

A
LISTED BUILDING ASSESSMENT
for
SOUTH MUNDHAM HOUSE



Prepared for
Mr and Mrs D EVANS
and the



DOUGLAS BRIGGS
PARTNERSHIP

MAY 2019
AMENDED JANUARY 2024

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CONTENTS

1. SUMMARY	3
2. INTRODUCTION	5
3. HISTORICAL BACKGROUND	14
4. STRUCTURAL DEVELOPMENT	29
Phase 1: <i>circa</i> 1380	31
Phase 2: '1671'	45
Phase 3: <i>circa</i> 1700	57
Phase 4: <i>circa</i> 1800	64
Phase 5: 19 th century	69
Phase 6: early 20 th century.....	72
5. DESCRIPTION	75
Ground floor	75
First floor	80
6. PROPOSALS	84
7. HERITAGE IMPACT ASSESSMENT	85
8. WRITTEN SCHEME OF INVESTIGATION	90
Appendix 1: A History of South Mundham Farm 1569-1995 - including Wills for William Aylwin (1573); Anne Aylwin (1591); and Agnes Payne (January 1612-13), prepared by the West Sussex Record Office in 1996.	

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1. SUMMARY

This Listed Building Assessment has been prepared on behalf of Mr and Mrs David Evans and their advisers, the Douglas Briggs Partnership, in order to inform and advise discussions with the Local Planning Authority and for submission in support of applications for Planning Permission and Listed Building Consent, to alter and extend the property known as South Mundham House. Its purpose is primarily to establish the form and dates of construction and alteration of the building, which is Listed at Grade II*, and to assess the current proposals against the significance of the house as a Listed building and as a heritage asset.

The assessment is based on archival research and a preliminary examination of the building, which included access to some, but not all, of the roof spaces and without any opening up of concealed areas, for example hidden behind surface finishes or plasterwork.

The likely sequence of construction, extension and alteration seems to be as follows, but it is recognised that other interpretations of the evidence may be possible as a result of further investigations.

The earliest structure, of which there are surviving remains, appears to have been part of a high-status two-storey timber dwelling, of box-frame construction, comprising three bays and with a crown-post roof, erected in *circa* 1380 and now forming a *south range* (Phase 1). By 1637 it formed part of a larger building or a group of buildings, and roof timbers from an earlier structure were re-cycled and incorporated in the east range erected in 1671.

A substantial two-storey extension, with one room in the attic, was built as an *east range*, probably by Thomas Young in 1671 (Phase 2), and incorporating roof timbers from an earlier structure possibly in the same location. This has a brick east façade and north return surmounted by three Dutch gables and, probably, had an external timber-framed stair turret to the rear and contained back-to-back inglenook fireplaces at ground floor level served by a large chimney stack.

A two-storey extension, possibly intended to contain service rooms, was added in *circa* 1700 as a *north range* (Phase 3). This had a single-storey element under a catslide roof on its south side which returned to form a new two-storey addition to the existing east range, and the works undertaken at this time seem to have included a brick extension to the stair turret.

In *circa* 1800 a two-storey *west extension* was added on the south side of the north range, with a chimney stack serving fireplaces at each level, possibly intended as a servant's bothy (Phase 4).

In the nineteenth century a new, external chimney stack was added at the south end of the east range and several alterations were made to the north range. At the west end these included the insertion of a large fireplace, probably for a cooking range, and the construction of a large bread oven (Phase 5).

During the early twentieth century internal refurbishments included new fireplaces and parquet floors in the east range (Phase 6).

There are remains of the original (Phase 1) timber-framed house in a ceiling at ground floor level; in a first floor partition; and in the roof space above it. The east and north facades of the later (Phase 2) house of '1671' are in relatively unaltered condition; but elsewhere the house has been much altered both externally and internally.

The owners and/or occupiers of the property have been traced from 1569 to the present day.

There is a description of the house as it is now arranged and used and a brief summary of the proposals.

Associated with the house are a walled garden and a former dairy.

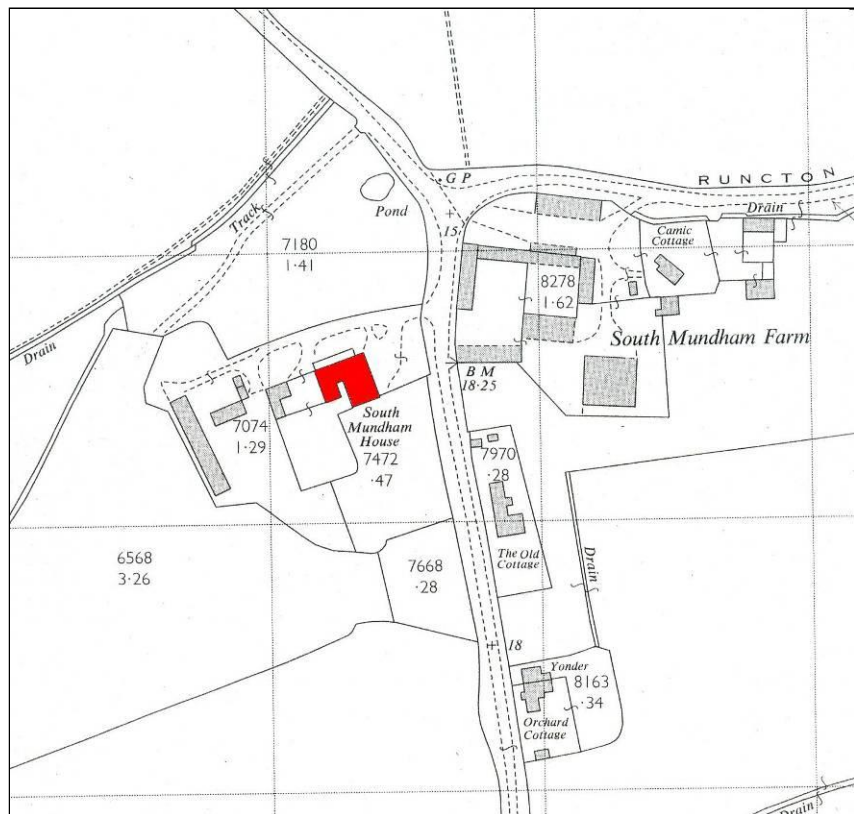
A heritage impact assessment, which includes an assessment of significance of the house as a Listed building and as a heritage asset, concludes that the proposals to re-order parts of the house; erect a single-storey kitchen/diner extension; and convert the former dairy as an ancillary ground floor mobility access living space, will not have an unacceptably harmful effect on the fabric, integrity, or setting of the Listed building, but they will involve modest alterations, including some removal, to built structures within its curtilage.

Finally, the assessment sets out the methodology that will be employed to ensure that historic evidence is not lost without record during the proposed works.

2. INTRODUCTION

The dwelling known as South Mundham House lies in the hamlet of South Mundham on the West Sussex coastal plain, about 4 kilometres to the south-south-east of Chichester and a little over one kilometre south of the village of North Mundham.¹

*Extract from the latest edition of the Ordnance Survey 1:50,000 map, showing the location of South Mundham House (arrowed).
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Extract from the 1965 edition of the Ordnance Survey 1:2500 plan, showing the location of South Mundham House (red).

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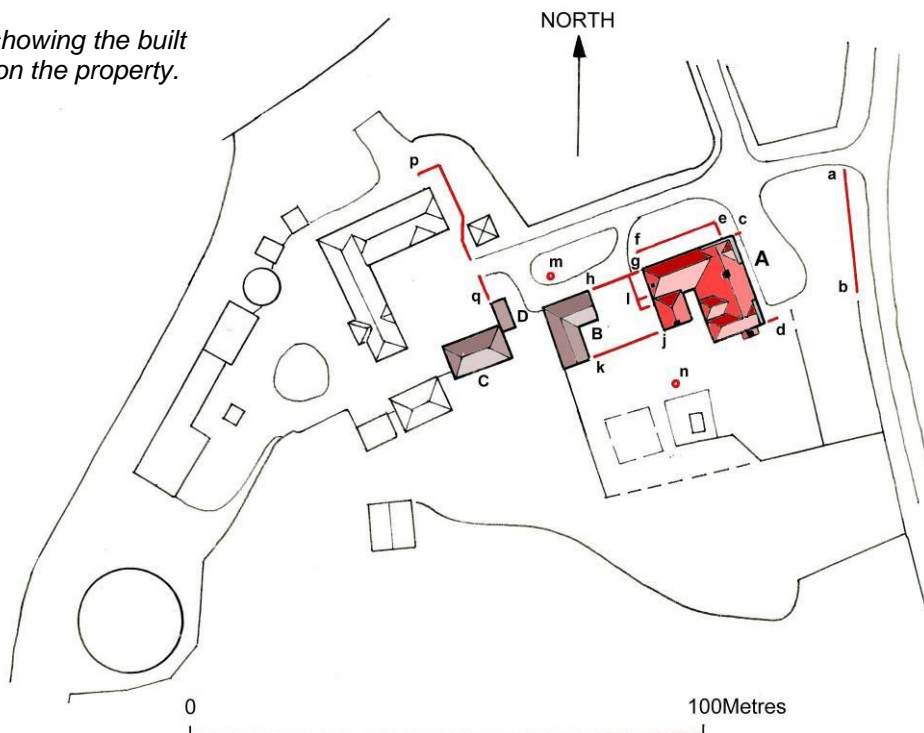
¹ National Grid Reference SU 8773 0075; Post Code PO20 1LU.



Aerial photograph, showing the location of South Mundham House (arrowed).

The property comprises a principal dwelling – South Mundham House (A – on the plan); a former dairy (B); a former barn (C); a former farm shed (D); several boundary and garden walls (a-k); two wells (m and n); and a section of farm wall (p-q). The remainder of the built structures on the property are of recent origin and have been erected since 1964.

Site plan, showing the built structures on the property.



A - SOUTH MUNDHAM HOUSE

This is a mostly two-storey dwelling, with some single-storey elements under catside roofs, and with one, now abandoned, room in the attic. It is constructed of brick and stone, with one elevation now part tile-hung and part rendered. The roofs are mostly pitched and tiled, with both gabled and half-hipped ends, supporting three chimney stacks and a fourth externally at the south end.

South Mundham House, from the north-east.



South Mundham House, from west.

South Mundham House, from south.



The house is Listed at Grade II* and the Listing description, prepared when it was first entered on the Statutory List in June 1958, reads as follows:

South Mundham Farmhouse II* Dated 1671. Two storeys. Seven windows. Red brick. Tiled roof. Shaped Dutch gable above each two end window bays. Also shaped Dutch gable ends to north and south. Casement windows with small square panes. Doorway with curved brick pediment over.

The house has been described as having a façade in the 'Artisan Mannerist style' with a much older building behind. The date '1671' and the initials 'T.Y.', for Thomas Young, appear in the segmental pediment over the front door.²

(for a full description of the house see Sections 4 and 5).

² *Pallant House – Its Architecture, History and Owners* Pallant House Gallery Trust 1993: 24 & 26.

B - Dairy

This is a single-storey, L-shaped building, of flint and brick, under a tiled roof with gable ends, and supporting one chimney stack. It is subdivided internally into two parts. It is believed to have been a dairy and contained a copper or boiler to heat water.

It is linked to the house by two garden walls (g-h and j-k), whilst the former dairy and these walls form an enclosed garden.

It is now used as a store, library, and music room.

The former dairy, from the north-west.



The former dairy, from the east



The former dairy was depicted on the 1847 Tithe Map and on all editions of the of the Ordnance Survey plans and probably dates to the late eighteenth or early nineteenth century.

C - Barn

The is a rectangular building of stone with brick dressings, under a thatched roof that is hipped at either end.

The barn, from the south-east.



Is now used as a store, accessed from the east end.



The barn, from the north-east.

It was not depicted on the 1847 Tithe Map but it was included on the Ordnance Survey plan of 1875, and probably dates to about 1860.

D - Shed

This is a small shed built up against the external face of the farmyard wall, through which it can be accessed via a door (see p-q below). It is built of flint with brick dressings under a single-slope roof of tiles.

It was not depicted on the 1847 Tithe Map but it was included on the Ordnance Survey plan of 1875, and probably dates to about 1860.



The shed, from the east.

Boundary wall : a-b

A length of stone wall with brick dressings and copings, about one metre in height, forming the boundary of the property on the road frontage. It probably dates to the nineteenth century.



The boundary wall (a-b), from the north-east.

Garden wall : c

A short length of stone and brick wall, less than one metre in height, abutting the north-east corner of the house. Possibly a remnant of a longer nineteenth century wall shown on the 1847 Tithe Map and the Ordnance Survey plan of 1875.



The garden wall (c), from the north-east.

Garden wall : d

A short length of stone and brick wall, a little less than two metres in height, abutting the south-east corner of the house. Possibly a remnant of a longer nineteenth century wall shown on the 1847 Tithe Map and the Ordnance Survey plan of 1875.



*The garden wall (d),
from the south-east.*

Garden wall: e-f

A length of brick wall and coping, a little under one metre in height, extending near parallel to and about 3.6 metres from the north side of the house, enclosing a paved area. It seems to have been depicted on the 1847 Tithe Map and on the Ordnance Survey plan of 1875 and probably dates to the first half of the nineteenth century.



*The garden wall (e-f),
from the west.*

Garden wall : g-h

A length of flint wall with brick dressings and coping, about two metres in height, extending from the north-west corner of the house to the dairy (B), and containing an arched opening and gate near its east end. It provided access to a small walled garden.

It was depicted on the 1847 Tithe Map and the Ordnance Survey plan of 1875 and probably dates to the first part of the nineteenth century.



*The garden wall (g-h),
looking west.*



*The garden wall (g-h),
looking east.*

Garden wall : j-k

A length of flint wall with brick dressings and coping, up to a little under two metres in height, extending from the south-west corner of the house to the dairy (B), and containing an opening and gate towards its east end. It provided access to a small walled garden. It was depicted on the 1847 Tithe Map and the Ordnance Survey plan of 1875 and probably dates to the first part of the nineteenth century.



*The garden wall (j-k),
looking west.*

Garden walls : l

A group of low walls of flint with brick dressings and copings, of varying heights, attached to the west end of the house, being perhaps the remains of three raised beds and/or compost yards.



*The garden walls (l),
from the south-west.*

Well : m

An octagonal well head of brick, flint and stone, with an ornamental iron support for a rope and bucket. This was shown as a P[ump] on the Ordnance Survey plans of 1875 and 1896.



The well head, from the east.

Well : n

A circular well head of yellow bricks, with an iron grate over the top. It was not depicted on any of the old plans examined.



The well head, from the east.

Farmyard wall : p-q

Two sections of farmyard wall, up to about two metres in height, built of flint with brick dressings and copings, with a pair of brick pillars forming the entrance into the former farmyard. It was not depicted on the 1847 Tithe Map but was included on the Ordnance Survey plan of 1875 and probably dates to about 1860. It contains the blocked door to the shed (D) at its south end where it abuts the barn (C).

The north end of the farmyard wall, from the north-east.



The south end of the farmyard wall, from the north-west.

Location

The house is in a rural location and surrounded by agricultural buildings and farmland.

It is not located within a Designated Conservation Area and there are no other Listed buildings within its close vicinity.

Proposals

The appropriate permissions and consents are being sought to conserve the historic fabric of the Listed building, and to alter and extend it with a single-storey addition linking the house to the former dairy, which will be adapted as an ancillary ground floor mobility access living space (for further details see Section 6),

Purpose and Compliance

The local planning authority for this area is Chichester District Council.

The assessment has been prepared to provide historical and architectural information pertaining to the existing structure in order to inform and advise discussions and decisions concerning the likely impacts of the proposals, and is in compliance with policies in Chichester District Council's *Adopted Chichester Local Plan: Key Policies 2014-2029* (June 2015) which deal with Development in the Countryside (Policy 45); Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside (Policy 46); and Heritage and Design (Policy 47).

The assessment has also been prepared within the context of recommendations made by English Heritage in *Informed Conservation*, published in 2001, and by the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), which supersedes PPS 5 (*Planning for the Historic Environment* 2010); PPG 15 (*Planning & the Historic Environment* 1994); and PPG 16 (*Archaeology & Planning* 1990). It adheres to the guidance in the British Standards Institution's *BS 7913: Guide to the conservation of historic buildings* (2013)

It complies with the *Standards and Guidance for the Stewardship of the Historic Environment* advocated by the Chartered Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

The assessment also complies with recommendations made by Historic England for the preparation of a Level 4 comprehensive analytical record of an historic building³ and satisfies the requirements of a *Heritage Statement* of the type, for example, described in the South Downs National Park Authority's *South Downs National Park Heritage Statements for the South Downs National Park Authority: A Guide for Applicants* (February 2017).

Format

The assessment comprises an *historical background* to the property (Section 3), and this is followed by an account of the *structural development* of the house (Section 4) and then a *description* of the house as it is currently arranged and used (Section 5). There is then a brief description of the *proposals* (Section 6); a *heritage impact assessment* (Section 7); and a *written scheme of investigation* (Section 8).

³ Historic England *Understanding Historic Buildings: A Guide to Good Recording Practice* (May 2016): 27.

3. HISTORICAL BACKGROUND

INTRODUCTION

The purpose of this part of the assessment is to consider the documentary evidence that is available and to throw light on the history of the building, and particularly its construction, alteration, owners, occupiers, and uses. It is based on some research at the West Sussex Record Office and online.

The next part of the assessment deals with the physical evidence for the structural development of the house (Section 4).

The account of the history of the property known as South Mundham House, given below, is for the most part based on published sources, old maps and plans, population census returns, and directories.

SOURCES

The West Sussex Record Office holds copies of two surveys which included South Mundham, dated 1637 and 1786, as well as several late eighteenth and early nineteenth century small scale maps of the area. It also holds copies of the *Pagham Tithe Map*, produced in 1847; the *Pagham Tithe Apportionment*, which was completed shortly afterwards; and copies of four editions of the *Ordnance Survey* county-based twenty five-inch plans, the surveys for the first edition of which were undertaken in 1875, as well as a copy of the *Ordnance Survey* 1:2500 national grid sheet for which the revisions were undertaken 1964.

Population Census Returns, which gave details of occupancy, were prepared and are available for each ten-year interval between 1841 and 1911. There can, however, be difficulties in identifying individual properties in rural areas, as they were frequently not numbered or identified by name and this is the case here as it was not specifically referred to by name in the census returns until 1901. However, there is some correlation between the returns and other sources of information.

The old directories, of which the editions of the *Kelly's Directory for Sussex* from 1845 until 1938 are held on microfiche in the West Sussex Record Office, can be useful in identifying occupiers but these are usually included under 'principal residents' or 'commercial' listings, each in alphabetical order for the place. However, these often do not give either a full address, as is the case for the early editions for South Mundham, or are incomplete, as not all residents or commercial premises were necessarily included in these volumes as the compilers were to some extent selective or otherwise limited in their choice of entry.

It needs to be noted that it is not always possible to distinguish in the documentary sources between owners, leaseholders, occupiers, tenants, and sub-tenants.

This assessment has benefited considerably from *A History of South Mundham Farm 1569-1995*, prepared by the West Sussex Record Office Research Service in 1996, a copy of which is held as a typescript at the Record Office⁴ and is reproduced here as Appendix 1.

⁴ Ref *WSRO MP 4346*. Henceforth in this assessment the 1996 report will be referred to as Appendix 1, with the page numbers i – xvii added where appropriate.

SOUTH MUNDHAM

The hamlet of South Mundham, sometimes referred to as Southmundham, was historically part of the Parish of Pagham, and was listed as such in Kelly's Directories until 1895, but it was annexed as part of North Mundham parish, for ecclesiastical purposes in 1891 and for civil purposes in 1897, after which it was listed under North Mundham.

There is a detailed account of the descent of Pagham from the seventh century AD, when it was given to the Archbishop of Canterbury, which was published in 1953.⁵

SOUTH MUNDHAM MANOR

The descent of the manor of South Mundham is given in the Victoria County history's account of Pagham.

The manor was conveyed by Peter Banaster and Constance his wife to Thomas Uvedale in 1547. It is next found, in 1600 and 1610, in the hands of Richard Brunyng and Helen, or Ellen, his wife, and their son Anthony sold it to Thomas Aylwin in 1617.

By 1604 there was said to have been no manor house, only the site where it once stood.⁶

Thomas Aylwin was holding it in 1626, but by 1634 it had passed to his son, John Aylwin, who, with Richard Jeffrey and Elizabeth his wife, sold the manor in 1649 to William Stamper.

It descended with this family and in 1706 it was held by Anne and Gertrude Stamper. It was then purchased was by John Elson, in whose will, dated 1716, instructions were given for its sale. It appears subsequently to have been divided between eight coheiresses, as in 1756 Thomas Smith and Jane, James Atkins and Mary, and James Colebrook and Barbara sold three eighth parts of the manor to Thomas Heather. He may have acquired the other portions, as in 1778 Mary Heather conveyed 'the manor' of South Mundham to Joseph Upperton, perhaps for a settlement, as John Quantock, who married Mary, daughter and heir of Richard Heather, was holding the manor in 1815.

From the Quantock family it is said to have been acquired by the Duke of Norfolk.

SOUTH MUNDHAM FARM

South Mundham Farm may have been the home farm of the Manor of South Mundham. The following account of its earliest owners and occupiers is based, in part, on the history prepared by the West Sussex Record Office in 1996 (see Appendix 1).

**JOHN AYLWIN:
1569-1572**

In 1569 the property was leased to John Aylwin of North Mundham, by the owners of the manor. John had obtained the lease to provide property for his son, William, to whom he transferred the lease sometime before John died in 1572.

**WILLIAM AYLWIN:
1572-73**

William died the following year, in 1573, and in accordance with his will, written on the 7th May 1573⁷, the property passed to his sister, Anne Aylwin.

⁵ *Victoria County History of Sussex* 4 1953: 160-165.

⁶ Appendix 1: iii.

⁷ Appendix 1: ix-xi.

**ANNE AYLWIN:
1573-1591**

By her will, made on the 25th March 1591⁸, it was intended that the property should pass to Anne's son, Thomas Aylwin, then only about 9 years of age, but when Anne died shortly after making her will, the results of the probates of her will and that of her husband, the property was granted to her son-in-law, Thomas Paine.

**THOMAS PAINE:
1591-pre 1613**

In 1604, Thomas purchased the freehold of the property from Richard Brunninge and his wife, Helen, who was the daughter of Anthony Uvedale. The property evidently then included the site of the manor house, the farmhouse, and about 200 acres of land.⁹

It has been suggested that the farm was owned by the Earl of Berkeley in 1608, but that 'he probably never set sight' on the land.¹⁰

**AGNES PAYNE:
circa 1613-**

Thomas's wife, Agnes, made her will in January 1613¹¹, by which time her husband, Thomas, must have died. In her detailed will she identified some contents by rooms and so the house must have included a hall and parlour, with chambers and lofts over them. She left one young son, Thomas, who was entrusted to the care of Thomas Aylwin, and six daughters, two of whom were already married.

**THOMAS PAYNE:
circa 1613-pre 1621**

Thomas Payne, to whom the farm must have passed, died young before 1621, and the estate was then divided between his six surviving sisters or their representatives.

Survey: 1637

An original coloured plan, held in the West Sussex Record Office, is captioned as 'The true plot & survey of South-Mundham Farm beinge taken the twentieth daie of Maye 1637 ...'¹² and it has been suggested that it may have been prepared because some questions had been raised about the precise extents of the property.

The plan depicts buildings in perspective, and with letters given to individual properties and names identified in lists included on the plan. 'Southmundham Farme' is clearly shown on the site of the present house and identified on the plan and in the relevant list as 'A'.



⁸ Appendix 1: xii-xv.

Extracts from the 1637 survey, identifying South Mundham Farm (arrowed).

⁹ Appendix 1: iv-v.

Note – north is to the right of the plan.

¹⁰ Fleming L 1949 *History of Pagham, Sussex*.

¹¹ Appendix 1: xv-xvii.

¹² WSRO Ref Add MS 52637.

The property which can be identified as South Mundham Farm is depicted in some detail with a cluster of structures, perhaps extending over a wide area.



*Extract from the 1637 survey, showing South Mundham Farm.
Not reproduced to original scale.
Note- north is to the right of the plan.*

**THOMAS YOUNG:
1647-1679**

One of the younger of the six sisters of Thomas Payne, Amy, married Richard Young of Pagham, and in 1647 they gave their sixth part of the property to their son, Thomas Young, who married Joan Hurst of Toat, near Pulborough.

Over the next thirty years Thomas Young acquired the other shares in the property and it has been suggested that he either built or extended the present South Mundham House, which carries his initials 'TY' and the date '1671'.¹³

Thomas Young died in 1679, leaving an only daughter, Ann, as his heir. His widow, Joan, went on to marry John Peckham, the third son of Sir Henry Peckham, in 1682.

**ANN YOUNG/
PEACHEY:
1679-circa 1700**

In 1694 Ann Young married William Peachey [senior] and started the Peachey connection with South Mundham Farm, which was to last for two hundred years.

Ann must have died shortly after the marriage as her husband, William Peachey [senior], re-married but his second wife died in 1702.

**HENRY PECKHAM:
1690 – circa 1700**

The house was occupied from 1690 until after 1700 by Henry Peckham, with his family, before he went on to build a new dwelling - Pallant House, in North Pallant, Chichester, in 1712.

¹³ Appendix 1: vi.

**WILLIAM PEACHEY
[junior]:
circa 1700-1716**

The property passed to Ann's son William Peachey [junior] and when he died in 1716 it passed to his father, William Peachey [senior].

The *Court Book of the Manor of Aldwick* recorded the death, in 1736, of the Earl of Berkeley, owner of South Mundham Farm.¹⁴

**WILLIAM PEACHEY
[senior]:
1716-1739.**

When William [senior] died in 1739 his estate was split between his two sons – Edmund having the house; the barns; and much of the land, and the eldest son, Francis, getting Honer Marsh and lands at Rumboldswyke, in Chichester, and North Bersted.

**EDMUND PEACHEY:
1739-1760**

Edmund Peachey had six daughters and two sons. By his will of 1760 he left South Mundham Farm to his eldest son, another William Peachey [the third].

**Yeakell & Gardner
map: 1778**

One of the earliest detailed maps of the area was that published by Thomas Yeakell and William Gardner in 1778, which was the west sheet of what was proposed and commissioned by the 3rd Duke of Richmond as a new survey of Sussex at a scale of two inches to one mile, but never completed. It depicted the property now known as South Mundham House as an L-shaped building.

Extract from the 1778 map, showing South Mundham Farm (arrowed). Not reproduced to original scale.



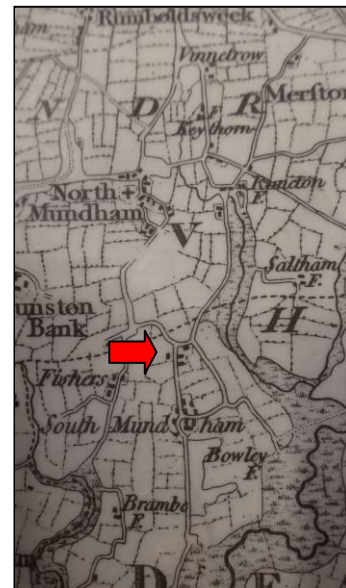
**WILLIAM PEACHEY
[the third]:
1760-1809.**

William had inherited the property from his father, Edmund, in 1760, and according to a survey of the Manor of Aldwick, undertaken in 1786, South Mundham Farm was still owned by the Earl of Berkeley and consisted of 260 acres.¹⁵ This William died in 1809, at the age of 79, leaving the property to his son, yet another William Peachey [the fourth].

**Gardner and Gream
map: 1795**

A small scale map of Sussex was published in 1795 by William Gardner and Thomas Gream and this also depicted a property which can be identified as South Mundham Farm.

Extract from the 1795 map showing South Mundham Farm (arrowed). Not reproduced to original scale.



¹⁴ WSRO Ref Add Ms 866.

¹⁵ WSRO Ref MP 441.

WILLIAM PEACHEY
[the fourth]:
1809-1840

It is quite likely that William and his family divided their time between South Mundham and Chichester, where they had another house and where his five children were born at various dates between about 1805 and about 1815, depending on which of the ages given in the 1841 and 1851 census returns is accepted (see below for discussion).

Ordnance Survey:
1813

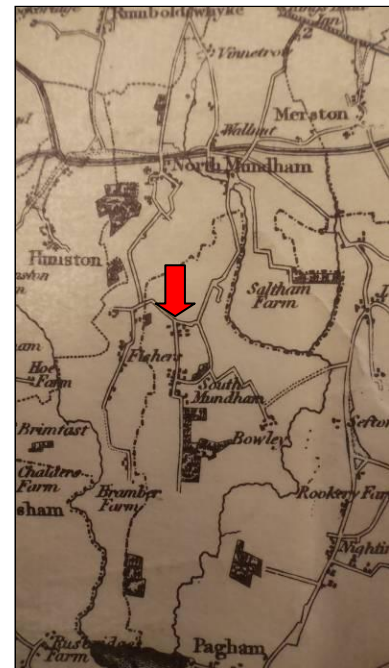
The first edition of the Ordnance Survey one-inch map was published in 1813 and the buildings at South Mundham Farm were depicted.



Extract from the Ordnance Survey map of 1813 showing South Mundham Farm (arrowed). Not reproduced to original scale.

Greenwoods' map:
1825

Another small scale map of Sussex was published by Christopher and John Greenwood in 1825. This was the first map to include the Chichester Ship Canal, completed just a few years earlier, and to the south it depicted buildings at South Mundham Farm.



Extract from the Greenwoods' map of 1825 showing South Mundham Farm (arrowed). Not reproduced to original scale.

**WILLIAM PEACHEY
[the fifth]:
1840-1850**

William Peachey [the fourth] must have died before 1841 and a William Peachey was recorded as having been buried at Pagham on the 26th June 1840. The *Pagham Population Census Returns* for 1841 included an entry for five of his children by his first marriage - four brothers and one sister, all living together at South Mundham.

In the same year, 1841, his son, William Peachey [the fifth], had the property insured with the Sun Fire Office for £900, at which time it was described as a 'dwellinghouse and offices all communicating, brick and tiled, and 3 barns, granary, stable, hovel and sheds all thatched'.¹⁶

The 1841 entry had William Peachey, aged 30 and a farmer; Francis Peachey aged 30 and of independent means; John aged 30 and of independent means; James aged 25 and a farmer; Elizabeth aged 25 and of independent means; and three servants – Frances Shower aged 20, Mary Buddle aged 15, and John Binstead aged 15.

do	1	William Peachey	30	Farmer	
		Francis do	30	Ind	
		John do	30	Ind	
		James do	25	Farmer	
		Elizabeth do	25	Ind	
		Frances Shower	20	Ind	
		Mary Buddle	15	Ind	
		John Binstead	15	Ind	

Extract from the Pagham Population Census Returns for 1841.

If the ages given were correct, it would seem to imply that William, Francis and John were triplets, and that James and Elizabeth were twins. However, the 1851 returns suggest differing ages and, hence, birth dates than those given here (see below).

**JAMES PEACHEY:
1845-1883**

The 1845 edition of *Kelly's Directory for Sussex* included an entry under Pagham (page 697) for James Peachey, farmer, and so it would appear that by that time he had taken over the farming concerns of the family, perhaps sharing the house with his siblings.

Tithe map: 1847

The earliest plan on which the property is shown with any degree of clarity is the *Pagham Tithe Map*, produced by E.Fuller, surveyor of Chichester, in 1847.¹⁷

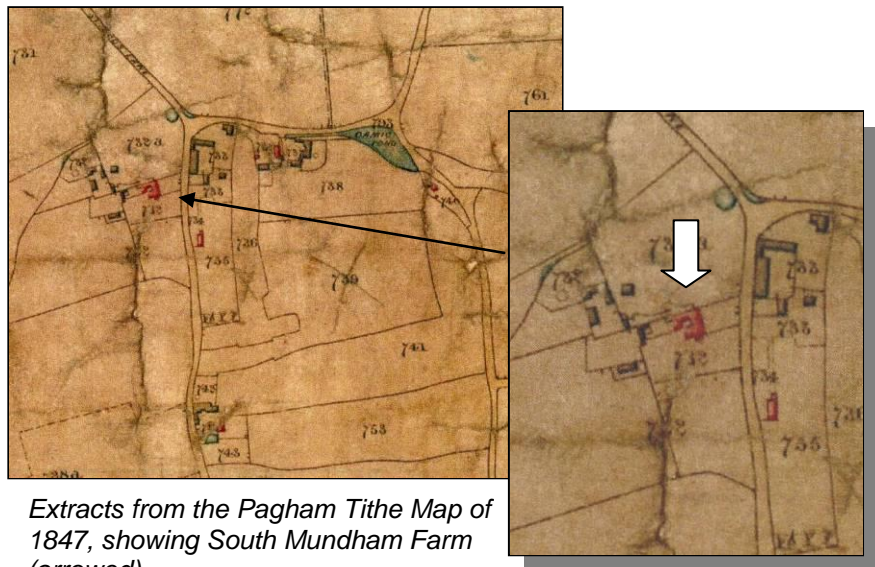
Under the Tithe Commutation Act of 1836, all tithes which had previously been paid in kind were to be converted into cash payments, and in order for these payments to be calculated accurately it was decreed that every parish in the land should be mapped, with the exact area of each landholding measured and its value assessed.

¹⁶ Appendix 1: vii.

¹⁷ West Sussex Record Office Ref *TD/W94*. For the purposes of the assessment the scanned version of the Tithe Map and the Record Office's own transcription of the Apportionment have been used.

A Tithe Commission was set up to supervise this immense undertaking with the intention that it should be carried out by civilian surveyors, as opposed to the military surveyors of the Ordnance Survey, under the strict supervision of the Commission, with every map to a uniform scale of 1 inch to 3 chains (66 yards), ie 1:2376. In the event these criteria were relaxed, and the maps produced varied both in scale and quality, and in some cases even pre-existing maps were used. The *Tithe Maps* were complemented by hand written *Apportionments*, which listed all the plots of land in the parish and gave information concerning their owners, occupiers, uses and areas.

The Pagham Tithe Map of 1847 included a great deal of detail, usually differentiating between dwellings (shown red) and other buildings (shown grey).



*Extracts from the Pagham Tithe Map of 1847, showing South Mundham Farm (arrowed).
Not reproduced to original scale.*

The property now known as South Mundham House was shown as Plot No 732 and the Apportionment gave the owner as William Peachey; the occupier as James Peachey; and described it as 'Homestead and farm buildings'.

The 1850 edition of *Kelly's Directory for Sussex* included an entry under Pagham (page 800) for James Peachey, yeoman [farmer] at South Mundham. It seems likely from these entries that it was James Peachey who was living at South Mundham Farm, with his brother, William Peachey [the fifth], living elsewhere.

**Francis Peachey:
1851**

William Peachey [the fifth] died in 1850, and the *Pagham Population Census Returns* for 1851 included an entry which indicates that the remaining three brothers and the sister were still living together – all in their 30s or 40s and none of them married.

The actual entry (87) gave Francis Peachey, aged 44 and a landed proprietor, living as head of the household at Southmundham with his brother, John, whose age was given as 42; and sister Elizabeth, aged 39. Both John and Elizabeth were also described as landed proprietors. The entry continued with the brother, James Peachey, aged 36 and a farmer of 407 acres employing fifteen labourers; and two house servants – Fanny Hampshire aged 26 and Frances Collins aged 20.

87	Southmundham	Francis Peachey	Head	41	14	London Professor	Chichester
		John	Brother	41	41	do do	do do
		Elizabeth	Sister	41	34	do do	do do

No. of House	Name of Street, Lane, or Road, and Name or No. of House	Name of person who abode in the house, on the Night of the 30th March, 1851	Relation to Head of Family	Age	Sex	Profession, Trade, or Occupation	Place of Birth
		James Peachey	Head	41	37	Farmer of 450 Acres	Chichester
		James Peachey	Servant	41	21	House Servant	do do
		James Peckers	do	41	21	do do	do do
		James Peckers	do	41	21	Farmer of 45 Acres	do do

Extracts from the Pagham Population Census Returns for 1851.

The ages given here for all four siblings differ by other than ten years from those given in the 1841 returns (see above). The most likely explanation seems to be that the figures given at that earlier date were not correct and that William Peachey [the fifth], the eldest child of William Peachey [the fourth] was born in about 1805 but died in 1850 before the 1851 returns were compiled; Francis Peachey was baptized on the 31st March 1806 at St Pancras, in Chichester; John Peachey was baptized on the 18th December 1808 at St Pancras, Chichester; Elizabeth Peachey was born in about 1812; and the youngest sibling, James Peachey, was born in about 1815.

From these entries it seems that it was James Peachey who was the farmer, living in the farmhouse with his older brothers and sister in a household headed by his oldest surviving brother, Francis.

Francis Peachey died in 1860; brother John died in 1861; and sister Elizabeth in 1864. However, Elizabeth had left South Mundham before 1861 and the *Pagham Population Census Returns* for that year had an entry (101) for Southmundham with only James Peachey, aged 46 and a farmer of 450 acres employing 14 men and 5 boys, living with a housekeeper – Sarah Shepherd aged 46; and a servant – Sarah Woodman aged 15.

101	9 ^o	1	James Peachey	Head	46	14	5	Farmer of 450 Acres	Chichester
			Sarah Shepherd	Housekeeper	46	15	1	do do	do do
			Sarah Woodman	Servant	15	15	1	do do	do do

Extract from the Pagham Population Census Returns for 1861.

James Peachey married his housekeeper, Sarah Brooks Shepherd, at Pagham on the 13th June 1861. The editions of *Kelly's Directory for Sussex* for 1862, 1866 and 1870 had entries under Pagham (pages 1822, 2100 and 2551-52) for James Peachey, farmer at South Mundham.

The *Pagham Population Census Returns* for 1871 had an entry for Southmundham (14) with James Peachey, aged 56 and a farmer of 300 acres employing 15 men and 4 boys, living with his wife, Sarah aged 56; and a servant – Elizabeth Boyes aged 17.

14	Southmundham	1	James Peachey	Head	56	15	4	Farmer of 300 Acres employing 15 Men and 4 Boys	Chichester
			Sarah B. Peachey	Wife	56	56	1	Farmer's Wife	do do
			Elizabeth J. Boyes	Servant	17	17	1	Domestic Servant	do do
			James Peckers	Head	41	21	1	do do	do do

Extract from the Pagham Population Census Returns for 1871.

The 1874 edition of *Kelly's Directory for Sussex* included an entry under Pagham (page 2731) for James Peachey, both as a farmer and as a private resident at South Mundham.

**Ordnance Survey:
1875**

The surveys for the first edition of the Ordnance Survey twenty five-inch plan were undertaken in 1875 and its was published shortly afterwards.¹⁸ It depicted the buildings associated with South Mundham Farm as extending over a fairly large area on either side of the road leading south to the village.



*Extract of the Ordnance Survey Plan of 1875, with what is now South Mundham House identified (arrowed).
Not reproduced to original scale.*

The 1878 edition of *Kelly's Directory for Sussex* included an entry under Pagham (pages 3083) for James Peachey as both a farmer and as a private resident at South Mundham.

The *Pagham Population Census Returns* for 1881 had an entry (87) for James Peachey, aged 66 and a farmer of 290 acres employing 12 men and 3 boys, living with his wife, Sarah aged 66; and a servant – Caroline Harmer aged 18.

87	1	James Peachey	Head	Mar	66	Ag Lab	Farmer of 290 acres employing 12 men and 3 boys	South Mundham
		Sarah B. D.	Wife	Mar	66			South Mundham
		Caroline Harmer	Serv	Mar	18	Genl Serv (dom)		South Mundham
88	1	William Winkler	Head	Mar	63	Farm Serv (Ag)		Pagham

Extract from the Pagham Population Census Returns for 1881.

James Peachey died in 1883 but he and his wife, Sarah, had no children.

**SARAH PEACHEY:
1883-1887**

The 1887 edition of *Kelly's Directory for Sussex* had an entry under Pagham (pages 2074-75) for Mrs Peachey, presumably Sarah living in the house, as a private resident at South Mundham.

¹⁸ Sheet No Sussex 73/3.

STUART HERINGTON: 1890-1903 From 1890 the estate of 107 acres was rented from the executors of the Peachey family by Stuart Herington, with a lease for seven years being drawn up in 1899 by Henry Peachey.

The *Pagham Population Census Returns* for 1892 included an entry under South Mundham (83) for Stewart Herington, aged 32 and a farmer, living with his wife, Katherine aged 29; and a servant – Rose Horner aged 21.

5*	B3	Do	1	Alton	Do	son	31	32	Farmer	X	Do	Pagham
				Stewart Herington	Head		31	32			Do	Pagham
				Katherine C. Do	Wife		29	29			Staffordshire	Leek
				Rose V. Horner	Serv		21	21	General Servant, Domestic	X	Sussex	North Mundham
				Laura Benham	Head		31	35	Agricultural laborer	X	Do	Sturham

Extract from the *Pagham Population Census Returns* for 1891.

Ordnance Survey: 1896

The revisions for the second edition of the Ordnance Survey twenty five-inch plan were undertaken in 1896 and it was published in 1898. It depicted a few changes and additions to the buildings at South Mundham Farm.



Extract of the *Ordnance Survey Plan* of 1896, with what is now South Mundham House identified (arrowed).
Not reproduced to original scale.

The 1899 edition of *Kelly's Directory for Sussex* had an entry under North Mundham (pages 473-74) for Stuart Herington as a farmer and private resident at South Mundham.

South Mundham House: 1901

The *North Mundham Population Census Returns* for 1901 had an entry (57) for Stuart Herington, aged 42 and a farmer and employer, living at South Mundham House, with his wife, Katherine aged 39; an aunt – Frederica aged 73 who was living on her own means; a sister-in-law – Marion Russell aged 94 who was also living on her own means; and three servants – Laura Lomax aged 28 who was a lady's maid, Phoebe Lee aged 19 who was a housemaid, and Winifred Tuesley aged 16 who was a cook.

No.	Name	Sex	Age	Profession	Mar.	Males	Females	Own account	House	(4) Em
54	8 ^{1/2} Mundham House	1								
				Stuart Herington	Head	M	42	Farmer	Employer	
				Katherine C Ho	Wife	M	39			Sussex, Ryeham
				Federica Clives	Aunt	S	73	Living on own means		Staffordshire, Leek
				Maria B Russell	Servant	S	34	got		Staffordshire, Leek
				Anna Jones	Servant	S	28	Widow's maid Domestic		Staffordshire, Leek
				Phoebe Lee	Servant	S	19	Widow's maid Domestic		Sussex, Selsey
				Winifred Tinsley	Servant	S	16	Cook (Domestic)		Hants, Basingstoke
58	St. Mundham	1		Arthur Pitts	Head	M	34	Farmer	Worker	Surrey, Richmond

Extract from the North Mundham Population Census Returns for 1901.

The 1903 edition of *Kelly's Directory for Sussex* had an entry under North Mundham (page 498) for Stuart Herington as a farmer and as a private resident at South Mundham House.

**ARTHUR PITTS:
1905**

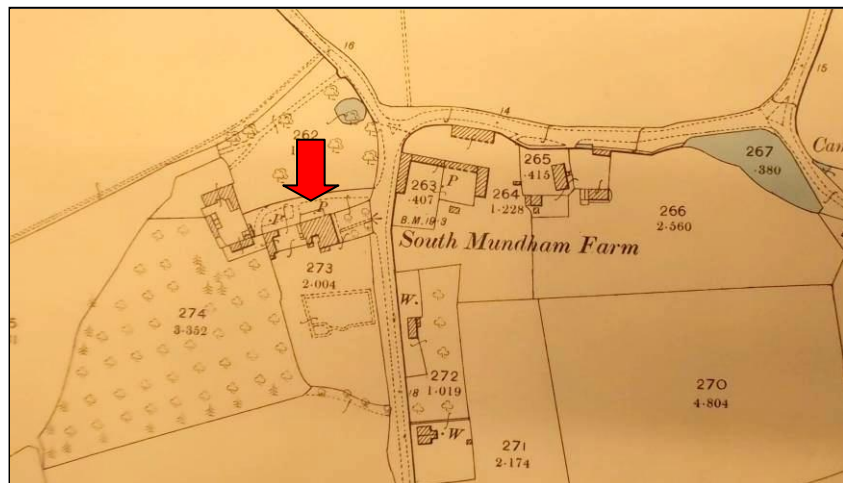
The 1905 edition of *Kelly's Directory for Sussex* had an entry under North Mundham (pages 523-24) for Arthur Reginald Pitts as a farmer and as a private resident at South Mundham House.

**WALTER STAY:
1907- 1918**

The 1907, 1909 and 1911 editions of *Kelly's Directory for Sussex* had entries under North Mundham (pages 511, 515-16 and 528) for Walter Stay as a farmer and as a private resident at South Mundham House.

**Ordnance Survey:
1909**

The revisions for the third edition of the Ordnance Survey twenty five-inch plan were undertaken in 1909 and it was published in 1912. It depicted few changes and additions to the buildings at South Mundham Farm.



Extract of the Ordnance Survey Plan of 1909, with what is now South Mundham House identified (arrowed).
Not reproduced to original scale.

The *North Mundham Population Census Returns* for 1911 had an entry for Walter Stay, aged 63 and a farmer, living in a dwelling with 7 living rooms at South Mundham Farm, with his wife, Charlotte aged 65; a daughter – Mary Stay aged 28; and a companion – Kathleen Aylwin aged 15.

1	Walter Stay	Head	63	Married	34	7	7	Farmer	100	Farmer	100	at Home	Genevieve	Somerset	British	1460
2	Charlotte Emma Stay	Wife	65	Married	34	14	4	Assisting in business	110			at Home	Sherron	Somerset	British	
3	Mary Stay	Daughter	28	Single				Assisting in home	110	Daughter	100	at Home	Miss Dean	Chichester	British	
4	Elizabeth Stay	Companion	15	Single				Help in the home	110		100	at Home	Miss Dean	Chichester	British	
5																
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11																
12																
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16																
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18																
19																
20																

This space to be filled up by the Enumerator.

Number of Registration District 85.

Number of Registration Sub-District 3.

Number of Enumeration District 5.

Name of Head of Family or Separate Occupier. } Stay Cap.

Postal Address S. Mundham Farm
Mundham
Chichester.

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

Write below the Number of Rooms in this Dwelling (Houses, Tenements, or Apartments). Count the kitchen as a room but do not count entryway, landing, lobby, closet, bathroom, and warehouse, office, shop.

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature Walter Stay

Postal Address Chichester

Extracts from the North Mundham Population Census Returns for 1911.

The 1913, 1915 and 1918 editions of *Kelly's Directory for Sussex* had entries under North Mundham (pages 531-32, 524 and 499) for Walter Stay as a farmer and as a private resident at South Mundham House.

CHARLOTTE STAY: 1922 The 1922 edition of *Kelly's Directory for Sussex* had an entry under North Mundham (page 516) for a Mrs Stay, presumably Walter's wife, Charlotte, as a widow living as a private resident at South Mundham House.

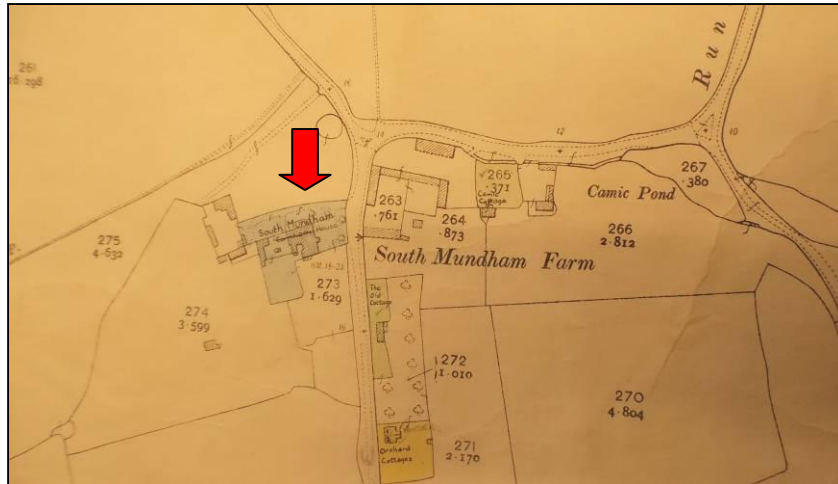
MARY STAY: 1924-1962 The 1924 and 1927 editions of *Kelly's Directory for Sussex* had entries under North Mundham (pages 545-46 and 509) for Miss Stay, presumably Mary the daughter of Walter and Charlotte, living at South Mundham House as a private resident.

Cornham Farm: 1930 It was at about this time that the name of the property was changed and the 1930 edition of *Kelly's Directory for Sussex* had entries under North Mundham (page 425) for Miss Stay at Cornham Farmhouse and for Mervyn E Ball, farmer at Cornham Farm.

Ordnance Survey: 1933 The revisions for the next edition of the Ordnance Survey twenty five-inch plan were undertaken in 1933 and it was published in 1934.

It depicted few changes and additions to the buildings at South Mundham Farm.

On the copy of this plan held in the West Sussex Record Office the name 'Cornham House' has been written across the main dwelling and at a subsequent date the word Cornham has been crossed out and replaced by 'South Mundham'.



Extract of the Ordnance Survey Plan of 1933, with what is now South Mundham House identified (arrowed).
Not reproduced to original scale.

The 1934 edition of *Kelly's Directory for Sussex* had entries under North Mundham (page 450) for Miss Stay as a private resident and for Mervyn E Ball, farmer, presumably at Cornham House and Cornham Farm respectively.

The 1938 edition of *Kelly's Directory for Sussex* had entries under North Mundham (pages 459-60) for Miss Stay as a private resident and for Douglas Alywin [presumably an error of Aylwin], farmer at Cornham Farm.

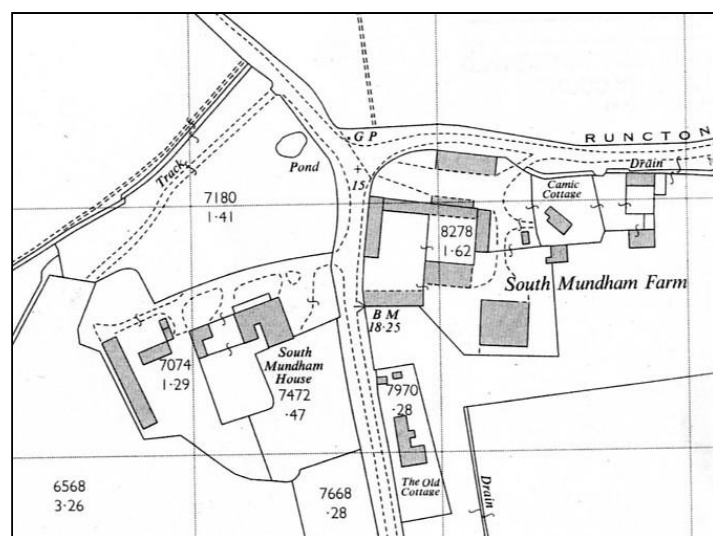
Mary Stay, the daughter of Walter Stay and Charlotte Emma Hannam, had been born in about 1883 and was named Eliza Ada Mary Stay. She died on the 1st of August 1962.

The Stay family had been listed in local electoral registers between 1907 and 1955¹⁹ and Mary had presumably lived at the property until she died.

**Ordnance Survey:
1964**

The revisions for the National Grid edition of the Ordnance Survey 1:2500 plan were undertaken in 1964 and its was published in 1965.²⁰

Extract from the Ordnance Survey plan of 1964.
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Not reproduced to original scale.



¹⁹ Appendix 1: viii.

²⁰ Sheet No SU 8700.

By 1964 the house had reverted to its earlier name – South Mundham House.

**KEITH DANSIE:
1965-1986**

From 1965 the house was owned and occupied by Keith and Alice Dansie.²¹

Keith Winsor Dansie was born on the 30th May 1906 and died on the 2nd March 1986. His probate was taken on the 21st April 1986 at South Mundham House.

**ALICE DANSIE:
1965-1995**

Alice Dansie lived at the house, on her own, until it was purchased by the present owners, Mr and Mrs David Evans, in 1995.

²¹ Appendix 1: viii.

4. STRUCTURAL DEVELOPMENT

INTRODUCTION

The purpose of this section of the assessment is to seek to establish the form, function, and date of construction of the earliest part of the existing building known as South Mundham House, and to determine the extent of additions and alterations made to it down to the present day.

As with many historic buildings, the present structure has been extensively altered and extended on several occasions and, as a result, some of the evidence for the earlier forms of the property have been removed whilst other evidence has been obscured by later additions or is currently inaccessible.

In this particular case interpretation is to some extent based on the external brickwork, which records at least three major phases of construction, alteration, and extension (Phases 2, 3 and 4), and then several later alterations (Phases 5 and 6). Heavy reliance is placed on understanding the varying types and sizes of bricks employed and the ways in which they were laid, ie their bonds, at different times, as well as the points at which the changes occur. However, some of the alterations have been undertaken with bricks which attempt to match the originals and there has also been much re-pointing, some rendering, and some over-painting of both bricks and render.

The following account is based on a preliminary examination of the structure, without any opening-up of concealed areas and with access only to the roof spaces over the east and south ranges.

The suggestions concerning the original form of the house (Phase 1) are based on comparative evidence.

Only the principal phases of construction, extension, and alteration are identified and it should be noted that the dates suggested are mostly speculative; that the sequence proposed is tentative, but plausible; and that other interpretations of the evidence may be possible by further examination, for example by opening up concealed areas and wall surfaces.

For the purposes of the assessment, the principal phases of construction, alteration, and extension proposed are as follows –

Phase 1: *circa* 1380 – a high status, two-storey timber dwelling of box-frame construction with a crown-post roof, comprising three bays, and now forming a south range, which may have been added as a kitchen cross wing, to an existing east range with an open hall. By 1637 this appears to have formed part of a larger building or group of buildings;

Phase 2: dated '1671' – a substantial two-storey extension, as an east range, with one room in the attic, having a brick façade surmounted by three Dutch gables and, probably, an external timber-framed stair turret to the rear and back-to-back inglenook fireplaces served by a large chimney stack;

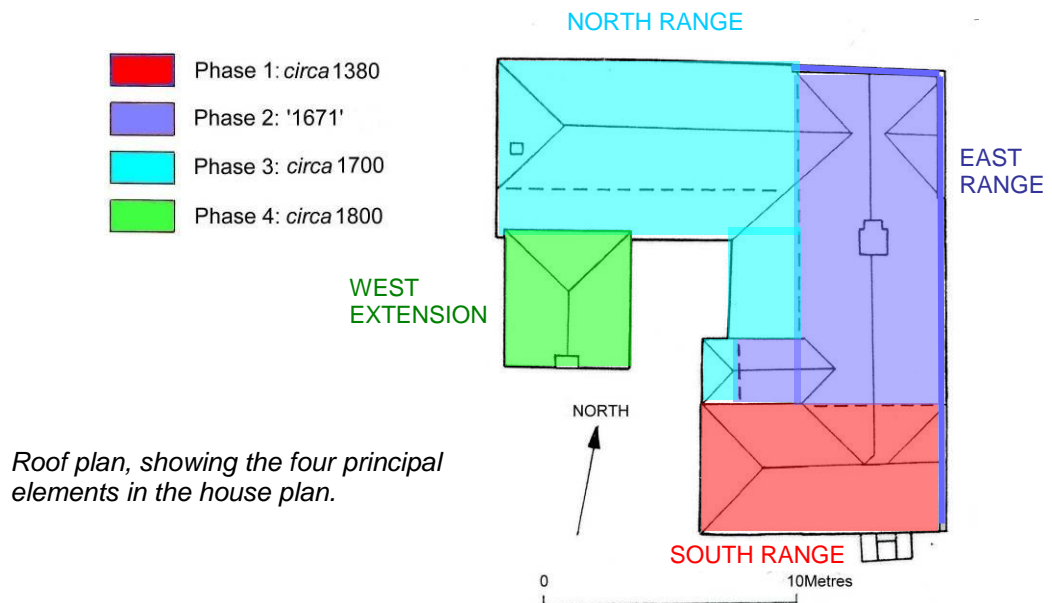
Phase 3: *circa* 1700 – a two-storey extension, as a north range, possibly intended to contain service rooms, with a single-storey element under a catslide roof on its south side which returns to form a new two-storey addition to the existing east wing, as well as an extension to the stair turret;

Phase 4: *circa* 1800 – a two-storey west extension on the south side of the north range, with a chimney stack serving fireplaces at each level, possibly intended as a self-contained servant's bothy;

Phase 5: Nineteenth century – A new chimney stack at the south end of the east range and several alterations to the north range, including the insertion of a large fireplace, perhaps for a cooking range, and a large bread oven; and

Phase 6: Early twentieth century – mostly internal refurbishment, including new fireplaces and floors in the east range.

For the purposes of the assessment the four principal elements in the plan of the house are described as a *south range* (Phase 1); an *east range* (Phase 2); a *north range* (Phase 3); and a *west extension* (Phase 4) – each phase being colour-coded on the floor plans.



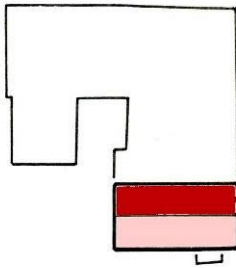
Roof plan, showing the four principal elements in the house plan.

For each phase there is a *description* followed by a discussion in the form of an *overview* and a suggestion as to the *date* when the works were undertaken.

(for a description of the house as it exists and is used today see Section 5).

PHASE 1: circa 1380

This seems to have been erected as part of a high-status, two-storey dwelling of box-frame construction with a crown-post roof, aligned east-west, and of only three bays.



Outline plan of the existing house, with the original dwelling shown red.

It measured about 9.5 metres in length by 5 metres in width and surviving elements comprise an exposed floor beam and joists in the ground floor ceiling at the west end; a first floor partition; and much of the original roof structure surviving in the present attic.

The external walls have for the most part been replaced at later dates, but the upper part of the south wall is presently tile-hung externally suggesting that it may preserve elements of the original timber frame.

An external timber-framed stair turret on the east range is considered to be a later (Phase 2) addition.

Ground floor

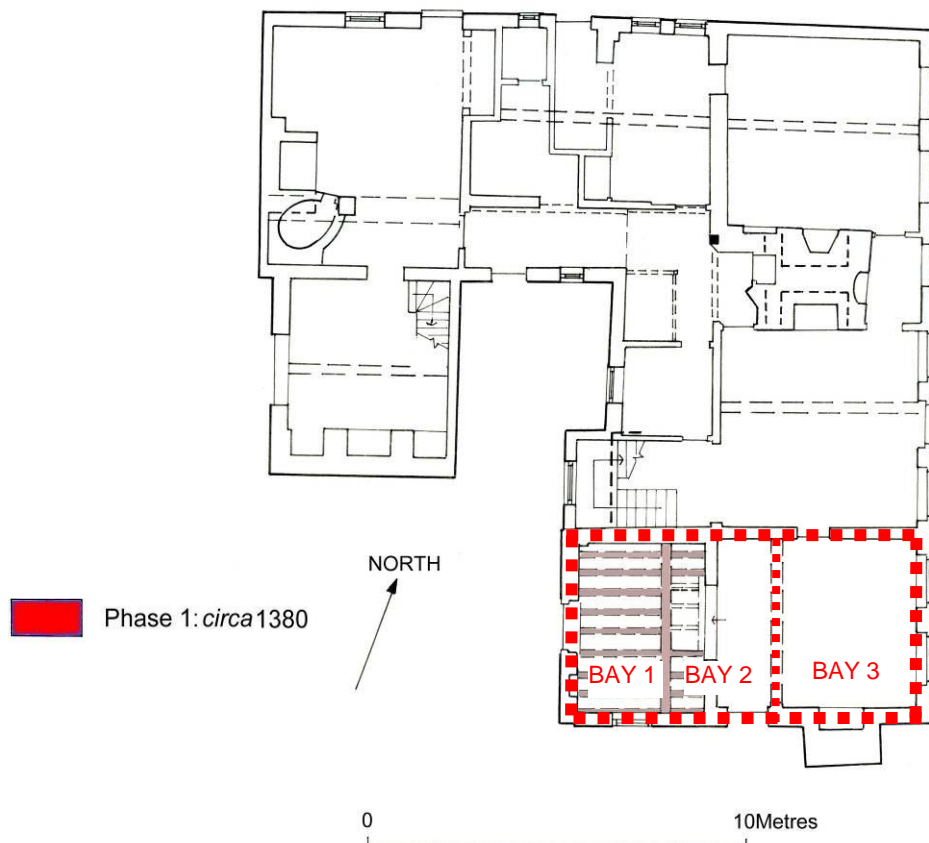
The evidence survives in the ceiling of the room at the south-west corner of the house and is in the form of an exposed floor beam and floor joists which formed parts of the floors of the two bays at the west end of the original dwelling at first floor level (see below Bays 1 and 2).

The main beam, aligned north-south, extends the full width of the original dwelling and is chamfered on both exposed edges.

On its west side the beam supports nine floor joists, laid flat (ie not on edge) and these are secured by round pegs in square holes visible on the underside of the beam.



The floor beam and joists, looking south-west (above left) and looking north-west (above right).



Ground floor plan, showing the arrangement of the original (Phase 1) dwelling (red and brown). Scale 1:200.

On its east side the beam supports three joists at its south end and two at its north end, mirroring those on the west side, but truncated at the east end by the later (Phase 2) partition wall. There was a third joist at the north end, but this did not align with one on the west side and is now only represented by its mortice and peg hole, which were re-used at a later date to carry a smaller timber of reduced profile.

Three of the joists on the west side of the beam were, therefore, not mirrored on the east side and there are no redundant mortices and peg holes indicating their former existence. This would appear to suggest that there was an opening in the floor on the east side of the beam, which must have measured about 1.6 metres in length north-south, and this may have served to accommodate a ladder/stair giving access to the upper floor level. It is unclear whether any joists survive to the east of the partition wall and are now masked by the ceiling, but there is a dropped element in the ceiling to the east which probably masks another floor beam to which these joists would have been attached.

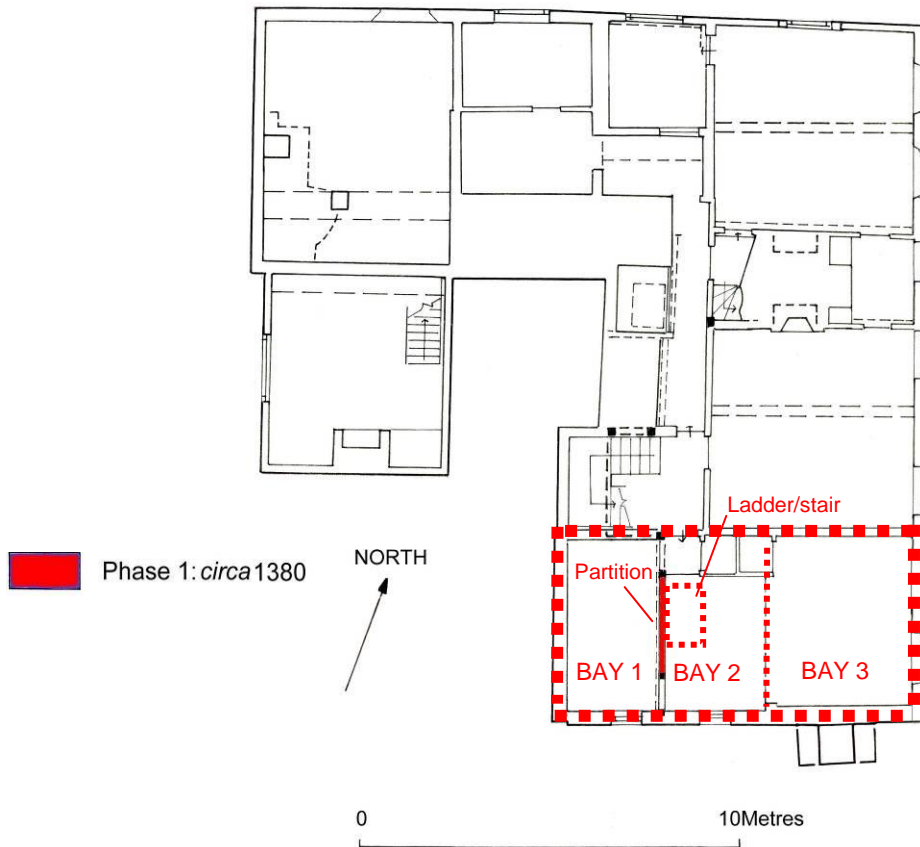
The opening was later in-filled, presumably when the later (Phase 2) partition wall was built, by the insertion of a three smaller timbers, one inserted in a re-used mortice and the other two not morticed into the beam. They were supported at their eastern end by a re-cycled timber, with a row of drilled holes in its underside, set in the later (Phase 2) wall.



The re-used mortice (arrowed - above left) and the inserted timbers, looking east (above right).

First floor

There are the remains of a partition, above the floor beam below, comprising a pair of end posts, both with expanded, or *jowled* heads, and two intermediate posts which may originally have formed door openings at either end, that at the north end still in use. They support a partially exposed tie beam in the ceiling.



First floor plan, showing the arrangement of the original (Phase 1) dwelling (red). Scale 1:200.

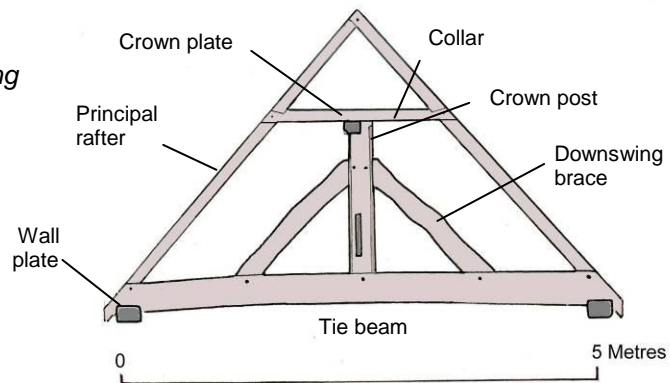
Roof

If the original dwelling was fully contained within present building, and did not extend to the east or west, then the evidence surviving in the roof suggests that it comprised only three bays (Bays 1, 2 and 3) formed by end walls and two intermediate roof trusses (Trusses 1 and 2 – see plan below). It is proposed to describe the trusses and then the bays which survive in the present attic.

Trusses 1 & 2

Truss 1 is not fully accessible at present, and can only be viewed from a distance, but the two roof trusses appear to be similar in form. It is proposed, therefore, to describe both trusses and explain how they differ. They are each formed by a central post, known as a *crown post*, rising from the central point of a *tie beam* extending between the two *wall plates*. This form of construction is known as a *crown post roof*.

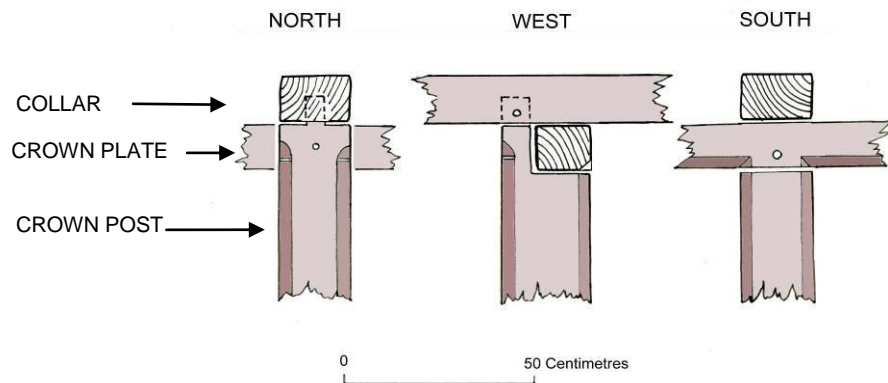
Truss 1, from the east, showing the component parts.



The *crown posts* are 1.48 metres tall, to the underside of a *crown plate*, and each measures 19 centimetres by 23 centimetres – the larger dimension being north-south on the line of the truss. They are chamfered on all four corners – on the south side these terminate at the top in a return to the chamfer on the *crown plate* (see below) and on the north side they terminate near the top in a *step stop*.

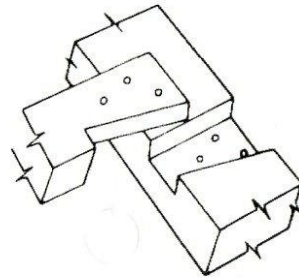
The post on Truss 1 is supported on either side by a *downswing*, or *downward*, *brace*, morticed and pegged near the top of the post and extending down to the tie beam, but these are not present on Truss 2.

The posts are cut away at the top on the south side to provide a seating for a longitudinal timber, which extended the full length of the roof, and this is usually referred to as a *crown plate*, but sometimes as a *collar plate* or a *collar purlin*, and this is pegged into place from the north side.



The crown post/crown plate/collar assembly on Truss 2.

The *crown plate*, measuring about 13 centimetres by 16 centimetres and chamfered on its lower edges, supports the horizontal *collars*, each measuring on average about 13 centimetres by 18 centimetres, one on each truss, secured by a pegged tenon on the top of the post, and by pegged *dovetail halving joints*, also known as *bare-faced dovetail joints*, to *principal rafters* at each end, and others between them (see Bays 1 and 2).

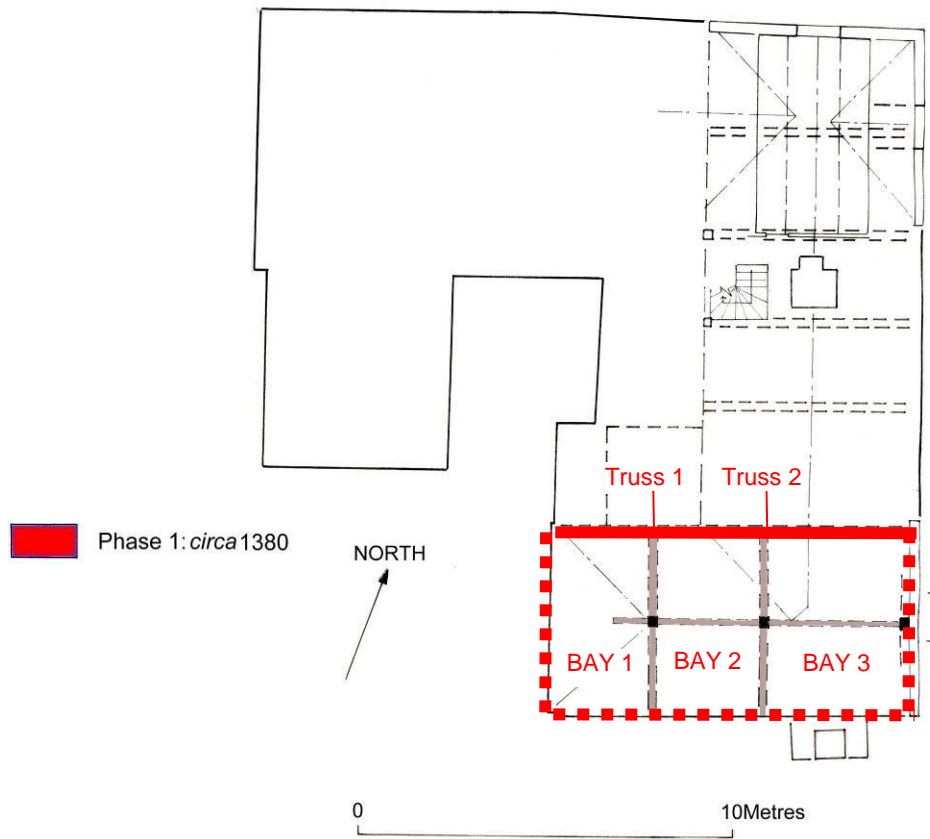


The dovetail halving joint at the south end of Truss 2 (left) and a typical joint of this type (above).

There are then *curved upward braces* rising from low on the posts to the underside of the *crown plate* (see Bays 2 and 3).

Truss 1, from the south-east (right) and from the north-east (far right).





Attic level plan, showing the arrangement of the original (Phase 1) dwelling (red and brown). Scale 1:200.



The top of the post on Truss 2, from the north-west - showing the seating for the crown plate and the pegged and tenoned collar (far left) and from the south-west, showing the seated crown plate (left).

There appears to be no surviving evidence to indicate that Truss 2 was an enclosed truss with wattle-and-daub infill panels apart from one small redundant mortice in the top of the tie beam.

Bay 1

This extended from the west wall of the dwelling to Truss 1, a distance which now measures about 2.6 metres in length internally. Much of the original roof structure must have been removed either when or before the present hipped end was formed at a later, perhaps Phase 3 date. However, there is a section of *crown plate* surviving, which projects for a distance of up to about one metre from the west side of the post on Truss 1, but neither the west side of the post nor the underside of the crown plate are visible to indicate whether there was a curved brace between the two.

This bay is represented at ground level by the exposed floor joists on the west side of the main beam in the ceiling.

Bay 2

This extended between Truss 1 and Truss 2, a distance of 2.70 metres internally.

It retains the full length of the original *crown plate*, which supports four *intermediate collars* and the four pairs of *rafters* to which they were secured with pegged *dovetail halving joints* at either end, and is itself supported by two curved braces, each measuring about 19 centimetres by 8 centimetres and chamfered on their lower edges, rising from the posts at either end. The timbers used for the common rafters, which are laid flat; probably halved and pegged at the ridge; and descend to a wall plate, vary in size but average about 17 centimetres wide by 9 centimetres thick.

This bay is partially represented at ground level by the exposed floor joists on the east side of the main beam in the ceiling, which appears to have accommodated an opening for a ladder/stair.

Bay 3

This extended between Truss 2 and the east wall of the dwelling a distance of about 3.5 metres internally. It retains the full length of the original crown plate, which supports six intermediate collars and six pairs of common rafters all secured with pegged *dovetail halving joints* at either end. It is supported at its east end by the remains of a post embedded in the existing east wall of the attic, which has been partially re-built in blockwork, and this may be a remnant of the gable end of the original dwelling. Some of the rafters on the north side have fragments of boarding adhering to their lower slopes, suggesting that at some stage they were within another roof structure.

The crown post on Truss 2 has a redundant mortice for a brace on its east face; the embedded post at the east end also seems to have a redundant mortice for a brace in its west face; and there are two more redundant mortices in the underside crown plate, all indicating the former existence of curved braces between the posts and the crown plate at either end of the bay.

The post embedded in the east wall of the attic and the crown plate - both with redundant mortices (right) and the north face of Bay 3 from the adjoining attic space (far right).

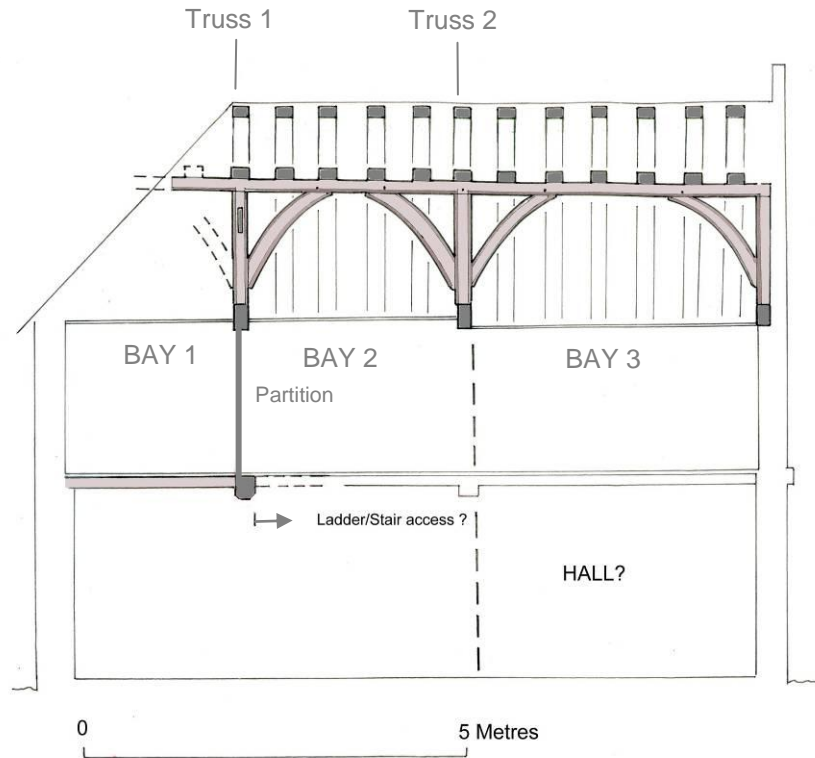


It is noted that all of the twelve pairs of original rafters on Trusses 1 and 2 and in Bays 2 and 3, which all descend to what may have been the original *wall plates*, survive and have been supplemented by additional members at later dates.



Looking east in Bay 3, showing some of the collars and rafters (far left and left).

Most of the timbers in the attic show signs of soot-blackening or charring, but not excessively so, and may indicate the presence of an open hall in their vicinity.



*A partially reconstructed long section through the building, looking north, showing the surviving elements and those for which there is evidence.
Scale 1:100*

Phase 1 : Overview

The surviving elements of the original timber-framed building have now been described, in some detail, and it is proposed here to say more about its original form and how it fits into our understanding of the development of timber-framed buildings in the south of England.

In the late medieval period there were essentially two forms of timber-framed hall house in the south of England – cruck construction and box-frame construction.

The first of these involved the employment of trusses formed of pairs of curved timbers known as 'crucks', which were seated on sill beams or stone foundations and joined or linked at the top to form a series of A-frames. The form is known from the beginning of the fourteenth century and continued to be employed through to the middle of the sixteenth century in central and southern England down into Hampshire, but it has not been recognised as far south-east as Sussex.

An example of this type from Boarhunt, in Hampshire, has been re-erected and restored at the Weald and Downland Living Museum at Singleton, near Chichester, and this has been dated by dendrochronology (tree-ring dating) to 1355-1390 AD.

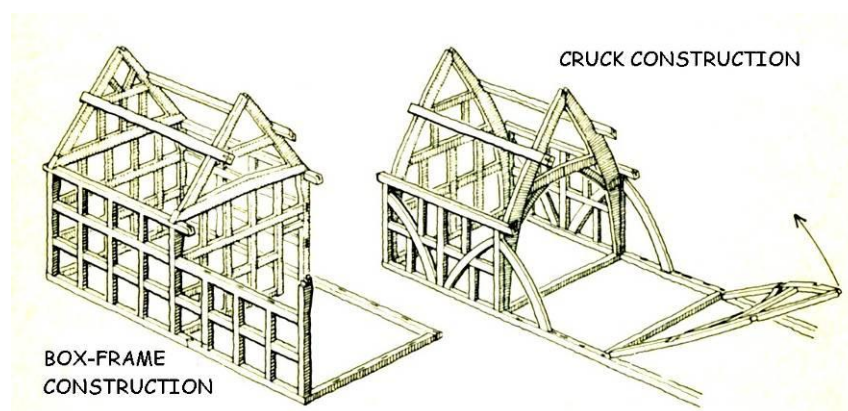


A section through a cruck building, with wattle-and-daub panels infill panels coloured grey (top left) and the house from Boarhunt (above left and right).

The crucks were prefabricated on the ground and then raised up into place, with the remainder of the framework then being assembled around them.

This method contrasted with the *box-frame construction* likely to have been employed at South Mundham House, in which the external walls and intermediate walls, or trusses, would have been prefabricated on the ground, sometimes in a separate workshop, and then brought to the site and assembled by slotting timbers together one piece at a time.

Timbers were held together using pegged, mortice-and-tenon joints, with the timbers forming joints sometimes being numbered for identification when the building was prefabricated.



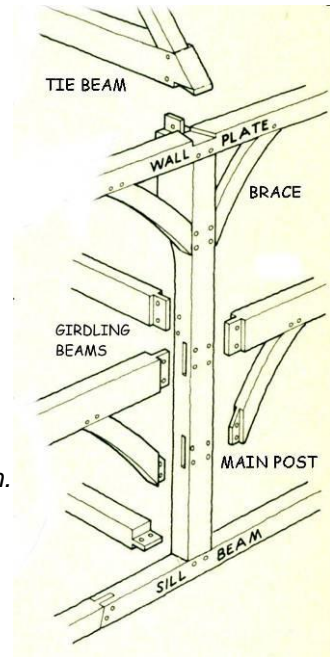
Box-frame and cruck construction.

The principal elements of box-frame construction were sill beams, often set on dwarf walls of stone or brick, onto which were mounted main and intermediate posts. These supported horizontal girdling beams, vertical studs and, at the top, a horizontal wall plate.

Tie beams linked the tops of the side walls, between wall plates, and gave the structure stability, and the whole assembly might be further strengthened by the inclusion of straight or curved braces between elements.

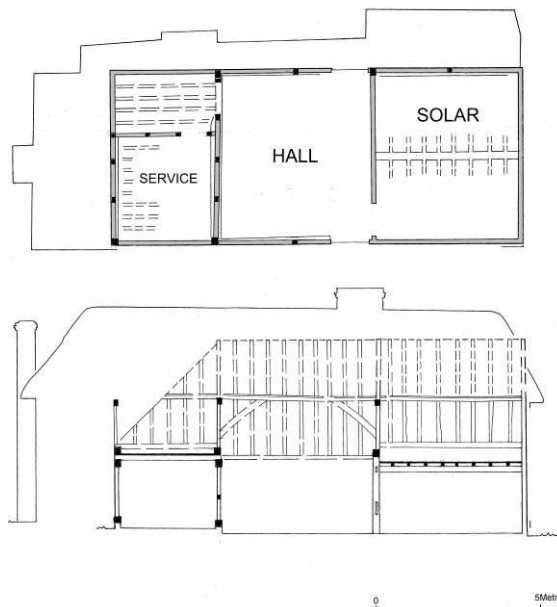
Elements of box-frame construction.

The panels between elements of the frame were usually infilled with wattle-and-daub, supported on wooden staves held in place in stave holes and stave slots (see below).



The earliest medieval timber-framed buildings were heated by means of an open fire within an *open hall*, which was also used for cooking - the space containing the hall having no upper floor level and with the smoke being allowed to billow up and find its own way out through the roof covering or sometimes by means of a small vent or *gablet*. The smoke must have been uncomfortable for the occupants and also caused sooting and some charring to the timbers.

In a larger dwelling the open hall would have been flanked at one or both ends by additional two-storey accommodation, which may have included a *solar*, predominantly used by the family, and a *service*, used for food preparation and storage.



Plan and long section of a typical medieval house with an open hall and upper-storey rooms at either end.



A large medieval hall house of re-erected as Bayleaf at the Weald and Downland Living Museum, Singleton.



The surviving evidence at South Mundham House appears to suggest that in its original form it comprised a timber building of box-frame construction, perhaps containing only three bays – two small bays at the west end with an upper floor level; a partition between them, probably containing one or, perhaps two, door openings; and an opening for access by a ladder/stair on its east side. A slightly larger bay at the east end may not have had an upper floor level but, perhaps, comprised a small open hall. This arrangement does not fit comfortably into the traditional form of late- or post- medieval domestic open-hall house, and it has been suggested that it may have formed part of a high-status dwelling, perhaps added as a *kitchen cross wing* to an existing east range, possibly now represented only by the re-cycled rafters in the roof structure of the present east wing, which was, presumably, erected in its place in 1671 (see Phase 2).²²

Both the external and the internal walls would have been formed of wattle-and-daub panels but few, if any, of these are likely to survive at South Mundham House, as they mostly appear to have been replaced by brick at a later date. The south wall may retain some framing and infill panels at first floor level under the existing tile-hanging. The window openings would have been formed within the framing of the external walls, and have carried mullions formed of vertical staves set at an angle in diamond-shaped mortices, but without glazing. The worst of the elements would have been excluded by internal, sliding shutters and/or drape curtains.



A typical window opening and a sliding shutter.

²² The author is grateful to Dr Annabelle Hughes, of the Wealden Buildings Study Group, for this suggestion.

The upper floor level at the west end would have been accessed by a ladder/stair inserted through an opening in the upper floor, of which there is some evidence in the form of the gap in the joists towards the west end.



A typical ladder stair of the type that may have been employed at South Mundham House.

There would have been no ceilings in an open hall or in the upper floor room at this time and all rooms would have been open up to the underside of the rafters. To prevent smoke penetrating through from the open hall or kitchen to the adjoining rooms, the partition between them should have contained panels, in-filled with wattle-and-daub, but there is no evidence for this surviving in the framing for the roof (Truss 2) and, for the present, their absence remains an unexplained mystery.

A building similar in form to that proposed at South Mundham House was rescued from Sundridge, Kent, in 1968 and re-erected at the Weald and Downland Living Museum, at Singleton, West Sussex. It was originally thought to have been a modest farm dwelling, having subsequently been incorporated into a larger house known as Winkhurst, and was initially re-erected as such at the museum the following year.



Winkhurst, prior to dismantling (above) and as re-erected in 1969 (right).



As first re-erected at the museum it was very similar in form to the dwelling now identified at South Mundham, but a little smaller, with an open hall at one end a two-storey solar and service at the other, although the partition between the two was not complete down to ground level.

It gave a good impression of what the house at South Mundham may have looked like, but further investigation of the timbers suggested that it was probably erected as a kitchen, part of a larger farmstead, and used for cooking and it has now been re-erected, again, at the museum as a Tudor kitchen.

The interior of the building formerly known as Winkhurst, showing the open hall in the foreground.



The 1637 map indicates that by that time this structure may have formed part of a larger building or group of buildings, seemingly of indeterminate form, but the will of Agnes Payne, prepared in January 1613, indicates that by that time it included a 'parlour'; a 'loft over the hall'; a 'chamber over the hall'; and a 'parlour loft'.²³

Phase 1: Date

In the absence of a precise date for the construction of the first dwelling at South Mundham House, such as might be provided by documentary evidence or *dendrochronology* (tree-ring dating), an approximate date for its construction can only be based on comparative evidence.

Open hall houses have a very wide date range and, if this were the case, it could have been erected anytime between about 1400 and 1550. The large Wealden house, known as Bayleaf, at the Weald and Downland Living Museum has been dated to 1405-1430 whilst the smaller structure which was formerly part of Winkhurst has been dated to 1492-1528.

In Hampshire, where extensive tree-ring dating has taken place, almost all domestic crown post roofs have been dated to the fourteenth century but there is a small cluster of mid-fifteenth century examples extending through to 1440-1459.²⁴

However, there are considerable regional variations in the employment of construction techniques, for example even relatively locally between Hampshire, West Sussex and East Sussex and dwellings with crown post roofs have been dated by dendrochronology in West Sussex to the latter part of the fourteenth century.²⁵

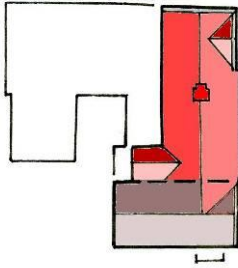
For the purposes of the assessment, a date of *circa* 1380 is proposed for the erection of the structure at the south end of South Mundham House.

²³ Appendix 1: xv-xvii.

²⁴ Roberts E 2003 *Hampshire Houses 1250-1700: Their Dating & Development* : 31.

²⁵ The author is grateful to Dr Anabelle Hughes for this information and suggestion.

PHASE 2: '1671'



The first stage of development of the original dwelling comprised a substantial two-storey extension, with one attic room, as an east range, with a brick façade surmounted by three Dutch gables and, probably, back-to-back inglenook fireplaces served by a large chimney stack. This may have replaced an existing east range and incorporates some re-cycled rafters in the roof.

Outline plan of the existing house, with the original dwelling shown brown and the new additions shown red.

An external timber-framed stair turret on the west side is assigned to this time, but a two-storey extension under a catslide roof on the same side is considered to be a later (Phase 3) addition.

The new extension was aligned north-south and measured about 18.3 metres in length by 5.7 metres, in width, partially encasing the east end of the original (Phase 1) dwelling at its south end. It was about 5 metres in height to the eaves.



The east range from the north-east.

East elevation

This has an offset plinth of stone, topped by three courses of brick rising to a height of about 56 centimetres above ground level.

Above this it is constructed entirely of relatively thin, but good quality, red bricks and some blue/grey headers, laid in regular courses mostly containing alternate headers and stretchers, but without any serious attempt at Flemish bond or diaper work. Each ten courses of brickwork provide a wall height of 58 centimetres and this elevation has been extensively re-pointed, perhaps in a cement-based mortar.

There is a string course of three projecting courses of brickwork at first floor level.

At ground floor level there is doorway located a little south of centre and this has a flat head formed of bricks on end. Above this is a projecting segmental brick pediment, formed of moulded or cut bricks, containing a brick panel and the carved letters 'T Y' for Thomas Young and the date '1671'.



The door and dated pediment.

To the south of the door are three window openings at each level, all of equal size and all with flat heads formed of bricks on end, the bricks employed above the window at first floor level closer to the door being shorter than those used elsewhere.



The southern part of the east elevation.

Above the two southernmost windows there is a projecting three-course string of moulded bricks supporting a Dutch gable of bricks with a curved brick pediment. It is understood that this was damaged during a gale in 1980 and was subsequently re-built and, seemingly, backed by blockwork internally. It contains a false window opening formed by a segmental head of bricks with the jambs apparently only marked on the surface. It is noted that this cannot have contained an original window as the original (Phase 1) crown post survives internally.

Between this Dutch gable and that at the north end, there is a projecting eaves supported on wooden brackets.



The projecting eaves on the east elevation.

To the north of the door there are three large and one small window at each level, the smaller ones lighting the spaces next to the internal chimney stack. All the windows have flat heads formed of bricks on end, the two under the projecting eaves employing smaller bricks than the others.

Above the two northernmost windows there is a projecting three-course string of moulded bricks supporting a Dutch gable of bricks with a curved brick pediment, like that at the south end. This contains an original window opening, presumably designed to serve an attic room, but this is now blocked.



The northern part of the east elevation.

North elevation

This also has an offset plinth of stone, topped by three courses of brick rising to a height of about 56 centimetres above ground level.

Above this the brickwork is essentially the same as that on the east elevation and includes the projecting string course at first floor level and the projecting three-course string of moulded bricks supporting a Dutch gable of bricks, but here with a triangular brick pediment.

There is a window opening at first floor level which, in its original form, was identical in size to the larger ones on the east elevation, but the sill has subsequently been lowered and the opening reduced in width to provide a taller and slender opening.

The Dutch gable contains an original window opening, similar to that at the north end of the east elevation and presumably designed to serve the same attic room, but this is now also blocked.



The north elevation of the east range, from the north-east.

West wall

In view of the extent of later additions and alterations, it is difficult to be sure about the form and, indeed, position of the west wall. Given the provision of an external stair turret, presumed to be at this time, it seems that the structure now under a catslide roof is more likely to be a later (Phase 3) addition and for the purposes of the assessment it is assigned to that phase of construction.

It is conceivable that whilst, the east range was mostly built of brick, the west wall and partitions adjacent to it may have been, like the stair turret, timber-framed, and there are surviving posts and elements of framing with lath-and-plaster infill at both ground and first floor levels which may support this suggestion.



Timber-framed elements in and adjacent to the west wall (right and far right).

South and west walls

The timber framing at ground floor level of the original (Phase 1) dwelling has certainly been replaced in brick, probably at two or even three later (Phase 2, 4 and 5) dates, but the upper level of the south wall is presently tile-hung and this may indicate the presence of original framing.

Stair turret

There are the vestigial remains of what appears to have been a two-storey, timber-framed external stair turret on the west side of the house, embedded within later brickwork.

The remains comprise a corner post and an intermediate post, supporting a wall plate, forming the north side of the turret, and the projecting end of a tie beam forming the west side. The turret would have been about 2.5 metres wide, butted in the return between the north wall of the original (Phase 1) dwelling and the west wall of the new (Phase 2) east wing, and projected for a distance of about 2.6 metres from the latter. The visible panels are now of in-filled with thin bricks.

It was probably similar in form to the remains of a more-complete stair turret recently recorded at Pyrford, Surrey, and probably supported a pitched roof with a gable at its west end.

The remains of the stair turret at South Mundham (right) and the example at Pyrford (far right- arrowed).



The stair turret would have provided access between the two levels of the house, without interrupting the internal layout, and has continued in use to the present day having been extended at its west end and heightened at a later (Phase 3) date.

Although of timber-framed, rather than brick, construction the stair turret appears to fit more comfortably into the extension of the house at this (Phase 2) date, rather than to the earlier (Phase 1) dwelling and this would tend to support the suggestion that the west side of the house was of timber-framed construction at this time.

Ground floor

The works undertaken at this time converted what had been a very modest dwelling to a substantial country house.

The north wall of the original (Phase 1) dwelling was re-built in brick and a new partition wall was inserted to divide the original dwelling into two parts of unequal length. A substantial chimney stack was built within the new extension, using relatively thin red bricks, as visible in the roof space, and this may well have served a pair of back-to-back inglenook fireplaces and possibly a bread oven at ground level, as well as two further fireplaces at first floor level – providing heating for four rooms in all.



Ground floor plan, showing the arrangement of the extended (Phase 2) dwelling (dark blue). Scale 1:200.

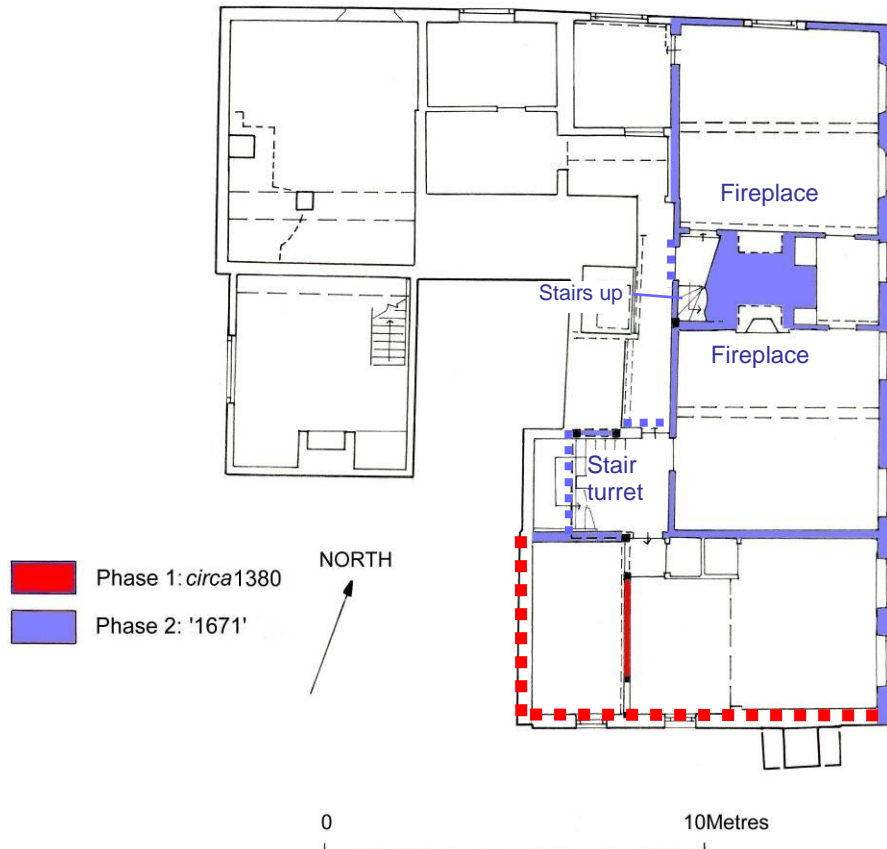
Any evidence for the inglenook fireplaces may be hidden behind the existing chimneypieces, which were inserted at a later (Phase 6) date, perhaps in about 1930, and any bread oven that may have existed could have been removed at a later (Phase 3) date when the east range was extended on its west side.

First floor

Access to the upper level of the house was now by the external stair turret, from which three larger and one small bedroom could be accessed - two of the larger bedrooms probably heated by fireplaces.

A small staircase on the west side of the chimney stack provided access to the second or attic floor level, where there was one room.

As at ground floor level, any evidence for the fireplaces may be hidden behind the existing chimneypiece on the south side, which was inserted at a later (Phase 6) date, and by the removal of any blocking on the north side.



First floor plan, showing the arrangement of the extended (Phase 2) dwelling (dark blue). Scale 1:200.

Second floor level

This was initially accessed from the first floor bedroom at the north end of the house by a tight little wooden staircase on the west side of the chimney stack which led up to one room, to the north, and to the attic space, to the south.

The single room at the north end, which has an old wooden plank door in its south west corner, measures about 5.2 metres by 3 metres internally and is formed by the north end wall of the house and by timber-framed partitions with a lath-and-plaster ceiling and similar partitions on the other three sides.



The south end of the lath-and-plaster ceiling (above) and the external face of the partition at the south end (right).

The windows in the Dutch gables on the north and east sides indicate that the room probably formed part of the original proposal and may have been intended only for storage, but both window openings have been blocked, and the ceiling has been boarded over and obscures the dormer for the window on the east side. The floor of the room is relatively wide wooden boards.



The second floor room, looking north (above left) and looking south (above right).



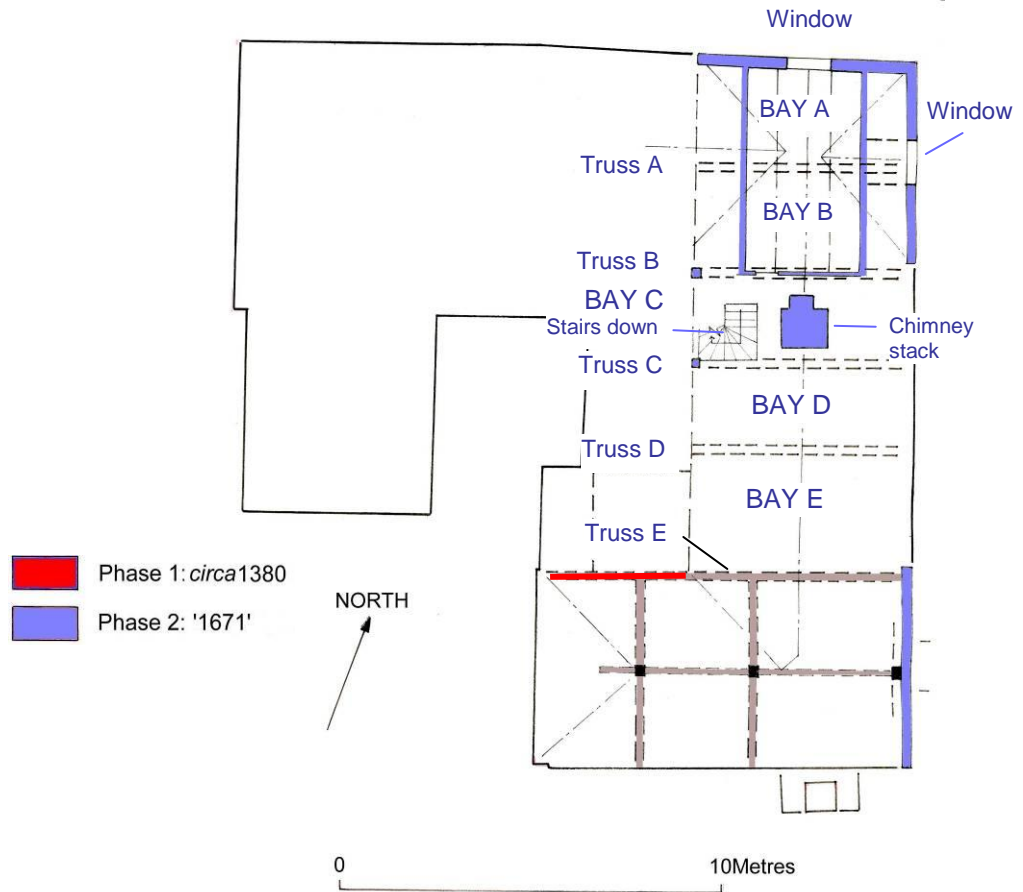
The plank door in the second floor room, from the north-east.

Roof

This clearly abuts, ie is secondary to, the original (Phase 1) roof at its south end and is itself formed of five trusses (Trusses A-E). From the north end wall to the southernmost truss (Truss E), which is located on, what may well be, the wallplate of the original (Phase 1) dwelling, it is divided into five spaces (Bays A-E).

All five trusses are similar in form, with pairs of principal rafters rising the tie beams to the ridge, where they are probably halved and pegged, with collars tenoned and pegged to their undersides at a distance of about 1.27 metres above the tie beam.

The collar in the northernmost truss (Truss A) , which is located within the room, has been removed from the principal rafters leaving redundant mortices exposed in the underside of the principal rafters. This would seem to indicate that the use of the space as a room was, perhaps to some extent, an afterthought with a replacement collar being nailed in place at a higher level to support the lath-and-plaster ceiling.



Second floor and attic plan, showing the arrangement of the extended (Phase 2) dwelling (dark blue). Scale 1:200.

The principal rafters of Truss A, from the south, showing the redundant mortices in their undersides, and the replacement collar.



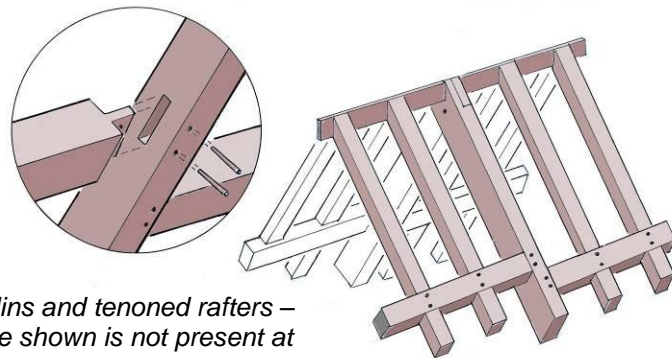
Truss B, which supports the lath-and-plaster partition forming the south wall of the room, has both its original collar, cut away on the underside for the head of the door opening, and a second collar nailed on at a higher level to support the ceiling.

The bay lengths from north to south are –

- Bay A: from the north wall to Truss A – 2.42 metres;
- Bay B: from Truss A to Truss B – 2.52 metres;
- Bay C: from Truss B to Truss C and containing the chimney stack – 2.15 metres;
- Bay D; from Truss C to Truss D – 2.04 metres;
- Bay E: from Truss D to Truss E – 2.96 metres.

The purlins are tenoned and pegged into the sides of the principal rafters and are staggered along the line of the roof – those in Bays A, C, and E being set lower along the line of the roof than those in Bays B and D - a technique intended to reduce the volume of timber removed during construction and known as *staggered butt purlins*.

The *common rafters* have upper and lower sections which are tenoned and usually pegged into the upper and lower faces of the purlins, rising to the ridge, where they are probably halved and pegged, and extending down to the top of the wall plate.



Staggered butt purlins and tenoned rafters – Note the ridge piece shown is not present at South Mundham.

Some of the common rafters employed at South Mundham are recycled timbers, which are sooted and contain redundant mortices, and these may have been derived from an earlier east wing, perhaps with an open hall (see Phase 1) and there are some later replacements and insertions.



The two end assemblies on Truss C, looking north (right) and north-east (far right). Note the redundant mortice on the re-used timber employed as a rafter on the far right.



The two end assemblies on Truss D, looking north (far left) and north-east (left).



The two end assemblies on Truss E, looking south-east (right) and south (far right).

Chimney stack

Within the roof space this can be seen to be constructed of relatively thin red bricks set in a lime-based mortar with some later repairs – each ten courses of brickwork giving a height of about 62 centimetres.

Externally it appears to have been either re-built or substantially repaired and re-pointed.



The chimney stack, internally from the south (right) and externally from the east (far right).

Phase 2: Overview and date

It is unclear whether the structures depicted on the 1637 map represented one large building or a group of buildings. If the former was the case then the other elements must have been demolished at this time, and it is difficult to believe that it had survived without a proper fireplace until 1671. The most likely explanation, given that some of the rafters appear to have been re-cycled from a structure with an open hall, would seem to be that the east range replaced a structure in a similar position.

It is, perhaps, somewhat surprising that the existing timber structure, with what must have been very smoky, cold and ill-equipped interiors, was not demolished and replaced, but retained as a south range and refurbished to serve the new house. This may to some extent reflect the quality of the framing in the roof and the value placed on the retention of timber in short supply.

It had high quality brick façades facing the public highway to the north-east and east, but the rear elevations were seemingly less attractive, and away from the public view. The introduction of a substantial chimney stack, probably serving two fireplaces at each level, together with lowered ceilings and proper glazed windows would have added considerably to the comfort of the occupants.

There are few difficulties in understanding its layout – the stair turret seems most likely to have added at this time, to provide access to the first floor level. However, if the two-storey extension under a cat-slide roof on the west side was, indeed, added at a later (Phase 3) date, as seems more likely and has been suggested, the access to the bedroom at the north end would have been only through the bedroom to the south of the chimney stack and thence to the room in the attic.

It is, tentatively, proposed that it was not until the first floor passage had been created in the later (Phase 3) two-storey extension, for which the stair turret was extended, that access was possible both to the bedroom at the north end and to the room in attic, without passing through the bedroom to the south.

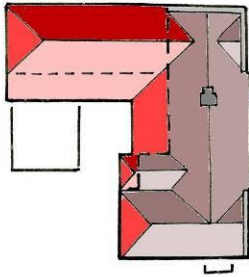
There appear to be no doubts about the attribution and date of the works as the initials 'TY', for Thomas Young - who owned the property from 1647 until he died in 1679, and the date '1671' are given above the door. The existing brickwork; the style of the façades; and the framing in the roof are consistent with a date in the second half of the seventeenth century.

The employment of staggered butt purlins and tenoned rafters tend to be considered as a relatively late introduction into timber-framed technology, but the problem is that there are large date ranges and regional variations in the employment of specific methods of construction. In Hampshire in-line butt purlins appear by the mid fifteenth century but they are not recorded in East Sussex until the very end of the sixteenth century – 150-year difference. By the end of the seventeenth century in Hampshire butt purlins were commonly staggered, as here in West Sussex at South Mundham.²⁶ They have been found locally in Georgian houses into the second half of the eighteenth century.

²⁶ Roberts E 2003 *Hampshire Houses 1250-1700: Their Dating & Development* : 36-37.

There seems no reason to suggest other than that the east range was erected in 1671.

PHASE 3: circa 1700



The next stage in the development of the property comprised the addition of a two-storey north range extending west from the north end of the existing (Phase 2) range with a single-storey element under a catslide roof on its south side; a two-storey passage extension under a catslide roof on the west side of the east range; and the extension of the external stair turret. The roof over the south range may have been adapted to form a hip at its west end at this time.

Outline plan of the existing house, with the Phase 1 and 2 dwelling shown brown and the new additions shown red.

The new extension, which measured 11.7 metres in length by 7.0 metres in width including the catslide element, was probably intended as a service wing, serving both the house and the farm. It was about 4 metres in height to the eaves.

North elevation

This has been altered and re-pointed on several occasions in the past and it is difficult to determine the arrangement of the original openings and when the changes took place.

In its original form it had an offset plinth of brick and stone rising to between 63 and 75 centimetres above ground level. Above this the brickwork is similar to that in the earlier (Phase 2) structure, but not to the same standard or quality. The relatively thin red bricks and some blue/grey headers are laid in courses mostly of alternate headers and stretchers, but with no real attempt at Flemish bond and with ten courses of brickwork giving a wall height of about 60 centimetres.



The north elevation, from the north-east (above) and from the north-west (right).



It has a projecting string of three courses of bricks at first floor level, set three courses below that on the east range.

Where it abuts the existing (Phase 2) structure there is just the hint that the north wall of the east range may have extended a little to the west at ground floor level, but there is much re-pointing here and there was an attempt to course the new brickwork in with what was already existing.

The first two ground floor windows are later (perhaps Phase 5) insertions but they seem to have replaced an original opening, later blocked, which may have been a door.

The junction of the extension with the existing house (right) and the two inserted ground floor windows, showing the possible blocked door (far right).



The first ground floor door opening and the small window to the west of it are both later insertions, perhaps of the nineteenth century, but above them there is a course of header bricks on edge, about 1.9 metres in length, which may have been the head of a larger opening, now blocked.

The first two window openings at first floor level are also later, perhaps nineteenth century insertions, their jambs having been cut through the original brickwork.

The inserted window and door openings at ground level and the two first floor windows above them (right and far right).



The second door opening, which currently contains a two-part stable door, is also a later (perhaps Phase 6) insertion and the brickwork indicates that it may have been inserted in the early part of the twentieth century. However, the ground floor window opening beyond it seems to have been an original feature, with queen closer bricks in its east jamb and with a flat head of header bricks on edge.

Beyond the window the original brickwork has been replaced for a distance of about one metre, employing larger bricks than the originals, and this included the reconstruction of the west jamb of the window to include queen closer bricks. Beyond this the wall survives in its original form to the north-west corner of the extension, with a plinth of stone and brick to a height of 75 centimetres and the string course at first floor level.



The inserted door opening with stable door (above left); the original window opening (above centre); and the partially re-built wall to the north-west corner (above right).

At first floor level above the stable door and window, is an original window opening which has been blocked, perhaps at a later (Phase 5) date. It has queen closer bricks in its east jamb and the opening was probably about 1.4 metres long in its original form. The blocked opening is visible internally and seems to have extended over a distance of 2.2 metres, which suggests that the jambs were splayed internally.



The blocked window opening over the stable door.

West wall

The north wall returns at its west end in a brick quoin. The west wall, which includes that forming the end of the single-storey element under a catslide roof, is constructed of lumps of local sandstone, not laid in courses, but with several courses of brickwork at the top and also forming the south-west quoin and part of the part-gable end above it.

There is no evidence to suggest that, in its original form, the wall extended up as a gable end or contained an integral chimney stack – the internal stack behind it being a later (Phase 5) insertion.



The west wall of the north range.

South wall

This formed the external wall of the single-storey element under a catslide roof and is partially obscured from view by the later (Phase 4) west extension.

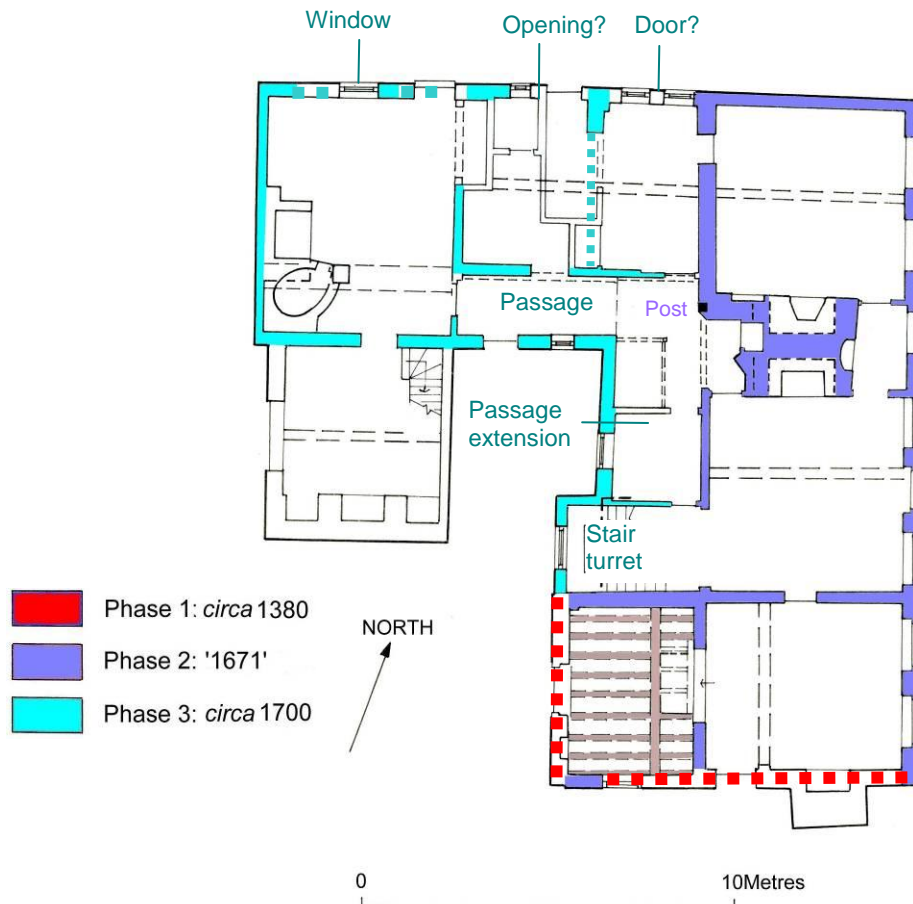
It is now rendered and painted and contains one door opening and one window opening, and has an offset a little under one metre above ground level.



The south wall of the north range.

Ground floor

In view of the extent of later alterations and insertions, both externally in the north wall and internally, it is difficult to fully establish the original arrangement of this range.



Ground floor plan, showing the arrangement of the extended (Phase 3) dwelling (light blue). Scale 1:200.

The single-storey element under a catslide roof on the south side probably formed a passage linking through from the new passage on the east range and may have had several rooms on its north side. The passage has exposed sections of wall plate at the top of the partition forming its north side.

The large room at the west end of the north range is somewhat of an enigma. It is now of double room height, rising up into the first floor level, and may always of been in this form. It has a section of floor beam, with redundant mortices for joists, at the north end of its east wall, but this has almost certainly been re-cycled at a later date and now forms the head of an opening into an adjoining space, supported on two substantial posts with arch braces.

The room has an original window in its north wall at ground floor level and a much larger one above it at first floor level (see below), which is probably splayed internally.

The fireplace, bread oven, brick column, and chimney stack in the south-west corner are clearly later (Phase 5) insertions and the floor is of stone slabs.

The absence of a chimney stack in its original form would seem to suggest that it was not intended as a kitchen but, the absence of an upper floor level and presence of a large splayed window at a high level would seem to suggest that it was always a double-height space which some service function associated with the house and farm.

First floor

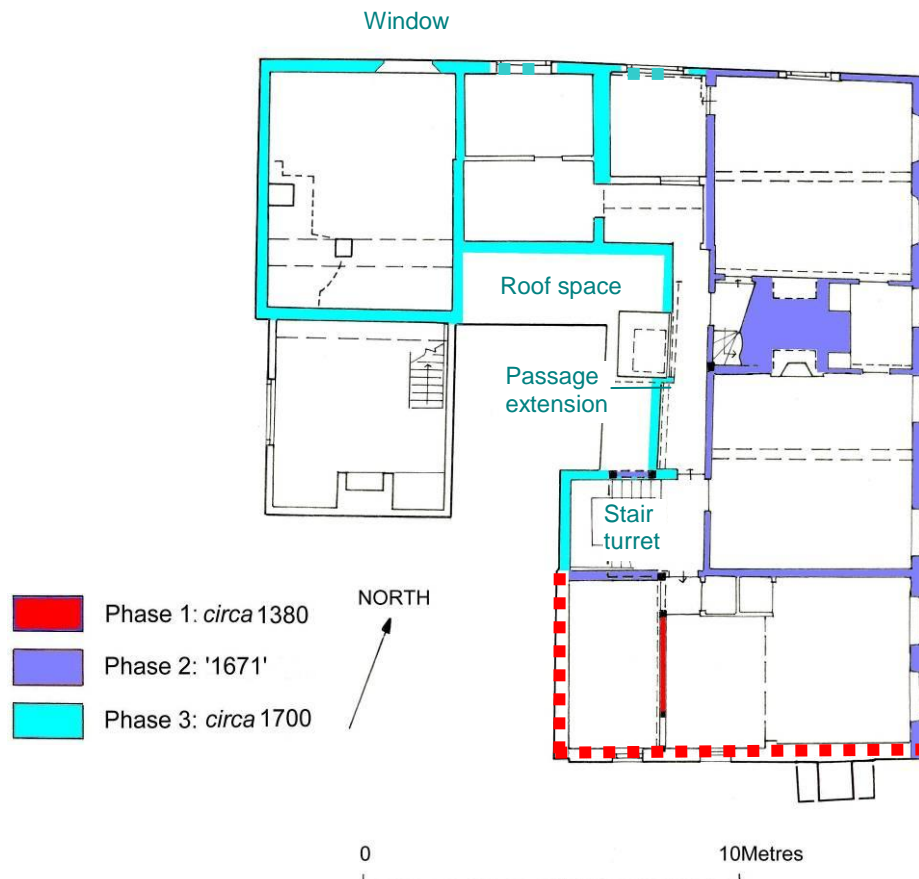
The only obvious external opening was a large window, with internal splay, in the upper part of the room at the west end (see above). The remainder of the space was probably partitioned into two rooms.

Roof

This has not been accessed but, given its likely date of construction (see below), it is likely to be similar in form and construction to that over the east range.

Passage extension

The two-storey extension on the west side of the east wing appears to have been added at this time to provide a link through to the north wing from the stair turret at both ground and at first floor levels. This also provided, for the first time, an external link for the first floor rooms in the east wing to avoid passing through one bedroom to access the other at the north end and from there to the room at second floor level.



First floor plan, showing the arrangement of the extended (Phase 3) dwelling (light blue). Scale 1:200.

The external west wall of the passage extension is identical to that on the north range. It is also rendered and painted and contains one window opening, above an offset a little under one metre above ground level.

The west wall of the passage extension, looking north-east (right) and looking south-east (far right).



At *ground floor level* the passage extension is sufficiently wide to contain two small working spaces, one now lit by a roof-light, and at its north end it includes a post supporting a horizontal beam, which is a remnant of the original timber-framed west wall of the east range.

At *first floor level* the passage is narrower and lit only by the roof-light.

It has sections of principal rafters and of staggered butt purlins partially exposed, but painted, in the sloping ceiling, and at least parts of its east wall are timber-framed with infill panels of lath-and-plaster, which are interrupted by the access door to the bedroom at the north end of the east wing and the staircase up to the second floor room and the attic space. The partition on the west side is interrupted by an opening allowing light into the passage from the roof-light.

Stair turret extension

In its original (Phase 2) form the external stair turret allowed only for access from ground to first floor level between the two rooms to the south of the chimney stack.

With the addition of the two-storey passage extension on the west side of the east range, the turret was now extended to allow for access not only along the external side of the original east range but also directly into the first floor level of south range.

This was achieved by increasing the length of the stair turret from about 2.6 metres to about 3.9 metres, thus allowing for a landing at first floor level.

It is constructed of stone footings, rising to about 40 centimetres above ground level, and then alternate courses of thin and slightly thicker red bricks, with ten courses giving a wall height of about 63 centimetres, with a projecting course at the eaves. In its west elevation it includes a large round-headed, Georgian-style window opening, which may be an original feature though it is possible that this west wall was re-built at a later date to include this window.

The roof was probably raised and converted to a hip at this time.

The stair turret extension, from the north-west (right) and from the south-west (far right).



Phase 3: Overview and date

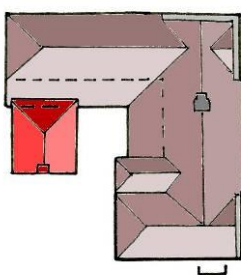
The north range appears to have been added as a service wing to the existing house, perhaps for use both in connection with the dwelling, with first floor bedrooms for the servants, and the farm.

However, it does not seem to have included a kitchen, which is curious, and the large room at the west end seems to have been of double height, passing up to first floor level and well-lit from a large, splayed window in the north side.

The passage extension and the stair turret extension would have considerably improved access through the house, obviating the need to pass through one bedroom to gain access to another.

The style of the brickwork, although not of the same quality, suggests that the north range may have been constructed shortly after the east range and perhaps in the first part of the eighteenth century, but for the purposes of the assessment a date of *circa* 1700 is proposed.

PHASE 4: *circa* 1800



The next stage in the development of the house was the construction of a two-storey west extension, which was a curious addition that may have been intended as a self-contained annexe or servant's bothy.

Outline plan of the existing house, with the Phase 1, 2, and 3 dwelling shown brown and the new addition shown red.

It was attached to the south side of the north range and measures about 5.3 metres in length by about 4.9 metres wide, with a hipped roof at the north end and a gable at the south end which incorporates a chimney stack.

West elevation

This has been partially re-built and heavily pointed with cement, to incorporate French doors at ground level and a large window above, neither of which are likely to be original features. It is difficult to be sure about its original form.

The ground floor elevation is of, mostly un-coursed, lumps of sandstone, with red brick quoins and surround to the door opening. The upper level is of red bricks laid in courses each comprising two stretchers and then one header, with the header bricks aligned vertically in alternate courses, and with ten courses of brickwork giving a wall height of 72 centimetres. It has a dentilled eaves course of projecting header bricks.



The west elevation of the west extension.

South elevation

The ground floor level is, again, mostly of un-coursed lumps of sandstone but it has red brick quoins and the back of an integral chimney stack that is also of red bricks, in both cases with ten courses of brickwork giving a wall height of 72 centimetres.

The upper level, gable end and chimney stack are all of red bricks, partially laid in a similar style to those in the west wall. The east slope of the gable has been re-built at some stage.



The south elevation of the west extension.

East elevation

This has an offset plinth of stone, capped with a course of brickwork, rising to a height of about 60 centimetres above ground level. Above this the ground floor level has one course of bricks and then is constructed of very roughly coursed lumps of sandstone to a height of a little under two metres.

The upper level is of red bricks laid in courses each comprising two stretchers and then one header, with the header bricks aligned vertically in alternate courses, and with ten courses of brickwork giving a wall height of 72 centimetres. It has a dentilled eaves course of projecting header bricks.



The east elevation of the west extension, from the south-east.

Ground floor

The west extension contained only one room at each level, that at ground floor level being accessed directly from the large double-height room at the west end of the north range. The French windows in the west wall are a later insertion, presumably replacing a window.

The original fireplace at the south end now contains a wood-burning stove. Until the 1990s there was a spiral staircase to first floor level in the south-west corner but this has been replaced by a staircase in the north-east corner.

The space was presumably designed as a living or rest room for a house servant or servants.



Ground floor plan, showing the arrangement of the extended (Phase 4) dwelling (green). Scale 1:200.

First floor

This was presumably lit by a smaller window than the present one on its west side; it has an original brick fireplace at the south end; and was presumably intended as a bedroom for a house servant.



First floor plan, showing the arrangement of the extended (Phase 4) dwelling (green). Scale 1:200.

Roof

This is formed of pairs of softwood common rafters rising to a ridge piece with some collars nailed in place.



The roof of the west extension, looking south.

South range reconstruction

The west wall of the south range may have been rebuilt at this time, to include a round-headed opening at ground floor level.

The lower part is of un-coursed lumps of sandstone topped by a single course of bricks and with brick quoins to a height of about 97 centimetres above ground level. Above this the wall is rendered and painted, with two courses of brickwork exposed and forming the top of the wall. It contains a round-headed opening with glazed French doors.

The bricks are indicative of a date in the first part of the nineteenth century.



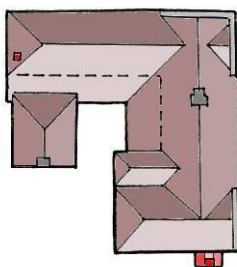
The west wall of the south range.

Phase 4: Overview and date.

The two-storey west extension, comprising only one room at each level, appears to have been constructed as a self-contained annexe or bothy, perhaps for a house servant.

It probably dates to the early years of the nineteenth century and seems to be depicted on the 1847 Tithe Map. For the purposes of the assessment, a date of *circa* 1800 is proposed for its construction and for the re-building of the west wall of the south range.

PHASE 5: 19th century



Roof plan showing the existing arrangement (brown) and the two new chimney stacks (red).

A number of alterations appear to have been undertaken in the nineteenth century and these included a new chimney stack at the east end of the south wall of the south range and several alterations to the north range, including the insertion of a large fireplace, perhaps for a cooking range, and a large bread oven.

The substantial alterations to the south wall of the south range, which are partially obscured by paint at ground level, commenced about 50 centimetres from the south-west corner, where courses of earlier (Phase 2) brickwork, with ten courses of brick giving a wall height of 62 centimetres, were retained. The remainder of the wall was replaced; the French doors were inserted; and the external chimney stack was added, using larger bricks with ten courses giving a wall height of 75 centimetres, extending as far as the return of the east wall of the east range, which was retained. At first floor level the wall is tile-hung suggesting that it may obscure timber framing.

The south wall of the south range.



The south wall of the south range, from the south-west (above) where it abuts the end of the east wall (right).



The alterations to the north wall of the north range, including the insertion of new openings at both ground and first floor levels, have already been described (see Phase 3).

Ground floor

Internally the major additions were at the west end of the north range where a chimney stack was inserted to serve a fireplace and a bread oven, and a substantial brick pillar was inserted, presumably to help support the roof structure.

The fireplace and bread oven are built of relatively large bricks against the west wall, with the chimney stack rising up against the wall and passing through the roof. The brick pillar, which is about 50 centimetres square, is positioned at the corner of the bread oven.

The fireplace was probably intended to take a cooking range whilst the substantial bread oven next to it, which measures internally up to 1.5 metres by 1 metres across, seems larger than would be required to serve a family and may perhaps have served a farm bakery for the village.

The purpose of these additions in the north range, which may have included the laying of the existing stone-flag floor, would appear to have adapted the existing space as a substantial kitchen seemingly capable of serving more people than the family occupying the house.

The wide arched opening in the east wall of the same room, formed of a re-cycled floor beam supported on wooden posts, may have been inserted at this time to provide a wide access into an adjoining space, perhaps used as larder or game store.



Ground floor plan, showing the Phase 5 alterations and additions (yellow).
Scale 1:200.

First floor

The window in the north end of the east range was altered (see Phase 2 and plan on next page); two new windows were inserted in the north range; and the splayed window towards the west end was blocked, but it is not clear whether these works were all undertaken at the same time as the chimney stack and brick pillar were inserted.

Phase 5: Overview and date

The works undertaken at this time included a new fireplace on the south side of the south wing at its east end, providing heating to one additional ground floor living room and substantial provision for cooking at the west end of the north range, on a scale that may have allowed for some production of bread for consumption beyond the premises.

As has already been noted, not all the works described need to have taken place at the same time and, therefore, a general date of the nineteenth century is proposed for them.



*First floor plan, showing the Phase 5 alterations and additions (yellow).
Scale 1:200.*

PHASE 6: Early 20th century

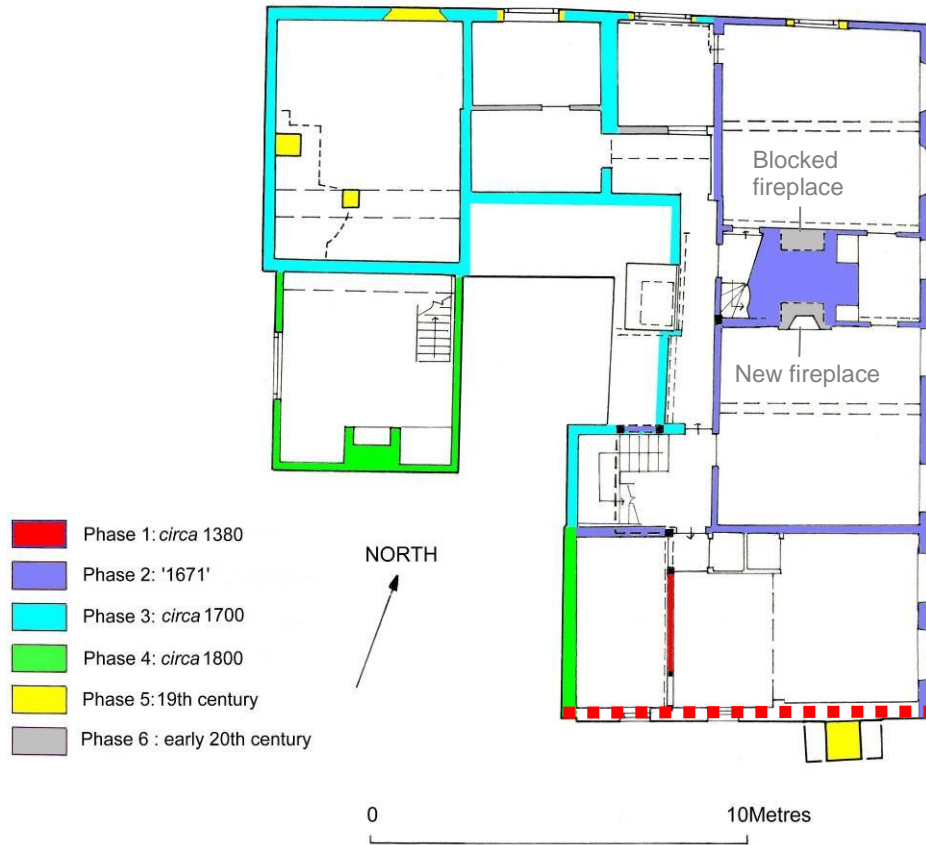
A number of the existing internal partitions at both levels were probably inserted at this time; the existing door opening into the kitchen also seems a more recent insertion; and the ground floor rooms in the south and east ranges were re-furbished to include new fireplaces and wooden parquet floors laid in herring-bone fashion.

The new fireplaces at *ground floor level*, both presumably inserted into original (Phase 2) inglenooks, are both constructed of very small bricks or tiles. That on the south side of the chimneystack contains an old iron fireback behind the modern wood-burning stove.



*Ground floor plan, showing the Phase 6 alterations and additions (grey).
Scale 1:200.*

At first floor level the present fireplace in the south side of the chimney stack may have been inserted into an existing opening at this time, whilst another opening on the north side may have been sealed.



First floor plan, showing the Phase 6 alterations and additions (grey). Scale 1:200.

Phase 6: Overview and date

The alterations and additions made at this time appear to have comprised the refurbishment of the east range, with some new fireplaces and floors at ground floor level, and the re-ordering of the interior of the north range, with new partitions at both ground and at first floor levels, to serve a variety of new purposes.

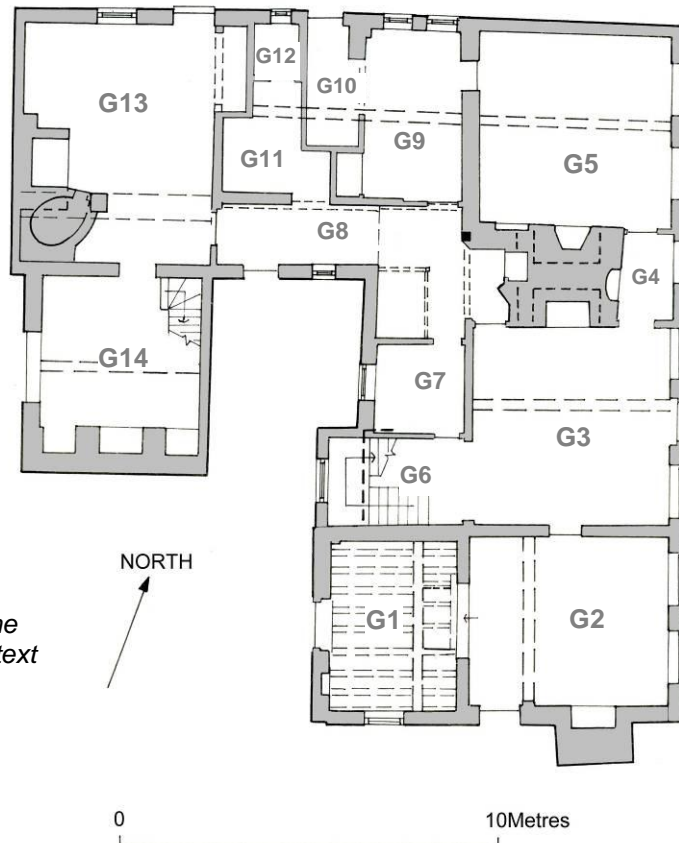
At least some the works may have taken place in the 1920s or 1930s and, for the purposes of the assessment, a date of early twentieth century is proposed.

5. DESCRIPTION

This section of the assessment provides an account of the present arrangement of the interior of the house at ground and at first floor levels, identifying period features where appropriate.

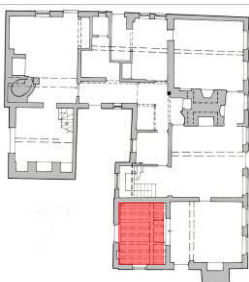
GROUND FLOOR

For the purposes of the assessment, this is described as fourteen compartments (G1-G14).



Ground floor plan, showing the room numbering used in the text
Scale 1:200.

Room G1: Lounge extension

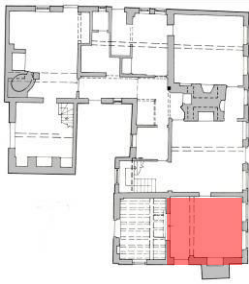


This is located in the west end of the south range and formed the first and part of the second bay of the original (Phase 1) dwelling (Bays 1 & 2).

It is accessed up a step and through an open partition from the east end of the lounge (G2) and is lit by a casement window on the south side and by fully glazed French doors on the west side.

It has an exposed floor beam and joists in the ceiling; a wooden parquet floor; and is used as an extension to the main lounge (G2).

Room G2: Lounge



This is located in the east end of the south range and formed part of the second bay and the third bay of the original (Phase 1) dwelling (Bays 2 & 3).

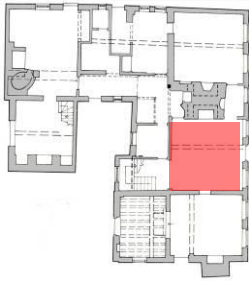
It has a dropped element in the ceiling which may contain a main floor beam.

It is accessed from the entrance hall (G3); is lit by two large casement windows on the east side, both with their shutters and shutter boxes preserved; and has a pair of glazed French doors on the south side.

It has a wooden parquet floor and a wooden chimneypiece, which is probably a relatively modern replica, and the fireplace contains a wood-burning stove.

It is now used as a lounge.

Room G3: Entrance hall



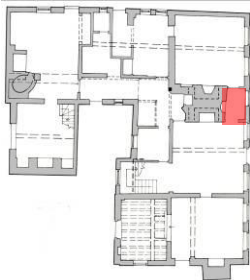
This is located at the south end of the east range, which was added to the original (Phase 1) dwelling at a later (Phase 2) date.

It contains the main entrance into the house on its east side, from which side it is lit by two large casement windows flanking the door, both with their original wooden shutters and shutter boxes preserved.

It provides access, via a short passage (G4) to the dining room (G5); through an arched opening to the mains staircase (G6); and, via a small lobby to the west passage (G7).

It has an exposed floor beam in the ceiling; a wooden parquet floor; and a chimney piece added at a later (Phase 6) date behind which an original inglenook fireplace may exist. The fireplace contains a wood-burning stove, behind which is an old cast-iron fireback seemingly bearing a coat-of-arms.

Room G4: Passage

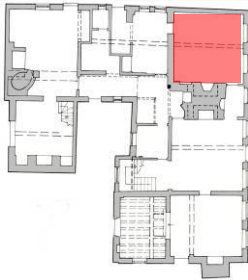


This is a short passage, on the east side of the chimney stack connecting the entrance hall (G3) to the dining room (G5).

It is lit by a smaller casement window on the east side and has a niche on the west side incorporated in the chimney stack.

It has a wooden parquet floor and is partially panelled on the east side.

Room G5: Dining room



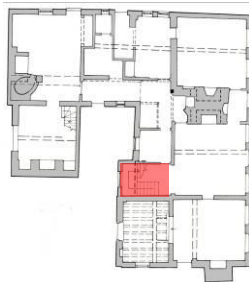
This is located at the north end of the east range, which was added to the original (Phase 1) dwelling at a later (Phase 2) date.

It is accessed from the passage (G4) and is lit by two large casement windows on the east side, both with their original shutters and shutter boxes preserved. A door opening near the north end of the west wall is currently sealed.

It has an exposed floor beam in the ceiling; a wooden parquet floor; and a chimney piece added at a later (Phase 6) date behind which an original inglenook fireplace may exist.

It has a wooden parquet floor and is currently used as a dining room.

Room G6: Main staircase

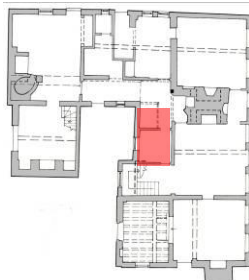


This is contained within the external stair turret of the later (Phase 2) addition to the original (Phase 1) dwelling, which was extended at a later (Phase 3) date to serve the west passage (G7) at two levels.

It is accessed through an arched opening from the entrance hall (G3) and lit by a round-headed window in the west side.

It comprises a dog-leg wooden staircase and half landing with plain painted wooden spindles supporting a polished wooden handrail, rising from a rounded curtail step.

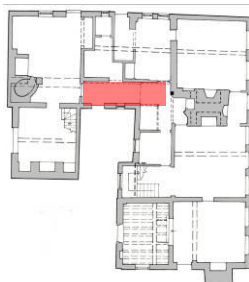
Room G7: West passage



This was added at a later (Phase 3) date to the existing (Phase 2) east range to provide access to the north passage (G8) of the new (Phase 3) north range.

It is sufficiently wide to accommodate two small working spaces on its west side and these now comprise a small study, lit by a casement window on the west side, and a part of a library lit by a roof-light. The study has a wooden parquet floor and the library section is carpeted.

Room G8: North passage



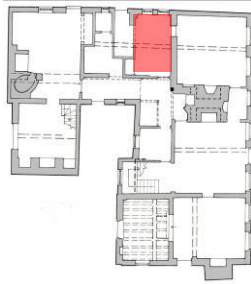
This formed the south side of the north range, which was a later (Phase 3) addition to the existing (Phase 1 and 2) house, and is under the single-storey element of a catslide roof.

It is accessed from the west passage (G7) and provides access to all the rooms in the north range (G9-G13) and, via one of them (G13), to the later (Phase 4) west extension (G14).

It is lit from the south side by a window and a half-glazed door which also provides an external access to a courtyard area.

It has exposed wall plates at the top of the partition forming its north side (see Phase 3).

Room G9: Library



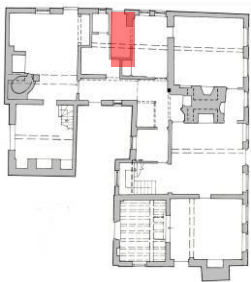
This is located on the north side of the north range, which was a later (Phase 3) addition to the existing (Phase 1 and 2) house, and is accessed from the north passage (G8).

It was probably created as a space in the nineteenth or early twentieth century (Phases 5 or 6) and is lit by two casement windows on the north side, which may have been inserted at that time.

It has a dropped element in the ceiling, aligned east-west, which may contain a floor beam, and it has an exposed beam above an opening to an adjoining space to the west (G10).

The floor is carpeted and it is currently used as a library.

Room G10: Library annexe



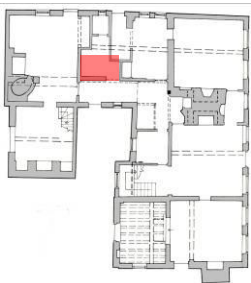
This is a small room located on the north side of the north range, which was a later (Phase 3) addition to the existing (Phase 1 and 2) house.

It was probably created as a space in the nineteenth or early twentieth century (Phases 5 or 6) and appears to have originally served as a small unlit lobby inside a door opening inserted in the north wall at that time.

The door opening is now sealed and the space is used as a library annexe.

The floor is carpeted.

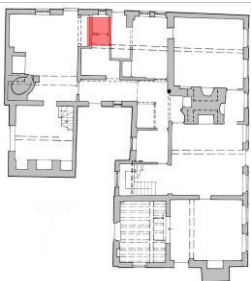
Room G11: Utility area



This is a small room accessed directly from the north passage (G8).

It was probably created as a space in the nineteenth or early twentieth century (Phases 5 or 6) and is unlit. It is used as a utility area and provides access to the lavatory (G12).

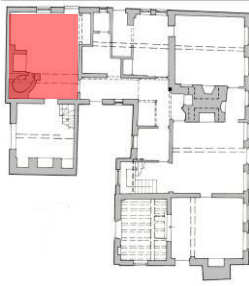
Room G12: Lavatory



This is a small room accessed directly from the utility area (G11).

It was probably created as a space in the nineteenth or early twentieth century (Phases 5 or 6) and is lit by a small window on the north side, which may have been inserted at that time.

Room G13: Kitchen



This is a large room located at the west end of the north range which was added at a later (Phase 3) date to the original (Phase 1 and 2) house.

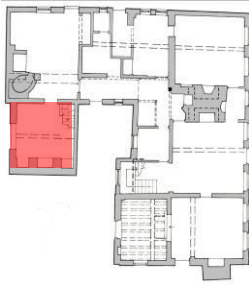
It is now a double-height space, passing up from the ground to the first floor level and may always have been in this form.

It is accessed directly from the north passage (G8) and now lit only from a casement window in the north side. However, at the upper level there was a large window opening, with internal splays, which has been blocked. It has a two-part stable door in the north wall set in an opening which is a later (perhaps Phase 6) insertion.

In the south-west corner there is a fireplace, probably intended for a cooking range and now containing an Age-type cooker; a large bread oven; and a brick pillar. In the north end of the east wall there is a large opening, perhaps to a former larder, formed by a re-cycled floor beam supported on wooden posts (see Phase 5).

The floor is of stone slabs and the space is still in use as a kitchen.

Room G14: Snug



This was the later (Phase 4) west extension to the existing house which may possibly have been added as a self-contained servant's annexe or bothy.

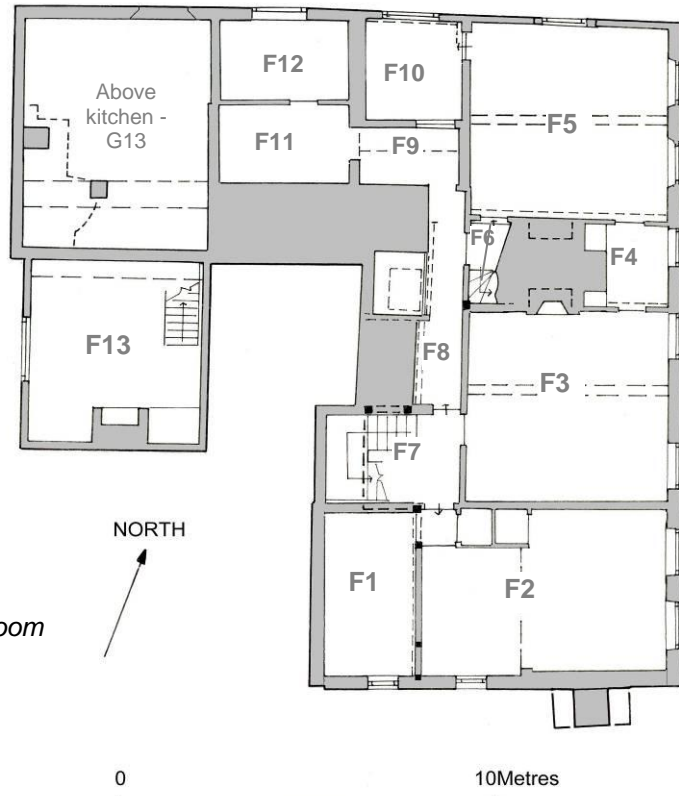
It is accessed directly from the kitchen (G13)

The original fireplace at the south end now contains a wood-burning stove. Until the 1990s there was a spiral staircase to first floor level in the south-west corner but this has been replaced by a staircase in the north-east corner (see Phase 4).

The floor is carpeted and the room is used as a snug.

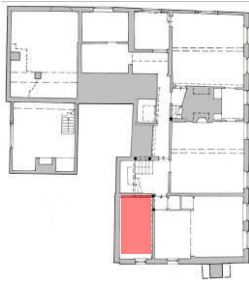
FIRST FLOOR

For the purposes of the assessment, this is described as thirteen compartments (F1-F13).



*First floor plan, showing the room numbering used in the text.
Scale 1:200.*

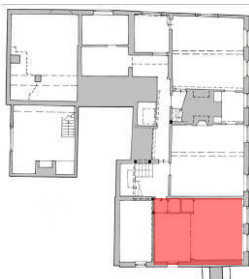
Room F1: Bedroom



This is bay (Bay 1) of the original (Phase 1) dwelling – originally being part of the two-bay solar. The underside of a tie beam (Truss 1) is exposed below ceiling level above the partition forming the east side of this room and beneath it, at its north end, are two substantial wooden door posts which still support a door and provide the access to this room from the adjoining landing (F7). This partition and the door opening may have subdivided the original solar into two parts (Bay 1 and Bay 2 – see Phase 1).

The room has probably always been a bedroom and is now lit by a hung sash window in the south side. The floor is carpeted

Room F2: Bedroom



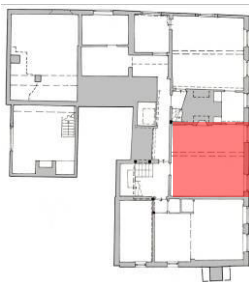
This is located in the east end of the south range and formed two bays of the original (Phase 1) dwelling – originally being part of the two-bay solar (Bay 2) and, perhaps, the upper part of the open hall (Bay 3). It has a dropped element in the ceiling probably indicating the position of a tie beam (Truss 2).

It is entered at its north-west corner from the adjoining landing (F7) and is lit by one hung sash window on the south side and two large casement windows on the east side.

There is no evidence to indicate that it was ever heated, the external chimney stack on its south side evidently only serving a fireplace at first floor level (G2).

The floor is carpeted and it is used as a bedroom.

Room F3: Bedroom



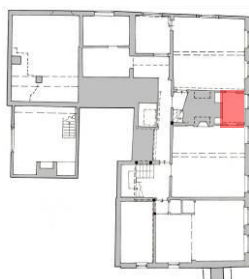
This is located at the south end of the east range which was added to the original (Phase 1) dwelling at a later (Phase 2) date.

It is accessed from the west passage (F8); lit by two large casement windows on the east side; and has an exposed tie beam in the ceiling (Truss D). It has a door at the east end of the north wall giving access to a lobby (F4) leading to the adjoining bedroom (F5).

The existing wooden chimneypiece on its north side, which has an iron insert set in brickwork, is probably a later (Phase 6) insert into an original (Phase 2) opening.

The floor is carpeted and it is used as a bedroom.

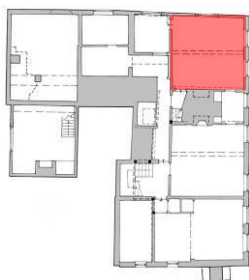
Room F4: Lobby



This is located on the east side of the chimney stack and provides a direct link between the bedroom to the south (F3) and that to the north (F5).

It is lit by a small casement window on its east side; has part of a tie beam (Truss C) exposed in the ceiling above the south door; and has two built-in cupboards on the west side.

Room F5: Bedroom



This is located at the north end of the east range which was added to the original (Phase 1) dwelling at a later (Phase 2) date.

It is accessed from the west passage (F8) by a small lobby at its south-west corner (F6). It has a dropped element in the ceiling which probably hides a tie beam (Truss A).

It is lit by two large casement windows on the east side and by one hung sash window on its north the side – the original opening for which has been reduced in width and heightened (see Phase 2).

It has an en-suite bathroom on its west side (F10).

The floor is carpeted and it is used as a bedroom.

Room F6: Lobby

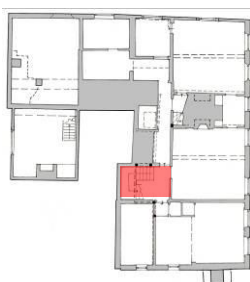


This is a small space located on the west side of the chimney stack which originally provided access from the bedroom to the north (F6) to the second floor and attic level by means of a tight little wooden staircase, which survives (see Phase 2).

At a later (Phase 3) date the west passage was created and this space then served as a direct link from that passage to the second floor and attic levels.

It has timber-framed partition elements with lath-and-plaster infill panels on the south and west sides (see Phase 2).

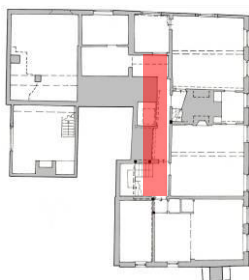
Room F7: Main staircase



This is contained within the external stair turret of the later (Phase 2) addition to the original (Phase 1) dwelling, which was extended at a later (Phase 3) date to serve the west passage (F8) at two levels.

It is lit by a round-headed window in the west side and provides access to the west passage and, from hence, all the rooms adjoining it.

Room F8: West passage

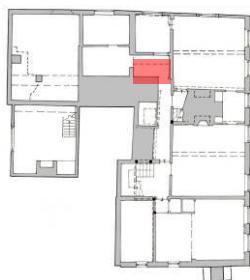


This is contained within the two-storey addition under catslide roof that was added to the existing (Phase 2) east range at a later (Phase 3) date.

It provides a link from the main staircase (F7) to all the first floor rooms in both the east range (F1-F3 and F5) and the north range (F9-F12), and includes a step down at its south end.

It is lit by a rooflight on the west side and the sloping ceiling contains sections of purlins and principal rafters which are partially obscured by paint (see Phase 3).

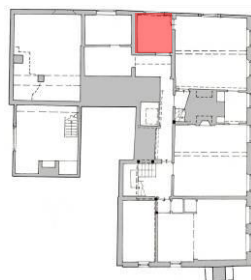
Room F9: Lobby



This is a small lobby on the south side of the north range which leads from the end of the west passage and provides access to three more rooms (F10, F11 and F12).

It gains some light from the west passage and from the adjoining bathroom (F10) through a frosted window set high up in the partition between the two spaces. The east wall is panelled and painted and the floor is carpeted.

Room F10: Bathroom



This is located on the north side of the north range; accessed from the bedroom on its east side (F5) for which it serves as an en-suite; and lit by a casement window on its north side, which is a later (perhaps Phase 5) insertion into the existing (Phase 3) range.

It has section of wall plate and part of a rafter exposed below the sloping ceiling on the north side.

Room F11: Lobby



This is another lobby on the south side of the north range which leads off from the other lobby (F9) and provides access to a family bathroom (F12).

It is unlit and has built-in cupboards on its south and east sides.

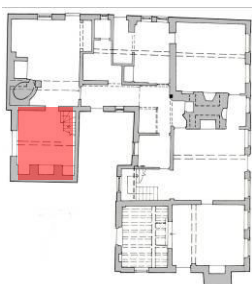
Room F12: Bathroom



This is located on the north side of the north range which is accessed from the adjoining lobby (F11) and is lit by a casement window on the north side, which is a later (perhaps Phase 5) insertion into the existing (Phase 3) range.

It is now a family bathroom.

Room F13: Study



This was the later (Phase 4) west extension to the existing house which may possibly have been added as a self-contained servant's annexe or bothy.

It is accessed via a staircase in the north-east corner.

This was presumably lit by a smaller window than the present one on its west side and has an original brick fireplace at the south end.

It was presumably intended as a bedroom for a house servant.

6. PROPOSALS

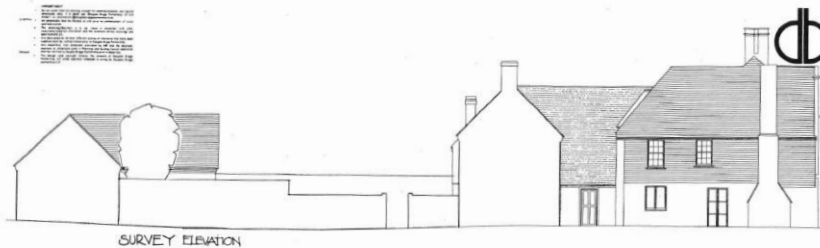
AMENDED JANUARY 2024

The proposals are set out in detail in the architect's drawings and Planning, Design, Heritage and Access Statement.

Briefly, Planning Permission and Listed Building Consent are being sought to conserve the historic fabric; to re-order parts of the interior of the house at ground floor level; to construct a new, single-storey extension and to alter the former dairy to provide an ancillary ground floor mobility access living space. Similar proposals were previously approved in 2020.

The proposed works to the house will allow for the conservation of the historic fabric in the east and south ranges, with the interiors of the north range and west extension being re-ordered.

The new extension will accommodate a new kitchen and a dining area, whilst the former dairy will be altered to provide an ancillary ground floor mobility access living space comprising sitting room, mobility bedroom, and mobility bathroom.



Existing and proposed south elevations.
Not to scale.



7. HERITAGE IMPACT ASSESSMENT

This section provides an assessment of significance for South Mundham House, evaluating its significance as a Listed building and as a designated heritage asset, and considers the potential impact of the proposals.

Significance

The earliest structure, of which there are surviving remains, appears to have been part of a high-status two-storey timber dwelling, of box-frame construction, comprising three bays and with a crown-post roof erected in *circa* 1380, now forming a south range (Phase 1). It may have been designed as a cross-wing addition, perhaps for use as a kitchen, to an existing east range with open hall. By 1637 it formed part of a larger building or a group of buildings and roof timbers, possibly from that earlier structure, were re-cycled and incorporated in an east range erected in 1671.

There are the relatively well preserved remains of the original (Phase 1) timber-framed house in a ceiling at ground floor level; a first floor partition; and in the roof space above it.

A substantial two-storey extension, with one room in the attic, was added as an east range, probably by Thomas Young in 1671 (Phase 2). This has a brick east façade and north return surmounted by three Dutch gables and, probably, had an external timber-framed stair turret to the rear and back-to-back inglenook fireplaces at ground floor level served by a large chimney stack. The east and north facades of the later (Phase 2) house of '1671' are in relatively unaltered condition but internal alterations have included the infilling of the original fireplace openings at a later (Phase 6) date. However, the original window shutters and shutter boxes survive and are in use.

A two-storey extension, possibly intended to contain service rooms, was added in *circa* 1700 as a north range (Phase 3). This had a single-storey element under a catslide roof on its south side which returned to form a new two-storey passage addition to the existing east range and the works seem to have included a brick extension to the stair turret. This has been much altered by the insertion of new openings in the north side and added partitions in the interior.

In *circa* 1800 a two-storey west extension was added on the south side of the north range, with a chimney stack serving fireplaces at each level, possibly intended as a self-contained servant's bothy (Phase 4). This survives relatively intact, with replacement openings on the west side.

In the nineteenth century a new, external chimney stack was added towards the east end of the south range and several alterations were made to the north range. At the west end these included the insertion of a large fireplace, perhaps for a cooking range, and the construction of a large bread oven (Phase 5).

During the early twentieth century internal refurbishments included new fireplaces and parquet floors (Phase 6).

The owners and/or occupiers of the present property have been traced from 1569 to the present day.

Listed status

In light of this much better understanding of the history and fabric of South Mundham House than was evidently available in June 1958, when the house was first Listed, it is now possible to review the property against the criteria employed by the Secretary of State for the selection of structures for inclusion on the Statutory List of Buildings of Special Architectural and Historical Interest as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in particular, to the relative importance accorded by the Grade II* status afforded to it.

Age is a relevant consideration to Listing. Most buildings erected before 1840 are included on the Statutory List although some selection is considered necessary and preference is usually given to those that are relatively complete and those that are good examples of their type.

Because of the greatly increased number of buildings erected after about 1840 and the much larger number that have survived, greater selection is exercised and only the best examples of particular building types and buildings of definite quality and character are selected for inclusion on the Statutory List. South Mundham House satisfies the criteria for Listing on the basis of its *age*.

No distinguished persons have lived at South Mundham House; it has no particularly *close historical associations* with nationally important people or events; and the architect or designer of the property is not known.

The house is not important for its *group value*, as comprising one element within an important architectural or historic unity or a fine example of planning as part of a square, terrace, or model settlement.

The house is not of *architectural interest* because it displays any particular technological innovation or virtuosity, and it is not the product of any one or more significant architects. However, it is an example of two particular types of structure – a late Medieval open-hall house with a surviving crown-post roof and as a dated, later seventeenth century high status dwelling with good quality façades facing east and north.

Hence, it is the ages of these two elements and their surviving fabric that are of special architectural and historical interest and warrant inclusion in the Statutory List. However, the house has been much altered in the past and, apart from the timber-framed elements at ground floor level and in the roof, it preserves very few period features internally but its Grade II* Listing is perhaps not questionable.

Some of the later alterations, insertions, and additions, such as the discordant white-painted soil drainage pipes, detract from this interest.

Curtilage listing

Since the former farmhouse is Listed at Grade II* then it might be assumed to follow that any built structures within its curtilage that were erected before the *Town & Country Planning Act 1947* was implemented in 1948 would also be protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

However, whilst the extent of the curtilage of a Listed building has been a relatively vague concept in the past, recent case law since 1982, which was reviewed by the legal director of English Heritage in 2009 and by a consultant lawyer specialising in planning law in 2013, has clarified the situation regarding farm buildings.²⁷

It has been established by case law that whereas a coach house and stables might be curtilage listed with a Listed house, this is not the case with barns or other farm buildings, as the curtilage of a listed farmhouse, for listing and planning purposes, is for the most restricted to its garden and forecourt ie as determined in the judgement in *Sinclair-Lockhart's Trustees v. Central Land Board (1950) 1 P&CR 195*, thus -

“The ground which is used for the comfortable enjoyment of a house or other building may be regarded in law as being within the curtilage of that house or building and thereby as an integral part of the same although it has not been marked off or enclosed in any way. It is enough that it serves the purpose of the house or building in some necessary or useful way”

This is by virtue of the fact that, in planning law, a farmhouse is not deemed to be an agricultural building, and cannot be erected as permitted development under Part 6 of the Second Schedule to the GPDO, but a single private dwelling house falling within Use Class C3, which is not an agricultural use, and, hence, a separate planning unit from farm buildings – and one planning unit cannot be considered ancillary to another planning unit.

The exception to this would be a farm building, constructed before 1948, which at the time that the farmhouse was Listed was in use for domestic, ie non-agricultural, purposes by the occupiers of the farmhouse. An example might be a former cart shed that had been adapted as a garage for the family's car or cars.

Advice supporting this interpretation was published by Historic England in 2018.²⁸

Hence, the former dairy (D); the garden and boundary walls; and the two wells should perhaps be considered as curtilage Listed with the house.

The former farm buildings would not be considered as within the curtilage of the farmhouse unless they were in use as ancillary structures to the dwelling when it was added to the Statutory List in 1958. This would seem to apply to the barn (C); the shed (D); and the farmyard wall.

The modern buildings should not be considered as curtilage Listed.

²⁷ See Mike Harlow, Legal Director English Heritage 2009 – Curtilage and farm buildings *English Heritage Conservation Bulletin* Summer 2009 page 46; and Martin Goodall 15th March 2013 - Barns near listed farmhouses in *Martin Goodall's* [online] *Planning Law Blog*.

²⁸ *Listed Buildings and Curtilage: Historic England Advice Note 10* (February 2018).

Heritage asset status

The *National Planning Policy Framework (2012)* places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a heritage asset, such as a Listed building.

The term significance appears first to have been adopted as an expression of value to present and future communities in the *Australian Heritage Commission Act* of 1975. It was employed in the *Australia ICOMOS Guidelines to the Burra Charter: Cultural Significance* in April 1984 and then by James Semple Kerr in his guide to the preparation of *The Conservation Plan* in 1996. It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its *Conservation Plans for Historic Places* in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both *Planning Policy Statement 5 (2010)* and the *National Planning Policy Framework (2012)* where it is defined as 'The value of a heritage asset to this and future generations because of its heritage interest.

That interest may be archaeological, architectural, artistic or historic'.

In its *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- *evidential value* deriving from the potential of a place to yield evidence about past human activity;
- *historical value* deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value* deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *communal value* deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Applying the English Heritage criteria for assessing the significance or value of heritage assets to South Mundham House, it is proposed that its evidential, historical, and communal values are generally modest but its aesthetic value is relatively high.

The house does represent a source of information for its *evidential value* as it might be possible to obtain a date for the felling of the trees used in the construction of the floor beams, floor joists and roof timbers in the south range by *dendrochronology*, or tree-ring dating. There are ample timbers that may be suitable for adopting this approach which might be appropriate for a building of this identifiable type. The technique could also be applied to the re-used timbers in east range which may have been derived from an earlier building.

Apart from this approach, the house is unlikely to reveal much more about its past, other than that contained in this assessment, though a small amount of evidence might come to light as a result of further documentary research or opening-up areas that are presently hidden from view.

It is not considered that the house has any particular significance to those who lived in it and it is considered most unlikely that the proposals will have an adverse affect on its *communal value*.

Realistically, it is only the *aesthetic values* of the building that are of anything more than general significance as a heritage asset and these derive mainly from its external appearance, when viewed from the public highway to the north and east and the surviving timber-framed elements in the south range at both ground floor level and in the roof space.

Impact assessment

AMENDED JANUARY 2024

The proposals are similar to those previously approved and would have a minimal *adverse effect* on the earliest, *south and east, ranges* of the *Listed house*, being limited only to the insertion of an internal door towards the north end of the latter.

The new opening in the west side of the *west extension* would be created in a wall where there has been much alteration and repair/reconstruction in the recent past.

In the *north range*, an external door opening on the north side would be adapted as a window whilst internal partitions of recent origin would be re-ordered to create a lavatory.

The conversion of the *former dairy* to create an ancillary ground floor mobility access living space involves two minor alterations converting two door openings to windows.

The proposed *new extension* has been designed to involve a minimal amount of change to existing fabric. An existing west facing window in the later (Phase 4) west extension to the existing house is adjusted to form a full height opening and the proposed single storey extension adjoins the south and west elevations of the Phase 4 extension.

Thus, it is not considered that the proposals would have an unacceptably harmful effect on the fabric, integrity, or setting of the Listed building, but they will involve modest alterations, including some removal, to built structures within its curtilage.

The proposal to replace the discordant white-painted soil drainage pipes is seen as a *positive effect* which will enhance the external elevations of the Grade II* Listed building.

Mitigation

Any perceived adverse effects of the proposals on the Listed building are to be mitigated by design and selection of construction materials.

8. WRITTEN SCHEME OF INVESTIGATION

Any structures or parts of structures which are to be demolished or altered will be recorded by photographs, drawings, and/or written description prior to the commencement of works.

The proposals include the intention to identify and record any features exposed during the proposed works on the property.

A copy of this assessment and of any new information which comes to light during alterations and construction will be offered to the Historic Environment Record of Chichester District Council.