

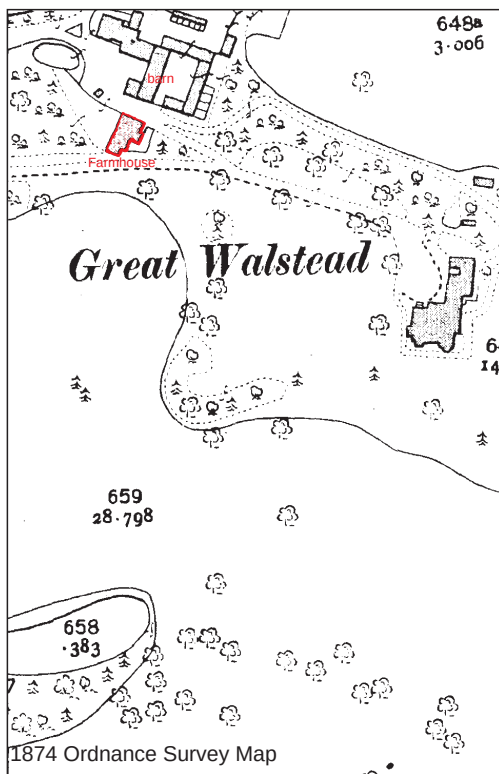


HB Archaeology & Conservation Ltd

FARMHOUSE AT GREAT WALSTEAD SCHOOL,
EAST MASCALLS LANE, LINDFIELD, RH16 2QL

(NGR: TQ 36417 24973)

HISTORIC FARMSTEAD CHARACTER & PRELIMINARY BUILDING ASSESSMENT



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Commissioned by
Great Walstead School

Report No. 2026647
Prepared by Maggie Henderson

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HERITAGE STATEMENT & IMPACT ASSESSMENT

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Abstract

An assessment of the former farmhouse at Great Walstead School was carried out in advance of a proposed programme of repairs intended to rectify damage to the late 16th or very early 17th century timber-frame, to repair masonry, brickwork, tile-hung external elevations and to the roofs, all intended to restore the condition of the this important and unusual building.

A very high degree of the original floor plan, fixtures and decorative detail survive within the main range, supplemented by sufficient fabric retained within its much-altered contemporary rear range to illustrate the atypical layout and early origin of this transitional building. The timber-framed building, built at the turn of the 17th century, exhibits an atypical floor plan that combined domestic accommodation in an almost modern manner, comprising a central entry flanked by hall and parlour within the majority of the main range, with a developed service suite situated at the north end of the house, within its rear wing, and a probable contemporary lean-to outshot and its cellars. The distinctive zones of activity within the house were emphasised by controlled access to the northern service suite, evidenced by no through links from the adjacent domestic accommodation.

The survival of ovolo-moulded-mullioned windows that had flanked larger central windows had been a feature of the publicly visible west-facing elevation, the display fenestration illustrating the hierarchy of the layout of the house, in addition to the knowledge of architectural fashions of the day. Within the building, further ovolo-mouldings are extant on the girders of the ground floor rooms within the hall and parlour and other decorative choices are apparent in the use of comb-decorated daub to at least two of the first floor rooms.

The house appears to have been little altered since its construction, retaining much of its fabric and form until the 19th and early 20th centuries. At that time, the alterations focussed upon changes to circulation, improvements to staircases and establishing links between the former service suite and the domestic group on all floors. Further changes comprised concealment of the by-then archaic timber-frame in tile-hanging and the renewal of most of the windows, carried out in conjunction perhaps with the reinstatement of any previously concealed flanking-lights.

The proposal scheme prepared by Gould Baxter, supplemented by methodologies prepared by The Oak Blokes and Hockley & Dawson is a particularly well-considered one, comprising a repair strategy that keeps intervention to an absolute minimum, employs appropriate materials, such as lime-mortar, linseed oil putty, lead for the flat roofs, the introduction of vapour permeable sheep's wool insulation and the use of mineral paints. The existing tiles and bricks (if removed to execute repairs) will be reinstated, or if they are beyond salvage, replaced with reclaimed material to match. The scheme therefore is demonstrably heritage-led and evidence-based, designed to ensure the survival of this important building in a manner that will enhance and better reveal its existing character and significance.

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APPENDICES

Appendix 1: List Entry Description

Appendix 2: The proposal scheme prepared by Gould Baxter

1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Great Walstead School to prepare a heritage statement and impact assessment of a grade II listed timber-framed farmhouse in the school's grounds. The report is intended to accompany planning applications for a programme of repairs to the property.

2.0 SCOPE & METHODOLOGY

- 2.1 The property was visited in order to assess the buildings and provide the following information:
- An assessment of the origin and development of the building
 - An historic map regression exercise to place the building within its later historic context
 - An assessment of the significance of the building and its setting
 - Provide an assessment of the potential impact (negative and/or positive) of the proposal scheme
- 2.2 This report should be read in conjunction with the documents prepared by Gould Baxter, Hockley & Dawson and The Oak Blokes.

3.0 LOCATION

3.1 Location

- 3.1.1 The former farmhouse is situated to the east side of East Mascalls Lane on the northern side of the driveway that leads from the road to the school campus (Figure 1). The former farmstead associated with the farmhouse is situated to the northeast of the house and has been the subject of a separate report by the author (forthcoming).
- 3.1.2 The building is oriented north-northeast by south-southwest, henceforth simplified to a north-south axis for clarity.
- 3.1.3 The setting of the farmhouse and the former farmstead group remains rural in character despite the proximity of the school buildings. The campus and its associated buildings (farmhouse and farmstead) are surrounded by a pattern of well-defined irregular fields interspersed with tracts of woodland, most notably to the south and southeast of the property (Figure 1).

4.0 DESIGNATIONS

4.1 Great Walstead House

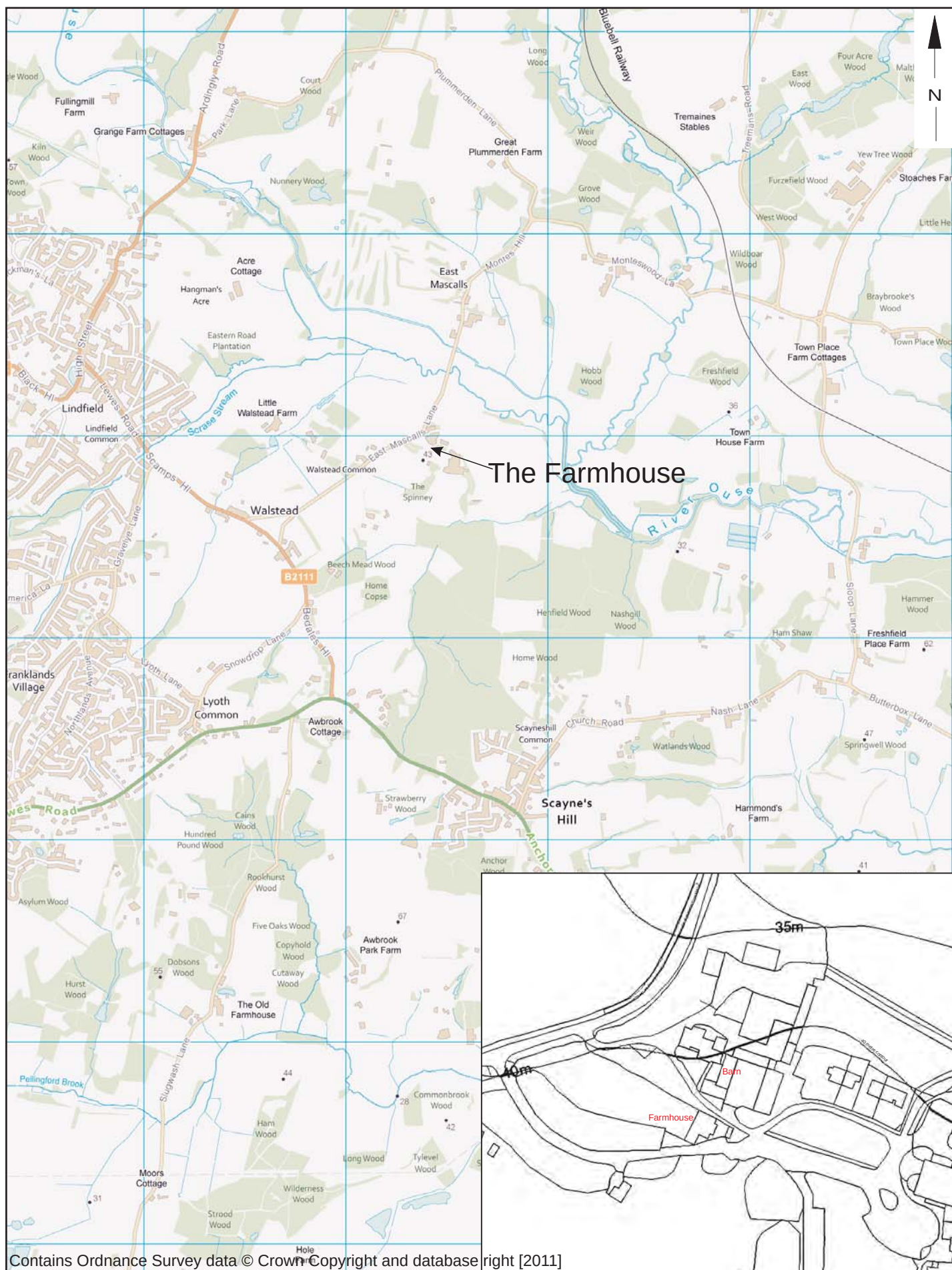
- 4.1.1 The former farmhouse is described as a '*C17 or earlier T-shaped timber-framed house*' (List Entry No. 1285280, Appendix 1).

4.2 **Barn**

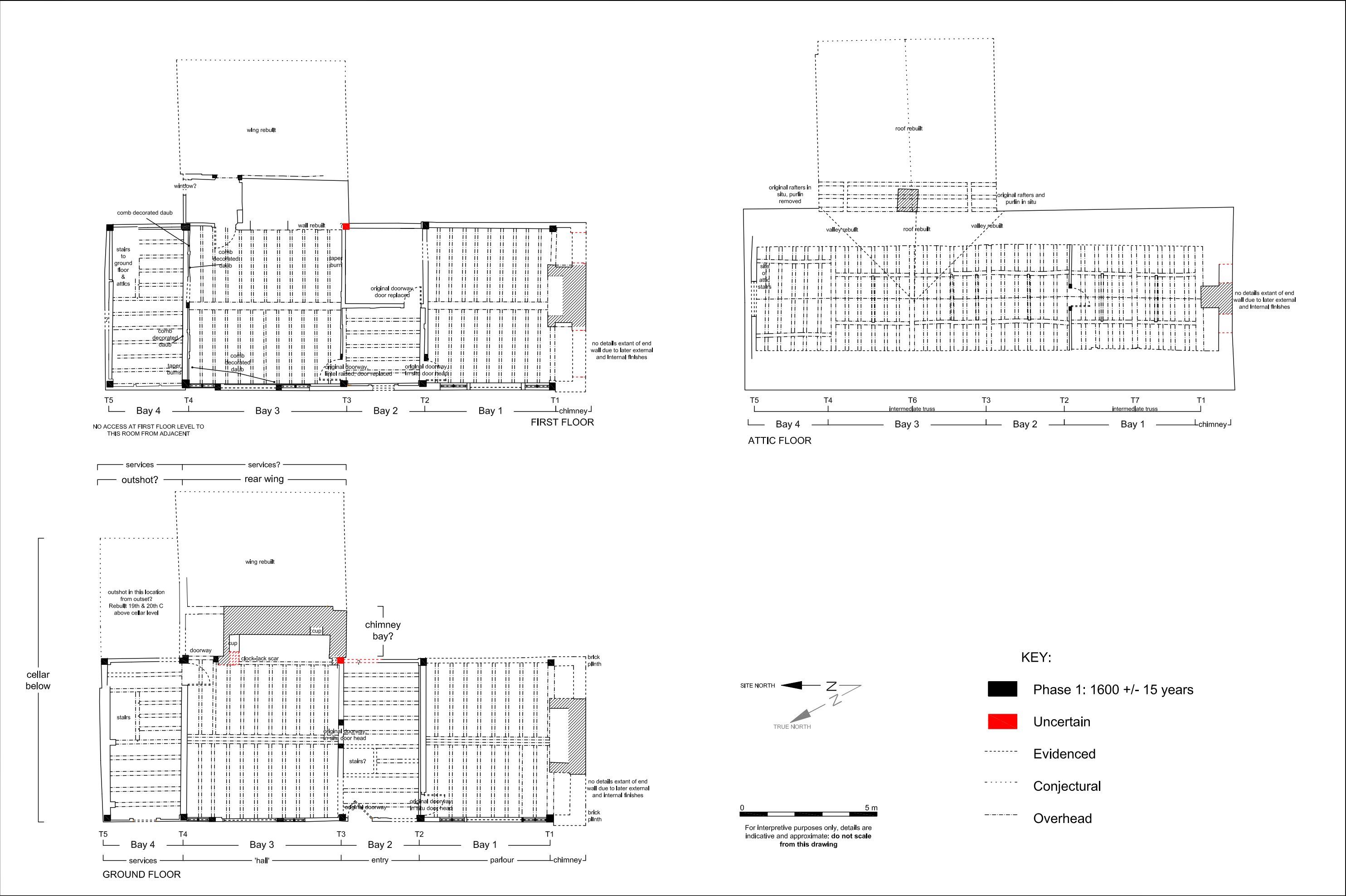
- 4.2.1 The only element of the former farmstead that is listed in the barn: this is described (erroneously) as 18th century in origin (Appendix 1). The barn was listed as Grade II on the 11th May 1983 (List Entry No. 1025622, Appendix 1).

4.3 **Curtilage**

- 4.3.1 The description in the list entry is purely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.
- 4.3.2 As such, elements of the former farmstead group may be afforded the same protection as the Grade II Listed barn and farmhouse.



© HB Archaeology & Conservation Ltd		Farmhouse at Great Walstead School, East Mascalls Lane, RH16 2QL	Figure 1
Project Ref: 2026647	June 2026	Property Location (TQ 36417 24973)	
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5.0 THE FARMHOUSE AS EXISTING

5.1 Phase 1: 1600 +/- 15 years

Layout

- 5.1.1 Great Walstead farmhouse comprises a storeyed main range and rear wing as first built: this may have been supplemented from the outset by a single storey lean-to structure built at the angle between the two ranges on at the northern end of the house (Figure 2).
- 5.1.2 Both storeyed ranges had two principal floors and the accommodation within the main range was supplemented by integral attics along the full length of the building. It is uncertain if attics had been included within the rear wing due to the extent of later rebuilding that had been carried out in the 19th and early 20th centuries.
- 5.1.3 Low cellars are included within the northern end bay of the building (bay 4): these extend to the east below the single storey structures that currently occupy the site, suggesting that there had been a predecessor to those buildings and that they had been subject to substantial rebuilding events during the 19th and 20th centuries (discussed below).
- 5.1.4 The main range was set out to a four-bay layout: this comprised two large and two narrow bays as follows: bay 1 at the south end of the range measures 4.77 metres on its north – south axis, supplemented by a purpose-built end chimney bay at 1.30 metres long (Figure 2). The remaining bays measure 2.85 metres (bay 2), 5.75 metres (bay 3) and 2.90 metres in length (bay 4) respectively (Figure 2).
- 5.1.5 Bay 2 had been partitioned either at the outset or at a very early stage in the development of the building to create an ante chamber and a lobby on the first floor of the bay.

Rear Wing

- 5.1.6 It is clear that the rear wing had been an integral part of the household from the outset, this is evidenced by the inclusion of a principal post that is L-shaped in section as it formed the eastern side of the T4 truss in addition to the western end of the northern elevation of the rear wing (Figure 2; Plate 1). Further, the wall-framing, where it survives is entirely consistent with that of the main range, as is the fragmentary roof structure still *in situ* with the chimney bay at the junction of the two ranges (discussed below).
- 5.1.7 Only c. 1.80 metres of the rear wing survive in terms of the original and extant timber-framing and roof structure: this had incorporated the substantial chimney stack that still serves the bay 3 rooms in the main range. It is clear that the rear wing had extended further to the east than the extent of the surviving fabric; however this part of the building has been rebuilt in whole or in part, with any potential surviving original fabric below roof level concealed behind later finishes.



Plate 1: Detail of the L-shaped post at the junction of the main range and its integral cross-wing (arrow)

Attics

- 5.1.8 As first built, the integral attics were set out to a two-room layout, a large room occupying bays 2 to 4 and a separately enclosed room at the south end of the range (bay 1; Figure 2).

Cellar and lean-to

- 5.1.9 A low masonry built cellar is situated below bay 4 of the main range; this takes advantage of the sloping topography of the site, in that the low cellar is at ground level on the north side of the building, and partially sub-surface to the south. The cellar extends east-wards below the comparatively modern buildings that occupy the junction between the main range and its rear wing. As outlined above, it is possible the cellar had been surmounted by a lean-to outshot prior to the structure having been rebuilt above during the 19th and 20th centuries.

Wall Construction

- 5.1.10 The wall construction is of small-panel type with no extant evidence of bracing (Plate 2 and Plate 3). The framing is consistent throughout the house on its external and internal walls. Carpenter's marks are also extant, again consistent in style throughout the main range; these comprise markings scored into the timber using a race knife. The markings on the T3 truss on the ground floor, north side include atypical arrow markings, while others include compass-drawn circles (Plate 4 and Plate 5).
- 5.1.11 The original infill to the small panels is lath and daub with a lime-skim finish that may have been the intended finish at the outset. Several areas retain comb-decorated daub: this can be seen on the walls at first floor level within bays 3 and 4 (Plate 6).

- 5.1.12 The fabric of the south end elevation of the building incorporates a substantial two-flue brick-built chimney stack. The wall fabric is concealed on the interior by plastered finishes and on the exterior by clay-tile-hanging obscuring details other than that of a brick plinth. As such it is uncertain at this stage if the entire wall had been brick-built or partially timber-framed, and later clad in the clay tiles to modernise its appearance.



Plate 2: Small panel framing to the north end of the house



Plate 3: Small panel framing in the T4 truss between bays 3 and 4 on the first floor



Plate 4: Example of the carpenter's marks on the T3 truss facing north into bay 3



Plate 5: Comb-decorated daub with lime-skin on the south side of the T4 truss facing into the hall chamber in bay 3. Note also the carpenter's marks at the junction of the rail and studs (arrow)



Plate 6: Lath and daub within the panels of the T4 truss (now within a bathroom) showing the remains of the comb-decorated daub (arrow)

Windows and Doorways

- 5.1.13 The main range has a high degree of survival of original doorways and windows. This is clear in the survival of eight, two-light, ovolo-moulded-mullioned windows on the west elevation of the house (Plate 7). The surviving windows are flanking windows, that is, they had flanked much larger central windows that have since been replaced. The rare survival clearly indicates display fenestration for the west side of the main range, the publicly-visible elevation that is viewed on the approach to the property from the highway.
- 5.1.14 The surviving windows include applied ovolo-moulded frames and diamond-section iron stanchions centrally situated to each light, intended to anchor leaded glazing (Plate 8). The glazing has been replaced with plain glass, and the survival of a regular arrangement of nail-holes on the mullions suggest that the flanking lights had been lath-and-plastered over to modernise the appearance of the house, later reinstated to reveal the fixtures perhaps as part of a late 19th and early 20th century building campaign.
- 5.1.15 There is ample evidence for integral doorways within this building providing insight to the original layout and means of circulation. It is of particular interest to note that there is no integral access from bay 3 (hall chamber) to the inner room chamber in bay 4: the current doorway in that location is an inserted one, cutting through the rail to create an opening (Plate 9).
- 5.1.16 The doorway in the T2 truss on the ground floor and the two doorways, one each in the T2 and T3 trusses on the first floor, in addition to the entrance in the partition within bay 2 leading to the current first floor bathroom, are in their original locations. In all examples excepting the T2 truss doorway at first floor level and within the

partition in bay 2, the door-heads have been cut out to increase head-room (Plate 10).



Plate 7: Eight surviving ovolo-moulded-mullioned windows on the west elevation of the main range



Plate 8: Detail of one of the two-light ovolo-moulded windows



Plate 9: The mortise and tenon for the continuation of the rail (arrow), exposed when the rail was removed to create a doorway between the bay 3 and 4 first floor rooms



Plate 10: The mortise and tenon for the door-head of the ground floor doorway in the T2 truss, note also the mitred corner still visible at the top of the chamfer, indicating the level of the soffit of the door-head (arrow)



Plate 11: The *in situ* and unaltered doorway in the T2 truss on the first floor



Plate 12: The original and unaltered doorway in the bay 2 partition at first floor level

- 5.1.17 The surviving door-head in the T2 truss leading to the south chamber in bay 1 is plain and unadorned on its northern side (Plate 11): its southern side is concealed behind a later doorcase. The very well-preserved original bay 2 partition doorway on the first floor has chamfered edges terminating in chamfer stops at the base of the jambs, and the junction of jambs and door-heads are finished in neat mason's mitres (Plate 12).

- 5.1.18 The doorway in the T2 partition at attic level is also in its original position, the door jambs formed by the queen studs of the truss and the door-head by the collar.



Plate 13: Double ovolo-mouldings to the girder in the ceiling over the parlour in bay 1



Plate 14: Step-and-hollow chamfer stop to the bays 1 and 3 joists (ground floor)

Ceilings and Floors

- 5.1.19 The ceilings and floors of the ground and first floor rooms are of central girder type for the two long bays (bays 1 and 3). The girders have double ovolo mouldings to their lower leading edges (Plate 13). The joists in the same bays are chamfered and include step-and-hollow chamfer stops (Plate 14).
- 5.1.20 The joists in narrower bays 2 and 4 are north-south oriented, extending between the flanking trusses where they are jointed in place. In both narrow bays the joists are plain and unadorned, indicative of a secondary status in the hierarchy of the household.
- 5.1.21 The same arrangement exists on the first floor, bays 1 and 3 have central girders, bays 2 and 4 lack girders and incorporate north-south oriented joists spanning the bay lengths (Figure 2). The girders are chamfered and stopped, the stops are step-and-hollows and all of the joists in the four bays are plain and unadorned. The attic rooms had been open to the roof.

Heating System



Plate 15: The ground floor fireplace in bay 1 with the bressumer of a much larger fireplace above the later insertion

- 5.1.22 The heating system was supplied by two multi-flue, brick-built chimney stacks, one at the south end of the main range within its own narrow bay, and the other to the rear of the hall (bay 3), accommodated within the rear wing. Based on the extant evidence, it is suggested that the chimney stack within the rear wing was also accommodated within its own purpose-built chimney bay, in this instance accompanied by a small lobby on its northern side that provided access between the two ranges (Figure 2).



Plate 16: The bay 3 first floor fireplace, with glazed brick insert surmounted by the bressumer of the original opening



Plate 17: Detail of the bressumer over the bay 3 ground floor fireplace showing the scar made by the removal of the clock jack (arrow)

- 5.1.23 The bay 1 fireplaces have been altered historically, however, for the ground floor fireplace the still *in situ* bressumer indicates the size of the original hearth (Plate 15). A similar situation had occurred within the bay 3 (rear wing) fireplace, albeit it is the first floor hearth that has been in-filled, its original extents indicated by the still *in situ*

bressumer (Plate 16). The ground floor fireplace in bay 3 retains its wide cooking hearth, the timber bressumer scarred by the insertion and subsequent removal of a clock jack (Plate 17). There is no current extant evidence for fireplaces intended to serve the two rooms, one to each floor, situated within the rear wing.

Staircases

- 5.1.24 There are three stair traps extant within the building; two are within bay 4, one within the ceiling over the ground floor room and the other in the ceiling over the first floor room, together providing access over all floors of the bay, from the ground floor to the attics. It is worth remembering that there had been no through access between the hall chamber in bay 3 and the bay 4 room to the north of it at first floor level when the building was first built. As such, the integral stair traps would have provided access to the rooms within the north end bay without the need to pass through the adjacent rooms.



Plate 18: Detail of the original *in situ* trimmer for the staircase in bay 4, between ground and first floors, all original members are jointed and pegged in place (pegs indicated by arrows)

- 5.1.25 The trimmers for the stair traps in bay 4 are *in situ* and include, despite minor modifications to fit the current staircase, clear evidence of their original construction, extant in the jointed and pegged junctions of the joists to the trimmers (Plate 18).
- 5.1.26 Within bay 2, the extant stair trap is the result of later alterations, however, the joist mortises integral to the T3 cross-beam have a gap of c. 800 mm that lacks any evidence for a joist, suggesting that there had been another staircase in that location (Figure 2). With no access to bay 3 at first floor level from the staircases integral to bay 4, access would have been by means of a staircase accommodated within bay 2: this lead to a large lobby on the western side of bay 2 at first floor level. The first floor lobby included a pair of doorways within the flanking trusses (bays 1 and 3) on the

western side of the building, providing private access to the hall and parlour chambers.

- 5.1.27 The bay 2 staircase would also have provided access to the ante-chamber on the eastern side of bay 2, and by means of crossing the hall chamber in bay 3, to the rear wing. The only other option for access to the rear wing at first floor level would have been by means of a compact staircase within the lobby to the north of the chimney stack. As it stands the interior finishes of the ceilings and floors within the lobby prevent a clear assessment of this area, as such it remains unclear if any staircase had been included in that location.
- 5.1.28 Attic access would have been via the integral stair trap in bay 4: this led to the large open-plan part of the attics, which would then be crossed to reach the private room at the south end of the main range within bay 1. It is also possible that another stair trap had been included in bay 2, with the evidence removed when the current attic stair access was inserted in that location.

Roof structure

- 5.1.29 The roof over the main range has gabled roof terminals and is framed in six bays by virtue of two intermediate trusses (T6 and T7): these are situated central to bays 1 and 3, the two longest bays of the building. Intermediate trusses are a common feature of over-length bays to carry the roof structure across them. The roof is of butted side-purlin construction: the purlins are staggered and interrupted by the trusses (full and intermediate) into which they are jointed and pegged (Plate 19). There are two tiers of purlins, illustrating the proportions of the building and the height of the roof that was sufficient to accommodate good-sized attic rooms.
- 5.1.30 A series of collars add strength to the roof structure. Truss T2 is the only partition truss and this is of queen stud type. The queen studs rise from the tie-beam to the collar and interrupt a second collar-like horizontal member that extends between the lower tier of purlins in bay 2 (Plate 20).

Miscellaneous Details

- 5.1.31 It is worth noting that there are taper burns, or burn marks, within some of the timbers in this building. Two taper burns are within the frame of the T4 truss in the north room at first floor level (bay 4; Plate 21). A further single taper burn is situated on the north side of the T3 truss within the hall chamber.
- 5.1.32 Burn marks have been the focus of much recent study, the outcome being that they were deliberately created *'only exceptionally could burn marks have been produced by accident with rushlights or tapers. Instead we find that the typical mark takes both skill and perseverance and was probably mostly created with a hand-held rushlight or taper.'* (Dean, J. and Hill, N., 2014)
- 5.1.33 The date range for the production of burn marks is uncertain, few are securely dated and many can be applied at any stage to a comparatively early building. It is however; generally believed that they first appear in the late 16th century, proliferate in the 17th century and diminish over the course of the 18th and 19th centuries.
- 5.1.34 Whilst it remains unknown why such marks were made, it is generally considered as a means of protecting the building from harm.



Plate 19: Two tiers of butted side purlins in the main range roof



Plate 20: The T2 partition truss of queen stud type

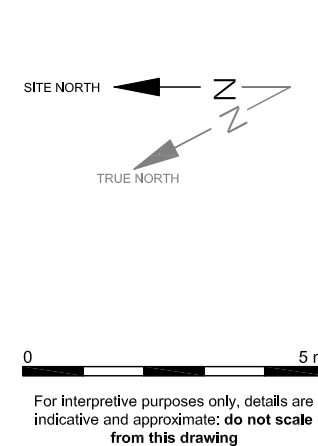
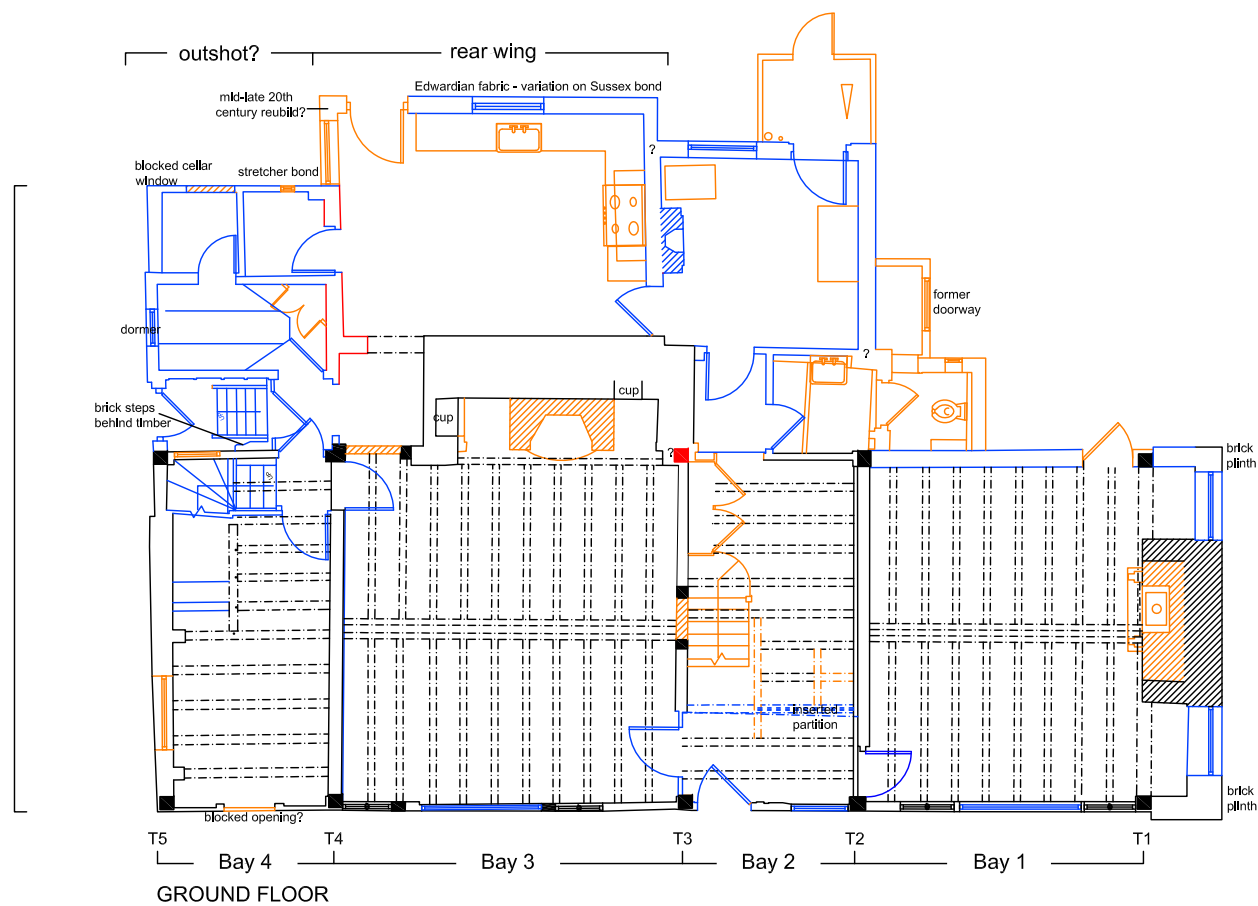
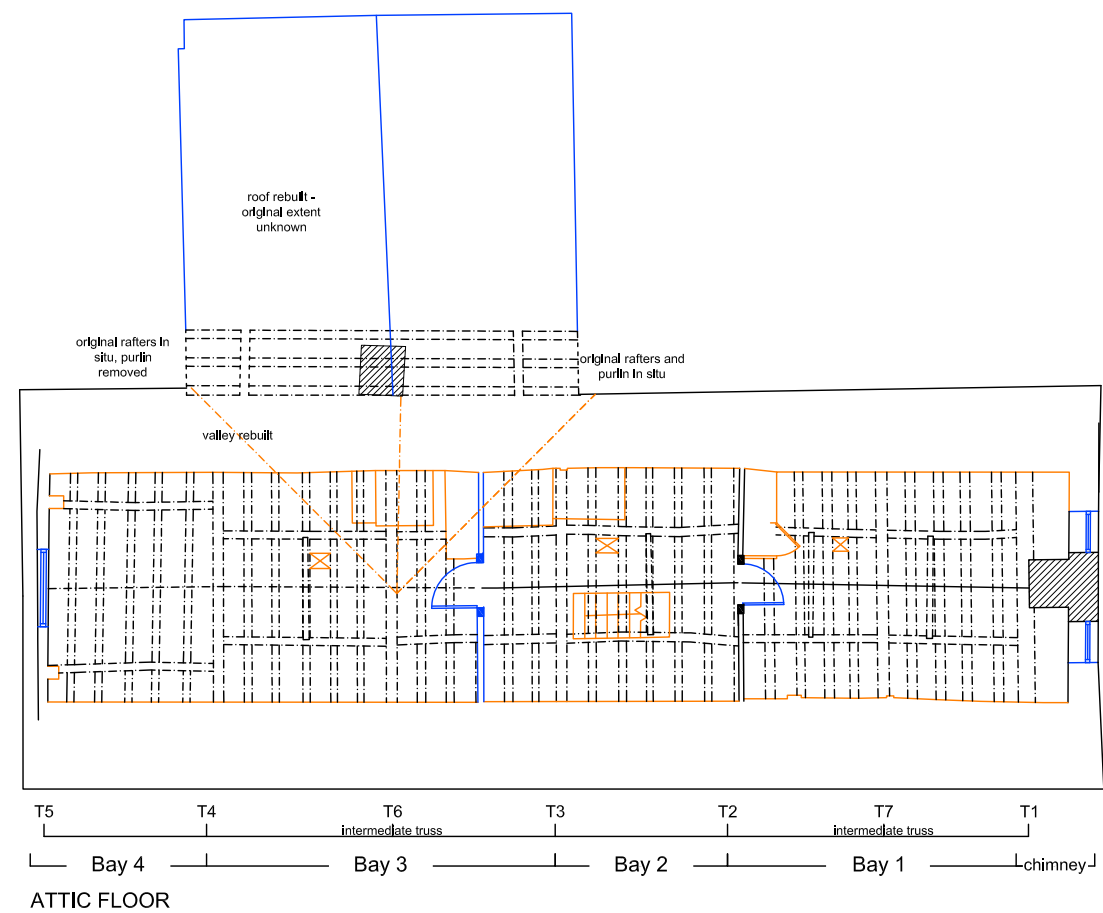
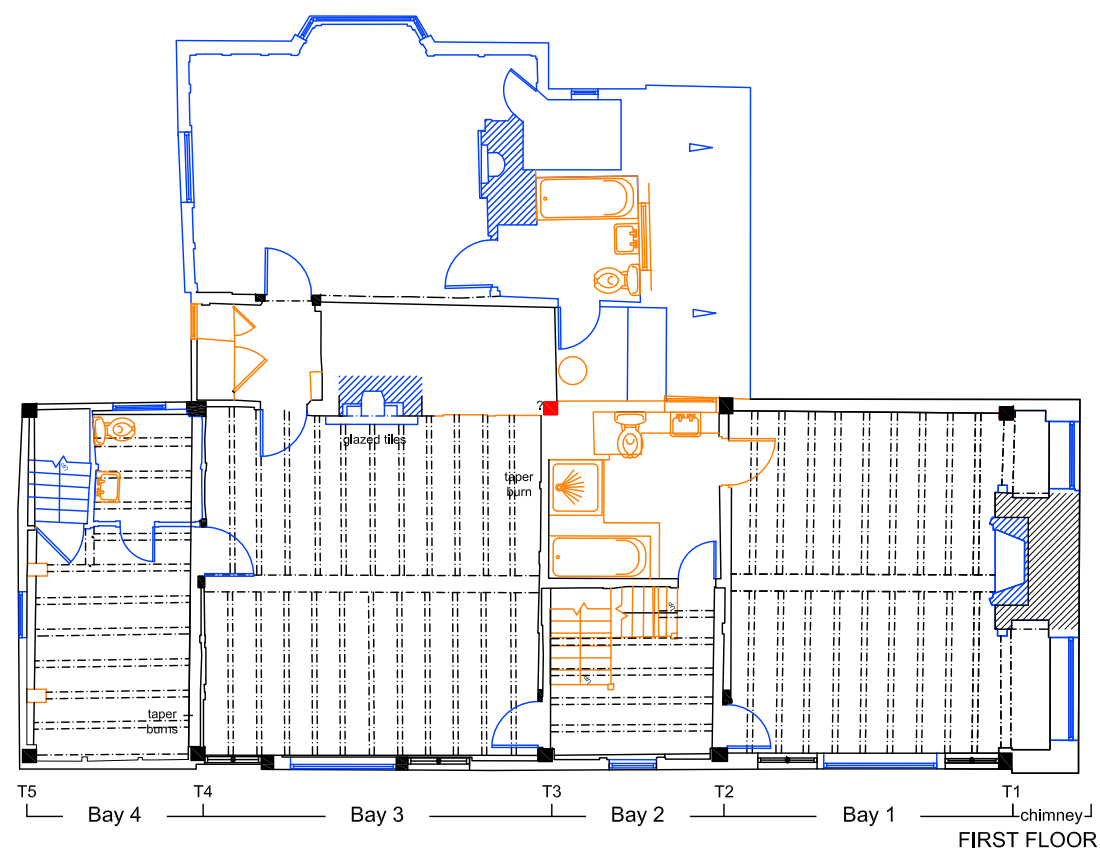


Plate 21: Two taper burns on the north side of the T4 truss in the first floor room

Form, Function and Dating Criteria

- 5.1.35 As first built, Great Walstead farmhouse had elements of the early modern house in its layout, that is, a separate entrance hall, within bay 2, complete, perhaps, with a centralised staircase that provided private access to the better, heated, chambers in bays 1 and 3, in addition to the small ante-chamber on the eastern side of the entrance hall bay on the first floor.
- 5.1.36 The layout of the house on the ground floor comprised a well-proportioned heated parlour and a 'hall' or kitchen with a substantial cooking hearth, separated by the entrance hall. The northern end of the house beyond the hall is atypical; comprising what appears to have been a developed service suite: this may have been due to a close relationship with, and close proximity to, the neighbouring farmstead. The north end bay of the main range in particular, accommodated its own staircase to the floors above and lacked any connection at first floor level with the remainder of the main range. The layout suggests a specialised end bay, one perhaps to include offices related to the farming endeavour, or a private suite of rooms intended to accommodate a particular member of the household, or indeed a combination of the two.
- 5.1.37 The north end bay is also raised over a low cellar that may have been an integral part of the construction of the building. The cellar continues to the east, below what might have been a lean-to outshot, since replaced. The developed service suite therefore extended eastwards and may have included the rear wing, particularly if that wing had lacked a hearth or hearths.
- 5.1.38 The building has a wealth of diagnostic detail, the ovolo-moulded mullions of the display fenestration of the western elevation of the building, in addition to the double-ovolo moulded girders, and comb-decorated daub.

- 5.1.39 The stylistic elements when considered together with the atypical layout of the building, its purpose-built entrance bay, flanked by heated rooms, its specialised northern end bay, part perhaps of a very well developed service suite, would favour a date of c. 1600 +/- 15 years. Perhaps closer to the end of the suggested date range, due to the atypical layout that incorporated a few modern features such as centralised staircases and private access to rooms, hints of what the future would hold for domestic buildings.



KEY:

- Phase 1: c. 1600 +/- 15 years
- Phase 2: by late 19th & early 20th C
- mid-late 20th C onwards
- Evidenced
- Conjectural
- Overhead

5.2 Phase 2: 19th and early 20th Century (Figure 3)

- 5.2.1 There is little doubt that the house had undergone alterations during the remainder of the 17th and throughout the 18th centuries, however, subsequent substantial building campaigns undertaken during the 19th and 20th centuries have resulted in a loss of evidence or its concealment behind later finishes.
- 5.2.2 As it stands, the following alterations may be attributed to the 19th and early 20th centuries, although some may pre-date this and it is worth highlighting that the work may have been undertaken in stages rather than as part of a single, planned, building campaign:
- Replacement of the large windows between the 17th century ovolo-moulded-mullioned flanking lights
 - Brick nogging to panels (where the timber-frame survives)
 - Replacements to the staircases
 - Alterations to doorway locations
 - Removal of the head-plates to some of the original doorways to increase head-room
 - Doors – many of the doors are historic in origin (17th – 19th century), most display evidence of intervention, particularly to the hinges as these had been replaced in the late 19th or early 20th centuries
 - Alterations to the fireplaces
 - Application of tile-hanging to conceal the timber-frame, if not already in situ for the east and west elevations
 - Rebuilding of the probable outshot at the junction of the main and rear ranges
 - Rebuilding of the eastern side of the rear range, including the replacement or addition of a south lean-to,
 - The replacement of the majority of the rear wing roof structure
 - The addition of extensions to the south side of the rebuilt rear range (historic map evidence)
- 5.2.3 The replacement windows set within the original, albeit altered openings, are stylistically of late 19th century origin, comprising the installation of timber-framed multi-light casement windows with multiple panes to each light. The mullions with neat cyma-moulded corners may pre-date the current glazing, being stylistically commensurate with early-to-mid 18th century work.
- 5.2.4 It is entirely possible that the large windows had been renewed during the Georgian era in the first instance, covering over the flanking lights in lath-and-plaster on the interior, and perhaps also tile-hanging on the exterior to conceal them from view. The nail-holes on the mullions do indicate concealment, and the subsequent reinstatement of the flanking lights may relate to the phase 2 building campaigns, carried out towards the end of the 19th or early in the 20th century.
- 5.2.5 Brick nogging is extant on the west and north sides of the house: this is over-painted concealing detail and as such it remains unclear if the replacement of the lath-and-daub infill had occurred prior to the 19th century.
- 5.2.6 Both staircases may have been altered during the 19th century, or indeed earlier, however, the bay 4 staircase is concealed on its underside by lath-and-plaster and its steps by carpets, preventing a close analysis of the date of alteration.

- 5.2.7 The bay 2 staircase has been fitted with 20th century balusters: it is unclear if these signal the replacement of the original stairs at that time, or a later stage of modernisation to an already altered fixture.
- 5.2.8 It is clear that some alterations had been made to the circulation of the house: the centrally situated doorway that had led from bay 2 to the hall in bay 3 had been blocked, no doubt in conjunction with alterations to the staircase. A new doorway was inserted to the west side of the wall and the fabric around the door replaced and this may have been added with a partition to create a small entrance lobby separate from the stair hall (Figure 3). The partition is evidenced by what appears to be an inserted joist with redundant mortise on its soffit.
- 5.2.9 A doorway was also inserted into the T4 truss to provide direct access from bay 3 to bay 4 on the first floor. A new doorway was inserted into the western end of the T2 truss to link bay 1 to the ante-chamber in bay 2, both doors within the bay 1 chamber had been replaced or altered to create a matching set when viewed from within the bedroom.
- 5.2.10 Other alterations to create new doorways include the rear wall of the main range to link the building to its several phases of extensions (Figure 3). Most of the doorways within the building are historic in origin; although as noted above, none of the original hinges appear to survive, having been replaced with hand-made iron strap-hinges for the most-part either in the late 19th or early in the 20th century.
- 5.2.11 All of the fireplaces have been subjected to modernisation in the 19th and 20th centuries, their wide openings reduced to accommodate new fittings and new fuels. The large cooking hearth in bay 3 retains its original width, however, the extent of modifications indicate that this is due to restoration rather than survival intact.



Plate 22: The south end and part of the east elevation of the main range showing the tile-hanging

- 5.2.12 On the exterior of the house, the addition of tile-hanging to the timber-frame, particularly to the publicly visible south and west elevations indicate the intention to modernise the appearance of the building to conceal the archaic timber frame. It is possible that the tile-hanging was applied during the Georgian era, if not during the 19th and early 20th centuries. The less publicly visible northern side of the house, and the remnants of the northern side of the rear wing, retain their extant timber-frame, concealed from public view.
- 5.2.13 Overall, the clay tiles appear to be of 19th and early 20th century origin, although those to the southern end elevation had been added, or renewed, in the mid-20th century (Plate 22).

The Rear Wing



Plate 23: The chimney bay at the junction of the main range and its rear wing showing the remains of the original roof structure, rafter pairs and a butted-side-purlin on the south slope of the roof (arrow)

- 5.2.14 The rear wing had been an integral part of the house as first built; this is particularly clear in the inclusion of a principal post that is L-shaped in section at the junction of the two ranges (Plate 1). On the exterior, the only extant timber-framed elements are those associated with the chimney bay, at the junction of main range and within the building the fabric is concealed in its entirety with later finishes.
- 5.2.15 Within the roof, as outlined above, only the roof structure associated with the chimney bay survives (Plate 23), the remainder having been rebuilt to the east, and to the valleys at the junction with the main range, in the late 19th and 20th centuries (Plate 24). It is of interest to note that the footprint of the building as depicted on the tithe map of 1845 does not appear to show the full extent of the wing as it now stands: this may indicate that the eastern part of the building had been taken down by that stage in the development of the building, rebuilt to its current extents between 1845 and 1874.



Plate 24: View into the rebuilt roof at the eastern end of the rear wing



Plate 25: The rebuilt eastern end of the rear wing and the extensions added to it

- 5.2.16 The fabric used in the reconstruction of the eastern end of the rear wing, and the lean-to outshot that is situated against its southern side comprises walls laid in Sussex bond brickwork to the ground floor, with the upper floor, oriel window and over-sailing gable clad in plain clay tile (Plate 25). The rebuilding event, including the timbers on all excepting some in the western wall of the first floor room, is commensurate with an early 20th century building campaign. As such, the lack of depiction of the rear wing on the tithe map issued in 1845, and its appearance on the

1874 edition Ordnance Survey map may indicate that the tithe map had contained errors, the wing remaining in situ, perhaps dilapidated by 1874 and subsequently rebuilt in the late 19th or very early 20th century as suggested by the standing fabric of the building.

Lean-to Outshot

- 5.2.17 The suggested inclusion of a lean-to outshot at the junction of the main range and its cross-wing at the north end of the house has been discussed above, its presence suggested by a continuation of the stone-built cellar that sits under the northern end bay of the main range. The continuation of the cellar east-wards past the confines of the main range certainly suggests the presence of a building above, particularly as that would have been necessary to accommodate the cellar staircase that survives behind the current timber steps.



Plate 26: The current structure at the junction of the main range and rear wing at the north end of the house: the doorway provides access to the cellars, the dormer window lights a ground floor room, illustrating the sloping topography of the site

- 5.2.18 The current lean-to outshot that surmounts the cellar replaces any predecessor, its construction in Sussex bond brickwork to the north, and stretcher-bond to the east, the latter including an integral (now blocked) cellar window (Figure 3; Plates 26 and 27). An external entrance in the north side leads to the cellars and a set of timber steps rising to the ground floor of the remainder of the group: the steps are in front of an earlier brick-built set that may have been integral to the cellar and any lean-to above it, as first built.
- 5.2.19 A small ground floor room is situated above the cellars; this is lit by a dormer window in the roof of the western part of the extensions (Plate 26). The loft-like nature of what is essentially a ground floor room further emphasises the sloping topography of the site, one that was used to advantage to create the cellar facilities.

- 5.2.20 The fabric of the current group at the junction of the two principal ranges at the north end of the house is commensurate with 19th and 20th century work.



Plate 27: The east end of the group, in stretcher bond brickwork with the blocked cellar window at the base indicated by the over-fired headers of its arch (arrow)



Plate 28: The south extensions with their flat-roofs, added to the group after 1968, in addition to the flat-roofed dormer inserted into the earlier lean-to that abuts the rebuilt rear wing

The South Extensions

- 5.2.21 The remaining extensions comprise a flat-roofed, slightly L-plan, single-storey structure built against the south wall of the lean-to that had been added with the rebuilt rear wing. The flat-roofed extension includes evidence of a blocked-doorway at the eastern end of its south elevation (Plate 28). A further, compact, single-storey extension had been added to the eastern side of the rear-wing's south lean-to; both additions are the result of alterations undertaken after 1963 (discussed below).
- 5.2.22 It is clear that the eastern side of the house had undergone significant changes over time, evidenced by scars in the brickwork on the exposed underbuilt eastern side of the main range, and supported by the historic map evidence.

6.0 THE HISTORIC MAP EVIDENCE

6.1 The tithe map, 1845



Plate 29: Extract of the Lindfield tithe map, showing the farmhouse and its farmstead in 1845

- 6.1.1 As touched on above, the house is shown to a rectangular-plan footprint with two short projections on its eastern side, one at its northern end and the other off-set from its southern end (Plate 29). The footprint is at odds with the historic fabric of the building as there had clearly been a wide, integral, rear range, off-set from flush with the north end of the main range as first built. It is important to note that the expense of preparing the tithe maps was levied on the landowners, in addition to the fact that tithe maps were intended to assess land holdings for the purposes of determining tithes due and indeed, the accuracy of the map depended on the skill of the surveyor. As such, buildings were not always a true and accurate depiction of the structure on site as may be the case here.

- 6.1.2 Whilst it is possible that much of the eastern end of the rear wing had been taken down prior to 1845 and replaced by 1874 as indicated by the first edition Ordnance Survey map, the fabric of the rebuilt end of the range as it now stands is certainly stylistically closer to early 20th century alterations than anything undertaken between 1845 and 1874.
- 6.1.3 Richard Wyatt is listed in the tithe apportionment as the landowner with William Allen named as occupier, of 343 acres, two roods and one perch. The tithe charge was £22, 13 shillings and two pence.

6.2 The Ordnance Survey Maps

- 6.2.1 The first edition Ordnance Survey map surveyed in 1874 shows the rear wing *in situ* and off-set from flush with its northern end: commensurate with the standing fabric of the building and the probable inclusion of a north lean-to outshot overlying the cellar. An extension is indicated to the rear of the main range, to the south of the rear wing, stopping short of the south end of the house (compare Plate 29 and Plate 30). The new 19th century house, Great Walstead, is shown to the southeast of the farmhouse.



Plate 30: First edition 1:2500 Ordnance Survey map (1:2500), 1874

1895 and 1909

- 6.2.2 The first and second revision Ordnance Survey maps, surveyed in 1895 and 1909 show no external changes to the farmhouse and few to the agricultural group (compare Plate 30 and Plate 31).

By 1938

- 6.2.3 The third revision Ordnance Survey map, surveyed in 1938, shows changes to the east elevation of the farmhouse. The layout is commensurate with the standing fabric of the rebuilt eastern end of the rear wing and its integral southern lean-to outshot, suggesting that the rebuilding event occurred between 1909 and 1938, consistent

with the features and stylistic details of the standing fabric of the building (Plate 32, Plate 33 Plate 34).

- 6.2.4 It is during the same era that the new house, Great Walstead, was converted to Great Walstead School. Changes had also occurred within the former farmstead, illustrated by the addition of new purpose-built ranges, yards and enclosures.

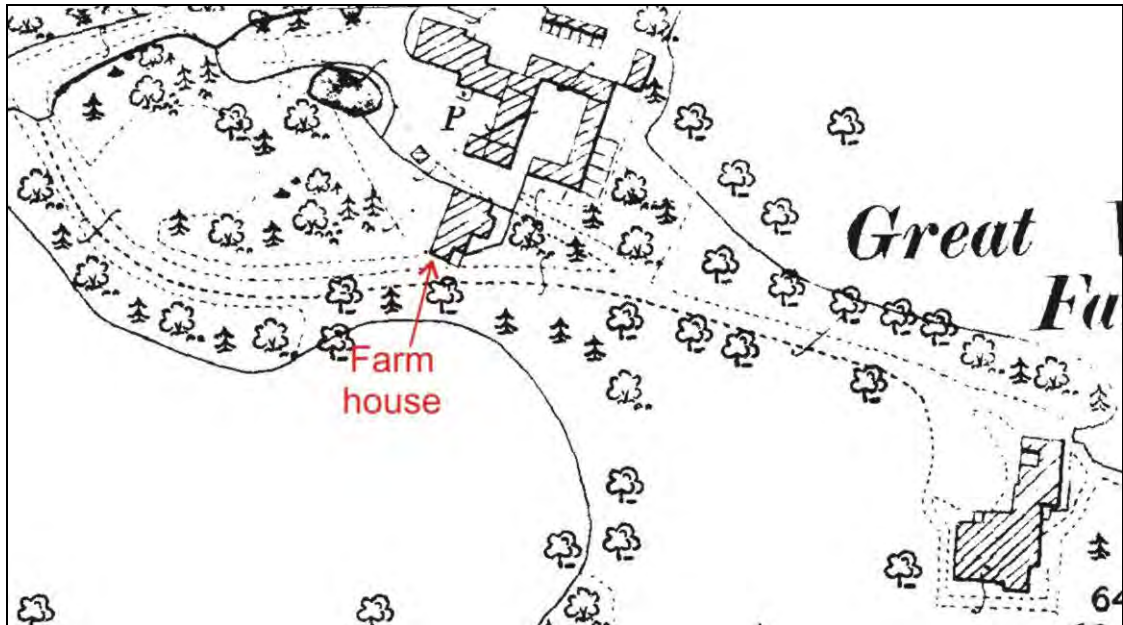


Plate 31: The first revision Ordnance Survey map (1:2500), 1895



Plate 32: The second revision Ordnance Survey map, surveyed in 1909

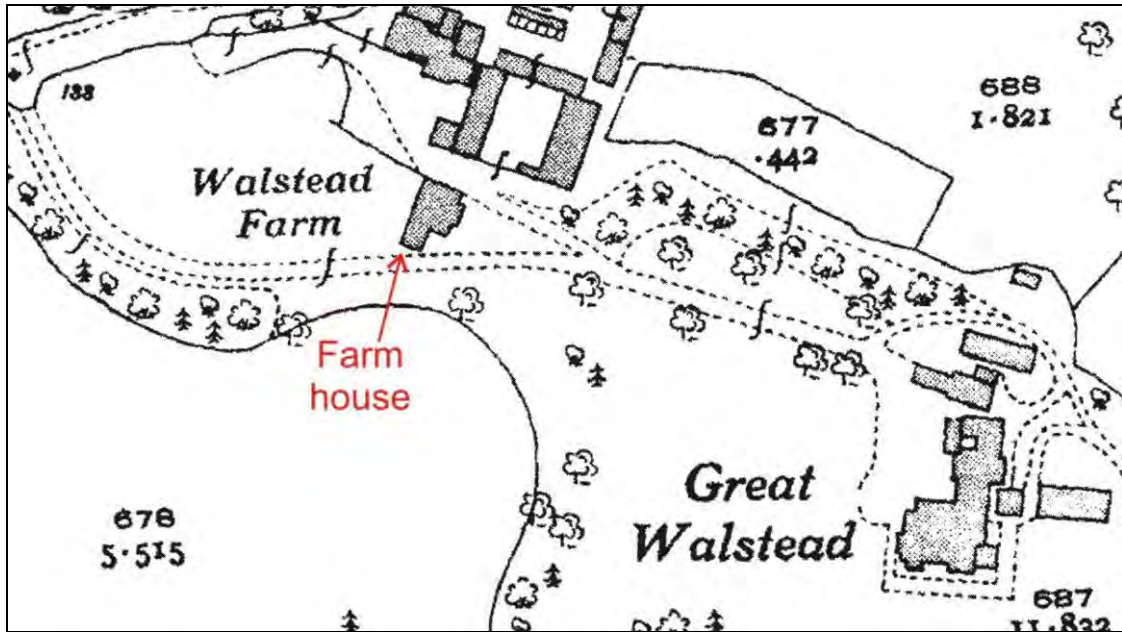


Plate 33: The third revision Ordnance Survey map, surveyed in 1938



Plate 34: Detail showing an overlay of the 1938 edition map on the 1909 edition map, highlighting the changes to the east elevation that had occurred during the 29 years between the two surveys

1909
 1938

The third quarter of the 20th century (1950 – 1975)

- 6.2.5 The remaining Ordnance survey maps dating to the third quarter of the 20th century show no external changes to the farmhouse (Plate 35).

After 1963

- 6.2.6 Two minor single storey extensions had been added to the south end of the existing group creating a stepped layout to the south side of the rear wing, in addition to a single storey extension that projects further east than the wing itself (Plate 35).

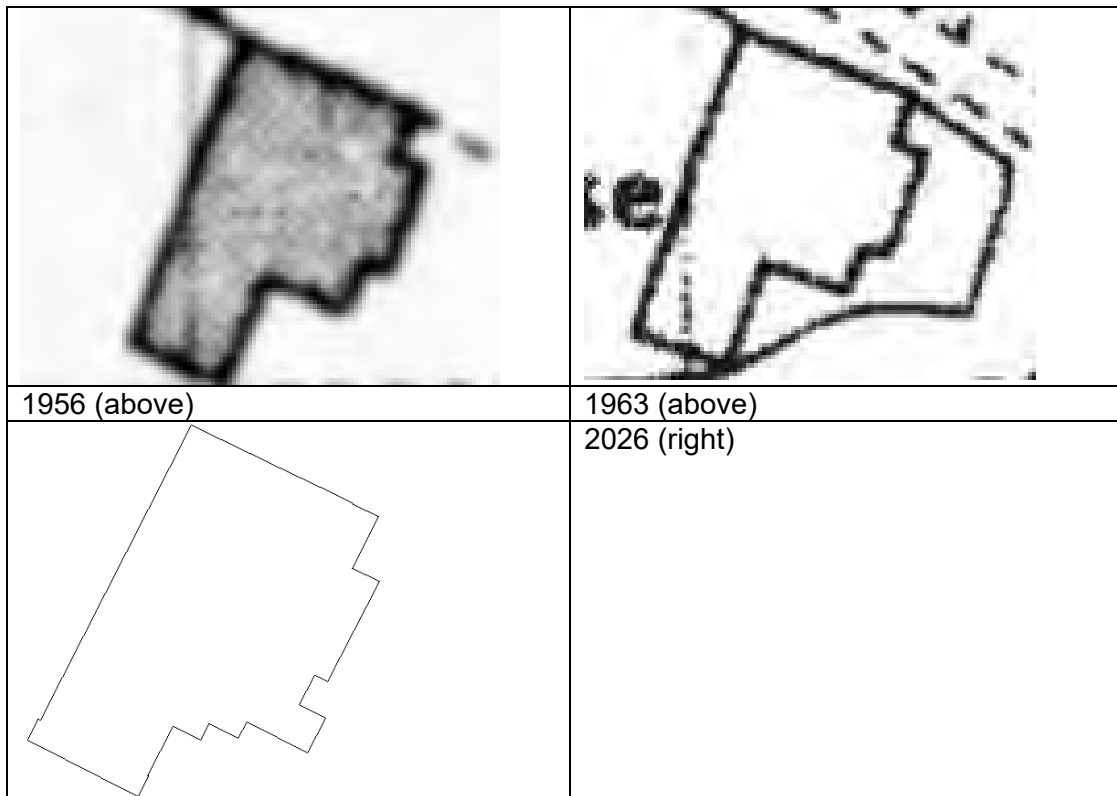


Plate 35: Extract of the 1956 and 1963 edition Ordnance Survey maps showing no external changes to the property, and block-plan of the farmhouse as existing in 2026

6.3 General 20th century alterations to the group

6.3.1 General 20th century alterations to the building include the following:

- New bathroom and kitchen fittings and arrangements, this might include the faux comb-decorated daub in the inserted first floor bathroom (bay 4) if not part of the phase 2 alterations
- Modern window in the north end wall of the main range, ground floor, replacing a doorway inserted in the same location
- Replacement of the south staircase, bay 2, perhaps utilising an enlarged opening created previously in the location of the original fixture
- Cladding of the south end of the main range in tile
- Render applied to the plinth on the west side of the house
- Rooflights to the east slope of the main range
- A flat-roofed dormer window in the catslide roof of the early 20th century south outshot
- Fitted cupboards, if not added as part of the late 19th or early 20th century alterations
- Wood-burning stove to the fireplace at the south end of the main range
- A history of repairs to the frame

6.3.2 The general 20th century alterations are for the most part those expected for buildings of this type and date as it is modernised in line with changing living standards and fashions.

- 6.3.3 There is clear evidence of previous intervention into the fabric of the building to strengthen and stabilise the timber frame:



Plate 36: Intervention to strengthen the south end of the main range, ground floor



Plate 37: The continuation of the inserted supports at the south end of the main range on the first floor

- 6.3.4 A pair of vertical piers had been added against the north end of the main range, strapped to the frame rising through the ground and first floors of the building terminating in the attics (Plate 36 and Plate 37)

- 6.3.5 Metal strapping had been added to the frame at first floor level within bay 2, west side (Plate 38)



Plate 38: Metal strapping on the frame to the west side of bay 2, first floor

7.0 SIGNIFICANCE

7.1 Determining Significance

7.1.1 *'Significance (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.¹*

7.1.2 Significance is the sum of an asset's cultural and natural heritage values and only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm and loss (*"Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment"* published by English Heritage in April 2008 (now Historic England)).

7.2 The Farmhouse

7.2.1 There is no doubt that Great Walstead Farmhouse is a highly significant building, its significance derived from the following key characteristics:

- The very high degree of survival of original fabric, floor-plan and fixtures, including the uncommon survival of timber-framing at ground floor level on the west side of the house
- Sufficient evidence to illustrate the inclusion of an integral rear range at the outset
- Sufficient fabric and evidence to illustrate a non-standard layout
 - o A narrow purpose-built entrance bay at the high-end of the hall, providing private access to the high-end suite to the south
 - o An end chimney stack serving the high-end suite, uncommon at the suggested date of construction
- Indications of a specialised suite of rooms at the north end of the house comprising:
 - o the north end bay (bay 4) of the main range
 - o controlled access to the first floor and attics at the north end of the house (bay 4): no access from bay 3 or the rear wing at that level
 - o an integral rear service wing
 - o a probable original service outshot
 - o original or early cellars below the main range and lean-to
- The placement of the developed service suite in relation to the neighbouring farmstead, perhaps indicating that the extent of the service suite was directly associated with the farming endeavour, providing offices, storage facilities and accommodation
- A very high degree of survival of original window and doorway openings and their form, including mortises and mouldings related to the original door-heads
- The survival of decorative detail illustrating the knowledge of those responsible for the construction of the building of current trends, illustrated by the use of display fenestration with fashionable ovolo-mouldings, in addition to comb-decorated daub to some of the first floor rooms

¹ National Planning Policy Framework (NPPF) Annex 2 Glossary page 56

- The quality of the carpentry and the ability of the structure to inform of the choices made by the owners and the skill and knowledge of their carpenters and builders
- Indications of hierarchy in addition to functionality in the arrangement of rooms, with well-proportioned heated rooms to the south of the entrance bay, on both principal floors, and unheated narrow rooms to the north of the hall, and perhaps also within the rear wing (although this remains uncertain)
- Further indications of hierarchy in the embellishments of public-facing elevations in contrast to those facing towards the associated farmstead to the northeast of the house
- Few extant alterations to the group until the end of the 19th century and the first half of the 20th century

- 7.2.2 In greater detail, Great Walstead Farmhouse appears to be of transitional type, that is, its layout does not conform to the traditional three-cell arrangement of the medieval and early post-medieval household, nor is it fully modern in form. The building displays both traditional and modern features: a clear hierarchy is maintained with better rooms to the south and service rooms, albeit very well developed, to the north.
- 7.2.3 Comb-decorated daub is used in at least some of the first floor rooms, although it may have been included elsewhere, the evidence either lost to later work or concealed by it. Such choices in decorative detail was for the most part fashionable in the late 15th and throughout the 16th centuries, its latest known use recorded in a porch in a building at Seddlescombe dating to 1611 by David and Barbara Martin as part of the Rape of Hastings Architectural Survey.
- 7.2.4 The traditional elements of the building are coupled with, and contrasted by, the atypical inclusion of what appears to be an entry, or entrance hall, situated within bay 2 of the building: this is generally associated with later 17th century structures, developing into the entrance halls and stair halls of houses during the 18th century as part of the modern household. The inclusion of a hall in this building creates a three-cell arrangement for the main body of the main range, and this emphasises the specialised character of the remaining narrow bay at the north end of the house. Indeed, access had been strictly controlled to the north end bay and to the attics, with no through connection between the remainder of the main range, or the rear wing and the north bay at first floor and attic level.
- 7.2.5 The atypical floor plan, the developed service suite at the north end of the house with its separate access to the cellars, first floor and attics, may have been particularly conducive to the function of the adjacent farmstead, whilst the rear wing may have been more closely related to the domestic use of the house, providing service rooms and areas ancillary to the domestic suite with through access between the two parts. Either way, Great Walstead Farm is not a typical house of very late 16th or early 17th century origin.
- 7.2.6 The very high degree of surviving fabric and fixtures within this building, the original doorways, some unaltered, and others modified to improve head-room illustrate the layout of the house as originally intended, and the fact that this has been little altered over the course of more than four centuries. The same applies to the survival of the ovolo-moulded-mullioned windows in the west elevation of the house, that together with the surviving jambs and some sills of the central windows that they had flanked,

provide a very clear picture of the display fenestration on the public-facing western side of the house.

7.3 Archaeology

- 7.3.1 The building exhibits a high degree of archaeological interest by virtue of the potential for further original or historic fabric, or decorative finishes such as the comb-decorated daub to survive within the building currently concealed by later finishes. There may be additional original or historic fabric within the much altered rear wing, again concealed by later finishes. There is also potential for sub-surface archaeological deposits and remains below floor levels within the building or surfaces external to it, with the potential to provide insight into water and waste management features such as, yet not confined to, rubbish pits, soakaways, wells, drains and cisterns.

7.4 Setting

- 7.4.1 The setting of the farmhouse plays a part in its significance, this is for the most part due to the survival of the grade II listed early-to-mid 17th century barn that survives within the later courtyard group to the northeast of the house. The barn, and the historic map evidence showing their spatial relationship, provides insight into the relationship between the house and the farmstead since the first half of the 17th century, a relationship hinted at by the extent of the developed service suite at the north end of the house.
- 7.4.2 Further, the timber-framed construction of the barn, with its own specialised end bay at its southern end, facing towards the house, compliments the fabric and form of the parent building, creating a discrete group that has the potential, through further detailed assessment and research, to refine this record.
- 7.4.3 The later development of the house and the later development of the farmstead also run parallel to each other, the investment in both elements of the property occurring at similar times, illustrating the success of the farming endeavour over the course of the 19th and into the 20th centuries.
- 7.4.4 Despite the addition of a new large house to the southeast of the farmhouse between 1845 and 1874, and its subsequent conversion of the house to a school in 1927, followed by the expansion of the campus and indeed conversion of some of the agricultural buildings during the 20th century, the relationship between the two groups (domestic and agricultural) remain readily discernible, providing later historic context to the development of the group as a whole.

8.0 THE PROPOSAL SCHEME (Appendix 2)

8.1 Introduction

- 8.1.1 The proposal scheme comprises a well-considered, heritage-led and evidence-based repair strategy for Great Walstead farmhouse, intended to rectify existing damage and to improve conditions within the building, to ensure the future survival of this important historic building.
- 8.1.2 This assessment should be read in conjunction with the documents and drawings prepared by Gould Baxter, Hockley & Dawson, consultant engineers, and The Oak Blokes, specialists in the conservation-led repair of timber-framed buildings.

8.2 The Proposed Alterations

- 8.2.1 The proposed alterations comprise the following:
1. Repairs to the original oak frame, north elevation, west elevation (bay 4)
 2. Repairs to roof, installation of Cosywool sheep's wool insulation
 3. Tile-hanging – repairs
 4. Flat-roof replacement: dormer window in south lean-to; post-1963 south extension
 5. Chimney stack repairs
 6. Window repairs (casements) and replacement (rooflights)
 7. Replace rain-water goods; drain repairs
 8. Render and brickwork repairs

8.3 1. Repairs to the Oak Frame

- 8.3.1 The exposed timber frame at the north end of the house requires intervention to carry out essential repairs. The north end of the house has a history of repairs as indicated by the installation of two vertical piers strapped to the frame that had been inserted into the building rising from the ground, through the first floor and terminating within the attics. Further, the northern aspect of this part of the property means that it is particularly vulnerable to harsh weather conditions, as such; a repair strategy has been prepared by The Oak Blokes, based on the findings of an assessment carried out by the structural engineers, Hockley & Dawson.
- 8.3.2 The replacements are focussed on the following members:
- The ground floor parts of the two principal posts of the T5 truss
 - The sole-plate
 - The mid-rails at first floor level and the studs to the east of the window
- 8.3.3 The repairs are confined to the following members:
- The cross-beam
 - The lower mid-rail (ground floor)
 - The central stud to just above the cross-beam
 - The studs to the west of the central stud
 - Parts of the jowled heads of the principal posts
 - Part of the tie-beam to the west of centre

- Two of the three studs within the gable
 - The central section of the collar and the stud to the east of the window
 - The upper collar
 - Shakes and cracks in the timbers to be in-filled with linseed oil putty or a lime-mortar mix, weathered back from the surface to remove any potential visual impacts
- 8.3.4 The repair strategy comprises like-for-like replacement where absolutely necessary, including the existing water-damaged sole-plate, in addition to a series of patch-repairs designed to save as much of the historic fabric as is possible. Slip-tenons will be used to re-establish connections between the existing timbers that have parted ways, and patch repairs will comprise dried oak mechanically fixed in place, the fixings concealed by oak pellets to prevent water ingress. The repairs to the jowled heads of the principal posts will comprise scissor-spliced oak.
- 8.3.5 The repairs are carried out as 'honest repairs' that is, the minimum amount of existing material is removed to fit a new piece of timber, in keeping with the shape and structure of the chosen member to add strength to the affected area and in so doing to reinstate the member to serve its intended purpose as first built.
- 8.3.6 Repairs to the east elevation will focus upon the following:
- Minimal patch repairs to the mid-rail at the junction with the principal post
 - Patch-repairs to the side girt and the stud
- 8.3.7 Again the work focuses upon re-establishing the connections between the members as originally intended, and repairing damaged section through face-patching in new oak.
- 8.3.8 The suggested honest-repair strategy is entirely appropriate in the use of traditional techniques, such as splicing, and inserting slip-tenons to reconnect the elements of the original frame that have separated over time, and to repair the existing damage, all of which will secure the future of this important building.
- 8.3.9 The use of traditional and appropriate materials is also welcomed, in particular the use of new air-dried oak rather than the introduction of reused material that will alter the narrative of the visually accessible evolution of this building. The proposed use of linseed oil putty or a lime mortar mix to repair and infill deep shakes and cracks is also appropriate, repairing areas where water ingress will create issues for the future, as such the approach is future-proof, intended to prevent more serious and impactful repairs to more of the timber frame at a later date.
- 8.3.10 As stated above, replacements are kept to a minimum, the strategy focussing upon retention and repairs to ensure that the special character and significance of the building is maintained.

8.4 2. Repairs to roof, installation of insulation

- 8.4.1 The proposal scheme allows for the repairs to the roof cover: this will comprise the removal of the existing tiles, renewal of battens, the installation of a felt breather membrane and 50mm of Cosywool sheep's wool insulation. It has been estimated that sixty percent of the existing tiles can be retained for reuse, with the remainder made up of reclaimed tiles to match the existing fabric. The existing and reclaimed

tiles will be mixed across the roof to integrate the finish and the appearance of patch repairs, thus maintaining the existing character of the roof and ensuring that the significance of the building is unaffected.

8.4.2 As the roof will be stripped of its tiles, the opportunity arises to install 50mm thick Cosywool sheep's wool insulation. It is assumed that the insulation will be installed between the extant rafters of the roof over the main range as the entirety of the timber structure is currently visible within the attics (Plate 19). The installation of insulation within the rear wing will not be visible as there are no attics in that location, further, the majority of the rear wing roof had been rebuilt, excepting the retained original fabric at the chimney bay, during the 19th and 20th centuries.

8.4.3 Subject to retaining the visibility of the roof structure within the main range, the proposed use of sheep's wool insulation is an ecological and vapour-permeable approach to improving the living conditions within the building. The proposed approach is environmentally sound and will benefit the fabric of the building, to ensure its health and its survival.

8.5 **3. Tile-hanging repairs**

8.5.1 The proposed repairs to the tile-hanging for the building involves the removal of the existing finish, renewal of the battens and the installation of a breather membrane prior to the reinstatement of the retained tiles. It is anticipated that fifty percent of the existing tiles can be reused, as such; it is proposed that reclaimed tiles to match the existing fabric will be used to make up the shortfall. Again, the tiles will be mixed to prevent the appearance of patched repairs and to integrate the different tiles across the entirety of the building for a seamless finish.

8.5.2 The proposed approach to the renewal and repair of the 19th and 20th century tile-hanging at Great Walstead Farmhouse is appropriate to the special character and significance of the later phases of construction.

8.6 **4. Flat roof replacement**

8.6.1 The existing flat roof over the south extension added between the main range and the outshot of the rear wing after 1963 is proposed for replacement. The flat-roofed dormer window inserted at a similar time into the outshot is also proposed for replacement.

8.6.2 The two roofs are entirely modern in origin and are of poor quality: their replacement in lead will enhance the external appearance of the building as a whole, in addition its setting.

8.7 **5. Chimney stack repairs**

8.7.1 The repairs to the chimney stack will comprise raking out and re-pointing the bricks as necessary using lime mortar, a material that is entirely appropriate to the repairs of buildings of this type and date, ensuring that the appearance is maintained, or indeed enhanced if replacing cementitious materials. New lead soakers, flashings and aprons will be installed; the work will rectify damage and contribute to ensuring the future survival of the building.

- 8.7.2 It is also proposed that the current gypsum plastered finish extant on the chimney breast in the ground floor sitting room (bay 1, parlour) is removed. The exposed brickwork will be repaired and re-pointed in lime, and the render reinstated in the same material to improve the condition of the chimney breast and to prevent further damage to it.

8.8 **6. Window repairs and replacements**

- 8.8.1 It is proposed that the existing rooflights are replaced with conservation rooflights as there will be access during the roof repair programme. Conservation rooflights will enhance the character of the building and remove negative impacts upon its significance.
- 8.8.2 Two windows are proposed for replacement: these are single-light, multi-pane timber casement windows inserted into the south end elevation, flanking the chimney stack and lighting the interior of the enclosed attic room (bay 1). The two windows are stylistically commensurate with a late 19th century origin, although no historic glass was observed on site.
- 8.8.3 The like-for-like replacement of the two windows will improve the appearance of the building and the conditions within it, thus contributing to ensuring the future of this important building.

8.9 **7. Replacement of rain-water goods; drain repairs**

- 8.9.1 All of the proposed replacements to the rain-water goods are in black powder-coated cast-iron. The chosen materials will enhance the appearance of the historic building and of course, improve its water management capacity, particularly in conjunction with repairs to the drainage system: an integrated and well considered scheme intended to support this important historic building.
- 8.9.2 The existing drains comprise an open perimeter gully in concrete: it is intended that the drains are reused and repaired in the same materials; as such no undue impacts are anticipated.

8. Render and brick repairs

- 8.9.3 All anticipated repairs to the brick panels, or brick nogging will comprise the removal of plastic-based paints and cementitious bedding joints and their replacement in suitable vapour-permeable mineral paints and traditional lime render where required, or lime plaster on the interior of the house.
- 8.9.4 Where possible the fabric will be repaired *in situ*, however, at the north end of the main range, where the timber-frame repairs will be carried out, it is anticipated that the panels will be removed, and the bricks cleaned and stored for reinstatement. Any bricks that cannot be reused will be matched with reclaimed material to ensure a seamless finish.

Lintel Repairs

- 8.9.5 The doorway at the north end of the east elevation of the rear wing has a failed arched head. The proposal scheme seeks to remove the brickwork of the arch, insert new concrete lintels and reinstate the fabric. The doorway, within the early 20th

century fabric, at the eastern end of the rear wing bears evidence of more recent intervention to its lintel and to the corner and north side of the range. The alterations are therefore confined to later work. The proposed approach and materials are appropriate to the later fabric and will improve the external appearance of the building.

8.10 **Conclusions**

- 8.10.1 The skilled, collaborative and attentive approach to the repair strategy as discussed in this report is undoubtedly heritage-led and evidence-based. The main focus of the work has been designed specifically to ensure that any interventions are kept to an absolute minimum, the key aim being to preserve as much historic fabric and form as possible while ensuring the future survival of the structures, and indeed the house as a whole.
- 8.10.2 The overall approach has been one that sought to enhance the character, significance and condition of the buildings by replacing inappropriate materials with traditional alternatives: lime mortar, render and plasters, linseed oil putty, and cast-iron for any strapping and all of the rain-water goods.
- 8.10.3 The skills of the team involved in the project has undoubtedly led to an integrated approach that celebrates craft in the form of traditional carpentry, plastering and brickwork while introducing innovation in the form of new light-weight materials, such as the breathable sheep's wool insulation and vapour-permeable mineral paints.

9.0 PURPOSE OF THIS REPORT

- 9.1 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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Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

Official list entry - WALSTEAD HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1285280

Date first listed: 11-May-1983

Date of most recent amendment: 25-Feb-2011

List Entry Name:

Location

WALSTEAD HOUSE, EAST MASCALLS LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Lindfield Rural

National Grid Reference: TQ 36406 24946

Details

LINDFIELD RURAL

1144/17/328 EAST MASCALLS LANE 11-MAY-83 WALSTEAD HOUSE (Formerly listed as: EAST MASCALLS ROAD WALSTEAD HOUSE)

II C17 or earlier T-shaped timber-framed house.

Of two storeys and four bays, with gabled ends to the wings. All under a tiled roof with pentice on the south side of the south wing. The timbering is exposed and there is painted brick infilling on the north front, but otherwise it is refaced with tile-hanging. The windows throughout the building are casements.

The interior was not inspected.

REASONS FOR DESIGNATION Walstead House is designated at Grade II for the following principal reason: * Architectural Interest: A good example of a C17 or earlier timber-framed house.

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Official list entry BARN IN THE GROUNDS OF GREAT WALSTEAD SCHOOL TO THE NORTH OF WALSTEAD HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025622

Date first listed: 11-May-1983

Date of most recent amendment: 25-Feb-2011

WALSTEAD HOUSE, EAST MASCALLS LANE

Location

BARN IN THE GROUNDS OF GREAT WALSTEAD SCHOOL TO THE NORTH OF WALSTEAD HOUSE, EAST MASCALLS LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Lindfield Rural

National Grid Reference: TQ 36417 24973

Details

LINDFIELD RURAL

1144/17/329 EAST MASCALLS LANE 11-MAY-83 BARN IN THE GROUNDS OF GREAT WALSTEAD SCHOOL TO THE NORTH OF WALSTEAD HOUSE (Formerly listed as: EAST MASCALLS ROAD BARN IN THE GROUNDS OF GREAT WALSTEAD SCHOOL TO THE NORTH OF WALSTEAD HOUSE)

II C18 timber-framed barn, with later additions.

Covered in tarred weather-boarding, on a rendered plinth. The original pitched tiled roof now appears to have a gablet at the southern end, where a one bay extension, under a hipped

roof, has been added. There is a further single-storey lean-to extension to the south end, which adjoins Tythe Cottage (unlisted). To the north the barn adjoins The Coach House (unlisted). The eastern elevation has a central single doorway and evidence of several blocked window openings, along the length of the barn.

The interior was not inspected.

REASONS FOR DESIGNATION The Barn in the grounds of Great Walstead School is designated at Grade II for the following principal reason: * Architectural Interest: A good example of a C18 barn.

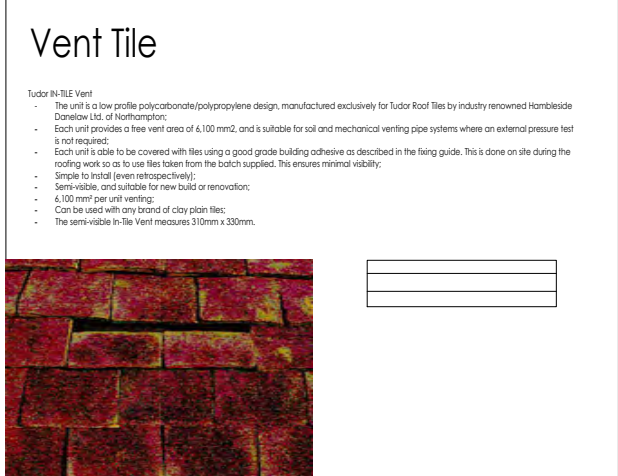
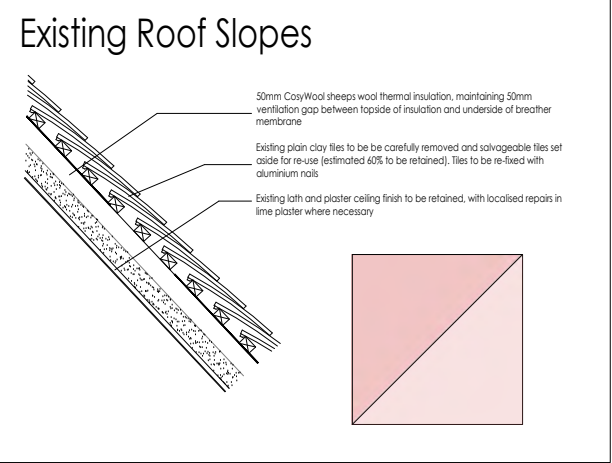
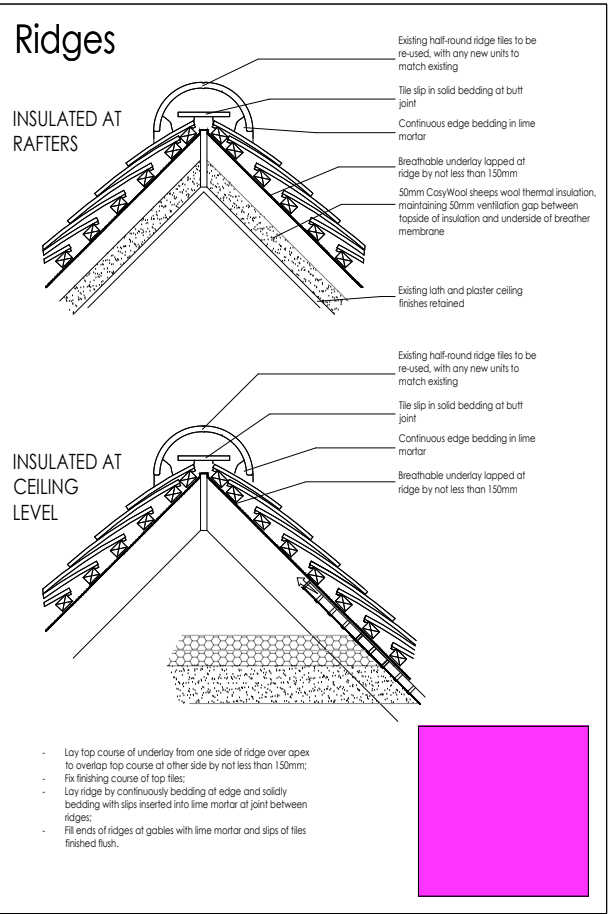
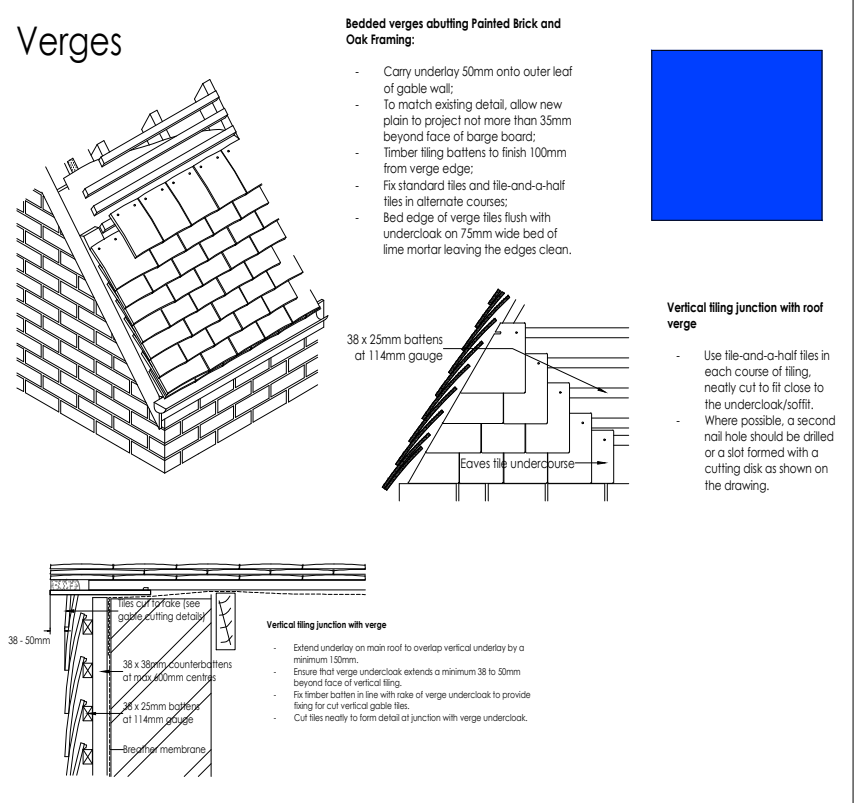
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

<https://historicengland.org.uk/listing/the-list/list-entry/1025622?section=official-list-entry>



GROUND FLOOR GENERAL ARRANGEMENT - AS PROPOSED
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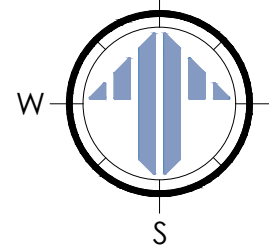


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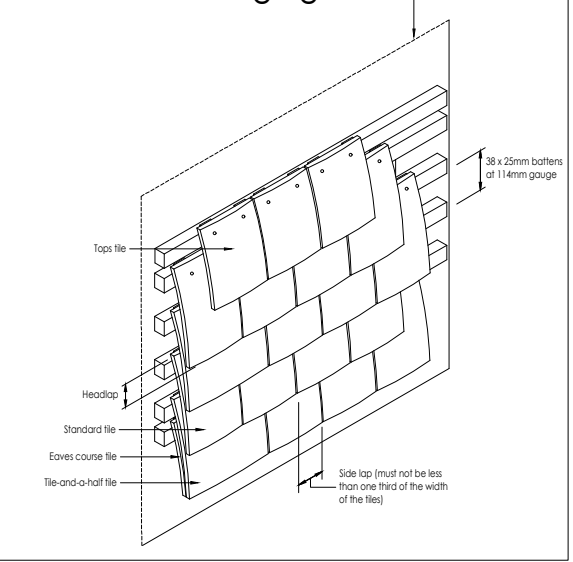
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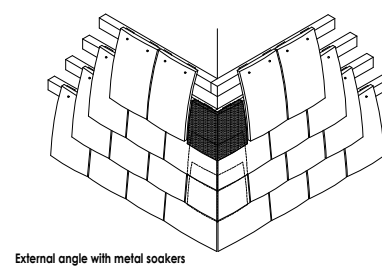
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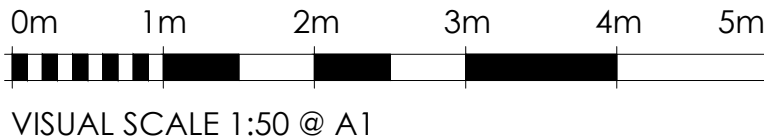
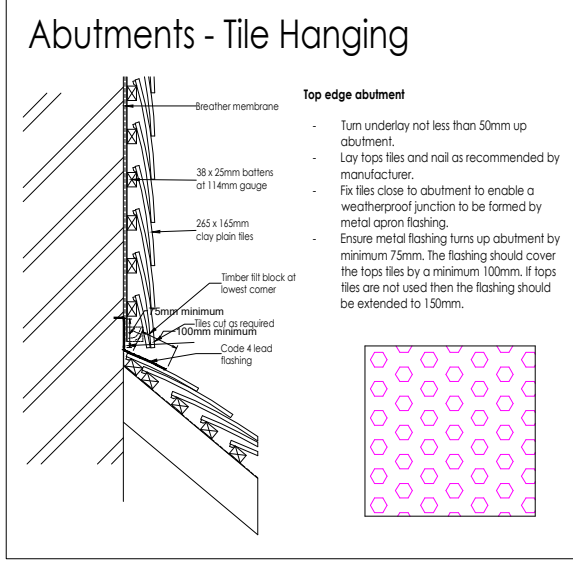
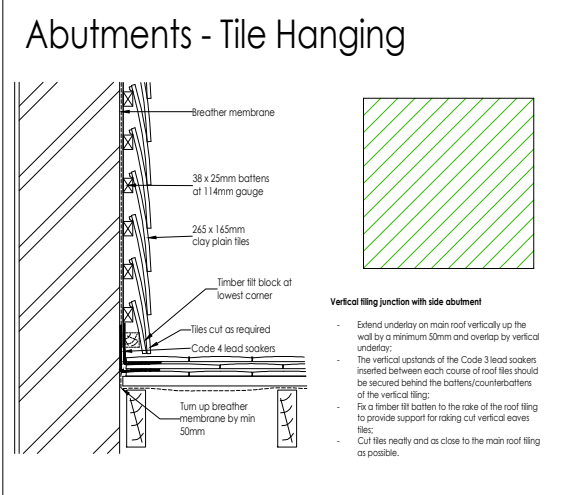
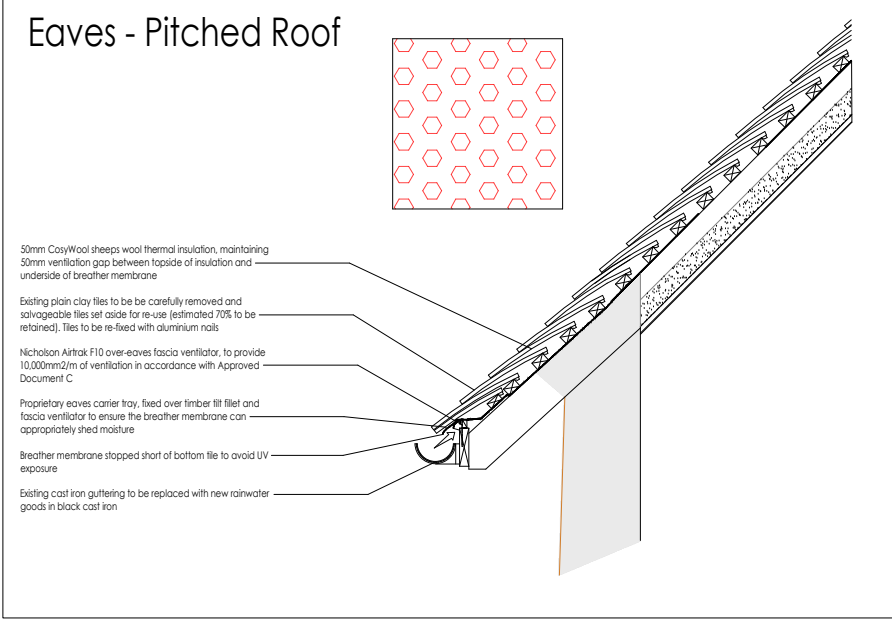
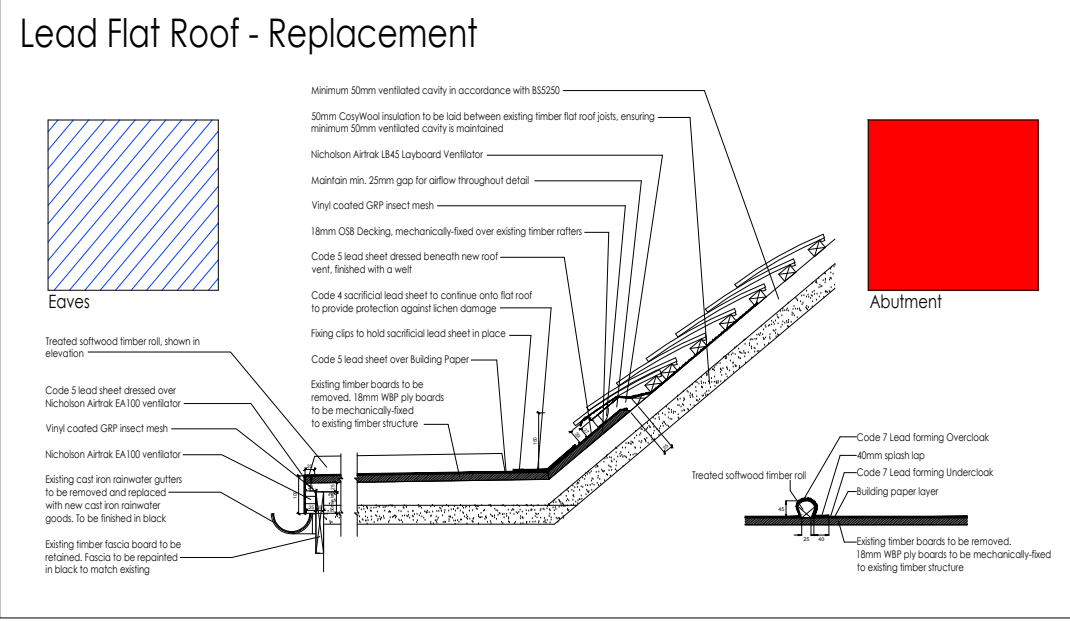
Vertical Tile Hanging



External Angle with Metal Soakers



FIRST FLOOR GENERAL ARRANGEMENT - AS PROPOSED
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CLIENT:
Great Walstead School

PROJECT:
Walstead House
East Maccalls Lane, Lindfield
West Sussex
RH16 2JQ

DRAWING:
Ground and First Floor General
Arrangement - As Proposed

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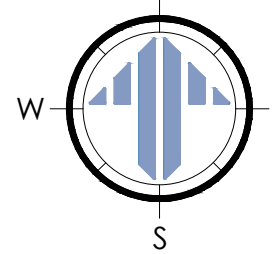
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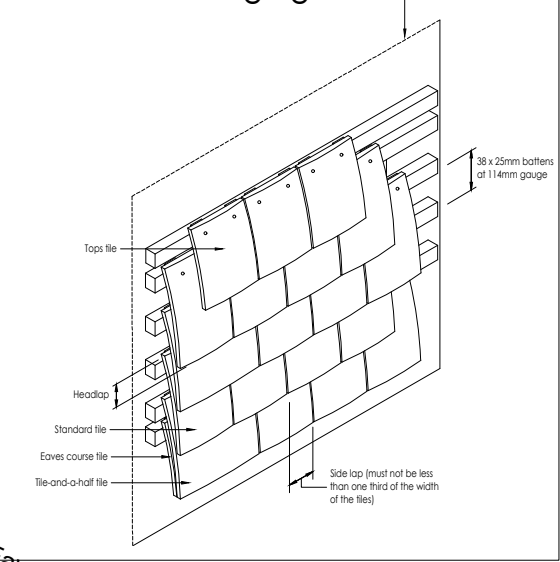
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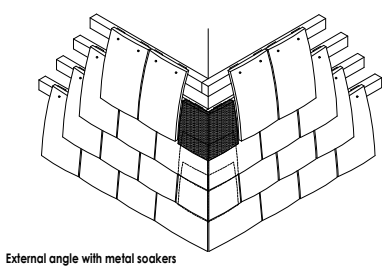
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Vertical Tile Hanging



External Angle with Metal Soakers



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CLIENT:
Great Walstead School

PROJECT:
Walstead House
East Mascalls Lane, Lindfield
West Sussex
RH16 2JQ

DRAWING:
Second Floor General Arrangement
and Roof Plan - As Proposed

DATE:
07.05.2026

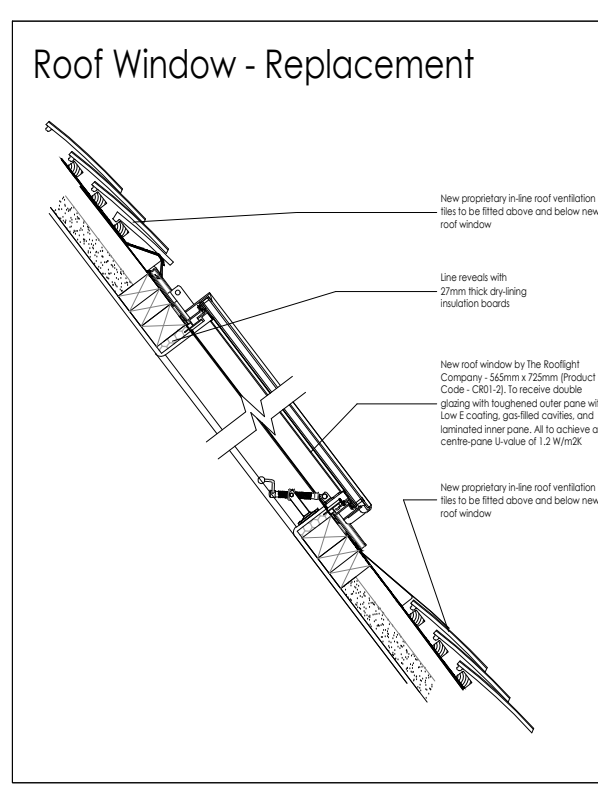
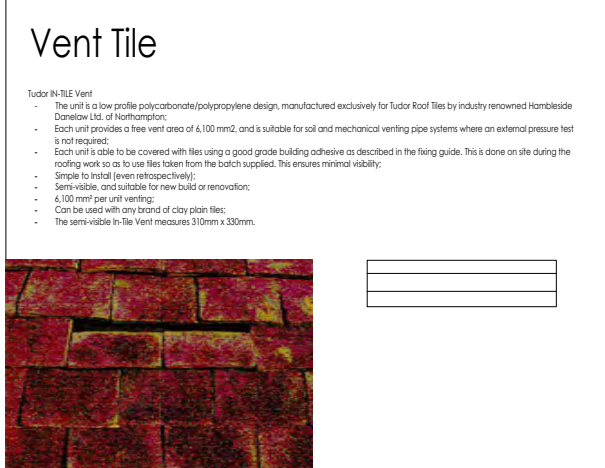
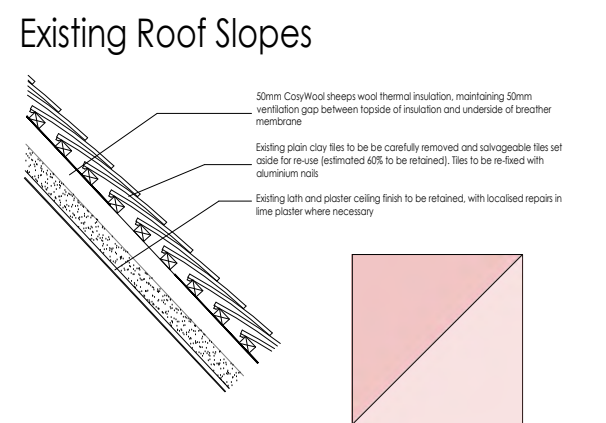
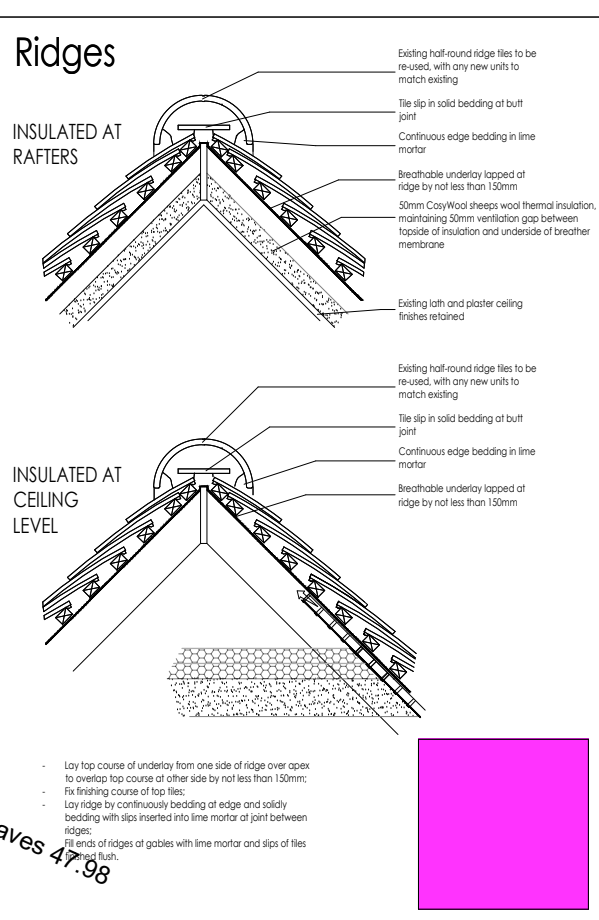
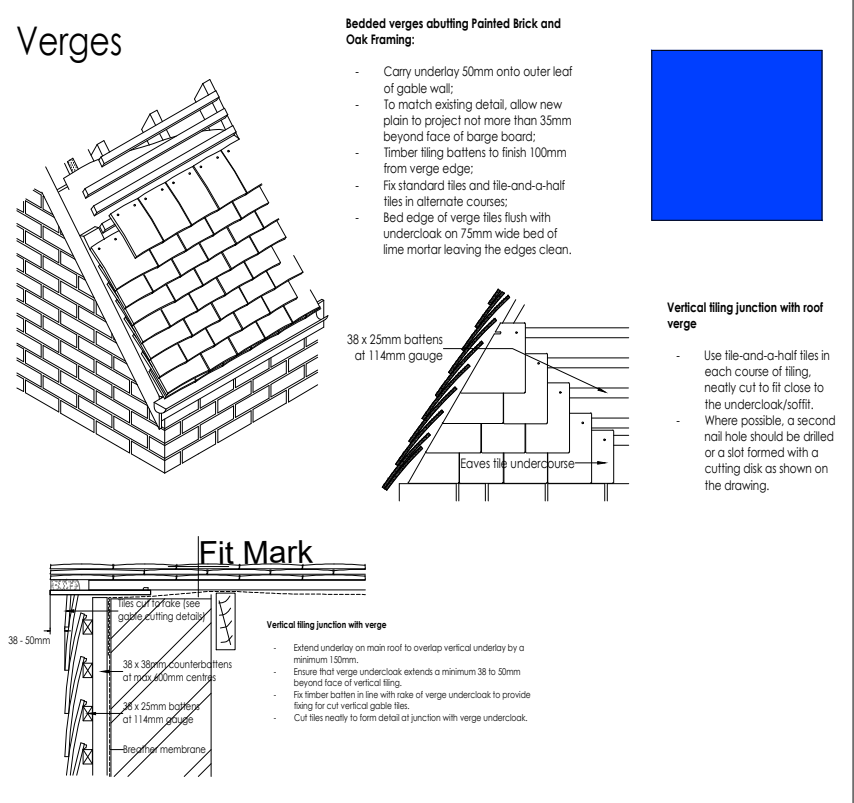
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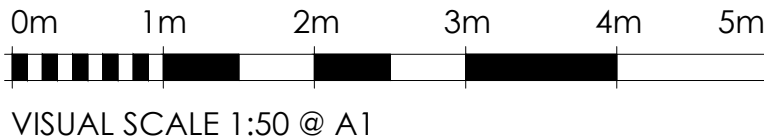
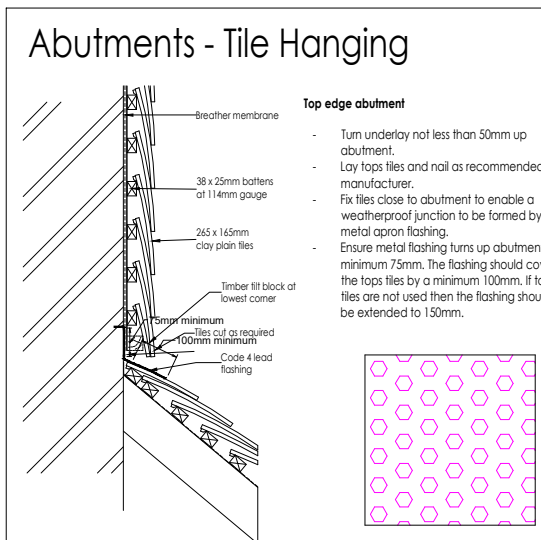
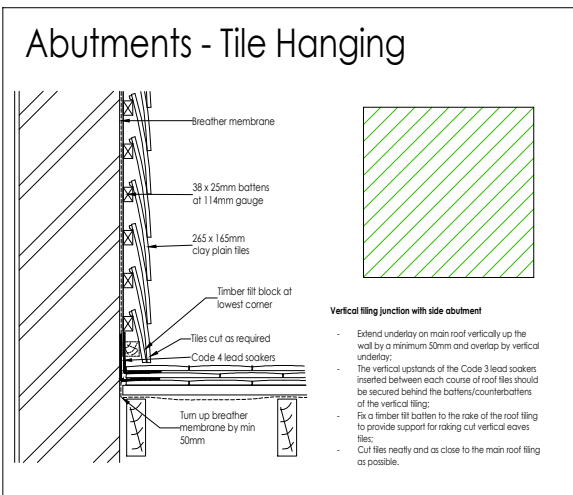
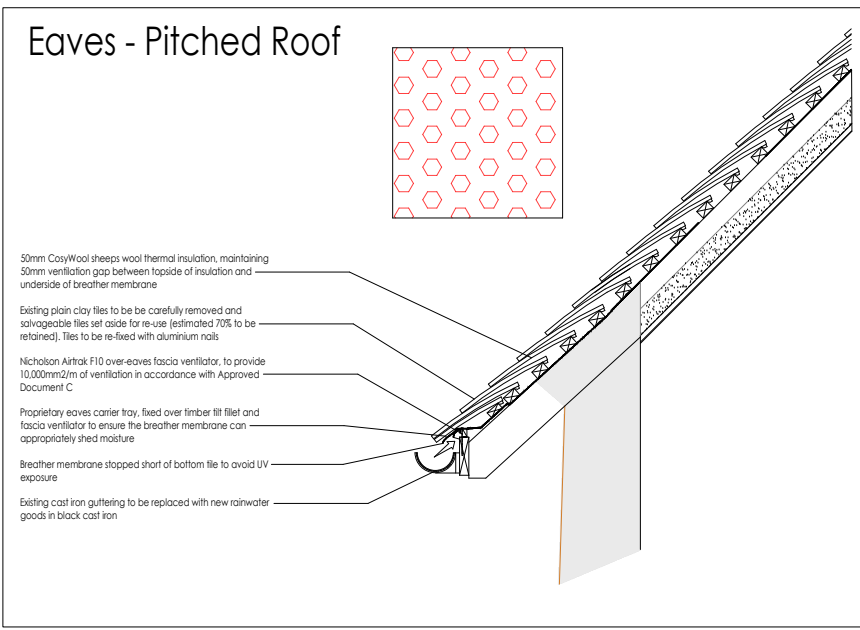
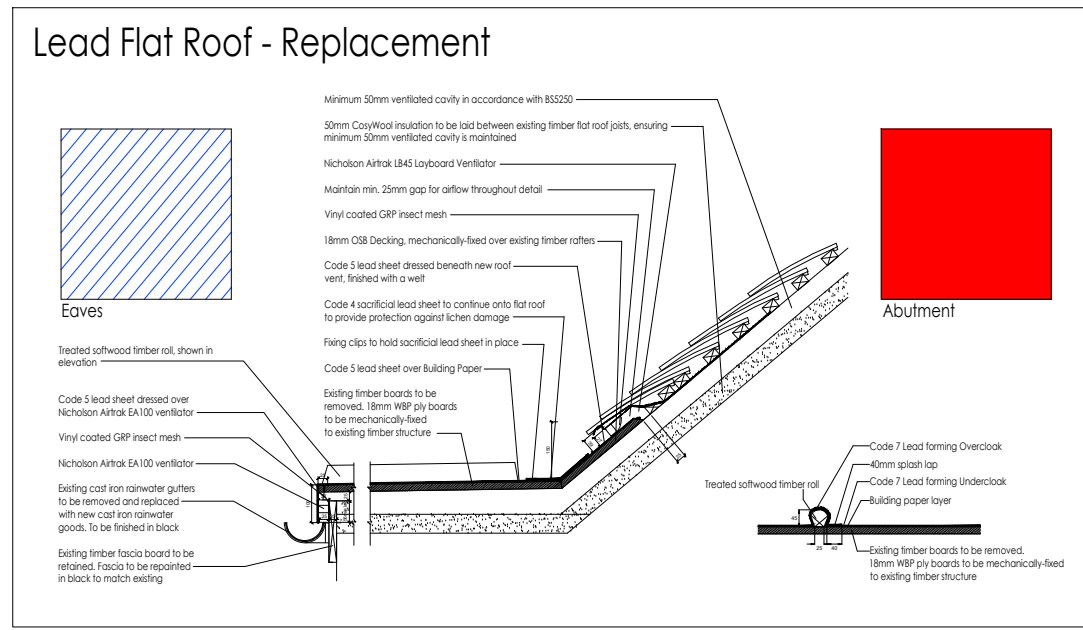
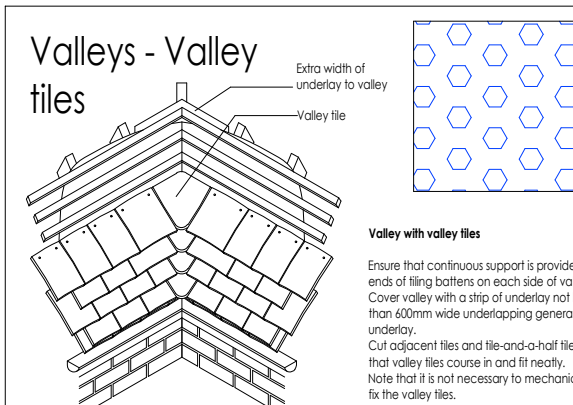
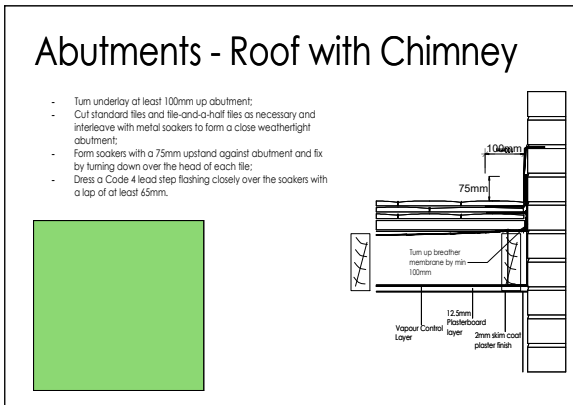
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REV.
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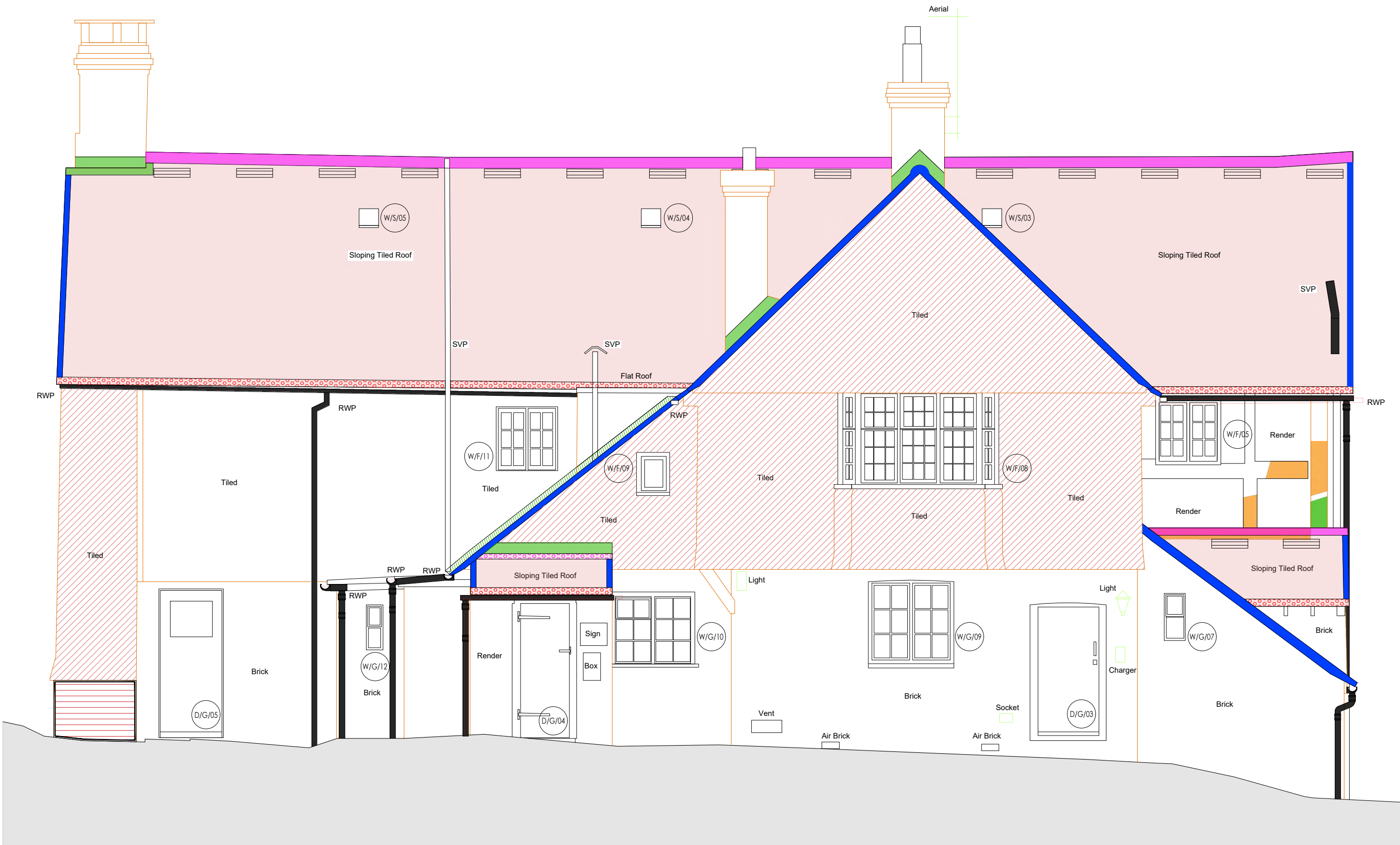


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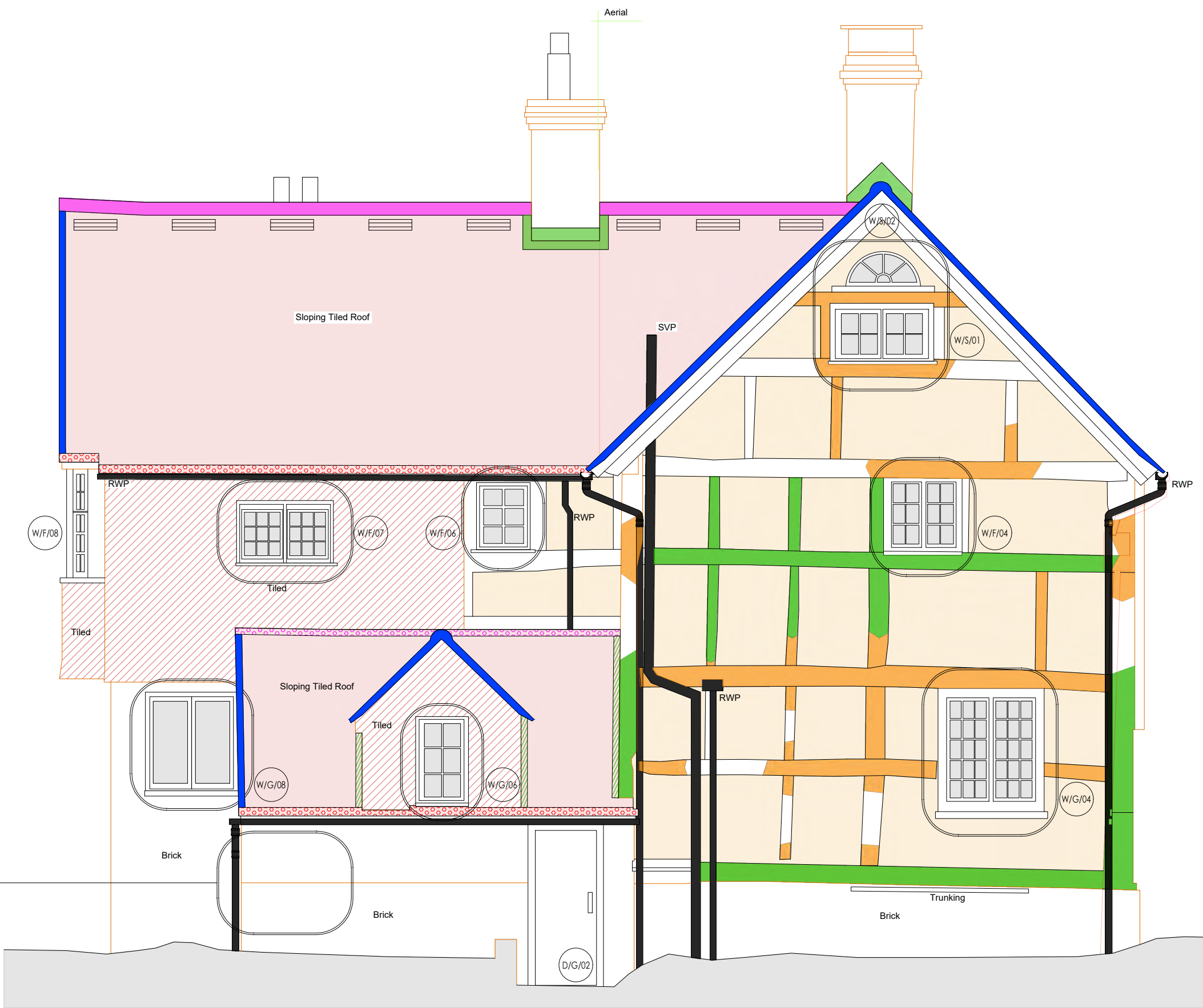
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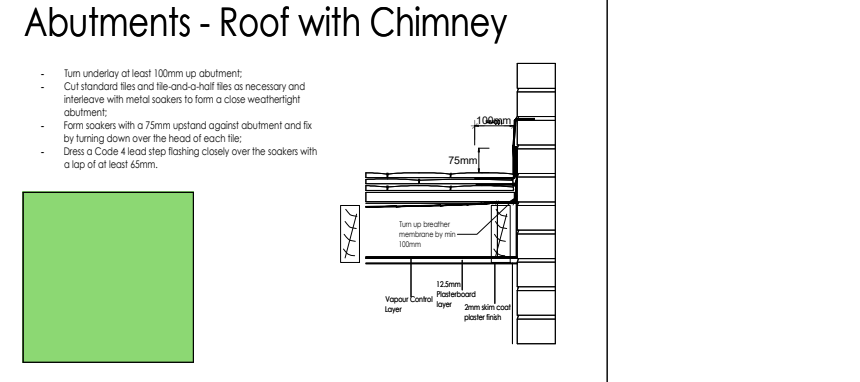
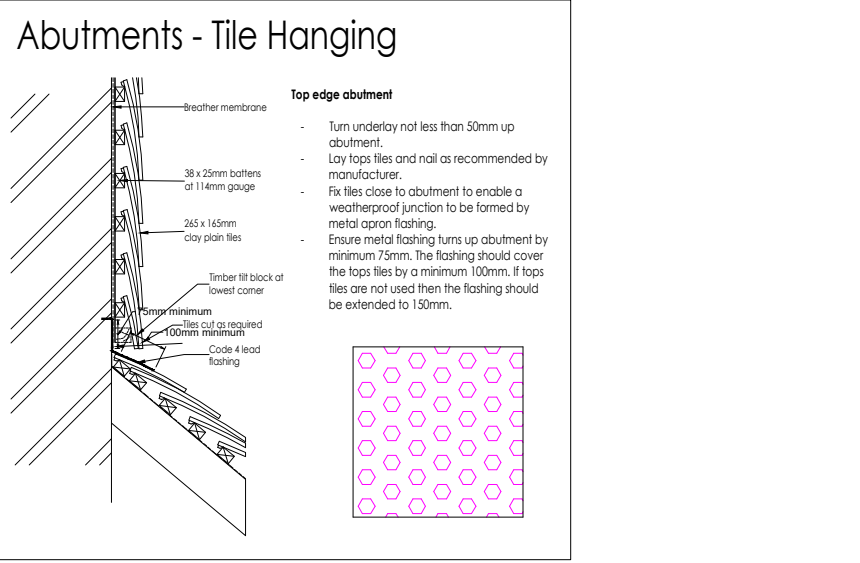
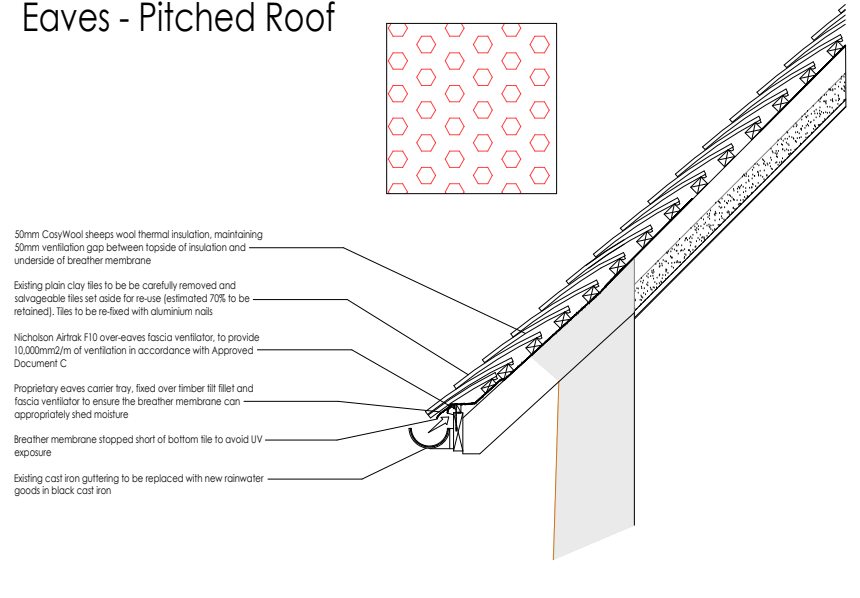
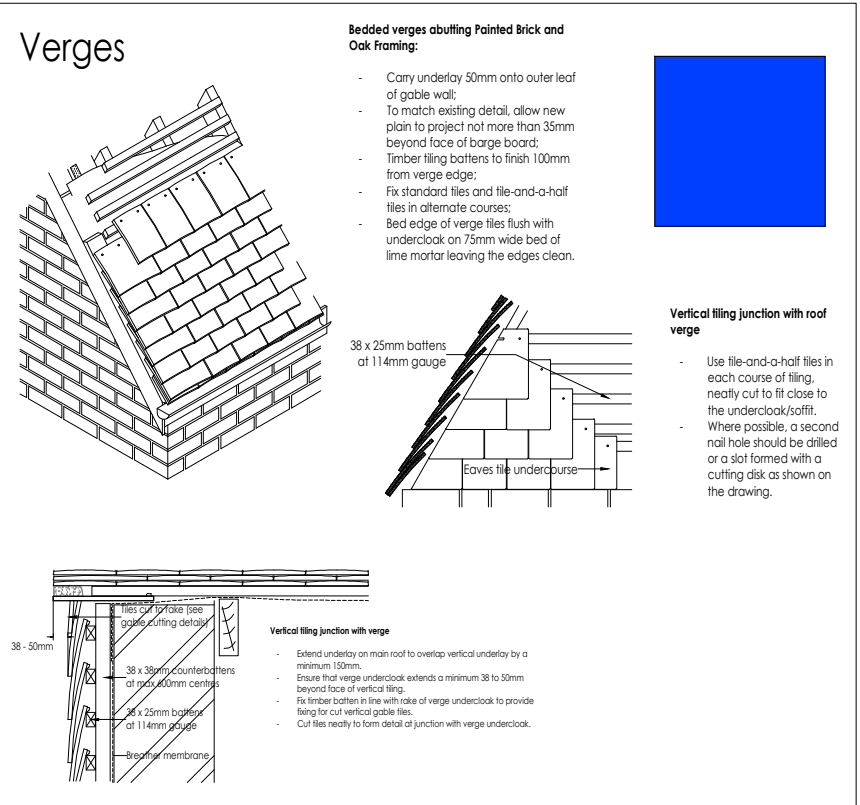
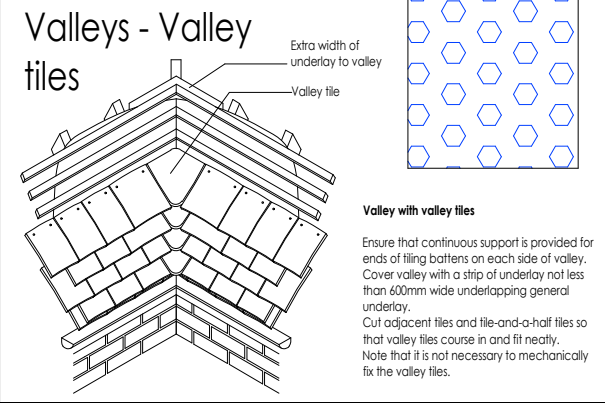
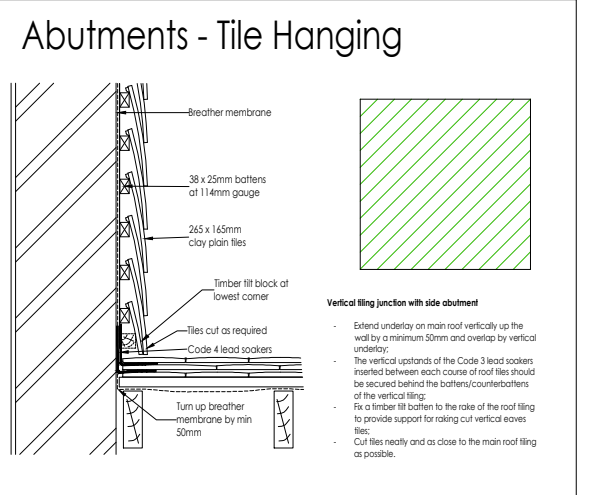
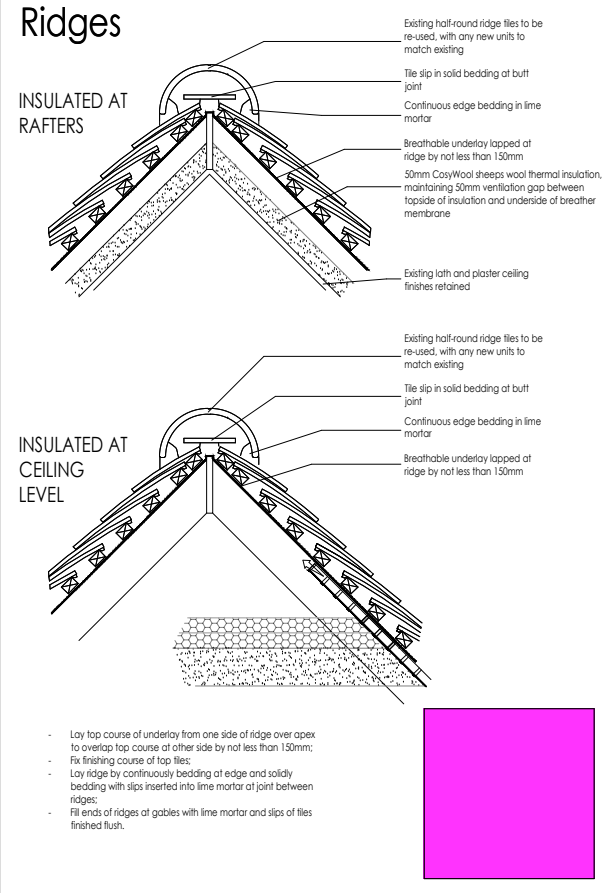
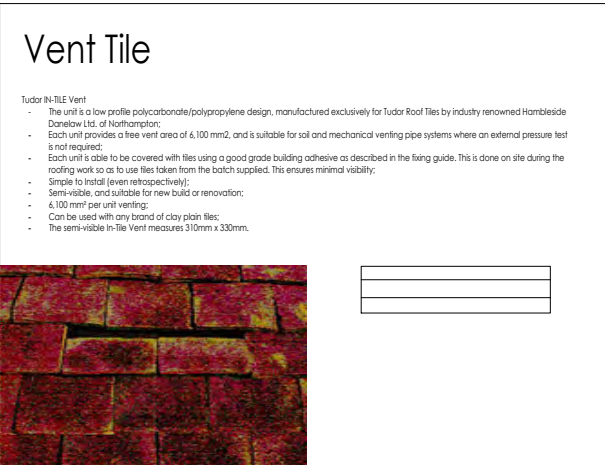
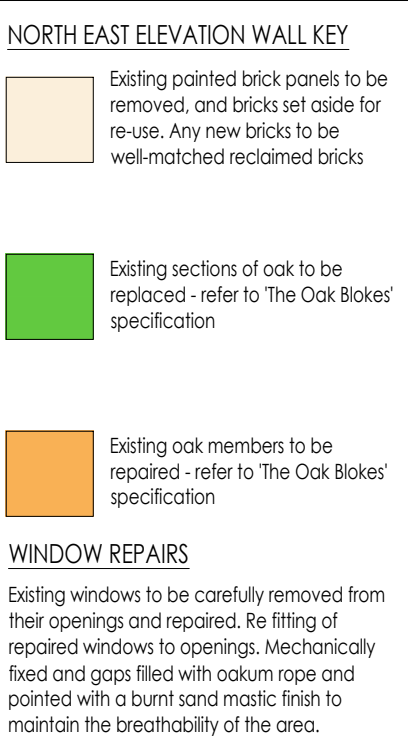
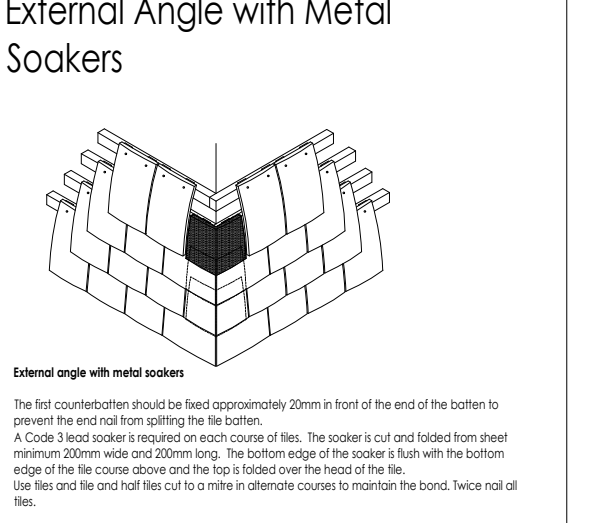
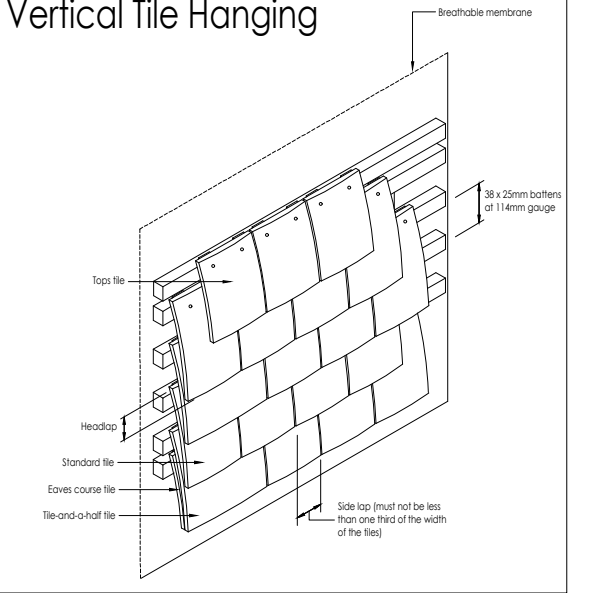
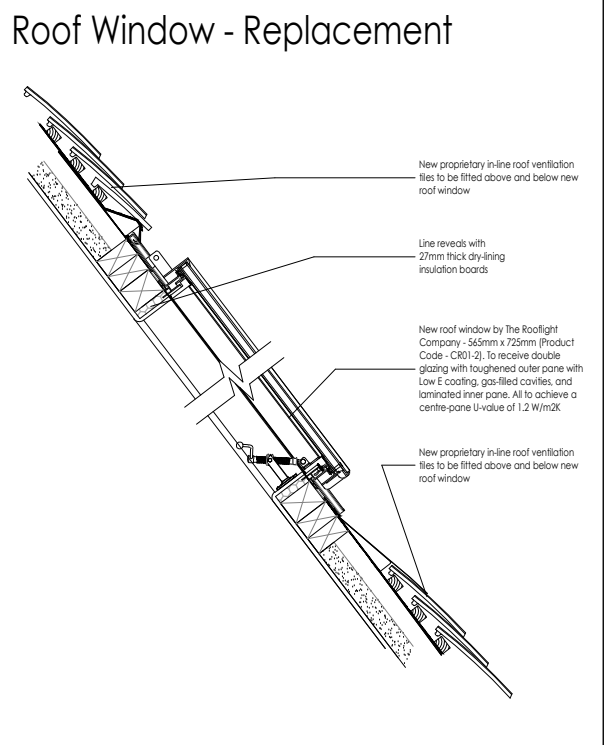
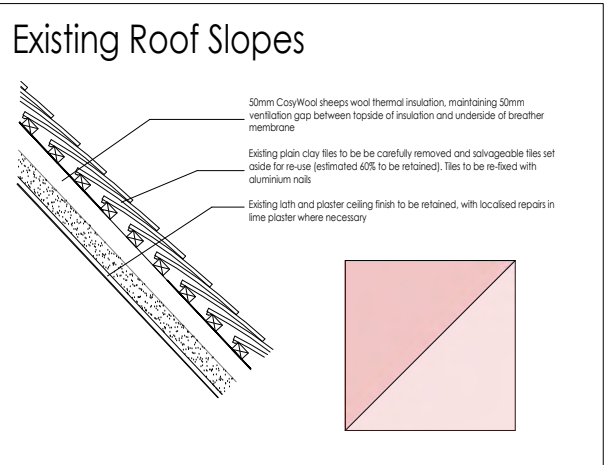
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SOUTH EAST ELEVATION - AS PROPOSED
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NORTH EAST ELEVATION - AS PROPOSED
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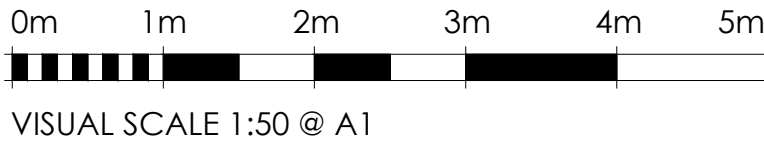
CLIENT:
Great Walstead School

PROJECT:
Walstead House
East Mascaills Lane, Lindfield
West Sussex
RH16 2QJ

DRAWING:
South East and North East Elevations
As Proposed

DATE: 07.05.2026	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MD
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JOB NO. GH1061	DRAWING NO. D.PL.103	REV. *
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NOT FOR CONSTRUCTION

Existing Roof Slopes

Stone Cavitythins placed against thermal insulation, maintaining 20mm air gap between top of insulation and underside of weather membrane.

Self-gluing stone tiles to be correctly aligned and staggered for full overlap for a complete 200mm overlap. Tiles to be fixed with 4mm diameter nails.

Self-gluing stone cavity tiles to be retained, with insulation placed in long gables where necessary.

Vent Tile

10mm x 10mm vent tile

The 10mm x 10mm vent tile is placed over a 10mm x 10mm hole in the roof. The tile is secured with a 10mm x 10mm screw. The tile is then covered with a 10mm x 10mm piece of insulation. The tile is then covered with a 10mm x 10mm piece of weather membrane. The tile is then covered with a 10mm x 10mm piece of stone tiles.

Verges

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Redesigned verges abutting flat roof and roof framing

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Vertical tile junction with roof verge

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Roof Window - Replacement

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Ridges

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Vertical tile junction with ridge

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Eaves - Pitched Roof

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Vertical Tile Hanging

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Roof Window - Replacement

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Ridges

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Vertical tile junction with ridge

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

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Eaves - Pitched Roof

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Ridges

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30 x 20mm battens over 10mm x 10mm insulation

Vertical tile junction with ridge

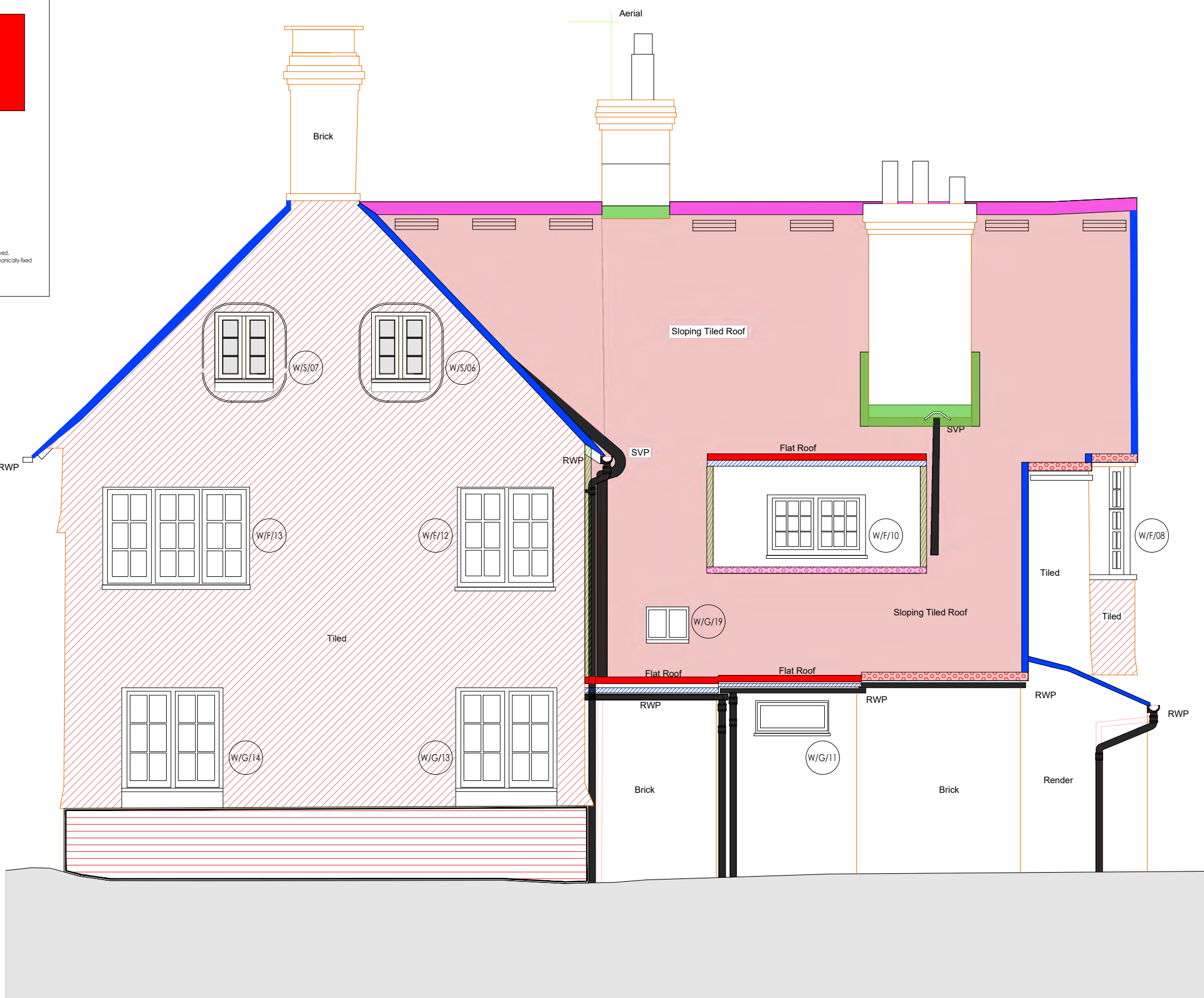
30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

30 x 20mm battens over 10mm x 10mm insulation

Eaves - Pitched Roof

30 x 20mm battens over 10mm x 10mm insulation

[illegible][illegible]

*	*	*	*	*
REV.	DATE.	BY.	AMENDMENT.	CHK.



2 Lucastes Mews, Paddockhall Road,
Haywards Heath,
West Sussex, RH16 1HE
(01444) 452604
hh@gouldbaxter.co.uk
www.gouldbaxter.co.uk

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Great Walstead School

PROJECT:
Walstead House
East Mascalls Lane, Lindfield
West Sussex
RH16 2QJ

DRAWING.

South West and North West Elevations
As Proposed

DATE. 07.05.2026	SCALE AT A1. 1:50	DRAWN BY. RH CHECKED BY. MD
JOB NO. GH1061	DRAWING NO. D.PL.104	REV. *

HB Archaeology & Conservation Ltd
hbarchaeology.com
info@buildings-archaeology.co.uk