



HB Archaeology & Conservation Ltd

SPICER'S FARMHOUSE, WHITETHROAT LANE,
BALCOMBE, WEST SUSSEX, RH17 6JN

(NGR: TQ 29947 28569)

HISTORIC BUILDING ASSESSMENT, HERITAGE STATEMENT &
IMPACT ASSESSMENT



Commissioned by
I. & A. Black

Report No. 2025624
Prepared by Maggie Henderson Ma
March 2026

SPICER'S FARMHOUSE, WHITETHROAT LANE,
BALCOMBE, WEST SUSSEX, RH17 6JN

(NGR: TQ 29947 28569)

HISTORIC BUILDING ASSESSMENT, HERITAGE STATEMENT &
IMPACT ASSESSMENT

Commissioned by
I. & A. Black

Report No. 2025624
Prepared by Maggie Henderson Ma

March 2026

CONTENTS

PART ONE: INTRODUCTION	1
1.0 INTRODUCTION	1
2.0 SCOPE & METHODOLOGY	1
2.1 Introduction	1
3.0 LOCATION	2
3.1 Location	2
3.2 Setting.....	2
4.0 DESIGNATIONS	2
4.1 Spicer's Farmhouse	2
4.2 Public Right of Way (PROW).....	2
PART TWO: HERITAGE STATEMENT & IMPACT ASSESSMENT	4
5.0 SUMMARY OF CHRONOLOGICAL DEVELOPMENT (FIGURE 2)	4
5.1 Phase 1: c. final quarter of the 15 th Century	4
5.2 Phase 2: mid-to-late 16 th Century	4
5.3 Phase 3: Early 17 th century.....	4
5.4 Phase 4: mid-to-late 17 th century.....	5
5.5 Phase 5: mid-to-late 18 th century.....	5
5.6 Phase 6: 19 th and early 20 th centuries	6
5.7 Phase 7: Mid-to-late 20 th century onwards	6
PART THREE: SUPPORTING INFORMATION – HISTORIC BUILDING ASSESSMENT	20
8.0 DETAILED CHRONOLOGICAL DEVELOPMENT	20
8.1 Phase 1: c. final quarter of the 15 th Century	20
8.2 Phase 2: mid-to-late 16 th Century (Figure 4).....	25
8.3 Phase 3: early 17 th Century (Figure 5).....	29
8.4 Phase 4: mid-to-late 17 th century (Figure 5)	41
8.5 Phase 5: c. mid-to-late 18 th century (Figure 6).....	45
8.6 Phase 6: 19 th and early 20 th centuries (Figure 7).....	55
Main Range Interior	56
8.7 Phase 7: Mid-to-late 20 th century onwards (Figure 6).....	60
9.0 PURPOSE OF THIS REPORT	63
10.0 COPYRIGHT AND DISCLAIMER	63

Figures
 Plates
 Appendices

FIGURES

Figure 1:	Property Location	vi
Figure 2:	Phased Block Plan	3
Figure 3:	Suggested reconstruction of the late 15 th century building (Phase 1)	19
Figure 4:	Suggested reconstruction of the building in the late 16 th century (Phase 2)	24
Figure 5:	Suggested reconstruction of the building in the 17 th century (Phases 3 and 4)	28
Figure 6:	Suggested reconstruction of the building by the late 18 th century (Phase 5)	44
Figure 7:	The building as existing, December 2025 (Phases 1 – 7)	54

PLATES

Plate 1:	The first scheme	11
Plate 2:	The revised scheme	11
Plate 3:	The proposed north elevation	12
Plate 4:	The south side of the house with the proposed west extension shown	13
Plate 5:	The attic layout as previously proposed	15
Plate 6:	The revised attic layout	15
Plate 7:	Jowled head to the principal post of the T3 truss where it meets, and carries, the moulded dais beam (west side of the dais partition)	20
Plate 8:	Peg-hole evidence (arrows) for the south jamb of the hall window; note also the double-pegs at the head of the post on its south side, indicative of a doorway head plate or lintel (black arrow). Red square marks the location of the apotropaic mark	21
Plate 9:	Two concentric compass-drawn circles, an example of an apotropaic mark	21
Plate 10:	The south side of the inserted cross-beam at the T2 truss, showing the mortises for the original mid-to-late 16 th century floor at the eastern side of the restricted smoke-bay	25
Plate 11:	Detail of the western end of the moulded bearer applied over the phase 1 moulded dais beam	26
Plate 12:	Detail of the chamfer and chamfer stop, and the stud mortise, marking the boundary between the west doorway and the fireplace of the smoke bay	26
Plate 13:	The small-panel framing of the wall construction of the new cross-wing and integral stair turret	29
Plate 14:	Comb-decorated daub (bay 5) on the south side of the cross-wing visible within the loft over the main range	30
Plate 15:	Detail of comb-decorated daub	30
Plate 16:	Ovolo moulded girder supporting the first floor in bay 7	31
Plate 17:	Chamfer and chamfer stops to the joists in bay 7	32
Plate 18:	Interior of the attic of bay 7 showing the east-west oriented floorboards	32
Plate 19:	The principal south post of the T6 truss showing the mortise for the head-plate of a doorway (black arrow) and detail of scars and stains left after the removal of a hinge (above)	33
Plate 20:	The doorway at the north side of the T7 partition truss, complete with moulded detail in the principal post	34
Plate 21:	Three original doorways, two on the north side of the cross-wing leading to the closet and stairs within the stair turret and the third, now blocked, providing access to the west chamber (bay 7), indicated by arrow	34

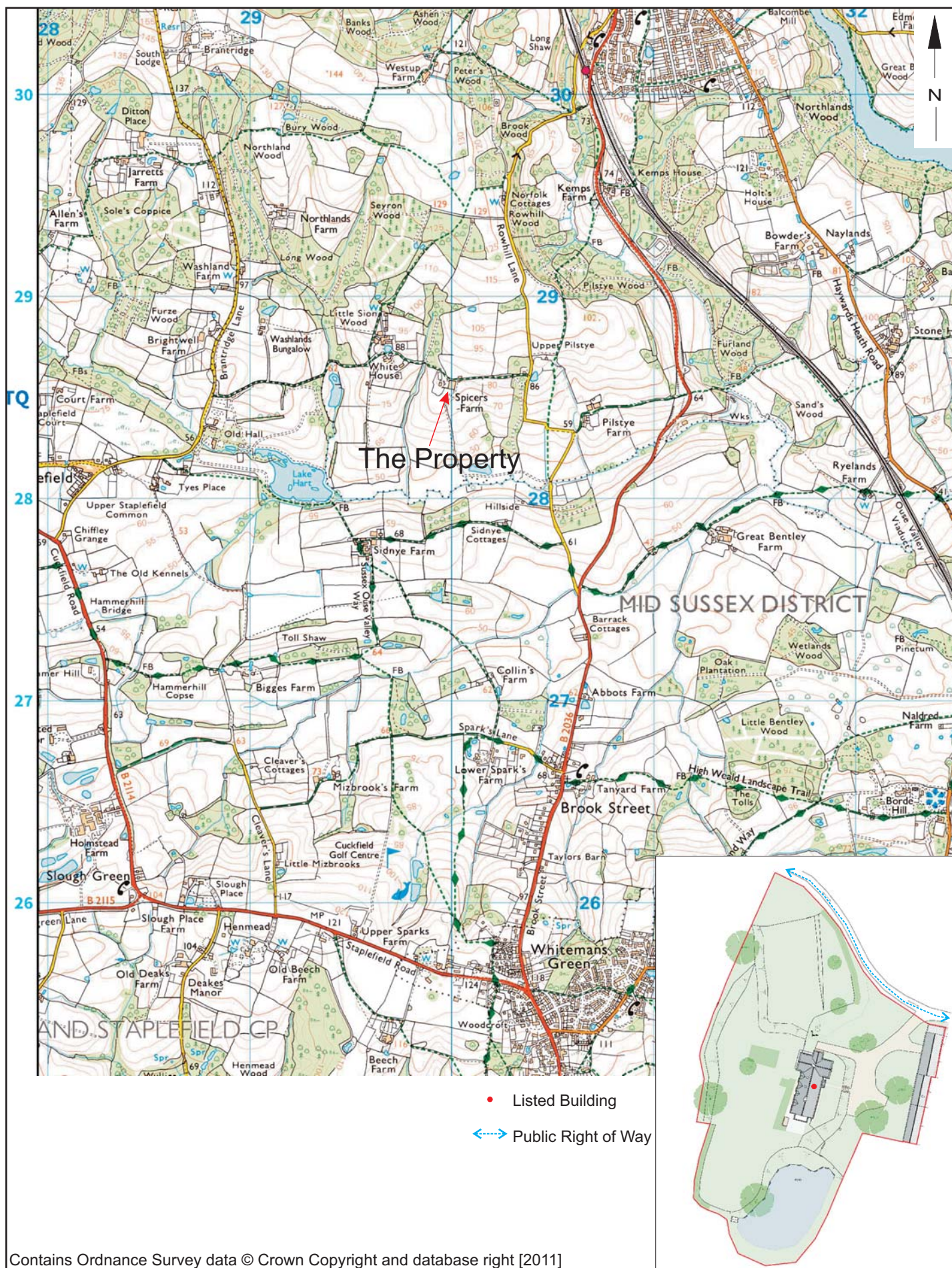
Plate 22:	Chamfer and stop detail to the south jamb of the east window in the first floor of the cross-wing, indicating the position of the original window	35
Plate 23:	Blocked ovolo-moulded mullioned, two-light window in the west chamber	36
Plate 24:	Detail of the ovolo-moulded mullion	36
Plate 25:	The blocked east fireplace in the multi-flue chimney stack in the cross-wing: note that there are two phases of blocking within the former fireplace	37
Plate 26:	The central well, solid-tread staircase within the stair turret with original cupboard, the door hung on butterfly hinges	37
Plate 27:	The roof structure with its in-line butted-side-purlins and wide-set queen studs carrying the inner ends of interrupted tie-beams	38
Plate 28:	Detail of a queen stud and interrupted tie-beam arrangement and view of the queen-stud truss at the gable of the stair turret	39
Plate 29:	The east roof terminal and general view of the roof	39
Plate 30:	The south fireplace in bay 1 of the main range	41
Plate 31:	Scars left by the removal of a clock-jack	41
Plate 32:	The south end elevation of the main range, the fabric, masonry and brick flanking the late 19 th or early 20 th century bay window is commensurate with a mid-to-late 17 th century origin	42
Plate 33:	Interior of the south gable with blocked window, note also the off-set for rafters that are no longer <i>in situ</i> (arrow)	43
Plate 34:	The re-faced eastern elevation of bay 1: note the clear junction between it and the earlier southern end elevation of the building	45
Plate 35:	The clear junction between the earlier south end and the re-faced east elevation, compare with Plate 28 above	46
Plate 36:	Underbuilt timber frame of the stair tower, with early brick between the new masonry plinth and the timber; note the peg-hole below the stud for a lower stud, removed when the frame was underbuilt (arrow)	46
Plate 37:	Scotches cut into the two principal posts on the north side of the tower during the under-building of the timber frame (arrows)	47
Plate 38:	The interior of the roof over the main range with its in-line clasped side-purlins	48
Plate 39:	The staggered butt-purlin construction with interrupted rafters and engineered truss over bay 1	48
Plate 40:	Diagram showing the form of the engineered trusses over bay 1 based on visible fabric	49
Plate 41:	The east side of the T10 truss showing the top of the knee (arrow)	49
Plate 42:	The knee part of the T9 and T10 trusses viewed from the south chamber, supporting the high-set tie-beam and serving as a continuation of the principal rafters	50
Plate 43:	The roof over bay 1 showing the principal rafter and ridge-board arrangement, note the peg for the joint at the apex of the rafters (arrow)	51
Plate 44:	The north end of the roof showing the method of carrying the end of the ridge-board	51
Plate 45:	The wooden hoist-wheel nailed to the mid-to-late 18 th century roof in front of the main range chimney stack	52
Plate 46:	Tithe map, 1839 (top left); first edition Ordnance Survey map, 1874 (top right); first revision Ordnance Survey map, 1895; second revision Ordnance Survey map, 1909 and the first edition National Grid map, 1956	55
Plate 47:	19 th century brickwork and dated inscription 1892 on the west side of the stair turret	57
Plate 48:	Example of the graffiti dating to 1889 on the south slope of bay 6 in the cross-wing	57

Plate 49:	The west side of the property showing the brickwork of the rebuilt ground floor parts of the cross-wing, the weather-boards to the main range and the altered fenestration	58
Plate 50:	The north side of the cross-wing showing the masonry and brickwork	59
Plate 51:	The two-storey bay window added to the south end of the house	59
Plate 52:	The two principal posts flanking the chimney bay on the south side of the cross-wing, at first floor level, the T6 post includes a series of notches, suggested as fixings for the frame of a doorway/ part of a partition added to the over-length east chamber	60
Plate 53:	Modern intervention into the stair turret, alterations to panel infill and the insertion of a door and windows at ground floor level	62
Plate 54:	The west side of bay 1, showing the window converted to a doorway and the blocked window to the north of it (arrow)	62

APPENDICES

Appendix 1: List Entry Description

Appendix 2: The proposal scheme prepared by Atelier de Linde Ltd



© HB Archaeology & Conservation Ltd		Spicers Farm, Whitethroat Lane, Balcombe, RH17 6JN	Figure 1
Project Ref: 2025642	December 2025	Property Location (TQ 29947 28569)	
Drawn by: mh			
Crown Copyright Reserved. Ordnance Survey Licence No. AC0000816419. No un-authorised reproduction.			

PART ONE: INTRODUCTION

1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by the owners to prepare a heritage statement and impact assessment to inform an application for a programme of alterations and a minor rear extension at Spicer's Farm, Whitethroat Lane, Balcombe, RH17 6JN (Figure 1).

Report Format

- 1.2 This report is in three sections as follows:

Part one: Introduction

Part two: Heritage Statement & Impact Assessment

Part three: Supporting Information – Historic Building Assessment

- 1.3 Part one sets out the background to the project, the scope, methodology and the designations that apply to the Spicer's Farm. Part two provides a brief summary of the development of the building and its significance followed by the impact assessment of the proposed alterations.
- 1.4 Part three comprises a detailed historic building assessment intended to provide the background information that has gone into assessing the significance of the building and understanding the potential impacts of the proposed alterations: this can be read in its entirety or drawn upon where necessary when further information is required in relation to any particular alteration proposed for the building.
- 1.5 This report should be read in conjunction with the documents and drawings prepared by Atelier de Linde Ltd. Selected proposal scheme drawings are also included as Appendix 2 to this report.

2.0 SCOPE & METHODOLOGY

2.1 Introduction

- 2.1.1 The property was visited by Maggie Henderson to carry out the historic building assessment in order to determine the origin, development and significance of the building and its setting. The existing survey provided by Atelier de Linde Ltd was utilised as base-line drawings supplemented by the on-site analysis of the building to prepare phased reconstruction drawings of the building and in so doing illustrate its chronological development.
- 2.1.2 Historic maps have been prepared to illustrate the later historic development of the house and its farmstead: these are included as plates within this report.
- 2.1.3 Brief written comments were provided after the initial visit at the behest of the owners and their architects, intended to assist the Conservation Officer with her pre-application response. An online meeting was then undertaken to discuss the results of the officer's response and to work towards a revised scheme that would address concerns whilst still achieving a proposal scheme that would work well with the special character and significance of the house. The collaborative approach is

intended to ensure a heritage-led and evidence-based approach to managing changes to the grade II listed building.

3.0 LOCATION

3.1 Location

- 3.1.1 The property is situated to the southeast of the settlement of Balcombe on the south side of Whitethroat Lane (Figure 1). The farmhouse is set back from the lane amidst its own gardens and grounds and is reached by a short driveway. The 17th century barn and its 19th century extensions are located to the east of the farmhouse, abutted on their eastern side by a series of modern mass-produced sheds (Figure 1).

3.2 Setting

- 3.2.1 The setting of the former farmstead remains a rural one, comprising large well-defined fields interspersed with tracts of woodland. Properties are for the dispersed and accessed from the lane, and the nearest settlements, Balcombe and Staplefield are situated c. 1 mile to the northeast and 2.3 miles to the southwest, respectively.

4.0 DESIGNATIONS

4.1 Spicer's Farmhouse

- 4.1.1 Spicer's Farmhouse was listed at Grade II on the 28th October 1957 (Appendix 1; List entry number: 1025744). The building is described as an L-shaped C15 – 16 timber-framed building (Appendix 1).

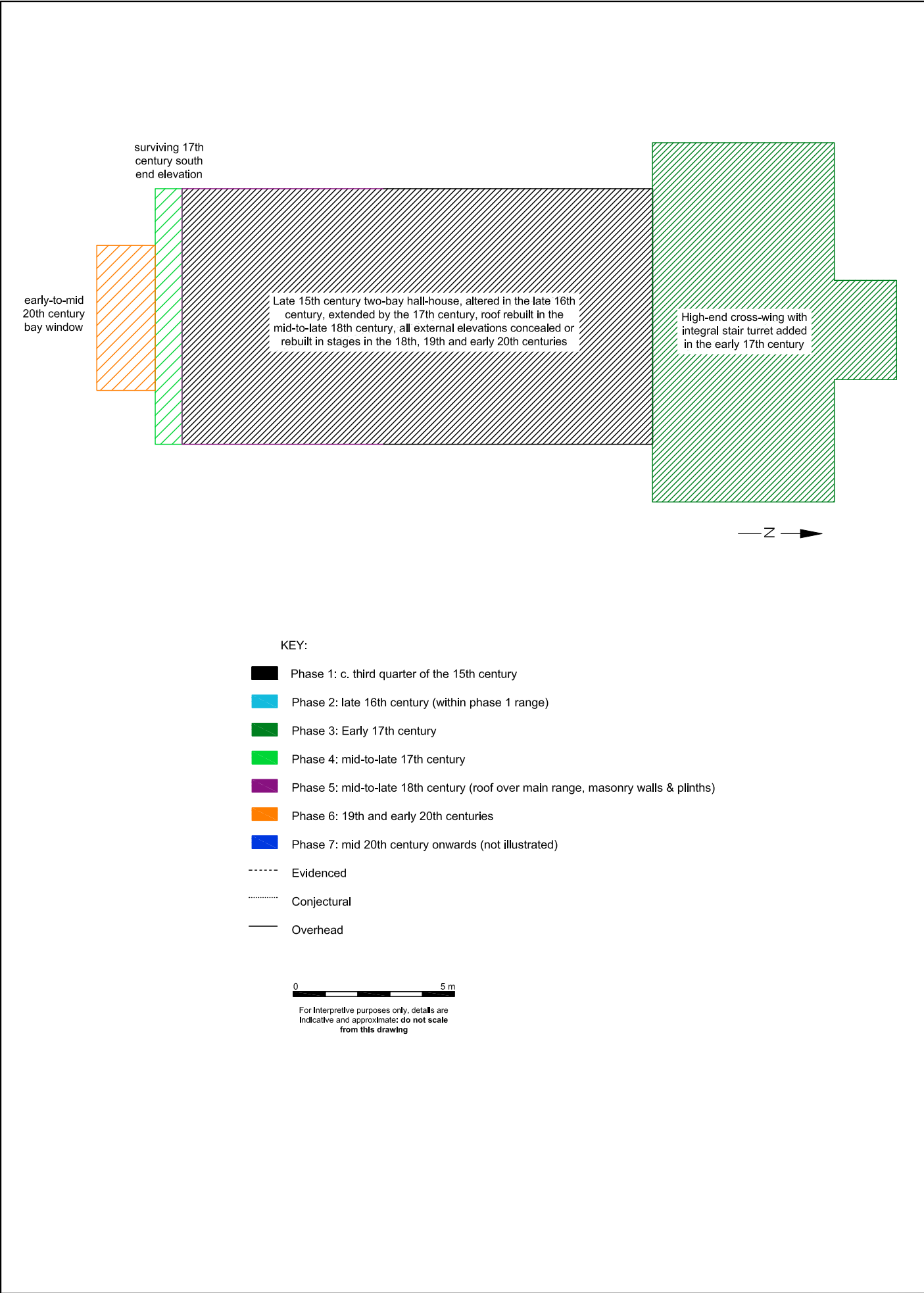
- 4.1.2 Historic England states the following in regard to List entries:

- This List entry helps identify the building designated at this address for its special architectural or historic interest
- Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building
- For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948

Further information can be found here: <https://historicengland.org.uk/listing/the-list/understanding-list-entries/>

4.2 Public Right of Way (PROW)

- 4.2.1 A public right of way (BAL 23BA) follows the route of Whitethroat Lane passing Spicer's Farm on its northern side (Figure 1).



PART TWO: HERITAGE STATEMENT & IMPACT ASSESSMENT

5.0 SUMMARY OF CHRONOLOGICAL DEVELOPMENT (FIGURE 2)

5.1 Phase 1: c. final quarter of the 15th Century

- 5.1.1 The early remains are indicative of the hierarchical layout of a traditional three-cell medieval hall-house, comprising a two-bay hall at the centre of the building, the cross-passage accommodated within the narrower southern bay, and the (surviving) dais partition, with moulded dais beam situated at the northern end of the larger of the two bays.
- 5.1.2 Two first floor rooms were accommodated within the end bays of the building, accessed from within the bays via separate staircases that had been removed during subsequent phases of construction as the house moved from the medieval to the modern eras.
- 5.1.3 The available evidence, large-panel framing, robust scantling of the principal posts, and the moulded detail extant within the dais beam, suggests a date of construction in the final quarter of the 15th century, perhaps closer to the 1475 end of the suggested range.

5.2 Phase 2: mid-to-late 16th Century

- 5.2.1 The phase 2 alterations are those expected to modernise a medieval open-hall house during the late 16th century, providing a more up to date heating system, albeit one that retained a hearth that was open to the roof, and adding a new floor over the larger bay of the hall to create a chamber above.
- 5.2.2 The new floor structure, the repetition of the robust mouldings of the dais beam in the new bearer applied to the beam to carry the northern ends of the joists, and the provision of a smoke-bay all suggest that the alterations were undertaken in the mid-to-late 16th century, suggested here as occurring within the third quarter of the century.

5.3 Phase 3: Early 17th century

- 5.3.1 A substantial building campaign undertaken in the early 17th century saw the addition of a well-built, well-appointed, timber-framed cross-wing at the high-end of the medieval house. The new wing comprised accommodation over two floors, supplemented by integral attics with low side walls, and an integral externally projecting stair turret. Cellars were included at the outset.
- 5.3.2 The floor plan was repeated on the principal floors, comprising rooms to each side of a purpose-built chimney bay: the chimney bay also included lobbies supplemented by the integral stair turret to create good circulation through the building and the earlier main range to the south of it.
- 5.3.3 Despite the typical layout expected from buildings of this date and type, the first floor east room was substantially larger than its western counterpart, with direct access from the stair turret, access from the private west room, and from the main range, in a similar manner to the traditional public hall, albeit at first floor level.

- 5.3.4 The new cross-wing includes remnants of comb-decorated daub on its southern side, facing into the first floor chamber of the main range, and illustrating that the room had remained open to the roof when the new wing was added. In contrast, the new wing included integral attic accommodation that was reached by virtue of the upper flight of the integral stair turret, the interior well-lit by window in the gabled roof terminals and from the stair head window, all conducive to providing supplementary domestic accommodation in addition to storage facilities.
- 5.3.5 It is suggested that the main range was demoted, at least at ground floor level, to serve as an attached kitchen and service suite.

5.4 Phase 4: mid-to-late 17th century

- 5.4.1 The alterations to the southern end bays of the building were the focal point for the later 17th century building campaigns. A new multi-flue chimney stack was inserted and this included substantial fireplaces on the ground floor that bear the indications of cooking functions: spit-roasting and perhaps also baking. As such, it is suggested that the main range was converted to serve as an attached kitchen and service suite, developing and modernising the facilities.
- 5.4.2 The rooms flanking the chimney stack were also heated at first floor level, providing good quality domestic chambers as part of the evolved household. The insertion of the chimney stack included an integral attic flight of stairs: this suggests that the attic floor was added over the first floor rooms within the main range at the same stage in the development of the building.
- 5.4.3 Early brick, and indeed masonry, survives within the south end elevation of the main range, stylistically commensurate with a late 17th century, or early 18th century origin, based on the substantial thickness of the wall and the narrow bricks used to construct its first floor and gabled roof terminal. An off-set in the brickwork on the interior indicates the location of the rafters related to the phase 4 building campaign, all that remains of the roof form prior to its rebuilding in the mid-to-late 18th century.

5.5 Phase 5: mid-to-late 18th century

- 5.5.1 The roof over the main range was rebuilt in its entirety during the mid-to-late 18th century. The roof was of composite construction comprising clasped-side purlins over bays 2 – 4 contrasting with butt-purlin construction with interrupted common rafters and engineered trusses in bay 1.
- 5.5.2 The engineered roof trusses of the southern bay of the building are of particular interest, described by David and Barbara Martin as *'A brilliant example of a roof built during the transition from prefabricated framing to textbook carpentry - it probably ranks as the best one we have heard about!'* (Martin and Martin, pers. comm.).
- 5.5.3 The work to the south bay may also have included the rebuilding of the west and east elevations in masonry, perhaps carried out in conjunction with the insertion of a masonry plinth below the retained timber frame to the remainder of the main range and the under-building of the stair turret in similar masonry, although this is by no means certain.

5.6 Phase 6: 19th and early 20th centuries

- 5.6.1 The phase 6 work focused upon concealing the remains of the tradition, by then rather archaic, timber-frame: this was achieved through cladding, in clay tile to the east and in weather-boards to the west. The terminal ends and south side of the cross-wing were also clad in clay tile and the remainder of the east and west elevations were rebuilt in brick.
- 5.6.2 The alterations to the exterior may have occurred over the course of more than one building campaign resulting in the differences in materials. It is however entirely possible that a mixture of materials were intended, a result of thrift, where the more costly materials were reserved for the publicly visible parts of the property.
- 5.6.3 Within the house the floor-plan was reconfigured and a new feature staircase added, creating a stair hall on the eastern side of the north bay of the main range. New windows were inserted, for the most part into pre-existing openings, and a general programme of modernisation carried out within the house as a whole.
- 5.6.4 Graffiti on the timber-frame of the stair turret and the south slope of the chimney bay of the cross-wing date to this era.

5.7 Phase 7: Mid-to-late 20th century onwards

- 5.7.1 The majority of alterations to the building that took place from the second half of the 20th century focussed upon renewing fenestration and improving circulation and access through the group, in addition to refreshing existing facilities (such as bathrooms and kitchens). The work was undertaken in several stages.

6.0 SIGNIFICANCE

6.1 Determining Significance

- 6.1.1 *'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*
- 6.1.2 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)).

6.2 The Significance of Spicer's Farmhouse

- 6.2.1 There is no doubt that Spicer's Farmhouse is of high significance, as follows:
- The very high degree of survival of original and early fabric, floor-plan and fixtures from the late 15th to the late 18th centuries, in addition to the arts-and-crafts era alterations to the property
 - Sufficient surviving fabric of late 15th century origin to identify its intended layout:
 - o A three-cell timber-framed building with a two-bay open hall at its centre
 - o The survival of the moulded high-end dais beam and boarded partition, illustrative of the hierarchical arrangement of the household and the location of the high-end rooms
 - o Evidence of a crown-post roof, despite its loss
 - o Robust timbers utilised in the construction of the building, including the upper and lower jowls used in the principal posts of the dais partition
 - o Indications of superstition derived from the apotropaic mark on the west sill of the hall window, the two concentric compass-drawn circles intended to protect the house
 - Clear *in situ* evidence of the evolution of the hall house in the mid-to-late 16th century illustrated by:
 - o the insertion of a first floor and an integral smoke-bay, a refinement to the heating system afforded by the open hearth of the original hall
 - o The survival of a moulded bearer inserted to carry the new floor, emulating the mouldings of the existing dais beam
 - o Survival of sufficient evidence to illustrate the restricted form of the smoke-bay, with a continuation of the new first floor flanking the opening reserved for the hearth
 - The fact that one end of the house was developed first, with the focus shifting to the opposite end at a later date, is illustrative of the progressive reconstruction phenomenon, whereby one part of a house is retained and the other replaced, the retained part often replaced in whole or in part at a later date.

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

- The early 17th century development of the household, bringing the house into the modern era:
 - o through the addition of a very well carpented and appointed high-end cross-wing with an integral stair turret, the new range offering two floors of accommodation plus integral attics and a cellar
 - o The cross-wing retains a wealth of its original fabric and form, particularly the extent of the small-panel framing of the timber-framed walls, the entirety of the in-line butted side-purlin roof in addition to the integral stair turret, its solid triangular tread staircase, integral cupboards, doors and hinges
 - o The survival of comb-decorated daub on the south side of the new wing at attic level, illustrating the scheme of decoration intended to be visible from the adjacent hall chamber and in so doing illustrating the continued status of that part of the main range at first floor level
 - o An atypical layout of the new wing at first floor level, comprising a particularly substantial over-length room to the east, with direct access to it from the stair turret and perhaps also the main range, contrasting strongly with the private access provided for the west room
 - The probable conversion of the former hall-house, the main range, to an attached kitchen and service suite, ancillary to the new high-end facilities in the cross-wing
 - Late 17th century fabric is fragmentary, illustrating the addition of a new multi-flue chimney stack into the former smoke-bay and part of the original service bay of the medieval house, substantially updating the facilities through the provision of four new hearths
 - o The suggestion of a refinement, or modernisation of a probable attached kitchen converted from the remains of the hall house through the addition of the new hearths
 - o The anomalies indicated by the retention of an early mass-constructed wall at the south end of the house, now in isolation, emphasising the extent of the archaeological potential of this house to reveal further information in the fabric, and through research of its later function and evolution
 - The early-to-mid 18th century rebuilding of the roof over bay 1 at the south end of the house is of particular significance derived from:
 - o the construction of transitional era engineered, or prefabricated trusses of atypical form
 - o The survival of a hoist wheel, a particularly rare feature to be found within domestic buildings
 - The 19th and early 20th century alterations are of interest, particularly in the treatment of the east and west external elevations of the historic household, the use of different materials illustrate thrift, the more expensive fabric confined to the publicly visible elevations, such as tile-hanging and Horsham stone to the east, and weatherboard cladding and clay-tiles to the roof on the west side of the house.
 - o There is a clear late 19th century phase of construction, comprising the insertion of the staircase in the main range, the chimney adjacent to it, reconfiguration of the accommodation and a programme of repairs, all including the graffiti dated to the 1880s and 1890s found in the attic of the cross-wing and on the external frame of the cross-wing stair turret
- 6.2.2 In greater detail the house retains a wealth of evidence that charts its development from a traditional three-cell, two-bay, open-hall house, through its modernisation to

include a first floor over the hall and a smoke-bay instead of an open hearth and subsequently to a large house with a high-end cross-wing, the main range demoted, at least at ground floor level, to serve as an attached kitchen and service suite.

- 6.2.3 As outlined above, the mid-to-late 18th century rebuilding of the roof over the main range, and in particular the roof over the southern end bay of the house, is highly significant as described by David and Barbara Martin:

'A brilliant example of a roof built during the transition from prefabricated framing to textbook carpentry - it probably ranks as the best one we have heard about! (Martin and Martin, pers. comm.).

- 6.2.4 Further, the wooden hoist wheel fixed to the 18th century roof in front of the late 17th century chimney stack is another highly significant feature, with only five examples encountered in the fifty year career in the research and recording of historic buildings in Sussex undertaken by David and Barbara Martin.

6.3 Archaeology

- 6.3.1 Further significance is derived from the archaeological potential of the site due to the indications of progressive reconstruction. Sub-surface deposits and remains may survive within the house and in proximity to it in relation to its construction and use. Such remains may include yet are not limited to the following:

- Floors, surfaces and yards
- Water and waste-management
- Building footings (including agricultural buildings shown on the tithe map, removed by the third quarter of the 19th century, discussed below, Plate 46)
- Heating systems

- 6.3.2 The survival of any archaeological remains will of course depend on the extent of existing impacts such as the ground reduction within the house, the installation of concrete slab sub-floors.

6.4 Setting

- 6.4.1 The landscape setting remains a rural one that provides context for the house and this is particularly clear in the survival of the timber-framed barn added to the east of the house during the 17th century.

7.0 THE PROPOSAL SCHEME (Appendix 2)

7.1 Introduction

7.1.1 This survey was commissioned to establish the origin and development of the property in order to determine its significance and assess any potential impacts of the proposed alterations.

7.1.2 The proposal scheme has been prepared by Atelier de Linde Ltd, this report should be read in conjunction with their drawings and documents, including the following plans:

236.03.11
236.03.12H
236.03.13H
236.03.15H
236.03.16H
236.03.17H
236.03.18H

7.1.3 The alterations for this application comprise the following (Appendix 2):

Ground Floor

1. Reinstate door to the doorway on the south side of the T6 truss
2. Create a wide opening in the 19th century brickwork at the western end of the cross-wing
3. Add a single storey extension to the west side of the cross-wing (wrap around part omitted from the scheme)
4. Add partition to the west side of bay 3 to install a WC

First Floor

5. Block modern doorway between bedroom 2 and the *en-suite* on the first floor of the main range

Attics

6. Create a bedroom in the eastern part of the attic; a storage room and *en-suite* to the west side
7. Insulation
8. Convert the loft over the main range to create a play area/reading room

7.2 Impact Assessment

1. Reinstate door to the doorway on the south side of the T6 truss

7.2.1 There is clear evidence of a door in the location proposed for the door in the south side of the T6 partition truss, this includes the lack of soffit jointing to the cross-beam, the redundant mortise for a head-plate/lintel and the pressure marks, metal staining and nail-holes for a hinge (Plate 19 and section 8.3.10 below).

7.2.2 The re-introduction of the lost doorway is considered as an enhancement to the character and significance of the cross-wing, reinstating the division between the east room and the lobby within the chimney-bay to the west of it.

- 7.2.7 The off-sets at the eastern end of the proposed extension will also accommodate down-pipes, streamlining the exterior of the group and reducing visual impacts that may detract from an appreciation of the listed building and its extension.

Cellar

- 7.2.8 The proposed extension will include a cellar, intended to accommodate utility room, storage and pantry facilities. Two staircases are provided, one to the south east on the interior and the other to the west, a discrete external staircase fire exit.
- 7.2.9 The provision of a new cellar draws upon the existence of an existing cellar below the high-end cross-wing as a reference. The new structure will be off-set from the existing wing to ensure that there are no physical or structural impacts upon the fabric of the listed building.
- 7.2.10 The discrete external staircase will be encompassed by a glazed balustrade for security and safety purposes, whilst also ensuring no focal points or undue visual impacts on the extended group.



Plate 3: The proposed north elevation

Fabric and Form

- 7.2.11 The new single storey structure has a flat roof bordered by a parapet that will conceal the two plateau rooflights integral to the scheme, thus reducing any further visual impacts, whilst allowing maximum natural light filtration to the interior of the extension.
- 7.2.12 It has been proposed that the existing four-light western window, of 20th century origin, is reused at the western end of the extension. The new window proposed on the north side of the extension will be detailed to match: this is intended to create a group with the retained three-light window to the north side of the cross-wing (Plate 3).

- 7.2.13 A set of multi-pane French doors with matching side-lights are proposed for the south side of the extension, again the style of the fittings are intended to sit well with the existing multi-pane fixtures found throughout the house (Plate 4).



Plate 4: The south side of the house with the proposed west extension shown

- 7.2.14 It is proposed that the extension is in masonry blocks: these will match the existing fabric and contribute to the group of alterations that represent the later, modern, development of the house as it evolved away from its medieval and transitional timber-framed form to a modern house that incorporated a wealth of locally available materials, most notably the use of sandstone masonry blocks.
- 7.2.15 Masonry made its first appearance at the south end of the house, and possibly as a plinth below the adjacent timber-frame in the 17th century and was subsequently utilised in the rebuilding of the side elevations at the south end of the house in the 18th century, followed in the 19th and early 20th century as under building to the north side of the cross-wing and to the insertion of a feature two-storey bay window in the south elevation of the main range.
- 7.2.16 The proposed use of masonry for the new extension references the historic trajectory of construction for this building and in so doing clearly illustrates a new layer of modernisation, one that will ensure that the new work reads as part of a continuum of construction at Spicer's Farm.

4. Add partition to the west side of bay 3 to install a WC

- 7.2.17 Bay 4 is the northern bay of the former late 15th century hall house. Bay 4 has undergone extensive alterations over time, first by the removal of its north wall and its replacement with a high-end cross-wing, then by the insertion of a substantial feature staircase and entrance hall to the east, with a contemporary chimney stack (now capped and blocked) to the west in the late 19th century. The alterations to bay 4 had turned it into a hall, a circulation area that unites the two ranges of this evolved house.

- 7.2.18 The installation of partitions intended to create a WC enclosure will in part reinstate the lost south wall of the cross-wing, the infill having been removed in recent history to create an open-plan arrangement between the north bay of the former hall and the west end of the cross-wing. The reinstatement of a strong boundary between the two parts is considered to be an enhancement that will better reveal the floor-plan of the house as arrived at by the early 17th century.
- 7.2.19 The insertion of a partition within bay 4 reinforces its function as a circulation area, a continuation of the stair hall created in the late 19th century and a junction between the main range and the cross-wing. It should be possible to install a plain stud partition in the required location without harm to the historic fabric of the building, and to ensure that it is fully reversible in the future if removal is later required.
- 7.2.20 The installation of WC facilities will need to be carried out in a manner that will ensure that any surviving historic timber-framing to the west side of the bay is unharmed.

5. Remove WC fittings to reinstate closet to the west of the main range chimney

- 7.2.21 The removal of the WC fittings and the reinstatement of the compact room to the west side of the south chimney stack is a welcome enhancement to the layout of this part of the house.

6. Block modern doorway between bedroom 2 and the en-suite on the first floor of the main range

- 7.2.22 The modern doorway is on the line of the T2 truss, the former open truss of the two-bay hall, and one that has been substantially altered during subsequent phases of development. The doorway in question is the result of modern insertion, occurring from the mid 20th century onwards as part of a large scheme of reconfiguration within the building that resulted in a series of built-in cupboards.
- 7.2.23 The blocking of the doorway will not impact upon the historic fabric, character or significance of the building.

7. Create a bedroom in the eastern part of the attic; a storage room and en-suite to the west side

- 7.2.24 The cross-wing attics are well-proportioned and well-appointed, purpose-built as part of the early 17th century wing, with low-side walls integral to the timber-frame: this allowed for good head-room throughout the attic facilities. The attics are also served by a staircase within the contemporary stair turret: this ensured ease of access to the attics, contrasting strongly with the cramped attic access found in many buildings of similar date. The provision of natural light and ventilation was also an integral part of the construction, comprising windows in both gables and additional light from the stair-head window.
- 7.2.25 The provision of accommodation within the attics at the outset is suggested by the features built into the structure as set out above, and as such, the creation of a suite of new rooms should be achievable without harm to the historic fabric, form, character and significance of the building.

- 7.2.26 The previously proposed installation of a partition and doorway central to the chimney bay has now been omitted from the scheme as it had introduced a division that had never existed within the building, impacting upon the floor plan of the attic as first built. The revised location for the partition is now on the line of the truss to the west of the chimney bay, a more natural position for a division within attics of this type and date (compare Plate 5 and Plate 6).

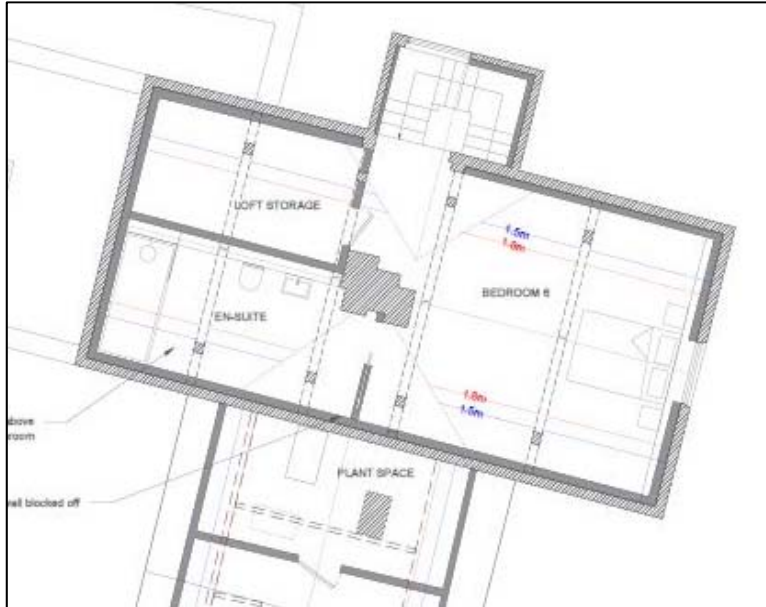


Plate 5: The attic layout as previously proposed

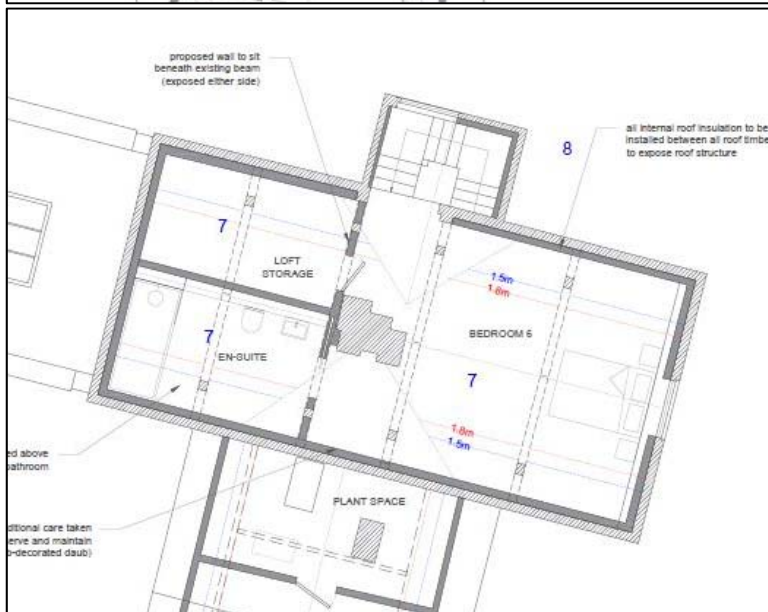


Plate 6: The revised attic layout

- 7.2.27 Despite the fact that the attics were not partitioned, that they were open plan across their full length, there was a sense of separation created by the centrally situated purpose-built chimney bay. The area to the north of the chimney bay served as a lobby leading from the stair turret on each floor, and in this way, the rooms to each side, even without partitioning, read as separate areas or zones of activity.
- 7.2.28 The installation of a discrete partition at the T7 truss (as proposed) can therefore be achieved in a manner that will ensure that the timber-framed elements of the truss

remain visible on both sides, continuing to illustrate the ubiquity of the carpentry throughout this five-bay roof structure.

- 7.2.29 Subdivision of the two western bays of the roof to create two rooms, one to the north and the other to the south, will alter the floor-plan, however, it is suggested that sufficient fabric and extent of the attic floor-plan will remain open as originally built within the chimney bay and in the two bays to the east to illustrate the original intention of those responsible for the construction of the building in the early 17th century.
- 7.2.30 It is strongly recommended that the new partitions are achieved in a light-touch manner that will ensure reversibility and removal without harm to the historic fabric of the attic.

En-suite

- 7.2.31 The southwest room in the reconfigured attics is proposed as an en-suite intended to serve the new bedroom adjacent. The location has been specifically chosen to tie the new services into those already extant on the floor below, a well recognised method of minimising impacts on the fabric and form of a historic building.
- 7.2.32 The previously proposed bathroom that had been located at first floor level in the area to the north of the chimney stack has been omitted from the scheme to further reduce cumulate physical and visual impacts on the fabric and form of the cross-wing.

Floating Floors

- 7.2.33 The attics include original floor finishes. It is proposed that a floating floor is installed over the existing sloping floor to create a level surface. The provision of the floating floor will ensure that the historic fabric remains in situ and intact, allowing the removal of the installation to take place at any stage without impact to the special character and significance of the fabric.

8. Insulation

- 7.2.34 The proposed insulation has been designed to ensure that the timber frame remains visible. At roof level, the vapour permeable insulation will be placed over the existing roof structure to allow it to remain visible within the building.

9. Convert the loft over the main range to create a play area/reading room

- 7.2.35 The attics over the main range were undoubtedly intended to be accessible by virtue of the staircase integral to the insertion of the multi-flue chimney stack in the 17th century. To achieve the new bedroom in the north wing and the plant room/play room arrangement in the main range, the existing breach in the fabric of the cross-wing roof will be closed. The closure of the breach may be considered as an enhancement, reinstating the proportions of the cross-wing loft and roof structure. It is strongly recommended that measures are put in place to preserve the 19th and 20th century graffiti extant on the plaster within the chimney bay of the cross-wing roof for posterity.
- 7.2.36 A key feature of the proposal scheme for the new attic room in the main range is that it is predominantly open-plan, adding a compartment at the northern end to conceal

plant. The remaining open-plan area should be sufficient to illustrate the form, extent and character of the attics as arrived at during the 17th century.

Insulation and linings

- 7.2.37 Any internal linings and insulation needs to be carefully considered to ensure that sufficient fabric remains extant to illustrate the historic form of the roof, its 18th century rebuilding and the fact that much of the material was derived from the medieval building, evidenced by the quantity of soot-blackened timbers.
- 7.2.38 As such it is proposed that in this instance, the insulation is placed over the existing roof structure and the tiles re-laid. As it stands, the apex of the roof over the main range sits at a higher level than that of its high-end cross-wing: as such, the additional height that may be gained from the external insulation of the roof proposed for this part of the building will allow the existing height differences to be maintained.
- 7.2.39 It is absolutely crucial that the wooden wheel hoist remains in situ and unaltered as this is a particularly rare survival within domestic buildings. Only five wheel hoists have been encountered to date within domestic buildings by David and Barbara Martin over the course of their fifty year career researching and recording historic buildings in Sussex.
- 7.2.40 The survival of comb-decorated daub to the rear (south) side of the cross-wing has been highlighted as significant and vulnerable: it is imperative that the remains of the decorated daub remain in situ and extant as the building evolved to meet new needs.

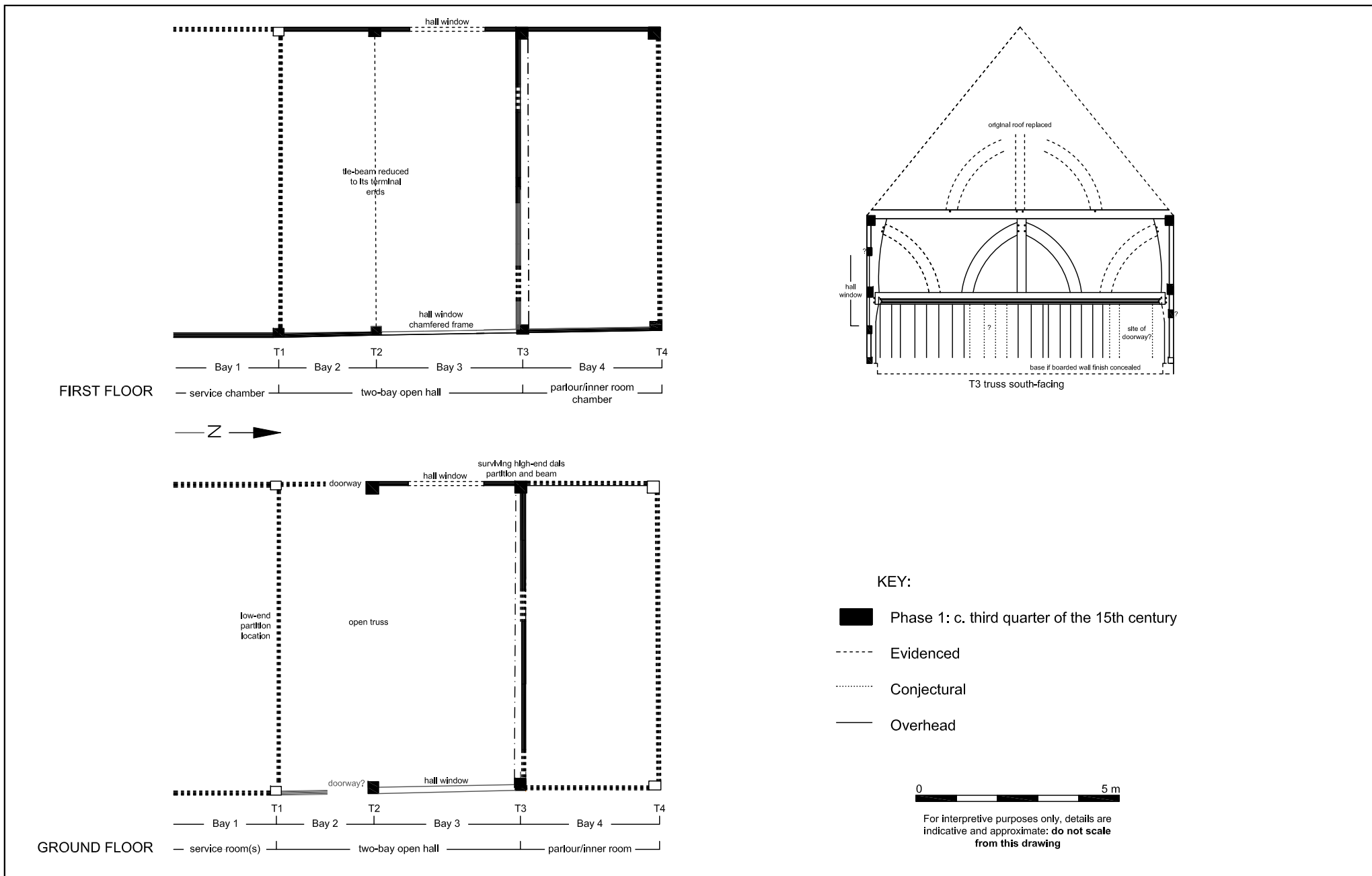
Rooflights

- 7.2.41 The two existing rooflights on the west slope of the main range roof are proposed for replacement: no in situ fabric will be altered and the new rooflights will be conservation appropriate to ensure that the replacement will not impact upon the character and significance of the house or its setting.

7.3 Conclusion

- 7.3.1 The revised proposal scheme has been substantially simplified to work in harmony with the existing complex and highly significant historic building. On the ground floor three minor alterations are proposed: a reinstated doorway within an original opening (1), the removal of modern WC fittings from a closet to the west side of the south chimney stack (5), and the addition of a fully reversible partition within the north bay of the main range (4). The proposed partition occupies a position in a part of the building that had been substantially modified since first built, ultimately evolving into a circulation area (with principal staircase) at the junction of the two distinct ranges.
- 7.3.2 The remaining alterations comprise the removal of an inserted four-light modern window in the west elevation of the cross wing (2) in conjunction with the removal of the 19th century brickwork below the window to create an opening between the existing building and a new extension (3). The removal of fabric focuses upon the most recent elements of the cross-wing, and the new extension has been sensitively designed to sit well with the parent building. The original scheme had been substantially revised to ensure that the extension reads as subservient, a new layer of activity added to the existing narrative of the evolution of the building that has occurred since first built in the final quarter of the 15th century.

- 7.3.3 At first floor level, a single alteration is proposed (6): the closing of a late 20th century doorway between what had been the two bays of the existing open hall. The previously proposed bathroom intended for the first floor of the cross-wing on the north side of the building between the multi-flue chimney stack and the integral stair tower has been omitted, vastly simplifying the scheme as a whole, and ensuring that the special character and significance of the building remains clear.
- 7.3.4 It is also proposed that the two attics are brought back into use as part of the facilities and accommodation offered by the house as a whole. The alterations are again minimal, requesting the addition of an enclosure at the north end of the main range to accommodate plant, and a play-room to the south that is accessed from the integral 17th century attic staircase.
- 7.3.5 Within the cross-wing. Two partitions are proposed to create a suite of rooms: a bedroom to the east, retaining the existing open-plan character across three bays of the roof, and a pair of rooms to the west. The southwest room is intended as an en-suite, adding a third bathroom/shower-room to serve the existing five bedrooms within the house and the sixth that is proposed for the attic. The location had been specifically chosen to sit over the existing first floor bathroom to reduce service routes through the building.
- 7.3.6 Insulation has been proposed, tailored to the particular parts of the building rather than employing a one-size-fits-all approach that can impact negatively on buildings of this type and date. The insulation is proposed between the roof members within the intact early 17th century roof of the cross-wing, and external to the much altered multi-phase roof of the main range. The two different approaches will emphasise the existing height differences between the two roofs, and the fact that they represent different phases of construction, whilst improving the conditions within the building.
- 7.3.7 It is clear that the design evolution for the proposals at Spicer's Farm have taken into account the concerns of the local authority that were raised in response to the original scheme. The revised scheme seeks to minimise impacts and respond well to the character, evolution and significance of this important building.



PART THREE: SUPPORTING INFORMATION – HISTORIC BUILDING ASSESSMENT

8.0 DETAILED CHRONOLOGICAL DEVELOPMENT

8.1 Phase 1: c. final quarter of the 15th Century

Layout

- 8.1.1 The earliest remains are those of an open-hall house at two-bays in length flanked by a service bay at the southern end of the house and a parlour-or inner room at the north end of the house. The two end bays of the building have been rebuilt during subsequent phases of construction and as such the extent of the service bay or any subdivision within it remains unknown at this stage (Figure 3).
- 8.1.2 The open hall comprised two bays of unequal length, the narrower bay to the south at c. 2.40 metres in length forming the cross-passage at the low-end of the hall. The dais partition (discussed below) survives well at the northern end of the larger bay of the hall (Figure 3).

Wall Construction

- 8.1.3 The building was a timber-framed one, with walls of large-panel framing: this survives on the long elevations (east and west) to varying degrees, and within the former dais partition up to tie-beam level (T3 truss, Figure 3).



Plate 7: Jowled head to the principal post of the T3 truss where it meets, and carries, the moulded dais beam (west side of the dais partition)

- 8.1.4 Where present, the principal posts are substantial with long swelling jowled heads. The dais partition truss (T3) at the high end of the two-bay hall includes a second set of jowls at ground floor level to support the moulded dais beam (Figure 3; Plate 7). On the first floor, the partition included four curved foot-braces, the two at the centre, their

heads jointed into a central stud remain *in situ*, and the outer braces had been truncated or removed when access was created across the upper floor at a later stage of development.

Ceilings and Floors

- 8.1.5 The two-bay hall would have been open to the roof, the two flanking bays included an upper floor comprising the service and parlour chambers respectively, and both first floor rooms would have been open to the roof.
- 8.1.6 Due to subsequent building campaigns, the first floor structure of both end bays has been substantially altered if not entirely rebuilt.



Plate 8: Peg-hole evidence (arrows) for the south jamb of the hall window; note also the double-pegs at the head of the post on its south side, indicative of a doorway head plate or lintel (black arrow). Red square marks the location of the apotropaic mark



Plate 9: Two concentric compass-drawn circles, an example of an apotropaic mark

Windows and Doorways

- 8.1.7 The western hall window within bay 3 is indicated by its sill and peg-hole evidence for the southern jamb still visible within the ground floor room (Plate 8). A horizontal member on the floor above may represent a head-plate or lintel for the window, although this is not common, the hall window usually rising to terminate at the wall plate. There are some issues in determining if the head-plate relates to this phase of construction or the second phase, a refinement added when the hall window was necessarily altered to accommodate its bisection through the addition of the new first floor.
- 8.1.8 Two concentric compass-drawn circles on the sill to the south of the (now removed) window jamb are examples of an apotropaic mark, widely believed to be situated in close proximity to openings to ward against evil entering the house (Plate 9).
- 8.1.9 The position of the cross-passage is known to have existed within the surviving narrow southern bay of the hall (bay 2, Figure 3). As such, it is possible that evidence remains of the original entrances within the surviving timber-frames on the east and west elevations of the building. To the west side, a pair of peg-holes on the principal post may be indicative of the location of the head-plate or lintel of an original doorway (Plate 8).
- 8.1.10 The two doorways within the dais partition (T3 truss) are the result of later modifications; however, it is entirely possible that one of the doorways at least, occupies the same site as the original entrance to the high-end bay of the building.

Heating System

- 8.1.11 The heating system comprised an open hearth, usually situated within the larger of the two bays of the hall, favouring the high-end of the hierarchical layout of the household.

Stairs

- 8.1.12 There is no visible evidence of the staircases that had served the medieval house. Two staircases would have been included, one within each of the two-storey end bays that flanked the hall. Later alterations to the building have resulted in a loss of evidence, particularly at the southern end of the house.

Roof Construction

- 8.1.13 The roof has been entirely rebuilt, however, the inclusion of soot-blackened rafters with halvings for collars emphasises the former open-hall layout of the house, the members reused from the original 15th century roof in the later rebuilding event.

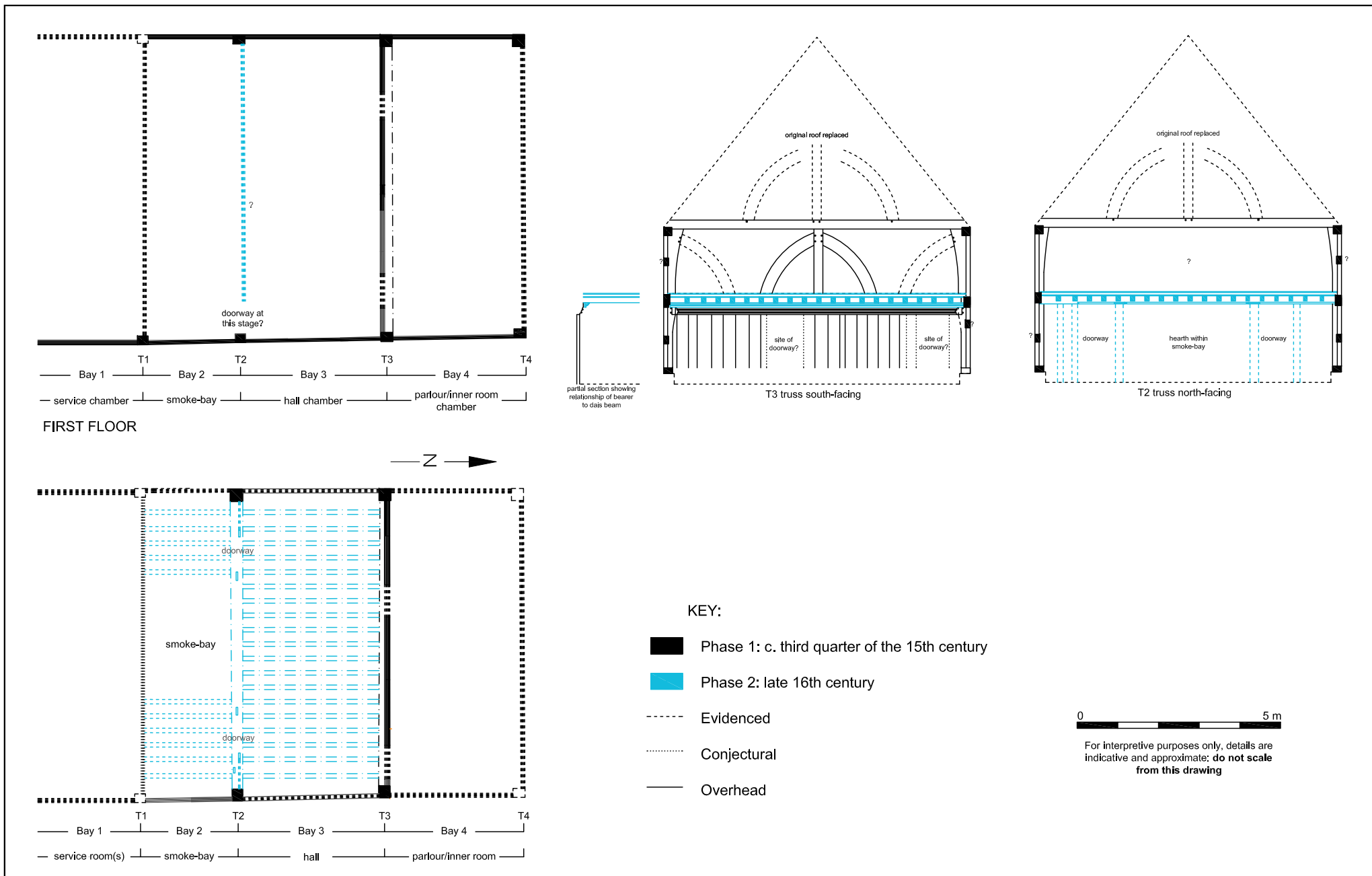
Form and Function

- 8.1.14 The early remains are indicative of the hierarchical layout of a traditional three-cell medieval hall-house, comprising a two-bay hall at the centre of the building, the cross-passage accommodated within the narrower southern bay, and the dais partition, with moulded dais beam situated at the northern end of the larger of the two bays.

- 8.1.15 Two first floor rooms were accommodated within the end bays of the building, accessed from within the bays via separate staircases that had been removed during subsequent phases of construction as the house moved from the medieval to the modern eras.

Dating Criteria

- 8.1.16 The available evidence, large-panel framing, robust scantling of the principal posts, and the moulded detail extant within the dais beam, suggests a date of construction in the final quarter of the 15th century, perhaps closer to the 1475 end of the suggested range.



8.2 Phase 2: mid-to-late 16th Century (Figure 4)

Layout

- 8.2.1 The layout of the house remained broadly the same as it did in the medieval period, the changes confined to the construction of a floor in the larger of the two bays of the hall and the inclusion of a restricted smoke-bay within the former cross-passage at the southern end of the hall (Figure 4). The new layout created a further chamber (the hall chamber) on the first floor of the building (Figure 4).

Ceilings and Floors

- 8.2.2 The new ceiling/first floor structure within the hall comprised a series of north – south oriented joists at 110 mm square in section and with chamfered edges and chamfer stop detail, all jointed into a new cross-beam added to the former T2 open truss (Plate 10).
- 8.2.3 The northern ends of the joists within bay 3 were supported over an inserted bearer: this member was elaborately moulded to match the dais beam below it (Plate 11; Figure). The joists within bay 2 have since been removed leaving traces of their locations in the form of mortises on the southern side of the new cross-beam (Plate 10). There are no joist sockets at the centre of the cross-beam, indicating the provision of a fireplace, in this instance in the form of a restricted smoke-bay or similar.
- 8.2.4 The new cross-beam bears chamfered edges and pyramidal-type stops that illustrate the location of the hearth and two doorways that flanked it (Plate 12).



Plate 10: The south side of the inserted cross-beam at the T2 truss, showing the mortises for the original mid-to-late 16th century floor at the eastern side of the restricted smoke-bay



Plate 11: Detail of the western end of the moulded bearer applied over the phase 1 moulded dais beam



Plate 12: Detail of the chamfer and chamfer stop, and the stud mortise, marking the boundary between the west doorway and the fireplace of the smoke bay

Windows and Doorways

- 8.2.5 No clear window evidence is extant relating to this phase of construction although it is entirely possible that existing windows have been placed in the same locations as their predecessors, obscuring the evidence that remains within the surrounding timbers. The high-set horizontal member on the west side of bay 3 at first floor level, complete with chamfered detail and mitred corners, may relate to this phase of construction if not the hall window of the phase 1 range.
- 8.2.6 Two new doorways were added to the T2 truss below the new cross-beam: these are evidenced by mortises in the soffit of the beam for studs, and in the location of chamfers and stops that respect the widths of the new doorways, in addition to the fact that the terminal ends of the cross-beam include stave-hole evidence and pressure-marks for infill.

Stairs

- 8.2.7 The medieval staircases located within the outer end bays of the three-cell medieval house may have remained in use at this stage in the building's development.

Heating System

- 8.2.8 The heating system of the house had been modernised to include a restricted smoke-bay. There is evidence of joists (since removed) extending southwards from the new cross-beam that had been added to the T2 truss: these indicate that the floor had continued across bay 2, the floored areas flanking a wide central opening that was built to contain the new hearth. The presence of flooring to each side of the opening suggests that the smoke-bay was a restricted one, allowing safe access between the hall chamber in bay 3 and the service chamber accommodated within bay 1.
- 8.2.9 Due to the extent of alterations at first floor level it is not known if the smoke-bay included a hood, a timber-chimney, or partitions separating the two floored areas from the hearth at the centre of the bay.

Roof Construction

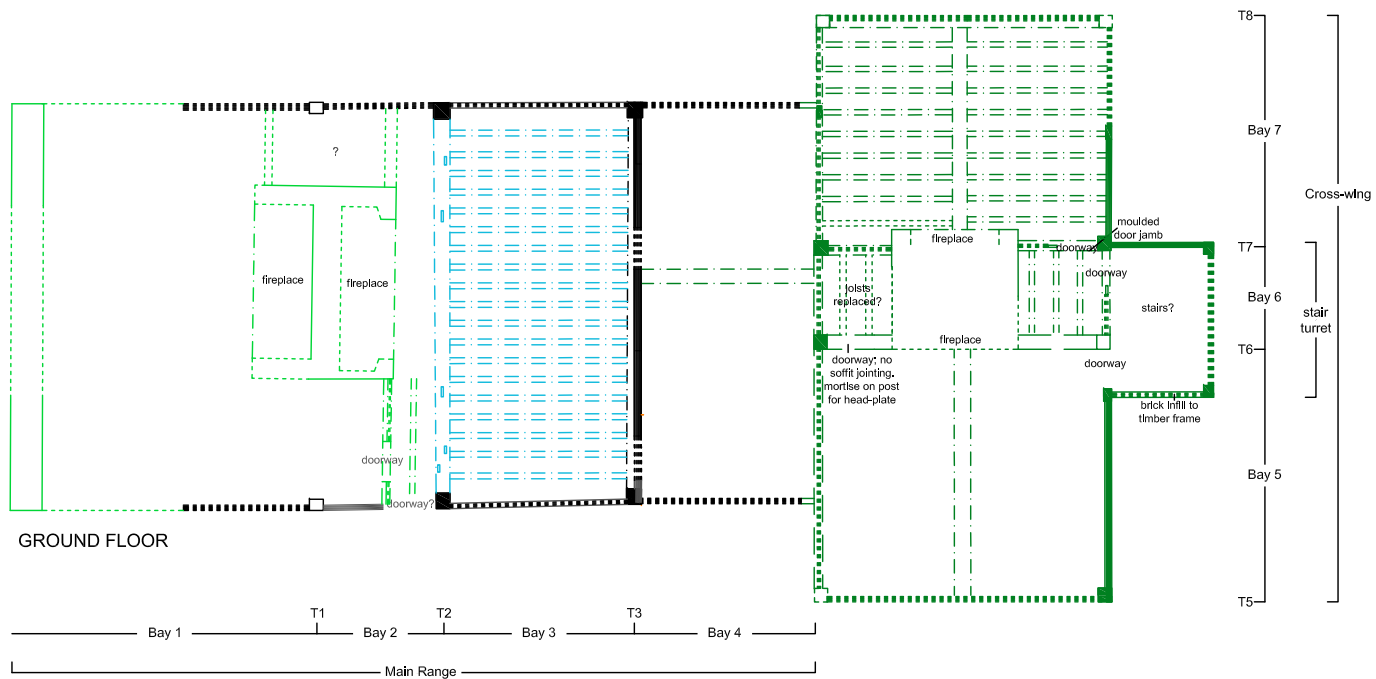
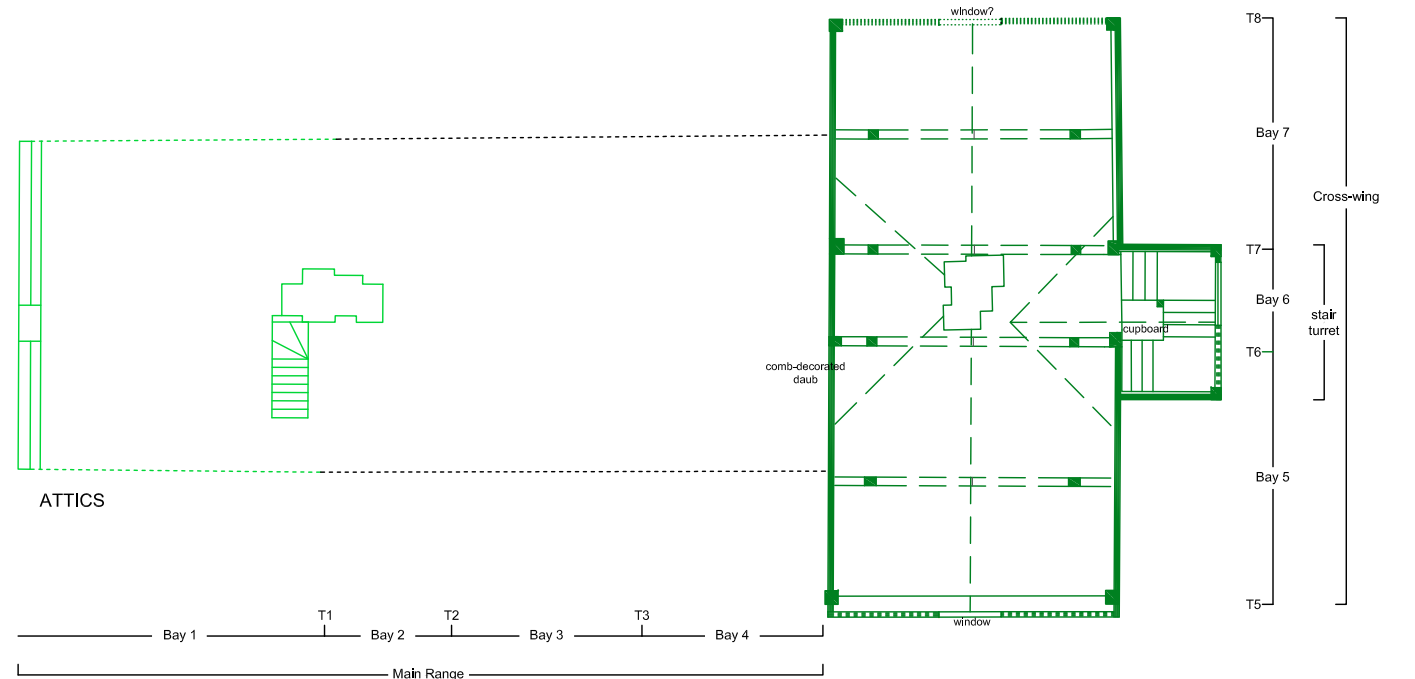
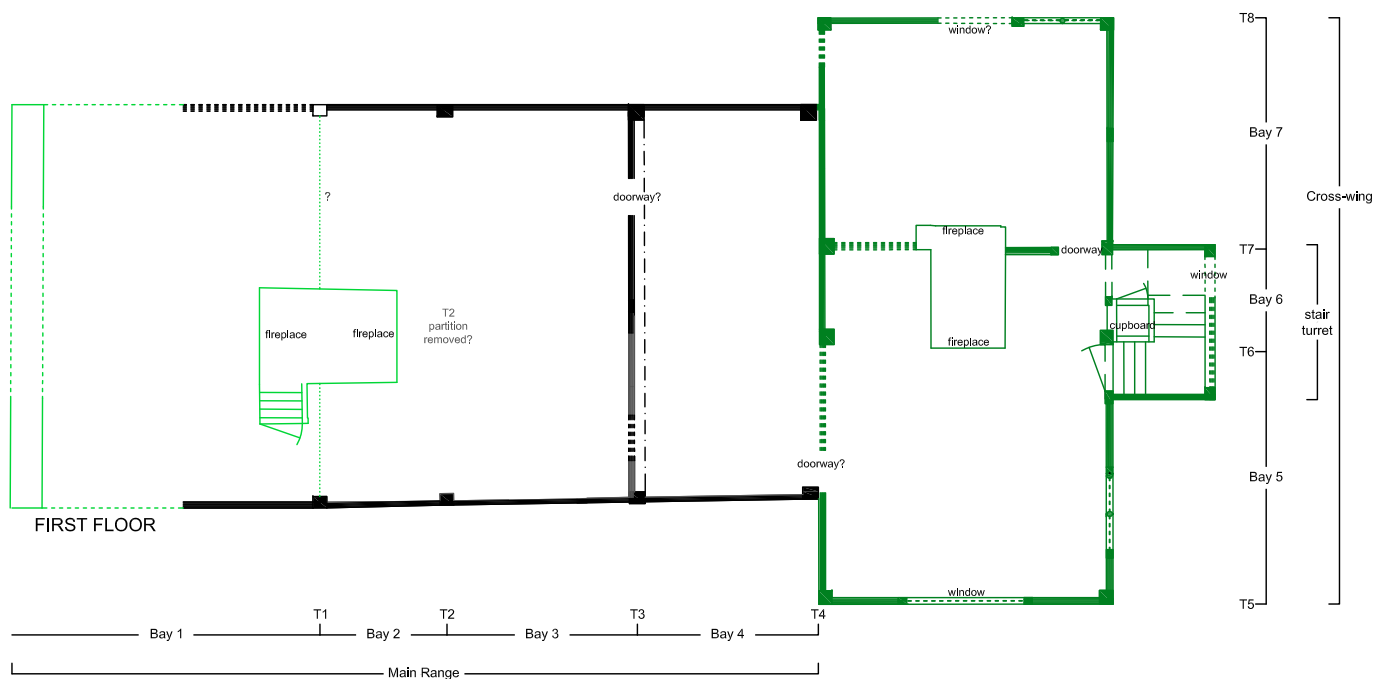
- 8.2.10 It is suggested that the medieval roof remained *in situ* during phase 2 of the building's development.

Form and Function

- 8.2.11 The phase 2 alterations are those expected to modernise a medieval open-hall house during the mid-to-late 16th century, providing a more up to date heating system, albeit one that retained a hearth that was open to the roof, and adding a new floor over the larger bay of the hall to create a chamber above.

Dating Criteria

- 8.2.12 The new floor structure, the repetition of the robust mouldings of the dais beam in the new bearer applied to the beam to carry the northern ends of the joists, and the provision of a smoke-bay all suggest that the alterations were undertaken in the mid-to-late 16th century, suggested here as occurring within the third quarter of the century.



KEY:

- Phase 1: c. third quarter of the 15th century
- Phase 2: late 16th century
- Phase 3: Early 17th century
- Phase 4: mid-to-late 17th century
- Evidenced
- Conjectural
- Overhead



For interpretive purposes only, details are indicative and approximate: do not scale from this drawing

8.3 Phase 3: early 17th Century (Figure 5)

Layout

- 8.3.1 Several substantial alterations were made during the 17th century and this may have occurred over more than one building campaign. The alterations comprised the creation of a purpose-built cross-wing positioned at the high-end of the house abutting the northern end of the medieval building, and replacing the original end wall of the house with the southern side of the new wing (Figure 5). The high-end cross-wing included an integral stair turret on its eastern side providing access between the floors (Figure 5). A cellar (not accessed during the survey) formed part of the new suite of accommodation.
- 8.3.2 The ground and first floors of the cross-wing comprise two rooms that flank a narrow, purpose-built chimney bay (bay 6; Figure 5). On the ground floor, the chimney bay includes a lobby to the north, accessed from the interior of the stair turret: it is possible that the southern side of the chimney bay also included a lobby, providing through access to the main range.
- 8.3.3 On the first floor the chimney bay lacks lobbies or closets, and as such, the layout of this floor comprised a very large eastern room at c. 6.50 metres on its east – west axis and a smaller counterpart at c. 4.35 metres to the rear (bays 5 and 7, Figure 5). The attics were open-plan across their length.
- 8.3.4 The stair turret currently provides access from the first floor to the attics: any continuation from the first floor to the ground floor (and indeed the cellars) has since been lost.



Plate 13: The small-panel framing of the wall construction of the new cross-wing and integral stair turret

Wall Construction

- 8.3.5 The wall construction is of small-panel framing type, lacking any sign of bracing (Plate 13). The south side of the south elevation of the wing, at attic level, includes comb-decorated daub, finished with a lime-skim coat. The presence of the decorative finish suggests that the cross-wing was added prior to the insertion of attics into the main range of the medieval house: the combed daub providing visible decoration within the northern first floor room of the earlier range (Plate 14, Plate 15).



Plate 14: Comb-decorated daub (bay 5) on the south side of the cross-wing visible within the loft over the main range



Plate 15: Detail of comb-decorated daub

- 8.3.6 Anomalies are extant in the construction of the south wall of the building: at first floor level, the girt at the top of the wall in the chimney bay (bay 6) had either been omitted, or perhaps more probably, set at a higher level than its counterparts in bays 5 and 7. There is no extant reason for the discrepancy, which may relate to the construction of the building, replacing as it has done, the original northern end wall of the medieval house.

Ceilings and Floors



Plate 16: Ovolo moulded girder supporting the first floor in bay 7

- 8.3.7 The two ground floor rooms have central east – west oriented girders with ovolo-moulded leading edges (Figure 5; Plate 16). The north- south oriented joists within the west bay (bay 7), at 110 mm wide (full depth not seen beyond 95 mm) are also chamfered, terminating in step-and-hollow stops (Plate 17). Under-drawn ceiling finishes conceal the joists in the east bay (bay 6) and throughout the first floor rooms.
- 8.3.8 All floor finishes at ground and first floor level are concealed by modern finishes (carpets, tiles). Within the attics, the north – south oriented wide floorboards are visible to the north of the chimney bay (bay 7, Plate 18). The floorboards within the remainder of the attics have been over-boarded in recent years to create a level finish.
- 8.3.9 The attic room remained un-ceiled and open to the roof.



Plate 17: Chamfer and chamfer stops to the joists in bay 7



Plate 18: Interior of the attic of bay 7 showing the east-west oriented floorboards

Windows and Doorways

- 8.3.10 The rebuilding of the ground floor external walls in mass construction has resulted in a loss of information relating to windows and doorways. Within the building, the presence of jointing to the principal posts and cross-beam soffits provides evidence of original doorways; these include the entrance from the stair turret to the north lobby of the chimney bay, and at the south side of the chimney in the T6 Truss (Plate 19).



Plate 19: The principal south post of the T6 truss showing the mortise for the head-plate of a doorway (black arrow) and detail of scars and stains left after the removal of a hinge (above)

- 8.3.11 Evidence for a doorway within the T7 truss on the west side of the north lobby, in addition to the moulded and chamfer-stopped principal post illustrates clearly the location of the doorway from the lobby into the west room as originally intended (Plate 20).
- 8.3.12 On the first floor, the original doorways leading from the cross-wing to the stair turret closet and stairs, remain *in situ* (Plate 21; Figure 5). A doorway has been blocked, evidenced by its *in situ* head-plate on the north side of the T7 truss, providing access from the east room and stair turret to the west room of the range (Plate 21; Figure 5).
- 8.3.13 A doorway is suggested by the survival of an iron pintle driven into a post in the south wall between the cross-wing and main range within the eastern room of the wing. The lack of any additional detail, including the door itself prevents a clear assessment of the date of insertion for the doorway in that location.
- 8.3.14 Additional inserted doorways are apparent within the main range: these are discussed separately below, although some may relate to the reconfiguration of the house as a whole when the cross-wing was added.



Plate 20: The doorway at the north side of the T7 partition truss, complete with moulded detail in the principal post



Plate 21: Three original doorways, two on the north side of the cross-wing leading to the closet and stairs within the stair turret and the third, now blocked, providing access to the west chamber (bay 7), indicated by arrow

Windows

- 8.3.15 Several original windows, or their locations, remain evidenced within the building. A large central window was included in the first floor of the east chamber, evidenced by

its retained jambs with chamfer and stop detail (Plate 22). Two ovolo-moulded mullioned windows are extant, albeit blocked: these are located in the west wall of the T8 truss and the north wall of bay 5 (Figure 5; Plates 23 and 24). The windows are separately framed to the fabric of the timber-framed wall and in both instances may represent flanking lights adjacent to a larger window, particularly in the west elevation of the building.



Plate 22: Chamfer and stop detail to the south jamb of the east window in the first floor of the cross-wing, indicating the position of the original window

- 8.3.16 The east gable within the attic includes evidence of a central window: it is anticipated that another window would have been located opposite, within the west gable, although this is currently concealed.
- 8.3.17 The stair turret also included integral windows such as the opening to the west of the north elevation at first floor/attic level, included to light the staircase on the interior. The window has since been replaced; however, its jointed-in sill illustrates its former presence.

Heating System

- 8.3.18 The heating system for the cross-wing comprises a mass-constructed, multi-flue chimney stack. The fireplaces have been altered (ground floor west), or concealed (ground floor east), whilst those on the first floor are evidenced by their still *in situ* timber bressumers (Plate 25). Where visible, the chimney stack is in brick, although due to later alterations and render or plastered finishes, it is unclear if any masonry was included as first built on the ground floor as is often the case in buildings of this date and type.

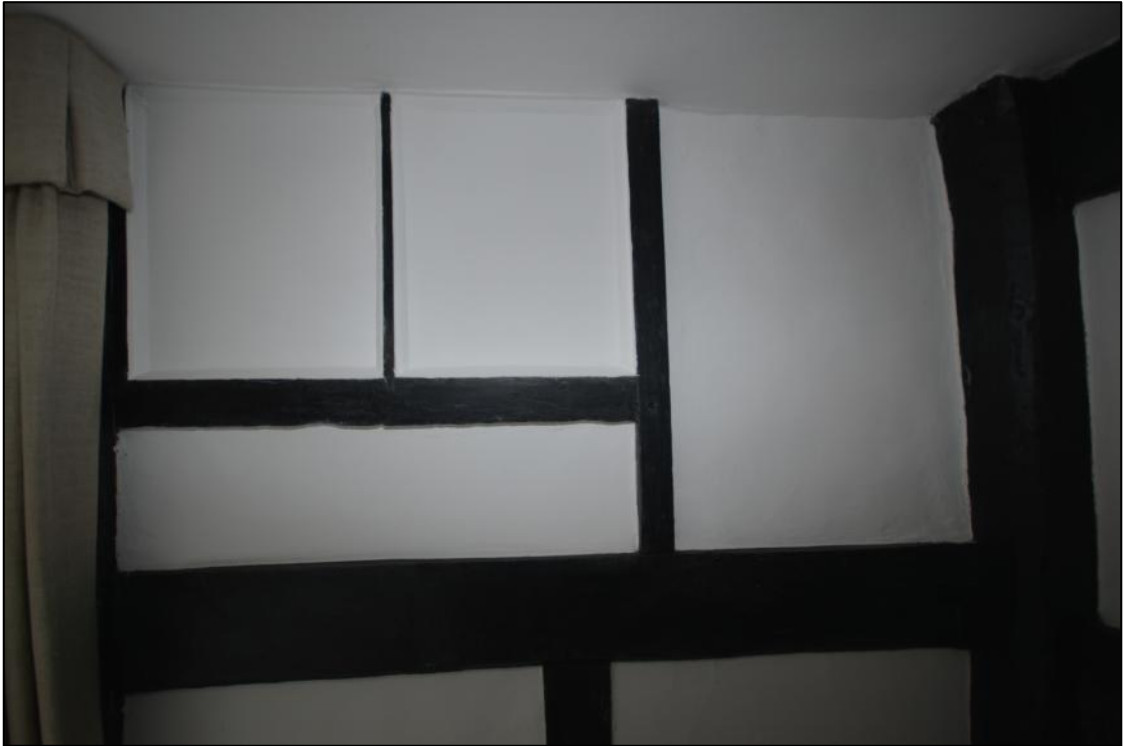


Plate 23: Blocked ovolo-moulded mullioned, two-light window in the west chamber



Plate 24: Detail of the ovolo-moulded mullion



Plate 25: The blocked east fireplace in the multi-flue chimney stack in the cross-wing: note that there are two phases of blocking within the former fireplace



Plate 26: The central well, solid-tread staircase within the stair turret with original cupboard, the door hung on butterfly hinges

Stairs

- 8.3.19 The cross-wing was provided with its own integral stair turret, projecting northwards from the north elevation of the range adjacent to the chimney bay, extending further to the south of that bay to provide entry to the eastern room of the wing (Figure 5).
- 8.3.20 The staircase has a central well type with integrated cupboards (Plate 26). The door of the cupboard on the flight to the attics is original and is hung on butterfly hinges. The stairs are of solid triangular tread type, and the square-section northwest newel rises into the attic.



Plate 27: The roof structure with its in-line butted-side-purlins and wide-set queen studs carrying the inner ends of interrupted tie-beams

Roof Construction

- 8.3.21 The roof is framed at five-bays in length rather than the three-bays of the building below. The two additional bays were achieved through the inclusion of intermediate trusses, one each within bays 5 and 7: the intermediate trusses carry the roof of the two over-length bays forming the large rooms on the floors below (Figure 5). The roof structure is of in-line butted-side purlin type; the purlin lengths jointed and pegged to the principal rafters of each full and intermediate truss supporting the common rafter lengths over their backs (Plate 27).
- 8.3.22 Each truss includes a pair of vertical queen studs: these are wide-set and carry the inner ends of short, interrupted tie-beams (Plate 28). A second, dropped tie-beam is situated below, carrying the base of the studs and the joists of the attic floor. All of the trusses include collars that are jointed and pegged to the principal rafter pairs.
- 8.3.23 The gabled roof terminals of the cross-wing and the stair-turret over-sail the walls below, creating a jettied effect: the apex of the rafters embellished by a moulded pendant. The east gable includes two collars: the area below the lower collar has four

studs: two flanking the window opening (the window since replaced) and one each at the outer sides of the truss rising to meet the principal rafters at their junction with the purlins to add strength to the structure (Plate 29). A single central stud links the lower collar to its upper counterpart. The west gable is currently concealed in plastic sheeting (Plate 27). The stair turret gable is of queen stud type (Plate 28).



Plate 28: Detail of a queen stud and interrupted tie-beam arrangement and view of the queen-stud truss at the gable of the stair turret



Plate 29: The east roof terminal and general view of the roof

Form and Function

- 8.3.24 The cross-wing, added at the high-end of the medieval house provided four principal rooms plus a substantial attic and cellar. The new wing with its tall storey heights, gabled roof terminals, small-panel framing, integral stair-turret, and display fenestration was of good quality, undoubtedly intended to be a prominent feature of the extended house.
- 8.3.25 At this stage in the development of the building, the main range may have been demoted to serve as an attached kitchen and service suite, ancillary to the facilities provided within the new wing, although this is by no means certain.
- 8.3.26 It is difficult to determine the function of the rooms as at ground floor level the loss of, or substantial alterations to, the two fireplaces prevents an assessment of hierarchy or function. Further, on the first floor, the smaller western room (bay 7) is privately accessed via the doorway in the northern end of the T7 truss, whilst its much larger counterpart to the east lacks the same privacy due to the fact that it was necessary to enter that room first in order to gain access to the western room. Indeed, the east room is reminiscent of a traditional hall, providing a substantial publicly accessible room that could be accessed from the stair turret, the west room and the main range.
- 8.3.27 The layout may be due to a combination of domestic accommodation and private offices, perhaps related to the function of the farm as a whole. There is also a possibility of mixed occupation, with separately accessed private rooms, or suites of rooms, provided for extended family members.
- 8.3.28 The attics were provided with well-lit and well-proportioned staircase access via the stair turret, lit by windows in the gabled roof terminals, supplemented by the stair-head window in the turret. The ease of access across the length of the attics, and to the attics from the stair turret, the provision of good ventilation and natural light to the interior, would have made the facilities conducive to providing supplementary domestic accommodation for the household. It is of course probable that the attics were utilised for additional domestic accommodation and storage purposes as is often the case in buildings of this type and date.

Dating Criteria

- 8.3.29 The small-panel framing, in-line butt-purlin roof structure and the ovolo-mouldings to girders and windows suggest a very late 16th or perhaps more probably, an early 17th century origin for the construction of the wing.

8.4 Phase 4: mid-to-late 17th century (Figure 5)

- 8.4.1 Alterations to the main range may have been undertaken in more than one building campaign. The earliest alteration comprised the insertion of a mass-constructed, multi-flue chimney stack, positioned to straddle the junction between bays 1 and 2 of the medieval building. The general area of the new chimney stack had been subject to extensive alterations since insertion; as such it is no longer clear where the associated partitions were placed, particularly on the first floor (Figure 5).
- 8.4.2 The new chimney stack was sufficient in size to accommodate at least four flues and two remain extant, albeit altered, on the ground floor. The two first floor fireplaces have been blocked.



Plate 30: The south fireplace in bay 1 of the main range



Plate 31: Scars left by the removal of a clock-jack

- 8.4.3 Despite alterations, the south fireplace retains its bressumer and this includes scarring for a clock-jack intended to operate a spit mechanism within the fireplace (Plate 30 and 31). The inclusion of the clock-jack, and indeed the hint of bread-ovens in the jambs of the northern fireplace, indicate a cooking-function for the main range, perhaps building upon the suggestion of an attached kitchen and service suite supplementary to the single-phase high-end cross-wing added at the turn of the 17th century.

Stairs

- 8.4.4 A staircase is tucked into the southeast corner of the chimney stack, providing access to the attics inserted over the main range. The door to the staircase, hung on T-hinges is original to the fixture.

The South Elevation

- 8.4.5 The south elevation of the main range includes early fabric in the form of brick laid for the most part in English bond, the wall at c. 600 mm thick and the bricks 50-55 mm thick, all indicators of early work (Plate 32). The brickwork extends from the top of the ground floor to the apex of a gabled roof terminal: the brick wall reduces in thickness to c. 400 mm for the gable and includes an offset on the interior for a pair of rafters that are no longer *in situ*. The brickwork had accommodated an integral window just to the east of centre (Plate 33). The location of the wall suggests an extension southwards for the main range of the group by this time.



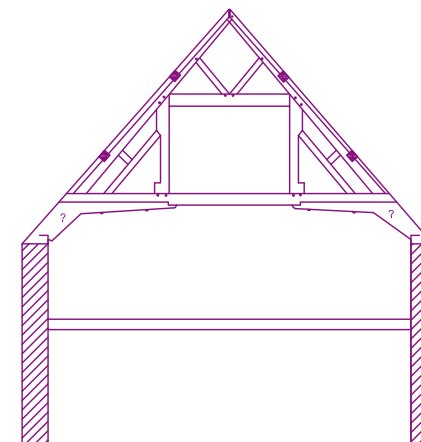
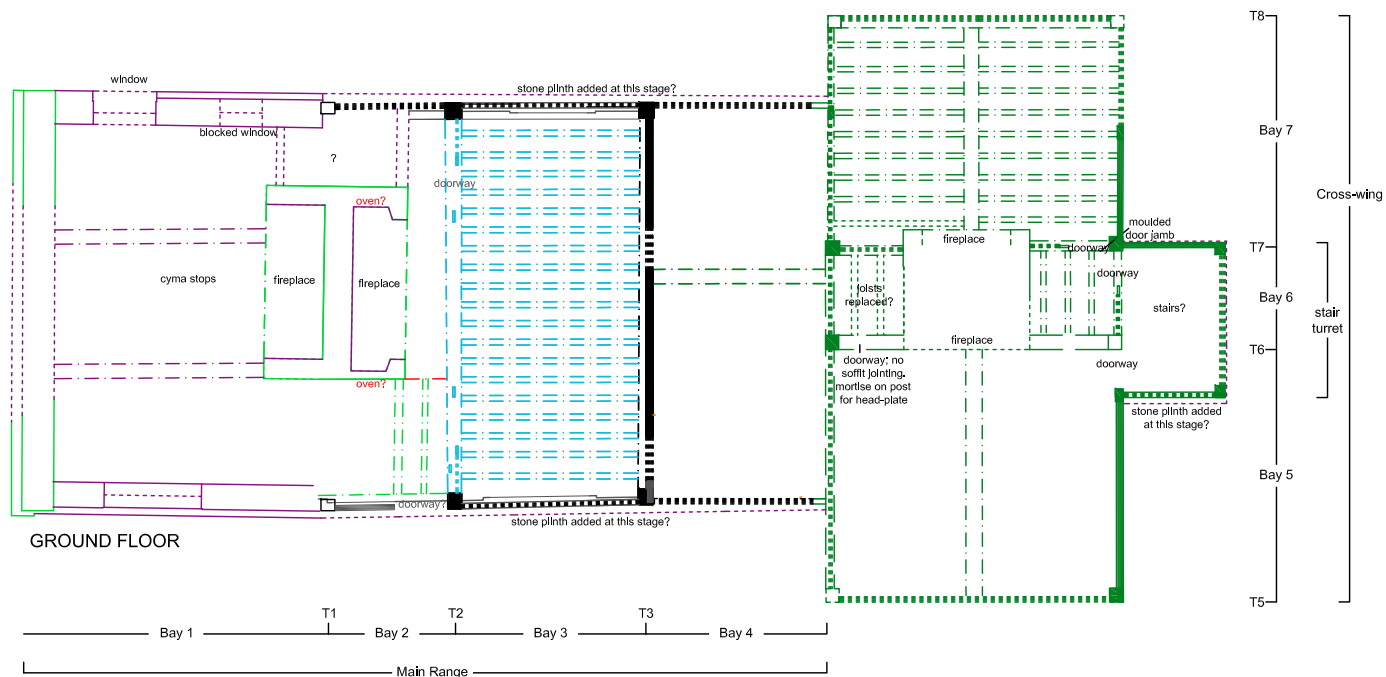
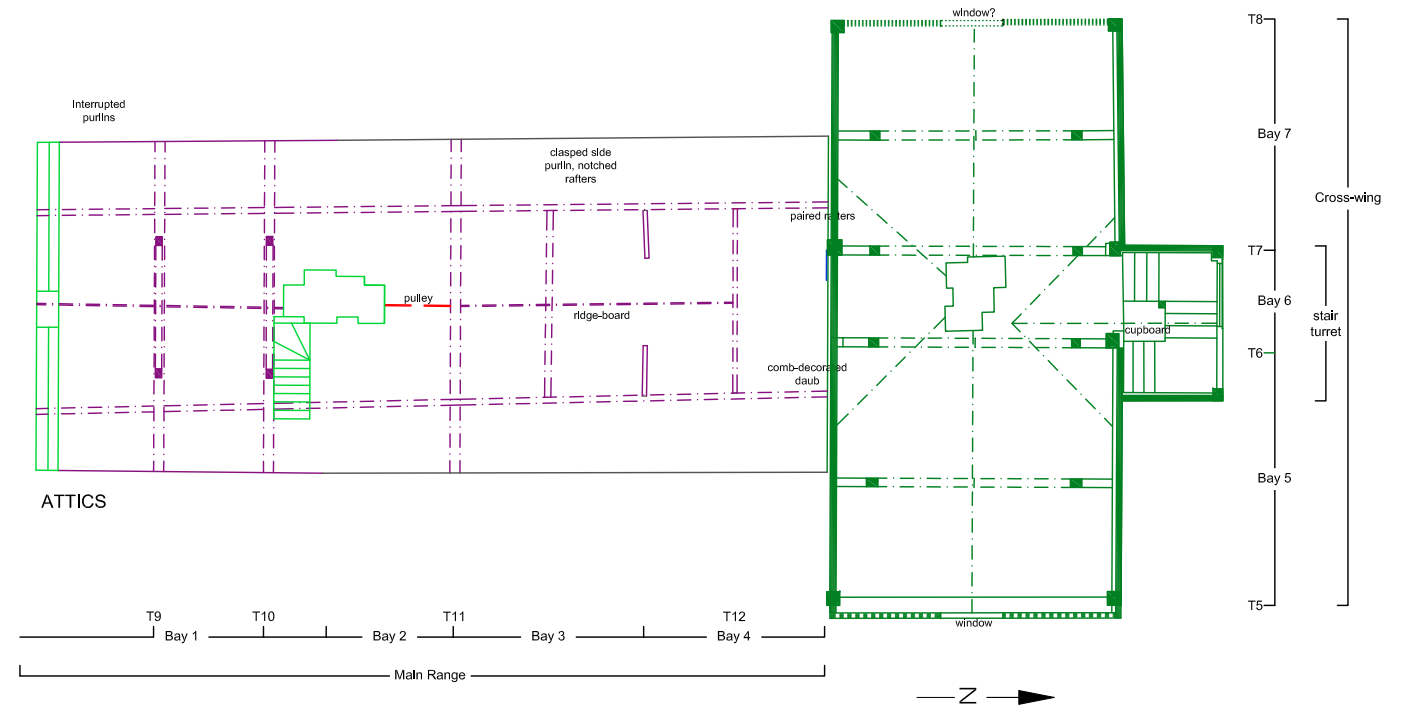
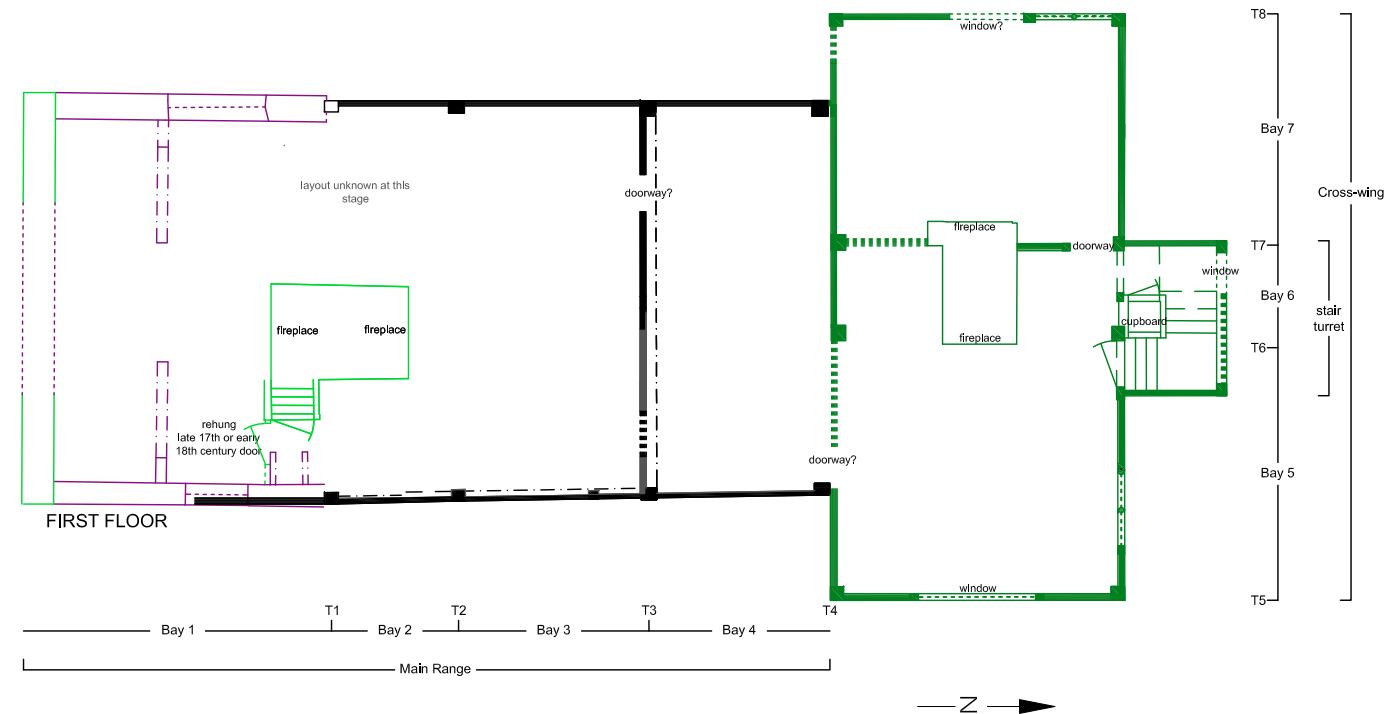
Plate 32: The south end elevation of the main range, the fabric, masonry and brick flanking the late 19th or early 20th century bay window is commensurate with a mid-to-late 17th century origin



Plate 33: Interior of the south gable with blocked window, note also the off-set for rafters that are no longer *in situ* (arrow)

Form and Function

- 8.4.6 As outlined above, it is suggested that alterations to the southern end bays of the building were the focal point for the later 17th century building campaigns. The chimney stack was inserted and this included substantial fireplaces on the ground floor that bear the indications of cooking functions: spit-roasting and perhaps also baking. As such, it is suggested that the main range was converted to serve as an attached kitchen and service suite, developing and modernising the facilities.
- 8.4.7 The brickwork is stylistically commensurate with a mid-to-late 17th century origin.



KEY:

- Phase 1: c. third quarter of the 15th century
- Phase 2: late 16th century
- Phase 3: Early 17th century
- Phase 4: mid-to-late 17th century
- Phase 5: mid-to-late 18th century
- Evidenced
- Conjectural
- Overhead

0 5 m

For Interpretive purposes only, details are Indicative and approximate; do not scale from this drawing

8.5 Phase 5: c. mid-to-late 18th century (Figure 6)

- 8.5.1 Alterations undertaken during phase 5 comprised the rebuilding of the main range roof, and perhaps also the re-facing of the bay 1 east and west elevations in masonry (Figure 6). It is possible that some degree of interior reconfiguration also occurred during this period; however, the flush-plastered wall and ceiling finishes and later phases of alteration prohibit a clear assessment of mid-to-late 18th century work beyond the rebuilding the main range roof and the possible re-facing of the bay 1 side elevations.

Bay 1 - Wall Construction

- 8.5.2 It is suggested that the west and east elevations of bay 1 were rebuilt in masonry with a low plinth at this stage; the blocks larger than those utilised for the pre-existing southern end elevation of the building. There is a clear junction between the earlier work and the re-facing of bay 1: with the new work keyed into the existing fabric creating a vertical column of quoins in brick and stone ((compare Plate 34 and 35). The interior of the 480 – 500 mm thick walls are finished in plaster concealing construction details.



Plate 34: The re-faced eastern elevation of bay 1: note the clear junction between it and the earlier southern end elevation of the building

- 8.5.3 The masonry plinth added below the phase 3 timber-frame at the stair turret may date to this phase of construction, although the lack of diagnostic detail means that this is not certain. The masonry, with its chamfered plinth is overlain on the east side by early brick, suggesting that the work was undertaken during the 18th century; however, it is not uncommon for early material derived from elsewhere in the property to be reused at a later date (Plate 36).
- 8.5.4 Scotches, or recesses cut into the timber frame are extant on the frame of the turret, illustrating the locations where the building was propped up when the masonry under-building was carried out (Plate 37).



Plate 35: The clear junction between the earlier south end and the re-faced east elevation, compare with Plate 28 above



Plate 36: Underbuilt timber frame of the stair tower, with early brick between the new masonry plinth and the timber; note the peg-hole below the stud for a lower stud, removed when the frame was underbuilt (arrow)



Plate 37: Scotches cut into the two principal posts on the north side of the tower during the under-building of the timber frame (arrows)

Bay 1 - Ceilings and Floors

- 8.5.5 The first floor of the rebuilt southern end bay is supported over a pair of north – south oriented girders with cyma moulded stop detail: the joists are concealed from view behind an under-drawn lath and plaster ceiling.
- 8.5.6 The first floor rooms throughout the main range and the cross-wing also include under-drawn ceiling finishes. The ceilings may have been added at this stage if not already *in situ*, added to the main range in particular, during phase 4 in conjunction with the insertion of the attics.

The Main Range – Bay 1, Roof Construction

- 8.5.7 The roof over the main range was substantially rebuilt at this stage in the development of the building. The roof is of composite construction comprising clasped side-purlins within bays 2 to 4, contrasting with the butt-purlin construction with interrupted common rafters extant within bay 1 (Plate 38 and 39).
- 8.5.8 Further differences between the two parts of the roof are clear in the use of atypical engineered trusses within bay 1. There are two fully engineered trusses (T9 and T10, Figure 6; Plate 40), both comprise wide set queen studs that extend from the tie-beam to terminate at the soffit of the principal rafter pairs where they are jointed in place.
- 8.5.9 The heads of the studs are joggled to accommodate short braces and are linked by a collar-like straining beam. A pair of raking struts rise from the centre of the straining beam to terminate at the soffits of the principal rafter pairs (Plate 39 and 40).



Plate 38: The interior of the roof over the main range with its in-line clasped side-purlins



Plate 39: The staggered butt-purlin construction with interrupted rafters and engineered truss over bay 1

- 8.5.10 The tie-beam is also high-set situated above the level of the wall-plates of the east and west elevations (Plate 40 and 41; Figure 6). A pair of robust knee-type members are bolted to the soffit of the tie-beam, the members angled to follow and form the slope of the roof below the beams (Figure 6; Plate 42). The truss configuration and the inclusion of the atypical knee-type braces allows for better head-room within the south bay at first floor level (Figure 6).

- 8.5.11 The side purlins are jointed and pegged to the principal rafters, positioned in a staggered arrangement to reduce strain on the rafters at their joints. The interrupted common rafter lengths are jointed and pegged to the purlins (Plate 39).

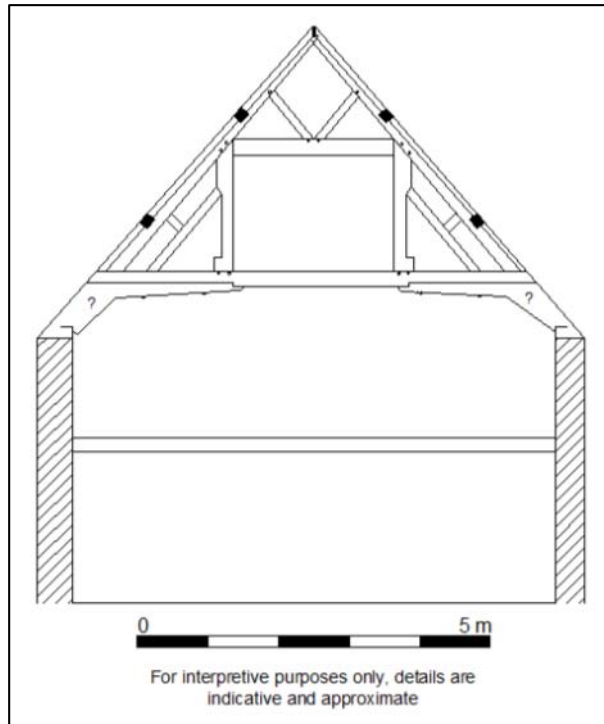


Plate 40: Diagram showing the form of the engineered trusses over bay 1 based on visible fabric



Plate 41: The east side of the T10 truss showing the top of the knee (arrow)



Plate 42: The knee part of the T9 and T10 trusses viewed from the south chamber, supporting the high-set tie-beam and serving as a continuation of the principal rafters

Bays 2 – 4: Main Range Roof

- 8.5.12 Within bays 2 to 4, the tie-beam of truss T3 remains *in situ* whereas truss T1 appears to have been for the most part removed, retaining the post on the east side of the building. The tie-beam of truss T2 had been substantially truncated. The alterations to T1 and T2 deemed necessary to improve head-room as part of the reconfiguration of the floor plan.
- 8.5.13 The roof over bays 2 to 4 comprises in-line side-purlins that are clasped by collars or raking struts (Plate 38). The rafters, common and principal, are notched to accommodate the purlins, and where scarf joints were necessary to join short lengths of purlin together across the roof slope they are of simple splayed type, fixed together by nails. Both parts of the composite roof include a quantity of reused material, including rafters with halvings for collars, soot-stained and un-sooted, derived from the medieval roof that the new structure replaced.
- 8.5.14 The two distinct roof styles are united in the inclusion of a ridge-board at the apex of the roof (Plate 43). The ridge-board is an interrupted version found in 18th century roof structures, with the principal rafters of the roof trusses jointed and pegged together interrupting the ridge-board lengths.



Plate 43: The roof over bay 1 showing the principal rafter and ridge-board arrangement, note the peg for the joint at the apex of the rafters (arrow)



Plate 44: The north end of the roof showing the method of carrying the end of the ridge-board

- 8.5.15 The northern end of the ridge-board is carried on a yoke attached to the front of a rafter pair (Plate 44): this marks the junction of the mid-to-late 18th century roof and the short rafter pairs that are jointed together at their apex, bridging the gap between the roof of the main range and the south slope of the cross-wing.

- 8.5.16 The roof over the main range is composite in cover, comprising Horsham stone to the public-facing east elevation and plain clay tile to the remainder. The entirety of the cross-wing is under clay tile. For the main range, the composite cover may well reflect a re-roofing event that consolidated suitable existing Horsham stone slabs for reuse on the public elevation, whilst using less costly clay tile to cover the remainder of the roof. The re-roofing may have taken place during this programme of work in conjunction with rebuilding the roof, or during the late 19th or early 20th centuries.

Main Range Fireplaces – Ground Floor

- 8.5.17 The interior of the two ground floor fireplaces within the chimney stack in the main range have been partially rebuilt, the work undertaken in brick commensurate with an 18th century origin. It is possible that a bread-oven was added to one (or both) sides of the east fireplace, although the current paint finish obscures details and prevents confirmation.



Plate 45: The wooden hoist-wheel nailed to the mid-to-late 18th century roof in front of the main range chimney stack

Hoist Wheel

- 8.5.18 The mid-to-late 18th century roof includes a wooden hoist wheel: this is attached to the roof in front of the late 17th century chimney stack (Plate 45). It is unclear if the wheel was added to assist in constructing the new roof, or if it was related to a storage function for the loft.
- 8.5.19 The survival of the hoist wheel is a notable feature of the roof, and an uncommon one. David and Barbara Martin, in their fifty years of surveying more than 2000 historic buildings have encountered only five (David Martin *pers. comm.*).

Form and Function

- 8.5.20 The mid-to-late 18th century alterations to the building focussed upon the reconstruction of the southern end bay of the main range (bay 1), creating two principal rooms surmounted by a loft, with access through the latter impeded by the construction of the new engineered roof trusses.
- 8.5.21 The works to the south bay may also have included the rebuilding of the west and east elevations in masonry, perhaps carried out in conjunction with the insertion of a masonry plinth below the retained timber frame to the remainder of the main range.
- 8.5.22 It is unclear why the 18th century building campaign focussed upon the southern bay of the building, or indeed why the earlier southern end elevation with its composite construction was retained whilst the remainder of the bay was rebuilt. It is suggested yet by no means certain that the building had continued to the south, perhaps as a single-storey range or lean-to when the works to bay 1 and the roof over the main range were carried out.
- 8.5.23 Within bay 1, it appears that the emphasis had been placed on the provision of two well-proportioned rooms, one each on the ground and first floors, with the new engineered trusses purpose-built to create a raised ceiling level in the first floor room. The chosen method of achieving the new facilities is certainly unusual as other options of obtaining a high-set ceiling were in common use at the time.
- 8.5.24 The choices made in the rebuilding of the south bay roof and the inclusion of the knee-type members may indicate that the first floor room was not intended to serve a domestic function, that the building campaign was undertaken to create a specialised suite of facilities at least at first floor and attic level.
- 8.5.25 Alterations to the remainder of the main range roof are more typical of rebuilding events, working around the fabric of the pre-existing building on the floors below. The clasped side-purlin roof construction and the abundant reuse of material derived from the earlier roof over the same range are common choices for rebuilding events, emphasising the atypical arrangements that were made for the southern end bay of the same building.

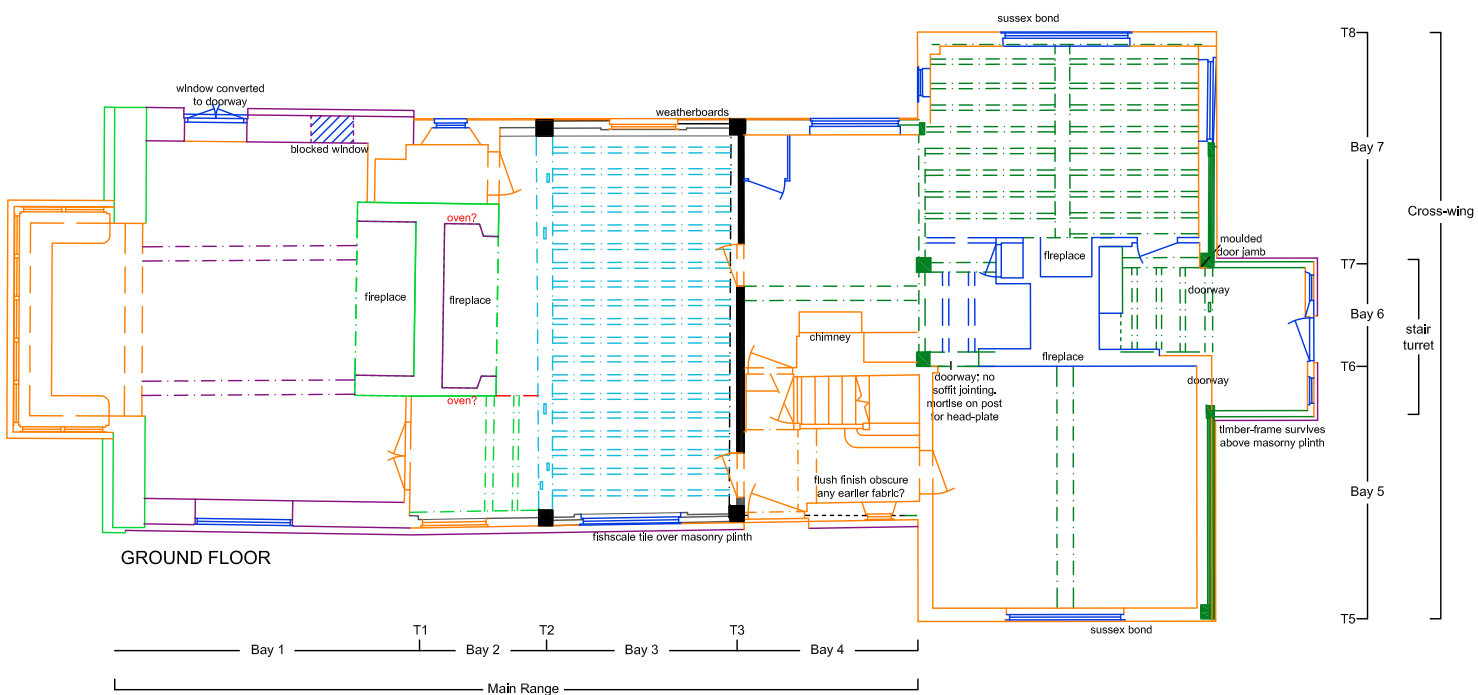
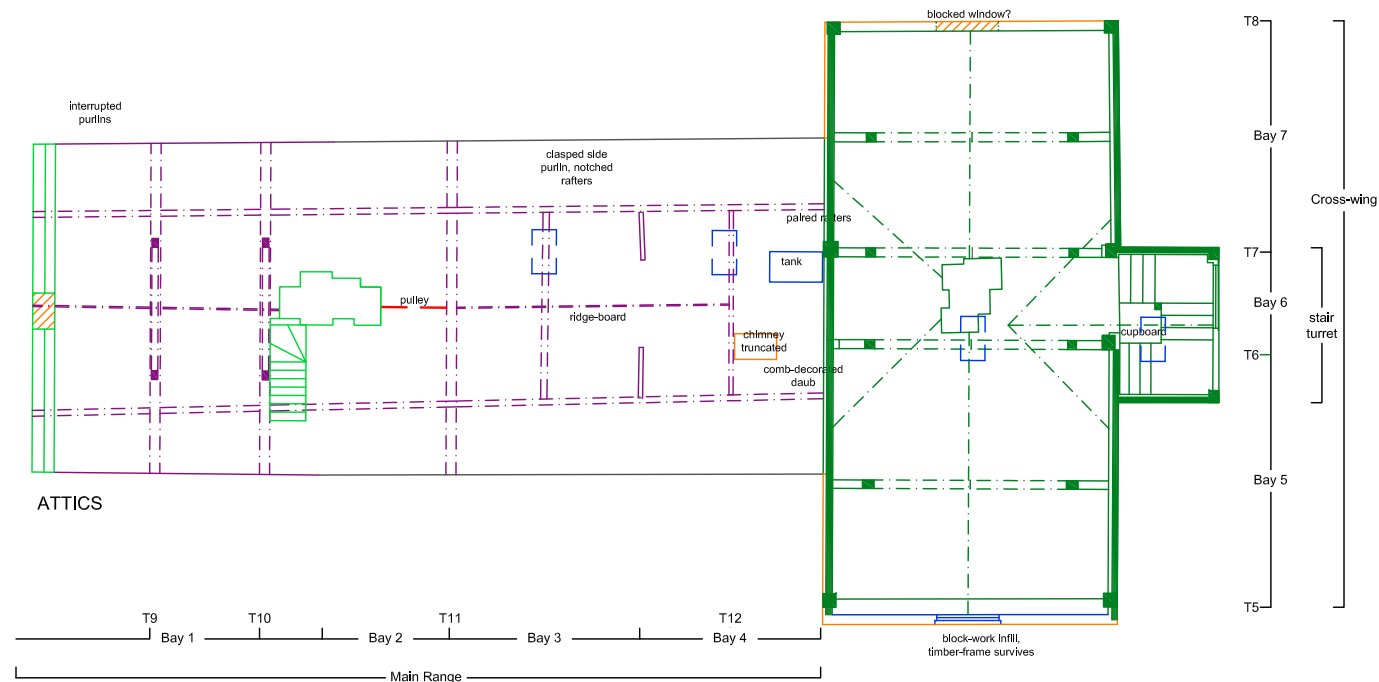
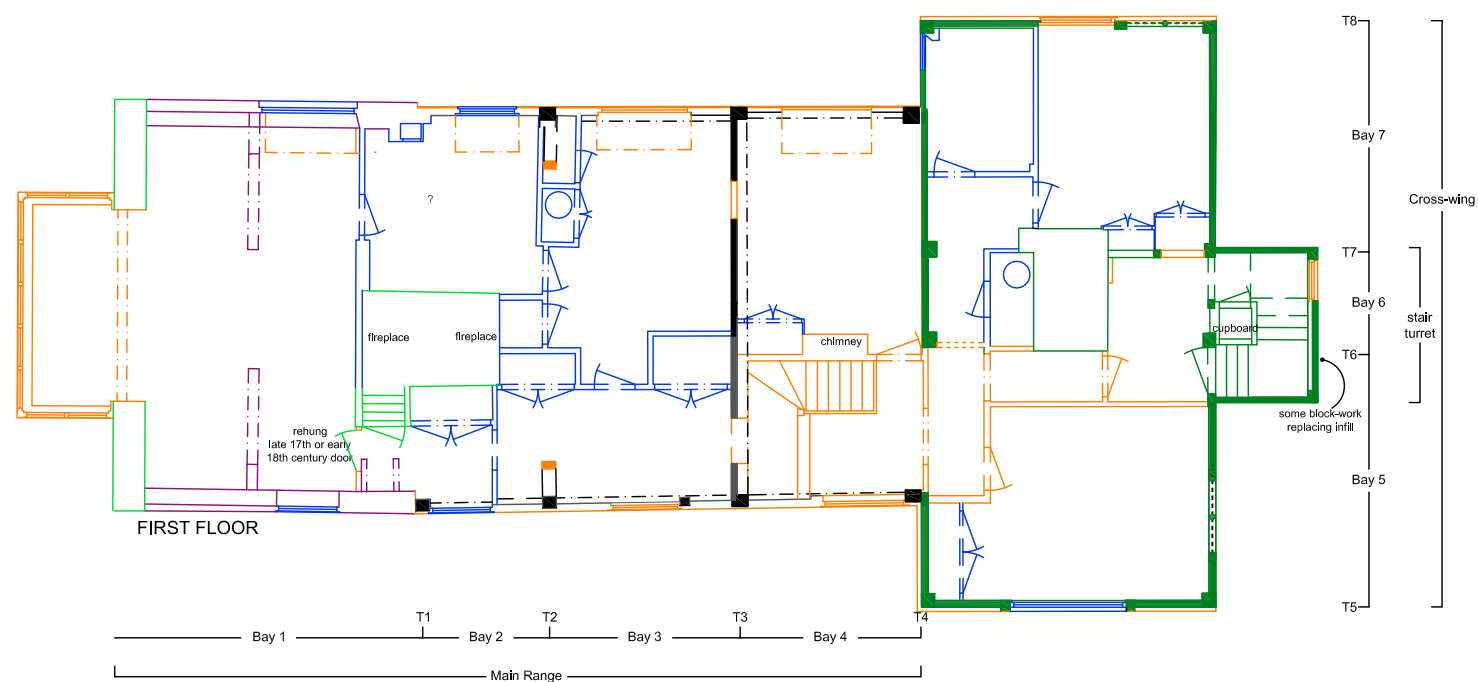
Engineered Trusses

- 8.5.26 Details of the engineered trusses have been discussed with David and Barbara Martin, leaders in the field of the historic building survey in Sussex. The trusses at Spicer's Farmhouse have been described by the Martin's as follows:

'A brilliant example of a roof built during the transition from prefabricated framing to textbook carpentry - it probably ranks as the best one we have heard about! (Martin and Martin, pers. comm.).

Dating Criteria

- 8.5.27 The date of construction, suggested here as during the mid-to-late 18th century, is derived from the inclusion of the transitional prefabricated trusses supporting the roof over the rebuilt bay 1 of the main range.



KEY:

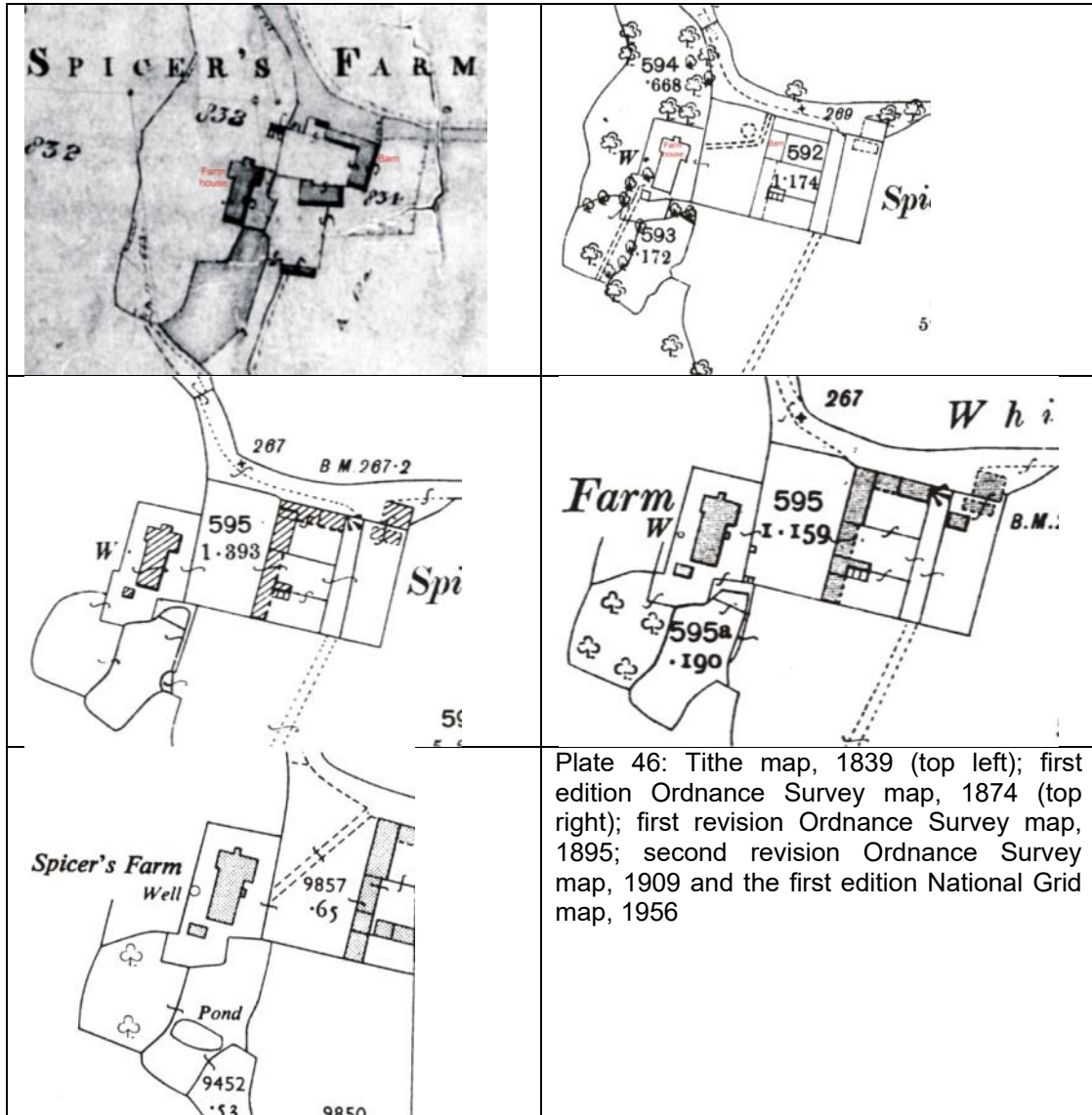
- Phase 1: c. thrd quarter of the 15th century
- Phase 2: late 16th century
- Phase 3: Early 17th century
- Phase 4: mid-to-late 17th century
- Phase 5: mid-to-late 18th century
- Phase 6: 19th and early 20th centuries
- Phase 7: mid 20th century onwards
- Evidenced
- Conjectural
- Overhead

0 5 m

For interpretive purposes only, details are indicative and approximate: do not scale from this drawing

8.6 Phase 6: 19th and early 20th centuries (Figure 7)

8.6.1 No changes to the external footprint of the house are indicated on the available historic maps dating from the 1840s (Plates).



8.6.2 The historic maps, show a detached building to the southwest corner of the main range added between 1839 and 1874: this had been enlarged between 1885 and 1909, remaining *in situ* in 1956. The detached building has since been removed. The maps also illustrate a well to the west side of the main range (Plate 46).

8.6.3 The house as a whole was subject to a series of alterations during the 19th and early 20th centuries, resulting in the layout and external appearance of much of the house as it now stands. It is possible that the alterations were undertaken in several stages rather than a single planned building campaign, as follows:

Main Range Exterior

- Cladding of the retained timber frame in clay-tile with scalloped detail on the east elevation of the house
- Insertion of the masonry plinth – if not carried out during the previous phase of construction
- Cladding of the rear (west) elevation of the main range in horizontal weather-boards
- The insertion of a series of dormer windows on the west side of the main range
- Re-roofing in clay tile, west side of the main range; consolidation of Horsham stone slates, east side
- The addition of a porch (at this stage or later in the 20th century)
- New windows (various phases of alterations)
- The addition of a two-storey bay window at the south end of the house (early to mid 20th century)
- Blocking of window in south elevation, attics

Main Range Interior

- Removal of the central part of the south end elevation at ground and first floor level to open into the added two-storey bay window (early to mid 20th century)
- Partitions, doorways, store/closet to the west side of the chimney stack, may be the result of this era of intervention if not already *in situ*
- New doors and alterations to improve head-height, cutting into the beam of the former dais partition (T3), perhaps reusing at least one earlier entrance
- The creation of a new staircase in the eastern part of bay 4: a brick-built chimney stack added to the rear of the staircase, now blocked and truncated below roof level

Cross-wing Exterior

- Rebuilding of the east elevation and its southern return in brick laid in Sussex bond (c. early 19th century)
- Rebuilding of the west elevation and its southern return in brick laid in Sussex bond (c. early 19th century)
- Under-building of the timber frame, north side, in masonry if not undertaken during the mid-to-late 18th century, certainly some intervention evidenced by later brick infill to panels over masonry (late 19th century) and the date 1892 inscribed above the later brick on the west side of the turret (Plate 47)
- Cladding of the upper floors, east, west and south sides in clay tile with scallop detail
- New windows (various phases, some later replaced, existing openings retained)
- Late 19th and early 20th century graffiti on lath and plastered south slope of bay 6 (Plate 48)

Cross-wing Interior

- Partitions added to first floor to create lobby and private access to rooms: this may have taken place at an earlier stage, however no structural elements are extant to refine the chronology

- Late 19th and early 20th century graffiti on the south slope of the attic roof (bay 6); a breach in the south slope of the roof to link to the main range attics



Plate 47: 19th century brickwork and dated inscription 1892 on the west side of the stair turret

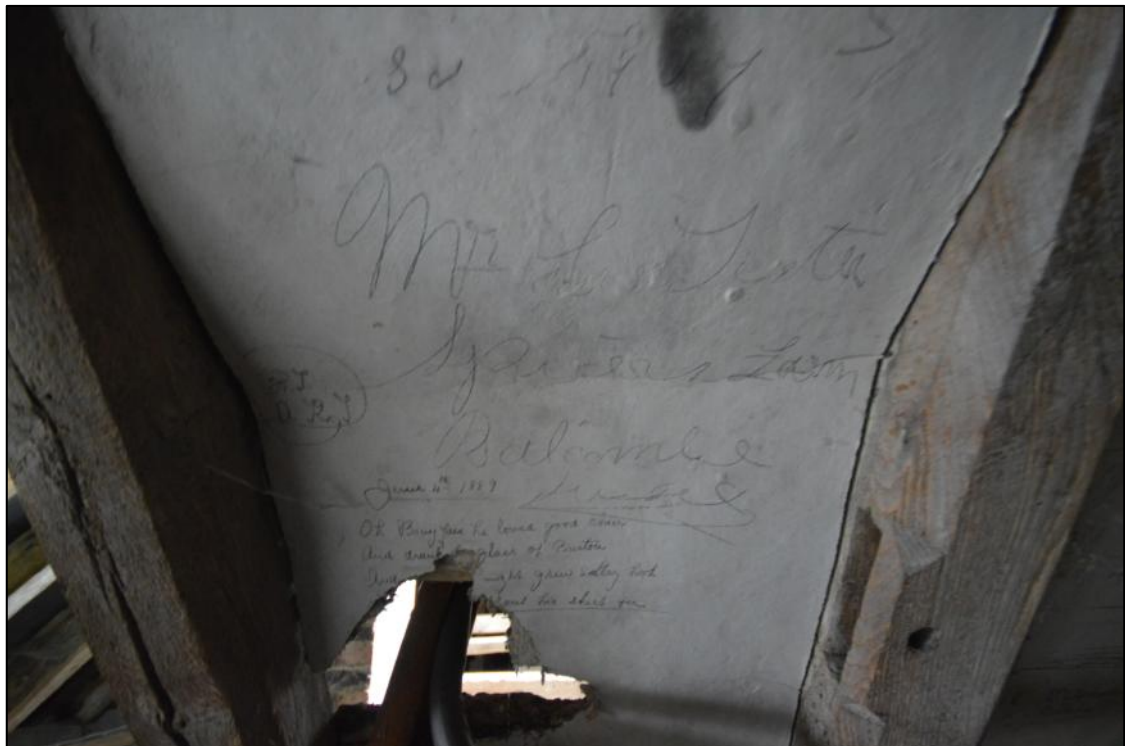


Plate 48: Example of the graffiti dating to 1889 on the south slope of bay 6 in the cross-wing

- 8.6.4 The cross-wing was modernised through the rebuilding of the east, west and external parts of the south elevation in brick, laid in Sussex bond brickwork: this may have taken place during the early 19th century (Plate 49).
- 8.6.5 The north side of the wing was treated differently, the timber-frame retained *in situ* and under-built in masonry, with some localised brick to the panels (Plate 50). As discussed above, the masonry under-building may date to the previous phase of construction, the work undertaken during the mid-to-late 18th century, although the lack of diagnostic detail makes this difficult to confirm.

- 8.6.6 The use of different materials, such as clay tile hanging, weatherboard cladding and brickwork is not uncommon, owners are known to draw from a wide palette of materials in the modernisation of a building such as this, often reflecting a piece-meal approach carried out in stages when finances were made available. In some cases, greater expense was reserved for the front elevations or those that were publicly visible from neighbouring roads or paths.
- 8.6.7 For the main range, the general focus of the late 19th and early 20th century alterations comprised the cladding of any extant timber-frame in clay-tile or horizontal weather-boards to conceal the old-fashioned fabric (Plate 49). Windows were renewed, including the creation of the dormer windows on the west side of the house serving bays 3 and 4: these straddled the medieval wall-plate, retaining it *in situ* whilst improving natural light to the interior (Plate 49).



Plate 49: The west side of the property showing the brickwork of the rebuilt ground floor parts of the cross-wing, the weather-boards to the main range and the altered fenestration

- 8.6.8 The addition of the substantial two-storey bay window at the south end of the house is an early-to-mid 20th century alteration, requiring the removal of the central part of the south end elevation of the building (Plate 51).
- 8.6.9 As discussed above, the roof over the main range is composite in cover, comprising Horsham stone to the public-facing east elevation and plain clay tile to the remainder. The entirety of the cross-wing is under clay tile. For the main range, the composite cover may well reflect a re-roofing event that consolidated suitable existing Horsham stone slabs for reuse on the public elevation, whilst buying in clay tile to cover the remainder of the roof. The re-roofing may have taken place in the 18th century when the roof was rebuilt, or during the late 19th or early 20th centuries.
- 8.6.10 Within the building the focus appears to have been on improving circulation through the building. A new feature staircase within its own stair-hall was inserted into the eastern part of bay 4, at the north end of the main range and adjacent to the cross-wing (Figure 7). A new chimney stack was added to the rear of the staircase,

providing heating to the north bay of the medieval main range for the first time: the fireplaces have since been blocked and the stack cut off just below roof level.



Plate 50: The north side of the cross-wing showing the masonry and brickwork



Plate 51: The two-storey bay window added to the south end of the house

- 8.6.11 Other alterations include reconfiguration of the floor plan within the cross-wing on the eastern side of the first floor: this compartmentalised the over-length room accommodated within bay 5 of the building (Figure 7). The inserted partitions created a suite of rooms in addition to a lobby or corridor, providing private access to the

rooms and a link to the new staircase. Some of the reconfiguration may have taken place at an earlier stage in the building's development, although the lack of diagnostic features prevents a clear assessment.

- 8.6.12 It is notable that the principal post on the south side of the T6 truss includes a series of regularly spaced notches on its northeast corner (Plate 52). It is suggested that the notches were utilised to frame a doorway in this location intended to provide access to the west room from the new staircase, if not at an earlier stage in the development of the building.



Plate 52: The two principal posts flanking the chimney bay on the south side of the cross-wing, at first floor level, the T6 post includes a series of notches, suggested as fixings for the frame of a doorway/ part of a partition added to the over-length east chamber

8.7 Phase 7: Mid-to-late 20th century onwards (Figure 6)

- 8.7.1 The majority of alterations to the building that took place from the second half of the 20th century focussed upon renewing fenestration and improving circulation and access through the group, in addition to refreshing existing facilities (such as bathrooms and kitchens). The work, undertaken in several stages, includes the following alterations:

Cross-wing

- The insertion of a doorway into the base of the stair turret, with flanking windows; the removal of any ground-to-first floor staircase within the turret to create an entrance porch
- Replacement of some of the original infill in the timber-framed turret with block-work: this is evidenced by pressure marks on the external finish (Plate 53)
- Introduction of expanding foam to gaps in the timber-frame (Plate 53)
- Alterations to the chimney stack in the cross-wing: blocking the east fireplace and modifying the west; new joists added to the south side of the stack

- The removal of the doorway in the T6 truss to the west side of the chimney stack
- The removal of the original infill of the south wall of the cross-wing within bays 6 and 7 to create an open-plan environment on the west side of bays 4 and bay 7
- New cupboard built into the southwest corner of bay 4: this may have replaced a partition that had existed across the full width of the bay (the current owners, *pers. comm.*)
- The addition of a bathroom in the southwest corner of bay 7, first floor if not added during the previous building campaign
- New built in cupboards to the first floor rooms
- Block-work replacing the original infill of the *in situ* timber frame in the east elevation at attic level: this may also have taken place to the west although this is unconfirmed due to plastic sheeting obscuring the fabric
- The insertion of a floating independent floor over the western part of the attics (bay 5)

Main Range

- Changes to fenestration; new windows in existing locations
- Conversion of a window opening, west elevation south (bay 1) to create a doorway; blocking of the original window to the north of the new doorway (Plate 54)
- Reconfiguration of the accommodation on the first floor of the main range, bays 2 and 3, northern part of bay 1
- The addition of numerous fitted cupboards
- Capping of the 19th century chimney stack that had been inserted into bay 4; blocking of its fireplaces
- Two new rooflights added to the west slope of the main range attics (bays 3 and 4)
- Treatment of the late 16th century (Phase 2) timbers in the former hall – joists, beams, including the moulded dais beam, moulded bearer and boarded wall finish to lighten them

8.7.2 The later 20th century alterations to the building focussed upon renewing fenestration, adding rooflights, and reconfiguring some of the floor plan, by removing historic timber-framed walls and doors on the ground floor of the cross-wing, and by adding new partitions at first floor level within the main range and cross-wing. A series of built-in cupboards were added throughout the first floor facilities (Figure 7).

8.7.3 There is evidence of replacing the infill of the *in situ* timber frame in block-work this is clear in the east gable of the attic and is suggested in a few areas of the stair turret by virtue of pressure marks defining the blocks through the rendered finish (Plate 53).



North side of turret showing pressure marks for block-work infill

West side of turret showing expanded foam

Plate 53: Modern intervention into the stair turret, alterations to panel infill and the insertion of a door and windows at ground floor level



Plate 54: The west side of bay 1, showing the window converted to a doorway and the blocked window to the north of it (arrow)

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.

10.0 COPYRIGHT AND DISCLAIMER

- 10.1** This report may contain material that is not HB Archaeology & Conservation Ltd copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licence, but for which copyright itself is non-transferrable. You are reminded that you remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.
- 10.2** The material contained in this report was designed for an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it, be relied upon by any third party.
- 10.3** To the fullest extent permitted by law HB Archaeology & Conservation Ltd will not be liable by reason of breach of contract negligence or otherwise for any loss or damage (whether direct indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in this report arising from or connected with any error or omission in the material contained in the report.

Appendix 3: 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

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025744

Date first listed: 28-Oct-1957

List Entry Name: Spicer's Farmhouse

Location

Statutory Address: SPICER'S FARMHOUSE, ROWHILL 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: Balcombe

National Grid Reference: TQ2994728572

Details

1.5405 TQ 22 NE10/386 28.10.57

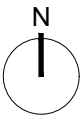
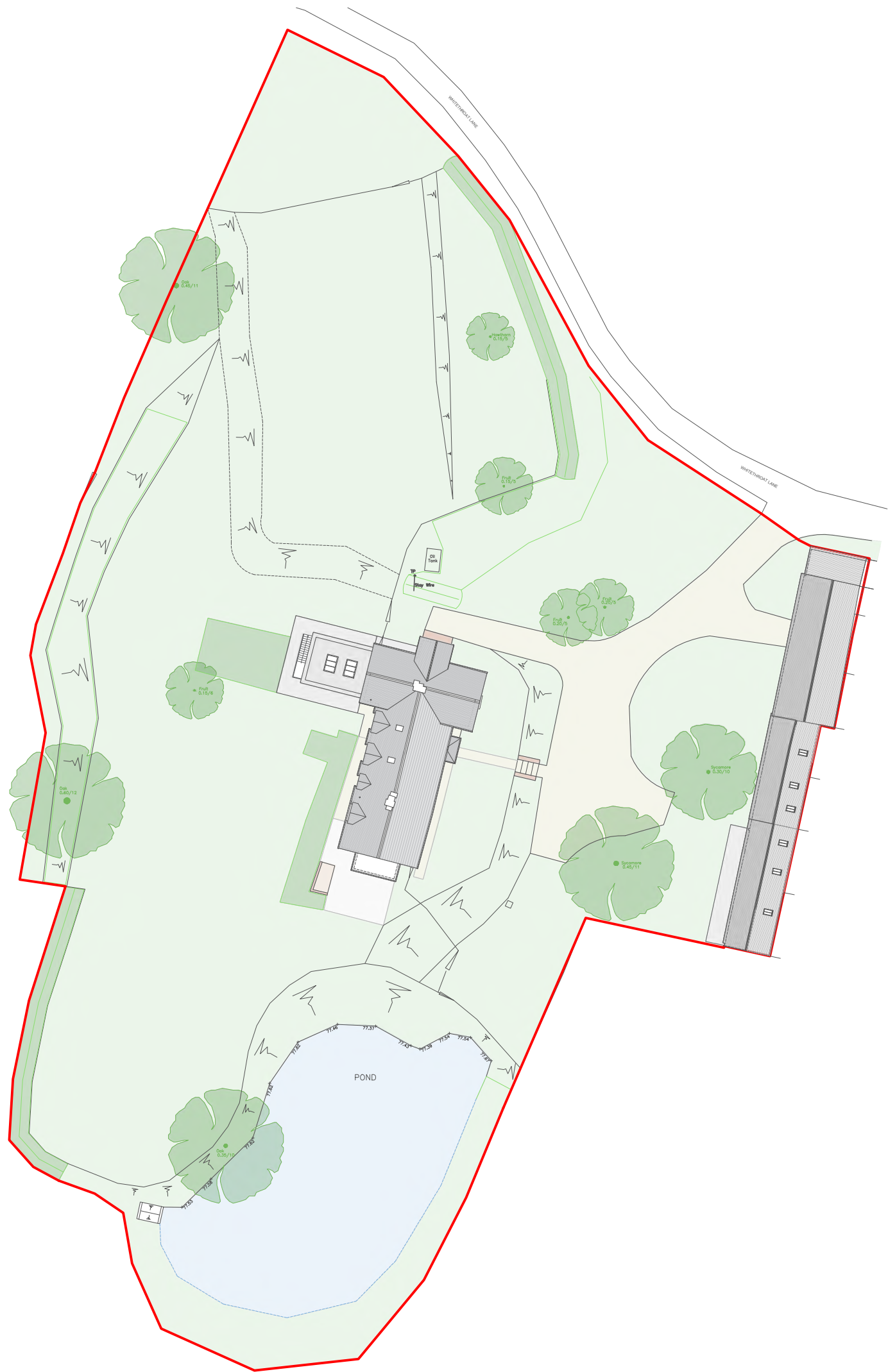
BALCOMBE ROWHILL LANE Spicer's Farmhouse II

2. L-shaped C15-16 timber-framed building, now mostly tile-hung, with an ashlar extension to the south but the timbering with plaster infilling exposed in the north wall. The east wing has a gable with moulded bargeboards. Gabled projected in the centre of the north front. Roof partly Horsham Slabs, partly tiled. Two Storey. Four windows. Two contemporary staircase. Queen post roof.

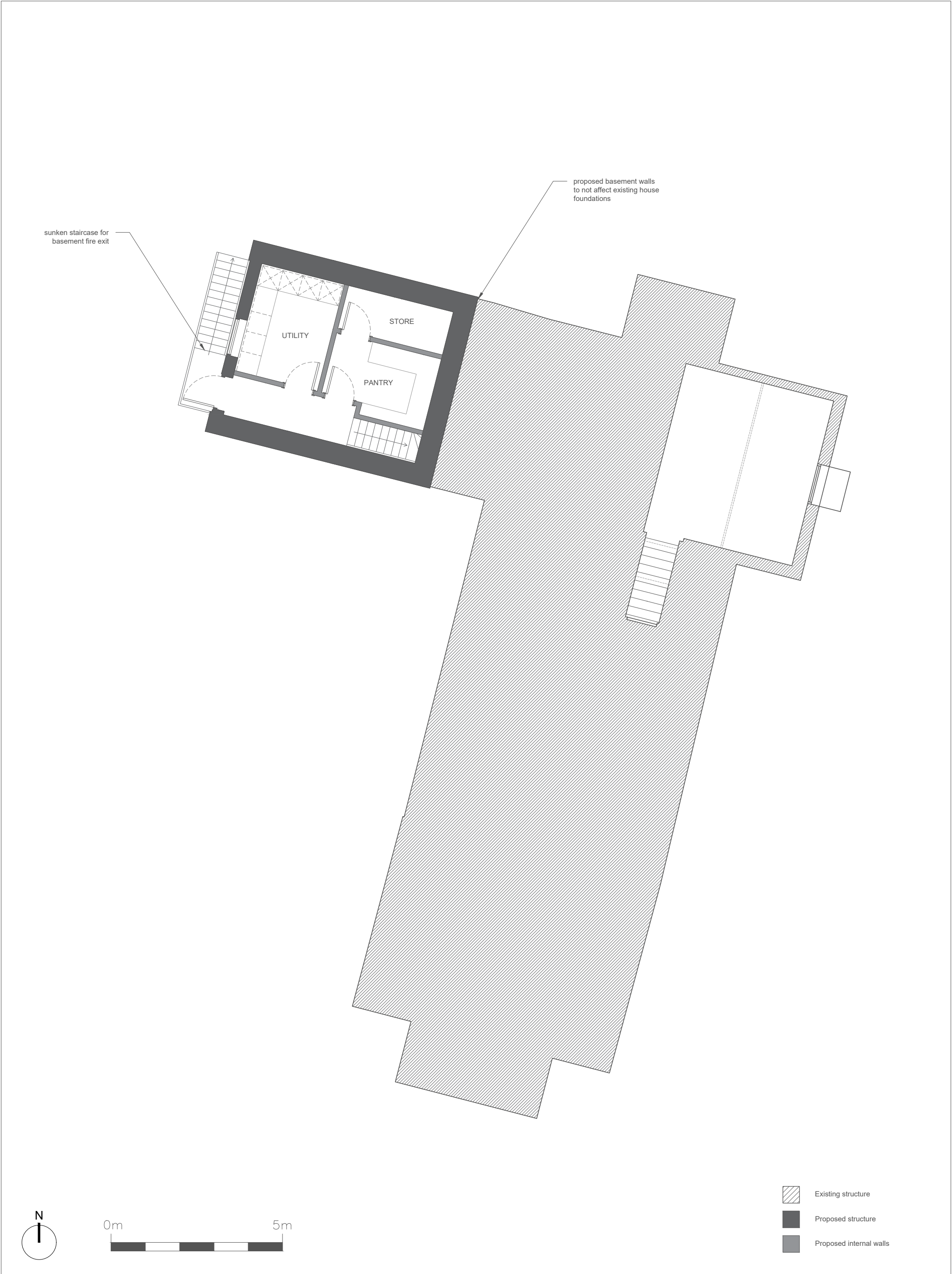
Legal

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

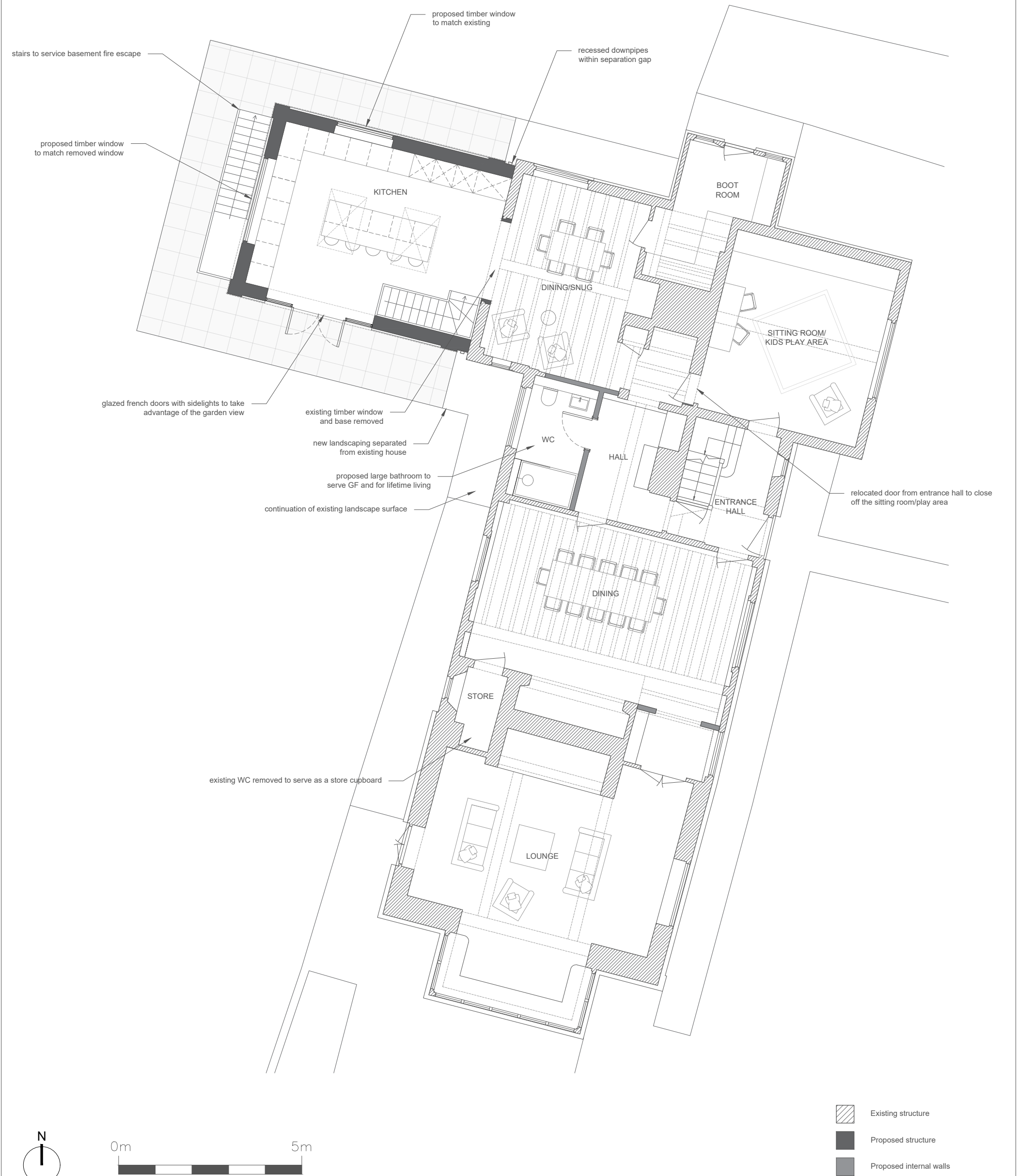
Appendix 2: The proposal scheme by Atelier de Linde



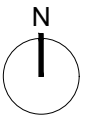
General Notes Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer. COPYRIGHT This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.	PLANNING			Project Address Spicers Farm Whitethroat Lane Balcombe RH17 6JN		A B C D	Initial proposal Updates to align with conservation appraisal Further conservation updates Final planning updates	13/01 29/01 11/02	Atelier de Linde Ltd. www.atelierdelinde.com hello@atelierdelinde.com AdL.			
	Spicers Farm Proposed Block Site Plan											
	Drawing number	Scale	Drawn by	Client								
	236.03.11	1:500 @ A3	ST	Mr & Mrs Black								
	REV.	Comments						Date				



General Notes Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer. COPYRIGHT This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.	PLANNING			Project Address Spicers Farm Whitethroat Lane Balcombe RH17 6JN		A B C D	Initial proposal Updates to align with conservation appraisal Further conservation updates Final planning updates	13/01 29/01 11/02	Atelier de Linde Ltd. www.atelierdelinde.com hello@atelierdelinde.com	
	(House) Proposed Cellar Plan									
	Drawing number	Scale	Drawn by	Client						
	236.03.12H	1:100 @ A3	ST	Mr & Mrs Black						
	REV.									

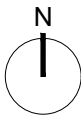
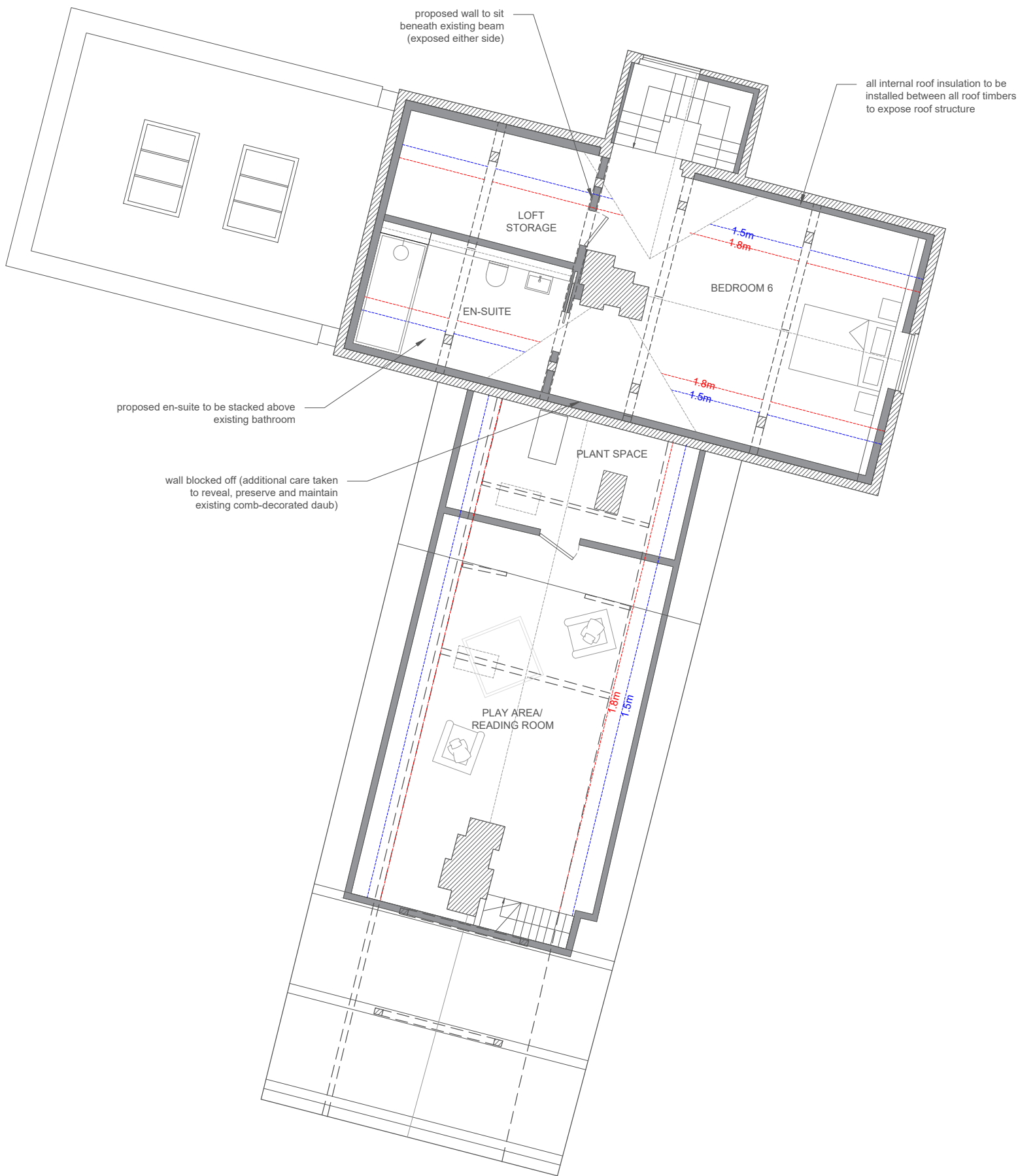


General Notes Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer. COPYRIGHT This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.	PLANNING				Project Address Spicers Farm Whitethroat Lane Balcombe RH17 6JN		A B C D	Initial proposal Updates to align with conservation appraisal Further conservation updates Final planning updates	13/01 29/01 11/02	Atelier de Linde Ltd. www.atelierdelinde.com hello@atelierdelinde.com AdL.
	(House) Proposed Ground Floor Plan									
	Drawing number	Scale	Drawn by	Client						
	236.03.13H	1:100 @ A3	ST	Mr & Mrs Black						
					REV.	Comments		Date		



-  Existing structure
-  Proposed structure
-  Proposed internal walls

General Notes Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer. COPYRIGHT This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.	PLANNING			Project Address Spicers Farm Whitethroat Lane Balcombe RH17 6JN		A B C D	Initial proposal Updates to align with conservation appraisal Further conservation updates Final planning updates	13/01 29/01 11/02	Atelier de Linde Ltd. www.atelierdelinde.com hello@atelierdelinde.com 		
	(House) Proposed First Floor Plan										
	Drawing number 236.03.14H	Scale 1:100 @ A3	Drawn by ST	Client Mr & Mrs Black	REV.					Comments	Date



- Existing structure
- Proposed structure
- Proposed internal walls

General Notes Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer. COPYRIGHT This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.	PLANNING (House) Proposed Loft Plan				Project Address Spicers Farm Whitethroat Lane Balcombe RH17 6JN	A B C D Initial proposal Updates to align with conservation appraisal Further conservation updates Final planning updates REV.	Atelier de Linde Ltd. www.atelierdelinde.com hello@atelierdelinde.com AdL.
	Drawing number 236.03.15H	Scale 1:100 @ A3	Drawn by ST	Client Mr & Mrs Black	13/01		
					29/01		
					11/02		
					Date		



Side Elevation [South -C]



Front Elevation [East-B]

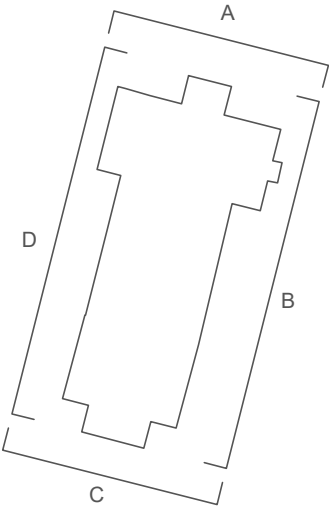


General Notes

Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer.

COPYRIGHT
This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.

Elevation key



A	Initial proposal	13/01
B	Conservation appraisal updates	29/01
C	Further conservation updates	11/02
D	Final planning updates	
REV.	Comments	Date

PLANNING

(House) Proposed Front & Side Elevations

Drawing number	Scale	Drawn by
236.03.16H	1:100 @ A3	ST

Project Address
Spicers Farm
Whitethroat Lane
Balcombe
RH17 6JN

Client
Mr & Mrs Black

Atelier de Linde Ltd.
www.atelierdelinde.com
hello@atelierdelinde.com





Side Elevation [North -A]



Rear Elevation [West-D]

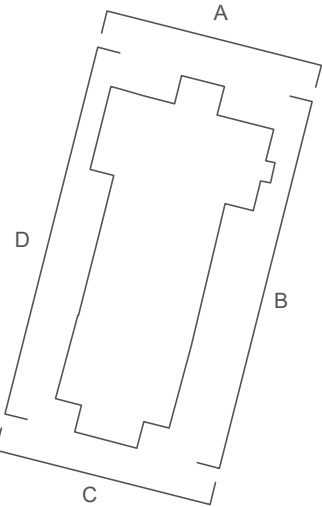


General Notes

Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer.

COPYRIGHT
This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.

Elevation key



A	Initial proposal	13/01
B	Conservation appraisal updates	29/01
C	Further conservation updates	11/02
D	Final planning updates	
REV.	Comments	Date

PLANNING

(House) Proposed Rear & Side Elevations

Drawing number	Scale	Drawn by
236.03.17H	1:100 @ A3	ST

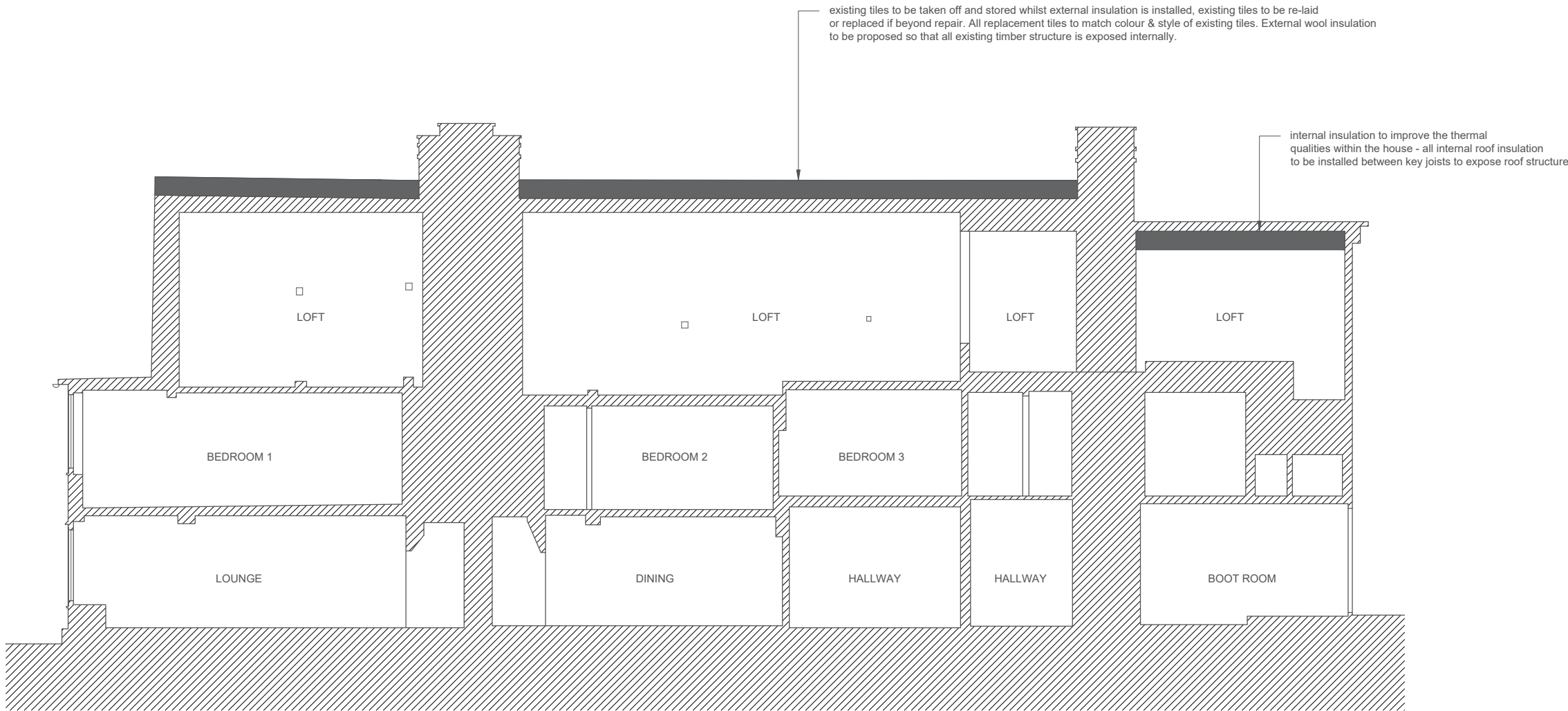
Project Address

Spicers Farm
Whitethroat Lane
Balcombe
RH17 6JN

Client	Mr & Mrs Black
--------	----------------

Atelier de Linde Ltd.
www.atelierdelinde.com
hello@atelierdelinde.com





Section AA

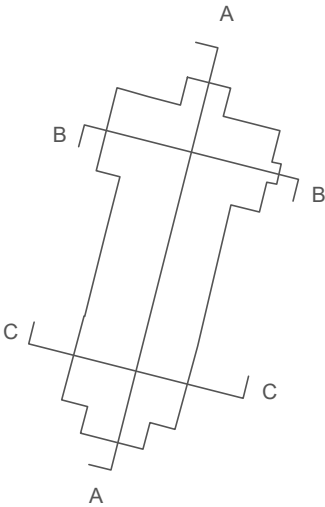


General Notes

Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer.

COPYRIGHT
This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.

Section key



- Existing structure
- Proposed structure
- Proposed internal walls

A	Initial proposal	13/01
B	Conservation appraisal updates	29/01
C	Further conservation updates	11/02
D	Final planning updates	
REV.	Comments	Date

PLANNING

(House) Proposed Section AA

Drawing number	Scale	Drawn by
236.03.18H	1:100 @ A3	ST

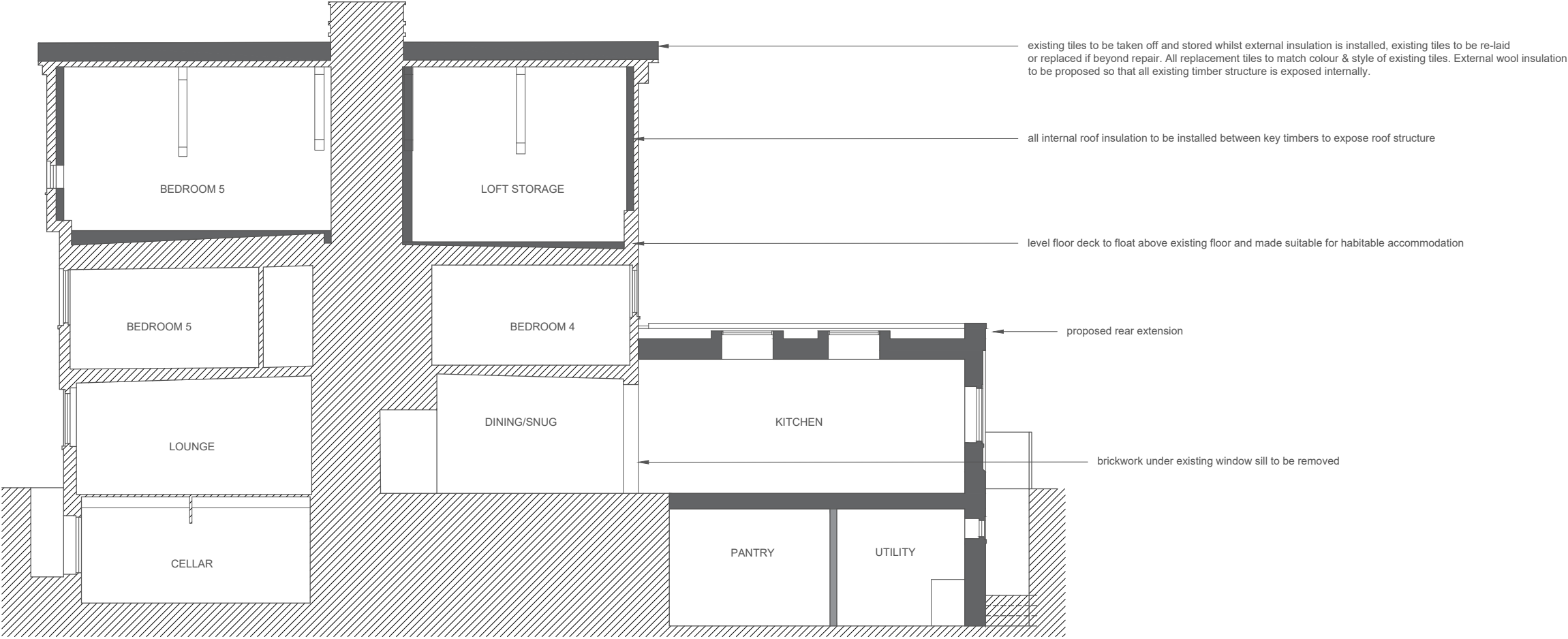
Project Address

Spicers Farm
Whitethroat Lane
Balcombe
RH17 6JN

Client: Mr & Mrs Black

Atelier de Linde Ltd.
www.atelierdelinde.com
hello@atelierdelinde.com





Section BB

existing tiles to be taken off and stored whilst external insulation is installed, existing tiles to be re-laid or replaced if beyond repair. All replacement tiles to match colour & style of existing tiles. External wool insulation to be proposed so that all existing timber structure is exposed internally.



Section CC

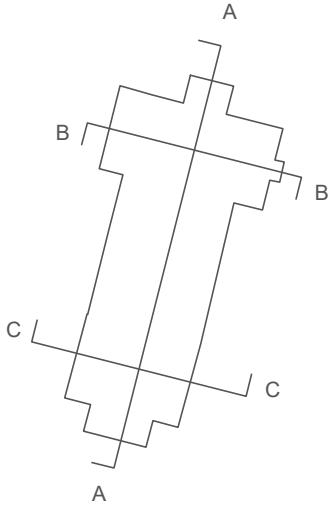


General Notes

Client to check all drawings, documents and schedules to ensure the interpretation of the brief is correct. All dimensions to be verified on site before materials are ordered or construction commences. Any differences arising between these documents and site conditions are to be referred to the architect and engineer. The contractor must check all dimensions before commencing work and report any discrepancies to the architect and engineer.

COPYRIGHT
This drawing is protected under the Copyright, Designs and Patents Act 1988. This drawing is protected by copyright of Atelier de Linde Ltd. All rights reserved License number 14371950.

Section key



A	Initial proposal	13/01
B	Conservation appraisal updates	29/01
C	Further conservation updates	11/02
D	Final planning updates	
REV.	Comments	Date

PLANNING

(House) Proposed Section BB & CC

Drawing number	Scale	Drawn by
236.03.19H	1:100 @ A3	ST

Project Address
Spicers Farm
Whitethroat Lane
Balcombe
RH17 6JN

Client Mr & Mrs Black

Atelier de Linde Ltd.
www.atelierdelinde.com
hello@atelierdelinde.com



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