

**Interpretive Historic Building Survey of
Blackford Farm House And Granary,
Herstmonceux, East Sussex**

Commissioned by Richard Emslie

Project Ref. 2709



by David Martin FSA IHBC MIFA & Barbara Martin AIFA

2006

**AN ARCHAEOLOGICAL
INTERPRETATIVE SURVEY
OF**

**BLACKFORD FARM HOUSE AND GRANARY,
HERSTMONCEUX, EAST SUSSEX**

**Commissioned by
RICHARD EMSLIE**

PROJECT REF. 2709

**by
David Martin FSA IHBC MIFA
&
Barbara Martin AIFA**

**Archaeology South-East
Institute of Archaeology
University College London**

2006

STANDING BUILDINGS

ARCHAEOLOGICAL INTERPRETATIVE SURVEYS

AN INTRODUCTORY NOTE

ABOUT THESE SURVEYS

The intended purpose of an *Archaeological Interpretative Survey* is to give an overview of the date, sequence of construction, and principal architectural features of a building. As such, they should not be regarded as a detailed archaeological record, nor should they be taken as definitive. Further research, particularly that undertaken during building works, is likely to refine and extend the archaeological record.

These reports are aimed at three groups of user, namely those owners who wish to know more about their property, those persons (architects and planners) who are charged with the responsibility for both conserving the buildings and ensuring that they are carefully adapted to the needs of the future, and finally the academic carrying out wider historical or archaeological research. A secure use for the future is, in our opinion, the only way of ensuring the long-term survival of any historical building.

INVESTIGATIVE TECHNIQUE

Unless noted to the contrary, the assessments involve a visual inspection of the fabric, both internally and externally, including any accessible roof voids and basement areas. Except where building works are being carried out, intrusive techniques are inappropriate. Interpretation of the fabric and fittings therefore relies principally upon inspection of the visible evidence. As part of the interpretative procedure, a measured outline survey of every property is undertaken.

THE WRITTEN REPORT

For ease of reference the written reports are divided into sections under a series of headings and sub-headings. The typical sequence of headings is as follows:-

- 1 Location of the building.
- 2 Sequence of development.
- 3 Detailed architectural description, arranged period-by-period.

THE DRAWINGS

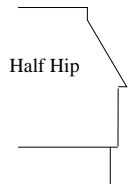
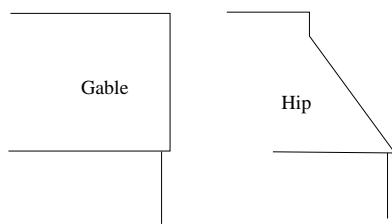
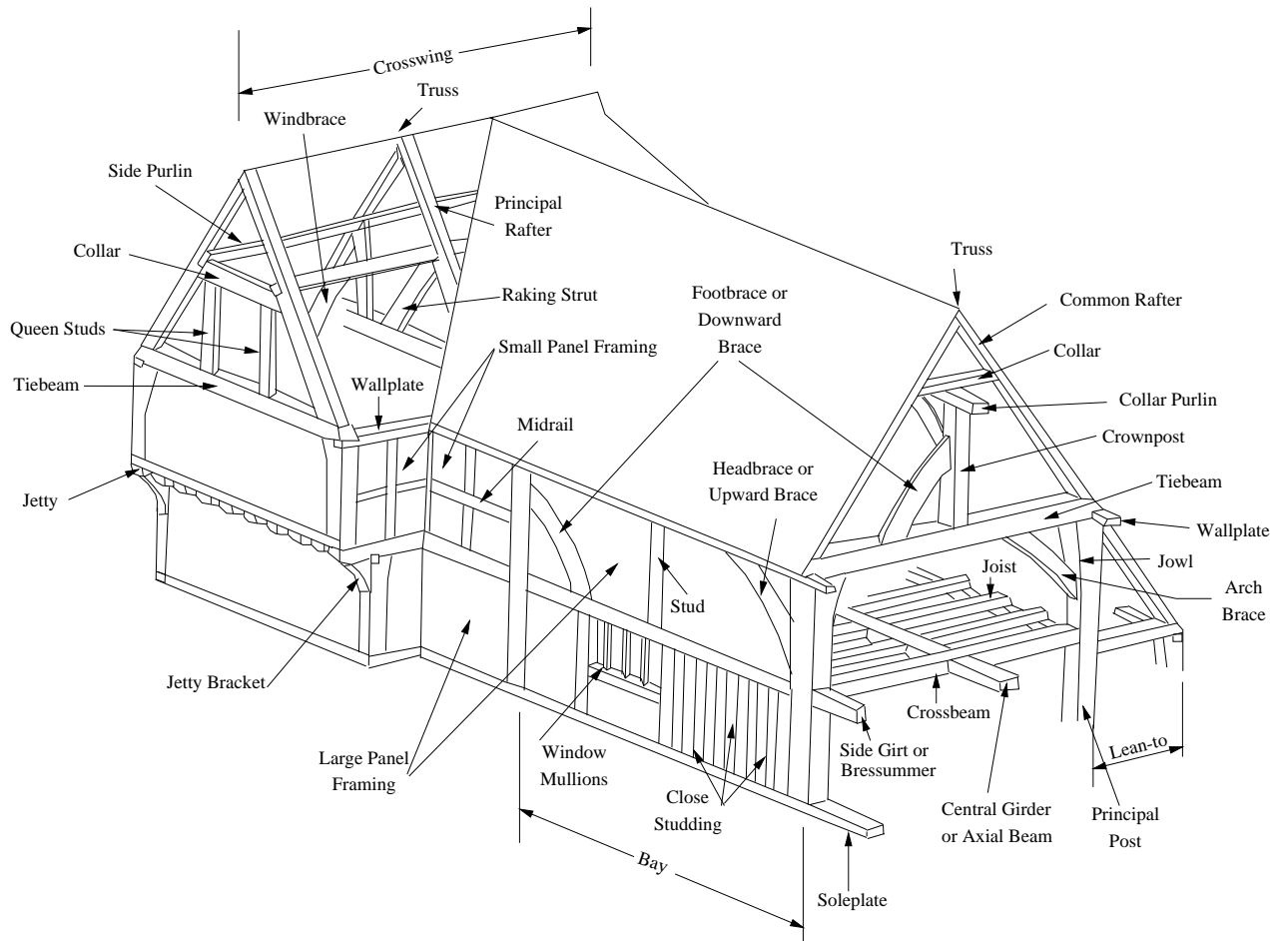
A set of drawings produced from an measured outline survey is included within the body of each report. The purpose of these drawings is to identify the features included within the written text and to illustrate, as far as is known, the form of the structure during its various stages of development. For clarity the drawings have been prepared in the form of scale 'sketches', rather than detailed archaeological record drawings. For reasons of economy, the making of detailed archaeological drawings is restricted to stripped-out or exceptionally important buildings.

The symbols as used in the drawings attached to this report are as follows:

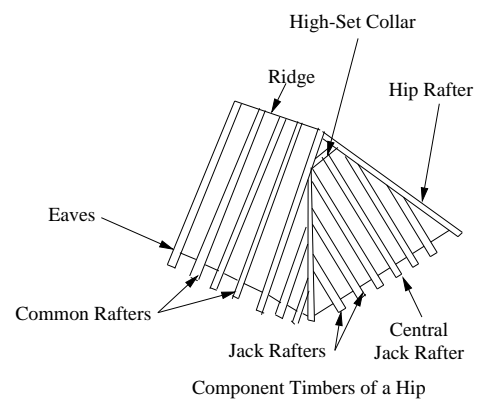
—————	Surviving Timber-Framed Wall
///////	Surviving Brick or Stone Wall
-----	Features evidenced but destroyed or masked from view
- - - - -	Beam or feature immediately overhead
- . - . - .	Conjectural or very approximate
■	Structural timber
?	Details unknown or doubtful

OTHER CONVENTIONS USED -

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



Roof Terminals



GLOSSARY OF PRINCIPAL TERMS

REPORT NO. 1644

HERSTMONCEUX - BLACKFORD FARM HOUSE

NGR TQ 6100 1433

LOCATION

Blackford Farm House stands in the midst of its farmlands close to the western boundary of Herstmonceux Parish, 3.3 miles NNW of Herstmonceux Church. Approached from the south off the Cowbeech Hill to Grove Hill highway (called Cinderford Lane) via a private lane, the house is orientated NNE-SSW (hereafter assumed N-S) with its principal elevation facing east towards the private drive, from which it is set back approximately 50 metres. The farmstead associated with the house stands to the north west.

OVERVIEW OF THE BUILDING [Drawing Nos. 1644/1-9]

The earliest part of the present house most likely represents a northern extension to a since rebuilt earlier house and is datable on typological evidence to the mid 18th century [**Period A**, see Drawing Nos. 1644/2-4]. A fireback in the hall/kitchen bears the date 1758 and probably commemorates the rebuilding. Firebacks are not usually considered reliable for dating purposes as they are easily transportable and modern replicas abound. However, in this instance the fireback bears the initials IMF, for John Meers Fagg of Glyndleigh in Westham, who was the owner of the property at that period (see Appendix I). In its original form this part of the house consists of a brick-built, two storeyed main range with an axial chimney and rear lean-to outshut. Internally the layout has a heavy emphasis on service/storage functions, though it does incorporate a sizable room at its southern end which appears to have doubled as a combined hall and kitchen. On the first floor are three chambers with garrets above. Beneath the northern end is a barrel-vaulted cellar. It seems likely that the (assumed earlier) section of the house to the south of the surviving period-A structure incorporated the principal private accommodation, though because this section was rebuilt during period B the point cannot now be confirmed. The historical background of the property makes clear that the farm was tenanted throughout this period, so in carrying out the period-A improvements Meers Fagg was providing his tenant with a well built house incorporating abundant service space, all totally appropriate for a sizable working farm (see Appendix I).

Around 1800 [**Period B**, see Drawing Nos. 1644/5-6] the southern part of the house was rebuilt. As noted above, it seems likely that until this time an earlier (*ie.* pre-period-A) structure had been retained at this end, though there is the outside possibility that the section which was demolished was nothing more than a period-A return lean-to outshut

which wrapped around the end of the main range. On the ground floor the new period-B southern 'extension' housed a parlour and rear service area, with a principal chamber and secondary chamber on the first floor, the secondary chamber being partially within the roof of the rear outshut. At the junction between the period-A and period-B parts a two-storeyed turret-like structure rises through the roof of the rear outshut: to judge from its location this probably housed the period-B staircase. Unlike the other external walls, the upper storey of the turret is tile hung externally.

Very little time elapsed before further improvements were made to the southern end of the house during the first half of the 19th century [**Period C**, see Drawing Nos. 1644/7-8]. These involved removing the roof of the period-B rear outshut to the south of the (assumed) stair turret and replacing it by a brick-built upper storey with English-Garden-Wall bonded brickwork and a hipped roof matching that over the adjacent turret. The main purpose of this adjustment was to improve the period-B secondary chamber, but at the same time the opportunity was taken of inserting a new stair divided off from the southern end of the period-A hall/kitchen. This stair rose from an entrance lobby within the main front door to a landing located within the period-B turret. The landing returns across the southern end of the hall/kitchen chamber and gives access to a newly intruded attic stair built into the south-eastern corner of the period-A structure. Given the improved method of access to the garret areas, it may have been as part of these modifications that dormer windows were inserted into the front roof slope, giving much needed additional light to the attic bedrooms. However, it should be stressed that there is no way of sequencing this modification and thus the dormers could either have been added as part of the period-B works, or they may have been intruded subsequently. In a similar way, it is impossible to ascertain whether the oven serving the bakehouse was rebuilt during period B or period C - within this report the rebuilt oven has been allocated to the period-B modifications.

In the 20th century minor alterations have been made to the internal layout, but generally the house still functions in its period-C form. The dividing partitions within the lean-to outshut have been removed and the division between the two service rooms at the northern end of the house has likewise been removed so as to make a larger room. However, the western end of this enlarged room has been divided off in order to form a toilet. A regular-stud partition has been intruded along the rear of the hall/kitchen chamber so as to form a passage, thereby avoiding the need to pass through this chamber in order to access the other parts of the house. This new partition incorporated a doorway at its northern end, but the doorway has since been blocked. Part of the dividing wall between the bakehouse chamber and the service chamber has been removed so as to enlarge the former, but a partition has been added under the central girder of the old service chamber so as to form an en-suite bathroom serving the enlarged chamber. In the mid/late 20th century a porch was added against the rear lean-to outshut, whilst more recently a conservatory has been built to the south of the porch. All these alterations are illustrated in Drawing No. 1644/9.

All work carried out since period B is excluded from the more detailed architectural description which follows.

LISTED STATUS OF THE BUILDING

Blackford Farmhouse was listed grade II on 12th August 1981, its listed building reference being TQ61 SW 13/433. The description in the list entry is purely for the purpose of recognition and is normally, therefore, primarily based on external appearance. The date is given as C18 front, but some older work within (in fact, this is in error - the internal inspection carried out December 2006 shows no extant work earlier than mid C18). [Source: English Heritage, Images of England - website]. The description must not be treated as a comprehensive schedule of those elements which are legally protected as, no matter what the grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building within the curtilage which predates the 1st July 1948.

DETAILED ARCHITECTURAL DESCRIPTION

PERIOD A (Mid 18th C, Perhaps 1758) [Drawing Nos. 1644/2-4]

LAYOUT

The northern two-thirds of the house represent the earliest standing remains on the site. Significantly, it does not have a brick-built southern end wall, despite all other external walls being of brick construction. This, taken with the location of the straight joint in the rear wall of the outshut, must indicate that the building always extended to the south of the present period-A remains. Most likely the surviving period-A section represents the reconstructed main range of an earlier house upon the site, the parlour end of which was initially retained. However, there is the outside possibility that the period-A rear lean-to outshut formerly continued further south and wrapped around the southern end wall of the house, though, if so, it is surprising that the southern terminal of the period-A roof was not hipped. Regardless of whether it was an earlier structure or a return outshut, the southern end of the house was totally reconstructed around 1800, destroying all evidence regarding the form of its predecessor.

The present period-A part of the house measures 15.35 metres (50'4") x 5.55 metres (18'3") overall the main range, with a 2.40 metre (7'10") wide contemporary rear lean-to outshut, giving an overall width for the building of 7.95 metres (26'1"). Because of the uncertainty as to the length of the missing southern part, the overall length of the house at this date is unknown, but it was clearly a substantial structure.

Within the main range the southern end of the surviving part formed the hall/kitchen with a chamber above, both of which were divided from the rest of the period-A house to the

north by a large axial chimney. To the north of the chimney was a bakehouse, beyond which were a pair of service rooms divided by an axial partition (partition now removed). The western of these two service rooms extended into the rear lean-to beyond. Above the bakehouse and the two service rooms were a total of two chambers, one to each bay. Within the roof were attic rooms which doubtless served as storage areas. On the ground floor the rear lean-to area was subdivided into three by timber partitions though, as already noted, the northern compartment formed part of the northern rear service room.

It is surprising to note that there is a brick barrel-vaulted cellar beneath the pair of northern service rooms. This cellar is accessed via a flight of brick steps which originally descended from within the central part of the rear outshut. Although barrel vaults were not uncommonly used within the cellars of mansions, it is unusual to find a barrel-vaulted cellar under a farm house of this date, and more so given that the rooms above were intended for use as services areas - the usual location for a cellar is beneath the parlour.

On the ground floor the rooms within the main range originally measured approximately 2.25 metres (7'4") tall from floor to underside of plaster ceiling, reducing to c 2.10 metres (6'10") within the northern service area where the floor is set at a slightly higher level due to the presence of the barrel-vaulted cellar. On the first floor the storey height is 2.00 metres (6'7") measured from floor to underside of the plaster ceiling. Within the roof area the garret room rise from floor to apex of roof, giving a maximum height within the centre of the rooms of 2.65 metres (8'8").

EXTERNAL WALL DESIGN, WINDOWS AND DOORWAYS

All the external walls of the house are constructed in brickwork, the front and northern end walls being built using Flemish bond (with burnt headers) whilst the rear wall of the lean-to outshut is laid in Sussex bond (*ie.* a repeating pattern of one header and three stretchers in each course). The brickwork of the front facade and northern end wall rise from a square-topped plinth: both walls are absent of a string course at first-floor level. Set at the head of the front wall is an eaves detail which was rebuilt in the early 20th century to a revised design, the original design being shown in an old photograph [Plate 1]. The original design consisted of three projecting courses with the central course serrated (*ie* consisting of headers turned at 45 degrees to the wall face so as to present the corners to view). This design of serrated bricks is duplicated on the chimney cap.

Over the principal ground-floor windows in the front elevation and the former (now blocked) external doorway leading into the bakehouse are segmental arches of cut bricks, with a more simple segmental head of un-cut bricks used in the end wall. At first-floor level and within the rear outshut the windows utilise the underside of the eaves details as their heads. Except within the northern stub gable all window frames have been replaced, though the old photograph reproduced in Plate 1 indicates that the originals were three-pane frames incorporating some iron-framed opening casements,

all similar to the extant gable window. This latter window retains its central opening casement (now modified) complete with external stay and sprung wrought iron catch.

Adjacent to the axial chimney within the long front facade, between the windows which serve the hall/kitchen and its chamber and the bakehouse and bakehouse chamber is a large area of brickwork uninterrupted by openings. This potentially boring section of wall is enhanced by three panels of grey headers in imitation of openings (see Drawing No. 1644/3). The area beneath the northern first-floor panel is taken up by the (now blocked) doorway leading into the brewhouse. The remains of two similar grey-header panels (now largely destroyed by intruded window openings) occupy the northern end of the facade, the front room and chamber within the northern end bay having originally been lit by windows in the northern end wall. On the ground floor the western of the two window openings in the north wall still survives, but the eastern window has been totally blocked and is now only detectable as a patch of replacement brickwork. At first-floor level a centrally-placed three-pane window formerly lit the service chamber, though this has been reduced in width in modern times in order to suit the modern en-suite toilet area.

Access into the northern end of the house was via a doorway (now blocked) which originally led directly into the bakehouse. If this were the only means of access to the interior from the front of the house this is a surprising location - it would be far more usual to either enter the house by means of a lobby set in front of the chimney or by a doorway leading directly into the hall. There is a second doorway at the southern end of the period-A facade, but this is of uncertain age and may have been inserted subsequently, during period B - certainly the opening was modified at that period! Perhaps this arrangement reinforces the fact that this period-A section was constructed against an earlier retained house and that the blocked doorway represents a kitchen service door rather than the principal entrance.

INTERNAL PARTITIONS AND DOORWAYS

Whereas all external walls are constructed of brickwork, the internal walls and partitions are mostly of lath and plaster supported by timberwork - this is usual within a house of this type and date. The rear wall of the main range (between it and the rear outshut) is built using timber-framed construction, though probably none of the timberwork (not even the jowelless 'principal posts') were intended to be exposed to view within the main rooms. Visible in the underside of the wallplate where a section of wall has been removed are small rectangular un-pegged mortices indicating that the infill framing is of regularly-spaced studwork - a typical feature at this period.

The fireplaces within the axial chimney serve to divided off the principal rooms from each other and thus there is no need to construct cross partitions in these locations, whilst the bakehouse is divided from the northern service area by a brick partition. The (removed) axial partition which divided the northern bay into two service rooms likewise appears to have been of brick construction. Certainly the position of the windows within

the northern end wall indicates that this area was originally divided into two rooms, whilst the lower leading edges of the central girder in the ceiling is chamfered on both faces and there are no mortices in its soffit, suggesting a half-brick partition. In contrast, on the first floor the bakehouse chamber was divided from the service chamber by a timber stud partition consisting of regularly-spaced studs jointed into mortices in the tiebeam.

Because of the storey height, all evidenced internal doorways within the main range had dropped heads, though no period-A openings now survive totally intact.

CELLAR

The cellar beneath the northern service rooms is of barrel-vaulted type, measures 3.05 metres (10'0") north to south and extends the full width of the main range and rear outshut. It was lit by windows within the eastern and western walls, both served by external open areas which were necessary due to the level of the external ground surface. Set on either side of the cellar window in the eastern wall are brick-built niches capped by arched heads. The barrel vaulted ceiling springs from the side walls at a height of 1.10 metres (3'7") above the floor and rises to a maximum height of 1.95 metres (6'4") at the crown.

Access into the cellar is from the western end via a flight of brick steps descending within the central service room, against the rear wall of the outshut. Interestingly, a sloping barrel-vaulted ceiling supported by chamfered bricks caps the base of the steps, intersecting at right angles to the main vault of the cellar - see Plate 2. The stairs themselves were not originally enclosed by a partition at ground-floor level, but were instead protected by a dwarf brick side wall, the end of which is still evidenced by snapped bricks in the side wall of the brick bulkhead which caps the vaulted section of the passage.

FLOORS AND CEILINGS

Within both the hall/kitchen and the bakehouse the ceilings are underplastered and incorporate stop-chamfered crossbeams which project down some distance below the plaster. The joists, which are aligned along the axis of the range, were always intended to be masked from view by plaster. In contrast to the arrangement in these two rooms, within the services (at the northern end of the house) the ceiling is of central-girder type with the underside of the girder stop chamfered - here the joists (likewise masked by plaster) span across the building. The stop chamfering on the girder and lack of mortices indicates that the dividing partition between the two rooms was most likely of brick construction.

At first-floor level the ceilings were identical in layout to those on the ground floor, except at this level there was never a partition beneath the central girder within the service chamber.

In accordance with the standards of the period, within the garret rooms the undersides of the common rafters were masked by underplastered skeelings which, because of the relatively narrow width of the range and shallow pitch of the roof, were continued to the apex. Only the principal rafters and butt purlins were intended to be exposed to view.

STAIRS

Access to the cellar has been adequately dealt with above under the heading 'Cellar'. The stairs to the period-A first floor were located to the rear of the axial chimney, being within the rear lean-to outshut. These are of unusual design in that they comprise a half turn with a curved external string. They are steep and incorporate narrow treads (see Plate 3). The top of the stairs lead through an opening located beneath the wallplate of the main range, giving onto a small landing to the west of the chimney. There is an unresolved question regarding the age of this ground-floor flight in that there is a redundant mortice in the wallplate at the top of the stairs, apparently intended to take a stud within the rear wall. If this stud were ever fitted it would have rendered the staircase inoperable. The mortice shows setting-out lines and was therefore presumably always intended, but the mortice itself is only roughly cut, perhaps suggesting that it was abandoned before completion. It is therefore possible that the mortice represents an error - if so, the staircase is original to the period-A build and the part-formed mortice should be regarded as misleading.

From the landing at the top of the stairs doorways led southwards into the kitchen/hall chamber and northwards into the bakehouse chamber, whilst immediately to the east, rising against the chimney, a further steep stair gives access to the attic. The head of this attic flight is protected by a plank door hung on strap hinges.

CHIMNEYS

On the ground floor, fireplaces within the axial stack serve the hall/kitchen and bakehouse. That heating the hall/kitchen is 3.05 metres (10'0") wide and has an exceptionally deep (370 mm) cambered timber lintel. Set towards the lintel's western end are the grooves and holes for a former spit mechanism. The (assumed) brickwork of the fireplace is masked by render and a new small fireplace has been in-built. Set within this in-built fireplace is a plain cast-iron fireback. On the fire face of the iron back are the date and initials '17 I M F 58' - the initials are those of the then owner, John Meers Fagg. It seems likely that this fireback was manufactured for the house at the time this section was rebuilt: if so, it gives a date to the reconstruction which, on typological grounds, can be attributed to 1750 +/- 25 yrs. Within the bakehouse is a smaller fireplace: this too is capped by a timber lintel. In the eastern jamb, near the bottom of the wall, is a blocked semi-circular-headed opening. This originally formed the entrance to a faggot store built beneath the period-A oven. Above, in the same jamb, is a straight joint indicating that at this time the oven was accessed from the fireplace. The

bread oven has since been rebuilt with its door opening directly into the room. At the western end of the fireplace the brickwork over the lintel projects slightly beyond the western jamb. This suggests that the brickwork has been cut back, perhaps indicating that the area to the west of the fireplace once housed a water boiling furnace (*ie* a 'copper').

The hearths of both first-floor fireplaces are carried at ground-floor ceiling level by brick coving which projects well forward of the ground-floor fireplaces. Both the hall/kitchen chamber and the bakehouse chamber were served by narrow fireplaces. That heating the hall/kitchen chamber remains exposed to view, whilst that within the bakehouse chamber is now closed by cupboard doors. The former retains its (assumed original) plain timber surround and projecting mantle shelf. The brickwork above the fireplace is not supported by a timber lintel but is of 'arched' brickwork, probably carried on a metal bar as is usual at this date. The chimney rises through the roof as a square block with the first-floor flues tumbling eastwards so as to rise up the front face of those serving the ground-floor fireplaces. The cap is of typical plain type, square in plan and capped by a projecting serrated brick detail.

ROOF

The roof over the period-A main range is framed in seven short bays of unequal length and is of staggered-butt-purlin construction with the relatively slender principal rafters and butt purlins left exposed to view within the attic rooms. In contrast, the common rafters were always intended to be masked by plaster. The roof truss between F-F and G-G (upon the alignment of cross section Y-Y) is not positioned over a tiebeam, but instead incorporates jowled feet which hang down and clasp the inner face of the wallplates. In order to give further support, the ceiling joists at this location are pegged at the central girder, whereas all other joists within this bay are not. The other roof trusses coincide with tiebeams. Linking the principal rafters are high-level collars which triangulate the roof, but these are located sufficiently high to allow adequate headroom. At the northern end the roof terminal is of half-hipped type, supported by a timber-framed, tile-hung stub gable incorporating a window lighting the northern attic area. At the southern end is a truss with an extant collar, but all other details of this truss are masked by plaster. It is not known whether this formed an end wall or whether it served as an internal partition dividing the new part from a retained earlier section - the latter seems the most likely.

Much of the roof over the lean-to outshut is hidden from view, but sufficient remains visible to indicate that this too is of staggered-butt-purlin construction, though always absent of collars. It is uncertain whether this roof was left open to the rooms within the lean-to below, or whether it was masked from view by a ceiling located at wallplate level.

PERIOD B (c 1800) [Drawing Nos. 1644/5-6]

LAYOUT

Around 1800 whatever stood to the south of the extant period-A part was demolished and replaced by the present two-storeyed section designed to match the existing. On the ground floor this new section housed a parlour at the front with an additional service room to the rear, the dividing wall between the two being stepped forward of the main wallplate so as to increase the size of the service area at the expense of the parlour. This layout was repeated at first-floor level, where the rear half of the rear chamber was at this period located within the roof of the lean-to outshut. [This arrangement was adjusted during period C when the period-B lean-to roof was removed and replaced by a full upper storey. Access to the two first-floor rooms was via a turret-like area which projected through the lean-to roof, and it seems likely that this area also housed a second stair.

At this date no modifications of note appear to have been made within the period-A part of main range: it would appear that the present staircase and associated partitions were not intruded until period C (see 'Overview of the building' above and compare Drawing Nos. 1644/5-6 with Drawing Nos. 1644/7-8).

WALL DESIGN, WINDOWS AND DOORWAYS

The front wall is constructed in Flemish bonded brickwork and thus continues the design of the earlier part, though without a plinth at the base. The rear wall is likewise built using Flemish bond, which contrasts with the English-garden-wall bond used for the period-C raising. All constructional details of the southern end wall are now masked by applied tile hanging.

Although now replaced, the old photograph reproduced in Plate 1 indicates that the windows within the front elevation, lighting the parlour and parlour chamber, were originally of tripartite double-hung-sash type with low-level cills. In the rear wall of the period-A outshut are paired double-hung sashes replacing the earlier casements, but whether these represent period-B or period-C replacements is unclear.

The principal means of access to the house is via a front door at the southern end of the period-A hall/kitchen, though whether this was intruded as part of the period-B alterations or survives from period A is unclear - certainly its southern jamb represents work of period-B date. The opening is capped by a flat hood supported by flat, plain, console brackets. The hood carries a lead covering.

INTERNAL PARTITIONS AND DOORWAYS

As noted, on the ground floor the partition dividing the parlour from the rear service room is inset from the line of the rear wall of the main range, and this arrangement is repeated at first-floor level. As is to be expected at this date, all constructional detail was intended to be masked from view by lath and plaster, and thus the form of construction used within the period-B work cannot be ascertained without carrying out intrusive investigations. The period-B doorways are fitted with moulded architraves: the surviving ground-floor door is of six panels and that on the first floor is of two-panel type. Generally there is very little difference between the detailing of the period-B and period-C work, which is hardly surprising given the closeness in date of the two phases.

A doorway in the dividing wall between the parlour and the rear service room almost certainly represents a later insertion - certainly its visible features are modern.

FLOORS AND CEILINGS

The ceilings within the parlour and parlour chamber are underplastered and show no structural features. That within the parlour chamber is set high so as to give a lofty room - this could represent a period-C modification but is more likely to be original to the period-B reconstruction. It is of central-girder type with the northern end of the girder propped up off the period-A tiebeam. Despite the use of a girder, this is not reflected in the visible details of the plaster ceiling within the parlour chamber. The method by which the girder is masked from view is evident from within the attic where the joists which carry the parlour chamber ceiling and attic floor are visible through a gap in the floor boarding. Those which carry the floor measure approximately 70 mm x 90 mm and there is a gap between these and the joists which carry the plaster ceiling of the chamber below.

On the ground floor, within the rear service area, the ceiling joists have been left exposed and this may always have been the case - many have been reused from an earlier structure. At the junction with the period-A rear lean-to the joists are merely notched and nailed to the underside of the outshut's chamfered tiebeam.

STAIRS

The present stair rising to the first floor represents a period-C insertion and rises as a straight flight to a landing set within the large rear turret-like area. This area seems far too large for its present purpose and was most likely designed to house a period-B staircase, allowing independent access to the two new chambers and to the period-A hall/kitchen chamber.

Access to the attics is today via a part winder, part straight flight stair set against the front wall, over the entrance hall, but this too represents work added during the period-C

improvements. During period B access to the existing period-A garret rooms and to the cramped attic space over the extension continued to be via the period-A staircase.

CHIMNEYS

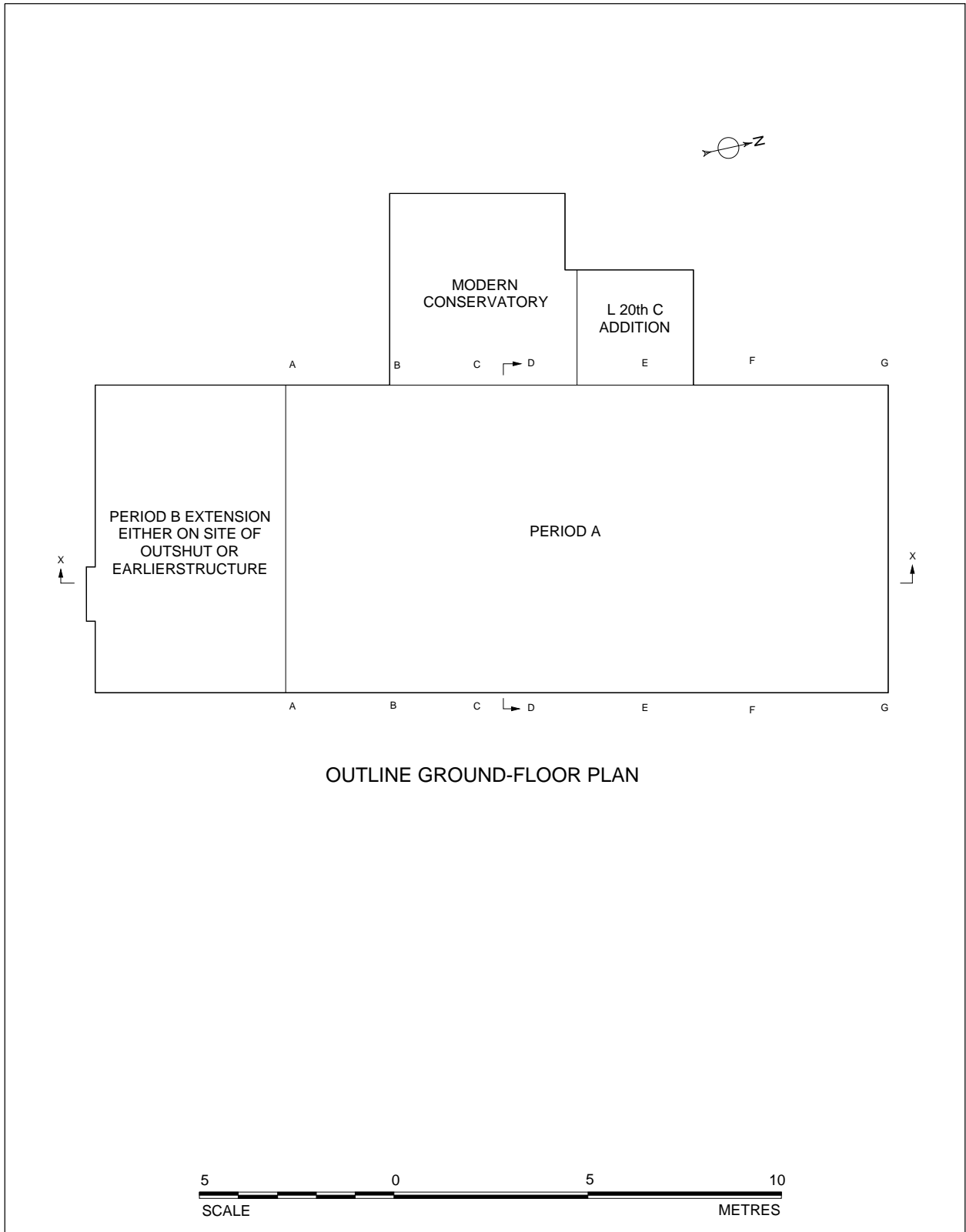
The parlour and its chamber are heated by a two-flue stack which is partly inbuilt and partly external to the southern end gable. Giving the size of the stack, both fireplaces would have been relatively narrow. On the ground floor a timber surround is visible in the area of the fireplace, but the fireplace itself has been inbuilt, whilst at first-floor level the fireplace is today entirely masked. The cap is of standard rectangular type typical of the period, with one flue rising behind the other, aligned across the axis of the roof.

The only historical alteration recognizable within the earlier period-A chimney is the removal of the original period-A bread oven and its replacement upon the same site by a larger oven incorporating its own flue. This is built partially in front of the original external doorway leading into the room, which doorway must, therefore, have been blocked at this date. Counter to the earlier arrangement, the entrance of the new oven faces into the bakehouse, with the oven itself projecting back into the area to the side of the fireplace. The flue projects forward of the oven door in the form of a brick hood supported on plain brick corbels [Plate 4]. It is a good example of its type: all that is missing is the original removable iron door.

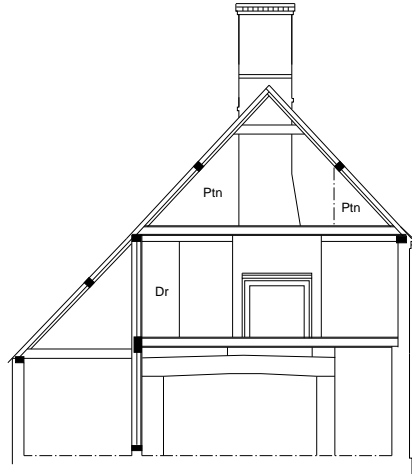
ROOF

As the interior of the roof over the extension to the main range is entirely masked by plaster, nothing is known regarding its constructional details. The only visible timbers represent nailed-in 'strengtheners' in the form of side purlins fixed to the underside of the rafters, and a pair of nailed-in low-set collars of thin scantling. The roof terminal is of gabled type and incorporates the chimney.

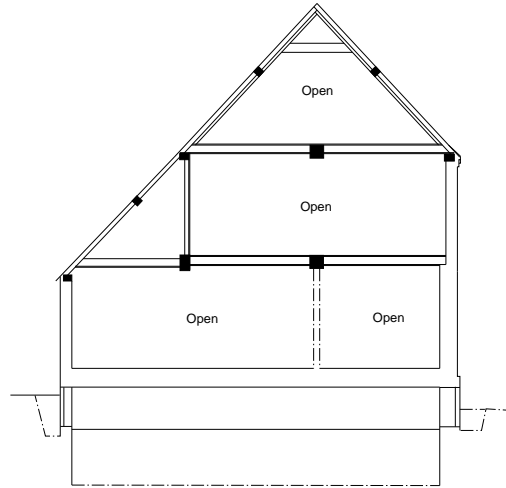
Nothing remains of the lean-to roof which ran along the rear of the extension, it having been totally destroyed when the present hipped rear roof was added at right angles during period C. To its north, against the added period-C work, is the turret-like feature which projects proud of the period-A lean-to roof. This is capped by a hipped roof, but there is no internal access at this level and thus its constructional details are unknown.



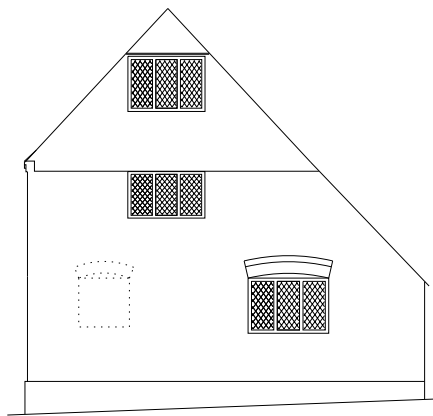
BLACKFORD FARM HOUSE, HERSTMONCEUX, EAST SUSSEX OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT				Site Ref	P23/10
				Drawing No.	1644/1
Drawn By	D Martin	Revision No	-	Date of original survey	2006
				Date of this revision	2006



CROSS SECTION, TRUSS D-D



CROSS SECTION Y-Y



NORTH ELEVATION



**BLACKFORD FARM HOUSE, HERSTMONCEUX, EAST SUSSEX
 PERIOD-A RECONSTRUCTION DRAWINGS**

Site Ref **P23/10**

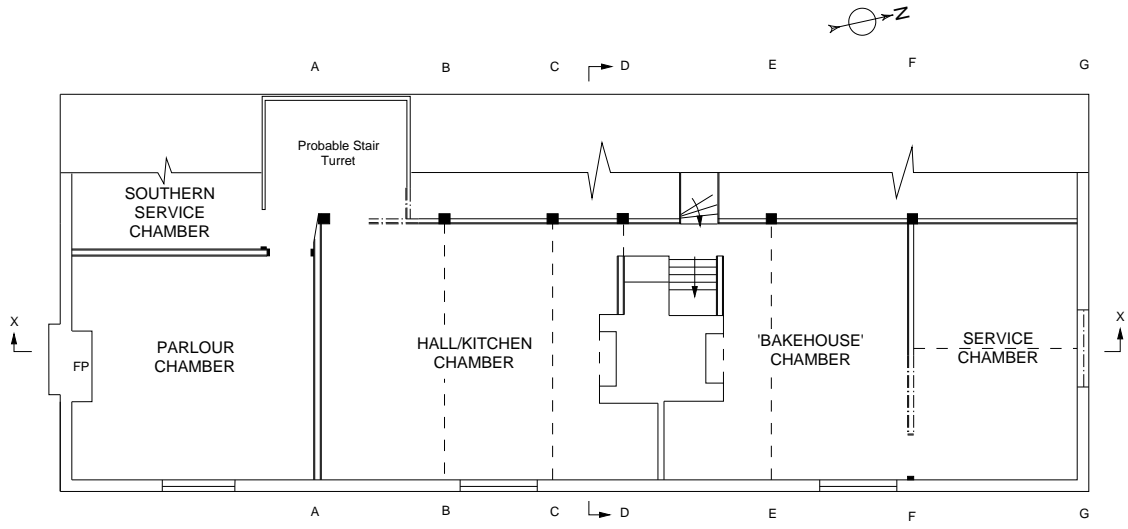
Drawing No. **1644/4**

Drawn By **D Martin**

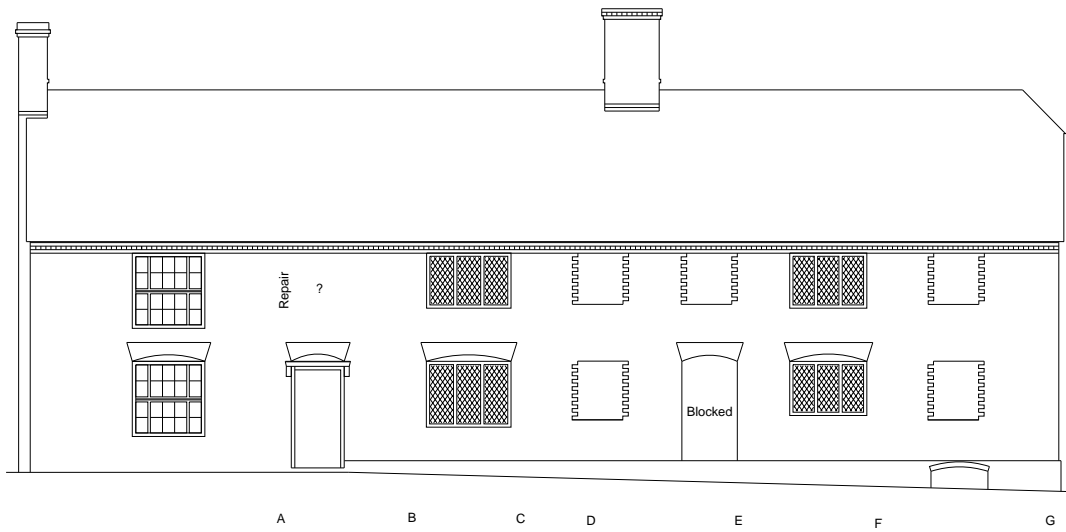
Revision No -

Date of original survey **2006**

Date of this revision **2006**



FIRST-FLOOR PLAN



FRONT (EAST) ELEVATION



BLACKFORD FARM HOUSE, HERSTMONCEUX, EAST SUSSEX PERIOD-B RECONSTRUCTION DRAWINGS				Site Ref	P23/10
				Drawing No.	1644/6
Drawn By	D Martin	Revision No	-	Date of original survey	2006
				Date of this revision	2006



Plate 1
Front elevation of the house in the early 20th century [Old Photograph]



Plate 2
Brick arch at base of steps leading into cellar.



Plate 3
Staircase within rear outshut leading to first floor of main range.



Plate 4
Replacement bread oven within Bakehouse.

REPORT NO. 1645

HERSTMONCEUX - GRANARY AT BLACKFORD FARM

NGR TQ 6099 1440

LOCATION

The granary at Blackford is a detached structure NNW of the farm house, sited at right angles to it, to the rear and slightly beyond the end wall of the house at an approximate distance of 20 metres from the north-western corner. It is built upon a ESE-WNW axis (hereafter assumed E-W) with its principal elevation facing SSW (hereafter assumed south).

OVERVIEW OF THE BUILDING [Drawing No. 1645/1]

Now known as The Granary, this structure was built around 1800 [**Period A**] and was probably intended from the outset to incorporate a first-floor granary, though it should be stressed that this initial use has not been confirmed and the intended uses of the ground-floor areas are unknown. The main section was always of two storeys, the single first-floor room being accessible via an external flight of steps only. At the western end is a lean-to outshut (now much rebuilt) the space within which always extended into the western part of the two-storeyed section. A pair of wide, but low brick arches carry the two-storeyed brick western wall, giving a passage-like area to the east, divided off from the remainder of the building by a brick partition. On the ground floor the remainder of the structure is divided into two rooms, both of which were originally accessed direct from the exterior, without an inter-connecting doorway

Only two recognizable historical alterations were made to the structure. The most obvious of these was the construction of a three-bay open-fronted lean-to outshut extending along most of the northern wall. None of the posts to this outshut have jowled heads. At the main building all tiebeams are carried by cut-in notches. This lean-to has an eastern end wall clad with vertical timber: the western wall was originally similarly clad (evidenced by notches for the rails which supported the vertical boards). Although less obvious, the second alteration is likely to have been more significant and probably indicates a change of use for part of the building. It involved the insertion of a single-flue brick chimney against the internal face of the northern wall. Built into the corner of the ground-floor central room, the flue cuts through the floor construction and is corbelled over slightly at wallplate level in order to avoid the tiebeam of truss D1-D2, rising instead hard against the western face of the beam. There is no fireplace at the base of the stack and thus its purpose remains unclear. At first-floor level a wood burning stove now utilizes the flue.

There have been a number of modern (20th-century) alterations. At the western end the lean-to roof has been raised considerably and the western wall rebuilt incorporating a pair a garage doors. As part of these alterations the two low ground-floor arches in the party wall were blocked: the outshut is now primarily used as an oil tank store with the passage-like area to the east of the blocked arches in use as a dog kennel. Within the main part of the structure two large 'double-doors' have been inserted - one in the eastern end wall giving access to the eastern room and one in the south wall, giving access to the central room. Both of these are on the sites of earlier openings. Already by this date the internal partition between the two rooms had had a doorway intruded through its southern end. Alterations at first-floor level have been less intrusive. The eastern end window was firstly converted into an external doorway and then reinstated as a window, whilst a window has been inserted into the eastern end of the south wall. The first floor joisting has been overhauled and strengthened.

There is some evidence within the first-floor room which suggests that there may once have been a partial first-floor ceiling, though the tiebeams are reused material and the mortices cut into them primarily relate to previous use. If the building did have ceilings these have been removed.

All work carried out since period A is excluded from the more detailed architectural description which follows.

LISTED STATUS OF THE BUILDING

The Granary is not listed in its own right but, being within the curtilage of the grade-II listed Blackford Farmhouse, is protected as a curtilage building. The farmhouse was listed on 12th August 1981, its listed building reference being TQ61 SW 13/433. [Source: English Heritage, Images of England - website]. The description of the farmhouse must not be treated as a comprehensive schedule of those elements which are legally protected as, no matter what the grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building within the curtilage which predates the 1st July 1948.

DETAILED ARCHITECTURAL DESCRIPTION

PERIOD A (c 1800) [Drawing No. 1645/2]

LAYOUT

This is a brick built rectangular structure incorporating a western end lean-to outshut. At first-floor level it measures 9.35 metres x 4.80 metres (30'8" x 15'9") overall its one-brick-

thick external walls. Beyond, to the west, is a 2.50 metre (8'2") wide end lean-to outshut.

Internally on the ground floor the building (including its lean-to outshut) is divided into three parts, the two end sections being larger than the central compartment. At the western end the space within the lean-to outshut originally extended by 1.30 metres (4'3") into the main range, the western wall of the two-storeyed part being carried on a pair of wide but low openings capped by segmental arches and separated from one another by a two-brick-wide pier. Mortar adhering to the western (lean-to) face of the arches suggests that some form of construction formerly extended westwards into the outshut, but there is no other evidence to indicate what form this may have taken, let alone how far the construction projected into the outshut. The arches have the effect of visually separating the space within the outshut from the passage-like area to the east, which area has always been accessed from the south by an external doorway. Early in the 20th century the outshut was utilized as a pigsty [pers. com. Mr Emslie senior] though whether this was its original purpose is unclear. The smaller central room to the east is today entered by a full-width doorway in the south wall, the jambs of which appear to be original despite the existence of a modern lintel above - perhaps the original opening has been heightened. The existence of this wide opening suggests that this area may have served as a cart lodge or similar. A doorway links eastwards to the eastern room, but this opening represents an intrusion, so the eastern room must originally have been accessed through the eastern end wall, in the area where a modern wide doorway now exists. The ground floor within this area is slightly lower than within the remainder of the building and the walls incorporate timber grounds built in part way up their height, the walls above being rendered. The timber grounds suggest that the lower part of the walls may originally have been boarded. One window lights this space - at the eastern end of the north wall. There are no other clues as to the use to which this area was put.

At first-floor level the two-storeyed section of the building forms a single room and this appears to have been the case from the outset, though notches in the tiebeam suggest that partial internal partitions may at one time have been added. In similar fashion, broken-off tenons in some of the secondhand mortices in the reused tiebeams, together with an added timber cleat, suggest that a partial ceiling existed at one time, though the room is likely to have been designed to be open to its roof, as indeed is the case today. The room is reached via an external doorway in the south wall, served by external timber steps (replaced). Its intended function is uncertain: probably it was a granary.

WALL DESIGN

All the walls are constructed of brick, one-brick thick laid in English-garden-wall bond. It is not known whether the western end wall of the end outshut was initially open to the yard or closed by a wall, though the latter seems the most likely - the present wall is a modern reconstruction. Two attached internal brick piers are incorporated into the north wall beneath the ends of the crossbeams which carry the first floor, and there is a similar

pier beneath the southern end of the easternmost of the two crossbeams. The southern end of the other crossbeam coincides with the present external opening - it is unclear how this beam was originally supported at the opening. As noted, built into the brickwork of the eastern room are timber grounds, above which the walls retain traces of plaster.

Crossing the structure, dividing the eastern room from the central space is a one-brick-thick partition rising to the level of the first-floor joisting. However, three-quarters of the way up the wall the thickness reduces to half brick at an angled offset in the eastern face. The reason for the offset is unclear - possibly the partition was not originally full height and has been raised in half-brick walling subsequently, or alternatively perhaps strength was only needed within the lower part of the wall.

WINDOWS, DOORWAYS AND OTHER OPENINGS

One original ground-floor door opening survives and there are the remains of another. The fragmentary opening gives access to the central ground-floor area - only its jambs remain. The present head of the opening is a modern lintel located at the same level as the first-floor joisting. It is assumed that the original opening was lower, allowing adequate support to the crossbeam carrying the first floor. Alternatively, but less likely, the opening may have been in two parts with a pier supporting the crossbeam. The second opening on the ground floor led into the passage-like area adjacent to the end outshut. This opening is intact and is capped by a two brick deep brick-on-edge segmental ring arch. There are no indications to suggest that the opening was closed by a door. Curiously, the ground-floor part of the two-storeyed western end wall (between the main section of the building and the lean-to outshut) is pierced by two wide, low openings carried at ground-floor level by segmental two-brick-deep brick-on-edge ring arches. The significance of this feature has been more fully discussed under 'Layout' above. There is only one window on the ground floor, in the northern wall at the eastern end - its frame has been replaced.

The first-floor room was accessed by a doorway in the south wall and was lit by central openings within the eastern and western end walls. All make use of the wallplates/tiebeams as their heads. The eastern window was subsequently converted to a doorway but has been restored back to something like its original size: the western opening retains a two-pane casement window positioned with its cill immediately above the level of the lean-to roof.

FLOORS AND CEILINGS

The first floor is of 'central girder' construction framed in three bays with the alignment of the girders staggered between adjacent bays. The girders within the eastern two bays are of heavy (260 mm x 290 mm) scantling, have stop-chamfered lower leading edges, and support 80 mm x 90 mm joists located at relatively close centres. The chamfers on

the crossbeams and girders terminate in their correct positions in relation to the adjacent fabric and are stopped using barred-and-cyma stops. All these timbers have been reused from an earlier building, retaining their original configuration. In contrast, although secondhand, the timbers used for the western bay do not reuse their original configuration. For instance, the present girder is evidently a reused crossbeam and incorporates a redundant mortice for a former girder part way along its southern face. Many of the joists are now carried by metal joist hangers, some strengthening existing joints, others supporting replacement timbers.

At first-floor level the side faces of the tiebeams incorporate mortices for former joists, but all tiebeams are reused from an earlier building and the mortices relate to this earlier use - one tiebeam has been reused upside down. What is uncertain is whether any of the mortices were reused to support a ceiling - certainly there are broken-off tenons in some of the joints. The eastern tiebeam is the one which has been reused upside down and this has a batten nailed onto its western face, apparently intended to give support to ceiling joists, but this feature was most likely added at a later date.

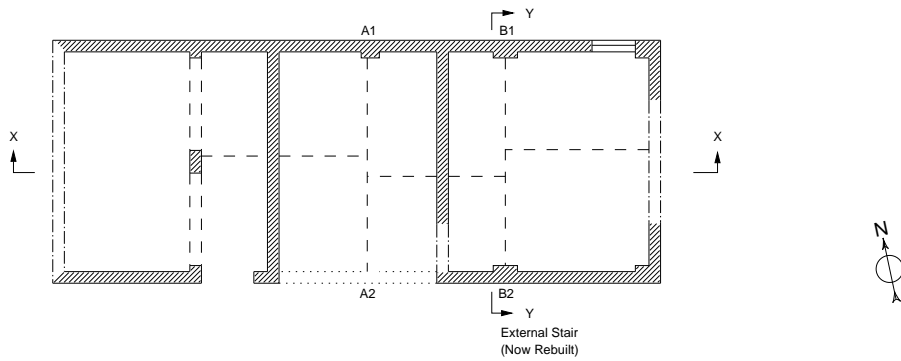
STAIRS

The present timber stair is a modern replacement. It rises against the external face of the southern wall and gives access to the external doorway via a landing. This probably mimics the original arrangement.

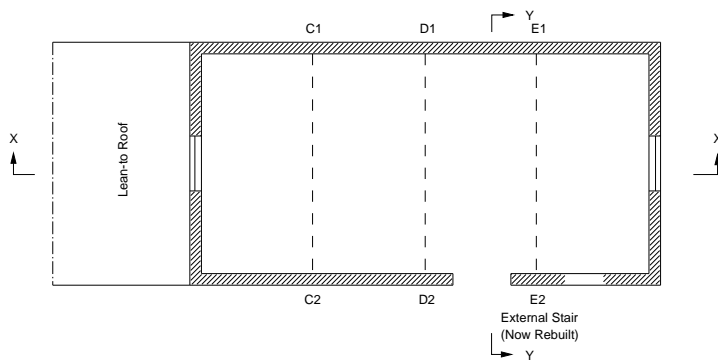
ROOF

The roof is of staggered-butt-purlin construction framed in four equal bays. The end bays incorporate hipped terminals supported by wallplate-like tiebeams laid in level assembly. The two central bays have a ridgeboard at the apex. This is interrupted by the principal rafters at the trusses, at which point the ends are supported by nailed-on cleats. The butt purlins are limited to these two central bays and are of late, square-set type (*ie* not aligned to the slope of the roof) with the common rafters angle-cut and nailed to them.

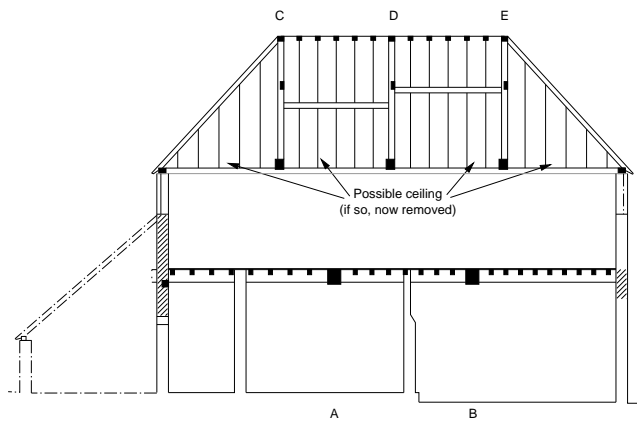
Much of the timber within the roof is secondhand: indeed the trusses retain their original configuration, including collars, though angle-set struts have been incorporated within the rebuild. The head of truss C1-C2 incorporates halvings for a former high-set collar. Some of the timbers retain soot staining from their previous use.



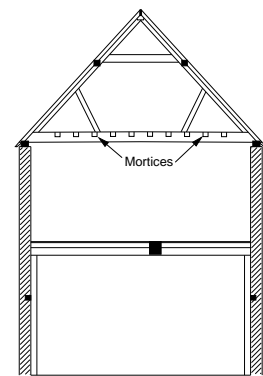
GROUND-FLOOR PLAN



FIRST-FLOOR PLAN



LONGITUDINAL SECTION X-X



CROSS SECTION Y-Y



GRANARY AT BLACKFORD FARM, HERSTMONCEUX, EAST SUSSEX PERIOD-A RECONSTRUCTION DRAWINGS				Site Ref	P20/10
				Drawing No.	1645/2
Drawn By	D Martin	Revision No	-	Date of original survey	2006
				Date of this revision	2006

APPENDIX I

HERSTMONCEUX - BLACKFORD FARM [P23/10]

Includes a freehold tenement of Herstmonceux manor called Pewreg als Pyuelreg als Pulveredg in Herstmonceux and Wartling, quitrent 6/6d [M111/56].

Includes a tenement called The Hook held of the manor of Dallington, quitrent 2/6d [M62/59], and possibly manor of Dallington tenements called Dyers (2/6½d) and Overhokes (7/-)

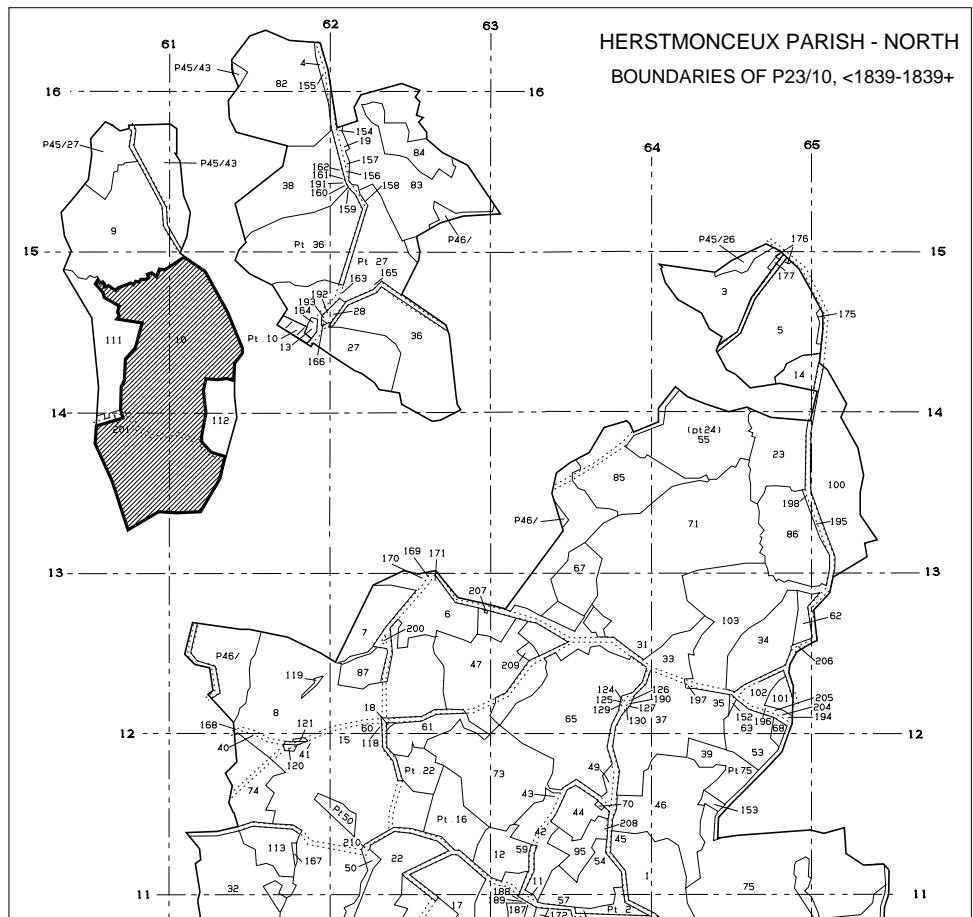
DETAILS OF PROPERTY [Centred @ NGR TQ 611 144]

<1585-1585+ Ho, bldgs + 140a

Described in a settlement of 1585 as a manor or tenement, house, buildings + 140 acres in Herstmonceux, Wartling, Warbleton and Hailsham [12].

<1665-1687+ Ho, bldgs + 200a

Described in a conveyance of 1665 as a message, barn, buildings + 120 acres called Blackford. Also 80 acres called Little Horam als Harmers Land. All the above in Herstmonceux and Wartling. [Also included 56 acres of marsh called Lampham als Lampims in Wartling, Pevensey and Manksey.] All these lands were in the occupation of Anthony Grint [8].



That part held of Dallington manor was described in the court records in 1668 as a freehold tenement and land called Le Hooke in Herstmonceux and Wartling [15].

That part held of Herstmonceux manor was described in a manorial survey of 1683 as 81a3r.10p in Herstmonceux and Wartling. Abuts:- S = King's highway leading from Cowbeech to Magham Down; N+E = King's highway leading

from Cowbeech to Crowbridge; SW + W = Bonifants Copice and Pewridge Woods and Pewridge Lands [3].

Settlement of 1687 describes the property as a messuage, 2 barns, garden, orchard + 200a called Blackford & Harmers & Barefields in Herstmonceux & Wartling [8]. [At this date the marsh in Wartling, Pevensey & Manksey was settled separately and was sold away to Thomas Everest in 1705] [8]

Described in 1694 as a capital messuage and 130 acres called Blackford, Harmers and Bareford in Herstmonceux and Wartling and 80 acres called Harmerslands [11].

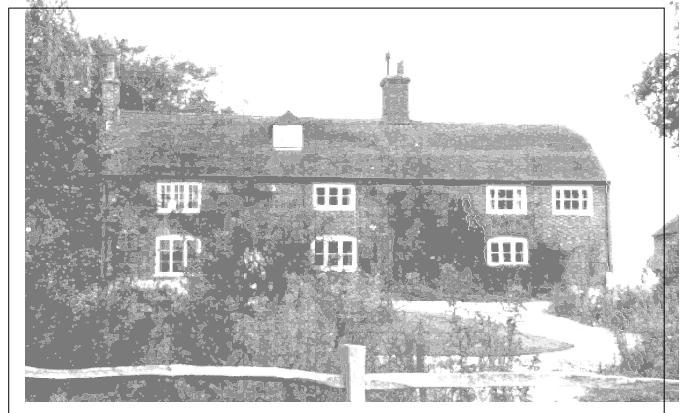
<1839-1844+ Hos, bn, bldgs + 406a

Described in the 1839 tithe award as Blackford House, barns, buildings and 212a.1r.24p of which 20¼ acres were wood [1] + 2 houses, barns and 93a.0r.21p in Wartling [10].

DETAILS OF HOUSE [NGR TQ 6100 1433]

Grade II Listed

Listed Building Ref TQ 61 SW 13/433. Listed as C18 front, but some older work within.



<1662-1665+ Hearth tax assessment

Anthony Grint, the tenant of this property, was assessed for two houses in the Hearth Tax, one at 5 flues and one at 4 flues. It is not at present known which assessment relates to Blackford [7].

DETAILS OF OASTHOUSE



LAND TAX ASSESSMENTS [2]

1702	£32
1711-1724	£40
1725-1746	£28
1747-1839	£29

DETAILS OF OWNERSHIP

<1567-1567+	John	Stapley	In 1567 he held the Dallington tenements Dyers and Overhokes, of which no more is heard [15]; father of the next, dead by 1585 but had granted leases of the estate which were still running at that date [12]
<1585-1606	Anth	Stapley esq	Of Framfield when he settled this, a messuage and 100 acres in Herstmonceux, Wartling and Hellingly, called Hoglands occupied by [blank] Hallock, Beckington in Warbleton and Heathfield, and Nettlesworth and Milkhurst in Heathfield on his marriage with Anne, daughter of John Thatcher, deceased, in 1585; [12] Died in 1606 leaving his son Anthony the king's ward [13]; referred to after his death as of London [8].
1606-1655	Anth	Stapley	[15] Aged 15½ when he inherited in 1606, his lands were committed to Thomas Pelham of Laughton, esq by the Crown [8]; as Colonel Anthony Stapley he signed the king's death warrant; succeeded by ?his sons. Of Patcham at his death. Govenor of Chichester, an MP and JP [14]
<1665-1665	Anth John	Stapley + Stapley kt, bt	[9,15] Both were of Patcham when they sold the property (with other lands) for £2,770 in 1665 [8].
1665-1667	Sus	Morley, widow	[9,15] Of Glynde, the widow of Robert Morley of Glynde [8]. She left lands and tenements in Herstmonceux, Wartling, Pevensey and Middlesex to her daughter Susannah Morley [11].
1667-1677	Sus	Morley	Of Wiston; her will of 1677 leaves Blackford and part of Lamphams and Permans in Hailsham to her nephew, William Morley in tail male, remainder to her sister Mary Fagg [11].
<1681-1687	John	Fagg, bart	[3,9,15] Of Wiston. In 1687 he settled the property to the use of Charles Fagg, one of his younger sons [8]
<1694-1705	Thos	Fagg	Settled by him on his marriage with Elizabeth, daughter of William Hay, widow of John Meeres, in 1694 [11]. His death was presented in the Dallington court records in 1705 [15].
1705-1705+	J M	Fagg	John Moses Fagg was the son and heir of Thomas Fagg, Esq [15].
<1769	Chas	Fagg, bart	[8] Of Wiston
<1769-1769	J M	Fagg, esq	John Meeres Fagg of Glyndleigh in Westham [3].
<1781-1808	Eliz	Peachy, Lady	[2,3] Daughter of John Meeres Fagg [11].
1809-1836+	J	Fagg, bart	[2]
<1839-1844+	Thos	Griffths	[1,2,10]

DETAILS OF TENANCY

<1575-1575	Rich	Grint	In his will of 1575 he left 6 kine at Blackford to his wife [5].
<1585-1585+	Gils	Grint	[12]
<1665-1675	Anth	Grint, yeoman	[5,7,8,11]
1675-1677+	Jerm	Grint +	
	Anth	Grint	The two sons of Anthony Grint late deceased [5,11].
<1687-1687+	Jas	West	[8]
<1702-1702+	John	Archer	[2]
<1711-1745	John	Hall	[2] Why did he leave 'my house called Blackford wherein I now dwell' to his son John in his will dated 1745? [5].
1746-1751	Hen	Hall	[2]
1752-1783	Rich	Vine	[2]
1784-1785	Thos	Vine	[2]
1786-1806	Mrs	Vine	[2]
1807-1735	Thos	Vine	[2]

1836-1836+	Rich	Vine	[2]
<1839-1844+	Thos	Faulkner +	
	John	Faulkner	[1,2,10]

SOURCES Marked [] at the end of each entry. See reference list.

1. ESRO TDE 89 - Herstmonceux Tithe Map and Award, 1839.
2. ESRO Herstmonceux Land Tax Returns.
3. ESRO XA18/1 - Survey and Terrier of the Manors of Herstmonceux and Old Court, 1683.
4. ESRO PAR - Herstmonceux Parish Records [*Not relevant regarding this property*]
5. ESRO W/A 7.88 - will of Richard Grint, 1575 + W/A 35.18 - Will of Anthony Grint, 1675 + W/A 57.34 - will of John Hall, 1745.
6. ESRO W/INV [*Probate Inventories - Not relevant regarding this property*]
7. ESRO XA5/2 - Hearth tax returns.
8. ESRO SAS/H83-87.
9. BL Add Mss 33184.
10. ESRO TDE 88 - Wartling tithe award
11. WSRO Wiston Mss 4983-4986, 5053, 5059, 4375.
12. ESRO SAS/PN 735.
13. SRS 14.983.
14. Fletcher, *Sussex 1600-1660*, (1975) 241-243.
15. ESRO ASH 200a, 241-267, 276, 735-736; BL Add Ms 33173, 33176, 33178, 33184, + Add Ch 31502-31523, 32372 - Dallington manorial documents.

Head Office
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
Tel: +44(0)1273 426830 Fax:+44(0)1273 420866
email: fau@ucl.ac.uk
Web: www.archaeologyse.co.uk



London Office
Centre for Applied Archaeology
Institute of Archaeology
University College London
31-34 Gordon Square, London, WC1 0PY
Tel: +44(0)20 7679 4778 Fax:+44(0)20 7383 2572
Web: www.ucl.ac.uk/caa

The contracts division of the Centre for Applied Archaeology, University College London 

©Archaeology South-East