



HB Archaeology & Conservation Ltd
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**DUMBRELLS, CHURCH PLATT, CUCKFIELD
WEST SUSSEX, RH17 5LA**

(NGR: TQ 503302, 124522)

HERITAGE STATEMENT



Commissioned by Mr. D. Thackeray

**Prepared by Maggie Henderson
Project No. 2016217
February 2016**

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1.0 INTRODUCTION

- 1.1 HB Archaeology and Conservation Ltd were commissioned by Mr. D. Thackeray to prepare a Heritage Statement of Dumbrells, Church Platt, Cuckfield, West Sussex (Fig. 1 - TQ 033 245) to assess the origin, development and significance of the building prior to preparing a proposal scheme for future alterations.

2.0 SCOPE & METHODOLOGY

- 2.1 The building was visited by Maggie Henderson of HB Archaeology and Conservation Ltd on the 17th November 2015 in order to ascertain the historic form and significance of the building.
- 2.2 Historic maps were consulted in order to chart the later development of the house and property as a whole. The maps are included within the report (Figs. 2 – 5).

3.0 LOCATION AND SETTING

- 3.1 Dumbrells is situated in the southwest of the village of Cuckfield, to the west of Church Platt (Fig. 1). The house is oriented broadly north-south. The property is bounded by gardens to the east, by the White Hart Inn to the south and by additional residential properties that front South Street, in particular the grade II listed pair Somners and The Friary to the west.
- 3.2 The principal elevation of Dumbrells faces east towards the Old School and the Church (The Church of the Holy Trinity), separated from the Listed buildings by Church Platt and a large garden defined on the eastern side by a brick wall, in English garden wall bond and further screened by a pair of sheds, a timber shed to the south and an inverted L-plan arrangement of breeze-block buildings with flat roofs to the north (Plate 1).
- 3.3 The garden has well-established shrubs, areas set to lawn interspersed with the access path and areas of paving. The extent of the gardens, greenery, sheds, boundary wall and of course the buffer zone created by Church Platt in addition to the fact that Dumbrells is set well back abutting the rear ranges of the South Street front properties ensures that the visual impact of the house on the neighbouring heritage assets is minimal (Plates 2 & 3).
- 3.4 The setting of the house is discrete, due to the green screens and the distance of the house from the point of access in Church Platt (c. 325 m from the gate to the front door). The modern group to the north of Dumbrells does however impact slightly upon the garden setting as its mass and scale dwarfs its neighbour (Plate 3).

4.0 DESIGNATIONS

- 4.1.1 Dumbrells is not listed in its own right. However, the building might be regarded as curtilage listed due to its relationship with a pair of properties against which it has been built, particularly as the remains of an earlier building (related to Somners) is encompassed by the construction of Dumbrells.

- 4.1.2 Somners, to the north front of Dumbrells (List entry number: 1423492), Grade II listed on the 3rd of February 2015 and described as an early 18th century house built with some re-used timbers, refurbished in the mid 19th century. The building was listed due to the survival of early 18th century fabric and features in addition to the group value afforded by its relationship with the adjoining property The Friary, to which it was apparently historically linked in the 19th century, both building used as a private school (Appendix 1).
- 4.1.3 The Friary to the south front of Dumbrells (List entry number 1192142) is also Grade II listed, the designation applied on the 11th of December 1987. The building is described as probably 15th or 16th century, remodelled in the late 17th or early 18th century with a possible extension to the front in the mid 19th century (Appendix 1).
- 4.1.4 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 within the curtilage which predates the 1st of July 1948.
- 4.1.5 As such, it is possible that Dumbrells could be considered to be curtilage listed in association with the cottages to the front of it, Somners and The Friary. Whether curtilage listed or not, the origin of the building and the extent of surviving fabric may indicate that the building is of sufficient significance to be considered as a non-designated heritage asset if not curtilage listed in association with the other buildings as discussed above.

4.2 Cuckfield Conservation Area

- 4.2.1 Dumbrells is situated within the Cuckfield Conservation Area (CAA, 2006). Dumbrells is situated within Character Area 2, comprising South Street up to the junction with the High Street, Ockenden Lane, Church Street and the north side of Church Platt.
- 4.2.2 Dumbrells is described in the CAA (p.23)¹ as:
- ‘a curious house for the roof and walls are built in corrugated iron. The corrugated iron walls are overlaid with timber battens so that at first glance it has the appearance of a Tudor cottage. The owner asserts that the house was built in this manner at the beginning of the 20th century’.

5.0 HISTORIC MAP REGRESSION EXERCISE

5.1 *Budgens 1809 Sergisson Estate map and Cuckfield 1845 Tithe map*

- 5.1.1 Neither Budgen's Estate map of 1809 nor the Tithe map of 1845 are of sufficient scale to depict the proposal site in any useful detail. Budgen's map in particular includes little detail beyond street frontages and the character of any development to the rear of properties fronting South Street is not therefore readily apparent. The later tithe map of 1845 is a little more detailed and clearly shows both South Street to the west of the proposal site and Church Platt to the east. The area in between, in which

¹ Mid Sussex District Council, 2006, page 23

the proposal site lies, appears to be quite developed though it is not possible to discern the proposal site itself.

5.2 *First Edition Ordnance survey map 1875*

5.2.1 The first edition county series Ordnance Survey map of 1875 is the earliest available map to show the site in any useful detail, although the reproduction quality of this map perhaps leave a little to be desired. The proposal site is shown as a north-south aligned range, to the rear of a property fronting South Street, and itself fronting onto Church Platt. It would appear to be part of a larger group of properties built behind those that front onto South Street which would appear to represent the development of several adjoining back-plots.

5.2.2 Almost immediately opposite the proposal site to the east is a small detached rectangular building and a large adjoining rectangular garden plot. To the south of the proposal site is a complex of buildings shown as an inn on subsequent maps.

5.3 *First Revision Ordnance Survey maps 1897 and Second Edition 1911*

5.3.1 There is little apparent change to the proposal site and its environs by the time of the first revision of 1897, though the higher quality of the mapping means it is a little easier to discern the exact disposition of the various buildings on and around the proposal site. A group of three linked buildings are shown fronting onto Church Platt (of which the northernmost two appear to comprise the proposal site itself), constructed to the rear (east) of two larger and more irregular properties fronting onto South Street (Somners to the north and The Friary to the south).

5.3.2 The three rear ranges behind the South Street front pair (Somners and The Friary) comprise at the north end, directly behind Somners, a small rectangular plan building with its greater axis east – west oriented. To the south is another rectangular plan block, much larger than the first, oriented north – south. The remaining structure of the group is an east – west oriented rectangular plan building to the south, together forming a reversed L-plan arrangement of buildings in the back-plot of the South Street front pair.

5.3.3 Together, the three rear structures and the principal South Street pair form a fairly contiguous group of buildings, with open space limited to a small rectangular courtyard between the central of the three rear ranges and the property fronting South Street to the west, The Friary. There is little change evident on the subsequent Second Edition map of 1911, beyond the disappearance of the small detached building opposite the proposal site to the east.

5.4 *Third Edition Ordnance Survey map 1937*

5.4.1 Several changes are apparent by the time of the third edition Ordnance Survey map of 1937. The eastern end of the boundary between the two properties fronting South Street, to the west of the proposal site, has been relocated to the north, forming a single straight boundary with a probable through-passage linking South Street to Church Platt; previous maps show this boundary with a 'dog-leg'.

5.4.2 The rear group of three linked buildings appear to have been altered, the southern east – west oriented block had been retained while the central block appears to have been reduced in length creating a gap between it and the southern structure. A short

projection appears to have been added to the end of the north block: it does not extend across the full width of the building.

- 5.4.3 Alterations evident on the first edition National Survey map of 1956 comprise little more than a reconfiguration of boundaries within the open ground to the east of the proposal site, including a new 'dogleg' boundary extending south-eastwards from the south end of the proposal site. The situation appears relatively unchanged at the time of the first revision in 1970, with the exception of the demolition of the east-west aligned building immediately to the south of the group.

6.0 DUMBRELLS AS EXISTING (November 2015, Fig. 6)

6.1 Introduction

- 6.1.1 The following summary of the phases of development visible within the house is based on a rapid visual inspection of the property. The intention of the brief survey was to establish the basic origin and development of the building in order to determine its significance in line with current planning policy. As such, no scaled drawn record or detailed analysis was made. Additional details may come to light to refine the summary if the building were to be subject to a more detailed analysis at a later date.

6.2 Exterior

- 6.2.1 Dumbrells as it now stands is irregular in plan with a north – south orientation. The rear of the building for the most part abuts the rear ranges of Somners to the north and The Friary to the south. The principal elevation of the building faces east.
- 6.2.2 Two of the three distinct blocks shown on the early edition Ordnance Survey maps are discernable in the present building, these comprise a larger north – south oriented block (block 1) to centre and south with a 'cross-wing' at the north end (block 2), a shorter block with an east – west axis that terminates on the eastern side with a partial gabled effect roof-line (Fig. 6, Plate 4).
- 6.2.3 The foot-print of the two blocks are now near continuous on the eastern side of the structure due to the location of a single storey lean-to porch and adjacent, a second single storey extension that extends out to the east from block 2 and wraps around part of its northern side (Fig. 6) Both of the single storey additions provide access to the interior of the building.

East (Principal) Elevation

- 6.2.4 The east elevation of block 1 is of brick laid in Flemish bond over a Flemish garden wall plinth for the ground floor only. The single storey lean-to is of brick laid in stretcher bond, the junction of the two blocks rebuilt in modern brickwork (to accommodate the doorway). The ground floor construction of block 2, the cross-wing has been rebuilt to include the single storey extension on the east and north sides.
- 6.2.5 The construction of the northern gabled extension is not clear, the only extant brickwork is on the southern side where it abuts the lean-to porch and appears to be contiguous and contemporary in that location (Plate 5), indicating that the two single storey parts were added at the same time, certainly *in situ* by 1937 (Fig. 4).

- 6.2.6 The upper floor throughout, is the first floor is clad in corrugated iron panels with applied stud work creating a mock Tudor effect (Plate 4).

North and South Elevations

- 6.2.7 Like the principal elevation, the upper floor on the north and south sides are entirely clad in corrugated sheet metal with applied timber studs as noted above, this effect continues around to the north elevation of the cross-wing (Plate 5). The south elevation is similarly treated (Plate 6) and includes a small window in the gable. The metal cladding can be seen to return across the western elevation of the building (Plate 6).
- 6.2.8 Few details are known regarding the wall construction at ground floor on the north, west or south elevations due to the relationships with the adjacent structures.

Roof Cover

- 6.2.9 The roof of the cross-wing (block 2) is under plain clay tile, continuing across from the rear range of Somners (Plate 6). The roof-slope to the east of the chimney stack, with a small roof-light *in situ*, belongs to Dumbrells, the remainder is Somners. The roof over the southern block (block 1) is under corrugated sheeting, of clearly modern origin (Plate 4). The lean-to porch and the gabled porch to the north of it have plain clay tile roofs.

Fenestration

- 6.2.10 The principal elevation includes quite an assortment of windows a single storey rectangular plan bay window at the southern end of the elevation has a three-light multi-paned window, the central of which is fixed, flanked by side-hung casements. The neighbouring window to the north is a multi-pane window (three rows of four-panes) that is fixed (Plate 4).
- 6.2.11 The lean-to porch has a three-light window, each light of two-panes: the central a side-hung casement, the outer lights fixed. The remaining ground floor window in the east elevation of the gabled extension is of two tall plain-glazed lights, the northern of which is fixed (Fig. 6).
- 6.2.12 The first floor comprises a pair of two-light casement windows, each light of two-panes within the upper floor of block 1 to the south. Block 2, the cross-wing is lit by a centrally situated sash window. The sash window is of horned type and each sash has three tall narrow panes, consistent with an early 20th century origin.
- 6.2.13 The remaining windows comprise a single light gable window in the south end of block 1, with another multi-pane window evident lighting the southern ground floor room below and a roof-light in the south slope of the cross-wing (block 2).

Doorways

- 6.2.14 The two entrances, one within the single storey lean-to and the other in the gabled extension, both are fitted with modern doors.

chimneys

- 6.2.15 There are two chimneys, one at the junction of the cross-wing between Dumbrells and Somners (Plate 7) and the other on the east elevation of block 1, between the regularly set first floor windows of that block. The latter is single flue and the stack is of brick.

6.3 Interior

Ground Floor

- 6.3.1 The interior of the house comprises three adjacent rooms: living room to the south of block 1, the dining room and stair-hall at the centre and the kitchen, within the ground floor of block 2. A bathroom is situated to the rear of the living room and a utility room to the rear of the kitchen.

Fittings and Finishes

- 6.3.2 The entirety of Dumbrells has been decorated to a high modern standard, floors are tiled or boarded, walls and ceilings plastered. As such, any extant historic detail is at a minimum, where any has been observed it is discussed below.

The Kitchen

- 6.3.3 Perhaps the most important features extant within the building are a post and part of a sill-beam can be seen in the west wall of the current dining room (stair hall) (Plate 8; Fig. 6).
- 6.3.4 The timbers may be associated with the building adjacent to the west, a rear ranges of Somners (Fig. 6). It is worth noting that the sill beam appears to have been truncated: the tenon of the post is clearly identifiable in the mortise of the sill suggesting that the timber frame had continued, perhaps to match the retained wall remains in the kitchen of the cross-wing (Fig. 6; Plate 9).
- 6.3.5 The kitchen is bisected by the remains of a timber-framed wall that predates the remainder of the construction (excepting perhaps the post and sill beam noted above).
- 6.3.6 The remains comprise a low plinth surmounted by a sill-beam and above that a mid-rail (or side-girt?): the two horizontal members are lined by a series of wide studs, further studs can be seen above the mid-rail. The framing has been truncated at its eastern end, the rail carried on an inserted post, into which it has been jointed and pegged. The studs above the mid-rail are more consistent than those below, and the mid-rail includes redundant joining in its soffit for studs that would initially have aligned with those above, the details indicate that the lower part of the wall has been much modified (Plate 10).
- 6.3.7 The northern side of the studs are set flush with the mid-rail and the studs have clearly defined nail holes and pressure marks for battens that would have carried the wall finish: the southern side of the studs are comparatively clean, indicating that the studs were visible in that location. The flush finish on the north side indicates that this was the primary surface (Plate 10), and perhaps an original external one, forming the north side of the rear range of Somners.

Lean-to Porch

- 6.3.8 The lean-to porch entrance opens onto the remains of a small lobby or foyer with a tiled floor: it appears that the side walls of the porch had been removed to open out the area.

Dining Room/ Stair Hall

- 6.3.9 There is a blocked doorway in the south wall of the dining room that had formerly linked the central and southern parts of the building: the doorway is evident within the dining room as a recess, now fitted out as a book case (Plate 11). The rear (west) wall adjacent to the blocked former doorway includes the retained post and sill beam of a timber-framed building as noted above (Plates 8 and 11).
- 6.3.10 The floor of the central room retains historic floor-boards with a varnished finish. The room has a moulded picture rail and the staircase type is consistent with an early 20th century origin, comprising moulded newels with acorn finials and elegant turned balusters (Plate 11)

Living Room

- 6.3.11 The living room contains the only fireplace extant within the building, on the eastern wall, served by the external stack that may have been applied at a later stage to the existing building. The fireplace is brick-built, the opening has a segmental arched soffit. The doorway to the west, between the living room and the bathroom facilities is of four-panel type, and the doorway includes a pair of rectangular over-lights, borrowing light from the lit, eastern side of the room into the darker western part, devoid of window openings and natural light.
- 6.3.12 The living room floor appears to retain historic boards with a modern varnish finish.

First Floor

- 6.3.13 The layout at first floor comprises the stair hall and a corridor that extends north – south along the main body of the building (block 1). There are two bedrooms within block 1: one to the east of the corridor and one to the south with an *en-suite* on its western side. The cross-wing, block 1, comprises a large bedroom and an *en-suite* bathroom to the west side.
- 6.3.14 The first floor of the stair hall and the west side of the corridor is lined with a matchboard finish that extends up onto the skeelings (Plate 12). A picture rail can be seen on the western side of the corridor (Plate 13). The matchboard finish can also be seen within the north side of the block 1 bedroom.
- 6.3.15 Much use is made of glazed over-lights to the doorways in block 1 in order to borrow light between the eastern rooms and the un-lit corridor. The doors are of four-panel type, the upper panels shorter than the long lower panels in an early 20th century manner
- 6.3.16 The southern room of block 1 has no suspended ceiling, the roof-slopes have been plastered out excepting exposed softwood truss rafters, two tiers of purlins and a continuous ridge-board of narrow scantling (Plate 14).

- 6.3.17 It is probable that the corridor and the ceiling over the corridor and the central bedroom are later modifications to a more open plan first floor interior, discussed below.

First Floor - Form and Development

- 6.3.18 It is clear from the roof over the corridor and the central bedroom as accessed via the hatch in the corridor, that the present partition between the central and southern room is a modern one, in addition, the suspended ceilings are later modifications, the upper floor open to the roof in the first instance.
- 6.3.19 A partition had existed between the central and northern bedrooms, at the junction of blocks 1 and 2 (Plate 15). In this location there is a retained match-board finish and moulded detail, the historic partition construction is in stark contrast to the inserted modern equivalent at the south end (Plate 16).

Roof Construction

- 6.3.20 As noted above within the south bedroom of block 1, the roof comprises trusses each with principal rafter pairs linked by two-tiers of purlins and a continuous ridge board (Plates 15 and 16); the roof slopes have vertically-set sarking boards, contributing to the overall match-board finish.

6.4 Chronological Development

- 6.4.1 It is clear that there have been buildings to the rear of the two historic South Street front properties, Somners and The Friary historically, and certainly by the early 19th century (Fig. 2, Tithe map).

C. Late 16th Century

- 6.4.2 It is also clear from the structural evidence that Dumbrells includes part of a timber framed building extant to the west of the central dining room/stair hall, and of course, retained on its east – west axis within the cross-wing to the north (block 2, Fig. 6). It is possible that the timber frame had existed in a more complete form until the early decades of the 20th century, with the alterations and additions to the back-plot that resulted in what is now known as Dumbrells
- 6.4.3 The timber framed remains retained within Dumbrells are indicative of a range perhaps ancillary to the street-front buildings and set at right-angles to them, situated within the back-plots of the primary buildings.
- 6.4.4 While sufficient stylistic elements of the retained timber frame are not extant,. The form of construction could be consistent with a 16th century origin, the timbers utilised in the wall are robust and regular but have been substantially altered below the mid-rail historically.
- 6.4.5 Somners, the street front property that the timber-framed remains may relate to, is dated in the List description as 18th century with much re-used timber. It is suggested here, that the retained wall to the rear could be of earlier date due to its robust construction and that the remains were retained when the principal building was rebuilt. Such a chronology has already been suggested for The Friary to the south,

whereby the earlier remains are to the rear of the 'new' early 19th century street front range (Appendix 1).

- 6.4.6 The historic remnant of an east – west oriented building may provide the clue for the contrast between blocks 1 and 2: that of a north – south oriented main range and its northern east – west oriented cross-wing. The cross-wing with its retained timber-framing at ground floor level, may be the latest in a sequence of alteration to an earlier rear wing, the alignment of which may have become fossilised through later additions and rebuilding events.

Between 1911 and 1937

- 6.4.7 While it is possible that the some of the ground floor fabric at least could pre-date the first floor due to the extant brickwork of several phases retained at ground floor level in contrast to the consistent construction of the upper floor, it is suggested that the present building configuration was created between 1911 and 1937.
- 6.4.8 The first floor of the structure has stylistic elements that places it within the early decades of the 20th century, namely the pre-fabricated softwood construction with insulation and a full matchboard finish on the interior, clad on the exterior in corrugated sheets, a form of building construction that had made its appearance in the early 19th century, continuing in use until the beginning of the 20th century, with a short resurgence in the inter-war period.
- 6.4.9 On the upper floor, reached by the existing staircase, there may have been just two rooms originally, that within the cross-wing to the north and the other to the south at the start of the present corridor.
- 6.4.10 That the corridor was inserted is evidenced by its plain finish in contrast with the matchboard and contemporary picture rail on the west wall of what is now the corridor. In addition, above the modern suspended ceiling can be seen the original matchboard partition between the two blocks. As noted above, the partition between what is now the central and southern rooms is a modern modification.

Function

- 6.4.11 It is unclear how the building was used prior to the insertion of the corridor and the refurbishment that has created the present domestic layout. It is tempting to suggest, given the date of construction of the upper floor at least, and its interior finish in addition to the potential for two large rooms rather than a suite of smaller rooms and domestic facilities, that the building had played a non-domestic role in the town in the early decades of the 20th century.
- 6.4.12 The proximity of the building to the church and to the former grammar school may suggest that it had served some ancillary educational function. The potential function of the building is highlighted in the list description for Somners, whereby it and its neighbour to the south are described as:
- 'according to anecdotal evidence Somners was once connected to The Friary, and both buildings were in use as part of a private school in the 19th century' (Appendix 1).
- 6.4.13 While it has not been possible to track down the source of the anecdote, there are documents held at the West Sussex Record Office that detail the conversion of the Grammar School to a National Free School in 1844 with several properties

subsequently acquired later in the same century including four cottages to the west side of Church Street and a building called 'Floods'. It is possible, yet unconfirmed that the unusual construction and form of Dumbrells may relate to an association with the school.

6.5 Summary

- 6.5.1 As noted above, buildings had occupied the back-plot of Somners and The Friary since the 15th or 16th centuries (Appendix 1). The building remains were altered in the early decades of the 20th century, between 1911 and 1937 as depicted on the relevant Ordnance Survey maps and supported by the stylistic evidence retained within the building.
- 6.5.2 The unusual form and fabric of the building suggest that it may have served a non-domestic function in the first instance., its position, principal elevation facing east, and unusual configuration may indicate that it had some association with the National Free School.
- 6.5.3 By the mid 20th century the building had been converted to domestic use and remains as such to date.

7.0 SUMMARY STATEMENT OF SIGNIFICANCE

- 7.1 The significance of the house is derived in the first instance from the retained remains of an earlier timber-framed building to the rear of the Grade II listed property known as Somners. The timber frame may continue in a more complete form into the adjacent property but has been substantially altered in its position within Dumbrells.
- 7.2 There is good structural and stylistic evidence for the re-modelling of the buildings that had occupied the back-plots of Somners and The Friary to have taken place in the decades between 1911 and 1930. The building may comprise retained brickwork at ground floor level associated with a 19th century re-working of the back-plot buildings prior to the extension upwards in the early 20th century with the addition of the corrugated iron-clad first floor.
- 7.3 The use of corrugated sheet metal cladding is of particular interest, the material, patented in 1829 by H. R. Palmer, an architect with the London Dock Company, is not commonly associated with the construction of domestic dwellings until the inter-war period. At the end of the 19th and into the early 20th century the principal use for prefabricated buildings clad in corrugated iron was large industrial buildings, churches, chapels, mission rooms and Sunday schools. Other structures comprised shooting lodges and the ballroom at Balmoral Castle!
- 7.4 The buildings were often pre-fabricated for easy transportation and sold in large numbers with construction comprising a wooden framework to support the cladding, itself embellished with a variety of decorative timber, the interior lined for insulation with felt or similar concealed behind a matchboard finish as is the case at Dumbrells.
- 7.5 The non-standard floor-plan of the building, its location, its principal elevation facing towards school and church and the uncommon use of corrugated sheet cladding may reinforce the potential interpretation of the building as a non-domestic structure in the early 20th century.

8.0 SOURCES CONSULTED

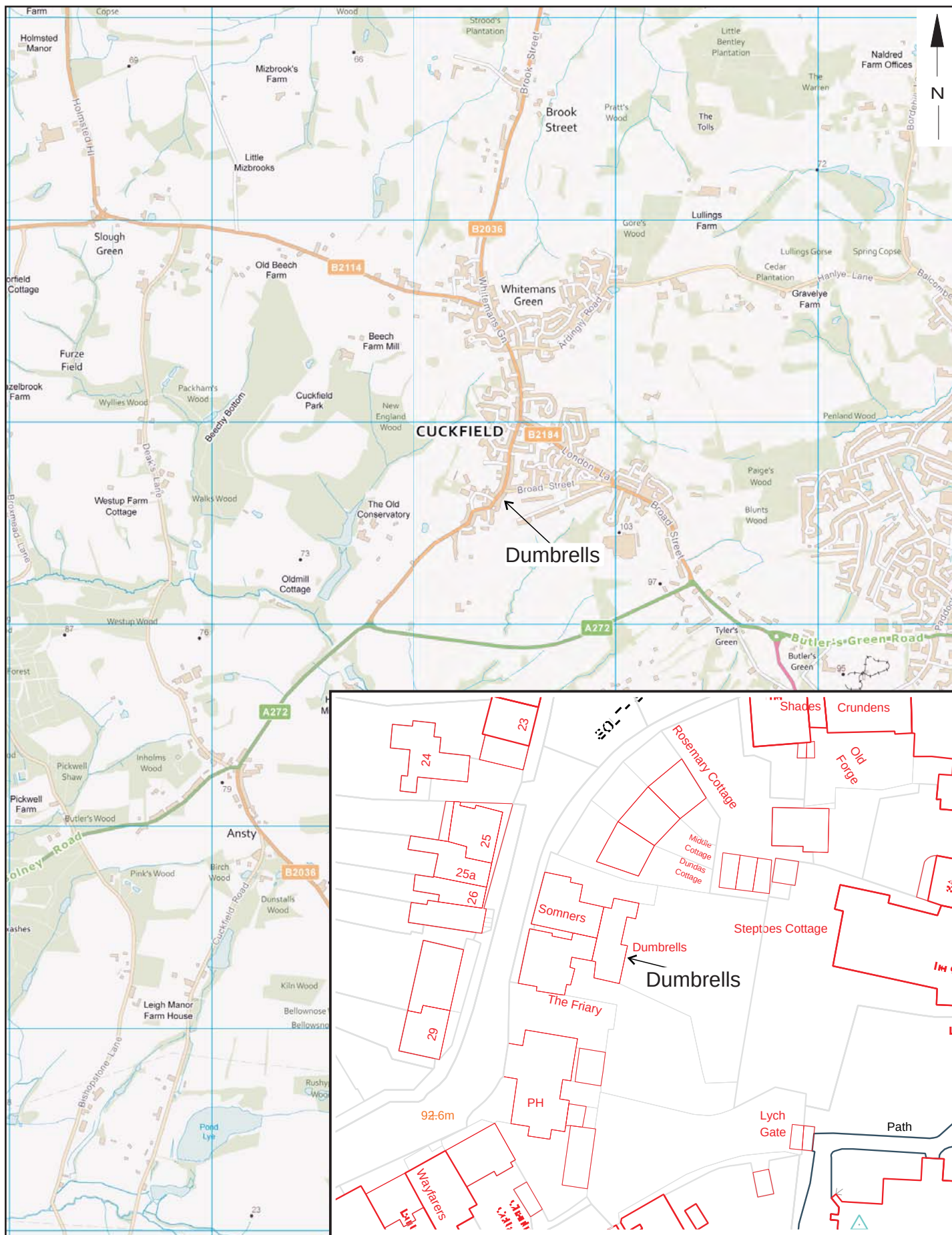
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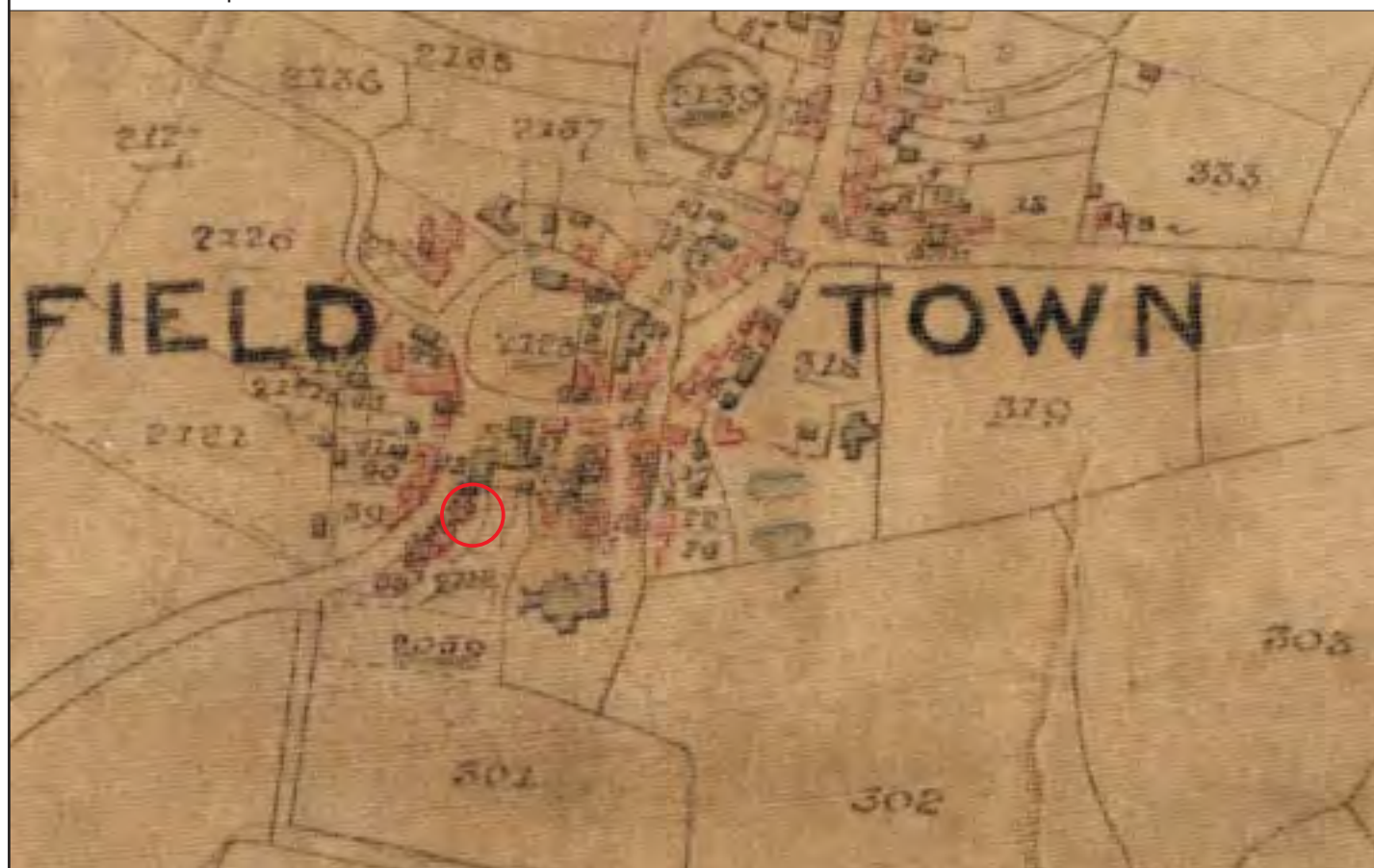
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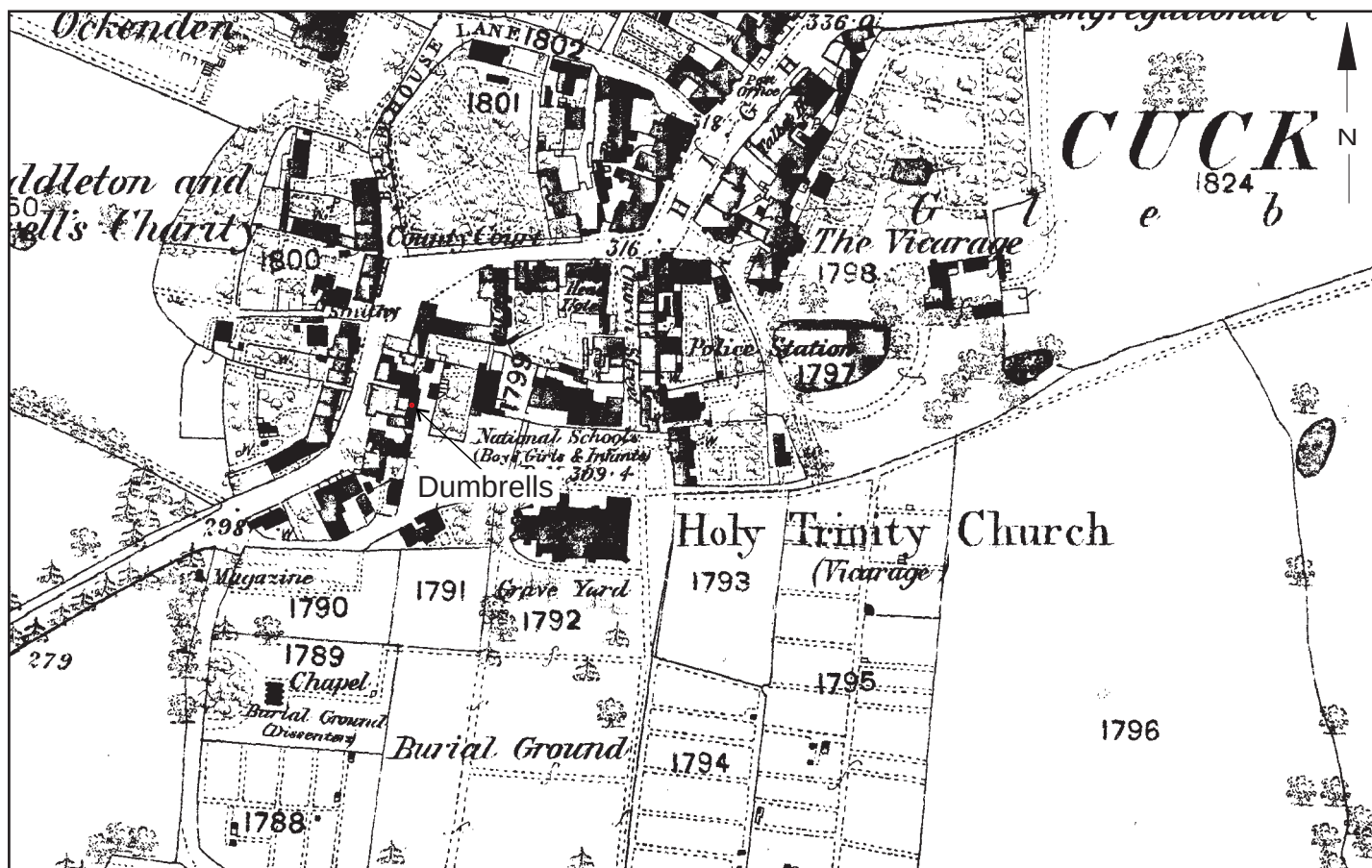


Budgen's 1809 Sergisson Estate Map (From Harris, R. B. Historic Character Assessment Report, 2005)

Cuckfield Tithe Map 1845

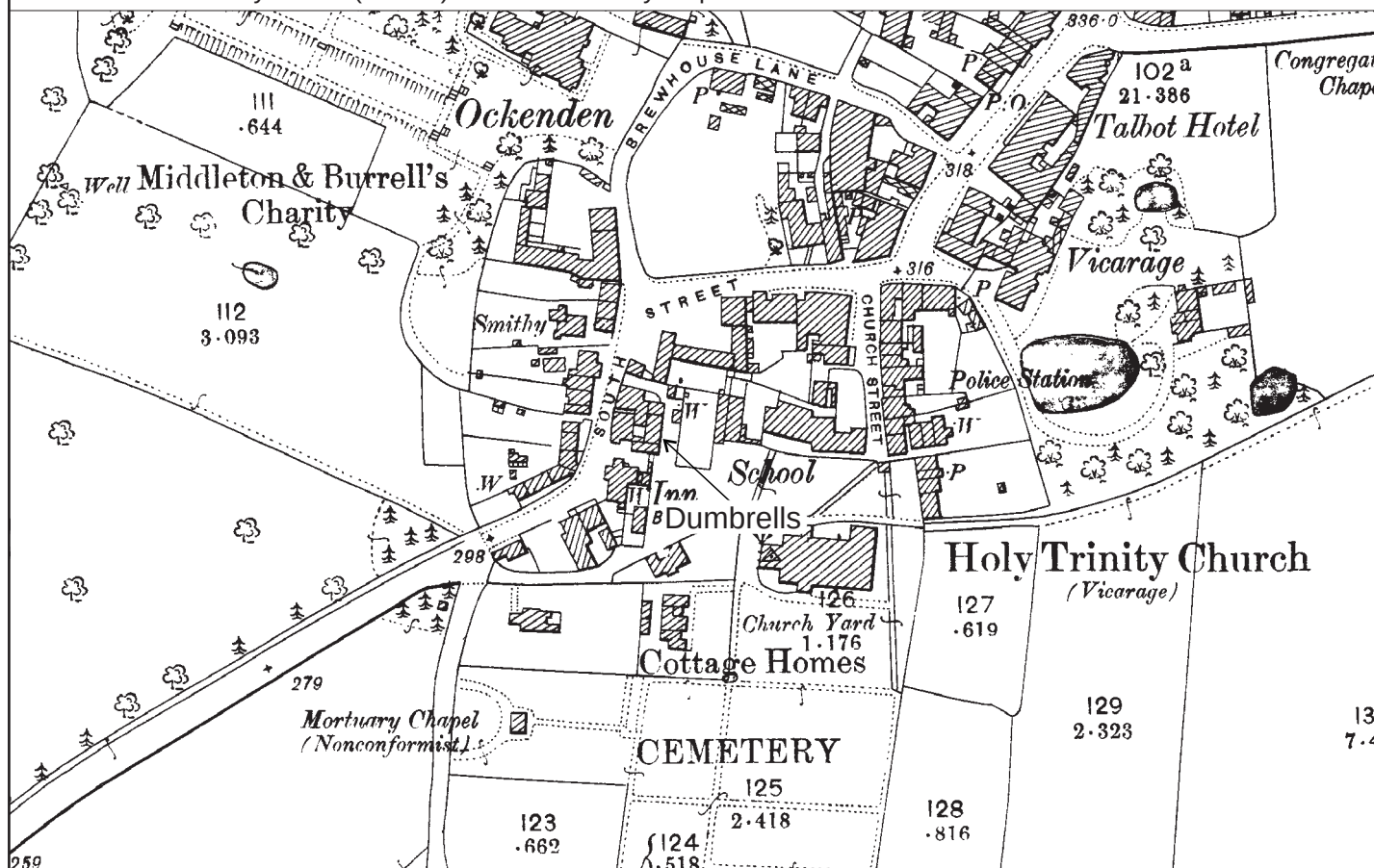


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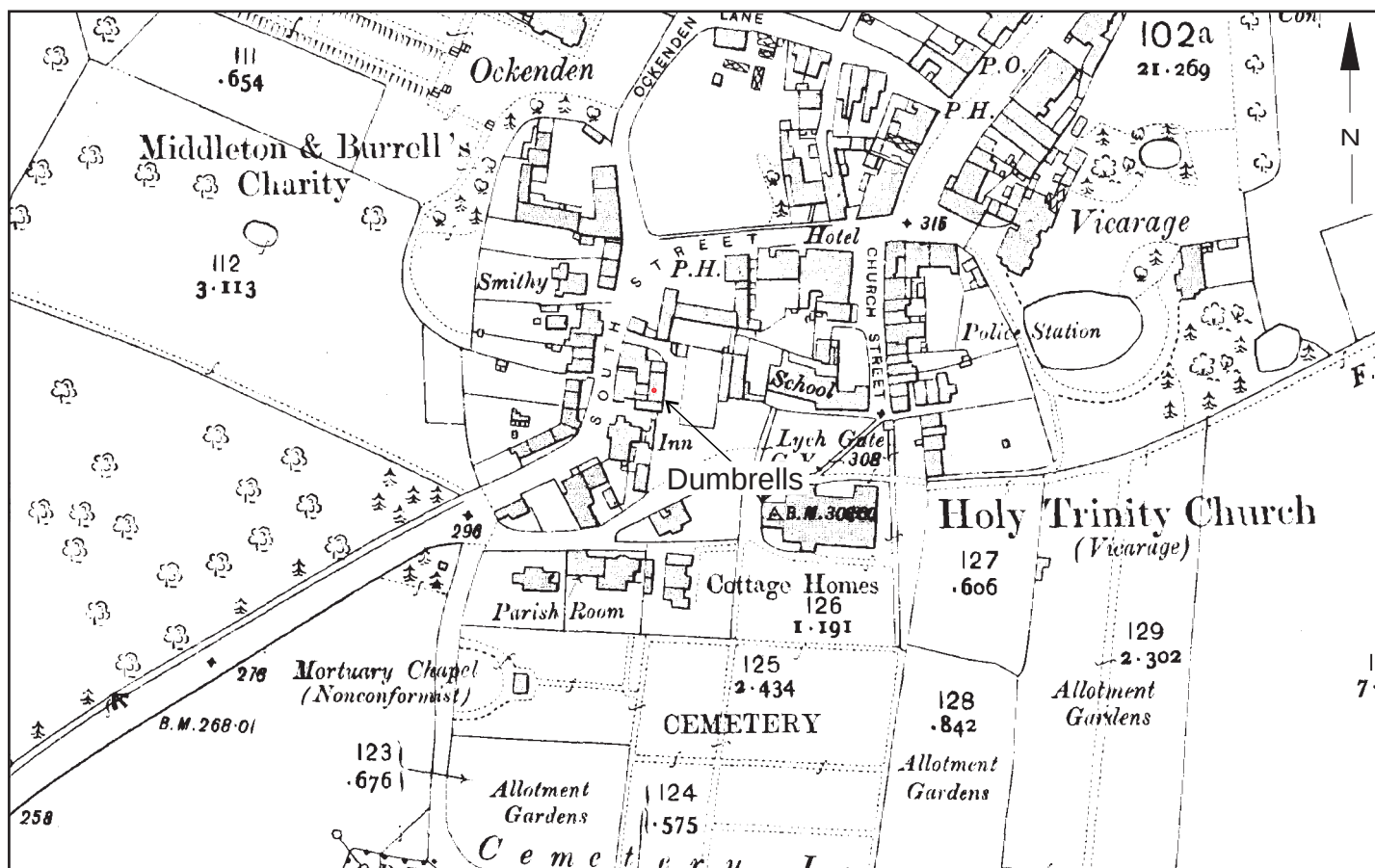


First Edition County Series (1:2500) Ordnance Survey Map 1875

First Revision County Series (1:2500) Ordnance Survey Map 1897

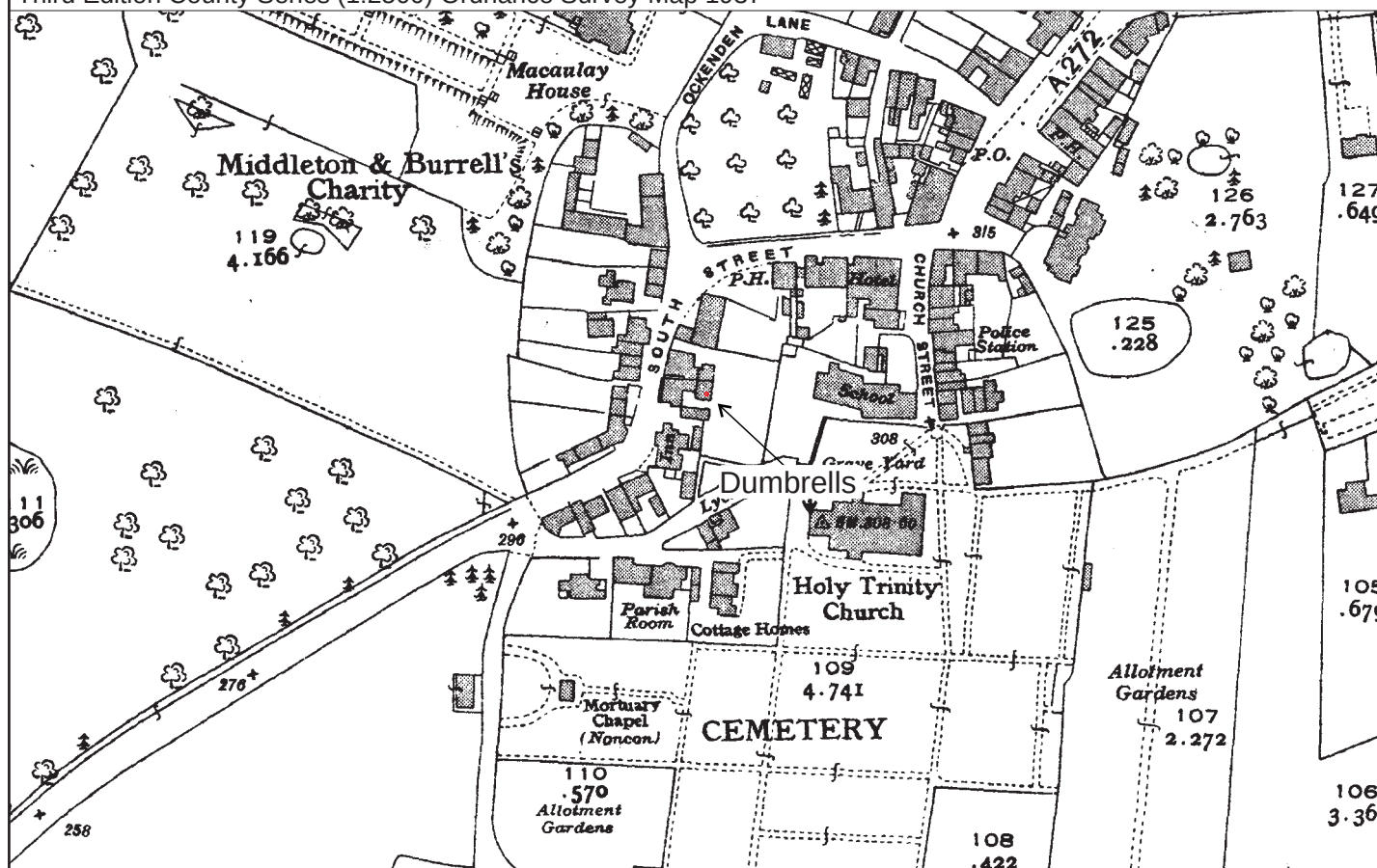


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Second Edition County Series (1:2500) Ordnance Survey Map 1911

Third Edition County Series (1:2500) Ordnance Survey Map 1937



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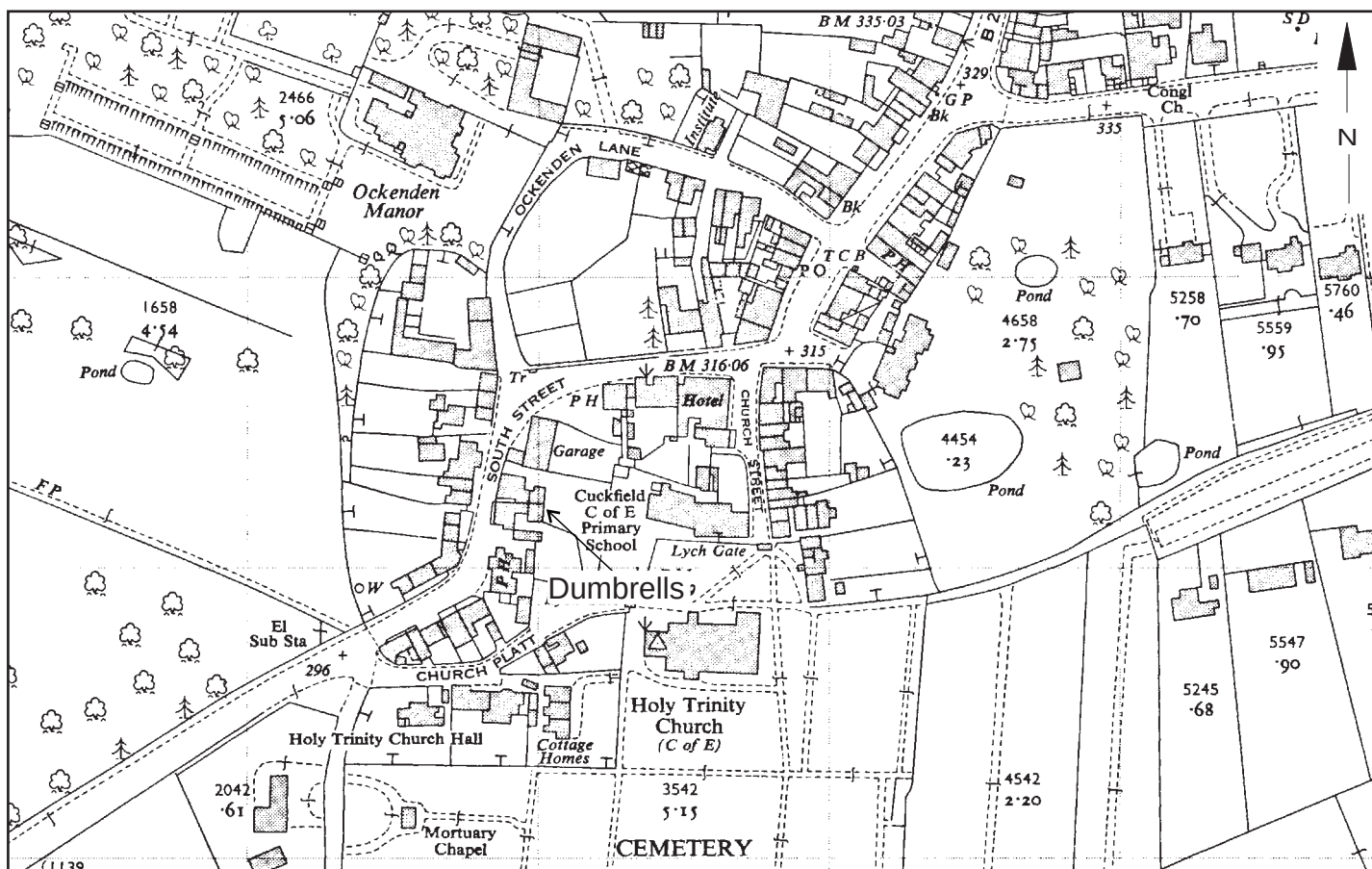
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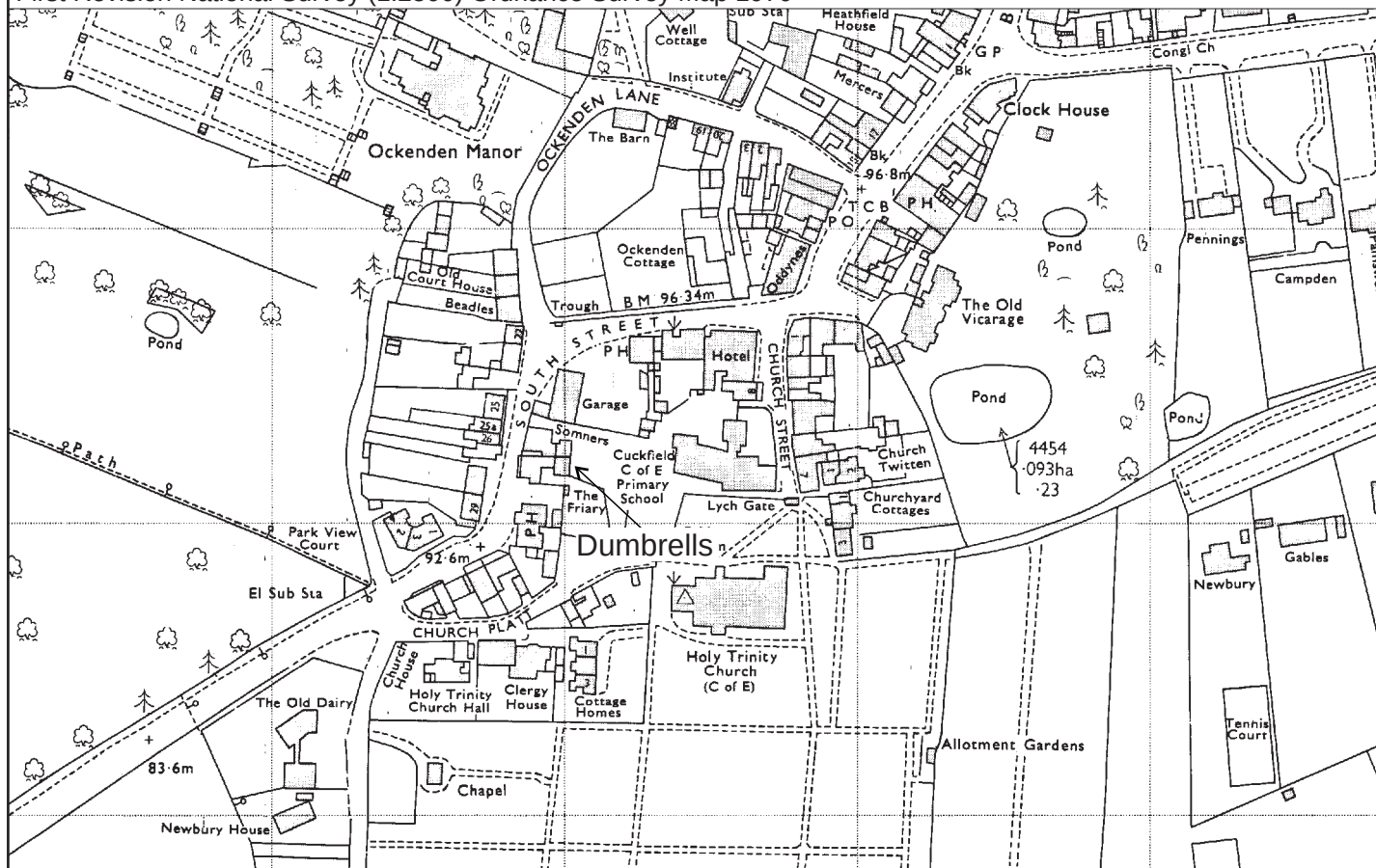
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Fig. 4



First Edition National Survey (1:2500) Ordnance Survey Map 1956

First Revision National Survey (1:2500) Ordnance Survey Map 1970



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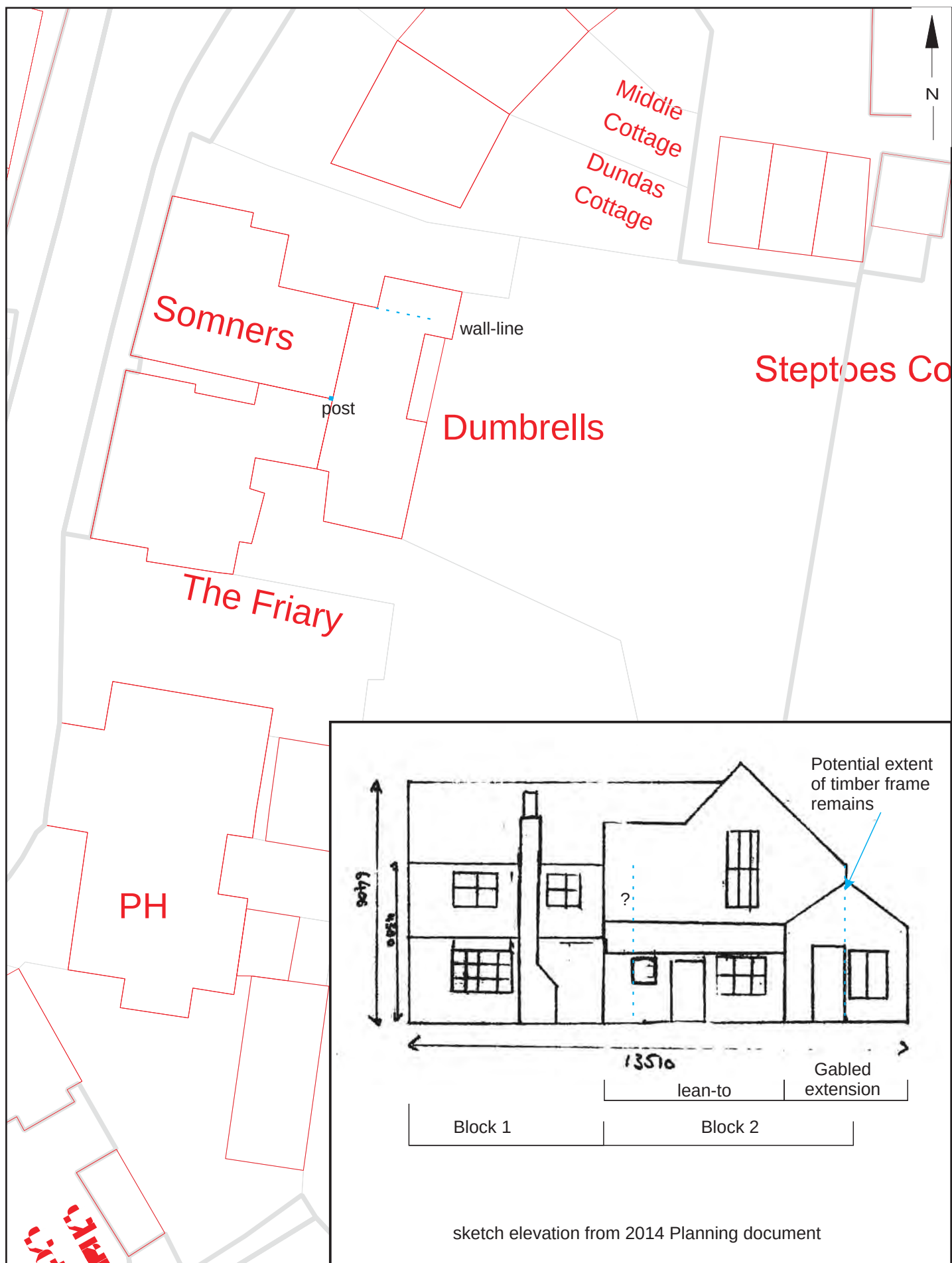
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Fig. 5



© Maggie Henderson		Dumbrells, Cuckfield, West Sussex, RH17 5LA	Fig. 6
Project Ref: 2015217	January 2016	Footprint and Principal Elevation (east-facing)	
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Plate 1: The breeze-block buildings against the eastern boundary garden wall



Plate 2: The south and east elevations of Dumbrells viewed from its gardens



Plate 3: Dumbrells viewed from the doorway of the Church of the Holy Trinity



Plate 4: The principal, east – facing elevation



Plate 5: The north end of the east elevation (the face-wing, gabled extension and lean-to)



Plate 6: The south and part of the west elevation viewed from the back-plot of the neighbouring public house



Plate 7: The north side of Dumbrells and Somners with the chimney at the junction of the two

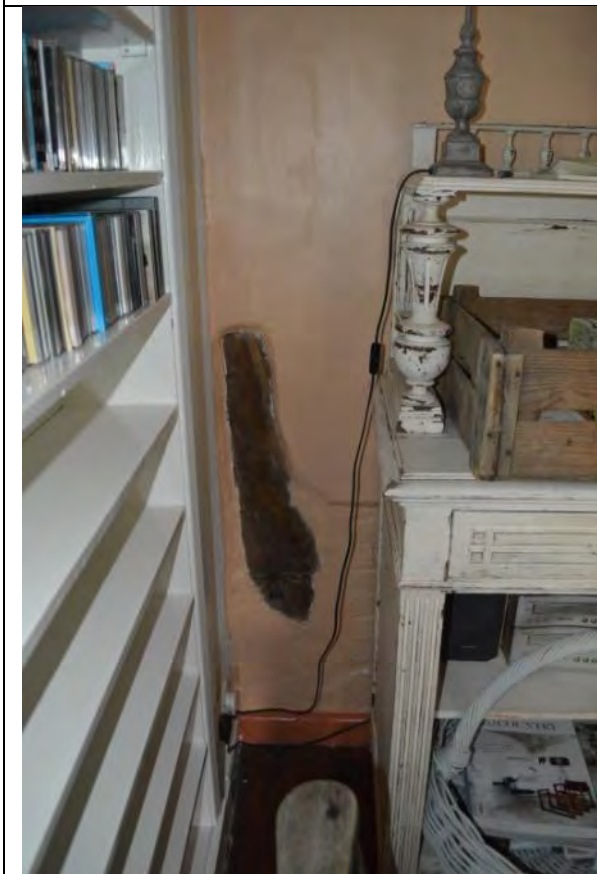


Plate 8: Retained partial post and sill-beam of a timber-frame to the west of the current dining room



Plate 9: Timber framed wall in the current kitchen (cross-wing, block 2), viewed towards the rear (west) of the house



Plate 10: Details of the mid-rail with in situ studs above and mortises on the same alignment below, note that the studs are flush with the mid-rail



Plate 11: The west side of the dining room/stair hall with bookcase within a former doorway

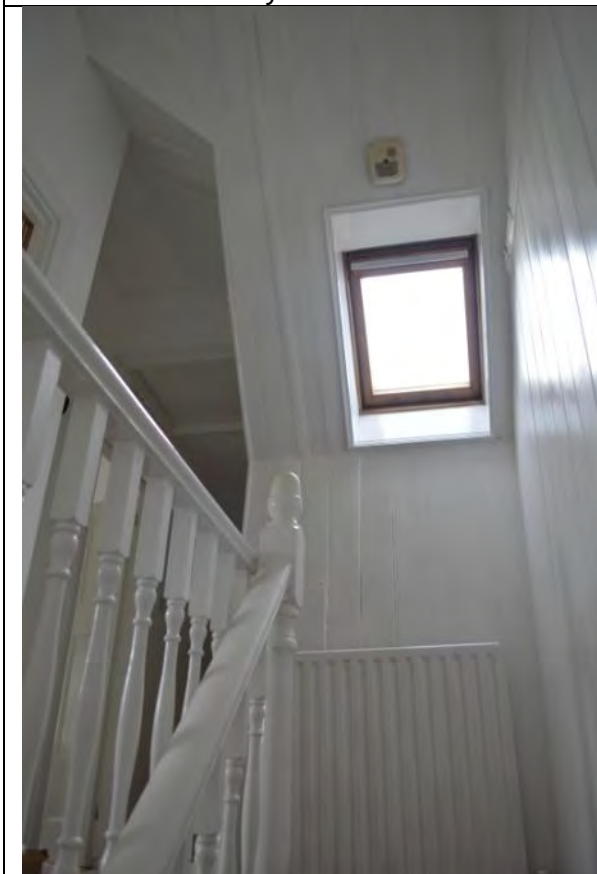


Plate 12: The stair hall looking towards the upper floor with matchboard-lined interior



Plate 13: The corridor looking north, note matchboard to the west with picture rail and plain-finish to the inserted corridor wall on the east



Plate 14: Interior of the southern room in block 1



Plate 15: Interior of the matchboard lined roof structure over the central bedroom (block 1) and the matching partition between the central and northern room in block 2



Plate 16: View south to the modern partition between the central and southern rooms

Appendix 1: List Entry Summary

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

Name: Somners

List entry Number: 1423492

Location

Somners, South Street, Cuckfield, Haywards Heath, RH175LB

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

County: West Sussex

District: Mid Sussex

District Type: District Authority

Parish: Cuckfield

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 03-Feb-2015

Summary of Building

Early C18 house, reusing some earlier timbers. Re-fronted and refurbished in the mid-C19.

Reasons for Designation

Somners, an early C18 oak framed house reusing some earlier timbers, re-fronted and refurbished in the mid-C19, is listed at Grade II for the following principal reasons: * Degree of intactness: despite mid C19 re-fronting it retains a substantially intact early C18 oak frame incorporating some earlier reused timbers; * Plan form: an L-shaped end chimney house surviving substantially intact apart from the original staircase position; * Interior fittings: retains a number of C18 and mid C19 cottage fittings, including a bread oven, tiled floor, doors, fireplace and staircase; * Group value: adjoins The Friary, with which it was historically linked, and a number of other listed buildings within the historic centre of Cuckfield.

History

Somners appears to have been built in the early C18, reusing some earlier timbers. The adjoining building to the south, The Friary, is believed to have been altered and reduced in size about this time and it is possible that some material came from this source. According to anecdotal evidence Somners was once connected to The Friary, and both buildings were in use as part of a private school in the C19.

A building is shown in this position on the 1843 Tithe Map. It appears on the 1874 First Edition 25" Ordnance Survey map appearing to be a separate property. On the 1911 Third Edition Ordnance Survey sheet it appears to be connected to The Friary.

Details

Early C18 house, reusing some earlier timbers. Re-fronted and refurbished in the mid- C19.

MATERIALS: oak structural timber frame, clad on the west side in render, the north side stuccoed with incised lines to imitate masonry and the south side in brick in Flemish bond. Tiled roof with a brick end chimneystack to the south.

PLAN: L-shaped end chimneystack house, the main eastern part of four bays, the L-wing of three bays.

EXTERIOR: the west or entrance front is pebble-dashed and has two three-over-three pane sash windows with horns in surrounds on each floor, and a central recessed doorcase with a similar surround and a half-glazed door. The north side is stuccoed with incised lines and the gable has a carved wooden barge-board. The south side has exposed brickwork with some grey headers and a brick chimneystack which appears to have the curve of a bread-oven near its base.

INTERIOR: the south ground floor room has a spine beam with a one-inch chamfer and triangular stops, probably reused, the south end supported on a curved wedge. The ceiling beams have nail holes showing they were formerly plastered over. The beam between this room and the kitchen retains some sockets for a former partition. Only the brick surround to the fireplace survives. The north ground floor room has a similar spine beam and ceiling beams with nail holes. The south end of the room was probably where the original stair was positioned. The fireplace opening retains its brickwork although the wooden fireplace is a replacement. The corridor to the east contains a mid-C19 half-winder staircase with a beaded plank partition but replaced balusters. One cupboard has an C18 door surround and there is an C18 tiled floor.

The first floor retains an C18 partition at the side of the staircase and a number of four-panelled doors. The north bedroom has a mid-C19 wooden fireplace with a cast iron basket grate. A further bedroom retains an original partition wall. The bathroom south wall, with a mid-rail and studs, is shared with The Friary. The reused spine beam has a curious semi-circular cut out on both sides. The door is ledged and planked with an original cast iron latch.

The attic retains the roof structure of staggered purlins; four bays north to south and three bays to the L-wing, with carpenters' marks.

Selected Sources

None.

National Grid Reference: TQ3029324528.

This copy shows the entry on 20-Nov-2015 at 02:28:46.

THE FRIARY

List Entry Summary

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

Name: THE FRIARY

List entry Number: 1192142

Location

THE FRIARY, SOUTH STREET

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

County: West Sussex

District: Mid Sussex

District Type: District Authority

Parish: Cuckfield

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Dec-1987

Date of most recent amendment: Not applicable to this List entry.

Details

In the entry for:-

TQ 3024 NW CUCKFIELD SOUTH STREET 7/84 The Friary GV II

the description shall be amended to read:

House, probably C15 or early C16, remodelled and probably reduced in late C17 or early C18 and extended at front possibly in circa mid C19. Roughcast brick front range, timber frame back range encased in circa 1700 Flemish bond red brick with burnt headers. Front range has Welsh slate roof with folded ends; back range has plain clay tile hipped roof. Red brick gable end stacks to front range and rear lateral stacks to back range. Plan: The house as it is now is of double depth plan in 2 parallel ranges. Two rooms in the front range with a central entrance directly into the larger right hand room and 2 rooms in the back range, the left hand room, now a stairhall, the right hand room with a rear lateral stack. The back range is the original building of medieval origin and timber framed. On the evidence of the smoke-blackened common rafter roof over the left hand section of this range at least this part was open to the roof originally. There was a stud partition towards the left end of this section and

there is another dividing it from the right hand end which has a later roof. The back range is probably a fragment of a larger medieval building which was reduced and remodelled in circa late C17 or early C18 when it was faced in brick and a floor inserted (the floor might have been inserted earlier in C17). The front range might be a circa mid C19 extension or a mid C19 remodelling of an earlier range; it has gable end stacks, the right hand stack has a large fireplace on the ground floor with a chamfered timber lintel which might have been reused if this is a mid C19 extension. Exterior: 2 storeys. Symmetrical 2 window front. Late C19 sashes on the first floor with vertical glazing bars only. The 2 ground floor windows replaced with 3-light casements in late C20. Central doorway with moulded doorcase with hood on brackets and a late C20 panelled and glazed door. The rear elevation is faced in circa late C17 or early C18 red brick in Flemish bond with burnt headers and has 2 small window openings with cambered arches, the first floor with a circa late C19 2-light casement, the ground floor with a late C20 casement. To the left a large late C20 2-storey timber frame bay window. Interior: Some fragmentary timber framing exposed in the back range. There is a framed partition between the 2 rooms, the left side of which at first storey level (by the later staircase) is plastered and has interesting painted pattern in the form of rows of black sprigs on a white ground (probably C16 according to former list description). The roof structure over the left hand part of the back range is a common rafter type without a ridgepiece and with clasped purlins, all encrusted with soot. There is a framed partition between the 2 back rooms which extends into the roof and the remains of another partition towards the left end. The fireplace at the right hand end of the front range has a chamfered timber lintel which might have been reused or indicate that the front range is earlier than C19.

TQ 3024 NW CUCKFIELD SOUTH STREET (east side) 7/84 The Friary GV II House. C16 timber-framed house largely rebuilt and refronted in late C18 or early C19. Faced with rough plaster with slate roof. 2 storeys, 2 windows. Sashes with vertical glazing bars and horns to first floor and 2 C20 3-light casements on ground floor. Doorcase between these with flat hood on brackets. Some framing visible internally. On the wall of the staircase is a black and white painting of a series of sprigs, probably of C16 date. Included for interior features.

Listing NGR: TQ3029524520

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