

1. SUMMARY

This buildings assessment has been prepared on behalf of Mr and Mrs A Dunn in order to obtain a full understanding of the fabric and history of the building known as The Manor House, Aldingbourne, and thereby advise proposals to extend and alter the house.

The documentary evidence indicates that a replacement estate manor house for the former Bishop's Palace at Tote Copse was probably established on the site in the second half of the seventeenth century and an examination of the existing structure very tentatively suggests that this building may form the south-east part of the present house, erected in *circa* 1680 (Phase 1). The house contains a pair of cast-iron firebacks dated '1685' but it is not known whether or not they were introduced to the property at a later date.

It was then extended on its north side to twice its size as a substantial double-pile, Georgian dwelling in *circa* 1750, with a balanced façade around a central door giving access to a stairs hall (Phase 2).

A substantial two-storey extension at the west end, probably added in about 1840, was probably intended as a servants' service wing (Phase 3).

Two single-storey additions were then made on the south side, both giving access to the rear garden – the first in about 1860 (Phase 4) and the other in about 1900 (Phase 5). Finally, the house was much altered and restored in the twentieth century with a single-storey addition having been made between the two earlier ones since 1972 (Phase 6).

The house, which is Listed at Grade II, contains relatively few period features internally and its main attraction is its exterior when viewed from the north and from the north-east.

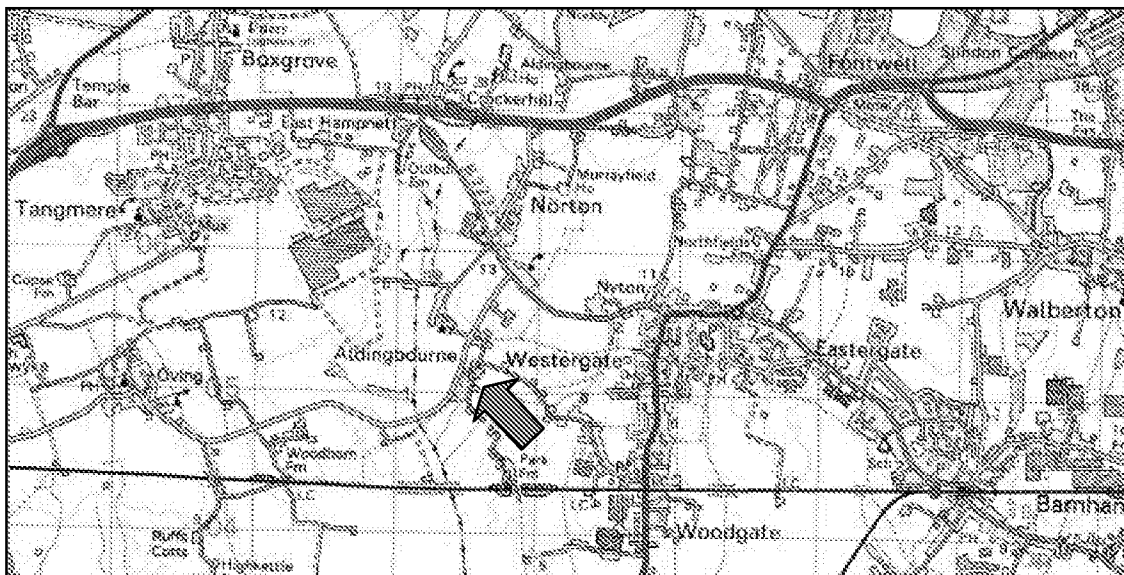
The proposals, which include the intention to demolish the existing potting shed and veranda and erect a single-storey extension for a new kitchen and utility room at the rear of the property; re-order the interior of the nineteenth century service wing; and provide wheelchair access wherever practicable, are reviewed against the significance of the property as a Grade II Listed building and as a designated heritage asset, and it is concluded that they will avoid any unnecessary loss of valuable historic fabric or integrity whilst at the same time serving the reasonable needs for twenty-first century family living.

A written scheme of investigation sets out the method by which the applicant will ensure that any new historical information that comes to light during redevelopment will not be lost without record.

2. INTRODUCTION

Location

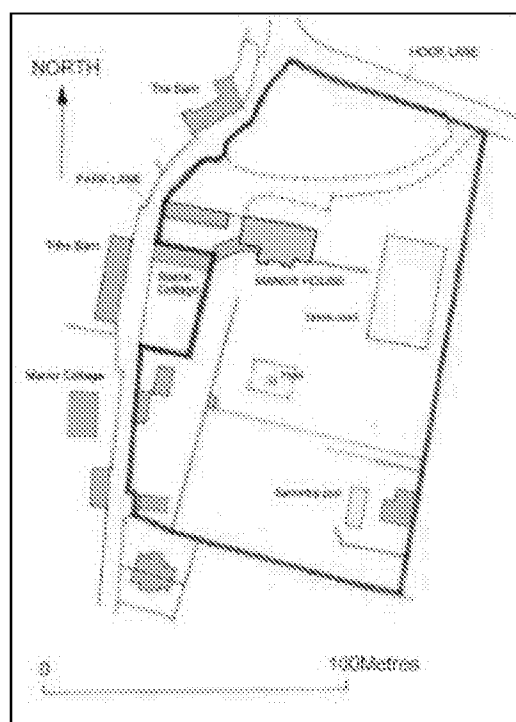
The Manor House, Aldingbourne, is located at the south-east corner of the junction between Hook Lane and Park Lane, about 400 metres east of the parish Church of St Mary the Virgin and about 1100 metres west of the village of Westergate.¹



Extract from the latest edition of the Ordnance Survey 1:50,000 map, showing the location of the Manor House (arrowed-above).

Not reproduced to original scale.

Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100020449.

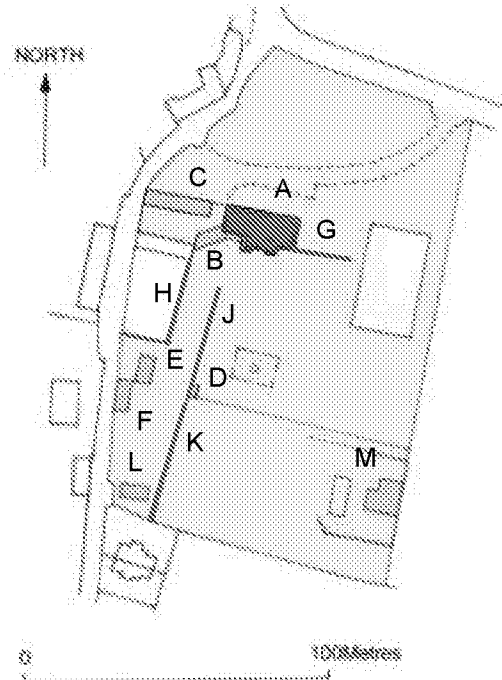


Plan showing the property (outlined red - right), and other buildings within its vicinity. Scale 1:2500.

¹ National Grid Reference SU 92590515; Post Code PO20 3TJ.

There is one principal dwelling on the site, shown red and lettered A on the plan; as well as five other buildings (B-F); four old boundary walls (G-K); and two new buildings (L and M). There is a formal garden with pond to the south of the house; a tennis court to the east; a swimming pool in the south-east corner of the garden; and mature trees and hedges throughout the gardens.

Plan of the property (shown green), identifying the built structures referred to in the text.



A: THE MANOR HOUSE This is a two-storey masonry structure, under a tiled roof, which has clearly been extended and altered on several occasions.

The principal, north front, which is partially hidden by vegetation, is of brick in two phases of construction with that at the west end clearly being a later addition to that at the east end, though both have three openings at each level. The main door, which is protected by a stone porch formed of stone columns supporting a triangular pediment, is in the centre of the earlier part of the house.



The house from the north-east.

The east end of the house is contained under a pair of east-west ridges, each supporting a chimney stack at their east end, but the east elevations are tile-hung over render which extends up the faces of the chimney stack, thus obscuring the original fabric.

The south elevation has been altered on several occasions and is now mostly finished with render which is painted.



The house from the south-east.

The brickwork of the west end of the north façade continues around the west end of the house which is contained under one large ridge. On the south side the wall is rendered with roughcast and painted white and the additions are mostly of painted brick.



The house from the south-west.

Status

The house is Listed at Grade II and the Listing description, prepared in September 1984, reads as follows:

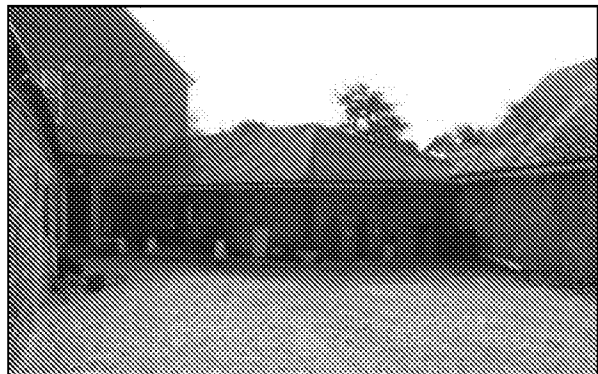
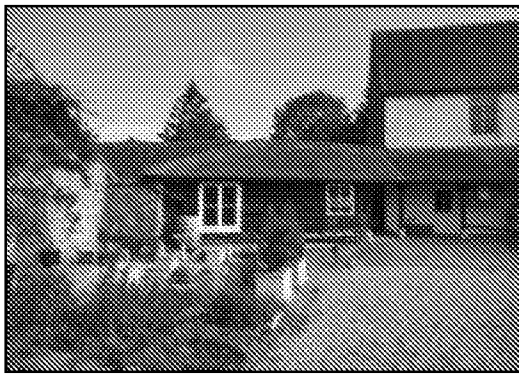
East wing C18, west wing C19. Two storeys. Six windows to whole front. East wing red brick and grey headers alternately, west wing stock bricks. Tiled roof. Casement windows. East wing has porch with Doric columns and pediment. South front faced with roughcast.

(for further descriptions of the house see Sections 4 and 5).

The following built structures are deemed to be within the curtilage of the Listed building.

B: Potting shed and veranda

Attached to the south-west corner of the house is a partially open-sided, single-storey link, or veranda, to the former outbuilding which is now the separate dwelling known as Stable Cottage. It is partially of flint and brick and partially timber-clad under a tiled roof which is partially supported on columns and wooden posts. The cartographic evidence suggests that it was built between 1910 and 1938 (see Section 3). The building is now used as a potting shed and is of little architectural or historical interest.



The potting shed and veranda, from the south (above left) and from the north-west (above right).

C: Cart shed and stables

This is a former single-storey agricultural building, constructed of flint and brick under a tiled roof which is hipped at either end and supported on remnants of a brick dentilled eaves course. It was shown on the first edition of the Ordnance Survey map for which the survey was undertaken in 1874 (see Section 3) and may have been intended as a cart shed and stables. It has clearly been altered on several occasions and now includes an open-sided section at the west end; then a garage with up-and-over door; and then a shed at the east end.



The garage and shed, from the south-west.

D: Potting shed

This is a small single-storey shed at the south-west corner of the walled garden attached to the rear of the house. It is built of flint with brick dressings under a pyramidal roof of tiles with a door and two flanking windows in the north side. It was shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874, and it was presumably designed as a potting shed.

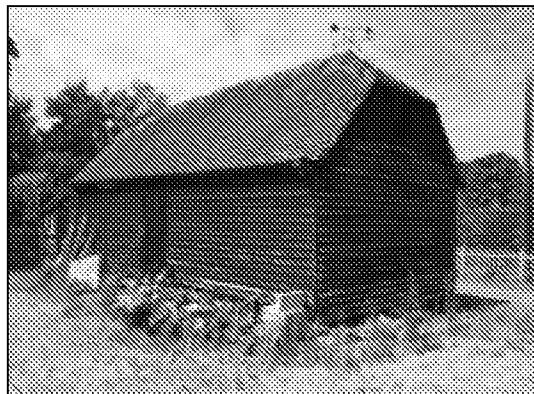


The potting shed, from the north-east.

E: Granary

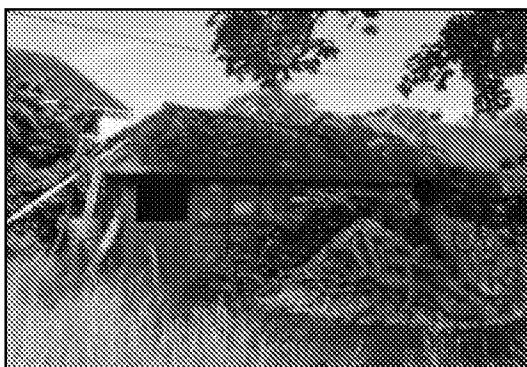
This is another former agricultural building which is constructed and clad in timber under a tiled roof which is half hipped at either end. It is supported on staddle stones and was presumably designed as a granary. It was shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874 (see Section 3), and now has a small lean-to addition on the south end. It is now used as a shed.

The granary, from the north-east.



F: Stables

A pair of stables, built of brick with some timber framing in several stages and now under tiled roofs which are hipped at either end. They seem to have been shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874 (see Section 3), and appear to be in something close to their original form.

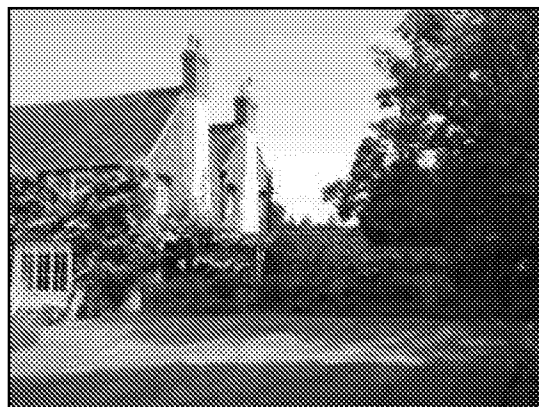


The stables, from the east.

G: Garden wall

This is a flint wall with brick coping which extends eastwards from the south-east corner of the house. It was shown on the second edition of the Ordnance Survey plan, for which the revisions were undertaken in 1896 and seems to have formed part of an enclosed area to the east and north of the house (see Section 3).

The garden wall to the east of the house, looking north.



H: Farmyard wall

This is the brick wall now forming the property boundary between Stable Cottage and The Manor House on its west side. It was shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874 (see Section 3), and appears to have formed the boundary between the farmyard, to the west, and the garden of the house, to the east.



*The farmyard wall,
looking north.*

J: Walled garden

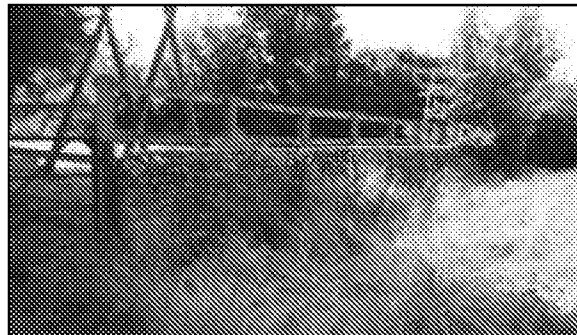
This is a tall flint wall with brick coping which was shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874 (see Section 3), and formed the west side of the walled garden on the south side of the house. At its south end is the potting shed (D).



*The west side of the walled
garden, looking south-west.*

K: Orchard garden

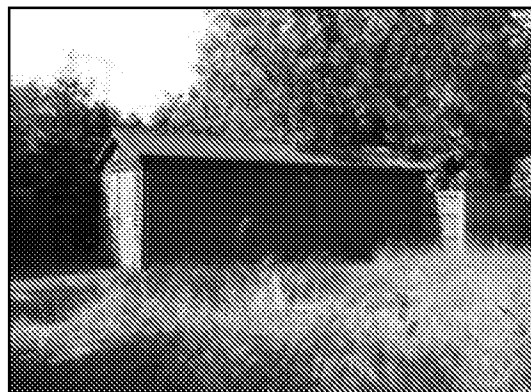
This is a low flint wall which was shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874, and seems to have formed the west side of an orchard which seems to have survived, at least in part, into the 1970s (see Section 3).



*The orchard wall,
looking south.*

L: Garage

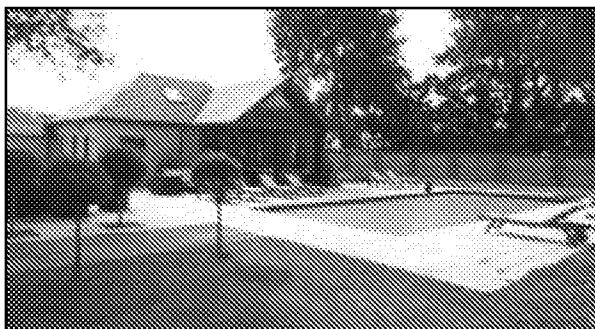
This is a modern wooden garage located at the south-east corner of the property and accessed from Park Lane.



The garage, looking south.

M: Pool building

This is a building erected as recently as 2007-8 to serve as a plant room and changing room for the adjacent swimming pool which was built at the same time at the south-east corner of the property (see Section 3). It has flanking walls of flint with brick dressing which were erected at the same time.



The pool room, pool, and walls, looking south-east.

There are no other Listed buildings within the close vicinity of The Manor House, but the following three buildings would probably be considered as curtilage structures since they were originally associated with the property but subsequently developed as separate dwellings.

Stable Cottage

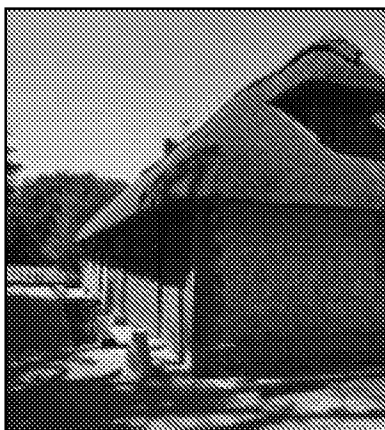
This is a modest, single-storey dwelling contained within a walled garden to the west of The Manor House. It is constructed of flint with brick dressings under a tiled roof which is gabled at either end. It is a conversion of a farm building which was not shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874, but it was shown on the second edition, for which the revisions were undertaken in 1896, and on the next edition, for which the revisions were undertaken in 1910, it was shown partially open-sided on its south side.



Stable Cottage, from the north-east.

The Barn

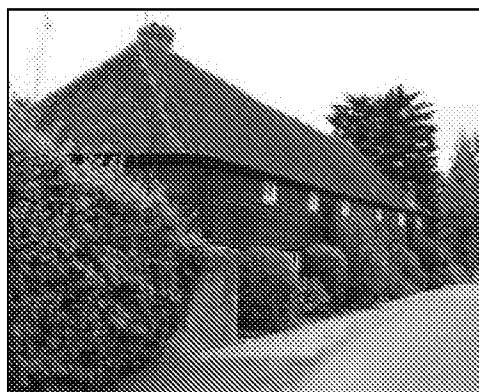
This is another residential conversion and extension of a former agricultural building to the north of The Manor House. It was shown on the first edition of the Ordnance Survey plan, for which the surveys were undertaken in 1874, and on the subsequent editions, for which the revisions were undertaken in 1896 and 1910, it was shown open on the south side. It has been extended on its north-west side and is of flint and brick, with some timber cladding, under a thatched roof which is hipped at either end.



The Barn, from the north-east.

Tithe Barn

Another residential conversion of a former agricultural building to the west of The Manor House. It was shown on the estate plan of 1770 and on all editions of the Ordnance Survey plan (see Section 3) and is now a two-storey dwelling which is timber-clad under a tiled roof which is hipped at either end.



Tithe Barn, from the south-east.

Proposals

The relevant consents are being sought to demolish the existing potting shed and veranda and erect a single-storey extension for a new kitchen and utility room at the rear of the property; re-order the interior of the nineteenth-century service wing; and provide wheelchair access wherever practicable (for further information see Section 6).

Purpose and Compliance

The assessment has been prepared to provide historical and architectural information pertaining to the existing structure in order to inform and advise discussions and decisions concerning the likely impacts of the proposals, and is in compliance with Arun District Council's Local Plan (Publication Version February 2014) – Policies HER SP1 and HER DM1; which set out the local authority's approach to the Historic Environment; Listed Buildings; and Locally Listed Buildings or Structures of Character.

These read as follows:

Policy HER SP1 - The historic environment

The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;
- b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;
- c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and
- d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

Development likely to prejudice any of the above, including their settings, will be refused.

Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council.

The Council will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Council will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Council will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed.

Policy HER DM1 - Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

There is a presumption in favour of the preservation or enhancement of Listed Buildings and structures and therefore the total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and
- h. The physical condition of the building has deteriorated, through no fault of the owner/applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Council will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Council will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Council will only approve a proposal for enabling development where there is no other alternative option available and the benefits of such as scheme outweigh any dis-benefits that arise.

Developments shall also be consistent with all other Local Plan Policies.

Locally Listed Buildings or Structures of Character

The Council will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type.
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations.
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations.
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Planning permission will only be granted for development which results in the loss of existing Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Council will seek to preserve features of such buildings which contribute to that interest.

Developments shall also be consistent with all other local plan policies.

The assessment has also been prepared within the context of recommendations made by English Heritage in its Informed Conservation, published in 2001, and by the Department of Communities and Local Government's National Policy Planning Framework (March 2012), which supersedes PPS 5 (Planning for the Historic Environment 2010), PPG 15 (Planning & the Historic Environment 1994), and PPG 16 (Archaeology & Planning 1990).

It adheres to the Standards and Guidance for the Stewardship of the Historic Environment advocated by the Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

Format

The assessment comprises an *historical background* to the property (Section 3), and this is followed by an account of the *structural development* of the house (Section 4) and a *description* of the dwelling as it presently exists (Section 5).

There is then a brief summary of the *proposals* (Section 5) and a *heritage impact assessment* of their likely effects, which includes an assessment of significance (Section 6).

Finally, there is a *written scheme of investigation* indicating the measures that will be taken to ensure that historical information is not destroyed without record during redevelopment (Section 7).

3. HISTORICAL BACKGROUND

The purpose of this part of the assessment is to consider the documentary evidence that is available which helps to throw light on the history of the property now known as the Manor House, Aldingbourne, particularly its dates of construction and alteration, occupiers, and uses.

It is based on some preliminary research at the West Sussex Record Office, in Chichester, and is for the most part based on old maps and plans, population census returns, and directories.

The next part of the assessment deals with the physical evidence (Section 4).

Sources

The West Sussex Record Office holds a copy of the *Aldingbourne Tithe Map* of 1846 and a copy of the *Aldingbourne Tithe Apportionment* completed shortly afterwards², but these exclude any details of the property now known as The Manor House and land to the south of it, as this was a Tithe Free Estate belonging at that time to Thomas D'Oyly. However, they also hold a detailed plan of *Aldingbourn Place Farm* belonging to the Rev Matthias D'Oyly, which was produced in 1770, and this covers the area which was later omitted from the Tithe Map.

The Record Office also holds a relatively complete collection of *Ordnance Survey* maps and plans of the area, from 1874 through to 1974.

The *Population Census Returns* were prepared and are readily available for each ten-year interval between 1841 and 1911. However, there are problems in using this material as individual properties can be difficult to identify, particularly in rural areas, as entries did not always include the name or number of the property.

The *Directories* are selective in their choice of entries within the residential and business sections, so these have to be used with care.

In this particular case a little difficulty has arisen through the change of name of the property which occurs in different sources variously as Aldingbourn Place Farm in 1770; Park Farm from 1841 until 1905; Manorpark Farm in 1874, 1896, and 1910; Manor House Farm in 1881; and as Manor House from 1891 onwards. However, since the same person, John Hobgen, occupied the property from at least 1845 for 47 years until 1892 it has been possible to identify it with some degree of certainty in the various sources used. The present Park Farm, about one kilometre south of the Manor House, should not be confused with this property as it was no more than an agricultural building in 1770, then referred to as 'The New Barn Gateroom & Furze', and then as Park Barn until at least 1880.

There can also be a general difficulty amongst the documentary sources in distinguishing between owners, tenants, sub-tenants, and occupiers.

² West Sussex Record Office Ref TD W1.

Aldingbourne

The *Victoria County History* includes a full account of the parish from the Anglo Saxon period onwards and it is believed to be the place called Ealdingburnan which King Alfred left in his will of 899 AD.³

By the reign of Edward the Confessor (1042-1066) the manor had passed to the Bishop of Selsey and it remained with his successors, the Bishops of Chichester, without a break until the nineteenth century. They established a Bishop's residence or 'palace' at Aldingbourne which comprised a castle; a fortified manor-house, including a chapel; and a large farm of some 500 acres, originally arranged on a three-field system but inclosed in about 1620. This was in addition to their Bishops' Palace in Chichester and other fortified residences in Sussex at Amberley Castle, near Arundel, and Cakeham Manor, near West Wittering, as well as another dwelling off Chancery Lane in London, probably on the site occupied from the late fourteenth century by Lincoln's Inn. The bishops are said to have preferred to live at their residence at Aldingbourne rather than that in Chichester.

Castle and Bishops' Palace

The small 12th century castle, the remains of which lay at Tote Copse about 400 metres south-south-west of the property now known as the Manor House, was excavated in 1961-1962, and found to comprise a stone keep with an earthen motte built against it, and with a bailey wall enclosing an oval area.⁴ It is thought to have been erected in the first half of the twelfth century and possibly by Seffrid de Escuires, Bishop of Chichester (1180-1204). The site of the Bishop's manor-house is thought to have been located next to the castle, though no remains have been identified, and a Royal licence to 'crenellate', or fortify, the property was granted by Henry VI in 1447.

It is difficult to account for a castle in this position on strategic grounds, and it is possible that it may have been erected to protect a pre-existing Bishop's residence.

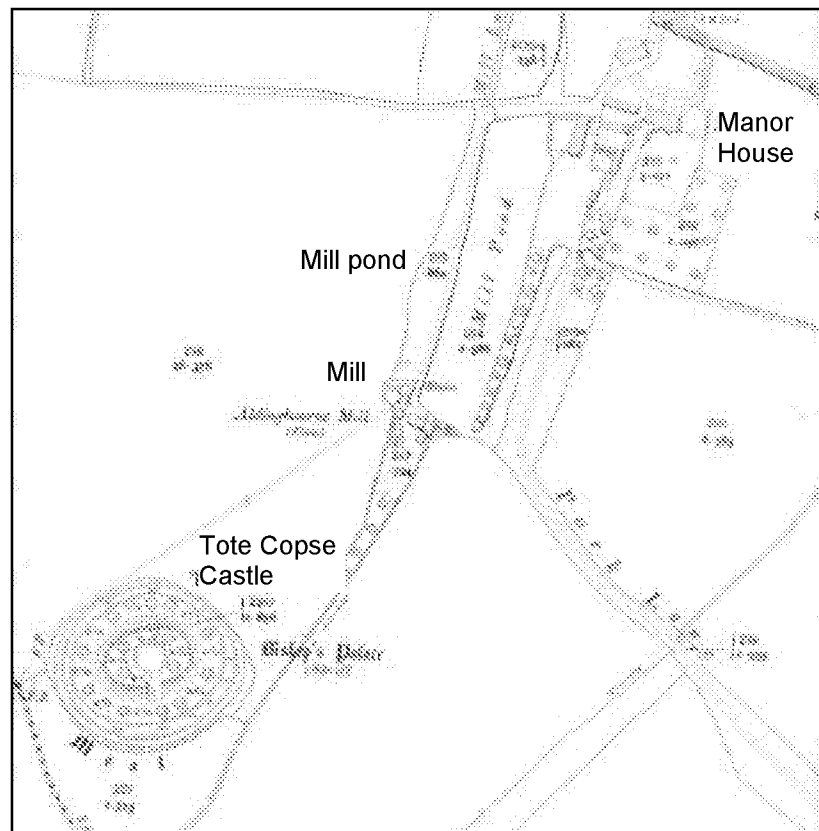
A watermill and millpond, presumably on the site of those that survive to the south of the Manor House, also formed part of the manor. Both Henry I (1100-1123) and Henry II (1180-1184) granted the Bishops of Chichester 'free warren', or hunting rights, in Aldingbourne, and a park was mentioned in 1225. There is a reference to the park 'paling', or enclosure presumably by a bank and hedge, in the same century. It remained in use until 'disparked', or abandoned, in the seventeenth century.

By the early seventeenth century the castle and Bishop's residence seem to have fallen into disrepair and a faculty was granted in 1606 to 'pull down the ruinous buildings' on the site. The buildings are said to have been destroyed by Parliamentary forces after their sacking of Chichester in 1643, but when the property was sold in 1648 it included the manor house and chapel. It is said to have remained with the Bishops of Chichester until it was taken over by the Ecclesiastical Commissioners in the nineteenth century, but there is evidence to suggest that it had passed to the D'Oyly family before then (see below).

³ *Victoria County History of Sussex* 4 1953: 134-138.

⁴ Brewster TCM and A 1969 Tote Copse Castle, Aldingbourne, Sussex *Sussex Archaeological Collections* 107: 141-179.

Following the excavations in 1961-1962, the earthworks of the castle were levelled and a spoil heap now covers the site, which is a Scheduled Ancient Monument.



*Extract from the Ordnance Survey plan of 1910, showing the remains of the castle, prior to levelling in the 1960s, in relationship to the Manor House, the mill, and the mill pond.
Not reproduced to original scale.*

**ALDINGBOURN
PLACE FARM
Matthias D'Oyly:
1770-1815**

The earliest detailed depiction of the area is on *A Plan of Aldingbourn Place Farm in the parish of Aldingbourn in the County of Sussex. Belonging to the Reverend Mr Matthias D'Oyly*, which was produced by William Gardner in 1770 (see next page).⁵

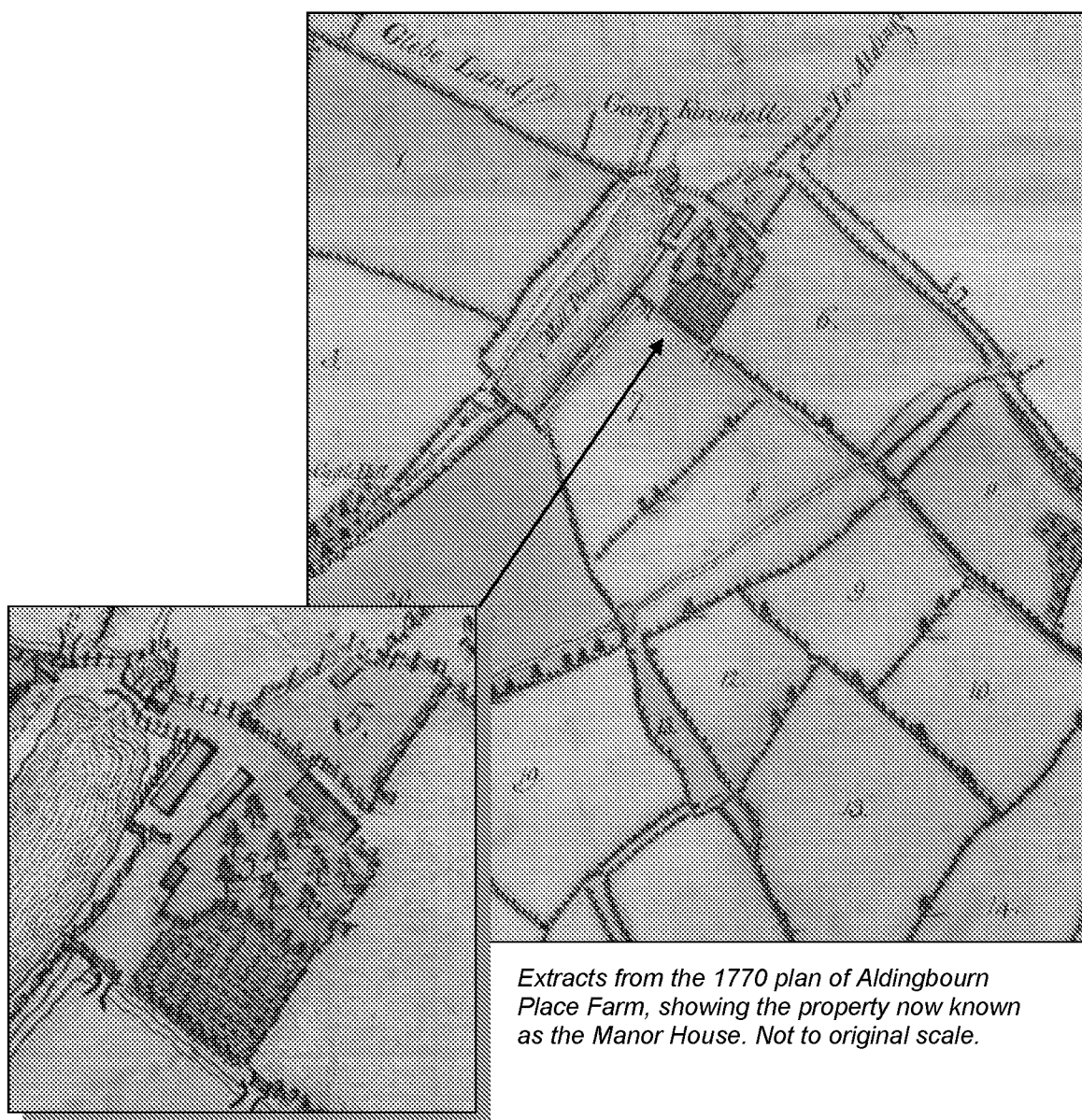
Matthias D'Oyly might, perhaps, have held the estate on behalf of the Bishop of Chichester, but it is not clear what position, if any, he held in the church locally at this time as most of his activities seem to have been in East Sussex. Matthias was born in 1743; was Vicar of Pevesney in 1767; in 1780 he sat on the County Meeting for Economic and Political Affairs in Lewes; he was Rector of Buxted in 1787; and was Archdeacon of Lewes from 1806 until his death in November 1815.

However, it is also known that the D'Oyly family became landowners in West Sussex at the end of the seventeenth century, following the appointment of Matthias's grandfather, Francis, as Minister for Funtington.

⁵ *West Sussex Record Office Ref Cap I/29/50.*

Amongst the family papers held in the East Sussex Record Office there is one referring, in about 1815, to title deeds of the D'Oyly family property including 'maps of Aldingbourne and old customs of Bosham', so Matthias and Thomas D'Oyly are more likely to have held the Aldingbourne Place Farm on behalf of the D'Oyly family in 1770 and 1846 rather than on behalf of the Bishop (see below)⁶.

The 1770 plan covers quite a large area, evidently the same piece of land as that shown as 'Tithe Free' on the Aldingbourne Tithe Map of 1846 (see below). The only dwelling shown on the plan is near the top, in the position now occupied by the Manor House. It is identified as Plot 5 and described as 'The Garden, Orchard, House etc.' and can almost certainly be identified as the Aldingbourne Place Farm referred to in the title of the document. The plan also includes the mill, the millpond, the site of the castle at 'Castle Hill', and a large area of farmland to the south.



⁶ East Sussex Record Office Ref AMS 6185/146.

The 1770 plan is catalogued as a 'Capitular' document in the West Sussex Record Office, which indicates that it was originally held in the Cathedral archives and presumably related to property held at some time by the Bishops of Chichester. The 'Table of Reference' on the plan gives the total acreage of the land as a little over 506 acres by Customary measurement and a little over 380 acres by Statute measurement.

The agricultural holding depicted in 1770 may, therefore, well have represented the whole of the farm of about 500 acres, presumed to have been determined by Customary measurement, belonging to the Bishops of Chichester and attached to their former palace near the castle. Its 380 acres, determined by Statute measurement, agrees with that given for the same piece of land on the Tithe Map of 1846 (see below). The holding attached to the farm dwelling now known as the Manor House was recorded variously as measuring between 343 and 348 acres from 1851 to 1881 (see below), and this compares favourably with the 380 acres given in 1770, since some land would have been lost when the railway was constructed through it in the 1840s.

It may well be, therefore, that the farm house now known as Manor House was established on the present site shortly after the original manor house and chapel attached to the palace had been sold in 1648, and certainly before 1770.

There is a group of buildings shown on the present site on Thomas Yeakell and William Gardner's map of 1778; William Gardner and Thomas Gream's map of 1795; and on the first edition of the Ordnance Survey one-inch map of 1813, but they are not named on any of them.

PARK FARM **Thomas Collins: 1841**

The property was referred to in the *Aldingbourne Population Census Returns* for 1841 as Park Farm, the entry following that for the Mill House, at which time it was occupied by Thomas Collins, aged 30 and a farmer, living with his wife, Maria aged 30; daughter, also Maria aged 4; sons Thomas aged 2 and Allen aged 2 months; two servants, Ann and Emily Scott, both aged 15; and a Mary Floate, aged 20.

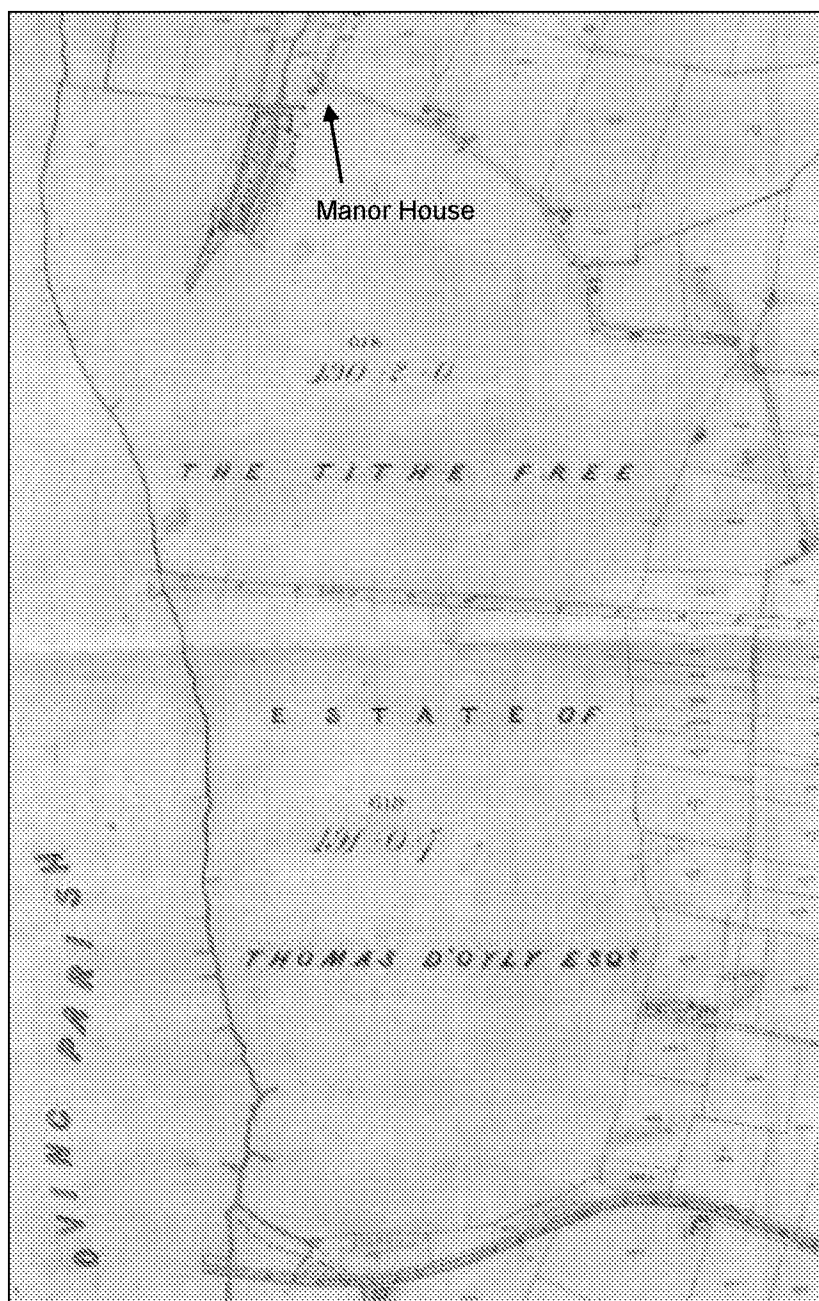
Park farm	Thomas Collins	30	Farmer	Y.
	Maria W.	30		Y.
	Maria d.	4		Y.
	Thomas d.	2		Y.
	Allen d. months	2		Y.
	Ann Scott	15	Y. S.	Y.
	Emily d.	15	Y. S.	Y.
	Mary Floate	20		Y.
Aldingbourne	John Smith	65	Y. S.	Y.

Extract from the Aldingbourne Population Census Returns for 1841.

**PARK FARM
John Hobgen:
1845-1892**

The 1845 edition of the *Post Office Directory for Sussex* did not refer to Aldingbourne Place Farm or Park Farm, but it did include a commercial entry for John Hobgen, who was listed as a farmer.

As has already been noted, the *Aldingbourne Tithe Map* of 1846 excluded any detail of this property and a large area of land attached to it, which was described as 'The Tithe Free Estate of Thomas D'Oyly'. Thomas was the eldest son of the Rev Matthias D'Oyly, who held the property in 1770, and presumably inherited it from his father in accordance with his will of the 3rd March 1814.⁷



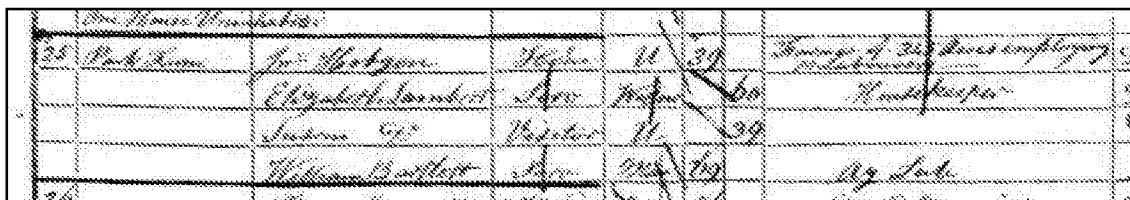
Extract from the Aldingbourne Tithe Map of 1846, showing the extent of the tithe free estate of Thomas D'Oyly, and indentifying the location of the property now known as the Manor House.

⁷ East Sussex Record Office AMS 1070.

The Tithe Map showed the estate as extending from the Aldingbourne rife, or stream, to the west, and almost as far south as the Arundel and Portsmouth Canal, opened in 1823. It was subdivided into two parts by the South Coast railway line, which must have been under construction at this time. To the north of the railway was Plot 618, measuring in extent 190 acres 2 roods 0 perches, and to the south Plot 619, measuring in extent 191 acres 0 roods 7 perches – a total of a little over 381 acres. Both plots are recorded in the *Tithe Apportionment* as belonging to Thomas D'Oyly and occupied by John Hobgen.

Since the land was in private ownership and occupation in 1846 it is difficult to account for it being Tithe Free, as this was normally only applicable to glebe, or church, land, but one possible explanation is that when it was sold by the Bishops of Chichester it was acquired by the new owners as being free of the payment of tithes.

The *Aldingbourne Population Census Returns* for 1851 included an entry (25) for Park Farm, then occupied by John Hobgen, aged 39 and a farmer of 345 acres employing 10 labourers, and living with Elizabeth Lambit, a 60-year-old widow who was the housekeeper; William Bartlett, aged 69 and an agricultural labourer; and Susan Lambit, aged 39 who was a visitor.

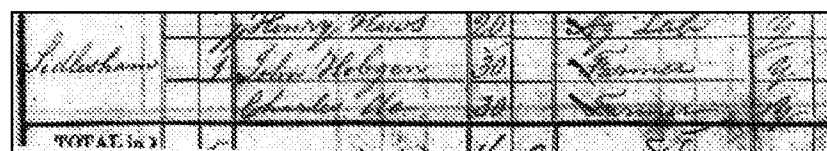


Household No.	Name	Age	Sex	Occupation
25	John Hobgen	39	M	Farmer of 345 Acres employing 10 labourers
	Elizabeth Lambit	60	F	Housekeeper
	Susan Lambit	39	F	Visitor
	William Bartlett	69	M	Agricultural labourer

Extract from the Aldingbourne Population Census Returns for 1851.

John Hobgen was not listed as having family members living with him in the Returns for 1851, 1861, and 1871, but by 1881 his daughter, Clara, then aged 22, had joined him at the property (see below).

The Hobgen family appears to have been based at Sidlesham and included several members called John. The John Hobgen of Park Farm appears to have been born at Sidlesham in 1809, the son of Thomas and Frances, and was baptized on the 7th of May of that year. In the *Sidlesham Population Census Returns* for 1841 he was probably the John Hobgen, listed as aged 30 and a farmer, but also listed at that time were a John Hobgen, aged 40 of Oak Hurst Farm House, and a John Hobgen, aged 60 of Highly, both in Sidlesham.



Household No.	Name	Age	Sex	Occupation
	Henry Hobgen	30	M	Farmer
	John Hobgen	40	M	Farmer
	John Hobgen	60	M	Farmer

Extract from the Sidlesham Population Census Returns for 1841.

It can be safely assumed that John Hobgen moved to Park Farm between 1841 and 1845 from Sidlesham, where he had already been a farmer. The 345 acres (143.7 hectares) that he farmed must have represented a considerable part, if not all, of the estate formerly attached to the Bishop's palace, with the exception of that taken by the railway line.

It has not, as yet, been possible to identify a marriage for the John Hobgen of Park Farm. There is a recorded marriage for a John Hobgen, described as aged 20 and already a widower, who married Charlotte Jones on the 11th October 1847, and another for a John Herbert Hobgen who married a Thurza Hill on the 28th November 1871, but neither of these dates fit with the John Hobgen of Park Farm.

The 1852 edition of the *Post Office Directory for Sussex* and the 1855 edition of *Kelly's Directory for Sussex* both included entries for John Hobgen, farmer, at Aldingbourne.

The *Aldingbourne Population Census Returns* for 1861 included an entry for Park Farm (32), then occupied by John Hobgen, now aged 49 and a farmer of 345 acres employing 10 men and 3 boys, living with Frances Stacy, aged 42 and a housekeeper; and Jane Foresster, aged 15 and a house servant.

32	Park Farm	1	John Hobgen	Head	Un	49	Farmer of 345 Acres
			Frances S. Stacy	Housekeeper	Un	42	Employing 10 Men & 3 Boys
			Jane Foresster	Servant		15	House Servant
33	Crooked Road	1	Mary Daniell	Head	Un	36	Farmer & Labourer

Extract from the *Aldingbourne Population Census Returns* for 1861.

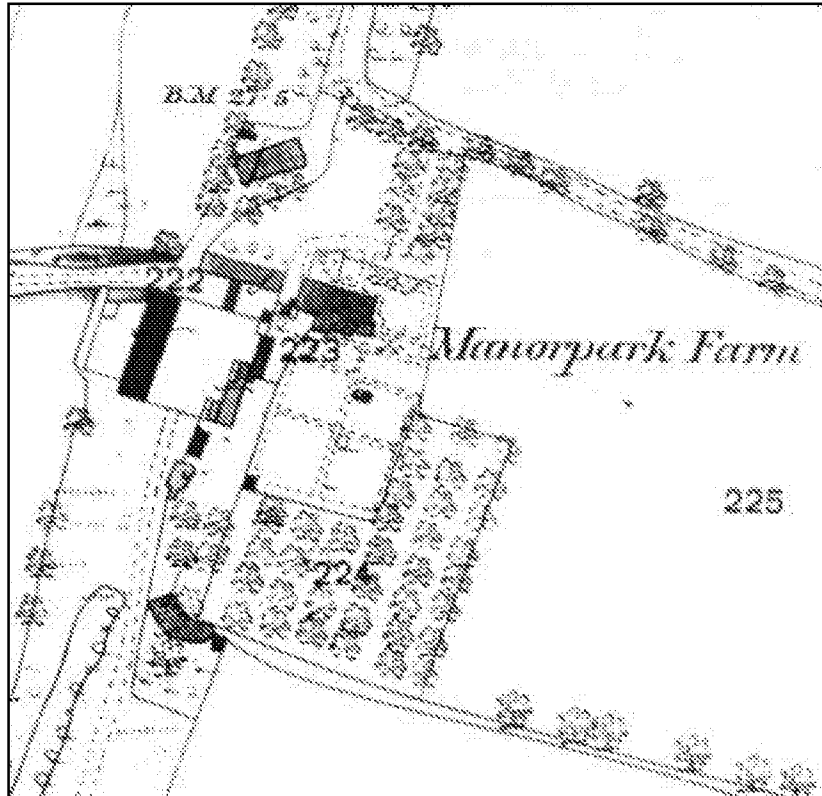
The *Aldingbourne Population Census Returns* for 1871 included an entry (33) for Park Farm, then occupied by John Hobgen, aged 57 and a farmer of 348 acres employing 4 labourers and 4 boys, living with Frances Stacy, now aged 47 and a housekeeper; and Ann Tapner, aged 7 or 17 and a general servant.

33	Park Farm	1	John Hobgen	Head	Un	57	Farmer of 348 Acres, employing 4 Labourers & 4 Boys
			Frances S. Stacy	Housekeeper		47	Housekeeper
			Ann Tapner	Servant		7	General Servant
34	Crooked Road	1	Richard Beach	Head	Un	42	Farmer & Labourer

Extract from the *Aldingbourne Population Census Returns* for 1871.

The survey for the first edition of the Ordnance Survey twenty five-inch plan were undertaken in 1874 and it was published shortly afterwards.⁸

⁸ Sussex Sheet No LXII/5.



*Extract from the Ordnance Survey plan of 1874.
Not reproduced to original scale.*

The 1874 plan depicted a group of buildings called Manorpark Farm (for further discussion of the buildings see Section 4).

**MANOR HOUSE
FARM
John Hobgen:
1881-**

The *Aldingbourne Population Census Returns* for 1881 included an entry (134) for Manor House Farm, then occupied by John Hobgen, now aged 69 and a farmer of 343 acres employing 10 men, living with his daughter Clara Hobgen, aged 22; Frances Stacy, now aged 60 and a housekeeper.

John Hobgen	69	Farmer	Clara Hobgen	22	Daughter
Frances Stacy	60	Housekeeper	John Hobgen	69	Farmer
Clara Hobgen	22	Daughter	Frances Stacy	60	Housekeeper
John Hobgen	69	Farmer	Clara Hobgen	22	Daughter
Frances Stacy	60	Housekeeper	John Hobgen	69	Farmer
Clara Hobgen	22	Daughter	Frances Stacy	60	Housekeeper
John Hobgen	69	Farmer	Clara Hobgen	22	Daughter
Frances Stacy	60	Housekeeper	John Hobgen	69	Farmer
Clara Hobgen	22	Daughter	Frances Stacy	60	Housekeeper
John Hobgen	69	Farmer	Clara Hobgen	22	Daughter
Frances Stacy	60	Housekeeper	John Hobgen	69	Farmer
Clara Hobgen	22	Daughter	Frances Stacy	60	Housekeeper

Extract from the Aldingbourne Population Census Returns for 1881.

According to the Returns, Clara Hobgen had been born in Brighton, but it has not, as yet, been possible to trace her under that name in Sussex before 1881.

MANOR HOUSE
John Hobgen:
1891-1892

The *Aldingbourne Population Census Returns* for 1891 included an entry (118) for Manor House, then occupied by John Hobgen, now aged 82 and a farmer, living with his son-in-law, Harry Spied Clement aged 28; daughter Clara Clement, aged 29; grandsons Harry aged 5, Ralph aged 4, Cyril aged 3, and Julian aged 3 months; granddaughter Violet aged 1; and four members of staff – Anna Wakeling aged 36 and a domestic servant; Isabel Walters aged 30 and a nurse; Caroline Mosely aged 22 and a housemaid; and Kate Groundsel aged 15 and a nursemaid.

Name	Age	Sex	Occupation
John Hobgen	82	M	Farmer
Harry Spied Clement	28	M	
Clara Clement	29	F	
Harry	5	M	
Ralph	4	M	
Cyril	3	M	
Julian	3 months	M	
Violet	1	F	
Anna Wakeling	36	F	Domestic servant
Isabel Walters	30	F	Nurse
Caroline Mosely	22	F	Housemaid
Kate Groundsel	15	F	Nursemaid

Extract from the Aldingbourne Population Census Returns for 1891.

Clara Hobgen had been born in Brighton in March 1859 and married Harry Spied Clement, who had been born in December 1862 at Thakeham, in 1883 in Brighton. By 1891 they had five children aged between 3 months and 5 years.

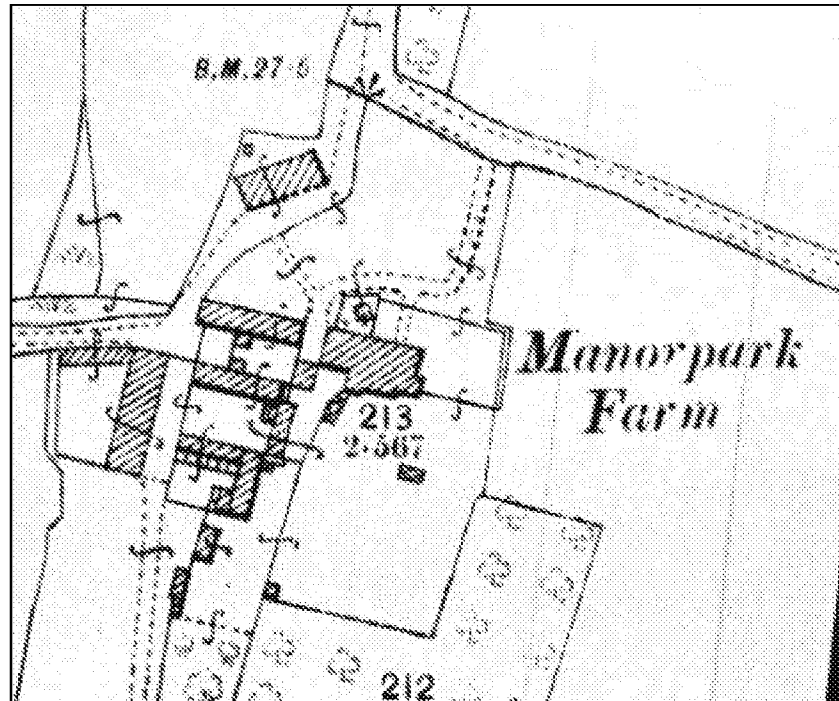
John Hobgen died in 1892 and was buried at Sidlesham on the 15th June of that year.

PARK FARM
Harry Clement:
1892-1895

The 1895 edition of *Kelly's Directory for Sussex* included an entry for Harry Spied Clement at Park Farm, so he and his wife presumably continued to farm the land after John Hobgen's death.

The revisions for the second edition of the Ordnance survey twenty five-inch plan were undertaken in 1896 and it was published in 1898. It depicts a group of buildings called Manorpark Farm (for further discussion see Section 4).

John Clement and his wife, Clara, must have separated in or before 1897, as she is recorded as having married, at the age of 38, Herbert Neale, a farmer aged 34, on the 19th November 1897 at St Botolph, Aldgate - her father being the deceased farmer, John Hobgen. Herbert Neale had been born in about 1864 and according to the 1881 *Census Returns* he was aged 17 and living at Lidsey farmhouse with his parents. In 1891 he was aged 27 and a farmer, living at Lidsey Lodge with his widowed mother and two sisters.



Extract from the Ordnance Survey plan of 1896.
Not reproduced to original scale.

In the 1901 *Census Returns* Herbert Neale, aged 37 and a farmer born in Pagam, was living at Lidsey Lodge with his wife Clara, now said to be aged 35; two of her children; and two servants. Lidsey Lodge was probably part of Lidsey Farm, which is located about 3 kilometres south-east of the Manor House at Aldingbourne. Clara died in 1938 at the age of 79.

Harry Spied Clement, now aged 38, was living in 1901 'on his own means' with two sisters in Brighton, and in 1911 he was living with a sister and a brother in Steyning. He died in 1937 at the age of 75.

**PARK FARM –
MANOR HOUSE
John Rusbridger:
1899-1903**

The 1899 edition of *Kelly's Directory for Sussex* included an entry for John Rusbridger at Park Farm.

The *Aldingbourne Population Census Returns* for 1901 had an entry (94) for Manor House, then occupied by John Rusbridger, aged 38 and a farmer and auctioneer, living with his wife Fanny aged 29; son John aged 8; sister-in-law Annie Bayley aged 23; mother-in-law Fanny Nayley aged 62; Eva ?Oliver, aged 20 and a housemaid; and Mabel Welch, aged 23 and a cook.

John Rusbridger	Head	M	38	Farmer & Auctioneer	Employer
Fanny	Wife	M	29		
John	Son	M	8		
Annie Bayley	Sister-in-law	F	23		
Fanny Nayley	Mother-in-law	M	62		
Eva ?Oliver	Housemaid	F	20		
Mabel Welch	Cook	F	23		

Extract from the Aldingbourne Population Census Returns for 1901.

The 1903 edition of *Kelly's Directory for Sussex* had an entry for John Rusbridger at Park Farm.

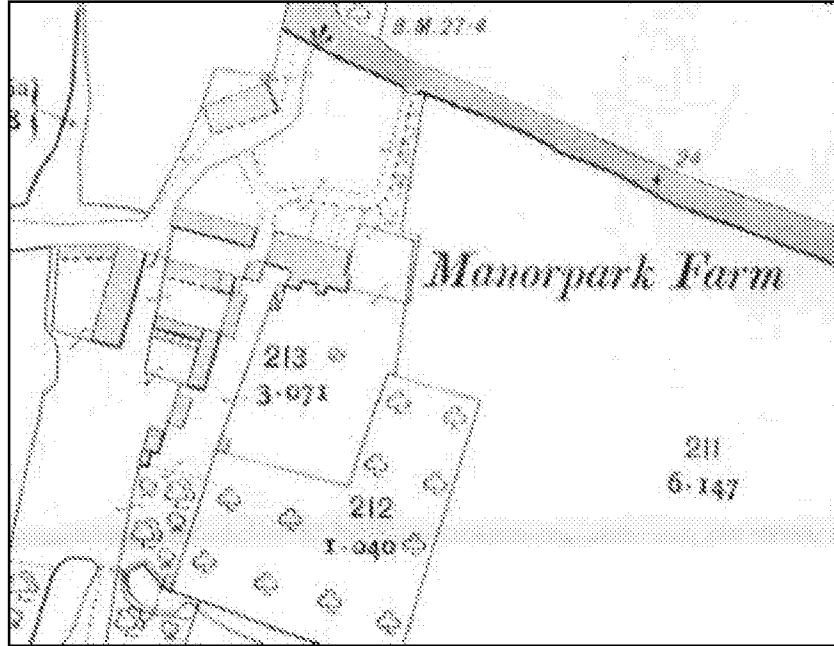
MANOR HOUSE
Arthur Bristowe:
1905-1911

The 1905 edition of *Kelly's Directory for Sussex* did not have a commercial entry for Park Farm, but it did include an entry for Arthur Lynn Bristowe as a private resident in Aldingbourne parish.

The 1907, 1909, and 1911 editions of *Kelly's Directory for Sussex* included entries for Arthur Lynn Bristowe at Manor House in the private resident section.

Ordnance Survey: 1910

The revisions for the next edition of the Ordnance Survey twenty five-inch plan were undertaken in 1910 and it was published in 1912. It shows the property as Manorpark Farm (for further discussion see Section 4).



*Extract from the Ordnance Survey plan of 1910.
Not reproduced to original scale.*

MANOR HOUSE
Joseph Old: 1911

The *Aldingbourne Population Census Returns* for 1911 included an entry (page 198) for the Manor House, then occupied by three servants – Joseph Francis Bedford Old, aged 53; his wife, Charlotte Old, aged 55; and Katie Elizabeth Watson, aged 17. This might suggest that the family were not at home when the census was taken.

1	Joseph James Campbell Old Head	23	Married	1840	Married (1840)
2	Charlotte Old Wife	55	Married	28 Nov	Married (1840)
3	Esther Elizabeth Watson Servant	17	Single		Married (1840)
4					
5					
6					

Extracts from the Aldingbourne Population Census Returns for 1911

**MANOR HOUSE
Ernest and/or
Edward Anson:
1913-1924**

The 1913 edition of *Kelly's Directory for Sussex* included an entry for Ernest R Anson at the Manor House as a private resident.

The 1915, 1918, 1922, and 1924 editions of *Kelly's Directory for Sussex* had entries for Edward Rosebery Anson at the Manor House as a private resident. The implication would appear to be that either this was the same person who was living at the property in 1913, with a printing error in one of the editions, or another member of the same family.

**William Whitburn:
1927**

The 1927 edition of *Kelly's Directory for Sussex* had an entry for Captain William Jock Whitburn DSO RN at the Manor House.

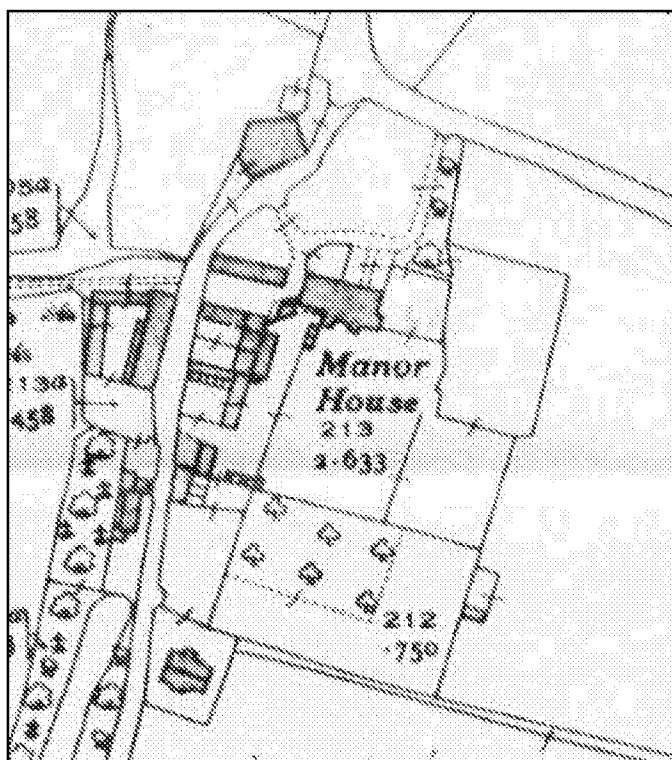
**Richard Metherell:
1930**

The 1930 edition of *Kelly's Directory for Sussex* had Richard Metherell at the Manor House.

**Herbert Knight:
1934-1938**

The 1934 and 1938 editions of *Kelly's Directory for Sussex* had Herbert Knight at the Manor House and Richard Metherell at Manor Cottage.

The revisions for the next edition of the Ordnance Survey twenty five-inch plan were undertaken in 1938 and it was published in 1939. It shows the property as Manor House, but the outbuildings are now bisected by a road or track and there is a pair of new semi-detached houses to the south (for further discussion see Section 4).

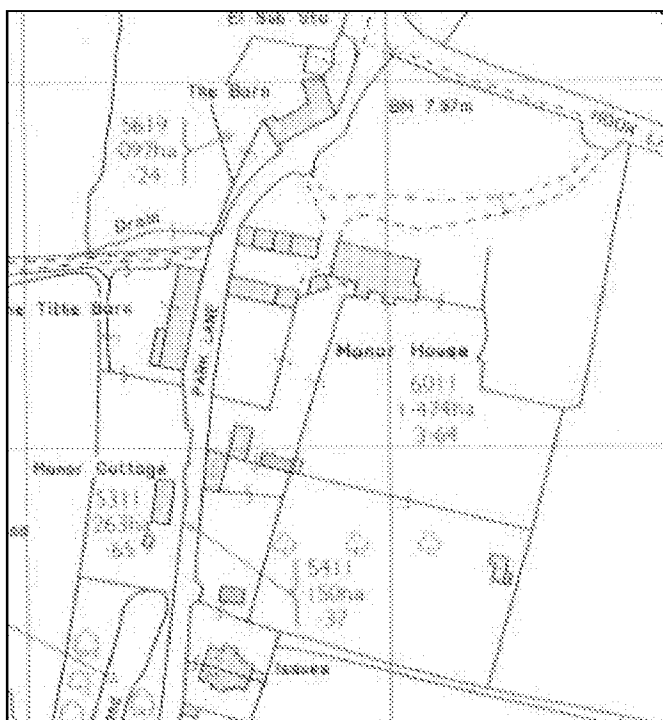


*Extract from the Ordnance
Survey plan of 1938. Not
reproduced to original scale.*

**W Gilbard:
1961-62**

When the excavations on Tote Copse castle were undertaken in 1961 and 1962 the property was owned by W.Gilbard.

The revisions for the national grid edition of the Ordnance Survey 1:2500 plan were undertaken in 1974 and it was published in 1975. It shows the property as Manor House and the road bisecting the former farm buildings as Park Lane. Two of the former farm buildings appear to have been converted as houses – The Barn and Tithe Barn, and houses to the south were known as Manor Cottage and Nod 1 and 2 Park Lane (for further discussion see Section 4).



Extract from the Ordnance Survey plan of 1974. Not reproduced to original scale.

J D Dorcas: 1987

On the 30th June 1987 the then owner, Mr J D Dorcas submitted a Listed Building Consent application to demolish an unstable west gable wall and rebuild it using the existing materials, but this was withdrawn.⁹

K J Costa: 1994-1995

On the 24th November 1994, the then owners, Mr and Mrs K J Costa, submitted a Listed Building Consent application to insert a new window to the guest bathroom; new doors between the drawing and dining rooms; re-arrange the bathroom and dressing room to the principal bedroom; and other minor internal works and this was approved.¹⁰

On the 10th February 1995 a Listed Building Consent application was submitted by Mr and Mrs Costa to replace two pairs of French doors to the south elevation with one pair and make alterations to the south-east and guest bedrooms as well as the kitchen and cloakrooms areas. Other minor works included a new door to the playroom from the store/passage. This was approved.¹¹

⁹ Application No AL/72/87/L.

¹⁰ Application No AL/106/94/L.

¹¹ Application No AL/7/95/L.

On the 13th March 1995 a planning application was submitted by Mr and Mrs Costa to form new openings internally and remove some partitions, and this was approved.¹²

**R Blunden:
2003-2005**

On the 28th November 2003 a Listed Building Consent application was submitted by the then owners, Mr and Mrs R Blunden, for re-cladding the eastern end wall as well as partial re-roofing and associated repairs to the roof, and this was approved.¹³

On the 1st July 2005 a Listed Building Consent application was submitted by Mr and Mrs Blunden for the removal of part of a wall internally and the replacement of a window in the rear elevation with French doors, and this was approved.¹⁴

On the 6th September 2005 a planning application was submitted by Mr and Mrs Blunden for the removal of a wall between the hallway and the scullery, and this was approved.¹⁵

**Andrew and Jane
Dunn: 2006-**

On the 27th November 2006 a Listed Building Consent application was submitted by the present owners, Mr and Mrs Andrew Dunn, for one new door and one re-located door at first floor level, and this was approved.¹⁶

A series of three planning applications were submitted between 16th February 2007 and 8th January 2008 for the demolition of an existing pool building and its replacement with an ancillary pool changing and plant building, and these were approved.¹⁷

¹² Application No AL/15/95/BN.

¹³ Application No AL/116/03/L.

¹⁴ Application No AL/69/05/L.

¹⁵ Application No AL/93/05/BN.

¹⁶ Application No AL/06/L.

¹⁷ Application Nos AL/26/07, AL/27/07 and AL/5/08/BR.

4. STRUCTURAL DEVELOPMENT

This section of the assessment seeks to establish the original form and date of the existing dwelling known as The Manor House and then determine the extent and date of alterations and additions made to it.

It is based on the historical research and a preliminary examination of the structure, which has benefited from a viewing of the roof spaces from three loft hatches, but has not involved any opening-up of areas which are covered by later additions.

Inevitably, as with many historic buildings, it has been altered and extended on several occasions, with much of the evidence for its earlier forms either having been removed or obscured by the later alterations, particularly the external cladding with tiles, rendering, and painting. Internally the house has been refurbished on a number of occasions and amongst the relatively few period features existing it is difficult to be sure how many of these belong to the house or have been introduced from elsewhere.

As a result it has been difficult to be precise about the earliest form of the house and the extent and date of the later works, but for the purposes of this assessment the following tentative sequence of principal events is proposed.

No evidence has been found, in the form of *in situ* or re-cycled timbers, to suggest that a fully timber-framed building ever existed on the site and no evidence has been found for the employment of thin, Tudor-style bricks which might indicate a date of construction before about 1650 AD although the walls of the earliest structure are now all obscured by later additions.

Phase 1: *circa* 1680 - a possible two-storey dwelling represented only by thicker walls and a roof structure at the south-east corner of the house;

Phase 2: *circa* 1750 - extension to a two-storey, double-pile Georgian House;

Phase 3: *circa* 1840 - a substantial two-storey extension on the west side;

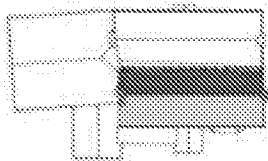
Phase 4: *circa* 1860 - a single storey addition on the south side;

Phase 5: *circa* 1900 - a small single-storey addition and bay window on the south side;

Phase 6: post 1910 - a further single-storey extension on the south side with first floor balcony above and numerous internal alterations.

In the following account, each phase of development is described and then there is a discussion, in the form of an *overview*, and a suggestion concerning the *date* when the works are likely to have been undertaken.

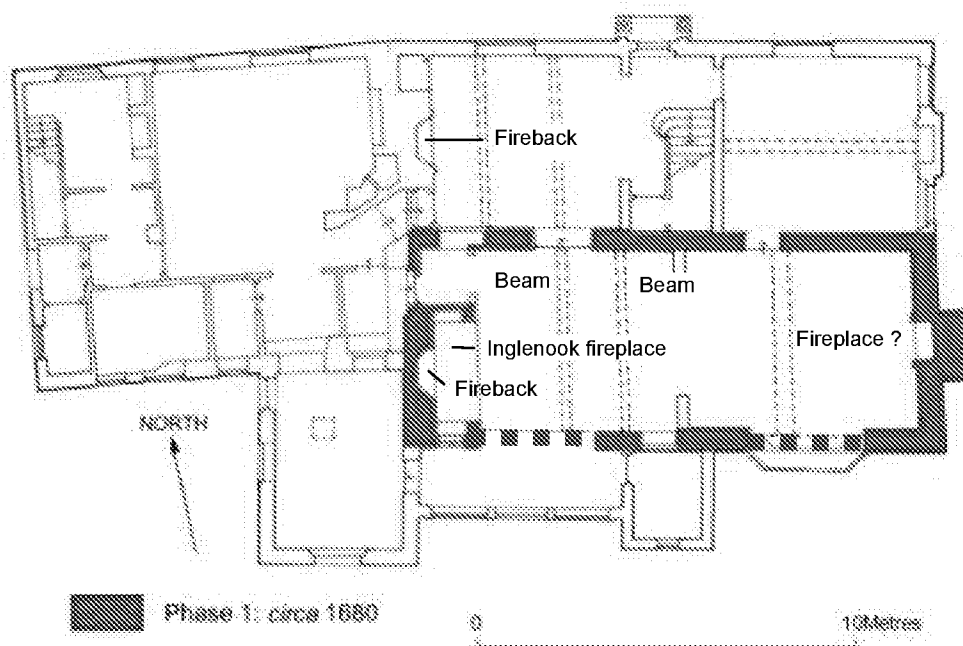
**PHASE 1:
circa 1680**



For the reasons that have already been explained, it has been difficult to establish with any degree of certainty the original form and date of the first building represented in the existing house.

Roof plan of the existing house showing the possible location of the Phase 1 house (red).

Initial interpretations suggested that it may have been a two-storey, double-pile Georgian dwelling, the external shell of which survives at the east end of the house. However, closer inspection shows that the ground floor walls of the southern half of that part of the building are thicker than those of the part to the north, indicating that they may differ in construction from those forming the part, though it has not been possible to examine them as they are masked from view by later additions and surfaces. The roof over the southern part also differs in detail and is possibly earlier than that to the north and on the basis of these two pieces of evidence it is very tentatively suggested that the building may have initially comprised a rectangular, two-storey dwelling orientated east-west, and measuring about 14.5 metres in length and about 5.8 metres wide under a pitched roof with gable ends.



Ground plan of the existing house, showing the possible arrangement of the Phase 1 house (purple). Scale 1:200.

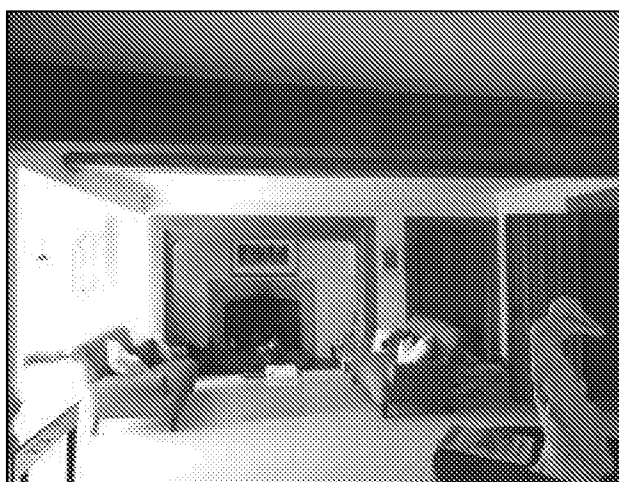
The original external and internal wall surfaces are not visible, so it has not been possible to establish their materials or form of construction, but they appear to be up to about 55 centimetres thick as apposed to the walls of the structure to the north which are about 35 centimetres thick.

Internally at *ground level* there are a pair of substantial cross floor beams exposed in the ceiling about 1.4 metres apart – that to the east is 22 centimetres wide and at least 26 centimetres deep whilst that to the west of it is 22 centimetres wide and at least 14 centimetres. Both appear to be of oak and both are chamfered on the underside and there are traces of plain chamfer stops where the timbers have not decayed.

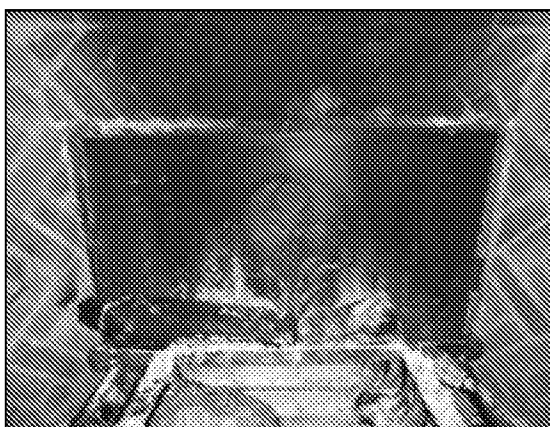
There are no traces of redundant mortices or stave holes in the underside of either beam to indicate that they originally formed the tops of internal partitions but their positions might indicate some form of cross passage.

There appears to have been an inglenook fireplace and chimney stack at the west end of the building though these are now much altered and there is no evidence visible to indicate an early date. There is a chimneypiece and chimney stack at the east end but, again, there is no visible evidence for an early date.

The ground floor of the house, looking west towards the possible inglenook fireplace and with the two cross beams in the foreground.

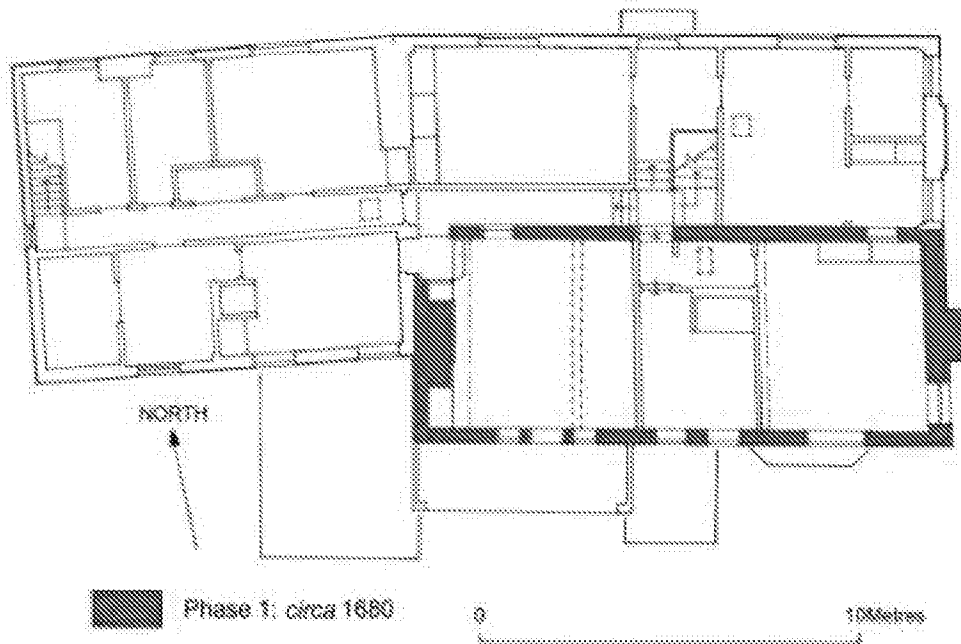


There are a pair of identical cast-iron firebacks, both dated '1685' - one located at the rear of the inglenook fireplace and the other located in the back of the fireplace at the west end of the room to the north which is currently used as a dining room. Both are set in brickwork laid with a cement-based mortar in a style reminiscent of the first part of the twentieth century. No evidence has been found as to whether they belong to the house or that they have been introduced to it at a later date (see Overview and Date).



The cast-iron firebacks in the inglenook (above left) and in the dining room (above right).

There are no exposed period features at *first floor level* except for the internal chimney stack at the west end, but is there was a fireplace here it has been sealed which is also the case with one that may have existed at the east end.



First floor plan of the existing house, showing the possible arrangement of the Phase 1 house (purple). Scale 1:200.

The existing *roof* structure, which supports re-built chimney stacks at either end and seems to be of oak, is a little more informative as, although it has been altered and strengthened, it seems to contain fabric which could belong to the earliest part of the present house although there are a few re-cycled pieces. Unfortunately, it has only been possible to view the roof space through a small loft hatch.

In its original form the present roof seems to have been formed of four intermediate *trusses* set between the brick gable ends. Each truss is formed of a *tie beam* supporting a pair of *principal rafters*, halved at the ridge, and between them is a *collar* supported by a pair of *straight braces* from the underside of the principal rafters to the underside of the collar. All these timbers are secured with *pegged, mortice-and-tenon joints*.

Part of the roof frame, looking south-east.



The remainder of the framing for the roof is formed by pairs of *purlins* in each bay, one on either side of the roof, which are tenoned into the sides of the principal rafters and secured with pegs. These are usually known as *butt purlins* or *tenoned purlins*. In this case the purlins are not at the same level in each bay, presumably to limit the amount of wood removed from the principal rafters for jointing at one point, and are known as *staggered purlins*.

The *common rafters* are then tenoned and pegged in pairs in the upper and lower sides of the purlins, as *tenoned rafters*.

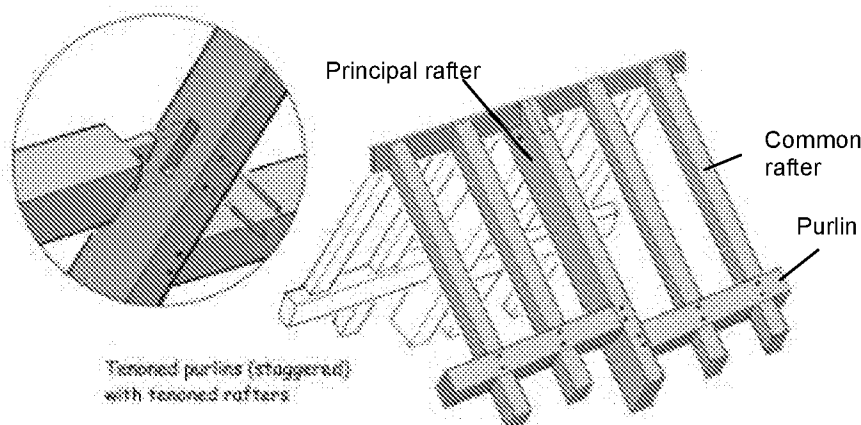


Illustration of the type of construction used in the roof.

The employment of tenoned purlins and tenoned rafters provided a flat, sloping surface to which the roofing material could be fixed.

Phase 1: Overview

In light of the very limited evidence available it is very difficult to say very much more about this earliest structure as so little of it survives or remains visible.

If it was as suggested here, then it is difficult to say much more about its form. If it did not have a central chimney stack with back-to-back fireplaces, as seems to be the case, then it would probably have supported a chimney stack at either one or both ends – that at the west end, which may have had a bread oven on the north side, seems a likely candidate, but it is altered almost out of recognition.

It would probably have then had a central entrance in the north side giving access to a lobby and staircase giving access to the first floor level.

However, it is conceivable that this structure was, in fact, either contemporary with the (Phase 2) structure to the north part forming a double-pile dwelling or that it was an addition to the structure on its north side.

The sequence which has been proposed here relies on the assumption that there were two phases of construction and that this structure on the south side was the earlier of the two. This is based on the evidence in the two roofs – that on the south side seemingly being an earlier form of construction than that on the north side.

A similar sequence has recently been observed at Sandhill House, Rogate, where a structure with staggered butt purlins clearly pre-dated two later additions to it which included butt purlins laid parallel to the ground, and not in the sloping plane of the roof, with their tenons cut at an angle to them and passing through the full thickness of the principal rafters, as exists here in the Phase 2 structure (see below). In the Rogate example the first of the later additions carried the inscribed date '1790'.

The documentary evidence suggests the demise of the former Bishop's Palace at Tote Copse during the seventeenth century, although the manor house and chapel referred to in the sale on 1648 probably referred to structures on that site.

The existing building known as The Manor House is probably that shown on the 1770 estate map, although in a rather elongated and distorted form, and it seems probable that a replacement dwelling and farm would have been built on the present site during the second half of the seventeenth century after the old manor house site had been abandoned. The depiction on the eighteenth century map might conceivably have indicated the former existence of an extension at the west end, replaced at a later (Phase 3) date by the existing extension, but no evidence for this is visible on the ground.

Phase 1: Date

In the absence of any precise date for its construction, as might be provided by documentary evidence or *dendrochronology* (tree-ring dating), the structure can only be dated approximately by its form of construction and materials.

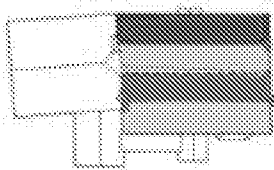
No evidence has been seen, for example in the form of thin Tudor-style bricks, to indicate a date any earlier than about 1650, although evidence could presently be hidden from view.

The employment of staggered butt purlins and tenoned rafters tend to be considered as a relatively late introduction into timber-framed technology, but the problem is that there are large date ranges and regional variations in the employment of specific methods of construction. In Hampshire in-line butt purlins appear by the mid fifteenth century but they are not recorded in East Sussex until the very end of the sixteenth century – 150-year difference. By the end of the seventeenth century in Hampshire butt purlins were commonly staggered, as here at Aldingbourne.¹⁸ They have been found locally in West Sussex in Georgian houses into the second half of the eighteenth century.

A very tentative date of *circa* 1680 is therefore proposed for its construction and such a date would fit with the date of '1685' which occurs on the two cast-iron firebacks in the house although it is recognised that these may be later introductions.

¹⁸ Roberts E 2003 *Hampshire Houses 1250-1700: Their Dating & Development* : 36-37.

PHASE 2: circa 1750

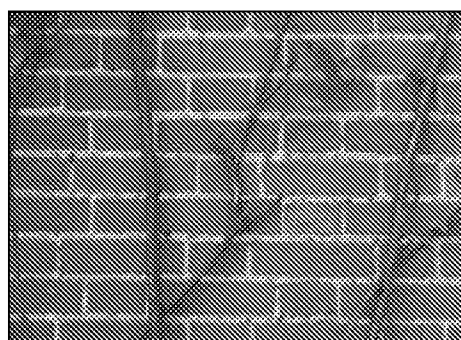
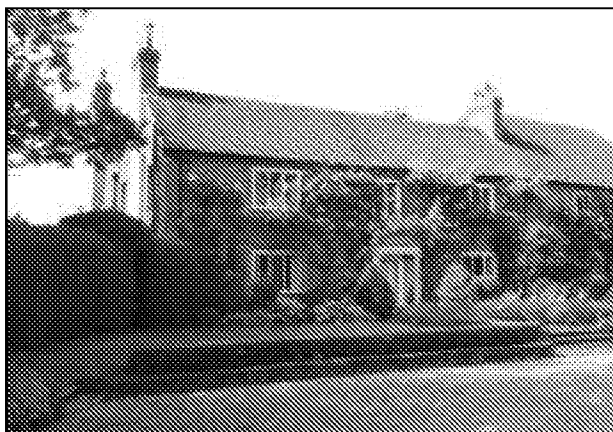


More evidence remains visible for what appears to have been a later (Phase 2) addition to the original (Phase 1) house.

Roof plan of the existing house showing the pre-existing house (brown) and the Phase 2 addition (red).

This includes the entire north elevation, which is unaltered but partially covered in vegetation, and what appears to be an original roof structure that has witnessed only a few changes. Internally, however, the building has been much altered.

The addition was the same length as the original, ie about 14.5 metres and added about 5.1 metres to its width increasing the overall width to 10.9 metres. It was now in the form of a double-pile, two-storey dwelling with a pair of east-west ranges each with its own pitched roof terminating in a gable at either end. The north wall, which is 35 centimetres thick, is constructed of red bricks and grey headers laid in Flemish style in a lime-based mortar, with ten courses of brickwork giving a wall height of about 74 centimetres. The horizontal mortar joints include a struck line and many small holes suggesting that at some stage the wall may at some time have had something attached to it.



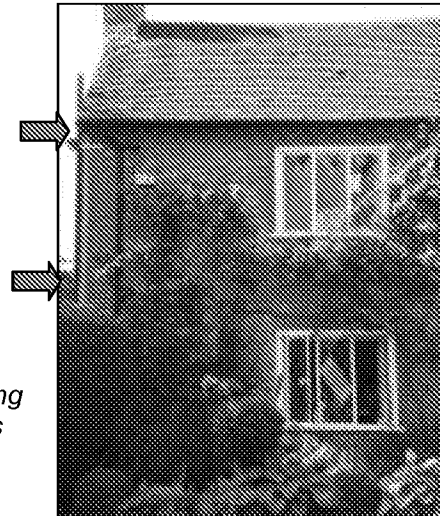
General view of the north elevation, from the north-east (left) and some of the brickwork (above).

The lowest twelve or so courses project out from the wall face in the form of an offset plinth and there is a string of three courses of headers at first floor level, but these do not project beyond the face of the wall.



The offset plinth (above left) and the string course (arrowed – above right).

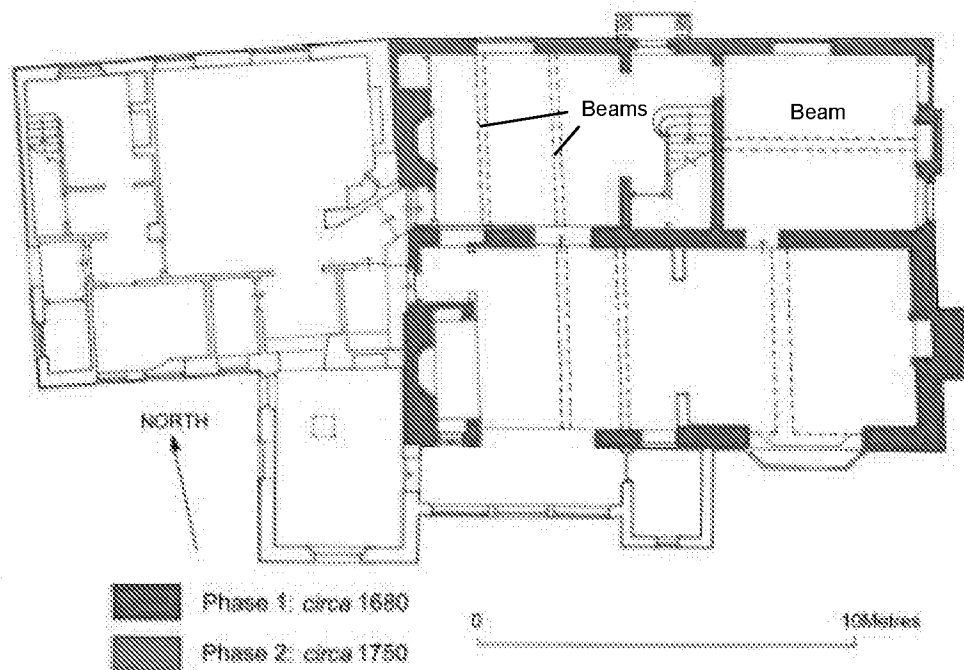
There is a projecting eaves cornice of bricks with the central of the three courses being in the form of brick dentils.



The east end of the north elevation, showing the string course and dentilled eaves cornice (arrowed).

There is a central doorway, now protected by an open porch formed of a pair stone Doric columns supporting a triangular pediment, but this may be a later addition. This is flanked by a pair of window openings with curved heads formed of alternate upright stretchers and pairs of headers, and at first floor level there are three window openings with flat heads formed of a single courses of headers below the projecting cornice.

The east elevation and chimney stack are masked by rendered surfaces and tile hanging whilst the west end was masked by the later (Phase 3) addition.



*Ground plan of the existing house, showing the Phase 2 additions (red).
Scale 1:200.*

Internally at *ground floor level* the layout probably maintains the original, with a entrance hall and stairs giving access to living rooms on either side.

The existing staircase is a later replacement and the partition to the west of it has been opened up to give direct access to the space now used as a dining room. This preserves two main floor beams in the ceiling, which appear to be of oak and are both chamfered on the underside with traces of plain chamfer stops, and these support twelve sets of exposed floor joists. There is a stone chimney piece in the fireplace at the west end of the room and this contains one of the two cast-iron firebacks dated '1685'.

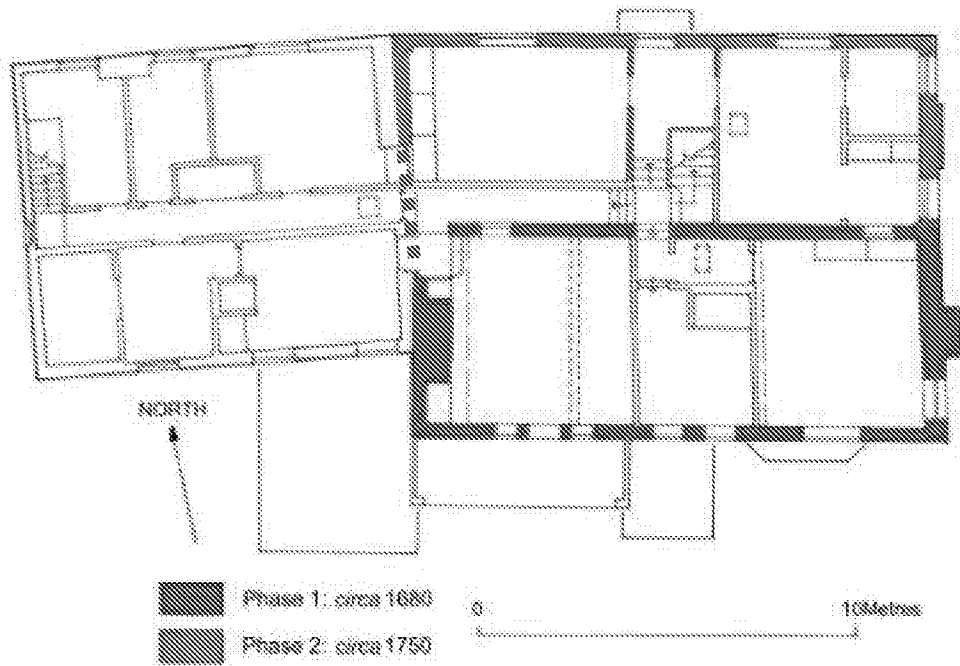


The dining room, looking west (above left) and east (above right).

The former partition at the west end of the dining room and the wall to the south have both been opened-up and outlined with moulded oak architraves which may have been original features recently cleaned or, more likely, later introductions.

There is a dropped beam in the ceiling of the room at the north-east corner of the house, which is now covered over, and a stone chimneypiece at the east end which may be a later introduction.

There appear to be no exposed surviving period features at *first floor level* though the general layout may be preserved except for the insertion of the passage to link through to the later (Phase 3) addition to the west. The changes in level at the head of the staircase may reflect later alterations in its layout.



First floor plan of the existing house, showing the Phase 2 additions (red).
Scale 1:200.

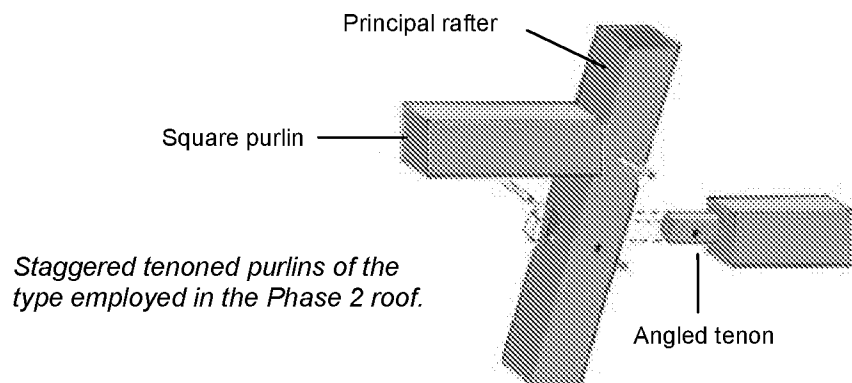
The *roof* has a chimney stack at either end which may have been re-built. The existing roof structure, which is visible through a small loft hatch, may be the original with a few later repairs and alterations, but it is unencumbered by later insertions.

As with that to the south, it appears to be formed of four intermediate trusses between gable end walls, formed of *tie beams*, *principal rafters* and *collars*, all secured with *pegged mortice-and-tenon joints*, but lacking the *braces* linking the collars and rafters.

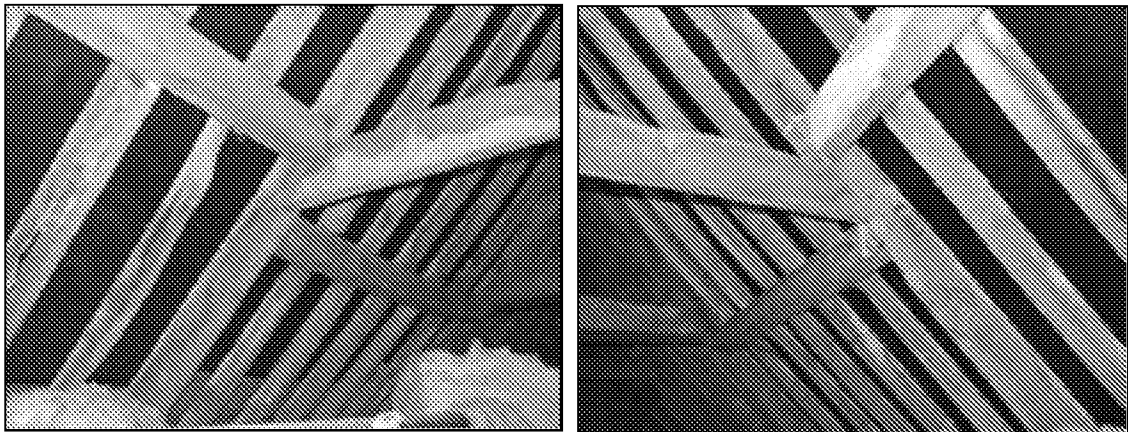


The roof, looking west.

The *purlins* are, once again, tenoned and pegged into the sides of the principal rafters and staggered along the line of roof. However, whereas in the original (Phase 1) structure the purlins lie within the same slope as the rafters, here they are square in section rather than rectangular and fitted parallel to the ground. They are secured to the principal rafters with *angled mortice-and-tenon joints*, in some cases with the tenon passing through the full thickness of the rafter and protruding on the other side.



The truss nearest the access hatch carries the carpenter's number 'III' on the principal rafter at either end, which suggests that the trusses may be numbered 1-4 from west to east.



The two ends of one of the trusses in the roof, looking east.

In this roof the common rafters are notched over the purlins and not tenoned into them, as in the earlier (Phase 1) structure to the south.

Phase 2: Overview

If this was an addition to an existing structure then it would have nearly doubled the footprint and size of the accommodation in the house, converting what must have been a modest farmhouse into a relatively spacious Georgian dwelling.

The possibility that it was the front of the original dwelling on the site has already been discussed (see Phase 1) and it is not clear whether this was the dwelling shown on the estate map of 1770.

The north façade was of good quality brickwork, with interesting detailing including coloured bricks; a string course; and a projecting dentilled eaves course. The openings were balanced about a central door which gave access to an entrance hall and staircase serving several heated rooms at each level.

Phase 2: Date

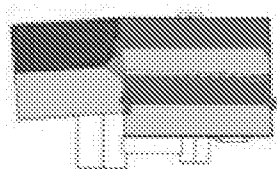
In the absence of any precise dating for its construction, as might be provided by documentary evidence or *dendrochronology* (tree-ring dating), the structure can only be dated approximately by its form of construction and materials. The form of the façade and style of brickwork would tend to suggest a date somewhere in the middle of the eighteenth century.

As already noted above (Phase 1), the two forms of roof structure suggest that the roof here was later in date than that over the southern part of the house and a similar example at Rogate, with purlins laid parallel to the ground and angled tenons cut through the full thickness of the principal rafters, is dated by an inscription to '1790'. However, the technique may have been employed over a period of time and at Rogate later additions also employed the same technique.

It is, of course, by no means certain that the roofs are contemporary with the masonry structure below them.

A tentative date of *circa* 1750 is therefore proposed for the construction of the northern part of the east end of the house.

PHASE 3: *circa* 1840



The next development appears to have been the addition of a substantial two-storey extension at the west end of the pre-existing (Phase 1 and 2) house, with a pitched roof which has a small hip at its east end.

Roof plan of the existing house showing the pre-existing house (brown) and the Phase 3 extension (red).

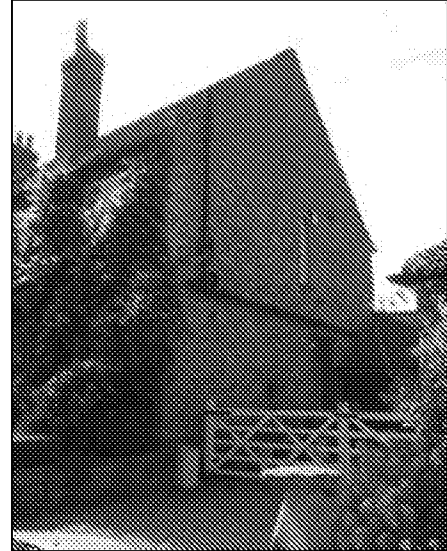
It was constructed at a slight angle to the existing building and there seems to be no obvious explanation for this, although the recent survey seems to indicate that the west wall of the Phase 2 had been built at a little less than a right angle to the north façade, and this may explain the anomaly.

The new extension was 10.22 metres in length, extending the north elevation of the house to 24.72 metres, and it was 8.5 metres wide.

The north and west elevations are essentially as-built but the south elevation is rough-rendered at first floor level and painted on both levels. The exposed walls, which are about 35 centimetres thick, are constructed of yellow stock bricks laid entirely in stretcher courses employing what appears to be an early cement-based mortar with ten courses of brickwork giving a wall height of 77 centimetres.

There are three window openings at each level on the north façade, those at ground floor level having curved heads formed of vertical stretchers bricks and those at first floor level having flat heads. There are indications that some of the window openings may have been widened.

The chimney stack at the west end of the Phase 2 extension seems to have been adapted to serve the east end of this extension at this time and there is also a chimney stack towards the west end of the north elevation which is probably a later insertion.



The Phase 3 extension, from the north (above left) and from the north-west (above right).

The full height west gable end contains a door opening and a small window at ground level and a narrow window at first floor level.

There have been several later additions to the south side of the extension and the brickwork is masked by render and paint. It now contains several openings at each level but it is not possible to determine which of them may be original features and which are later insertions.

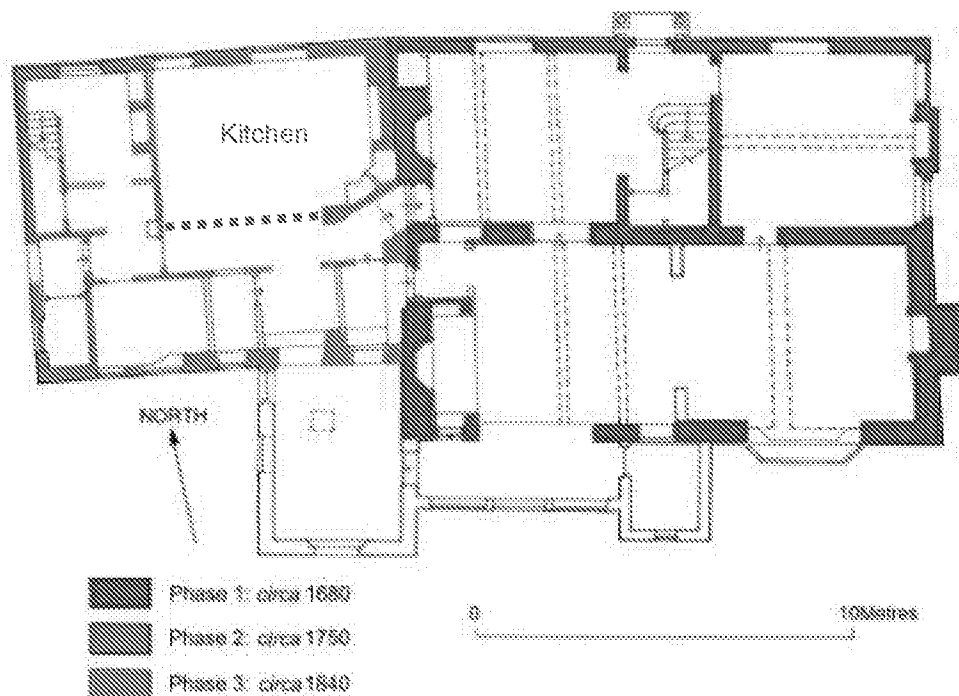


The south elevation of the Phase 3 extension, looking north.

The two chimney stacks at the west end of the existing house appear to have been extended to serve the east end of this extension at this time.

Internally at *ground floor level* there are no surviving period features but the layout of the interior is suggestive of a service wing, rather than family accommodation, which may have included the staircase at the west end for use by the servants their accommodation above.

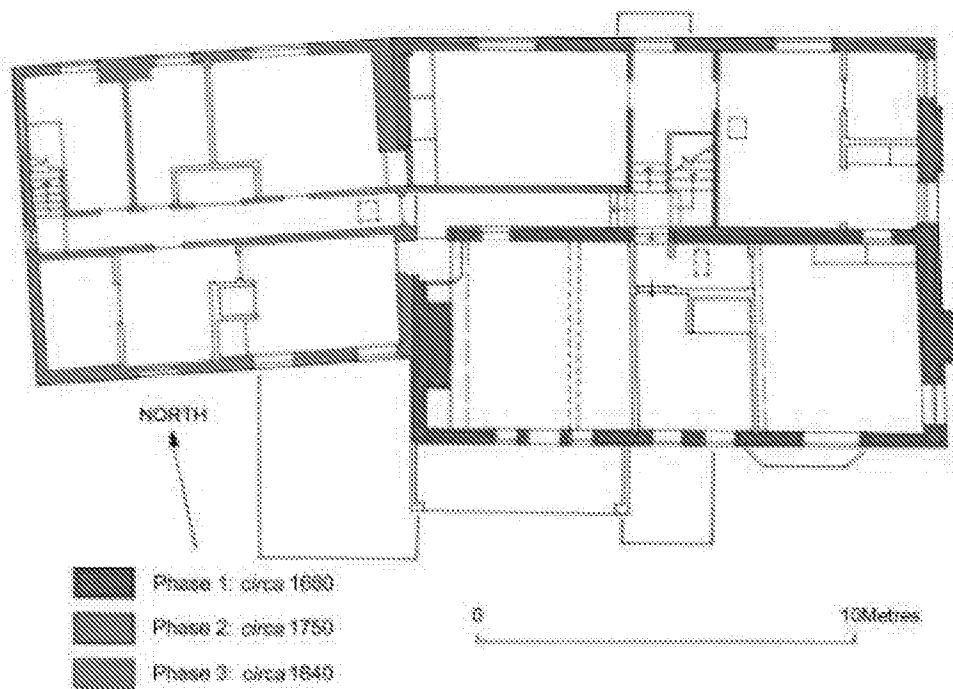
The large room in the north-east corner may have contained a kitchen with the remainder of the relatively small ground floor spaces containing ancillary rooms, including a larder and a pantry. If the chimney stack on the north elevation was included at this time it would have served a small room at the north-west corner of the extension which may have been a servants' rest room.



*Ground plan of the existing house, showing the Phase 3 extension (blue).
Scale 1:200.*

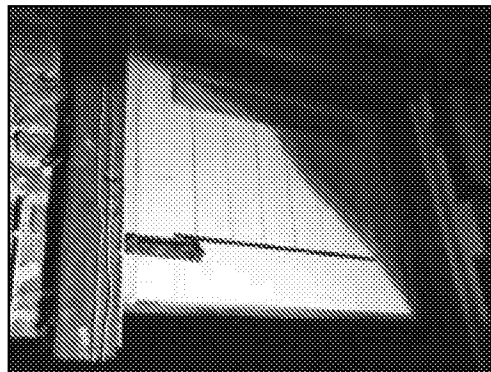
There are no period features surviving at *first floor level* but the general layout, which includes a central passage extending into the family accommodation to the east, is perhaps suggestive of a mixture of two larger family bedrooms and several small bedrooms for the servants.

The *roof* is in the form of one larger ridge, which is gabled at the east end and has a small hip at the west end. Set into the east wall below the hip is a small door opening which gives access from the loft space to the valley between the two pitched roofs over the east end of the house.



*First floor plan of the existing house, showing the Phase 3 extension (blue).
Scale 1:200.*

The roof structure, which is visible through a small loft hatch, seems to be of relatively recent original and comprises a series common rafters supported on purlins, with collars and raking struts – probably all of softwood.



The door opening in the east gable of the extension (above) and the roof structure (right).



Phase 3: Overview

The form, position, and internal layout of the extension would suggest that it was intended as a servants' service wing, with a kitchen and ancillary rooms at ground level and, perhaps, a mixture of family and servants' bedrooms above.

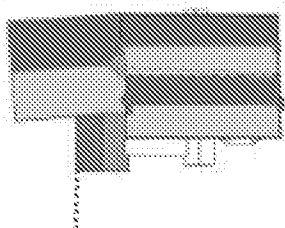
Phase 3: Date

The 1770 estate map depicts a long building on the site but the evidence in the surviving house suggests that is an unreliable source for dating. The extended house was certainly shown on the first edition of the Ordnance Survey twenty five-inch plan for which the surveys were undertaken in 1874 and this is a reliable source.

The brickwork in the extension probably places its construction into the first half of the nineteenth century and if the mortar used is cement-based rather than lime-based, then it would certainly place it after 1830 and probably nearer the middle of the century, as true cement-based mortars did not come into regular use in this area until about 1840.

For the purposes of the assessment, a tentative date of *circa* 1840 is proposed for the erection of the extension.

PHASE 4: *circa* 1860

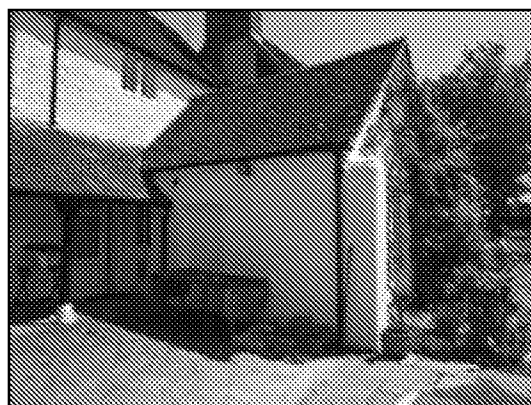


The next development was a small single-storey addition, with a pitched roof, in the angle on the south side of the house, between the original (Phase 1) building and the later (Phase 3) extension.

Roof plan of the existing house showing the pre-existing house (brown) and the Phase 4 addition (red).

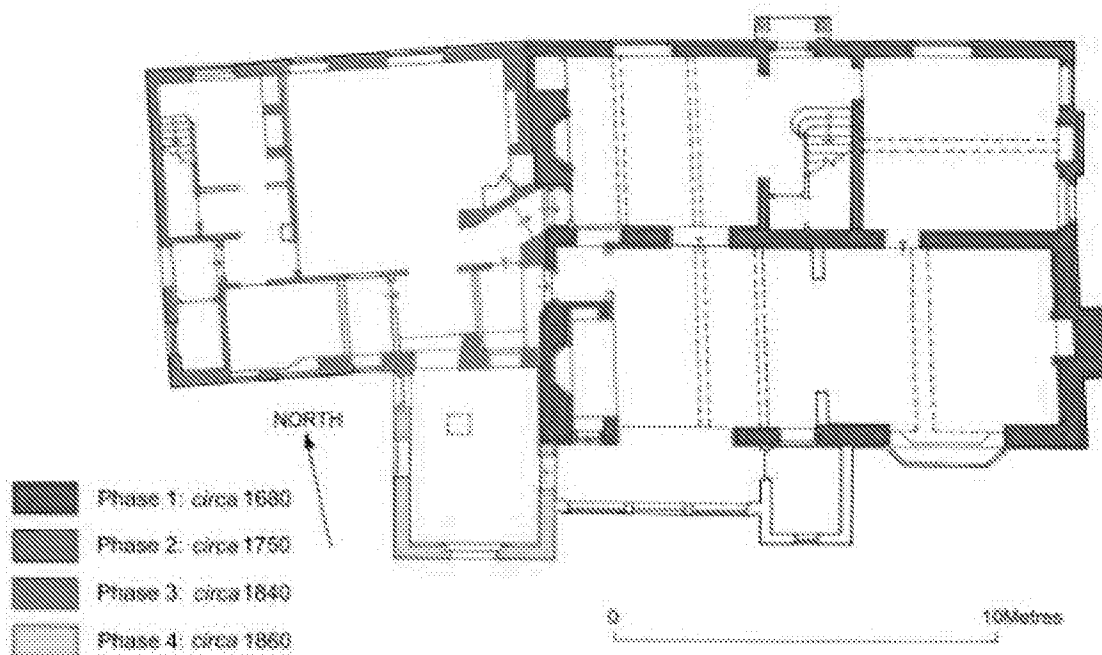
It is about 5.1 metres long and 4.3 metres wide and constructed of flints with brick dressings and a brick dentilled eaves course which is preserved on the west side and in the gable end on the south side. However, the two external elevations are painted and it is not possible to establish the colour or type of bricks employed in its construction.

It had an original door opening in the middle of the west side, with a curved head of bricks on end, but this has since been blocked with bricks that have also been painted. Attached to the south-west corner is a remnant of a brick and flint wall which formed part of the west wall of the walled garden to the south of the house (see Section 2 'J').



The Phase 4 addition, from the west.

It now has an inserted door opening at the north end of the west side; French door in the south elevation; and a single-storey addition has been built on the east side (see Phase 6).



*Ground plan of the existing house, showing the Phase 4 addition (green).
Scale 1:200.*

Phase 4: Overview

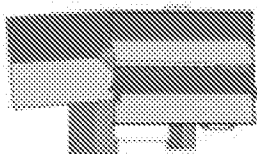
In its original form the addition may have served as a porch giving separate accesses both to the walled garden to the south and to the yard to the south-west. It is currently used as a playroom.

Phase 4: Date

The addition was shown on first edition of the Ordnance Survey twenty five-inch plan, for which the surveys were undertaken in 1874, and since it abuts and differs in fabric from the earlier (Phase 3) extension of the house it was probably erected after it.

A tentative date of *circa* 1860 is therefore proposed for the erection of the addition.

PHASE 5: *circa* 1900



Roof plan of the existing house showing the pre-existing house (brown) and the Phase 5 additions (red).

It is about 2.6 metres long and 2.45 metres wide and built of masonry which has been painted white.

To the east of it is a shallow bay window with a tiled roof which may have been added at about the same time.

The two Phase 5 additions, from the south.



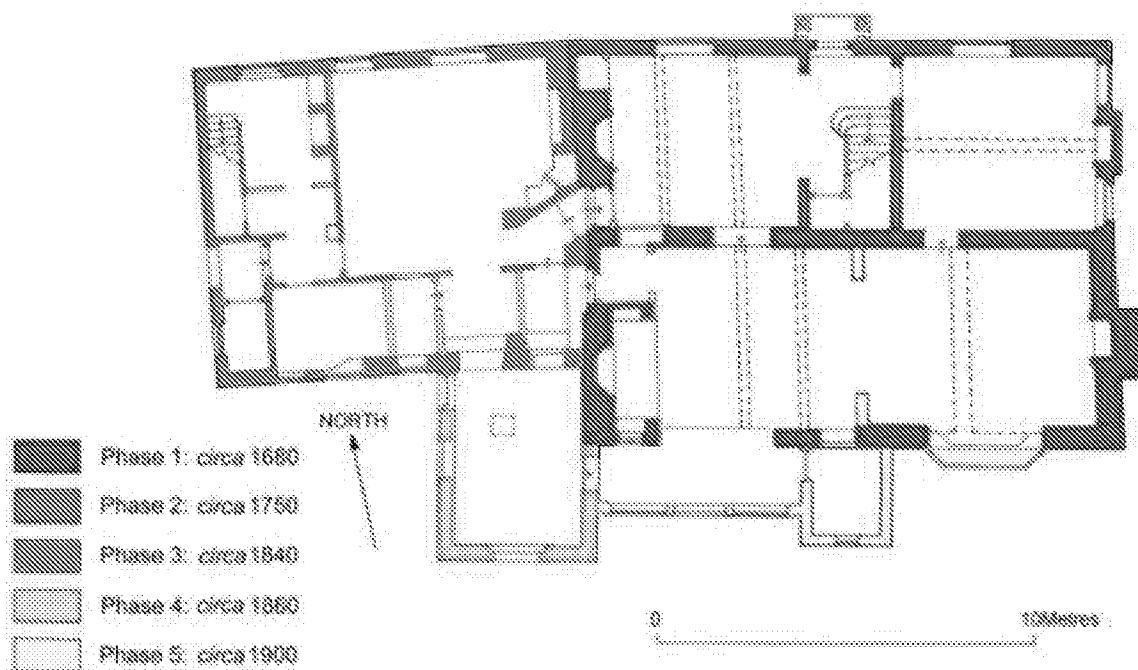
Phase 5: Overview

The porch was probably added to provide a covered access for the family to the walled garden, whilst the bay window was presumably designed to improve the light into one of the main family living rooms.

Phase 5: Date

The small addition was not shown on the second edition of the Ordnance Survey twenty five-inch plan, for which the revisions were made in 1896, but it was shown on the next edition, for which the revisions were made in 1910. The bay window is not depicted on any editions of the plan but it was too small to meet the criteria for inclusion.

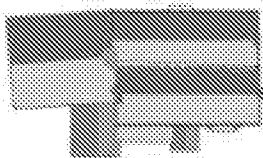
A date of *circa* 1900 is proposed for the additions.



*Ground plan of the existing house, showing the Phase 5 additions (yellow).
Scale 1:200.*

PHASE 6: post 1910

A number of alterations and additions have been made both externally and internally to the house since 1910.



Roof plan of the existing house showing the pre-existing house (brown) and the Phase 6 addition (pink).

The main external addition has been the construction of a single-storey extension on the south side between the earlier (Phase 4 and 5) additions which has a flat roof that now forms a balcony to the master bedroom.

The single-storey extension on the south side of the house, looking north.



Some time before the revisions were made for the 1938 edition of the Ordnance Survey plan the linking store and covered way, noted in the introduction (see Section 2), had been built at the south-west corner of the house.



Ground plan of the existing house, showing the Phase 6 addition (grey). Scale 1:200.

The interiors have been refurbished on many occasions and include any works that may have been undertaken as a result of the planning and Listed Building Consent applications made between 1994 and 2008 (see Section 3).

(for a description of the house as it exists today see Section 5).

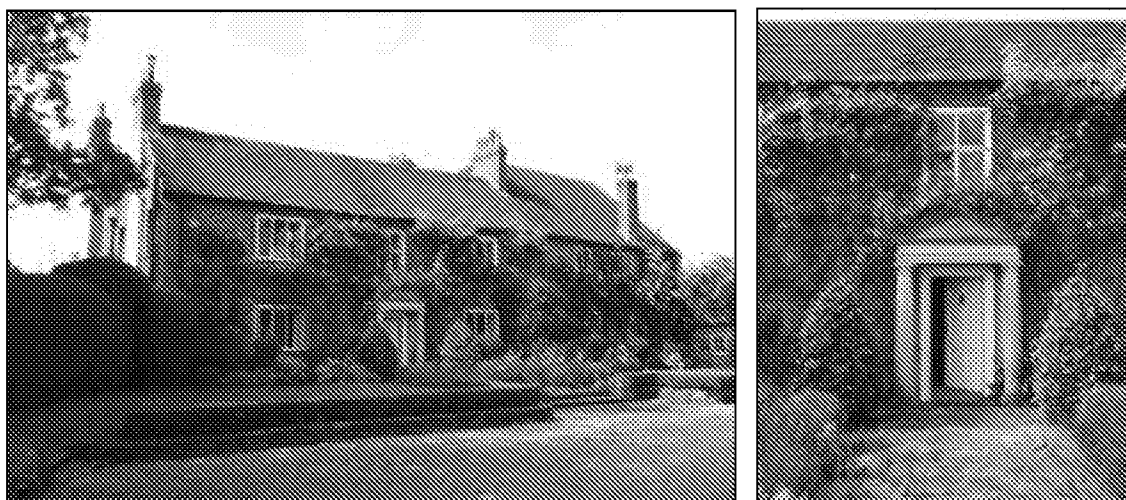
5. DESCRIPTION

This section of the assessment provides an illustrated description of the house and the uses of spaces as they exist today. It commences with a brief account of the exterior and then describes the ground and first floor on a room-by-room basis.

EXTERNAL ELEVATIONS

These have for the most part already been described in some detail (see Section 4) so it is proposed only to add a few comments here.

The *north elevation* is essentially as built in about 1750 (Phase 2) and extended in about 1840 (Phase 3). The porch may be an addition to the original house but no evidence has been found to indicate when this may have been. The windows are all casements with diamond-shaped leaded lights and the door has six panels.



The Manor House, from the north-east, and the porch.



The north elevation of the Manor House. Scale 1:200.

The *east elevation* comprises the two gabled ends of the original (Phase 1) house and the later (Phase 2) addition to it. The lower parts of these and the two chimney stacks are for the most part rendered whilst the upper parts are hung with tiles. The exposed brickwork in the upper sections of the two chimney stacks suggest that they have both been rebuilt in the late nineteenth or early twentieth century.

The elevation includes modern patio doors and four casement windows, three of which have diamond-shaped leaded lights.

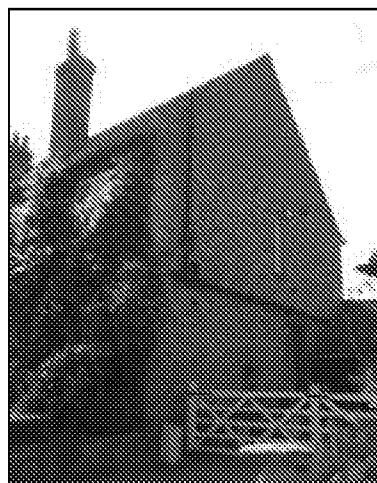


*The east elevation of
The Manor House.*



*The east elevation of
The Manor House.
Scale 1:200.*

The *west elevation* is essentially as built in about 1840 (Phase 3) with parts of the original (Phase 1) and later additions projecting to the rear.



*The west elevation of the
Phase 3 extension, looking
south-east.*



The *south elevation* is a mix of most of the phases of construction of the house, except for the (Phase 2) Georgian section of the frontage, but the earlier (Phase 1 and Phase 3) parts have been partially obscured, altered, and otherwise masked by later surfaces including render and paintwork.

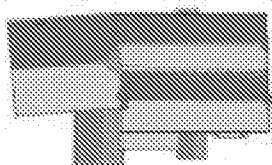


*The south elevation of the house, viewed from the south-west (above left)
and from the south-east (above right),*



*The south elevation of The Manor House, including the linking structure at the west end.
Scale 1:200.*

ROOFS



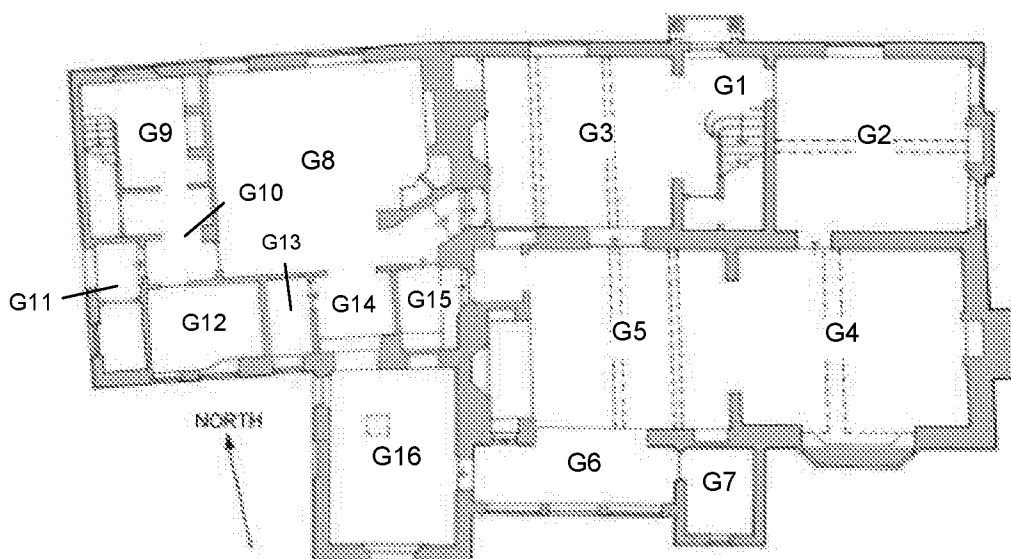
Apart from the flat-roofed extension at the rear, which supports a first floor balcony, all the roofs are tiled and pitched apart from the small part hip at the east end of the west extension.

Roof plan of the existing house.

All the chimney stacks have the appearance of having been built in the nineteenth or early twentieth century but some may be replacements of earlier structures.

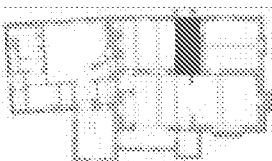
GROUND FLOOR LEVEL

At this level the house is formed of sixteen principal spaces (G1-G16) – of these the first seven (G1-G7) are contained within what would have been the family end of the house and the remainder (G8-G16) are in the former service wing.



*Ground plan of The Manor House, showing the room numbering used in the text.
Scale 1:200.*

Room G1: Stairs hall



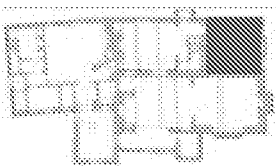
This contained the main entrance into the Georgian (Phase 2) house together with the main staircase and it still serves this purpose today.

There are no surviving period features here – the staircase is a later insertion with a square wooden newel post and turned wooden balusters. The floor tiled.



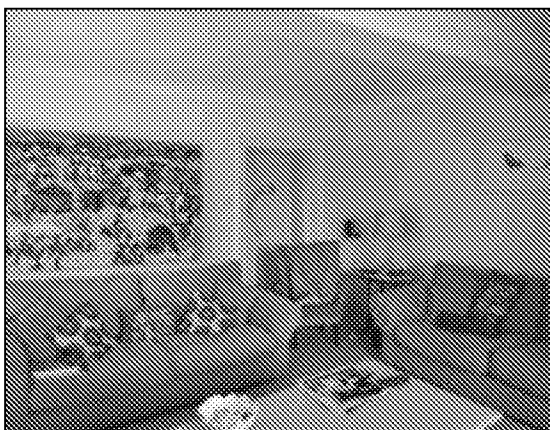
The staircase, looking south.

**Room G2:
Lounge**



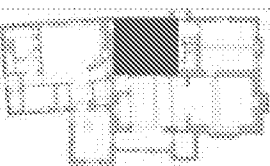
This was one of the principal family living room on the north front of the Georgian (Phase 2) house and is now used as a lounge.

There a main floor beam extending across the room from east to west, which is now encased, and plain concave coving. There are no surviving period features – the stone chimneypiece probably being a later insertion. The floor is carpeted.



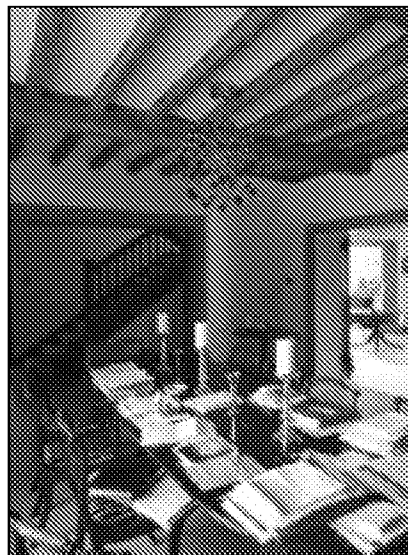
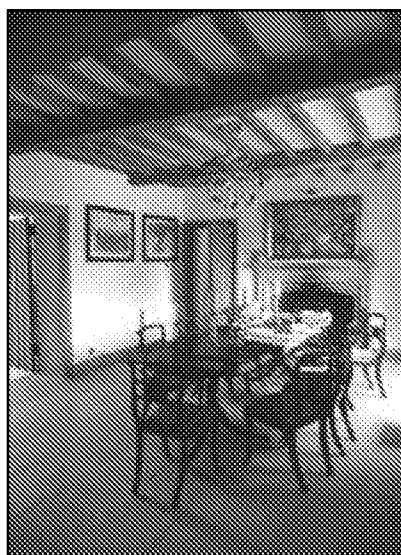
The lounge, looking south-east (above left) and south-west (above right).

**Room G3:
Dining room**



This was the other principal family living room on the north front of the Georgian (Phase 2) house and is now used as a dining room.

It has exposed floor beams and joists in the ceiling and a stone chimneypiece at the west end which is probably a later insertion. The fireplace contains a cast-iron fireback which is date '1685'.



The dining room, looking west (above left) and east (above right).

A trimmer has been inserted into the floor joist in the south-east corner of the ceiling to accommodate a turn in the adjoining staircase when it was re-ordered.

The east and south walls have been opened up to provide wider access into the adjoining spaces (Rooms G1 and G5) and the openings are both formed with moulded wooden architraves, probably oak. These have the appearance of previously having been painted but now cleaned and it is not clear whether they are original features or later insertions.

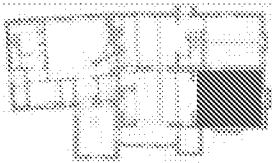


The openings on the east side (above) and south side (right) of the dining room.



The floor of the dining room is now tiled.

Room G4: Lounge



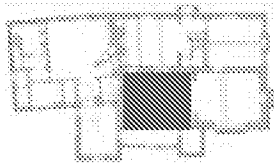
This was the large room at the east end of the original (Phase 1) house. The partition wall between this and the space to the west (Room G5) has for the most part been removed and the two spaces now serve as one through lounge.

There is a main floor beam extending across the room from north to south, which is now encased, and plain modern coving. The bay window on the south side is a later (probably Phase 5) addition; the stone chimneypiece at the east end is probably a later insertion; and the opening between this and the space to the west (Room G5) has a wooden architrave which is recent in origin. The floor is carpeted.



The lounge looking east (above left) and west(above right).

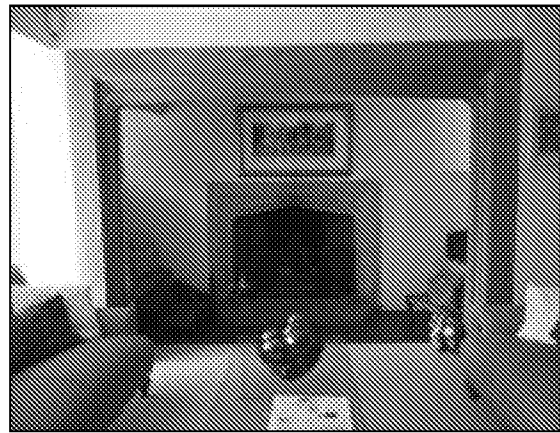
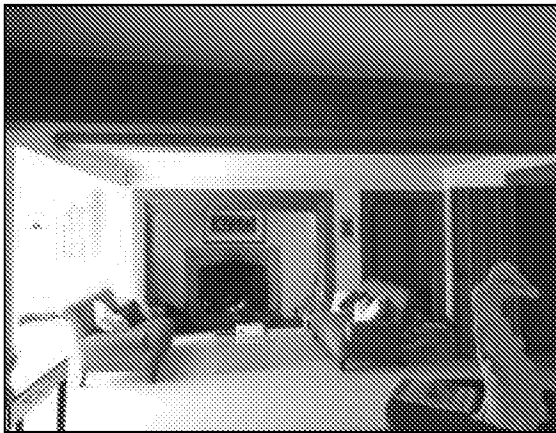
**Room G5:
Lounge**



This was the large room at the west end of the original (Phase 1) house. The partition wall between this and the space to the east (Room G4) has for the most part been removed and the two spaces now serve as one through lounge.

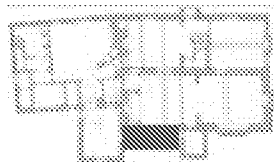
There are a pair of exposed floor beams in the ceiling and what appears to have been an inglenook fireplace at the west, which is now much altered and has a carved wooden surround to the opening and a stone chimneypiece which is probably a later insertion. The fireplace contains a cast-iron fireback date '1685'.

A door opening has been created to the north of the fireplace to give access to the later (Phase 3) service wing and the south wall has been opened-up to provide a wide access into the late (Phase 6) single-storey addition and the room has a simple modern cornice. The floor is carpeted.



The lounge, looking west (above left) and a detail of the much-altered inglenook fireplace (above right).

**Room G6:
Passage**



This is the later single-storey extension on the south side of the lounge (Room G5) which has been added since 1971 (Phase 6).

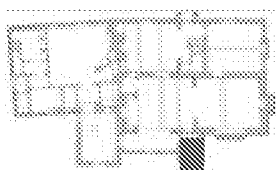
It now serves as a linking passage between adjoining spaces (Rooms G5, G7 and G16) and gives access to the rear garden through wide patio doors.

The door opening at the west end has a round head and matching glazing and this may be an original (Phase 4) feature.



The passage, looking west.

**Room G7:
Office**



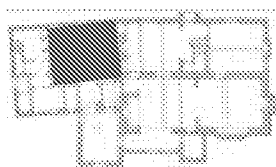
This is the later (Phase 5) single-storey addition on the south side of the lounge (Room G5) which seems to have been designed as a porch.

The door openings into the space on its north side (Room G5) and into the garden to the south have been sealed and it now serves as a small office, accessed from the passage on its west side (Room G6).

The office, looking south-east.



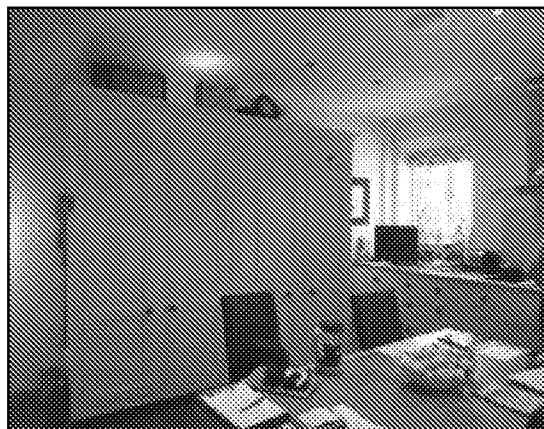
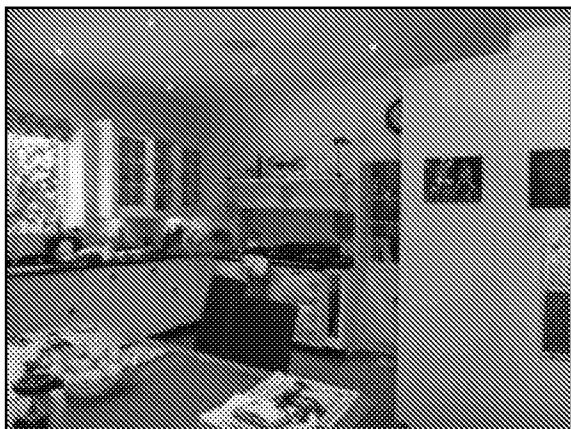
**Room G8:
Kitchen and
passage**



This is the large room at the north-east corner of the later (Phase 3) extension to the house which was probably designed as a kitchen and is in use for this purpose today. It was accessed by a passage from the main part of the house, which ran along its south side and served the other service rooms, although the partition between the two has for the most part been removed.

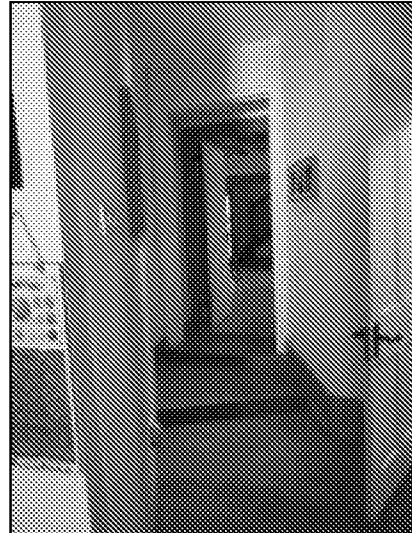
The recess containing an Aga-type cooker in the north-east corner may have contained the original stove and this was presumably served by the chimney stack above.

The kitchen contains relatively modern appliance and fittings.



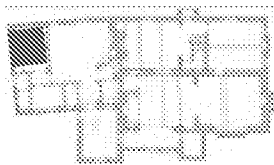
The kitchen, looking north-east (above left) and north-west (above right).

The dining room in the main part of the house (Room G3) is accessed along what remains of the former passage which contains two steps up.



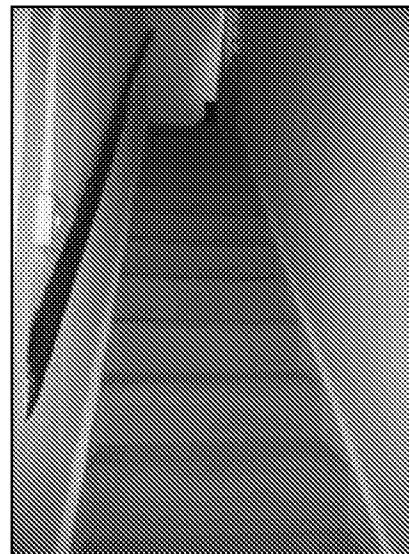
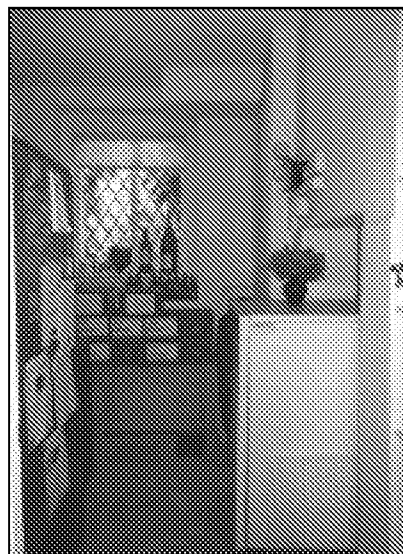
The passage, looking east.

**Room G9:
Utility area and
stairs**



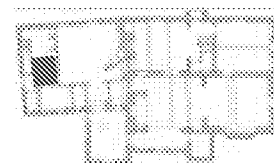
This is the space in the north-west corner of the of the later (Phase 3) extension to the house which was heated and may have been used as a rest room by the servants. It has a narrow staircase on the west side which, if an original feature, would have given the servants a separate access to their sleeping accommodation on the first floor.

It is now used as a utility area and the stairs, which are carpeted, serve as a secondary access to the family bedrooms.



The utility area, looking north (above left) and the stairs (above right).

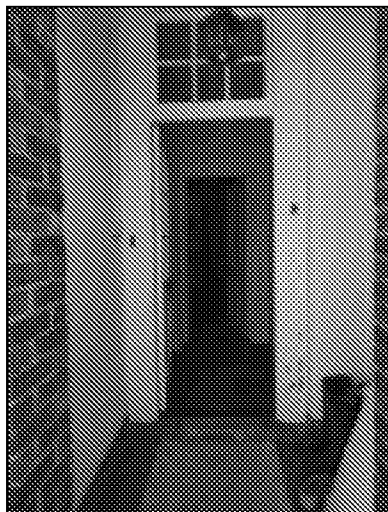
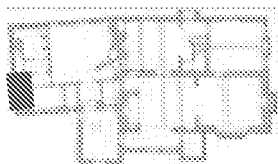
**Room G10:
Lobby**



There are two small spaces here which serve as a lobby linking the kitchen to the utility area (Room G9) and the porch (Room G11).

**Room G11:
Porch and
lavatory**

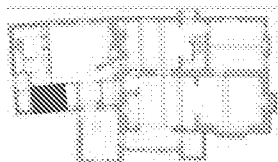
This is the covered access into the former service wing, presumably designed as a secondary entrance for servants and tradesmen, which has a lavatory on its south side.



The porch, looking east.

**Room G12:
Utility room**

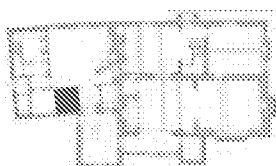
This is a room on the south side of the service wing which is now used as a utility room.



The utility room, looking south.

**Room G13:
Lavatory**

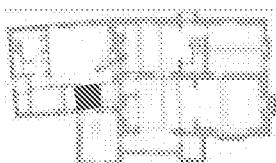
This is located to the south of the kitchen, and was formerly accessed from a door in its north wall, which has been blocked and replaced by another from the lobby on its east side.

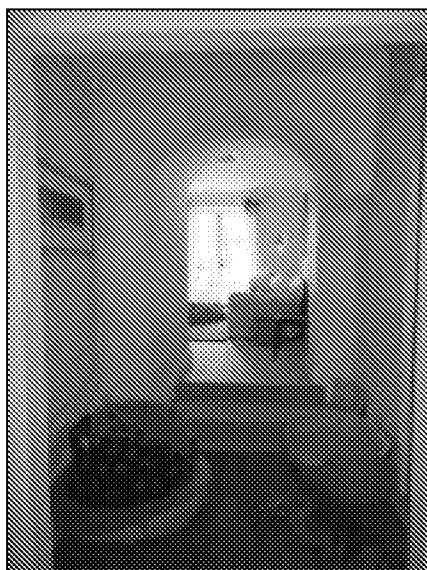


**Room G14:
Lobby**

This is a linking lobby created out of an existing (Phase 3) service room to provide access up two steps into the later (Phase 4) addition to the south (G16).

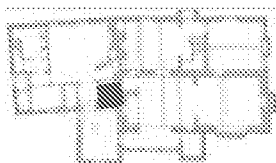
The pointed opening has been roughly cut through the south wall of the service wing and gives the misleading impression that it is older than it actually is.





The lobby, looking south.

**Room G15:
Larder**



This is a small room at the south-east corner of the service wing which has been linked through to the west end of the lounge (Room G5), by cutting through the masonry of the west wall of the original (Phase 1) house and inserting a brick relieving arch. It may also at some time have been linked through to the later (Phase 4) addition to the south (Room G16). It is now used as a larder.

The brickwork on the east and south sides has been roughly cut through and seems to give the misleading impression that the openings are older than they actually are.



The larder, looking south.

**Room G16:
Play room**



This is the later (Phase 4) addition on the south side of the house which appears to have been designed as a large porch to provide access into the walled garden.

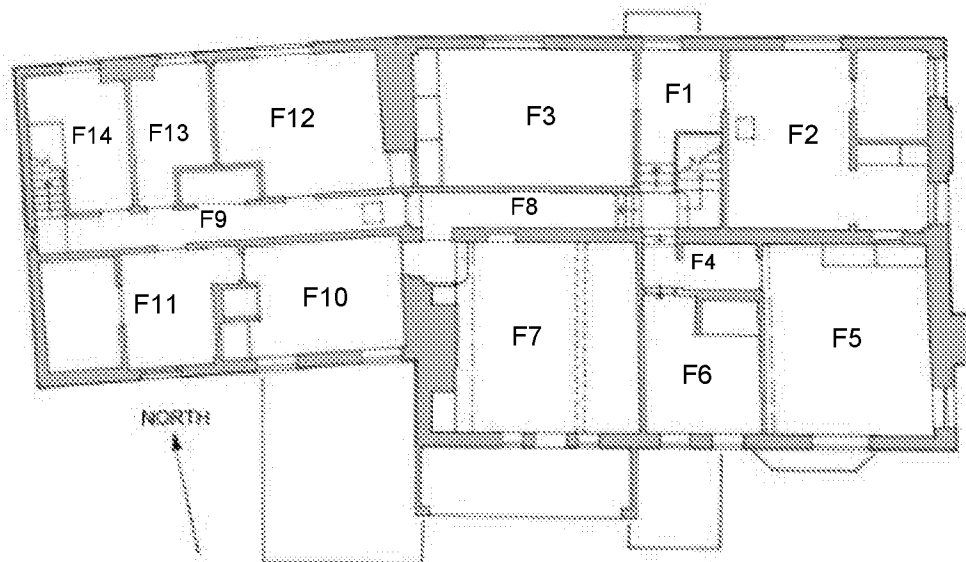
It now has a window in the south elevation; an external door in the north-west corner; and two internal door openings on the north and east sides. It has a plain concave coving; the floor is carpeted; and the space is used as a play room.

The play room, looking north-west.



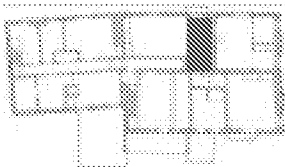
FIRST FLOOR LEVEL

At this level the house is formed of fourteen principal spaces (F1-14) – of these the first eight (F1-F8) are contained within what would have originally been the family end of the house and the remainder (F9-F16) are in the former service wing.



*First floor plan of The Manor House, showing the room numbering used in the text.
Scale 1:200.*

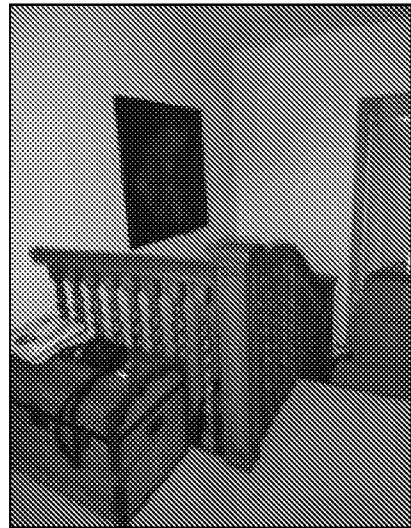
Room F1: Stairs and landing



This space would have accommodated the stairs and landing of the later (Phase 2) Georgian part of the house and still serves this purpose today.

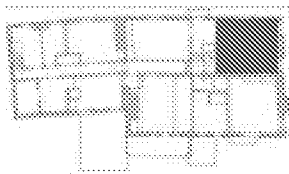
The staircase has evidently been re-ordered at some time and the existing structure is a later insertion with a square wooden newel post and turned wooden balusters.

The landing includes several changes of level.



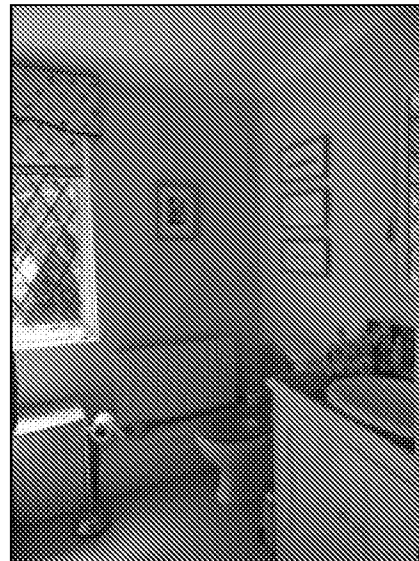
The stairs and landing, looking south-east.

Room F2: Bedroom and bathroom



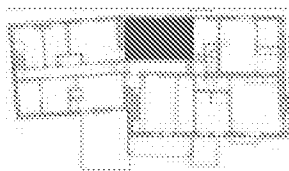
This is located at the north-east corner of the house and would have contained one of the principal family bedrooms of the later (Phase 2) Georgian dwelling. It may have been heated but there is no longer any trace of a fireplace at the east end.

It is now subdivided to comprise a bedroom with en-suite bathroom in the north-east corner. The space preserves no period features but a simple concave coving has been added in the bedroom, which contains a loft hatch.



The bedroom, looking north-west (above left) and the bathroom, looking south-east (above right).

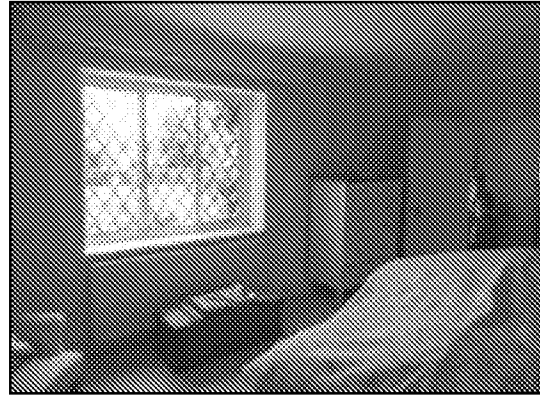
Room F3: Bedroom



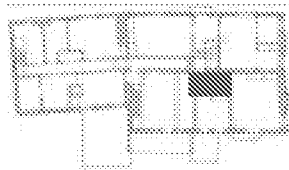
This is located at the north-east corner of the later (Phase 2) Georgian dwelling and would have served as a principal family bedroom. It may have been heated by a fireplace at the west end but this is no longer visible.

It still serves as a bedroom but no period features survive. A simple concave coving has been added and there are built-in wardrobes at the west end.

The bedroom, looking north-east.



Room F4: Passage



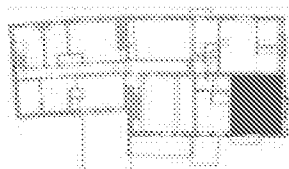
This is a short passage leading off the top of the landing and giving access to a bedroom and family bathroom on its south side (F5 and F6).

It contains no period features but it does include a loft hatch.



The short passage, looking east.

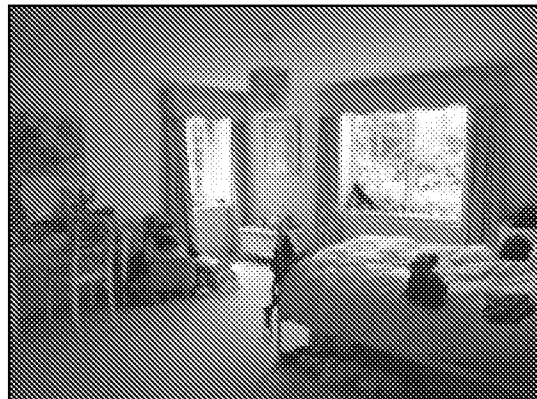
Room F5: Bedroom



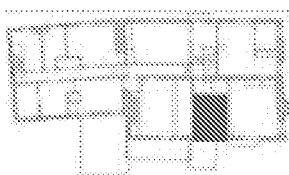
This is located at the east end of the original (Phase 1) house and would have contained a bedroom which may have been heated by a fireplace at the east end though no trace of this is now visible internally.

It is still in use as a bedroom but contains no period features.

The bedroom, looking south-east.



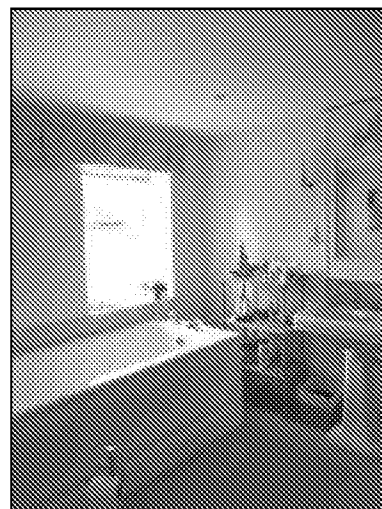
Room F6: Bathroom



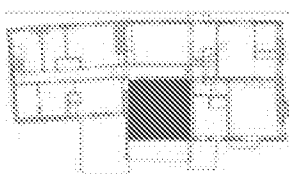
This is located on the south side of the original (Phase 1) house and is accessed down two steps from the adjoining passage (Room F4).

It is now a family bathroom and contains no period features.

The family bathroom, looking south-west.



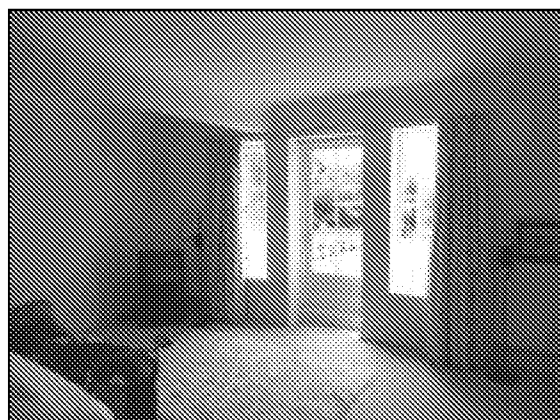
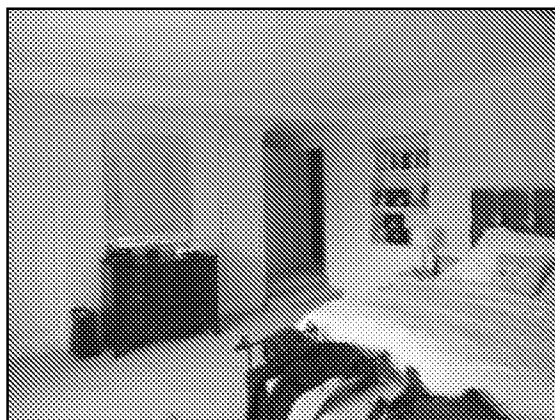
Room F7: Bedroom



This is located at the west end of the original (Phase 1) house and may have been heated by a fireplace on the west side. It is now accessed from the adjoining passage on its north side (Room F8) and then down two steps. A former door opening to the east of this has been sealed.

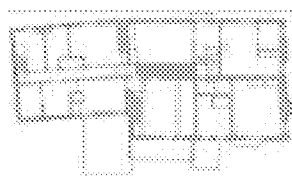
It includes a dropped beam in the ceiling part way along its length and built-in wardrobes around the chimney stack at the west end, which may well have contained a fireplace. It also has plain concave coving.

A door opening has been created on the south side to give access to a balcony over the later (Phase 6) ground floor extension and an opening has been created at the north end of the west wall to give access to an adjoining room in the later (Phase 3) extension which has been converted for use as an en-suite bathroom. It now serves as the master bedroom of the house.



The master bedroom, looking north-west (above left) and south-east (above right).

Room F8: Passage

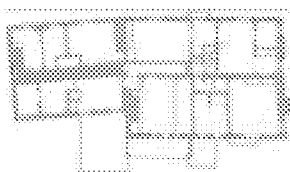


This is a narrow passage leading from the landing at the top of the stairs (F1) through to the later (Phase 3) extension to the east end and now serving only the bedroom on its south side (Room F7).



The passage, looking west.

Room F9: Servants' passage and stairs



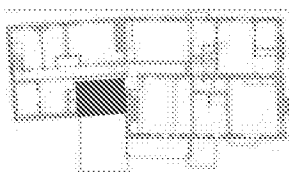
This is continuation of the narrow passage leading from the main family stairs, through the later (Phase 3) extension, to the secondary stairs at the west end, which may have been for the servants. It linked the family end of the house with the service end and served bedrooms on either side, some of which were probably used by the servants.

The passage and stairs contain no period features but the passage has an airing cupboard on its north side and a loft hatch at its east end.



*The servants' passage, looking west (above left)
and the servants' stairs (above right).*

Room F10: Bathroom



This is located at the south-east corner of the later (Phase 3) extension to the house and was probably intended for use either by a member of the family or a servant.

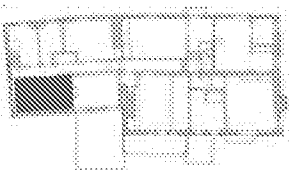
It may have been heated by a fireplace on the east side but this is no longer visible.

The room is now an en-suite bathroom linked through to the master bedroom on its east side (Room F7) and to a dressing room and walk-in wardrobe on its west side (Room F11). There is also an access from the passage on its north side (Room F9). It contains no period features.



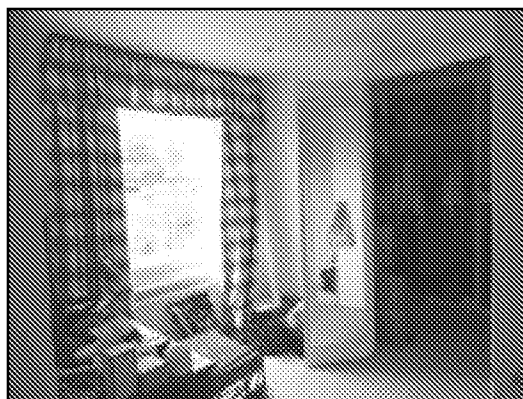
The en-suite bathroom, looking west.

Room F11: Dressing room and wardrobe



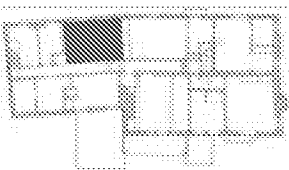
This is located at the south-west corner of the later (Phase 3) extension to the house and was probably intended for use as a servant's bedroom.

It is now subdivided and contains a dressing room and walk-in wardrobe linked through to the en-suite bathroom for the master bedroom (F10). There is also a direct access from the passage on its north side (F9). The dressing room has plain concave coving.



The dressing room and wardrobe, looking south-west.

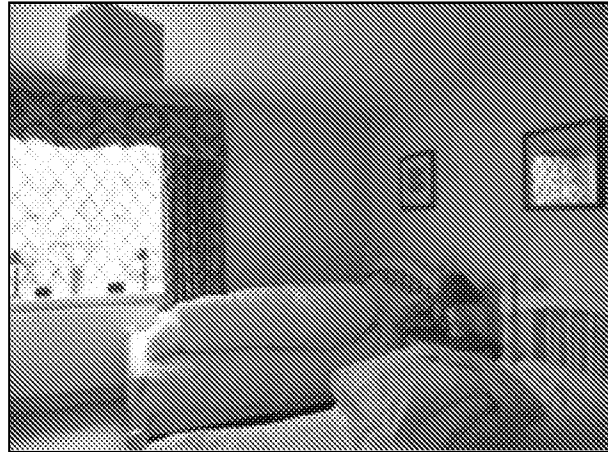
Room F12: Dressing room and wardrobe



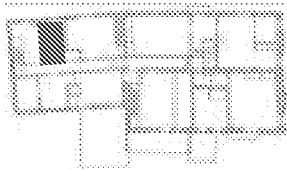
This is located at the north-east corner of the later (Phase 3) extension to the house and was probably intended for use as a bedroom either by a member of the family or a servants. It may have been heated by a fireplace at its east end but no trace of this is visible.

It is still in use as a bedroom but has no surviving period features.

The bedroom, looking north-east.



Room F13: Bedroom



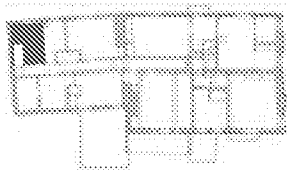
A small room on the north side of the later (Phase 3) extension to the house which was probably intended as a servant's bedroom.

It is still in use as a bedroom but has no period features.



The bedroom, looking north.

Room F14: Bathroom



A small room on the north side of the later (Phase 3) extension to the house which was probably intended as a servant's bedroom. It is L-shaped in plan to fit around the servants' stairs.

It is now a family bathroom and has no period features.

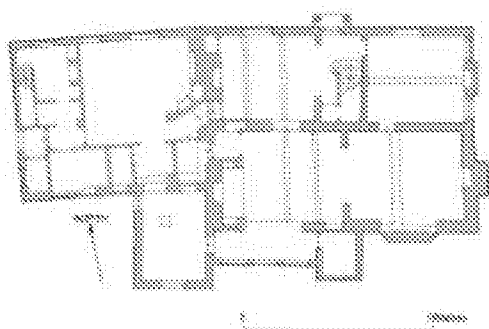


The bathroom, looking north.

6. PROPOSALS

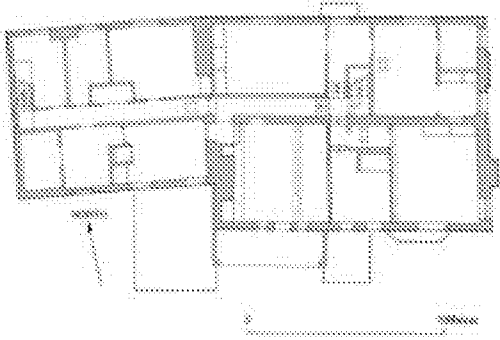
The proposals, which are set out in the applicants' supporting letter together with the architect's drawings and Heritage, Design, Access, and Planning Statement, are briefly to demolish the existing potting shed and veranda abutting the house on its south-west side, and adapt and extend what was almost certainly designed as a service wing for the house servants in order to serve the reasonable needs for twenty-first century family living.

It includes a single-storey extension for a new kitchen and utility room at the rear of the property; the re-ordering of the interior of the nineteenth century service wing; and provision for wheelchair access and movement wherever practicable.

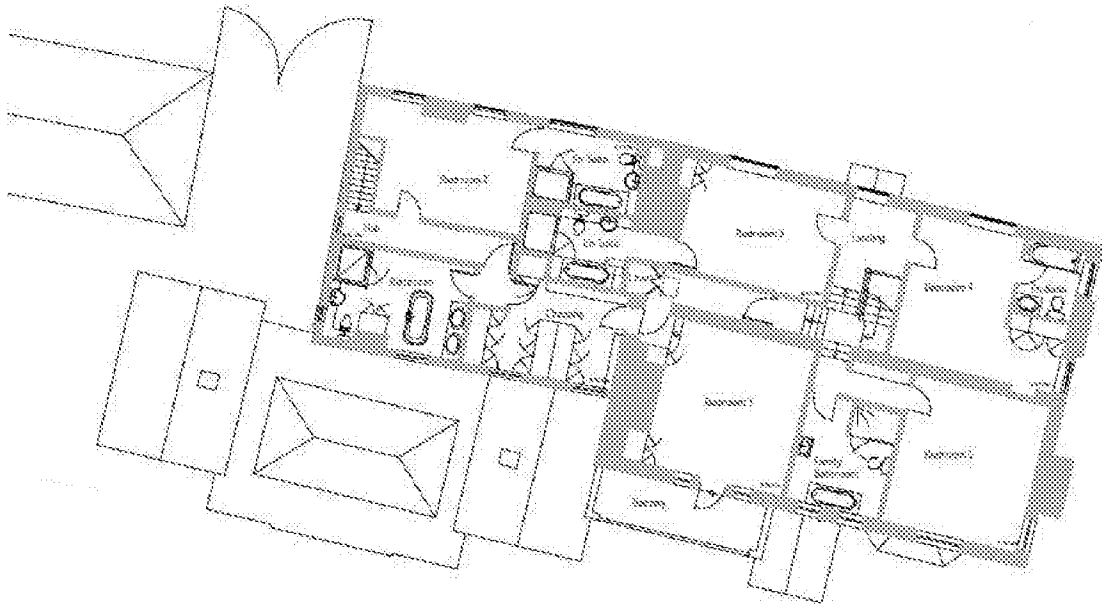


The existing ground floor plan (left) and the proposed ground floor plan (below). Not to scale.





*The existing first floor plan (left) and the proposed first floor plan (below).
Not to scale.*



7. HERITAGE IMPACT ASSESSMENT

This section provides an assessment of significance of the whole of the building known as The Manor House, and parts of it, and then outlines the approach that will be adopted to ensure that the most significant elements of the property will be protected and, where possible, enhanced during the proposed re-ordering and extension of the west end of the house, which was added in the nineteenth century to the original late seventeenth century house, extended as a Georgian dwelling in *circa* 1750.

SIGNIFICANCE

The substantial alterations that have been made to the property make it difficult to be sure about its original form and date of construction.

The documentary evidence suggests that a manor house may first have been built on this site in the second half of the seventeenth century, following the abandonment of the former Bishop's Palace at Tote Copse. If this was the case then the most likely explanation, based on the surviving fabric that is visible and particularly the roof structure, would seem to be that its remains are contained in the south-east part of the present house and that it comprised a modest two-storey dwelling constructed in *circa* 1680 (Phase 1). The present house contains a pair of cast-iron firebacks dated '1685' but it is not known whether or not they were introduced to the property at a later date.

It was probably then extended on its north side to twice its size as a substantial double-pile Georgian dwelling in *circa* 1750, with a balanced brick façade around a central door giving access to a stairs hall (Phase 2).

A substantial two-storey extension at the west end, probably added in *circa* 1840, was probably intended as a service wing (Phase 3).

Two single-storey additions were then made on the south side, both giving access to the rear garden – the first in about 1860 (Phase 4) and the other in about 1900 (Phase 5). Finally, the house was much altered and restored in the twentieth century with a single-storey addition having been made between the two earlier ones since 1972 (Phase 6).

The house, which is Listed at Grade II, contains relatively few period features internally and its main attraction is its exterior when viewed from the north and from the north-east. Internally there are a few exposed timbers at ground level and the two principal roof structures may survive in something like their original forms in the attic.

Listed status

In light of this much better understanding of the history and fabric of The Manor House than was evidently available in 1984, when the house was Listed, it is now possible to review the property against the criteria employed by the Secretary of State for the selection of structures for inclusion on the Statutory List of Buildings of Special Architectural and Historical Interest as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in particular, to the Grade II status afforded to it.

No *distinguished persons* have lived at The Manor House. It has no particularly *close historical associations* with nationally important people or events and the *architect* or *designer* of the property is not known.

The house is of some limited *historical interest* because of its links with the former Bishop's Palace at Tote Copse which it appears to have succeeded as the principal dwelling on the former ecclesiastical estate.

The house is of some interest for its associations with nearby farm buildings, some of which have been converted for residential use, but it is not important for its *group value* as comprising one element within an important architectural or historic unity or a fine example of planning as part of a square, terrace, or model settlement.

The house is not of *architectural interest* because it displays any particular technological innovation, virtuosity, or plan form and it is not the product of any one or more significant architects, but it more than satisfies the criteria for inclusion on the Statutory List by virtue of its age, since all buildings erected before 1700 are Listed and most buildings erected between then and 1840 are included.

However, the north façade, is of special architectural interest and importance to the nation for its design, decoration, and craftsmanship and as an example of a Georgian dwelling. Any remains that may exist of the late seventeenth century house; the exposed timbers internally at ground floor level; and the surviving roof structures at the east end of the house are also significant survivors.

The remainder of the exterior of the building and much of the interior do not fulfil the listing criteria, when considered alone, as they comprise alterations made after the usual cut-off date of 'about 1840'.

Hence, whilst the building as a whole is of Listable quality, it is any remains of the seventeenth century house; the north and east elevations; the exposed timbers at ground floor level; and the roof structures at the east end that are of special architectural interest and certainly warrant inclusion in the Statutory List at Grade II.

Heritage asset status

The *National Planning Policy Framework* (2012) places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a heritage asset, such as a Listed building.

The term significance appears first to have been adopted as an expression of value to present and future communities in the *Australian Heritage Commission Act* of 1975. It was employed in the Australia ICOMOS *Guidelines to the Burra Charter: Cultural Significance* in April 1984 and then by James Semple Kerr in his guide to the preparation of *The Conservation Plan* in 1996. It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its *Conservation Plans for Historic Places* in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both *Planning Policy Statement 5* (2010) and the *National Planning Policy Framework* (2012) where it 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'.

In its *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- *evidential value* deriving from the potential of a place to yield evidence about past human activity;
- *historical value* deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value* deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *communal value* deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Applying the English Heritage criteria for assessing the significance or value of heritage assets to The Manor House it is proposed that it has some *evidential* and *historical value*..

The house does contain some fabric which could potentially yield more about its past by, for example by *dendrochronology*, or tree-ring dating of some of its timbers, and a small amount of evidence might come to light concerning its original form and date during proposed refurbishment or during any further alterations at a future date.

The history of the house is already relatively well established although there is potential for clarifying its relationship with the former Bishops' Palace, which can now probably best be achieved by documentary research.

It is not considered that the house has any particular significance to those who lived in it and it is considered most unlikely that the proposals will have an adverse affect on its *communal value*.

Realistically, it is only the *aesthetic value* of the building that is significant and this is derived from its external appearance from the north and north-east sides, when viewed from the public highway. The other elevations are not particularly attractive but they are, in any case, not visible from other properties.

IMPACT ASSESSMENT

The applicant has accepted that the significance of the Listed building could be adversely affected by the proposals if historic fabric were not protected from unnecessary loss or damage and if the character of the building was not protected from inappropriate additions, alterations, or intrusions. It was also recognised that some improvements may be appropriate in situations where previous damage or alteration can be corrected.

In order to achieve this the applicant commissioned a condition audit of the fabric and this assessment in order to fully understand the history and fabric of the building so that decisions about what should be retained and what might be removed have been fully advised.

The proposals will not adversely affect the evidential and historical values of the house and they may offer scope for a little further study of the existing fabric (see Section 8).

The proposed extension and alterations will not affect the external elevations or the interior of what might remain of the original Georgian house. They will affect the ground floor elevations on the south and west sides of the mid and later nineteenth century additions to the house and the interior of that part of the dwelling, but these are not considered to be of either special or of significant interest.

The approach to re-ordering the interior of the service wing has been to avoid any unnecessary loss of historic fabric.

The proposals will not have an adverse effect on any of the built structures within the curtilage of the Listed house or on its setting, or that of any other Listed buildings within its vicinity.

MITIGATION

The proposals have been informed by this assessment and decisions so affected have included the selection of new openings in existing walls, which are restricted to those which can be regarded as necessary for allowing reasonable flow between spaces.

Any perceived adverse affects of the proposals on the character and setting of the Listed building will be mitigated by design and use of materials.

8. WRITTEN SCHEME OF INVESTIGATION

Any structures or parts of structures which are to be demolished or altered will be recorded by photographs, drawings, and/or written description prior to the commencement of works.

The proposals include the intention to identify and record any features exposed during the proposed works on the property.

A copy of this assessment and of any new information which comes to light during alterations and construction will be offered to the Historic Environment Record of West Sussex County Council.