

Wadhurst

Historic Character Assessment Report

September 2007



Sussex Extensive Urban Survey (EUS)

Roland B Harris

Wadhurst

Historic Character Assessment Report

September 2007

Roland B Harris

Sussex Extensive Urban Survey (EUS)

in association with Wealden District Council



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

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

All photographs and illustrations are by the author.

First edition: September 2007.

Copyright © East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council 2007

Contact:

For West Sussex towns:

01243 642119 (West Sussex County Council)

For East Sussex towns and Brighton & Hove:

01273 481608 (East Sussex County Council)

The Ordnance Survey map data included within this report is provided by West Sussex County Council under licence from the Ordnance Survey. Licence 100018485.

The geological map data included within this report is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/009 British Geological Survey. NERC. All rights reserved.

The views in this technical report are those of the author and do not necessarily represent those of English Heritage, East Sussex County Council, West Sussex County Council, Brighton & Hove City Council, or the authorities participating in the Character of West Sussex Partnership Programme.

ACKNOWLEDGEMENTS

The author wishes to acknowledge the advice, assistance, and support of Bob Connell, John Mills, Mark Taylor, Peter Ross, Keith Watson and Mike Hicks (West Sussex County Council); Dr Andrew Woodcock, Greg Chuter and Casper Johnson (East Sussex County Council); Dr Mark Gardiner (Department of Archaeology and Palaeoecology, The Queen's University of Belfast); and staff at the county records offices, English Heritage, and the library of the Sussex Archaeological Society.

Cover photo: The Post Office, High Street, Wadhurst.

Contents

List of maps, tables and other illustrations	6
1 INTRODUCTION	7
2 SETTING	10
3 HISTORY	12
4 ARCHAEOLOGY	18
5 STATEMENT OF HISTORIC URBAN CHARACTER	24
6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK	31
7 NOTES	32

List of maps, tables and other illustrations

Fig. 1. Location of Wadhurst within Sussex.

Fig. 2. View east along ridgeway into Wadhurst.

Fig. 3. The 12th-century church of St Peter and St Paul.

Fig. 4. The Greyhound.

Fig. 5. One of the Barham family iron graveslabs in the church.

Fig. 6. The vicarage from c.1783 (built early 18th century).

Fig. 7. High Street shops on the site of the 1956 jet-crash that destroyed the Queen's Head and adjacent buildings.

Fig. 8. Methodist chapel, Lower High Street (1874).

Fig. 9. National School, Lower High Street (built 1854).

Fig. 10. Commemoration Hall, High Street (1923).

Fig. 11. The church of St Peter and St Paul: view of nave looking east.

Fig. 12. The Square, showing the infilled former market place.

Fig. 13. Church Gate House, Church Street.

Fig. 14. 17th-century mullioned window, The Institute, High Street (now the public library).

Fig. 15. Forge Cottage, St James's Square.

Fig. 16. Arcading at The Clock House, High Street.

Fig. 17. The White House, Church Street.

Fig. 18. Inter-war purpose-built shops, High Street.

Fig. 19. Wadhurst tithe map, 1840 (detail: copy in ESRO).

Table 1. Sussex EUS Historic Character Types

Table 2. Sussex EUS chronology

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

Map 1. Extent of Wadhurst EUS study area

Map 2. Solid and drift geology with 10m contours

Map 3. Ordnance Survey 1st Series 25" (c.1875)

Map 4. Historic buildings

Map 5. Period 5 (1066-1149)

Map 6. Period 6 (1150-1349)

Map 7. Period 7 (1350-1499)

Map 8. Period 8 (1500-1599)

Map 9. Period 9 (1600-1699)

Map 10. Period 10 (1700-1799)

Map 11. Historic Character Types (2007)

Map 12. Historic Character Type areas showing principal period from which present character is derived

Map 13. Historic Urban Character Areas (HUCAs)

Map 14. Historic Environment Value (HEV)

1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Wadhurst. It is part of the Sussex Extensive Urban Survey (henceforth Sussex EUS) that examines 41 towns across the ancient county.¹

The Sussex EUS forms part of a national programme of such surveys initiated by English Heritage in 1992. The national programme is already well underway, with roughly half the English counties having been completed or currently undergoing study.

As the surveys have progressed, the approach has developed. In line with recent surveys, the Sussex EUS includes more modern towns, the main significance of which stems from the 19th and 20th centuries. Another recent innovation is the introduction of the characterization concept, comparable with the map-based techniques adopted by historic landscape characterization. This approach was developed in Lancashire (2000-4), and is further refined in Sussex.

The Sussex EUS has been funded by English Heritage, and supported in kind by the commissioning authorities: East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council. A wide range of stakeholders (including district and borough councils, and Areas of Outstanding Natural Beauty) has supported the project.

In West Sussex the Sussex EUS forms part of the *Character of West Sussex Partnership Programme*,² aiming to provide guidance and advice on the protection and enhancement of all aspects of character in the county. Other historic environment projects come under this umbrella:

- Historic Landscape Characterisation (HLC) of Sussex
- Intensive Urban Survey of Chichester and Fishbourne
- Local Distinctiveness Study of West Sussex.

1.2 Aims and objectives

1.2.1 Aims

The aim of the Sussex EUS is to deliver a unique and flexible tool to aid the understanding, exploration and management of the historic qualities of 41 of the most significant towns in Sussex with a view to:

- archaeological and historic environment research and management.
- informing strategic and local policy.
- underpinning urban historic land and buildings management and interpretation.
- encouraging the integration of urban historic characterization into the wider process of protecting and enhancing urban character.

1.2.2 Objectives

Key objectives of the project include the:

- synthesis of previous archaeological and historical work.
- creation of a Geographic Information System (GIS) that maps and allows the analysis of archaeological events, monuments and urban plan components using information obtained from a variety of sources.
- analysis of the origins and development of each town by establishing and examining its principal plan components and existing standing structures.
- identification of county-wide Historic Character Types and attribution of the types to different areas within each town.
- preparation of a Statement of Historic Urban Character for each town, to include assessment of archaeological potential and Historic Environment Value.
- identification of gaps in the understanding of the past occupation and historical development of character of each town through the development of a Research Framework.
- advice to local authorities on the development of guidance derived from the town studies.

1.3 Outputs

The principal outputs of the project comprise:

- Historic character assessment reports. Documents (of which this is one) that, separately for each town, summarize the setting and pre-urban activity; synthesize current archaeological and historical research; describe the development from origins to the present day; assess the surviving historic character and historic environment value; and set out a framework for future research on the historic environment of the towns.
- Geographical Information System (GIS) for the historic environment of each town. The GIS underpins the analysis and mapping of the town

reports, and is available to local authorities as a unique tool to support their decision making. The EUS-generated GIS data includes historic buildings and archaeological data, and mapping of areas for which Historic Character Type, historic land use, and Historic Urban Character Areas have been defined. The GIS data will be maintained and updated by the West Sussex County Council *Sites & Monuments Record* (SMR) and the East Sussex County Council *Historic Environment Record* (HER).

- Informing historic environment management guidance specific to each local planning authority, for the 41 EUS towns and Winchelsea, produced under the new Local Development Frameworks, and subject to formal consultation procedures.
- Background papers for the Sussex EUS project. Documents that include the project design, a summary of the methodology and an overall bibliography.

1.4 The structure of this report

1.4.1 The Setting

This introductory section describes the topography, geology, communications, and pre-urban archaeology of the town.

1.4.2 History

The history of Wadhurst in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the urban historic environment today. Aspects of the history of the parish – such as the manorial history – are largely outside the remit of this study.

1.4.3 Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds. This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on maps of the town from 1840 onwards. Again, this section follows a chronological structure, and focuses on aspects of the material evidence of the town's past that relate most closely to the historic environment today.

1.4.4 Statement of Historic Urban Character

Whereas sections on history and archaeology (above) explore the development of Wadhurst over time, this part of the report considers and defines the physical evidence of the past in today's townscape. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole town. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

1.5 Principal sources

Given its obviously medieval origins, Wadhurst has been the subject of surprisingly little recent archaeological and historical interest (although the recent founding of the Wadhurst History Society has stimulated research activity³). The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

1.5.1 History

There are several local histories of Wadhurst including the works of Alan Savidge and Oliver Mason, Kenneth Ascott, and Michael Hart.⁴ There is, however, no authoritative and scholarly account of the history of the historic town from its medieval origins onwards.

1.5.2 Archaeology

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

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

1.5.3 Historic buildings

Wadhurst's numerous historic buildings have yet to be the subject of a thorough archaeological study. English Heritage's statutory list of historic buildings is of use, although many of the descriptions date from the 1950s and were necessarily produced without internal inspection. Very limited fieldwork only

was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest, and re-evaluating the dating and function of key buildings and monuments.

1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1875 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. The 1840 Tithe Map (*East Sussex Record Office*) captures Wadhurst at a large scale prior to the opening of the railway. All these maps have been digitized and rectified to fit the

National Grid to allow comparison with other maps and data. Vertical air photo coverage of 2000 provides a useful snapshot in time. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

1.6 Area covered by the report

The Sussex EUS assessment of Wadhurst covers the extent of the town c.1875.

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

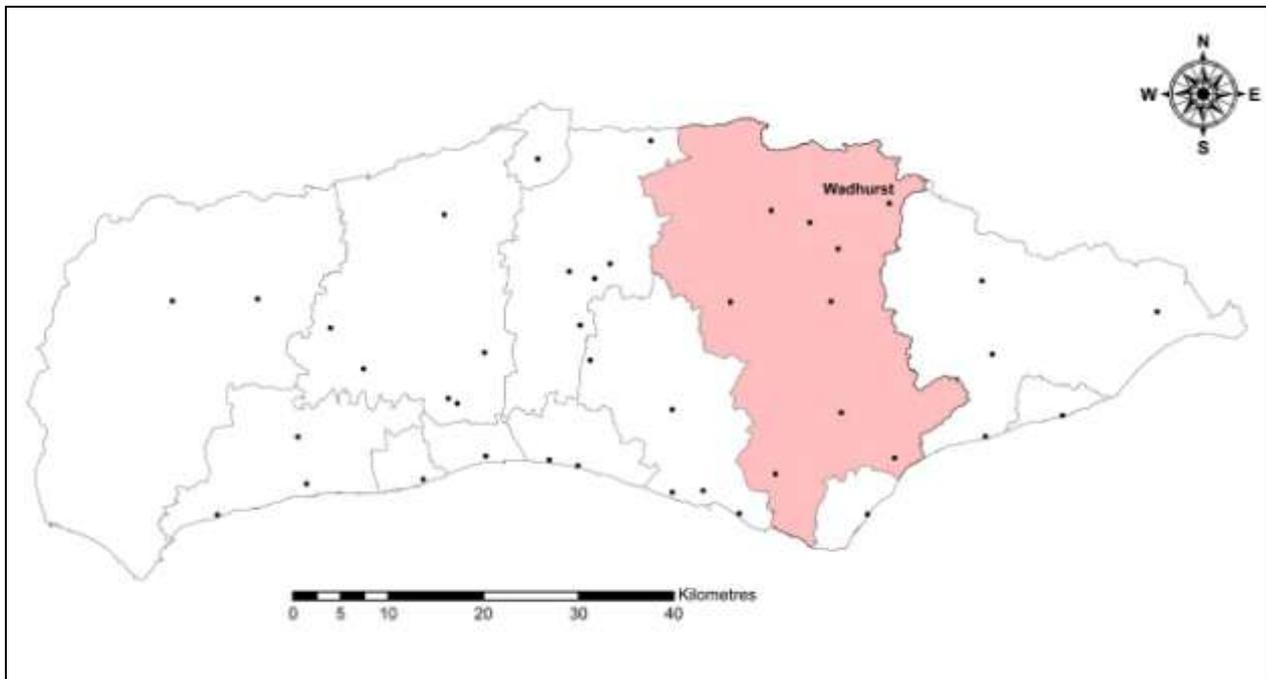


Fig. 1. Location of Wadhurst within Sussex. Wealden District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. View east along ridgeway into Wadhurst.

2.1 Topography (Map 2)

Wadhurst is situated within the High Weald, towards the eastern end of the east-west Forest Ridge. This part of the ridge has the valleys of Hook River to the north-east and the Tide Brook to the south-west. The Hook River is a tributary of the River Bewl, which flows, via the River Teise and the River Medway to the sea at Sheerness, 51km to the north-east. The Tide Brook is a tributary of the River Rother, which flows mainly east-south-east to reach the sea near Rye, 34km distant. The Tide Brook passes c.3.8km south-west of the town centre. The Hook River has its sources in the valley slope immediately north-east of Wadhurst. The River Bewl and Hook River were dammed to create Bewl Water (1973-5): this reservoir receives water pumped from the Medway and Teise rivers, and supplies water to the Medway towns in Kent.

The south-eastern end of Lower High Street is the lowest part of the town at c.135m OD. The main street rises steadily north-westwards to c.160m OD at Hill House at the north-western edge of the historic town. To the north-west and

the south-east of the town the High Street continues as a ridge-top road albeit with minor undulations.

The principal street of the town is the generally north-south High Street/Lower High Street. The historic town has minimal suburbs, principally located off Washwell Lane, although the nearby hamlets of Durgates and Sparrows Green have developed into suburbs between Wadhurst and the railway station: these suburbs lie separated from the historic town by a largely undeveloped gap of over 200m.

The town lies east of the centre of Wadhurst Civil Parish that, other than a minor alteration arising from the creation of Bewl Water, represents the historic extent of the parish.

2.2 Geology (Map 2)

2.2.1 Solid geology

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

All of Wadhurst lies on a succession of sandstones, siltstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). The majority of the EUS study area lies on the sandstones and siltstones of the Ashdown Sandstone Formation, although the north-western part of the High Street, the area west of Washwell Lane and the area now occupied by Uplands Community College lies on the mudstones of the Wadhurst Clay Formation.

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

2.2.2 Drift Geology

There is no drift geology within the EUS study area for Wadhurst, although there is alluvium along the River Hook (now dammed for Bewl Water) just north-east of the town.

2.3 Communications

2.3.1 Water

None of the minor tributaries north or south of the ridge at Wadhurst are of sufficient scale to have been navigable. The Rother provided the

most easily accessible river navigation, but even here Bodiam frequently marked the limit of even modest barges, with trans-shipping occurring at Rye.⁵

2.3.2 Road

Wadhurst lies on the B2099, which forms the High Street. This route predates the foundation of the town and leads from Newenden via Hawkhurst and Ticehurst to Frant (see below, section 2.4.1). The road was turnpiked in 1767.⁶

2.3.3 Railway

The historic centre of Wadhurst has never been directly on the railway, but the South Eastern Railway (SER) was authorized to build a double-tracked main line passing nearby, connecting Tunbridge Wells (thence London) and Hastings. This opened as far south as Robertsbridge in 1851, and the rest in 1852. Wadhurst was (and remains) served by a station of the same name 2km north-west of the town.⁷ The line was selectively reduced to a single track in the tunnels (to allow use of standard rolling stock: the tunnels are narrower than designed due to faulty construction and necessary re-lining) and electrified in 1985-6.⁸

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

No prehistoric finds or features have been found through controlled excavation in the town, and there has been only one prehistoric findspot, located just outside the EUS study area:

- Moseham House, Lower High Street – a Neolithic (4000 BC to 2351 BC) mace-head was found in 1910/11 when garden was created: some years later a stone polisher was found nearby [HER reference: TQ 63 SW2 – MES4829].

The High Street, however, has long been identified as part of the Newenden-Hawkhurst-Ticehurst-Wadhurst-Frant prehistoric ridgeway [HER reference: LINEAR134 – MES3290]. This is a reasonable hypothesis since the east-west ridgeways of the Weald appear to predate the sub-radial transhumance routes (or droves) that are themselves of Saxon, or possibly earlier, origins. Nearby ironworking sites have been found at Sandyden (Mark Cross) and Frant, together with ironworking evidence at Saxonbury hillfort (Late Iron Age: c.100BC-AD43).⁹

2.4.2 Romano-British

Although no Romano-British finds or features have been found through controlled excavation in the town, there have been numerous discoveries of Roman ironworkings in the area. There are five known ironworking sites within 5km of Wadhurst, which include the large-scale (3ha) site at Bardown (with a military-style barrack block perhaps indicative of a link with the Roman fleet, or *Classis Britannica*) and its satellite site at Holbeamwood.¹⁰

2.4.3 Anglo-Saxon

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

2.4.4 Implications of pre-urban archaeology

The paucity of known pre-urban archaeology at Wadhurst is likely to reflect the lack of controlled excavations rather than an actual absence. Certainly, prehistoric finds should be anticipated in any excavation in the area. Usage of this area of the Weald between the Late Iron Age and the Norman Conquest means that finds and features from these periods may also occur in future excavations within Wadhurst.

3 HISTORY

3.1 Origins: 11th-15th centuries

3.1.1 Place-name

The name *Wadhurst* is likely to relate to the area and to predate any nucleated settlement. The probable Old English form has been identified as *Wada's hyrst* meaning 'Wada's wooded hill', the topographic element of which is consistent with the location of the later medieval village and the area immediately to the west. Evidently pre-Conquest in origin, the name is first recorded in 1253.¹¹



Fig. 3. The 12th-century church of St Peter and St Paul.

3.1.2 Church

The earliest allusion to a church at Wadhurst is a reference to the parish of Wadhurst and its chaplain, Henry, during the reign of Henry II (1154-89).¹² On architectural grounds (see below, section 4.1.1), the church of St Peter and St Paul was in existence by the early 12th century: the absence of the church in Domesday Book (1086) is not significant as it is demonstrably unreliable in its recording of churches.¹³

Wadhurst church is named in the list of churches in the 1291 *Taxatio* of Pope Nicholas IV.¹⁴ The documented later medieval history of the parish church was uneventful, although the architectural evidence shows that the building was substantially modified in the late 13th century, and in the 14th and 15th centuries (see section 4.1.1).

3.1.3 Urbanization

No manor or settlement at Wadhurst is recorded in Domesday Book, which of itself is inconclusive. It is possible that a proportion of the 254 tenants (with 73 ploughs and 43 crofts) of the Archbishop of Canterbury's extensive manor of South Malling lived at Wadhurst and Mayfield.¹⁵ The Wadhurst population in 1086 is likely to have been dispersed in typical Wealden manner and does not imply a nucleated settlement such as a village or hamlet.

The earliest evidence for anything approaching urban activity at Wadhurst is the granting, in 1253, of a weekly Saturday market and a three-day fair (on the vigil, day and morrow of the feast of St Peter and St Paul: June 28-30th).¹⁶ Five other markets were granted in Sussex in the early 1250s (at Burwash, Cuckfield, Hailsham, Robertsbridge and Salehurst) that, with Wadhurst, represent a largely successful spurt of growth in the formal economy of the Weald.¹⁷ On topographical grounds (see below section 4.1.3), it is evident that the open area of the market at Wadhurst pre-dates the church and, thus, the granting of the market probably formalized and developed an existing use. Stallage for the market is recorded in a rental of c.1285, but at this date there is no clear indication of a nucleated settlement, still less a town. As Mark Gardiner argues for Wadhurst and comparable Wealden 'substitute towns' such as nearby Mayfield and Ticehurst, the town emerged in the late 13th and early 14th centuries as a permissive (rather than formally planned) trading settlement built around the earlier market place. A survey of 1498 records the replacement of stallage by houses at an advanced state.¹⁸

In the 1296 lay subsidy roll for the *Villata de Wadehurst* there were 42 taxpayers, suggesting a population of perhaps around 210; in the rolls for 1327 and 1332, Wadhurst was combined with Mayfield.¹⁹ This suggests a population for the parish comparable with that found for other parishes with small Wealden towns, although the lack of wealth as measured by the 1296 subsidy compared to Cuckfield, for example, probably reflects the modest nature of the nascent town or village. A much larger parish population of



Fig. 4. The Greyhound.

c.1,000 has been calculated from analysis of a c.1285 custumal for the archbishop's manor.²⁰ This figure is surprising and less useful than the lay subsidies for assessing relative wealth and population across Sussex.

The economy of the nascent town was, as we have seen, based on trade, and the records of local occupations are typically Wealden: in 1296 taxpayers included two smiths, a tanner and a glover.²¹

3.2 The town c.1500-1800

3.2.1 Economic history

Although the stalls of the market place had been transformed to permanent houses, Wadhurst in the 16th century was largely indistinguishable from a village, albeit still with a market and, almost certainly, a market hall (see below section 4.1.3).

In the survey of inns and alehouses of 1686, Wadhurst had modest provision of stabling and accommodation, consistent with its location on a minor trans-Weald route. With 20 stabling and fewer than 20 guest beds, the town was on a par with Wealden towns such as Mayfield, Rotherfield, Cuckfield and Lindfield, but

insignificant when compared to the major Wealden towns for travellers: Horsham provided 365 stabling and 83 beds, on the main road from London to Brighton, via Steyning; and East Grinstead provided 247 stabling and 103 beds, on the main road from London to Lewes and (increasingly) Newhaven and Brighton.²² There has been no study of the development of inns in Wadhurst, but the Greyhound and, especially, the Queen's Head appear to have been the principal, if not the only, inns (i.e. providing accommodation and stabling) throughout this period.

Wealden roads had long been notoriously bad so were ripe for improvement by turnpike trusts. The road from Wadhurst to Lamberhurst was turnpiked in 1765 and the road through Wadhurst (from Frant to Ticehurst) was turnpiked in 1767.²³

Wealden iron production had a significant impact on the economy of the town, with the beginning of the period coinciding with the development of the blast furnace, expanding markets, and rapid growth in the industry. The first English blast furnace had been established 18km from Wadhurst, at Newbridge on Ashdown Forest, in 1496. The industry expanded rapidly in the 16th century, thereafter declining to the point of



Fig. 5. One of the Barham family iron graveslabs in the church.

extinction by the end of the 18th century. There were 36 ironworks of this period within 10km of Wadhurst.²⁴ Local families were owners and operators of furnaces and forges in the late 16th and early 17th centuries: John Barham and his descendants owned Brookland forge from 1521 until its closure (c.1629-40), Verridge forge (1521 to mid-17th century), and Coushopley furnace (mid-16th century); Nicholas Fowle operated Riverhall furnace and forge in 1562-74 (and almost certainly longer). The Barhams and Fowles were established landowners in the Wadhurst area before the ironworking boom, and put their money into houses in the parish. By contrast, John Legas had humbler and less local origins, but – in partnership with William Harrison – operated forges and furnaces across a wider area of the Weald in the early to mid-18th century. Legas lived at what is now the Old Vicarage and then the house he had built next door in the 1740s (Hill House).²⁵ The impact on local employment is less well documented, but was doubtless considerable.

Of diverse trades, the leather industry appears the most important. The indications of a medieval leatherworking industry in Wadhurst are more evident in this period: in the mid-16th century it was one of the industry's Wealden centres, along with Mayfield and Horsham.²⁶

From a parish total of around 676 in 1524, the population rose to around 1,310 by 1676. Thereafter population continued to grow, reaching 1,677 by 1801.²⁷ The predominance of parish, rather than town or village, statistics and the diverse source of these figures, mean that they should be taken as indicative of general trends only.

3.2.2 Church and religion

This period began with the drama of Henry VIII's Dissolution of the Monasteries. Whilst the parish church was institutionally robust, it felt the impact of Protestant Reformation and reaction: in 1554 the vicar, Peter Daniell, was deprived of his living by Mary's government (probably one of the many ousted on the basis of clerical marriage, forbidden since December 1553).²⁸ Although a vicarage house was referred to in 1500 (located near Vicarage Green), subsequently the vicars of Wadhurst seem to have been without a residence of their own. This was finally rectified c.1783 following the death of the vicar, Samuel Bush: his bequest led to the purchase of a vicarage for his successors.²⁹

Bishop Compton's census of 1676 recorded no Roman Catholic recusants, but there were five adult protestant nonconformists.³⁰ The fact that

Wadhurst was a peculiar means that its denominational structure is not recorded in the Chichester diocesan surveys of 1686 and 1724, although 60 Baptists are recorded in a nonconformist survey of 1717.³¹ A Calvinistic Baptist chapel was registered at Wadhurst in 1782,³² and a Methodist congregation of 13 was established in the town in 1792.³³



Fig. 6. The vicarage from c.1783 (built early 18th century).

3.2.3 Urban institutions

There is little evidence of urban institutions in this period, consistent with Wadhurst's village like status. A small free-standing market house, or hall, was located within the ancient (and infilled) market place.³⁴ This was evidently an ancient building when demolished in the mid-19th century, although a much reproduced view purporting to depict Wadhurst in 1611 (which shows the end of the building) may derive from a mid-19th-century drawing.³⁵

The parish purchased premises for its workhouse in 1778.³⁶ These were located to the south-east of the church (approximately on the site of the present surgery³⁷).

Sporadic provision for education during this period included the will of Lucy Barham (d. 1716), which provided £5 per annum for teaching poor children to read. In the late 18th century the workhouse had a school for 20

children, and in 1788 the vicar established a Sunday school for the purpose of teaching reading.³⁸

Early records of sport include 13 men fined for playing football in 1548,³⁹ immediately following one of the periodic bans for this violent precursor of the modern game. A Wadhurst cricket team is recorded from 1758,⁴⁰ with a home match in 1788 played on Church Field (i.e. the field north-east of what is now the Old Vicarage).⁴¹

3.3 Expansion: c.1800-2005

3.3.1 Economic history

In 1848 the weekly Tuesday market was largely for corn and fairs were held on the 29th April and the 1st November.⁴² Within decades the surprisingly substantial arable acreage in Wadhurst had been supplanted by permanent grass. With the exception of plough-up campaigns in both world wars, pasture has remained dominant and meant that Wadhurst market in its later years (by then on a Monday) was almost exclusively for livestock: the market closed in 1982.⁴³ Since the late 19th century the market was located to the south of the High Street, immediately east of what is now the sports ground: the final market hall collapsed in the storm of 16.10.1987.⁴⁴ The fairs were in existence c.1870,⁴⁵ but their demise thereafter is not recorded.

The railway came to Wadhurst in 1851, with a station 2km north-west of the town. The South Eastern Railway (SER) built the new double-tracked main line to connect Tunbridge Wells (itself connected to London since 1845) and Hastings (the section from Robertsbridge to St Leonards not opening until 1852). This provided a more direct Hastings-London line than that of the London Brighton and South Coast Railway (LBSCR): in 1846 the latter had opened a line between Brighton and St Leonards (where, in 1851, it joined the new SER Ashford-Rye-St Leonards line).⁴⁶

The impact of the railway was not immediately apparent in population expansion. A steady increase in population of the parish from 1,677 in 1801 to 2,802 in 1851, was followed by a dip to 2,470 in 1861, before recovery to 3,191 in 1871. Railway labourers inflated the 1851 census, so the rural depopulation (which was part of a wider trend) probably at least in part predates the railway. Modest growth returned, however, with 3,191 in 1871 rising to 3,354 in 1891 and 3,647 in 1911, and Wadhurst escaped the rural depopulation that marked most of the Sussex parishes to the south-east (which amongst other

factors, typically had poorer access to the railway).⁴⁷

After 1911 population of Wadhurst parish saw little change until 1931 (3,771), thereafter totals rising to 4,174 in 1971, 4,820 in 2001 and (estimated) 4,818 in 2007.⁴⁸ The majority of the suburban expansion of Wadhurst in the 20th century has been well to the north-west of the historic town at the former hamlets of Durgates and Sparrows Green, and there remains a clear gap between such development and Wadhurst itself. Some limited building of houses has occurred within or immediately adjacent to the historic town, however, with the largest development lying west of Washwell Lane: this includes Fazan Court and Crittles Court (sheltered housing of the 1970s and 1980s, respectively) and the adjacent council housing of Courthope Avenue, Snape View and Watts Close.



Fig. 7. High Street shops on the site of the 1956 jet-crash that destroyed the Queen's Head and adjacent buildings.

One particular historical event is noteworthy here for – in addition to its immediate tragic consequences – its considerable impact on the town and its present appearance. On 20.1.1956 an RAF Meteor jet fighter crashed on Wadhurst, destroying (or damaging to the point that demolition followed) Raven Cottage, the International Stores, Keens greengrocers and, most significantly, the Queen's Head (the latter not demolished until 1959).⁴⁹ This resulted in rebuilding of the buildings on the south side of the High Street west of the junction with Washwell Lane, and widening of the street.

3.3.2 Church and religion

The church of St Peter and St Paul has remained intact as an institution throughout this period, although the parish that it served was reduced by the creation of the new ecclesiastical parishes of Tidebrook in 1858 (following construction of a church there in 1856) and, to a much smaller degree (as it was predominantly carved out of Rotherfield parish) Mark Cross in 1874 (re-using the earlier National School).⁵⁰ Tidebrook was re-united with Wadhurst in 1951,⁵¹ and St Mark's, Mark Cross became a combined benefice with Rotherfield in 1984.

The vicarage (now called the Old Vicarage) at Wadhurst was sold off in 1985 and replaced by the present vicarage to the rear.⁵² The churchyard was extended to the north in the mid 19th century and, more substantially, shortly before the First World War. In 1901, the loss of cottages previously fronting the ancient market place resulted in a minor extension of the churchyard on the south side.⁵³



Fig. 8. Methodist chapel, Lower High Street (1874).

Nonconformism continued to flourish in the 19th century, with a house in the Lower High Street converted to a chapel by the Wesleyan

Methodists c.1814-25. In 1874, the present (and still functioning) purpose-built chapel was built nearby in the High Street. A Baptist chapel was built in the High Street c.1866, closing in 1935 (now Crittles greengrocers).⁵⁴



Fig. 9. National School, Lower High Street (built 1854).

3.3.3 Urban institutions

During the 19th and 20th centuries Wadhurst has seen the development of a range of social functions that did not exist previously. The detail of these is beyond the scope of this brief account, but the salient institutions are included. Despite modest population expansion, Wadhurst did not acquire new urban attributes, such as administrative and legal functions, and remains functionally indistinguishable from a large village.

The town's educational function was expanded from the earlier Sunday school when this was re-established as a National School in 1825. The school gained purpose-built premises in 1837, in Pell Hill (500m north of the town), and relocated to a larger building in Lower High Street in 1854.⁵⁵

A new county secondary modern school opened in Sparrows Green in 1949, having been begun before the outbreak of the Second World War as a secondary church school to serve Wadhurst, Flimwell, Stonegate, Ticehurst and Tidebrook. The school relocated to new premises in the Lower High Street in 1961, becoming a comprehensive school (Uplands Community College) in 1973 (latterly with increasing provision for adult learning). Meanwhile, the former National School (which had become the primary school in 1949) had relocated to the vacated Sparrows Green buildings in 1961:⁵⁶ the

former school buildings in Lower High Street now function as Uplands Youth and Community Centre.



Fig. 10. Commemoration Hall, High Street (1923).

By 1867 Wadhurst had a library and reading room.⁵⁷

Following the 1834 Poor Law Amendment Act, Wadhurst became part of Ticehurst Poor Law Union.⁵⁸ The opening of a new Union workhouse in Flimwell in 1836 meant that the parish workhouse at Wadhurst became redundant and shortly thereafter demolished.⁵⁹

Wadhurst's role in law and order was minimal during this period. Around 1840 a small lock-up was recorded adjacent to the old workhouse: doubtless this was long-established, and appears to have been in use as late as 1912.⁶⁰

Increasing sporting and social activities in the late 19th century led to a need for dedicated recreational facilities. The Institute was established in 1904 with the purchase of the house now housing the public library: the adjacent purpose-built Commemoration Hall was added in 1923. Since its beginning c.1870 the present cricket club had used the field behind the later Institute (in preference to previous use of Church Field), and this land was formally acquired as the town's recreation ground in

1921. Wadhurst Football Club (established in 1884) transferred its ground from Church Field to the new ground in 1921. The bowling green in the recreation ground dates from 1933, when the club was founded.⁶¹ Since 1973 Uplands Community College has made its increasing facilities (including the sports centre) available to non-pupils.

4 ARCHAEOLOGY

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

4.1.1 Buildings



Fig. 11. The church of St Peter and St Paul: view of nave looking east.

The parish church of St Peter and St Paul is the oldest building in Wadhurst. The western tower is the most recognizably Romanesque part of the building, with a low single-light window on the south side and a double belfry opening on the north side. Neither is especially diagnostic (although the shaft of the belfry opening seems to have an eroded scalloped capital), but together suggest the early 12th century. The degree of survival of Norman fabric in the nave is unclear since north and south aisles were added in the late 13th century, and remodelled in the 14th century (most of the aisle windows are of this date). The chancel was rebuilt in the early 14th century and a chapel added to the north aisle of the nave. The crown-post roof in the nave probably dates from the 15th century (when the clerestorey was added), as does the south porch. These modifications are consistent with, though not proof of, the development of

permanent settlement at Wadhurst in the late 13th and early 14th centuries.

3 Laurel Bank Terrace, Lower High Street, apparently preserves a mid-14th-century spere truss (i.e. a truss marking the division between the open hall and screens passage).⁶² Pilgrims, High Street (now Wadhurst Wholefoods) has a crown-post roof and dates either from the late 15th or early 16th centuries.⁶³

4.1.2 Excavations

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

4.1.3 Topographic analysis (Maps 5-6)

In the absence of archaeological excavation, the topography of Wadhurst is of particular importance to the understanding of the early development of the town. The triangular market place in front of the church is still discernible, and extends from The Square to the junction of Church Street and High Street. Like that of nearby Ticehurst, it has been infilled by late medieval and, especially, post-medieval housing, and is located between the church and a prehistoric ridgeway. As Mark Gardiner has suggested for Wadhurst and comparable Wealden settlements, this implies early existence of a focal place, possibly used as a meeting place and for trade, located on a major ridge-top route. By c.1100 this had attracted a church, built to serve a large parish with a dispersed settlement pattern.

Documentary evidence suggests that the nucleated settlement at Wadhurst developed first in and around the market place (see above, section 3.1.3). The permissive nature of the settlement is evident through the absence of substantial burgage plots symptomatic of planned towns. The small plots on the north side of the market place, in front of the churchyard, best illustrate the constrained site of early Wadhurst. As at Mayfield, these small plots appear to have developed from stallage within the market place, rather than encroachment into the churchyard: the present form of the churchyard is misleading in this regard as it now extends to the streetfront as a result of 20th-century demolition of the houses between The White House and 1 Church Street. Likewise, the islands of buildings within the former market place are likely to represent early encroachment (or conversion of stalls to houses) resulting from the constrained site of the new settlement. Similar infill has occurred within the triangular



Fig. 12. The Square, showing the infilled former market place.

market place at nearby Ticehurst, and this contrasts with similar-looking infill (due to more intense commercial pressure) in the centre of larger Wealden towns such as Horsham and East Grinstead. At Wadhurst, buildings within the market place included a small market hall (located to the rear of Lloyd's Bank: see 1840 Tithe Map, Fig. 19), which was free-standing quadrangular building when demolished in the mid-19th century.⁶⁴ This building, or a predecessor, may have been the first permanent building within the open market place.⁶⁵

4.2 The town c.1500-1800

4.2.1 Buildings

Wadhurst church is notable for its iron graveslabs of this period (see Fig. 5). There are 31 examples within the church and two in the churchyard, which represent a large proportion of the otherwise scattered (but mostly Wealden) c.100 pre-Industrial Revolution iron slabs. The Wadhurst graveslabs range in date from 1617 to 1799, with the majority being of 17th-century date.⁶⁶

Wadhurst has 25 surviving buildings that have been identified as dating from between 1500 and 1800: three from the 16th century, 10 from the 17th century, and 12 from the 18th century. Most of the 16th and 17th-century buildings are timber framed. The three 16th-century buildings (all located on Church Street) have continuous jetties, a two-storied and typically urban form that marked the demise of open halls. In the case of Church Gate House and Church House, these are visible despite re-facing of the timber frame in tiles and weatherboarding respectively:

at Vine Cottage/Twitten Cottage the jetty is no longer clearly visible, but its close-studded form is recorded by a mid-19th-century drawing.⁶⁷ The apparently 17th-century houses may conceal earlier timber framing, and include the Greyhound Inn (externally faced with weatherboard, brick and plaster) and the Clock House (tilehung and oversailing the pavement, although the latter feature may be an encroachment of the 18th or, probably, 19th century). Decorative brickwork from the 17th century survives in the chimney stack of Kemps, Lower High Street. The side wall of the public library (The Institute) has a mullioned window of 17th-century form and is built of local sandstone.



Fig. 13. Church Gate House, Church Street.



Fig. 14. 17th-century mullioned window, The Institute, High Street (now the public library).

The 12 examples of 18th-century buildings are notable for the use of brick. In some instances this is used in conjunction with tile-hanging (as Forge Cottage, St James's Square) and weatherboard (as at April Cottage, Lower High Street). There are only two substantial brick houses of this period on the High Street: the Old Vicarage, dating from the early 18th century (Fig. 6); and Hill House, dating from the 1740s (with tile-hanging added in the 19th century).



Fig. 15. Forge Cottage, St James's Square.

4.2.2 Excavations

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

4.2.3 Topography (Maps 8-10)

The simple plan of Wadhurst, based around the High Street, appears to have changed little during this period, although infill of the market place appears to have accelerated after c.1500. A significant change has been proposed, however, along the lines that the High Street – until the 1840s – followed the line of Church Street and the Twitten (with the current route between the White Hart and the Greyhound, blocked off by gardens): the tithe map of 1840 (and, indeed, earlier smaller scale mapping, such as the Ordnance Survey surveyors 2" drafts of c.1800 for the 1st series 1" maps) confirms that this is a misreading of an 1840s map by William Courthope.⁶⁸ However, it is evident that by the 19th century infill within the former market place had narrowed the southernmost through-route at its western end (i.e. west of Washwell Lane) as much as in the case of Church Street (see tithe map), and that before 1800 the northern route through the former market place was no more difficult than that along the line of the present High Street.

The modest expansion of the town during the period 1500-1800 was linear. This spread in both directions along the main route, although the most substantial houses (18th-century Hill House and Old Vicarage) colonized the higher north-east side of the High Street very probably conscious of the wide south-westerly views across the High Weald.

4.3 Expansion: c.1800-2005 (Maps 1, 3 and 12)

4.3.1 Buildings and topography

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

An interesting example of a specifically urban form survives in Wadhurst in the, probably early 19th-century, arcading added to the front of the Clock House, High Street. To the east of this houses in the 19th-century had iron pentices. There are similar survivals nearby at Ticehurst and, especially, the early 19th-century colonnade

at Hawkhurst, and almost certainly all reflect the direct influence of the earlier arcaded Pantiles in Tunbridge Wells.



Fig. 16. Arcading at The Clock House, High Street.

Other examples of early 19th-century buildings include the White House (named after its white weatherboarding), Church Street, representing further infill of the northern side of the former market place. There is a lack of early 19th-



Fig. 17. The White House, Church Street.

century buildings, however, which suggest that the steady population increase in the first half of the century (see above, section 3.3.1) had more effect on the wider parish than the town or village centre itself. Whilst the arrival of the railway in 1851 initially only seems to have prevented rural depopulation endemic in much of rural east Sussex, population expansion was steady in the 1860s and thereafter. This expansion, however, was seen in the development of detached suburbs at Durgates and Sparrows Green, significantly on the railway station side of the town. Within the historic town centre building was limited: in 1901 the number of households between the tollgates at either end of the High Street matched that of 1841, and had hardly deviated between.⁶⁹

The second half of the 19th-century, however, saw considerable replacement of earlier buildings: for example, the Baptist Chapel of 1866 (now Crittles greengrocers) replaced a modest ancillary building and, opposite this, a continuous jettied timber-framed house (probably of early 16th-century date) was demolished in 1888 and replaced by the present shops.⁷⁰ On the less densely occupied Lower High Street, the new school of 1854 (brick-built, with the jettied and tile-hung masters house giving a slightly local take on a typical mid-19th-century villa: see Fig. 9) and the Methodist chapel of 1874 (brick-built in a restrained Renaissance style, with similarly-styled accommodation added later, and the south front modified in the 20th century: see Fig. 8) were built on vacant plots. The former market place saw further erosion at the end of the late 19th-century with the building of a brick house, now the National Westminster Bank-

A similar process of minor infilling and replacement of buildings (or shopfronts) continued into the 20th century. The two High Street banks today are evidently of the inter-war period: Lloyds Bank appears wholly or substantially new built, while the classical rusticated ground floor of the National Westminster Bank is a very obvious and incongruous addition to a 19th-century house. Other commercial building from the inter-war period includes a short parade of three single-storey shops east of the Middle House, two still with their glazed green tiles (Fig. 18). Civic architecture – absent since the demise of the modest market hall and the lockup – returned with the plain brick style of the Commemoration Hall (1923) and, more latterly and substantially, with Uplands Community College (buildings from 1961 onwards).



Fig. 18. Inter-war purpose-built shops, High Street.

Although large-scale housing developments were concentrated outside EUS study area, at Durgates and Sparrows Green (with the main expansion during the inter-war period and, especially, since 1945), more modest development of the historic core of Wadhurst brought new housing types to what was hitherto a small town dominated by densely built-up street frontages. Council housing at Courthope Avenue (1950s) adopted short terraces of three to four houses, combined with semi-detached houses: semi-detached housing was subsequently used at the expansion of council housing into Snape View, and in limited development on and off the Lower High Street (e.g. at Stone Cross Road).

Without doubt, however, the most significant change to the buildings of Wadhurst after 1945 resulted from the jet plane crash of 1956 (see above, 3.3.1). As a result of the crash, and possibly over-zealous clearance, a 55m length of the historic High Street frontage was lost and replaced with a range of shops (brick and some tile-hanging), set back from the earlier street line. With the 35m frontage of the White Hart (1910) and the Commemoration Hall, on the eastern side of the entrance to Washwell Lane, the south side of the central part of the High Street has seen complete remodelling in the 20th century (see Fig. 7



Fig. 19. Wadhurst tithe map, 1840 (detail: copy in ESRO).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Although very much coming into existence as a place of trade, or mini-town, with its market charter, Wadhurst was not located on a primary trans-Wealden route and, thus, missed out on much later medieval and post-medieval development. The arrival of the railway in 1851 initially stemmed the flow of rural depopulation typical in rural eastern Sussex, and then led to growth. Most of the expansion occurred to the west of the historic town at Durgates and Sparrows Green. Even in the 20th century development of the centre has been small-scale and, where it involved replacement of earlier buildings, sporadic: the most substantial redevelopment arose from a jet crash in 1956. The lack of expansion and redevelopment has had the effect of preserving a significant number of the pre-c.1840 buildings and topography of the town. Although survival has been reasonable, Wadhurst's modest scale means that the numbers and range of buildings are smaller than, say, those found at East Grinstead, Lewes or Rye. The areas around the church and on the north side of the High Street are particularly notable for their mixture of post-medieval buildings (with widespread tile-hanging and weatherboarding possibly hiding evidence of medieval timber framing). Less visible is the archaeological evidence of the medieval town, the origins of which lie in the pre-urban market place that attracted a church by the late 11th century and, in the late 13th and early 14th centuries, the permanent settlement of a small town. The potential of this archaeology has yet to be realized through archaeological excavation.

5.1.2 Historic environment designations (Map 4)

There are 34 listed buildings and monuments in the EUS study area, of which one is Grade I, one is Grade II*, and 32 are Grade II. Of these, only two predate 1500, although a thorough analysis of the timber-framed buildings in the town would very probably modify this apparent lack of medieval survivals. Three listed buildings or monuments are 16th century; 11 are 17th century; 12 are 18th century; four are early 19th century; and two are from 1841-1880.⁷¹

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

5.1.3 Historic building materials

Local Hastings Beds sandstone is seen most extensively in the parish church in all the works from the 12th to 15th centuries. In domestic buildings, it is visible externally in the west wall of the public library (17th century), in the lower parts of Church Gate House (16th century). More widespread survival can be expected, however, and is hinted at by fragmentary evidence such as the single course of sandstone at the bottom of the walls of Newingtons, High Street. Timber framing is a more prevalent building material, used in the majority of the 16th and 17th-century houses (as well as the one putative pre-1500 house at 2-5 Laurel Bank Terrace, Lower High Street), although replacement of ground-floor walls in brick and the widespread use of tile-hanging and weatherboarding mean that the buildings of Wadhurst exhibit little in the way of visible framing. Brick-built houses survive from the 17th century (as at Kempes, Lower High Street), but it was in the 18th century that this material came to dominate the town, often used with a red-grey polychrome pattern (as at the Old Vicarage: early 18th century) and with tile-hanging. Brick and tile-hanging, with some weatherboarding too, thereafter have remained the dominant building materials in Wadhurst.

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 5-12)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public

Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

Historic Character Types have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term ‘Historic Character Types’ and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

Period	Date
Period 1	500,000BC-AD42
Period 2	43-409
Period 3	410-949
Period 4	950-1065

Period 5	1066-1149
Period 6	1150-1349
Period 7	1350-1499
Period 8	1500-1599
Period 9	1600-1699
Period 10	1700-1799
Period 11	1800-1840
Period 12	1841-1880
Period 13	1881-1913
Period 14	1914-1945
Period 15	1946-present

Table 2. Sussex EUS chronology.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 5-10) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

5.2.2 Historic Character Types in Wadhurst (Map 11)

Although Historic Character Types represent county-wide types, modern Wadhurst is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of significant areas of *irregular historic plots* and a complete absence of *regular burgage plots* reflects the fact that the small market town was not planned, but was a small permissive settlement.

5.3 Historic Urban Character Areas (Maps 13 and 14)

5.3.1 Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 1 in Wadhurst combines three Historic Character Types that represent the *market place* dating from Period 4 (950-1065), partly encroached upon by *irregular historic plots* dating from Period 6 (1150-1349), Period 7 (1350-1499) and Period 10 (18th century), and *retail and commercial* development of Period 13 (1881-1913). Combining this complexity into a single HUCA called *Market place* reflects the largely coherent character of the area today as well as the origins of this part of Wadhurst. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological potential**, **Historic Environment Value** and for linking to **research questions**.

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

5.3.2 Archaeological potential

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

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology (such as the prehistoric, Romano-British, and Anglo-Saxon features and finds that are likely to be located in the Wadhurst area) tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been

consideration of the potential for archaeology 'buried', or hidden, within later buildings and structures, as well as that for below-ground features.

5.3.3 Historic Environment Value (Map 14)

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

- Townscape rarity
- Time-depth or antiquity
- Completeness.

Lesser additional considerations in the assessment comprise:

- Visibility
- Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to the historic environment management guidance for Wealden District.

5.3.4 Vulnerability

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

5.3.5 Research questions

Where relevant, reference is made to questions in the **Research Framework** for Wadhurst (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

5.3.6 Wadhurst's Historic Urban Character Areas (Maps 13 and 14)

The following assessments of the Historic Urban Character Areas (HUCAs) of Wadhurst commence with those that make up the historic core. Inevitably, these assessments are more

extensive than those that relate to recent expansion of the town.

HUCA 1 Market place (HEV 3)

HUCA 1 lies at the heart of the medieval and modern town. The area represents much of the pre-settlement (and pre-Conquest) focal or market place (which saw later encroachment) and the later medieval plots that face on to it.

Today the area forms the commercial centre of the town, although the northern part near the church has lost (during the 20th century) something of its commercial function: shops, businesses and public buildings are concentrated along the south side of the former market place, on both sides of the High Street and The Square (also known as St James's Square, the latter is the eastern end of the formerly more extensive market place). There are 14 listed buildings, or groups of buildings, (all Grade II), of which three are Period 8 (16th century), four are Period 9 (17th century), six are Period 10 (18th century) and one is Period 11 (1800-40). Non-listed buildings of particular local interest include the brick-built Methodist chapel of 1874. The houses on Church Street and the 'islands' between Church Street and the High Street were built on plots that represent medieval and post-medieval encroachment on the former market place. Although the three earliest buildings in the HUCA (Church House, Church Gate House and Vine Cottage, Church Street) are all within the former market place, even these may not be the originals built as encroachments. These three houses have timber frames concealed by brick, tile-hanging, weatherboarding and plaster. The building now housing the public library and an adjacent shop was evidently a substantial stone house of 17th-century, or possibly 16th-century, origins. Later building in the HUCA is predominantly of brick, tile-hanging, and weatherboarding: a noteworthy example of the latter is the White House, Church Street (early 19th century).

There has been significant redevelopment of individual buildings and further infill during the late 19th and 20th centuries, most concentrated along the High Street frontages. This has resulted in the loss of historic buildings (such as, in 1888, the early 16th-century timber-framed building with a continuous jetty, opposite the greengrocers, Crittles) and medieval/early post-medieval boundaries (most notably in the area of the Commemoration Hall of 1923). While such redevelopment and infill will have had a significant impact on deposits, the early (i.e. pre-settlement) date of the market place, the survival

of numerous post-medieval buildings, and the possibility of intact 13th-century and later archaeology relating to encroachment mean that the **archaeological potential** of nearly all this HUCA is medium.

The survival of historic plots and, more significantly, the density of early post-medieval buildings (in the context of what – in the case of the High Street – has been a functional commercial area); the visibility of much of the historic fabric; and the archaeological potential give this HUCA a moderate to high **Historic Environment Value (HEV)** of 3.

The combination of commercial pressures on the High Street, the risk of infill in the open spaces immediately south of the HUCA (currently a car park and the recreation ground), and considerable Historic Environment Value mean that **vulnerability** is medium to high. Internal and shop-front refitting of business premises; minor structural additions; and occasional rebuilding of non-listed 19th and early 20th-century buildings are all constant and continuing threats to buildings and archaeology.

Research questions especially relevant to this HUCA relate to the early market place (RQ3, RQ4).

HUCA 2 Church (HEV 4)

HUCA 2 lies on the north side of the medieval and modern town, and abuts open countryside on the north side. The area chiefly comprises the churchyard, together with a small part of the grounds of the adjacent villa. The church post-dates a focal/market place immediately to the south, but pre-dates permanent settlement (mid-13th century onwards). There is one building in the HUCA – the Grade I listed parish church of St Peter and St Paul, which dates from the early 12th century: the 12th-century fabric is largely limited to the western tower, with the nave, aisles and chancel predominantly of 13th and 14th centuries. The church is built of local sandstone, and is also notable for use of local iron in the form of 33 graveslabs of 17th and 18th-century date. The exact extent of the pre-urban churchyard is not known, but the east-west path passing c.10m north of the church was the northern boundary until the churchyard was first extended in the mid 19th century.

Although the functional requirements of a graveyard will have been destructive to some extent, the antiquity of the churchyard and the church itself (and any predecessor), coupled with the absence of any significant modern

development mean that the **archaeological potential** of this HUCA is high.

The survival of historic boundaries and, more significantly, the medieval church itself, combine with the archaeological potential to give this HUCA a high **Historic Environment Value (HEV)** of 4.

The dominance of this HUCA by the church and churchyard means that it is well protected and thus **vulnerability** is low. The principal threats to the HUCA are likely to come from any proposals for extension to the church (e.g. for parish rooms) – with consequent impact on the fabric of the church and subsurface archaeology – or to development adjacent to the HUCA: the HUCA is bounded on the east by an extensive garden and, as it has been for at least the last 900 years, on the north-west by open countryside.

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

HUCA 3 Lower High Street (HEV 2)

HUCA 3 lies immediately east of the small centre of the medieval and modern town. Historically it comprised sporadic development along the principal east-west ridgeway on which Wadhurst is located.

Today the area combines housing with purpose-built schools: the comparatively modest National School of 1854 (now Uplands Youth and Community Centre) and the much larger Uplands Community College, begun in 1961 and considerably expanded since. There are five listed buildings or groups of buildings (all Grade II), of which one is Period 7 (1350-1499), one is Period 9 (17th century), one is Period 10 (18th century), and two are Period 12 (1841-80). 3 Laurel Bank Terrace, Lower High Street, appears to retain a mid-14th-century sere truss (i.e. a truss marking the division between the open hall and screens passage). Apart from this fragmentary survival of timber framing, the historic buildings of this HUCA are built of brick, with a notable brick chimney surviving at 17th-century Kemps. The former National School combines brick with a jettied tile-hung upper floor in early recognition of the local vernacular. Few pre-1800 boundaries survive.

This HUCA has seen significant redevelopment in the mid and late 20th century, through residential infill of plots vacant by 1800 (and possibly never developed previously), such as at Kingsley Court, and through the establishment of what is now Uplands Community College. Given the scale of redevelopment, the absence of

dense medieval and early post-medieval occupation, it is likely that the **archaeological potential** is medium.

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

HUCA 3 has seen significant change in the 20th century, mostly in the form of infill and redevelopment. The continuing nature of such change (especially with regard to the school), and the vulnerability of the non-listed buildings, coupled with the modest Historic Environment Value mean that **vulnerability** is moderate.

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

HUCA 4 Upper High Street (HEV 3)

HUCA 4 is in on the western side of the medieval and modern town. It comprises the western part of the near continuously built-up street frontage. This reflects the historic commercial function of this part of Wadhurst – with numerous shops – although there are some residential properties over shops and towards the western extremity of the HUCA on the south side of the High Street there are cottages set back from the streetfront.

There are eight listed buildings or groups of buildings (all Grade II), of which one (Pilgrims, High Street, now Wadhurst Wholefoods) is probably Period 7 (1350-1499), five are Period 9 (17th century), one is Period 10 (18th century), and one is Period 11 (1800-40). Timber frame is the dominant building material and the fact that this has been combined with weatherboarding and, especially, tile-hanging means that more intensive internal survey – ideally linked with a programme of dendrochronological sampling – may identify earlier survivals amongst the ostensibly 17th-century houses: this was certainly the case with the late medieval house recently identified at Pilgrims and is especially likely in the case of the notable run of almost unbroken houses that extends from the junction with Church Street to the Clock House. Without doubt, together these present the most significant street frontage in Wadhurst. Opposite this run of buildings the timber-framed Queen's Head and adjacent buildings – forming a key part of the commercial frontage of the town - was lost to the 1956 jet crash and subsequent redevelopment. Some historic boundaries survive, although the plots north of the High

Street are very constrained (as is consistent with the permissive origins of settlement).

Apart from the area of an adjacent to the jet crash site, there has been no major development. Combined with the early date of many of the plots – balanced somewhat by the small scale of so many of these – this suggests that the **archaeological potential** of this HUCA is medium.

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

HUCA 4 has seen significant change in the 20th century, most notably in the form of redevelopment of the south side of the High Street. However, given that this was the direct result of the jet crash disaster, and that majority of the buildings outside this area are afforded the protection of listed building status, the **vulnerability** is low to moderate. The most significant threats are the redevelopment of non-listed buildings and incremental changes to historic shops (which would include change of use to residences).

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

HUCA 5 Hill House (HEV 2)

HUCA 5 lies west of the medieval and early post-medieval town. It represents the extensive grounds of two substantial houses of Period 10: the Old Vicarage (Grade II*), dating from the early 18th century; and Hill House, dating from the 1740s (Grade II). Both houses appear to have been located consciously on the rising ground on the west side of the town and on the north side of the High Street, thus commanding wide views of the High Weald. Both houses are built of brick, with Hill House having tile-hanging added in the 19th century. The two houses

included outbuildings within their grounds – now converted – and gardens with ponds.

Prior to the building of the two houses both sites appear to have been agricultural land. There has been limited redevelopment in the 20th century (essentially some new residences built in the grounds). Although, conceivably containing subsurface remains of earlier barns and other functional buildings fringing the historic core of the town, the **archaeological potential** is likely to be limited.

Although the two main 18th-century houses are noteworthy, this is balanced by the absence of many other and earlier historic buildings and the limited archaeological potential to give this HUCA a **Historic Environment Value (HEV)** of 2.

The modest Historic Environment Value of the HUCA is threatened by further infill development or extensions within the extensive grounds meaning that its **vulnerability** is moderate.

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

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

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contribute to the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

Summary of assessment of Historic Urban Character Areas (HUCAs) for Wadhurst				
<i>Historic Character Types (HCTs)</i>	<i>Historic Urban Character Area (HUCA)</i>	<i>Archaeological potential</i>	<i>Historic Environment Value (HEV)</i>	<i>Vulnerability</i>
Irregular historic plots Market place Retail and commercial	1. Market place	Medium	3	Moderate
Church/churchyard Informal parkland	2. Church	High	4	Low
Irregular historic plots School/college Suburb	3. Lower High Street	Medium	2	Moderate
Irregular historic plots Retail and commercial	4. Upper High Street	Medium	4	Low to moderate
Irregular historic plots	5. Hill House	Limited	2	Moderate

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

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-urban activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area. Thus, archaeological excavations and standing building investigations in Wadhurst should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Anglo-Saxon human activity in the area? (NB for the Anglo-Saxon period, the focal or market place and the adjacent churchyard is a particular area for study).

6.2 Origins

RQ2: What were the location, form and construction detail of the Norman (or any earlier) church, and is there any physical evidence for the extent of the contemporary churchyard? In particular consider the nature of the boundary to the rear of High Street properties west of the church: this continues the pre-19th century northern boundary of the churchyard.

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

RQ4: What evidence is there for the development of an urban centre next to a pre-existing church and market place? Is there evidence for early encroachment and small-scale peripheral plots consistent with permissive settlement?

RQ5: What evidence is there for the extent, population, and economic basis of the late 13th-century and 14th-century town?

6.3 Later medieval town

RQ6: How have tenements developed in the later medieval period (considering in particular, whether permanent settlement was substantially later than suggested here)?

RQ7: What evidence is there for encroachment on to the market place being a later medieval development?

RQ8: What different zones (e.g. social differentiation, or types of activity: especially consider industry), were there during this period, and how did they change?

RQ9: Are any of the supposedly post-medieval houses actually earlier than suspected, and what evidence can the standing buildings provide for their function and date (i.e. through dendrochronology), especially those on the main commercial street?

6.4 Post-medieval town

RQ10: What different zones (e.g. social differentiation, or types of activity), were there during this period, and how did they change?

RQ11: How were the medieval and early post-medieval buildings adapted for new functions and changing status?

RQ12: Is there any evidence for early post-medieval decline prior to revival in the later 19th century?

RQ13: What was the socio-economic impact of coaching on the town?

7 Notes

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

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

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

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

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

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

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

³ <http://wadhurst.info/whs/>

⁴ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988); Ascott, K. F., *The Education of Wadhurst* (1998); Harte, M., Ring, R., Woodward, H., *The Day Wadhurst Changed: Friday 20th January 1956* (2006); Cosham, S., and Harte, M., *Wadhurst Then and Now* (2003).

⁵ For example, the Rother at Robertsbridge was unsuited to navigation in 1542-74 as iron from Robertsbridge forge was carted to Bodiam before being loaded on to barges: Cleere, H., and Crossley, D., *The Iron Industry of the Weald* (2nd edn., 1995), 159.

⁶ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 8-9.

⁷ Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 40-1.

⁸ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 132. *Sussex: Environment, Landscape and Society* (1983), 95-7.

⁹ Hamilton, S., and Manley, J., 'Point of view: prominent enclosures in 1st millennium BC Sussex', *SAC* 135 (1997), 93-112, at 105-6.

¹⁰ Kaminski, J., *The Environmental Implications of Roman-British Iron Production in the Weald* (unpubl. Ph.D. thesis, University of Reading, 1995), 432-3; Cleere, H., and Crossley, D., *The Iron Industry of the Weald* (2nd edn., 1995), 57-86.

¹¹ Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 385; Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 234-5.

¹² Wace, A. A., *The Story of Wadhurst* (1923), 12.

¹³ Rushton, N., 'The Parochialisation of Sussex 1000-1086-1291', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 36-7.

¹⁴ Rushton, N. S., 'Parochialization and patterns of patronage in 11th-century Sussex', *SAC* 137, 133-52, at 152.

¹⁵ Gardiner, M., and Warne, H., in Leslie, K., and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 34-5.

¹⁶ ESRO PAR498/7/2/8.

¹⁷ Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.

¹⁸ Gardiner, M., 'Trade, Rural Industry and the Origins of Villages: some Evidence from South-East England', in de Boe, G., & Verhaeghe, F., (eds.), *Rural Settlements in Medieval Europe: Papers of the Medieval Europe Brugge 1997 Conference* 6 (1997), 63-73.

¹⁹ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', *SRS* 10 (1910), 36-7, 199, 309-10.

²⁰ Lowerson, J. (ed.), *Within the Wood: medieval Wadhurst* (University of Sussex. Centre for Continuing Education. Occasional papers 19; 1983), using: Redwood, B. C., & Wilson, A. E., 'Customals of Sussex Manors of the Archbishop of Canterbury, 1285-1330', *SRS* 57 (1958).

²¹ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', *SRS* 10 (1910), 36-7.

²² Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 68-9.

²³ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 8-9.

²⁴ Cleere, H., and Crossley, D., *The iron Industry of the Weald* (revised edition, 1995).

²⁵ *Ibid.*, 193, 200, 319, 352, 363; Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 29-33, 57-8.

²⁶ Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', *SAC* 114 (1976), 1-26, at 19.

²⁷ Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', *SRS* 56 (1956): 124-5; Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 142-8, at 143. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676) and 490% for taxpayers (1524).

²⁸ Wilkinson, P., 'The Struggle for a Protestant Reformation 1553-1564', in Leslie, K., and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 52-3. The name of the deprived incumbent is derived from the plaque in the church listing the vicars of Wadhurst.

²⁹ Wace, A. A., *The Story of Wadhurst* (1923), 43.

³⁰ Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 144.

³¹ Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 252.

³² Homan, R., 'Mission and fission: the organization of Huntingtonian and Calvinistic Baptist causes in Sussex in the 18th and 19th centuries', *SAC* 135 (1997), 265-82, at 280.

³³ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 132.

³⁴ Wace, A. A., *The Story of Wadhurst* (1923), 58-9.

³⁵ Loose addendum to Cosham, S., and Harte, M., *Wadhurst Then and Now* (2003).

³⁶ Ascott, K. F., *The Education of Wadhurst* (1998), 7.

³⁷ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 65, 151.

³⁸ Ascott, K. F., *The Education of Wadhurst* (1998), 2-8.

³⁹ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 141.

⁴⁰ *Ibid.*, 143, quoting Harwood, B., *The Cricketers of Wadhurst: some random recollections from 1758 to 1958*.

⁴¹ Ascott, K. F., *The Education of Wadhurst* (1998), 9.

⁴² Lewis, S. (ed.), *A Topographical Dictionary of England* (1848), 429-32.

⁴³ Wace, A. A., *The Story of Wadhurst* (1923), 93; Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 105, 108.

⁴⁴ Ordnance Survey maps epochs 1-4; Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 110.

⁴⁵ Wilson, J. M., *Imperial Gazetteer of England and Wales* (1870-2).

⁴⁶ Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 80-1; Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239; Rose, N., 'The Railway Age', in *Victorian Wadhurst: Glimpses of our Past* (Wadhurst History Society, 2005), 97-114.

⁴⁷ Short, B., 'Population Change 1801-1851', in Leslie, K., and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 88-9; Sheppard, J., 'Population Change 1851-1911', in Leslie, K., and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 90-1; decennial census statistics.

⁴⁸ Decennial census statistics: 2007 estimate from East Sussex County Council.

⁴⁹ Harte, M., Ring, R., Woodward, H., *The Day Wadhurst Changed: Friday 20th January 1956* (2006).

⁵⁰ Wace, A. A., *The Story of Wadhurst* (1923), 50.

⁵¹ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 130.

⁵² *Ibid.*, 58.

⁵³ Tithe Map (1840); Ordnance Survey maps epochs 1-4; Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 63.

⁵⁴ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c1760 and c1960* (2004), 53; Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 132-4. Note that Elleray and the Ordnance Survey maps (perhaps his source) suggest that the Baptists adopted this building later, re-using a United (or Free) Methodist church.

⁵⁵ Ascott, K. F., *The Education of Wadhurst* (1998), 6-21, 31.

⁵⁶ Ascott, K. F., *The Education of Wadhurst* (1998), 209-10.

⁵⁷ Haines, S. R., 'A Good Read: the East Sussex Bookhawking Association, 1855-88', SAC 124 (1986), 227-41, at 230.

⁵⁸ Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 70-1.

⁵⁹ Morrison, K., *The Workhouse: A Study of Poor-Law Buildings in England* (1999), 211; Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 151.

⁶⁰ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 67-8.

⁶¹ *Ibid.*, 62-3, 142-5.

⁶² Source: English Heritage listed building description 7/12/1992, ref no. 297141.

⁶³ Martin, D., and Martin, B., *Pilgrims, High Street, Wadhurst* (unpubl. Archaeology South-East report, 2002, project ref. 1511, report no. 1453).

⁶⁴ Wace, A. A., *The Story of Wadhurst* (1923), 58-9.

⁶⁵ The building is partly shown in the mid-19th-century reconstructed view of Wadhurst in 1611, reproduced in Cosham, S., and Harte, M., *Wadhurst Then and Now* (2003), unpaginated. The construction of the building in this drawing is unclear, although Mark Gardiner identifies it as timber-framed: Gardiner, M., 'Trade, Rural Industry and the Origins of Villages: some Evidence from South-East England', in de Boe, G., & Verhaeghe, F., (eds.), *Rural Settlements in Medieval Europe: Papers of the Medieval Europe Brugge 1997 Conference 6* (1997), 65.

⁶⁶ Willatts, R. M., 'Iron graveslabs: a sideline of the early iron industry', SAC 125 (1987), 99-113 and microfiche appendix, 56-77.

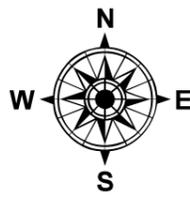
⁶⁷ Note, however, that this drawing may not be reliable as it purports to depict Wadhurst in 1611: loose addendum to Cosham, S., and Harte, M., *Wadhurst Then and Now* (2003).

⁶⁸ Loose addendum to Cosham, S., and Harte, M., *Wadhurst Then and Now* (2003).

⁶⁹ Pope, R., 'Occupations/Employment in the High Street 1841-1901', in *Victorian Wadhurst: Glimpses of our Past* (Wadhurst History Society, 2005), 27-40, at 27.

⁷⁰ Savidge, A., and Mason, O., *Wadhurst: Town of the High Weald* (1988), 43.

⁷¹ Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.



Sussex EUS



ENGLISH HERITAGE

WADHURST MAP 1

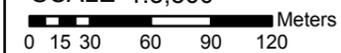
Extent of Wadhurst EUS study area

KEY

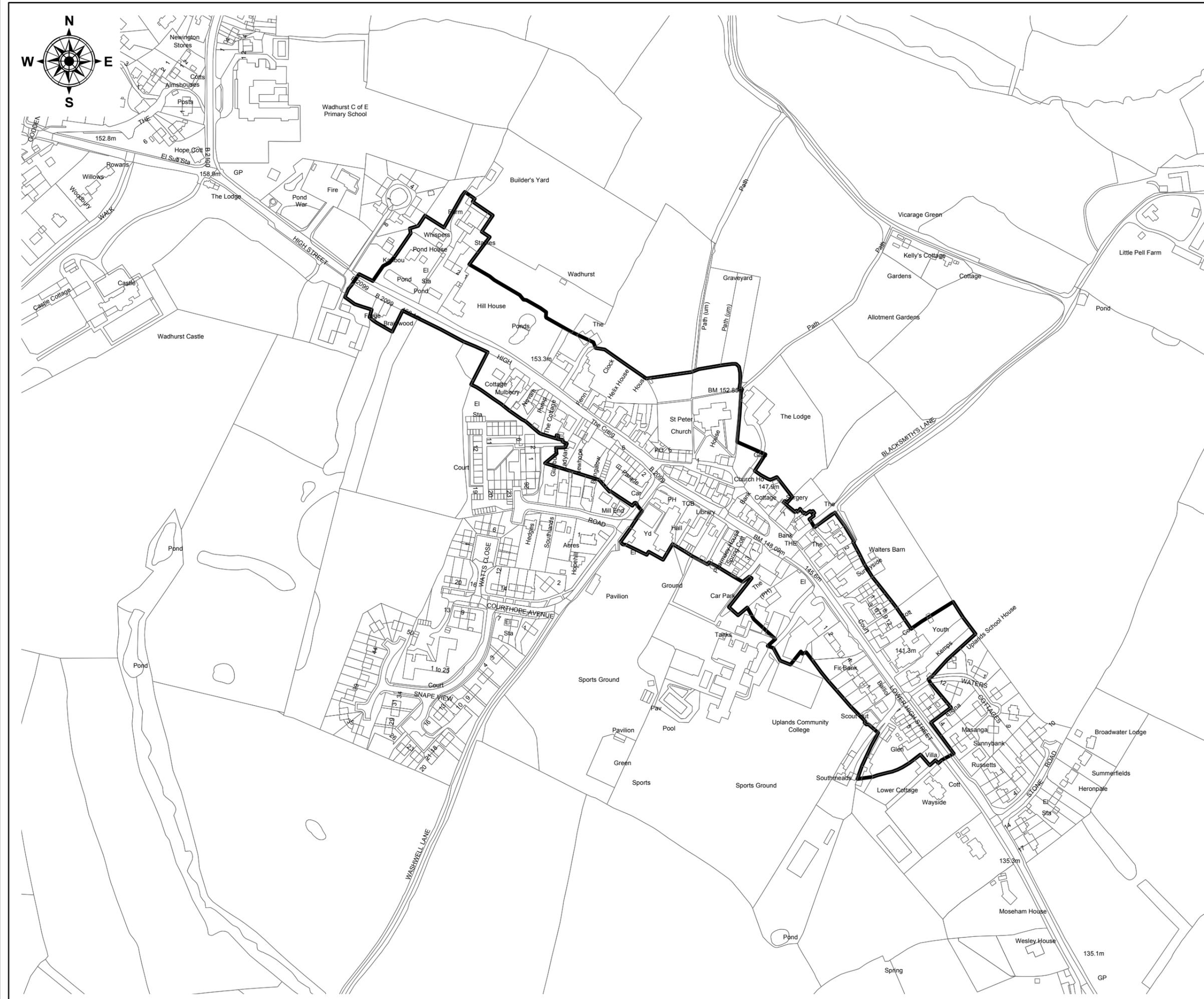
EUS boundary

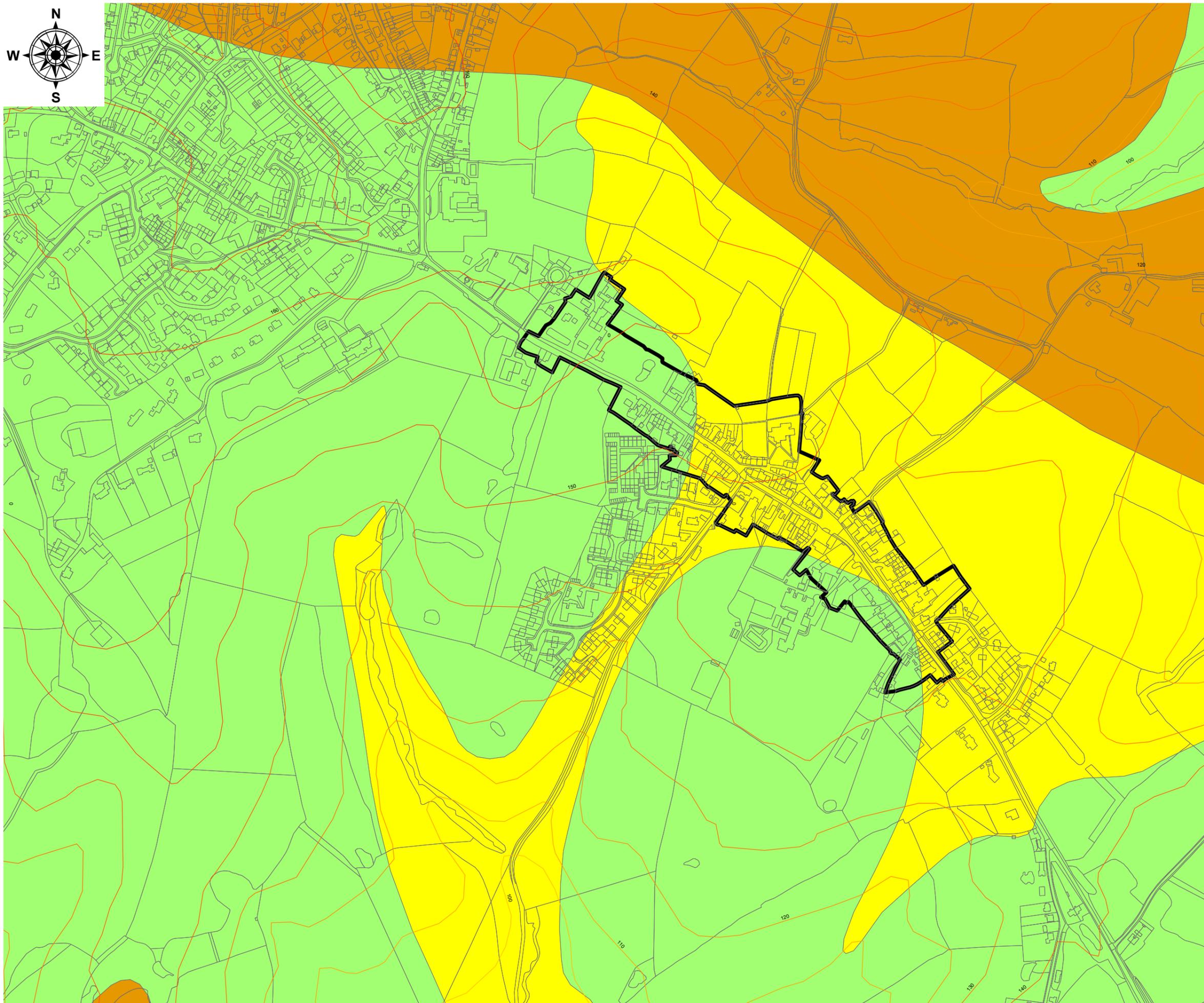
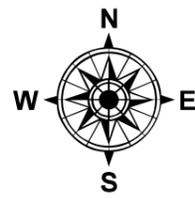
EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:3,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. The geological map data is reproduced from the British Geological Maps data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.





Sussex EUS



ENGLISH HERITAGE

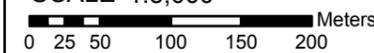
WADHURST MAP 2

**Solid geology
with 10m contours**

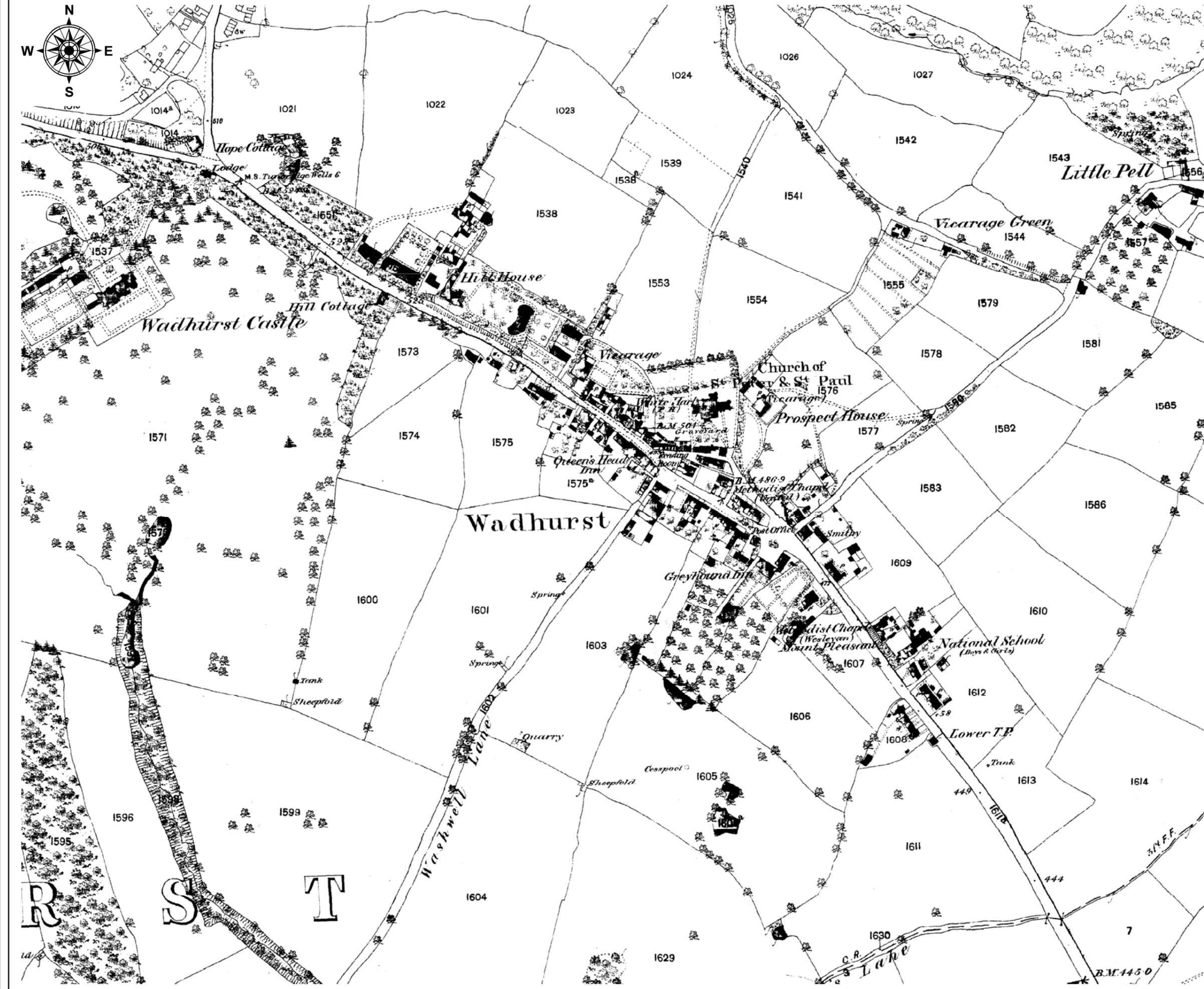
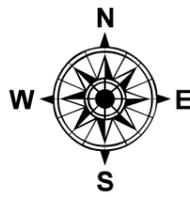
KEY	
	ASHDOWN FORMATION
	TUNBRIDGE WELLS SAND FORMATION
	WADHURST CLAY FORMATION

EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:5,000



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS

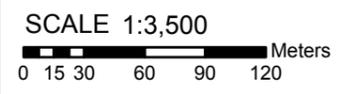


ENGLISH HERITAGE

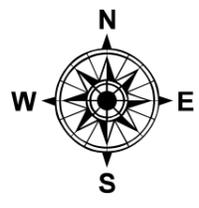
WADHURST MAP 3

OS 1st series 25"
(c.1875)

EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. The geological map data is reproduced from the British Geological Maps data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



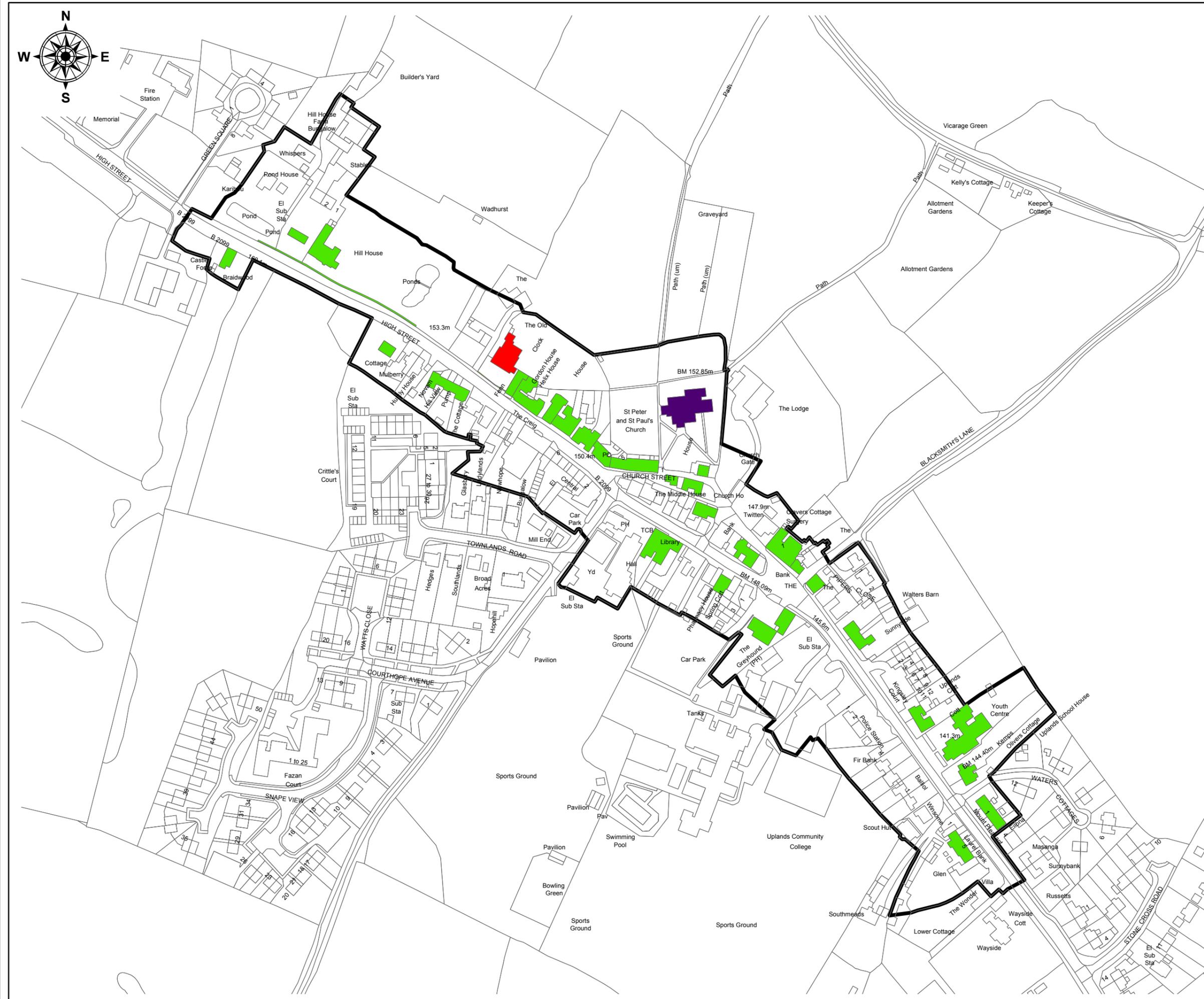
ENGLISH HERITAGE

WADHURST MAP 4

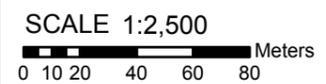
Historic buildings

KEY
Wadhurst buildings
Listing grade

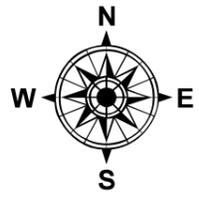
- I
- II
- II*



EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 September 2007



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



WADHURST MAP 5

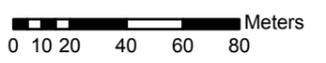
Period 5 (1066-1149)

KEY

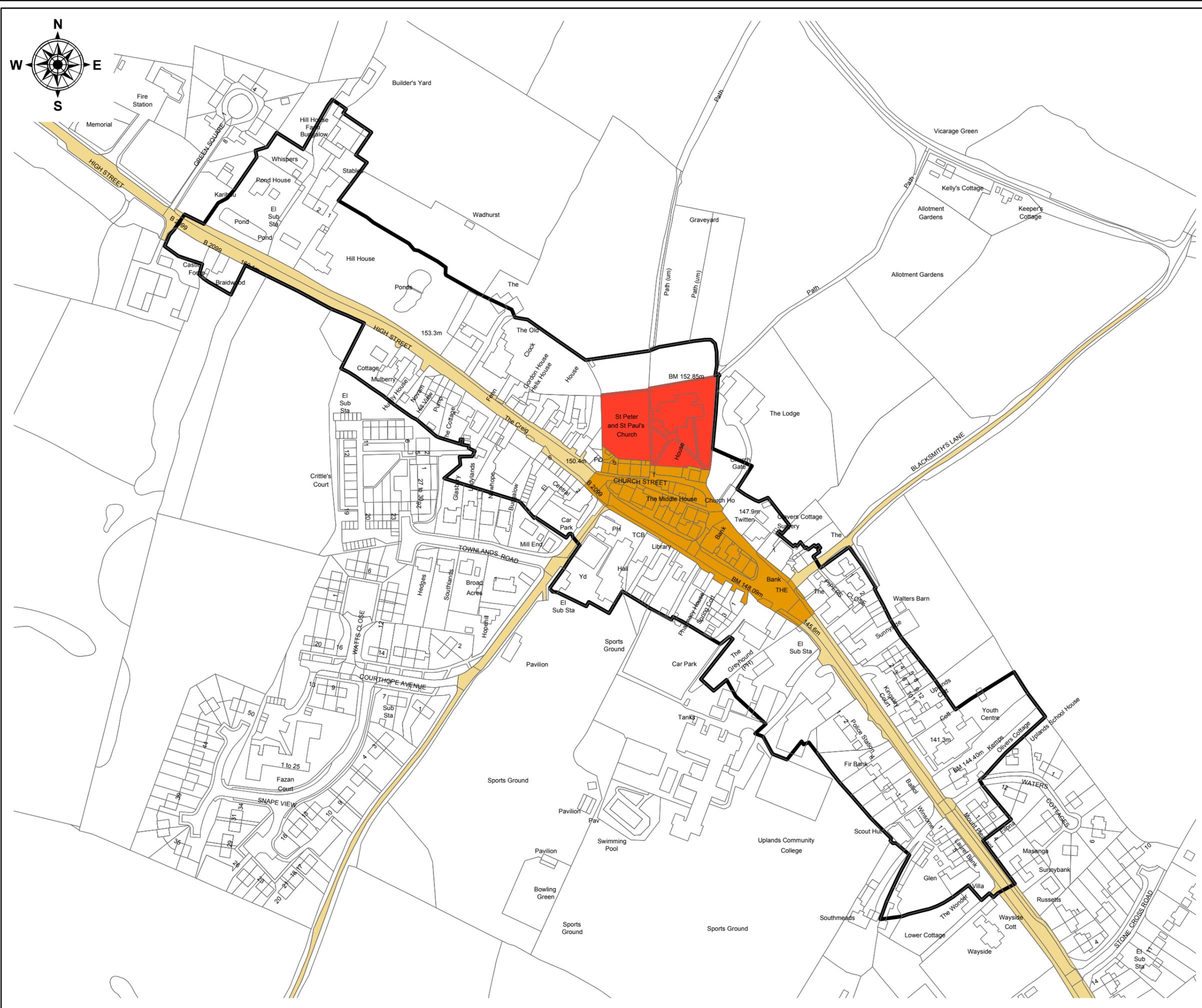
- HCT Church/churchyard
- Lane/road
- Market place

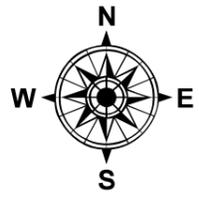
EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.





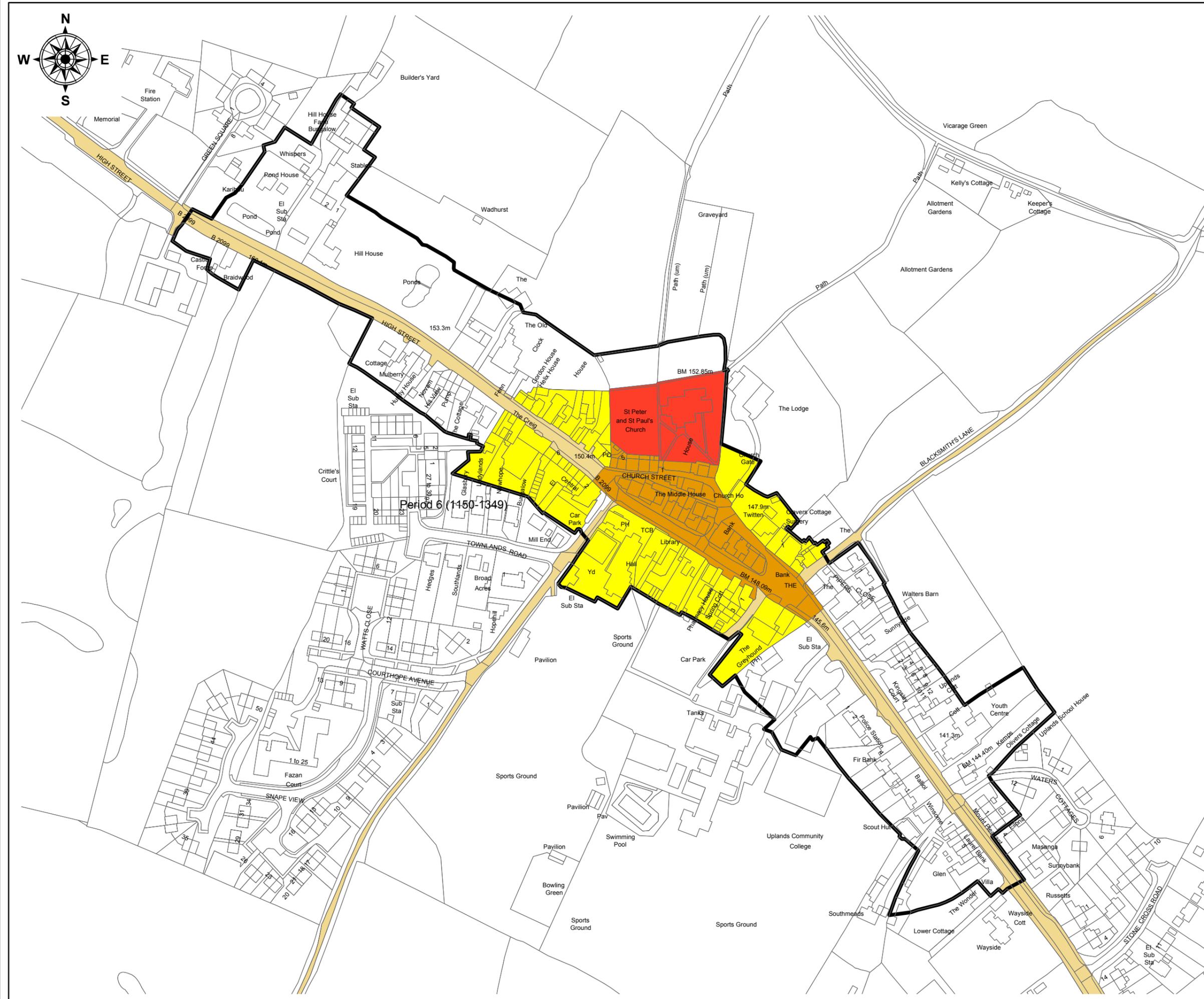
WADHURST MAP 6

Period 6 (1150-1349)

KEY

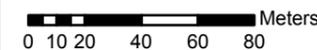
HCT

- Church/churchyard
- Irregular historic plots
- Lane/road
- Market place

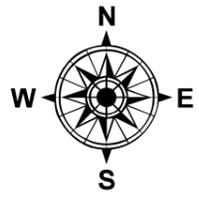


EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



WADHURST MAP 7

Period 7 (1350-1499)

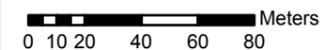
KEY

HCT

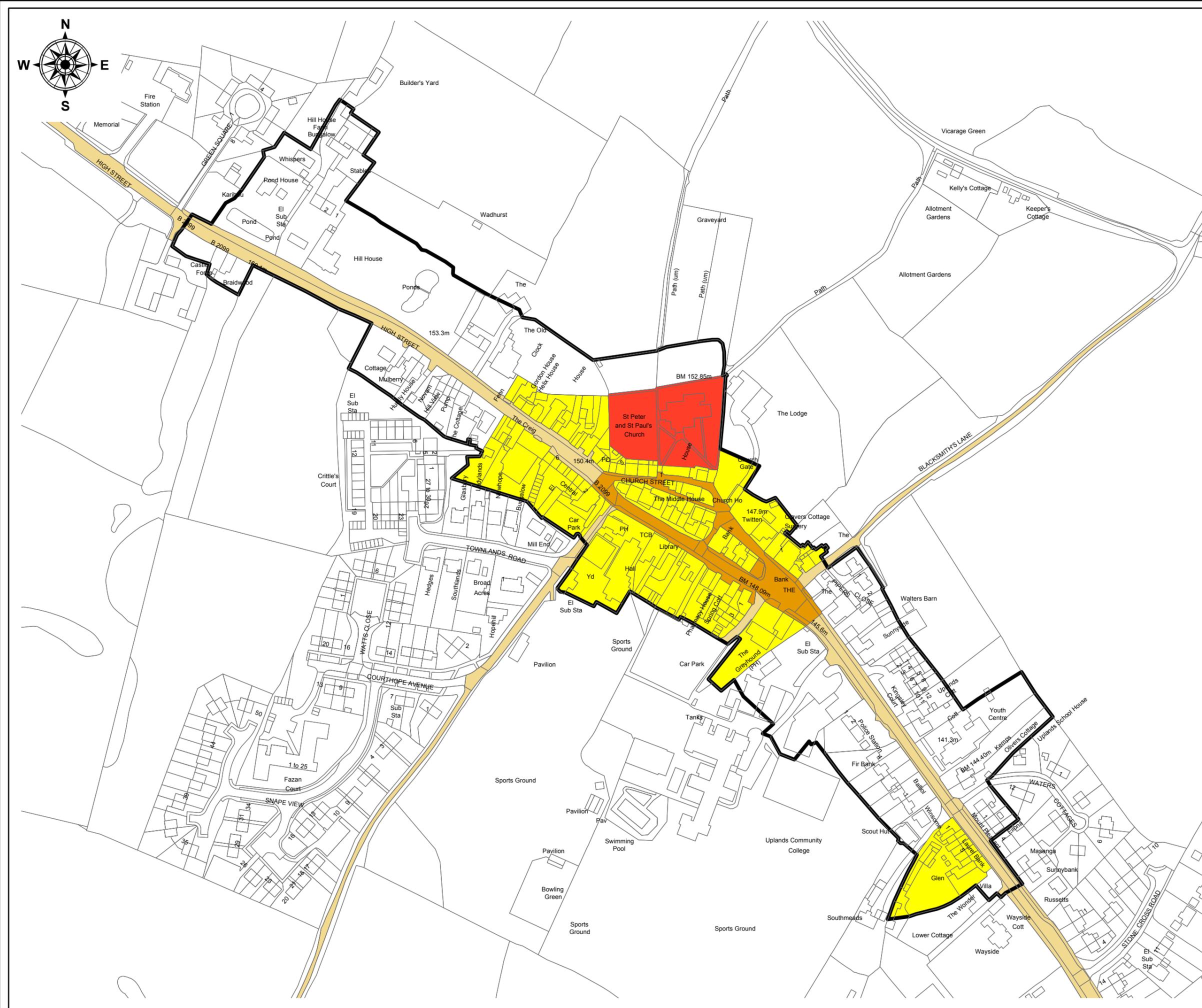
- Church/churchyard
- Irregular historic plots
- Lane/road
- Market place

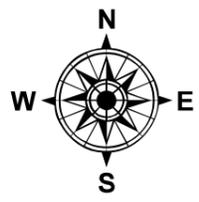
EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.





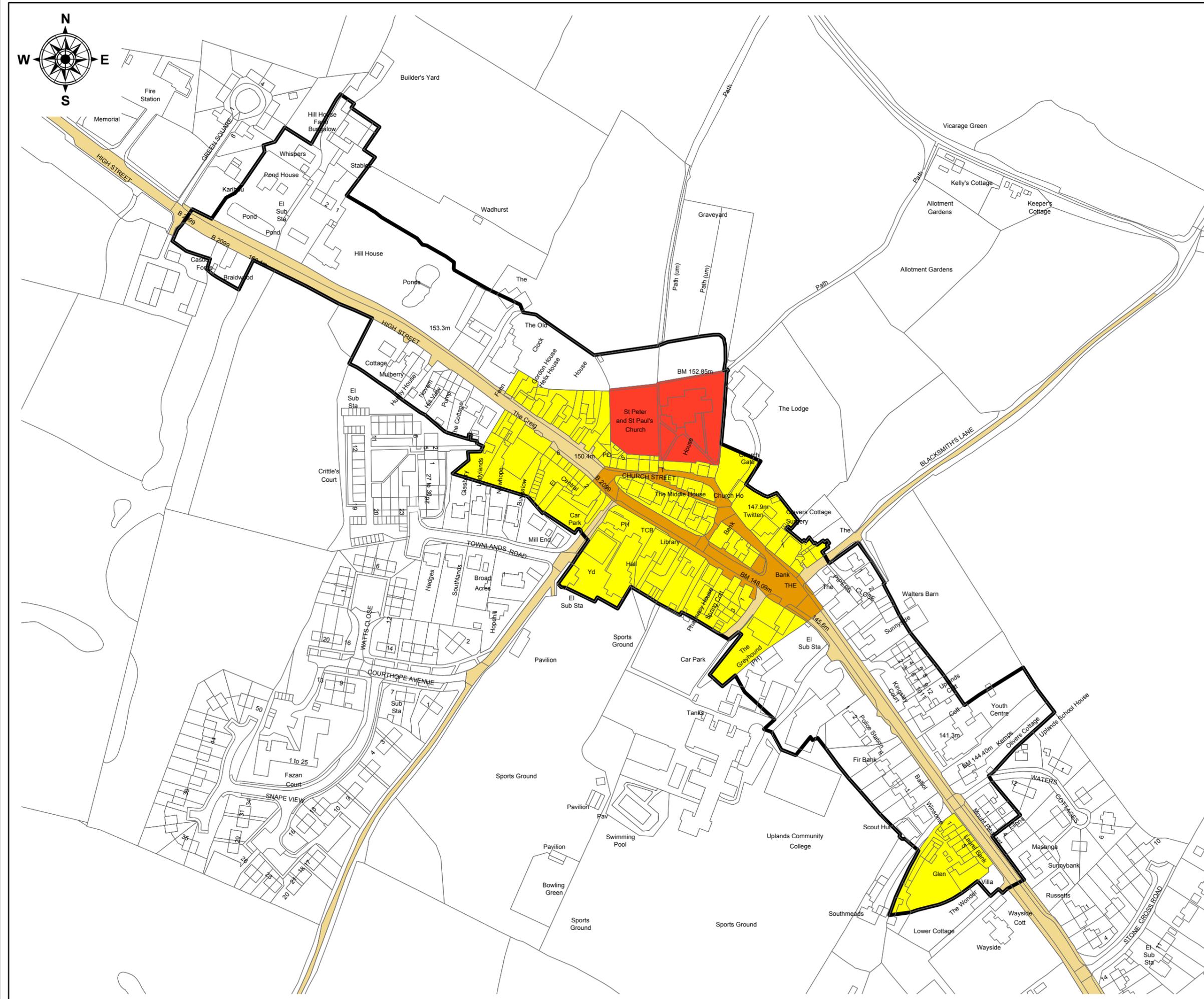
WADHURST MAP 8

Period 8 (1500-1599)

KEY

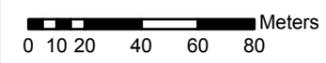
HCT

- Church/churchyard
- Irregular historic plots
- Lane/road
- Market place

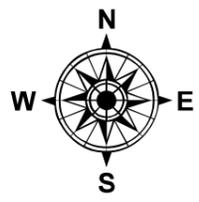


EUS research and mapping:
 Dr Roland B Harris FSA MIFA
 September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



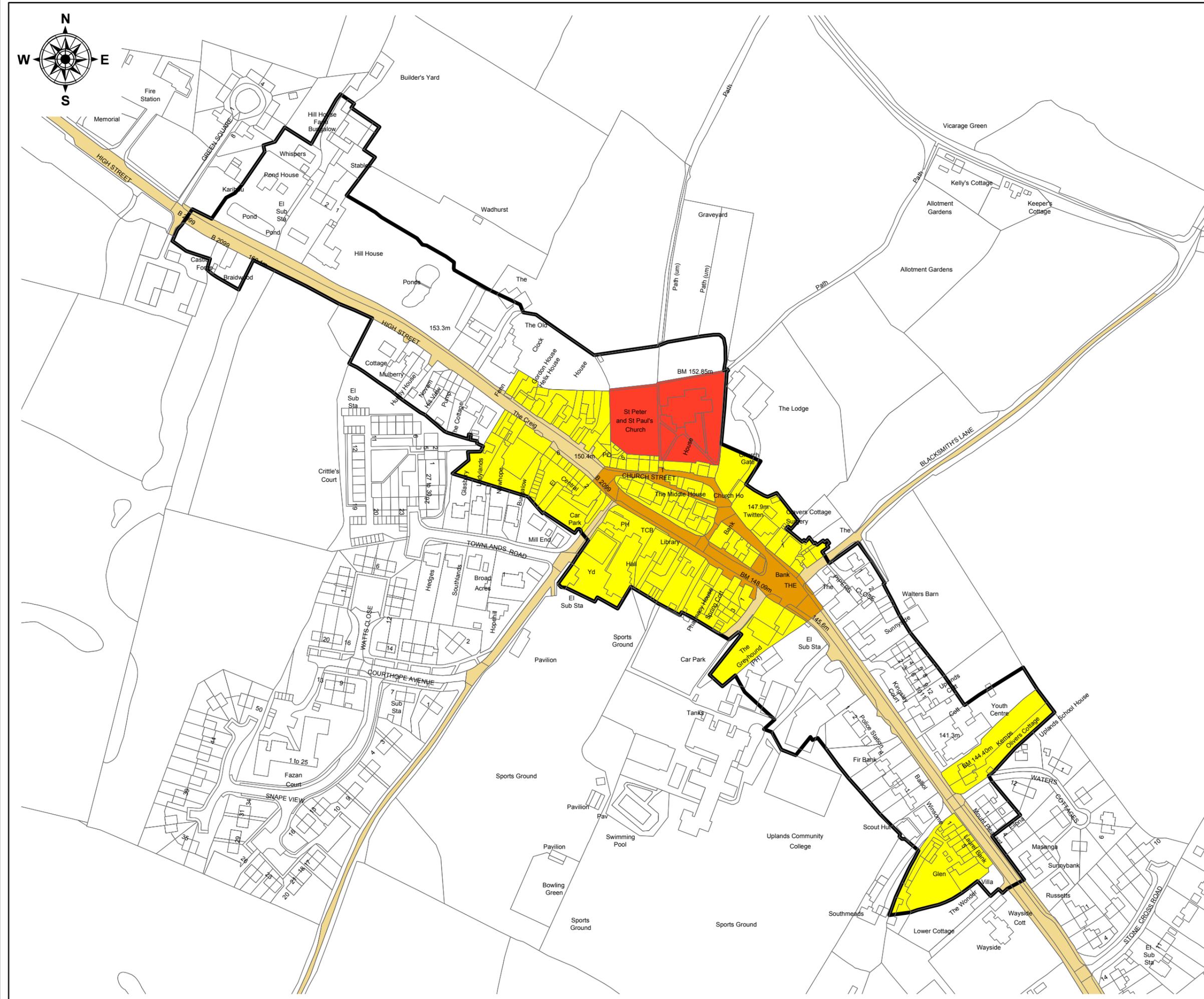
WADHURST MAP 9

Period 9 (1600-1699)

KEY

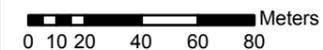
HCT

- Church/churchyard
- Irregular historic plots
- Lane/road
- Market place

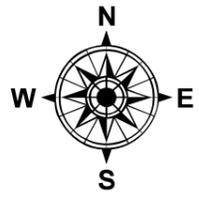


EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



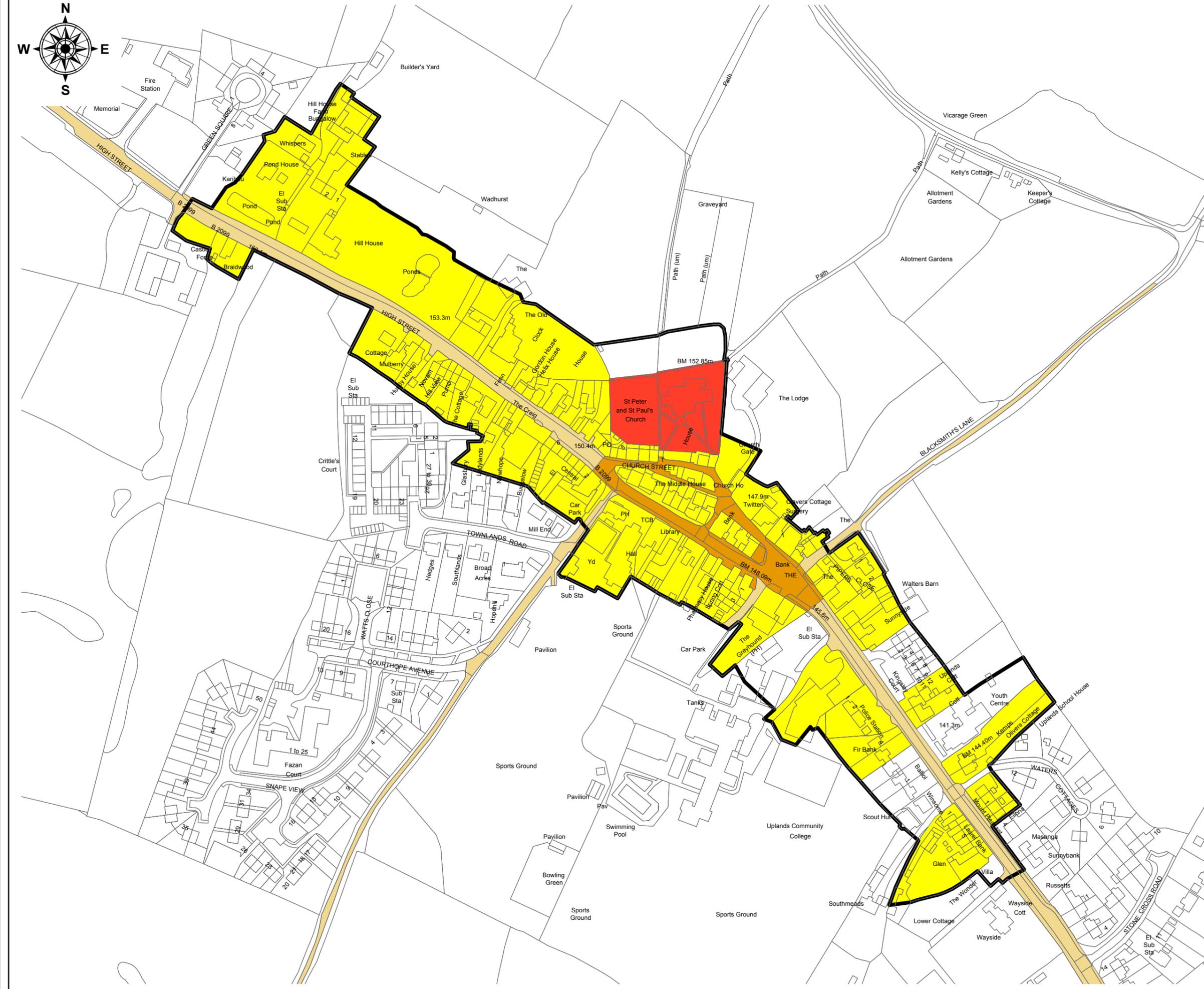
WADHURST MAP 10

Period 10 (1700-1799)

KEY

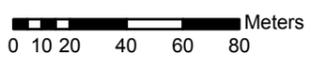
HCT

- Church/churchyard
- Irregular historic plots
- Lane/road
- Market place

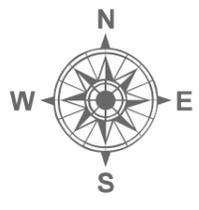


EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. OS Licence No. 100018485. This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



WADHURST MAP 11

Historic Character Types (2007)

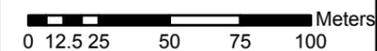
KEY

HCT

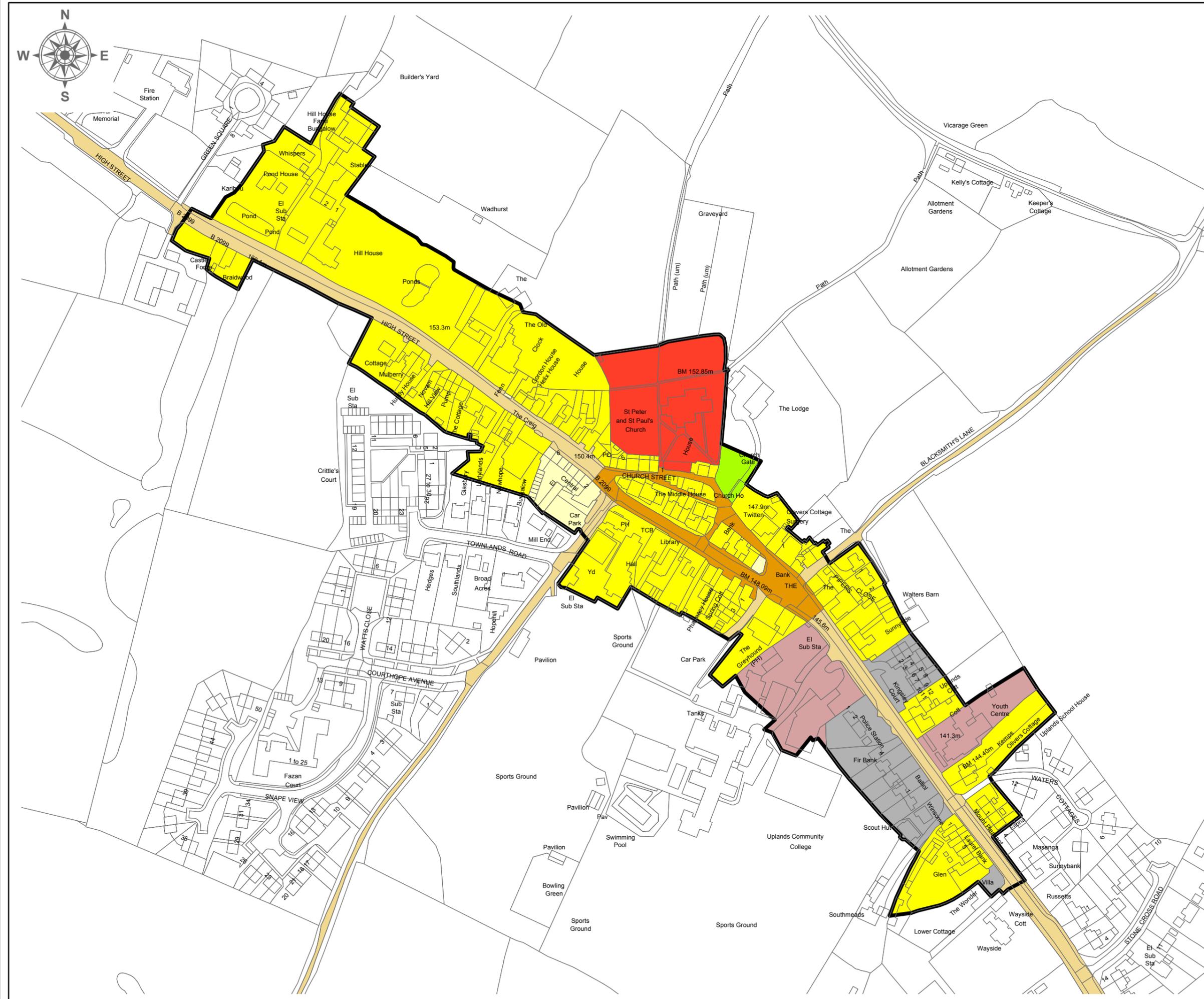
- Church/churchyard
- Informal parkland
- Irregular historic plots
- Lane/road
- Market place
- Retail and commercial
- School/college
- Suburb

EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.





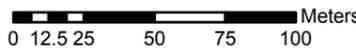
WADHURST MAP 12

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

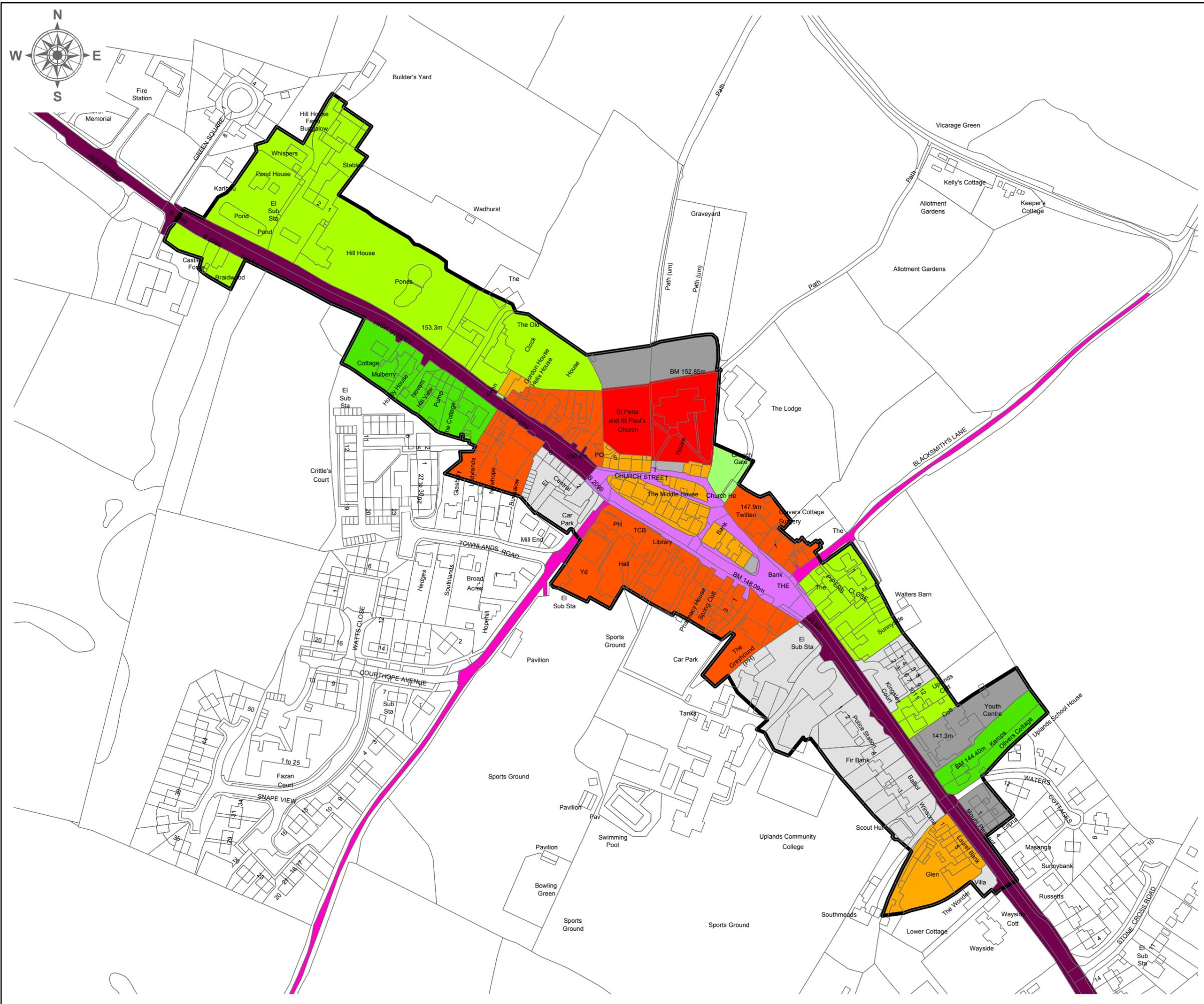
KEY	
PERIOD	
1	Dark Purple
2	Purple
3	Magenta
4	Light Purple
5	Red
6	Orange
7	Light Orange
8	Yellow
9	Light Green
10	Green
11	Light Green
12	Grey
13	Light Grey
14	Very Light Grey
15	White

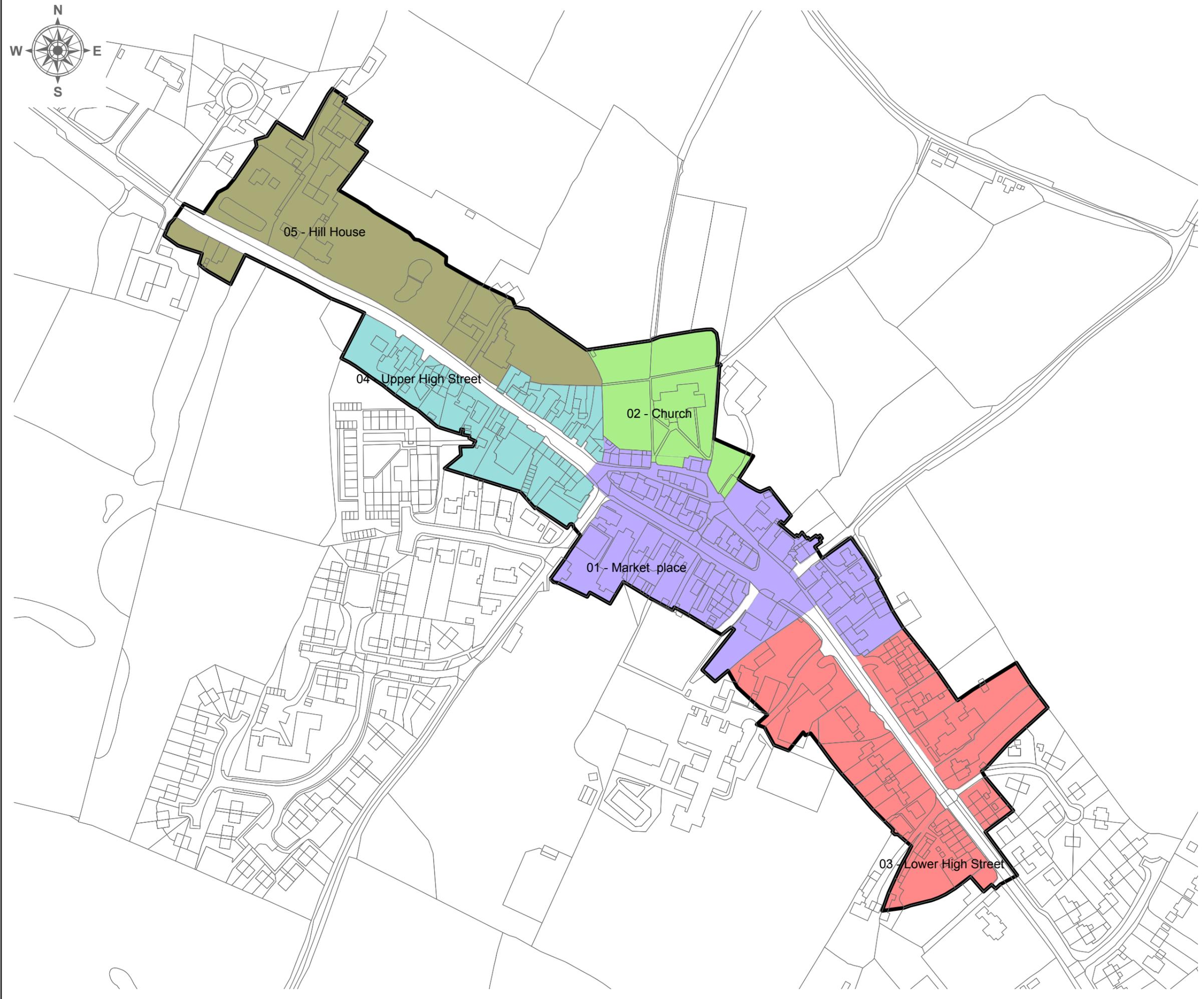
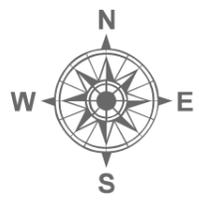
EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.





Sussex EUS



ENGLISH HERITAGE

WADHURST MAP 13

Historic Urban Character Areas (HUCAs)

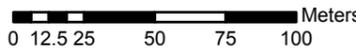
KEY

EUS Wadhurst HUCA

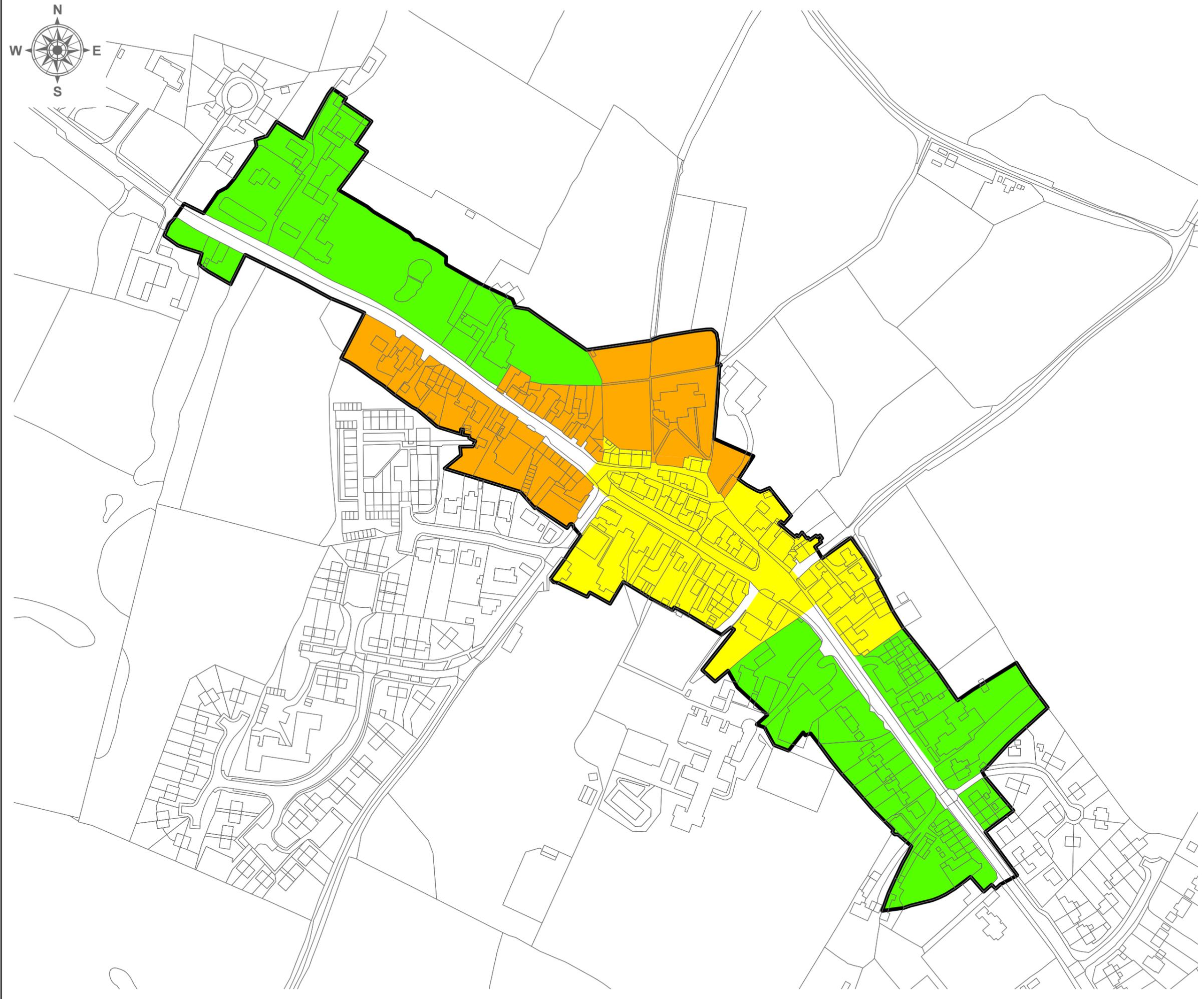
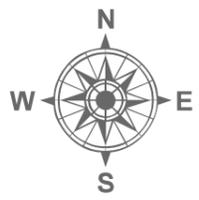
- 1 - Market place
- 2 - Church
- 3 - Lower High Street
- 4 - Upper High Street
- 5 - Hill House

EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.



Sussex EUS



ENGLISH HERITAGE

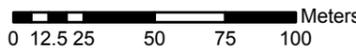
WADHURST MAP 14

Historic Environment Value (HEV)

KEY	
EUS Wadhurst	
HEV	
	2
	3
	4

EUS research and mapping:
Dr Roland B Harris FSA MIFA
September 2007

SCALE 1:2,500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.
OS Licence No. LA 076600 2004.
The geological map data is reproduced from the British Geological Map data at the original scale of 1:50,000. Licence 2003/070 British Geological Survey. NERC. All rights reserved.
This view and other data © East Sussex County Council, West Sussex County Council, and Brighton & Hove City Council.