



Pigeon House, Angmering

application for planning permission and listed building consent for a new linked building to provide family kitchen and bedroom

design & access and heritage statement with supporting documentation

may 2011

PIGEON HOUSE, ANGMERING

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PIGEON HOUSE, HIGH STREET, ANGMERING

1.0 CONTEXT APPRAISAL

1.1 Site and Existing Building

Pigeon House is situated on Angmering High Street which runs approximately East - West through the village from the green to Ecclesden Manor and is now bisected at the eastern end by the modern A280 linking the arterial routes of the A27 and A259.

The building is located on the North side of the High Street (Fig.1) on a corner plot fronting onto Weavers Hill also. Unusually for such a village centre location, Pigeon House retains its Barn and other outbuildings as well as substantial gardens and a paddock, forming an attractive group setting.

The house and group setting has been the subject of several campaigns to preserve both the individual buildings and nature of Angmering village and these are referred to later in this document. The house itself was listed Grade II in 1954, with the barn and further outbuildings listed in 1984 (Appendix A). The listing to the house gives the date as C.17th or earlier and local historians have noted the possibility that the house is substantially earlier than this which has been born out by Archaeological research set out within this document and appended at the end.

1.2 Current Position

The present owner purchased Pigeon House some years ago, maintaining it as a second home whilst bringing up a family in London. With a need to accommodate new arrivals in the family and a desire to move out of London, it is proposed to make Pigeon House the principal family home. Whilst the property has been kept in good order, additional accommodation is required to facilitate this and the challenge is to accommodate this on the site without diminishing the special interest of any of the extant historic buildings or character of the grouping.



Ordnance Survey, (c) Crown Copyright 2010. All rights reserved. Licence number 100020449 - Pigeon House, 1-1250 Site plan

Fig.1: Location Plan, site outlined in red

An application (Ref. A/2/11 & A/3/11L) was submitted in December 2010 for consisting of a new ancillary range and conversion of the out buildings however was withdrawn following comments received from the LPA. A separate application (Ref. A/48/11/L) for the conversion of the stables and workshop was submitted and duly consented to allow the client to progress their move. This application therefore concerns itself with the provision of a new range, the design of which has been reconsidered and substantially redesigned.

1.3 Current Layout and Use

The main house is presently arranged with a drawing room, dining room and kitchen to the ground floor and with three bedrooms with bathrooms to the first floor. The barn, workshop and stable are used purely for storage and accommodating plant and the separate outbuilding on the South side of the courtyard was converted to a self contained cottage a few years ago.



Fig.2: Pigeon House from Front Courtyard



Fig.3: Pigeon House from North Garden, Cottage visible through the front yard



Fig.4: Barn to North of Courtyard

2.0 HERITAGE STATEMENT

2.1 Historic Research: Building Fabric

As noted above under Section 1.1, the Listing Description to Pigeon House suggests that the house is of C.17th date or earlier, being of timber frame construction and faced in flint cobbles. The steeply pitched main roof is a suggestion that the building is more venerable than this and C.20th restorations have opened up the central crown post roof structure (*Fig. 5*), a notable medieval feature. Local historians have suggested that the house is considerably earlier and endeavoured to understand the genesis of the name of the property, taking clues from former owners as well as architectural features.

In order to assess the building through both physical, archaeological evidence and documentary evidence available in local archives, the services of Dr. Anabelle Hughes were engaged to provide as comprehensive an understanding as possible. Dr. Hughes' research has been included at Appendices B-D, however is summarised below for explaining the background to the genesis of the scheme.

This decorated crown post (*Fig. 5*) adjacent to the chimney stack sits astride a substantial tie beam (*Fig. 6*), once supported upon large arched braces from the, now lost, timber wall framing. In her analysis of the building (Appendix B) Dr. Hughes describes these as being evidence of a high status open hall house. From the physical evidence, it would appear that the original house was a medieval (pre-1500) two-bay open hall house (forming the core of the present house) with potentially a service range to the north and south ends. The nature of the detailing of the building does, in Dr. Hughes' view, suggest a building of the late 1300's (C.14th). It is noted that the building is narrow in relation to the length of hall and that the loss of all external framing and the fact that wall plates are now underbuilt by later flint walls mean that external form cannot be deduced but the possibility that the house was once aisled is discussed.



Fig.5: Crown Post roof structure now evident in core of house

The proportion and plan type of the hall, along with stylistic details and quality of construction, suggest that the original building was of some status. Dr Hughes' research into manorial records (Appendix D) is discussed further in Section 2.2, however this suggests that the house was possibly part of the fitzAlan estate but no clearly identified owner or role within the estate has yet been found.

Owing to subsequent alterations, the full extent of the original building is unclear but it appears likely that the timber framed partition to the South of the crown post (Fig. 7) was (although the timbers have been reset) the original external wall, with a Solar being formed at the northern end, terminating with a hipped roof over. Within the roof, there is evidence of C.16th insertion of a smoke bay (Fig. 8), probably at the time that the open hall was floored in and possibly the aisles removed (to allow greater light into newly created first floor chambers).

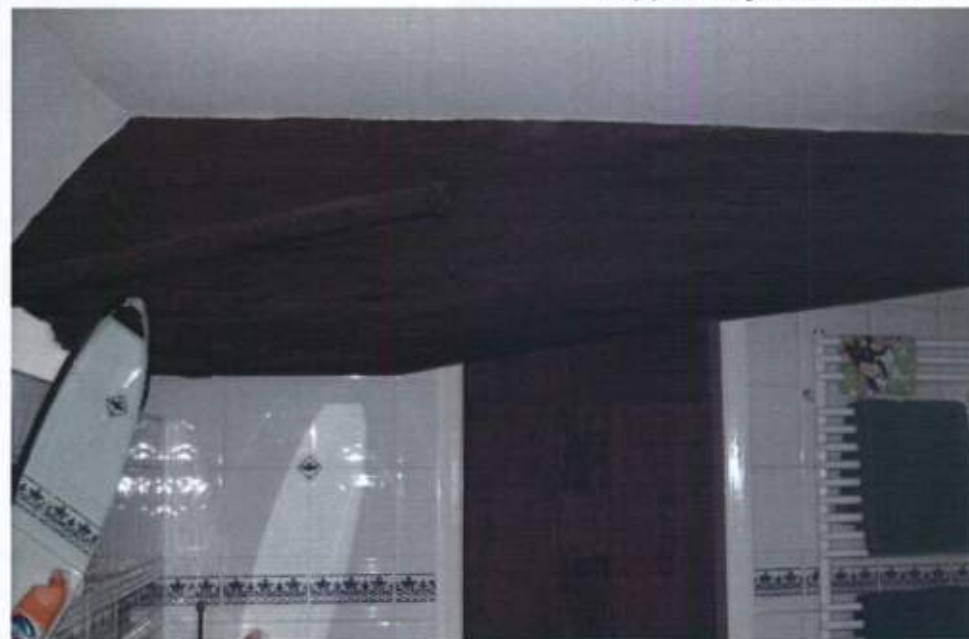


Fig. 6: Base of tie beam to West side of house.



Fig. 7: Former external wall at first floor



Fig. 8: Remnants of former smoke bay to back of stack

The next significant changes appear to be the extending of the building South by one bay and the northern 'Solar' significantly rebuilt. Dr Hughes notes that both roof structures appears to be of C.17th date although the northern roof appears of better quality and is possibly slightly earlier. The works to the floors, front stair and chimney stacks all appear to be of roughly the same period, namely the mid C.17th. One possibility for the different ridge height between the northern range and original hall roof (*Fig.9*) is that the smoke bay to the former hall house was still operational at this point and the apex of the gable therefore had to remain clear to allow smoke egress. What is clear is that the carpentry work is of lesser quality than the original hall house, suggesting that the house no longer had the status associated with it when originally built.

Significant documentary evidence relating to the house exists from this period in both wills and probates from 1644, 1669 and 1687 (Appendix C and D). All of these documents refer to eight rooms suggesting that the present plan form had more or less been arrived at by this point although they suggest only one chimney stack was present at this time, (*Fig. 10*) the brick stack at the core of the house that retains it's cooking implements. A document dated 1665 makes reference to a pigeon house, not loft as existing to the north end of the house (*Fig. 11*). This then brings into question whether there was a detached range that served as a pigeon house, possibly replaced by the C.17th northern loft?



Fig. 10: Former cooking hearth within house

pigeon house, angmering
supporting documentation



Fig. 9: Pigeon House from the North showing different ridge heights



Fig. 11: Pigeon loft viewed from within roofspace

The flint refacing of the house is clearly not of one date, that to the North of the stair vyse and to the rear appears earlier until the junction with the southern 'extension', where a straight joint exists (Fig. 13). However the smaller more regular coursing that starts at that point continues around the front elevation to junction with the brick stair (Fig. 14). This may have been some localised refacing to ensure the integrity of the more visual front facade, certainly no other reason presently can be deduced. The fenestration to the house is of differing dates, featuring some earlier leaded lights but generally appearing to be C.18th/19th timber casements with some later replacements. The historical build up of the house is, as presently understood, shown shaded below (Fig. 12).



Fig. 13: Rear (West) Elevation; note straight joint to r/h side



Fig. 14: Front (East) Elevation showing lack of corresponding joint

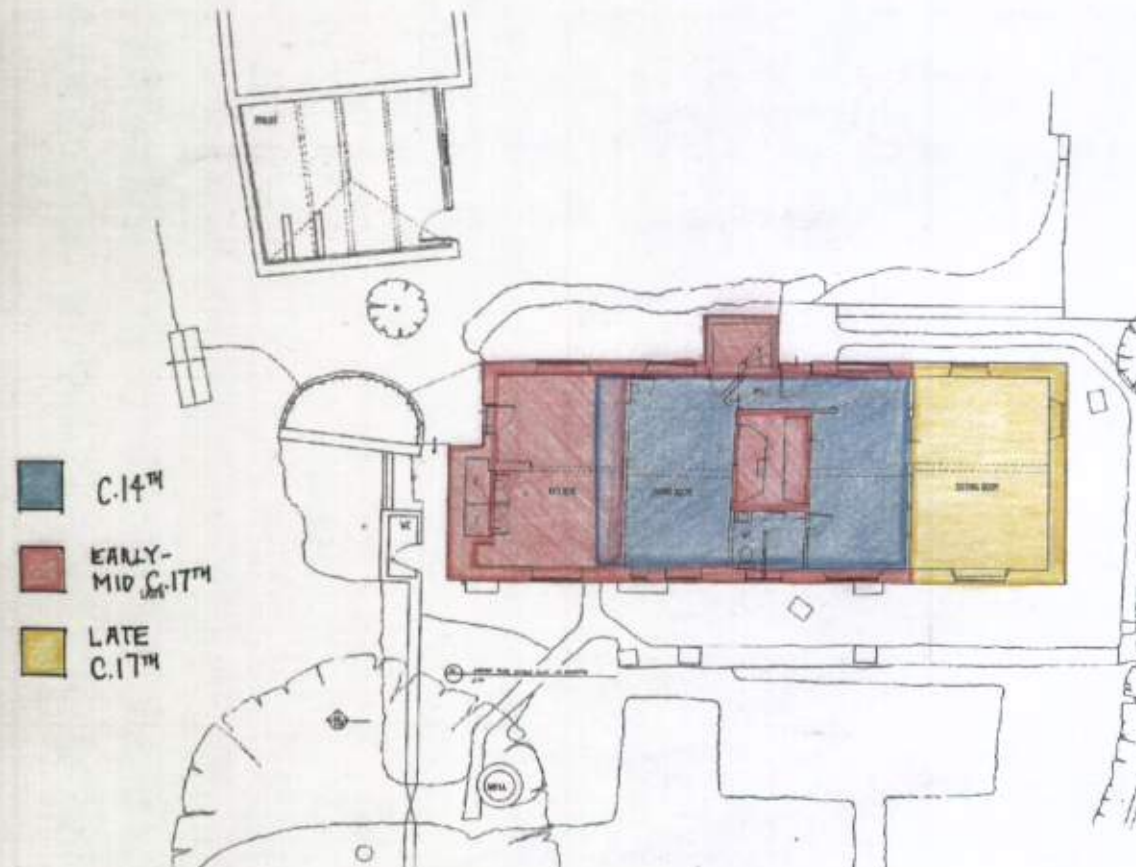


Fig. 12: Historical build up of the House

With regard to the outbuildings, the Barn is listed as being of C.18th date and internally the timber frame (Fig.15 and 16) would support this dating. Parts of the external wall have been rebuilt in flint, possibly coinciding with the first refacing of the main house, being in larger more randomly coursed flints. The front elevation of the barn has two large windows, probably installed when the property ceased to be a working farm and the Barn became ancillary domestic accommodation, they are in evidence in photographs taken in 1937 (Fig.15).

The Workshop, adjacent to the barn, appears on the 1838 tithe map (Fig.22) to be a separate structure however the flint rear wall and present spine beam appear older than this date although the roof structure is all clearly modern (Fig.17).

The date of the Stables is less clear, the flint work is generally well coursed small cobbles which match the southern end of the house suggesting that it was built concurrently (Fig.18 and 19). The Cottage is outside of this application but again appears to be a C.19th refacing of a possibly earlier ancillary structure, at the time of the 1937 article (Fig.26) it appears to have been in use as a garage.



Fig. 15: Interior of Barn 1937, showing light from large windows still extant on South side.



Fig. 16: Interior of Barn



Fig. 17: Modern roof structure to Workshop



Fig. 18: Front elevation of Stables



Fig. 19: Gable elevation to Stables

2.2 Historic Research: Documentary Evidence

Dr. Hughes has traced various wills and probates and by comparison with estate records these provide a time line of ownership (Appendix D). The fitzAlan survey of 1390 refers to a tenancy held by John Kent that matches the acreage and rental value of Pigeon House as recorded in 1679. As the archaeological evidence suggests a build date of the later C.14th it is possible that this refers to the Pigeon House. Although earlier records refer to taxpayers in the parish by the name of Pygon, Pyion and Pygeum, they all predate the earliest fabric in the present building. The 1665 entry for one 'Richard Adams' refers to the presence of a 'Pigeon House', whilst by this point such a feature was not purely a manorial privilege it still denotes a building of status. A Pigeon House would have been a detached building not integrated loft so presumably there would have been a further building on the site. No trace of any such building exists today however map evidence show a free standing small building to the North of the property (Fig.22) which could have been such a structure. Probate records from 1644, 1669 and 1687 refer to a house of some seven or eight chambers, suggesting that the present plan form had been arrived at by this point although no northern chimney stack is noted. By the C.18th the house seems to enter a period of tenant farmers, culminating with an absentee tenant family, the Standings, from mid C.19th until 1911.

The 1838/9 tithe map (Fig.22) shows the house in its present form, with the outbuildings around the courtyard as at present although, the present workshop to the western end of the barn appears to be a detached range, a small building exists on the northern boundary and a further small building is just South of the present stable. On the OS map of 1876 (Fig.23), the western end of the barn has been subsumed but an extension added to the South face of the barn. A pair of small buildings appear in the walled garden to the North of the house (where presently there is some anomaly in the garden walls) one was removed by the time of the 1897 map (Fig.24) and the other by 1911 (Fig.25), currently there is a more modern lean-to in place. The small range South of the stables has also been incorporated into that range. This layout remained the same until the 1911 OS Map where the building on the North boundary and South extension to the barn have been removed.



Fig.20: Garden wall from East showing anomalous returns now forming an outdoor privy



Fig.21: Garden wall from North showing anomalous returns now forming an outdoor privy

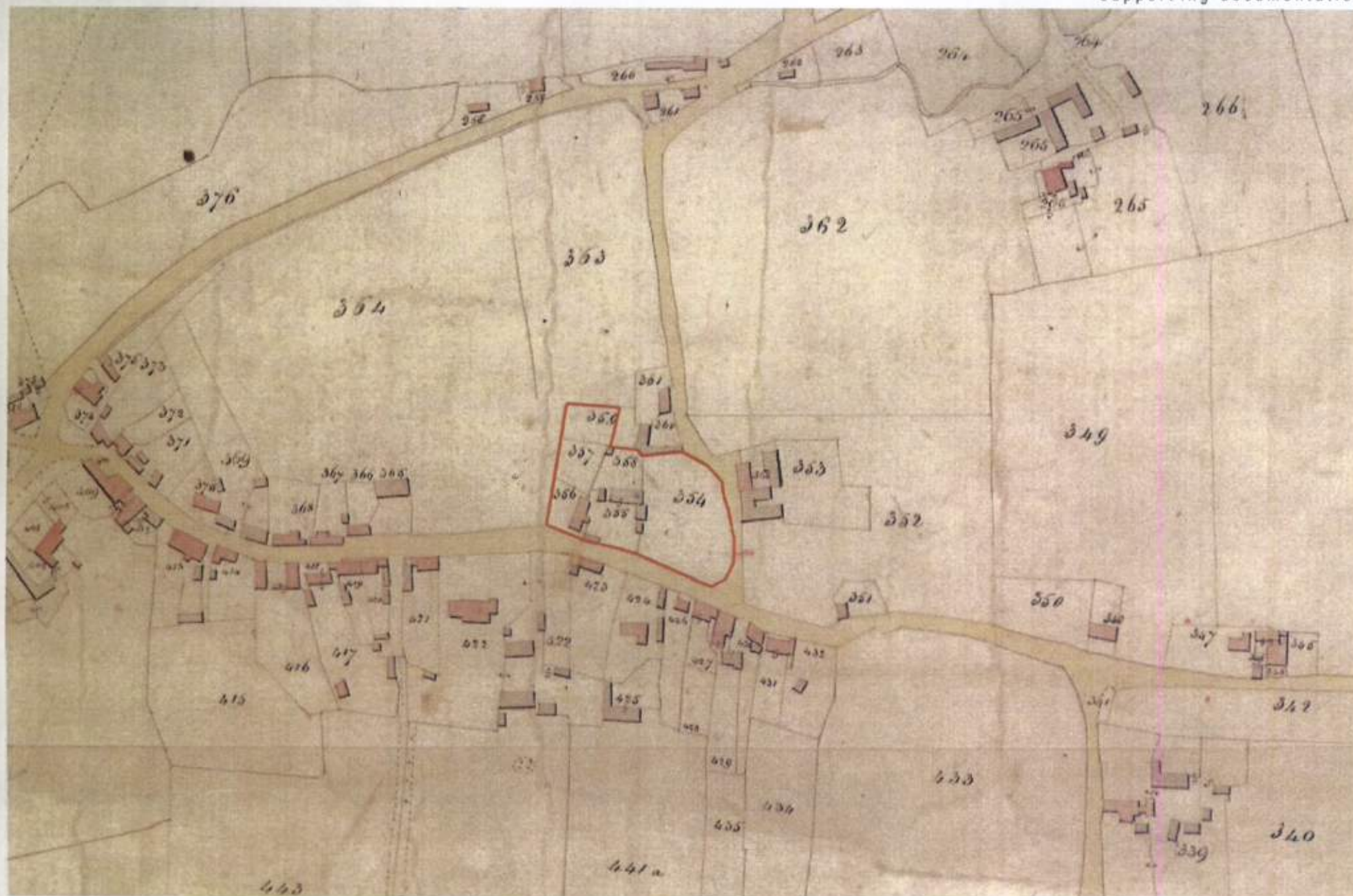


Fig.22: Tithe Map of 1838, site outlined in red

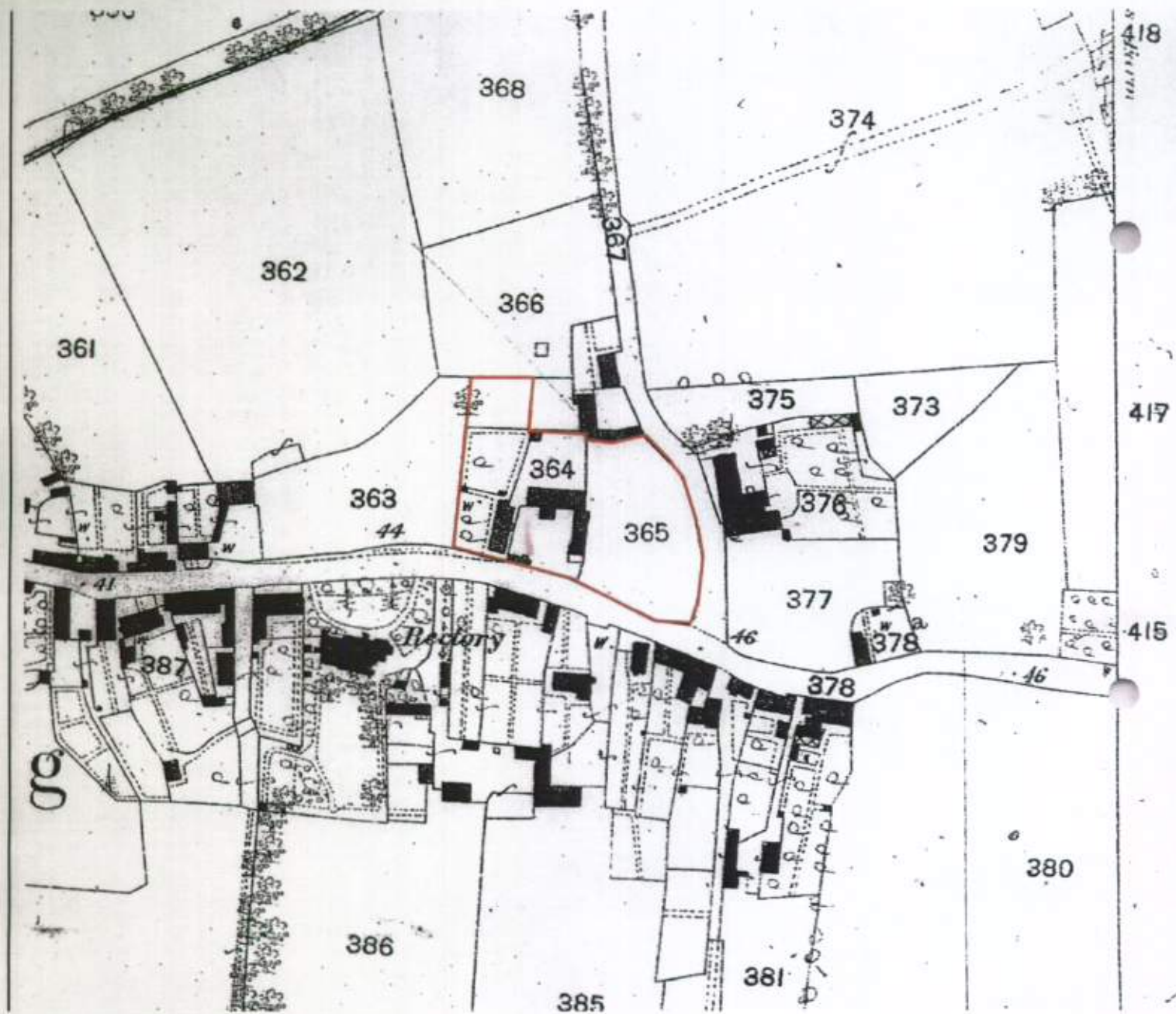


Fig.23: 1876 Ordnance Survey Map, approx. position of site outlined in red

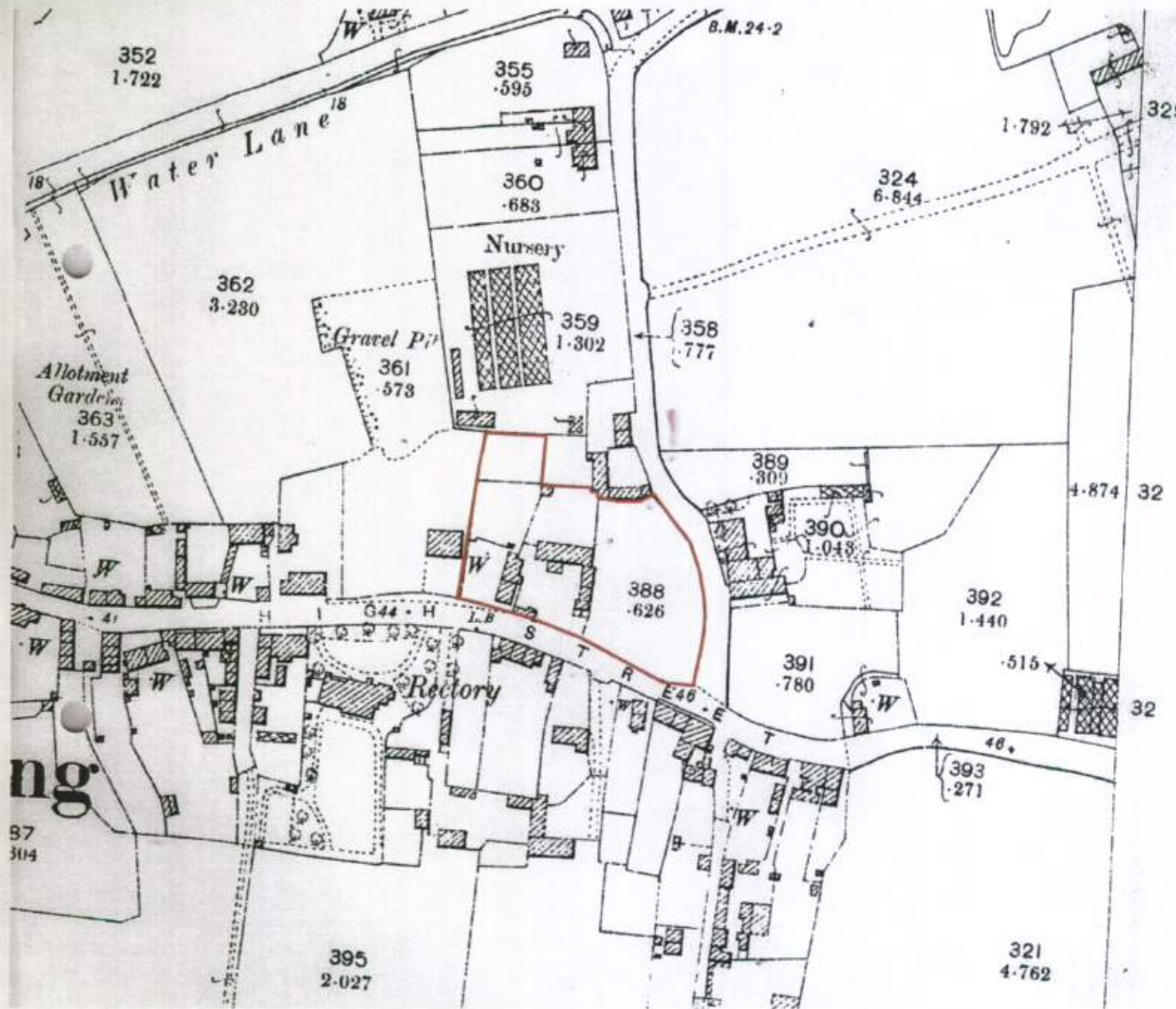


Fig.24: 1897 Ordnance Survey Map, approx. position of site outlined in red

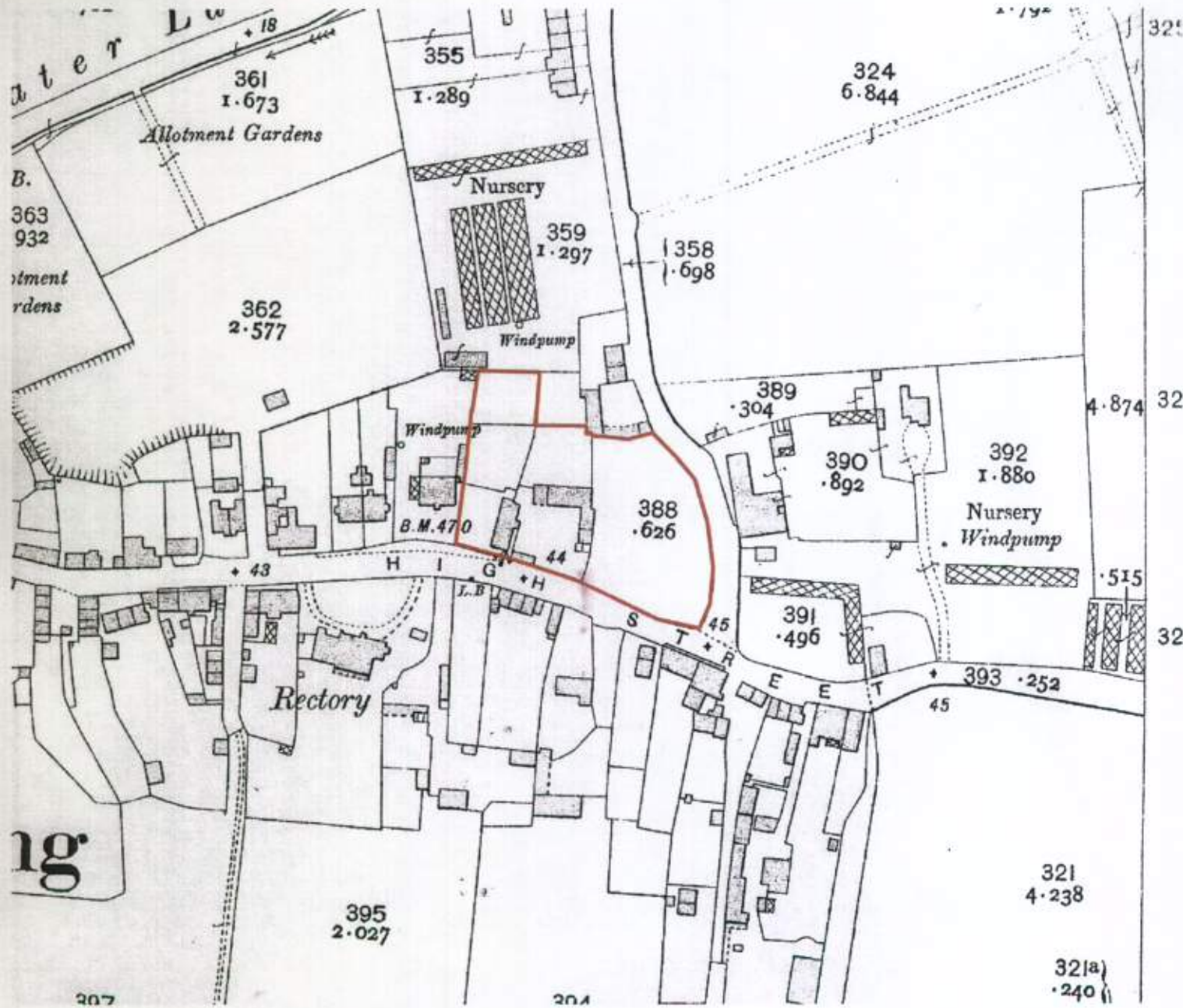


Fig.25: 1911 Ordnance Survey Map, approx. position of site outlined in red

This coincides with the lease of the house by a Mrs. Dudenay who set about it's restoration with gusto, which was summarised in 'Sussex Notes and Queries' at the time. Mrs. Dudeney sold her lease to a Mrs. Sands who carried out further restoration which Mrs. Dudeney does not seem to have held in high esteem referring to Mrs. Sands' description of the house as 'rough' and refers to Cdr Molson's later works to uncover the hearth from the 'grave-like cement' applied after her tenure by Mrs Sands. In 1934 the house was sold freehold to Lieut-Commander Gerald Molson who carried out further restoration as noted and was sadly lost in action in 1939, bequeathing the house to the Sussex Archaeological Trust.

The Trust leased the house out for a number of years, putting it up for sale in 1973 and was purchased by the present owner in 1993.



Fig 26: Picture of House and Courtyard as published in 'The Sussex County Magazine' in 1937

3.0 PROPOSALS

3.1 Outline

As noted in Section 1.2 the submitted proposals arise out of the present long term owners desire to accommodate their growing family at a property that they cherish. It was agreed at an early stage that the historic plan form of the main house and charming elevations did not lend itself to an extension being planted upon any part of the elevations. The archaeological investigations that have clarified the historic build up and important early fabric supports this approach. Furthermore, there was a decision not to intrude on the interior volume of the barn by providing habitable accommodation within.

It was therefore decided to incorporate some parts of the brief within the lesser outbuildings, (now consented - Ref. A/48/11) leaving the main barn intact as one volume and provide a new linked range to accommodate the family requirements as a further outbuilding (Fig.27) within the present courtyard range but addressing the more open family garden to the North of the house.

The historic maps in Figures 22-25 show that the outbuildings around Pigeon House have changed slightly over the years and although there is no recorded evidence of a building behind the northern wall adjacent to the house, sited in the lee of the house and barn this appeared to be the logical place for a new building as described in the following sections.

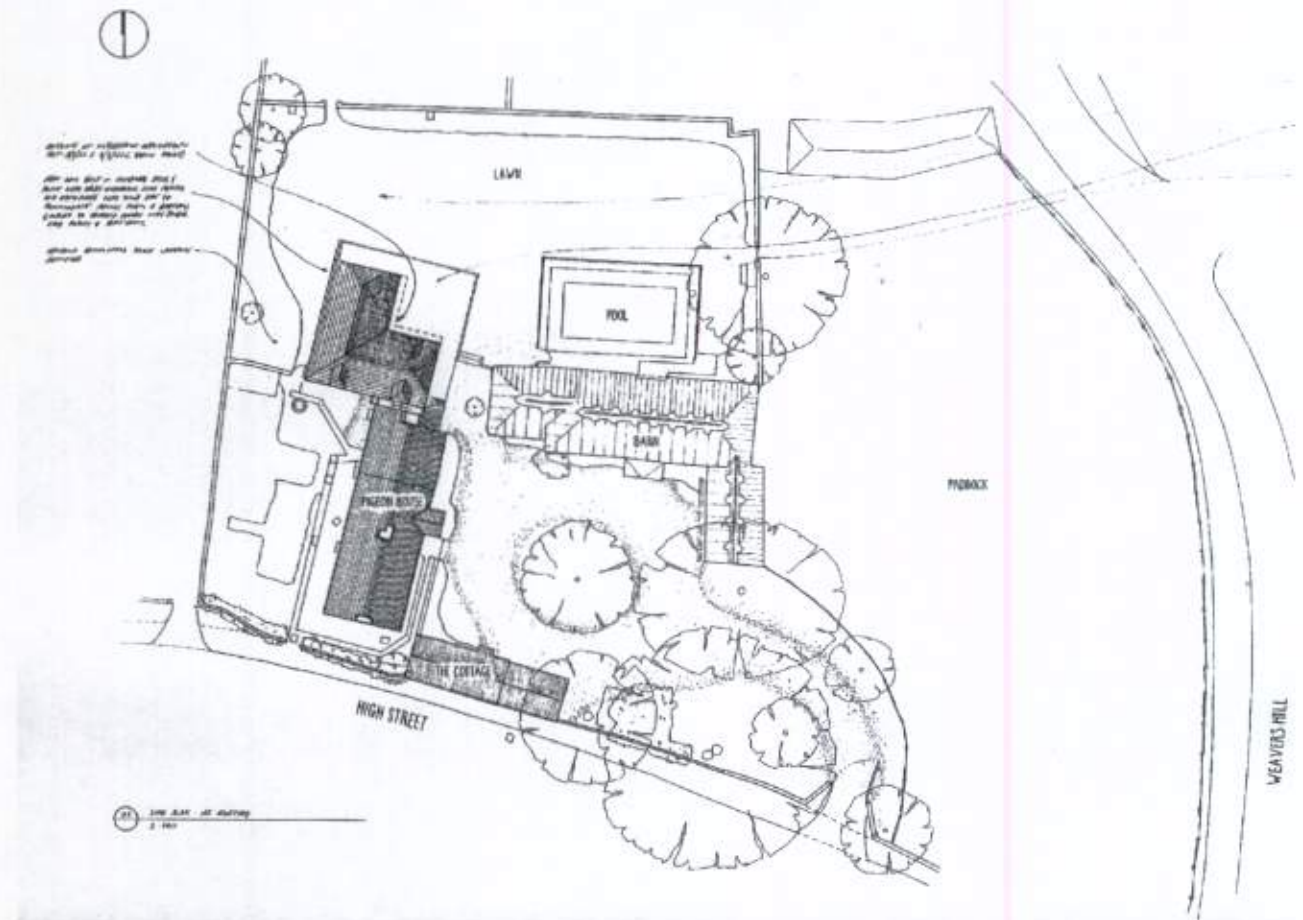


Fig.27: Proposed Site Plan

3.2 External Works: Main House

As noted above, no real changes are proposed to the exterior of the main house other than the need to facilitate a link to the new range. The additional accommodation is being treated as a 'further' outbuilding that has been connected to the main house (Fig.28). Therefore, to accommodate the new family kitchen and master bedroom suite over, the new range is proposed behind the existing garden wall (Fig.32), which would be partially retained, and is to be of flint and weatherboarded construction with handmade clay tile roof. In order to maintain the hierarchy of buildings on site, the ridge height would be kept below that of the Pigeon House and barn adjacent with openings either as gable end loading bay type openings or simple dormers from eaves height. By placing the building to the corner of the present site (Fig.30), it will be visible but not dominant to the group setting of house and barn (Fig.31) and seen as a roof rising beyond from the rear garden (Fig.33) and therefore to the street elevation (Fig.37), thus maintaining the harmony of the setting.

In order to provide a physical connection to the house, a simple low link range would be built in the nature of the early C.20th alterations carried out. Taking advantage of the difference in levels, a traditional porch can be built to the front elevation which would form a new rear entrance hall and be a simple lean to and finished in painted clapboard so as to distinguish the separation from the main building. Where the link is then obscured by the volume of the house and chimney, a flat lead roof would be formed in order to keep a visual separation between the two buildings with a discreet garden door to the rear.

Openings would be minimised to the south and west elevations of this new 'outbuilding', with larger openings where the building opens out onto the walled north garden (Figs.35).



Fig.28: New Wing from East



Fig.29: New Wing from North



Fig.30: Photograph of corner of courtyard



Fig.31: Sketch of new range located beyond the corner of courtyard



Fig.32: View of rear garden to Pigeon House with flint wall to be retained beyond



Fig.33: Sketch of proposed new range over retained wall



Fig.34: View of North elevation of Pigeon House showing flint wall to be retained in foreground.



Fig.35: Sketch of North (garden) elevation of proposed new range in context of existing buildings.



Fig.36: View of South elevation of Pigeon House from High Street

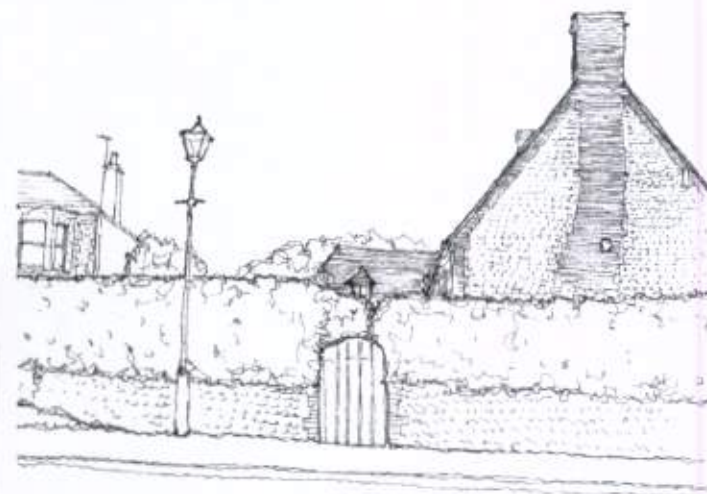


Fig.37: Sketch of view from High Street showing glimpse of proposed new range roof beyond the existing house.

3.3 Internal Layout: Main House and New Wing

The new wing would provide a new kitchen and family room with some ancillary services space (Fig.40) and master bedroom suite over (Fig.41). Relocating the kitchen here will provide a better relationship with the gardens. The removal of the present kitchen (Figs. 38-39) will allow the presently infilled fireplace to be reinstated, all modern plaster and floor finishes would be removed. It is not believed that any historic finishes survive below the existing artex type plaster. As this room, by dint of being a C.17th rebuilt range, has less of a 'medieval' feel than the remainder of the house it is proposed to panel the room in a simple manner.



Fig.38: Existing late C.20th kitchen fit out



Fig.39: Cupboard doors across late C.17th/early C.18th fireplace

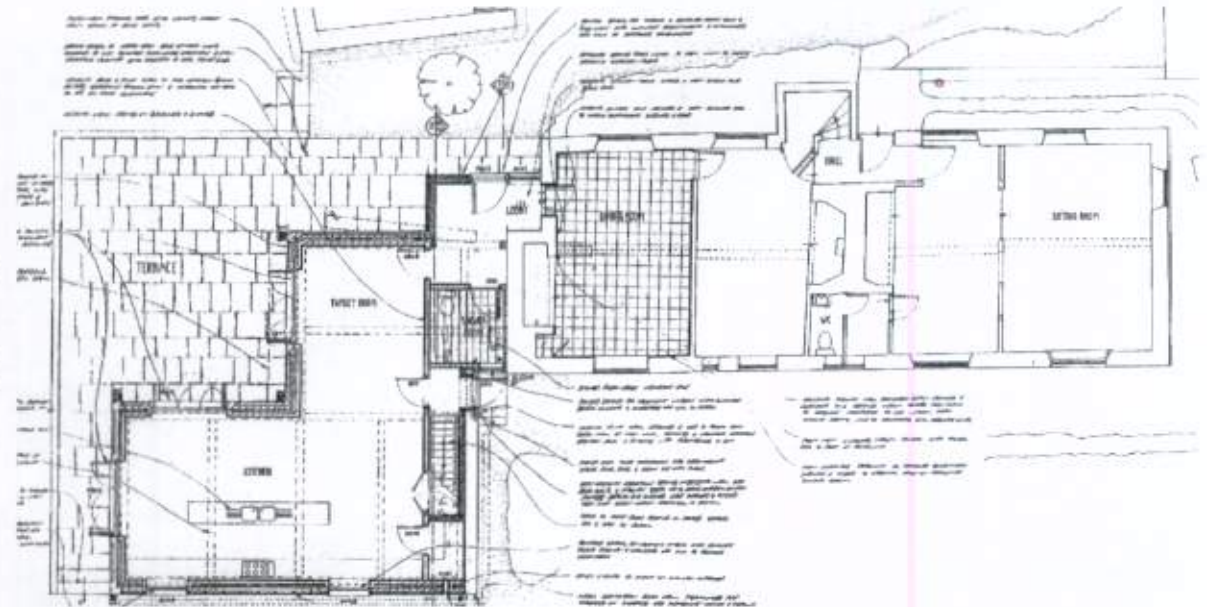


Fig.40: Proposed ground floor plan to house and new wing

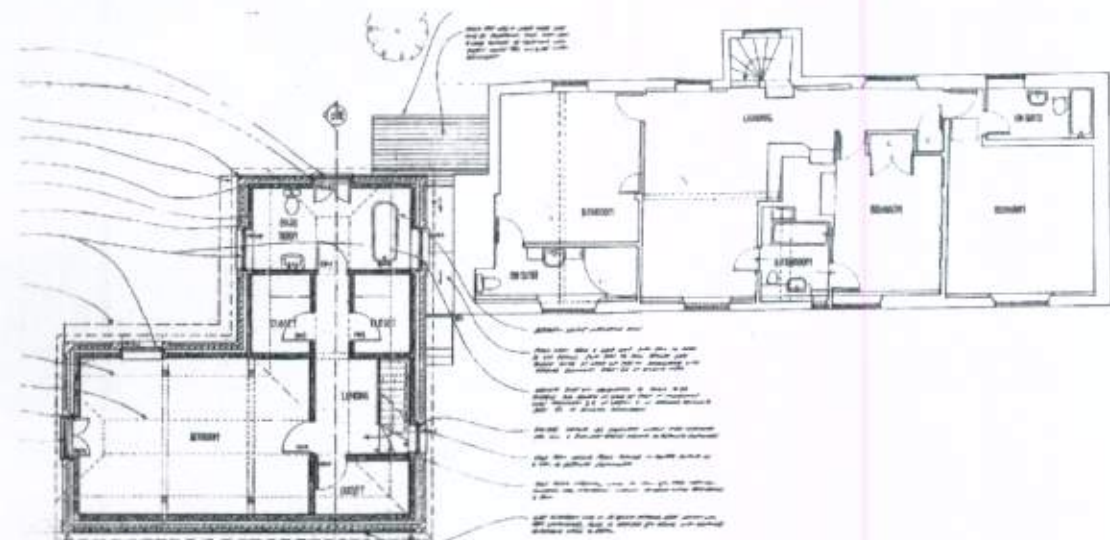


Fig.41: Proposed first floor plan to house and new wing

3.4 Revised Scheme

Despite receiving support from both the Angmering Society and Angmering Parish Council, the initial proposal submitted in application A/2/11 & A/3/11L (See Appendix G) were deemed to be out of scale albeit an appropriate palette of materials and standard of design and have no adverse affect on the listed fabric, but in the view of the LPA 'not enhance the setting of the listed building.'

Considerable thought has been given to minimising the bulk of the building and visual effect and the building is now reduced in footprint and height, with reduced visual elements such as gables and chimney that, along with the introduction of weather boarding provides a more agrarian feel which it is hoped the LPA will support.

3.5 Proposed level of development

It is recognised with policy DEV19 that 'extensions' to a listed building should be subservient to that building. It was recognised at an early stage (refer to Section 3.1) that the present building was unsuitable to 'tack' an extension onto, however at this site there is the unusual situation of a complete courtyard complex of outbuildings which in itself is not as intensive as recorded on the historic maps (Figs. 22-25) on a larger than average village centre site. In addition, the buildings are centred on the historic farmyard, as such an infill range to the NW corner of the site not only sits within the traditional scale of the other buildings to the site but also remains screened from most angles, providing only 'glimpsett' views. (Figs 30-37)

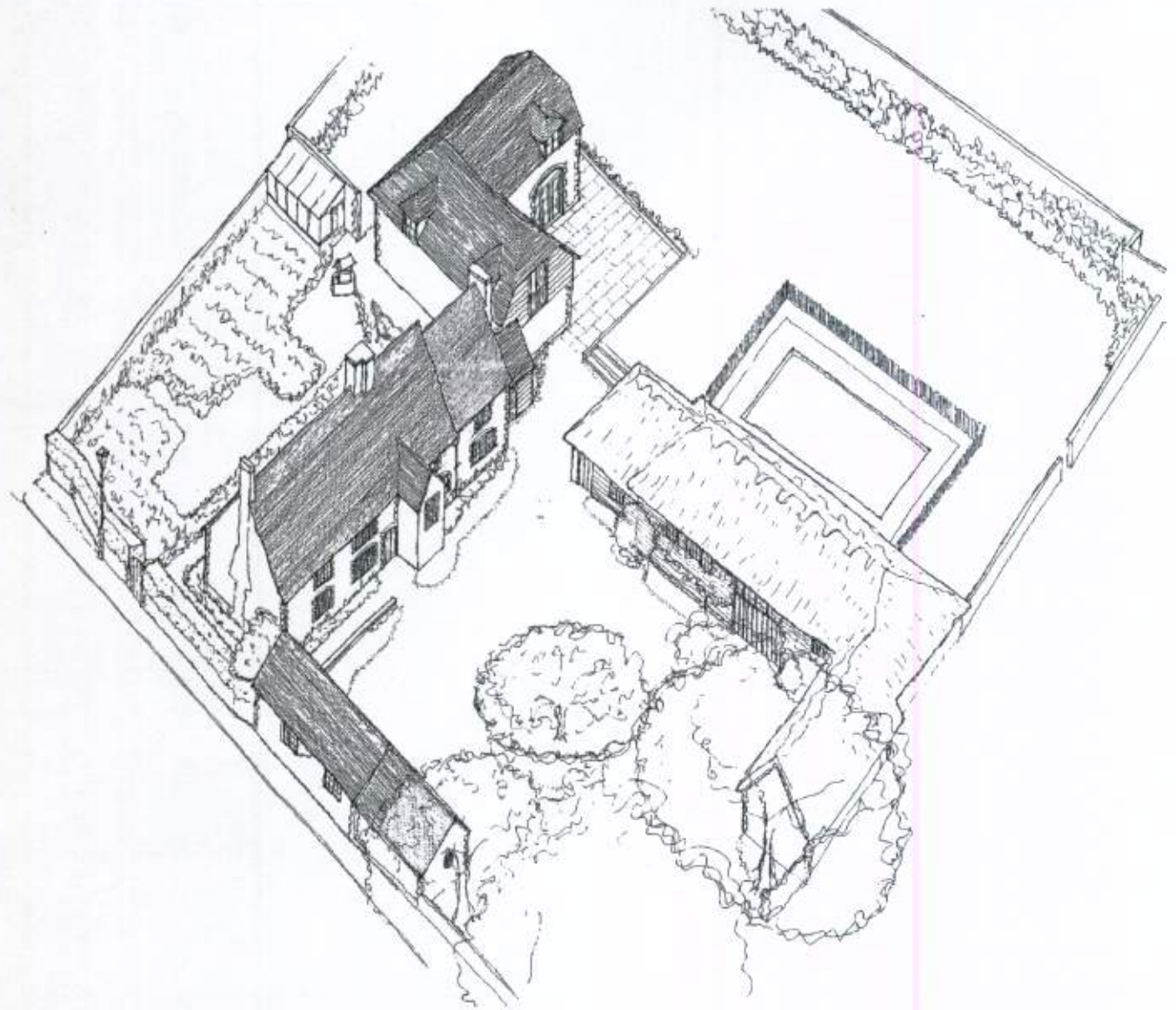


Fig.42: Axonometric drawing of site showing new range in context of other buildings around the courtyard

4.0 PLANNING POLICY CONTEXT

Relevant Saved Planning Policies within the Arun District Local Plan 2003 include **Area2, DEV10, DEV11 and DEV19.**

Policy **Area2** concerns development within Conservation Areas and restates the statutory requirement that all new development within such areas preserve or enhance the character or appearance of the area or its setting.

Policy **DEV10** concerns alterations and extensions to listed buildings. It requires that alterations and additions to listed buildings should be sensitively designed and constructed and use appropriate materials in order to retain or emphasise the qualities of the original building. The policy confirms that consent will not be granted for extensions or alterations which detract from the special architectural or historic character/appearance of the listed building.

Policy **DEV11** concerns the setting of listed buildings. Proposals which adversely affect the setting of a listed building or a group of listed buildings are to be resisted. Where the principle of development in the grounds of, or near to, listed buildings is acceptable, it should be sensitively designed and of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Appropriate space around the building(s) should be retained.

Policy **DEV19** concerns extensions to existing residential buildings. It lays down a series of requirements, including the following:

- ☐ That the extension sympathetically relates to, and is visually integrated with, the existing building in terms of siting, design, form, scale and materials;
- ☐ That the extension is visually subservient to the main building;
- ☐ That the extension does not have an adverse impact on the neighbouring properties through overshadowing, overlooking or overbearing effect;
- ☐ The extension does not compromise the established spatial character and pattern of the street.

Analysis of the proposed extension in relation to relevant Planning Policy

The extension here proposed would have no harmful or adverse visual impact on the Angmering Conservation Area, particularly in terms of public views within either of the street scene to the High Street or Weavers Lane. By positioning the extension in the north west corner of the courtyard range of existing buildings, the extension would be set well back from the street frontage to both the High Street and Weavers Lane. Very limited and only partially glimpsed views of the roof of the extension would be available across the rear garden of the farmhouse from the High Street. This glimpsed view is illustrated within Figure 37. This sketch demonstrates only part of the roof line of the extension would project a marginally above established frontage hedging when viewed from eye level within the High Street. Street scene views of the extension from Weavers Lane would be equally limited and would involve only glimpsed views of the roof of the extension from a small number of positions. The extension would be set well back from Weavers Lane and the existing thatched barn at the front of the farmhouse would screen the extension from view within much of the street scene. The extension would not be a particularly prominent or dominant feature within Weavers Lane and it would unduly or inappropriately affect the existing appearance of the street scene.

Relating the proposal to policy DEV10, it has already been stressed elsewhere in this Design & Access Statement that considerable thought has gone into the concept and layout of this proposal. Pigeon House is an important listed building that has strikingly attractive front and rear elevations. It has a long rectangular form with a simple gabled roof. It was concluded that the building was not capable of accommodating a traditional two storey extension without compromising both its architectural integrity and its character and appearance. However, a carefully designed and sited essentially 'free-standing' structure was considered a potentially appropriate way forward. In historic terms, Pigeon House forms a traditional farmstead having a substantial range of attractive and architecturally important range of former agricultural outbuildings sited within its immediate context. These existing buildings are grouped in close proximity to the main house and form a courtyard around its front garden. Given that, historically, the setting of the farmhouse has been within a substantial group of traditionally vernacular former agricultural buildings it is believed that the provision of an extension by way of a further outbuilding would not, in principle, compromise, or jeopardise, its historic context. Further, historic analysis indicates that the site accommodated additional outbuildings to those currently found in situ.

The two storey extension here proposed has been designed as a vernacular outbuilding. It would be read essentially as a free standing structure and would have only a tenuous small single storey link into the ground floor of the main farmhouse. The extension has been designed to appear as a barn type structure having a traditional agricultural, vernacular design. Traditional materials, including timber weatherboarding, flint and plain clay tiles to the roof would all serve to emphasise the agricultural qualities and feel of the extension. The extension would essentially pass off as one further former farm building within what is otherwise a substantial range of other such buildings within the immediate environs of the main house. The axonometric drawing supplied with this application demonstrates cogently how the extension will fit into the setting and context of the listed building.

The extension has a subsidiary scale to both the main house and separately listed thatched barn. It is a modestly proportioned structure that does not have an overtly domestic appearance. Some of the more residential detailing on the earlier withdrawn application has been removed with the effect that the building now has a much stronger agricultural feel.

The axonometric drawing also demonstrates that the positioning of the extension in the north west corner of the courtyard takes the building out of the sensitive setting of the main house to the front and rear. The extension would not interrupt important views of the house as seen from the front and rear. When viewed from within the front courtyard, only a very limited glimpsed view of the extension would be gained from between the corner of the main farmhouse and the corner of the thatched barn. This limited viewing point is demonstrated in Figure 31. This sketch shows that only partial and limited views of the extension would be gained through this corner and that the extension, when viewed from the front courtyard, would have a strong agricultural feel with walls of flint work and weatherboarding and a half hipped barn end roof.

From the rear garden to the main house, the extension would, again, have a subdued and restrained appearance. The attractive and important listed flint boundary wall running off the corner of the farmhouse would be retained and incorporated to form the flank wall of the extension. The proposed roof to the extension would rake away off the top of this wall. The extension would produce an increased sense of enclosure into the rear garden which would match the feel which pertains to the front garden and the extension would be read very much as an outbuilding situated adjoining the main farmhouse rather than an extension to it.

In listed building terms, it is believed that this proposal meets both policy DEV10 and DEV11 of the Local Plan. The scheme is for an extension that would be viewed as a traditional agricultural styled outbuilding/barn rather than an extension to the main house. Historically, Pigeon House is a farmstead, albeit that it now has a wholly village location. There are a substantial range of other former agricultural buildings within its immediate context and the outbuilding extension here proposed therefore respects its historic setting. The extension would not impinge on any important views of the main house, either from within the site or outside of it. It is discreetly positioned so as not to hide or mar important views of the main house.

Policy DEV19 is a General Development Control Policy relating to extensions to all residential buildings. All the tests laid down in this policy are met by this proposal. That is to say, the extension relates sympathetically to the main house, in terms of its siting, design, form, scale and materials. It is conceded that the extension is not visually integrated with the main house as it has essentially been designed to be viewed as a free standing outbuilding. In the context of this listed building, this is the correct approach, given that it leaves the historic form of the farmhouse untouched and it is not disruptive in terms of the impact it will have on the architectural fabric of the main house.

The extension would not overshadow or overlook any adjoining properties and nor would it have an overbearing effect on any other existing dwelling. It would be of a subservient scale to the main house and would not visually dominate or overpower it. Given that the extension, in terms of the adjoining streets, is located at the back of the site, it would have no impact on the spatial character and pattern of either the High Street or Weavers Lane.

5.0 DESIGN & ACCESS STATEMENT

5.1 Design Component

Amount of Development

This proposal seeks to provide additional domestic accommodation in a new two storey range located north of the existing house.

Layout

The layout to the existing buildings remains unaltered. The new range will be accessed via a single storey link located north of the existing house, wherein it will have it's own circulation to avoid altering the C.17th plan form of the main house.

Scale

The scale of the existing buildings remains unaltered by these proposals. The scale of the new building is within the context of the hierarchy of the existing ranges.

Landscaping

No landscaping is proposed to the frontage. The C.20th rockery and pond to the north walled garden will be removed, a modest terrace formed and borders reinstated.

Appearance

All new work will be in carefully selected flints and handmade bricks to match the existing with Oak weatherboarding in part and handmade clay tiles to the roofs of the new range. The ground floor link will be painted clapboard and all new joinery will be in painted timber.

5.2 Access Component

Access to the new range will be via a new single storey link and directly from the North Walled Garden via french doors.

Building Details:

Building Name: THE PIGEON HOUSE

Parish: ANGMERING

District: ARUN

County: WEST SUSSEX

Postcode: BN16 4AG

Details:

LBS Number: 297729

Grade: II

Date Listed: 12/10/1954

Date Delisted:

NGR: TQ0717904377

Listing Text:

TQ 0604 ANGMERING HIGH STREET

25/79 (north side)

12.10.54

The Pigeon House

C17 or earlier timber-framed building, refaced with cobbles or flints with red brick dressings and quoins. Small gabled red brick projection in centre of east front.

Tiled roof. Casement windows. Two storeys. Four windows.

Building Details:

Building Name: OUTBUILDING, TO THE SOUTH EAST OF THE PIGEON HOUSE

Parish: ANGMERING

District: ARUN

County: WEST SUSSEX

Postcode: BN16 4AW

Details:

LBS Number: 297730

Grade: II

Date Listed: 20/09/1984

Date Delisted:

NGR: TQ0716304355

Listing Text:

TQ 0604 ANGMERING HIGH STREET

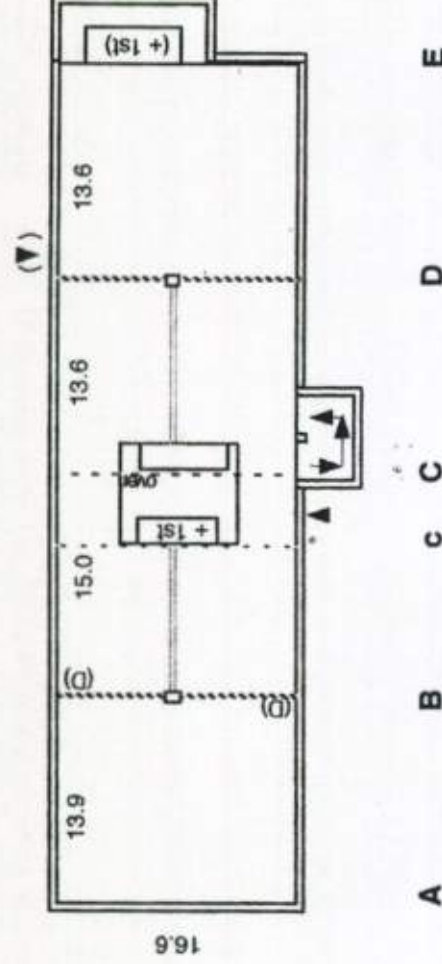
25/79A (north side)

Outbuilding, to the south east of the Pigeon House

Formerly a stable. Small C18 building faced with flint with a tiled roof.

The Building

(Proportional but not to scale; approximate imperial measurements)



Description

Pigeon House lies at right angles to and on the northern side of the High Street. Elevations are of flint with brick dressings beneath a tiled roof gabled at each end, with a roughly central multi-flue brick stack. The northern quarter of the building has a lower ridge line. A large external stack projects to the north-west; the lower part of its quoins consist of seven courses of large stone blocks. There are small glazed openings in the gable flanking the stack, with projecting slates set below them. Adjacent flint and brick walling has some anomalous jointing and returns. There is a cellar under DE.

Roughly midway along the front elevation (east) is a two-storey vyse, with a pitched roof above brick in Flemish bond, making decorative use of grey headers in the lower courses. There is a marked difference between the flint facing of AB and the rest of the building, and on the rear (west) elevation there is a full height straight edge of brickwork at B and a blocked doorway north of D.

Roof

The first floor room CD is vaulted into the roof space, above collar level, with crown posts visible at C and D. That at C which sits on a cambered tie-beam across the face of the chimney stack, was clearly upon an open truss; three of four upward braces are visible and the shaft is stop-chamfered to a cushioned foot. There are also three upward braces at D, but the shaft is undecorated. The collars are tenoned into the rafters, and all the scantling is heavy. There is enough evidence by way of peg holes and morticing on the underside of the tie at C for large arch-braces; the camber of the tie is slightly flattened towards the ends.

The roof A > C has undergone many repairs and changes, evidence in modern

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The roof over DE is accessed from a hatch at D, and it also of staggered butt-purlin/butt rafter construction, though of better quality timber than at the southern end.

Although it was impossible to see the northern face of the crown-post, which is obscured by a metal plate, it was clear that the collar purlin originally extended northwards.

First floor

Very little wall framing remains at this level, apart from a few lengths of eaves plate and partitioning at B and D. That at B is faced south, aligned to a central post, in fairly regular square panels and shows some evidence of weathering. That at D is faced south with some slender bracing; the centre post has shouldering as for an axial girder, but there is now a re-used lateral tie across the bay. No original bay posts remain or are visible although there is clear evidence for the posts to the truss at C. A full height post functioning as a newel in the stair wise is a re-used timber.

Ground floor

The chimney stack has back-to-back brick hearths with timber bressumers; that onto CD is larger with an oven to the west. The axial girder north from B is supported above the bressumer with a timber bracket; the girder CD is supported by the chimney breast. Joists in CD are stop-chamfered. The partition framing at B is composed of mid-ties set into a central post, and there is rather inconsistent evidence beneath the ties for stud framing and possible panelling; there is also evidence for doorheads of two different phases at each side. The centre post at D and another stud to the east appear to have the remains of jowls or curved door jambs; panelling is in fairly regular squares. The girders and joisting of the end bay AB is undecorated and relatively modern; those in DE are also crudely finished with some re-use. There is a timber bressumer for a hearth (now blocked) to the external stack in the north-west corner of DE.

Conclusions

Enough of the timbering and plan of the original building remains to be able to state that there was a medieval (pre-1500) two-bay open hall (c.B > D) which would not have stood alone. The tie and crown-post at C are survivals of a high status open truss that had large arch braces to each side. As BC *appears* to be the larger of the two bays, this suggests the high end of the hall would have been at B, and if so the low end of the hall would have been at D with opposing doorways east and west. It is most likely that the roof

Dr A F Hughes **Research Consultant: Historical Buildings**

The Building

would have terminated with hips north and south. Diagnostic details such as the plan, proportions of the hall, crown-post type, scantling and tenoned collars indicate a building of some status, probably dating from the late 1300s. There has been considerable subsequent adaptation and change, primarily to the north and south of the hall. Mapping indicates that most of this must have been completed by 1838. The earliest changes would have involved the introduction of smoke control and flooring over the open hall.

Discussion

The major changes to any medieval building involve the introduction of smoke control and consequent flooring over of previously unfloored areas. Consideration has to be given to the original form of the building, as this can influence the form and sequence of adaptations and changes, and here, even determining the original plan provides a challenge.

The only firm medieval evidence at Pigeon House is for a two bay crown-posted hall, whose northern limit is defined by a truss at D, and whose southern limit at first appears to be at B. The form of the surviving trusses C & D suggest a building of the last quarter of the 1300s.

The building appears to be rather narrow in relation to its height, and the assumed hall length. A possible explanation is that it was originally aisled, at least on one side. Aisles were usually removed in conjunction with flooring over the open hall, as they made it difficult to bring light into the new first floor and this can sometimes account for the absence of timber elements, as there would be very little along the line of the old inner wall (except for posts and arcade bracing). However, aisling was usually obsolete by the early 1300s, and an alternative solution is that the original building terminated at B (see below) so the proportional difference becomes irrelevant.

A hall of the quality apparent at Pigeon House would not have stood alone; there would have been at least one and probably two storied ends. There may also have been detached 'service' elements. The partition framing at B, apart from the full-height mid-post, consists largely of re-used or re-set elements. There are also indications of weathering and it is faced to the south, which would be compatible with an external end wall. If it were an internal division between hall and floored bay it would be faced north, into the hall. This is a good indication that the building originally ended at B, so the southern bay of the hall was much smaller, corresponding with the chimney stack. This means that the southern end (B > c) was the 'service' bay as opposed to the northern 'solar' bay, beyond D. The truss at 'c' would have been completely removed with the insertion of the chimney stack. At the northern end of the hall the evidence indicates that the building did continue beyond D, but only enough to terminate with a hip above a loft-like chamber. The curiously shaped studs in the partition framing might just be surviving elements of decorative detailing such as one would expect at the 'high' end of a hall.

The evidence for the main phase of introduction of smoke control is clear to see; a multi-flue stack with brick lined hearths and flooring of the flanking bays supported by the stack. What is notable is the difference in quality: the adaptations, probably of the mid-

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The Building

1600s, are much more utilitarian than the original, as evidenced by the quality of the crown-posting, indicative of a change in status. There is also intriguing evidence in the roof space south of the stack that suggests an earlier phase of smoke control, possibly in the second half of the 1500s, involving framing and plastered flintwork. Both these phases have made use of the 'low' end bay of the hall, which was usual, although the narrowness of the bay made it necessary to extend the northern hearth beyond the line of the truss at C at ground floor.

There are three seventeenth century probate inventories that are very probably on this building, and while bearing in mind the limitations of such documents, it is worth examining them at this point. In 1644 items were entered under eight rooms: parlour, hall, bakehouse, kitchen, with rooms specified above the first three and a further 'solar' chamber. Only in the kitchen was there both a 'furnas' and implements indicating a cooking hearth. The associated will refers to items in the 'parlour adjoining the kitchen', a chamber, and the 'loft over the parlour'; three chests as bequeathed are listed in the 'parlour chamber', so was the 'solar chamber' above the kitchen?

The inventory of 1669 is very damaged, but it is possible to extract seven rooms — parlour, kitchen, hall, milkhouse, with 'chambers' over the first two and a further chamber. This time two hearths are implied, in the hall and kitchen, giving back-to-back hearths.

Just eighteen years later (1687) there are again eight room headings; hall, kitchen, milk house and bakehouse, with 'chambers' specified over the first two, and two further 'chambers'. Once again, the only hearth implied is in the kitchen. The associated will refers to chambers above parlour, kitchen and hall, and a 'little chamber'. The milk house and bakehouse would not have been separate buildings, but are usually just descriptive of service rooms with specific functions.

Both inventories have eight rooms with a comparable arrangement of ground and first floor space, allowing for functional changes. Only one hearth is indicated in both documents; there was certainly no external northern stack and those hearths now to the south could have a second flue (this needs checking).

In between these two inventories (1665) is the enigmatic reference to a 'pigeon house' rather than loft. Was there a detached dovecote, which when taken down was replaced by a loft in the northern roof space? An article written in 1988 mentions nesting boxes there, which no longer exist.

Given the configuration of framing of the inserted floors it would appear that the introduction of the present stack, flooring and vyse construction were more or less contemporary (there is no evidence by way of a trimmer for any other access to first floor) and probably in the mid-1600s. The roof construction over both end bays is the same style, indicative of dating in the mid to late 1600s, although the quality is better to the north, and the indications are that it was the earlier. There is a possible explanation for the lower ridge line; if the first phase of smoke control was still operating when this roof was re-framed, it may be that an egress for smoke was still needed, which would have been through the triangular apex at D, which may even have formed the original apex of the hip.

The tithe map of 1838/9 shows the house plan as it now exists, from south to north, and this is reinforced by the first three editions of the OS. Presumably most of the present flint underbuilding and refenestration was carried out in the early nineteenth century, although it

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The Building

looks as though the bay AB was faced later, or has had more recent attention. It is evident from the twentieth century ownership records that work was carried out by both Mrs Dudeney and Commander Moulson, but unlikely that anything other than repair work was done during the SAS ownership. If work was done by owners after 1973, this might be listed in district planning consent records.

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Pigeon House

People have been tempted to identify this building with named taxpayers in Angmering; the widow Pygon in 1296, and Thomas Pyion in 1327, and houses do often bear the name of the person behind their construction. In addition, Thomas Pygeum was noted as an 'alien' in the 1341 taxation of ninths, and from this some have concluded he was a 'Portugese merchant'. 'Merchant' is feasible, give the coastal setting, but to date no evidence has been found for his country of origin.

However, although the structure of the house is medieval, being built with an 'open' (unfloored) hall and a crown-posted roof, it is unlikely that it predates 1375, and in this case, there is a valid alternative reason for the name; the house has the unusual feature of a pigeon loft, which has marked it out. Before 1600 pigeon houses or dovecotes were usually a privileged right of the principal house of a manor or estate, and were the cause of much resentment among the tenants, as the birds could eat their way through local crops. For the owners they were a welcome source of fresh food, particularly young birds or 'squabs' in the spring, as well as for their feathers and dung. Some 49 dovecots in Sussex have been recorded in various publications, about half of which are in West Sussex, and at least four have been demolished or rebuilt. The majority were square or circular, and the larger ones would have had a central rotating ladder or 'potence' to help access the nests for eggs and 'squabs'. A potence can be seen still in the eighteenth century pigeon house at Carew Manor, Beddington.

Fourteenth century accounts for the manor of Petworth regularly mention profits from the pigeon house (between 3s 4d and 6s 8d pa), and these included such structures at Duncton, Heyshott and Sutton. The fifteenth century fitzAlan surveys record manorial dovecotes at Bignor, Cocking, Lyminster, Poling, South Stoke.....and Angmering. Pigeon *lofts* within houses, usually introduced from the seventeenth century when ordinary farmers broke down the monopoly, have been recorded at medieval Swanborough near Kingston-by-Lewes, in a possible 16th century detached kitchen at Okehurst, Billingshurst, in 17th century Twineham Place, and in early 18th century Pond Farm at Upper Beeding.⁵ The first three buildings did all have manorial status.

In this case, the house name has been found from 1665, when Richard Adams was the tenant, although the actual entry records 'Pigeon *house*', not loft, which suggests a dovecote.⁶ The survey made over twenty years later establishes that 16 acres went with it then, largely distributed among common fields, and from comparison with earlier records this leads to an intriguing possibility.

⁵ SNO 4

⁶ There are some anomalies around the northern end of the house and garden walling, which could be the consequence of removing a separate structure

The majority of Angmering tenancies appear to have become freeholds during the fourteenth century; the FitzAlan survey of about 1390 makes no other distinction, although five 'copyholders for lives' are recorded in 1679. In the early survey, a certain John Kent held a 'messuage and 16 acres for homage, fealty, suit and 1 lb of pepper'; in a fine made in 1306, John Kent gave Amfrid de Feringes £20⁷ for a 'messuage, 15 acres of land, 2 acres of meadow, and a pound of pepper'. The similarity is so striking, it must be the same property and the acreage is a nearly identical match with Pigeon House; that is not to say that the present house existed in 1306, although it may have by 1400. Was it John Kent's son or grandson who was responsible for the present 'new' building? A man of the same name paid tax under Ferring in 1327 and 1332.

In 1341, John son of John Kente the elder made a deal worth £200 with John de Stopham on a considerable portfolio of property in Ferring, Goring, Amberley, East and West Preston. This deal also mentions John's wife, Elena, and her sister Joan, so it may have been by way of a marriage settlement. It gives us an approximate point at which control was passing from father to son, and hints at a connection with the de Stophams, whose successors were the Bartelotts, and among whose descendants were the Palmers of Parham.⁸

It is ironic that a house that is about 600 years old contained a feature so distinguishing, that although it was probably a 17th century introduction, it supplanted the memory of the original builder.

There is then a long gap in the record of ownership and/or occupancy, although an examination of the records in Arundel might provide information to fill this in. A 1665 court book entry during its Parham ownership provides the next anchor point, when Richard Adams is recorded as one of four freehold tenants:

Richard Adams (now Walter Elphick)* holdeth freely to him and his heirs one Messuage Pigeon house Barne and fifteene Acres of land with the Appurtenances in Eastangmeringe by the yearly rent of 9s heriott Releife Fealty Sute of Court and other Services due and accustomed.....

Richard Adams holds by lease for ninety nine years (if Henry Roberts and Margaret Roberts shall soe long live) Two peeces or parcells of land Contayning by estimation 6 acres parcell of Avenalls Farm.....by the yearly rent of 20s.....

The Adams were a fairly prolific local family associated with Ham in the early

⁷ A considerable sum of money; men named Amfrid de Ferring acted for a canon of Chichester in 1203, with the dean and chapter on a Ferring mill in 1230, with his wife Isabel in 1241, on property in Ferring, Goring and Amberley in 1249, and sealed an agreement with the bishop of Chichester on 2 acres in West Witterling in 1258; clearly a family of some significance. An Amfrid was also among those required to pay towards fencing Aldingbourne park in 1257 and his heirs were listed as holding 3 hides from the bishopric, 2 in Ferring, between 1299 and 1302. This was a family of knightly status, apparently experienced as attorneys.

⁸ William Stopham held 'le Hyde' in Angmering in the FitzAlan survey
* Later insertion

seventeenth century, but in 1661 Richard conveyed four closes of land in East Angmering to Thomas Baker; this must have been the land later recorded in the hands of Mary Baker, spinster. This suggests that after 1400, the Kent holding was augmented with extra land, either piecemeal or in one purchase; there is no single landholding in 1400 that might correspond with the Baker land. This may have been part of a campaign by whichever freeholder built the new house, in order to make the property more profitable to let.

Wills and probate inventories survive for two Richard Adams, who died respectively in 1644 and 1687 (see genealogy). The Richard who died in 1644 left his 'house and free lands' to his eldest son, Richard, and although we only have a very damaged probate record for *him*, his burial is recorded in the parish registers in 1669, and he must have been the tenant of 1665. It was his son, yet another Richard, who died in 1687. Comparison of the inventories with references in the wills, and the present structure, suggest that both were made on Pigeon House.

By 1679 Walter Elphick, a prosperous Petworth gentleman who already had other local property, had acquired the freehold, possibly from the second Richard Adams. It is likely that the family stayed on as tenants; the third Richard makes no mention of property, and left his widow with four underage children.

The next certain record is in the land tax from 1780, when a George Markwick is noted as owner/occupier.¹⁰ The will he made in 1809 survives, with a codicil made before he died in 1813. His widow Catherine died in 1821 aged 77, and she seems to have been succeeded by the son, Charles, who died in 1839. Deborah Boyce who is the recorded owner on the tithe apportionment of 1838/9, with Thomas Standing as her tenant, may have been George's daughter; married to Henry Smart, she was widowed by 1813, and possibly married again. She died in 1844, and her tenants, the Standings, were then listed as owner-occupiers until 1901, although latterly they probably did not live there. The nineteenth century mapping shows the house divided into two, and it is during these decades that the house probably began to deteriorate.

Mrs Dudeney, who leased the house in 1911, later wrote graphically about its sad condition at that time, referring to the owner as a London lawyer called Tompkins, who had memories of visiting his grandmother there; was she a Standing, or was she one of the Tompkins of Old and New Place, renting a separate dwelling? Also mentioned are records of ownerships by Henry Goring of Okhurst and the Mitfords, with a conveyance to Hugh Penfold in 1753. No link at all has been found to the Gorings, apart from tenuous records of the late 1500s, and although the Penfolds were local residents from at least the 1570s, a Hugh being an appraiser to the 1644 Adams inventory and another Hugh tenanting Avenals in

¹⁰ The detail of land tax is not always reliable

both 1770 and 1776, no connection has been found with the Mitfords.

After Mrs Dudeney 'rescued' the house, she sold the remainder of her lease to a Mrs Sands, who 'tidied up' some details. It was then briefly in the hands of the naval Commander Molson, by whom it was bequeathed to the Sussex Archaeological Society, after his death in the sinking of HMS Rawalpindi, at the outbreak of WW2. Two Robinsons (?father and son) were tenants until it was sold at auction to Mr Cole in 1973.

Strutt & Parker particulars for the 1973 auction described Pigeon House as 'A Charming Period House.....with 0.715 acres'. It had five bedrooms, bathroom, three reception and kitchen; the rooms were listed as 'Entrance Lobby, Reception Hall with stone floor and inglenook fireplace, Sitting Room, Dining Room with wood block floor, L-shaped Kitchen' and the dimensions of the five bedrooms were given."

(The census returns 1841-1901) have not been checked; these would provide all the occupants at the time of census-taking. Further work on local wills and inventories might discover more about the house and its occupants. It could be possible to access the twentieth century SAS records for notes of any maintenance work.)

"Details of the SAS records were supplied by R.W.Standing; they are now in an East Sussex Record Office store at Newhaven

Appendix D : Angmering Records and Pigeon House Timeline by
Dr. Anabelle Hughes

Angmering

1296 +Poling,Slinfold
taxpayers

Nic Avenel
Reg de Rowkesie

rel Pygon

Mat atte Gate

Ad le Duk Ecc

Jn de Polyngraude Ly

1327 Estengmering
taxpayers

Wm Avenel
Wm de Rokesie
Jn Wodehale

Thos Pylon

Mat atte Gate

Rob le Duk

Thos le Taillur

Thos le Want

Thos le Gor

Rd Colyn

Rob Polinfold

Mat Ingeram

1332 Estengmering
taxpayers

Jul rel Wm Avenel
Nich Avenel
Thos Avenel

Mayc atte Gate

Rob le Duek

Thos Tayllur

Thos Want

Thos le Gore

Rd Colyn

Rog le Bavent

Wm Boule

Galf le Scot

Walt Dalameir

Rob le Moulhunte

Hen Casseky

c1390 survey

FREE

Message

Rog Sponere

John Kent

Jn Rudlonder

Nich Clerk

Jn Meryngdon

Rob Freman

Nich Burgeys

Hen Hosee

Thos Smyth

Jn Gulat

Nich Coupere

Thos Goion

Jn Boulmer

Wm atte Gate carp

Wm atte Gate sr + C

Thos Gaskyn

Sim atte Feld

Rob Clavell

Jn atte Grene

Jn Laker

Jn Moull

Jn Meryngdenne

Jn Mot

Alice atte Bergh

Jn Coleman

Cottage

Adam Saunbouche

Rob Anestetone

Cec Michelgrove

Wm Puriere

Wm Pieres

Walt Waryn

Wm Smith

Thos atte Tye

Rob Goion

Jn Pinke

Nich Smythe

Jn Farnham

Thos atte Gate

Jn Boteler smithy

Land, crofts etc

Elias Clympestold

Rd atte Halle

Thos Mercer

Jn Couk

Wm Polyn

Tortington prior

Wm Stopeham

Alice Clympestold

Jn Catour

Joan Dorkyng

Rob Esteton

Ad Trewelove

Rob atte Puttere

Jn Barthelet

Alice Potter

Jn Southton

Serj Rousehale *

Rector

1524/5 tax

Jn Paynat elder W

Jn Smyth anenw W

s Lane alien

s Jn Bronne

s Jn Woolpyt

Wm Jonson

s Jn Bragotte

Jn Samson

Jn Paynat yger

Rob Broke

Edw Lethear

Rd Wethyar

s Thos Welsun

s Pet Brymysbere

Jn Bragot

Wm Baker

s Wm Robed...

Jn Gardenar

Jn Musbe

s Jn West

s Thos Yomg

Wm Melyngton

Jn Ryvars

Har Godart

s Jn Aneat

s Holant alien

Pet Brynford

Rd Yong

Wm Grene

Thos Goddard

Thos Smyth

Jn Tryce

1679 survey

FREE

Thos Olliver + Lease

Rd Chalk

Jn Pratt

Edw Monk

Jn Gibbs + L

Thos Charles

Rd Charles

Walt Elphicke

Rd Ldbetter

Mary Baker

Jn Bunn

Jn Stone

Wm Pratt

Hugh Penfold + L

Wm Olliver

Rob Cressingham

Eliz Sturt + L

Hen Mourtou²

Rd Sturt

Jn Grinfield

Jn Whittington

Olliver Weekes

Jn Blaber

Thos Palmer

Sr Chas Shelley

LEASE

Stead.Breaden

Edw Moorman

Joan Penfold

Joan Chambers

Rd Adams

Hen Blaxton³

COPY

Jn Roberts

Sara Older⁴

Rd Sturt

Thos Carter

Rd Gibbs

² Pear Tree/Wayside Co

³ The Malt House

⁴ Cressingham Cottage

¹ ?Avenells

TIME

1086 DB

Warin holds **ANGEMARE** from the Earl [*Roger de Montgomery*]
Earl Godwin held it

Then it answered for 5 hides; now one of these hides is in the Rape of William of Braose [*Bramber*]
Land for 2 ploughs in lordship 1
6 villagers and 4 cottagers with 1 plough
Value before 1066, later and now 40s

Geoffrey holds **ANGEMARE** from the Earl [*Roger de Montgomery*]

3 free men held it before 1066

Then it answered for 5 hides; now one of these hides is in the Rape of William of Braose [*Bramber*]
Land for 2 ploughs in lordship 1
6 villagers and 2 cottagers with 2 ploughs
Meadow 3 acres woodland at 3 pigs
Value before 1066 and later 50s now 60s

Robert [*le Sauvage*] also has a small pasture with 2 smallholders who pay 5s
It is in **LANGEMARE** which Earl Roger holds in his Rape

1275 100 rolls¹ 84.69 Angmering fair

1296tax rel Pygon 1s

1306FF1212 mess + 15a, 2a mead & 1lb pepper etc: Amf de Feringes > Jn Kent²

1327tax Thos Pylon 3s

1341Nonae aliens E Ang 1 1s 4d Thos Pygeum (?Portugese merchant)
W Ang 3 3s 6d Wm le Sapere 30s
Jn Bulmer
Wm de Hailghe

1341FF1898 Jn de Stopham with Jn s/o Jn Kente the elder, Elena his wife & Joan her sister

c1390 fitzAlan survey p122

John Kent Mess & 16a for homage, fealty, suit & 1lb of pepper

This is the only tenancy that matches the Pigeon House in acreage & rent as recorded in 1679; begs the question whether that house was built by this date, or if the name actually relates to the pigeon loft rather than the builder

1391/2ACM³ M811

Court roll

1356-95 ACM MD1834-40

Compoti rolls⁴

1460-61 ACM A1850 Compotus: Avenells alias East Angmering

1546IPM⁵ Wm Erneley

inc 3 mess etc in W & E Angmering held of Avenells @ 20s

1547IPM Francis Emley

> bro Rd

1581/2Wist4954⁶ Marr sett: Hen Goring (Burton) & Thos Wyseman

Edw Goring (Wappingthorne & Okehurst) & Elis. Wyseman inc land in Angmering in occ Nich Yonge & Jn Locke lt bought of Rd Erneley

1594IPM Henry Goring of Burton

inc mess held of Avenells @ 60s (bought of Erneley)

?1617

Hen Goring, Okehurst ?

¹ Sussex Archaeological Collections 84.69

² 1327 Ferring, Tarring: 1332 Ferring

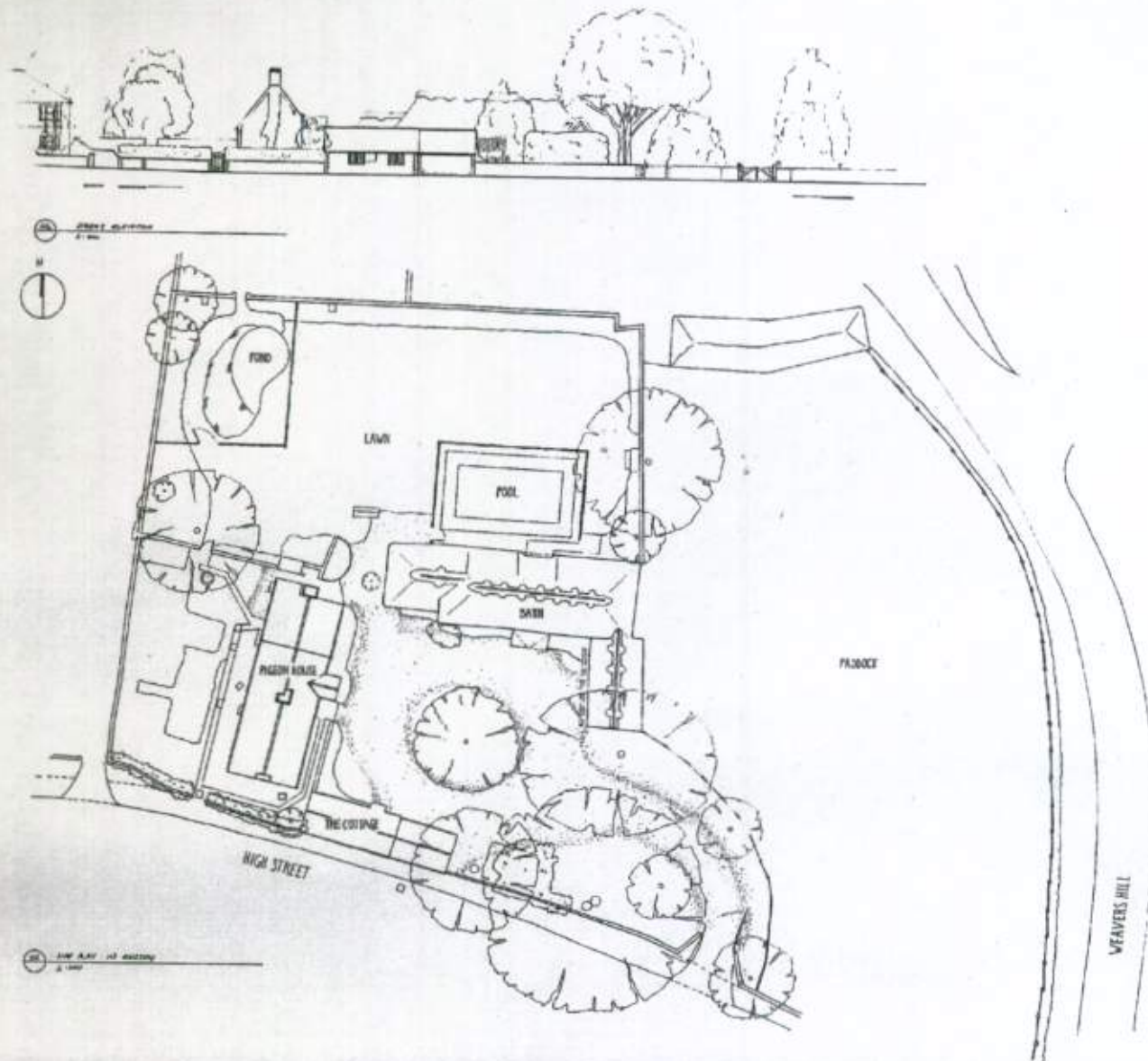
³ Arundel Castle Muniments

⁴ Accounts

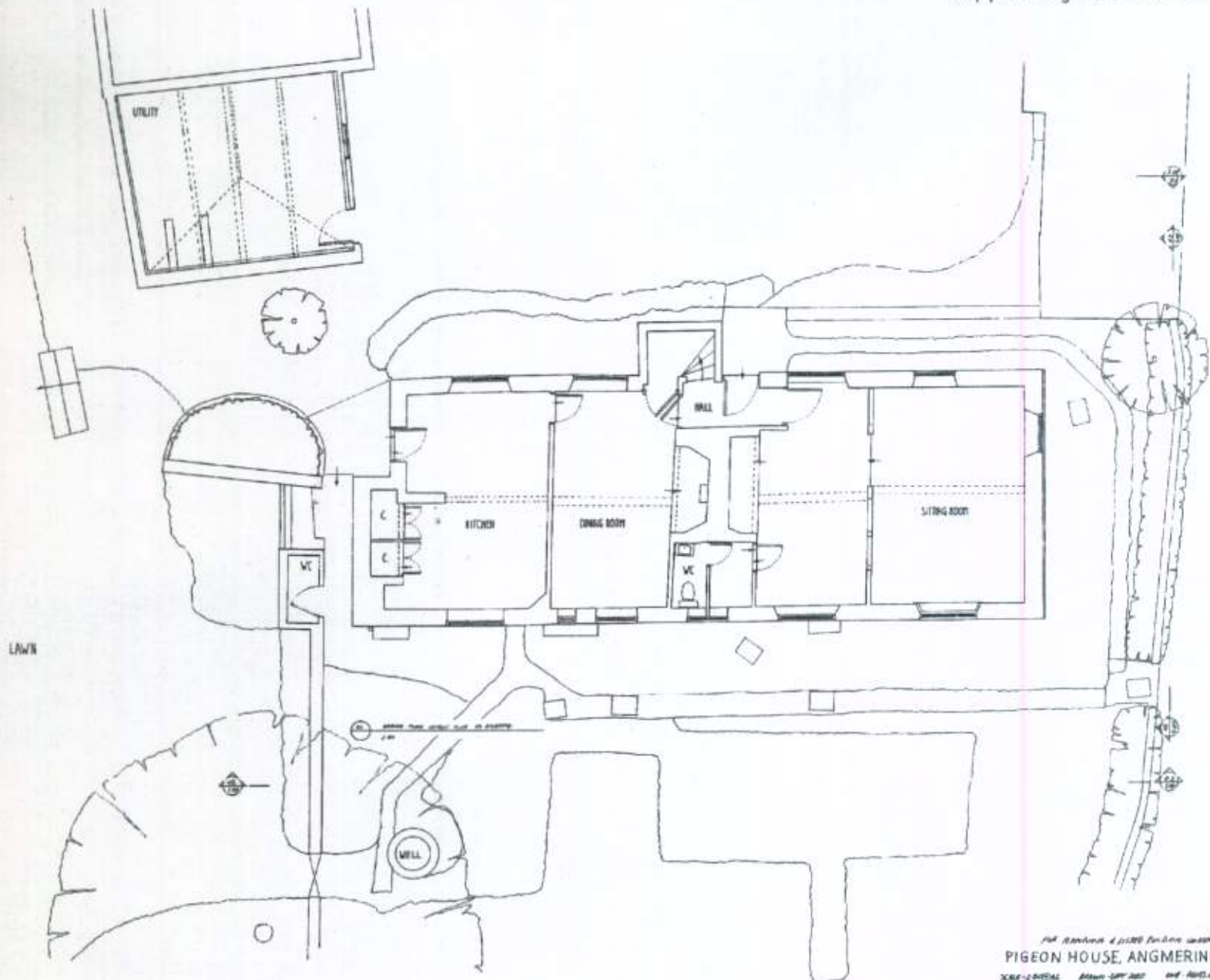
⁵ Inquisition Post Mortem

⁶ Wiston archives

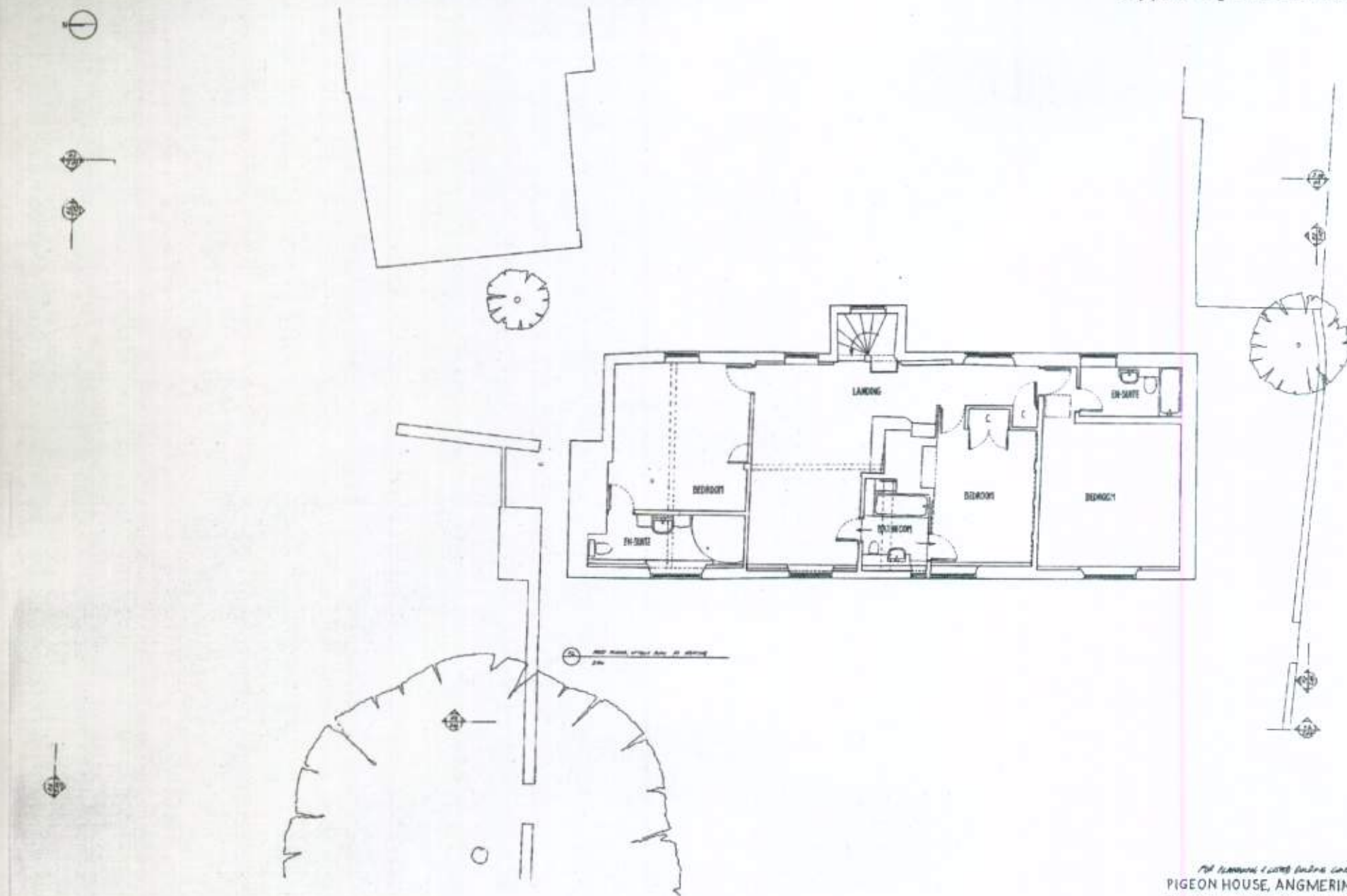
- 1644PR' dec Rd Adams hbm **Will & Problnv**
 1661Parh/3/1/8* 4 closes of land c11a for £200: Rd Adams > Thos Baker
 1665CtParh/1/2/1/1/4 Rd Adams for Pigeon House
 1669/70PRdec Richard Adams **Problnv**
 1679 survey Acc4149 Walt Elphicke of Petworth
 1687PRdec Rd Adams **Will & Problnv**
 1705Wist5067 Will: Sr Cecil Bishop inc manor E Angmering
 ?1753 Wm Mitford > Hugh Penfold ?
 1770/76 SAS/S384* Hugh Penfold of Avenallis
 1785LT* Geo. Markwike own/occ @ £6.10" Will 1809/13: > wife then dau Deborah Smart, wid.
 1795LT Geo. Markwick self
 1805LT G. Markwick self
 1810LT G. Markwick self
 1814 Parham (Bishop) survey: **Markwick** for Pigeon House
 1815LT Mrs Markwick Dan Dyer
 1832LT C. Markwick Pain, Burden
 1838/9T* Mrs Deborah Boyce (d1844) Thos Standing
 350 Plat
 355 Barn & yard
 356 House & garden
 357 Garden
 1841-1901C* Thomas Standing then son Thomas Farmer of 80a
 1861 Rates Thos Standing Henry Smart lt Markwick
 1901 dec Thos Standing
 1910/1D* John Tompkins
 1911-21SNQ* 8.45 Mrs Hen Dudeney"
 1915D Mrs Sands
 1921Skeet* Mrs Sands
 1934-9 Molson went down with *Rawalpindi* (sunk by *Deutschland*)
 1938SNQ7.83 SAS meeting
 1939SNQ8.23, 32, 45, 115 Obit etc: Lt Comm. G.H.E. Molson bequeathed to SxArchTrust
 1945-59SAS* H.G. Robinson = tenant
 1967SAS W.E.P. Robinson = tenant
 1972SAS dec Wm Robinson aet 80
 1973SAS Sale at auction for £45,000 > E.T. Cole
 7 Parish Registers
 * Parham archives
 * Sussex Archaeological Society mss; notes from R.W. Standing
 * Land Tax records
 * Will 47.478 1809/13
 * Tithe apportionment
 * Census returns
 * Directory
 * Sussex Notes & Queries
 * Sussex County Magazine 11.252 (1937)
 * History of Angmering
 * Sussex Archaeological Society mss



Plot Plan of Pigeon House, Angmering
PIGEON HOUSE, ANGMERING
Scale: 1:1000 (Site Plan) 1:500 (Elevation)
Site Plan & Street Elevation as existing
MALCOLM SIMMONDS ARCHITECTS

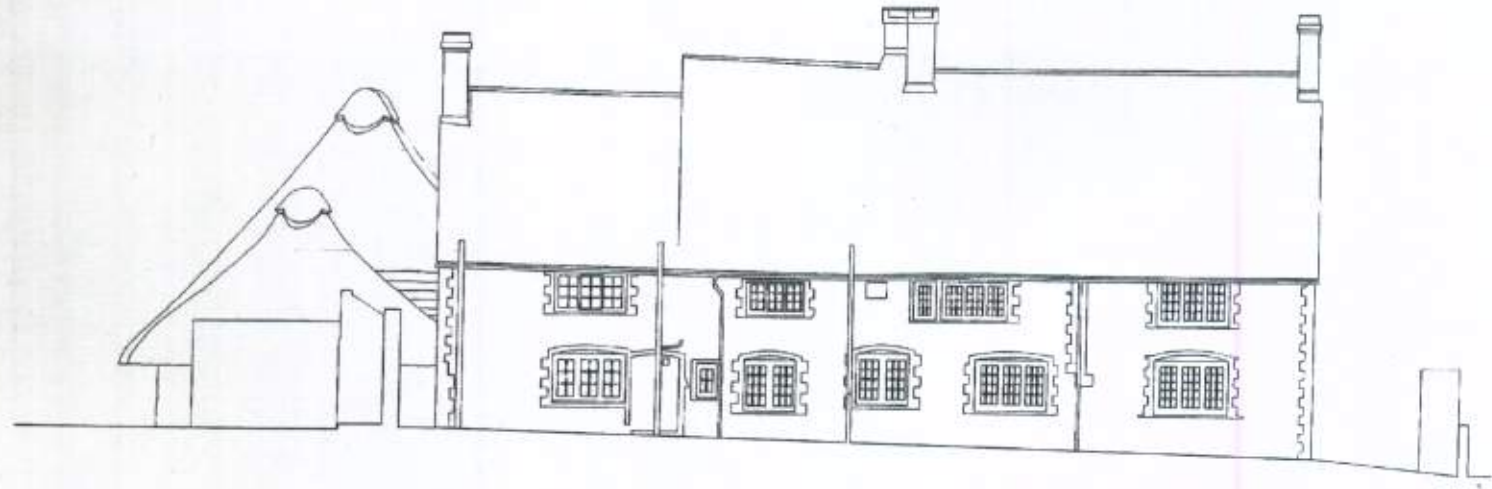


for Planning & Listed Building Consent
PIGEON HOUSE, ANGMERING
SCALE - CENTRAL AREA 1:200 AND PERIPHERAL
GARDEN PLANT LAYOUT AT 1:2500
MALCOLM SIMMONDS ARCHITECTS



FOR SUBMISSION TO LOCAL PLANNING AUTHORITY
PIGEON HOUSE, ANGMERING
SCALE: 1:50 (SAL) DRAWN: SHY 2000 DATE: 08/01/05
FIRST PLANT LAYOUT BY KENNEDY
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation



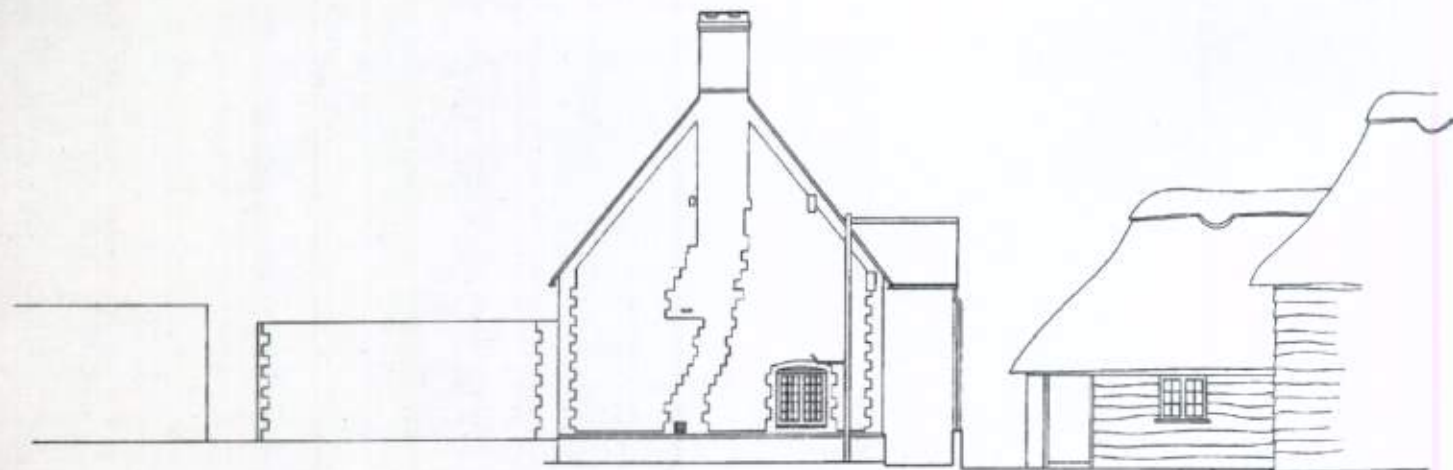
1.2 EAST ELEVATION
3.00



1.3 WEST ELEVATION
3.00

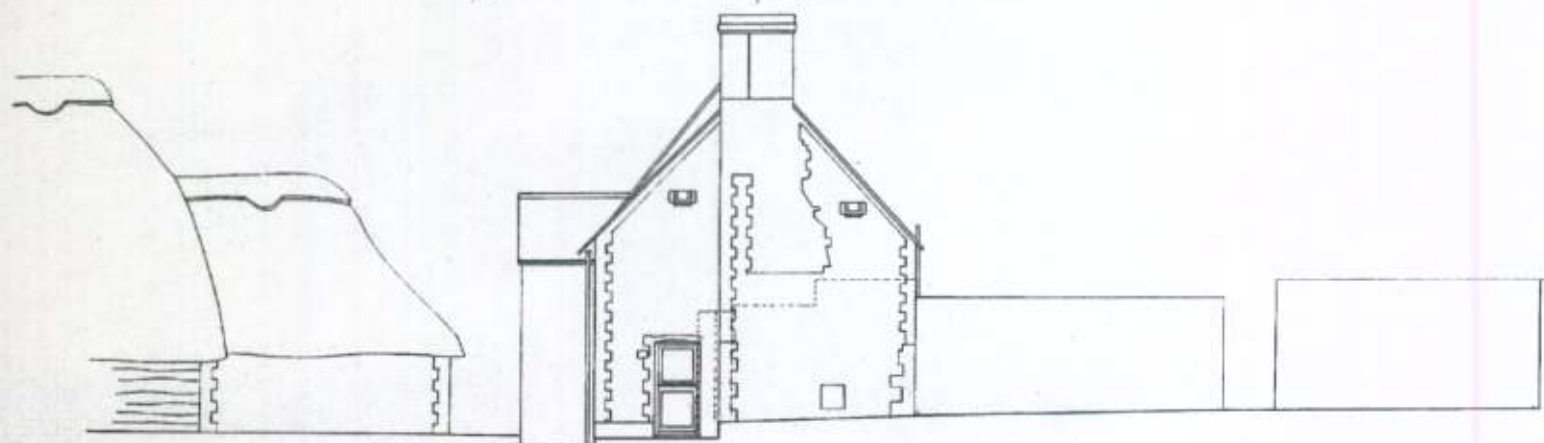
THE PLANNING & DESIGN SERVICE
PIGEON HOUSE, ANGMERING
SCALE - 1:2000
DRAWN - DPT/PLD
BY - PML/PLD
ALL DRAWINGS EAST & WEST ELEVATIONS
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation



— 10m —

1:50

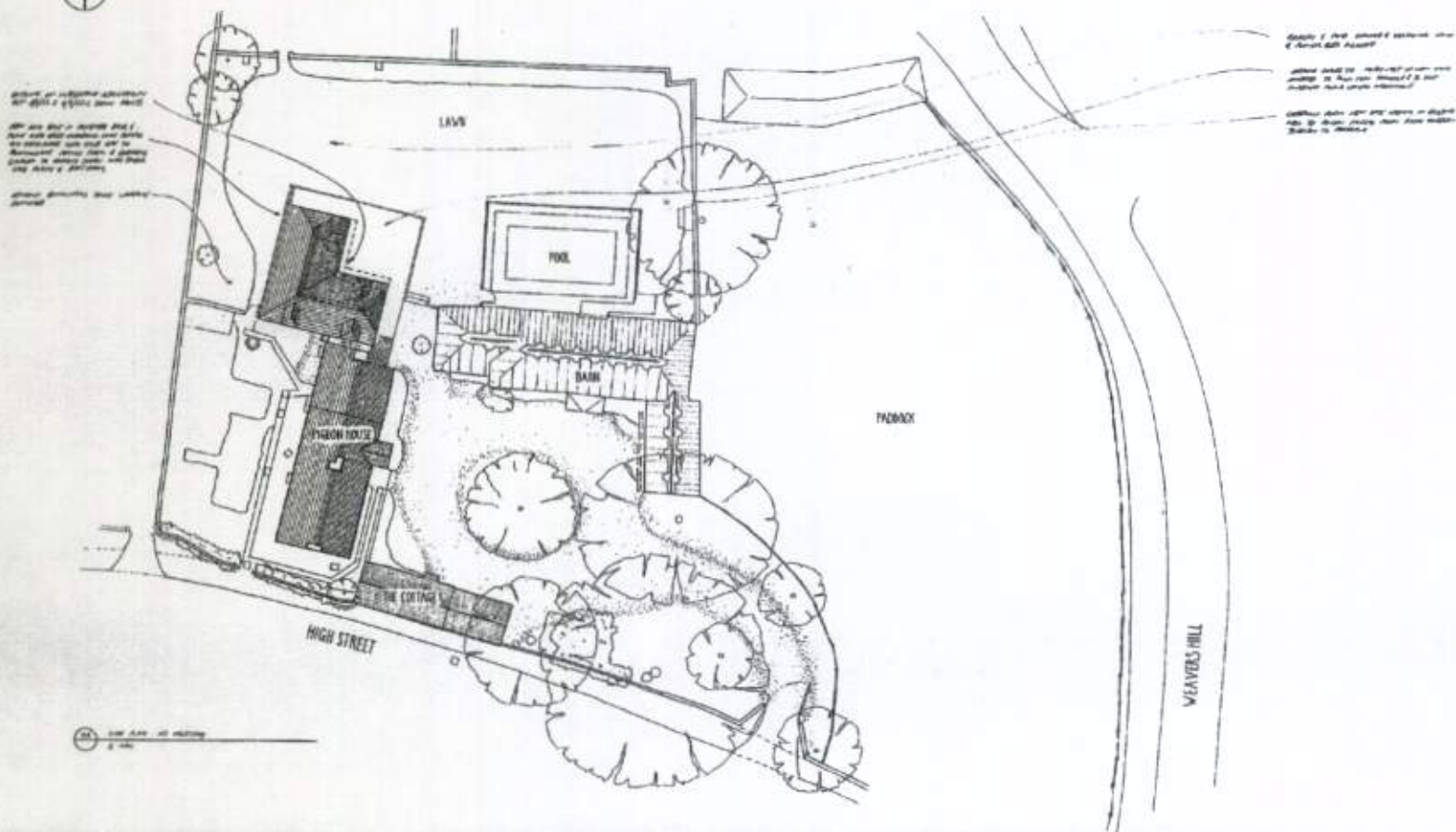
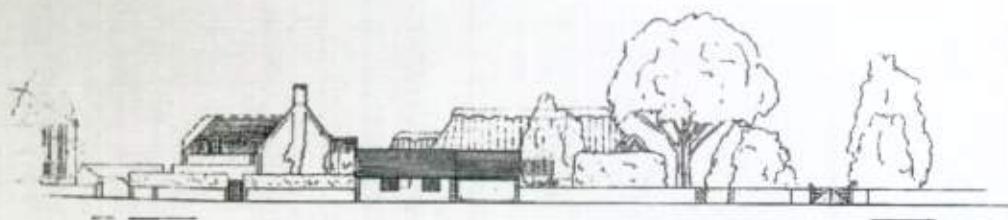


— 10m —

1:50

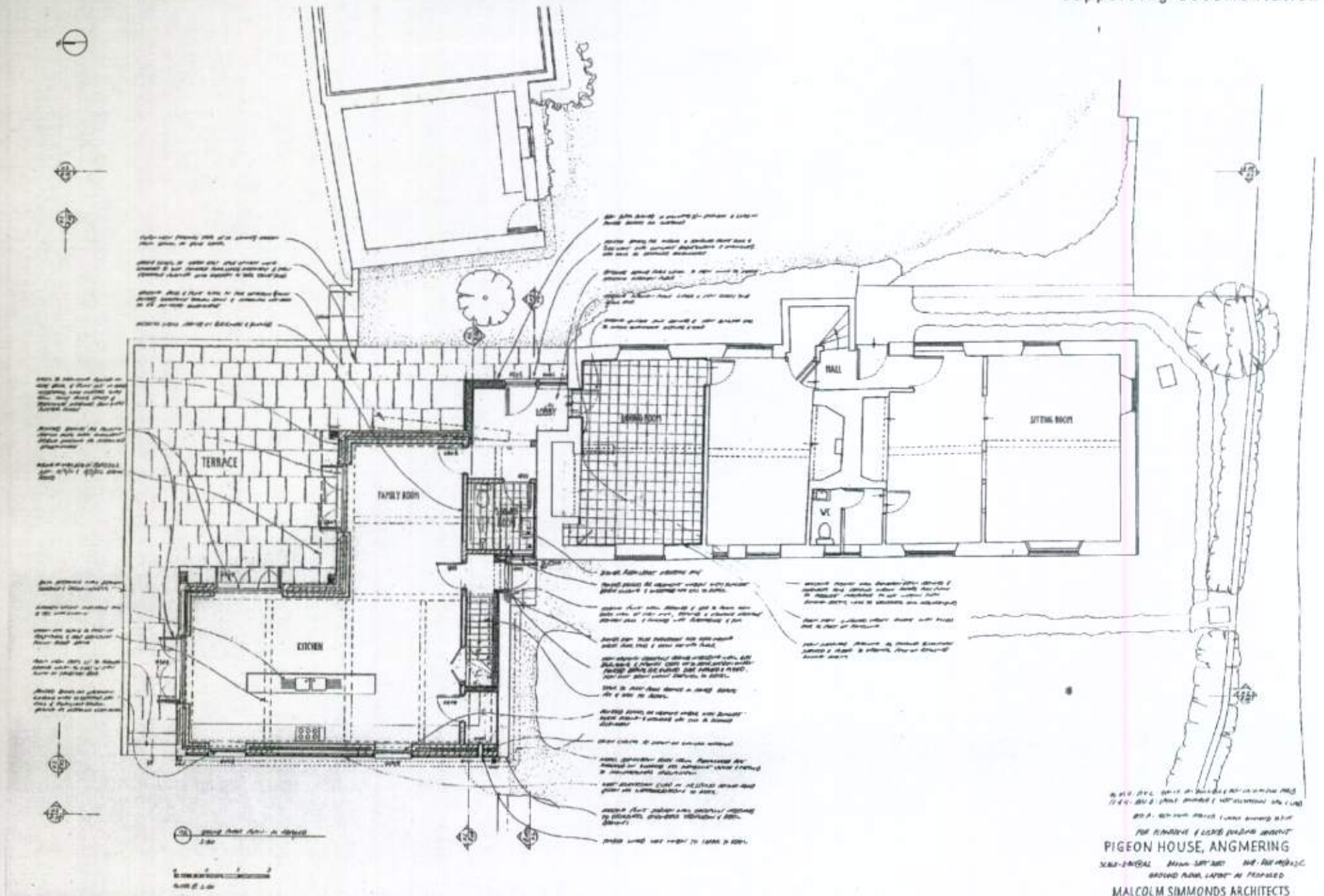
FOR PLANNING & DESIGN PURPOSES ONLY
PIGEON HOUSE, ANGMERING
SCALE: 1:50 (ELEVATIONS) 1:100 (PLAN) 1:200 (SECTION)
AS SHOWN - NORTH & SOUTH ELEVATIONS
MALCOLM SIMMONDS ARCHITECTS

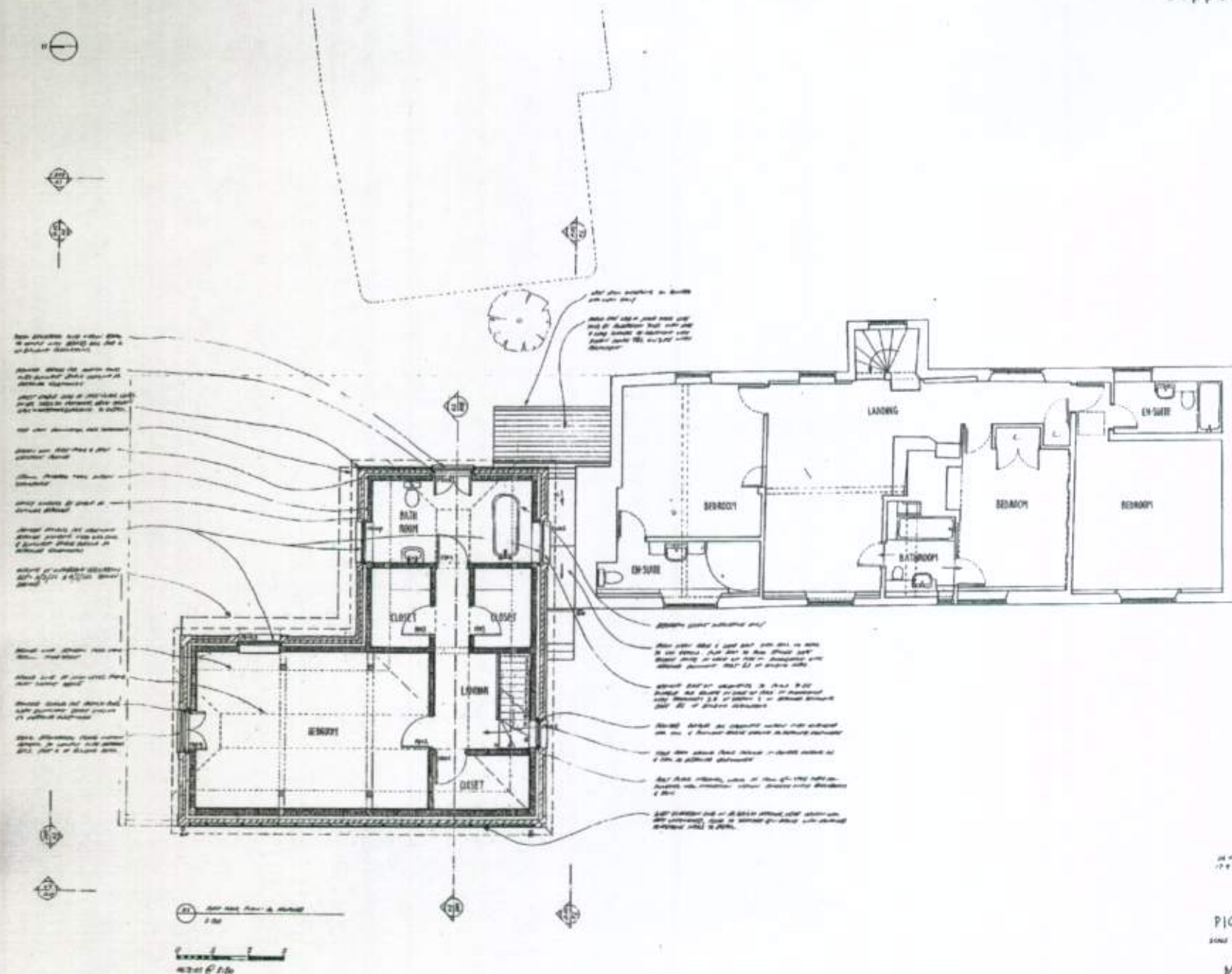
ARUN DISTRICT COUNCIL A/104/11/L



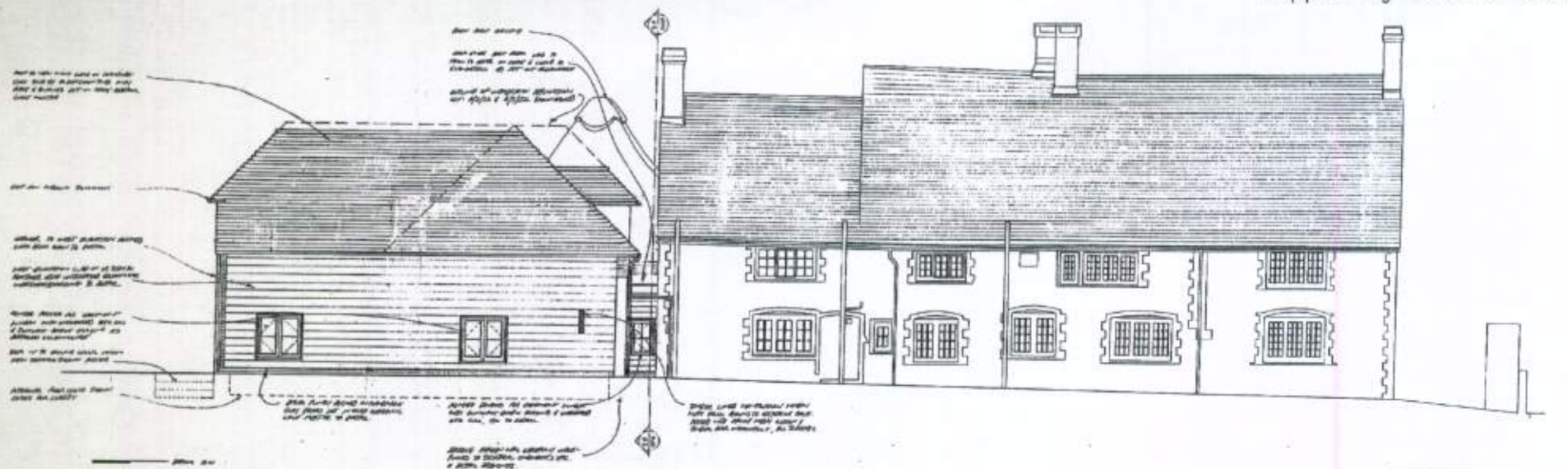
South Eastern Planning Services Ltd

MALCOLM SIMMONDS ARCHITECTS





pigeon house, angmering
supporting documentation

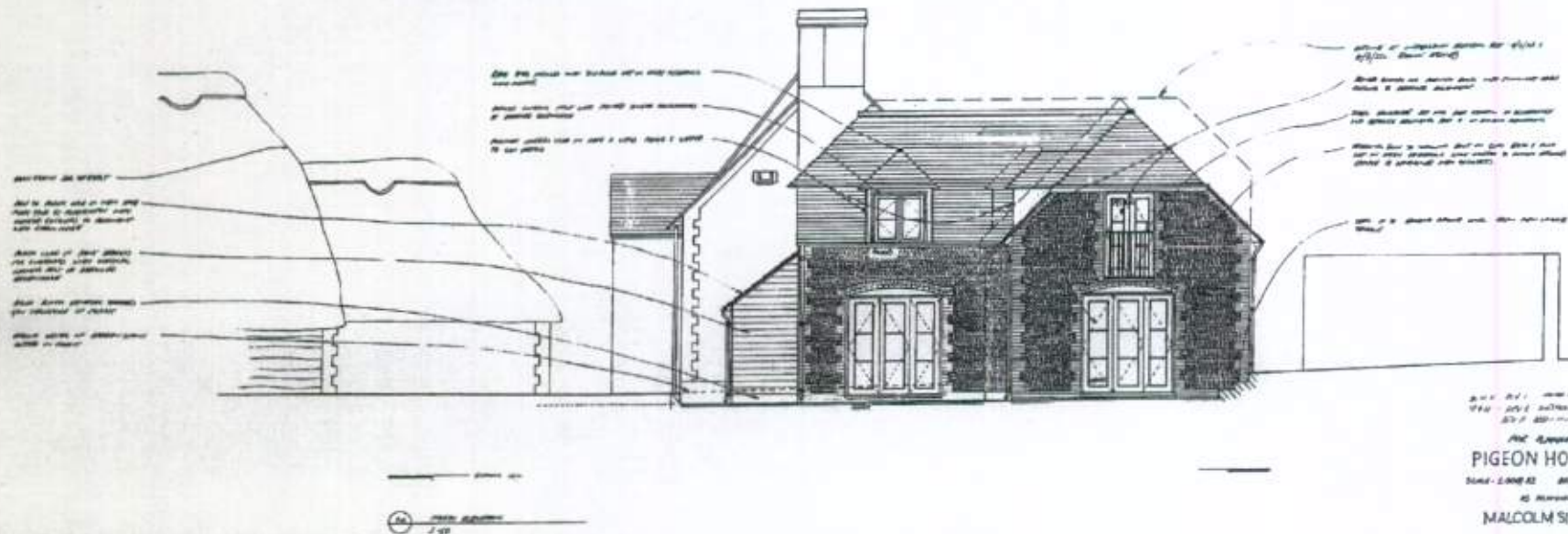
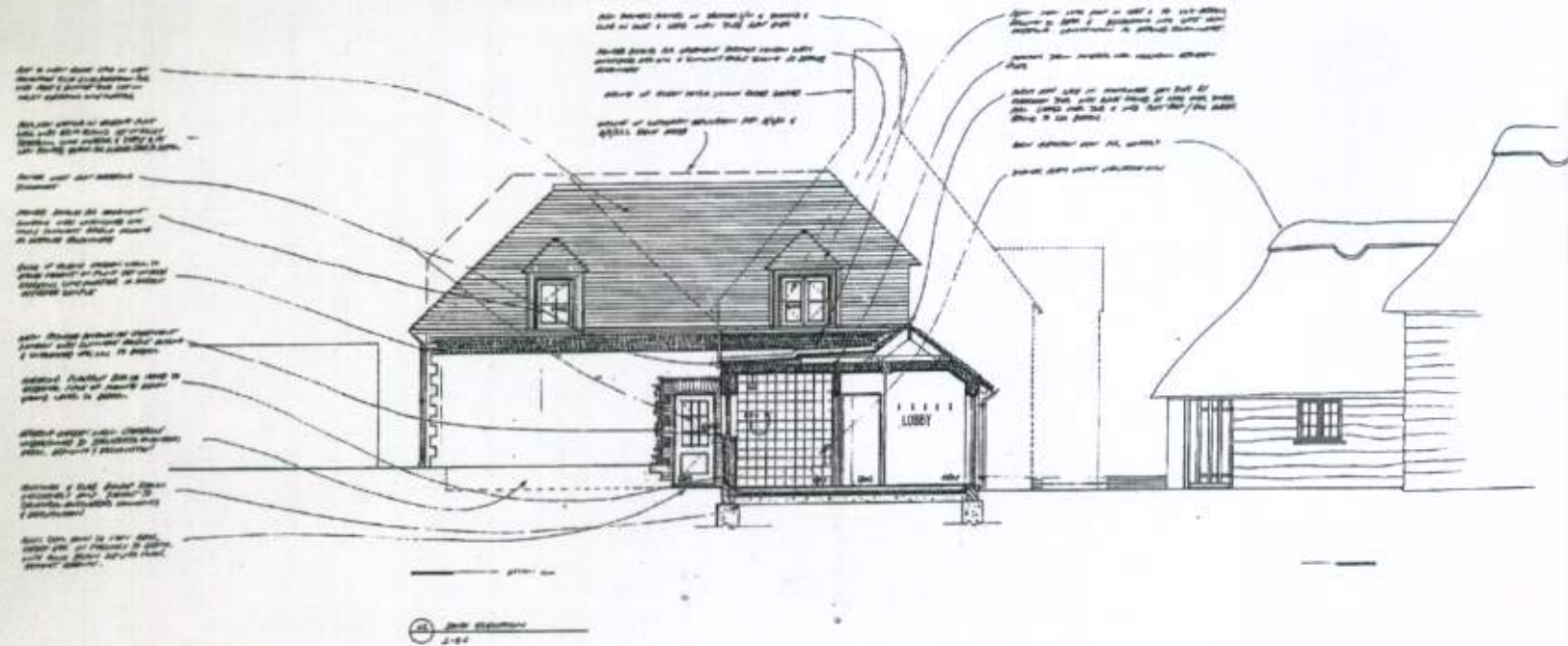


1/4" = 1' 0" (1:30) (1/4" = 1' 0")

THE PIGEON HOUSE, ANGMERING
SUN - 1/4" = 1' 0" (1:30) (1/4" = 1' 0")

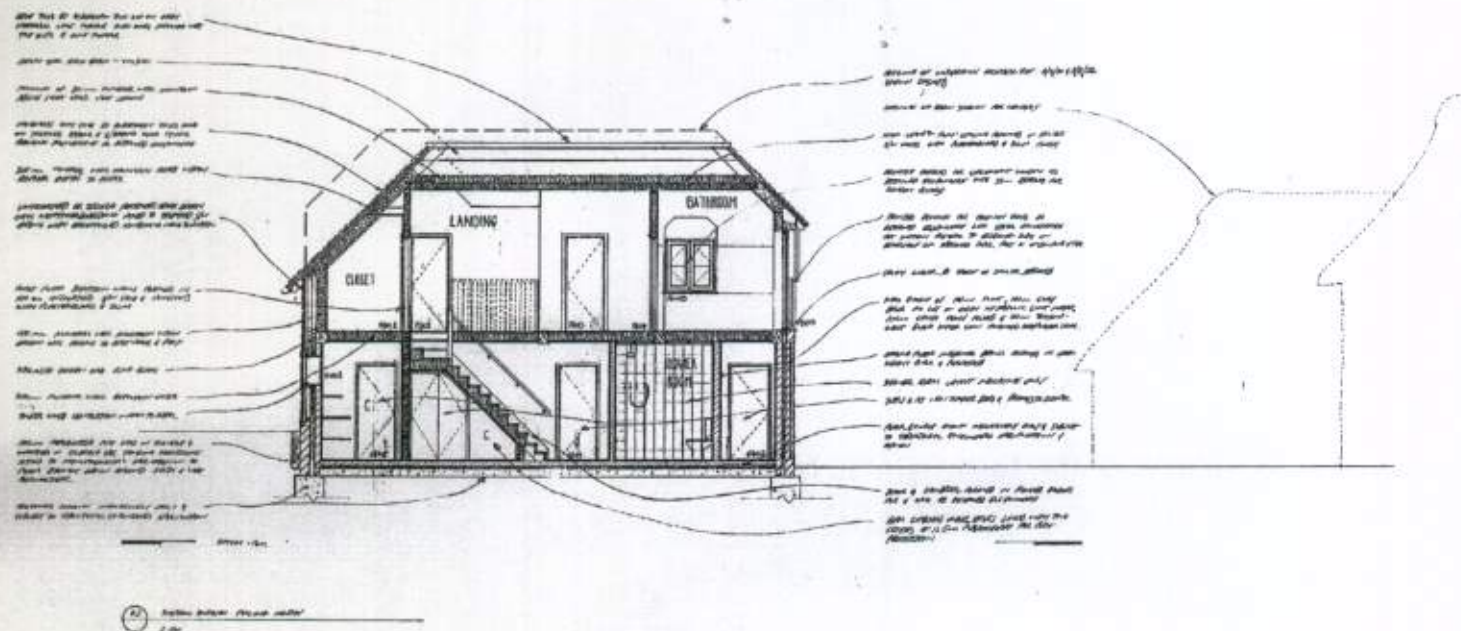
AT PRESENT: EAST & WEST ELEVATIONS
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation

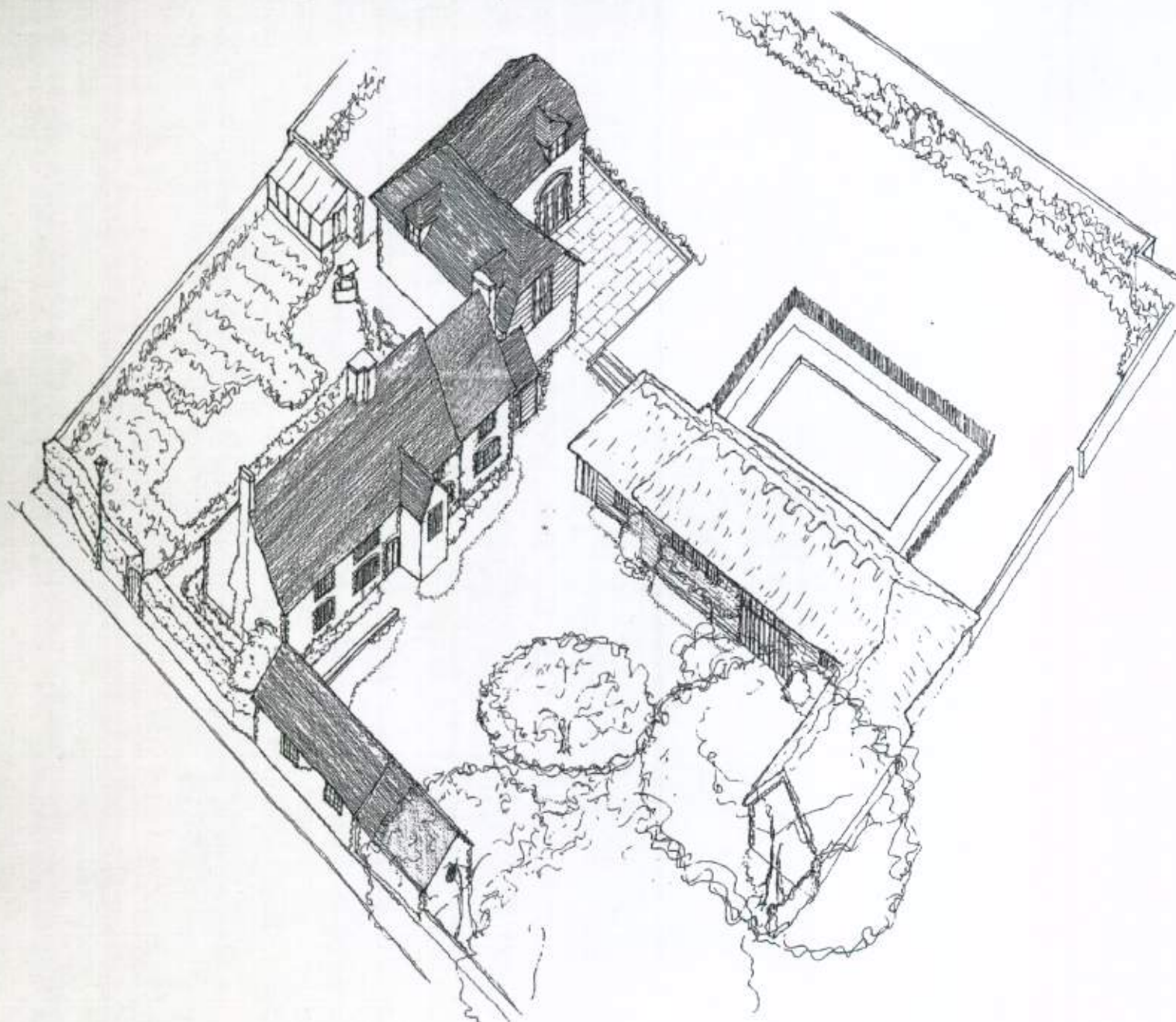


South Eastern Planning Services Ltd

MALCOLM SIMMONDS ARCHITECTS



FOR PLANNING & LISTED BUILDING CONSENT
PIGEON HOUSE, ANGMERING
SOUTH SURREY
BY MALCOLM SIMMONDS ARCHITECTS



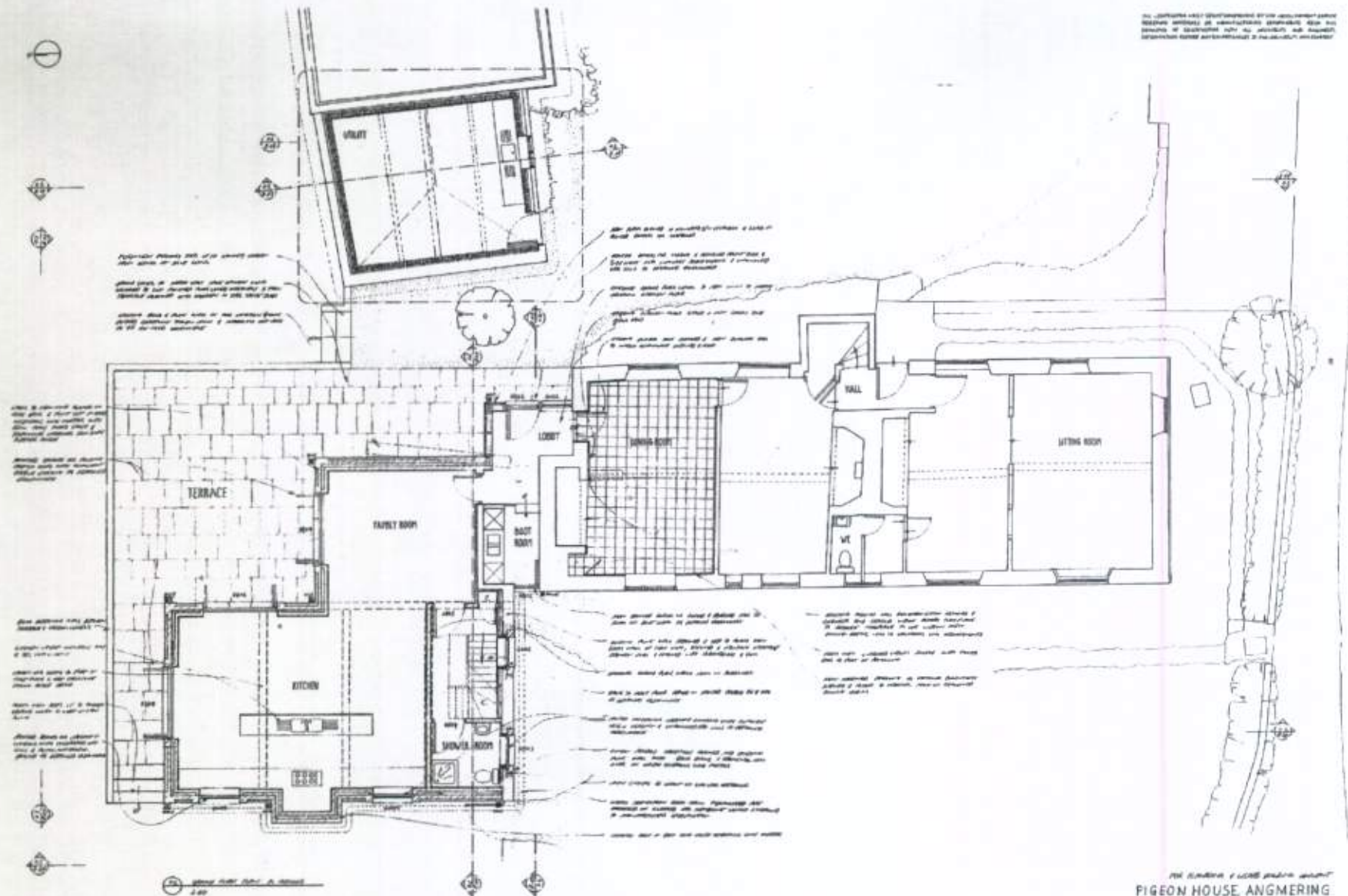
THE PLANNING & LITERARY RECORD
PIGEON HOUSE, ANGMERING
SHEET NO. 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000
SHEET NO. 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000
MALCOLM SIMMONDS ARCHITECTS

Architectural drawings for Pigeon House, Angmering. The top section shows a perspective view of the house and its garden. Below this is a detailed site plan showing the layout of the house, including the lawn, pool, barn, and various rooms. The plan is oriented with High Street to the left and Weavers Hill to the right. A north arrow is located in the top left corner. The site plan includes labels for 'LAWN', 'POOL', 'BARN', 'PIGEON HOUSE', 'THE CUTTING', 'HIGH STREET', and 'WEAVERS HILL'. A scale bar is provided at the bottom left. The right side of the plan contains several notes in a cursive script, likely detailing the design intent and materials.

South Eastern Planning Services Ltd

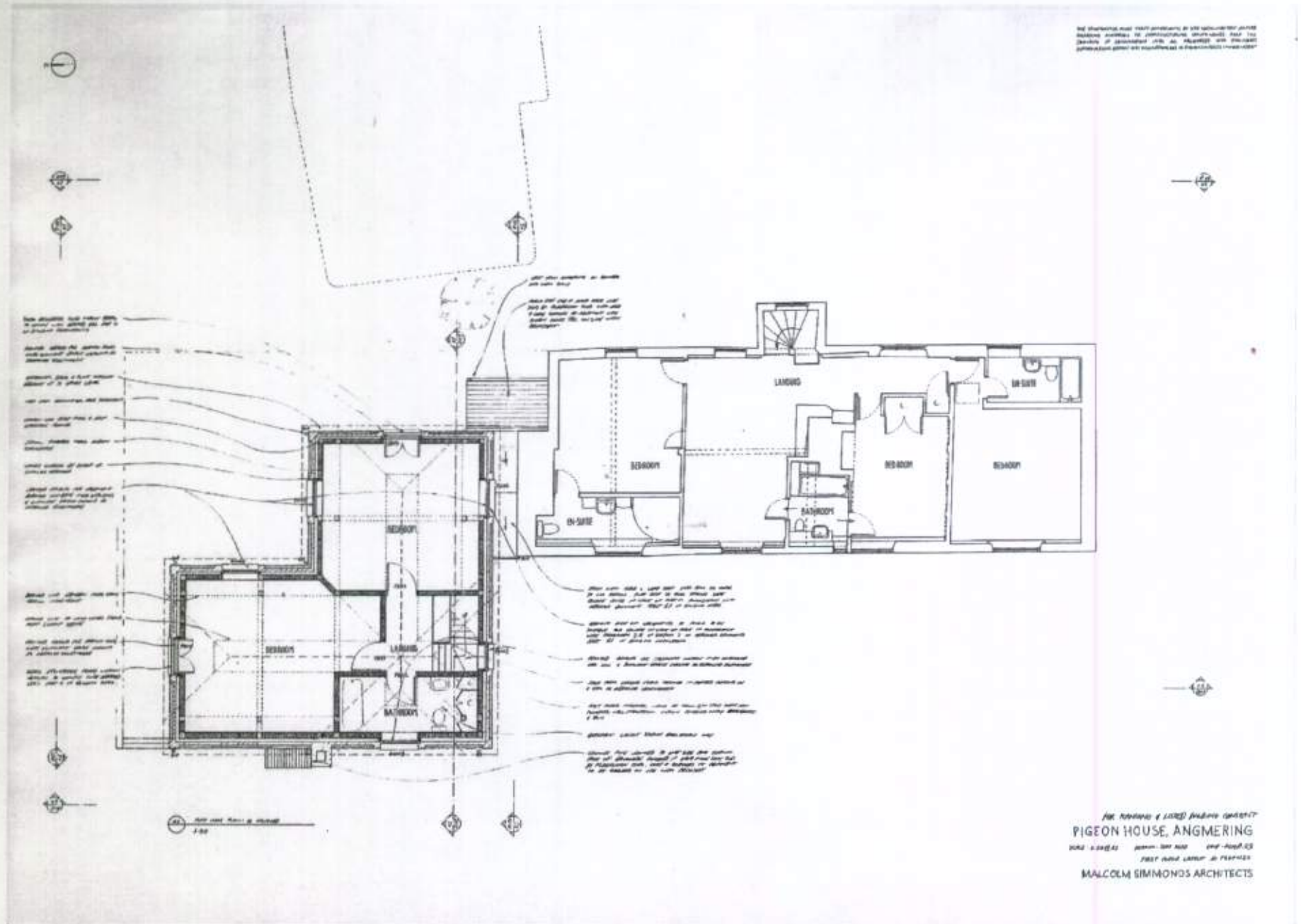
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering supporting documentation



THE PLANNING & DESIGN OF THE
PIGEON HOUSE, ANGMERING
SCALE: 1/1000 DRAWN: GPT AND MGP
DATE: 1990
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation



FOR PROVISION & LISTED BUILDING CERTIFICATE
PIGEON HOUSE, ANGMERING
NO. 10/11/12
FIRST FLOOR LAYOUT
MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation



South Eastern Planning Services Ltd

MALCOLM SIMMONDS ARCHITECTS

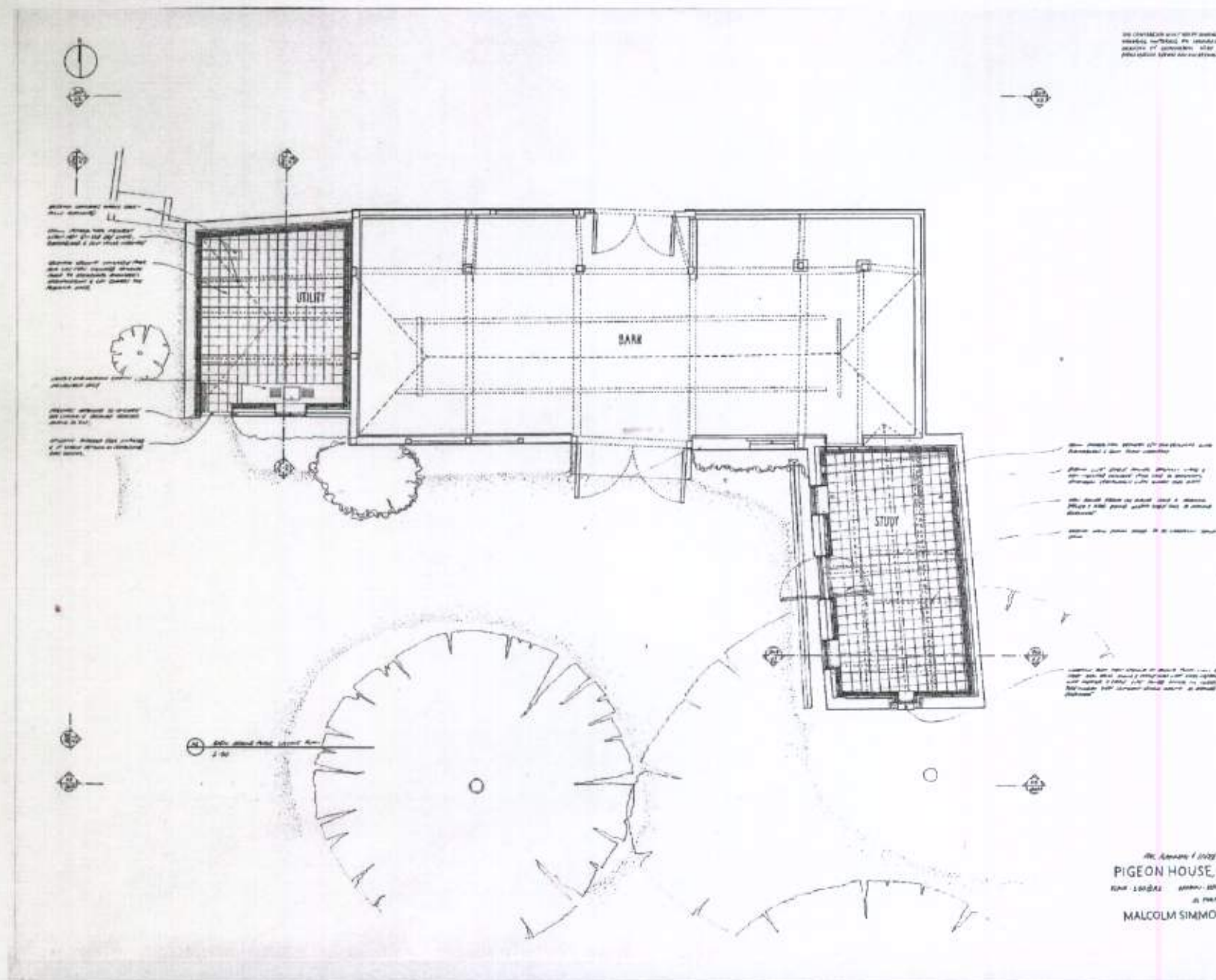
[The following text is mirrored from the top of the page and appears as bleed-through or a scanning artifact.]



UN DISTRICT COUNCIL A/104/11/L

pigeon house, angmering supporting documentation

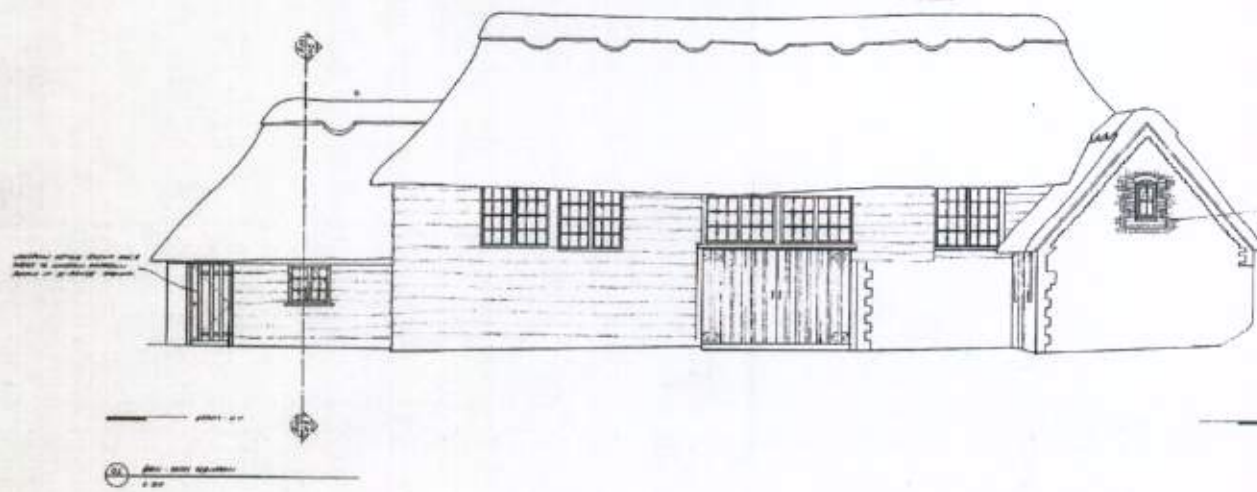
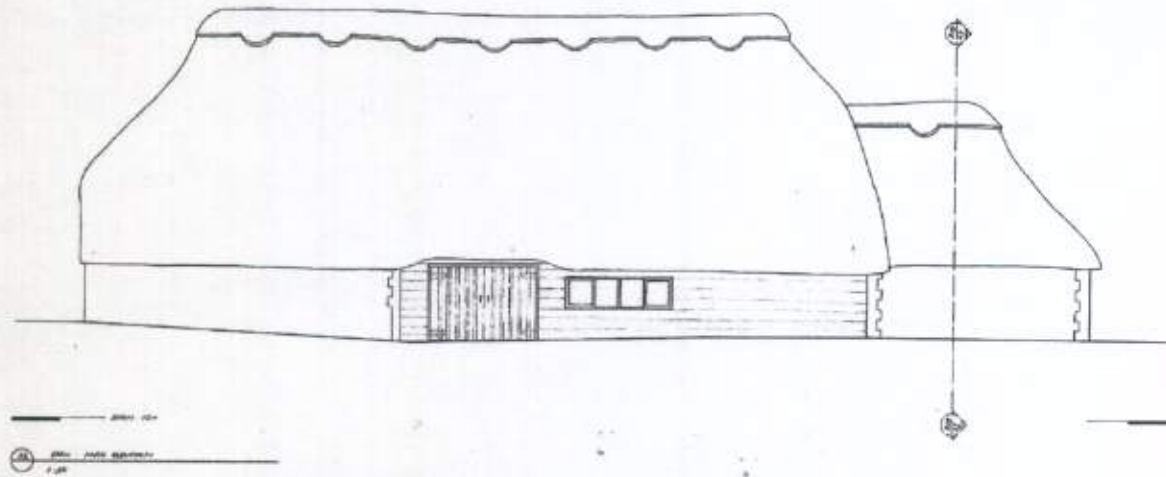
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES AND FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES AND FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES.



THE ARCHITECTS 100% DESIGN DOCUMENT
PIGEON HOUSE, ANGMERING
DATE 10/01/01
IN PARTNERSHIP WITH MALCOLM SIMMONDS ARCHITECTS

pigeon house, angmering
supporting documentation

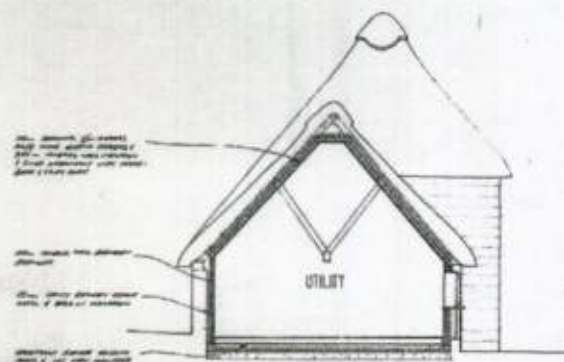
THE PROPOSED NEW PIGEON HOUSE AT ANGMERING IS A TWO STOREY BUILDING WITH A GABLE ROOF AND A SMALL TOWER ON THE ROOF. THE PROPOSED NEW PIGEON HOUSE IS A TWO STOREY BUILDING WITH A GABLE ROOF AND A SMALL TOWER ON THE ROOF.



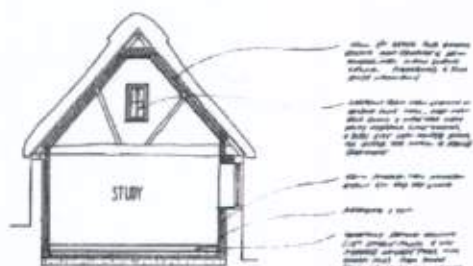
THE PROPOSED NEW PIGEON HOUSE AT ANGMERING IS A TWO STOREY BUILDING WITH A GABLE ROOF AND A SMALL TOWER ON THE ROOF. THE PROPOSED NEW PIGEON HOUSE IS A TWO STOREY BUILDING WITH A GABLE ROOF AND A SMALL TOWER ON THE ROOF.

THE PROPOSED NEW PIGEON HOUSE AT ANGMERING IS A TWO STOREY BUILDING WITH A GABLE ROOF AND A SMALL TOWER ON THE ROOF. THE PROPOSED NEW PIGEON HOUSE IS A TWO STOREY BUILDING WITH A GABLE ROOF AND A SMALL TOWER ON THE ROOF.

NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE
AND SHOULD BE CHECKED ON SITE
BEFORE CONSTRUCTION
ALL DIMENSIONS ARE IN METRES
UNLESS OTHERWISE STATED



Scale 1:50
1m



Scale 1:50
1m



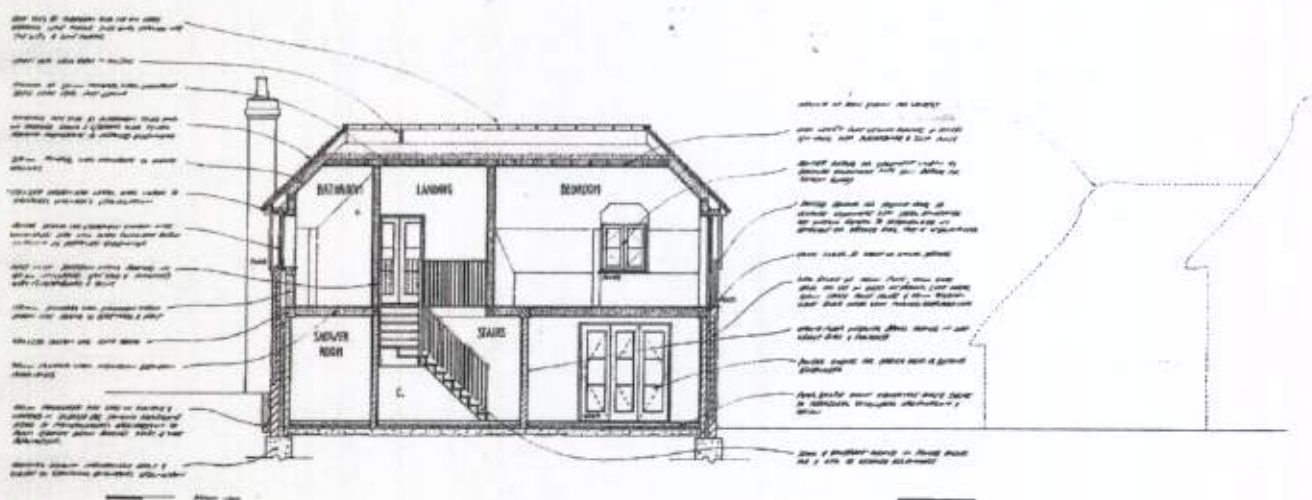
Scale 1:50
1m

NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE
AND SHOULD BE CHECKED ON SITE
BEFORE CONSTRUCTION
ALL DIMENSIONS ARE IN METRES
UNLESS OTHERWISE STATED

Malcolm Simmonds Architects
Pigeon House, Angmering
Architects
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

pigeon house, angmering
supporting documentation

Architect: Malcolm Simmonds Architects
Date: 1988
Scale: 1/200



Architect: Malcolm Simmonds Architects
Date: 1988
Scale: 1/200