROPOSALS

### 16.0 Introduction to Management Proposals

16.1 The designation of a conservation area should not be an end in itself as Section 71(1) of the Planning and Listed Buildings and Conservation Areas) Act requires that the District Council periodically reviews its conservation areas and publishes proposals for their preservation and enhancement.

16.2 Part 1 of this document has assessed the character of the Cuckfield conservation area and through this process has identified those features which make the conservation area special and also notes the features which detract from the area.

16.3 Part 2 of this document, the Management Proposals sets out a number of measures to preserve and enhance the special character of the conservation area. These have been identified from the appraisal and consultation with the community and are a series of recommendations for future action. They include proposed boundary changes, ideas for enhancement and development opportunities. This part of the document also includes a section on monitoring and review.

### 17.0 Proposed Boundary Changes.

17.2 Following a careful review of the existing conservation area boundaries, a number of changes are proposed.

- Worsley Memorial Park was purchased by Mrs Worsley of Broxmead from Ockenden House estate and given to the town in 1920 in memory of her husband Richard Worsley and the 81 men of Cuckfield who lost their lives in WWI. The park currently lies outside the conservation area and it is proposed to incorporate it into the conservation area.
- Leyton Lea - the housing development

to the north and west of Cuckfield House is of insufficient architectural merit to justify its inclusion in the conservation area. It is proposed that the boundary be redrawn to exclude this development. Similarly two houses in Mytten Close, to the east of Southern Breach are of insufficient architectural merit to justify their inclusion.

- It is proposed that Vine Cottage and Vine Cottage North be included in the conservation area.
- It is proposed that the pavement on the north side of Broad Street from Farthings to the junction of Broad Street and the B2184 together with four houses, Roseland Cottage, Broad Street House (Listed Grade II), Greenwoods and Morecroft be brought within the conservation area. These three houses are contiguous with Courtmead Road and forms an attractive gateway to the village and the conservation area.
- It is proposed that Tentercroft in Broad Street be included in the conservation area.
- The boundary of the conservation area to the south of Courtmead Road currently takes an arbitrary line behind the houses but does not include the gardens of the houses. It is proposed that the boundary be adjusted to include the gardens of 19 houses.

### 18.0 Proposals for Enhancement

18.1 Part 1 of the appraisal and the responses from the community of Cuckfield to the questionnaire have identified a number of issues or negative features that are causing harm to the character and appearance of the conservation area. The following proposals for enhancement are suggested as ways to address the issues identified. These proposals form the basis for future action, principally by the District Council in collaboration with West Sussex County Council and the Parish Council. Some of the proposals will depend on additional funding being made available and it is hoped that through a partnership between various interested parties that environmental enhancements can be achieved.

- Encourage a high standard of design. Apply strict controls to alterations and extensions in the conservation area and deter proposals that undermine the quality of the conservation area.
- Take enforcement action where there has been illegal alteration to listed buildings or work has been carried out contrary to Article 4 Direction.



- Carry out comprehensive review of parking provision in the village. This should involve assessing the potential for additional public car parking in the village. Suggestions include extending Broad Street car park, extending Worsley Park car park, and creating a car park on land currently owned by Helme and Hallett Ltd. Also looking at ways of improving the management of existing off and on street car parking.
- Prevent the replacement of timber windows with UPVC windows and the construction of UPVC conservatories in the conservation area.
- Resist television masts, and overhead wires by utility companies.
- Protect views into and out of the conservation area.
- Encourage the use of locally sourced materials.
- Promote a palette of colours that are sympathetic to the conservation area.
- Repair and where necessary replace streetlights with a design sympathetic to the conservation area. Request West Sussex County Council maintain lampposts and repair and broken lights.
- Require the removal of temporary signs and unlicensed advertising. Monitor signs in the conservation area and enforce removal of illegal signs. Remove unnecessary signs and road markings that are visually intrusive in the conservation area
- Suggest to English Heritage the updating of the Listed Buildings Register. Many buildings are difficult to identify and incorrectly named and often altered beyond comparison with the original listing e.g. The Kings Head is still listed as a pub with Victorian bar fittings. Kings House is still listed as Kings Tail
- Consider the listing of chainwalk railings.
- Encourage a high standard of shop front design and prepare a guidance leaflet for shop owners. Persuade the owner of No 113 High Street (Splash) to hand paint their trading name on the fascia.
- Persuade the COOP to upgrade the shop external lighting. Request that the window display be improved.
- Persuade Penfold's to repair their shop fascia.
- Encourage the Talbot Inn to maintain the building fabric and remove visual clutter.
- Carry out a comprehensive street audit and identify a scheme to manage and calm traffic and improve the appearance of the street scene. Some features that detract from the street scene are identified.
- Request West Sussex County Council repaint road signs reading A272 Petersfield and B2036.
- Encourage BT to paint the telephone box by the Talbot Inn.
- Discuss with West Sussex County Council changing the road surface of the lower High Street and South Street to calm traffic through the village.
- Encourage West Sussex County Council to resurface the pavements in Ockenden Lane using brick paviors, and all brick pavements should be protected and any repairs carried out using brick.
- Encourage West Sussex County Council to resurface the Church Platt so that an attractive approach to the church is created. Require the road/parking surface at the rear of Ye White Harte Inne to be repaired and maintained.

- Encourage owners to maintain fences, hedges and walls.
- Encourage properties along Newbury Lane to reduce suburban design features and provide appropriate landscaping enhancements to restore the rural appearance to Newbury Lane.
- Extend the Article 4 Direction which removes permitted development rights in the conservation area to Courtmead Road. It is important to retain the features of the Turner and the Edwardian properties or the road will lose its unique character. Strictly control extensions and alterations.
- Plant trees in the conservation area.
- Encourage West Sussex County Council to hard landscape the area between the High Street and the Broad Street car park where village notice boards are located.
- Restrict heavy vehicles in the village centre. Narrow the entrances to the village.
- Prevent car parking on pavements. Provide additional cast iron bollards in the High Street
- Improve recycling sites
- Seek to improve the quality of street furniture including litter bins, seats, cycle racks, bollards, signposts, street maps etc.
- Discourage flat roofed garages and the use of bituminous felt.
- Encourage well detailed walls and fences.
- Provide shopfront design guidance
- Provide guidance on alterations and repairs, lime mortars and suppliers of traditional building materials.

## 19.0 Development Opportunities

19.1 There are limited opportunities for development in the conservation area. Mid Sussex District Council would resist the amalgamation of traditional plots in the core area so that the opportunities would appear to fall into three categories.

- Small extensions to existing dwellings. Any proposal would be required to be of high quality design and compatible with the scale, materials and detailing of the existing building.
- New dwelling units in the rear gardens

of existing houses or the replacement of non-listed buildings. Proposals would be required to be of exceptionally high standard especially where affecting the setting of a listed building.

- Proposals to extend Ockenden Manor Hotel are currently being prepared and will be considered in the context of policies relating to Listed Buildings, the Conservation Area and the AONB boundary.

## 20.0 Monitoring

20.1 The Cuckfield Conservation Area Character Appraisal should be monitored and updated at not less than five year intervals from the date of publication of the character appraisal. The review should include whether the various recommendations in Part 2 have been acted upon and how successful this has been. It also should highlight any new issues that need to be addressed. The Council will consider the preparation of a conservation area policy supplementary planning document setting out design guidance and practice for preserving and enhancing the conservation areas in the district.



## 21.0 Adoption of the Conservation Area Appraisal

21.1 Following adoption of the Conservation Area Appraisal MSDC will proceed to formally amend the Legal boundaries of the Conservation Area.

## Appendices

### Glossary

**Ashlar** - Masonry employing large blocks of stone dressed with a scabbling hammer or sawn and carefully laid to give fine joints.

**Bargeboard** – Projecting board, usually of wood and often carved or fretted, placed against the incline of the gable of a building to cover and protect the ends of the purlins and/or rafters.

**Cogged eaves cornice** – A decorative course of brickwork laid diagonally as an alternative to a dentil course.

**Coping** – A course of stones or bricks laid on top of a wall.

**Cornice** – A projecting ornamental moulding along the top of a building or wall. Strictly the uppermost portion of an entablature in Renaissance architecture.

**Cross-casement window** – A casement window (hinged at the side) with one transom and one mullion dividing the window into four panes.

**Cross-sash window** – Similarly a sliding sash window with one transome and one mullion.

**Cruciform chimney stack** – A large brick chimney stack in the form of a cross on plan.

**Dentil course** – A course of brickwork featuring alternate projecting headers in the cornice or string course.

**Doorcase** - The complete door assembly including, doorjamb, door head, door lining, door posts, architraves, pilasters, transoms, fanlight and door.

**English bond** - A brick bond in which alternate courses are composed entirely of stretchers and headers.

**Façade** – The face or elevation of a building,

usually referring to the front elevation which contains the main entrance and addresses the street or a courtyard.

**Fanlight** – Semi-circular window with sash bars arranged like the ribs of a fan. More generally used to describe any window above a door transom.

**Finial** – A vertical ornamental feature at the top of a gable, cupola, canopy or at the end of a pitched roof.

**Flemish bond brickwork** - a brick bond which shows, in every course, alternating headers and stretchers.

**Frieze** – A horizontal band forming part of an entablature of a classical building between the architrave and the cornice. More usually used to describe a band of decoration running along the a wall just below the ceiling.

**Fleur-de-lys** – In heraldry, a formalised lily, as in the royal arms of France.

**Gable** – Area of wall, often triangular at the end of a double-pitch roof. In this context often a kneelered gable.

**Gabled dormer** – A window for a room within a roof space that is built out at right angles to the main roof and has its own gable. Variations are a square headed dormer and a hipped dormer.

**Gauged brick arch** – A shallow brick arch. Bricks are formed to a tapered shape necessary to form an arch with neat jointing.

**Hipped roof** – Roof with sloping ends instead of vertical gables. A gablet can be introduced into a hipped roof.

**Half-hipped roof** – Roof with partial gable and upper part hipped.

**Hipped roof** – A roof with sloping ends and sides.

**Inglenook fireplace** – A recessed fireplace con

taining a seat or a bench.

Lychgate – (literally corpse gate). A roofed wooden gate at the entrance to a churchyard for the reception of a coffin.



Modillion cornice – An ornamental cornice.

Mullions – Vertical divisions in a window dividing it into two or more 'lights'.

Noggings - Bricks used to fill the spaces between timbers in a timber framed building, often in a herringbone pattern. Noggings can also be in the form of plaster on timber laths.

Oculi – In this context a circular brick feature pertaining to an eye.

Oriel window – A window that projects on brackets or corbels and does not start from the ground.

Parapet – A low wall above the roof gutter partially concealing the roof.

Penticed weatherhood – A projection from a main wall giving protection to a window or door, often in the form of a lean-to tiled roof. From the French *appentis* meaning appendage.

Pilaster – a representation of a classical column in flat relief against a wall.

Pintle hung – Employing a pin or a bolt as a vertical pivot or hinge.

Platt. A word now obsolete in the English language meaning 'flat' or 'side'. Used in the context of Church Platt it possibly means 'side entrance to the church'.

Quoin – Stones or bricks used to emphasise the angle of a building, usually larger or a different texture to the other blocks or bricks in the wall and alternately long and short.

Rat trap Bond – A stretcher bond employing bricks laid on edge.

Sandstone plinth – A horizontal projecting course or courses of sandstone built at the base of a wall.

Stretcher bond – bricks laid with their long side parallel to the length of the wall.

Square door hood – A simple projecting flat roofed hood above a door opening often covered with lead.

String course – A horizontal band of bricks or stone often carried below windows or at window head height imparting a feature to a building.

Swans neck pediment – An ornate pediment used above a door opening, resembling a broken segmental pediment but with an additional curve introduced ( See 22 South Street).



Terracotta – Moulded and fired clay ornament or cladding usually unglazed e.g a finial.

Transom – Horizontal division or cross bar of a window or the member separating a door from a fanlight above.

Vernacular architecture – Traditional architecture employing materials, forms and construction practices that are particular to a region or country.

Wealdon House – A Medieval timber-framed house with a central open hall flanked by bays of two storeys. The end bays are jettied (projected) to the front but a single roof covers the whole building resulting in an exceptionally wide overhang to the eaves in front of the hall.

### Contact Addresses

For more information about the Cuckfield Conservation Area contact:

Robert Powell (Architect) or Alma Howell (Senior Planning Officer)  
Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Tel: 01444 477535 or 477385  
Email: RobertP@midsussex.gov.uk or AlmaH@midsussex.gov.uk

Cuckfield Parish Council  
The Queens Hall  
High Street  
Cuckfield  
West Sussex  
RH17 5EL

Tel: 01444 451610 (Mon, Wed & Fri)  
Email: clerk@cuckfieldpc.freeserve.co.uk

The Mid Sussex Local History Group

The Cuckfield Museum Trust

The Cuckfield Society  
Heritage Sub-Committee  
1 Ledgers Meadow  
Cuckfield  
RH17 5EW

Tel: 01444 457 920  
Email: white@ledgermeadow.feeserve.co.uk

For further information relating to listed buildings and conservation areas contact:

English Heritage  
23 Savile Row  
London  
W1X 1AB

Tel: 020 7973 3000

The Society for the Protection of Ancient Buildings (SPAB)  
32 Spital Square  
Spitalfields  
London  
E1 6DY  
Tel: 020 7377 1644

The Garden History Society  
70 Cowcross Street  
London  
EC1M 6EJ  
Tel: 020 7608 2409

The Georgian Group  
6 Fitzroy Square  
London  
W1T 5DX  
Tel: 020 7529 8920

The 20th Century Society  
70 Cowcross Street  
London  
EC1M 6EJ  
Tel: 020 7250 3857

For the 'Care of Victorian Houses' leaflet, contact:

The Victorian Society  
1 Priory Gardens  
Bedford Park  
London  
W4 1TT  
Tel: 020 8994 1019

## References

Maisie Wright, A Chronicle of Cuckfield, The Mid Sussex Local History Group and the Cuckfield Museum Trust, 1991

Maisie Wright, Cuckfield – An Old Sussex Town, 1971

Roland B Harris Cuckfield Draft Historic Character Assessment Report (Sussex Extensive Urban Survey) October 2005

J.H Cooper, A History of the Parish Of Cuckfield, 1912

L.F Salzman Victoria County History 7, 1940

H Cleere and D Crossley, The Iron Industry of the Weald, 1995

A Mawer and F. M Stenton, The Place-Names of Sussex, reprinted 2001

Ian Nairn and Nikolaus Pevsner, The Buildings of England, reprinted 1996

West Sussex Archeological Survey 2005

Mid Sussex District Council, Mid Sussex Landscape Character Assessment, November 2005

West Sussex County Council, A Strategy for the West Sussex Landscape. October 2005

Mid Sussex Local Plan, Mid Sussex District Council, May 2004







**MID SUSSEX**  
**DISTRICT COUNCIL**