

T H A M E S      V A L L E Y

—ARCHAEOLOGICAL

S E R V I C E S

S O U T H

**St Margaret's School, Petersfield Road,  
Midhurst, West Sussex**

**Building Recording**

**by Genni Elliott**

**Site Code: MSM13/95**

**(SU 8849 2149)**

**St Margaret's School, Petersfield Road,  
Midhurst, West Sussex**

**Building Recording  
For Drew Smith Group**

by Genni Elliott

Thames Valley Archaeological Services Ltd

Site Code MSM13/95

**June 2013**

## Summary

**Site name:** St Margaret's School, Petersfield Road, Midhurst, West Sussex

**Grid reference:** SU 8849 2149

**Site activity:** Building Recording

**Date and duration of project:** 21st–29th May 2013

**Project manager:** Steve Ford

**Site supervisor:** Genni Elliott

**Site code:** MSM 13/95

**Summary of results:** The house in its original form was built about 1700 with additional extensions added prior to 1840. Subsequent extensions including a front porch and the range of rooms to the east were added between 1840 and 1912. Internally the house was modernized in the Regency style which is what still exists today. Further changes were made when the house was converted to a convent in 1888.

The listing information concerning the description and dating of the house is based on the fixtures and fittings that are most visible and this should be amended to reflect the earlier core of the building.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at Chichester Museum in due course, with accession code CHCDM 2012.11.

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Report edited/checked by:	Steve Ford✓ 19.06.13
	Steve Preston✓ 19.06.13

# St Margaret's School, Petersfield Road, Midhurst, West Sussex Building Recording

by Genni Elliott

Report 13/95b

## Introduction

This report documents the results of a building recording carried out at St Margaret's School, Petersfield Road, Midhurst, West Sussex (SU 8849 2149) (Fig. 1). The work was commissioned by Mr Adrian Cator of Drew Smith Group, Drew Smith House, Mill Court, The Sawmills, Durley, Southampton, Hampshire, SO32 2EJ. Planning permission (application number 11/03310/FULNP) has been granted for the redevelopment of the site to provide 86 new dwellings, including car parking, open space and landscaping by the South Downs National Park Authority. This is subject to three archaeological conditions (4–6) which require an archaeological building recording on the Grade II listed Regency building and an archaeological evaluation excavation to safeguard the archaeological and historic interest of structures on the site.

This is in accordance with the Department for Communities and Local Government's Planning Policy Statement, *Planning for the Historic Environment* (PPS5 2010), and the South Downs National Park Authority's policies on archaeology. The building recording was carried out to a specification approved by Mr James Kenny, Archaeology Officer for Chichester District Council. The fieldwork was undertaken by Genni Elliott between 21<sup>st</sup>–29<sup>th</sup> May 2013 and the site code is MSM13/95. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at Chichester Museum in due course, with accession code CHCDM 2013.11.

## Location, topography and geology

The site is located at the southern edge of Midhurst town centre, at the junction of Petersfield Road (A272) with North Street (A286). It is a former school and convent, and has a number of associated buildings across the site (Fig. 2). Regency House is located in the south-east corner of the site, set back from the road. In general the site slopes from the north down to the south with a gentle slope from the west to the east, at around 31m above Ordnance Datum. The underlying geology is Pulborough Sand (BGS 1996).

## Historical Background

The building was Grade II listed in 2010 and is described in the listing as:

‘House, 1830s, converted to a convent in the late C19. Later alterations include a bridge to the rear connecting it to a 1960s school building; the link and the school lack special interest and are not included in the listing.

‘EXTERIOR: The oldest part of the building (early C19) is a three-window-bay house constructed of local stone, rendered to the façade, with red brick dressings to the rear windows and a hipped slate roof. The early C20 addition, which extended the frontage by one window bay, is in brick. It is likely that the house was either rendered or re-rendered at this time, for the rendering on each phase matches. The slate roofs of both parts are also the same, suggesting that the house was re-roofed at the start of the C20 too. A section of the building to the rear has a tiled roof; this is likely to have been the original roofing material. The shallow-hipped pitch of the roof is typical of the early C19, however, and it might be that the roof timbers are original to the house.

‘The house has a projecting gabled porch, which appears on the first edition Ordnance Survey map but not on the tithe map and is likely to have been added in the second half of the C19. Stylistically, it would be reasonable to assume that this was at the same time as the timber bargeboard perforated with quatrefoils on the façade's gable pediment. The windows are the original hornless timber sashes in the oldest part of the house; on the ground floor they have twelve-over-twelve panes set under a moulded architrave with consoles; and on the first floor they have six-over-six panes, with original panes of glass surviving in places. The windows in the early C20 extension are the originals and are horned timber sashes. Two original hornless sash windows survive to the rear.

‘INTERIOR: the original arrangement of rooms is readable and there is a substantial quantity of C19 joinery, some relating to the original phase of construction, some to the house's conversion to a convent at the end of the C19. Most significant in the former category is the principal staircase in the central entrance hall, an open-well stair in mahogany with stick balusters and a moulded handrail terminating in a curtail. Flanking the landing window at the top of the staircase are two original china cupboards with glass doors. Also surviving are shutters to the sash windows on both floors, reeded architraves to doors of the ground floor principal rooms, skirting boards, and a number of panelled doors. The principal room to the right of the hall has an original cornice and a large opening dividing it from a smaller room to the rear, the latter with a decorative timber surround and two square timber columns in antis. The two principal rooms to the left of the hall are separated by double doors set in a reeded surround with paterae, the original arrangement. There are three surviving marble fireplaces in the ground floor reception rooms, each with reeded surrounds with paterae and cast-iron grates. To the rear of the house is a servants' staircase; the small room next to it on the ground floor contains some original cupboards. The timber lockers in the servants' passageway are likely to date to the building's conversion to a convent in the early C20, as are the four lockers in what was a first floor dormitory. In the early C20 extension to the east of the older house there is an original cast-iron fireplace, doors, and a staircase.

‘HISTORY: The villa was constructed in the first half of the C19, most likely the 1830s, and appears on the 1841 tithe map. Changes to the building have occurred since and can be traced on historic maps. Extensions to the rear, which have since been demolished, appear in the second half of the C19, for example. An extra room was added to the right-hand-side of the front of the house at the beginning of the C20, in a style in keeping with the original building. By this time, the house was occupied by the Sisters of Mercy, a Roman Catholic order of nuns who arrived in Midhurst in 1888. Elements of the interior, such as timber lockers in the servants' corridors on the ground floor, relate to the conversion of the house to a convent at the end of the C19.

‘In the 1960s, the house was linked by means of a first floor bridge to part of the convent school, which had since developed in the outbuildings to the rear of the house. In the 1980s a new chapel was built for the convent and school, again with a link at the rear of the old house, this time on the ground floor. These buildings lack special interest and are not included in the list entry.’

A range of Ordnance Survey and other historical maps of the area were consulted at West Sussex Record Office in order to show the development of the site. The earliest map to show the site in any detail is the Midhurst town plan of 1632 (Fig. 3) which shows approximately four buildings, including a church, along the north side of Petersfield Road from its junction with North Street. Regency House is not shown and the site itself is open land.

The 1840 tithe map is the next map to show the site in any detail (Fig. 4). By this time buildings along the street frontage appear to be limited to one on the corner of North Street. Regency House is present, set well back from the road, and located across the boundary of land parcels 258 and 259 with what appears to be a stream located to the west of it creating a boundary with field 278. The house itself already appears to have been extended with several steps in the plan at the rear. Two smaller buildings are shown along the eastern boundary of land parcel 258.

The First Edition Ordnance Survey map of 1874 (Fig. 5) shows the site in more detail. The rear of the building is probably unchanged with the tithe map showing a simplified version. At the front of the house a porch has been added. The grounds to the front and rear of the property have been landscaped; to the west of the stream it remains an open field: again, this detail could already have been in place before and simply not mapped. The field boundary shown on the tithe map between fields 258 and 259 has been altered slightly but it is clear that both plots are incorporated into grounds of Regency House. The Second Edition Ordnance Survey map of 1891 (Fig. 6) is similar to that of 1874, but showing the grounds in less detail. A small building is present to the north-west of the house and the buildings to the south-east are enlarged.

The 1912 Ordnance Survey map (Fig. 7) shows further changes to the building and records that it is now St. Margaret's Convent. Two extensions have been added; one to the north-west and an L-shaped extension to the south-east corner. A further separate building has been erected to the north. A gateway is indicated joining the building along the eastern boundary to Regency House. The 1938 Ordnance Survey map shows no changes to Regency House. The 1971 map (Fig. 8) shows that a covered gateway with a room above it has been built between Regency House and the block along the eastern boundary. Furthermore the building to the north of the house has either been replaced or substantially extended to the north.

## **Methodology**

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments and English Heritage (2006a) for a level 3 record. The survey comprised a fully analytical record of the building's development and a comprehensive photographic survey, paying attention to the methods of

construction, chronological development and alterations, and features of special interest. Plans and sections of the building were undertaken by Cartwright Pickard Architects of 1 Canal Side Studios, 8–14 St Pancras Way, London, NW1 0QG, these were checked for accuracy and annotated on site. Photographs were taken on 35mm film using colour print and black and white media which are catalogued (Appendix 1). Digital photographs were taken for inclusion in this report.

## **Description**

### *External (Figs 9 and 10)*

The building is parallel with, but set back from the road and consists of a double fronted villa with a gothic style porch (Pl. 1) and additional later extensions to the east (Pl. 2). A number of later extensions can also be seen at the rear of the property (Pl. 3). The front (south) elevation and the west elevation are rendered in 20mm thick cement which is made to look like ashlar blocks. The lower, ground floor of the rear of the property is also rendered in cement and a stone stringcourse at ground floor level is present over parts of it. A bargeboard decorated with perforated quatre-foils and painted white is present on the façade's gable pediment. The windows either side of the front door, the floor above and one in the west façade were adorned with a stone pediment supported on decorated consols.

The building is mainly constructed of roughly coursed sandstone rubble in a matrix of lime mortar. At the rear of the property where it is not rendered brick quoins are present at the corners of the building and around the windows. The bricks measured 228mm x 105mm x 60mm (9" x 4 1/8" x 2 3/8") and were laid decoratively to display the blue headers resulting from the clamp method of firing (Cunnington 2006, 148). The eastern end of the building was constructed of bricks measuring 215mm x 107mm x 60mm (8 1/2" x 4 1/4" x 2 3/8") in a matrix of gritty lime mortar; the coursing was not seen. The roofs were all covered in slate except one at the rear which was tiled.

### *Internal Ground Floor (Fig. 11)*

#### The South-west Corner

The south-west corner was a rectangular shape containing rooms 2–4 and 9–13. The inside of the house was plastered over using lath and plaster on both the walls and the ceilings. The internal walls were of brick construction of varying thicknesses; full dimensions were not seen. The floors were predominantly of pine floorboards. The doors were moulded with four panels. Around the doors was a symmetrical reeded moulding

with corner squares filled with concentric circles. The windows were of the sash style with 12 over 12 panes on ground floor and 6 over 6 on the upper floor. Internally they had shutters.

The main entrance was through a later gothic style porch with arched double doors. The interior of the porch was plastered over and painted white. The flooring was of stone slabs and there was a step up to the front door. The front door itself was of a Georgian style with two panels at the bottom of the door and glass above split into nine panes (three over three). The front door opened into the main hallway (room 12). The hallway was dominated by a straight-flight mahogany staircase (Pl. 4) with open strings, stick balusters and a scroll finished handrail on the eastern wall. Under the stairs was a storage cupboard. The hallway gave entrance to corridor 9 and rooms 2–4 and 11.

To the right of the entrance was room 2; a large entertaining room that had been increased in size by the opening up of what was originally a separate room beyond (Pl. 5). The window was in the front (south) elevation. A cast iron fireplace with marble surround was located in the original centre of the eastern wall (Pl. 6). The iron grate had floral decoration and a marble surround that matched the door mouldings. A supporting beam on square pillars provided access into a small room beyond which had a separate entrance and a cupboard in the recess formed by the supporting walls of the arch. The square pillars were decoratively fairly simple with raised panels and a slightly splayed capital. The ceiling height within this area was 3.21m rather than 3.05m as found in the rest of the room and the cornice was of a reeded style, slightly different from that found in the rest of the room.

To the left of the entrance was room 3, with a window in the front elevation of the house, a fireplace on the west (external) wall and a pair of double doors separating it from room 4 (Pl. 7). The fireplace was of the same design as that found in room 2, but of a whiter marble. The hearth was of cream, rectangular tiles, fitted into the floorboards. The double doors were of the same four-panelled design found elsewhere in the house. The cornicing was of a leaf design.

Further along hallway 12 on the left side of the entrance was room 4 (Pl. 8); accessed from both the hallway and via room 3. The window was in the western wall and the fireplace was located in the rear (northern) wall. The fireplace surround was of the same design as that found in room 2 but a different marble; the iron grate however was plainer with a curved opening. The hearth was of square, brown tiles. The cornicing was the same as that found in room 3.

Beyond the stairs, hallway 12 was sub-divided to form corridor 9, giving access to the rear range of rooms and two storage areas, rooms 10 and 11. Corridor 9 was accessed via a four-panelled door with glass inserts,



providing light into what would otherwise be a dark corridor. Room 10 was accessed from room 11 or from corridor 9 and consisted of a passageway lined with floor to ceiling cupboards. A later style door separates rooms 9 and 10. Room 11 provides a further storage cupboard and gives access to the rear of room 2. Room 13 was a corridor running behind room 2 between rooms 10 and 16 (Pl. 9). A plain door divided rooms 13 and 16 and a large archway divided it from room 10. The corridor was lined with cupboards on the south side and a blocked fireplace was on the north wall. The floor was of quarry tiles, presumably laid over timber as there was a slight ramp between rooms 10 and 13.

### The Rear Range

The rear range was separated into two distinct parts, one accessed from corridor 9, and the other from corridor 13. It was rectangular in shape and contained rooms 5–9 and 14–15. Room 8 was a toilet located within an additional extension which does not form part of this building recording.

Corridor 9 continued through the rear wall of the south-west range and gave access to rooms 5, 6, 7 and a servants' staircase. The staircase was accessed from corridor 9 but cut out of the corner of room 5. Room 5 had a stripped pine floor, a single window in the western wall and cupboards under the stairs. The window was divided into three panes with an opening casement in the centre and wooden shutters on the inside (Pl. 10). Rooms 6 and 7 were currently used as toilets and were completely modern.

Room 15 was located off of corridor 13 and in turn gave access to room 14. Room 15 was a storage area with a tile floor. Room 14 was currently used as a kitchen and had an arched external doorway with a modern door inserted in the north wall and an arched window in the east wall. The window was of the casement style with the lower windows hinged on the vertically and the upper two windows hinged horizontally. Iron bars were fitted externally.

### The East Range

The east range was L-shaped containing rooms 1, 16 and 17. The windows were of sash style designed to match those in the south-west corner range. These windows however had horns and were all 8 over 8 panes or 6 over 6 panes on rooms 17 and 35, none of them had internal shutters.

An external door was present in the south façade entering into room 16. The door was of four panels with glass inserts. Room 16 was a large hallway (Pl. 11) giving access to rooms 1 (two doors), 13, 17, the first floor and to a later extension at the rear. Access to a toilet extension had been partitioned off in the north-west corner. The staircase ran along the north wall and was a straight flight with carved balustrades and a newel post. A

cupboard was present under the stairs. In the eastern wall was a cupboard recessed into the wall. Removal of plaster next to this cupboard revealed half of a wooden cross-style casement window with leaded panes and iron bars behind the lower opening (Pl. 12). The window measured more than 1.54m tall by more than 0.565m wide and around the edges of the window were brick quoins. The bricks were handmade and measured 220mm x 102mm x 48mm (8 7/8" x 4" x 1 7/8"). Above the window was a more recent brick arch, presumably put in at the same time as the cupboard to support the stone wall above.

Room 1 was a large room with three windows, one in the front façade and two in the east elevation (Pl. 13). There were two doors in the northern wall, both giving access to hallway 16. The doors had two lower panels with a glass insert above divided into 9 panes of different sizes. A fireplace was located next to the rear of the one from room 2. It was of cast iron with a small flower decoration above the hood (Pl. 14).

Room 17 had a window in both its southern and eastern walls and a door in the rear wall gave access to a toilet. A supporting beam was present in the ceiling.

### *Internal First Floor (Fig. 12)*

#### The South-west Corner

The layout of the Regency period house is clearer on the first floor with the main addition being corridor 28. Like the ground floor the floor boards were pine and there were sash windows with shutters, except in room 20 where the shutters had been removed.

The upstairs landing (room 26) was dominated by the mahogany staircase with the banister rail continuing around the opening (Pl. 15). A sash window was present in the front elevation. The landing gave access to rooms 19, 20, 21 and 28. Where plaster had been removed above the doorways to rooms 20 and 21, the lintels were uncovered which consisted of re-used oak timbers and in both cases it was possible to see mortices (Pl. 16). The lower part of the ceiling followed the rafters before flattening out on the underside of the collar. A cornice was present on the flat part of the ceiling.

To the front right was room 19 which also gave access to room 27. It contained a sash window in the front façade which retained its original shutters. The fireplace had been blocked and cupboards had been built to one side of where it would have originally been. Around the ceiling was a simple moulded cornice.

To the front left was room 20, which in more recent times was the head of the school's office. In the front façade was a sash window which had had its internal shutters removed and secondary glazing installed down to

the floor. There was no trace of the fireplace; it had presumably been blocked up. Wooden cupboards were present either side of what would once have been the position of the fireplace.

Room 27 was a storage area, lined with floor to ceiling cupboards and a passageway with access to rooms 19, 28 and 34. It is likely that an external window would originally have been located in what is now the access to corridor 34 in the east range. Corridor 28 ran north-south between landing 26 and corridor 29 in the rear range of rooms. Access to corridor 28 was beneath an archway. In the floor was a glass panel and above it was a skylight to let in light to corridor 13 below; both had been blocked in recent times.

Behind room 20 was room 21 which was accessed from landing 26 and gave access to room 22. It had a sash window in the west façade which reached the floor; the shutters also reached the floor and were of the same design as others found throughout the house (Pl. 17). It is likely that there would originally have been a small wrought iron balcony protecting the window. A tall, narrow cupboard was present in each of the four corners of the room. The chimney breast was blocked, but would have been in the north wall. Room 22 was located in between room 21 and corridor 28 (Pl. 62). It had a dormer window to provide light and a cupboard recessed into the back wall. The cupboard was probably once the location of a window and or doorway to room 23.

### The Rear Range

The rear range was divided into five rooms, a corridor and stairwell. There was a change in type of windows used across the extensions, and a change in the floor level.

Corridor 29 ran east-west between corridor 33 and room 23 and gave access to corridor 28 and rooms 23 and 30-32. There was a step down to corridor 28 and room 23. The back of the chimney breast from room 27 projected into the corridor and was disguised by being partitioned off at one end and a cupboard was present at the other end. In the south wall was a cupboard recessed into the wall; this was probably the location of a former window before the east range was added.

Rooms 30-32 were at the same floor level as corridor 29 and the internal sub-divisions here were clearly later, and did not respect the windows. Windows above the doors gave light onto the corridor. Room 30 was currently used as a toilet, it had a cupboard in one corner and the internal wall was at a slight angle so as to smooth the join between room 23 and corridor 29. The window was a sash window without horns and matched those found in the south-west corner range. Room 31 had a small casement window and one third of a larger casement window; the dividing wall with room 32 running through the window. Room 32 had the other two thirds of the casement window and a further, square window in the east wall filled with modern safety glass.

Room 23 was accessed from corridor 29 and stairwell 24. The window was a sash window with internal shutters, of the same style as those on the ground floor of the south-west range, but slightly different from those found in room 19. Stairwell 24 rose up from corridor 9 on the ground floor and had a half-landing giving access to room 25 before turning 90° to give access to room 23. It was lit by a small casement window in the north elevation. Room 25 was at a lower level than room 23 and accessed from stairwell 24. It was mainly within the eaves of the roof with a tri-partite casement style window in the west elevation.

### The East Range

The east range consisted of rooms 18 and 35 and corridors 33 and 34. In layout it is very similar to the floor below, except that there was access to the room above the gatehouse from corridor 33. The windows were all sash windows without shutters.

The stairs from the floor below gave access to corridor 33, which was 'T-shaped' and gave access to corridors 29 and 34 and room 35; other later extensions were also accessible from this corridor. Room 35 had two internal walls bordering corridor 33 and was accessed at the south end of the corridor. A sash window was present in the front façade and a horizontal casement window on the internal rear wall to give light to the corridor. Corridor 34 ran east-west beside the stairs and gave access to rooms 18 and 27. A large cupboard was located above the stairs and a step up was required for access to room 27. Room 18 had two doors accessing corridor 34 and three sash windows looking out to the front and east. In the west wall was a cast iron fire place matching the one in the room below (room 1). Where a section of plaster had been removed it was possible to see the top of the stone wall with a timber wall plate and vertical struts to support the rafters.

### *Roof (Fig. 13)*

The roof design is complex and must to some extent represent the different phases of building, despite much of the roof looking fairly uniform with a slate covering. The roofs are mainly of a hipped construction except in the north-west corner which is pitched and extends down from the main roof. Access to roof spaces was limited, but was gained above rooms 19/27–28, 25 and 29–32. The structural report covered the roof space over rooms 18/34 and 29–32 (Ritchie 2012).

The roof space above rooms 19/27–28 was constructed using both new and reused timbers laid on edge to form trusses. The trusses had a raised collar and were joined using a ridge plank (Pl. 19). The roof space above rooms 29–32 was of a different construction with the purlins supported on trusses with raking struts, though the

timbers were still laid on edge (Pl. 20). From photographs in the structural report the roof space above rooms 18/34 was similar to that above 19–32 but narrow, vertical supporting timbers were present either side of the collar. The roof above room 25 consisted of timbers laid on edge continuing down from the roof over rooms 20/21 and presumably resting on the rear wall of room 21. A mixture of new and reused timber was used, including one cut with a circular saw (invented 1777).

The shape of the ceilings indicates that the roof spaces above 20/21, 22/23/26 and 19/27/28 are likely to be of similar raised collar construction.

The evaluation (Elliott 2013) found substantial quantities of ceramic roof tile, which may have been what originally covered the roof.

## **Interpretation**

The house has undergone a number of changes since it was first built, both through extensions and modernization. Map evidence provides some dates for various extensions but several were done prior to the 1840 tithe map, which is the first to show the building, and so can only be dated relative to one another and to that map (Fig. 14).

The house in its earliest form consisted of the south-west corner range without the front gothic style porch. Incidentally this original building respected the land boundary shown on the tithe map. It was constructed of roughly coursed sandstone with brick quoins around the windows (and presumably the doors and corners of the building, not now visible). In plan it was of double-pile type, with probably two rooms either side of the entrance, two rooms deep and two-storied throughout. Little remains of this early house, besides the shell, though key features such as chimneys, windows and door openings are likely to be most unchanged in terms of position. Evidence is also available for an additional two and probably three blocked or removed windows in the walls of rooms 2, 22 and 27. Internally it is not possible to reconstruct the number of rooms or the position of the staircase; the larger chimney stacks at the rear of the property suggest that these may have been service rooms (including a kitchen). The roof has been rebuilt and it is possible that the ceiling heights have been altered and a suspended floor inserted on the ground floor. Old and new timbers are present in the ground floor, first floor and roof spaces.

In terms of dating the original house construction, the double pile layout dates from the late 17th century (Brunskill 1997, 48). The blocked window is of cross-window type with a square cut transom, a type which was commonly found in houses dating from 1680 and into the 18th century (Hall 2005, 85). The bricks around the

edge of the window were handmade with dimensions suggesting a date of around the Restoration (*c.*1660–1685) after which bricks generally became thicker to 2 ½” or a little more (Harley 1974, 75). Whilst it is not certain if the suspended ground floor is original, such a concept dates from the beginning of the 18th century (EH 2006b, 6). Of possible note are the dates of the hearth tax which was repealed in 1685 and the window tax which was introduced in 1695; the house has a chimney in each room, which for the period is substantial, but it would appear that there was no more than one window per room. Therefore a date from sometime around 1685 to the very early 18th century would seem appropriate. This house would therefore appear to have been built by a wealthy yeoman or gentleman in the latest fashions of the period on the outskirts of Midhurst.

The second phase of the house was probably the addition of a two-storey, single room, rear extension constructed of stone with brick quoins. No access to any bricks was possible to obtain measurements to suggest a date, but the bricks appear to be more uniform and thicker than the earlier ones. It is likely at this point that the earlier house and this extension were re-roofed as these roofs appear to be of the same style and of one construction.

Extensions either side of the rear extension can not be differentiated in date but were both present by the 1840 tithe map. The lean-to style extension housing rooms 5, 24 and 25 was most likely a servants quarters, which may have also included room 23. It was constructed of stone with brick quoins with decorative blue headers displayed; in practical terms it was one and a half storeys high with casement windows, though these may have been of a later period as the brickwork surrounding them appears to have been altered. The size of bricks suggest a date before 1776 when an Act of Parliament fixed brick sizes to larger than those used, but a rafter within the roof structure was cut using a circular saw which was invented around 1777. Given the mixed nature of the roof structure containing both old and new timbers it is possible that the rafter is a later replacement.

The extension at the rear on the eastern side housing rooms 14, 15, and 29–32 was of a similar stone construction but the windows are of mixed size and type with a combination of sash and casement styles and brick quoins only appear around some of them. A third extension is visible on the 1840 map along the east side of the building; this has since been demolished.

The interior of the south-west range is typical of the Regency style with the mahogany staircase, reeded door mouldings, fireplaces and the window down to the floor in room 21 (Hall 2005; Yorke 2007). The likely layout would have been a room either side of a central hallway, two rooms deep, with the possibility of a further room at the rear end of the hallway.

Between 1840 and 1876 the gothic style front porch was added and between 1891 and 1912 the east range was added in the Victorian style. The east range extension and probably the addition of large numbers of cupboards and internal work within the rear range at the eastern end took place once the house had been converted to a convent in 1888.

## Conclusion

The house has undergone a number of changes from its original form, including extensions and a complete modernization. The original house was constructed around 1700 and consisted of a double pile construction, with probably four rooms on each floor around a central hallway. Each room had its own fireplace and a window; most of which had been changed during the Regency period, but one partial blocked cross window survived in the north-east corner. There is evidence of five extensions, three of which pre-date the 1840 Tithe map, the front porch which can be traced on maps to between 1840–1876 and the east range which dates to between 1891 and 1912. The interior of the main house was of the Regency style, including the doors, fireplaces, windows, staircase and mouldings. The large number of cupboards was probably added when the house was converted to a convent in 1888.

The listing information concerning the description and dating of the house is based on the fixtures and fittings that are most visible and this should be amended to reflect the earlier core of the building.

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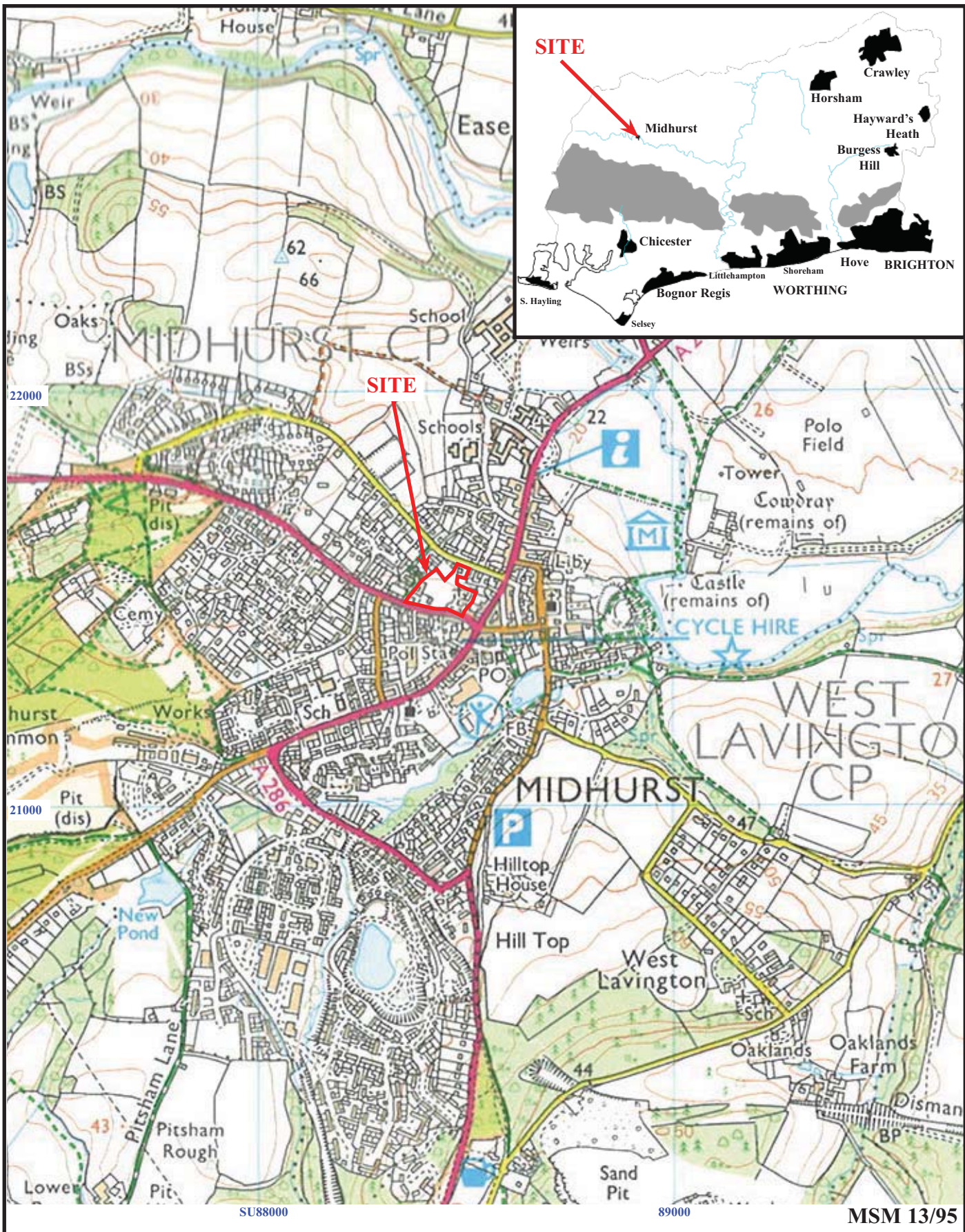
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## APPENDIX 1: Photographic Catalogue

<i>No.</i>	<i>Description</i>
1	SE Exterior NW elevation
2	NE Exterior SW elevation
3	NE 1m; 2m Exterior Main door
4	North Exterior SE elevation
5	SW Exterior additional buildings to the rear
6	SE Exterior Along the rear
7	SW Exterior Along the rear
8	SW Exterior SE elevation at rear
9	SW 1m; 2m Exterior Surviving string course at rear
10	SE, 1m; 2m 1 View to windows
11	NW 1m;2m 1 view to doors
12	W 1m 1 detail of fireplace
13	E 1m; 2m 2 detail of fireplace
14	N 1m; 2m 2 General view
15	S 1m;2m 2 View to window
16	E 1m;2m 3 View of fireplace
17	S 1m;2m 3 View to window (shutters closed)
18	NW 1m;2m 3 General view
19	N 1m;2m 4 Detail of fireplace
20	S 1m;2m 4 Doors to Room 3
21	NW 1m;2m 4 General view
22	NE 1m;2m 5 General view
23	SW 1m;2m 5 General view to window
24	NE 1m;2m 6 General view
25	E 1m;2m 7 General view
26	W 1m;2m 8 General view
27	S 1m;2m 9 Along corridor
28	N 1m;2m 9 Along corridor
29	SE 1m;2m 10 General view
30	NW 1m;2m 10 General view
31	W 1m;2m 11 General view to cupboard
32	E 1m;2m 12 General view to cupboard
33	S 1m;2m 12 General view to cupboard
34	SE 1m;2m 12 General view to door
35	NE 1m;2m 12 General view to stairs
36	E 0.1m 12 Detail of stair tread
37	SW 1m;2m 12 General view of porch
38	NW 2m 12 Front door
39	W 1m;2m 13 General view
40	NE 1m;2m 14 General view
41	N 1m;2m 15 General view
42	NE 1m;2m 16 General view to stairs
43	W 2m 16 View to blocked window
44	NW 1m; 2m 16 General view
45	E Roof Roof space above rear ext. Room 29
46	N Roof Roof space above main house Room 19
47	SE 1m; 2m 17 General view
48	SE 1m; 2m 18 General view to windows
49	NW 1m; 2m 18 General view
50	W 1m; 2m 18 Detail of fireplace
51	SW 1m; 2m 19 General view to window
52	NE 1m; 2m 19 General view to window
53	SE 1m; 2m 20 General view to window



<i>No.</i>	<i>Description</i>
54	SW 1m; 2m 20 General view to window
55	W 1m; 2m 21 General view to shuttered window
56	NE 1m; 2m 21 General view
57	W 1m; 2m 22 General view to Room 21
58	N 1m; 2m 23 General view to window
59	SE 1m; 2m 23 General view
60	N 1m; 2m 24 Up stairs to window
61	NW 1m; 2m 25 General view
62	W Roof Roof above Room 25
63	NE Roof Roof above Room 25
64	NE Roof Roof above Room 19
65	N 1m;2m 26 General view
66	S 1m;2m 26 General view to window
67	W 1m;2m 27 General view
68	N 1m;2m 28 General view
69	E 1m;2m 29 General view along corridor
70	NW 1m;2m 30 General view along corridor
71	NE 1m;2m 31 General view to windows
72	NE 2m 32 General view to windows
73	W 1m;2m 33 Along corridor
74	SW 1m;2m 33 To stairs
75	W 1m;2m 34 General view
76	NE 1m;2m 35 General view
77	SW 1m;2m 35 General view to window
78	W 26 Oak door lintel
79	W 26 Oak door lintel
80	SE 4 Detail of coving
81	SE Exterior Rear of lean-to
82	NE Exterior Detail around window

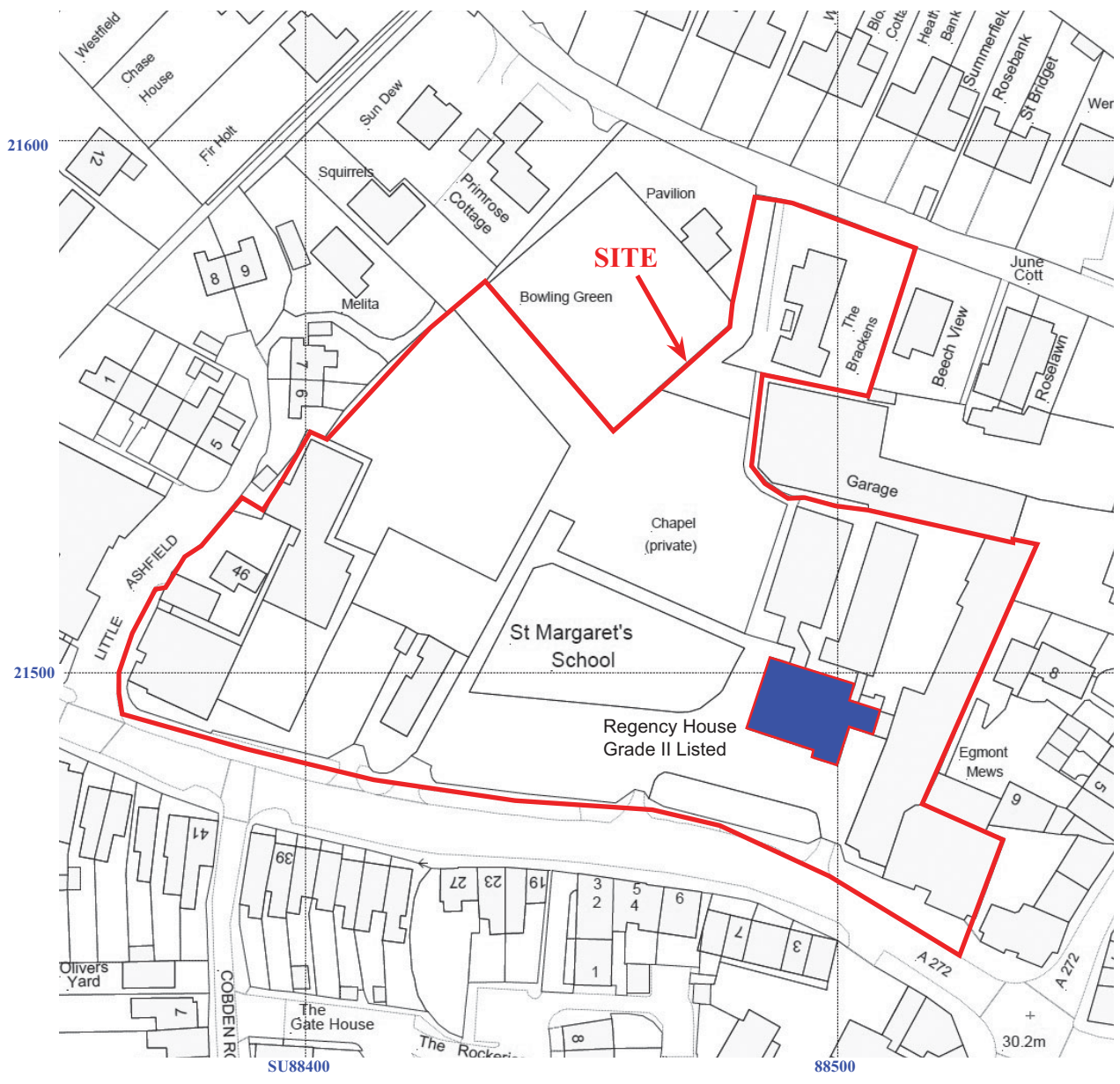


**St Margaret's School, Petersfield Road, Midhurst,  
West Sussex, 2012  
Building Recording**  
Figure 1. Location of site within Midhurst and West Sussex.

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**St Margaret's School, Petersfield Road, Midhurst,  
West Sussex, 2013  
Building recording**

Figure 2. Detailed location of site off Petersfield Road, subject to redevelopment.

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**Approximate  
location of site**

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N



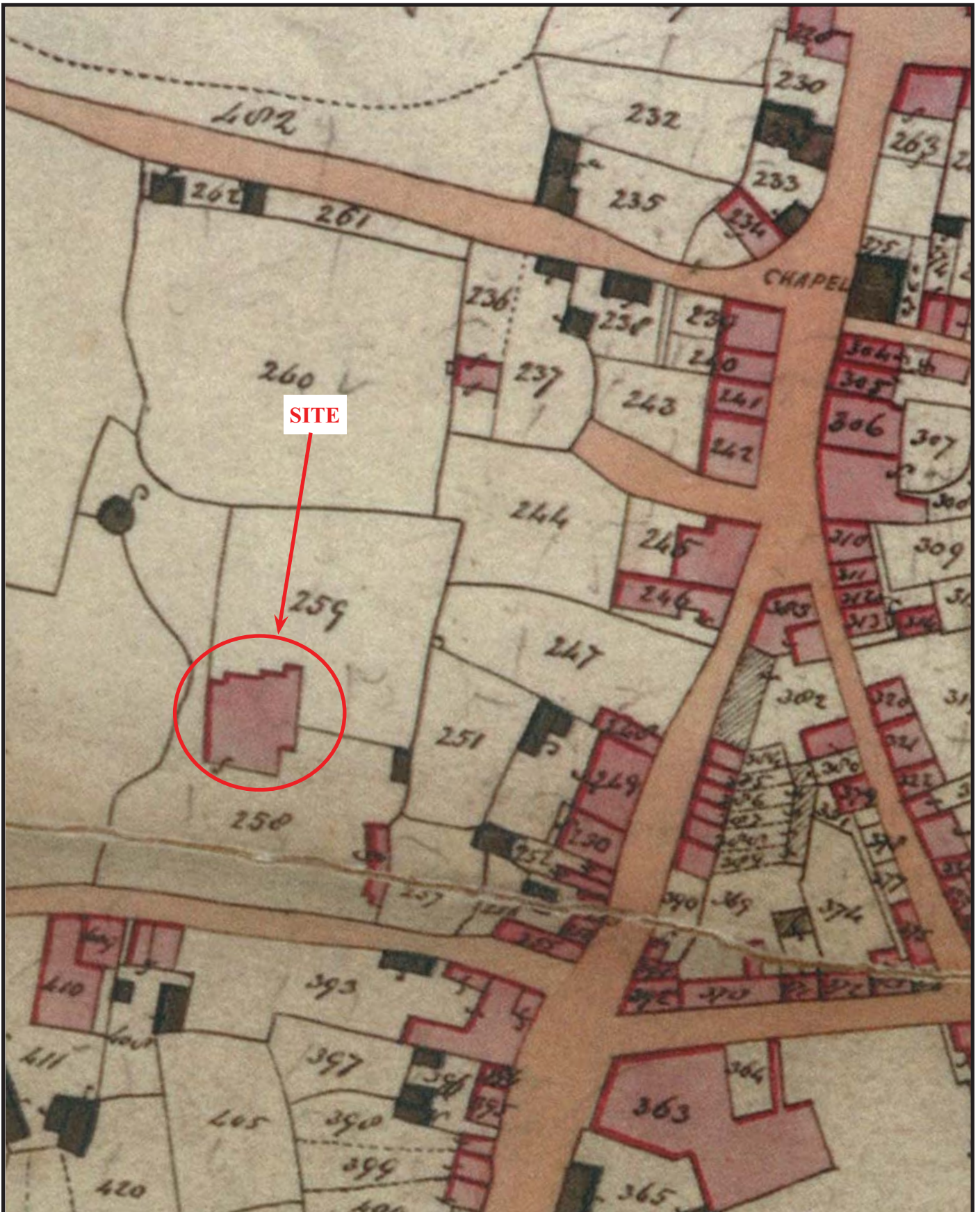
**St Margaret's School, Petersfield Road, Midhurst,  
West Sussex, 2013**

**Building Recording**

Figure 3. Map of 1632.

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N

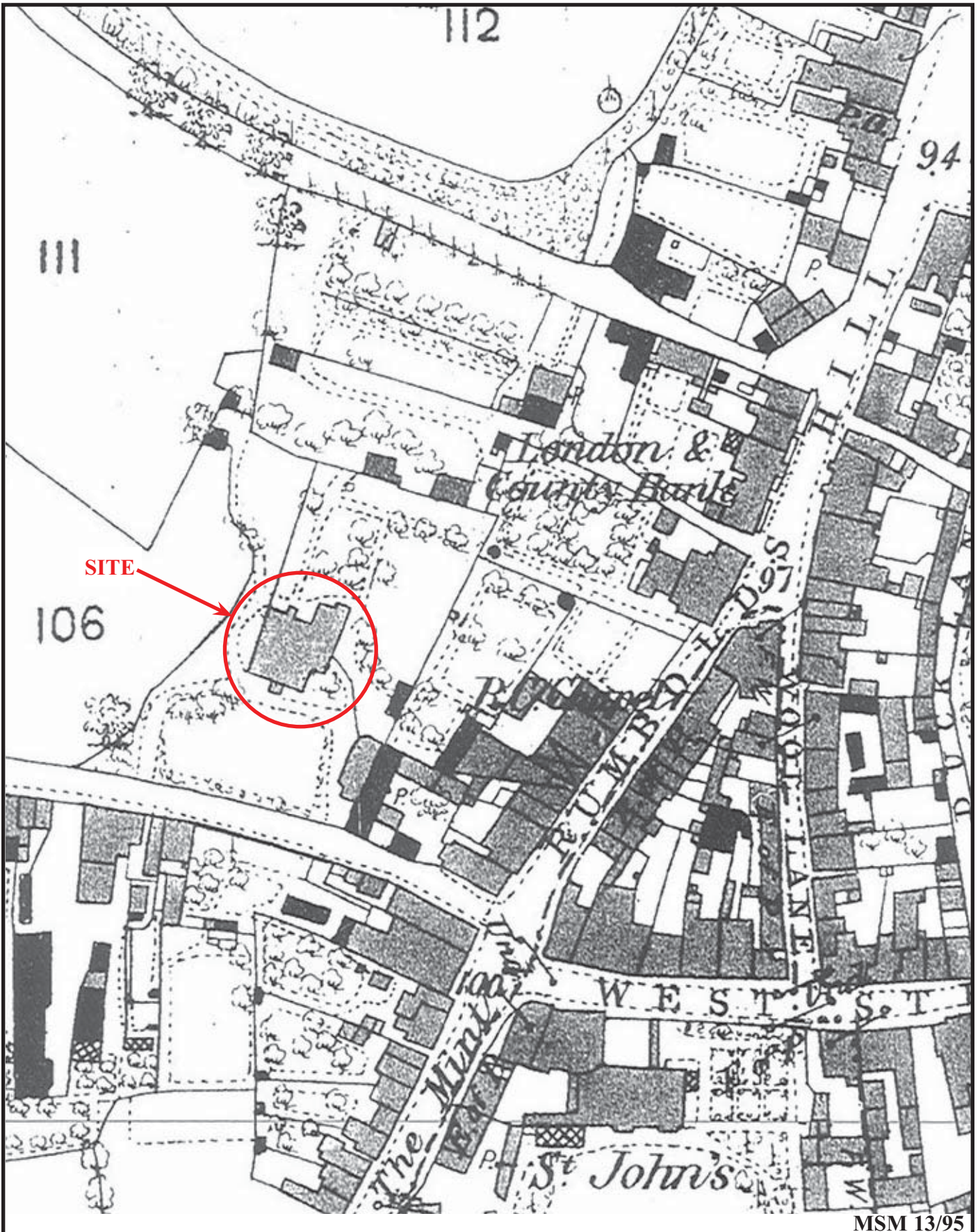


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Figure 4. Tithe map, 1841.

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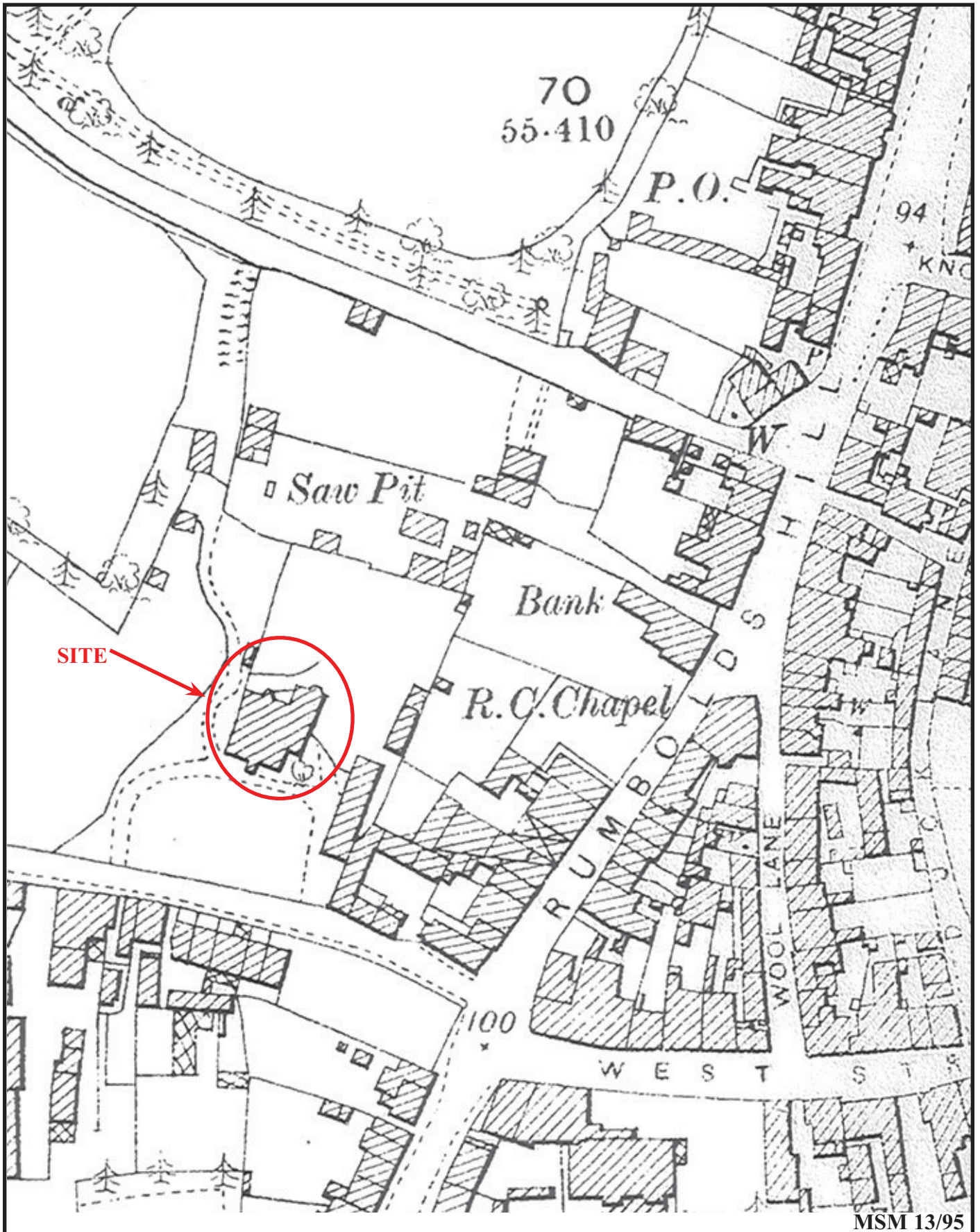


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Figure 5. First Edition Ordnance Survey, 1874.

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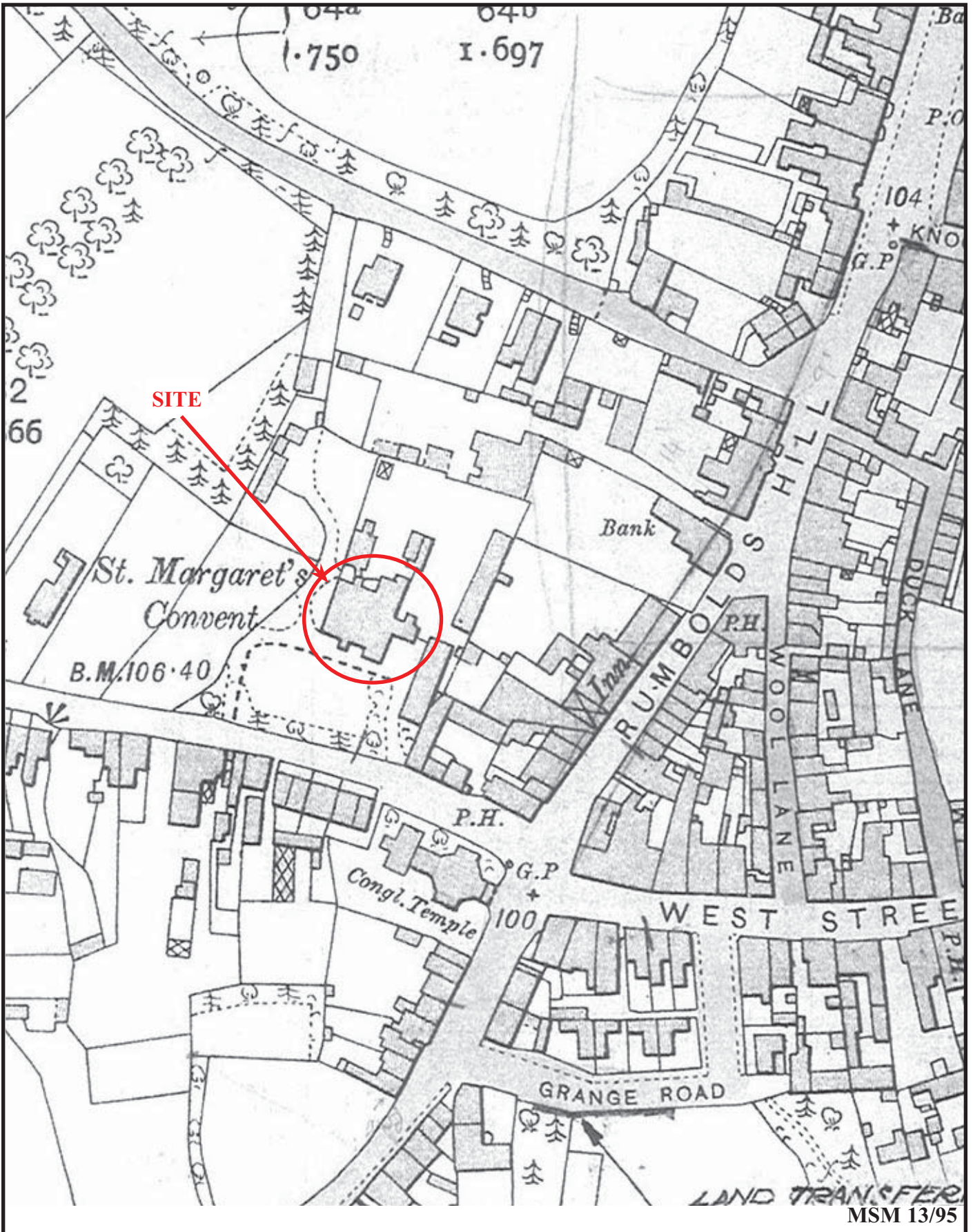


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Figure 6. Ordnance Survey revision, 1897.

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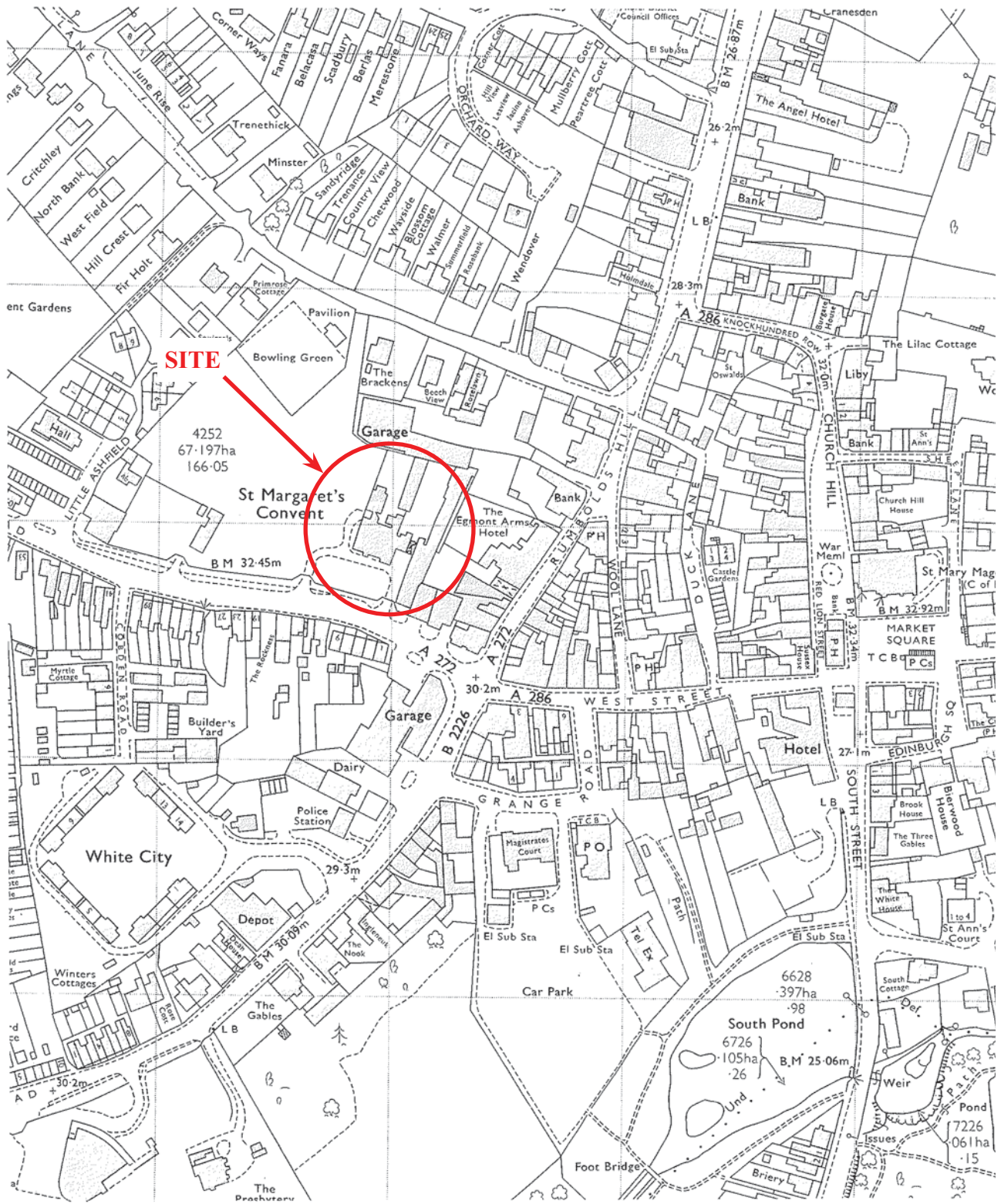
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 Figure 7. Ordnance Survey, 1912.

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Figure 8. Ordnance Survey, 1971.



Front (north) elevation



Rear (south) elevation

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Building recording**

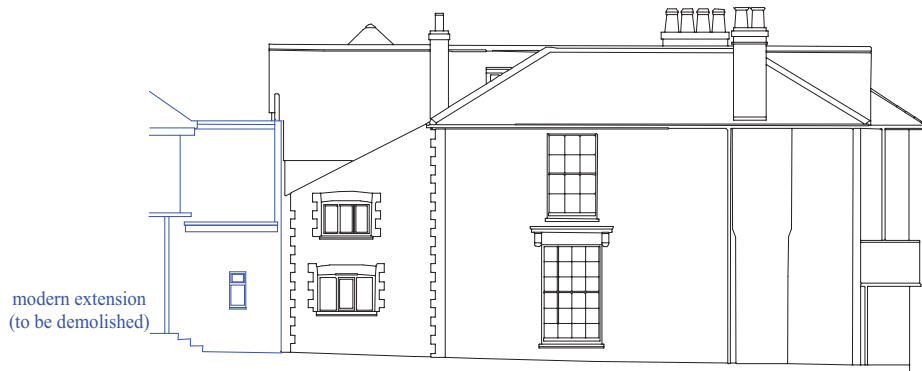
Figure 9. Elevations.



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East elevation



West elevation

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Figure 10. Elevations.



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**Key**

-  walls in grey; extensions to be demolished
-  fixtures and cupboards
-  blocked window

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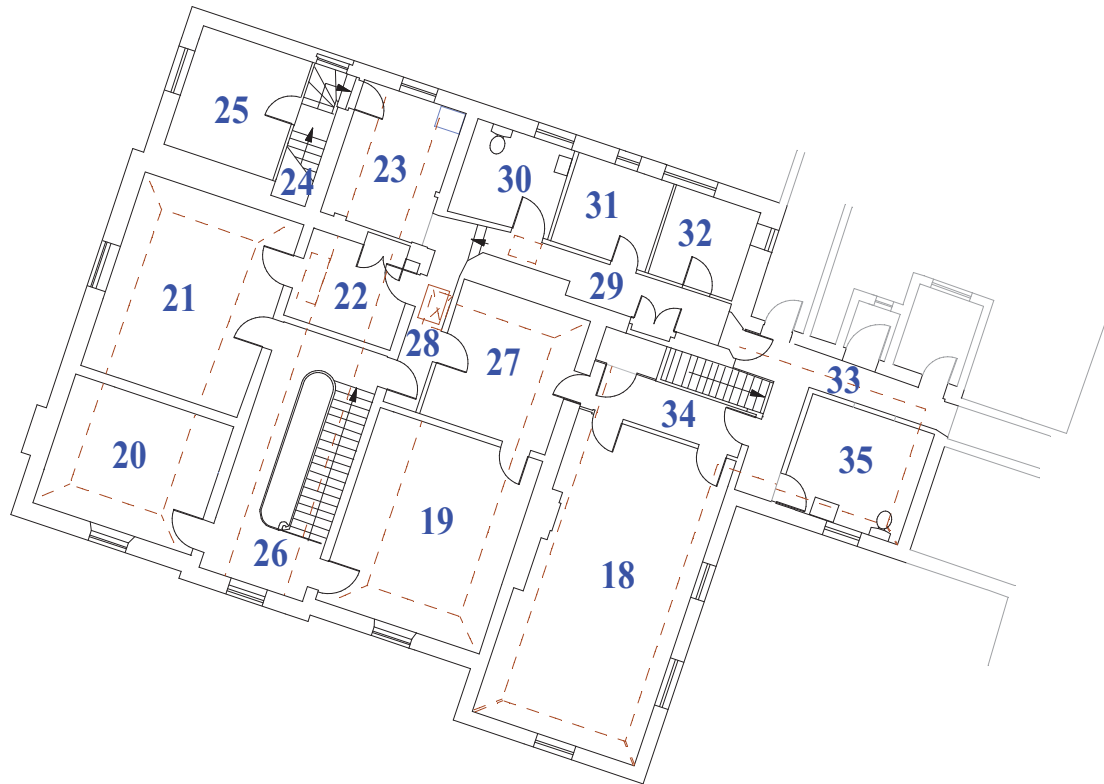


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Figure 11. Ground floor.



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**Key**

-  walls in grey; extensions to be demolished
-  fixtures and cupboards
-  ceiling underside

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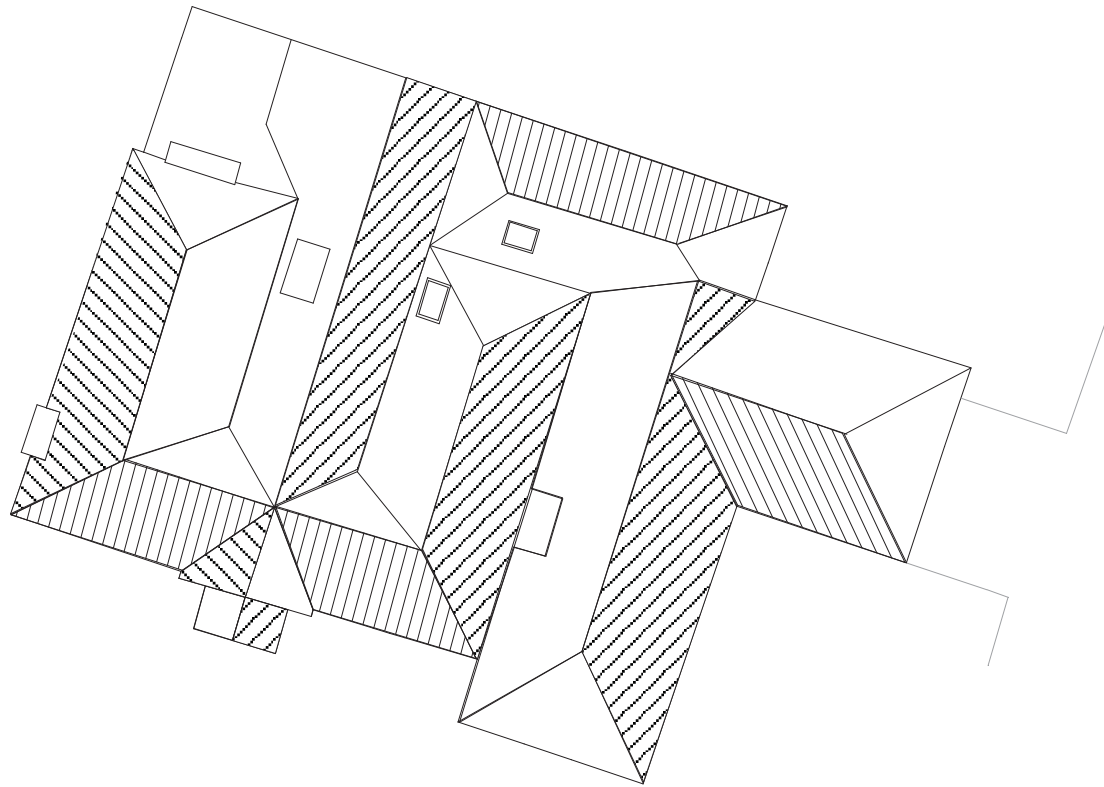


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Figure 12. First floor.



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Figure 13. Roof design.



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**Key**

- Phase 1 c.1700
- Phase 2 pre1840
- Phase 3 pre1840 (on Tithe map)
- Phase 4 1840-1876
- Phase 5 1891-1912

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Figure 14. Phase plan of Ground floor.





Plate 13. Room 1, view to windows, looking south east,  
Scales: 2m and 1m.



Plate 14. Room 1, detail of fireplace, looking west, Scale:  
1m.



Plate 15. Room 26, view to window showing balustrade,  
looking south, Scales: 2m and 1m.



Plate 16. Room 26, oak lintel above doorway to room 21,  
looking west.

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Plates 13 to 16.

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Plate 1. Exterior, front elevation, looking north.



Plate 2. Exterior, front elevation showing arched section on east, looking south west.



Plate 3. Exterior, side elevation, looking east.



Plate 4. Room 12, view to door, showing stairs looking south east, Scales: 2m and 1m.

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Building recording**

Plates 1 to 4.

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Plate 5. Room 2, view to archway, looking north, Scales: 2m and 1m.



Plate 6. Room 2, detail of fireplace, looking east, Scales: 2m and 1m.



Plate 7. Room 3, view to double doors and fireplace, looking north west, Scales: 2m and 1m.



Plate 8. Room 4, view to window and fireplace, looking north west, Scales: 2m and 1m.

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West Sussex, 2013**  
**Building recording**  
Plates 5 to 8.

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Plate 9. Room 13, view to room 10, looking west, Scales: 2m and 1m.



Plate 10. Room 5, view to window, looking south west, Scales: 2m and 1m.

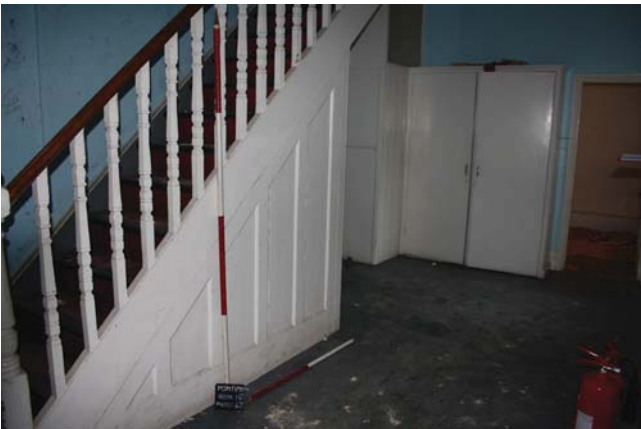


Plate 11. Room 16, view to stairs and room 17, looking north east, Scales: 2m and 1m.



Plate 12. Room 16, view of blocked window, looking west, Scale: 2m.

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Plates 9 to 12.

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Plate 17. Room 21, view to shuttered window, looking west, Scales: 2m and 1m.



Plate 18. Room 22, general view to room 21, looking west, Scales: 2m and 1m.



Plate 19. Roof above room 19, looking north.



Plate 20. Roof above room 29, looking east.

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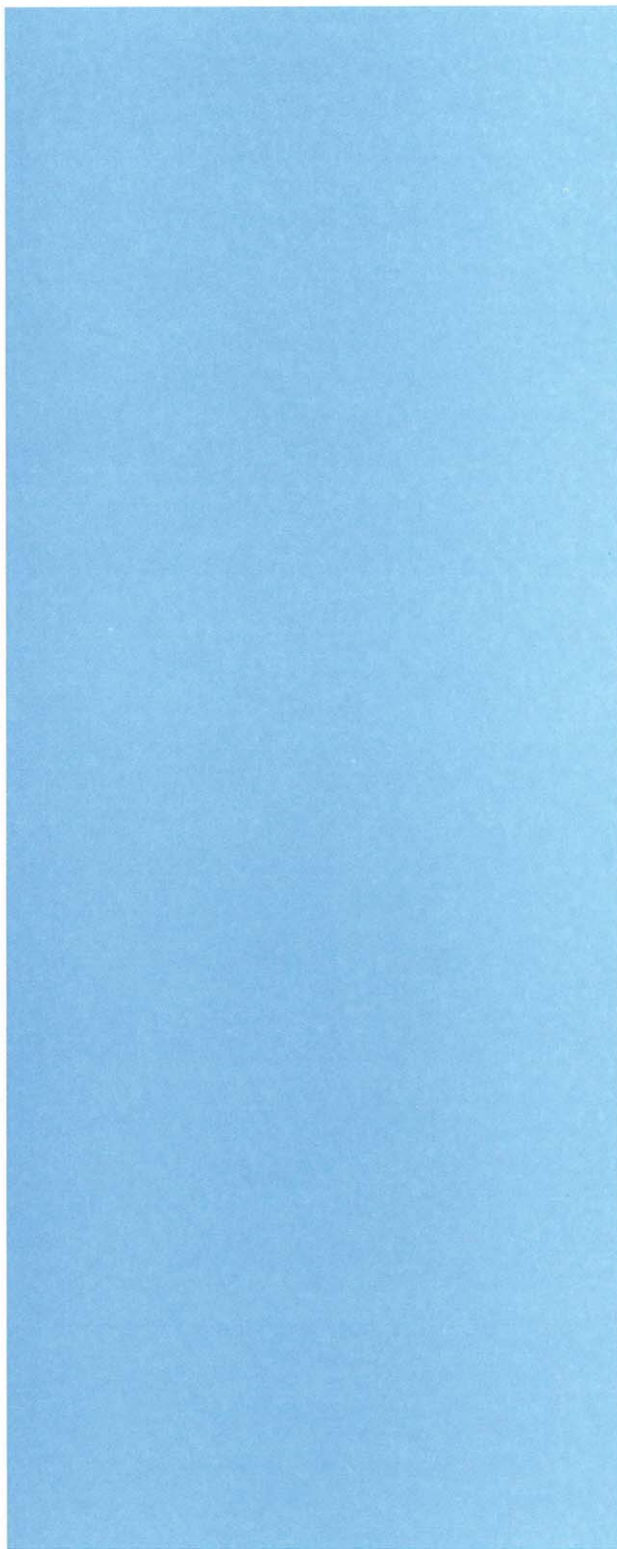
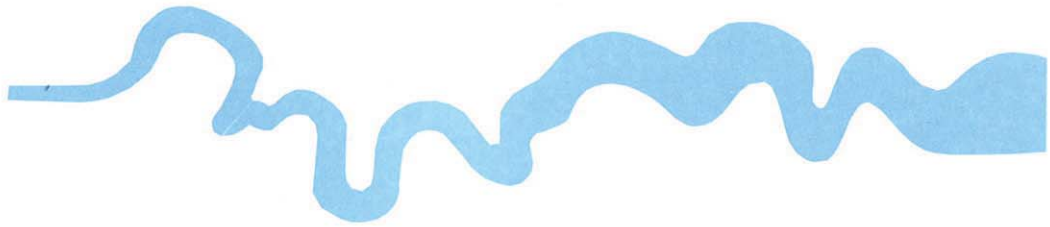
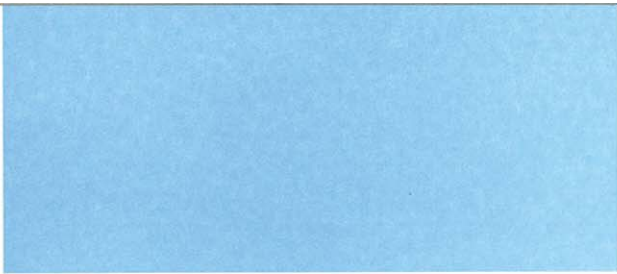
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Building recording  
Plates 17 to 20.

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## TIME CHART

	<b>Calendar Years</b>
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





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