

**RIVER LAWN,
BARCOMBE MILLS, EAST SUSSEX**

**HISTORIC BUILDING RECORD
(Historic England Level 2)**

NGR: 543279 114948



**Commissioned by
Mr S Rigby**

**RIVER LAWN,
BARCOMBE MILLS, EAST SUSSEX**



**HISTORIC BUILDING RECORD
(Historic England Level 2)**

NGR: 543279 114948

Planning Ref: LW/16/0719

**ASE Project No: 170180
Site Code: RLB17**

**ASE Report No: 2017107
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SUMMARY

In March 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building record of River Lawn, Barcombe Mills, East Sussex (Figures NGR 543279 114948). The work was commissioned by Mr S Rigby to satisfy a condition placed on planning consent (planning ref: LW/16/0719) in relation to the demolition of part of the kitchen and attached outbuildings. A historic building watching-brief was subsequently carried out in during the course of building works, the results of which have been incorporated in this report. An archaeological watching brief was also maintained on groundworks associated with the building works, the results of which are presented as a separate report.

The house was originally built in the first half of the 17th century, possibly as a farmhouse. During the initial recording work, all that was visible of the original structure was its roof; further fabric relating to this phase was identified during the subsequent historic building watching-brief. The house was extended to the north around 1800 into what is now a different property. The house was completely remodelled in the third quarter of the 19th century when a new Gothic-styled range was built to the south and the original interior was redesigned. The outbuildings represent a number of phases but are probably roughly contemporary with the south range of the house.

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1.0 INTRODUCTION

1.1 In March 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building record of River Lawn, Barcombe Mills, East Sussex (Figures 1 & 2; NGR 543279 114948). The site was revisited in October 2017 in order to carry out a historic building watching-brief during the course of building works.

1.2 The work was commissioned by Mr S Rigby to satisfy a condition placed on planning consent (planning ref: LW/16/0719) in relation to the demolition of part of the kitchen and attached outbuildings.

1.3 Condition 2 of the planning consent states:

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

1.4 Advice issued by Greg Chuter of East Sussex County Council, requested that any historic buildings/structures be recorded to Historic England Level 2 (Historic England 2016).

1.5 This historic building record has been produced to satisfy, in part, the above condition. Provision was made for a historic building watching-brief on the alterations to the building, the results of which are presented as an addendum to this report (Appendix 3). There was also provision for archaeological monitoring in association with groundworks on the site, the results of which have been presented as a separate report (ASE 2017b).

2.0 SCOPE & METHODOLOGY

2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East (ASE 2017a). The work was also carried out in accordance with the relevant ClfA standards and guidance.

2.2 The building was recorded to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016).

- 2.2 The site was visited by Christopher Curtis and Katya Harrow on 2nd March 2017 in order to carry out the recording work. This entailed the compilation of written notes, the production of survey drawings and the production of a photographic record.
- 2.3 The drawn record comprises floor plans of the building to illustrate its layout; these are based on existing measured drawings provided by the client. The resulting drawings are included within the report as Figures 9-11.
- 2.4 The photographic record was made using digital photography. Within the report selected images have been reproduced as plates, together with a full index of the photographs and location plots (Appendix 2; Figures 10-13). A full catalogue of all photographs is included in the archive.
- 2.5 The site was revisited by Katya Harrow in on 13th October 2017 in order to carry out a historic building watching-brief during the course of building works (Appendix 3).

3.0 SITE LOCATION

- 3.1 River Lawn and the adjoining Lawn Cottage are situated within the hamlet of Barcombe Mills, located in the Ouse Valley to the north-east of Barcombe Mills Road.
- 3.2 The house is located to the west of a narrow track running north to south through the settlement. The site is bounded by the track and farm buildings to the east, another track and the river to the south and meadows to the west. The north of the site is bounded by The Lawn Cottage.

4.0 STATUTORY & NON-STATUTORY DESIGNATIONS

- 4.1 There are no statutory designations of relevance to the site. The site is however situated within an Archaeological Notification Area defining the potential remains relating to the London to Lewes Roman road.

5.0 HISTORIC BACKGROUND

- 5.1 River Lawn lies in the settlement of Barcombe Mills in the historic parish of Barcombe. Mills have been recorded in Barcombe since 1087 (Victoria County History 1940) and were extant until the latest mill burnt down in 1939. The settlement was historically more populated and was the home to light industry associated with the mill, serviced by a now disused railway line.

- 5.2 The earliest map to show the area in any detail is Yeakell and Gardner's Map of Sussex from 1878-83 (Figure 3). The map shows the settlement of Barcombe Mills and shows a cluster of buildings around the site. However the scale of the map is insufficient to reveal any details about the footprint of the building.
- 5.3 The Ordnance Survey draft of 1798 (Figure 4) shows the site in slightly better detail, including a building with perpendicular ranges likely to be River Lawn. The Barcombe tithe map of 1840 (Figure 5) is damaged around the position of the house and as such is of no use in establishing its form at this date. It does however show that the farmyard to the east was in its present form at that point.
- 5.4 The Ordnance Survey map of 1875 (Figure 6) shows the house, together with The Lawn Cottage, as a single property. The building is depicted with roughly the same footprint as it has today, with the assorted outbuildings attached to the northern end of the west elevation, and a further small structure towards the south. The 1899 Ordnance Survey map (Figure 7) shows no change to the footprint of the building, although it does show what appears to be the patio and balustrade at the front of the building.
- 5.5 The cartographic record does not change until the 1956-76 Ordnance Survey map (Figure 8) which shows the building subdivided into two properties and the small structure to the west of the house removed. The subdivision of the building is understood to have occurred in 1953, at which time the two properties were named River Lawn and The Lawn Cottage (Mr S Rigby, pers. comm.).

6.0 DESCRIPTION OF THE BUILDING

Summary of development

- 6.1 The house is roughly square in plan, comprising two parallel ranges aligned east – west (Plate 1). The building also includes the neighbouring house – not included in the record – known as The Lawn Cottage, which consists of two perpendicular brick ranges to the north of River Lawn.
- 6.2 The building originated as a single-range four bay timber framed house of two storeys and an attic, dating to no later than the mid-17th century (Phase 1). A perpendicular range was added to the north of the building, probably around c.1800 (Phase 2). In the mid-/late 19th century (Phase 3) the building was transformed by the addition of a range to the south of the building and the remodelling of the its interior.

Phase 1: early/mid-17th century

- 6.3 The original phase of construction consisted of what is now the rear range of River Lawn. Very little fabric of the original phase survives, however the roof remains well preserved. The Phase 1 roof is of clasped purlin construction with coupled rafters and slightly curved windbraces used in selected locations (Plate 2). The roof formerly had raking struts, however these have since been removed. The west end of the roof is hipped and features a high set collar forming a gablet. The east end of the roof terminates in a half hip, although the end wall has mostly been rebuilt. The common rafters are typically flat in section and are probably reused medieval rafters.
- 6.4 The roof is divided into four bays of unequal size (numbered 1 to 4 from east to west) with the third bay being the significantly narrower. The fair face of all of the timberwork faces into the third bay. Although the east wall of the roof has mostly been rebuilt in the 20th century, a fragment of framing and a daub panel survives in the corner (Plate 3).
- 6.5 Bays 3 and 4 feature fairly substantial ceiling joists at collar level nailed to the purlins (Plate 4). The joists bear the remnants of lath and plaster on their soffits, as do the rafters below collar level. The collar of Truss 2 has lath and plaster facing Bay 3 indicating that half of the roof was ceiled and used as an additional storey. The collar of Truss 1 bears no lath and plaster marks, but is whitewashed. In addition the truss lacks any evidence of raking struts or partitions, indicating Bays 3 and 4 were conceived as an open room, at least at attic level. The presence of a daub panel indicates that the plastered ceiling is probably not original, although it certainly dates to an early phase. The configuration of Truss 1 indicates that even without the plastered ceiling, Bays 3 and 4 were used from the outset, but presumably open to the roof.

- 6.6 The original floor of the attic has mostly been destroyed by raised ceilings in later phases of building, however at the west end of the attic there are a few tightly fitting softwood floorboards with timber tongues filling the gaps. This is indicative of an attic space that was well utilised, although not in the area that was plastered. The construction of the floorboards is useful for storage of agricultural products as it keeps vermin out and grain in.

Phase 2: c.1800

- 6.7 The second phase of development concerns part of the building occupied by The Lawn Cottage. The exterior of the north-east range is built of brick and features double-hung sash windows of six-panes-over-six without horns (Plate 5). Together with the flush-panelled door this is suggestive of a date of c.1800. This is confirmed by the construction of the roof, which is visible from within the Phase 1 roof. The Phase 2 roof is constructed from softwood common rafters which meet at a ridge board (Plate 6). The interior of The Lawn Cottage was not inspected, therefore it is impossible to be certain that parts of the building do not predate c.1800.
- 6.8 When the extension was built the whole building would have been one property and the two parts presumably would have communicated. A curious effect of this history is that the first floor of River Lawn oversails the entrance hall of The Lawn Cottage, which is in the same range. It is not clear where the two parts of the building were linked; however, it is understood that there was a doorway from the half-landing of the main stair (Mr S Rigby, pers. comm.).

Phase 3: mid-/late 19th century

- 6.9 Most of the current appearance of the building is the result of a phase of building and alterations in the third quarter of the 19th century. A new two-storey range was built parallel to the south side of the Phase 1 range and the interior of the building was remodelled.
- 6.10 Externally the building was given a symmetrical appearance, with the new principal elevation facing south towards the garden (Plate 7). The principal elevation now consists of two window bays either side of a central doorway. The first floor windows are topped with a Gothic style hood-mould, while the ground floor windows break forward as bays, sitting under a lean-to roof together with the porch. The porch itself is gabled with an oversized pendant and features a four-centred arched opening with a similarly styled half-glazed four-panel door.
- 6.11 The range is gabled with terminal chimney stacks. Its south and east elevations are rendered while its west elevation is simply painted Flemish-bonded brick.
- 6.12 The interior of the Phase 3 range consists of two rooms on each floor, either side of a central hallway. The hallway leads through to the staircase and the

- rear of the building (Plate 8). The hallway has a high ceiling, and moulded skirting boards, dado rails and a coved cornice.
- 6.13 The two ground floor rooms share broadly the same layout and style. Both are accessed via doorways containing large four panel doors with a vertical central bead moulding or 'crease' to give the appearance of double doors (Plate 9). Each room is decorated with tall moulded skirting boards, picture rails and a cornice; that in the south-west room has a hop-leaf and flower motif. The reveals of the window bays are panelled and feature delicate glazed cupboards (Plate 10).
- 6.14 The south-east room is heated with an ornate marble fireplace with engaged columns to the jambs and green glazed tiles (Plate 11). The fireplace in the south-west room has been replaced with a 1930s confection.
- 6.15 The two first floor rooms of the front range are laid out and decorated in a similar style to the ground floor rooms (Plate 12). They are accessed from the hallway to the north through four-panel doors identical to the ground floor. The rooms are lit by three light windows, featuring folding panelled shutters, although the windows have been replaced with modern double glazing. The rooms also feature the same skirting boards, picture rails and corning as the ground floor.
- 6.16 The south-east room retains its original fireplace, made of timber, and plainer than that of the ground floor but still relatively ornate (Plate 13). The surround features a lugged architrave and a pulvinated frieze. The fireplace in the south-west room has been lost and replaced with a modern example.
- 6.17 Although the north range of River Lawn originally dates to the first phase of building, and the ground and first floor partitions match the bay divisions of the roof, most of the visible fabric dates to the third phase of development. The layout of the ground floor was altered to include a side passage leading westwards from the main hallway and providing direct access to the rear of the house and the kitchen (Plate 14). The side passage door is similar in style to the front door.
- 6.18 The ceiling of the rear hallway was heightened and a staircase was added at the same time as the front range was built. The staircase has a balustrade of robust turned balusters, column newels and heavy toad's-back hand-rail (Plate 15). The north-east ground floor room appears to retain its original ceiling height, however its fixtures and finishes appear to date from the late 19th century. The style and proportions of the room are not as grand as that of the front rooms, indicating its lesser status (Plate 16). The fireplace, which is of 20th century date has an ornate timber surround incorporating a mirrored over-mantel, and contains an early 20th century stove.

- 6.19 The first floor of the original range has been dealt with in a similar fashion. It appears that although the roof of the rear range originally had some usable attic space, particularly at its east end, some of the space was hived off to increase the ceiling height of the hallway and north-east room, bringing it into line with the newer front range. This is evidenced by the 19th century construction of the ceiling joists, using machine cut timber, as well as what appears to be a strip of earlier cornice in the north-east room, now isolated from the ceiling (Plate 17). The cornice is of a bulky design and has a square drip moulding typical of the late 17th or early 18th century. A lantern was added to the hallway, lit by rooflights in the attic (Plate 18). It was probably around this date that a full-height canted bay window was added to the east side of the original range (Plate 19). Few diagnostic features remain as the windows have been replaced, however externally the bay has a modillion cornice to its deeply overhanging eaves.

Phase 4: late 19th and 20th century additions

- 6.20 Although the building largely survives in its Phase 3 form, a few alterations took place in later years. The bathroom and WC, accessed from the first floor landing are likely to be later insertions and the doors and architraves differ from the Phase 2 doors (Plate 18).
- 6.21 The kitchen also appears to have been modified significantly in recent years. It retains no historic features and its east wall has been moved further into the hallway to create more space in the kitchen (Plate 20). The kitchen is accessed from a doorway to the south leading to the side passage. It also has a doorway and four panel door, reset into the east wall but currently not in use. A doorway in the west wall leads to a small larder contained within the outbuilding range. The room is lit with a modern double glazed window in the west wall.
- 6.22 The windows throughout the house have been replaced with modern double glazing making the openings difficult to date.

Outbuildings

- 6.23 The outbuildings attached to the west side of the building are partially shared with The Lawn Cottage, consequently could only be partially investigated from the River Lawn side (Plate 21).
- 6.24 Although precise dating is not possible the outbuilding range is present on the 1873 Ordnance Survey map, with the physical fabric suggesting that it was built in a number of phases. Of those relating to River Lawn, the first phase appears to be a tall brick larder with a flat roof, attached to and only accessible from the kitchen. The structure is constructed from similar bricks to those used in the south range of the house and may be contemporary with it. The larder is subsumed by a larger range with a pitched tile roof which appears to have been built at a later date. The building has been re-fronted/rebuilt with mid-20th century brickwork and is divided from The Lawn

Cottage side with a mid-20th century brick partition. A contemporary brick partition also divides the River Lawn side of the structure in two (Plate 22). The interior is accessed via two modern plank and batten doors on the south face and lit with a window between the two doors.

- 6.25 At the west end of the outbuilding range there are what appear to be the partial remains of another outbuilding. It is constructed of brick and has a shallow hipped roof which terminates against the neighbouring gable. The walls have straight joints on its west and south faces, indicating the location of former openings (Plate 23). The structure is accessed internally from the adjacent outbuilding to the east. The end building is also subdivided between the two properties and clad internally with boarding, prohibiting a detailed investigation of the underlying structure.

7.0 DISCUSSION

- 7.1 River Lawn began existence as a much smaller dwelling than it is today. The style of construction of the north range roof indicates the original phase of construction took place in the first half of the 17th century. In particular the continued use of wind braces within the roof and a high set collar within the half-hipped terminal indicates a date no later than the middle of the 17th century. The building was extended northwards into what is now The Lawn Cottage c.1800. The majority of the building's fabric dates to the 1860s or 70s when the building was transformed by the addition of a new principal range to the south of the building and the complete remodelling of the interior.
- 7.2 The form and function of the original building is not known, as below the roof, any original fabric has been either obscured or obliterated by later phases. Any evidence for intermediate phases, between the 17th century and the 1860s has also been lost. What is known however, is that it was constructed in four bays and that part of the attic space was plastered and at least part of it was floored with tightly packed floorboards, indicating a storage function – probably for grain given the known history of water-milling at Barcombe Mills. The bay divisions match the ground and first floor partitions, therefore there is a chance that a greater understanding of the original building could be gained during demolition work when modern finishes are removed.
- 7.3 Despite the lack of evidence, the position of the house adjacent to a farmyard makes it likely that it was originally a farmhouse. It probably retained that function until the whole building was divided into two properties in the 1950s.

8.0 DEPOSITION OF THE ARCHIVE

- 8.1 A full archive intended for deposition with East Sussex Record Office (The Keep, Falmer) has been prepared. The archive has been assigned the site code RLB17. The full site archive will be prepared in accordance with the principles of English Heritage's *Management of Archaeological Projects* (1991). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

9.0 ACKNOWLEDGEMENTS

- 9.1 Archaeology South-East would like to thank Mr S Rigby for commissioning this report and the hospitality provided during the site visit.

10.0 SOURCES CONSULTED

Archaeology South-East 2017a. *River Lawn, Barcombe Mills, East Sussex: Written Scheme of Investigation.*

Archaeology South-East 2017b. *River Lawn, Barcombe Mills, East Sussex: Archaeological Watching Brief.* Report no. 2017225

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Accessed: 9th March 2017

Salzman L. F. ed. 1940, *A History of the County of Sussex: Volume 7, the Rape of Lewes,*



Plate 1: South and west elevations, facing north-east (RLB17-0055)



Plate 2: Junction of purlin, collar, principal rafter and windbrace of Truss 3, facing north-west (RLB17-0004)



Plate 3: Small panel of daub in east wall of roof, facing east (RLB17-0078)



Plate 4: Remnants of lath and plaster in Bays 3 and 4 of roof (RLB17-0007)



Plate 5: East and north elevations of The Lawn Cottage, facing south-west (RLB17-0072)



Plate 6: Roof of The Lawn Cottage, facing north (RLB17-0010)



Plate 7: South elevation (RLB17-0054)



Plate 8: Hallway and stairs, facing north (RLB17-0017)



Plate 9: Door to ground floor south-west room, facing west (RLB17-0020)



Plate 10: Ground floor south-east room, facing south (RLB17-0025)



Plate 11: Fireplace in ground floor south-east room, facing south-east (RLB17-0026)



Plate 12: First floor south-west room, facing south (RLB17-0045)



Plate 13: Fireplace in first floor south-east room, facing east (RLB17-0049)



Plate 14: Ground floor side passage, facing west (RLB17-0028)



Plate15: Staircase, facing east (RLB17-0039)



Plate 16: Ground floor north-east room, facing south (RLB17-0035)



Plate 17: Interior of first floor north-west room with late 17th or 18th century moulded cornice, facing south-east (RLB17-0051)



Plate 18: First floor hallway, facing north (RLB17-0040)



Plate 19: East elevation and bay window on rear range, facing north-east (RLB17-0070)



Plate 20: Reset wall in kitchen, facing east (RLB17-0030)



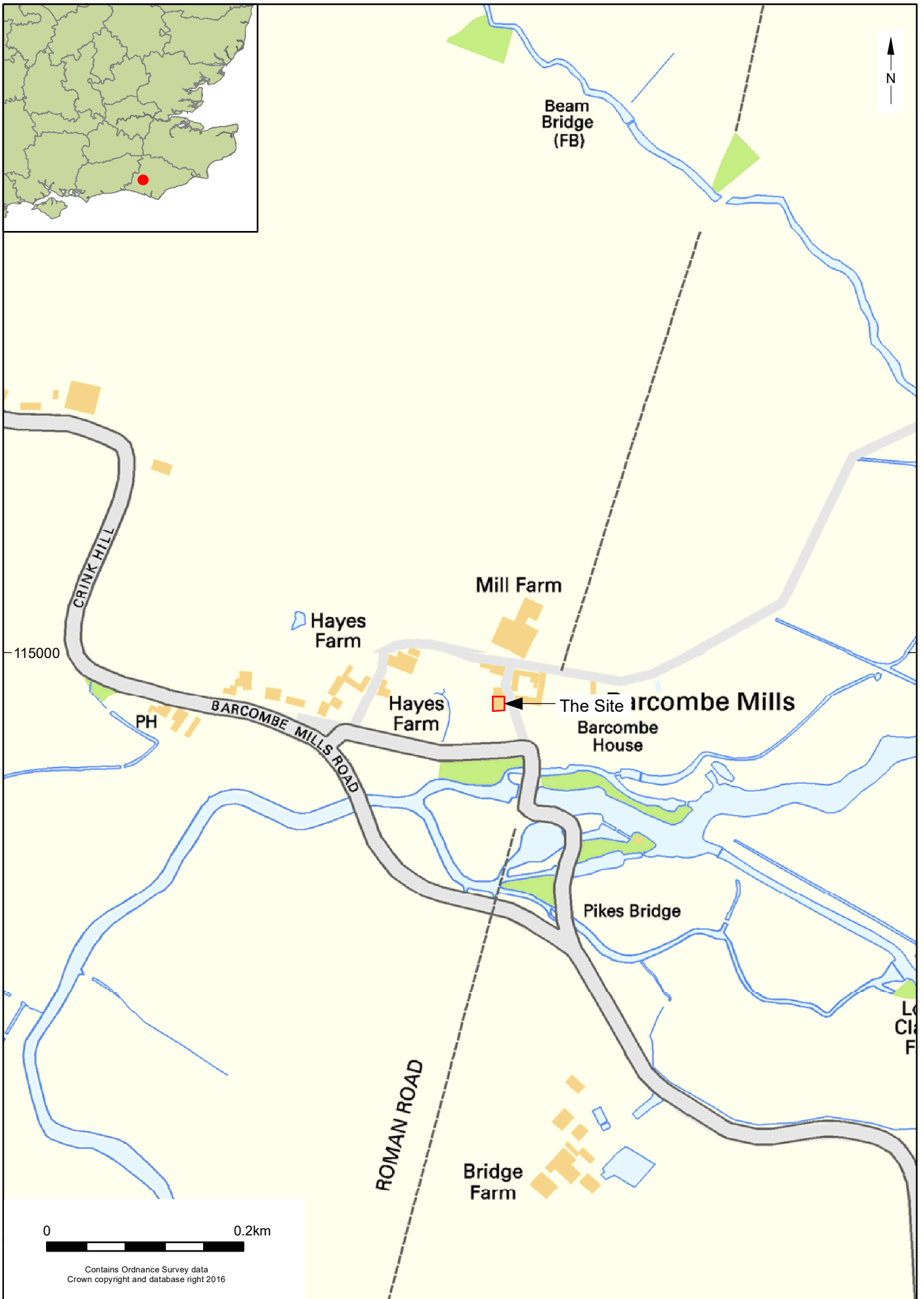
Plate 21: Outbuilding range, facing north (RLB17-0058)



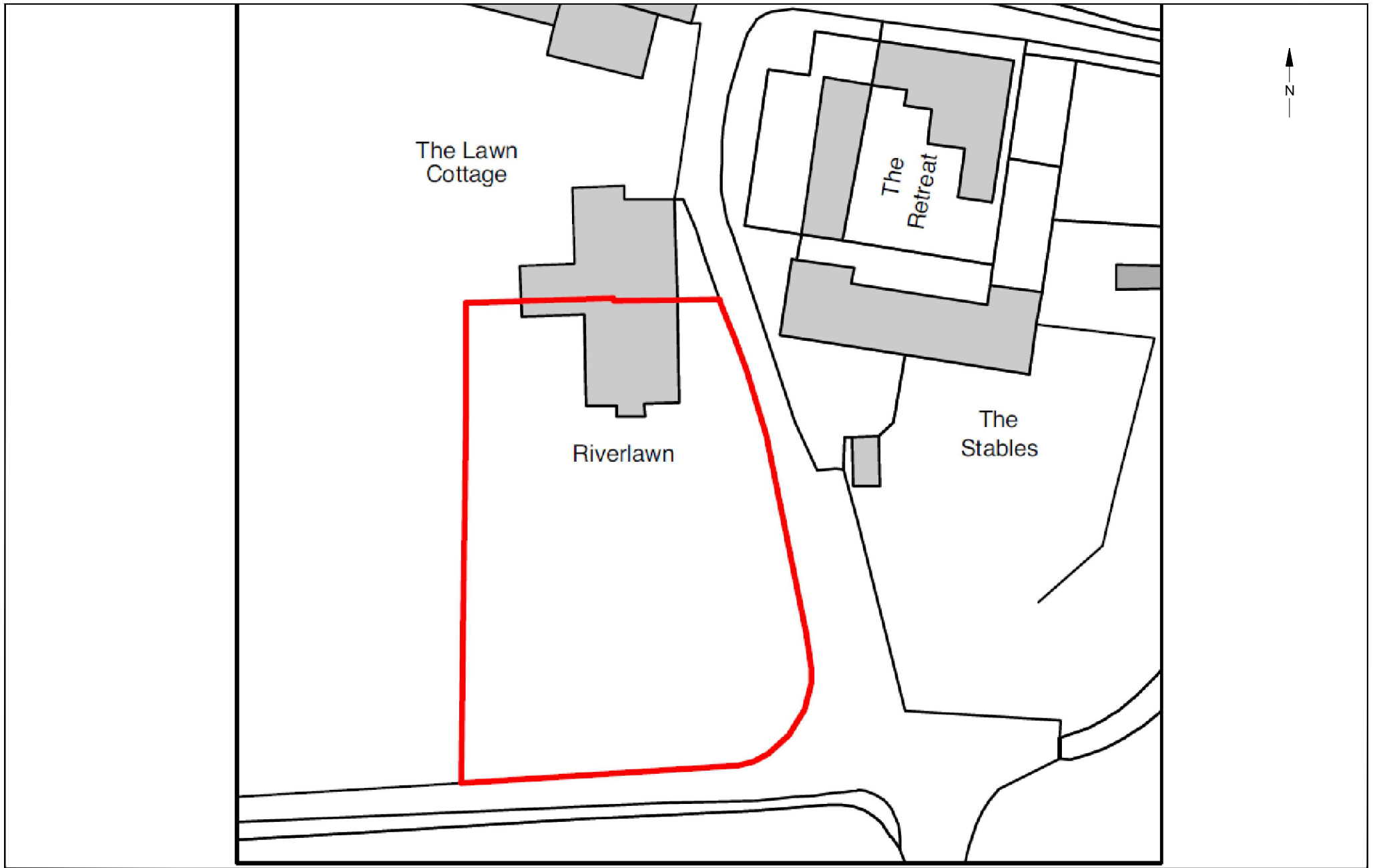
Plate 22: Interior of outbuilding, facing north (RLB17-0063)



Plate 24: West end of outbuilding range, facing east (RLB17-0059)



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River Cottage, Barcombe Mills, East Sussex

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Site Plan

Fig. 02



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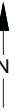
River Lawn, Barcombe Mills, East Sussex

Project Ref: 170180 March 2017

Yeakell and Gardner's map of Sussex, 1778-83

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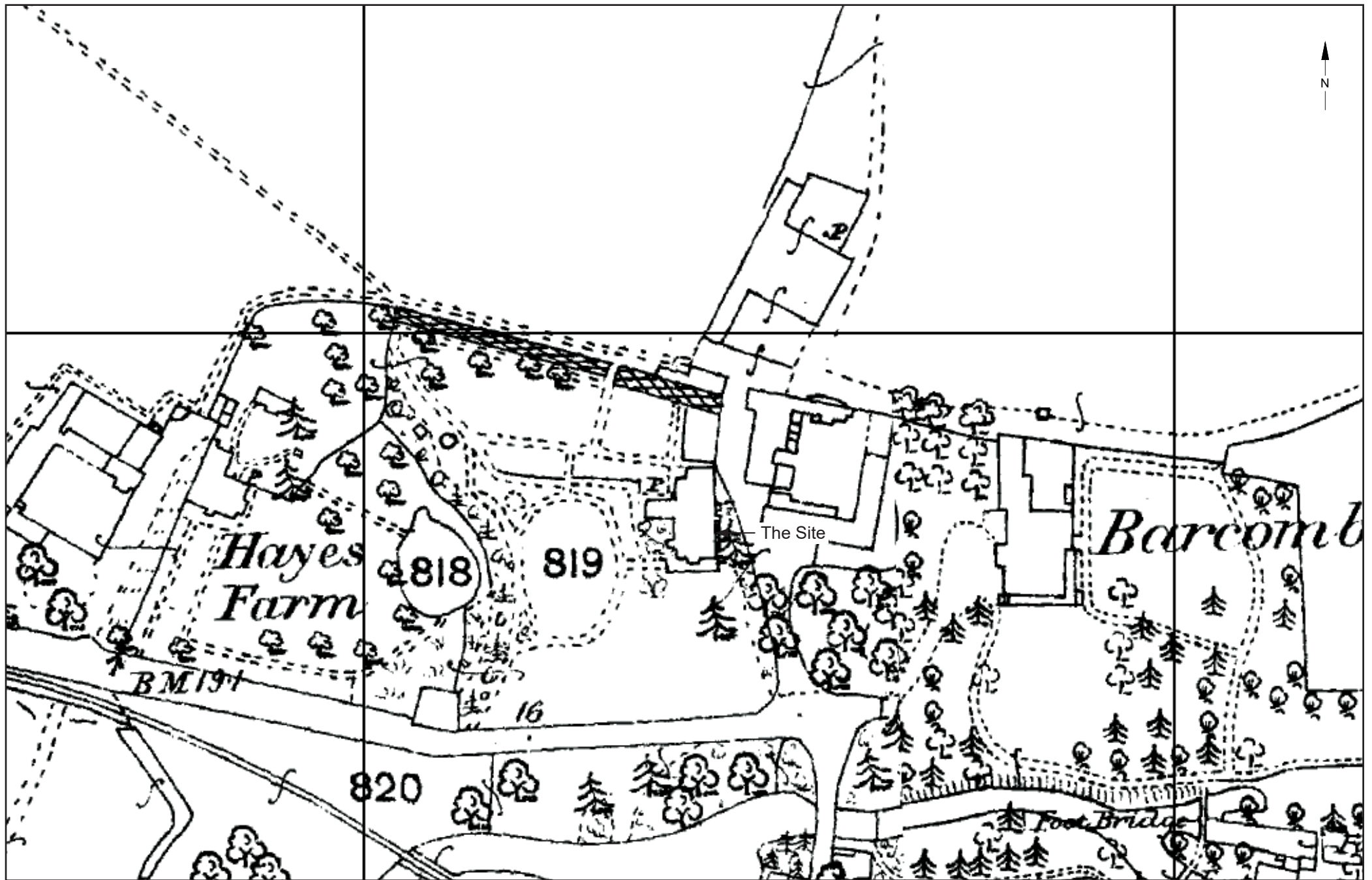
Fig. 3



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© Archaeology South-East		River Lawn, Barcombe Mills, East Sussex	Fig. 5
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River Lawn, Barcombe Mills, East Sussex

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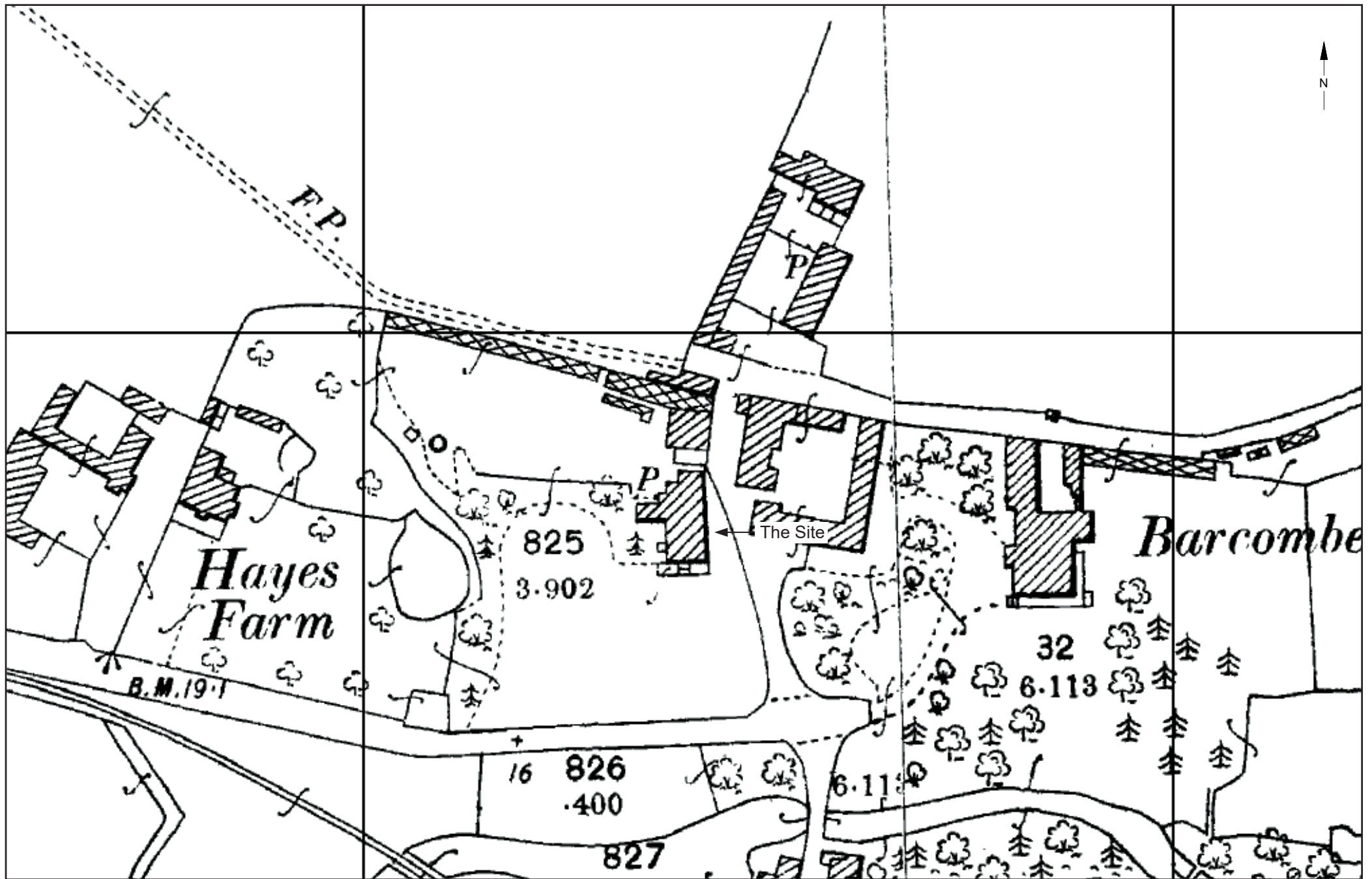
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Ordnance Survey, 1875

Fig. 6



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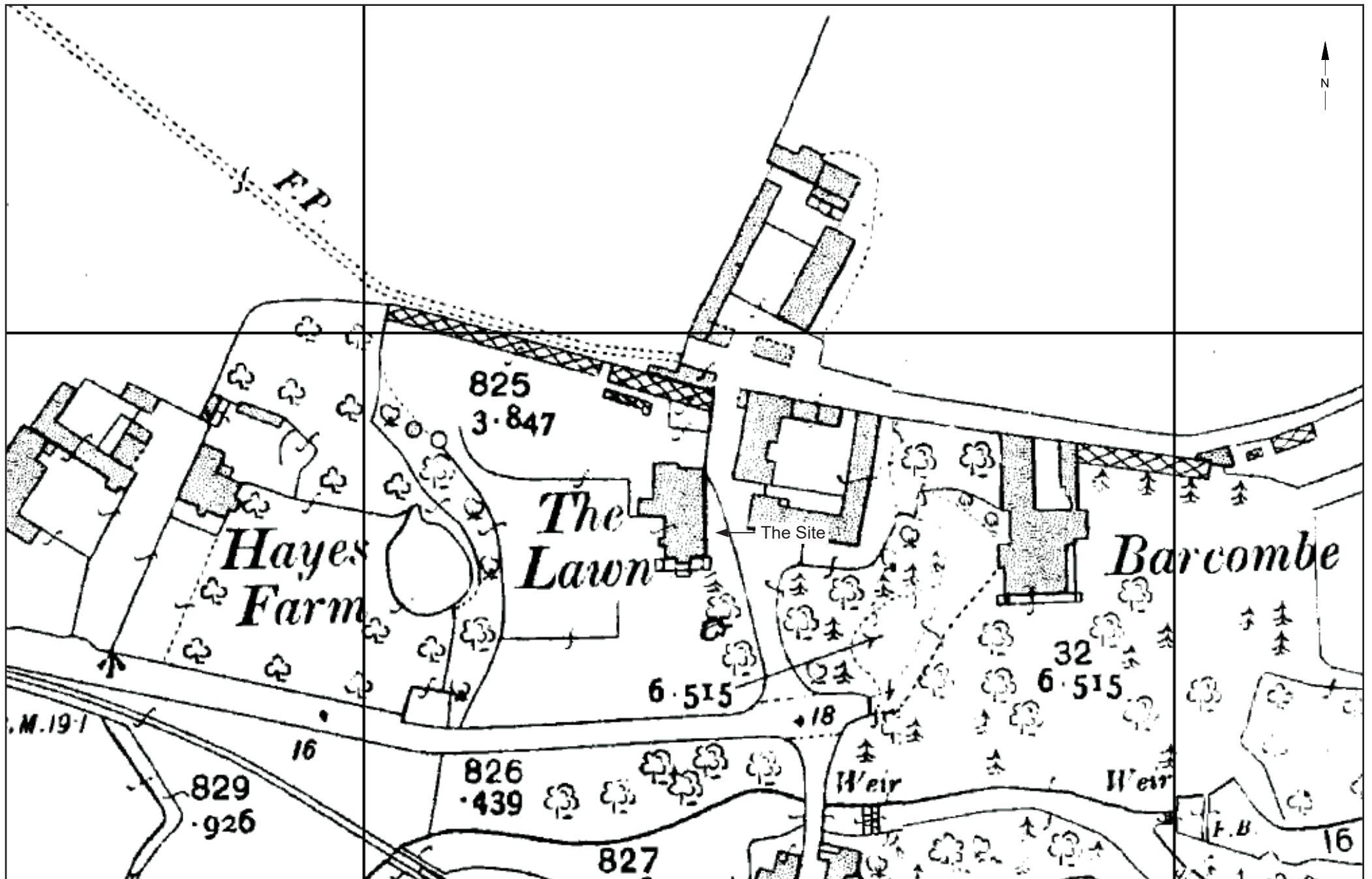
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River Lawn, Barcombe Mills, East Sussex

Ordnance Survey, 1899

Fig. 7



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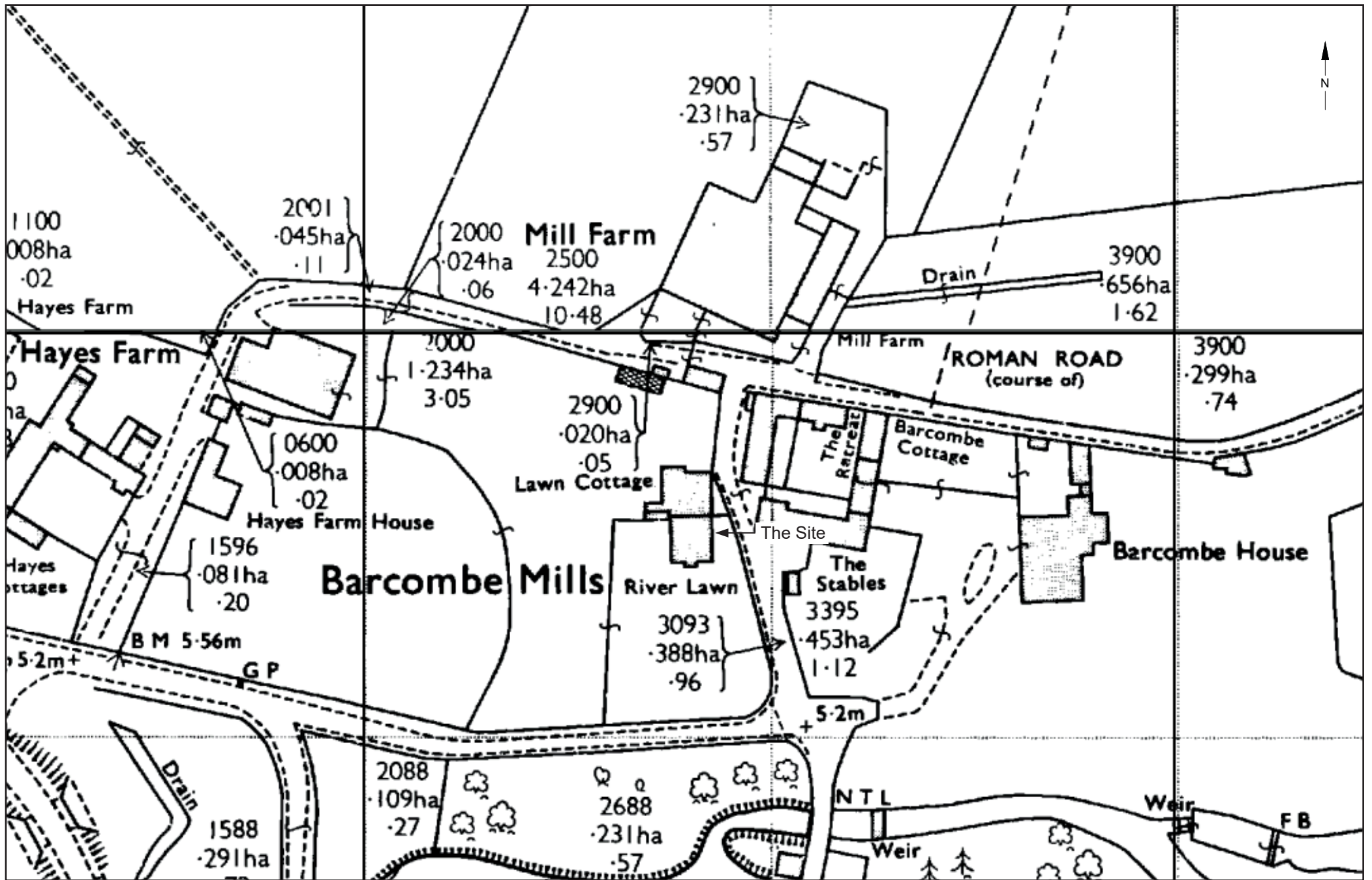
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Ordnance Survey, 1910

Fig. 8



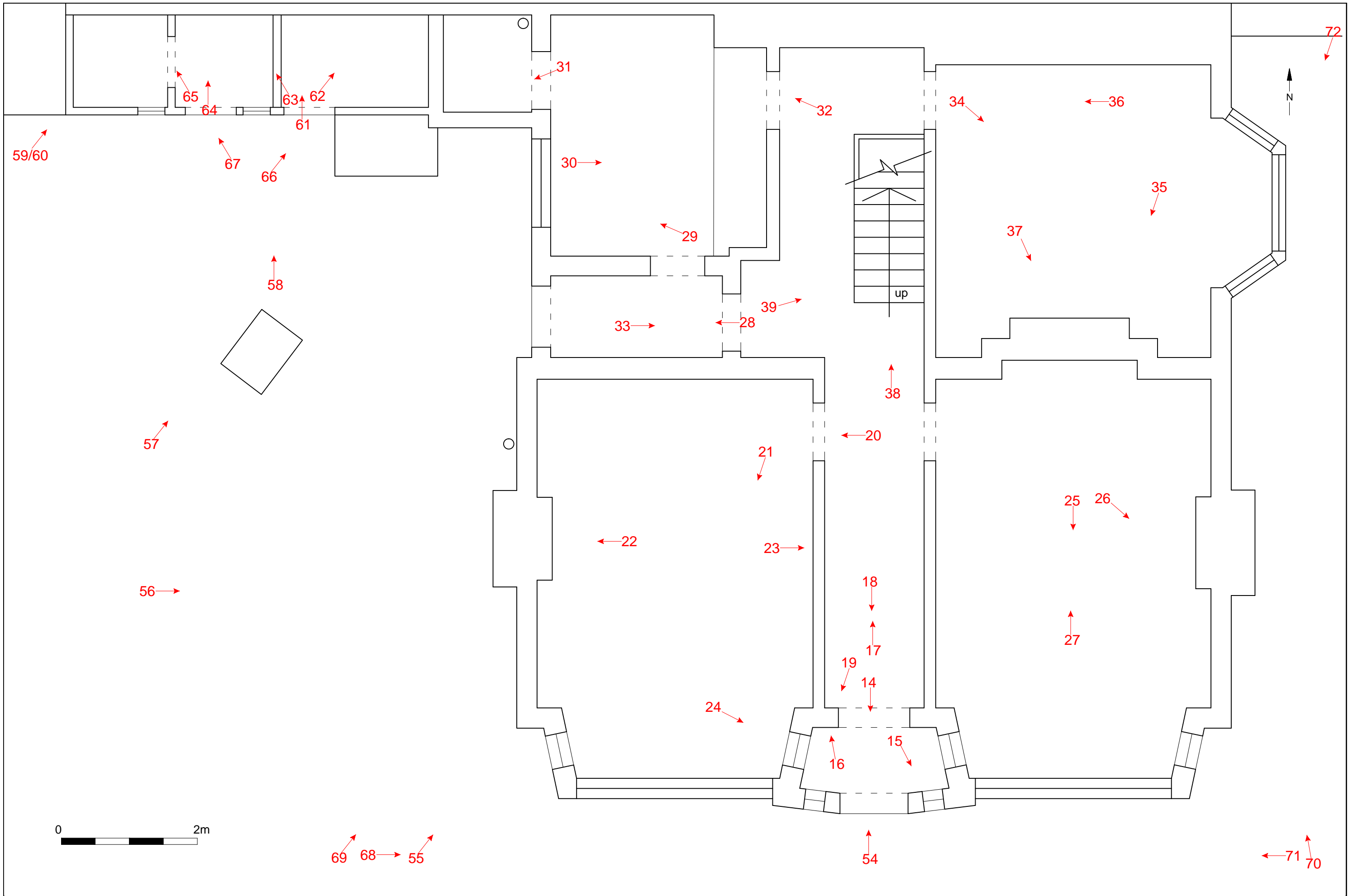
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River Lawn, Barcombe Mills, East Sussex

Ordnance Survey, 1956-1976

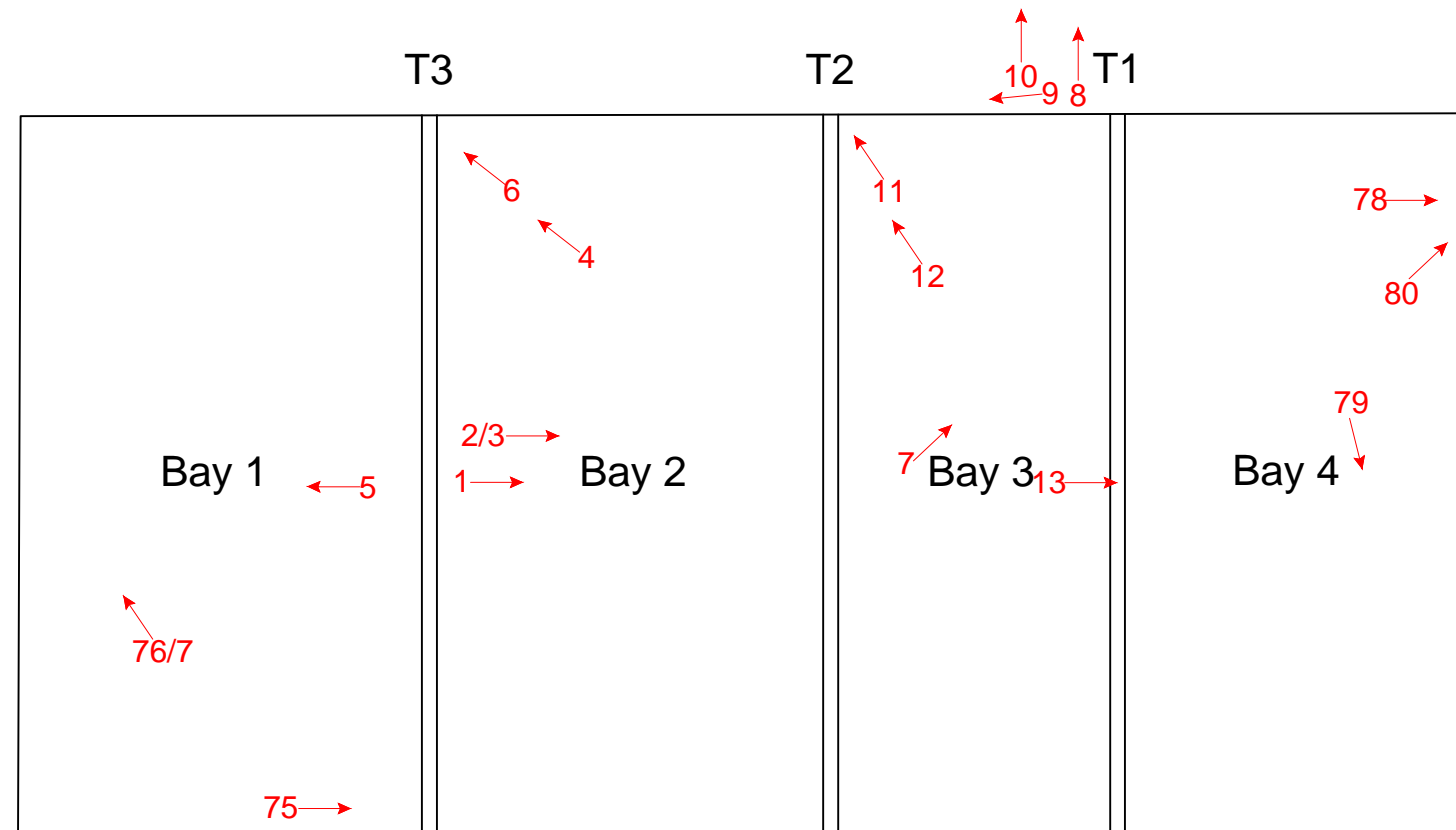
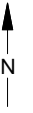
Fig. 9

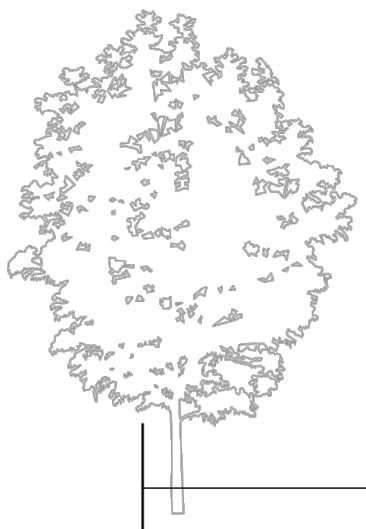
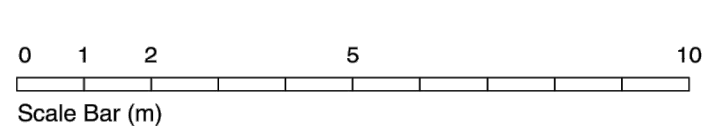


© Archaeology South-East		River Cottage, Barcombe Mills, East Sussex	Fig. 10
Project Ref: 170180	March 2017	Ground floor plan	
Report Ref: 2017107	Drawn by: CPC		



© Archaeology South-East		River Cottage, Barcombe Mills, East Sussex	Fig. 11
Project Ref: 170180	March 2017	First floor plan	
Report Ref: 2017107	Drawn by: CPC		





South Elevation



West Elevation

APPENDIX 1 OASIS FORM

Plate 1: OASIS ID: archaeo16-278745

Project details

Project name	RIVER LAWN, BARCOMBE MILLS, EAST SUSSEX
Short description of the project	In March 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building record of River Lawn, Barcombe Mills, East Sussex (Figures NGR 543279 114948). The work was commissioned by Mr S Rigby to satisfy a condition placed on planning consent (planning ref: LW/16/0719) in relation to the demolition of part of the kitchen and attached outbuildings. The house was originally built in the first half of the 17th century, possibly as a farmhouse, however all that remains visible of the original phase of construction is the roof of the rear range. The house was extended to the north around 1800 into what is now a different property. The house was completely remodelled in the third quarter of the 19th century when a new Gothic-styled range was built to the south and the original interior was redesigned. The outbuildings represent a number of phases but are probably roughly contemporary with the south range of the house. There is a possibility that more may be learnt about the original building during subsequent demolition works.
Project dates	Start: 02-03-2017 End: 09-03-2017
Previous/future work	No / Yes
Type of project	Building Recording
Monument type	HOUSE Post Medieval
Significant Finds	NONE None
Project location	
Country	England
Site location	EAST SUSSEX LEWES BARCOMBE Barcombe Mills, East Sussex
Study area	0 Square metres
Site coordinates	TQ 43279 14948 50.915614425295 0.038485577817 50 54 56 N 000 02 18 E Point
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	East Sussex County Council
Project design originator	Archaeology South-East
Project director/manager	Ron Humphrey/Amy Williamson
Project supervisor	Christopher Curtis
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	East Sussex Records Office
Digital Archive ID	RLB17
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	East Sussex Records Office
Paper Archive ID	RLB17
Paper Media available	"Notebook - Excavation"," Research"," General Notes","Photograph","Report"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	RIVER LAWN, BARCOMBE MILLS, EAST SUSSEX HISTORIC BUILDING

RECORD (Historic England Level 2)

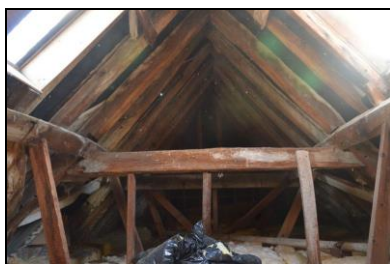
Author(s)/Editor(s)	Curtis, C
Date	2017
Issuer or publisher	Archaeology South-East
Place of issue or publication	Brighton
Entered by	Chris Curtis (christopher.curtis@ucl.ac.uk)
Entered on	20 March 2017

APPENDIX 2 INDEX OF DIGITAL PHOTOGRAPHS

Appendix 2 Index of Digital Photographs



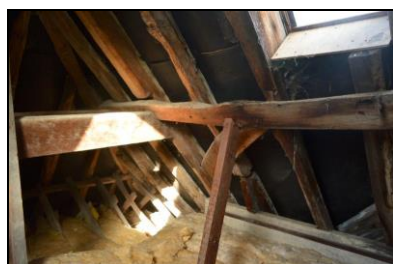
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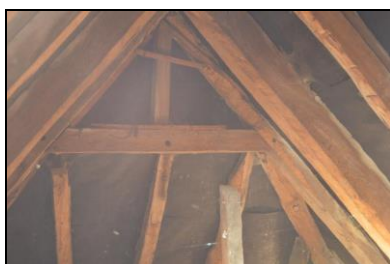
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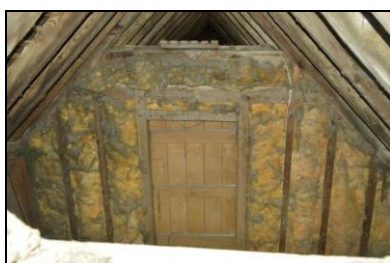
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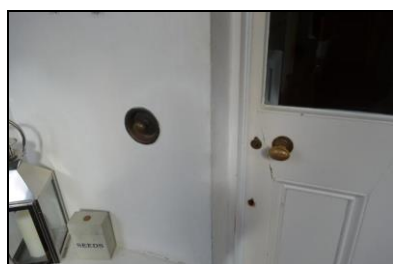
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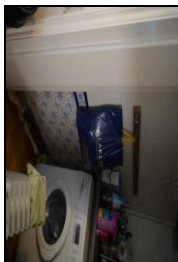
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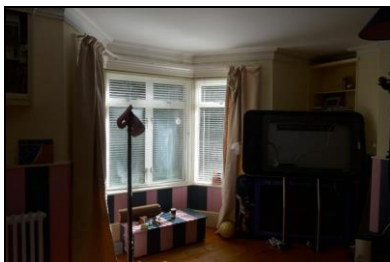
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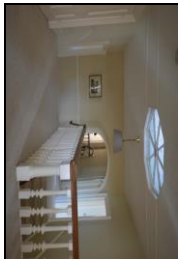
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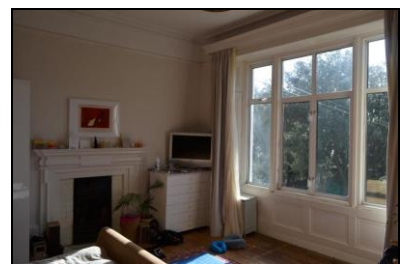
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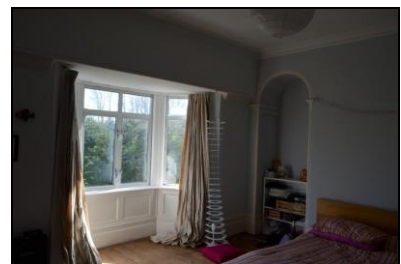
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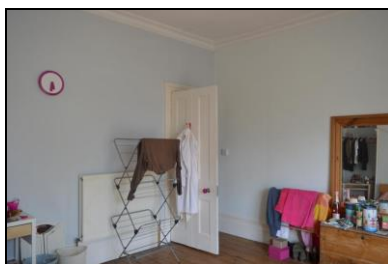
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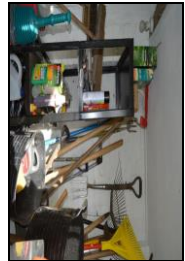
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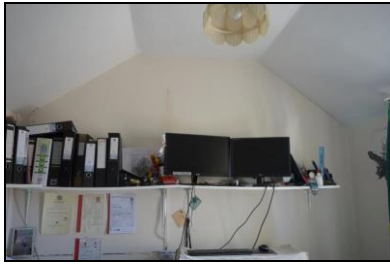
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RLB17-0077



RLB17-0078



RLB17-0079



RLB17-0080



RLB17-0081



RLB17-0082



RLB17-0083

APPENDIX 3: HISTORIC BUILDING WATCHING-BRIEF (ADDENDUM TO REPORT NO. 2017107)

Prepared by Katya Harrow, October 2017

1.0 INTRODUCTION

- 1.1 Following the production of a historic building record in March 2017, Archaeology South-East revisited River Lawn to carry out a historic building watching-brief and record any features exposed during the course of building works, in order to satisfy a condition placed on planning consent (planning ref: LW/16/0719) in relation to the demolition of part of the kitchen and attached outbuildings.
- 1.2 The site was re-visited by Katya Harrow on 13th October 2017. The results of the work are presented here as an addendum to the earlier report (ASE report no. 2017107). Features which had been revealed during building works, and the location of digital photos taken during the watching-brief, are noted on an additional floorplan (Fig. A3.1). An index of the digital photographs is included in this appendix.

2.0 BACKGROUND

- 2.1 At the time of the visit, the ceiling and east wall of the ground floor kitchen, in the north-west corner of the building, had been stripped of internal finishes, allowing the underlying structure to be inspected. Prior to the visit the west wall of the kitchen had been demolished and an RSJ inserted, and a wall separating the kitchen from the passageway to the south had been demolished. The outbuildings to the west had been demolished and construction of the kitchen extension was underway.

3.0 RESULTS

- 3.1 The removal of the ceiling finishes confirmed that the ground floor ceiling structure, relating to the Phase-1 range, remains *in situ*. The structure comprises a crossbeam, aligned north – south, which lies on the division between the western two bays, and carries joists aligned east – west. The joists survive to the western side of the crossbeam only. The crossbeam measures approximately 250 x 250mm, and is chamfered along its western side (Plate A3.1). The eastern side was also chamfered; however, the eastern face of the crossbeam has been hacked back, removing the chamfer, with the exception of a small section at its northern end. The northern end of the crossbeam is embedded in brickwork and the southern end has suffered wood-boring insect damage, precluding any evidence for chamfer-stops.

- 3.2 A series of redundant mortices are visible in the soffit of the crossbeam. These comprise stud and stave mortices for a partition. An absence of mortices between two stud mortices indicates the position of a Phase-1 doorway just south of the centre of the partition (Plate A3.2). The stud partition had latterly been replaced with brickwork, which at some stage had been demolished in order to extend the kitchen to the east; however, a stub of brickwork remains at the southern end, immediately to the north of the existing doorway to the stair hall (Plate A3.3). This comprises fairly dense, dark red brick with some vitrified/overburnt headers and 'kiss marks' from the method of stacking the bricks in a kiln. The bricks measure c.65mm thick and are characteristic of an 18th/19th century date. Attached to it is a stub of the brick wall which formerly separated the kitchen from a passageway to the south, which appears to be broadly contemporaneous, suggesting the passageway arrangement was established around this date.
- 3.3 The joists to the west of the crossbeam are of roughly square scantling, measuring 110-120mm x 110-120mm, and are commensurate with the early 17th century date suggested by the original survey for the earliest phase of the building. They have been raised above the level of the crossbeam to increase the height of the room; however redundant joist mortices on the western face of the crossbeam correspond with the size of the joists. Two joists have clear evidence of having been reused/relocated. The first has a series of regularly-spaced mortices for rafter feet in its southern face, which confirms it to be a reused section of wallplate (Plate A3.4). The second has regularly-spaced stud mortices and has been turned through ninety degrees (Plate A3.5). The penultimate southern joist is of more substantial scantling, measuring 140 x 140mm, and to its soffit are a series of redundant stud mortices for a partition (Plate A3.6). However, given that the joists have been raised and there is some evidence of reuse, this cannot be relied upon to provide evidence for a partition in this location.
- 3.4 The soffits of many of the joists have stripes and nail holes characteristic of having been covered with lath and plaster. This would likely have occurred from the 18th century onwards when the fashion was to obscure timber-framing with a plaster finish. Additional softwood timbers and battens with stripes and nail holes have been inserted alongside many of the joists in their present position, presumably to give a flush surface for the addition of a ceiling covering once the joists were raised.
- 3.5 The joists to the eastern side of the crossbeam have been removed to allow for the creation of the Phase-3 stair hall and any evidence for them is now obscured by a later lath and plaster finish.
- 3.6 The wall to the western side of the kitchen had largely been demolished prior to the visit. At the southern end, a surviving stub of the wall remained visible: this is constructed in orange/red bricks which exhibit some vitrification and measure c. 60mm thick. At the northern end, some small areas of brickwork remained visible around the former pantry doorway, which has been infilled with breezeblocks as part of the current scheme of works. This brickwork

comprises paler orange/red stock bricks with dark inclusions, measuring c. 65mm thick. Above the former doorway a brick arched head is partially visible (Plate A3.7). The bricks from the demolished part of the wall had been retained and comprise a mix of orange/red bricks with some stock bricks, vitrified headers and occasional evidence of a whitewash finish, largely measuring 55-60mm thick (Plate A3.8). This material indicates that the west wall, which was probably timber-framed at the outset, was rebuilt at ground floor level in brickwork. The more slender bricks could indicate a 17th-18th century date for the original underbuilding, although variation in the bricks suggests that if this were the case the wall had been reworked, or that perhaps the wall was constructed later (18th/19th century), but reusing some earlier bricks within its construction.

- 3.7 The north wall and the wall which formed the southern side of the former passageway to the south are built of brick directly faced with plaster. Insufficient brickwork was visible at the time of the survey to make any further observations about the construction of these.
- 3.8 Where visible, the joists forming the ground floor are of deep-section softwood of 19th century or later date.

4.0 DISCUSSION AND CONCLUSIONS

- 4.1 The removal of internal finishes has confirmed that the structure which forms the first floor of the Phase-1 range survives at its western end. It is therefore possible that further fabric could remain *in situ* elsewhere within the footprint of the Phase-1 range, behind the existing wall, floor and ceiling finishes, and may be encountered during any future building works which involve the removal of finishes.
- 4.2 The exposed fabric also provides some evidence for the later development of the building, including replacement of the ground floor timber-framing with brickwork, and obscuring of the ceiling joists with lath and plaster, both of which are typical alterations particularly characteristic of the 18th and 19th centuries – an obvious context for these would be during the broader campaigns of building works in Phases 2 and 3. The raising of the ceiling joists most likely occurred in the 19th century, when loftier rooms would have been considered desirable, and probably occurred alongside the construction of the front range and the provision of the central stair hall in the mid-/late 19th century.



Plate A3.1: Phase-1 chamfered ceiling girder. Note the redundant joist mortises in the face of the girder where the joists have been raised. (RLB-0085)



Plate A3.2: Redundant mortises for studs which formed the jambs of a doorway (RLB-0087)



Plate A3.3: Truncated brick wall, which replaced a stud partition beneath the Phase-1 girder. Attached to the right-hand side is part of a brick wall which separated the kitchen from the passageway to the south (RLB-0096)



Plate A3.4: Joist formed by reused section of wallplate (RLB-0099)



Plate A3.5: Joist with redundant stud mortices, turned through ninety degrees (RLB-0098)



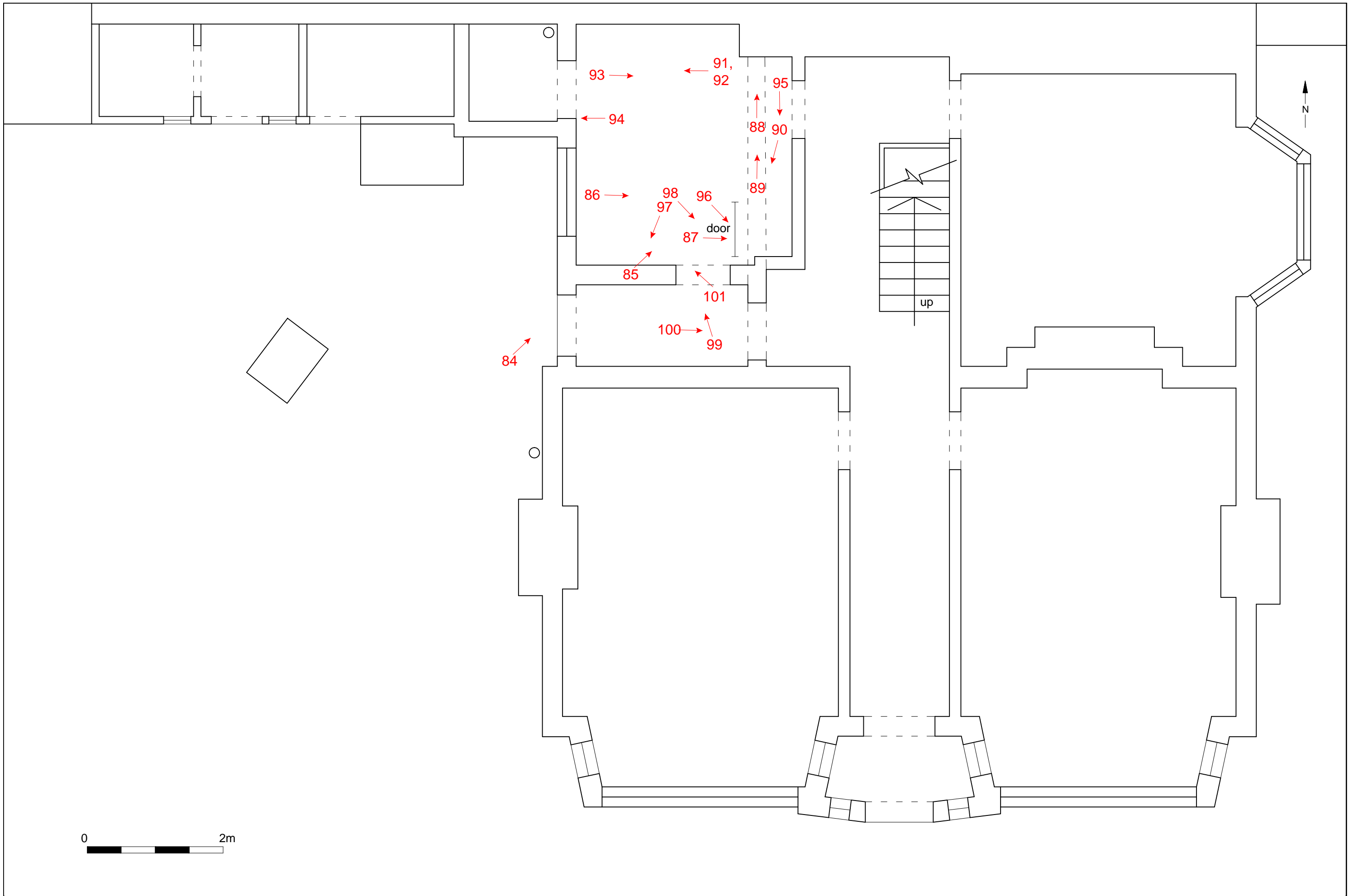
Plate A3.6: Joist with redundant stud mortices (RLB-0097)



Plate A3.7: Partially visible brick arched head to former pantry doorway on western side of kitchen (RLB-0094)



Plate A3.8: Bricks which formed the western wall (RLB-0102)



INDEX OF DIGITAL PHOTOGRAPHS (APPENDIX 3 HISTORIC BUILDING WATCHING BRIEF)



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RLB17-0089



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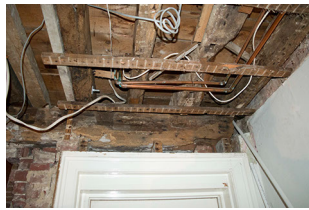
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RLB17-0099



RLB17-0100



RLB17-0101



RLB17-0102

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