



Historic Significance Assessment

Of

Lughurst Burdocks
Fittleworth Road
Wisborough Green
West Sussex
RH14 0EU

Prepared by

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1.0. Executive Summary

- 1.1. It has been prepared in line with guidance provided by Historic England 'Understanding Historic Buildings – *Guide to Good Recording Practice*, 2016, Rebecca Lane.
- 1.2. But in accordance with the National Planning Policy Framework (NPPF), has been prepared in proportion to the historic significance of Lughurst Burdocks and to the extent of the works proposed.
- 1.3. Although designed to provide an understanding of Lughurst Burdocks and its historic significance, it may additionally provide information which is not only noteworthy to interested parties, but also may inform future academic research across a range of disciplines.
- 1.4. Although considerable time and effort has gone into the research and its preparation, it is important to understand that this document is not definitive. There may be records, documents or other sources of information to be found, that the author of this document is unaware of.
- 1.5. The report has been produced on the basis of an in-depth investigation of the building's fabric and documentary research. A full 3D CAD drawing has been created of the entire building. Photographs and 2D drawings have been created to illustrate particular architectural features, from which a full architectural and historical analysis has been prepared.
- 1.6. Circumstances will often arise when those involved with the buildings care, repair or those with an understanding of historic buildings require records with content which may differ from the other records. It is expected, however, that the forms of record outlined here will fulfil the requirements of those for whom historical understanding is the principal objective.
- 1.7. This statement has been prepared by Roland Locke MSc and archival research has been prepared by Ms Deborah Woollin.
- 1.8. Lughurst Burdocks is a Grade II listed building and as such, has specific heritage significance and historic value attached to it at a local and national level.
- 1.9. Much of the historic fabric of this building is currently concealed by relatively modern sheet material, which, subject to Local Authority approval, I understand, may be removed. At this time other features may be revealed which may provide additional information or challenge some of the findings discussed in this document. The author of this report would welcome the chance to alter or update this report given the appropriate opportunity.
- 1.10. Unusually, very few joints are pegged, which make determination of the original form of the timber structure difficult, as often this is the only extant indicator of the presence of original connecting timbers.

- 1.11. An in-depth systematic investigation and recording of Lughurst Burdocks was carried out between 13th and 16th May 2019 and archival research carried out at Chichester Records office on 21st May 2019 and 12 June 2019.
- 1.12. In addition, the records of the Historic England Archives, Heritage Gateway and British History Online have been searched online.
- 1.13. Lughurst Burdocks is not currently recorded with the Domestic Buildings Research Group or the Wealden Building Study Group.

2.0. Introduction

2.1. Site Location

Coordinates

Latitude: 51.0025 / 51°0'8"N

Longitude: -0.5253 / 0°31'30"W

OS Eastings: 503572

OS Northings: 123598

OS Grid: TQ035235

Mapcode National: GBR GHV.01J

Mapcode Global: FRA 96SG.H66

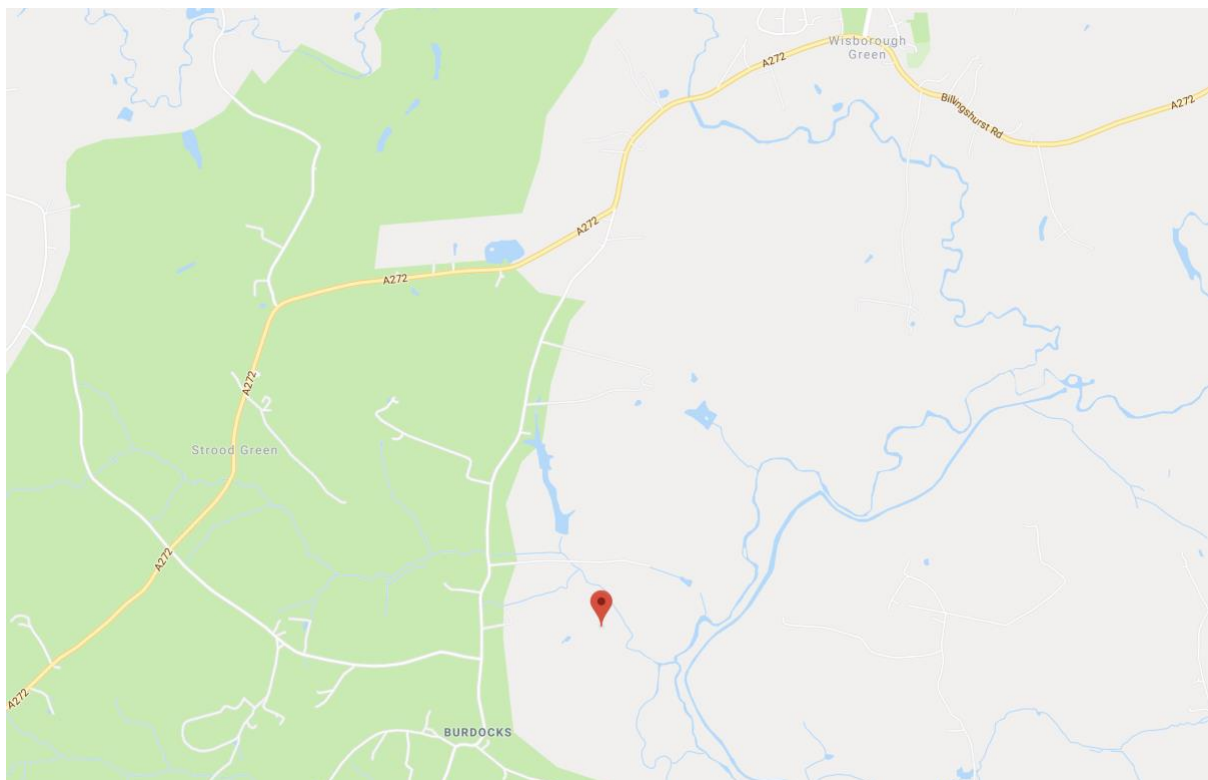


Figure 1, Map of south Wisborough Green. (Google 2019)



Figure 2, Ariel of Lughurst Burdocks and surrounding area (Google 2019)

2.2. Authority

HBC&R were instructed to carry out this report in email correspondence with Mr Green on 17th April 2019.

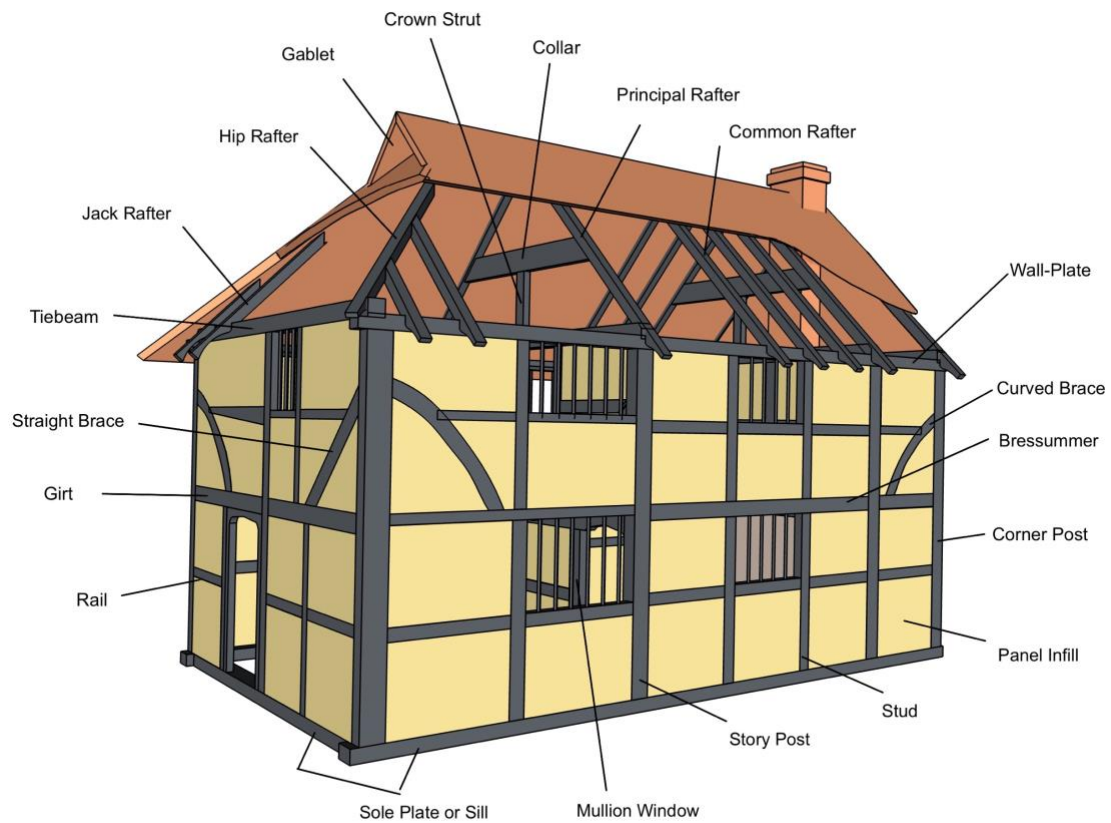
2.3. Use of this report

This report is solely for the use of the addressee and the application of Listed Building Consent and shall not be reassigned to any other party, without the written permission of Roland Locke.

2.4. Terminology and Glossary

To ensure common nomenclature, the Council for British Archaeology (CBA) illustrated glossary of timber-framing terms has been used where possible. To illustrate those terms used within this report a drawing has been created below of Lughurst and individual components identified.

Figure 3, Glossary of components.



The drawing above gives the names of components and their location within the elevation, frame and building.

Bay

A portion of a framed building between principal supporting timbers and used a means of describing the length of a building.

Brace

A subsidiary timber; curved or straight, normally running between vertical and horizontal members in a frame. May be further distinguished by its direction in relation to a post, e.g. Downward brace, Upward brace.

Bressummer

A principal horizontal member set approximately mid-way in the elevation connecting two vertical timbers. May be further distinguished by its use, e.g. as in forming the base of a jetty projection; Jetty bressummer. It may additionally be a beam over a hearth.

Sill Beam

Sometimes spelt Cill. A horizontal timber at the base of a framed wall into which the vertical timbers (posts and studs) are connected.

Common Rafter

An inclined timber of relatively uniform section, which is regularly spaced, usually in pairs along the length of the roof, often between principal rafters and which supports the laths under the roof covering.

Girt

Sometimes known as a transverse or girding beam

A horizontal timber which spans the width of the building at the level of a floor.

High Set Collar

A horizontal timber set in transverse direction near to the apex of the roof that connects a pair of singlars and a crown jack rafter.

Hip rafter

An inclined timber set at the corner of a hipped roof to take the upper ends of the jack rafters.

Jack Rafter

An inclined shortened common rafter set between the wall plate and the hip or ridge and valley.

Joists

One of a series of horizontal timbers supporting a floor or carrying a ceiling.

Story Post

A vertical timber usually of substantial size and connecting the sill beam with a wall plate.

Principal Rafter

An inclined timber forming part of a roof truss which supports a purlin.

Rail

A horizontal timber set within the wall frame and between vertical timbers.

Stud

A subsidiary vertical timber set in a wall frame or partition.

Tie Beam

The main transverse timber connecting wall plates intended to resist the spread of the wall plates.

Wall Plate

A horizontal longitudinal timber set at the top of a wall to which the rafters are connected above and studs and posts below.

Other features

Mullion Windows

A window opening formed of vertical timbers often of square section set at 45 degrees.

Panels

The space formed between the timbers in a wall frame which may be filled with a variety of differing materials to form the walls.

For more information on this see: 'Recording Timber Framed Buildings: An illustrated glossary' N W Alcock, M W Barley, P W Dixon and R A Meeson. 1996

3.0. Documentary records

3.1. Introduction

This statement supplements an earlier statement prepared by the owners David and Penny Green in January of this year. I am most grateful to Mr and Ms Green for the research they have done, and the information contained within that statement, much of which has been incorporated where appropriate within this document.

Extensive online research was conducted and records at Chichester records office were interrogated.

3.2. Historic England Record

Entry Name: Lughurst

Listing Date: 12 August 2009

Grade: II

Source: Historic England

Source ID: 1393432

English Heritage Legacy ID: 505928

Location: Wisborough Green, Chichester, West Sussex, RH14

County: West Sussex

District: Chichester

Civil Parish: Wisborough Green

Traditional County: Sussex

Lieutenancy Area (Ceremonial County): West Sussex

Church of England Parish: Wisborough Green St Peter ad Vincula

Church of England Diocese: Chichester

Listing text

WISBOROUGH GREEN

427/0/10038 FITTLEWORTH ROAD

12-AUG-09 Lughurst

II

Timber-framed house, mid-late C16 with a slightly later range dating to the mid-C17 at the latest, with later alterations. The modern glazed lean-to on the front elevation is not of special interest.

EXTERIOR: The oldest part of the building is a two-bay box-framed range aligned north-south with curved braces and later brick nogging in stretcher bond on a brick plinth. The house probably originally had a left-central door, but the entrance is now further to the south. This may have originally been a window, given the mid-rail evident here; there are also mid-rails to the northernmost bay. This elevation has only one window on its upper floor. The end wall to the north is random rubble with a large end stack, beyond which is a later (probably Victorian) timber lean-to. The southern return is a slightly later extension, also timber-framed, and so probably no later than the mid-C17. Externally, this part of the

frame is concealed beneath brick cladding in Flemish bond to the ground floor (this appears early C18 or early C19 in date) and C20 board and timber studs above, where old photographs of the house show there was originally tile-hanging. This range has a brick end wall and stack. The rear of the building has been clad in brick, in Flemish bond to the rear of the later range, the rest in stretcher bond and probably inserted at the same time as the nogging to the main elevation was altered, perhaps the C19. It has also been painted. The roof is pitched, with a hip at the corner of the L, and covered in tiles.

INTERIOR: there is an open fireplace with timber bressumer and mantle shelf in the main room to the north. Inside the stack is a simply-carved stone corbel and there is a built-in cupboard to the right of the hearth. To the south is a smaller room, the access between the two via a segmental-arched door with chamfered posts and stops. The room to the rear (west) has a brick stack with timber bressumer. The exposed beams have chamfers and carved stops and are wooden pegged. Upstairs, most of the wall and partition, including girding beams, and arch braces, is exposed. The roof is partly concealed except for the tie beams and the lower portions of a central post (either a crown or king-post, most likely the former in West Sussex) but presumed intact. The upper portion of the brick stack is visible in the corner of the upper floor rear room, along with a now blocked-up fireplace which used this flue.

HISTORY: A will of a Thomas Strudwicke dated 29 November 1599 refers to Lughurst and the timber-frame of part of the current house is consistent with a mid-late C16 date. Lughurst would originally have been a two-bay house, but an additional range was added to the rear at a slightly later date and it is now L-shaped. A glazed lean-to on the front of the house is post-WWII, but the extension on the north wall of the house is was present by 1875 when it was mapped.

3.3. Other documentary references found

3.3.1. The earliest record found, was made in 1583 and refers to Lughurst in 1582:

William Strudwyk of Shipbourne in W-G, yeoman 1583 STCI/13/69

SUMMARY

Son Thomas lands called Lughurst in W-G leased from Right Honourable Henry late Earl of Arundel & the R.H. John Lumley Knight and Jane his wife. Also lease lands called Corking leased as above on death of Rafe Napper, lands called Shipbourne

wife Johane

Son William when 20

Daughters Joyce, Mary and Grace at 18

son Thomas and wife executors

Overseers – brother in law William Strudwykk of Idehurst and brother in law Henry Strudwick of Little Green

5 Dec 1582 admon

<http://www.strudwicke.com/wills-probate/1369-2>

3.3.2. The reference made in the listing text has been copied here:

1001 THOMAS STRUDWICKE Vol. 340, No. 195. E.G. 6 Oct. 11 James. Died 29 Nov. 1599 Coheirs, daughters Joanna S. aged 12 years 6 months, Susanna S. aged 6 years 1 month, Anna S. aged 3 years 6 months, and Mary S., aged 1 year 11 months 10 days

Lands- "Cockings," "Lughurst" and "Hibborne" in Wisborough Green

<http://www.strudwicke.com/other/sussex-inquisitions>

3.3.3. Lughurst is also mentioned in a will of Thomas Strudwick of Chilborne, yeoman 1599 STCI/15/18

SUMMARY

25 Nov 1599

Daughters Joane, Susan, Anne & Mary – all under age – get the lands etc called Chilbourne & Lughurst

wife Mary executrix

Cousin Henry Strudwick of Hills Green and Cousin William Strudwick of Idehurst overseers

admon 21 Dec 1599

<http://www.strudwicke.com/wills-probate/1518-2>

3.3.4. An 1842 Tithe map held at Chichester records office shows Lughurst as an 'L' shaped building and describes it as a cottage owned by James Braby but occupied by James Denya.

3.3.5. Records and documents supplied by the owner Dave Green show that the property was sold by a Ms Lucy Keen to Mr Montague Thomas Smith on 27th April 1933, and title

was then passed by Montague Thomas Smith to Mr Montague Stanley Smith (a postman), in the former's will of 16th November 1959.

3.3.6. Mr Montague Stanley Smith gifted the property to Montague Leonard Smith on 7th March 1986, and it was then gifted to Montague Stanley Smith, Montague Leonard Smith and Gabrielle Heather Smith on 21 December 1987.

3.3.8. Montague Stanley Smith (died 23rd November 2007) having lived in the house for the majority of the 20th century and he had also built the house next door previously known as Kaehurst Burdocks (now named Little Orchards Farm). After Montague Stanley Smith passed away the house was then purchased by John and Sarah Woodley in August 2009, before being sold to the current owners, David and Penny Green on 31st May 2013.

3.3.9. A verbal account has been made by the family of the previous owner (Woodley) that in the early 1930's Lughurst was a local Post Office and sweet shop. The entrance into the shop was through a door located in West facing wall of the current dining room and evidence of this doorway is still visible in the brickwork; the lower half of this doorway has been bricked up, and a window has been inserted into the top half.

3.3.10. In addition, the local Parish Magazine printed an article in January 2015 with an account by Ms Diana Howarth of her own childhood memories of Lughurst Burdocks as a Post Office and sweetshop.



Above: Lazy Days cane & wooden garden furniture shop

Keen's was a sub post-office and shop at Lughurst on Fittleworth Road; this is where there's a post box near the junction to Hawkhurst Court. It was run by Mr

and Mrs Keen in the early 1930s and it also sold sweets and tobacco from the front room of the house and was perhaps a general store. Diana Howarth, who lived nearby, said that her parents told her not to buy sweets there as it was so dirty inside! It had been operating as a post office since at least 1909 when Eli Enticknap was the sub-postmaster. During the 1940s, the shop was a general store selling some tinned food, bread and fizzy drinks as well as sweets and tobacco; it was run by Mont Smith (senior); his son, also Mont, was a postman. The shop ceased trading in the 1960s.

There was a bakery and shop at the Crimbourne Stud (then Crimbourne House) in the 1920s. It was run by Mr Keen who went on to run Keen's shop at Lughurst when the bakery closed. Finally, at Arundel Holt there was a small shop that sold cigarettes during the 30s and 40s. John Green ran Cheeseman's Pottery in Brick Kiln Common in the 1980s, but I have no other information.

Figure 3, Except from Advincula January 2015.

https://issuu.com/advincula/docs/jan15_ad_vincula_final_online_rgb

3.3.11. Surrey History Centre describes how immigrants who specialise in glassmaking from Europe moved to the area and trained locals to do the same.

<https://www.surreycc.gov.uk/culture-and-leisure/history-centre/jean-carre-and-wealden-glass>

3.3.12. A thesis prepared for a PhD at Sheffield university by Colin Jeremy Clark in 2006 '*The Glass Industry in the Woodland Economy of the Weald*', 2006 names the Strudwicks in connection with glassmaking in the area.

<http://etheses.whiterose.ac.uk/15153/1/485886.pdf>

3.3.13. The Woodley family also recount that the black barn building was used as a bike repair shop and also a battery charging station, and the current owners have found evidence of many old battery cores when digging in the garden.

3.3.15. Lughurst is mentioned in March 2017 at <http://chichester.moderngov.co.uk/documents/s11277/09.1%20Wisborough%20Green%20VDS%20Appendix.pdf> on page 49 of **Wisborough Green Village Design Guide**.

3.4. Summary and Analysis of Documentary Evidence

Earliest records show that the lands around Wisborough Green belonged to the Earl of Arundel and leased to the Strudwick family who later became the owners. The Strudwick's appear to be a large family and have held large areas of land in the area and been involved in Glassmaking, but possibly also supplied timber to both glass and iron production.

Around 1600 the property appears to have been sold out of the family, but we cannot find any more records until 1842 when it is owned by James Braby but occupied by James Denya. At which time it has the West wing.

Accounts by previous owners family and locals say that during the early and middle part of the c20 the house served as the local post office from a single story room that was located in the North-West quadrant of the house, although this room had been removed by the latter part of the century.

According to Montague Leonard Smith, alongside the post office and shop at one point a cycle repair shop operated out of the small barn building to the south east of the property and in the early/mid twentieth century battery charging was also offered as a service.

4. Description of Lughurst Burdocks

Lughurst Burdocks is an 'L' shaped plan dwelling, situated approximately 80 metres from the Fittleworth Road. It appears to consist of a main range and added wing. The main range aligns North / South and the wing aligns East / West.

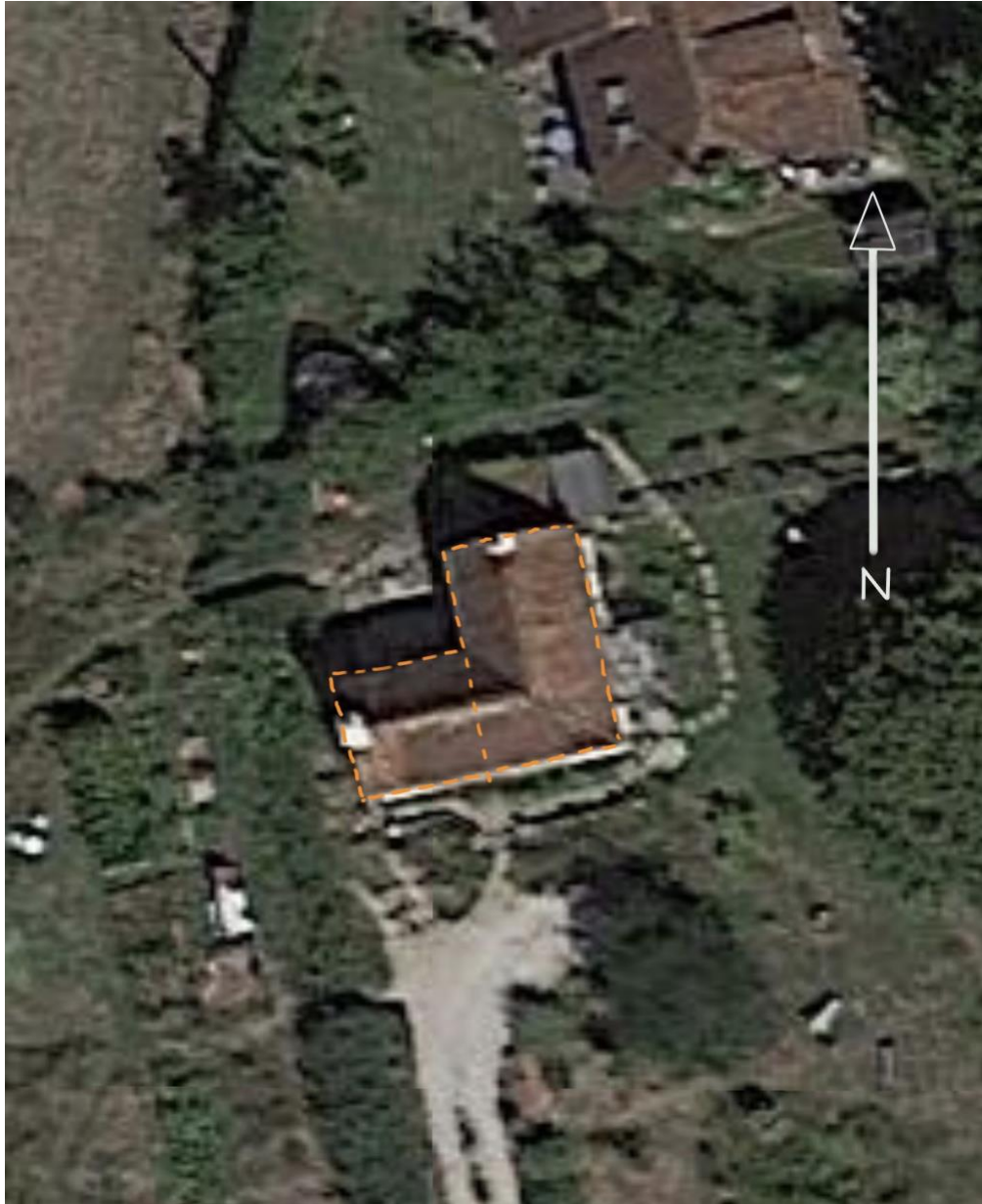


Figure 4, Ariel image with outline of Lughurst Burdocks (Google 2019).

4.1. Carpentry

The oak frame is of generally light section timbers of uniform shape and size, which have been converted by hewing the butt to form a rectangle section and later pit sawn to the size required. In one instance found an adze has been used to create a surface (see **Error! Reference source not found.**).

Timbers have been aligned with the carpenter's face but many of the joints are not pegged. Where joints are pegged, they have used 3/4" (19mm) oak pegs. Later pegs are 5/8" (15mm) and have been driven in from the carpenters' face. Very few re-used timbers were found at Lughurst, but the quality of the timbers generally are mixed, with poor rafters consisting of a great deal of sapwood and wane. Structural timbers are good with rather light tie beams but good-sized posts. The quality of secondary timbers is very mixed. Posts are not jowled and therefore there is no three-way connection that is typical of a building of this date.

4.3. Main Range

There are 2 full bays plus a short bay containing the chimney.

The roof terminates in the South with a full hip and gablet and is gabled at the North.



Figure 5, East Elevation of main range (Author 2019).

4.3.1. Roof

The roof construction for the main range is a 'clasped side purlin' with a 'Crown strut' rising up from the 'tie beam' in 'normal assembly' and set in 'AD Quadratum' or 'common pitch' at 45 degree. The uniform parallel sided principal rafters are collared and connect to the 'tiebeam' at their base in a mortise and tenon joint and join in a 'bridle' at the apex.

The common rafters are not collard and are of light scantling, being on average 3 x 4" (75 x 100mm) and spaced at an average of 20" (500mm). The roof covering is of clay peg tiles on 25 x 20mm softwood batten with iron pegs, there is no felt or breather membrane. There is no evidence of wind braces. The crown strut is an unusual feature as more commonly queen or raking queen struts are found. The principal rafters are not notched over the purlin.

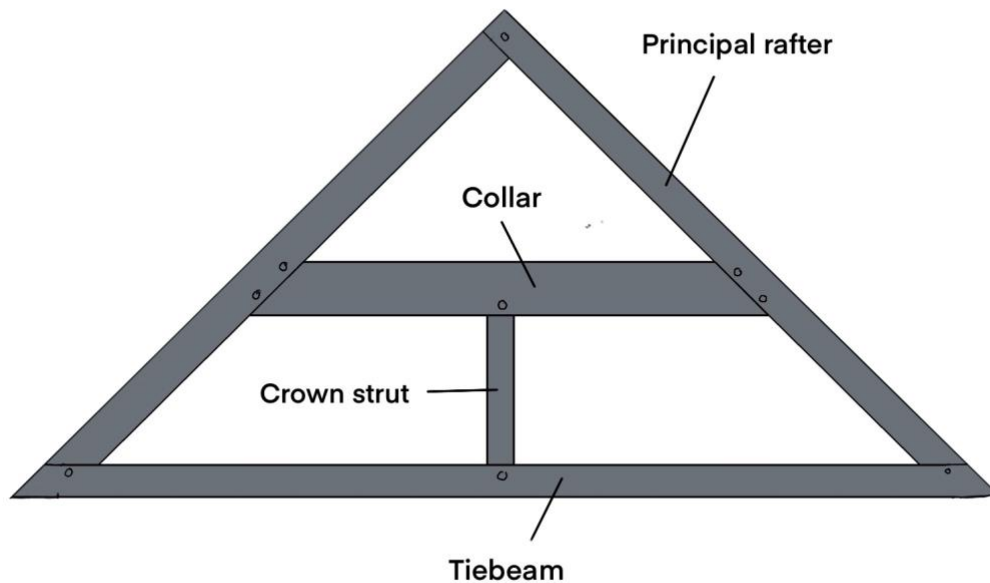


Figure 6, Roof truss arrangement. (Roland Locke 2019).

4.3.2. Walls

The main range is of timber box frame construction of Oak (*Quercus Robur*). Consisting of traditional post and rail, forming large panels with both curved and straight downwards bracing in both exterior and cross wall frames.

The South elevation ground floor exterior wall has been replaced in a one brick Flemish bond red brick with blue headers. Above which an Asbestolux board has been fixed covering the underlying fabric, which from the interior would appear to retain its timber frame and wattle and daub panel infill.

At the North end the wall is constructed of painted stone up to the level of the tiebeam, above which, is painted brick.

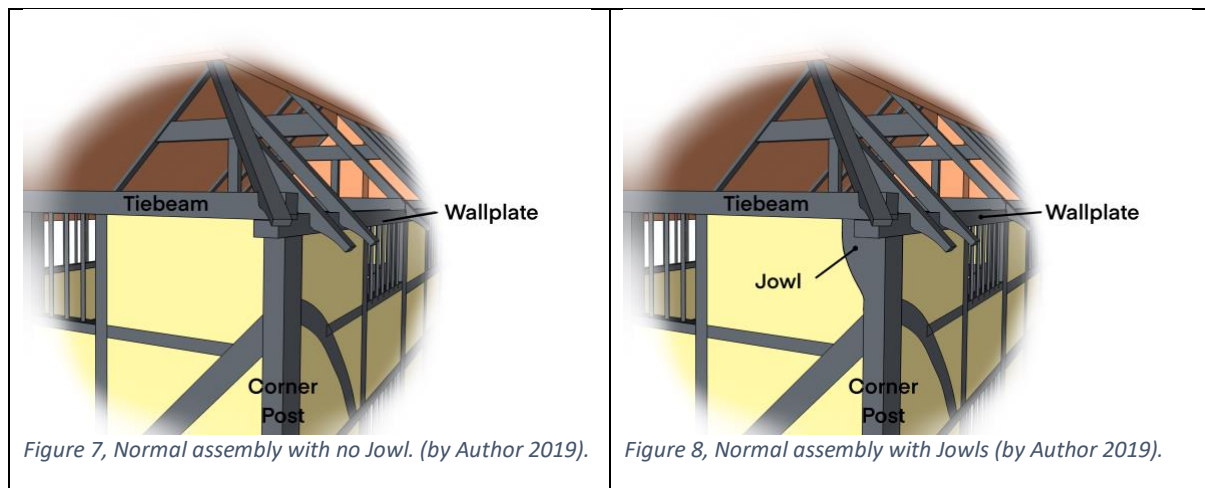
The West wall has largely been replaced with brick at the North end but still retains some timbers and original panel infill at the first floor of the South. The ground floor at the South appears to be an assortment of original and replacement timbers without any panel infill.

The East elevation retains most of the original timbers and the panel infill is mostly of painted brick with perhaps just one wattle and daub panel.

The sole plate has been lost in all elevations.

Where panel infill exists, from where the core is visible, it can be seen that the 'wattle and daub' consists of oak staves and chestnut or in some instances split or whole Hazel laths. The daub has been painted on the interior and exterior, but where hidden, the panels are lime plastered, and lime washed.

The straight, relatively small section, tie beams connect to wall plates in 'normal assembly' where the 'Tiebeam' sits above the 'Wallplate', however, there are no 'Jowls' on the post to make the three-way connection with the tie beam and wall plates.



4.3.3. Floors and Ceilings

On the first floor there are plaster-boarded ceilings which have been fixed to the soffit of the collar and additional later softwood joists. On the ground floor, thin painted boards have been fixed between the 4" (100mm) square joists with step curved chamfer stops.



Figure 9, Joist end showing chamfer stop. (Author 2019).

Within the present kitchen there are at least 2 joists of medieval section i.e. are large section and laid flatwise (marked 'A' in Figure 10 below). The North end of all joists within this bay are 'lodged' over cross-wall I 'Girt' but are tenoned into the 'Girt' in the South elevation. There is no evidence of mortises large enough to accommodate more joists of medieval section size.

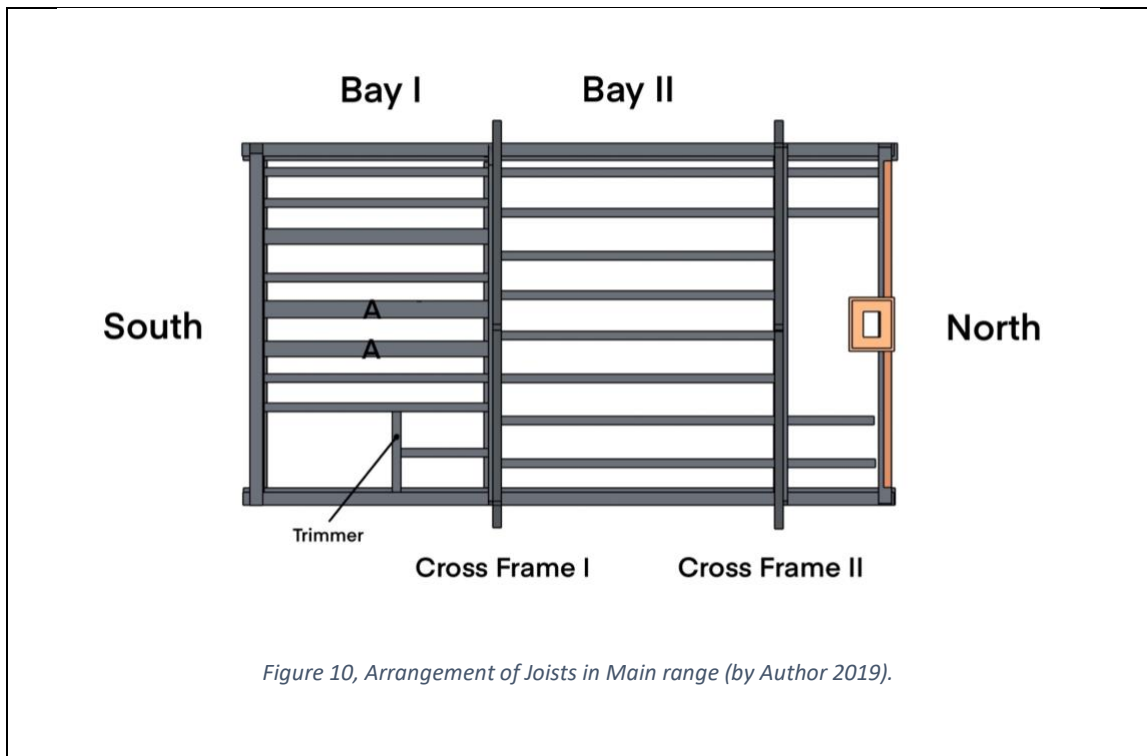


Figure 10, Arrangement of Joists in Main range (by Author 2019).

The first floor appears to be carpet covered timber boards (it is unknown if these are Oak or if they are equal or random width) over the Oak joists which do not run through from both bays but lodge over the girt in crossframe I.

The ground floor appears to be a concrete slab, which, in the 'dining' room is covered with adhered 'Linolium' and in the current 'kitchen' floor has been covered in ceramic grey tiles.

The hearth at the North consists of ceramic tiled hearth on which stands an "Aga" style range cooker. Painted brick pillars and flanks form the sides of the hearth and rise up to the 'Bressummer' which supports the ends of the joists and a stone chimney flue above.

4.3.4. Doors and doorways

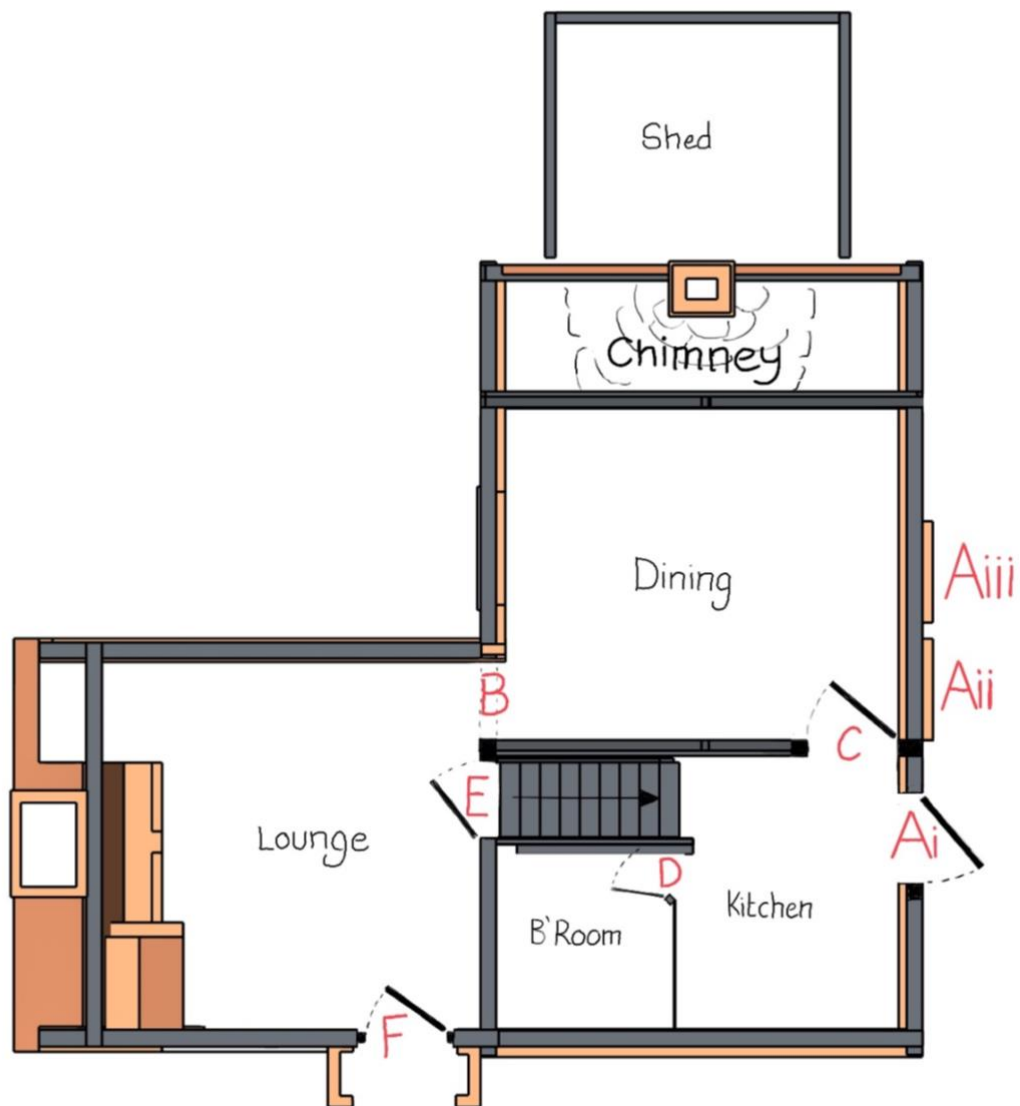


Figure 11, Plan showing position of doors. (By Author 2019).

4.3.4.1. Door way [A]

The extant exterior doorway [A] containing a part glazed Victorian door lies towards the South end of the East elevation, where a rail has been truncated to accommodate. However, there is evidence that two more previous positions may have existed, [Aii & Aiii in the image above], as it would appear that mid rails once existed in these panels, the presence of correspondingly placed pegs in the studs could confirm that a rail once existed, which if no longer present may indicate that a doorway or window had been created in that location. In position [Aii] pegs do exist in the studs and we can be reasonably certain that the rail was removed. At [Aiii] the enlarged window has removed the portion of timber that would have housed the pegs. At position [Aii] and [Aiii] there exists a step in the brick plinth which may have been made in connection with a doorway. However, the author cannot see

any signs of wear in the bricks surface that would usually accompany a used walkway or step.

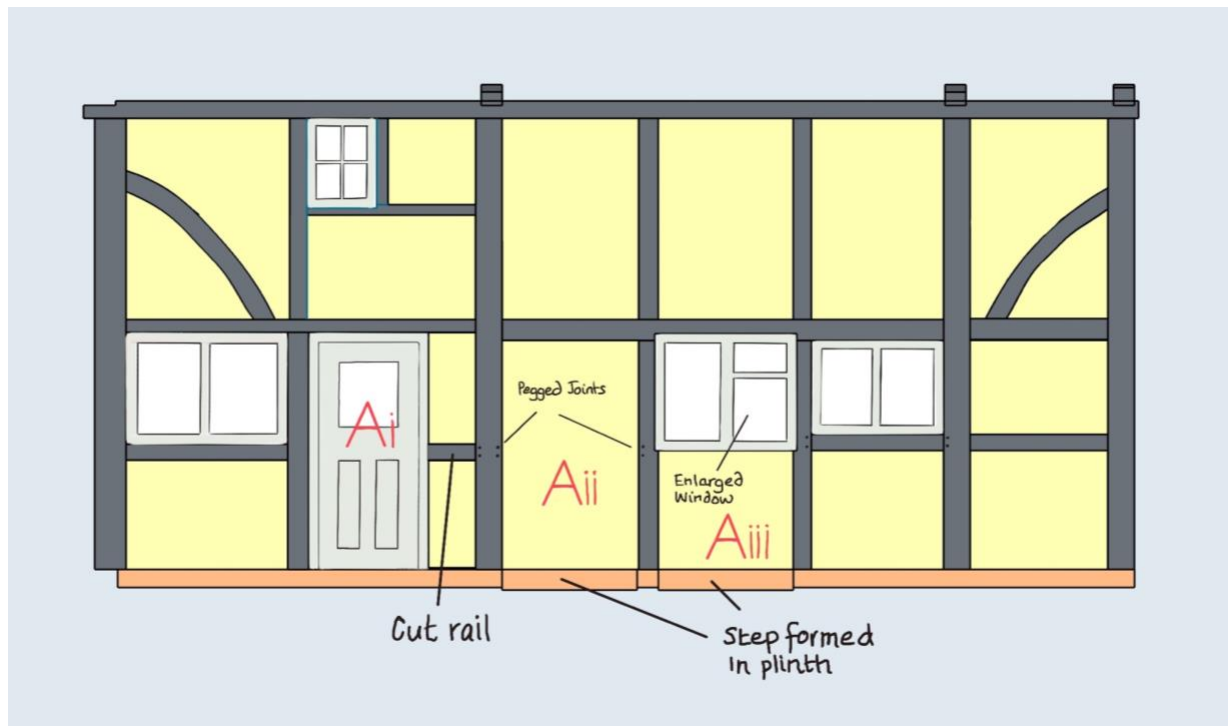


Figure 12, East Elevation of Main Range, showing possible positions of doors. (Author 2019)

4.3.4.2. Doorway [B] which leads to the lounge in the West wing

No door exists in this aperture which appears to have been created in the West exterior wall of the main range. All adjacent timbers that might have contained evidence of the previous walling have either been removed or are covered by later fabric.

4.3.4.3. Doorway [C] between kitchen and dining room

This doorway forms the way between the extant kitchen and dining area.

The East post consists of the main 'Story Post' set in the East elevation, the West is a stud set between the girt and the floor in Crossframe I. The 4 centred door head is cut out of the soffit of the 'Girt' and is moulded on both sides. The door set within this aperture is a painted modern $\frac{3}{4}$ glazed softwood door. It appears as though there may have once have been an additional post on either side, which may have also been moulded. As there is little evidence of pintles or latch housings from previous door arrangements and the moulded head finishes abruptly.



Figure 13, Doorway [C] From North (by Author 2019).



Figure 14, Doorway [C] from South (by Author 2019).

4.3.4.4. Doorway [D]

Between the existing kitchen and the bathroom.

This door has been created in a relatively modern single skin partition wall formed to create the space for the bathroom within the kitchen area. The door appears to be a reduced height half glazed Victorian door.



Figure 15, Bathroom door. (Dave Green 2019).

4.3.4.5. Door [E]

This doorway leads to the base of the current stairs which appears to have been formed in the West exterior wall of the main range. All adjacent timbers that might have contained evidence of previous walling have either been removed or are covered by later fabric. The door is planked, and the strap hinges are fine examples of hand forged wrought iron.



Figure 16, Door to base of stairs from Lounge. (author 2019).

4.3.5. Windows

Early photographs from 1937 supplied by the current owner to the author of this report show a variety of leaded light and cast-iron windows, many of which have since been altered or removed. Most of the extant windows are of hardwood frames and 'crittall' sashes.

However, an additional window aperture has been made in the main range East elevation at ground floor level, since the 1937 photos.



Figure 17, East Elevation of main range from 1937.



Figure 18, South Elevation of both main range and West wing from 1937.



Figure 19, 1937 image showing South East corner.

4.3.6. Chimney

As previously described the exterior wall (North) is currently made of random laid stone, set in lime. Which when viewed from the exterior is brick above the 'Tiebeam'. However internally, above the tie-beam it is stone (see Figure 20 and Figure 21, below). However, it can be seen that the inside face of the walls and the rafters within this bay are heavily sooted. Additionally, the lime plaster extends across the faces of the timber frame.



Figure 20, North gable end. (Author 2019)

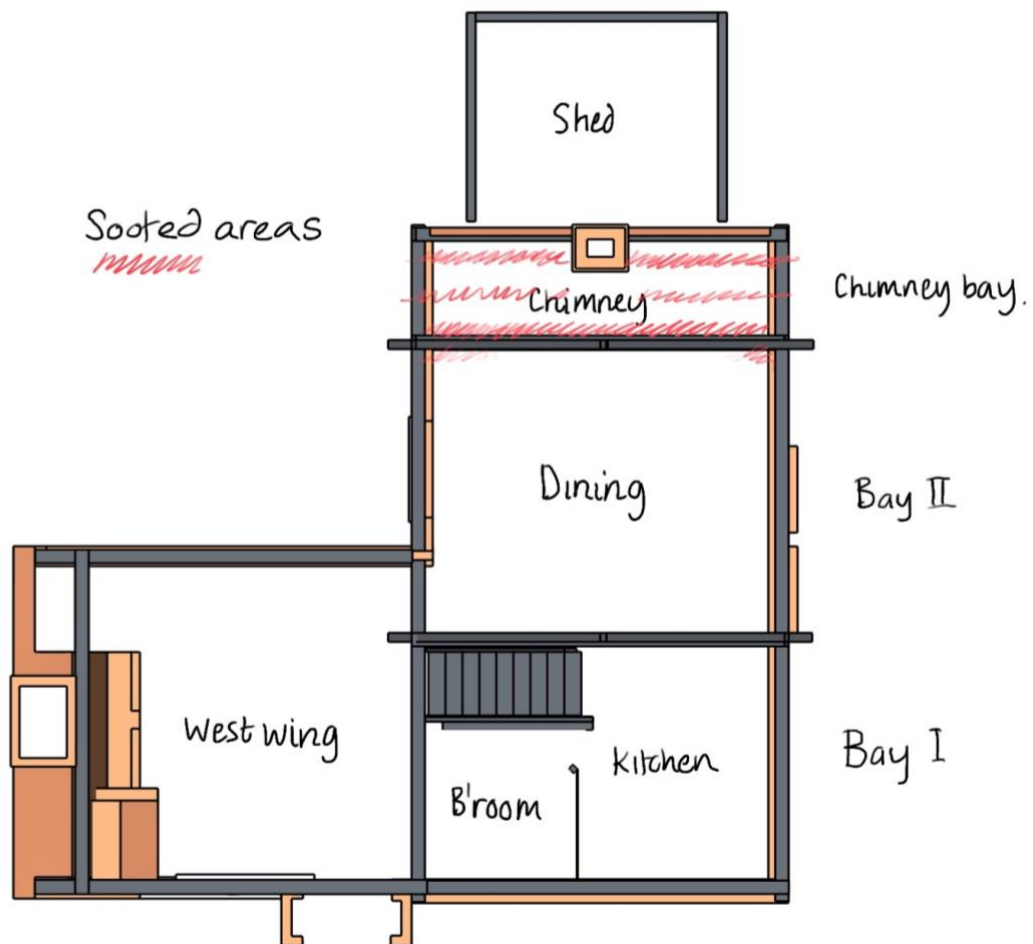


Figure 21, Inside wall of chimney bay (Author 2019).



Figure 22, View of cross-frame II from inside the neighbouring bay roof space. (Author 2019)

It is clear that a great deal of smoke was present in the chimney bay. There is evidence of smoke coming through gaps in the daub and depositing soot on nearby fabrics (see Figure 22). However, there is no evidence of smoke on the underside of the tiles or the outside of stone chimney flue that lies within the chimney bay. (see plan below – smoke deposited areas are marked in red).



4.3.7. Stairs

The stairs run from the West to East within the main range and are perpendicular to the direction of the joists in bay I and set at a 45 degrees pitch. There are 11 steps of 220mm of rise and going. The base of the stairs can be found within the West wing, where there is a door that opens out into the West wing marked [E] in doors description above. The current owner informs the author of this report that the previous owner had had these stairs installed. As within his ownership a ladder existed in the South East corner of bay I. At the location reported, there is a much smaller joist set between a trimmer and the girt in the South elevation. This joist appears to have been so devised, that it can be removed by lifting upwards and out of a 'U' shaped piece of timber (see Figure 23 and Figure 24).

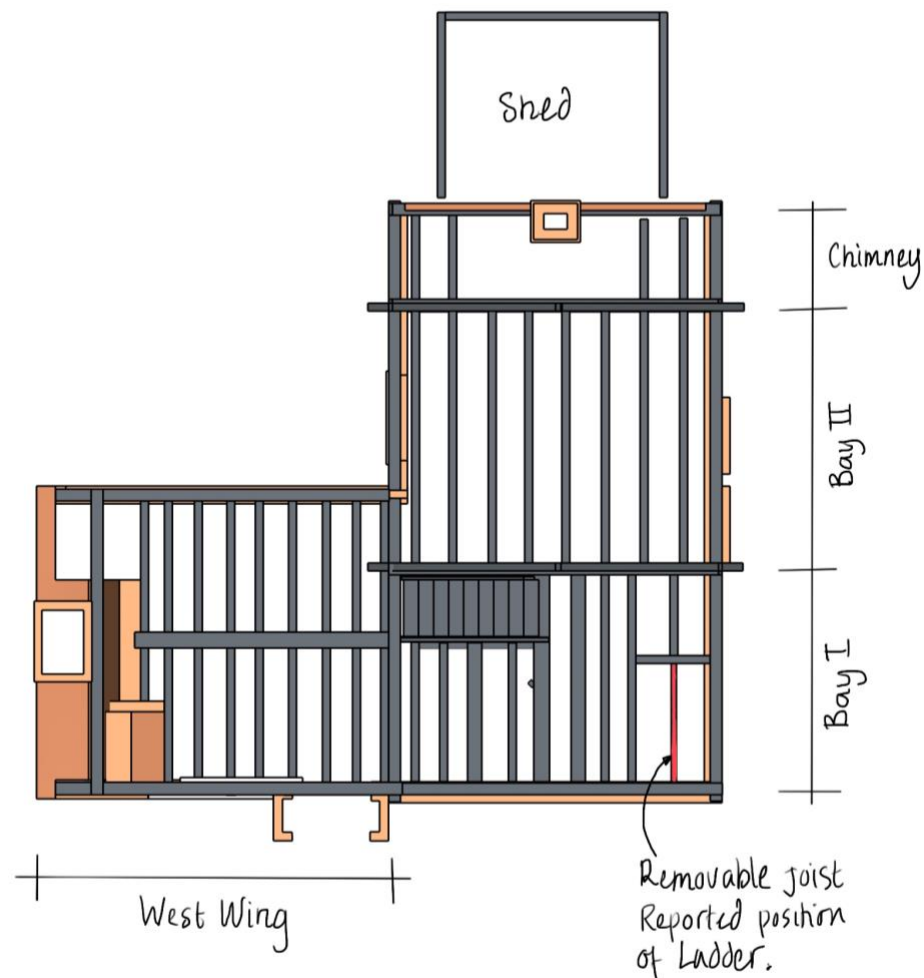


Figure 23, Floor Plan showing arrangement of floor joists.



Figure 24, Removable Joist found in South East corner of Bay I (Deborah Woollin 2019).

