

Heritage Statement on the site of
The Old Nursery
Lodsworth GU28 9DD

Report prepared by
Penelope Olsen BA (Hons) MSc
The Research Workshop
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Introduction

The Old Nursery occupies a central site in the village and parish of Lodsworth, West Sussex, within the area designated as The Lodsworth Conservation Area. The semi-detached cottage stands at the far west end, south side of Church Lane (previously Church Road). The front facade faces northwards along the north-south ancient route through the village.

The cottage is three bays wide with exposed timber framing at first floor level with white painted brick infill, and a mixture of red brick and stone facing at ground floor level. The ground floor window to the left of the front door has been enlarged since 1947. The front door is marked by a small, protruding, pitched, timber-framed porch with tiled roof.



Photographs of The Old Nursery (right) and Tudor Cottage (left), both clad with ivy, 1947. And inset, in 2022.

The house was first listed by English Heritage as a Grade 11 building on 26 November 1987, with an amendment on 5 April 1988. The property was described as:

Lodsworth Church Lane (south side) Tudor Cottage and the Old Nursery one building, now two cottages, C17 or earlier timber framed building with painted brick and plaster infilling and diagonal braces. Tiled roof. Casement windows. Projecting chimney breast on west wall [The Old Nursery] with tiled shoulders. Two storeys. Four windows [Tudor Cottage and The Old Nursery]. Mounting block in front of the cottage [Tudor Cottage]. ¹

The following report will consider this statement in relation to The Old Nursery in the light of surviving map evidence, other archive material and the main architectural features.

¹ Listed Entry Number: 1025910. English Heritage Legacy ID: 301935.

The History of The Old Nursery

The Old Nursery in the village of Lodsworth, stands on the south west end of Church Lane at the junction where it meets The Street. The cottage is semi-detached and is the west side of an historically larger dwelling. The Old Nursery was first identified by name in printed records (Electoral Registers) in the early 1960s when the adjoining property was called Tudor Cottage.

Previously the undivided house was known as 'The Old Nurseries' (1945-1960) or simply identified as a 'village house' or 'cottage' with sometimes a mention of 'Church Road' (Electoral Registers/Census Returns).

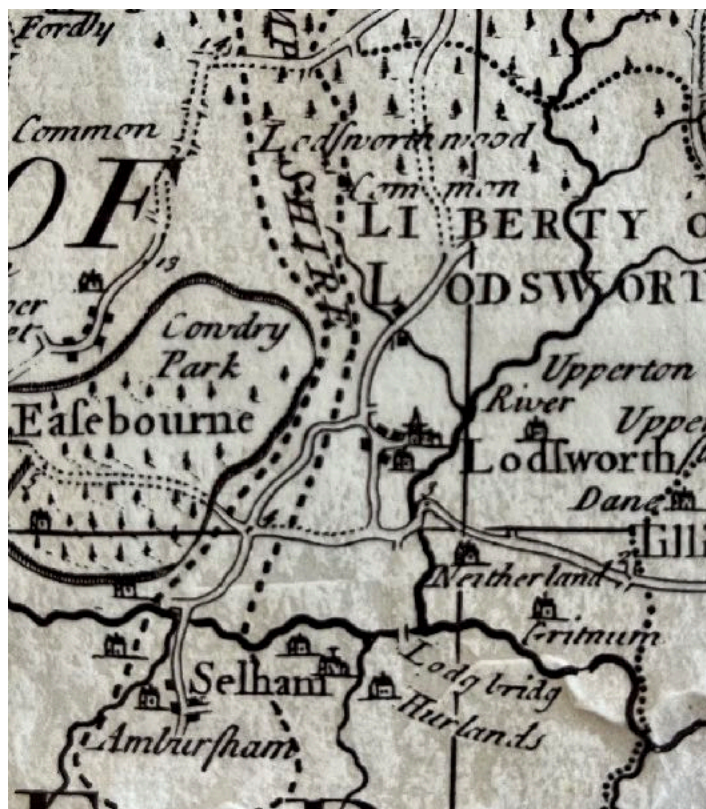
Lodsworth is a long and slender parish in West Sussex. It contains in excess of 2,440 acres. Part of the eastern boundary is marked by a tributary stream, traditionally known as the Lud or the Leckford (1841), that falls into the River Rother at Lods Bridge. One mile north of this point is the village church, St Peter's (nave and west tower 13th century, chancel 14th century), with the village lying to the west and north of it. The medieval village was bounded by a narrow lane, Church Lane (previously Road) and an even narrower lane, Vicarage Lane, and included the Church, the Manor House (13th century origins) and the spring. From early medieval times a well, later known as St Peter's Well, would have provided a watering place for travellers. Medieval Lodsworthians quarried for stone and iron, and worked the land. They remained impoverished and gleaned a meagre subsistence living.

By the 17th century the village had begun slowly expanding northwards on a narrow linear route from the top of Church Lane along The Street to beyond the Hollist Arms (18th century). The prosperity of the villagers very slowly improved with the arrival of small farmers and the beginnings of a middle class. Traders provided the needs of their fellow villagers. A mile further north was Lodsworth Wood and Lodsworth Common where a brickworks was established in the 18th century.

The name Lodsworth is derived from 'Lod', probably the name of a Saxon invader who came from France c 490 AD and took over a small Celtic settlement deep in the forest hereabouts. 'Worth' is the Saxon word for enclosure or farm.

Map, Archive & Photograph Evidence

The earliest map of an adequate scale on which The Old Nursery is identified is Richard Budgen's map of Sussex, 1724.



A detail from Richard Budgen's map of Sussex, 1724. A cluster of buildings are identified around the junction of what is now The Street and Church Lane. The Old Nursery stands at the west end, south side of the track leading eastwards towards the Church. The Manor House and St Peter's Church are both identified with appropriate symbols. Langham Farm is situated opposite The Old Nursery, on the west side of the north-south route through the village. Woodmancote and Ewers are shown on the north side, west end of Church Lane.

Map-makers of the 18th and early 19th centuries usually represented dwellings as simple geometric shapes indicating a ground-plan or footprint. These solid shapes could indicate both detached, semi-detached or terrace dwellings. This mode of communicating spatial information is consistent with traditional cartography. The problem with traditional cartography is that it may only select traits of the building being mapped.



A detail from Gardener & Gream's map of Sussex, 1795. A half century on from Budgen's map, the linear development of Lodsworth had continued. The Old Nursery is identified at the junction, south-west corner of Church Lane. To the right of the 'e' of Woolhouse



A detail from Greenwood's map of Sussex, 1823. The dwellings on either side of Church Lane are numerous and drawn inaccurately as a continuous block as infill had taken place. Detached buildings continue to stretch northwards along the main route through the village.

The Tithe map of the mid 19th century was an important undertaking. It is acknowledged that the footprint of the houses represented was more accurate than any map that had previously been produced. To accompany the map was a key or 'apportionment' that named land-owners, occupiers, type of building, land use and acreage. The cottage known today as The Old Nursery is less than two-thirds of the rectangular building, coloured pink, facing northwards on the Lodsworth Tithe map of 1841 within plot 230.

The Tithe Apportionment describes plot 230 as 'Cottages, Butcher's shop, Garden, orchard etc. covering an area of 1acre 0 perches 13 rods. Three buildings are shown in close proximity, together with a large piece of land to the south-east wrapping around plots 231 and 213.



A detail from the Lodsworth Tithe map, 1842.

The free standing inverted 'L' shaped dwelling facing westwards, abutting the road, is now the Workshop/Barn belonging to The Old Nursery. This may have been the butchers shop. The largest building with 'wings' to north and south, shown within plot 230, would be significantly altered/rebuilt with the passing of time. Tithe maps of the 1840s, although important to the historian, are not considered as authoritative as the Ordnance Survey Series of maps from the 1870s and beyond.

The Tithe Apportionment states that the owner of plot 230 was Mullens Dennett esq and the occupier was Richard Reading. Dennett was a local yeoman farmer with a total land holding in excess of 122 acres in Lodsworth. He lived at Langham Farm, plot 229. Dennett owned other cottages in Lodsworth and his lands (fields, coppices, meadows, orchards and rough) lay southwards, to west and east, down to the main route between Midhurst and Petworth.

Richard Reading's name also appears a year earlier in the 1841 Census Return for Lodsworth. He was 75 years old and worked as a 'butcher'. He lived in with his son, John Reading (40 years) and three servants, two female (50 and 60 years) and one male (16 years).² The Tithe map shows that there were three separate premises at this address providing provision for the shop, activities relating to the meat trade and accommodation for the five adults.

Richard Reading	75	Butcher	4
John Reading	40	Do	4
Ann Reading	50	Do	4
William Reading	60	Do	10
Mullens Dennett	45	Farmer	4
Harriet Dennett	44	Do	4
George Dennett	20	Do	4
Thomas Dennett	16	Do	4
TOTAL in	6	11	15
Page 4			

An extract from the 1841 Census Return

In 1798 an Act of Parliament came into effect 'granting Aid to His Majesty by a Land Tax'. This document for the Parish of Lodsworth names Richard Reading (1766-1846) as the occupier of 'house and lands'. At this date Reading's property (The Old Nursery etc) was owned by William Sadler and assessed for purposes of taxation at £2.0s 7d.

Wm Sadler -	Richd Reading	} 2 - 7
	House Lands	

² HO 107/1102/10, 1841 Lodsworth Census Return.

Richard Reading died at the age of 81 in 1846. The lease to his butcher's shop, cottages and land was eventually taken over by his son John Reading (1798-1865). In the the 1851 Census Return for Lodsworth, John Reading (53 years) is listed as the village 'butcher', living with his wife Margaret (42 years), plus a son (14) and three daughters (13, 4 and 2). The age gap between John and Margaret, and that of the two younger daughters, would suggest a second marriage. Also living with the family were Reading's nephew (26 years), who also worked as a 'butcher', and two 'servants'.³

In 1861, John Reading's name appears again on the Census Return amongst other 'private' houses in the village.⁴ Reading was living with Margaret, his wife, and now just his two youngest daughters and a 'son-in-law', William Marshall (24 years), another 'butcher'.

John Reading died in 1865. His widow Margaret moved to Tillington to live with William Comper, another widower, a retired grocer.

By 1871, James Rogers (b 1831) and his brother Thomas Rogers (b 1841) had taken over the premises identified in 1841 as plot 230. They were 'market gardeners' - running a small farm and selling vegetables, salad and fruit directly to the consumer. James (40) was married to Ann (32) and they had a small son, another James (3). Thomas (30) was unmarried.

6	Village	1	Margaret Green	Head	Wife	45	Butcher Wife	Domestic	Susan Madhassen
			Edwards G.	Wife	Wife	72	Scholar		Robert Malling
			Ludie G.	Daughter		10	Scholar		Susan Brighton
			Elizabeth G.	Daughter		5	Scholar		Susan Brighton
7		1	James Rogers	Head	Wife	40	Gardener (Market)		Susan Cotton
			Ann G.	Wife	Wife	32			Susan Kent
			Thomas G.	Wife	Wife	30	Gardener (Market)		Susan Cotton
			James G.	Wife	Wife	3			Susan Sedgwick
			Charles Lucas	Nephew		28	Garden Boy		Robert Howerton
8		1	Lester Reading	Head	Wife	60	Ag Lab		Susan Cotton
			Harriet G.	Wife	Wife	40			Susan Petherick
9		1	George Bestwell	Head	Wife	46	Bo Lab		Susan Howerton
			Mary G.	Wife		45	Landmaid		Susan North Chapel

An extract from the 1871 Census for Lodsworth, RG10/1110

³ H0107/1654 p 73, Lodsworth Census Return 1851.

⁴ RG9/626 p 42, Lodsworth Census Return 1861.



A detail from the 1st edition 25 inch Ordnance Survey map, Sussex XX11.10, 1875.
 Insert bottom left: Small detail OS 1875.
 Insert top right: Small detail Tithe 1841.

A comparison of the Tithe map and the 1st edition Ordnance Survey map indicates changes to the footprint of the properties over the three decades that separates them and the change from butchery to market garden. The dwelling facing Church Lane (The Old Nursery/Tudor Cottage) was now an 'L' shaped building, incorporating part of the largest building with 'wings' shown on the Tithe Map. The remainder of that building had gone and another separate building stood in the garden. The inverted 'L' shaped outbuilding/shop to the west side of the garden, abutting the road, remained unchanged. A small additional outbuilding/shed is shown alongside northwards. Beyond the buildings, on the land belonging to the site, were three rectangular

structures, probably greenhouses, and a small shed. The strip of land that had wrapped around plot 231 (back onto Church Lane) on the Tithe map, had disappeared by 1875. These significant alterations would have been in keeping with the change of business from butchery to market gardening.

The 1881 Census Return for Lodsworth (RG11/1130) provides an update to the use of the new 'L' shaped dwelling facing northwards onto Church Lane.

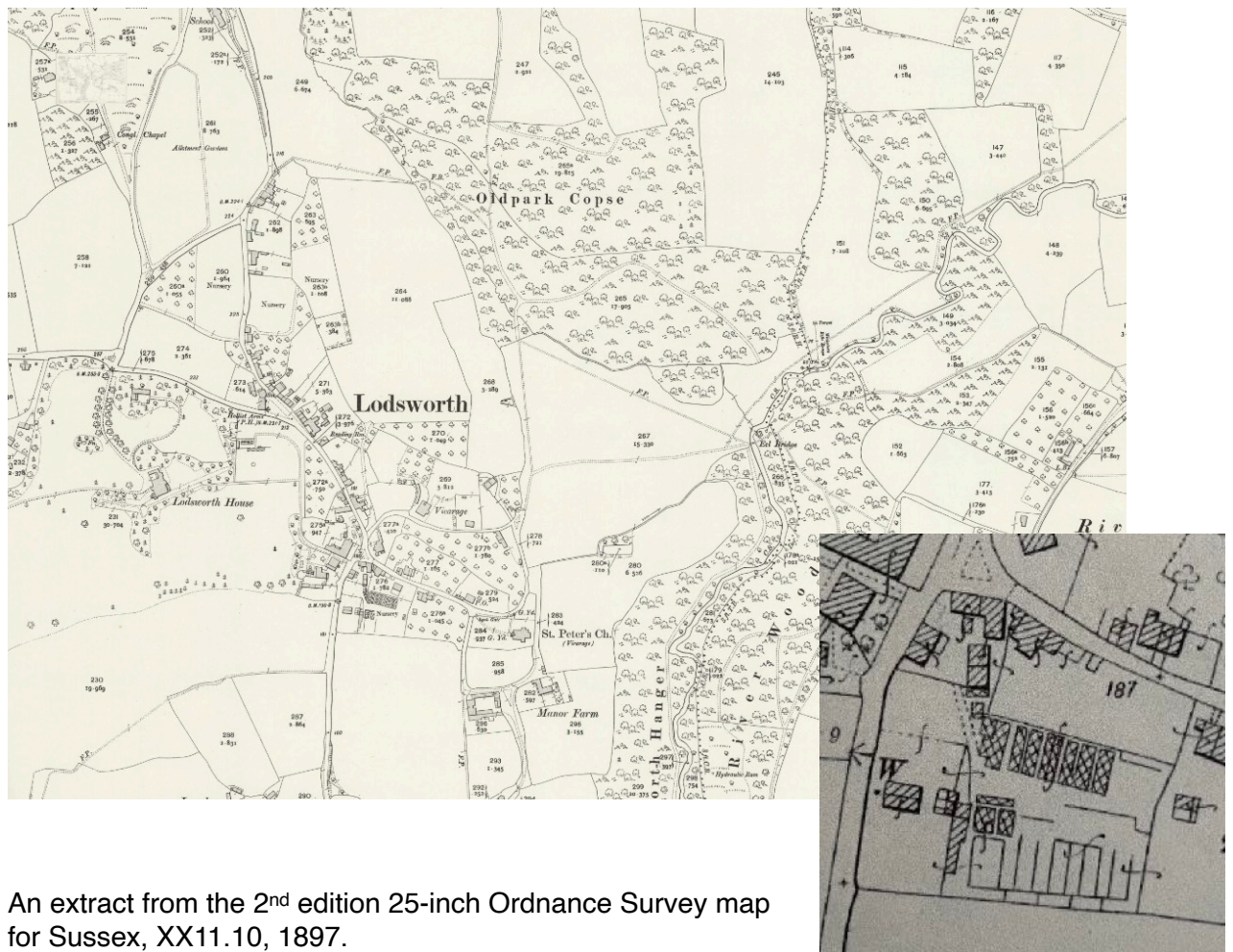
The undermentioned Houses are situate within the Boundaries of the

83 [Page 3]

Civil Parish (or Township) of	City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town or Village or Hamlet of	Urban Sanitary District of	Rural Sanitary District of	Electoral Parish or District of		
Lodsworth			Machester	Lodsworth		Machester	Lodsworth		
No. of Cottages	ROAD, STREET, &c. and No. or NAME of HOUSE	NO. of Inhabitants	NAME and Surname of each Person	RELATION to Head of Family	SEX	AGE last Birthday of	Rank, Profession, or OCCUPATION	WHERE BORN.	If (1) Dec. and (2) Birth (3) Mar. (4) or (5) Total (6) Female
14	Village, Church Lane	1	James Lewis	Head	Male	41	General Sales and Vegetables	Luscar, Lodsworth	
			Thomas Lewis	Wife	Female	39		Luscar, Lodsworth	
			Thomas Lewis	Son	Male	5		Luscar, Lodsworth	
			Thomas Lewis	Son	Male	3		Luscar, Lodsworth	
			William Lewis	Son	Male	1		Luscar, Lodsworth	
15	5 th	1	Reginald Gurney	Head	Male	41	Gardener	Southampton, Southampton	
			George Gurney	Wife	Female	39		Luscar, Lodsworth	
			Maria A. Gurney	Wife	Female	21		Luscar, Lodsworth	
			George A. Gurney	Son	Male	2		Luscar, Lodsworth	
16			William Smith	Head	Male	42	Blacksmith	Luscar, Lodsworth	
			Mabel A. Smith	Wife	Female	39	Schoolmistress	Luscar, Lodsworth	
			Clayton Smith	Son	Male	8	Schoolboy	Luscar, Lodsworth	
			William G. Smith	Son	Male	6	Schoolboy	Luscar, Lodsworth	
17	Village	1	Thomas Rogers	Head	Male	40	Wine and Beer Merchant	Luscar, Lodsworth	
			James Rogers	Wife	Female	37		Luscar, Lodsworth	
			Elizabeth Rogers	Son	Male	4		Luscar, Lodsworth	
			Matilda Rogers	Son	Female	1		Luscar, Lodsworth	
18	5 th	1	James Rogers	Head	Male	40	Wine and Beer Merchant	Luscar, Lodsworth	
			Ann Rogers	Wife	Female	37		Luscar, Lodsworth	
			James Rogers	Son	Male	10	Schoolboy	Luscar, Lodsworth	
			Joseph Rogers	Son	Male	9	Schoolboy	Luscar, Lodsworth	
			Ann Rogers	Son	Female	6	Schoolboy	Luscar, Lodsworth	
19	Village, Church Lane	1	Arthur Hylton	Head	Male	40	By Sale	Luscar, Lodsworth	
			Mary A. Hylton	Wife	Female	35		Luscar, Lodsworth	

The Rogers brothers, now both married, with five children between them, had divided their cottage on Church Lane (The Old Nursery/Tudor Cottage) into two separate households. The 2nd edition 25 inch Ordnance Survey map show clearly the dividing line within the premises. The other buildings on the site were also divided, probably in relation to their business activities. Also noted on the 1881 Census Return was the fact that the Rogers brothers held 8 acres, including their original 1a 0r 13p which we know had been reduced. Since beginning their business a decade earlier, more land had been taken on, northwards, on either side of The Street, beyond The Hollist Arms. Three fields, marked on the Ordnance Survey map (1897) as 'Nursery'.

*By 1880, there was no single farm which employed more labourers than the Nursery of Thomas and James Rogers. This Nursery, which had been started by the brothers in 1862, was flourishing. The cottage on Church Lane (The Old Nursery/Tudor Cottage) had substantial grounds behind it. Here were to be found several heated greenhouses, where orchids and peaches were cultivated, an orchard and the Nursery's offices.*⁵



An extract from the 2nd edition 25-inch Ordnance Survey map for Sussex, XX11.10, 1897.
 Insert: Small detail OS 1897.

The Lodsworth Census Return for 1891 once again places James Rogers (60) and his family at this address (The Old Nursery/Tudor Cottage) on Church Lane together with Thomas Rogers (50) with his family in a separate

⁵ Martyn Hepworth and A E Marshall 'Lodsworth, The story of an English Village', 1995, p83.

household. ⁶ The 1901 Census places Thomas Rogers (60) and his family, plus James Rogers junior (33), son of the late James Rogers (1831-1893), and his family living at this address (The old Nursery/Tudor Cottage) on Church Road (Lane). ⁷

Household	Address	Name	Sex	Age	Occupation	Married	Single	Widowed	Divorced
17	Church Road	William Cook	Head	74	Plumber	X			
		Priscilla	Wife	66	Laundress		X		
		Elyahel	Daughter	21	Assist			X	
		John W. Jackson	Male	20	School				X
18	do	Thomas Rogers	Head	60	Market Gardener	X			
		Harriet	Wife	57			X		
		Hephzibah	Daughter	24				X	
		Violetta	Daughter	21				X	
		Lilian	Daughter	19					X
19	do	James Rogers	Head	33	Market Gardener	X			
		Bessie	Wife	38			X		
		Alec James	Boy	4					X
		Thomas Rogers	Head	74	Plumber	X			
		Priscilla	Wife	66	Laundress		X		

Household	Address	Name	Sex	Age	Occupation	Married	Single	Widowed	Divorced
18	Church Road	Thomas Rogers	Head	74	Plumber	X			
		Priscilla	Wife	66	Laundress		X		
		Elyahel	Daughter	21	Assist			X	
		John W. Jackson	Male	20	School				X
19	do	Thomas Rogers	Head	60	Market Gardener	X			
		Harriet	Wife	57			X		
		Hephzibah	Daughter	24				X	
		Violetta	Daughter	21				X	
		Lilian	Daughter	19					X

A detail from the Lodsworth Census Return, 1891, RG12/847 (above)

A detail from the Lodsworth Census Return, 1901, RG13/972 (below)

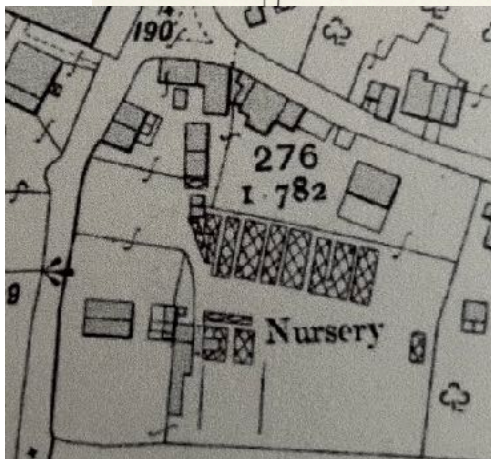
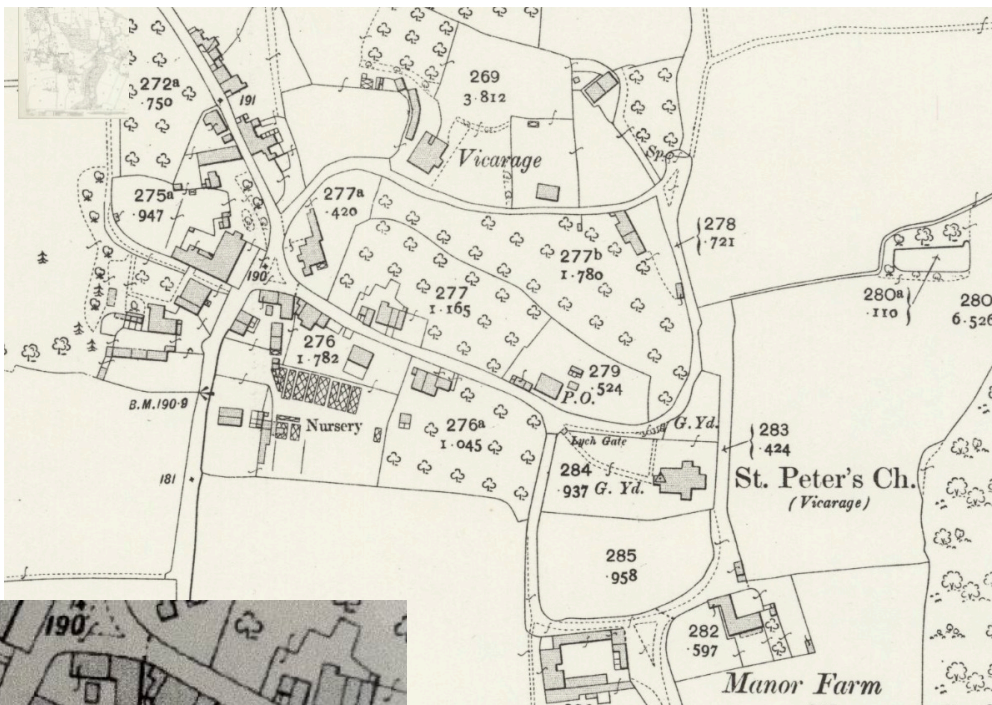
By 1911, Thomas Rogers had retired as a market gardener and was living at a 'freehold house' at 'Smithbrook', at the top end of Lodsworth Street. His nephew James Rogers the younger had become a 'domestic gardener' and had moved with his family to Well Cottages, Lodsworth.

⁶ James Rogers (1831-1893) was married to Ann (b 1844) and they had three children, James, (b 1869) Joseph (b 1872) and Amelia (b 1875). In a separate household was Thomas Rogers (b 1841) who was married to Harriet (b 1844) and they had three children, Hephzibah (b 1877) , Violetta (b 1880) and Lilian (b 1882).

⁷ Thomas Rogers (60), Harriet (57), Hephzibah (24) market gardeners clerk, Violetta (21) dressmaker, Lilian (19) assistant housekeeper. In a separate household was James Rogers (33), market gardener, Bessie his wife (38) and their son Alec James (4).



Photographs of James Rogers from the George Garland Collection, 1934. (Sussex Record Office.)



An extract from the Ordnance Survey map for Sussex, XX11.10, 1912. Inset: detail of the site of The Old Nursery/Tudor Cottage.



Postcards of Lodsworth showing the south side of the roadside outbuilding belonging to The Old Nursery, c 1910 (top left); the south side of the house and outbuilding, c 1910 (centre, right); and the north facing Church Lane facade, c 1920 (lower left).

By 1911, the Rogers' family home (The Old Nursery/Tudor Cottage) of more than three decades, on the corner of Church Lane, had new residents. Robert Budd (1864-1929) a 'gardener practical, nurseryman & florist' moved into the corner house on the south side of Church Lane - The Old Nursery, yet to be named. Percy Ford a 'gardener nursery worker' moved into Tudor Cottage, yet to be named. Each dwelling had 5 rooms 'counting the kitchen but not the scullery, landing, lobby, closet or bathroom', though doubtful there was one in either cottage. ⁸

Robert Budd had previously been living on Langham Lane with his wife Marie Françoise (1868-1956) and their two young children, Robert (b 1904) and Marguerite (b 1908). In the '1911 UK Census Summary Book', Mr R Budd is

⁸ Census for Lodsworth & South Ambersham, 1911, District 07, frame 36-37.

noted as holding land in Church Lane amounting to 1a 2r 3p together with the 'Fernbank Nurseries and Cottages', northwards up The Street.

Electoral Registers for the 20th century place Marie and Robert Budd at this address until Robert Budd's death in 1929. Marie Budd, now a widow, remained at this address until her own death in 1956.



Photographs of The Old Nursery from a Women's Institute 'History of Lodsworth, 1947. (AM21/2/1 West Sussex Record Office)

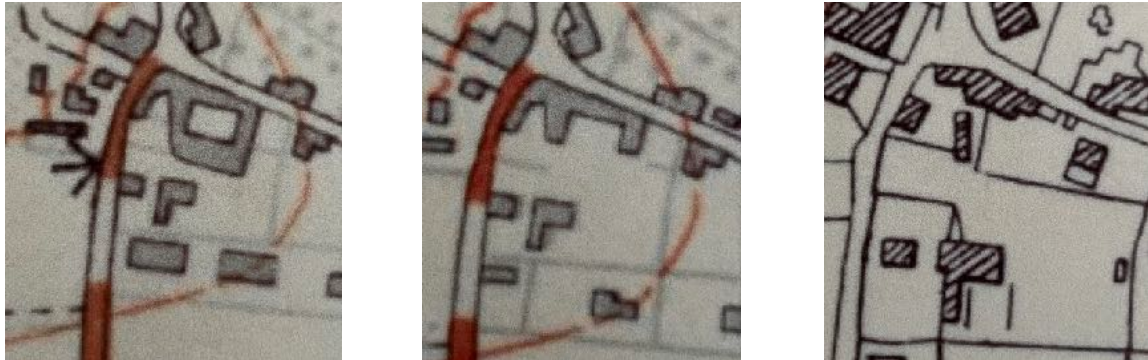
The name 'The Old Nursery' was first recorded in Electoral Registers in 1938.

⁹ The name alternated between 'The Old Nursery' and 'The Old Nurseries' until the 1960s.

Following the death of Marie Budd in 1956, The Old Nursery was taken over by Edward and Ivy Langley. Followed in 1969 by David and Zoe Barber, and Zoe Barber alone from the late 1970s until 1995. No names were recorded in the Lodsworth Electoral Register for The Old Nursery in the late 1990s. In the early 2000's Mervyn Harvey was in residence. Oral history reveals that Harvey was an enthusiastic builder who 'completely refurbished the house and outbuilding/workshop'. The enclosed hallway of The Old Nursery, leading

⁹ Electoral Registers for Lodsworth: 1906 (W), 1909 (CC), 1917 (CC), 1921 (U), 1925 (Y), 1937 (X), 1945 (U).

from the street entrance, is attributed to Harvey's period of residence'. No planning applications were submitted. Anthony Campey lived at The Old Nursery from 2008 until 2015. ¹⁰



Details from Sussex 6 inch OS maps for Lodsworth, 1948, 1958, 1961, left to right. ¹¹

The scale of these maps is small but suggests that The Old Nursery and the outbuilding abutting the road westwards, were joined after the 2nd World War, when Marie Budd lived here as a widow. With Edward and Ivy Langley's arrival in the late 1950s, the cottage and outbuilding were separated again as they had been historically down the years.



A detail from the OS map for Lodsworth (2022) and an accompanying archive image, 2004. (IOE01/12477/36)

¹⁰ Electoral Register for Lodsworth: 1951 (Z), 1963 (UL), 1969 (UL), 1974 (ML), 1984 (GT), 1990 (GT), 2003 (EAS2).

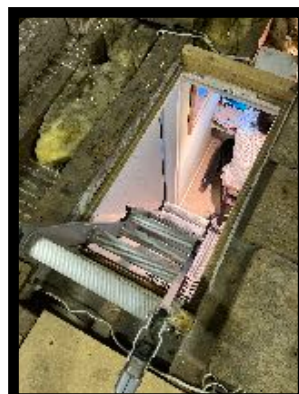
¹¹ 1948, 41/92/A. 1958, SU92-C. 1961, SU92SW-A.

The following pages show images of The Old Nursery today in 2022. North facing views of the Church Lane facade. South facing views of the rear facade together with the Outbuilding/Workshop/Barn. Interior images and architectural features of the attic space, the first floor and ground floor.



Exterior photographs of The Old Nursery 2022. Front, north facing views (top row). Rear, south facing views (middle row). The Outbuilding/Workshop/Barn, (bottom row).

The architectural features within the roof space show a cut tie-beam repaired with supports; rafters of varying age including some modern timbers; floor boards of assorted ages, some missing or cut, some unstable; cross beams of varying ages and condition; brickwork of diverse ages and condition.



Interior photographs of the attic space at The Old Nursery, 2022. View looking westwards(top row). Looking eastwards towards Tudor Cottage (middle row). Present ladder access to the attic (bottom row - right). Chalk marks on joists indicate where a new more adequate access could be created (bottom row-left).



First floor views of The Old Nursery, 2022. Access to the attic space (top row). 'In' and 'out' views of Bedroom 3 from where more adequate access to the attic space could be provided (bottom row). The interior walls of Bedroom 3 are of a modern partition construction.

The following range of photographs show architectural features on ground and first floors highlighting the alterations that have happened to the cottage in recent years. Beams have been cut, cupboards have been created with modern materials, a space for a bath created.



Conclusion

Archive research and map evidence show how enormously the buildings standing on the site of The Old Nursery have been altered over time. Modern photographs of the architectural features throughout the house show various signs of alterations and change. In the attic space the king post or queen posts have been removed,¹² the rafters are of varying ages, the tie beam is cut, timbers have been reused as supports and a diverse range of floor boards can be identified.

The Old Nursery/Tudor Cottage was built in the 17th century, or earlier, and is shown on the earliest map of the village (Budgen 1724) as one of very few houses worthy of inclusion. As home to a butcher and his family, from the late 18th century, or earlier, until the mid 19th century, and then as the home to a family of market gardeners until c 1880, the house remained undivided. By the 1890s the respective families of the resident market gardeners had grown in numbers and separate households were created. The Old Nursery became a separate dwelling to Tudor Cottage in the late 19th century.

The map evidence together with the social history and physical evidence would suggest that The Old Nursery has continued to change since the mid 20th into the 21st centuries, as the economic and social mix of Lodsworth has altered reflecting broader developments across the whole of Southern England.

The proposed alteration to provide better quality usable space and improved insulation is part of these ongoing changes.

¹² A king-post truss has a single supporting post and a queen post truss has two, spaced apart, and kept in position by a straining beam. Applications of each depend on the size of the roof span. The king post trusses span 5-8 meters. Queen post trusses have a wider span, measuring 8-12 meters and offer more structural support.

Appendix 1

Planning Applications for The Old Nursery

January 2012 12/00278/PENP

... Conversion of loft space to bedroom and ensuite

Permitted [but not implemented]. Closed

July 2008 08/03104/LBC

To replace 3 ground floor casement windows due to rot

Refused

September 2005 05/03536/DOM

Move location of rear drive

Permitted

May 2005 05/01624/LBC

Erect a Sky Satellite dish

Permitted

Appendix 2

Construction of The Old Nursery and Tudor Cottage

by the late Dr. Annabelle Hughes and Pamela Bruce (Wealden Buildings Study Group), 2018

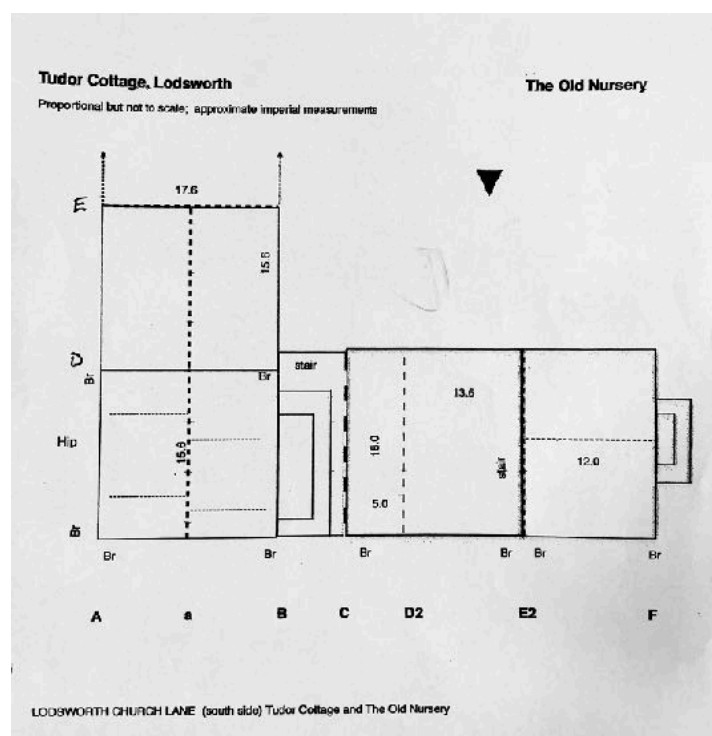
Tudor Cottage (see attached diagram)

The front elevation is rendered with exposed timbering and under-built with stone blocks to level the site. The east and west elevations are of brick with stone below and some exposed timbers. There is a stone extension at the rear. The tall roof is hipped to the east with a stack toward the western end. It would appear the original timber frame building is of two bays, AB, large inglenook half and stair BC backing onto the Old Nursery. There is one bay of a face wing DE, south of AB.

AB/DE have stop-chamfered traverse girders at 'a' with axial jointing visible AB. Small square panelled framing with short, straight down bracing is evident at AB. Principle bay posts visible throughout AB/DE with central post at A. General timbering is of relatively good scantling. There is no mortice evidence for partitioning at DE and no weathering on the south-side of the crossbeam.

The roof has clearly been rebuilt, although there is some evidence for earlier clasped side purlins. The style of framing suggests that Tudor Cottage was built in the first half of the 1600s, when brick chimneys started to be introduced into buildings of this type. Although the stack seems relatively modern, the large inglenook hearth is typical of this period.

The relatively generous bay divisions, the decorated bridging beam and the quality of some scantling suggests reasonably high status.



The Old Nursery (see attached diagram above)

The Old Nursery is attached to Tudor Cottage at the east end. The framing on the front (north) elevation is very similar in style to Tudor Cottage, with small rectangular panels and half height straight braces. It is framed above a stone under-building. Three bays are visible. On the south side, it is completely faced with local stone.

The eaves of its tiled roof and its ridge-line are noticeably higher than Tudor Cottage. The roof timbers of the latter extend a foot under the roof of the Old Nursery.

There is a double flue external stack, crow-stepped on each side against the western gable, which is tile hung.

Internally, there have been a lot of changes which have introduced a quantity of reused material. No bay posts are visible at present. There is a hearth with a four centred arched brick surround in the west end wall. The tie at E2, with its first floor axial girder (and joisting) to F is visible, and some parts of the bay division at D2, but the exact nature of the link to Tudor Cottage is unclear at either ground or first floor level. There is no apparent double-framing.

The attic space is fully boarded, except where removed at the east end (old wide oak boards). The roof construction is clearly visible. The projecting ends of clasped side-purlins can be seen flanking the western face of the brick stack within BC, now supported with introduced raking struts. There are queen strut trusses at D2 and F and a rather cobbled together queen strut at E2. Clasping side-purlins, of which E2-F (north face) is missing. Rafters are pegged at the apex. Straight wind braces from D2 westwards where there are simple lap jointed scarves in the purlins.

The lightweight framing and quality of the roof strongly suggests it is a re-roof, probably circa 1750 and possibly done at the same time as the stone facing of the south elevation.

Conclusions

Although the front elevational framing of both cottages is similar, there are significant differences, which suggest that Tudor Cottage originally extended further westwards and that the current Old Nursery is a remodelling or replacement of that extension:

- higher eaves and ridge of the Old Nursery.
- internal framing of Tudor Cottage is of heavier scantling. and
- as noted, the quality of the roof structure of the Old Nursery suggests a re-roofing.

Furthermore, the fact that there are two hearths in the (now) two buildings suggests that at one time, one was for cooking and the other a 'polite' parlour hearth. On the visible diagnostic evidence, a build date of the mid-1600s with substantial changes

and a mid-18th century re-roof seems a reasonable analysis. and a mid-18th century re-roof seems a reasonable analysis.

Appendix 3

Survey of the boards in the attic space

1. Introduction

The entire attic space is floored with oak boards, apart from where they have been removed in the last few decades (Photo 1 - below).



2. Layout of the boards

The existing floorboards are arranged differently in each of the three bays.

West bay: the boards run east-west and lie directly on the lathes of the plaster ceiling of the room (Bedroom 2) and bathroom below (Photo 2 - below). There is, therefore, no space to insert any modern insulation below the boards.



Centre bay: boards run east-west, the lathes of the plaster ceilings of the rooms below (Bedrooms 1 and 3) are attached to the underside of the oak joists and some additional, and probably later, pine inserts. This means that modern insulation can (and has been) be inserted below the existing boards.

East bay: boards run north-south and the lathes of the plaster ceilings of the rooms below (Bathroom) are attached to the underside of the joists. The boards at the east end were removed when a modern plaster board dividing partition was inserted in the attic space of Tudor Cottage at some point in the past. These boards have been replaced with sheet plywood.

3. Current condition of the boards

The boards survive in a variety of conditions:

- about 10% have been removed in the past
- about 20% are in very poor condition – parts missing, splits, extensive insect infestation has made wood friable, especially along the half laps.
- about 20% are in poor condition – extensive woodworm damage, especially along the half lap
- about 30% are in reasonable condition – limited woodworm damage
- about 20% are in good condition – only minor woodworm or other damage

The upper sides of many of the boards have areas where the surface has been damaged. This may have been due to



exposure to the weather with damp and associated moss growth rotting the surface (Photo 3 - above). This has made attack by insects easier. In contrast, the undersides of the boards generally only show insect damage.

The boards in i. very poor and ii. poor condition cannot support significant weight, eg someone standing on them, as the edges fracture or crumble away (Photo 4 - below).



4. History in recent decades

At some point, probably pre-1970, almost all of the boards have been lifted, most of the fixing nails removed and sawdust packed under the boards and between the joists. The boards had then been put back loose fitted. The sawdust contained scrapes of newspapers from 1940s and 1950s. Sawdust was used as cheap insulation prior to the development of fibreglass rolls. The sawdust was removed in 2018 since it was a fire

hazard as ceiling lights had been inserted into it, probably by the previous owner, and were causing the sawdust to smoulder. Other previous alterations include:

- access hole cut for step ladder
- holes cut to insert light fittings
- fibreglass insulation material inserted in central and east bays
- at some point, the attic space of Tudor Cottage was converted into living space. Although the attic spaces in the two houses are largely divided by the chimney stack of Tudor Cottage, a vertical plasterboard dividing partition was inserted and the most eastern oak boards removed and replaced with sheet plywood

There are no signs of any original staircase, ladder or other access point to the attic. The space may have originally been accessed from the stairs in Tudor Cottage, which is immediately south of the chimney stack. If so, it would have given access to the east of the current Old Nursery attic space.

5. The surviving boards

All the boards are of mature oak with the exception of three short boards at the southern end of the east bay. The surface undulations indicate they have been produced by splitting, 'riven', with no signs of any sawing. With the exception of one 4.00m long board, the longest boards are c.3.00m and their width varies between 250mm and 350mm. Their thickness is between 20 mm and 23mm. The wood is all heartwood with no sign of any outer wood or bark. The largest boards must have come from oaks with a diameter of at least three to four feet, possibly more, suggesting trees which were probably at least 150 years old when felled.

The boards have been cut down to match the spacing of the supporting joists, which are roughly at 500mm centres. The majority of the long boards span seven joists. Since the centre bay could have accommodated 4.00m boards (spanning nine joists), it seems likely that most of the boards were originally around 3.00m. However, the length as used could have been predetermined by the maximum length that could be accommodated by the access route to the attic.

The long sides have been planed to produce half lapping edges to reduce draughts in their original location. Much of these edges has disappeared due to woodworm infestation.

Of the two sides of the boards, the upper surfaces of the boards and the half lap edges are generally in poor condition due to extensive woodworm infestation and other damage. The lower surfaces of the boards are generally in better condition. The boards seem to have originally been nailed onto the joists. Only a few nails survive and are handmade. Many of the boards have splits or other damage caused by inserting and removing the nails.

The fact that the boards are riven and their width suggests that they are pre-1800, potentially pre-1700, and produced at a time when mature oak was readily available. It seems unlikely that boards of this quality would have been used originally in the attic of a cottage like the Old Nursery. It is much more likely that they were salvaged from a more prestigious building and reused. The lack of a second set of nail holes suggests that, in their original location, the boards were glued down to the joists, as was once common practice prior to the 19th century.

Since the oak joists supporting the boards are regular and machine cut, it seems most likely that the boards were inserted

into the attic in the mid 19th-early 20th century. Tudor Cottage/ the Old Nursery seem to have been divided into two cottages c. 1870-1880 (see main Heritage Statement, p. 13) and the new joists may have been inserted then. Furthermore, the tenon ends of these joists in the centre bay simply rest in the mortices cut into the main east-west axial beam. There are neatly drilled vertical holes for pegs to hold the joist tenons in place. However, none of these peg holes were used to secure the existing joists. Indeed, some have been filled up. This suggests that, at some time point, all the original joists were removed and replaced. The same is true of the east bay and probably the west bay (not visible). It is, therefore, impossible to say whether the boards were used in the cottage prior to the replacement of the joists or after. The latter seems more likely.

While the widespread damage, both woodworm and other, to the boards might have occurred after they were installed in the Old Nursery, there is no equivalent damage to the machine cut joists, particularly where they connect. This suggests that the boards were either damaged in an earlier arrangement of the roof space or, more likely, were damaged in another building from which they were eventually salvaged for reuse.

In the east bay are three short oak boards which are machine cut, narrower and thinner than the rest. It is possible that these boards were originally in the attic of Tudor Cottage and were repositioned when a dividing partition was inserted between the two properties in the past.

6. Proposed preservation of the boards

At a meeting with a planning official from Chichester District Council in November 2018, it was recommended that the boards should be preserved where possible. It is, therefore, proposed to 'float' a new floor over the west and east bays,

allowing a proper layer of insulation to be inserted below the new floor and above the existing boards. Several of the boards in the west and east bays are too fragile to walk on and in the east bay boards have been removed.

In the centre bay, the joists are sufficiently deep to allow modern insulation to be inserted between them and below the boards. The boards will then be put back and any damage made good from the boards removed in the past from the east end of the east bay.

In summary, this work will be reversible and will preserve all the existing boards in situ.

Ends: October 2022