

4 ARCHAEOLOGY

4.1 Anglo-Saxon settlement (Map 5)

4.1.1 Architectural evidence



Fig. 10. St Margaret's church: west wall of nave.

There are no discernible upstanding remains of the Anglo-Saxon church, or churches, although it has been postulated that the nave walls of St Margaret's are pre-Conquest.⁶⁴ The earliest surviving visible masonry of the nave walls is the external face of the west wall, where, either side of the obvious patching around the 19th-century window, the herringbone-coursed flint rubble suggests a date of the 11th or early 12th century.

4.1.2 Excavations and topography

There is no direct archaeological evidence for Anglo-Saxon Ditchling, most probably simply reflecting the fact that there has been no significant excavation within the village.

Heather Warne's analysis of the parish, however, includes study of the topography of the village from both documentary and map sources. Though elements of the village are rarely firmly datable to the Anglo-Saxon period, her inferences from such sources are wholly reasonable. The church and cottage plots to the north were exceptional in that they were cut out of the eastern side of the narrow north-south

demesne strip. Of course, it is possible that the church predates the demesne strip: either way, its location was carefully chosen on a prominence at the southern end of the Lodge Hill-Burgess Hill ridge. A sarsen stone built into the southern churchyard wall does not provide evidence of earlier – pagan – use of the site and this is reinforced by the concentration of such locally-derived boulders to the west of the churchyard (within the area of former Court Farm). As the home farm of the manor (and the location for the medieval manorial courts), Court Farm itself is likely to represent a site of pre-Conquest settlement.⁶⁵

Otherwise the Anglo-Saxon village was concentrated along East End Lane, presumably part of a pre-existing route from the Iron Age hillfort (via Nye Lane) to Lodge Hill and the Weald. The High Street is part of another obvious early north-south route, marking the boundary between the demesne and villagers' lands. Both routes doubtless have their origins in Anglo-Saxon, or perhaps even Iron Age, transhumant routes linking Downland settlements to their Wealden wood pastures. An early east-west route within the village area is marked by Fieldway, leading to the western part of Lewes Road (east of the junction being a later turnpike) and West Street. To the south of the village, the main east-west route (passing through Westmeston and Keymer) is likely to have continued westwards from the southern end of East End Lane to the pre-turnpike Keymer road on the west of the village.⁶⁶



Fig. 11. St Margaret's church: view from the chancel.

4.2 Post-conquest village (Maps 6-8)

4.2.1 Buildings



Fig. 12. 45 East End Lane.

St Margaret's church is the oldest medieval building in the village. The first datable modification of the possibly pre-Conquest nave is the late 12th-century arcade in the south wall, necessary for the addition of an aisle. More substantial modification occurred in the late 13th and early 14th centuries when transepts and an extensive chancel were added, together with a crossing tower, and, slightly later, a south chapel to the chancel.

There are eight identifiably late medieval houses surviving in the village, all timber framed and all but one concentrated on or near the High Street. The exception is Cherry Tree Cottage, 45 East End Lane, which was a single-aisled hall of c.1400. Brewers, 11 East End Lane, retains the moulded dais beam and the elements of the cross-passage screen from its two-bay open hall of probable early 15th-century date.⁶⁷

4.2.2 Excavations and topography

Again, the absence of archaeological excavation restricts the understanding of medieval Ditchling, although the small evaluation at **The Sandrock public house** (High Street) revealed a medieval ditch dated by pottery to the 12th to 13th centuries. The ditch ran across the narrow plot and was coincident with a surviving boundary.⁶⁸ At c.75m from the High Street frontage and up to c.50m from East End Lane it is unclear which street

was faced by any properties defined by this boundary, perhaps both.

Certainly, the 12th and 13th-century expansion of the village from its nucleus along East End Lane appears to have resulted in the creation of plots on the east side of the High Street as far south as the cross-roads with West Street/Lewes Road, taking from the wide area of wayside waste. We have seen (above, section 3.1.3) similar expansion into demesne lands at this time and, again, in the 15th and 16th centuries. This appears to account for the development of West Street and, also from wayside waste, the west side of the High Street. In contrast with the spacious plots of the agriculturally-based Anglo-Saxon villagers, the population expansion and increase in artisan and service traders of the medieval period is most likely to account for the more constrained plots in evidence around the cross-roads and extending northwards along the High Street as far as East End Lane, though these fall short of regular burgage plots in more urban contexts.

To the north of the church, levelling of ground for the expansion of the graveyard in the late 19th century revealed foundations that may relate to the old Rectory House and tithe-barn.⁶⁹

An open grassy slope comprising Leasing Hill and The South Down on the south side of the village (i.e. south of West Street and Lewes Road) probably functioned as a village green,⁷⁰ and could have accommodated the fair and, possibly, the market.



Fig. 13. Brewers, 11 East End Lane.

4.3 The town c.1500-1800

4.3.1 Buildings



Fig. 14. Wings Place, 24 West Street: 16th-century timber framing.

Ditchling has 36 surviving buildings, or groups of buildings, that date from between 1500 and 1800: eight from the 16th century, 15 from the 17th century, and 13 from the 18th century.



Fig. 15. 1 South Street, showing northern gable.

All except five of the 16th and 17th-century buildings are timber framed. Wings Place, 24 West Street (Grade I) is the most impressive of these: formerly known as Anne of Cleves House, this is a large 16th-century timber-framed house with cross-wings, restored in 1936.⁷¹ Of similar date, and also with visible timber framing, is the corner building of 1 South Street, with its gable end and (now underbuilt) jetty facing West Street rather than South Street. Although the rear of Bank House, 7-9 High Street has a fragment of a coupled-rafter roof that is evidently late medieval, the building is predominantly of the 16th century – including the rather restored gabled elevation to the street. Adjacent 5 High Street (unlisted) is of c.1600. Other examples of 17th-century timber framing (such as Cotterlings, 28 West Street) are less visible externally.

The 18th-century buildings are of brick, except for two examples of flint rubble construction. The latter comprise the barn on the north side of the village green (i.e. formerly part of Court Farm) and the Vicarage, West Street (originally a pair of flint cottages). Brick buildings of this date range from modest terraced cottages, such as 8-20 High Street and 2-6 Church Lane, to more substantial street-front houses, such as The Limes, 32 High Street. In addition to new-built houses, the 18th century also saw remodelling of earlier timber-framed buildings. This is exemplified at Cotterlings, 28 West Street, where the earlier timber framing was given a fashionable facing of black mathematical tiles c.1790.

4.3.2 Topography (Maps 9-11)

The distribution of surviving historic buildings does not make explicit the large-scale re-organization of Ditchling which occurred between 1500 and 1800. The expansion of the High Street had begun in the medieval period, and in the post-medieval period this new area began to dominate, and East End Lane declined. By 1800, the High Street, the southern side of West Street and the northern part of South Street were the most densely occupied parts of the village, with their largely continuous street frontages giving an urban look to Ditchling. We have seen that the flourishing north-south route to London was significant in the later stages of this shift of focus, and that this was furthered by turnpiking of the London road, and that from Henfield and Keymer, leading to West Street. The pre-1800 turnpiking of older routes, however, had no direct impact on the street plan of the built-up area.



Fig. 16. The Limes, 32 High Street.

4.4 Expansion: c.1800-2004 (Maps 1, 3 and 4)

4.4.1 Buildings and topography

The turnpiking acts of the early 19th century had a more direct impact on the topography of Ditchling, most particularly in the case of that of 1812. This created Lewes Road and downgraded East End Lane to the role of a side street.

The majority of the buildings in Ditchling date from this period, not so much as a result of loss of earlier buildings, but through gradual expansion of the village. This growth largely occurred after the First World War and especially after 1945.

There are numerous buildings dating from the early 19th century, and this is varied and scattered infill and rebuilding similar to the 18th-century houses, and concentrated on or near the High Street. The small boom of building at this time reflected the burgeoning coach traffic and the road improvements around Ditchling. Nowhere is this more directly apparent than in the rebuilding of The Bull, in its coaching inn heyday prior to the construction of the London-Brighton railway line.

In this pre-railway period, local buildings materials predominated, both in the form of brick

and flint. The contemporary barn to the rear of The Bull is built of flint rubble, as are early 19th-century 22-4 High Street; 26-8 (Chestnuts and White Lodge), North End; and the former outbuilding of Court Farm, at the south-east corner of the village green.

The fall in population in the two decades after 1841 is reflected in the absence of building from this period. Likewise, the temporary recovery of c.1880 is represented by new building. This is most evident in the new infill off the main street frontages: for example, in the stuccoed terraces of 9-21 The Twitten and the semi-detached villas nearby (6 and 8 The Twitten, and 31 and 33 Lewes Road). It was not until immediately after 1900, however, that building began along the new part of Lewes Road (i.e. east of the junction with earlier Fieldway), with 32-40 and 42-4 being substantial Edwardian villas of detached and semi-detached form. More modest terraced housing of this period was built at Sunnyside 19-25 Lewes Road (1898) and 60-6 East End Lane.



Fig. 17. Ford Cottage, 42 East End Lane (c.1812).

Significant expansion after the First World War saw further village-centre infill, with detached houses between Fieldway and East End Lane; and semi-detached and detached housing on newly set-out The Dymcocks and East Gardens, to the north of East End Lane. Outside the EUS study area, Ditchling acquired suburbs in the form of ribbon-development along Lewes Road, Beacon Road, Clayton Road and Common Lane. Development in these areas after 1945 has tended to be denser and, often, sits behind the earlier ribbon development, as at Dumbrells Court (redeveloping Northend Farm), Neville's Cottages, Long Park Corner and Shirleys.



Fig. 18. 9-21 The Twitten.

Within the EUS study area, the post-1945 period has been marked by further infill, such as that between Fieldway and Lewes Road (including the new school of 1983); and Charlton Gardens. Subdivision of historic plots for has also occurred, for example for the building of Wings Cottage, West Street; and Glebe Cottage, Church Lane. All this development is of modest scale, so Ditchling has neither gained uniform modern housing estates. More unusually for a village or small town of its size, Ditchling has not entirely lost the abrupt interface between historic core and open countryside: if anything, the focus on small-scale (even unplanned) ribbon development has allowed this rather hidden feature to survive on the west and north-east sides of the village.



Fig. 19. Ditchling tithe map, 1839 (copy in *East Sussex Record Office*).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Bereft of its function and status as a minor medieval market centre and, later, as a coaching station on one of the London-Brighton roads, Ditchling missed much of the development seen elsewhere in the second half of the 19th century and 20th century. The early relative decline of the village – which possibly peaked in importance before the 10th century – and the lateness and small-scale of the addition of new housing have had the effect of preserving a very high proportion of the pre-c.1840 buildings and topography of the town. Although survival has been high, Ditchling was much smaller than many other medieval market centres and never achieved borough status or even many recognizably urban attributes, so the numbers and range of buildings is smaller than those found, for example, at Lewes, Rye or Steyning. That said, West Street, High Street, and the north end of South Street have significant concentrations of medieval and, especially, early post-medieval buildings. East End Lane and North End have more scattered historic buildings. Less visible is the still largely unexplored archaeological evidence of the medieval village.

5.1.2 Historic environment designations (Map 4)

There are 48 listed buildings and monuments in the EUS study area, of which two are Grade I, one is Grade II* and 45 are Grade II. Of these, eight pre-date 1500; eight are 16th century; 13 are 17th century; 10 are 18th century; eight are early 19th century; and one is from 1914-45.⁷²

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

There are an additional 12 important historic buildings recognized in this assessment that have not been listed: one house of the mid-15th century (Dymcocks Manor), two 17th-century houses (103 East End Lane and 5 High Street), three 18th-century houses (1 and 3 High Street, 39 and 41 High Street, and Lodge Hill Cottage, Lodge Hill Lane), and six early 19th-century buildings (including important outbuildings/barns, such as that to the rear of The Bull and that

formerly part of Court Farm, on the south side of the village green).

5.1.3 Historic building materials

With the exception of the church (largely of flint and local sandstone), the pre-1600 buildings of the town are all timber framed, albeit often with brick and flint. The 17th century sees similar dominance of timber framing, but with examples of brick and flint as the main construction material. The 18th-century saw the rise to dominance of brick, although this again was very much a locally available material. Flint continued to be used for buildings and boundary walls, however, and survived well into the 19th century. Clay tiles are used for roofs, tile hanging (11 examples) and mathematical tiles (one example of c.1790 applied to a 17th-century timber frame).

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 5-13)

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 5-11) 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 Ditchling (Map 12)

Although Historic Character Types represent county-wide types, modern Ditchling is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of significant areas of *irregular historic plots* and an absence of *regular burgage plots* reflects the fact that the small medieval market centre saw no significant phase of planning.

5.3 Historic Urban Character Areas (Maps 14 and 15)

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 Ditchling combines six Historic Character Types that represent the *church/churchyard*, a *farmstead/barn* and *inland water* (the pond) dating from at least Period 4 (i.e. 950-1065); *informal parkland* deriving from *irregular historic plots* which became *vacant* in Period 7 (1350-1499); a *school/college* of Period 11 (1800-40); an extension to the *church/churchyard* of Period 13 (1881-1913); and the *public* area of the village green of Period 15 (1946-present) deriving from part of the *farmstead/barn* of Period 4. Combining this complexity into a single HUCA called *Church* reflects the largely coherent character of the

area today. 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) 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 Ditchling 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 15)*

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 Mid Sussex 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 Ditchling (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 *Ditchling’s Historic Urban Character Areas (Maps 14 and 15)*

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

HUCA 1 Church (HEV 4)

HUCA 1 lies on the west side of the centre of the medieval and modern village, and abuts open countryside on the west. The origins of the HUCA lie in the pre-Conquest church and adjacent Court Farm – the demesne farm and location of the medieval manorial courts. As recently as the 1960s the farm abutted the west

side of the churchyard, in the area now occupied by the village green. To the north of the church, early – probably pre-Conquest – plots have been utilized for the 19th-century National School (now museum) and for the early 20th-century churchyard extension.

There are three listed buildings and monuments (two Grade II and one Grade I). The Grade I listed church itself dates from the 11th or 12th century, with major additions in the late 12th century and, especially, the late 13th century/early 14th century. To the west of the churchyard two former, flint-built, farm buildings survive from Court Farm, the southern one – an early 19th-century outbuilding – is unlisted. Running north of this, the lower parts of the flint walls of a demolished barn survive as a garden feature in the new (1960s) village green that succeeded the farmstead. To the west of the village green lies the former farmhouse of Court Farm, now subdivided into Ditchling Court and Old Manor House (Grade II): the eastern part of the north range is 17th century and the rest early 19th century. The former National School of 1836 lies north-west of the church and is unlisted.

The post-1945 loss of Court Farm as a functioning farm and the consequent demolitions and new building have had the greatest impact on the historic environment, not least in reshaping boundaries on the west side of the churchyard. Otherwise the survival of medieval and post-medieval buildings suggests that the **archaeological potential** of nearly all this HUCA is high.

The survival of some irregular historic plot boundaries and, especially, the medieval church and churchyard; the visibility of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 1 has seen significant change in the 20th century (most notably through very limited residential development within the grounds of former Court Farm, and through demolition – and loss of functionality – of the farmyard now used for the village green), but this appears to have stabilized. The degree of change, coupled with the degree of protection through listing of key buildings, mean that although the Historic Environment Value of the area is high, **vulnerability** is only moderate to high. Undoubtedly, the greatest threat is more infill development within the grounds or development of large-scale garden features (swimming pools, hard tennis courts etc.). Another threat would be development to the west of the HUCA, which

would erode the historic interface with the open countryside.

Research questions especially relevant to this HUCA relate to the church, early secular settlement, and the demesne strip (RQ2, RQ3, RQ8, RQ9).

HUCA 2 High Street (HEV 4)

During the medieval and post-medieval period, the High Street – which dominates this HUCA – gradually succeeded East End Lane as the principal street in Ditchling. The 18th- and early 19th-century heyday of coaching reinforced this change, since the High Street is part of the London-Brighton route and, also, since the new turnpike road of Lewes Road effectively bypasses East End Lane. Although with less businesses and shops than in the recent past, the High Street (and particularly its southern end) remains the commercial centre of the village.

Today the High Street is almost continuously built up. There are 15 listed buildings, or groups of buildings, (all Grade II) of which two are Period 7 (1350-1499), one is Period 8 (16th century), three are Period 9 (17th century), five are Period 10 (18th century), and three are Period 11 (1800-40). There are also five important unlisted buildings, including mid-15th-century timber-framed Dymcocks Manor, 17th-century timber-framed 5 High Street, and the flint barn at the rear of The Bull. The most distinctive buildings are the heavily restored timber-framed buildings with gables end-on to the street at 5-9 High Street. The stuccoed coaching inn that is The Bull dominates the street opposite these buildings and, dating from the early 19th century, represents the last significant period of economic prosperity and urban pretension of Ditchling. To the north, substantial brick-built 18th-century houses (such as The Limes, 32 High Street) and earlier houses refaced at this time (such as Sopers, 28 High Street) are built directly on the street frontage and reinforce the urban quality of High Street. More modest terraces of 18th-century houses survive at 8-20 High Street and 2-6 Church Lane.

Although the HUCA lacks regular burgage plots, historic boundaries are well preserved, both in terms of side boundaries and rear boundaries, although it is unclear as to how plots have been altered by amalgamation and subdivision prior to the large-scale mapping of the Tithe map (1839).

There has been some recent redevelopment, such as the rear of plot infill for the building of Glebe Cottage, Church Lane, but the otherwise

good survival of the extensive area of medieval and post-medieval plots (and the buildings thereon) and the likelihood of the presence of medieval archaeology (as demonstrated during the archaeological watching brief at the former Sandrock public house) mean that the **archaeological potential** of nearly all this HUCA is high.

The rarity of the survival and condition of plots and, especially, the late medieval and post-medieval buildings; the completeness of the historic street-front (in the context of a functional high street); the visibility of much of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The combination of economic pressures (which include changing business needs and conversion of shops to houses) on the High Street and considerable Historic Environment Value mean that **vulnerability** is high. Internal and shop-front refitting of business premises; conversion of shops to residential use; minor structural additions; and occasional rebuilding of non-listed buildings are all constant and continuing threats to buildings and archaeology. Additionally, the less protected boundaries of plots are vulnerable to neglect and conversion to residential use, the latter also undermining the commercial character, or function, of these historic plots.

Research questions especially relevant to this HUCA relate to the High Street (RQ6, RQ8).

HUCA 3 South Street and West Street (HEV 4)

HUCA 3 lies immediately south of the cross-roads that is the commercial centre of the modern and post-medieval village. It comprises the block of properties between West Street and South Street, and between the South Street and the western end of Lewes Road.

Today the parts of the three streets near the cross-roads are almost continuously built up and retain commercial premises. There are 11 listed buildings, or groups of buildings, (one Grade I, one Grade II*, and nine Grade II) of which of which one is Period 7 (1350-1499), four are Period 8 (16th century), two are Period 9 (17th century), two are Period 10 (18th century), and two are Period 11 (1800-40). The most notable building is late 16th-century Wings Place, 24 West Street (Grade I), with its exposed timber framing and contemporary brick wing that includes a four-centred doorway to West Street. Crossways, 1 South Street dates from a decade

or so later and, again, has considerable exposed timber framing that includes its original gable end to West Street. Later timber framing includes 17th-century Cotterlings, 28 West Street (Grade II*), although here it is hidden by a fine black mathematical tile façade of c.1790. Such buildings – and the well-preserved shop fronts of 4, 6 and 8 West Street, and the White Horse – emphasise the importance of West Street as a through route prior to the building of Clayton Road in 1830. Although the HUCA lacks regular burgage plots, historic boundaries within it are well preserved, both in terms of side boundaries and rear boundaries.

The most substantial losses within the HUCA occurred in the 1872-4, when the workhouse on the corner of South Street and Lewes Road was demolished to allow road widening. Otherwise the good survival of the extensive area of largely post-medieval plots (and the buildings thereon) and the likelihood of the presence of medieval and, more probably, early post-medieval archaeology means that the **archaeological potential** of nearly all this HUCA is medium to high.

The rarity of the survival and condition of plots and the late medieval and, especially, post-medieval buildings; the completeness of the historic street-front (in the context of functional commercial streets); the visibility of much of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The combination of economic pressures (which include changing business needs and conversion of shops to houses) on the three streets and considerable Historic Environment Value mean that **vulnerability** is high. Internal and shop-front refitting of business premises; conversion of shops to residential use; minor structural additions; and occasional rebuilding of non-listed buildings are all constant and continuing threats to buildings and archaeology. Additionally, the less protected boundaries of plots are vulnerable to neglect and conversion to residential use, the latter also undermining the commercial character, or function, of these historic plots.

Research questions especially relevant to this HUCA relate to the built up street-front (RQ6).

HUCA 4 East End Lane (HEV 3)

HUCA 4 was the main area occupied by the Anglo-Saxon village, but was gradually succeeded by the High Street, South Street and West Street during the later medieval and post-

medieval periods. Since the creation of Lewes Road (by a turnpike road Act of 1812), East End Lane has no longer been part of the main road to the east.

Today the HUCA is entirely residential. There are 11 listed buildings, or groups of buildings, (all Grade II) of which two are Period 7 (1350-1499), three are Period 8 (16th century), five are Period 9 (17th century), and one (a gazebo to the south-west of 78 East End Lane) is Period 10 (18th century). There are also three important unlisted buildings, comprising 17th-century 103 East End Lane, and early 19th-century 42 East End Lane and 28-32 East End Lane. Although the timber framing is not visible externally, Cherry Tree Cottage, 45 East End Lane is a rare single-aisled hall house of c.1400. Accessed from The Twitten off East End Lane, the Baptist meeting house of c.1730-5 (with its adjacent late 17th-century cottage) is an early and still functioning (now styled Unitarian) chapel, together with its burial ground. The (unlisted) former Baptist free school survives to the north, albeit converted to houses (28-32 East End Lane) after it closed in 1836. Historic boundaries as depicted on the Tithe map of 1839 are well preserved.

There has been a considerable amount of 20th-century redevelopment, in the form of infill of vacant plots along the East End Lane street frontage and in the form of the inter-war creation of East Gardens and The Dymcocks, to the north of East End Lane. The survival of historic plots amongst this redevelopment and the pre-Conquest origins of this part of the village, however, mean that the **archaeological potential** of this HUCA is medium to high.

The survival and condition of plots and, especially, the late medieval and post-medieval buildings; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

The continuing redevelopment within this HUCA and the considerable Historic Environment Value mean that **vulnerability** is relatively high. The main threats are further extensions, garden landscaping and infill within existing plots, and redevelopment of unlisted buildings.

Research questions especially relevant to this HUCA relate to early settlement and settlement shift (RQ3, RQ5).

HUCA 5 North End (HEV 3)

HUCA 5 lies north of the medieval and modern village centre, and comprises medieval and post-medieval wayside cottage plots, the more

substantial former farmstead of Northend Farm, along the road towards Ditchling Common.

Today the area has a spacious residential character. There are eight listed buildings (all Grade II) of which two are Period 7 (1350-1499), two are Period 9 (17th century), one is Period 10 (18th century), and three are Period 11 (1800-40). There are also two important unlisted buildings, of the early 19th-century. The medieval buildings (Forge Cottage, 21 North End, and Forge House, 30 North End) are both of 15th-century date, with externally visible timber framing. Forge House is fronted by 32a North End, a disused brick-built smithy of early to mid-19th-century date. The substantial villa of White Lodge/The Chestnuts dates from 1832.

There has been a small amount of 20th-century redevelopment, in the form of infill within earlier plots and, most notably, in the redevelopment of Northend Farm as Dumbrell Court. The survival of historic plots medieval origins of at least parts of this HUCA, however, means that the **archaeological potential** of this HUCA is medium.

The survival of irregular historic plots and, especially, the late medieval and post-medieval buildings; and the archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 3.

The Historic Environment Value of this HUCA and the scope for further development mean that **vulnerability** is moderate to high. The main threats are further infill within existing plots, and the redevelopment of unlisted buildings.

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

HUCA 6 Lewes Road (HEV 1)

HUCA 6 lies south of the Anglo-Saxon and south-east of the later medieval and post-medieval settlement. It represents largely residential development along Lewes Road, newly set out east of its junction with Fieldway as a result of a turnpike road Act of 1812. As such it lies outside the historic core of the village, but in part overlies Leasing Hill/The South Down, which may have functioned as the medieval village green.

Today the area is of spacious residential character. There are no listed buildings or other important unlisted buildings. Historic boundaries are limited to those surviving from the former fieldscape. With the loss of more substantial Eastfield House (now the location of the village hall), the earliest buildings surviving buildings

comprise semi-detached and terraced houses either side of The Twitten. More substantial semi-detached and detached Edwardian houses are found along the south side of Lewes Road, and the inter-war period saw this extend to the north side of Fieldway. Post-1945 infill includes the new primary school.

The location of this HUCA largely outside the pre-1880 town, and the density of the 20th-century development suggest limited **archaeological potential**.

The dominance of the 20th-century development, the absence of historic buildings or many historic boundaries, and the limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low.

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

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

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

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contributes towards 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 Ditchling				
Historic Character Types (HCTs)	Historic Urban Character Area (HUCA)	Archaeological potential	Historic Environment Value (HEV)	Vulnerability
Church/churchyard School/college Public Inland water Farmstead/barn Informal parkland	1. Church	High	4	Moderate to high
Irregular historic plots	2. High Street	High	4	High
Irregular historic plots Suburb	3. South Street and West Street	Medium to high	4	High
Irregular historic plots Farmstead/barn Suburb	4. East End Lane	Medium to high	3	Relatively high
Irregular historic plots Farmstead/barn Informal parkland Allotments Suburb	5. North End	Medium	3	Moderate to high
Irregular historic plots School/college Public Suburb	6. Lewes Road	Limited	1	Low

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

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-village 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 (although, to date, the village has seen little archaeological excavation). Thus, archaeological excavations in Ditchling should address:

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

6.2 Origins

Key questions for future archaeological and historical research include:

RQ2: What was the precise location and form of the Anglo-Saxon church(es)?

RQ3: What evidence is there for Anglo-Saxon secular settlement (including the origins of Court Farm)?

RQ4: What was the road layout, how did this evolve, and how did it relate to east-west and north-south routes, the common, the park, and a transhumant Downland-Wealden economy?

6.3 Later medieval village

Questions that need addressing include:

RQ5: What was the extent of the village in the 11th to 16th centuries, and to what extent did it change over this period?

RQ6: When and how did built-up street frontages on the High Street, South Street and the south side of West Street occur?

RQ7: What different zones (e.g. social differentiation, or types of activity) were there during this period, and how did they change?

RQ8: To what degree did the former demesne strip west of the High Street remain distinct from the rest of the village?

RQ9: What was the form of the church during, and as a result of its late 12th-century rebuilding?

RQ10: What evidence is there for the evolution of the street plan during this period?

RQ11: What documentary and, especially, archaeological evidence is there for the economy of the village?

RQ12: What was the relationship between Ditchling and its hinterland, and with nearby towns?

RQ13: What evidence is there for the origins, function and location of the market (and the annual fairs)?

RQ14: What evidence can the standing buildings provide for their function and date (i.e. through dendrochronology)?

6.4 Post-medieval village

RQ15: What different zones (e.g. social industries) were there during this period, and how did they change?

RQ16: How were the medieval and early post-medieval buildings adapted for new functions and changing status (e.g. subdivision of hall houses)?

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 Salzman, L. F., (ed.) *Victoria County History 7* (1940), 102-9.

⁴ Ditchling Museum, *Ditchling Preserved* (2000); Ditchling Museum, *Ditchling at Work* (2001).

⁵ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library).

⁶ East Sussex Historic Environment (HER) reference: ES14012.

⁷ Riccoboni, P., *An Archaeological Watching Brief of the Land to the Rear of the Former Sandrock Public House, High Street, Ditchling, East Sussex* (unpubl. Archaeology South-East report no. 1706, January 2004).

⁸ Hughes, A. F. (ed.), *Ditchling, East Sussex: Timber-framed buildings and some parish history* (Wealden Buildings Study Group, 2005).

⁹ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.

¹⁰ Ulyott, J. S., Nash, D. J., Whiteman, C. A., Mortimore, R. N., 'Distribution, petrology and mode of development of silcretes (sarsens and puddingstones) on the eastern South Downs, UK' in McLaren, S. J., Nash, D. J., and Goudie, A. S., (eds.), *Earth Surface Processes and Landforms* vol. 29, issue 12 (2004), 1509-39.

¹¹ Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 80-1.

¹² Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 300-1.

¹³ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 6-7.

¹⁴ Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 317-18; Gelling, M., & Cole, A., *The Landscape of Place-Names* (2000), 151.

¹⁵ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 10-21.

¹⁶ Harris, R. B., *Lindfield Historic Character Assessment Report* (EUS report, 2006), 13; Maitland, G., 'Lindfield Church from Saxon Times', *SNQ* 12 (1950), 143-9; Warne, H., 'Shaping the Parish', in Warne, H., (ed.), *Wivelsfield: The History of a Wealden Parish* (1994), 1-22, at 5; Way, T., *A list of the thirty-six deans of the college of canons, South Malling and rectors of the parish of All Saints' Lindfield c.1150-1545, with biographical details* (unpublished manuscript, April 2000).

¹⁷ Rushton, N. S., 'Parochialization and patterns of patronage in 11th-century Sussex', *SAC* 137, 133-52, at 137-9.

¹⁸ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 108-9.

¹⁹ Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 34-5; Salzman, L. F., (ed.) *Victoria County History 7* (1940), 105.

²⁰ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 25.

²¹ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 104-5; Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 38.

²² Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 33, 38.

²³ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 28, 46, 111.

²⁴ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 104.

²⁵ *Ibid.*, 26; Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.

²⁶ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 46, 109-10.

²⁷ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 108.

²⁸ Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'Brewers, East End Lane').

²⁹ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 46, 112-13, 115-17.

³⁰ Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 142-8, at 145; Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78, 129; decennial census 1801. 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 450% for families (1724).

³¹ Ditchling Museum, *Ditchling Preserved* (2000); cf. Ditchling Museum, *The Village at Work* (2001), 43.

- ³² Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 68-9.
- ³³ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (c.1948, transcript at SAS), 11.
- ³⁴ *Ibid.*, 12.
- ³⁵ Ditchling Museum, *The Village at Work* (2001), 44.
- ³⁶ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 104.
- ³⁷ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 109.
- ³⁸ Cooper, J. H., 'A religious census of Sussex in 1676', *SAC* 45 (1902), 145.
- ³⁹ Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78, 129.
- ⁴⁰ The gift is variously dated to 1730 and 1734-5: Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 114; Cheal, H., *The history of Ditchling* (1901), 113.
- ⁴¹ Kensett, E., 'Ditchling Meeting House', *The Inquirer* (July 21st-August 4th 1894: reprinted as General Baptist Assembly Occasional Paper 4, Oct. 1987), 4.
- ⁴² Homan, R., 'Mission and fission: the organization of Huntingonian and Calvinistic Baptist causes in Sussex in the 18th and 19th centuries', *SAC* 135 (1997), 265-82, at 271-2.
- ⁴³ Cooper, J. H., *A History of the Parish of Cuckfield* (1912), 178-201.
- ⁴⁴ Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (c.1948, transcript at SAS), 17.
- ⁴⁵ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 134-5.
- ⁴⁶ Ditchling Museum, *The Village at Work* (2001), 43-4.
- ⁴⁷ Howard Turner, J. T., *The London, Brighton & South Coast Railway: 1. Origins & Formation* (1977), 114, 142.
- ⁴⁸ Griffiths, I. L., 'Road and rail in Sussex', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 239.
- ⁴⁹ Ditchling Museum, *The Village at Work* (2001), 38-9; Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.
- ⁵⁰ Shepherd, J., 'Population Change 1851-1911', in Leslie, K. and Short, B., (eds.), *An Historical Atlas of Sussex* (1999), 90-1.
- ⁵¹ Decennial census.
- ⁵² Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'The Vicarage').
- ⁵³ Homan, R., 'Mission and fission: the organization of Huntingonian and Calvinistic Baptist causes in Sussex in the 18th and 19th centuries', *SAC* 135 (1997), 281.
- ⁵⁴ Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 17; note that this is not marked on the 1st series 25" Ordnance Survey map.
- ⁵⁵ Ordnance Survey 25" series, epochs 1, 2 and 3; also, Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.
- ⁵⁶ Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'The Old Meeting House').
- ⁵⁷ Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 16; Ditchling Museum website.
- ⁵⁸ Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 70-1.
- ⁵⁹ Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 17; Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry for 'Crossways, South Street').
- ⁶⁰ Morley, D., *No Ordinary Place* (2003), 48-50.
- ⁶¹ Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'Ditchling Court and The Old Manor House').
- ⁶² Dorrigo, M., *Alfred's Vill: a History of Ditchling* (1995), 15.
- ⁶³ McCann, T. J., *Sussex Cricket in the Eighteenth Century* (SRS 88, 2004), xlviii.
- ⁶⁴ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 106-8.
- ⁶⁵ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 33.
- ⁶⁶ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpubl. research project, 1998, copy at SAS library), 42-7, 79-81, Map 7a.
- ⁶⁷ Ditchling Museum, *Ditchling Preserved* (2000), no pagination (see entry under 'Brewers, East End Lane').
- ⁶⁸ Riccoboni, P., *An Archaeological Watching Brief of the Land to the Rear of the Former Sandrock Public House, High Street, Ditchling, East Sussex* (unpubl. Archaeology South-East report no. 1706, January 2004).
- ⁶⁹ East Sussex HER ref. TQ 31 NW3 – ES1302.
- ⁷⁰ Warne, H., *Ditchling Parish Survey: Its Topography ca.900-1984* (unpublished research project, 1998, copy at SAS library), 71-2, and map 7a.
- ⁷¹ Salzman, L. F., (ed.) *Victoria County History 7* (1940), 103.
- ⁷² 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.