



FIG. 1. No. 2 JUDGES' TERRACE, CLARENDON HOUSE, OLD STONE HOUSE.

H. Connold, photo

Sussex Archæological Society

EAST GRINSTEAD. NOTES ON ITS ARCHITECTURE

BY R. T. MASON

Part I. THE HIGH STREET

To volume xx of *Sussex Archaeological Collections* the late J. C. Stenning contributed a paper entitled 'Notes on East Grinstead', and in writing what appear to have remained for over seventy years the only published references to its architecture, he used the words: 'East Grinstead may lay claim to being one of the oldest fashioned places in the County of Sussex . . .' It is hoped that the following notes will help to show the very sound basis which he had for such a statement.

The town is often described as 'Tudor', and naturally that era has left a bold mark upon it, but the truth is that, behind the brick, tile, and plaster of the last four hundred years, it is still quite substantially medieval.

It returned its first pair of members to Parliament about the year 1300, and it has at least two houses which were built within twenty-five years of that date; and of the next two centuries—still the age of the hall, or smoke-house—the High Street alone retains no fewer than ten other examples. Old photographs and drawings suggest that it had others where certain modern buildings now stand, and although some of those remaining have met with preservation at the hands of sympathetic owners, the normal development of High Street along the lines of a general business area is obviously filled with risk.

There is, however, an encouraging display of interest among owners who use ancient structures for business purposes, and in certain cases where old features have been defaced or completely destroyed this has been due

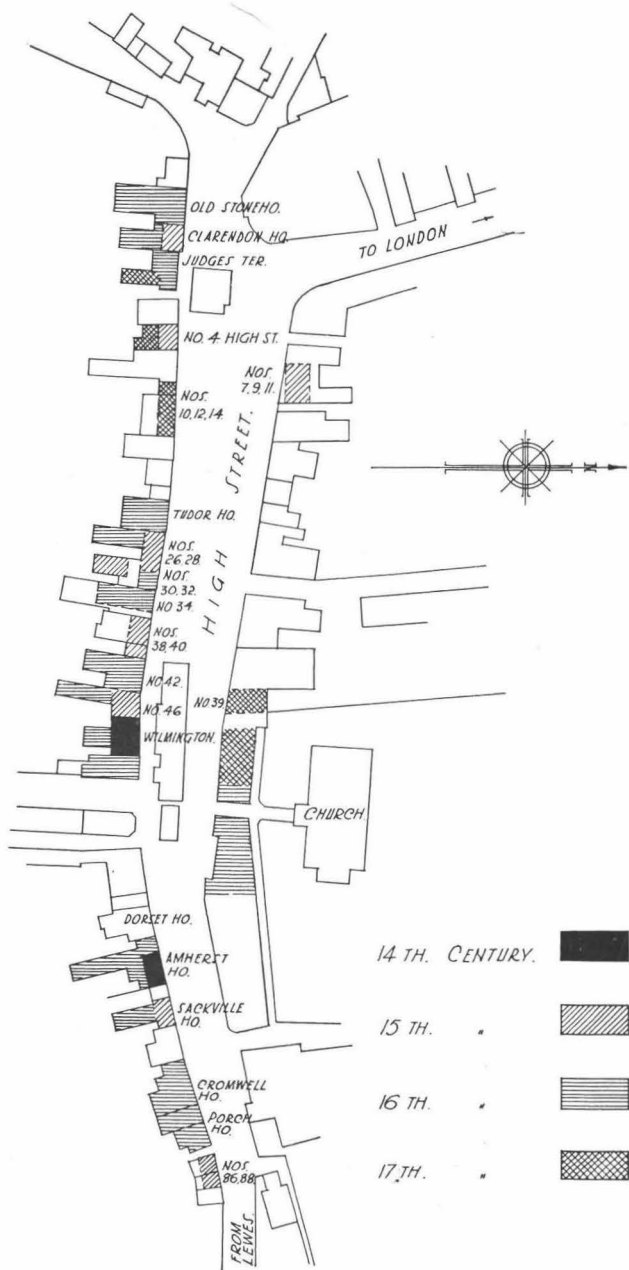


FIG. 2. PLAN OF HIGH STREET, EAST GRINSTEAD

(Based upon the Ordnance Survey Map, with the sanction of the Controller of H.M. Stationery Office.)

rather to oversight on the part of those preparing plans for alterations, &c., than to wanton sacrifice in the interests of business.

The examination of the architecture of a whole street such as this—nearly all of it ancient—has certain special difficulties not met with in dealing with detached buildings. For instance, several of the medieval hall-houses have become split into two separate premises; some are without a solar portion, retaining screens, whilst others have retained the solar end whilst losing the whole of the screens-bay. In most cases where the screens are gone, however, the screens-beam has survived to provide a clue as to date—doubtless because its removal would have detracted a great deal from the strength of the fabric. Timber framing is employed throughout. Where half-timbering exists it is plainly a later feature which has resulted from conversion into shops or from decay of the lower parts of the framework.

It is naturally not possible to give detailed descriptions of the construction of each building; indeed, in many cases the ancient features are largely covered by plaster, tile, &c., of recent date, and in consequence it will be realized that these notes will remain capable of amendment and considerable addition as they are brought to light by structural alterations from time to time.

The construction of the medieval timber-framed hall-house has already been admirably described and illustrated in Mr. Ian C. Hannah's article on 'Trimmers Pond', Forest Row.¹ This house has many counterparts in the Weald. The most notable difference between it and those of High Street is that, although several of the latter still have their screens, these have, or have had, a small doorway at either end instead of the wide central opening formed by the 'speres' of Trimmers Pond. Each of the East Grinstead halls appears to have had a first-floor solar with a chamber beneath it, and in some cases, a chamber above the screens-passage also. The king-post roof is the rule, and exists or has

¹ *S.A.C.* LXXI. 107-25.

existed in every one of the medieval houses examined. Attention is drawn to any other outstanding variations in design in the ensuing notes.

A tribute should be paid to the many owners and occupiers whose kindness has made this work possible, and to Mr. W. H. Godfrey, F.R.I.B.A., F.S.A., who has generously given dates for the mouldings illustrated in Fig. 12.

OLD STONE HOUSE. Architecturally one of the most notable buildings in the town, it is constructed of local sandstone in excellent tooled masonry, with heavy oak framing internally. It stands at the west end of the so-called Judges' Terrace, the old portion running at right angles to the street; the west wing was added during the last century. Tradition says that this house was built expressly for the occupation of Judges visiting the town for the Assizes, and this finds support in the name of this part of High Street, in its proximity to the site of the old Courthouse, and in the fact that the building itself has a certain sumptuousness which is not quite in keeping with the most prosperous burgess of the sixteenth century. It was built during the latter half of the sixteenth century, and its erection may have coincided with the conversion of a large medieval hall adjoining which is now known as Clarendon House, the stonework of the south wall of Old Stone House being continued along the back of Clarendon House to form a passage between it and the medieval wall some 6 ft. wide. Old Stone House has a great deal of period panelling in oak, some of which may be part of the original fabric. That in the entrance hall, whilst it may readily have always belonged to the house, has been refixed upside down, the bevelled edge of the rails now being at the top of the panels instead of the bottom. The town has many thousands of square feet of such panelling, and it seems likely that all the main rooms in the better-class houses were at one time embellished in this way. The fine staircase mentioned by J. C. Stenning still remains, and has excellent newels and

balusters of oak. The chief feature of the exterior is the large stone gabled bay-window, which has peculiar round shafts at its angles, running the full height of the light on both floors.

CLARENDON HOUSE, or No. 1 Judges' Terrace. A converted hall dating from the second half of the fifteenth century. Its history seems to be linked with that of Old Stone House, as previously mentioned, so that it may well have been converted for the accommodation of visiting men of law. There is a roof of four bays which retains an excellent king-post, but this stands perilously close to the inserted brick chimney—in fact, one of its brackets is actually buried in the brickwork. The mediæval fabric is practically intact, and was of such good size that the insertion of the Tudor floorings left quite adequate pitch to the rooms on both floors. The screens' beam (Fig. 12, moulding G), still remains at the west end of the hall portion, and the opening which undoubtedly contained one of the hall windows has been discovered in a partition on the first floor which was originally the exterior south wall. The Elizabethan features of the conversion are particularly good. Three large gables with oriel windows overlooking the street were inserted, the barges, fascias, and sills being rather heavily moulded in oak. The windows are of five lights, framed in oak, with stout mullions and moulded transoms. The inserted chimney breast is massive, and the original Elizabethan chimney-stack still remains. One of the ground-floor fire-places is of interesting design in local sandstone. The roof is covered mainly with tiles. The whole house is now (March 1939) undergoing renovation, with the closest possible regard for the preservation of its ancient features.

NO. 2 JUDGES' TERRACE. An interesting small house, with a Tudor addition at the rear. It appears to be somewhat later than Clarendon House, which it adjoins, and although the two frameworks are quite independent, there seems to have been no infilling to the attic gable

of No. 2, the partition being effected by that of Clarendon House; and the walls of the bedrooms of No. 2 which adjoin Clarendon appear to belong to the latter structure. No. 2 closely follows the medieval practice in plan, framing, and general design, and is possibly actually medieval in date, but its features are so obscured by plaster, &c., that it is not possible definitely to say. There are moulded girder beams to the ceilings in bedrooms and ground-floor rooms, which suggest that the house was built at least not later than the middle of the sixteenth century; the chimney-stack also, a large one for the house, is placed very similarly to the usual inserted chimneys in converted halls. It stands between the east and centre rooms and has a good stack of three separate flues carried well above ridge level; the heads, unfortunately, are mutilated. Early in the eighteenth century a brick front was erected on the street side encasing the timber wall, and this still remains. Timber framing, with widely spaced puncheons, shows on the east wall; the gable on this side is tile-hung and has a slight oversail.

The ground-floor space comprises two fairly big rooms and one small, the latter having, almost throughout, the familiar Elizabethan or Jacobean panelling. There is a simple chimney-piece of three shallow arched recesses; the arches are quite plain and spring from relatively large square imposts. An overmantel of later date, incorporating a pair of interesting panels (presumably of plaster, but thickly covered, like the panelling, with paint), has been superimposed upon the upper part of the original chimney-piece.

No. 4 HIGH STREET: Flomarie's Café. This house comprises hall and screens of a building belonging to the fifteenth century—possibly to the first quarter. The solar end has been displaced by the modern premises No. 2 High Street. The framing is exceedingly heavy, and the roof, in good preservation and still retaining its king-post, is covered with Horsham stone. The hall was of two very unequal bays (see plan, Fig. 5) and is

now represented on the ground floor by the café. A parlour at the east end is the screens-passage, and there is a small chamber above this which probably existed in medieval times. The screens, crudely formed of oak boards, still remain in part. The beam is now encased by the ceiling of a corridor adjoining the café. In structural alterations some time ago the inserted Tudor partitions of the hall space were removed, and the ends of the big ceiling beams which rested upon them were suspended by long steel tie-rods from the main tie-beam upon which the king-post stands. Thus this tie-beam is at present carrying the combined weight of two floors and a first-floor partition wall. Upon the tie-beam over the screens a pair of iron brackets have been fixed, a stone template laid upon these, and a small chimney-stack, providing a fire-place in the attic, has been built up through the roof space with the oak beam as its sole foundation. The king-post (Fig. 12, B) is a rather curious example, being extremely plain and yet very well executed. It is conceivably an early type, but has some resemblance to that in the fine timbered house opposite the Maypole Inn at Highhurstwood, which is recognizably of the fifteenth century. The cap of the king-post in question is an inverted form of the base; they are identical. This house seems to be the only local hall-house which was originally framed with an overhanging upper story. In this case the tie-beams overrun the main uprights by about 18 in. on the street side, and short upright posts are fixed between their ends and the bottom plate of the first-floor framing, this bottom plate, in turn, being supported by brackets tenoned into the main uprights. This 'oversail' was retained when the modern shop-front was inserted, and one of the curved brackets supporting the first-floor plate is visible on the north-east corner. The whole of the timbering on the street side has been covered with plaster, and narrow black stripes painted on in imitation of half-timber construction.

Nos. 10, 12, and 14 HIGH STREET. A block of buildings which is one of the most striking examples of timber framing in the town. The long, narrow plan suggests

that it was originally designed as business premises, but there are spacious living-rooms above and a large chimney-stack of early-seventeenth-century type which is in a practically unaltered condition. Most of the old features internally are covered by plaster, wallpaper, &c., but where framing does show it is of good size without being massive. The roof is constructed on the



FIG. 3. LEFT, NOS. 14, 12, AND 10; RIGHT, NO. 4.

H. Connold, photo.

‘queen-post’ principle, each truss forming a partition wall between attic bedrooms. The rafters and short collars are of rather slight average size, and are ceiled with plaster throughout the attics. The exterior timbering is composed of curiously irregular rectangles, resulting from the use of horizontal beams and upright studs of greatly varying lengths. The whole is infilled with apparently contemporary brick. This kind of timbering is perhaps typical of Jacobean times, but it occurs, in a more regular form, in many houses of the fifteenth and sixteenth centuries—notably in the Priest House, West Hoathly. The absence of contemporary wings or early additions to the rear of these premises indicates a disregard for the value of road frontage which is difficult to explain. Many of the houses in High Street

afford strong evidence that sites have been restricted from very early times, and nearly all have large additions of the Tudor and later periods.

TUDOR HOUSE: Messrs. Tooth: Is said to contain a considerable amount of panelling. The shopfront and various Tudoresque ornament within the shop were grafted upon the old Tudor building about the middle of the last century. At a more recent date the timber framing of the upper story received its present curious covering of oak bark.

Nos. 26 and 28: Messrs. Tyler. This is a hall-house of the second half of the fifteenth century, evidently converted rather late in the sixteenth, but the premises actually comprise a hall of two bays and screens only; the solar is, however, conceivably still existing in No. 30 adjoining. Most of the ancient details of the ground floor of the hall portion have now disappeared. Alterations in February and March 1939 necessitated the removal of the screens-beam and partition, but the works revealed another original feature in a window which had remained buried for over three hundred years since the south wall of the medieval building had been enclosed by large seventeenth-century additions. It was of three lights in oak, with pierced spandrels forming a pointed arch to each light and giving a rough form of tracery. It is very probable that its fellow on the north side was replaced by the ornamental Tudor panels which are the chief feature of the road elevation. The screens-beam (Fig. 12, moulding c) had simple mouldings, and a doorway existed at either end, and these had moulded jambs. The roof is not excessively blackened, as in some of the older halls, and the king-post appears to have been removed when the great Tudor chimney was built: this has an interesting stack of three separate and parallel flues. The timbering on the street side is mainly original, but there are three Tudor oriel windows, for which the early work has been cut away, and the ornamental panels already referred to. The horizontal beam

above the shop-front retains a piece of fifteenth-century moulding at the west end, about 18 in. long, which is probably a remnant of a string which originally ran the full length of the building. The Tudor features include a typical spiral stairway of the period with central newel of oak, and two very large ingles in the addition at the



H. Connold, photo.

FIG. 4. NOS. 40 AND 38; NO. 34; NOS. 32 AND 30; AND NOS. 28 AND 26.

rear. At the conversion the eaves-level was raised on the north side by about 2 ft., giving the roof a flattened cant at the base, and forming a cloak over the inserted windows.

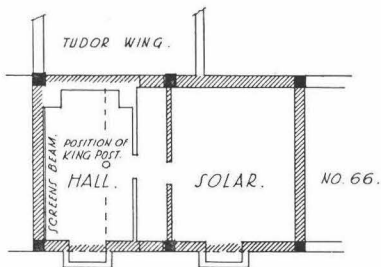
Nos. 30 and 32: Messrs. H. S. Martin & Co. The western half of the premises fronting the road may embody the solar of the hall-house described above. A heavy tie-beam and king-post principle occurs at a point which might well have been its end wall, and in a cupboard flanking the wall on the street side vertical timbering exists which is similar to that of the adjoining house. The street façade is plastered. Assuming No. 30

to have been the solar of 26 and 28, it may be that the other half of this house was originally one of the numerous and necessary passages leading to the rear. The rooms over are of the sixteenth century and contain a small area of Elizabethan panelling which was recently discovered behind modern wallpaper pasted on canvas. Most of the interior is treated in this way, so that it is possible that more panelling exists. The idea that No. 32 was once a passage finds support in the existence in the yard at the back of an undoubtedly medieval building, standing at right angles to the street. This has normal details of construction: a plain octagonal king-post, large tie-beams, and rafters somewhat heavily grimed. There are no datable features, but the house must have been built at least fairly early in the fifteenth century, since the south end (probably screens-bay) was added later and yet was exposed for a considerable time to the smoke of the hall. It is now a store, but has the usual inserted chimney-breast and, in one room, chamfered ceiling-beams with very elegant stops.

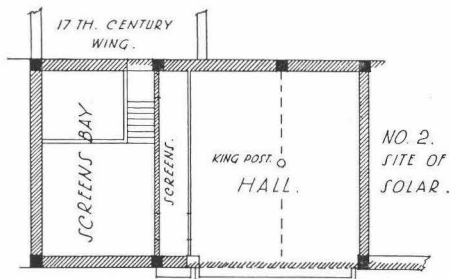
No. 34: Messrs. Rhythm. Briefly described in *Sussex Notes and Queries*, vol. VI, p. 245, and attention is drawn to a correction following in vol. VII. It is the house mentioned by J. C. Stenning as having a vaulted cellar with the arms of Dalyngrugge in the ceiling boss; but this has disappeared, together with the whole of the original ground floor. The house, incorporating a fine first-floor hall with king-post roof and elaborate moulded wall-plates (Fig. 12, moulding D), was erected early in the sixteenth century. It has been suggested that it was the Brotherhood Hall of the local Fraternity of St. Catherine, and in the Buckhurst Terrier of 1598 where the possessions of the Fraternity, having come into the hands of the Sackville family at some time after the dissolution, are listed in detail, it is stated¹ that:

'Laurence Browne holds by indenture of bargain and sale . . . &c. . . the tenement and two burgages covered with stone called horsham stone with a piece of arable land called the fowre portland

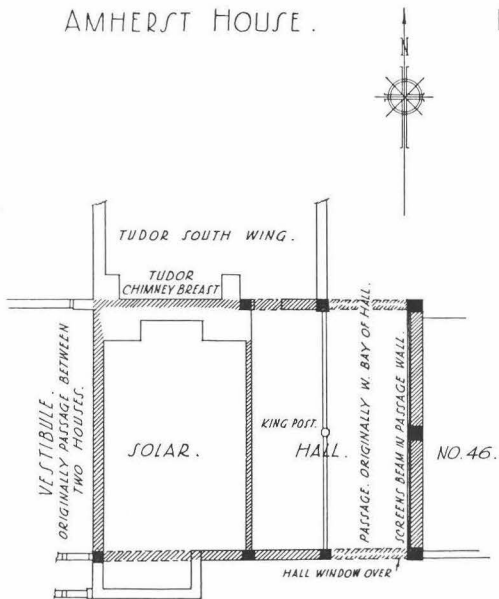
¹ *S.R.S.* xxxix. 57.



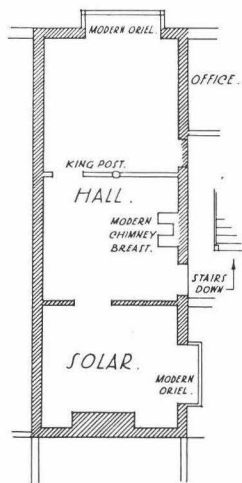
AMHERST HOUSE.



NO. 4, HIGH STREET.



WILMINGTON.



NO. 34, HIGH STREET.



FIG. 5. PLANS.

according to the custom of the said town of East Grinstead. Ir. Also the kitchen and barn covered with straw, and one little cellar with the vault thereupon builded. . . .'

The reference to the cellar surely calls attention to something remarkable in its design, particularly since most of the houses in High Street apparently had cellars at the time. Portlands were attached to most of them, and from this circumstance is derived the name of the present Portlands Road to the south of High Street. No other example of a vaulted cellar exists or is supposed to have existed in any of the neighbouring houses, so that it may perhaps be inferred that the building was at any rate in the possession of the Fraternity of St. Catherine. The connexion with the Dalyngrugge family is by no means clear, since the last member of it to have property in the district seems to have been Richard, who died in 1469. One can only suppose that it belonged to an earlier building on the same site, perhaps also belonging to the Brotherhood. This hall and the one described under Nos. 30 and 32 are the only ones which stand at right angles with the street.

Nos. 38 and 40: Messrs. Broadley Bros. A hall-house of considerable size and height, doubtless retaining most of its old features behind the matchboarding of recent times. The roof over the screens, which were located in the existing passage at the east end, is exposed, and shows the usual blackened framing of king-post and tie-beam pattern.

There is no datable evidence, but the timbers are extremely massive. The back of the screens-beam can be seen in the passage between it and No. 42. The whole of the upper floor exterior is covered by modern tiling and there is the usual later addition on the south side.

No. 42: Ye Olde Welcome Café. Possibly pre-Tudor, but no features showing to support this. A rambling house with large addition at south side, which is probably of later date than the portion fronting the road.

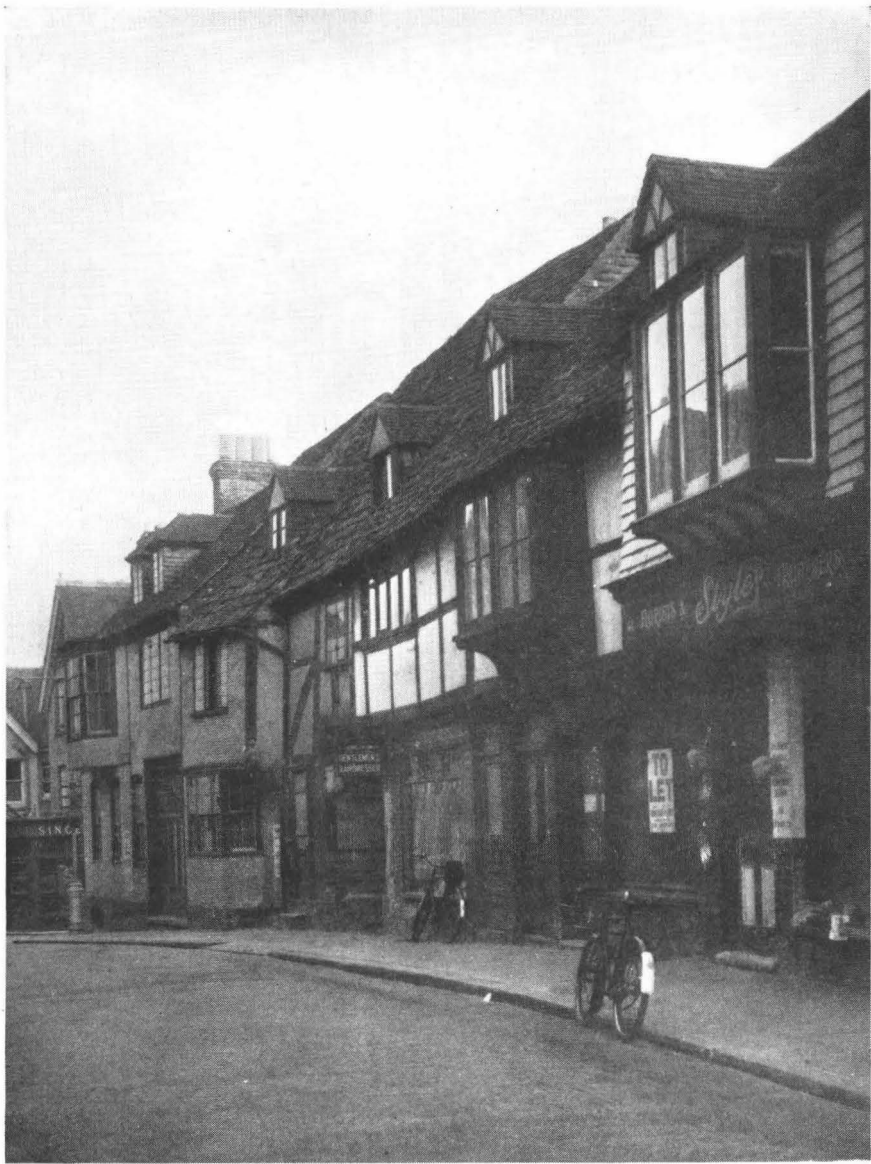
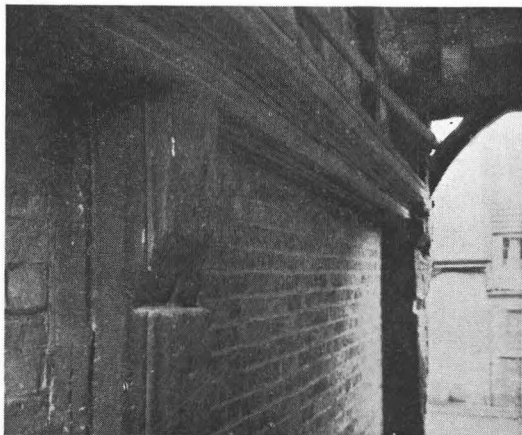


FIG. 6. WILMINGTON, NO. 46, AND PART OF NO. 42.

H. Connold, photo.

No. 46. A hall-house adjoining the fourteenth-century half of Wilmington House described below, but framed quite independently. It occupies the site of Wilmington's screens, and it seems that the screens-beams of the two houses were back to back. It follows that No. 46 can never have had a screens-passage and that that of Wilmington must have been demolished long before its



A. G. Lake, photo.

FIG. 7. WILMINGTON, SCREENS-BEAM

hall was converted. The chief feature of the conversion is the overhanging upper story on the street side, the line of the original hall wall showing about 2 ft. within the present one. The windows on this side are recent insertions. There are additions at the rear of Jacobean and Georgian character, and an Elizabethan chimney now unfortunately covered with cement.

WILMINGTON HOUSE. A hall-house of the early fourteenth century, joined to an Elizabethan-Georgian one. The ancient half was briefly described in *Sussex Notes and Queries*, vol. VII, p. 94, and it has the same general character as the later examples. The west bay of the hall now forms a right of way to the rear of the adjoining premises, and the finely moulded screens-beam (Fig. 12, moulding E) can be seen in this passage wall by any



FIG. 8. SACKVILLE HOUSE, NOS. 68 AND 66 (AMHERST HOUSE), AND DORSET HOUSE.

H. Connold, photo.

one standing on the public pavement. Otherwise the fabric is intact, and has a plain octagonal king-post, and at least one of its original hall windows which can be seen, filled up, in the north wall immediately over the passage entrance. The other half has a front of Georgian brick, and most of the interior features, including a good staircase, are of this period.

THE DORSET ARMS HOTEL. Has an eighteenth-century brick front and considerable modern additions, but the interior has many beams that have been re-used from some earlier structure. It was probably wholly rebuilt in the eighteenth century. The date 1510 on a beam in the bar appears to be spurious.

DORSET HOUSE. Is noticeable for its fine brick front with dented eaves of woodwork which is dated by a leaden rainwater head bearing the date 1705 and the initials I. T. K. The brickwork is in Flemish bond, and the arches and projecting string are fairly early examples of 'gauged' or 'cut-and-rubbed' work, in which bricks of a soft texture are rubbed upon sandstone to the exact shape of each voussoir and thinly jointed with lime putty. The great thickness of this wall suggests that the framing of an earlier house is still existing, as in the case of No. 2 Judges' Terrace. There is Elizabethan panelling in two rooms at the south end—plainly re-used; otherwise the whole character of the house is of Queen Anne's reign, and generally reflects affluence in the builder. All the main rooms, which are spacious and about 11 ft. in height from floor to ceiling, have elegant panelling, and there are two contemporary staircases, the main one being exceedingly well planned and proportioned. The street door, which has a heavy canopy of woodwork, opens directly into a large ante-room. In the opposite wall, giving access to the stairs and other rooms, is a tall archway on carved piers which exhibits an elaboration of Classic detail. A similar arch occurs at the head of the stairs. The house appears to contain a great deal of oak, and may be in substance

timber-framed. The roofs are of oak, in narrow spans with intervening lead gutters.

AMHERST HOUSE, Nos. 66 and 68. A hall-house of the early fourteenth century, as evidenced by the screens-beam which is visible in the extreme east end, and which has a moulding (Fig. 12, F) very similar in contour to that of Wilmington. It has been badly defaced—no doubt when the room was lined with the Jacobean oak panelling which still exists. The moulding was slightly more elaborate than Wilmington's, having a hollow at the top instead of the plain splay or bevel. Whatever may be above this is now buried in the ceiling.

The hall was of remarkably small size, in two bays of 6 ft. each, by 15 ft. wide, and yet had a tie-beam with king-post in the orthodox manner (see plan, Fig. 5). The solar must have been almost as big as both bays of the hall together. Most of the evidence for the foregoing is concentrated in the attic, where a blackened gable wall over the screens-end marks the termination of the hall, and another over the solar partition, sooted on one side only, marks its west end. The hall area is irregular, and badly out of square, but it is not more than 12 ft. long at any point. In the centre, the short collars and purlin still show traces of the tenon of the king-post and its curved brackets. The tie-beam has been sawn out, but the ends of it remain pinned to the seating of the rafters. What, if anything, was beyond the screens is not known, as this bay now forms the passage to the rear of Sackville House, adjoining.

The smallness of the hall seems to have caused an early addition to be made to the south side. This was enlarged in 1938, preservation of the old features being carried to the point of allowing a Tudor window and oak post to remain in the middle of the enlarged ground-floor room. The bedroom above is unaltered, and has a moulded ceiling beam which points to an Elizabethan date. During the alterations of 1938, No. 66, a small Tudor house, was incorporated into what is now called Amherst House, and both were restored to their present

satisfying condition. The roofing material is partly Horsham Stone and partly tile; the roof is extremely steep. There are the usual inserted floors and chimney-breast, and two small bay-windows in the street wall. Between these bays, just under the eaves, is an opening about 30 in. by 12 in. containing small, well-turned balusters of oak. They appear to be of sixteenth-century pattern, and the opening was probably originally unglazed. Its purpose is by no means clear.

SACKVILLE HOUSE. A hall-house, with no datable evidence, but probably of the fifteenth century. The date 1574 appears on the lintel of one of its fire-places, fixing with some certainty the time of its conversion. In restorations of the year 1919 a partition was pulled down near the west end which contained two shaped pieces of oak lying loosely within the wall. These have been refixed near the fire-place in what was originally the hall, and are perhaps doorheads from the hall screens. The solar, to judge from old photographs, was included in premises which were demolished some years ago to make way for the present butcher's shop adjoining the east end. At the conversion the roof was raised about 2 ft., leaving the old wall-plate with notches left by the rafter feet plainly showing in the framing on the exterior. This gave very good ceiling-height to the rooms of both floors. One of the Tudor girder beams has interesting chamfer-stops (Fig. 12, H). There is a large addition at the south end, which, from the position of the staircase partly outside the confines of the hall, is probably contemporary with the conversion. The roofing material is Horsham stone.

CROMWELL HOUSE. A fine three-storied timber-framed structure, which was badly damaged by fire in 1928 but has been so excellently restored that comparison with old photographs scarcely reveals any trace of the calamity. In truth, much of the street elevation is original, excepting the windows, and these appear to be faithful representations of the old ones. Distinctive



FIG. 9. PORCH HOUSE AND CROMWELL HOUSE.

H. Connold, photo.

features are the carved oak corbels upon which the overhanging stories rest, and a moulded string which runs the length of the building at first-floor level. The corbels are remarkably up to date if the erection took place in 1599 as evidenced by a fire-place, now gone, which bore that date and the initials E.P. A.P. The builder may have been Edward Payne, 1560-1642, and his wife Anne. He was a prosperous member of the family generally styled 'Paynes of the Town' as distinct from another branch which was settled on the farm lands of the Medway valley. This house had at one time mural paintings,¹ and much panelling, some of which is said to have been used in the restoration of Crowhurst Place, Surrey. Annexed to it is one half of a smaller timber-built house which is dealt with under Porch House, to which the other portion belongs.

PORCH HOUSE. Comprises the eastern half of the timber building referred to under Cromwell House, a spacious house of local sandstone which is situated behind it, and a low structure of stone and timber, now used as a servants' wing, which was most probably at one time stables attached to one or other of the larger houses adjoining. Until fairly recently all three were separate dwellings. The timber building shared by Porch House and Cromwell House follows the medieval plan and has a roof of king-post pattern, yet has apparently never been used as a hall-house and may therefore belong to a period of transition in the first half of the sixteenth century. There is a central chimney-breast with wide ingles which is almost certainly a part of the original structure and not inserted.

Porch House proper was built late in the sixteenth century or early in the seventeenth, and derives its name from the curious little stone structure which leads to the garden on the south side and which was given special mention by J. C. Stenning. The fluted columns which support the roof are square and of local sandstone. Some of the original small stone windows remain in the

¹ A copy of these is preserved at Barbican House, Lewes.

house, the mullions having a delicate ogee section instead of the more usual ovolo. The larger windows on the south side are replicas in all but size, inserted during alterations some years ago. At this time also, a great chimney-breast which stood in the south wall was re-

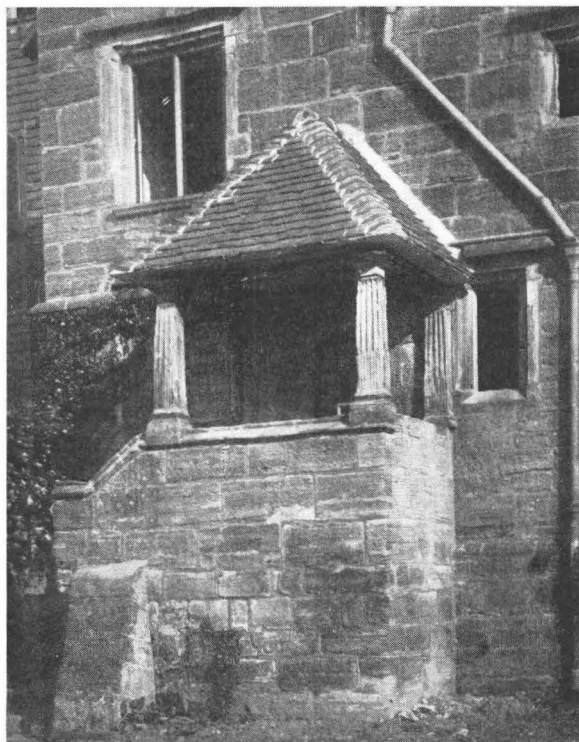


FIG. 10. PORCH HOUSE: THE PORCH.

moved to a more central position, the stack being left supported upon steel joists. There is a considerable amount of contemporary panelling in various rooms.

Nos. 86 and 88. A pair of cottages, half-timbered, which comprise hall and solar of a hall-house, probably of the fifteenth century. The wall which would have contained the screens-beam is faced with inserted stonework. No. 88, at the west end, represents the solar, and has a window on the street side which seems to be

original. The opposite wall is said to contain a barred window, and this has given rise to a belief that these cottages were at one time the local jail. It seems likely that these bars, if they exist, are of the diagonal type common in hall ventilators of the period. The inserted chimney-breast is in the solar-hall partition and is shared by the two cottages. At present the upper story of the hall portion is hung with Victorian tiles, whilst the other has exposed vertical framing of closely spaced studs. The underpinning to the first-floor story is of brick.

No. 39. An Elizabethan or Jacobean house of considerable interest containing many hundreds of feet of panelling, untouched apart from sundry rather lavish coats of modern water-paint, and two contemporary chimney-pieces in carved oak. One, the more complete of the two, is illustrated in Fig. 11, the other has been seriously damaged by the removal of the overmantel portion. In one room the ceiling has been raised, and a Georgian cornice moulding imposed upon that of the seventeenth-century panelling. This was probably done when the existing brick exterior walls were inserted beneath the original roof-timbers. The chimney is a fine stack of three diagonal flues and is Elizabethan rather than Jacobean. The house appears to have been built in the first decade of the seventeenth century.

Nos. 7, 9, and 11. These separate premises would appear to be all part of a hall-house of good size and height, although the present height is deceptive because the hall floor was actually about 4 ft. above pavement level instead of 9 in., as now. The floor was lowered and the whole of the first floor underpinned and steel joists inserted to form the existing shop-front. It seems that the old floor joists were retained, however, and these are stated to be heavily moulded. They are now covered by a matchboard ceiling. The upper and attic stories are still almost intact, and the roof absolutely so. The king-post has a well-moulded cap and base (Fig. 12,

moulding A), but is partly incorporated in a plastered partition. The big curved braces under the tie-beam have hollowed arrises. The solar was at the west end, as shown by the absence of blackness on the rafters there,



Kent and Sussex Courier photo.

FIG. 11. NO. 39: CHIMNEY-PIECE.

and the screens end, which is represented by No. 11, seems to have a fair-sized chamber above. The gable of No. 11 fronting the street may be a part of the medieval design, but as the timbering, and also that of Nos. 7 and 9, is obscured by tile and plaster it is impossible to be definite. Should this gable be original, the house reveals itself as one of a distinctive type of medieval hall, of which Town House, Ightham, Kent, is a well-restored example.

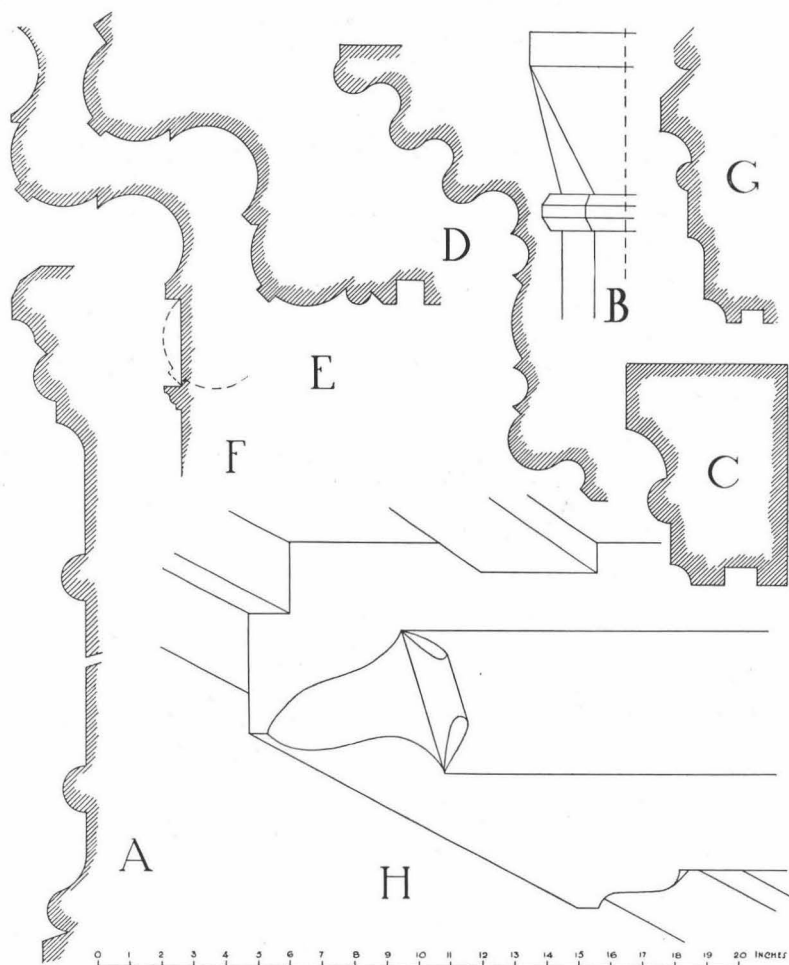


FIG. 12. MOULDINGS.

EXPLANATORY NOTES TO PLATES

In the illustrations the buildings are identified from left to right in the usual way, this being the reverse order to which they occur in the text. Four of the medieval hall-houses do not appear or are only partially shown, namely, Nos. 7-9-11; 86-8; the building at rear of Nos. 30 and 32; Nos. 38-40, partly shown on Fig. 4.

Fig. 2. All buildings unhatched are, as far as it is possible to tell, later than the seventeenth century. Dorset House and The Dorset Arms are *c.* 1700-25, and are mentioned in the text but unhatched. Middle Row, i.e. the block of buildings standing in the centre of High Street, is excluded entirely from these notes. Many of its components, though unhatched, are of at least seventeenth-century date.

Fig. 5. The plans are given for purposes of comparison, and therefore the medieval outline (shown by hatching) is given at the expense of later features; dotted lines show where this has been destroyed or interfered with by passages, doorways, &c. For convenience angles are normally drawn as right angles, though in some cases there are considerable variations.