

EPS

8 Chalk Lane, Epsom, Surrey KT18 7AR
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EPSOM.

14 Chalk Lane, KT18 7AR

Listed Grade II

Early/mid C18. Colourwashed brick. Old tile roof. 2 storeys. Band. 2 ranges of windows, sashes on ground floor, modern casements above. Flush panelled doors with simple hoods.

The above is the description of 12 and 14 Chalk Lane in the List of Buildings of Special Architectural or Historic Interest dated 22 March 1974. Shortly after the description was compiled the outshots at the rear of the house were demolished and a two storey flat roofed extension constructed. This was designed by John Ashurst who later became Professor of Conservation and Tourism at Portsmouth University. Sadly most of the original details were removed in the 'restoration' but the interesting roof structure remains.

12 and 14 Chalk Lane were built in the second quarter of the 18th C adjoining numbers 8 and 10 which were built as one house before 1680. As the land occupied by 2 – 14 was freehold the records of the Manor of Epsom are of little assistance in dating of these buildings. The Tithe Award of 1843 lists 8 – 14 Chalk Lane as 'Four houses and gardens of 4 perches each owned by Thomas Butcher and in the occupation of James Puttock and others'. In the early 18th C 4 Chalk Lane was converted from a 'barn' and extended to form No. 2 both of which are weatherboarded. A little later a brick dwelling (No. 6) was built on to the side of No. 4 and it was probably about this time that 12 and 14 Chalk Lane were built.

The front walls of 12 and 14 Chalk Lane is constructed of brick (4 courses of brick and 4 of mortar – 270mm) laid in Flemish Bond with 'flat arches' over the ground floor windows. The 'flat arches' with a central triangular brick are structurally weak and would have been built over the boxes of the original sash window3s. A timber lintel spans the door openings with the first floor windows located below the wall plate. As the window openings have been

widened to accommodate standard casement windows the only location of 'closer bricks' is to the left of the first floor window. The flush panelled door and simple hood (probably similar to those at Nos. 7 and 10) have been replaced with a modern plank door and a porch with a tiled pentis roof. Brickwork was also used for the external side wall of No. 14 (now rendered) and the chimney stack also serving No. 12. The gable end on the side elevation is timber framed and now clad in 'shiplap' boarding replacing the original featheredged boards. Plain old clay peg tiles cover both roof slopes. The outshot was (information from former resident) weatherboarded with a pantile roof. Similar 'lean to' accommodation was added at 2 and 4 Chalk Lane in the first half of the 18th C whilst No. 6 was constructed with one over part of the rear elevation.

The rear wall of the two storey part of the cottages is timber framed as is the party wall between No. 12 and 14. As ceilings were provided in the first floor rooms there was no separation between Nos. 12 and 14 in the roof void. On the ground floor there was one heated room where cooking must have taken place and an outshot providing a scullery. In a hearth only 0.7m wide a 'Bargrate' must have been installed to provide the cooking facilities. It is thought that the present open tread stairs are located in the position of the original stairs that would have been boarded in with a door at the bottom similar to No. 2, 4 and 6 Chalk Lane. On the first floor there was one room which was probably unheated. As there were no windows in the side wall and the rear was covered by the outshot the only light into the main part of the house was from the windows on the front elevation. Spine beams are provided on the ground and first floor ceilings about the mid point in the depth of the house and the pegs for the floor joists are visible on the ground floor. At first floor a plank ceiling has been installed below the level of the spine beam retaining the lath and plaster ceiling above it.

Each house is one roof bay in width and the trusses comprise of principal rafters with tie beam and a collar at mid span. Through purlins are clasped between the collar and principal rafters with the common rafters passing over the purlins and one halved and pegged to their opposite rafter at the apex. On the rear slope a butt purlin is provided 0.8m up the slope above the wall plate the rafters above this purlin are mortice and tennoned into it. This is the only recorded example of both a through purlin/rafter roof and a butt purlin/rafter roof being used at the same time in an Epsom building. The butt purlin was introduced to facilitate the construction of the outshot with a slacker pitch than that of the main roof and enabling greater head room within the outshot.

The use of sash windows in a small cottage in the early 18th C would have been unusual but sash windows had been inserted prior to 1720 in 8/10 Chalk Lane (Charles Brooking considered this to be the latest date for solid sash frames with cut outs for sash weights). The doors and hoods described in the 'listing' are similar to those at Nos. 8 and 10. It is thought that the division of the latter into 2 houses took place c.1800 (archaeological evidence) and the door and hood at No. 14 was altered at the time of the division of 8/10 from one dwelling. By comparison with 6 Chalk Lane where a lot of the 18th C joinery and window details remain a date in the second quarter of the 18th C would be suitable for the construction of 12 and 14 Chalk Lane. 8-14 Chalk Lane were probably in one ownership from the time they were constructed until the 1950's when they were sold to the occupants by the Northey Estate.

Recorded July 1990

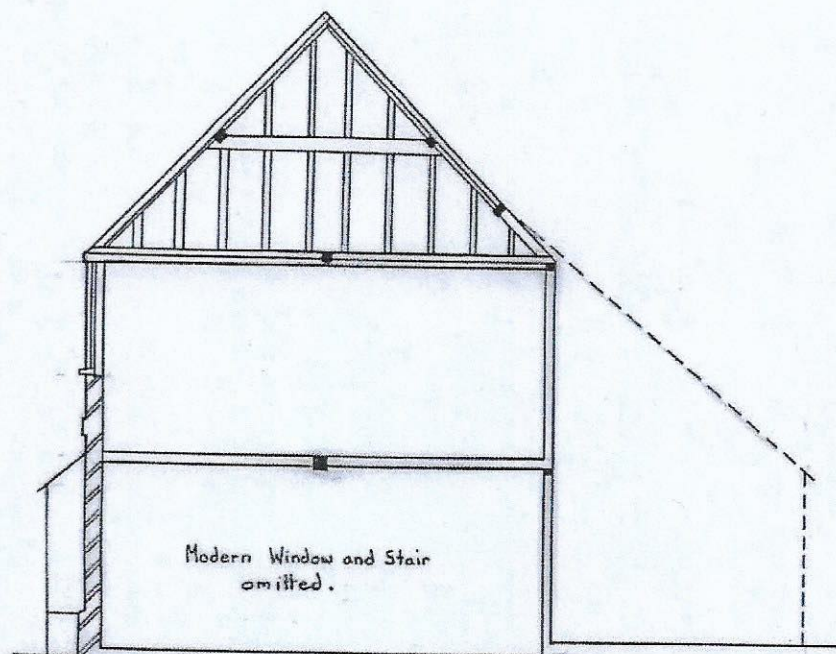
Report updated I. J. West, July 2017

14, CHALK LANE, EPSOM, SURREY.

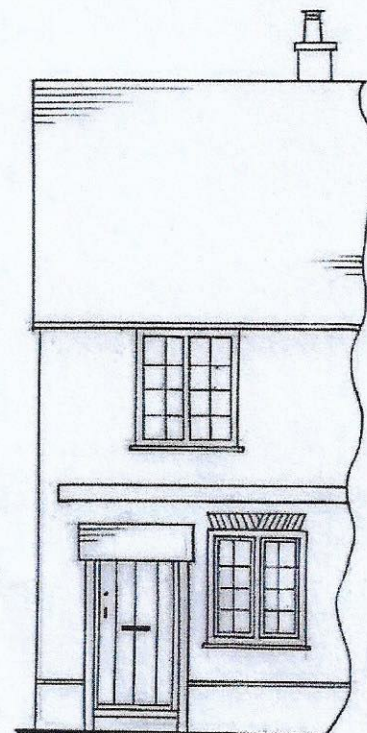
Measured July 1990

Drawing June 1991 © I.J. West.

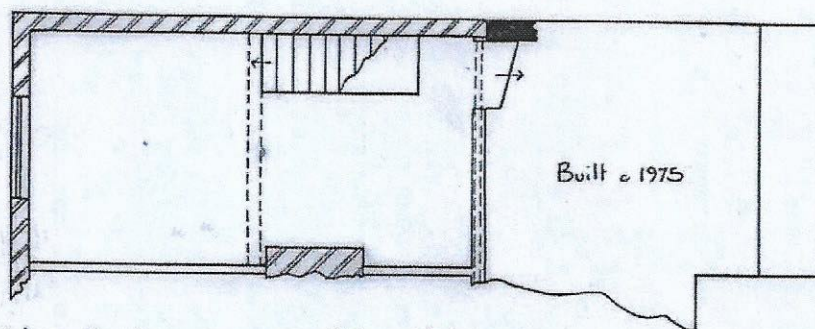
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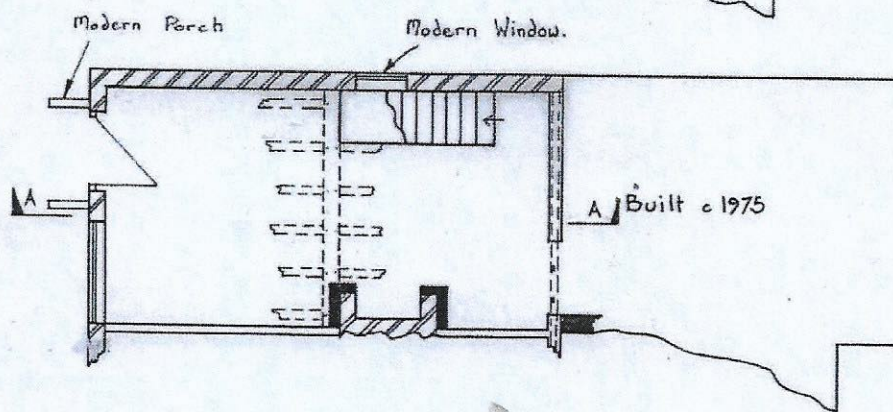
Section A-A extended to show original outshot.



Front Elevation



First Floor Plan.



- ▣ 18th C Brickwork
- 18th C Stud Walls.
- 20th C Brickwork

0 1 2 3m

Ground Floor Plan.