

# Hassocks Parish Cultural Heritage

## Introduction

The National planning Policy Framework, 2012; *relevant cultural heritage policies are Section 12: Conserving and Enhancing the Historic Environment. Clauses 136 -141.* See also Appendix 1 for policy advice with reference to the historic environment and the making of local plans.

The summary information reproduced in this paper has been informed by a comprehensive Historic Environment Record report (202209-153, 4.12.14. ) kindly produced by West Sussex County Council on behalf of Hassocks Parish Council. The full report is available on Hassocks Parish Council Neighbourhood Plan website.

It should be noted that a lack of heritage records for particular areas does not mean that there is not likely to be any underground archaeology. These areas have not previously been investigated and there may be a requirement for an archaeological investigation prior to any ground works taking place.

## Area A – Oldlands Greensand

A Roman Road, the Greensand Way, is known to have passed through the centre of the villages of Hassocks and Keymer running from west to east and continuing along this route to Barcombe. The route cuts across the southern part of this area and follows the footpath which runs between Keymer and Ditchling.

### *Listed buildings*

1. Oldland, Oldlands Lane, Grade II. C18 house, altered since. The oldest part is at the back. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Round-headed window on first floor, with pediment over and glazing bars intact. The front has been refaced with Roman cement in the early C19. Three dormers. Stringcourse Eaves cornice. Glazing bars intact on first floor. Two bays on ground floor, the windows now boarded up. Small solid porch.

2. Oldland Cottage, Oldlands Lane, Grade II. Probably the stables of Oldland originally and now converted into a dwellinghouse. C18 or earlier. Two storeys. Two windows. Red brick. Tiled roof. Half-hipped gable to the west and pentice to the north of this. Casement windows. Doorway with rectangular fanlight.

## Area B – Lodge Farm Footslopes

This area contains Archaeological Notification Area (ANA) 8189.

The Prehistoric features comprise flint scatters with one being dated to the Neolithic period, as well as pottery, an ingot and a socketed axe dating to the Bronze Age. Roman features comprise a building, possibly a villa with associated bath house, tile, coins, pottery and quern stone, and the route of the London to Brighton Roman Road. The medieval period is represented by the Parish Church of St. John, dating to the pre-Conquest era although Early Medieval features are visible externally. It was restored in 1893. There is also medieval pottery within the area. Post-medieval features consist of lime kilns, a stone alignment of unknown use and Clayton Railway Tunnel.

### *Curatorial Notes*

AMBER – Consult with WSCC as archaeological fieldwork may be needed, possibly by condition.

The Clayton hamlet Conservation Area straddles character areas B and C.

#### *Listed Buildings*

1. Southdown Lodge, Clayton Hill, Grade II. Early C19. Two storeys. Three windows. Stuccoed. Stringcourse. Long and short quoins. Wide eaves cornice.
2. The Parish Church of John the Baptist, Underhill Lane, Grade I. Chancel, nave with north aisle, shingled bell turret at west end and north porch. Nave largely pre-Conquest, but the chancel is late C13 and the north aisle C15. The nave has very fine wall paintings of 1150 circa.

#### **Area C – Clayton Scarp**

This area has small parts of Archaeological Notification Areas (ANA) 8188 and 1889.

The descriptions for these are covered under character areas B and D

The Clayton hamlet Conservation Area straddles character areas B and C.

#### *Listed Buildings*

1. Clayton Castle, Underhill Lane, Grade II. Never a castle. C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in painted brick, first floor of south front tile-bung. Half-hipped tiled roof. Casement windows. Two storeys. Four windows.
2. Clayton Manor, Underhill Lane, Grade 2. Late C18. Two storeys. Three windows. Faced with Roman cement. Parapet. Tiled roof. Two curved windows of 3 lights each on both floors. Glazing bars intact. Porch (now glazed) with Doric columns and pediment. L-wing added at south east corner in C19.
3. Hillside, Underhill Lane, Grade II. Early C19. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Casement windows. Trellised wooden porch with curved head.

#### **Area D - Clayton Downs**

This area contains part of Archaeological Notification Area (ANA) 8188.

Prehistoric and Early Medieval Features and Post-Medieval Windmills on Clayton Hill.

Features include Late Neolithic - Early Bronze Age flint working site, a Cross Dyke of unknown date, but likely to be Neolithic, a Bronze Age Barrow Cemetery with three of the barrows scheduled (Scheduled Monument 1005830) on Clayton Hill and a separate barrow and burial at Clayton Windmills. There is an Early Medieval cemetery on Clayton Hill, with a separate burial at Clayton Windmills. There are three windmills dating to the post-medieval period.

#### *Listed buildings*

1. Clayton Windmills and the mill house attached, Grade 2\*.

Two complete windmills, the remains of a third and the millhouse adjoining. The 2 complete windmills are always known as "Jack and Jill". "Jill" is the older and dates from 1821. This is a post mill that was moved to this site from Dyke Road, Brighton, about 1850. Round house of tarred weather-boarding. Roof and breasts covered with sheets of metal. Sweeps without shutters. Fantail

missing. Machinery intact. "Jack" is a tower mill dating from 1866. It is built of brick, faced with metal plates, tarred. Gallery above ground floor. Beehive cap with finial. Framework for the fantail complete. Main sweeps missing. The roof construction is a skilful example of a spheroid framing covering. "Jack" is joined to the adjoining mid C19 millhouse of one storey, which is stuccoed, and to the ground floor of a third mill, older than "Jill" which was called Duncton mill. This is the round house of a mid C18 post mill taken down in 1866. All 3 together are occupied as a dwellinghouse.

### **Area E – West Wooded Foothills**

This area contains part of Archaeological Notification Area (ANA) 8193 which straddles Hurst Road.

Multi-period features consist of Prehistoric flint working at Ham Farm, Palaeolithic and Mesolithic flint working sites, a find of Neolithic clay spoons, a Neolithic - Early Bronze Age axe, Bronze Age flint working site, a Bronze Age urn field, a Roman building at Talbot Field, another with a possibly associated Roman cemetery and coin at Hassocks and a Romano-British Settlement at Ham Farm. A Roman Road crossroads is situated at Hassocks with one of the Roman Roads following the Greensand Way. There is also an Early Medieval cemetery, medieval and post-medieval pottery and the site of a post-medieval lime kiln.

Excavations at Weald Lawn Tennis Club revealed Mesolithic/Neolithic flints and a ditch (undated).

#### *Curatorial Notes*

AMBER – Consult with WSCC as archaeological fieldwork may be needed, possibly by condition.

The area also has the southern part of ANA 8607. The route of the Roman Road from Ham Farm to New Close Farm, Hassocks

A Roman Road, the Greensand Way, is known to have passed through the centre of the villages of Hassocks and Keymer running from west to east and continuing along this route to Barcombe. The route of this passes across the northern part of this area and there is a plaque celebrating this on Hurst Road. The confluence of the two Roman roads in this area suggest high archaeological potential.

#### *Listed buildings*

1. Clayton Tunnel, North portal and Tunnel Cottage, Clayton Hill, Grade II. This cottage is part of the original layout of the London-Brighton Railway and dates from 1841. It is built over the north end of Clayton Tunnel. The pointed arch of the Tunnel is flanked by octagonal turrets with imitation machicolation, castellated parapet and loop lights. Between these and over the arch is the cottage of 1 storey and 2 windows set back behind a parapet. Once white brick. Hipped slate roof. Beyond the turrets on each side is a flanking wall ending in a lower octagonal turret. Sir John Rennie was the chief engineer of the London- Brighton railway line.

### **Area F –Ham Fields Greensand Ridge**

This area contains part of Archaeological Notification Area (ANA) 8193 which straddles Hurst Road.

Multi-period features consist of Prehistoric flint working at Ham Farm, Palaeolithic and Mesolithic flint working sites, a find of Neolithic clay spoons, a Neolithic - Early Bronze Age axe, Bronze Age flint working site, a Bronze Age urn field, a Roman building at Talbot Field, another with a possibly associated Roman cemetery and coin at Hassocks and a Romano-British Settlement at Ham Farm. A Roman Road crossroads is situated at Hassocks with one of the Roman Roads following the

Greensand Way. There is also an Early Medieval cemetery, medieval and post-medieval pottery and the site of a post-medieval lime kiln.

#### *Curatorial Notes*

AMBER – Consult with WSCC as archaeological fieldwork may be needed, possibly by condition.

The area also has the central section of ANA 8607. The route of the Roman Road from Ham Farm to New Close Farm, Hassocks

#### **Area G - Clayton Priory Weald**

The grounds associated with Clayton Priory are identified as historic parkscape. Excavations for the Hammonds Mill Farm lake revealed prehistoric activity in burnt flint mounds as well as evidence of Roman and medieval activity.

#### *Listed Buildings*

1. Clayton Priory, London Road, Grade 2\*. 2. Built about 1820 by John Podmore of Hammonds Place, Burgess Hill, which was then called Clayton Priory. The new house was at first called New Priory. The architect was possibly John Rebecca of Worthing. The house was later renamed Clayton Priory when the old house became Hammonds Place. Two storeys. Faced with Roman cement. The entrance front faces east. It originally had 5 windows, but the centre first floor window has been replaced by a pair of windows. Cornice and parapet. Ionic pilasters flank the front for the whole face of the building. Four central window-bays project with a pediment over. The outer window-bays of this projection are slightly recessed in arcading. Architrave over the 2 central first floor windows. Glazing bars intact. Central semi-circular porch containing a doorway with side lights, large semi-circular fanlight and door of 6 fielded and moulded panels. South front has 5 windows. Low rectangular panel in centre of parapet. First floor windows have Venetian shutters. Colonnade of Doric columns along the whole of the ground floor, of which the centre projects slightly. Cornice and parapet over with scrolled central pediment. Fine staircase of single flight dividing at half-landing. Hall with curved doors arranged symmetrically at the angled. Good chimney pieces.

2. Lodge and Gateway to east of Clayton Priory, London Road, Grade II. Circa 1820, possibly designed by John Rebecca. The lodge is a small square stuccoed building. Two windows. Each front is flanked by pilasters placed at an angle. Cornice and parapet. Slate roof. Roundheaded windows with incised lines over them. Mid C19 addition of 2 windows to north west. Adjoining the lodge on the north is the gateway consisting of stuccoed gate-piers surmounted by the figures of eagles with elaborate iron gate between, the carriage gates having side pieces which are pedestrian gates.

3. Friars Oak House, London Road, Grade II. Early C19. Two storeys. Five windows. Stuccoed. Wide eaves cornice. Hipped slate roof. Casement windows. Two small bays on ground floor. Porch between with Doric columns and doorway with door of 6 fielded panes.

4. Hammonds Mill Farmhouse, London Road, Grade IC18 or earlier house, restored and refaced, the ground floor with stucco, above tile-hung. Tiled roof. Modern casement windows. Large chimney breast on west wall. Two storeys and attic. Four windows. Two hipped dormers.

#### **Area H – Friars Oak Weald**

The area has the northern part of ANA 8607. The route of the Roman Road from Ham Farm to New Close Farm, Hassocks.

#### *Listed Buildings*

1. New Close Farm, London Road, Grade II. Farmhouse, later converted into country hotel, now house. Northernmost part is a two bay early C17 crosswing to a now demolished earlier main range. To the south west a late C17 two bay main range was erected. In the early C18 the eastern outshut was built over and the building converted into a central entrance end chimneystack house. The building was refronted in the early C19 and extended by about half to the south and refenestrated in the late C19. Northern part timberframed but refronted in brick, the end bay mathematical tiles, southern part of brick but east front partially shingled. Roof is mainly tiled but south westernmost slope is covered with Horsham stone slabs. Five tall brick chimneystacks, two ribbed.

### **Area I – Ockley Weald**

This area contains Archaeological Notification Area (ANA) 8608. Possible Bronze Age to Romano-British Occupation,

Land to the south revealed dispersed areas of occupation dating from the Bronze Age to the Roman period. These include a series of ditches, pits and postholes indicative of a number of phases of activity dating from the Bronze Age and Roman periods. Excavated features include the remains of a post-built roundhouse of Bronze Age date, associated with a series of pits and possible field boundaries. A Roman building was excavated on the site and this was also associated with a field system. An enclosure containing a number of pits, interpreted as a possible shrine, was also excavated at the site.

#### *Listed Buildings*

None

### **Area J– Broadlands Weald**

#### *Listed Buildings*

1. Ockley Manor, Ockley Lane, Grade II\*. Early C18. Two storeys and attic. Six windows. Three gabled dormers. Red brick. Painted stringcourse, eaves cornice, long and short quoins and keystones over the windows. Horsham slab roof. Glazing bars intact. Doorway with fluted pilasters and curved pediment.

2. Dovecot to the southwest of Ockley Manor, Ockley Lane, Grade II C18. Square building of red brick. Hipped roof of Horsham slabs with gabled ridge in the centre. Modern bay window added to lower portion of each face.

3. Barn to the north west of Ockley Manor, Ockley Lane, Grade II. C18. Faced with tarred weatherboarding on a red brick base. Hipped tiled roof. Waggon entrance in centre of south side with pentice to east and west of it and gabled dormer above the east pentice. Not in good condition.

4. Oldland Mill house, Oldlands Lane, Grade II. C18 mill-house, restored and enlarged, with some older work inside. Two storeys. Original portion 4 windows. Painted brick. Stringcourse. Modern tiled roof. Casement windows. Curved projection in centre and matching modern addition of 3 windows further north.

5. Oldland Windmill, Oldlands Lane, Grade II. Post type. C18. Octagonal round-house of tarred brick. Faced with weatherboarding above. Only 2 sweeps remain, with shutters missing. Fantail also

missing. Machinery inside intact, including 2 pairs of stones. Type and date: C18 POST MILL. Date: from 1700 to 1799

### **Hassocks Village**

ANA 8193 extends into the built up area of Hassocks in the south west corner of the village, the description is as under Area E above.

A Roman Road, the Greensand Way, is known to have passed through the centre of the villages of Hassocks and Keymer running from west to east and continuing along this route to Barcombe. The road roughly follows Keymer Road through the village and to the north of it through Keymer.

#### *Listed buildings*

None

### **Keymer Village**

A Roman Road, the Greensand Way, is known to have passed through the centre of the villages of Hassocks and Keymer running from west to east and continuing along this route to Barcombe. The route through Keymer is to the north of the historic centre and through the e 1950s estate of Churchmead.

The historic core of Keymer Village is a Conservation Area.

#### *Listed Buildings*

1. Lodge Lane Nos 3, 5 and 7, Grade II. One building. C18 building, altered. Two storeys. Five windows. Stuccoed. Hipped tiled roof. Most glazing bars intact. Modern red brick porch to No 5 and modern ground floor addition to No 7.

2. The parish Church of St. Cosmas and St. Damian, Keymer Road, Grade II. Covering material: tile Parish Church. The chancel is Norman and parts of the north and south walls probably contain medieval fabric. Circa 1864 the church was restored, the south aisle added and the tower rebuilt by the Brighton architect, Edmund Scott in Early English style. In 1889-90 a north aisle and vestry were built and the chancel arch replaced. In 1909 the south porch was added.

MATERIALS: Flint with stone dressings and tiled roof.

PLAN: Three bay nave with apsidal-ended chancel, south aisle with south west tower to the western end, north aisle with vestry at east end and south porch.

3. The Old Thatch, 15 Lodge Lane, Keymer, Grade II.

C17 or earlier timber-framed building with plaster and some painted brick infilling, south end of the west front wholly painted brick, south wall facet with flints, now painted. Thatched roof. Casement windows. Two storeys. Three windows.

Covering material: thatch

4. Gurr's Croft, Ockley Lane, Grade II. C17. Two storeys. Two windows. Red brick and grey headers. Horsham slab roof. Casement windows. C19 addition of one window-bay at south end.

5. The Greyhound public house, Keymer Road, Grade II. C17 or earlier timber-framed building, now mostly faced with red brick but the timbering exposed in one place. Half-hipped tiled roof. Casement windows. Two storeys. Four windows.

6. The Old Manor House, Keymer Road, Grade II. One building now subdivided, C15 timber-framer aisled hall now faced with cement. Horsham slab roof. Red brick chimney stack. Small bay on both floors at south end. Modern porch. Two storeys. Three windows.

**Glossary:**

**ANA...**Archaeological Notification Areas (ANAs) are alert mapping based on data held within the Historic Environment Record (HER). Their primary purpose is to trigger consultation with the West Sussex County Council Archaeology Section and the HER. It should be noted, however, that ANAs define presently known and recorded areas of heritage sensitivity and that further presently un-recorded archaeological and historic interest may exist outside ANAs. In the development management process alert mapping helps to meet the aims of the National Planning Policy Framework (128) where it is stated: ‘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.’

**Appendix 1 NPPF; Plan Making**

***Historic environment***

169. Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

170. Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.