A Cottage and Former Bakery in Broadwater

A little hoard of treasures mixed with oak apples and nutshells found beneath the floorboards above the front door[1]. Broken fragments of china and clay pipe unearthed by pet rabbits from under the bricks of a stable floor; a well in the yard covered only by a cracked flagstone and a thin layer of earth; a magnificent oven in the bakehouse hidden behind a stack of wood left over from its use as storage for a DIY shop. These were some of the delights waiting to be discovered at our cottage in Broadwater, near Worthing, when we moved here in 1987. The only documentation we received at the time dated from the 1920s and we were curious about its history. The building has some rough timber framing and, in part, is clearly much older than that, with a nineteenth century commercial bakehouse attached at the rear. There is also a shop which was built onto the cottage, possibly at the same time as the bakehouse, but which is now under separate ownership. The cottage looks like a child's drawing, very low with a steep roof, a central door and a window each side, top and bottom. The door opens directly onto the pavement of Broadwater Street East, opposite the north side of St Mary's parish church. The pavement has gradually been built up over the years and is now a few inches higher than the interior floor of the cottage. The street was once the main thoroughfare from Broadwater Green going east towards Lancing and was known simply as Broadwater Street.

A couple of years after we moved in, through a chance connection, I met a former owner who gave us a bundle of documents relating to the property, the earliest being a copy recovery of the court roll of Broadwater Manor dated 2nd March 1781. These documents I used as a starting point to trace the history of the building, its owners and occupiers.

I discovered that former copyhold tenants in succession were: William Swift; Ann Penfold, soon to become Ann Gilbert; her brother John Penfold; John's son Edward Penfold, and Edward's daughter Mary with her husband Charles Roberts. It is unlikely that any of these people actually lived in the cottage but sublet to others. Owners or lessees after 1851 who did live on the premises were: grocer and post mistress Hannah Collyer; grocers and bakers William Manwaring; his son Charles Manwaring; grandson William Manwaring; James Jabez Peay; George Knight and his eldest son, Rowland Knight. The post office and baker's shop, now numbered 19 Broadwater Street East, with a cellar below and rooms above, had been built onto the west side of the cottage at an unknown date in the early nineteenth century. When the bakery closed after the Second World War, the shop became a grocer's shop and later Do-It-Yourself supplies. The cottage, numbered 21 Broadwater Street East, was let to various tenants until the whole premises was sold in the 1970s. In the 1980s the cottage with attached bakehouse was divided from the shop and sold separately.

Cottage and street from old postcard looking West

The earliest document of 1781 is very long, measuring about fifty-one inches (one hundred and thirty centimetres) and stitched together in sections[2]. The Ladies of the Manor were Patty, wife of Richard Clough Esquire and Ann Jemima, wife of Roger Butler Clough Esquire. William Swift was surrendering the copyhold tenure, at a yearly rent of twelve pence, to the ladies. Various names, such as William Paine of Broadwater, blacksmith, whose great-grand-daughter lived in the cottage nearly a century later, are mentioned in much repetitive legal language, seemingly of men wishing to be admitted as tenants to the 'Messuage or Tenement and Garden with the appurtenances lying and being in the parish of Broadwater'. However, ultimately, Ann Penfold, spinster of West Tarring, was admitted as copyhold tenant, paying a fealty of five pounds and five shillings. Hugh Penfold of Broadwater, yeoman, represented Ann Penfold at the manor court. They may have been related to the Penfold family who owned nearby Lyons Farm. All of our subsequent documents, until the early twentieth century, identify the cottage as 'late Swifts'.

Richard Harris from the Weald and Downland Museum visited us in the early years, primarily because he was interested in the structure of the bakehouse. He inspected the cottage, too, and by measuring the painted bricks in the large inglenook fireplace, he dated it to the 1750s, suggesting that an external chimney was added to the existing cottage. The roof is of clay tiles, although the rafters were replaced in the early twentieth century.

Rounded timbers from the original roof structure, some still with bark attached, were sawn off just above the wall plate and left in situ. It is thought from the steep pitch of the roof and from the evidence of these rough timbers, that the cottage was originally thatched. Interior dividing walls are of wattle and daub, the wattles constructed of unbarked hazel staves. The exterior walls are of flint with brick quoins, the narrow bricks being of a similar date to those in the fireplace. Oak beams now rest directly in the flint wall at the front, the timber framing probably having been replaced when the chimney was added, for a more modern appearance. At the back of the cottage the beams are jointed into an oak wall plate. A massive oak bridging beam with stop-chamfered moulding runs across the centre of the room from the inglenook fireplace into a jowl post. Here, the floor is paved with flagstones, one or two of Sussex Marble[3]. The beam running across the opening of the fireplace has a hole drilled into it for the jack that operated a spit. A long chain hangs down inside the chimney on which a cooking pot could have hung. There is a small wood-lined cupboard built into the back of the fireplace to keep items such as salt dry. An aperture that seems to have once been a narrow squint window would have afforded a view westwards up the village street – until the shop extension was built on the other side of the chimney.

When we eventually removed the thick layers of paint from the bricks in the inglenook fireplace, the initials W. S. and the date 1758 were revealed, incised into two of the bricks, confirming Richard Harris's estimate of the 1750s. It is probable that W. S. was William Swift, the copyhold tenant mentioned in the document of 1781. In the churchyard, within sight of the cottage, is a pair of gravestones side by side. One is inscribed 'In memory of William Swift who died June 7th 1748 aged 41 years – also William Swift son of the above who died – 3rd 1811'. The other is inscribed 'In memory of Mary wife of William Swift who died 21st Apr 1760 aged 55 years also Mary wife of William Swift Junr who died July 2nd 1807 aged 67 years'[4]. William senior had married Mary Backshell[5] and William junior's wife was Mary West[6]. It seems likely that the younger William Swift[7] was responsible for the modern additions of the flint frontage and the large fireplace and chimney in 1758 and possibly, a smaller fireplace and chimney on the other side of the cottage. He may have moved into the cottage at that time. There is a probate inventory for Mary Swift of Broadwater, widow, dated 26 April 1760[8]. She is described as a farmer and miller, so it does seem unlikely that she and her husband had occupied this cottage themselves, but perhaps sublet it until their son was old enough to live there. In the inventory, contents are described in rooms including the parlour, shop chamber, brewhouse and buttery, with bushels of wheat and barley, bolting cloths, sacks and bags in the mill itself.

After we had been given the documents relating to the cottage, I met Ron Kerridge who, with Michael Standing, had published a history of Broadwater four years before we moved here[9]. At the time of their research, these documents were not available to them and it is stated in the book 'All the existing evidence suggests that the house belonged to John Parrot senior' and was described as a tenement 'late Rowlands'. In looking at our newly acquired deeds, Ron realised that the occupier had in fact been William Swift and after further research he told me that parts of the building probably pre-dated 1672 when Thomas Feest surrendered it to Edward Towner. Ron found that it changed hands four more times until, in 1734, it was surrendered to Mary Backshell who married William Swift senior the following year. Ron also realised that a copy admission he owned, referring to a tenement 'late Swifts' dated 1793, fits into our collection but, without having seen the others, he had not known to which dwelling it had belonged. It links the copy recovery of 1781 to our next document dated 1821. The copy admission of 1793 is now deposited at West Sussex Record Office with the Ron Kerridge archive[10], which was acquired with assistance from West Sussex Archives Society, after Ron's untimely death. Ron had formed the Broadwater Research Group with the intention of adding to the work he had published in 1983. He invited me to join the group and discussed with me the idea of using our cottage as a case study but, sadly, he died before any further research could begin and the group disbanded. Ron Kerridge's document is dated 3 October 1793, when John Penfold was admitted customary tenant under the terms of the will of his widowed sister Ann Gilbert, neé Penfold, made on 2 October 1789[11] and which was produced at the Court Baron[12].

John Penfold died on 3 January 1821 and according to the custom of the manor, the tenancy passed to his son, Edward Penfold, on 16 May 1821[13]. The copy admission states that a condition of the will of John Penfold, made in 1816, was that his daughter, Mary Newman[14], and his widowed daughter-in-law, Elizabeth Penfold[15], should be allowed to occupy the property rent-free, for the rest of their lives. According to the will, Frances Blackmoor was occupying the cottage, but it appears that she was expected to leave. Details are given as to who should occupy which rooms. Mary and Elizabeth were to 'use the Garden, Wash-house and Woodhouse jointly for their mutual Accommodation'. Mary was to 'reside in and occupy that part of the House in the Occupation of Frances Blackmoor' and Elizabeth to occupy the chamber

Cottage, shop and street from old postcard looking East

over the kitchen and the rest of the said house[16]. As Mary had died in 1817, after the will was made but before the death of her father, she never occupied the house and we do not know if Frances Blackmoor was allowed to stay on in residence.

Edward Penfold died in 1837 and his daughter Mary, wife of Charles Roberts, a local wine merchant, inherited the property under the terms of his will in 1838[17]. The tithe map for Broadwater, which includes Worthing, was drawn up in 1848 and the property, owned by Charles Roberts, was numbered 149B on the map[18]. It was described as a house and garden of 18 perches and Mrs. Nichol was the occupier. A wide, narrow strip of land, number 72B immediately behind the cottage, was pasture and beyond that was the Home Close, number 73B used for pasture and stabling. Charles Roberts owned both these fields, which were occupied by Richard and William Penfold. It is interesting to note that the narrow strip numbered 72B has remained separate from the mid-twentieth century housing built beyond it. It is a gated area containing a run of garages built hard against our north boundary wall, reputedly for the owner of a taxi company to house his vehicles in the 1930s or 1940s, and now used as workshops.

In 1851 the premises was a grocer's shop and Post Office run by a widow, Hannah Collyer. The Post Office safe is still in situ in the cottage, inserted into the sidewall of the inglenook fireplace and accessed by what would have been a short passageway between the cottage and shop, in the depth of the chimney. A painted sign on the exterior wall of the shop advertising Broadwater Post Office was uncovered when the owner was decorating a few years ago but the writing is now flaking off. Assisting Hannah Collyer in the shop was her married daughter, Mary, born in Broadwater, who also lived there with her husband, Henry Freeman Blaker, a carpenter, and their five children aged between nine and nine months plus another of Hannah's grandchildren aged two. A fifteen-year-old relation assisted them and they had taken in a lodger. It is sad to see in the parish register that Mary's two youngest little boys died only a few months after the census was taken. They are buried in the churchyard opposite their home[19]. Hannah and her husband James[20] may have created a little local gossip in 1822 when their daughter, Fanny, was baptised in Broadwater. The Reverend Peter Wood noted in the register that 'it is said that Hannah is the Sister of the late Wife of James & consequently she cannot be legally married to him'[21]. By 1861, Willliam Manwaring was leasing the premises and had moved into the cottage and shop with his wife and children. William already lived in Broadwater, having moved there around 1847[22] from Burwash where there was an extensive Manwaring family[23]. William Manwaring married Eliza Paine at St. Mary's Broadwater on 10 January 1850 and in 1851 they lived in Broadwater Street with their four-month-old son. William was employed as a grocer – possibly in Hannah Collyer's shop. Eliza's father, William Paine, was a blacksmith in Broadwater and her great-grandfather was William Paine the blacksmith mentioned in our copyhold document of 1781.

When researching the Manwaring family I discovered that I have an unexpected family connection to this former owner of our house. William's younger brother Edward moved from Burwash to London in the 1860s and became a pickle and sauce manufacturer in Peckham. Manwarings Pickles was eventually amalgamated with Haywards in 1956. Edward's grandson, Reginald Manwaring, married my mother's cousin, Joyce Peskett.

William and Eliza Manwaring eventually had nine children – William in 1850, Henry in 1853, Alfred in 1855, Walter in 1859, Frank in 1861, Charles in 1863, George in 1865, Kate in 1867 and Annie in 1869. The 1861 census lists William as a baker, grocer and postmaster. Until 28 May 1860, the premises were still held as part of Broadwater Manor by the Ladies of the Manor, sisters Ann, Harriet, Frances and Emily Newland. It was agreed in an Indenture of Enfranchisement that Charles and Mary Roberts, who had been copyhold tenants since the death of Mary's father, Edward Penfold, in 1838, would be entitled to own the property. On 30 September 1868, an indenture was drawn up in which the property was sold to William Manwaring[24]. Two Commissioners for Sussex, William Tribe and William Hugh Dennett had previously examined Mary Roberts, without the presence of her husband, to ensure that she understood and agreed to the sale[25]. On the same day, 30 September 1868, William Manwaring, baker, obtained a mortgage from Worthing

William Manwaring outside the cottage, photo donated by the Ellmore family, descendants of William

Permanent Benefit Building Society for £225[26]. This was repaid on 6 August 1874. On the same day he obtained a mortgage of £350 for the premises from the Court Lily of West Sussex, a branch of the Ancient Order of Foresters Friendly Society of which he was secretary. In this document it is noted that William had added the 'bakehouse, coachhouse and stables'[27].

William Manwaring is mentioned in various local newspapers as having catered for events in Broadwater. An annual Summer Treat in the beautiful grounds of 'Charman Dean' was provided for the villagers by the owners Mr. and Mrs. Wedd and reported in July 1889. More than one hundred and fifty adults and children enjoyed the afternoon, despite harvesting having commenced which prevented more attending. 'A tremendous onslaught being made upon the many good things provided by Mr. W. Manwaring. The catering for the party has always been in [his] hands who ever succeeds in satisfying, both by the liberality with which he provides and the quality of his viands'[28]. To celebrate the wedding of Prince George, Duke of York and Princess Mary of Teck in July 1893, a fête was held in a field north of the Green and a 'capital tea' was provided for three hundred juveniles, with a meat tea for the same number of adults in the school room. 'Mr. W. Manwaring proved a liberal caterer'[29]. Most astonishing was the annual Christmas party in 1893 provided by Lieutenant Colonel and Mrs. Wisden in Broadwater Reading Room. In the afternoon, about two hundred and fifty children were crammed into what is quite a small hall and, after them, one hundred and fifty mothers took their turn at the tables. Mr. Manwaring provided an abundant tea, which included an iced cake weighing no less than one hundred and thirty pounds[305].

William Manwaring died on 26 Dec 1897 and his will[31] stipulated that his eldest sons, William and Charles, who had assisted him in the business, would share the property between them. William agreed to sell his share to Charles on condition that he received a lifetime annuity from it, payable in weekly instalments and that if he died leaving a widow, she would receive £200. Unfortunately, William died soon afterwards and his widow, Elizabeth, signed a document confirming that she had received the £200. Charles was assisted in the bakery by his nephew, William Manwaring, the only son of his brother William. An indenture of 19 October 1900 reveals that Charles agreed to lease the cottage and bakehouse to this young William for twenty-one years[32]. Conditions stipulate that William must 'paint with two coats at least of good oil color (sic) and in proper and workmanlike manner all the wood, cement, metal and other work in and about the said premises previously or usually painted'. The outside work was to be done every three years and inside every seven years. When maintaining the inside he must also 'grain, varnish, whitewash and color (sic) such parts of the inside as are usually grained, varnished, whitewashed and colored (sic) and paper with paper of suitable quality such parts thereof as are usually papered.' There are still fragments of wallpaper to be found on walls around the cottage, some of which appear to date from this time.

Another of William the elder's sons, Frank Manwaring, an engineer and blacksmith, joined his uncle, George Paine, a blacksmith with a forge on Broadwater Green, and they soon expanded into general engineering. Paine Manwaring is still a well-known company in Worthing today and only recently moved from their original premises opposite the Green.

William Manwaring continued to run the bakery as a young man aged only 21, his widowed mother, Elizabeth, and a blind great-aunt living at the cottage with him in 1901. William and his mother moved to Eastbourne and in 1906, for the remainder of the twenty-one years, the premises were leased to James Jabez Peay, a baker, confectioner and grocer who had previously had businesses in Brighton, Horsham and, latterly, in Steyning. James moved into the cottage with his second wife Ellen and their two young sons. The auction house, Tooveys, offered a vintage photographic postcard for sale in 2017, showing a horse and baker's van belonging to James Jabez Peay. A man, probably Mr. Peay himself, sits on the driver's seat beside a wicker breadbasket. Above the seat are the words 'Gold Medal Awarded London 1901 for Purity of Bread'. On the side of the van, the name 'late Manwaring' can be made out and 'Established Over 60 Years' followed by J. J. Peay,

Grocer, Baker, Confectioner, Broadwater'.

Henry Manwaring, the oldest surviving son of William senior, lived in Warwick Street, Worthing, and owned a florist and fruiterer's shop. He managed the bakery business for the family after the death of his brother Charles in 1901 and in 1910, George Knight, who previously had a bakery in Bolney Road, Cowfold, took over the lease from J. J. Peay[33]. There was not enough sleeping accommodation for all the Knight family in the Cowfold house[34], so George moved to the Broadwater bakery with his wife Ellen and children, Rowland, George, Dorothy, Ivy, Leonard and Frederick. The lease ended in 1920 and in January 1921 he bought the premises from the Manwarings. The cottage by this time was known as 'Burndale', so named I believe by the Knights, and some of their descendants still remember that name with affection.

George Knight died in 1946 and Rowland, with his brother George, had run the business for their father when he retired. However, George junior died in 1948 and Rowland Knight, his wife and two young children moved back to Cowfold where he took over the bakery in Henfield Road from the late Mr. A. West. Too much work was needed to update the Broadwater bakehouse and it closed down. Mr. W. C. Brickett of Upper Norwood acquired the lease[35] and Albert E. Weller grocer and provision merchant ran the shop[36].

The shop was leased to Jones & Son Do It Yourself Supplies in the 1960s and various tenants rented part of the cottage. Stephen Jones bought the premises from the Knights in 1970 and later applied for planning permission to demolish the buildings and build three shops with two-storey maisonettes above. This was refused because the cottage was listed as being of historical or architectural interest. The Royal Commission on the Historical Monuments of England sent a photographer to record the cottage and bakehouse in 1992[37].

The bakehouse is a substantial building constructed of brick surrounding the oven, with 'bungaroosh' for the upper storey which was the flour loft. Amongst the broken pieces of brick in the bungaroosh[38] are some old 'Worthing yellow bricks'[39]. The side-flue oven was built by W. H. Webber of Brighton. Beneath the oven is a long prover where the uncooked loaves were left on a trolley to rise. Grooves have been worn in the floor of the prover by the trolley being constantly pushed in and out. Beside the oven, on one side is the furnace with a small water tank above and a place for storing coal beneath. The water tank has a pipe to the outside where there is a tap fixed to the bakehouse wall near the ground. Apparently a tin bath was kept beneath the tap, in a lean-to. On the other side of the oven is the chimney and fixed to the wall a Bailey's Patent Pyrometer. Flour sacks were carried up an outside staircase and stored above the bakery. Flour could then be tipped down through chutes as needed. Over the years we have had several open days, and we were given information by members of the Knight family and people who had worked in the bakery. Mr. Newnham, who had been a delivery boy in the late 1930s, had received his call-up papers while working there. He joined the Army and the Knights used to send him fruit cakes. He told us that the walls were lime-washed every six months. The dough trough was zinc lined with a removable lid. The floor of the oven was washed out with a swab on a pole.

The oven, including items donated by the Knight family

The first deliveries went to Durrington and the second load went to Sompting. We were also told that coal had been stored in the cellar but once the deliveries were made by van the coal was stored in the stable at the bottom of the garden. There were two outside toilets in wooden huts, one in the yard for the men and one for the women on the other side of the bakehouse – this is still in working order. The cool back room of the cottage was fitted with shelves where the bread was stored. Rowland Knight's son George took over the Cowfold bakery from his father, and not long before he retired, we visited him and his sister, Cecily. They told us that the room we now have as a bathroom was once their nursery and a tiny fragment of their wallpaper showing a huntsman blowing his horn still adheres to the lintel above the door. George said he used to climb out of the window and over the roof into the yard. He liked to sit on the corrugated iron roof of the shed where the Trojan van[40] was kept and one day during the war, he watched a German plane circle above the tall bakehouse chimney and drop a bomb, which fell nearby in Leigh Road. When they decided

to close the Cowfold bakery and have it converted to housing in 1995, George got in touch with us again and kindly offered us some items from their bakehouse to bring back to Broadwater. These included their oven door, also made by Webber of Brighton – ours was missing – two long-handled wooden peels, bread tins, a wooden tool to mark the crosses into Hot Cross Buns and best of all, a 'clock face' made out of an old Oxo tin lid with moveable hands which served to remind the baker when to take the loaves out of the oven. George told us that a similar one hung on a nail above the oven in the bake-house in Broadwater. The nail is still there and the Oxo tin 'clock' from Cowfold, rather rusty and battered, hangs upon it, one of my most cherished possessions.

Leigh Lawson

FOOTNOTES

[1]Items include thirty-five clay marbles; fifty-seven oak apples; four thimbles; buttons; beads; clay pipe stems; a key; two toy trees and a doll's foot made of wood; slate pencils; a small glass phial with a cork; many hand-forged nails and three coins dated 1806, 1842 and 1860. Despite the position in which these items were found above the front door, Ralph Merrifield, specialist in the archaeology of ritual and magic, thought it too risky to suggest a ritual interpretation although he was intrigued by the quantity of oak apples and marbles. Letter from Ralph Merrifield to Janet Pennington 8 Dec 1990.

[2]2 Mar 1781 Copy Recovery of William Swift and Admission of Miss. Penfold.

[3]Sussex Marble, also known as winklestone, is made of freshwater limestone and the calcified remains of shells.

[4]Inscriptions from Snewin, *List of the Inscriptions on the Headstones and Monuments Contained in the Burying Ground Attached to and Surrounding the Parish Church (St Mary's) of Broadwater, Sussex, Compilation Commenced May 18th 1882* manuscript, Worthing Reference Library. Both inscriptions are now almost illegible.

[5]William Swift senior married Mary Backshell at St. Mary's, Broadwater 3 June 1735.

[6]William Swift junior married Mary West by licence at St. Mary's, Broadwater 23 June 1761.

[7]William son of William and Mary Swift, baptised St Mary's, Broadwater, 27 June 1739.

[8]Probate inventory appraised on 26 Apr 1760 by William Rye and John Hide. A footnote on the document dated 28 Apr 1760 indicates that Thomas Backshell was the administrator during the minority of William Swift, the son of the deceased. William would have been aged 20. WSRO EPI/29/029/135

[9]R.G.P. Kerridge and M.R. Standing, *Georgian and Victorian Broadwater,* Phillimore (1983)

[10]WSRO Ron Kerridge Archive Acc. 19618

[11]Ann Penfold married Thomas Gilbert 5 Dec 1786 St Nicholas, Brighton by licence. Mrs. Ann Gilbert age 57, buried 23 June 1793 St Nicholas, Brighton.

[12]Copy Admission 3 Oct 1793 Refers to Ann Gilbert widow (before her marriage Ann Penfold spinster) admitted at a Special Court Baron held 2 Mar 1781. John Penfold, brother of Ann Gilbert deceased, produced the last will and testament of Ann Gilbert dated 2 October 1789 signed by three witnesses. The will has not so far been traced.

[13]15 May 1821 General Court Baron and Court of Survey.

[14]Mary Penfold married Edward Newman Broadwater 5 Aug 1785

[15]Elizabeth Cutler married John Penfold 3 Mar 1791 West Tarring. John Penfold buried 17 Aug 1795 Broadwater.

[16]Will of John Penfold 1821 WSRO STCI/48

[17]Will of Edward Penfold 1838 WSRO STCI/5 p564

[18]Broadwater Tithe Map and Apportionment Book 1848 TD/W21

[19]James Blaker buried St Mary's, Broadwater 18 Apr 1851 aged 10 months. Alfred Blaker buried St. Mary's, Broadwater 24 Dec 1851 aged 3 years 11 months.

[20]Hannah Bysh married widower James Collyer at St Nicholas, Brighton 5 Aug 1822.

[21]It was illegal until The Deceased Wife's Sister's Marriage Act 1907 was passed.

[22]Obituary, *Sussex Agricultural Express* 1 Jan 1898 p11

[23]William's father, a carrier and innkeeper at the Admiral Vernon Inn, was born in Burwash. At least twelve children were born to the Manwaring family in the parish.

[24]30 Sep 1868 Indenture between 1) Charles Roberts of Broadwater and Mary Roberts his wife and 2) William Manwaring of the same place, baker

[25]Certificate on blue paper. The commissioners were appointed 'for taking the acknowledgments of Deeds by Married Women' and it refers to the Abolition of Fines and Recoveries Act 1833.

[26]30 Sep 1868 Mr. Wm Manwaring to The Trustees of The Worthing Permanent Building Society Mortgage for securing £220 and Interest.

[27]6 Aug 1874 Mr. Wm Manwaring to The Trustees of The Ancient Order of Foresters Mortgage of premises at Broadwater Sussex to secure £350 and Interest.

[28]*West Sussex Gazette* 31 July 1889 p8

[29]Quoted in an article by Colin Clark in *The Advertiser* 17 June 1981.

[30]*Worthing Gazette* 13 Dec 1893 p6

[31]Will made 18 June 1896 and proved 10 Feb 1898

[32]19 Oct 1900 Mr. Charles Manwaring to Mr. William Manwaring Lease of a messuage shop and premises in Broadwater Street Broadwater Sussex.

[33]29 Nov 1910 and 21 Dec 1910 Assignment of lease between Mr. James J. Peay of Broadwater and Mr. George Knight of Bolney Road, Cowfold. Messuage shop bakehouse and premises in Broadwater Street at a yearly rent of forty five pounds.

[34]Aug 2014 Interview with Bob Farren, whose mother was Dorothy Knight, transcription on Cowfold Parish Council website.

[35]*West Sussex Gazette* 10 Mar 1949 p8

[36]Kelly's Directory and photograph in the *Southern Weekly News* 27 Nov 1953.

[37]R.C.H.M.E. 15 June 1992: Old bakery interior BB92/20856; Ground floor, west room, detail of wattle and daub BB92/20857; Ground floor west room, fireplace BB/9220858; Ground floor, west room BB92/20859; Ground floor, west room, fireplace, date etched into north side BB92/20860

[38]Bungaroosh, used between the mid-eighteenth and mid-nineteenth centuries, comprises brick and flint shuttered in a lime render.

[39]The 'yellow bricks' were made from a fine blue clay extracted from the seashore. The kilns were near the town, and when fired, the clay produced bricks of a cream colour. These were popular for new sea-side buildings in the area from the 1790s onwards but the seam of clay was exhausted by 1830 at the latest. Chris Hare, *Historic Worthing, the Untold Story*, The Windrush Press, 1991.

[40]A photograph of George Knight's baker's van can be found in the garage history section of the Wisborough Green village website. The local Gravely Brothers garage used to sell and service commercial vehicles, from the end of the First World War through the nineteen thirties.