

# AN ARCHAEOLOGICAL INTERPRETIVE STUDY FOR THE OLD COACH HOUSE, 8 CUCKFIELD ROAD, HURSTPIERPOINT, WEST SUSSEX, BN6 9RU.

Report number: ASL 351-25



The front, west facing principal elevation of the Old Coach House.

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## SUMMARY

*This Archaeological Interpretive Study has been commissioned by the owners for The Old Coach House, 8 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RU. The Site is a terraced house that was previously built as a Public House with stables to the rear. The building lies within the Hurstpierpoint Conservation Area and is a Grade II Listed property.*

*The Site lies within the heart of the village, set to the north of the main route of the High Street which runs east to west on a ridge through the settlement. The Coach House was built as part of the Lamb Inn during the early 19<sup>th</sup> century, prior to the stabilisation of a second major route through the village which took place in 1835 after which the village expanded northwards along the turnpike and the Lamb Inn was well placed to receive customers travelling south towards Brighton. It is believed that it ceased trading as an inn during the 1970s and is also known to have been a photographer's studio as well as an antique shop.*

*The building forms part of a terrace which is west facing, and is attached to the north side of Lamb House, which is probably earlier in date, with its distinctive bow fronted windows, a feature of the late Georgian/Regency period. There are essentially two bays with rooms on each floor plus a cellar, with the carriageway forming the open space at ground floor level to the south. This has rooms above on the first and second floors and there is a single-storey outshot to the rear which was attached soon after the building was built most likely as a washroom as it once had a fireplace which has since been removed.*

*There are few remaining, original features within the building although the layout of rooms remains fairly intact. The stairs have been largely re-built, as has the roof when the structure appears to have seen a substantial round of repairs and alterations during the mid-20<sup>th</sup> century.*

*The front facade retains its original Juliette balconies, although the windows are replacements throughout. The carriageway doors are also replacements but overall it retains its early 19<sup>th</sup> century character and charm.*

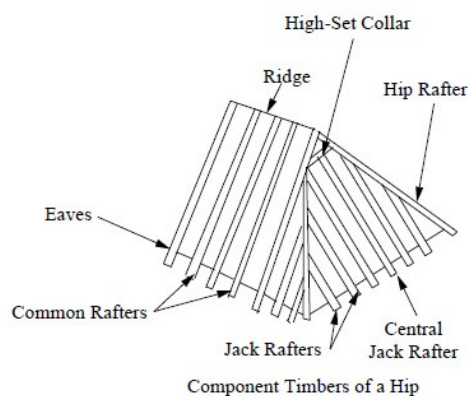
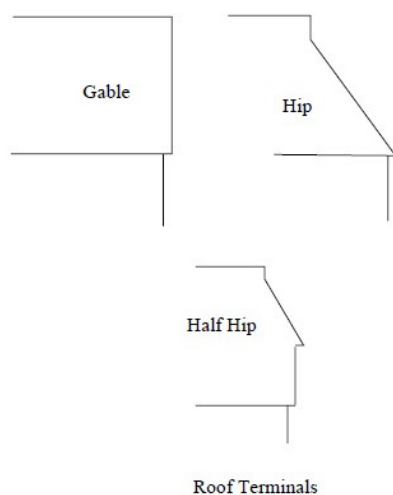
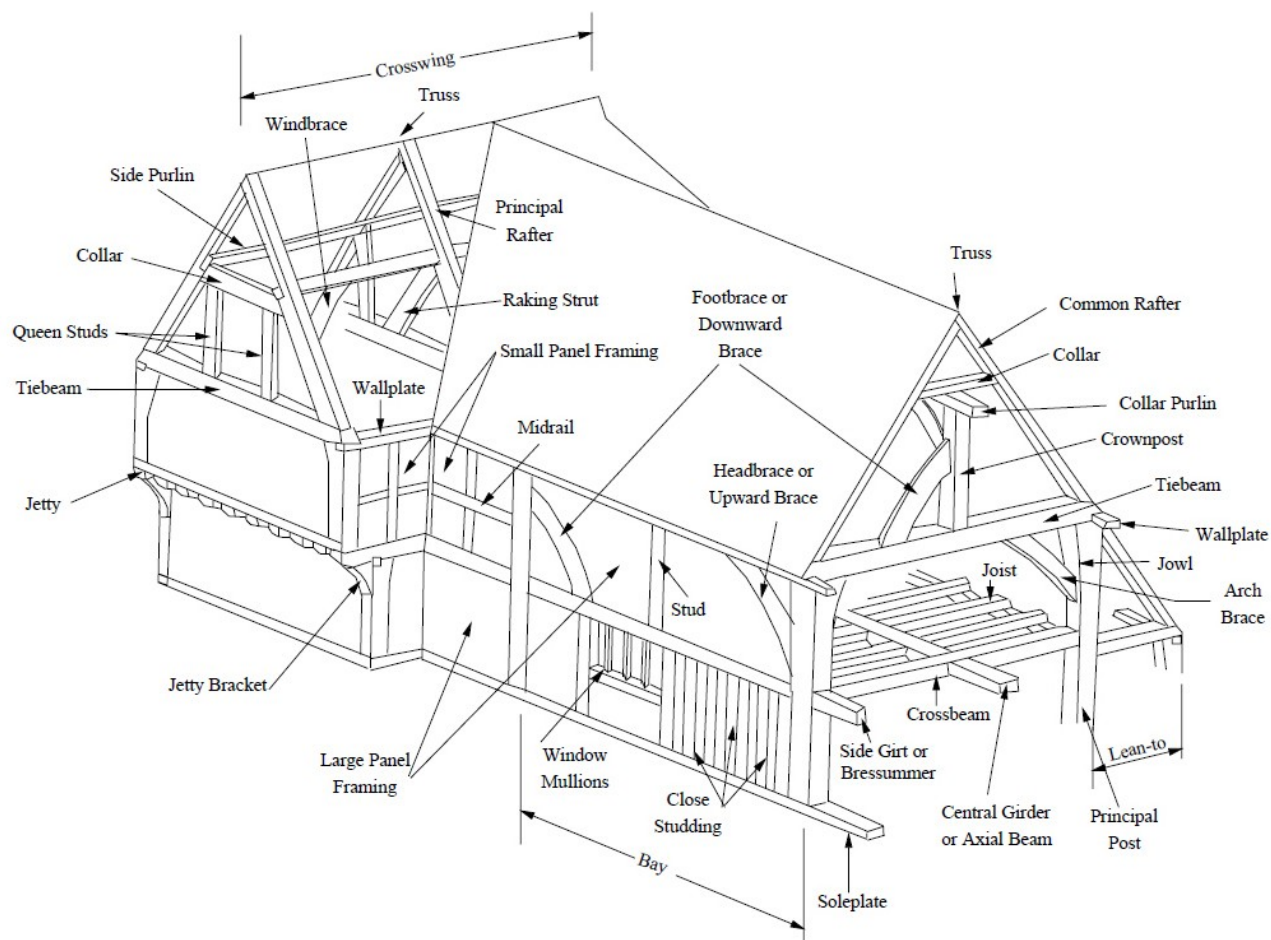
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## GLOSSARY OF PRINCIPAL TERMS

Reproduced courtesy of David and Barbara Martin

Conventions used

|                                                                                   |                                                      |
|-----------------------------------------------------------------------------------|------------------------------------------------------|
|  | Surviving timber-framed wall                         |
|  | Surviving brick or stone wall                        |
|  | Features evidenced but destroyed or masked from view |
|  | Beam/feature directly above                          |
|  | Conjectural or very approximate                      |
|  | Structural timber                                    |
|  | Details unknown or doubtful                          |

Please note that buildings are drawn as square and do not show racking/subsidence unless considered appropriate. Also note that although these drawings are based on careful, measured surveys, they **SHOULD NOT BE USED TO SCALE FROM**. Details included on sections which are behind the cutting line are shaded light grey.

## 1.0 Introduction

- 1.1 This Archaeological Interpretive Study (AIS) has been commissioned by Mr and Mrs de Sallis (the owners) for The Old Coach House, 8 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RU (Figs 1 and 2; herein referred to as the Site). The Site is a terraced house that was previously built as a Public House with stables to the rear.



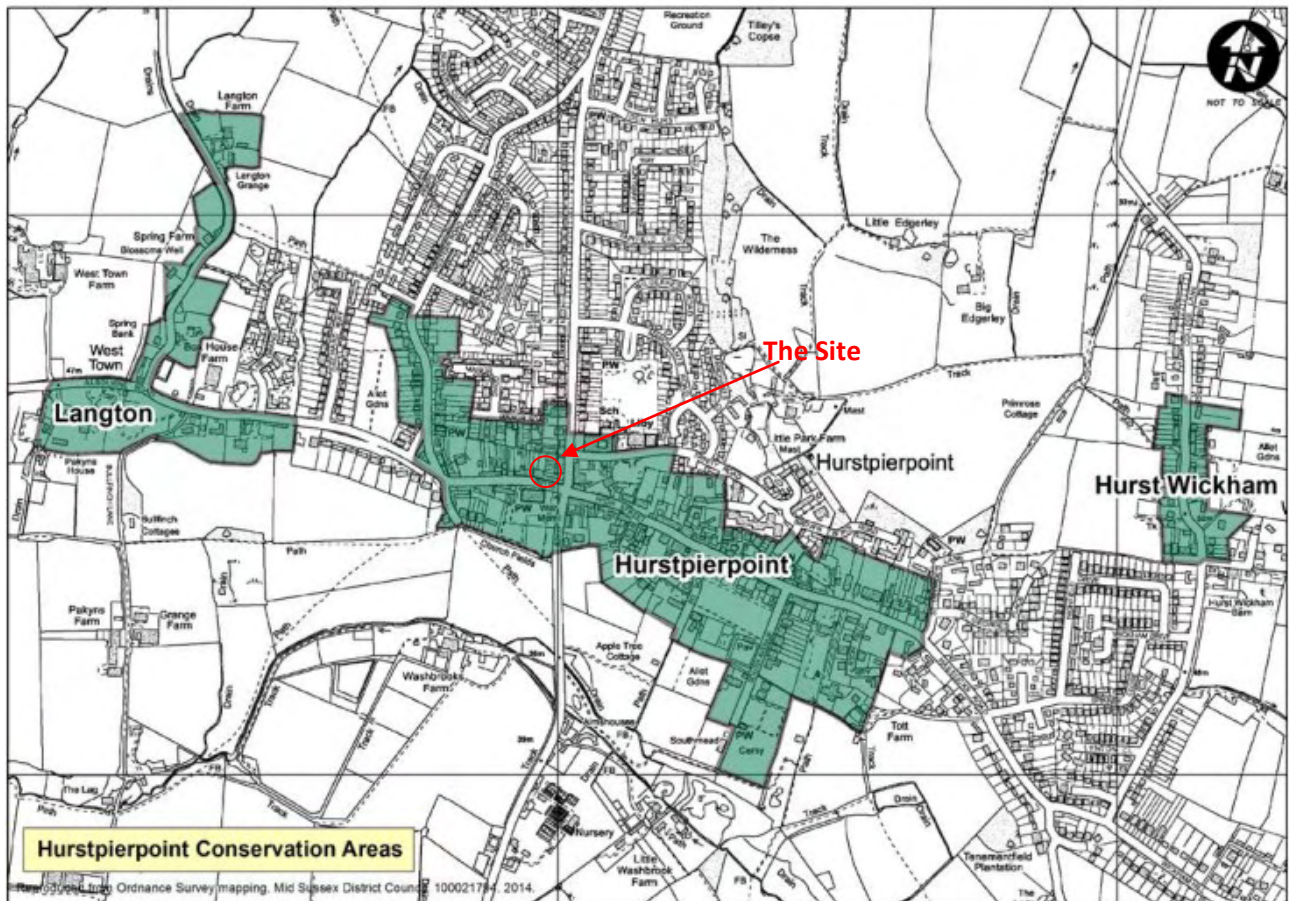
**Fig. 1. Site Location** (reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2024). OS licence No.: 100055392.

- 1.2 Listed Building Consent and a full building application will be submitted to Mid-Sussex District Council for a programme of repairs and alterations for the new owners, so this report has been prepared in advance to help guide the process and is not intended to be a heritage impact assessment.
- 1.3 The building lies within the Hurstpierpoint Conservation Area (Fig. 2) and is a Grade II Listed property, first listed by Historic England on 11<sup>th</sup> May 1983 (List entry Number: 1025665) and is described as follows:

*“HURSTPIERPOINT CUCKFIELD ROAD 1. 5405 (East side) No 8 (Lamb Photographics TQ 28 16 30/107 II*

*2. Originally part of the Lamb Inn. Early C19. Three storeys. Four windows. Stuccoed. Slate roof. Vertical glazing bars intact. Doorway at north end with flat hood over on brackets and door of 6 moulded panels. Carriageway archway through ground floor at south end with segmental head.*

*Listing NGR: TQ2803416551”*



**Fig. 2. The Hurstpierpoint Conservation Area map (reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2024). OS licence No.: 100055392.**

The building immediately attached to the south side (Lamb House) formed the main part of the Lamb Inn originally. This is separately Listed (1285538) as follows:

*“HURSTPIERPOINT CUCKFIELD ROAD 1. 5405 (East side) No 6 (Lamb House)  
(Formerly listed as No 2) TQ 28 16 30/106 28.2.73 II*

*2. Probably part of the Lamb Inn originally. Early C19. Two storeys and attic. Four windows. Three dormers. Painted brick. Parapet. Two curved windows of 3 lights each on ground and first floor. Glazing bars intact. Shallow porch containing doorway with low rectangular fanlight and double doors of 6 moulded panels.*

*Listing NGR: TQ2803616536”*

Finally, the stable block to the rear, now in separate ownership, is also Grade II and individually Listed (1194775) as follows:

*“HURSTPIERPOINT CUCKFIELD ROAD 1. 5405 (East side) The stables behind No 8  
TQ 28 16 30/107A II*

*2. Originally the Stables of the Lamb Inn. Early C19. Half H-shaped block. Stables of 2 storeys and 5 windows in the centre. Brown brick, first floor painted. Slate*

*roof. The projecting wings, now garages, contained the coach-houses. Faced with weather-boarding with gables over. Vertical glazing bars intact. Iron pump in centre of ground floor.*

*Listing NGR: TQ2803416551"*

The relationship between these three buildings, and others, is explored in more detail in the map regression in Section 2 below.

- 1.4 The aims of this AIS are to provide a detailed record of the principal architectural features of the building. With this in mind, this should not be taken as a definitive, archaeological record and further research particularly that undertaken during building works, is likely to refine and extend the archaeological record and could modify the dates and interpretation suggested. Intrusive techniques were not carried out and so the interpretation of the fabric and fittings relies principally on the inspection of the available and visible evidence only. As such, the drawings have been produced from a measured outline survey with the purpose of identifying features mentioned in the text and to illustrate, where possible, the form of the structure during its various stages of development.
- 1.5 The specific aims of this study are to inform the owners, who may want to know more about the history of their property, as well as aiding commissioned professionals, such as planners, surveyors and architects, whose job it is to conserve and protect the building whilst enabling it to be carefully adapted for contemporary living. Finally, it serves as a record for the future, to inform academics and to create a long-term, permanent record for posterity.
- 1.6 This record is the considered view of the author, and is based on a survey and notes made on the 12<sup>th</sup> February 2024. This record is based upon my knowledge and experience of such buildings and is intended as advice. Many of the views which inform the conservation of historical buildings are to some extent subjective – particularly with regards to more recent extensions and alterations – and there is therefore no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.
- 1.7 The Sussex Standards for Historic Building Archaeology 2019 were followed throughout this project.
- 1.8 The methods employed to produce this study have been non-intrusive and based partly on a careful, measured and visual study which has been conducted to an Historic England level 3 survey for the whole building, including roof voids as well as the exterior of the building as follows:

*"Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.*

*The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited<sup>1</sup>."*

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<sup>1</sup> English heritage, 2006. Understanding Historic Buildings; a guide to good recording practice. Page 14.

## 2.0 Location and historical background

- 2.1 The Site lies within the heart of the village, set to the north of the main route of the High Street which runs east to west on a ridge through the settlement. The Coach House was built as part of the Lamb Inn during the early 19<sup>th</sup> century, prior to the stabilisation of a second major route through the village which took place in 1835. A north-south turnpike route was created between Ansty Cross to the north of Hurstpierpoint and Brighton to the south. The line of this road follows the modern day Cuckfield Road/Brighton Road, with two shops at its southern end being a pair of surviving 'lodges'. This led to the expansion of the village northwards along the turnpike and the Lamb Inn was well placed to receive customers travelling south towards Brighton. The Hurstpierpoint Conservation Area Appraisal (p26) states:

*"On the east side of the southern end of Cuckfield Road lies bow-windowed Lamb House with stables behind (all listed Grade II), built in the early 19th century as the Lamb Inn in the expectation that stagecoaches would travel down a turnpike from the north. However, even after the 1835 turnpike, stage coaches continued on the north-south turnpike by Stonepound crossroads and Clayton<sup>2</sup>."*

- 2.2 The Old Coach House does not actually appear to be labelled 'Coach House' on any of the early maps, neither is the plot labelled as a public house. Very little information appears to exist regarding its origins as an inn, apart from some early-mid 20<sup>th</sup> century photographs (Plates 1 and 2) which are shown below and it is believed that it ceased trading as an inn during the 1970s. It clearly was a Tamplins inn at one point in time, and is also known to have been a photographer's studio as well as an antique shop. The iron gates across the doorways still exist inside in places. It is possible that further information regarding the Inn may exist; It is understood that a list of Tamplin's Inn inspection reports dating to the 1900s may be archived at the East Sussex Records Office<sup>3</sup>, but this has not yet been verified and it is not certain if this includes the Lamb Inn.



**Plate 1. The Lamb Inn, mid-20<sup>th</sup> century reproduced courtesy of Katie Wise.**

<sup>2</sup> Hurstpierpoint Conservation Area Appraisal Mid-Sussex District Council in association with The Hurstpierpoint Society 2018.

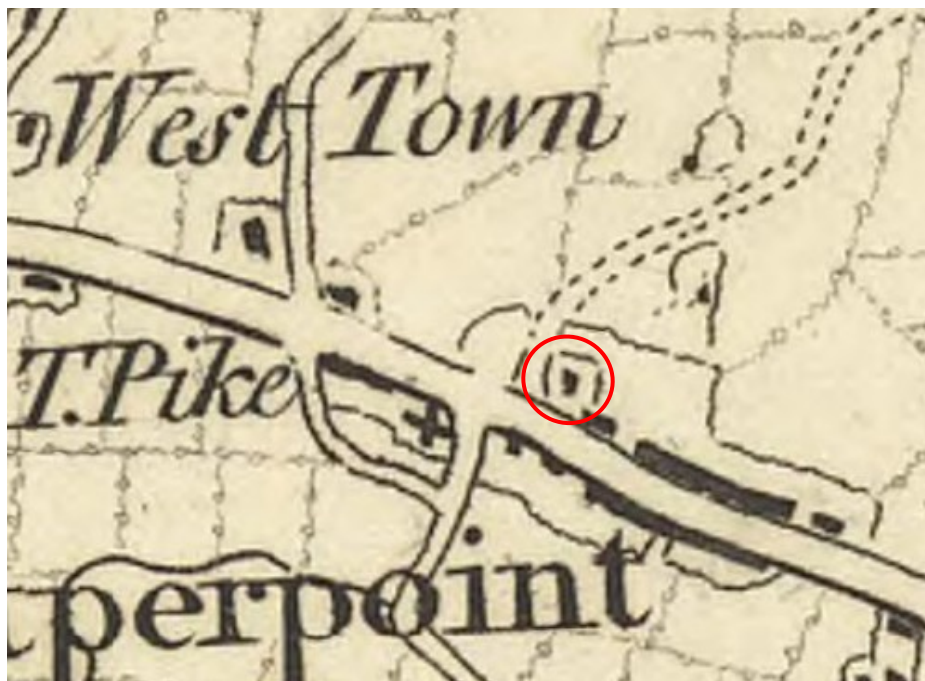
<sup>3</sup> Dr. Janet Pennington *pers comm*.

- 2.3 The 1789 Ordnance Survey map (Fig. 3) is not drawn to a high resolution or detail and does not appear to show either the Coach House or Lamb House, although there does appear to be some kind of structure coloured grey (normally denoting non-domestic buildings) but it is not immediately clear what this may be.



**Fig. 3. 1789 Ordnance Survey Old Series preparatory drawing Ditchling (OSD 93-1) available from the British Library digital collections.**

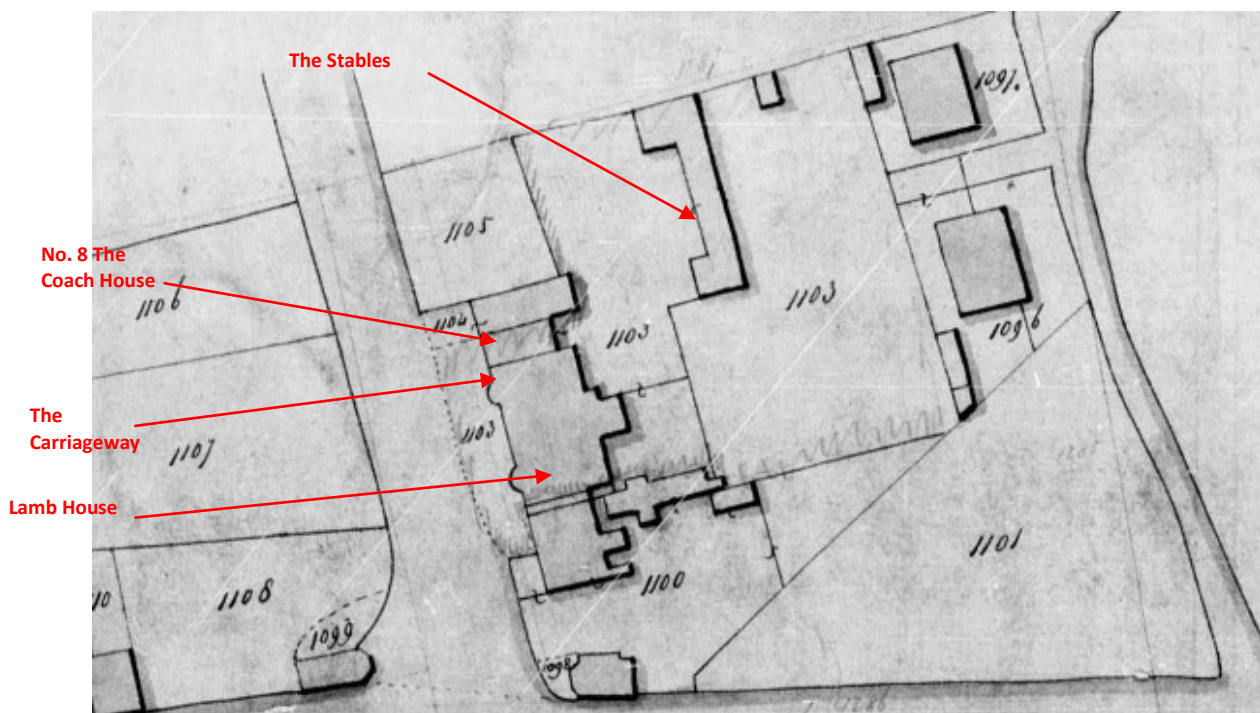
- 2.4 The 1795 map (Fig. 4) shows at least one structure, standing within an enclosed plot flanking the Cuckfield Road, which is simply defined as a dotted track so was not a fully operational road at this point in time. It is likely that this is Lamb House but the other buildings do not surround it just yet.



**Fig. 4. Yeakell and Gardner map, completed by Thomas Gream in 1795.**

- 2.5 The Coach House does not appear cartographically in any detail until the Hurstpierpoint Tithe Map, drawn c.1842 (Fig. 5) and the rear lean-to addition is clearly built by then so the building must have already stood for some time before

the map was drawn. The accompanying apportionment describes it sitting within Plot 1104, which is simply listed as a house, whereas Plot 1103 (Fig. 5: Lamb House, stables and other outbuildings) is listed as a 'Commerce House' i.e. a public house. This commercial plot is shown in better detail highlighted in blue in Fig.7 below. Although linked to Lamb House, only the carriageway and stables appear within Plot 1103 so it appears that the Coach House may have been independently built as a house or served as domestic quarters for the staff. It may even have served as a lodging house. Plot 1105 (since demolished) on the corner of what is now Trinity Road, is also listed as a house but does not seem to be connected to the inn and the plan of the building is not shown correctly as this should be depicted as an L-shaped building which is likely to be older than the Coach House.



**Fig. 5. The 1842 Hurstpierpoint Tithe Map.**



**Fig. 6. Plot 1103 constitutes the boundaries of the Commerce House.**

- 2.6 The First Edition Ordnance Survey (OS) map of 1874-75 (Fig. 7) shows the building as part of a continuous terrace, although Numbers 6, 8 and 10 are clearly separately built structures. However, although the map is not detailed it appears that a house already existed to the north side of the Coach House at this point in time, which is a flint built cottage with a lower roofline and a single storey attachment to the front immediately facing onto the road (Plate 2). The carriageway clearly leads through to the Stables at the rear, with the yard appearing to be un-enclosed behind the Coach House and its northern neighbour, which does suggest they were in the same ownership although the map is not drawn to a high level of detail. It also shows what now appears to be the outside lavatory attached to the north side of the lean-to, extending into next doors rear plot. The L-shaped cottage on the corner here appears to have its own small, square outbuilding which may be their lavatory.

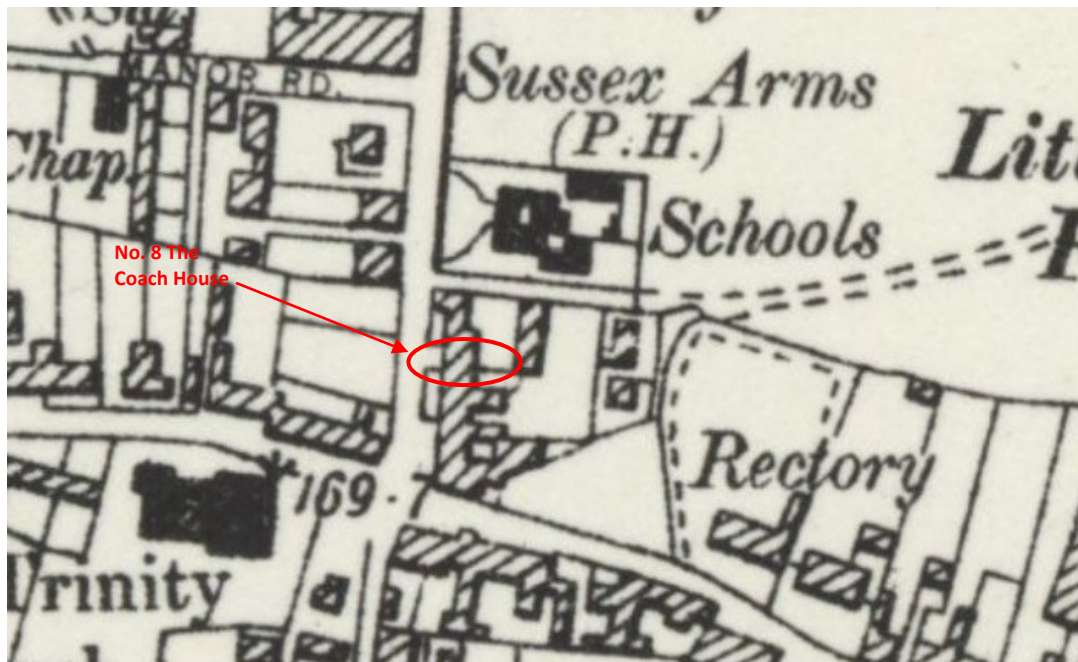


Fig. 7. The OS map drawn in 1874-1875, published 1879.



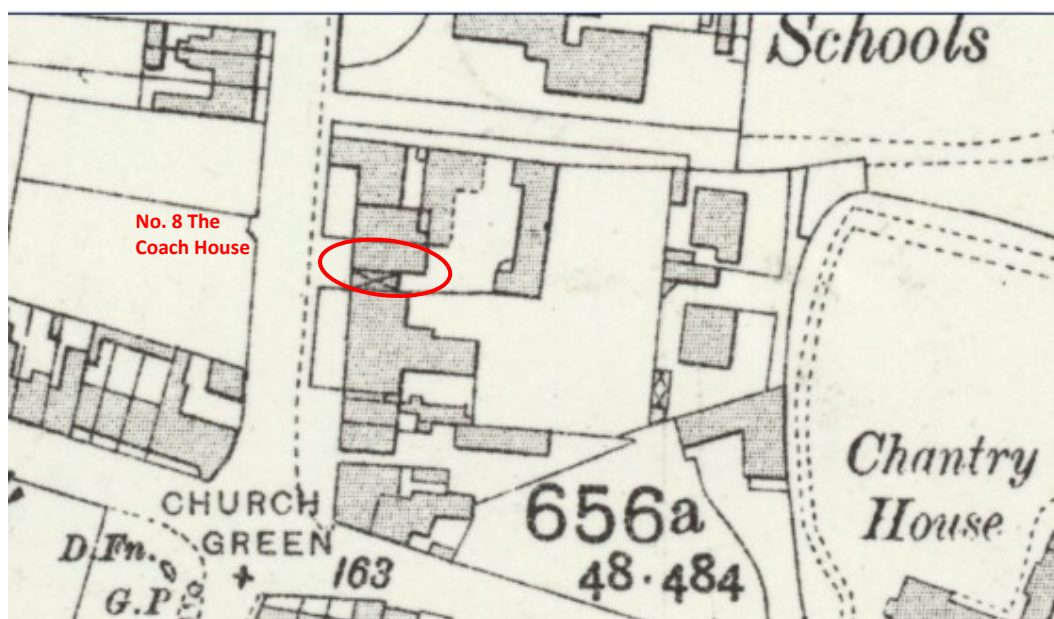
Plate 2. The earlier flint cottage north of the Coach House, from the Lost Pubs of Sussex website: [https://www.closedpubs.co.uk/sussex/hurstpierpoint\\_lambinn.html](https://www.closedpubs.co.uk/sussex/hurstpierpoint_lambinn.html) source Adrian Vieler.

- 2.7 By 1896, the OS map (Fig. 8) shows few differences to the Coach House but one of the outbuildings serving Lamb House to the rear has been demolished. It's interesting to note that Sussex Arms to the north is labelled but the Lamb Inn isn't.



**Fig. 8. The OS map drawn in 1896, published 1899.**

- 2.8 The OS map of 1909 (Fig. 9) shows a clearer division between the Coach House and the building to the north, which appears to be two sub-divided properties. There is a new, open-fronted structure built behind this in the yard facing the Stables, which is likely to be an additional coach house. This has since been demolished.



**Fig. 9. The OS map drawn in 1909, published 1910.**

- 2.9 The OS map of 1937 (Fig. 10) shows no further changes apart from the small, square building to the rear of the L-shaped cottage is no longer depicted.

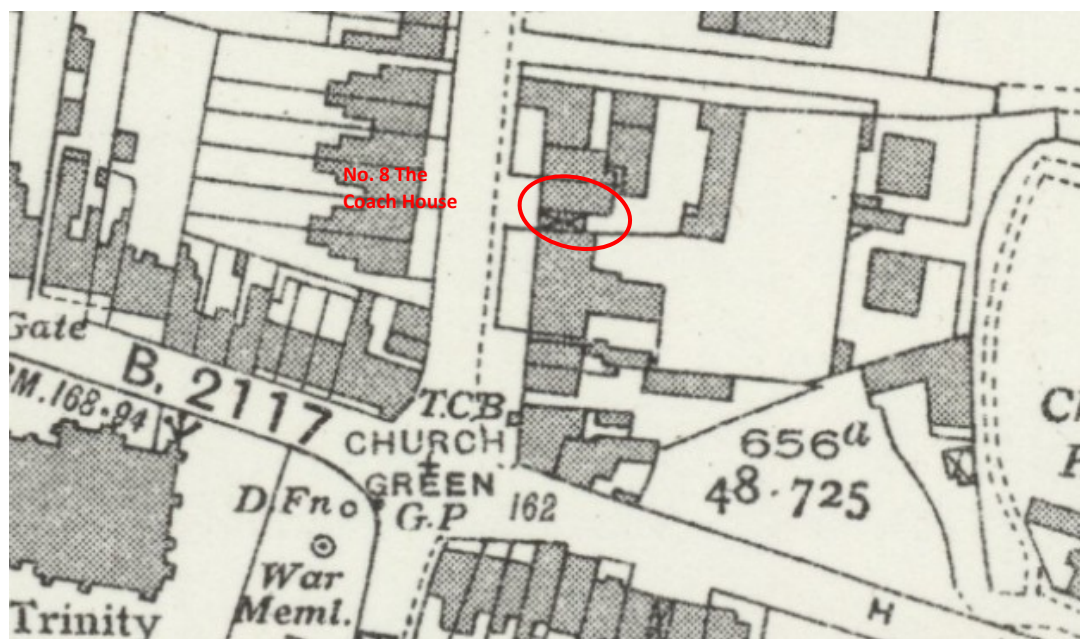


Fig. 10. The OS map drawn in 1937, published 1939.

- 2.10 The OS map of 1955 (Fig. 11) shows the L-shaped cottage has been demolished, along with part of the structure to the rear and two public toilets have been built within the plot. An empty plot is shown immediately north of the Coach House.

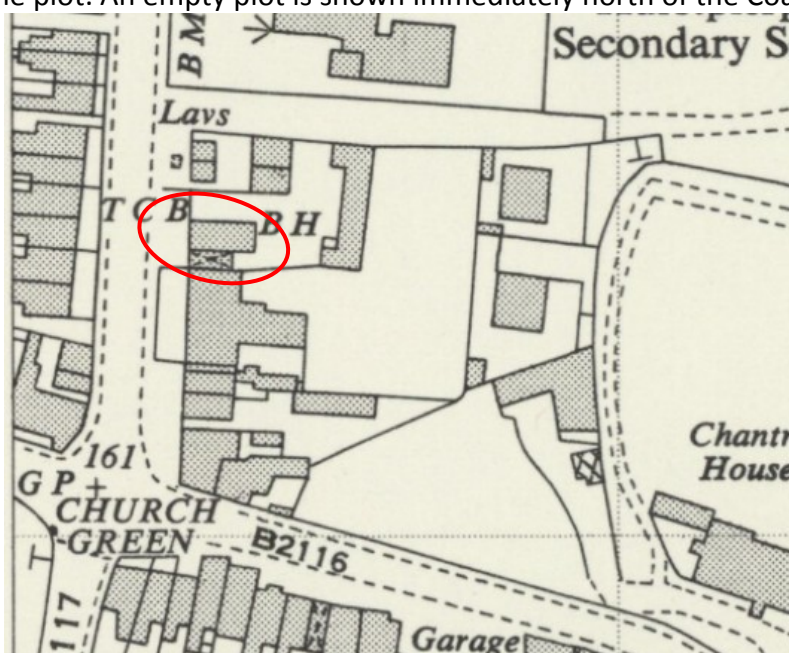


Fig. 11. The OS map drawn in 1955, published 1956.

- 2.11 By 1971, the OS map (Fig. 12) shows the rear outbuilding to the east side of the public toilets has been demolished to make way for an electricity sub-station. A new terraced building was built immediately north of the Site after this date.

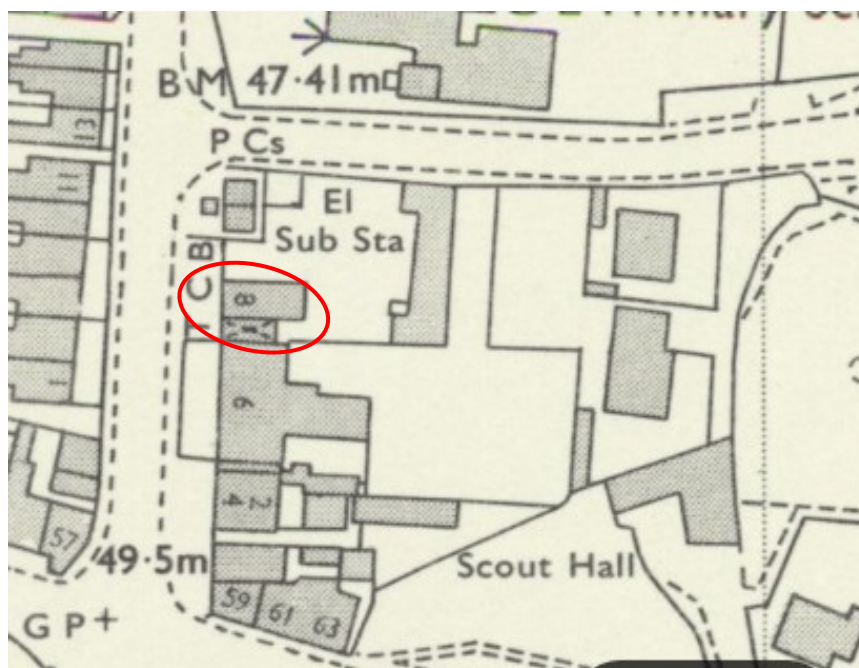


Fig. 12. The OS map drawn in 1971, published 1972.

### 3.0 Overview of the building

- 3.1 The building forms part of a terrace which is west facing and set back slightly from the Cuckfield Road. There are two rooms at ground floor level to the north side of the open Carriageway, with four rooms on the first and second floors. It is attached to the north side of Lamb House, which is probably earlier in date, with its distinctive bow fronted windows, a feature of the late Georgian/Regency period (Plate 3).



**Plate 3. The carriageway entrance looking south-east towards the bow frontage of Lamb House.**

- 3.2 The front facade is stuccoed, a form of lime render applied directly to what is almost certainly a coursed flint wall, which can be seen to the rear without stucco applied (Plate 4). There is a cellar below the front room only. The roof was re-covered in the mid-20<sup>th</sup> century when major restorations took place. It is likely that all the windows date to this period as well, although some of the original glass has been re-used.



**Plate 4. The rear, east facing elevation of the Coach House in flint with brick dressings.**

- 3.3 A modern terrace was built directly to the north side of the Coach House in the late 20<sup>th</sup> century (Plate 5). There is a single-storey outshot to the rear (Fig. 13) which has a later outside lavatory attached to the north side, forming a 'flying freehold' within the neighbouring property's garden.



Plate 5. The principal elevation with modern terrace to the north side.

### The Old Coach House, Cuckfield Road, Hurstpierpoint

South facing central section

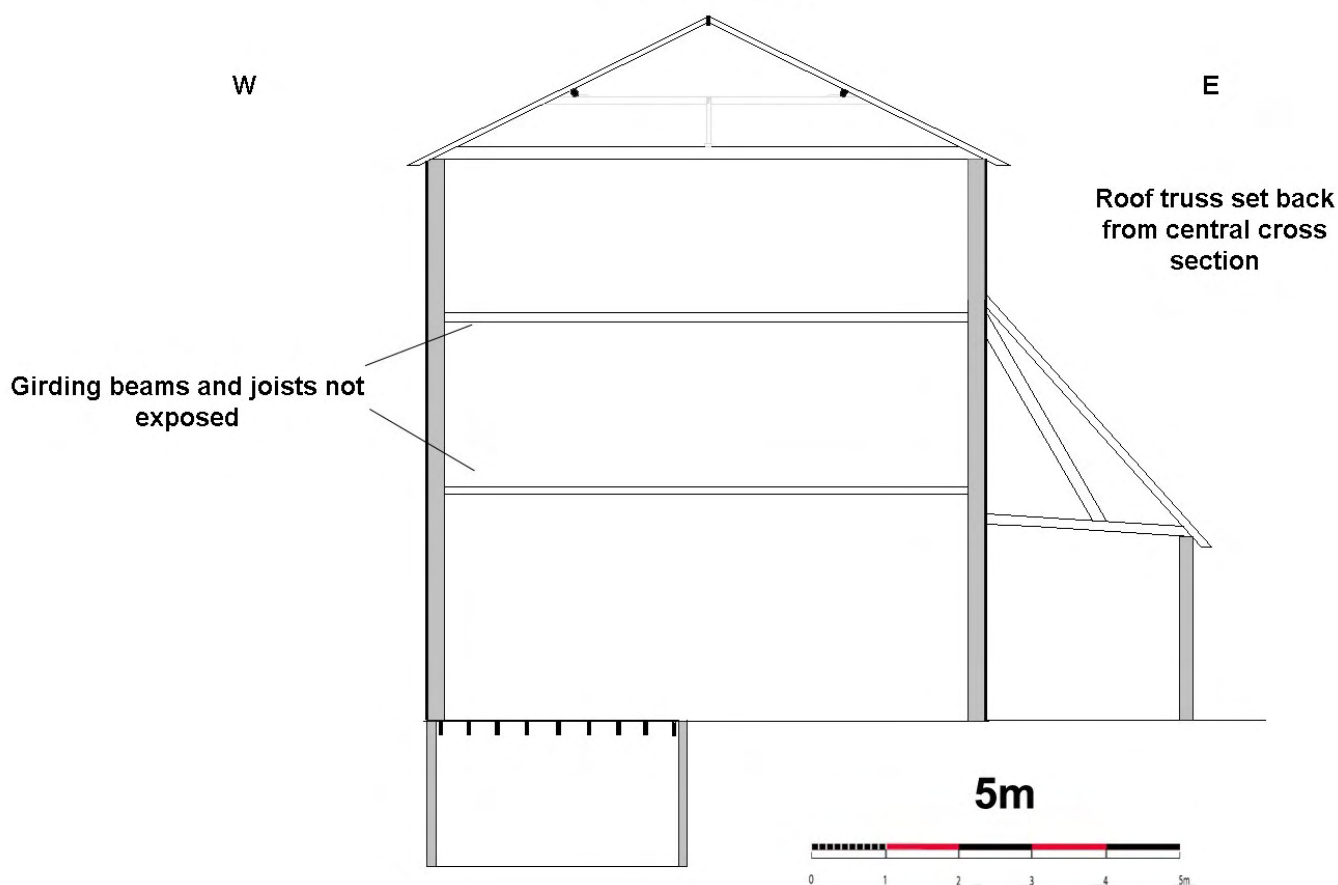


Fig. 13. South facing cross section through the centre of the building.

- 3.4 The rear yard and Stable block was sub-divided when the Stables were converted into residential accommodation at some point in the late 20<sup>th</sup> century and are now accessed from Trinity Road to the north of the Coach House (Plate 6).



**Plate 6. The north side of the Stables behind the Site.**

See the Appendix for the position and orientation of photographs taken during the survey, plotted as numbered arrows alongside room numbers for each floor level.

## 4.0 The Exterior walls and spaces

### 4.1 The external walls

As discussed above, the front elevation is stuccoed throughout, scored to resemble stonework and the rear elevation (Plate 7) is constructed from coursed flint, with occasional bricks. However, there are not enough bricks within the masonry to consider this as Bungaroosh, which is usually a mixture of brick, flint, stone and often chalk. The windows and quoin dressings on the wall edges are oxidized, red bricks with segmental arched lintels above the windows. There are plastic downpipes and hoppers with some cast iron soil pipes.



**Plate 7. The rear elevation.**

The principal side of the coach entrance which faces the road consists of a wide archway constructed from a gauged bricks (all rendered) which leads through the building to the rear yard. The walls to either side are painted, coursed flint with four rows of brick string coursing to the south which is not replicated on the north side (Plate 8).



**Plate 8. The south facing elevation within the Carriageway.**

The ceiling of the Carriageway is high and rendered so the ceiling timbers are not exposed. There are two modern ventilation blocks in the south wall with one original, cast iron block. There are two further cast iron ventilation bricks at a high level in the north wall and a blocked cellar aperture (Plate 9) which has a sliding chute for coal deliveries inside.



**Plate 9. Blocked coal chute aperture in the south elevation.**

There is some dressed stone with chamfered edges on the south side of the coach entrance. The rear side of the archway has a brick pier supporting the archway on the south side which is further evidence that the building was built against Lamb House at a later date. There is a modern timber cupboard constructed and fixed against the south wall here. The flagstone flooring has most likely been either replaced or lifted and turned around and re-laid as the surface is not worn and appears very fresh (Plate 10), with cementitious mortar in between the flags. There is a pedestrian brick path with a kerb of header bricks on edge.



**Plate 10. Flagstones without obviously signs of wear.**

## 4.2 Windows

There is a large, 9 light fixed window with thin lambs tongue glazing bars on the horizontal rails with thicker plain mullions in the front elevation. There are two original glass lights but the rest are modern replacements. This window is likely to be a replacement and is not original. There have been a series of repairs patched into the jambs of the window. Above the window and door is a modern painted fillet with a lead apron over (Plate 11).



**Plate 11. The front, east facing window and doorway.**

There is a doorstep here with two pieces of stone and brick which has some age to it and could be original with a very weathered timber threshold. The door frame and six light part glazed door is mid-20<sup>th</sup> century. The early photograph in Plate 1 (Page 11) above shows a solid, four panelled door. The brass door handle is from this date as well. There is a small rectangular, plain fanlight above the door. The windows on the first floor are two over two sliding sashes with horns which are not original, although they have some age and are seen in early photographs of the building but they are not six over six (without horns) as seen to the rear. There are iron Juliette balconies here as well in Gothic revival style (Plates 12 and 13), original to the building which cannot be fully accessed so it is likely the original windows were full

height. The second floor windows have three lights with two narrow fielded panels to the side with thin glazing bars and no horns and could be original.



**Plate 12. Original hand forged Juliette balconies.**



**Plate 13. Looking up underneath the balconies.**

In the rear elevation (Plate 14), the principal windows lighting the rooms on the first floor are six over six sliding sashes (without horns) with cills made from header bricks on edge. The smaller mid-height window between the first and second floors lighting the stairwell is a four light pivoting casement whilst the second floor windows are smaller and have three vertical lights without horns so could also be original.

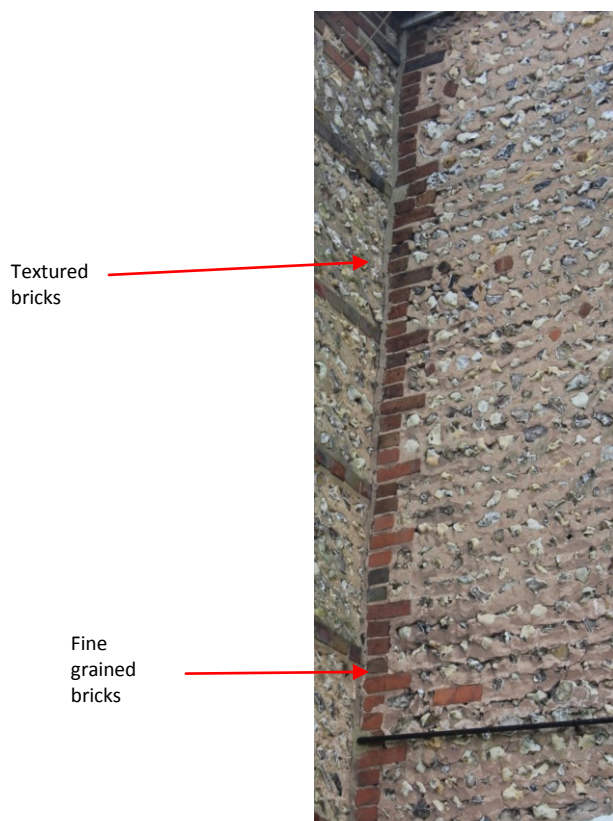


Textured  
bricks

Fine  
grained  
bricks

**Plate 14. Brick dressings with two brick types present.**

The brickwork dressings are odd in that there are two types of brick present with some finer grained, well fired bricks, some with burnt headers but with rougher textured bricks above. This is replicated in the wall quoins (See Plates 14 and 15). The brick dressings here are all textured rather than fine grained.



Textured  
bricks

Fine  
grained  
bricks

**Plate 15. Different brick types in the southern quoins.**

#### 4.3 The rear yard

The yard has been sub-divided providing a small garden covered mostly by modern cement paving slabs which are designed to replicate bricks. The converted stables are now within separate ownership and new walls have been built which divide the original stable yard (Plate 16).



**Plate 16. The rear yard, looking east towards the Stables.**

The boundary walls are flint with brick dressing which are modern but the dividing wall to the south is painted flint which is probably original. There is a modern doorway with brick dressings here leading into the rear garden of No.6, Lamb House. There is also another modern doorway leading into the garden of the stables to the rear of the Coach House.

#### 4.4 The doorways

The existing step leading to the side doorway within the Carriageway is a modern construction of newer bricks topped by a flagstone but with original brick dressings to the sides of the aperture. The threshold is oak and is worn. The door frame may well be original with a slight bead and a segmental arched brick lintel above but the door is a modern, six panelled replacement. The door handle is possibly early 20<sup>th</sup> century and there is an original boot scraper on the east side of the door (Plate 17).



**Plate 17. The side entrance.**

The timber carriageway doors have a wider door for the coaches and a narrow one for pedestrians; they are 20<sup>th</sup> century in date but using the original pintles, strap hinges and sliding vertical bolt (Plate 18). The decorative latch is likely to be a later addition which has fleur de Lys embellishments (Plate 19).



**Plate 18. The rear of the Carriageway doors.**



**Plate 19. Replacement door latch.**

#### 4.5 Miscellaneous

There is a round metal plate in the middle of the front elevation which appears to be the remains of the light which once lit the Inn sign on the front elevation. There is a *possible* blocked window in the front elevation leading down into the basement although this cannot be verified. This is represented by lines of obvious cracking which reveals itself in a rectangular shape. This may be connected with the building to the north. The front garden area is laid with Tarmac and used as parking spaces. There are no chimney stacks surviving for the Coach House above ridge height.

## 5.0 The Cellar

- 5.1 The cellar is present below Room G1 alone, rather than the full depth of the building and is accessed via a narrow four panel, original pine door in the south-east corner of Room G2 (which matches the rear door) with the original architrave still present. This opens up to a set of brick stairs below the main stairwell (Plate 20), which have a very slight curve to them and the north wall of the stairwell is made from lime washed plank and muntin boards which are an original feature.



**Plate 20. The cellar door.**

- 5.2 The south side wall is solid flint and the floor of the cellar is laid with thick quarry tiles, also original, which are very cracked. There are some stone quoins in the south-west corner (Plate 21) and although the walls are heavily lime washed, there are areas exposed which appear to show clunch (chalk) blocks in the north wall and possibly the east wall. Elsewhere it appears to be mostly flint.



**Plate 21. Quoin stones in the south-west corner.**

- 5.3 There is a blocked doorway leading into the No.10 on the north side (Plate 22), with a large raft of concrete in the floor in front of the blocked aperture. The relieving arch and hearth of the fireplace above have been removed, when the whole floor was replaced in the 20<sup>th</sup> century, with the joists and floorboards all modern and inserted into the original joist mortices and bricked in-between.



**Plate 22. Blocked doorway in the north wall, adjacent to the hearth above.**



**Plate 23. Coal chute in the southern wall.**

- 5.4 There is an original coal/barrel chute (plate 23) which was accessed from the south wall within the Carriageway although the aperture has since been blocked.
- 5.5 There is a small patch of original joists which remain *in-situ* over part of the stairs which are lime washed, although the floorboards above the joists forming the base of the stairs leading to the first floor have been replaced. The underside of the stairs in the floor above are covered with original lath and plaster (Plate 24).



**Plate 24. Underside of the stairs leading to the first floor.**

## 6.0 The Ground floor rooms

### 6.1 Room G1

This principal room is entered from the principal elevation on the western side of the road via a small front yard area which is covered with tarmac, providing two parking spaces. The door and step have previously been described but internally the replacement architrave continues across the top of the door and the window (Plate 25). The window cill has a bull-nosed timber cill and the whole window is a replacement although two original glass panes survive, re-used.



**Plate 25. The replacement door and window to the front.**

Once inside, the floor is carpeted but has modern replacement joists and boards as seen in the cellar. The ceiling is covered with thick, embossed Anaglypta type wallpaper which has been painted with gloss paint so the surface under this is not exposed. The walls are plaster applied directly to the masonry and appear to be lime, at least in the west and south side. The fireplace has been significantly modified, with a replacement surround, missing hearth (Plate 26) and brickwork which has been hacked back in places.



**Plate 26. Removed hearth.**

The gauged brick lintel is exposed and a painted, softwood fascia plate (Plate 27) is present which was once attached around the outside of the fire surround. This has some age to it which could be original although it was attached with cut nails and is no longer attached. However, it is plain and not of high significance. The two arches either side of the stack (Plate 28) are very flimsy and made from softwood studwork so are not original. Neither are the modern pelmets which contain lighting cables. The removal of these would be beneficial.



**Plate 27. Possible original fire fascia with alterations to the aperture.**



**Plate 28. Modern arches built into the alcoves.**

The doorway leading to Room G2 to the east no longer has a door and there is a modern steel frame which once had a metal barred door inserted but the architrave is original (Plate 29). The metal bars were attached to the surfaces in the 1990s when the building was used as an antique shop so these can be safely removed without impacting the historic fabric.



**Plate 29. Original architrave in the doorway between Room G1 and G2.**

## 6.2 Room G2

The doorway in the western room leading into Room F1 is original although there are two decorative brackets in the top corners which are later insertions (Plate 30). There is a picture rail running around the room which is modern and machined and is not original although it runs behind the partitioned stairwell wall so pre-dates this feature. The ceiling is covered by modern plasterboard although the walls are mostly covered with original lime plaster applied to the solid masonry walls.



**Plate 30. Inserted metal brackets in the doorway.**

There is an original brick floor and a six over six sliding sash window without horns in the rear, east wall with lamb's tongue glazing bars, sash cords still present and the original architrave. The window has been painted over (Plate 31).



**Plate 31. Original brick floor, door into lean-to and painted rear window in Room G2.**

There is a doorway leading into the lean-to which is original and four panelled with doorknob and latch which are also likely to be contemporary with the door. This would have been the original door leading into the back yard, as are the two brick steps which give access to the lower ground floor level beyond (Plate 32). The timber threshold is very worn.



**Plate 32. Steps leading down into lean-to with different bricks to the flooring.**

There is a blocked doorway in the west side of the north wall next to the chimney which would have given access into the adjacent house, which has a concrete raft in front of the doorway, possibly suggesting steps were removed (Plate 33). There are blocked doors on every level so it is clear that the two buildings were occupied concurrently, perhaps when it was a public house. The fireplace is missing although there are glazed green tiles on the hearth (Plate 34), an early 20<sup>th</sup> century addition typical of the Arts and Crafts Movement and the skirting boards are squared and not original.



**Plate 33. Blocked doorway in north wall of Room G2.**



**Plate 34. Green glazed hearth tiles.**

There is a very small lobby area within the side entrance to the south, which is entered through a replacement door as previously described. The floor below the carpet is softwood replacement boarding as seen below in the cellar. The lobby is boxed in with modern plasterboard (Plate 35) and it is likely that there was never a lobby originally, with the stairwell forming part of Room G2 with open balustrades (Plate 36). The underside of the stairs are lath and plastered.



**Plate 35. Stairwell with modern partition.     Plate 36. Plain walls, stringer and handrail.**

The treads are carpeted but a small area was lifted, revealing bull-nosed treads dating to the mid-20<sup>th</sup> century, nailed into position with round headed, wire nails (Plate 37).



**Plate 37. 20<sup>th</sup> century, bull-nosed stair treads.**

This suggests the whole staircase was replaced, although the original handrails survive throughout and have been re-positioned with the balustrades removed. The nail holes for the original balustrades can be seen underneath the rail and there is one small section remaining *in-situ* on the second floor. The stringers are also modern.

### 6.3 The lean-to

The lean-to (Plate 38) was built at a slightly later date than the building as borne out by the presence of the blocked window in what was the original rear wall of Room G2 next to what was originally the back door. Originally the lean-to did not have any windows but a modern mid-20<sup>th</sup> century casement has been inserted in the southern wall. The lean-to is brick built but is heavily painted so the bond type cannot be ascertained. The roof is covered with slate and the rear wall has a blocked aperture, an outside tap and an original hay rack fixed to the wall.



**Plate 38. The rear wall of the lean-to.**

There is a mid-20<sup>th</sup> century ledge and braced door and a butt joint in the brickwork on the north side where the small outdoor toilet block next to the lean-to was added. Whilst the outdoor toilet block is accessed and used from the lean-to belonging to the Coach House, it is situated within the adjacent property's boundary forming a flying freehold. The structure does not attach to the building next door but is free standing. Between the modern house is a strip of brick dressing with the textured bricks once again at the higher height. The floor of the lean-to is laid with bricks which are slightly different to the bricks used in the steps. There are two sandstone flags in the corners of the floor at the east side, with a break in-between (Plate 39). Unfortunately there is a modern concrete block here at present but there is a scar in the brickwork in the middle which suggests there was a vertical brick feature.



**Plate 39. Scars of a missing fireplace and chimney stack.**

Coupled with some other scars in the roof (Plate 40) and an area of rough render over the central section of the brick wall to the rear, east side, there is enough evidence to suggest there was once a small internal chimney stack and fireplace. Originally there were no windows so it is likely this once formed a washroom.



**Plate 40. Patch in roof for removed stack and rendered wall showing former stack outline.**

There is also a central drain with an iron pipe *in-situ* although this is in-filled with concrete now and there is a modern window inserted in the southern wall. The door into the garden is modern whereas the door leading into the toilet is original, with a

very narrow plank door with contemporary fittings including the strap hinges with small round terminals and latch (Plate 41). The planks are of uneven width and have a slight bead to the edges.



**Plate 41. Door leading into the toilet.**

The underside of the roof is covered by tongue and grooved boards (with a small bead) so the rafters or other timbers are not exposed but there is one central roof tie which has been painted but has evidence for axe marks so is likely to be a hardwood (Plate 42). There is one raking strut attached to the tie which is also painted but is more uniform in profile and has circular saw marks so is likely to be softwood. It would be beneficial to remove the paint from these timbers.



**Plate 42. Roof tie and raking strut.**

The eastern side of the painted window which was previously external is not hugely weathered, which suggests the lean-to was built soon after, thus preserving the integrity of the window. The toilet room itself is constructed as a flying freehold has been much altered and was most likely an earth closet, with a concrete floor and

two modern windows inserted; one to the north is mid-20<sup>th</sup> century and has opaque glass (Plate 43) whereas the one to the east is a four light casement with thin lamb's tongue glazing bars and a monkey tail casement stay. This has some age to it but it unlikely to be original. It is possible there was there a door here although the wall outside is heavily painted and could not be fully accessed to inspect. The ceiling is covered with fibre-board and the walls are cementitious render. The toilet and sink are modern and the southern wall (formed from the external northern wall of the lean-to) appears to be lime rendered.



**Plate 43. 20<sup>th</sup> century sanitary ware and inserted window.**

## 7.0 The first floor rooms

### 7.1 The Stairwell

The first floor is access via the stairwell on the south side of the building (Plate 44). As previously discussed, this has been replaced and is mostly a mid-20<sup>th</sup> century insertion.



**Plate 44. 20<sup>th</sup> century newel post and stairs with re-used handrail.**

The stairs have a half landing between the two floors which is lit by a four light, pivoting casement window (Plate 45) with lamb's tongue glazing bars with bull-nosed cill and nailed architrave nailed with round headed nails and the paint has been stripped. The window is possibly original but the architrave and cill has been replaced.



**Plate 45. Landing window between ground and first floor levels.**

There is a small section of original first floor boarding exposed under the stairs which continue to the second floor (Plate 46). The rest of the floor throughout is covered by carpets, so this *may* be an indication that the floorboards on this level remain original and *in-situ*.



**Plate 46. Small section of original floorboards within the first floor landing.**

The solid masonry wall to the south of the stairwell is *probably* covered with lime mortar although it is painted so it is not possible to say for certain. Once the wall extends up to the first floor it becomes a lath and plastered partition wall, forming the room over the open Carriageway below.

## 7.2 Room F1

This includes the landing area which gives access to three rooms; Room F2 is a modern bathroom to the rear; Rooms F3 and F4 are currently one large, open room to the front of the building which was originally sub-divided and finally Room F5 is a modern kitchen to the south. Room F1 has few original features and has a modern cupboard built into the west wall with a projection in the stud wall to the north of this (Plate 47) which has two modern air vents within. It is a modern stud wall and it is not clear what this is.



**Plate 47. Blocked doorway in the north wall. Plate 48. Partition wall across the stack.**

The now blocked chimney stack is present in the north wall (Plate 48) and the space has been re-configured to provide the modern bathroom and cupboard here, which has a small corridor between the two. There are two modern stud walls now sub-dividing the space, one of which cuts across the chimney. Originally there would have been a corridor to the west side and one bedroom where the bathroom now is. At the north end of the short corridor is another blocked access to the property adjacent to the Coach House. The landing ceiling is papered but is likely to be lath and plaster.

## 7.3 Room F2

This modern bathroom is entered via a modern doorway and door and the east window in the bathroom is a six over six sliding sash in need of repair; there is one historic pane of glass re-used and the rest has been replaced and the architrave has been repaired and/or replaced with a bull-nosed cill. It is possible this is an original window. The floor is covered with linoleum and the walls are tiled and/or wallpapered. The skirting throughout is square-edged in all rooms on this level.

#### 7.4 Room F3

This room is entered through an original doorway off the west side of the landing and the door is a modern replacement, probably painted plain plywood, along with the frame and architrave which is also likely to be a later insertion. There is a significant rise in floor in the centre of the room where there must presumably be a transverse beam in the ceiling below. This also marks the location of the missing partition wall between what would have been the two principal bedrooms Rooms F3 and F4 which is one large room as previously discussed (Plate 49).



**Plate 49. Looking south from Room F3 into Room F4.**

There is a central, two over two sliding sash window, (with horns) and a modern radiator below. Behind the radiator there can be glimpsed the original window design which has earlier, vertical jambs continuing from the cill down to floor level (Plate 50). In-between the jambs are horizontal, beaded tongue and groove boards below the existing cill.



**Plate 50. Different architrave and boarding glimpsed below the window.**

Although this cannot be fully inspected easily, it is suggested that the jambs mark the edges of a once taller window or possibly even French doors which opened up onto the Juliette balcony and have since been replaced. A shorter window was re-positioned in the later Victorian period as these windows should match the six over six sliding sash windows (without horns to the rear). The larger glazed lights marks the transition to cheaper glazing in the later 19<sup>th</sup> century, which needed horns at the side to act as a form of bracing for the heavier glass panels, which were not needed in the earlier windows. There are three original glass panels surviving *in-situ*. The fireplace in the north wall is blocked and the ceiling appears to be original lath and plaster.

#### 7.5 Room F4

This room is accessed through the open aperture with Room F3 as well as through an original doorway leading into Room F5 on the east side. The door is a modern replacement, probably painted plain plywood and the architrave is probably a later addition. In general, the room matches Room F3 although there is no evidence for a hearth in the south side of the room so it is not clear what would have heated the rooms to the south throughout the building. It may be that they were unheated and no chimney stack could be built as the base would have obstructed the Carriageway below. There are four original glass panels surviving *in-situ* in this window (Plate 51) which has been modified as seen in Room F3.



**Plate 51. Bow in the floor of Room F4.**

#### 7.6 Room F5

This room is accessed directly from the landing Room F1 through an original narrow, four panelled door with contemporary Suffolk latch and hinges, as well as through a matching original doorway in the west wall leading into Room F4. Both doors have original architrave (Plate 52).



**Plate 52. Original architrave but modern door in the doorway leading into Room F5.**

The ceiling is *probably* lath and plaster whilst the floor is covered with modern engineered oak. The room has been fitted out as a kitchen in the late 20<sup>th</sup> century (Plate 53) and the wall which flanks the south side of the stairwell is lined with lath and plaster on both sides, including the interior of the kitchen cupboards here (Plate 54).



Plate 53. Original six over six sliding sash window in the east wall of Room F5.



Plate 54. Cupboard in the north wall of Room F5 with lath and plaster to the rear.

## 8.0 The Second floor rooms and roof space

- 8.1 This floor is divided into smaller rooms once again, with a landing area (Plate 55) giving access to a modern bathroom to the rear in Room S2, and two front bedrooms in Rooms S3 and S4 and a rear bedroom in Room S5. The floor is carpeted throughout but is bowing and creaking so is *likely* to be original although this could not be verified on the day of the survey. Between Rooms S3 and S4 in the landing, the floor slopes away on both sides, probably due to movement in the floor over the top of a girding beam.



**Plate 55. The landing area Room S1 with bedrooms doors on the west side.**

### 8.2 Room S1

The stairs here have another half landing with three final steps leading to the second floor. There is a small section of original *in-situ* balusters within the landing with slender, square, plain balusters (Plate 56). These span two original vertical timbers

which are different to the existing newel posts, suggesting the other posts throughout are also replacements.



**Plate 56. Surviving *in-situ* balusters and slender newel post.**

The newel post on this level is very slender and has an L-shaped bracket (Plate 57), top and bottom, providing support for the handrail although it is very slender. There also appears to be an original flat post attached to the wall (Plate 58) which has a rounded top which is in contrast to the later, pointed newel posts.



**Plate 57. Original newel post.**



**Plate 58. Wall post with rounded top.**

This floor is built partly into the roof space with skielings evident. There is no window lighting the half landing. The southern wall is covered with lath and plaster but the north wall is a modern stud wall where another modern bathroom has been created in borrowed space. There is another cupboard within the landing and a blocked doorway in the north wall (Plate 59) next to the chimney stack (which has no fire surround) which would have once again given access to the neighbouring property.



**Plate 59. Cupboard formed in the blocked doorway to the north.**

The ceiling is covered with modern plasterboard but the partition walls between the landing and the bedrooms to the west are original lath and plaster. The dividing partition between Room S3 and Room S4 bedrooms is lath and plaster, as is the wall to the rear of the cupboard with large, sliding doors in the landing.

### 8.3 Room S2

The modern bathroom here has a linoleum covered floor and tiled/wallpapered walls and the doorway is modern with a plywood painted door. The exposed eastern wall is covered with modern plasterboard as well as the skielings (Plate 60), but has a lath and plaster ceiling. There is modern square edged skirting. There is an original, three over three sliding sash window in the rear, east wall with two lights and sash cords still present (Plate 61).



**Plate 60. Room S2 with plasterboard wall and skilings.**



**Plate 61. Original sliding sash window in the east wall.**

#### 8.4 Room S3

This room is accessed through an original doorway in the west wall of the landing Room S1. The ceiling is papered but appears to be lath and plaster across the width of the room including the skielings (Plate 62). There is a fitted cupboard in the west wall next to the window which is a three light, sliding sash with narrow fielded panels either side and there are just two original lights *in-situ*. Part of the north wall is boarded out and the projecting, angled stack is exposed.



**Plate 62. Room S3 with angled stack just evident.**

#### 8.5 Room S4

This room is accessed through an original doorway in the far south side of the west wall of the landing Room S1. The wall between this room and Room S5 to the east consists of two cupboards which have been built side by side with modern plywood or plasterboard forming the divisions. The doorway has an original four panelled door with a Suffolk latch and contemporary architrave (Plate 63).



**Plate 63. The door leading into Room S4.**

There is a small cupboard with a sink next to the front window to the west. The wall to the south is covered with modern plasterboard as is the front, west wall and the whole ceiling as well. The window matches that in Room S3. Once again, there is no evidence for a hearth in the south side of the room (Plate 64).



**Plate 64. No evidence for a fireplace in the south wall of Room S4.**

## 8.6 Room S5

This room is accessed through a later doorway in the east side of the landing Room S1, opposite the doors leading into the western bedrooms (Plate 65).



**Plate 65. Doorway arrangement in the landing with the two bedrooms doors on the right, loft hatch above and doorway into Room S5 on the left.**

The north and east walls are all lath and plastered, including the south wall but the ceiling/skielings have possibly been re-plastered but this is not certain. There is a small patch of floorboards exposed in the cupboards which appear to be original. The window is a sliding three over three sash without horns as before (Plate 66) and the entrance door is four panelled with a round brass knob which is more likely to be later 19<sup>th</sup> century. The architrave to the rear is also different (Plates 67 and 68) and is more modern than the others which suggests there has been a re-arrangement of the doorway to this room.



**Plate 66. Window in the east wall of Room S5.**



**Plate 67. Doorway to Room S5.**



**Plate 68. Doorway to Room S3.**

## 8.7 Roof

The roof is accessed via a loft hatch in the south side of the Landing Room S1. The roof has been re-built and is a mid-20<sup>th</sup> century construction consisting of common, paired rafters with intermediate collars of which there are only two across the whole roof structure (Plate 69).



**Plate 69. The roof structure, looking north.**

The purlins are set on edge with blocks between the rafters and purlins in the central section only. The timbers throughout are bandsawn and there is a slim ridge-board, with bitumen lining with furring pieces evident throughout (Plate 70).



**Plate 70. Machined timbers and bitumen lined roof.**

The south wall consists of the gable of No.6 to the south, which is flint with brick bands. There is the outline of a stack here which belongs to the adjacent property. There is patched brickwork between the stack and the roof of No.6 which is clearly seen in outline in this gable end (Plates 71 and 72).



**Plate 71. Gable of No. 6 with flint and brick masonry evident as well as the slate roof.**



**Plate 72. Infill brickwork in the southern gable.**

## 9.0 Discussion

- 9.1 It is clear that the building has seen some alterations over a period of time, notably in the later 19<sup>th</sup> century when windows were replaced in some rooms. At some point in time it seems that the Lamb Inn relocated from Lamb House to No.8 although this evolution is not clearly understood. The Tithe map shows a distinctive boundary, although No.8 was linked to No.6. It may be called the Coach House now, but was never formerly labelled as such and may well have provided additional lodging rooms for the Inn. The Coach House appears to have been built to the rear of No.10 and only the Stable block now survives.
- 9.2 The building has doors which are now blocked in the north wall, which would have given access into No.10 to the north. This is somewhat of a mystery, as the earlier building which was there when No.8 was built, was much lower in height and certainly did not have a second floor. It is possible that stairs may have given access to the lower levels and so it's possible that perhaps the second floor doorway opened up into rooms in the roof. However, looking at the earlier photos this would have been impossible as the roof ridge is lower than the entire second floor. This simply cannot be explained, unless this was a window on the second floor. There is a gap behind the north wall of the cellar and it is not known if the cellar continues under the modern building, so it is possible that just the cellar, ground floor and first floors were somehow linked. Without removing historic fabric it would be impossible to explain this.
- 9.3 It is recommended that a heritage impact assessment should be provided, once the development plans have been decided.
- 9.4 A specific request was made to note which walls and ceilings had original lath and lime plaster. This is listed as follows, although it should be pointed out that this was not always 100% certain as the majority of walls are wallpapered or painted. It is recommended that if there is some uncertainty, then the wallpaper should be removed and the plaster sprayed with vinegar. If the surface fizzes, then it will be lime and if it does not then it will be a modern gypsum plaster. All remaining walls not mentioned below are

### Original surviving lath and plaster surfaces

**Cellar:** underside of stairs leading to first floor level

#### Ground floor rooms

Room G1: All walls are lime plastered directly onto masonry. There does not appear to be any lath partitions in this room. It is not possible to say what the ceiling is covered with as it is wallpapered.

Room G2: The ceiling is covered by modern plasterboard although the walls are mostly covered with original lime plaster applied to the solid masonry walls on the west, north and east sides but the south wall is a modern stud wall. The underside of stairs leading to first floor level are covered with lath and plaster and the south wall in the stairwell is lime rendered onto masonry.

Lean-to: The southern wall in the toilet is lime rendered onto masonry but elsewhere the walls are lime washed onto brick.

**First Floor rooms**

Room F1: The south wall of the stairwell and the partition wall to the west is lath and plaster as well as the ceiling. The north wall and east wall is modern plasterboard apart from within the stairwell where lime is rendered to masonry.

Room F2: There are no lime plastered walls apparent as this is a modern bathroom.

Room F3: The stud wall to the east side has been tested with vinegar spray by the client and some of the wallpaper removed. This has proved to be modern gypsum plaster but it is not clear if this is applied to original studs or is completely modern addition. The west and north walls are lime render to solid masonry walls. The ceiling is lath and plaster.

Room F4: The stud wall to the east side adjacent to Room F5 has also been tested by the client and proved to be gypsum plaster. However, the ceiling is lath and plaster and the south and west walls are lime render to masonry.

Room F5: The ceiling is *probably* lath and plaster and the west and north wall inside the cupboards is lath and plaster on both sides. Elsewhere the south and east walls are modern.

**Second Floor rooms**

Room S1: The southern wall and the partition walls to the west are original lath and plaster, including inside the cupboard but the north wall and east walls are modern apart from within the stairwell where lime is rendered to masonry..

Room S2: The ceiling is *probably* lath and plaster but elsewhere the wall coverings are modern.

Room S3: The ceiling is *probably* lath and plaster as is the partition wall to the south. Elsewhere it is lime rendered onto masonry.

Room S4: The partition wall to the north is lath and plaster but elsewhere in this room it appears to be modern plaster-boarded walls, including the ceiling.

Room S5: The north, east and south walls are lath and plaster and the ceiling *may* have been re-plastered but this is not entirely certain. The west wall is a modern cupboard.

## 10.0 Archive

- 10.1 On completion of the archaeological report ASL will arrange for a paper copy of the report to be deposited at West Sussex Records Office (WSRO).
- 10.2 Digital copies of the report should be provided to:
- the Owner/Developer
  - the Conservation Officer
  - the Local Planning Authority
  - The Historic Environment Record Office as a Pdfa file on a CD.
- 10.3 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document. The above comments should be discussed with the Conservation officers for Mid-Sussex District Council.

## 11.0 Acknowledgments

- 11.1 The author wishes to thank the owner, Mr and Mrs de Sallis for commissioning ASL to undertake the fieldwork and for their help and guidance during the site visit.

**LISA JAYNE FISHER, Cert.Ed., BA (Hons), MA, Msc**  
**Principal Archaeologist**  
**Archaeology Services Lewes**  
**April 2025**  
**Revision B**

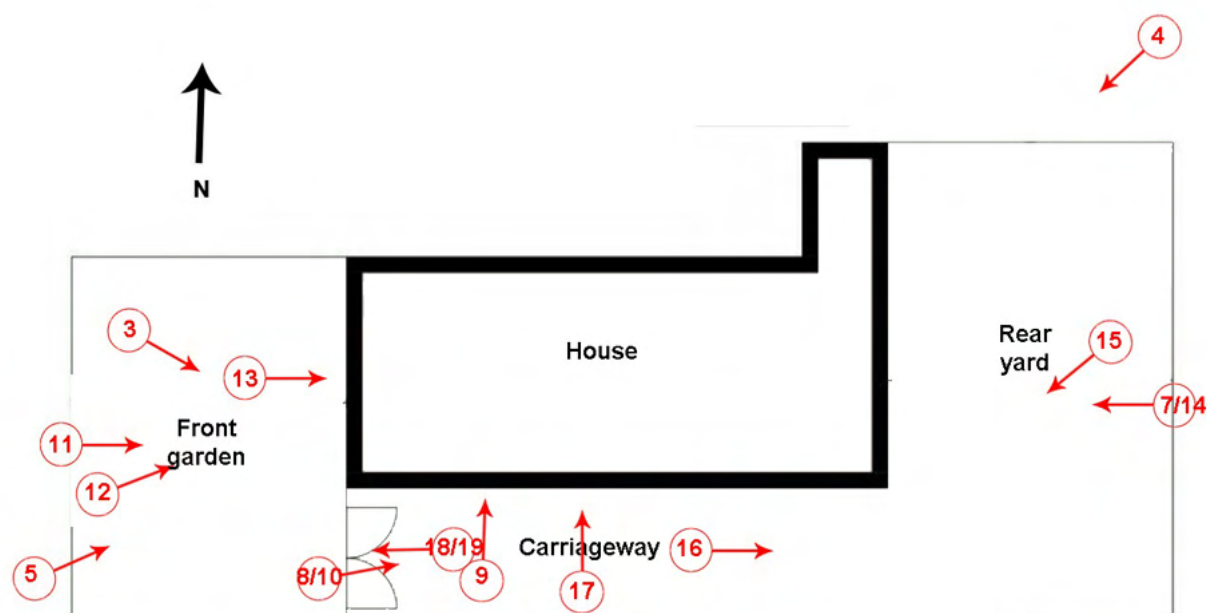


## APPENDIX

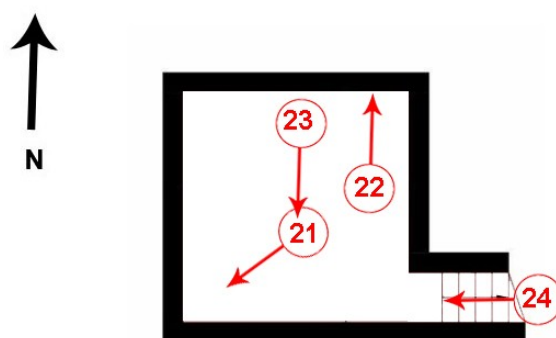
## Appendix 1: HER summary form

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Code</b>                           | CHH25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site identification and address</b>     | The Old Coach House, 8 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9RU.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>County, district and / or borough</b>   | West Sussex, Mid-District Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>O.S. grid ref.</b>                      | TQ2803416551                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Geology.</b>                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Project number.</b>                     | ASL 351-25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Fieldwork type.</b>                     | Archaeological Interpretive Survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Site type.</b>                          | Householder                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Date of fieldwork.</b>                  | 12 <sup>th</sup> February 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Sponsor/client.</b>                     | Mr and Mrs de Sallis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Project manager.</b>                    | Lisa Fisher                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Project supervisor.</b>                 | Lisa Fisher                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Period summary</b>                      | <i>The Coach House was built as part of the Lamb Inn during the early 19<sup>th</sup> century, and it is ceased trading as an inn during the 1970s. There are few remaining, original features within the building although the layout of rooms remains fairly intact. The stairs have been largely re-built, as has the roof when the structure appears to have seen a substantial round of repairs and alterations during the mid-20<sup>th</sup> century.</i>                                                                                                                                                                                                                                                                                                                                         |
| <b>Project summary.<br/>(100 word max)</b> | <p><i>The building forms part of a terrace which is west facing, and is attached to the north side of Lamb House, which is earlier in date. There are two rooms on the ground floor with an open Carriageway to the south. There is a cellar below the front room only, with four rooms on the first and second floors which extend over the Carriageway. There is a single-storey outshot to the rear which was attached soon after the building was built probably functioned as a washroom as it once had a fireplace which has since been removed.</i></p> <p><i>The front facade retains its original Juliette balconies, although the windows are replacements throughout. The carriageway doors are also replacements but overall it retains its early 19<sup>th</sup> century character.</i></p> |

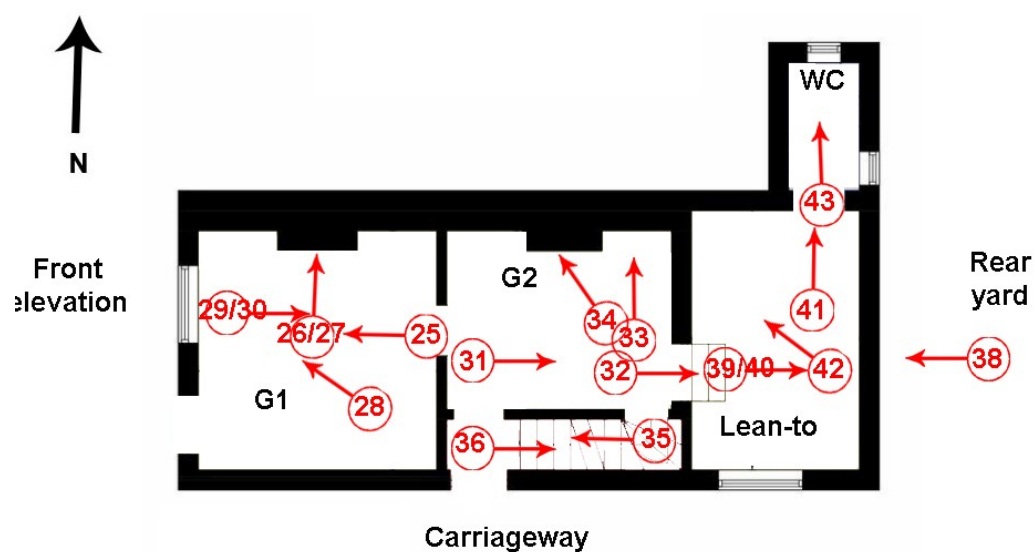
## Appendix 2: photographic floor plans and room numbers



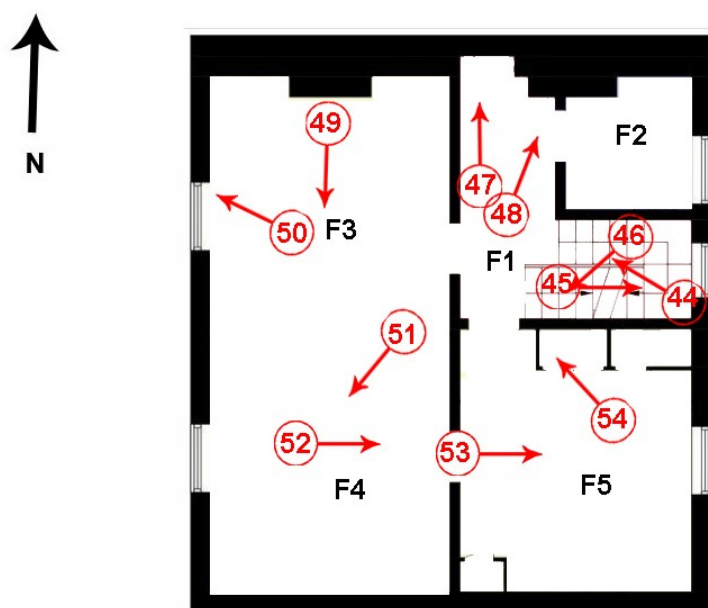
Exterior photographic location plan



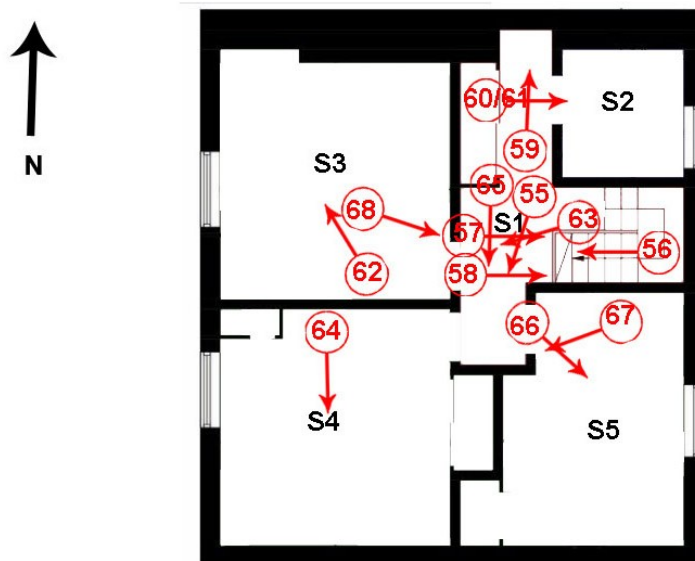
Cellar photographic location plan



Ground floor photographic location plan



First floor photographic location plan



Second floor photographic location plan