

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202324-105

Date completed

13/03/2024

Address of site

Dumbrells, Church Platt, Cuckfield, West Sussex,
RH17 5LA

Grid Reference

TQ 30311 24517

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There are 10 listed buildings within 50m of the site.

1025520 Cuckfield Church of England Primary School

Grade II. Former Grammar School now Primary School. 2 builds, west part Grammar School, founded in 1510 but dating from late C16, east part C19 addition. West part of ashlar sandstone with Horsham stone slab roof. 2 storeys and attics, 6 windows. 1 modern dormer. Gable ends have kneelers with carved diamond motifs and stumps of apex pinnacles. 6 casement windows with 3-light stone mullioned and transomed windows. East part also sandstone with tiled roof. 2 storeys and attics, 4 windows. Gable ended with 4 trifoliated mullioned and transomed windows. Brick moulded string-course.

1192198 Little Dormers and Tudor Rose

Grade II. Pair of cottages. C17 altered C19. Stuccoed on sandstone plinth with half-hipped tiled roof. 2 storeys and attics. Central late C16 panelled brick chimney stack and 2 gabled dormers (1 original). 1 C19 casement each. Modern doors with tiled penticed weather hood. Interior has exposed beams and wide inglenook fireplaces.

1025518 Lychgate, Wall and 4 Gate Piers to North West of Church

Grade II. Lychgate, wall and gate piers. 1911. Lychgate of timber on sandstone base with Horsham stone slab roof. Square plan. Consists of upright posts, tie-beam and 2 modified scissor braces. Inscription: 'To the glory of God and to the memory of Laura Maria Beavan her six children dedicate this gate 1911'. Flanking sections of sandstone ashlar walling. One of a pair of lychgates in this churchyard, which is a great rarity.

1025548 Monument to Charles Howard approximately 10 metres west of Lychgate to Church Street

Grade II. Chest tomb. C1785. Sandstone tomb on brick plinth with end curved balusters, moulded plinth and flat stone slab on top. Carved inscriptions on sides.

1025497 Ockenden House

Grade II. House. Several builds but appears to be C15 core. Possibly open hall flanked by high projecting C16 cross-wing to right hand side and C17 wing to left with C20 extension to the end of these. Timber-framed building refaced in roughcast, tile hung, stuccoed, red brick with some exposed frame with plaster infill. Tiled roof. 2 storeys and attics. C15 core is roughcast and has a gablet to the west.

1025495 Old Forge

Grade II. Former forge, now cottage. C18 restored C20. Ground floor painted brick, gable end pebble-dashed. Tiled mansard roof. 1 storey and

attics. Altered casement windows and modern door. Included for group value.

1423492 Somners

Grade II. Early C18 house, reusing some earlier timbers. Re-fronted and refurbished in the Mid-C19. Somners appears to have been built in the early C18, reusing some earlier timbers. The adjoining building to the south, The Friary, is believed to have been altered and reduced in size about this time and it is possible that some material came from this source. According to anecdotal evidence Somners was once connected to The Friary, and both buildings were in use as part of a private school in the C19.

1192142 The Friary

Grade II. House, probably C15 or early C16, remodelled and probably reduced in late C17 or early C18 and extended at front possibly in circa mid C19. Roughcast brick front range, timber frame back range encased in circa 1700 Flemish bond red brick with burnt headers. Front range has Welsh slate roof with folded ends; back range has plain clay tile hipped roof. Red brick gable end stacks to front range and rear lateral stacks to back range.

1354930 Valentine Cottage

Grade II. Cottage. C17 altered C20. Painted brick to street elevation, tile hung to side elevation, with hipped tiled roof. 2 storeys and semi basement built end on to street. Cogged eaves cornice. 1 casement. Right hand doorcase with moulded architrave and C20 gabled weather hood on wooden piers. 3 horizontal panelled door with lion's head doorknocker. 7 steps to street level with modern iron railings. 2 modern casements to side elevation. C20 flat topped extension to rear, not of special interest.

1025496 Ye White Hart Inn

Grade II. Inn. C17 timber-framed building of 3 bays, refronted and with a further bay and projecting gabled portion added in 1881. Ground floor pebble-dashed, first floor tile hung. Tiled roof, half-hipped at right end. 2 storeys and attics. Central C17 brick chimney stack and external brick chimney stack to right hand side. Gable has plaque depicting White Harte and initials 'H W' and date '1881'.

There are an additional 57 listed buildings within 250m of the site.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Inside a Conservation Area

Description of the Conservation Area

The site lies within the Cuckfield Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site is located within an ANA **Mid Sussex 026**, which is defined due to the Historic Core of Cuckfield as identified through the Historic Towns Project (Extensive Urban Survey). The area is dominated by the church and its churchyard – the latter being considerably extended in the 19th and 20th centuries.

A second ANA, **Mid Sussex 027**, abuts **MID Sussex 026**, which is defined due to an area of early (i.e. pre-Conquest) 'downland' at Cuckfield was the medieval park.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified between 100m and 250m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records a building on a similar footprint to the current Dumbrells, from the mid-19th century through until the early/mid-20th century. Whilst this building is not currently recorded on the Historic Environment Record, above and below ground remains of this buildings may be considered to be a non-designated heritage asset. [2]

Within Holy Trinity Church and the churchyard, watching briefs have been undertaken. Within the church, nine brick-lined graves were recorded under the Victorian floor (preserved in situ) and the foundations of an earlier church were exposed and plotted before being sealed beneath the new floor. Within the churchyard (approximately 40m South east of the site centre point) a small number of disarticulated and fragmentary human bones were recovered from a narrow service trench.

A geophysical survey was carried out at in the grounds of Ockenden Manor, approximately 130m to the north-west of the site. The survey highlighted several areas of potential archaeology, a number of which were circular in shape and could be evidence of landscape features, but some areas have more of a rectangular shape and could be caused by structural remains.

Approximately 190m north-east of the site, work prior to the construction of a swimming pool produced archaeological evidence of Medieval settlement. Features dated from pottery suggest continuous activity from the second half of the 13th century through to the end of the 15th century, with evidence of further activity through to World War II. [3]

The site lies to the south of the centre of the medieval and modern town, and abuts open countryside to the south. The northern parts of the area overlie the putative medieval marketplace, which predates the town. The area is dominated by the church and its churchyard – the latter being considerably extended in the 19th and 20th centuries. The Grade I listed church itself dates from c.1250, with significant extension in the 14th century, but directly overlies foundations of a Norman church (a church is recorded from the late 11th century). To the north of the church is the well preserved former grammar school (founded c.1510), the building originating from later in the 16th century. The area west of the church is dominated by buildings associated with the church, including the clergy house, and the Cottage Homes, or alms-houses, of 1881. To the east of the church and grammar school is a small cluster of earlier houses including two later medieval timber-framed buildings.

The south-west edge of the historic core abuts open countryside, in the form of Cuckfield Park. Before the establishment of permanent settlement from the mid-13th century most of the area was a market place, and appears to have been encroached upon during the 15th century, with existing houses dating to between the 14th and 18th centuries. Crundens is one of the earliest and most impressive timber-framed houses, with its gabled cross-wing dating to 1420 or shortly after, and the continuous jetty at 2 Church Street may have formed part of a more extensive 16th-century range and is a typically urban form, perhaps a shop row.

Cuckfield Park presumably dates at least from the date of the house (i.e. c.1580). In the later 16th century the Park was disparked and in 1575 half of the area, along with a quarter of the Manor of Cuckfield, was acquired by Henry Bowyer. After it was disparked in the 16th century the remnant old part was located to the east of the Church and south of Broad Street with the location of a park pale near the junction of Broad Street and London Road.

The location of the Medieval park strongly suggests that the distinctive pattern of the radiating roads of Broad Street, London Road and Courtmead Road derives from 'downland' or probably Common land that was separate from the Park located to the south of the town. The position

of the park, and early manor house, illustrate the constraints on growth of the town as it emerged in the 13th century. The absence of regular burrough plots indicate Cuckfield was limited to the acquisition of the market charter and that development of permanent settlement occurred in the restricted space around the market.

Although redevelopment of individual buildings has been destructive, the otherwise good survival of the area of medieval and post-medieval plots and, especially, the buildings thereon, and the potential for 13th century and possibly earlier archaeology mean that the archaeological potential of the area is high. [4]

Approximately 115m north of the site is The Barn, which has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The Barn is a medieval single farmstead with a detached farmhouse set away from the yard. It is within a village location and is extant (no apparent alteration). The farmstead is possibly associated with Ockenden Farm. [5]

Non-designated heritage assets within 250m of the site include the location of the Cuckfield Parish Workhouse, now a house known as Beadles, the site of a now lost Outfarm on Newbury Lane, and a World War II Royal Observer Corps Monitoring Post. [6]

7. HER data sources

[1] West Sussex Historic Environment Record database

[2] Tithe map and OS historic mapping (WSRO)

[3] a) Greateorex, C. (2003) Holy Trinity Church, Cuckfield: Watching Brief C.G. Archaeology Report No. 02/15

b) Anelay, G. (2012) Holy Trinity Church, Cuckfield: Watching Brief West Sussex Archaeology

c) Carpenter, A. (2005) Ockenden manor, Cuckfield: Geophysical Survey Stratascan Report No. J1962

d) Butler, C. (1998) Marshalls Manor, Cuckfield: Excavations MSFAT Monograph No. 1

[4] a) Bannister, N (2008) Historic Landscape Characterisation of Sussex report

b) Harris, R. (2005) Historic Character Assessment of Cuckfield (Sussex Extensive Urban Survey) -

https://www.westsussex.gov.uk/media/1723/cuckfield_eus_report_and_map_s.pdf

[5] Edwards, R. (2004) West Sussex Farmstead Characterisation Project

[6] West Sussex Historic Environment Record database

8. Further Information

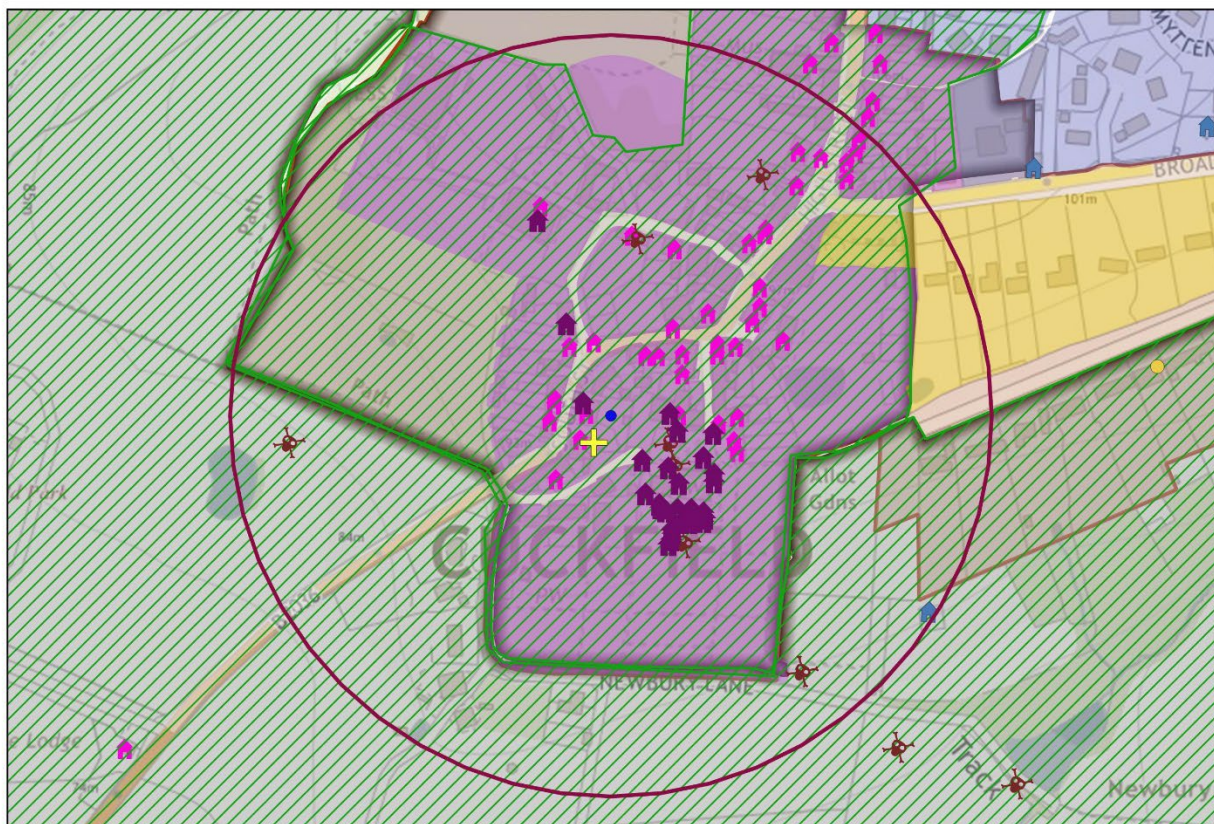
The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

Guidance with regard to development and historic farmsteads can be found at: <https://historicengland.org.uk/images-books/publications/south-east-farmsteads-character-statement/> and also by discussion with the LPA.

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

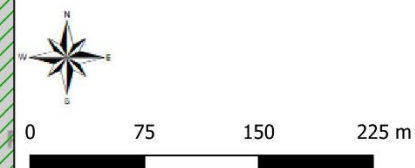
Map of HER Data

250m Radial Search centred on TQ 30311 24517, Dumbrells, Church Platt, Cuckfield



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Legend

250m Radial Search Area	CAN [N/A]	MAR [N/A]	[N/A]	DesignLB (Poly)	3	Conservation Areas
Centre Point	FS [N/A]	MON [N/A]	Mon (Line) [949]	DesignEUS (Poly)	4	Registered Park and Gardens
Mon (Point) [14113]	LB [N/A]	NEG [N/A]	Mon (Poly) [2521]	1	5	
BLD [N/A]	LND [N/A]	PLA [N/A]	DesignLB (Point)	2	DesignANA (Poly)	
					Scheduled Monuments	

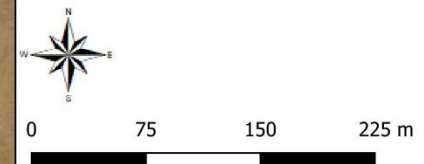
Cuckfield Tithe Map dated 1843

250m Radial Search centred on TQ 30311 24517, Dumbrells, Church Platt, Cuckfield



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Legend

Boundary Data

● Centre Point Cuckfield_Tithe

□ 250m Radial Search Area

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 194** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

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

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*