



30th April 2026

Dear Geoff,

Bishops Place, London Road, Albourne, West Sussex, BN6 9BL

Bishops Place was rectangular in plan as first built and later extended to the rear at its northern end. The timber-framed building was built to two storeys plus integral attics within a main range to the west, supplemented by rear lean-to outshots to the east. The outshot accommodates a stair turret, to the north of centre that rises through the catslide roof, surmounted by its own clay-tiled roof with a hipped terminal (Plate 1 and Plate 2).



Plate 1: The west facing, principal elevation of Bishops Place



Plate 2: The south end showing the attics, rear outshot with catslide roof and integral stair turret

The floors of the main range had comprised three rooms in line, the northern two arranged around a shared chimney stack. The southern room was served by its own chimney stack, internally projecting, at the south end of the building.

The three-cell arrangement of the building and the position of its chimney stacks suggest that the building had comprised a lobby entry flanked by a pair of rooms, the central being the 'hall' and the northern the parlour (or inner room). The southern room, accessed by crossing the hall, had its own substantial inglenook fireplace, the room serving as an attached kitchen, supplemented by service rooms in the integral rear lean-to outshot.

The building has good storey heights, including within the attics, in addition to consistent embellishments in the form of the carved chamfer stops to girders. Indeed, the storey heights are sufficient to include additional accommodation at first floor level within the integral lean-to outshot. The stair turret accommodates a feature staircase providing access to the first floor and the attics.



Plate 3: Small panel framing on the west elevation of the main range



Plate 4: Detail of the soffit of the side girt between the main range and outshot at the south end of the house showing the mortises for regular studs

The timber-frame

The building was timber-framed in its entirety in its original form, the wall construction for the principal elevation at least, of small-panel framing type. The wall separating the main range from its integral lean-to and stair turret, and those separating the rooms on each floor from

each other are of regular stud construction, the studs interrupted by robust straight raking shores (Plate 3, Plate 4 and Plate 5).

The construction details throughout the house as a whole is consistent, this is clear in the wall framing, the floor construction with its central girders, chamfered edges and carved stops (Plate 6), and in the staggered, interrupted, butt-purlin roof structure (Plate 7). The roof terminals were gabled from the outset, providing good head-room and accommodation at attic level, lit by windows in each gable.



Plate 5: Details of the regular studs and straight raking shores in the rear wall of the main range, between it and its integral outshot



Plate 6: Detail of the carved chamfer stops found on central girders throughout the house





Plate 7: Butt-purlin roof structure



Plate 8: Detail of the staircase within its the integral stair turret



Plate 9: Detail of the staircase showing jointed and pegged members

The stair turret includes a robust staircase of composite construction with moulded hand-rail, square flat-capped newel posts (with half-turned baluster detail), and turned balusters (Plate 8, Plate 9). All principal members are jointed and pegged together, and the staircase is stylistically commensurate with a late 17th century origin,

Date of Construction

The construction details, floor-plan and general building form are indicative of a late 17th or early 18th century origin. The inclusion of straight-raking shores, integral to the wall construction of the partitions within the building is of a type introduced during the second half of the 17th century at gentry level, the style filtering down to buildings of lesser status by the very end of the century, gaining in popularity from the 18th century onwards. The robust size of the studs at Bishops Place indicates an early introduction of the type, albeit no earlier than the very end of the 17th century. The feature staircase is of similar date and may be part of the late 17th or early 18th century building campaign, although it has been suggested that the staircase was imported from elsewhere (G. Zeidler, *pers. comm.*).

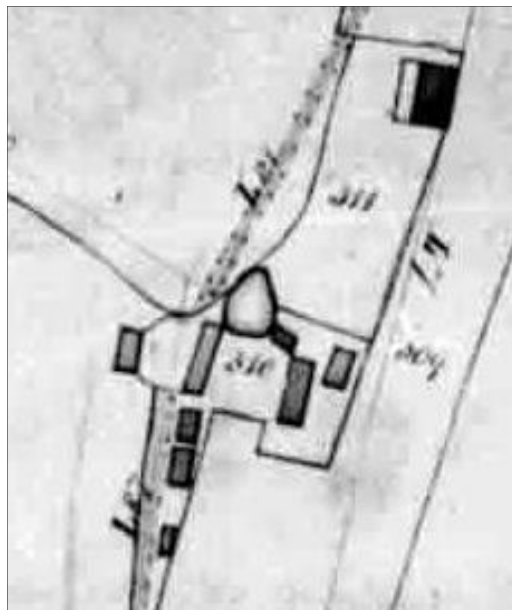
Some material, such as part of an ovolo-moulded mullioned window (reused as a stud), and a plaque dating to 1597 (within one of the fireplaces) relate to late 16th century building campaigns, perhaps derived from an earlier phase of construction on the same site, prior to a substantial rebuilding event undertaken in the very late 17th or early 18th century that had resulted in the present building.

Later Alterations

Later alterations include the addition of the porch (shown in situ by 1897, Plate 10), the concealment of the archaic timber frame in tile hanging and weather-boards and the renewal of the windows.

As outlined above, later changes include the provision of bathrooms and a corridor on the first floor in addition to the removal of infill in the original partition between the main range

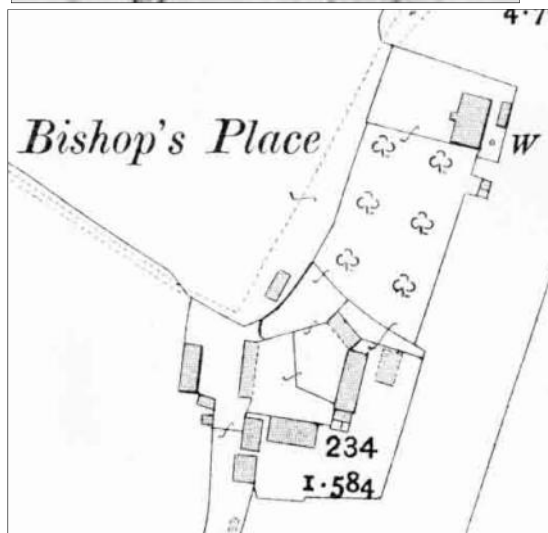
and its integral lean-to outshot at the south end of the house. Extensions had been made to the building to the rear, in 2000 comprising a replacement double garage and link to outbuilding.



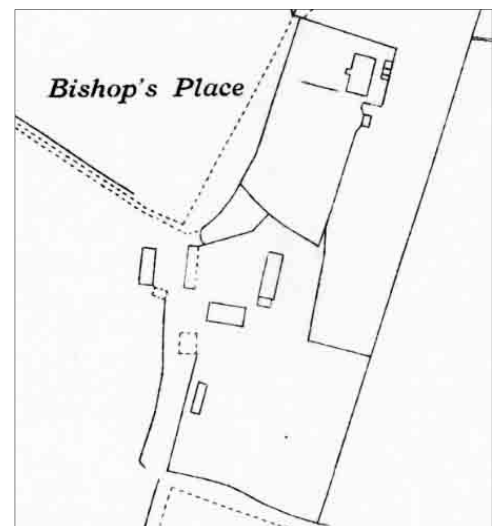
1840



1897



1909



1938

Plate 10: Historic maps

Significance

The current building, at two-storeys-plus-attics in height retains a high degree of its original fabric and layout, despite later subdivisions and extensions. There is sufficient evidence retained within the building to illustrate its three-cell layout, lobby entry arrangement, central hall and attached kitchen, the facilities supplemented by integral services within the outshot and a stair turret with feature staircase.

The building retains a high degree of its original timber-frame and fittings, sufficient to illustrate the date of construction toward the turn of the 18th century. Further significance is derived from the different wall construction styles extant within the building, illustrating the knowledge of current trends of the carpenters and those commissioning the work.



Plate 11: The partition wall proposed for alteration showing its in situ straight-raking shore

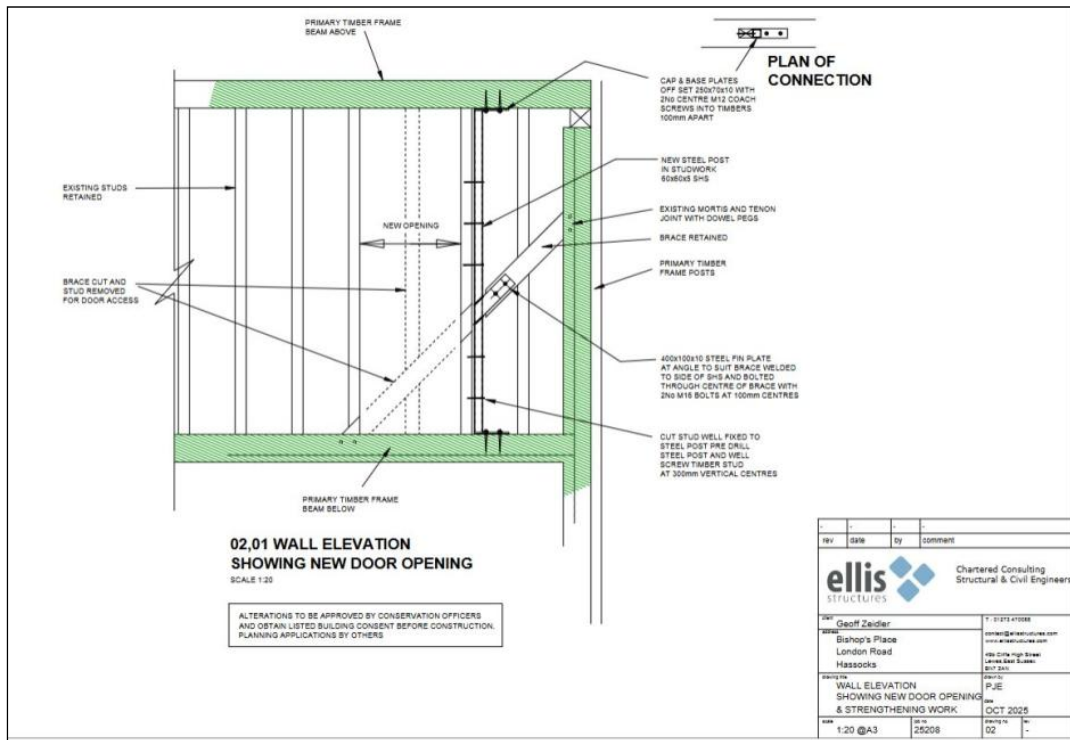


Plate 12: Extract of the proposal scheme section drawing prepared by Ellis Structures

The Proposed Alterations

It is proposed that a doorway is cut into the partition between the hall chamber (central bedroom) and its counterpart to the south. The wall is of regular stud type with an integral straight-raking shore (Plate 11). The shore is properly jointed and pegged to the principal post, emphasising that it is part of the primary framing of the building. The proposal scheme

comprises the removal of one (interrupted) stud and the corresponding part of the shore (Plate 12).

Impact

There is no doubt that the proposed alteration comprises the removal of part of the original late 17th or very early 18th century timber frame in addition to further altering the floor-plan of the three-cell main range at first floor level.

Despite the removal of the elements of the timber frame, the retention to each side of the new opening of the remainder of the straight-raking shore and its jointed junction with the principal post may be sufficient to illustrate its original form.

Please do let me know if you need anything further at this stage,

Best wishes,

Maggie (by email)

Maggie Henderson

Director: Historic Buildings

HB Archaeology & Conservation Ltd

Purpose of this Report

The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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