

maggiehenderson.org

maggie.henderson@buildings-archaeology.co.uk

DUNSTALLS, WINDMILL LANE, HENFIELD, WEST SUSSEX, BN5 9XA

(NGR: TQ 209 153)

HISTORIC BUILDING ASSESSMENT



Prepared for Ade Belcham & Sally Christian

Prepared by Maggie Henderson
March 2015

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Commissioned by
Ade Belcham & Sally Christian

Report No. 2015179

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mh@buildings-archaeology.co.uk

CONTENTS

Conventions

1.0	Introduction	1
2.0	Scope and Methodology	1
3.0	Location and Setting	1
4.0	Designations and Planning Considerations	2
5.0	Historic Map Regression	2
6.0	The Building as Existing (Site Visit – March 2015)	3
7.0	Chronological Development of the Building	4
8.0	Summary of Development	12
9.0	Summary Statement of Significance	13
10.0	Recommendations – The Current Alterations	14
11.0	The Future Proposals	16
12.0	The Cowshed	18
13.0	Copyright and Disclaimer	20

Figures

Plates

Appendices

FIGURES

Figure 1: Property Location (NGR: TQ 209 153)

Figure 2: Historic Map Extracts (not to scale)
Yeakell and Gardner 1778-1783 (http://www.envf.port.ac.uk)
Tithe Map of Henfield 1845

Figure 3: Historic Ordnance Survey Map Extracts (not to scale)
First Edition County Series (1:2500) Ordnance Survey Map, 1876
First Revision County Series (1:2500) Ordnance Survey Map, 1897

Figure 4: Historic Map Extracts (not to scale)
Second Revision County Series (1:2500) Ordnance Survey Map 1911
Third Revision County Series (1:2500) Ordnance Survey Map, 1938

Figure 5: Historic Map Extracts (not to scale)
First Edition National Survey (1:2500) Ordnance Survey Map, 1956
First Revision National Survey (1:2500) Ordnance Survey Map, 1970

Figure 6: Reconstruction of Phase 1 – Medieval

Figure 7: Reconstruction of Phase 2 – mid to late 16th C

Figure 8: Reconstruction of Phase 3 c. 17th or 18th C

Figure 9: The Building as Existing (surveyed March 2015)

Figure 10: The Proposal Scheme (prepared by Alan Scarratt Architectural Services)

Figure 11: The Proposal Scheme (prepared by Alan Scarratt Architectural Services)

PLATES

Plate 1: Detail of the chamfer and mason's mitre stop on the girder an cross beam within the service bay ceiling

Plate 2: Pair of wind-braces rising to a (historically replaced) purlin on the south side of the soot-blackened west bay roof

Plate 3: The central 'fan' truss within the roof of the building (looking east)

Plate 4: Mid to late 16th century fireplace in the former hall (19th century reduced fireplace within the earlier inglenook)

Plate 5: First floor mid to late 16th century fireplace

Plate 6: Head-beam of the partition separating the staircase from the main west chamber with stave holes on the soffit indicating the historic removal of in-fill to create an entrance

Plate 7: Inserted partition, stud applied against pre-existing tie-beam of the central truss in the first floor east bay (bay 2)

Plate 8: Former bread oven remains in the north side of the inglenook

Plate 9: Bay 2 looking towards the east wall with clear evidence of the location of the 19th century wall to the south of the original girder. The east wall includes snapped bricks that indicate that the insertion of the brick partition and the exterior wall rebuilding event were contemporary

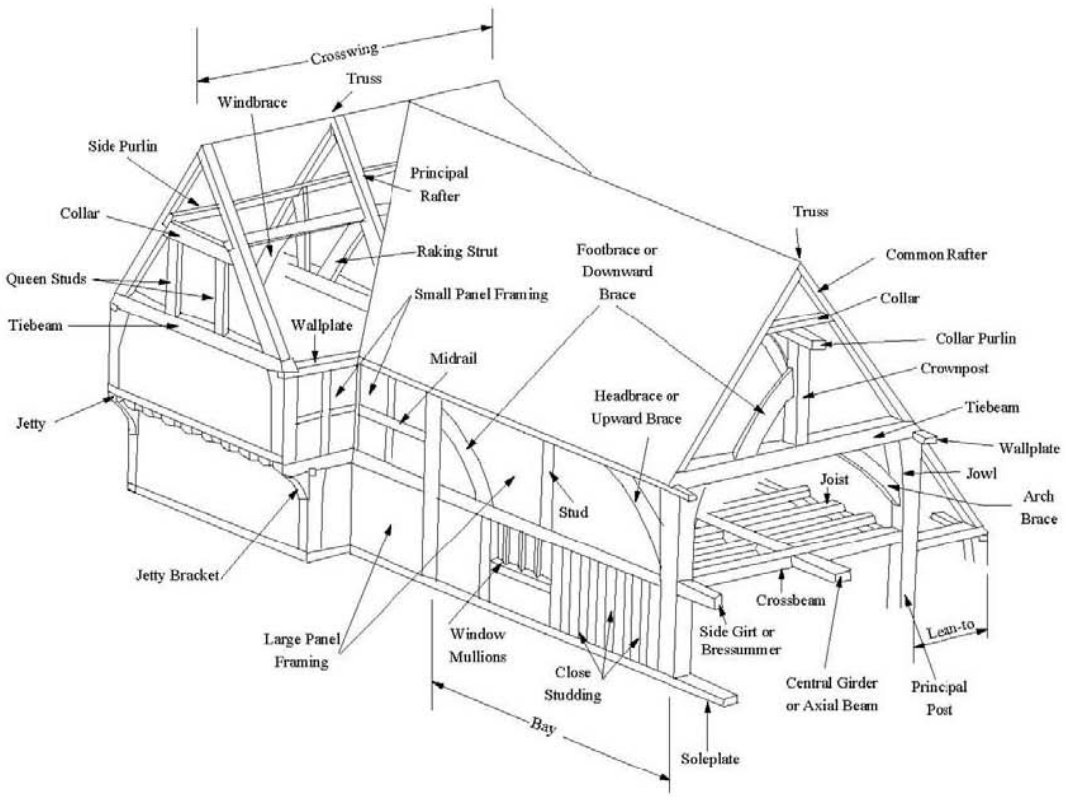
Plate 10: Detail of the 19th century window in the south elevation. Note the voussoirs and queen closers indicating that the opening is contemporary with the brickwork of the wall

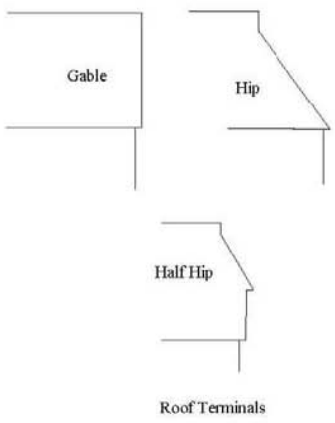
Plate 11: 19th century horizontal sliding sash window below the (former) staircase

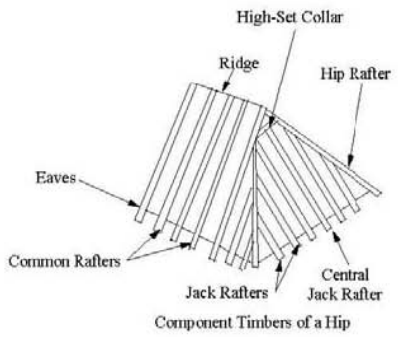
APPENDICES

Appendix 1: Listed Building Description

Glossary of Terms (based on the original prepared by David and Barbara Martin for the Rape of Hastings Architectural Survey (RoHAS)







CONVENTIONS USED WITHIN THIS REPORT

1. Doors are shown in plan only where known:
   hence rooms may appear to have no means of access
2. With the exception of rafters, wallplates, some chimneys and rooflines, sections show features cut by or immediately adjacent to the cutting line only.

Extant wall

Features evidenced but destroyed or masked

Conjectural or very approximate

Beam overhead

? Details unknown

1.0 INTRODUCTION

1.1 In March 2015, Maggie Henderson was commissioned by Ade Belcham and Sally Christian to carry out an assessment of the former farmhouse and ancillary building at Dunstalls, Henfield, West Sussex (Fig. 1 - NGR TQ 209 153). Both buildings have been subject to a programme of alterations that now require retrospective planning applications.

1.2 The house had been subject to a Heritage Statement prepared by Genesis Town Planning in January 2015. This report will not repeat the findings of the initial report but will be evidence-based, derived from the retained standing fabric of the historic buildings, supplemented by historic map evidence.

2.0 SCOPE & METHODOLOGY

2.1 The building was visited by Maggie Henderson on the 16th of March 2015 in order to:

- Identify and present the phases of construction evident within the present buildings
- Provide photographic evidence of the interpretation
- Provide a summary statement of significance based on the evidence retained within the fabric of the buildings, supplemented by historic maps where relevant
- Provide comments on areas of the building that may be identified as justifiable alterations in terms of impact upon the significance of the historic buildings
- Provide recommendations for sensitive reinstatement of fabric that may have been altered/removed impacting upon the significance of the historic buildings if required by the client

2.2 A series of interpretive illustrations were prepared by the author to aid in the understanding of the origin and development of the farm house. The interpretive drawings clearly indicate the extent of the original fabric and subsequent historic phases of alteration retained within the building, assisting in determining the origin and significance of the building, necessary to understand the impact and extent of the recent works (Figs. 6 - 9).

2.3 The proposed survey drawings prepared by the architect Alan Scarratt have been provided and are included within the report to provide a visually accessible representation of the recent scheme and potential future proposals (Figs. 10 and 11).

2.4 The owners of the property have provided a series of photographs taken as a record of the alterations during the works. The provision of the photographic record has aided in the interpretation of the origin and development of the buildings.

3.0 LOCATION AND SETTING

3.1 Dunstalls is situated to the southwest of Henfield at the southern end of Windmill Lane (Fig. 1). The house is to the east of the lane within its own gardens and grounds and the former cowshed is situated just south of the lane against the eastern boundary of the property. Although the property is situated close to the market town of Henfield, the setting of the house and its ancillary building is very much a rural one, the buildings and grounds are surrounded on all sides by fields interspersed with tracts of woodland. The former line of the (disused) railway passes to the west of the

property and the landscape is laced with a series of streams that drain out into the River Adur to the southwest of the site.

4.0 DESIGNATIONS AND PLANNING CONSIDERATIONS

4.1 Dunstalls was listed as Grade II on the 9th of May 198 (List entry number: 1193133 – Appendix 1). The building is described as 17th century or earlier.

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

4.3 As such, although the 'cowshed' is not listed in its own right, it may be considered to be curtilage listed with the same level of protection as the farmhouse.

5.0 HISTORIC MAP REGRESSION (FIGS. 2 – 5)

5.1 The Yeakell and Gardiner Survey map of 1778-83 (Fig. 2) shows the property comprising a large L-plan building with a north – south oriented building to the west against the property boundary.

By 1845

5.2 By the issue of the Tithe map in 1845 the property comprises a T-plan building against a north- south boundary with a pair of ancillary buildings situated to the west. The two ancillary buildings are arranged differently from the larger north – south oriented building shown on the earlier survey (Fig. 2), and as such it is possible that the earlier structure was replaced with two new ranges. The northern of the two ancillary buildings is in the location of the present 'cowshed' and given its foot-print, location and orientation (in addition to the surviving fabric within the building), it is probable that they are one and the same; the cowshed then having been constructed between 1783 and 1845, the structural remains indicating that the date of construction was more probably within the early decades of the 19th century than the latter decades of the 18th.

5.3 The footprint of the farmhouse has evolved from the L-plan building shown on the late 18th century map to a T-plan, suggesting that the west (north-south) oriented range was extended to the south of the earlier structure.

By 1875

5.4 The issue of the first edition Ordnance Survey map in 1875 (Fig. 3) shows substantial changes to the property. The house has been reduced to a single east – west oriented range with the substantial western end chimney stack clearly indicated. The farm group retains the two structures shown on the Tithe map, with alterations to the southern building creating an L-plan footprint. The northern building (the cowshed) is open-fronted and has a small addition to the rear elevation. The open fronted-format is consistent with the structural remains retained on-site.

By 1897

5.5 By 1897 the house has had a compact extension added to the north side, close to the eastern end of the building. Within the associated farmyard to the west, the southern of the two ancillary structures *in situ* on the 1875 map is not shown roofed, in use then perhaps as an enclosure as it was still substantial enough to warrant inclusion on the revised edition map. The northern ancillary building remains *in situ*, roofed and still open on the southeast facing side, indicating that it remained in use as a shelter-shed at that time.

1911 and 1938

5.6 By 1911 a further small rectangular plan extension has been added to the north side of the building (compare Figs. 3 and 4). Within the farm group to the west, the southern structure, already reduced to an enclosure by 1897 is no longer shown and the open southeastern front of the former shelter-shed has been in-filled, fully enclosing the building. The boundaries between the farmyard and domestic dwelling have been altered, much reducing that of the farmyard in favour of the gardens and grounds associated with the domestic dwelling. By 1938 the boundaries are no longer clearly defined enough to be depicted on the map, this may suggest that there is no longer a farmyard/domestic division and that the property is now wholly domestic in function. A small enclosure has been added to the southwest end of the former shelter-shed and no changes are shown externally to the house.

1956 and 1970

5.7 The National Survey maps of 1956 and 1970 show the property as largely unchanged from the 1938 map, with only the small enclosure at the end of the shelter-shed no longer depicted.

6.0 THE BUILDING AS EXISTING (Site Visit - March 2016)

6.1 The house comprises a single rectangular-plan east – west oriented range of two storeys in height. Construction is of brick laid in Flemish bond to the ground floor of the house and to the first floor on the south side. The original timber frame is retained on the north side at first floor level only. The roof, with gabled end-terminals was under a cover of clay tile for the most part, with Horsham stone reserved for the western end only. The roof fabric had been removed and stacked on-site for replacement pending any necessary repairs to the roof structure.

6.2 The house has two chimney stacks: a substantial (predominantly) mid to late 16th century two-flue stack at the western end of the building and a single flue *c*. late 19th/early 20th century stack at the eastern end of the building.

6.3 The two rear 19th century lean-to outshots have been rebuilt in their entirety, re-using the brick of the originals and building on the same footprints.

6.4 The house has had a modern (late 20th century) conservatory added to the south side which allows access via the addition between the house and grounds. The principal entrance to the building is currently within the west elevation, to the north of the chimneys stack.

Constraints

6.5 As will be demonstrated, the original medieval building remains *in situ* to a great extent, with a series of alterations evident that for the most part represent phases of historic activity. The recent alterations, confined to the ground floor of the building (including the re-built rear lean-tos) has removed historic detail, however, with the exception of the sub-surface deposits, much of this is readily discernible through remaining fabric and the photographic record made by the owners.

6.6 The main constraint to the understanding of the building is in fact the loss of the adjacent wing during the third quarter of the 19th century. As such, there are some anomalies in the retained and highly significant historic remains that may have been due to its relationship with the adjacent wing.

7.0 CHRONOLOGICAL DEVELOPMENT OF THE BUILDING (FIGS. 6 - 9).

7.1 Phase 1: Medieval - late 15th or early 16th century (Fig. 6)

7.1.1 Dunstalls is a two bay building, the western of the two bays (bay 1 – Fig. 6) measures c. 4.00 m east – west while the eastern bay (bay 2) is slightly shorter at 3.50 m. The building is c. 5.50 m wide. Bay 1 was originally open to the roof and the soot-blackened roof members indicate that it functioned in the same manner as an open hall.

7.1.2 Bay 2 was floored from the outset, the cross-beam of the central truss measuring a substantial 300 mm square with chamfer and stop detail on the eastern side that respects the adjacent and contemporary ceiling girder (Plate 1). The recent insertion of a brick pillar at the junction of the ceiling beams has obscured the relationship with the western (bay 1) girder and as such it is not presently possible to determine if bay 1 was entirely open or partially floored. The upper floor of bay 2 was open to the roof and the timbers in this location are clear of any soot-staining emphasising that this part of the building had included an upper floor from the outset.

7.1.3 The building therefore included a single room open from floor to apex to the west that had served by an open fire, functioning either as a hall or as a kitchen. The two possibilities are mentioned here due to the loss of the adjacent western range in the third quarter of the 19th century. In addition, fully gabled buildings *tend* to be wings rather than stand-alone buildings in their own right in West Sussex in the medieval period.

7.1.4 Bay 2 had provided service facilities with a non-standard floor-plan. Soffit detail on the cross-beam, girder and one of the southern joists indicate that the service end had included a large room to the north and two rooms of unequal length to the south (Fig. 6). Although soffit mortise detail does exist for studs, it is difficult to ascertain the doorway locations due to the almost continuous series of stave-holes. As such, access between the north and south rooms is open to interpretation.

7.1.5 The first floor of bay 2 may originally have comprised a large single room: the present partition is an historic addition (discussed below) which may have been a rebuilding event, replacing a predecessor. As such it is not clear if there had been a single service chamber from the outset.

7.1.6 Access to the service chamber is also difficult to determine. If the hall had been open across the width of the building then access could only have been had from the interior of the service bay itself. A compact hatch is indicated at the northwest corner of the bay (Fig.6) which may represent a ladder hatch.

7.1.7 If the hall had included a gallery, in conjunction with the lost west wing, the service chamber could have been accessed from the wing in that way. The present floor over the hall appears to be 'of a piece' and as such any gallery that may have pre-dated it had been replaced by the insertion of the floor in the mid to late 16th century.

The Frame

7.1.8 The timber frame of the building is extant on the northern side of the upper floor only, the remainder of the building having been rebuilt in brick in the 19th century.

Wall Construction

7.1.9 The framing of each bay of the north wall is divided into two large panels by the inclusion of a central stud. The studs extend the full height of the building intersecting the side-girts which are jointed and pegged into them. Each panel is further sub-divided by centrally situated studs of lesser scantling that extend between girt and wall plate only (again jointed and pegged at the junctions). Mid-rails are included, interrupted by the lesser studs. Wall bracing, in the form of foot-braces, extend down from the principal corner posts to the side-girts, passing the central studs and mid-rails, indicating that the vertical and horizontal members sit against the inner face of the brace. A third foot-brace in exactly the same form extends down from the east side of the central full-height stud in Bay 1 to the side-girt (Fig 6). The counterpart within bay 2 does not include a stud in the same location which may indicate the position of an original opening since in-filled.

Truss and Roof Construction

7.1.10 Within the building, the central truss (separating the two bays) and the western end truss (between the chimney stack and bay 1) retains original detail. Both trusses comprise a pair of principal rafters that rise from slightly cambered tie-beams to the apex of the roof where they are jointed and pegged in place. The trusses also include collars that clasp side-purlins at the junction of collar and rafter (the south purlin has been replaced historically). The purlins support the common rafters (of lesser scantling than the principal rafter pairs) over their backs and each bay includes a pair of curved wind-braces from truss to purlin (Fig. 6; Plate 2).

7.1.11 Each truss has a central queen stud that is jointed between tie-beam and collar flanked by a pair of slightly curved raking struts (Plate 3). The details, taken together are sometimes known as a fan-truss. The central trusses forms the partition between the open part of the building, the hall, and the floored service end and as noted above, the roof details are sooted in the former and clean in the latter.

7.1.12 The partition truss continues down through both floors of the building and a curved head-brace remains extant on the north side (between post and tie-beam in the northeast bedroom); the remainder of the upper floor is concealed by later work. As noted above, the mortises remain to show the locations of the studs and staves for the ground floor part of the partition truss but the original walls were replaced in brick in the 19th century.

Method of In-fill

7.1.13 The present in-fill of the framing retained on the northern elevation of the house and the trusses comprises daub over an infrastructure of staves and laths. The daub panels within the roof space are at least partially comb decorated but this may have been applied as part of the mid to late 16th century work (discussed below) as it is not evident on all partitions at roof level.

Ceilings and Floors

7.1.14 The fully floored eastern end bay comprises a series of joists at 140 mm by 120 mm thick that are jointed and pegged to the girder. The girder, east – west oriented and jointed into the eastern side of the central truss cross-beam has flat-chamfered leading edges and at the junction with the cross-beam, neat mason's mitres (Plate 1). The joists are plain and unadorned, perhaps befitting their location, within the service part of the building.

Other Detail

7.1.15 The historic alterations for the most part have removed the evidence for the location of original windows and doorways within the building (other than those suggested by the redundant jointing in the ceiling over the ground floor of bay 2). As such it is not possible to reconstruct the original means of access or lighting within the building, other than to suggest that the hall window, usually comprising an arrangement of tall lights to either side of the side-girt, may have been situated within the south elevation. The north elevation, where the timber frame is retained does not contain evidence for a hall-type window which would have been difficult to site due to the way the wall is framed and the location of the braces.

7.1.16 No clear indications of stair access survive within the building, as noted above, other than the small hatch in the ceiling of the northern part of the service bay. The hatch is sufficient only for ladder access to the upper chamber. The lack of a larger hatch for a fixed staircase may support the interpretation of the building as an entire service structure, a brew-house or kitchen ancillary to the main house.

Dating Criteria

7.1.17 The wall framing with large panels and curved foot-braces that pass in front of rails and studs is indicative of a medieval (or early post-medieval) origin. The inclusion within the building of two trusses with central queen studs flanked by curved raking struts is more common in Hampshire and in Surrey than they are in Sussex. In Hampshire dated examples survive from the early to mid 15th century while at Haselmere in Surrey they are slightly later in date, with dated examples in the third quarter of the 15th century. If the fan truss style started in the west progressing eastwards towards West Sussex, then introduction within the closing decades of the 15th century is a possibility.

7.1.18 At Dunstalls, the 'fan' trusses have raking struts that are more straight than curved, indicative of the later rather than earlier form of construction. The roof structure comprising clasped side purlins and long plank-like curved wind-braces, with a datable range extending across the 15th and into the 16th century (progressing to straight wind-braces in the closing decades of the 16th century). The structural details taken together suggest that the first phase of construction evident at Dunstalls took place in the late 15th or early 16th centuries.

7.2 Phase 2: mid to late 16th century (Fig. 7)

7.2.1 The Phase 2 work comprises the modernisation of the rather archaic building with its single-bay hall open to the roof. The alterations included the insertion of the two-flue chimney stack with fairly ornate bressumers on both floors. The large, kitchen fireplace in the ground floor room is embellished with sunken spandrels (Plate 4), while the counterpart on the floor above has a cambered bressumer with a chamfered leading edge, the detail of which is carried down the brick piers at each side of the opening where they terminate in slightly curved elongated run-out stops (Plate 5).

7.2.2 With the fireplace came the insertion of the first floor, comprising a substantial central girder with chamfer and stop detail supporting a series of plain, unadorned joists. The lack of embellishment to the joists may have been due to the function of the new ground floor room as a kitchen, served by the substantial fireplace in the new chimney stack. The remainder of the ground floor, within the service bay, may have retained its original form and function at this stage in the development of the building.

First Floor

7.2.3 The construction of the new upper floor included an integral stair trap (retained albeit slightly altered in *situ*) to the north side of the bay. The trimmer details are obscured by a historically applied board making it difficult to ascertain details; however, the western joist forming the stair trap is deeply chamfered and stopped, suggesting that the stair trap is in its original (Phase 2) location.

7.2.4 On the upper floor, a partition that appears to be part of the same programme of work had been inserted separating the stair-hall from the new hall chamber. The original access between stair hall and partition is not clear, the present doorway at the eastern end of the wall is an insertion, indicated by the redundant mortises on the soffit of the head-beam for staves in that location (Plate 6).

7.2.5 The newly created first floor chamber within the former hall, heated by its own substantial fireplace at the western end of the room, remained at this stage open to the roof, indicated by the survival of decorated daub within the roof space that corresponds with an inserted partition (also decorated) on the north side of the building. The partition within the roof sits directly above the one separating hall chamber and staircase at first floor level, and although it is not certain, it appears that both parts of the partitions were the result of the same programme of work.

7.2.6 The roof partition construction comprises a series of studs that appear to line up well with those forming the wall below (Plate 6). The head of the partition terminates at the north purlin and the new construction overlies the outer raking strut of the western and central trusses (Plate 3). The daub-decorated inserted partition clearly over-lies the earlier sooted roof-timbers indicating that the partition is an alteration to the building albeit an historic one.

7.2.7 The remainder of the first floor of the building may have retained its earlier floor-plan. As noted above the partition between the two rooms of the east bay is an inserted one, but there are no clearly datable features within it that would suggest an early addition as part of this phase of alteration.

Dating Criteria

7.2.8 The bressumer sunk spandrels, the stylistic details of the first floor fireplace and the comb-decorated daub within the 'hall/kitchen' chamber that remained open to the roof suggests a date within the second half of the 16th century for the programme of alterations.

7.3 Phase 3: Undated – ?18th century (Fig. 8)

7.3.1 Few historic alterations to the building exist outside of the main structural phases of alteration. Those that do comprise the addition of the partition dividing the service chamber into two parts and the insertion of under-plastered ceilings within each of the first-floor rooms. The inserted partition is of regular stud construction, with the end studs notched over the corresponding tie-beams (Plate 7). The form of wall construction is consistent with an 18th century origin.

7.3.2 The insertion of under-plastered ceilings into the first floor chambers may have occurred in the 17th or 18th centuries, when chambers open to the roof where no longer fashionable, particularly here with the hall chamber having been embellished at roof level with comb-decorated daub!.

7.3.3 Within the roof, the alterations comprise the replacement of the southern purlin and addition of a new east – west oriented tie-beam (strapped to the north wall plate) as part of the ceiling construction, complete with raking strut rising from it to the replacement north purlin. In the eastern bay of the roof, the inserted east – west oriented ceiling girder has a short timber strut rising straight up from the new girder to an inserted collar. The vertical member is a re-used moulded one with mortises and drilled holes consistent with part of a window.

7.3.4 The scars for a clock jack in the 16th century bressumer over the fireplace may be datable to this phase of alteration as might the probable insertion of a bread oven on the north side of the fireplace that indicated by details retained in the interior brickwork (Plate 8).

7.4 Phase 4: 19th Century (Fig. 9)

7.4.1 Many of the extant alterations to the building, particularly at ground floor level are datable to a large programme of 19th century alterations. This includes the removal of the west wing, effectively removing the details of the relationship between the two parts of the building.

7.4.2 At this stage part of the substantial chimney stack at the western end of the building appears to have been rebuilt on the exterior face and much of the brickwork in that location is commensurate with a 19th century origin, particularly towards the base of the stack. The interior of the stack has since been altered including the insertion of a reduced fireplace – Plate 4, and later rebuilding work - discussed below).

Wall Construction

7.4.3 The ground floor external walls were rebuilt in their entirety in brick laid in Flemish bond with abundant over-fired headers used to decorative effect. The south elevation was rebuilt from base to wall-plate in the same fabric as part of this phase of activity.

7.4.4 Although the ground floor has since been stripped out, sufficient detail can be reconstructed from the photographic record made by the owners during the alterations, in addition to the structural remains. The original timber framed partitions had been replaced with brick walls in the 19th century and this is evidenced clearly in the form of scars with projecting brick stubs that indicate that the interior and exterior walls were keyed together as part of the same phase of alterations (Plate 9).

7.4.5 The new wall within bay 2 was situated to the south of the original and here too a scar remains on the joists that indicate its former position (Plate 9, Fig. 9 – shown dotted as evidenced as it has now been removed). The remaining removed ground floor wall was an inserted timber east – west oriented partition that was added to create a separate entrance hall (with staircase) to the north of the former bay 1 hall/kitchen.

7.4.6 The lobby may have been added at this stage within the western bedroom (bay 1) to improve circulation between the separate chambers on the first floor of the building.

Windows and Doorways

7.4.7 As part of the alterations new windows were inserted and three of these remain *in situ* within the ground floor of the building, each are within original openings indicated by the queen closers and (where applicable) rubbed brick voussoirs. The southern and eastern windows include decorate leaded panes, consistent with a later 19th century origin (Plate 10), while the remaining northern window below the staircase is a horizontal sliding sash, a more 'humble' window type than the others, perhaps reflecting its location below the stairs (Plate 11).

7.4.8 On the upper floor only the two windows in the timber framed north elevation are representative of this programme of work: that to the stairs/WC is another horizontal sash of the same type as that in the floor below, beneath the (former) staircase. The remaining window is a four-pane casement and this lights the eastern of the two first floor rooms.

7.4.9 The only doorway datable to this programme of work is the entrance in the west elevation at ground floor level; the door has since been replaced. On the interior, the doors to the first floor rooms are fairly generic in style, boarded and ledged and hung on T-hinges. The style of doorway is consistent with a 19th century origin, but as this type has a long period of use and indeed replication it is difficult to ascertain with certainty their origin. The four-panel door to the bathroom is of 19th century style but given that the partition was inserted after the window in the north elevation, it is probable attributable to the following phase of activity rather than this one.

Floors

7.4.10 The floor cover at ground floor level have been removed as part of the present scheme of alteration but again the date and details can be reconstructed from the photographic record. The newly created entrance hall had a brick floor, as did the interior of the inglenook, the room to the south, perhaps by now the main living room rather than kitchen had a suspended timber floor, the board widths regular and consistent with a 19th century origin. The former service end of the building had a clay tile floor (pammets). All of the floor details are consistent with a 19th century origin.

West Chimney Stack

7.4.11 The chimney stack was reduced to a smaller fireplace of brick with a segmental arched soffit reinforced with a metal strap. The inclusion of the strap is indicative of later work. At this stage the interior of the larger 16th century stack was reinforced by the addition of a north – south oriented arch, also strapped on the soffit.

7.4.12 A series of floor-boards laid on joists fixed to timber bearers on the north and south sides of the stack may have been added at this stage to help reduce draughts. The boards are charred, but not in their entirety, and the joists are for the most part unaffected, the charred pattern may be an indicator of failure within the fireplace, perhaps the event that necessitated its rebuilding (discussed below).

Staircase

7.4.13 Although the staircase location is of 16th century origin it was clearly altered as part of the 19th century work. A composite staircase of pine was inserted complete with balustrade comprising stick balusters (diamond set) and a grip handrail. The square newel posts to the balustrade and (removed) base were embellished with ball finials.

Outshots

7.4.14 As discussed above, the historic maps indicate that the two outshots on the northern side of the building were later additions. The eastern of the two was added first between 1876 and 1897. The construction was timber framed with an exterior clad in horizontal weatherboards and a roof of plain clay tile. The second outshot was added as part of the following phase of activity, *in situ* by 1911.

7.5 Phase 5: 20th Century (Fig. 9)

7.5.1 It is important to note that not all of the alterations attributable to the 20th century were carried out in a single phase. The insertion of the bathroom on the first floor may be at the earlier end of the century, while several enlarged windows are most definitely datable to the latter part.

7.5.2 Of the potentially earlier work, the small fireplace in the north bedroom is of either late 19th or early 20th century origin. The ground floor doorway in the east elevation of the building was inserted, perhaps in association with the small window to the north of it. On the upper floor, the bathroom was created and the floorboards replaced. A small casement window was inserted into the northern of the two eastern bedrooms which may be datable to the first half of the century.

7.5.3 The later work comprises the insertion of several clearly modern windows, all of which are of late 20th century origin (Fig.9).

The West Chimney

7.5.4 The western externally projecting chimney stack is of 16th century origin, partially rebuilt on its western side in the 19th century, including the creation of a smaller fireplace within the larger ingle-nook.

7.5.5 The interior of the chimney has since been reinforced and the clean brickwork of Flettons is of mid 20th century origin. Clear distinctions between the rebuilding event

and the upper part of the stack are discernable on the interior indicating that the repairs were undertaken where necessary rather than over the entirety of the earlier feature.

7.5.6 The charred boarded parts to each side of the fireplace (situated at c. ceiling height) were retained and concealed behind a modern cover of boards, nailed to the soffits of the joists. The distance between the nails indicate that the applied cover was of the later (perhaps modern) large boarded type, lath and plaster would have left a striped or banded series of pressure marks and associated regular nails/nail holes.

Outshots

7.5.7 The second outshot was added to the north side of the building between 1897 and 1911 (Fig. 3 and 4). Construction was in brick laid in stretcher bond with a roof of plain clay tile.

7.6 Phase 6: Late 20th Century (Fig. 9)

7.6.1 The addition of the conservatory on the south side of the building is of late 20th century origin at the earliest. The doorway that links the conservatory with the house was inserted at the same time.

7.7 The Recent Work (2014/2015 – Figs. 10 & 11)

7.7.1 The current work comprises:

Removal of the 19th century pamments, floorboards and brick flooring at ground floor level (including within the inglenook), reduction of sub-surface deposits, replacement of floors in concrete

- Removal of the inserted 19th century brick walls
- Removal of the inserted 19th century stud wall between stairs and main hall
- Insertion of large brick pier with concrete pointing at the junction of the ceiling girders and cross beam of the central truss
- Removal of the staircase, first floor balustrade retained
- Removal of inserted early 20th century door to the rebuilt west outshot
- Insertion of a new doorway in the 19th century brickwork of the north wall at ground floor level to the rebuilt east outshot
- Rebuilding of east early 20th century outshot
- Rebuilding of 19th century west outshot
- Removal of plaster from the front of the ground floor fireplace between the bressumer and ceiling

- Removal of plaster from ground floor 19th century fireplace (this had been directly applied to the bricks)

- Removal of plaster wall finish from ground floor west room

- Removal of the Horsham stone and clay tile roof cover (stacked for reinstatement)

7.7.2 The first floor of the building, exterior and interior is unaltered.

7.7.3 The roof structure is unaltered.

8.0 Summary of Development

8.1.1 Dunstalls was a two-bay timber framed building of medieval origin (undated, but perhaps dating to the late 15th or early 16th centuries) comprising a single bay hall with a service bay at the western end of the building. The service provisions at ground floor level are non-standard.

8.1.2 The building is a small one which could have functioned as a stand-alone farmhouse. Few embellishments relating to the original building are extant: there are no distinct (surviving) high-end details although the cross beam of the partition truss and the girder at the service end of the building include deep chamfers and junctions finished in neat mason's mitres.

8.1.3 That the service end was subtly decorated and the high-end was not, in addition to the subsequent alterations (insertion of a chimney stack into the hall at the 'high-end' rather than the service end as was the more usual form), the inclusion of gabled roof terminals, and the ladder hatch access to the service chamber may indicate that the building had been part of or ancillary to a larger one, perhaps serving as a brew-house or kitchen.

8.1.4 It is clear from the late 18th century survey and the 1845 Tithe map that there had been a wing at the western end of the remaining building. The wing was removed by 1875 which has removed the relationship between the two parts. Whatever the relationship and original function of the remaining building, it is clear that a substantial phase of alteration was carried out in the second half of the 16th century.

Phase 2

8.1.5 The substantial two-flue chimney stack was inserted into the western end of the former hall, in conjunction with flooring over the hall bay to create a first floor chamber. The base of the new chimney stack was in expensive stone blocks (at least externally) while the remainder was in brick. The bressumer of the substantial ground floor fireplace was embellished with sunken spandrels and the new girder had chamfered leading edges and decorative stops.

8.1.6 The ceiling joists remained plain which may have been due to the function of the room as a kitchen. A staircase was included to the north of the former hall, rising to the new kitchen chamber and original service chamber. It appears that a partition was included on the first floor separating the staircase from the chambers and this too would have been a fairly uncommon feature at that time. The details of the partition indicate that it was continued up to purlin level creating a new kitchen chamber that

was open to the roof. The interior of the roof space, the infill of the original west end truss and the new partition (at least) were finished in comb-decorated daub (which was later given a lime-skim coat).

8.1.7 The new chamber was heated from the outset by a large fireplace at the western end of the room, complete with a chamfered cambered bressumer over brick piers: the chamfers carried down the piers to terminate close to the base at elongated run-out stops. All of the mid to late 16th century details are indicative of some degree of wealth and status enjoyed by those commissioning the work.

Phase 3

8.1.8 Few alterations were made to the building between the mid to late 16th century and the 19th century. The first floor chambers were improved by the insertion of under-plastered ceilings which for the kitchen chamber concealed the by then very out-dated comb-decorated daub, lime-skim coating or not! At this stage the service chamber was partitioned to create two rooms (or an earlier partition rebuilt).

Phase 4

8.1.9 The 19th century saw substantial alterations to the building: the loss of the adjoining west wing, total rebuilding of the ground floor walls, and the first floor south wall, and partial rebuilding of the western chimney stack. Within the building, the ground floor fireplace was reduced, the original ground floor partitions were removed and replaced with brick walls. A new stud partition was inserted to separate the entrance and staircase from the principal rooms and new windows were added. The ground floor surfaces were altered, bricks laid for the entrance hall and inglenook, pamments for the services and a suspended timber floor for the living room (former kitchen). Few changes were made to the first floor other than perhaps the insertion of partitions to create a lobby and rationalise circulation between the upper rooms. An outshot was added to the north of the building, separately accessed from the exterior east elevation.

Phase 5

8.1.10 The early 20th century saw the creation of the first floor bathroom and perhaps some additions or alterations to doorways and windows. A small outshot was added to the east side of the north elevation and a doorway inserted to link it to the entrance hall. By the end of the 20th century several other windows, particularly within the south elevation had been replaced.

Phase 6

8.1.11 A new porch was added to the south of the building and a doorway inserted to allow access between it and the house.

Recent Work

8.1.12 The recent work removed the 19th century ground floor partitioning and floor surfaces in addition to plastered wall finishes in the ground floor west room and fireplace, The two outshots were rebuilt. No work had been carried out to the first floor or roof structure, although tiles and Horsham stone had been removed and stacked for reinstatement.

9.0 SUMMARY STATEMENT OF SIGNIFICANCE

9.1 The significance of the building is derived from the extent of survival of original medieval fabric indicative of a small building comprising a single bay hall and service bay which may have been a compact stand alone (slightly non-standard) farmhouse or part of/ancillary to a larger building.

9.2 The subsequent mid to late 16th century rather high-end alterations to the building also survive in their near intact state, comprising chimney stack, new first floor and within the later loft early partitions and comb-decorated daub. It is clear that the building remained largely unaltered form the late 16th century to the 19th century when it was substantially rebuilt at ground floor level.

9.3 The significance of the building then is due to its date of origin and the extent of surviving original and early historic fabric that together are indicative of a highly significant period in our history: the transition from the archaic medieval open hall to the modern fully-floored building with suites of privately accessed rooms.

9.4 The 19th century work is also well represented both by documents (maps) and by standing fabric. The later work including the removal of a western wing shown on the early edition historic maps and the rebuilding of the walls, particularly the entire south elevation has resulted in the loss of some of the finer detail (the hall window, original access).

10.0 RECOMMENDATIONS - THE CURRENT ALTERATIONS

10.1 The Floor

10.1.1 The 19th century floor cover within the ground floor rooms had been removed, the sub-surface deposits reduced and a new concrete floor laid.

10.1.2 The use of concrete up to the junction with the existing external brick walls of 19th century origin, and the base of the 16th century chimney stack will create an impermeable layer. The creation of a barrier that will not allow moisture to evaporate may force moisture out through the external walls at a later date which will affect the structure and cause problems further down the line.

10.1.3 It is recommended that the concrete is removed and replaced with a more permeable construction such as limecrete. An alternative measure *may* be to isolate the concrete from the walls (an any other surfaces that may be vulnerable) by introducing a breather gap between the retained concrete and the walls surfaced with permeable slabs or limecrete. Limecrete is compatible with insulation and under-floor heating.

10.2 The Removed Walls and Inserted Pier

10.2.1 The walls removed from the ground floor rooms were 19th century introductions. At present evidence for the location and form of the original medieval walls and their 19th century replacements remain extant on the joists and beam soffits. The introduction of new walls will obscure the historic detail and although the 19th century floor plan could be replicated, the medieval details may be lost.

10.2.2 Should it be determined that the 19th century wall locations are replicated, it may be possible to replace in part, as stubs, at the junction of the external brick walls which

could indicate their former line more clearly (as details will be lost by new wall finishes) while allowing the earlier detail to remain extant. Such stubs can then be incorporated into the re-fitting of the rooms in terms of kitchen fittings.

The Central Pier

10.2.3 At present the junction of the 300 mm square section cross-beam and the two girders that extend out from it is supported on a rather substantial brick built pier, introduced as part of the present scheme of alterations. The brickwork of the pier is pointed in concrete which may be affected over time by any movement of the substantial timber frame with consequences to the structural integrity of the building.

10.2.4 In addition, the extent of the pier at the soffit of the beam junctions has obscured the chamfer stops and mason's mitres on the east (service) side of the building and on the west side it has obscured detail that may confirm the insertion of the floor into the hall (or conversely, indicate the building was floored from the outset!).

10.2.5 It is recommended then, due to potential structural issues caused by the concrete and the sheer mass of the pier obscuring significant historic detail that the structure is replaced. It is suggested that a more flexible and compact support is inserted, one of clearly modern origin rather than making use of reclaimed materials (new oak or steel, the latter can be rendered to blend with the future interior finishes). The aim is to support the building whilst allowing it to move and settle while retaining the historic features and allowing them to be fully visually accessible.

10.3 **The Ceiling Members** (and bressumer?)

10.3.1 The joists, girders and cross-beam are substantial timbers of probable medieval and mid-to late 16th century origin. As has been demonstrated, the timbers retain a wealth of original and historic detail: redundant mortises, chamfers and stops, in addition to sequential carpenters marks (north side of bay 1 girder).

10.3.2 It is strongly recommended that any programme of work intended to remove the dark finish of the beams be carried out using a poultice, sand-blasting will remove the surface of the timber along with original and historic detail and in general the patina of age, resulting in substantial harm to the character of the building.

10.4 **The Inserted Doorway**

10.4.1 A new doorway has been inserted in the north elevation to the east, accessing the replacement outshot. The opening is within the 19th century brickwork and has been constructed by cutting the brickwork rather than keying in new jambs. The location of the new doorway allows for historic brickwork to be retained at each side of the opening and as such the insertion reads as such allowing the chronological development of the building to remain extant.

10.5 **The Fireplace**

10.5.1 The interior of the ground floor fireplace retains mid to late 16th century fabric on all but the western side of the structure. The west side had been rebuilt in the 19th century in conjunction with the removal of the adjacent wing; the present fireplace within the former inglenook may have been fitted at the same time.

10.5.2 A large central section of chimney stack appears to have been subsequently repaired and reinforced using Fletton bricks, the fabric and finish of which suggests a 20th century origin for this phase of alteration. An edge-set band of brickwork high within the flue may indicate the border between the 20th century work and retained early fabric.

10.5.3 The recent alterations comprise the removal of the 19th century brick flooring within the inglenook, stripping the plaster that had been applied directly to the bricks of the fireplace (also 19th century in origin) and removing modern boards fitted to the soffit of a series of joists within the inglenook to either side of the 19th century fireplace. On the exterior, some plaster above the bressumer has been removed exposing the rubble construction of the mid to late 16th century chimney stack.

10.5.4 It is recommended that the plaster on the exterior above the bressumer is reinstated, after appropriate stabilising repairs to the exposed rubble construction. The 19th century fireplace may be conducive to the fitting of a wood-burning stove and liner and the plaster finish reinstated: both can be carried out without harm to the structure or character of the building.

10.5.5 It is strongly recommended that the 16th century elements of the fireplace including the sooted lining on the original interior are retained *in situ* and that any alterations or reinforcements are carried out in a way that will ensure that the features remain intact.

10.6 The Staircase

10.6.1 The 19th century staircase was removed and is proposed for replacement with a similar type. The removed staircase was of 19th century origin and the balustrade remains *in situ* on the first floor.

10.6.2 It is recommended that the proposed new staircase is of simple style reflecting that of the retained baluster. It is suggested that the Victorian staircase that was removed is not replicated in total as if it matches the retained balustrade and newel post on the first floor exactly it will present the impression that it is single phase rather than the result of modern alterations.

11.0 THE FUTURE PROPOSALS

11.1 The following proposals have been submitted for future alterations to the building:

11.2 The Conservatory

11.2.1 The present conservatory is a late 20th century addition to the property. Replacement of the conservatory with a suitably detailed new structure will not have an adverse effect on the character or significance of the building.

11.2.2 The replacement structure should be designed to be self-supporting as far as is possible and fully reversible should there be plans to remove it at a later date. The present access to the existing building should be retained and no new openings in the 19th century fabric introduced.

11.3 The Windows

11.3.1 The proposals had included replacement and rationalisation of the window arrangement with double-glazed units. It is recommended that all of the historic windows are assessed for condition with the intention to repair and secondary glaze. The historic windows, (as shown on Fig. 9) are part of the evolution of the building, providing evidence of historic programmes of alteration and indeed the hierarchy of rooms (small sash windows to the stair – hall for example). Repairing historic windows and maintaining them will often result in the survival of the fixtures far beyond that expected of modern replacements.

11.3.2 It may however be possible to replace the modern late 20th century windows (identified ion Fig. 9) with new double glazed units as indicated in recent guidance by English Heritage:

'In cases where the significance of a building has already been harmed by the installation of replacement windows of inappropriate character, consideration may be given to the installation of new slim-profile double-glazed replacement windows where:

- the new windows are of sympathetic and appropriate design, and used in locations where the significance of the building will not be harmed;

  and

- no incidental damage to the building fabric will result from the removal of the existing windows.

Traditional Windows: their care, repair and upgrading. Guidance and best practice on the understanding, conservation and thermal upgrading of traditional windows. www.english-heritage.org.uk/traditionalwindows

11.4 First Floor

11.4.1 No alterations have been made to the first floor of the building. The initial scheme had included the replacement of the doors throughout the upper floor rooms: this has now been removed from the scheme.

11.4.2 It is proposed that the timber cladding is removed and replaced at the east end of the building. It is recommended that the historic fabric is retained and repaired as far as is possible if the structure is in a condition sufficient to allow this. The cladding is a probable 19th century alteration to the building and although fairly late in date, the structural members should be retained where possible, support added in the form of new timbers rather than taking away historic remains.

11.5 The Bathroom

11.5.1 It is proposed that the bathroom wall is repositioned further to the east to create a larger facility and to allow the window on the north elevation of the house to be fully exposed within the larger room. As such, the loss of window to the stair hall would be addressed by the insertion of a new window into the north (timber framed – medieval) elevation of the building.

11.5.2 It is recommended that the proportions of the bathroom are retained, that the horizontal sliding sash window divided by the creation of the bathroom in the early 20th century is also retained, and that no new insertions are made into the existing original north elevation of the building.

11.6 **Roof**

11.6.1 The roof of the building is a very near intact medieval one with evidence in the form of soot-blackened timber for an open hall within the western bay of the two bay building. It is strongly recommended that the roof is left intact, including the soot-blackened members.

11.6.2 Any alterations to the roof should be in the form of additions and no fabric should be removed. If areas of timbers are found to be rotted to such an extent that the roof may fail at a later date, it may be possible to cut out the affected areas and repair by scarfing or splicing in new oak without substantially harming the significance of the building.

11.6.3 It is particularly important to ensure that the historically inserted partition within the roof space is retained unharmed and that the comb-decorated daub finish to the partition and the west truss are protected to ensure their survival.

11.7 **The Outshots**

11.8 The two northern 19th and early 20th century outshots have been wholly replaced with modern replicas. It is strongly recommended that the junction of the new buildings with the historic fabric of the original building (particularly the retained original timber first floor and its infill) should be examined to ensure that any concrete joints will not harm the structure of the historic building. If any areas are found to be potentially damaging to the earlier building, new means of abutting the modern structure to the historic building should be sought.

11.9 **Ground-works**

11.9.1 Any sub-surface excavations for service provisions beyond the confines of the building may disturb buried archaeological remains, this is particularly important on the eastern side of the house were the adjacent wing had been situated. Deposits may survive that could provide clues to the origin, form and function of the neighbouring range.

12.0 THE COWSHED

12.1 The cowshed makes its first appearance on the Tithe map of 1845 (Fig. 2) indicating that it was constructed in the late 18th or more probably the early decades of the 19th century given the function of the building.

12.2 The building is shown as open-fronted on the southeast side by the issue of the first edition Ordnance Survey map of 1875 and this is probably the original form of the building: the open front comprising a flying bressumer supported at intervals by open trusses which are retained within the present structure.

12.3 Between 1897 and 1911 the open front was in-filled and although this wall has since been rebuilt, the in-fill had been of regular stud construction with a series of window

openings included in the frame. The exterior was clad in horizontal weather-boards. Construction of the remaining, earlier walls is in brick laid in Sussex bond, the fabric more consistent with a mid to late 19th century of even early 20th century origin rather than the early 19th century date suggested by the Tithe map. It is possible that the walls were rebuilt as part of the work carried out between 1897 and 1911 when the southeast front was enclosed.

12.4 The present structure retains the interior frame of trusses with tie-beams and raking struts, principal posts on the former open side and the bressumer. The roof construction although now hidden from view comprised side purlins clasped by the raking struts of the trusses which in turn supported a series of common rafters that rose to terminate to either side of a continuous ridge-board. It is not presently possible to ascertain if the roof was original or a later (historic) replacement.

The Alterations

12.5 Current work has been carried out to underpin areas of the building, inset a concrete floor, re-point the exterior brickwork (also in concrete), insert lights (3) into the southeast slope of the roof and replace the early 20th century weather-board clad southeast wall with a new one of the same style that incorporates four windows and a centrally situated pair of French doors. The northeast elevation includes a rebuilt eastern quoin and a pair of garage doors (the north-western is false, applied to brickwork). The southwest elevation is of brick with a rebuilt eastern quoin and a single width doorway inserted adjacent.

12.6 The interior of the building retains for the most part the open-plan form that may have been original to the building (stalls may have been present but details are obscured). The southwestern end of the building has been closed off to create WC and bathroom facilities.

Recommendations

12.7 In general, the single storey form of the building remains the same, and much of the interior floor-plan reflects the original. The differentiation in the fabric of the outer walls remains evident although of course the southeast wall has been replaced. The main impact of the alterations visually, is the increase in openings on the southeast (farm house) facing side of the building. The abundant glazing including the roof – lights present an overtly domestic impression to this former ancillary utilitarian building.

12.8 Replacement of the present fenestration with windows of a more utilitarian character may reduce the impact of the alterations, as would more compact, less dominant conservation roof-lights.

12.9 The replacement of the French doors with boarded and ledged type doors would serve to reference the ancillary and non-domestic character of the original building. Any new doors could be fitted in the form of shutters with glazed panels to the rear: in this manner, the interior of the building would benefit from the additional light when the outer leaves were open, without unduly affecting the character of the building.

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Project Ref: 2015179 March 2015	Property Location (NGR TQ 209 153)	
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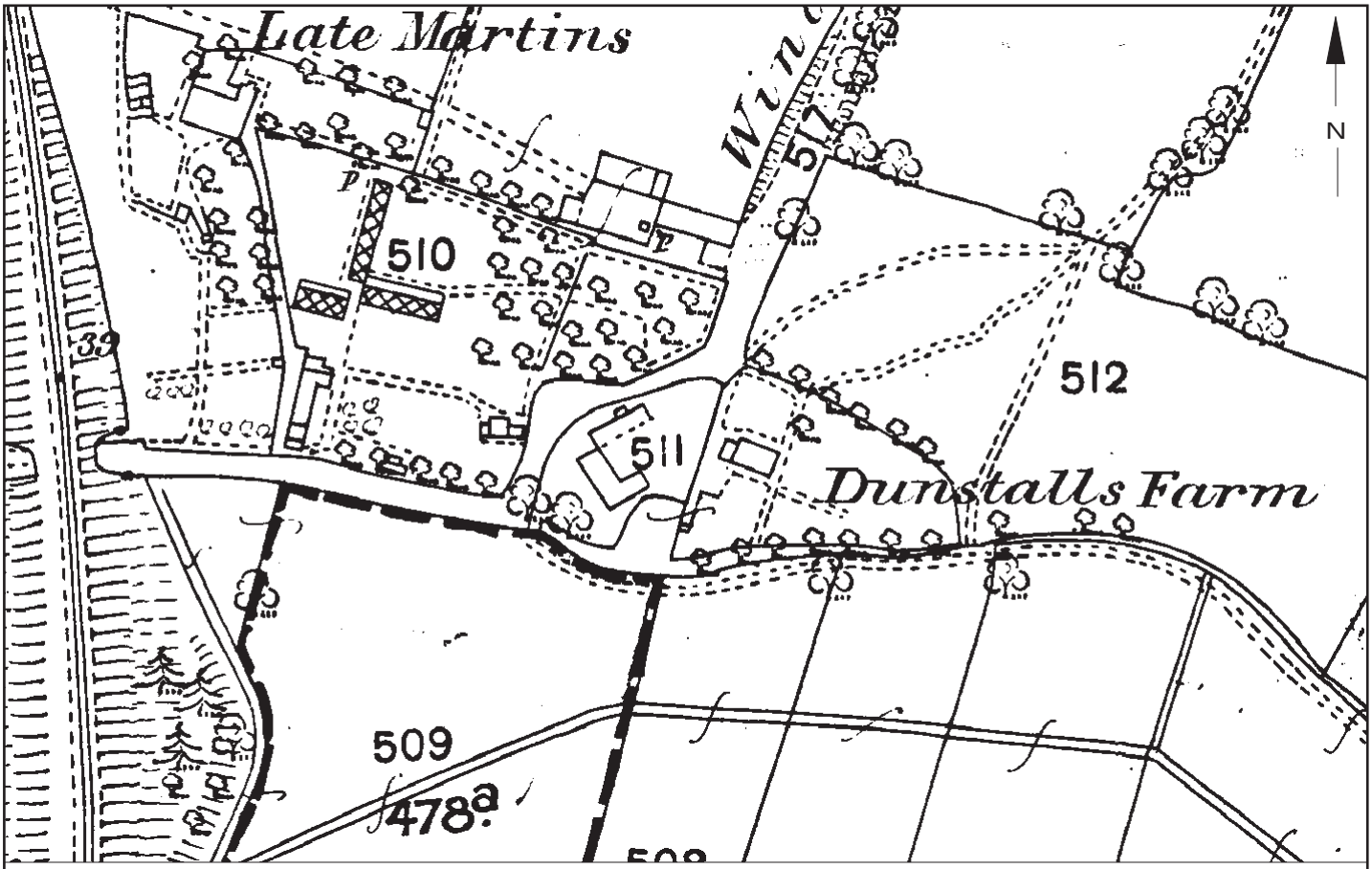


Yeakell and Gardner 1778-1783 (http://www.envf.port.ac.uk)

Tithe Map of Henfield 1845

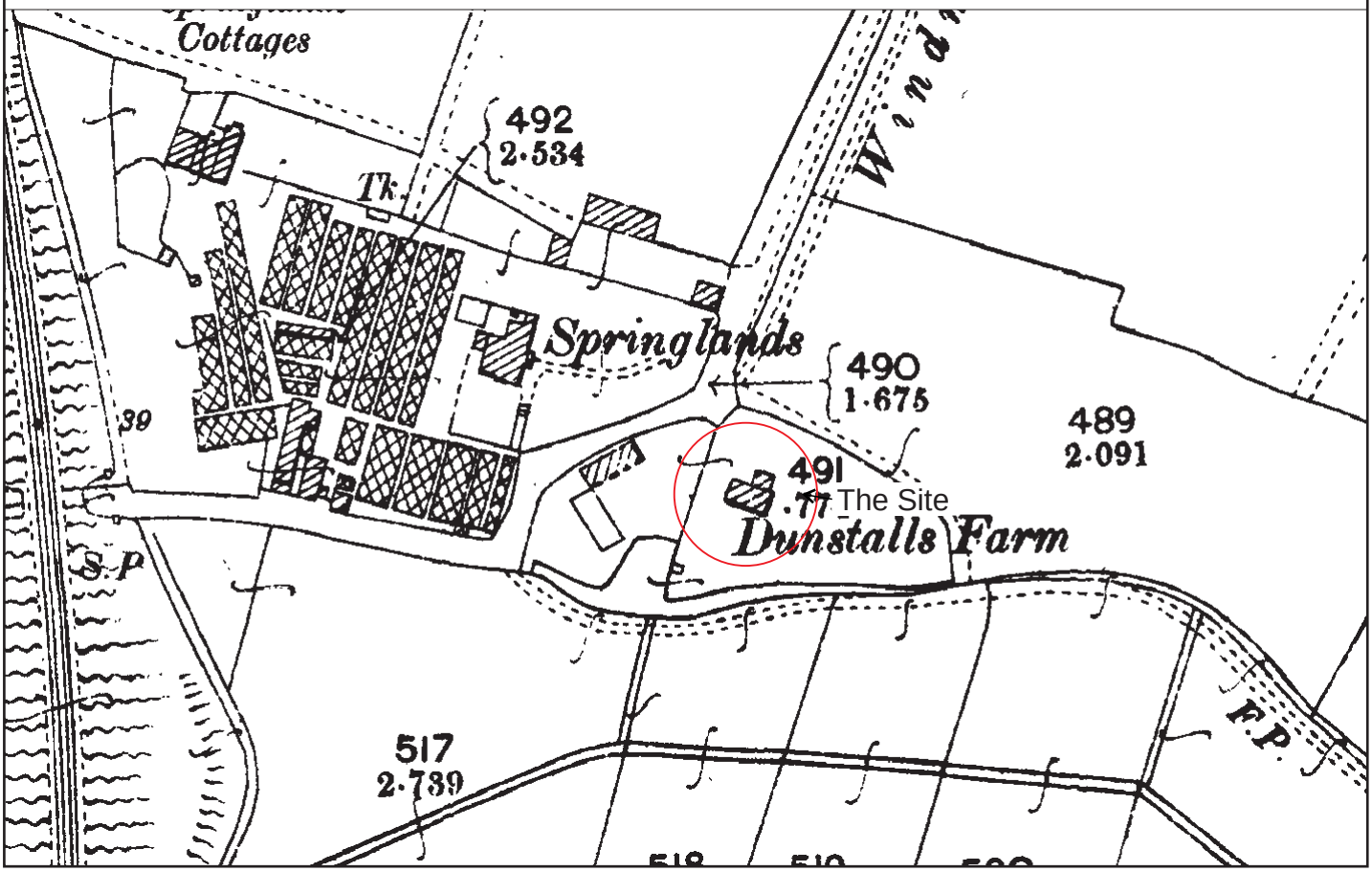


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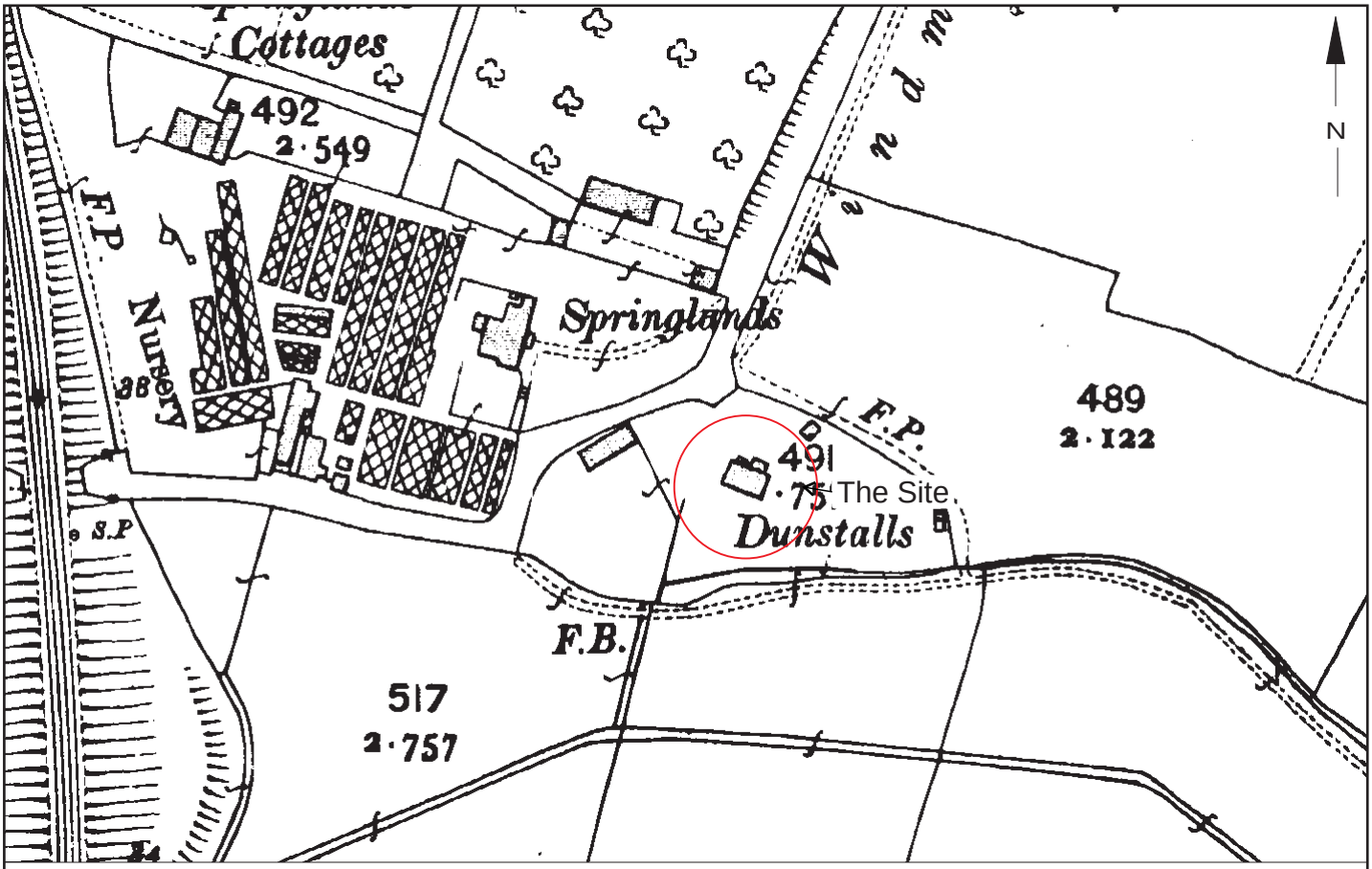
First Edition County Series (1:2500) Ordnance Survey Map 1876

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



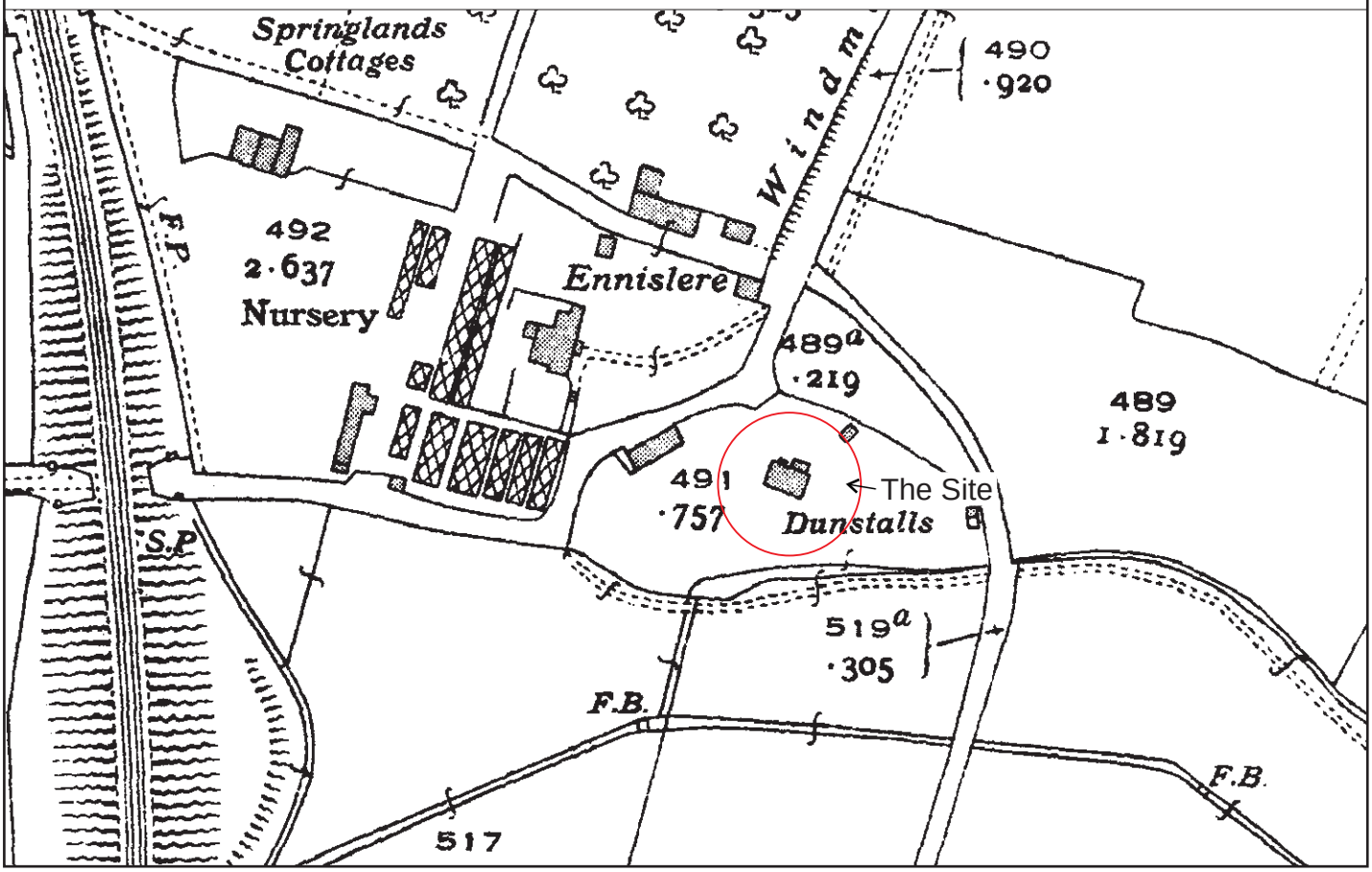
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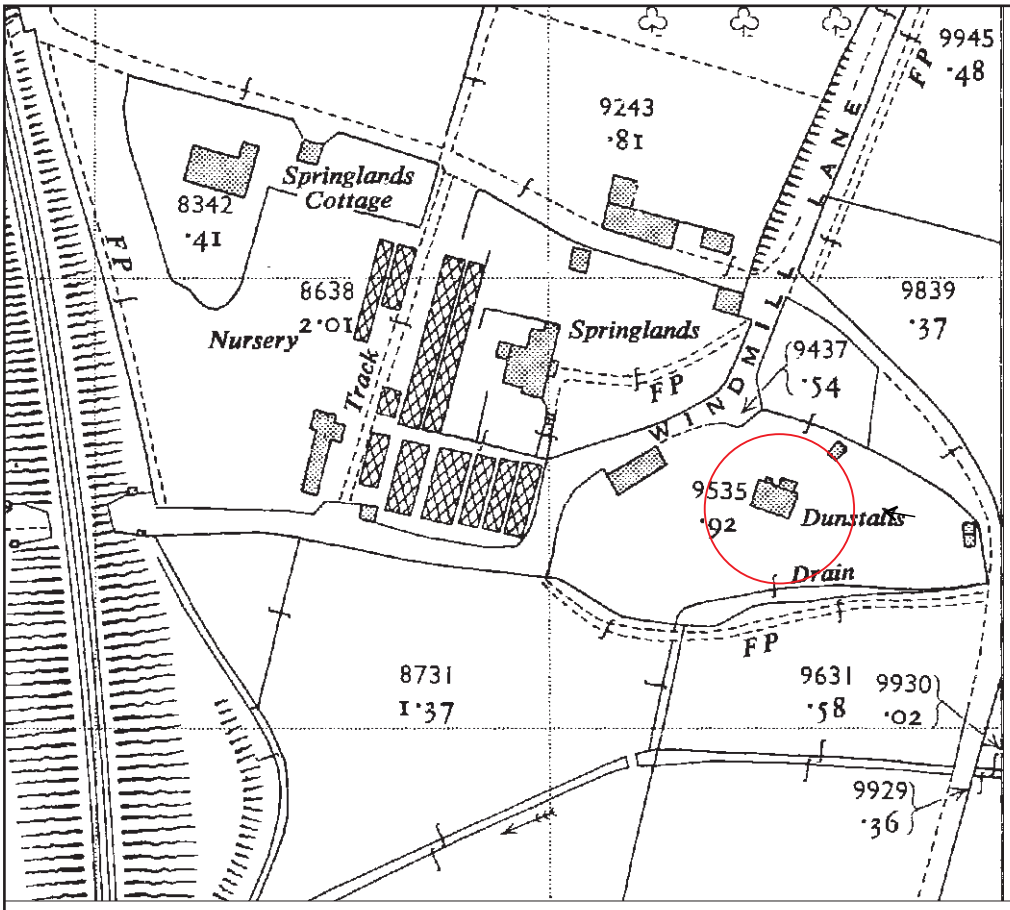
Second Edition County Series (1:2500) Ordnance Survey Map 1911

Third Edition County Series (1:2500) Ordnance Survey Map 1938



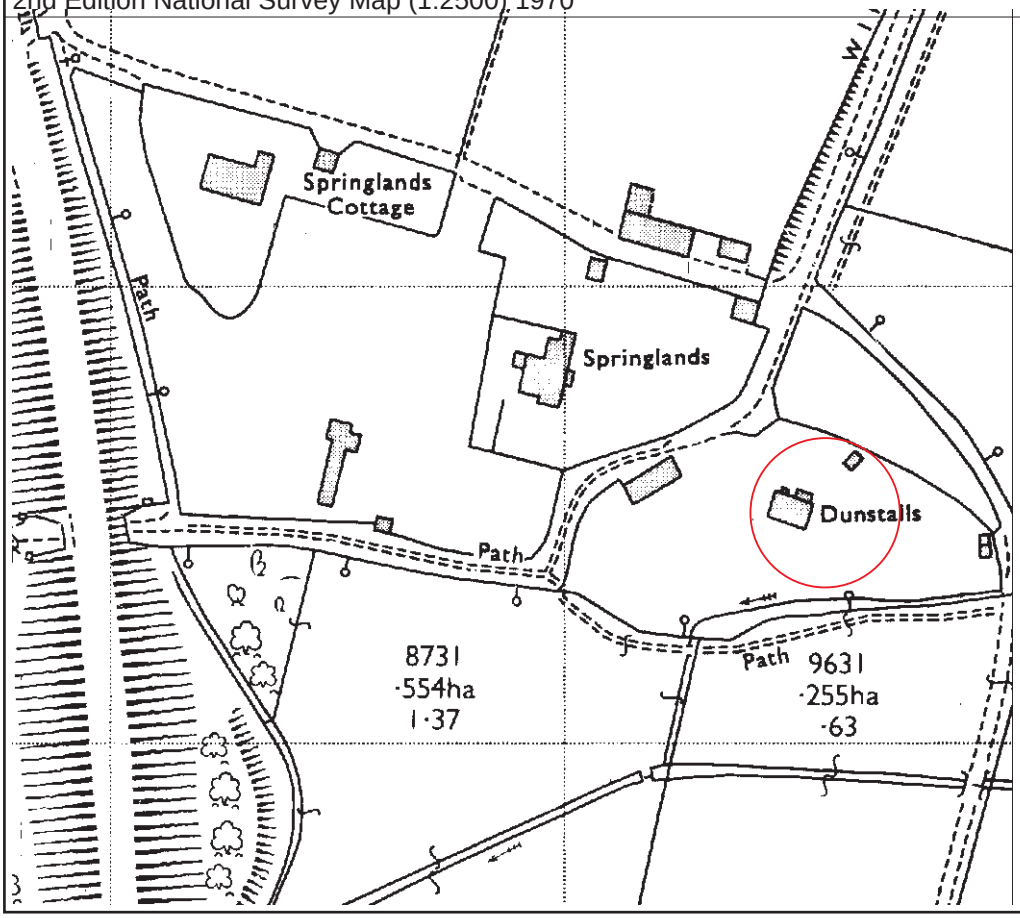
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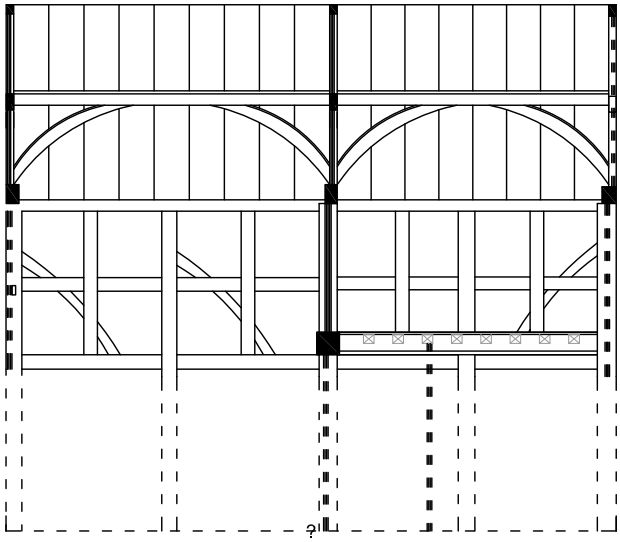
1st Edition National Survey Map (1:2500) 1956

2nd Edition National Survey Map (1:2500) 1970

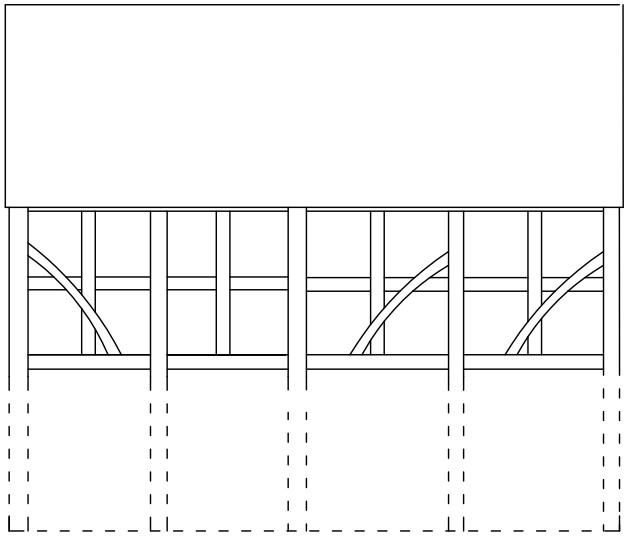


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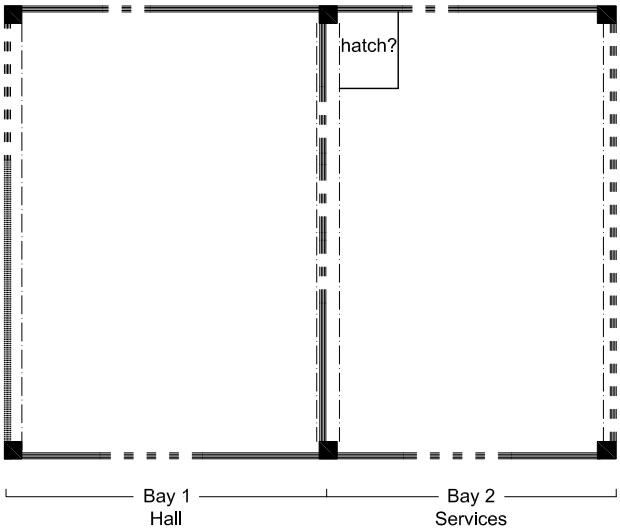
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Section showing rear (north) wall

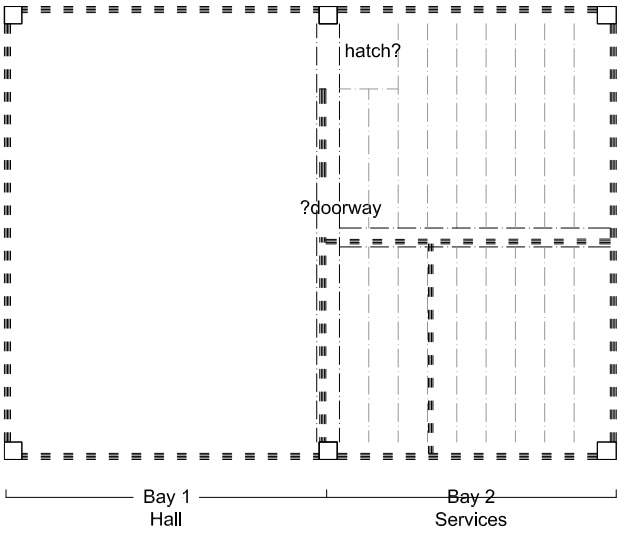


The North Elevation



N

First Floor Plan



Ground Floor Plan

KEY

Evidenced

Phase 1

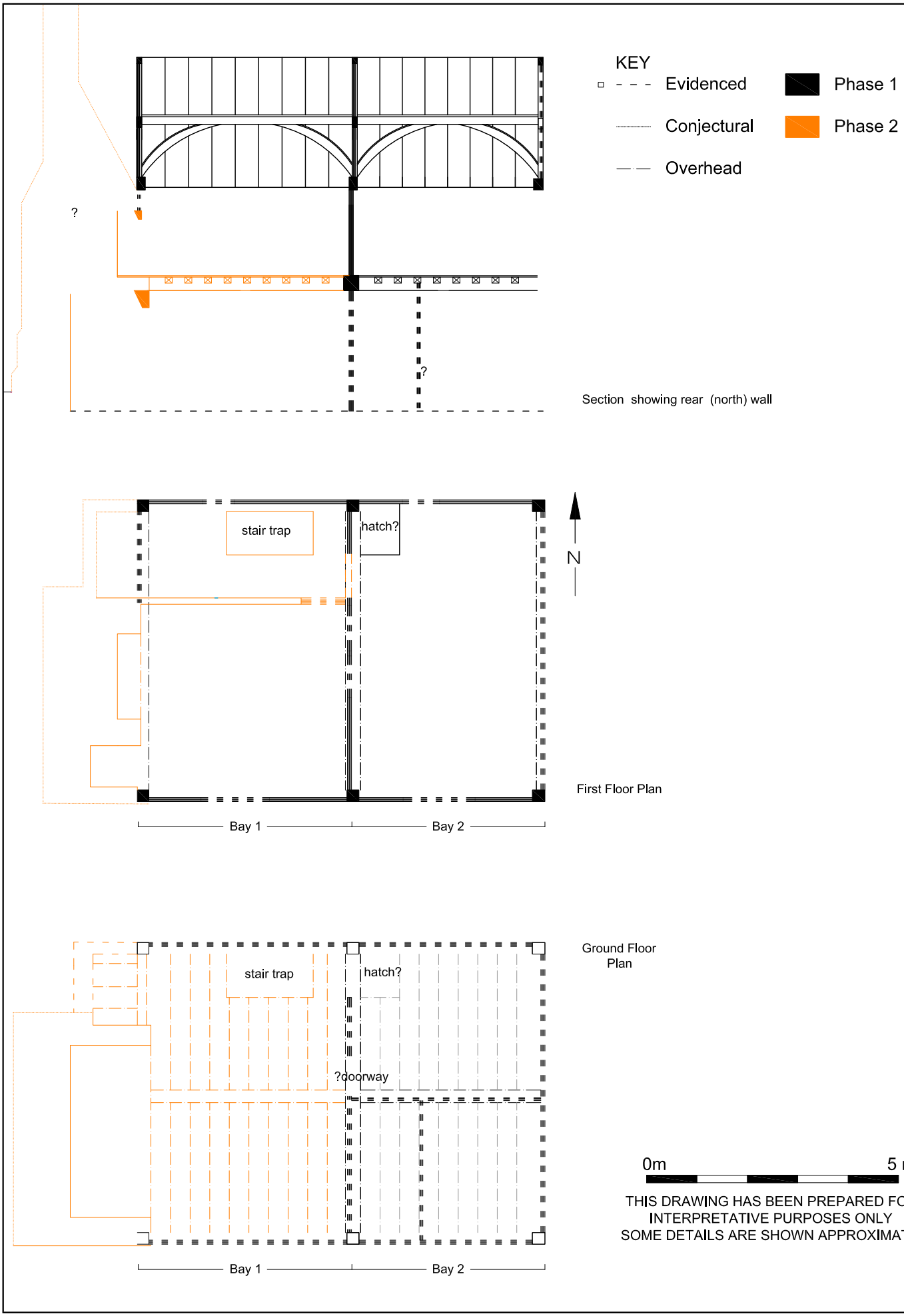
Conjectural

Overhead

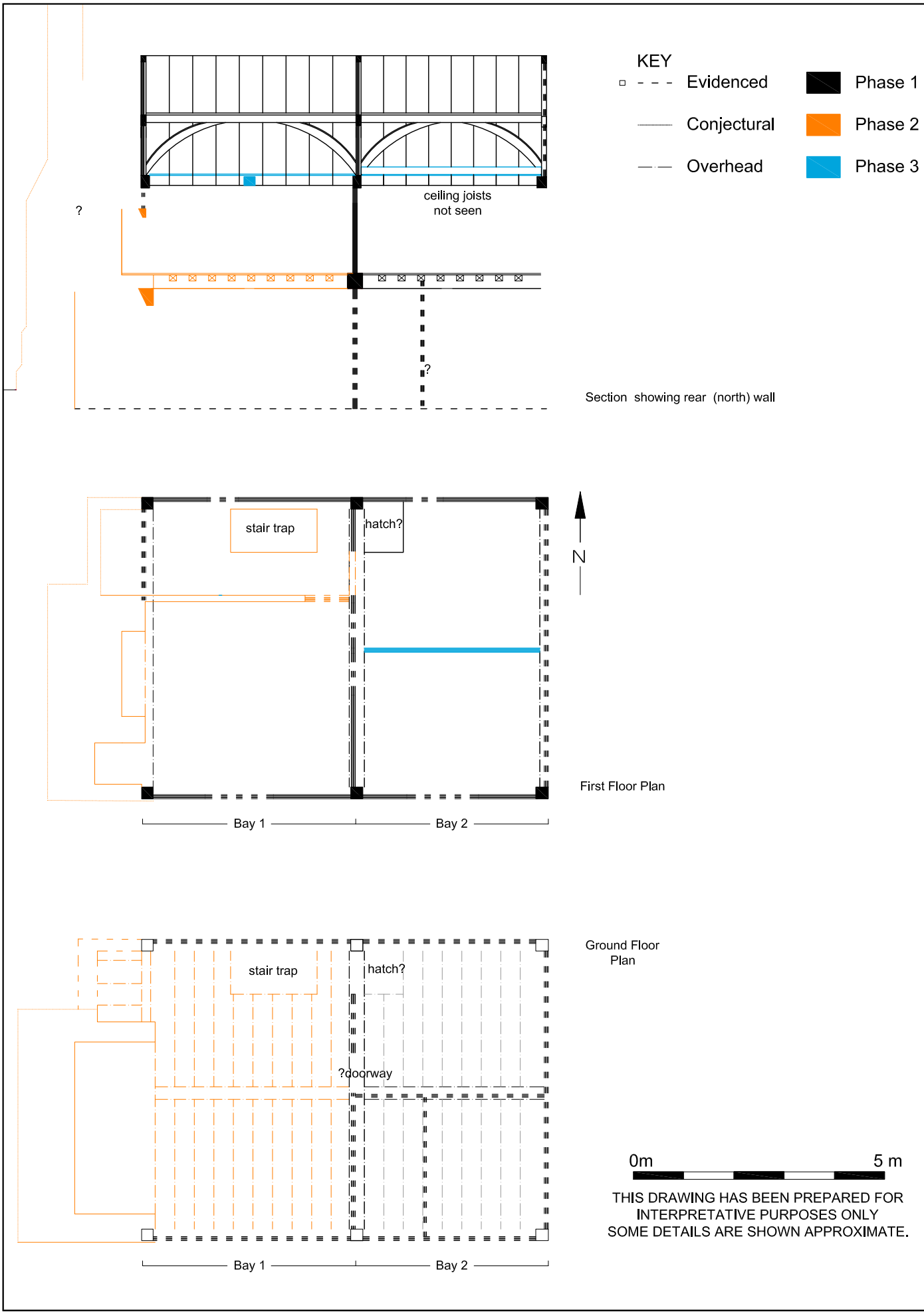
0m 5 m

THIS DRAWING HAS BEEN PREPARED FOR INTERPRETATIVE PURPOSES ONLY
SOME DETAILS ARE SHOWN APPROXIMATE.

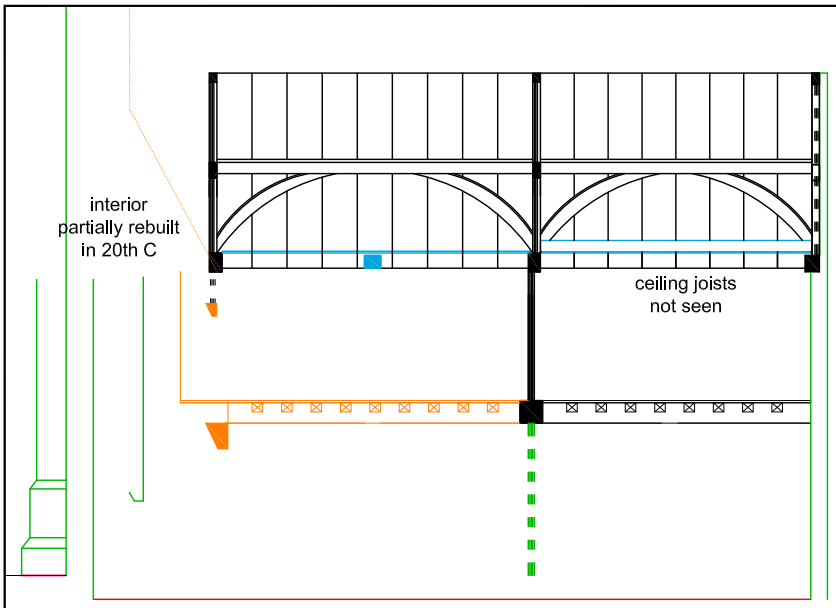
© **Maggie Henderson (HB:AC Ltd)**	Dunstalls, Henfield, West Sussex, BN5 9XA	Fig. 6
Project Ref: 2013148 October 2014 Drawn by: mh	Reconstruction of Phase 1 - Medieval	



© **Maggie Henderson (HB:AC Ltd)**	Dunstalls, Henfield, West Sussex, BN5 9XA	Fig. 7
Project Ref: 2013148 October 2014 Drawn by: mh	Reconstruction of Phase 2 - Mid to late 16th C	



© **Maggie Henderson (HB:AC Ltd)**	Dunstalls, Henfield, West Sussex, BN5 9XA	Fig. 8
Project Ref: 2013148 October 2014 Drawn by: mh	Reconstruction of Phase 3 - c.17th or 18th C	



Section showing rear (north) wall

KEY

Evidenced

Conjectural

Overhead

Phase 1

Phase 2

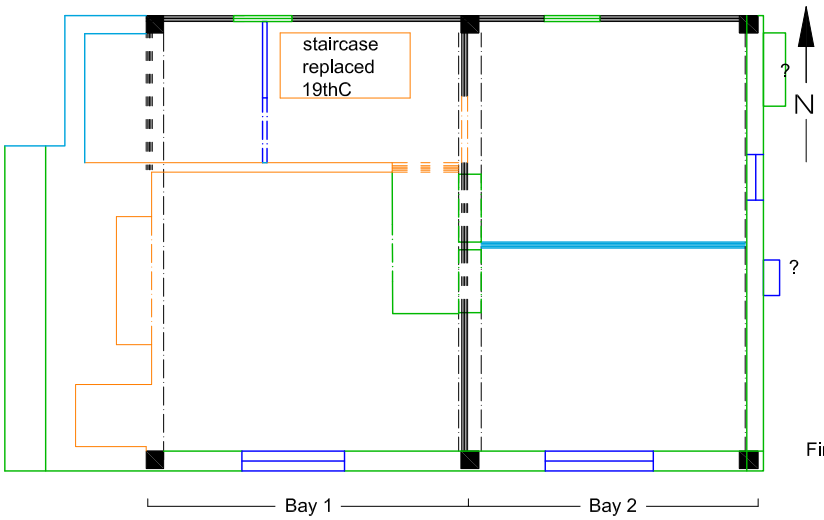
Phase 3

Phase 4

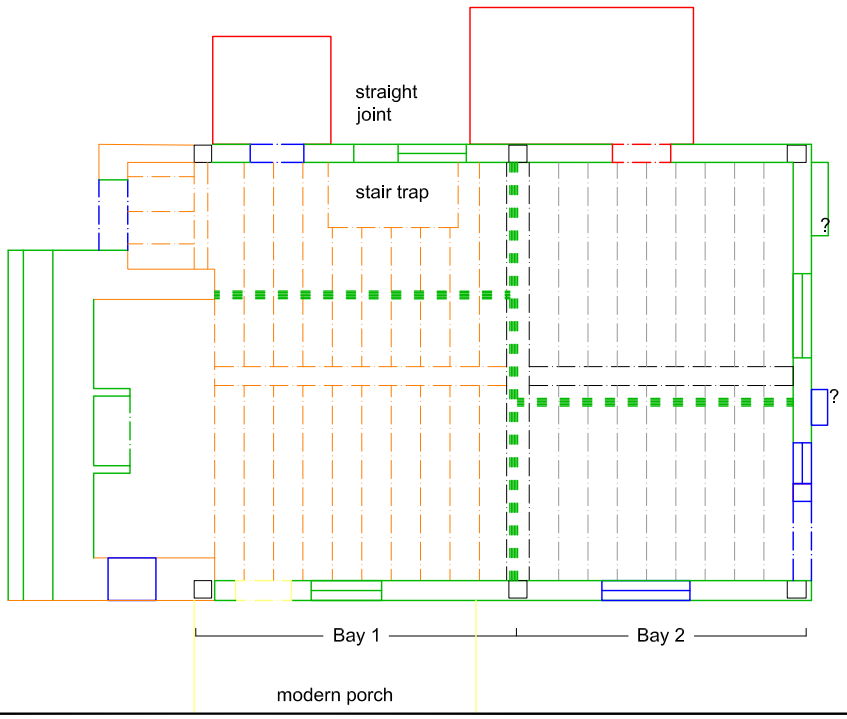
Phase 5

Phase 6

2014/2015



First Floor Plan



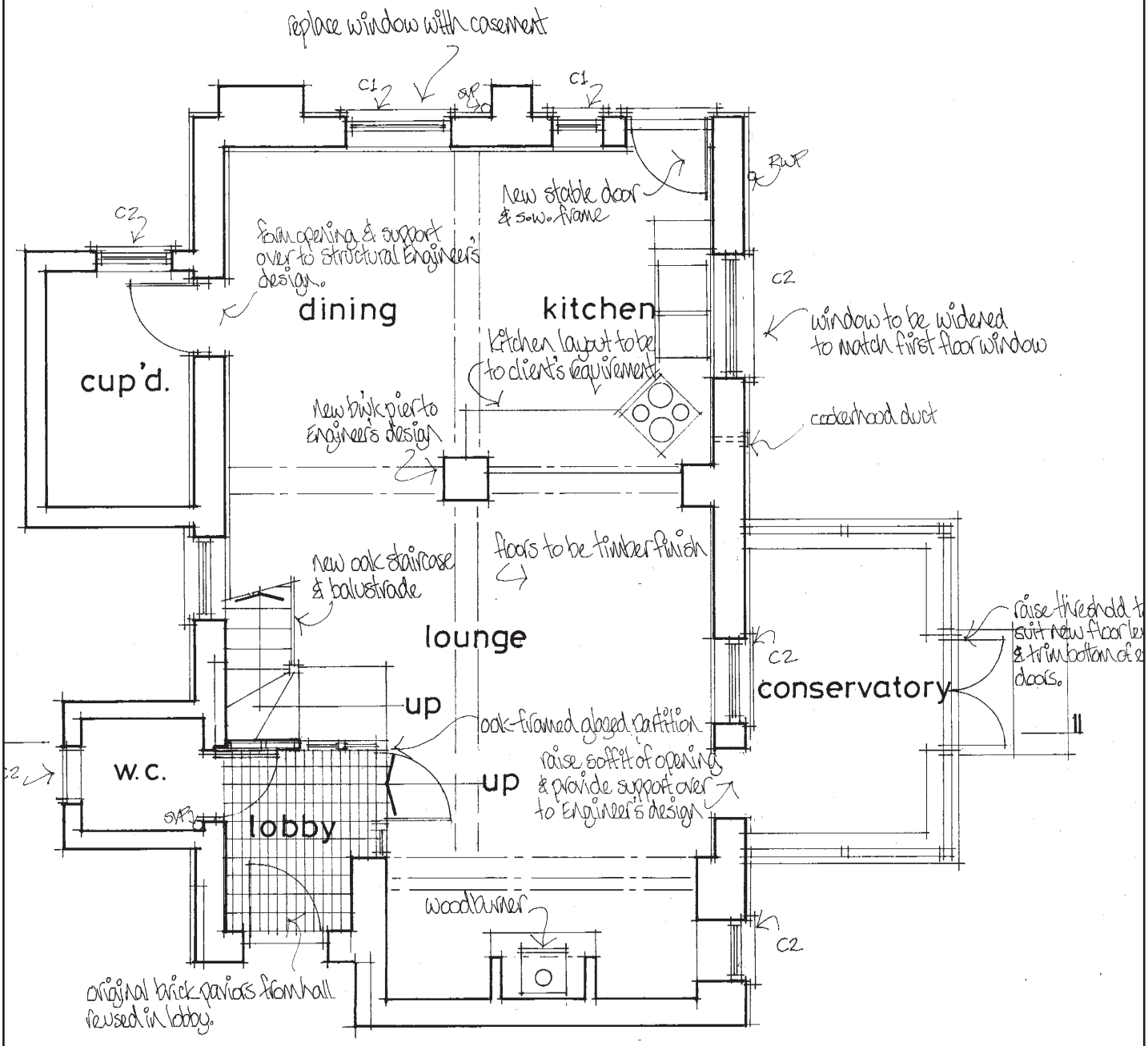
Ground Floor Plan

0m 5 m

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SOME DETAILS ARE SHOWN APPROXIMATE.

© **Maggie Henderson (HB:AC Ltd)**	Dunstalls, Henfield, West Sussex, BN5 9XA	Fig. 9
Project Ref: 2013148 October 2014 Drawn by: mh	The Building as Existing (surveyed March 2015)	

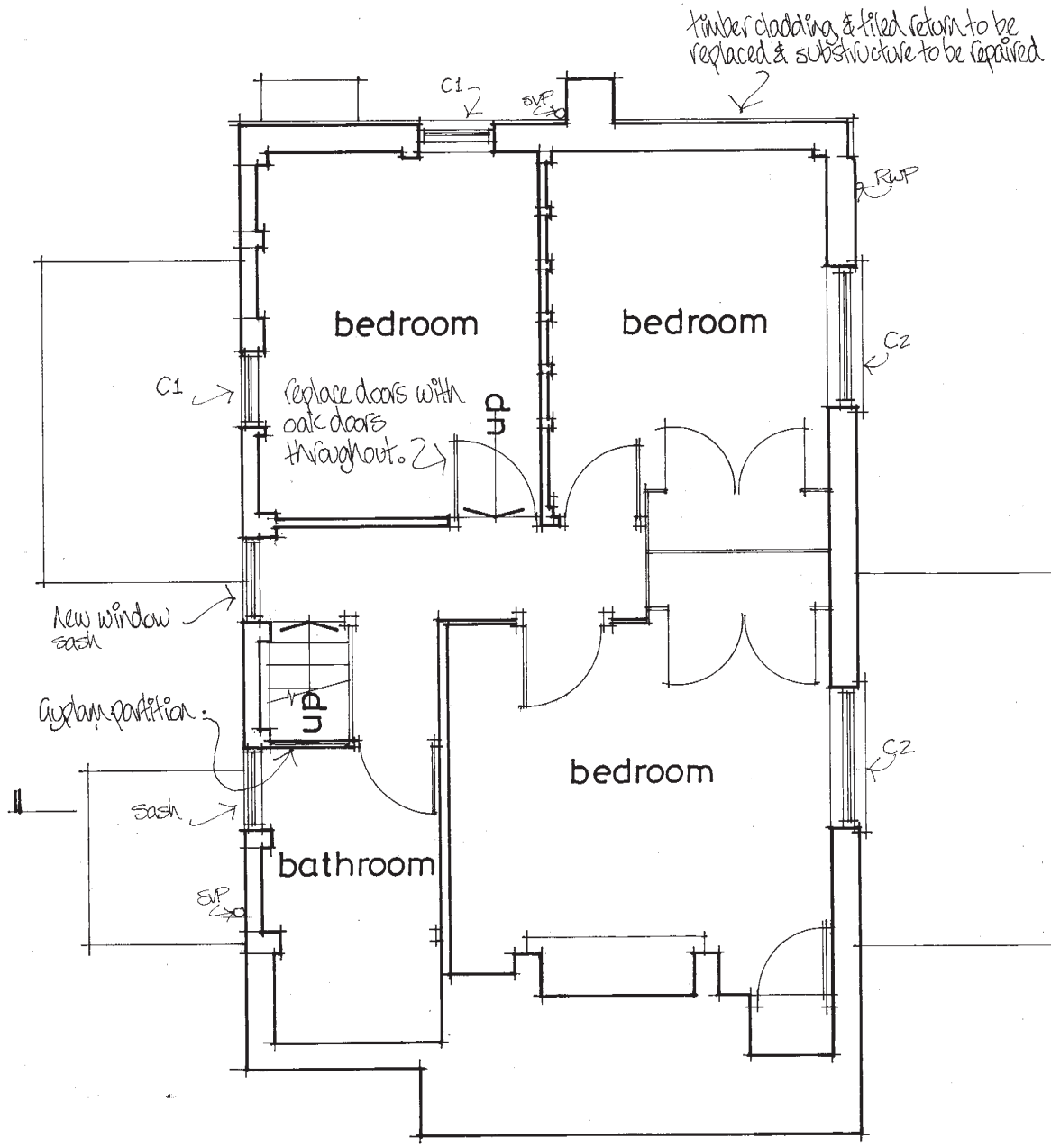
WEST ELEVATION



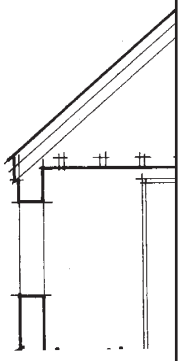
GROUND FLOOR PLAN

© **Maggie Henderson (HB:AC Ltd)**	Dunstalls, Henfield, West Sussex, BN5 9XA	Fig. 10
Project Ref: 2015179 March 2015 Drawn by: mh	The Proposal Scheme (prepared by Alan Scarratt Architectural Services)	

SOUTH ELEVATION



FIRST FLOOR PLAN



© **Maggie Henderson (HB:AC Ltd)**		Dunstalls, Henfield, West Sussex, BN5 9XA	Fig. 11
Project Ref: 2015179	March 2015	The Proposal Scheme (prepared by Alan Scarratt Architectural Services)	
Drawn by: mh			

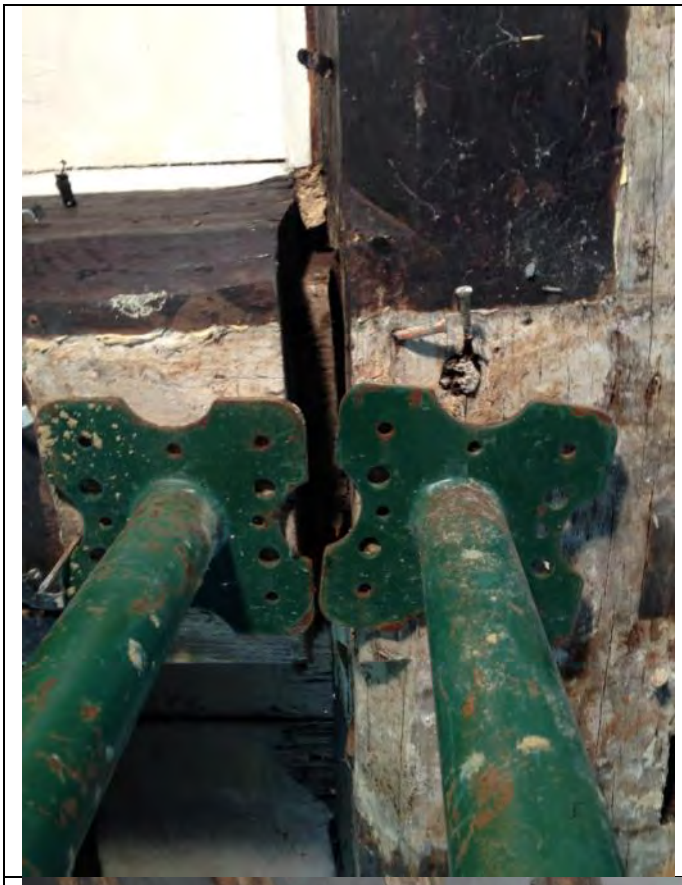


Plate 1: Detail of the chamfer and mason's mitre stop on the girder an cross beam within the service bay ceiling



Plate 2: Pair of wind-braces rising to a (historically replaced) purlin on the south side of the soot-blackened west bay roof



Plate 3: The central 'fan' truss within the roof of the building (looking east)



Plate 4: Mid to late 16th century fireplace in the former hall (19th century reduced fireplace within the earlier inglenook)



Plate 5: First floor mid to late 16th century fireplace



Plate 6: Head-beam of the partition separating the staircase from the main west chamber with stave holes on the soffit indicating the historic removal of in-fill to create an entrance



Plate 7: Inserted partition, stud applied against pre-existing tie-beam of the central truss in the first floor east bay (bay 2)



Plate 8: Former bread oven remains in the north side of the inglenook



Plate 9: Bay 2 looking towards the east wall with clear evidence of the location of the 19th century wall to the south of the original girder. The east wall includes snapped bricks that indicate that the insertion of the brick partition and the exterior wall rebuilding event were contemporary



Plate 10: Detail of the 19th century window in the south elevation. Note the voussoirs and queen closers indicating that the opening is contemporary with the brickwork of the wall



Plate 11: 19th century horizontal sliding sash window below the (former) staircase

Appendix 1: List Entry Summary

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

Name: DUNSTALLS

List entry Number: 1193133

Location

DUNSTALLS, WINDMILL LANE
The building may lie within the boundary of more than one authority.

County	**District**	**District Type**	**Parish**
West Sussex	Horsham	District Authority	Henfield

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-May-1980

Details

HENFIELD WINDMILL LANE 1. 5404 Dunstalls TQ 2015 20/284

II

2. C17 or earlier timber-framed cottage with plaster infilling, ground floor rebuilt in red brick. Tiled roof. Casement windows. Brick chimney breast on west wall. Two storeys. Two windows.

Listing NGR: TQ2094915350

This copy shows the entry on 16-Mar-2015 at 08:25:47.

maggie henderson

maggie.henderson@buildings-archaeology.co.uk
Tel: 01903810373
07583235099