

**An Archaeological Interpretative Survey of  
Peelings Manor, Westham, East Sussex**

**Commissioned by The Trustees of Peeling Manor**

**Project Reference: 2567  
ASE Report Number: 2007226**



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

**2007**

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

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# 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

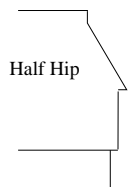
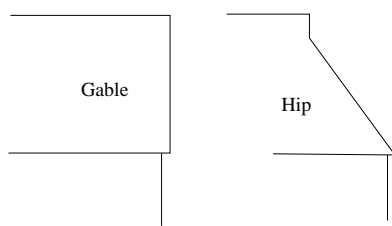
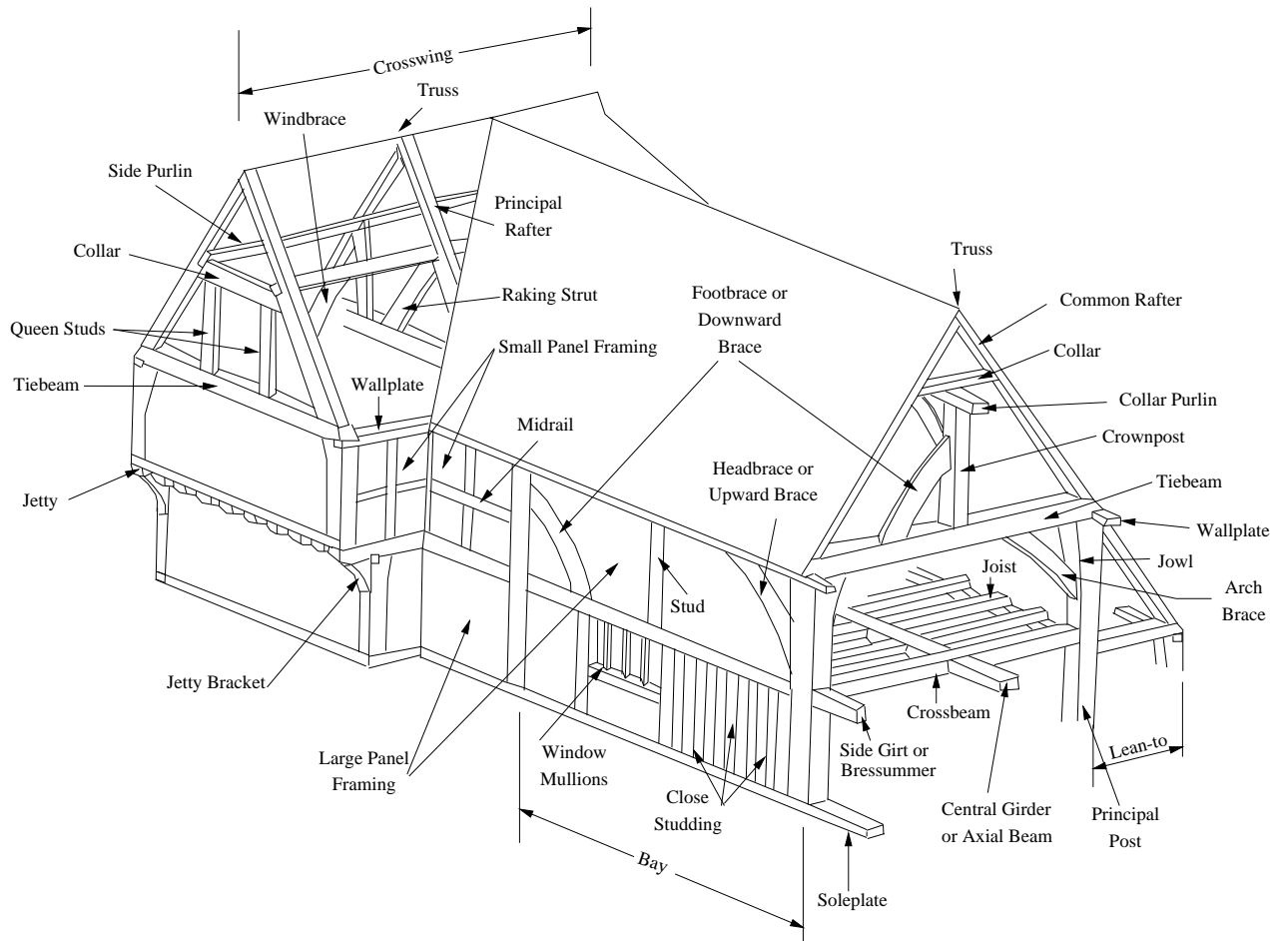
A set of drawings produced from an measured outline survey is included within the body of each report. The purpose of these drawings is to identify the features included within the written text and to illustrate, as far as is known, the form of the structure during its various stages of development. 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:

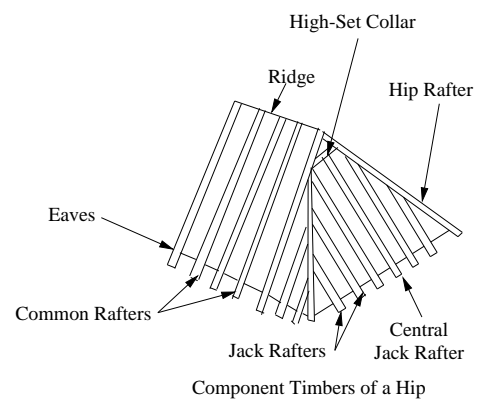
—————	Surviving Timber-Framed Wall
///////	Surviving Brick or Stone Wall
-----	Features evidenced but destroyed or masked from view
- - - - -	Beam or feature immediately overhead
- . - . - .	Conjectural or very approximate
■	Structural timber
?	Details unknown or doubtful

#### 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. 1651**

### **WESTHAM - PEELINGS MANOR**

**NGR TQ 6141 1498**

#### **LOCATION**

Peelings Manor stands on the south-eastern side of the lane leading between Stone Cross and Hankham, 1.5 miles to the west of Westham parish church. Built upon a NE-SW axis (hereafter for convenience assumed N-S) it is set back from the lane with its principal elevation facing SE (hereafter assumed east) away from the lane. Thus the building is today approached from its rear.

#### **HISTORICAL NOTE AND OVERVIEW OF THE BUILDING**

##### **[Drawing Nos. 1651/1-4]**

The manor of Peelings formed part of the possessions of the Normandy abbey of St. Mary of Grestain, whose English possessions were administered from a small priory - effectively a grange - at Wilmington, 5½ miles to the west of Peelings. Being an alien house, all Grestain's possessions were sequestered by the Crown in 1413 and were in that year re-granted to the Dean and Chapter of Chichester. Peelings continued to descend with the Wilmington estate, the vast majority of the Sussex lands of which were transferred by the cathedral into the ownership of Sir Richard Sackville in 1565. The Sackville family, in the guise of the Lords Dorset and Buckhurst, continued to own the estate until 1624 when it was granted by Richard, 3rd Earl of Dorset, to his daughter, Isobel, wife of James Compton, 3rd Earl of Northampton. James' son by his second marriage was Spencer Compton and it was he who inherited the Wilmington estate in 1681. He made Compton Place, Eastbourne, his country seat and, after serving as Speaker of the House of Commons, took the title of Earl of Wilmington. Upon his death in 1743 his possessions reverted to the main line, being inherited by James, 5th Earl of Northampton, and on the death of the 7th earl in 1763 the estate descended through his daughter to her husband, George Cavendish, 1st Earl of Burlington and subsequently, in 1835, to William Cavendish, 6th Duke of Devonshire. Throughout this time the manor of Peelings was leased out and this continued to be the case until 1921 when His Grace the Duke of Devonshire sold Peelings to Miss Eleanor E. Honey. [For details of the descent of the estate See East Sussex Record Office (hereafter ESRO) Tenement analysis for the Parish of Alfriston, P52/21 - Frog Firl (another property on the Wilmington estate). See also Sale Particulars dated 20th July 1921, copy held at Peelings].

The earliest surviving extant part of the house at Peelings dates from the late

15th century [**Period A**]. It consists of a timber-framed range of three main bays and, in addition, incorporates the fragmentary remains of an end smoke bay. A former southern parlour bay has been rebuilt. The frame shows evidence of having incorporated a rear aisle, also now rebuilt. The surviving section accommodates a two-bay open hall, formerly heated by a hearth on the floor, with what appears to have been a floored-over kitchen beyond it to the north. The kitchen was originally heated by a partially restricted smokebay. In modern times all three surviving bays have been converted into an impressive 'great hall'.

Due to the nature of the mid 20th-century renovations no further modifications are identifiable until the opening years of the 17th century, though it seems likely that a first floor had already by then been inserted into the open hall.

Either in or very soon after 1602 [**Period B**] the house was extensively upgraded and enlarged by Miles Hodgson, then rector of Westham, who in that year took a new 99-year lease of the property from the owner, Lord Buckhurst. Under the terms of the lease Hodgson transformed the house into an impressive, symmetrical-fronted small-scale gentry mansion. This was achieved by adding forward-projecting crosswings to both ends, in so doing destroyed the southern period-A in-line parlour bay and converting the plan to 'U' form. The retained period-A part was stone encased and the rear aisle was at this period maintained.

In the early 18th century [**Period C**] the central part of the rear aisle was removed and replaced by a two-storeyed range added to serve as a rear kitchen with a large chamber above. The kitchen was heated by a single-flue chimney incorporated within its rear gable. The two remaining parts of the rear aisle were widened at this date by reducing the roof pitch, converting these parts into rear lean-to outshuts. There is the slight possibility that at this time the period-A kitchen bay was combined with the hall area in order to form a large entry extending (on the ground floor) the full length of the main range, but, due to the nature of alterations carried out in the mid 20th century, this point cannot now be checked.

In the 19th century a lean-to outshut was added against the western wall of the back kitchen and, later in the same century, the lean-to roofs of the two retained sections of rear aisle *cum* outshut were removed and replaced by upper storeys capped by a narrow, pitched roof which extended the length of the mansion (compare the two roof slope plans in Drawing No. 1651/2). This allowed additional accommodation to be formed at first-floor level. During the same century a detached outhouse was built in two phases to the north-west of the mansion, the initial phase being single storeyed and the latter (linking the outhouse to a garden wall) two storeyed- see Drawing No. 1651/1. The house continued to expand during the first half of the 20th century, with the formerly detached outhouse being linked to the house.

This was the form in which the house stood when listed Grade II in 1952. By this time it was at risk and in serious need of renovation. It was acquired by Mr K. Banner who, during the following years, undertook a systematic and thorough restoration of the

property, apparently under guidance from Nikolaus Pevsner [*pers. comm.* Lady Craven, widow of the late Mr Banner]. It is interesting to note that Pevsner describes the house in its pre-restoration form in the Sussex volume of *Buildings of England*, published 1965. Externally the most dramatic of Banner's work was the reconstruction in medieval style of the derelict front wall of the main range, replacing the early 17th-century symmetrical, dormer-capped facade with a three-bay buttressed arrangement incorporating full-height hall windows and a two-centred arched entrance doorway within the northern bay. Internally too the principal alterations were concentrated within the medieval part. The floors and ceilings within the former two-bay open hall and the adjacent bay were removed and the dividing partition between the two parts was modified to open type, leaving only the principal posts, tiebeam, and partition crownpost intact. The effect of this was to restore much of the original medieval character whilst creating an impressive, enlarged three-bay Great Hall. Apart from this removal of early fabric, in general the timbers within the period-A part of the house were carefully renovated and missing timbers replaced, in the main following the original design. The chimney which had been inserted into the former smoke bay at the northern end of the medieval range was removed, leaving part of the back wall to the ground-floor fireplace intact. Elsewhere within the house the alterations were more limited, the principal modification being the insertion of a new staircase within the period-C rear range. The first floor of this rear range has been divided up in more recent times in order to form an additional bedroom.

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

## **LISTED STATUS OF THE BUILDING**

Peelings, Hankham Road, was listed grade II on 13th October 1952, its listed building reference being TQ 60 SW 25/229. Erroneously, the parish is given as Wartling. 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 incorrectly given as C16, with C18 additions in stucco and flints to the NE. The description of the main front of the central range relates to the arrangement prior to reconstruction. [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 (Late 15th C) [Drawing No. 1651/5]**

#### **LAYOUT**

The earliest part of the house is the central section, between the two crosswings and extending slightly into the period-B northern crosswing. This represents four bays of an apparently five-bay timber-framed house which incorporated an aisle running along the length of its western (rear) side. Although aisled houses are not common nationally, they are a relatively common phenomenon of the south coast of Sussex - indeed, the hall at the grange called Wilmington Priory had such a feature (ESRO HBR1/1046). Sufficient survives at Peelings to give a clear impression of the original internal layout. On the ground floor it comprised a southern parlour (now replaced by a much larger southern crosswing), an open hall which measured 5.00 metres (16'6") long, with, beyond it to the north, a further room served by some form of hearth area located within a short northern end bay. The destroyed southern parlour area would have incorporated a first-floor chamber, and there was a second first-floor chamber within bay C-D, to the north of the hall. The surviving fragment measures 10.55 metres (34'7") long x 5.65 metres (18'6") wide over the main frame, excluding the rebuilt rear aisle. Because the southern end of the medieval structure has been replaced the length of the period-A house is not reconstructable - allowing for a parlour of average size, it would probably have been in the region of 13.50 metres (44'3") long, slightly above average for a hall house of this type. Quoins incorporated into the side walls of the present house indicate that the original width of the medieval aisle was c1.20 metres (4'0"), giving an overall width of the medieval house of c6.75 metres (c 22'0") - again, slightly above average for this type of house.

In length the open hall originally comprised two unequal bays, extending from truss A-A to truss C-C, and was thus not three bays as now. Of the two bays, the longer is at the southern parlour or 'high' end, with the much shorter bay at the northern 'low' end. The external doorways would have given access into the shorter bay: indeed the front door remained in this location until the alterations carried out in the mid 20th century. Truss C-C, which today crosses the three-bay hall, was originally infilled with a daub partition at the upper level, and almost certainly this was the case at ground-floor level too. Bay C-D, beyond the truss and today forming the northern bay of the present three-bay hall, originally incorporated a first floor, a point indicated by pegged joist mortices in the southern face of the crossbeam to truss D-D. Usually the ground floor area of this part of a medieval house accommodated the service rooms, but in this instance the area was open to a short, partially floored northern end bay (D-E). Therefore, in this instance this area is much more likely to have functioned as a combined service room and kitchen, served by a hearth within the smokebay. This configuration is not common, but is by no means unique - for example, somewhat similar arrangements are known to have existed locally at Egypt Farm, Warbleton (ESRO HBR1/227), 21 Northbridge Street, Salehurst (ESRO HBR1/265) and Moses Farm, Fletching (ESRO HBR 1/1517) to name but three instances.

## **WALL DESIGN, WINDOWS AND DOORWAYS**

Prior to the reconstruction of the front wall in stone during period B, the building was of entirely timber-framed construction, built using traditional local techniques. All indications as to the design of the infill framing within the external walls, together with window and doorway details, were lost as a result of this upgrade, this despite the fact that the principal posts within the front wall were retained, encased externally by the new masonry.

The design of the arcade survives between the main body of the house and the (former) rear aisle, though it is now much repaired and most of the arcade braces have been replaced. A reconstruction of its form is shown in grey outline in Drawing No. 1651/5, Section X-X. The southernmost brace, within the arcade of the lost southern bay, is evidenced by a pegged mortice in the south face of the arcade post to truss A-A.

Regarding the internal partitions, despite being heavily repaired the high-end wall of the open hall (Truss A-A) which divided the hall from the parlour, survives and retains its original design. This comprised curved footbraces descending from the principal post and arcade post to the dais beam, with a central high-level stud and three studs set beneath the dais beam. Usually within this area the dais beam is moulded, but not in this instance. The spacing of the studs beneath the beam indicates the absence of an inter-connecting doorway, and thus (as is to be expected) the doorway leading from the hall into the parlour bay would have been sited within the rear aisle.

Although now removed to allow the open hall to be enlarged, blocked-in mortices and stave holes indicate that the upper part of truss C-C was originally similar in design to the corresponding part of A-A. Above tiebeam level both these trusses incorporate footbraced partition crownposts, and a similar footbraced crownpost survives further north, within truss D-D. Although this latter roof truss can only be viewed from a distance, it is clear that the framing is faced towards the northern edge of the truss: this is standard practice with a truss flanking a smokebay. Parts of the soffit of the truss's crossbeam is visible. It incorporates one pegged mortice for a stud located west of central, with no other visible period-A mortices or stave holes for infill framing at ground-floor level. To the east of the stud the narrow northern bay shows no indications of having incorporated a first floor, though to the west the joists still survive. Therefore, most likely the stud delineated the side of a hearth located to its east.

The principal feature of any two-bay open hall is the open truss (B-B) which crossed the room. Here too there has been much repair, particularly with regards the arch braces, but sufficient original work remains to indicate that the present arrangement is a faithful copy of the original form. The arch braces spring from high up the posts (a typical late feature) and the profile of the braces is continued across the underside of the tiebeam in the form of an integral nib with chamfered leading edges. The nib is narrow, indicating that the braces were thin and blade-like - another late feature. Sitting above the tiebeam

is a cruciform-section crownpost, with four-way headbracing.

## **FLOORS AND CEILINGS**

Only within the western part of bay D-E do any of the floor joists survive. These measure on average 200 mm wide and are mortice and tenoned to the crossbeam of truss D-D - the jointing to truss E-E is hidden. Along its eastern part, the northern face of the crossbeam is absent of both peg hole and joist mortices, indicating that this section of the north bay was originally open. Evidence that bay C-D was originally floored is to be seen in a row of peg holes extending along the soffit of the crossbeam's southern face at 600 mm centres - the associated mortices are hidden by a mid 20th-century gallery ceiling.

The southern (reverse) face of the dais beam is entirely hidden from view, and thus no evidence is visible regarding the floor joisting within the demolished period-A parlour.

## **CHIMNEYS**

The hall would have been heated by an open hearth set upon the floor. Evidence for this hearth is indicated by soot staining on the roof timbers within the hall itself. [This should not be confused with the remains of charring on some of the timbers in this area - including the posts of the arcade - which indicate that the building has been fire damaged at some uncertain date in its history].

Evidence that the eastern part of the northern bay was originally open is indicated by the lack of joist mortices in the northern face of the crossbeam of truss D-D, as described under '*Floors and Ceilings*' above. This would be consistent with this end of the house having been used as a kitchen.

## **ROOF**

The roof is the best preserved part of the medieval structure. It is of paired-rafter-and-collar construction with the collars morticed-and-tenoned into the heavy (190 mm wide) rafters - a mark of quality. A collar purlin running beneath the collars is supported by crownposts at each of the four surviving roof trusses. The crownposts to trusses A-A, C-C and D-D are of partition type in that they incorporate a plain post triangulated by curved footbraces descending to the tiebeam. From the posts thin, relatively short headbraces rise to support the collar purlin. All three of these roof trusses would have been infilled with daub.

Located over the tiebeam of the hall's open truss (B-B) is a freestanding crownpost of cruciform cross section, complete with a neat, but plain base located just above the tiebeam. Four-way headbraces of identical width to the central orders of the cruciform

shaft spring up to the collar and collar purlin: as with the other braces in the building they are thin and blade like.

The ends of the rafters supported by the arcade plate are cut off square with the plate. It is not known whether this was undertaken during the 20th-century repairs or whether it represents an original feature, undertaken so as to avoid the heads of the rafters over the rear aisle. No rafters from the rear aisle survive, having been replaced when the aisle was rebuilt as a lean-to outshut of greater width during period C. [That roof too has since been destroyed by the addition of an upper storey in this area].

## **NOTE**

There are likely to have been alterations made to the house prior to the identifiable period-B work, but the nature of the subsequent modifications makes it impossible to confirm this point. One of these alterations is likely to have been the insertion of a floor into the hall, but see below.

## **PERIOD B (c1602) [Drawing Nos. 1651/6-8]**

### **THE DATING OF THE PERIOD-B ALTERATIONS**

Based upon what was probably a quite superficial inspection at a time when much of the structural detail was most likely covered by later plaster, Nikolaus Pevsner assumed that the centrally-placed period-B front door originally led into a spacious entrance hall occupying the entire ground-floor of the main range. This symmetry of plan suggested to him 'a date as late as the mid C17' for the period-B alterations [Ian Nairn and Nikolaus Pevsner, *The Buildings of England: Sussex* (1965) p.626]. Perhaps his judgement was influenced by the fact that by the time of his visit the entire ground floor had been made into one room, though the structural evidence now visible makes clear that this was not the case during period B - the northern bay still functioned as a separate space served by a chimney in the smoke bay.

All period-B structural evidence suggests a date of c1600 for the alterations. This date appears to be confirmed by a quotation from a lease quoted in the 1921 sale particulars. These state that in 1602 'Sir Thomas Sackville, Lord Buckhurst, granted a Lease to Miles Hodgson, B.D. and Thomas Hodgson his son of All that house wherein the said Miles Hodgson then dwelt at Peling, and 76 acres of Upland and 111 acres of Marsh, Also the Tithe Corn of the Parish of Westham and the Tithe Corn of the farm of Langney in Westham. In consideration of the Lease the said Miles Hodgson was to build at Peeling one very sufficient Dwelling House to be annexed to the Building at that time there, to the value of £200 and also one faire outhouse then begun and to be finished for

a stable, stall, storehouse chambers and garner for corn, and to make a draw-well near the same. The rent was £80 per annum. The term of 99 years was to begin on the death of Thomas Culpeper, Esq. and his wife Elizabeth, who occupied the lands, but not the house. Thomas Culpeper died in 1603 and his wife in 1606.' [Sale particulars of 1921: copy held at the house]. There can surely be no doubt that Hodgson was responsible for the major period-B alterations and that these were carried out soon after 1602.

Miles Hodgson (c1553-1625) was educated at Oxford, obtaining his MA at New College in 1584 and his bachelor of divinity in 1595. He was created vicar of Hailsham in 1589, rector of Westham in 1593 and was made a canon of Chichester in 1604. He married Philippa Puttleton at Nettlestead in Kent on 6th September 1591 and between 1592 and 1600 had a number of children by her, all baptised at Hailsham, and a daughter baptised at Westham on 27th March 1603 (d.1624). Philippa was herself buried at Westham 21st March 1603. Following her death, Miles married Christina Crawhurst on 30th November 1609 (d.1616) by whom he had two sons, both of whom died young. All his sons pre-deceased him. He made his will on 17th October 1625 (ESRO WA19.65), proved 17th November 1625 - inventory value £415:07:08d (ESRO WB 5.229): he was buried at Westham. He was survived by a daughter, Elizabeth, who married William Thomason, gent. [We are grateful to Christopher Whittick of the East Sussex Record Office for supplying the above information regarding Hodgson].

## LAYOUT

Soon after 1602 the house was upgraded by demolishing the period-A in-line parlour bay and replacing it by a stone crosswing which projected forward of the original building by 4.15 metres (13'8") but respected the alignment of the period-A rear wall. A further stone-built wing of identical proportions was added at the northern 'kitchen' end of the house, encompassing the earlier smoke bay as a chimney bay. Indeed, it is possible that the brick-built chimney had already been inserted into the smoke bay by this date. As part of the upgrade the front wall of the retained earlier house was rebuilt in stone, retaining but encasing the principal posts, thereby masking them from view on the exterior. The result was a modest symmetrically-fronted gentry mansion having an overall frontage of 19.85 metres (65'0") and a unified 'U-plan'. The new external appearance gave no hint of the medieval house retained within. Rather surprisingly, the new design retained the medieval rear aisle, which was now extended across the end walls of the two crosswings, a point still evidenced by joints in the stonework in the southern and northern walls, the latter still showing the sloping roof line (later raised in two phases).

The internal layout is entirely typical of a gentry mansion of the period. The majority of the ground floor within the new southern crosswing was taken up by a spacious Great Parlour, to the rear of which was divided off a stair area, and beyond that (in the rear aisle) a narrow best buttery. As is usual practice, beneath the Great Parlour is a cellar, now filled in but evidenced by a window in the eastern front wall. The main range

(formed within the old medieval house) retained its original layout with a two-bay hall entered by a new front door located upon the site of its medieval predecessor, but, due to the revised layout, positioned centrally within the new facade. Whether the hall was heated at this time is uncertain - indeed, it is possible that it was only partially floored, for a relation of Mr Banner remembers visiting as a child, prior to the 20th-century alterations, and looking down from a side gallery into the hall [information supplied during the site visit]. Of course, this apparent partial opening of the hall may have represented part of a later alteration: certainly the pre mid 20th-century arrangement of the windows in the front elevation suggest the existence of a first floor. The old kitchen within the northern end of the main range continued its former function, but was now served by a brick-built chimney intruded into the smokebay. It seems at least likely that a passage was inserted through the kitchen in order to access the northern crosswing, the front part of which served either as a lesser parlour or perhaps as a study. The thin nature of the wall beneath the present window in the south wall of this room may suggest a former external door but, if so, the alteration has been very skilfully executed. Behind the lesser parlour were the stairs, with the rear part of the range apparently utilized as services. This section of the house is now much modernized.

At first-floor level the layout was repeated, with a large parlour chamber housed within the southern wing and the eastern part of the northern crosswing utilized as a lesser parlour chamber. This later chamber was divided from the rear chamber within the crosswing by a landing/circulation area housing stairs which allowed independent access into the chambers and attic areas at this end of the house. No doubt it was from this area too that the kitchen chamber was accessed. As already noted, the use of the upper part of the medieval hall is in doubt. The layout of the windows indicate attic rooms within the roofs of each of the three ranges. Those in the main range have been removed and those within the roof of the southern crosswing are now inaccessible: only those over the northern crosswing remain in use.

## **EXTERNAL WALLS, WINDOWS AND DOORWAYS**

The principal external walls are of stone, faced in ashlar greensand blocks. However, the northern wall is varied in that it is faced in knapped flintwork with greensand quoins, reflecting the lesser status of this end of the house. No doubt the low rear wall of the aisle was similarly faced, though this was destroyed when the aisle was widened and converted into a lean-to outshut during period C. All external walls are constructed off a chamfered plinth. There is no string course at first-floor level: instead, the windows are capped by projecting hood moulds with returns labels. Except for a two-light first-floor window of uncertain date in the south wall of the southern crosswing and another in the north wall of the northern wing (both chamfered and absent of hood mould) the windows themselves are ovolo moulded externally, though internally only those in the principal rooms are so treated, the remainder being chamfered. All but the extreme ends of the main range's front wall was entirely reconstructed to a revised design during the mid 20th-century alterations. However, a photograph in the sale particulars of 1921 shows this facade prior to alteration. It was symmetrical in design with three-pane windows

flanking a centrally-placed stone doorway with four-centred arched head beneath a square hood with return stops. The facade was still in its unaltered state in 1952 when the house was listed. The list description records that the initials M E were carved into the spandrels of the door head. The initial 'M' probably relates to Miles, but the significance of the 'E' is unknown (unless it is a misreading of 'H' for Hodgson!). Above the doorway was a two-pane window squeezed below the medieval eaves, whereas the three-pane windows on either side pierced through the medieval eaves into gable-fronted face dormers, each with a central bulls-eye window.

## **INTERNAL PARTITIONS**

In the northern wing, dividing the lesser parlour and lesser parlour chamber from the stair area, is a timber-framed small-panel daub-infilled partition (see Section W-W, Drawing No. 1651/7). The framing has heavy continuous midrails with the studs interrupted by them. Only the door jambs are full height, and these support dropped heads. Curiously, the first and attic floors are not jointed into the crossbeam and tiebeam of the partition, but are instead lodged over them. The possibility that the partition predated the period-B work and represented the front wall of a post-period-A northern addition was considered, but this does not seem to be the case.

The only other period-B internal partition was that dividing the Great Parlour and its chamber from the former staircase area: this has been removed, but its alignment on the ground floor is evidenced by stave holes and mortices in the soffit of the crossbeam. All other partitions were retained from the period-A phase, including that between the parlour/parlour chamber and the hall.

## **FLOORS AND CEILINGS**

The ceiling joists and crossbeams are visible within the Great Parlour, where the former flush under-plastered ceiling has been removed. The exposed joists span east-west, are narrow (65 mm) and are of rectangular section, being aligned with their soffits flush with the underside of the crossbeams. This indicates that the joists were designed to support an entirely flush (probably enriched) contemporary plaster ceiling - a feature entirely consistent with the status of the room. The first floor chamber above retains a plain flush under-plaster ceiling, masking the constructional details from view.

As within the Great Parlour, the joists are likewise now visible within the Lesser Parlour. Here too the narrow, deep nature of the joists indicates a room of some status, fitted with a flush plastered ceiling. In this instance the ceiling is of central-girder construction, supporting joists aligned north-south. The constructional details of all other period-B floors and ceilings within the house are now hidden from view. It should be noted that within both crosswings the attic floors are noticeably elevated above wallplate level in order to increase the first-floor storey height and (to judge from the level of the window heads shown in the 1921 photograph) this must also have been the case with the (since

removed) attic floor which was inserted into the main range. With regards the two crosswings, this meant that all tiebeams within this range were jointed into the side faces of the principal rafters, rather than being dovetailed over the wallplates. This was an inevitable consequence of having incorporated the relatively low medieval house into the new scheme.

## **STAIRS**

Access from the Great Parlour to the chamber above was via a flight of stairs located to the west (rear) of the westernmost crossbeam in the crosswing's first floor. Here, one joist (towards the northern end) is heavier than the others and is pegged, apparently indicating the position of the landing at the top of the stairs. All other joists in the area of the stairs represent modern insertions, added when the flight was removed. Stave holes in the underside of the crossbeam indicate the position of the partition which divided off the stairs from the parlour.

Within the northern wing an area between the Lesser Parlour and the rear service room was partitioned off on both levels in order to accommodate the stairs which gave access to the first floor and garrets. This stair was carefully positioned so as to allow independent access to the first-floor chambers at this end of the house, including no doubt the kitchen chamber. The ground-floor flight has been reconstructed, but the attic flight remains. It is of dog-leg type with a half landing against the north wall and is protected by a balustrade with an original grip handrail supported by newels with shaped finials. Stick banisters have been added beneath the handrails in modern times.

## **CHIMNEYS**

The parlours and their chambers were each heated by chimneys constructed against the external side walls of the crosswings. These stacks are each of two flues and have diamond-section detached shafts (now rendered). Internally, the fireplaces serving the Great Parlour and chamber over retain their moulded stone surrounds with four-centred arched heads. That within the Great Parlour is currently masked by a later surround placed in front of the original.

The fireplace within the Lesser Parlour also incorporates a stone surround, but is less decorative. It is plainly chamfered down its internal leading edge. That serving the chamber above is currently masked.

The photograph incorporated within the 1921 sale particulars shows a further chimney rising through the ridge at the northern end of the main range. From the design of its cap this appears to have been of two flues serving ground- and first-floor fireplaces facing south, heating the kitchen and kitchen chamber, though it is possible that a third flue was included, serving the service chamber. The only part of this stack to survive is the brick back wall of the kitchen fireplace, the top part of which is tumbled back as it

enters the former flue. Within the southern face of the brickwork can be seen the scars where the two jambs of the fireplace have been cut off. Within this wall, inset from the former eastern jamb, is a rectangular recess. These remains now form part of the side wall in a modern passage.

## **ROOF**

No details are known regarding the construction of the roof over the southern crosswing: at the time of survey there was no access to the roofspace over this end of the house.

At the northern end of the mansion the roof area is utilized as attic rooms and here the principal timbers of the roof construction are visible. These indicate that the roof over the northern crosswing is of in-line butted-side-purlin construction, probably with the common rafters laid over the back faces of the side purlins rather than jointed into them. This roof intersects the northern extension to that of the medieval main range by means of a structural valley rafter, but too much of the detail is hidden to ascertain the precise details.

## **PERIOD C (Early 18th C) [Drawing No. 1651/9]**

### **LAYOUT**

All recognizable alterations made to the house at this time relate to the rear, where the service areas were now upgraded. Here a central two-storeyed range measuring 6.55 metres x 6.50 metres (21'5" x 21'4") was added behind the hall, overwriting the central section of the rear aisle. This comprised a single room (back kitchen) on the ground floor with a large chamber above. The range is constructed hard against the arcade of the hall, so at this time the hall was effectively sized down by the removal of the aisle. As part of these alterations the two end sections of the rear aisle were rebuilt wider, with a shallower-pitched roof over them, thereby increasing the number of rear service rooms.

### **WALL DESIGN, WINDOWS AND DOORWAYS**

As with the period-B work, the external walls of the extensions are constructed of mass walling. They are faced in ashlar greensand blocks up to plinth level, with flintwork (mostly un-knapped) bedded in copious amounts of mortar above. As with the plinth, at the corners the quoins are of ashlar greensand blocks. There are occasional bricks incorporated into the construction, but these may represent later repairs. The widening of the aisle in order to form a lean-to outshut is recognizable as a change in masonry in both the north and south walls, but is particularly noticeable in the north wall where the

original aisle roof line and that of the more shallow-pitched roof of the outshut are very obvious beneath the wall of the extra storey added during the 19th century. In the western wall of the northern section of outshut there is one (?refixed) two-pane stone window with chamfered surround, but otherwise all windows are (replacement) timber casements set within brick-dressed openings. Those on the ground floor within the rear range have flat one-and-a-half brick deep heads of cut bricks with a distinctive central cut key of flush brickwork.

## **FLOORS AND CEILINGS**

Within the back kitchen the ceiling is of central-girder construction, the girder being exceptionally deep and left exposed beneath the plaster ceiling which masks the joists from view. Whether the plaster ceiling is an addition is uncertain - this area has been extensively modernized. At first-floor level the present ceiling appears to be of relatively recent date and is set slightly into the roof with the feet of the principal rafters exposed within the chamber. Whether or not the chamber was originally open to the roof is uncertain.

## **STAIRS**

The present 20th-century stair rise with the rear range, against the western face of the infilled arcade and is fitted with mock Jacobean balustrading. It is not known whether this represents a replacement of an earlier, more humble flight upon the same site though, if so, the original would have been intended for service use only.

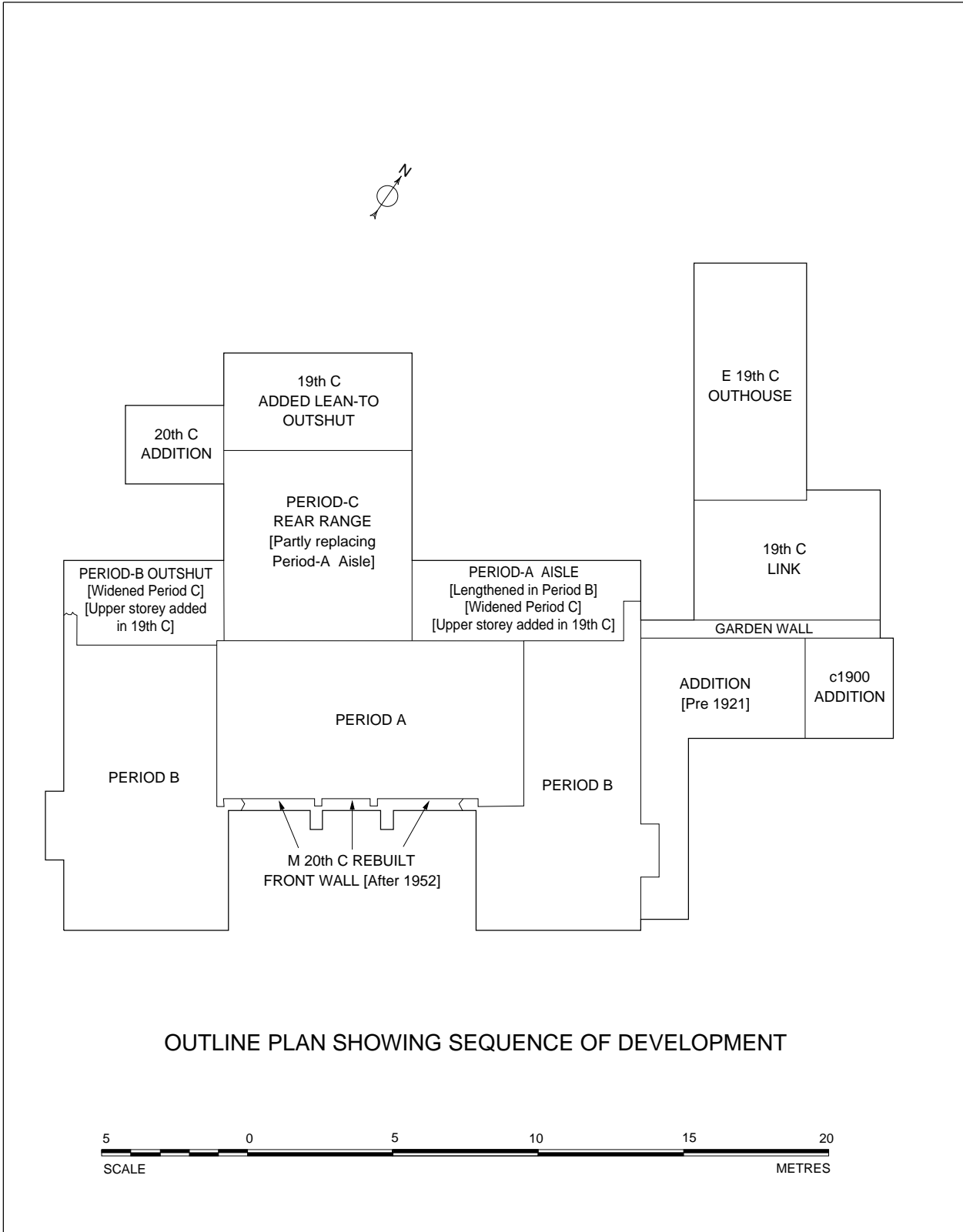
## **CHIMNEYS**

Built internally against the face of the western wall of the rear range is a single-flue chimney, the 2.25-metre (7'4") wide fireplace of which survives beneath later facing, its lintel and jambs now being masked by in-building and a later surround. Within the chamber above, the flue has been cut back on its southern side but otherwise survives intact. In the 19th century a second fireplace was added against the western face, serving the 19th-century end lean-to extension.

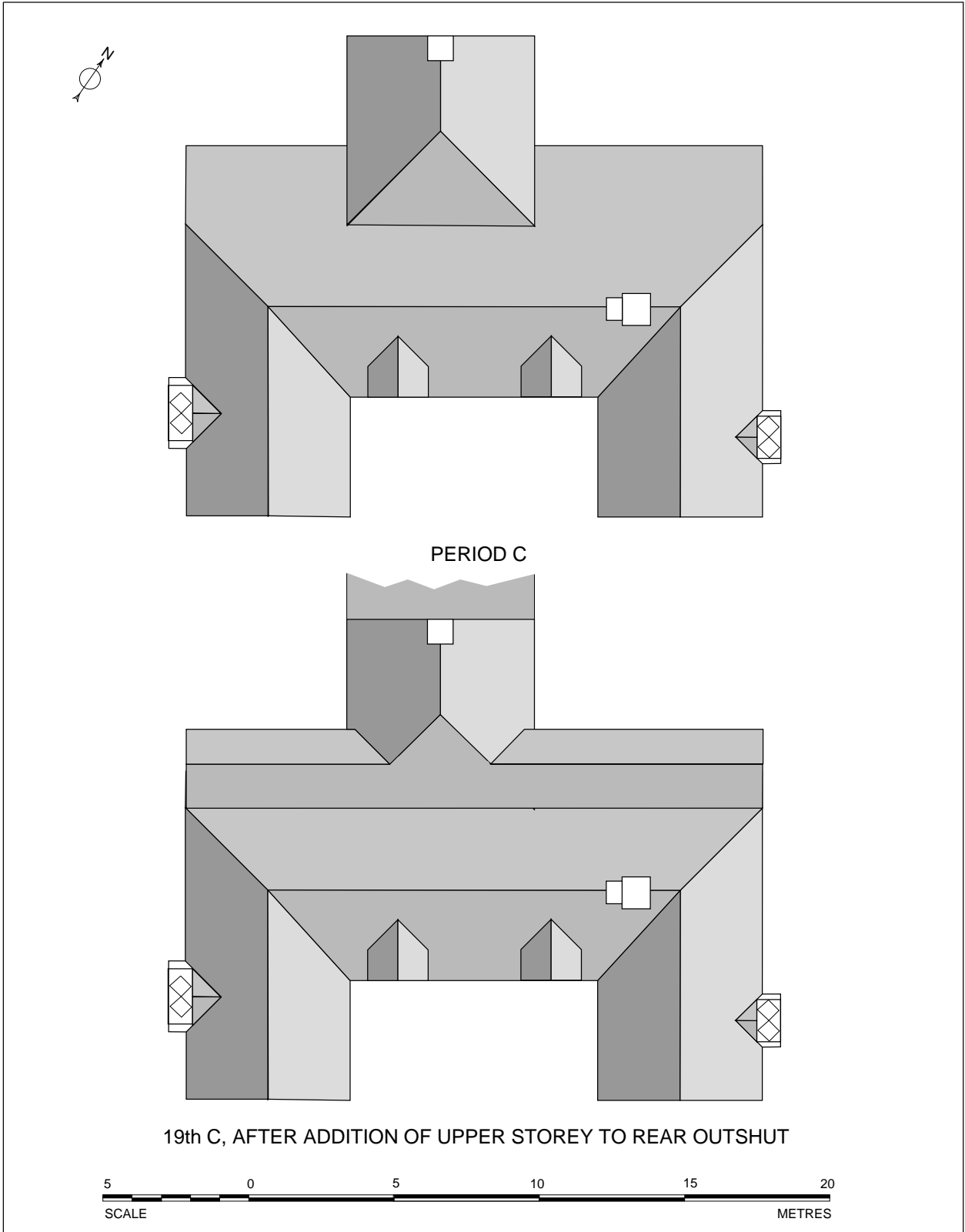
## **ROOF**

Given the design of the two-storeyed rear range, somewhat surprisingly the roof of this range is hipped to the east where it abutted the rear of the hall - usually the roof would have continued through to meet the rear slope of the main range. By incorporating a hip against the hall range this formed a valley which would have been difficult to weather and potentially expensive to maintain. Why this unusual arrangement was adopted is unclear, though the opposite (western) end utilizes a standard gable within which is

incorporated the single-flue chimney. The roof itself is constructed using in-line interrupted-side-purlin construction designed with three tiers of purlins. The central tier is the heaviest and here the purlins are true butt purlins: that is, the purlins interrupt the common rafters, which are thus jointed into them. In contrast, the common rafters extend over the backs of the upper and lower tiers, which in consequence are of lesser scantling. Incorporated within the hip is a central principal rafter into which the return purlins are morticed: this principal rafter is linked back to the main roof truss. Each of the two trusses incorporate a pair of collars (the upper high-level collar being halved into position) but there are no tiebeams.



<b>PEELINGS MANOR, WESTHAM, EAST SUSSEX</b> <b>OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT</b>				Site Ref	<b>P106/03</b>		
				Drawing No.	<b>1651/1</b>		
Drawn By	<b>D Martin</b>	Revision No	-	Date of original survey	<b>2006</b>	Date of this revision	<b>2006</b>



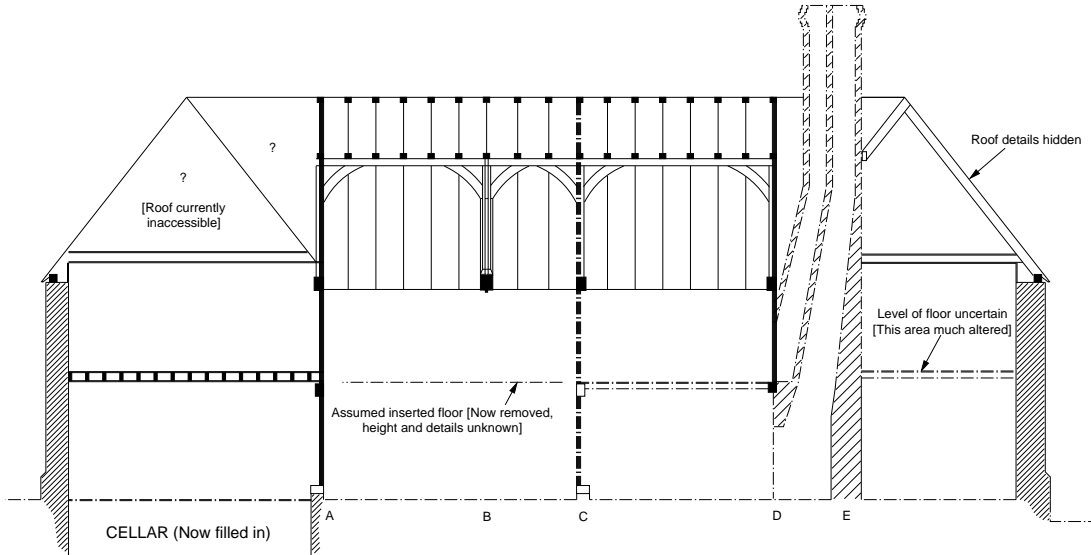
<b>PEELINGS MANOR, WESTHAM, EAST SUSSEX OUTLINE ROOF-SLOPE PLANS</b>				Site Ref	<b>P106/03</b>
				Drawing No.	<b>1651/2</b>
Drawn By	D Martin	Revision No	-	Date of original survey	2006
				Date of this revision	2006



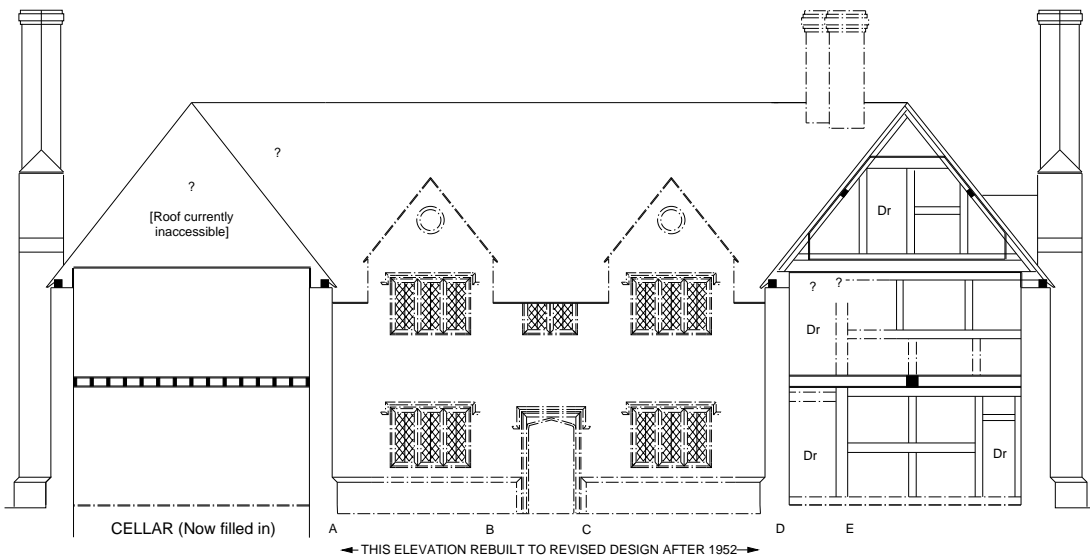








LONGITUDINAL SECTION V-V



LONGITUDINAL SECTION AND PART ELEVATION W-W



**PEELINGS MANOR, WESTHAM, EAST SUSSEX  
 PERIOD-B RECONSTRUCTION DRAWINGS**

Site Ref **P106/03**

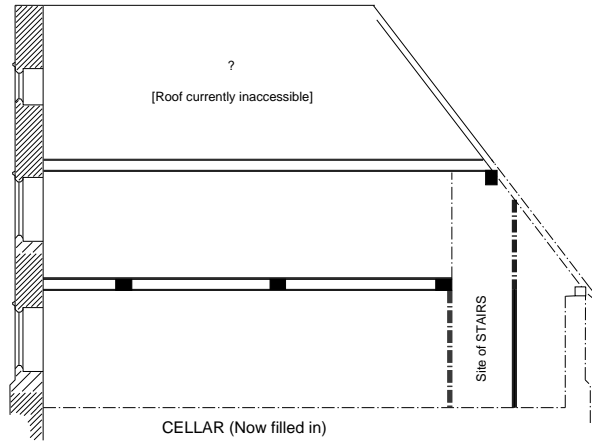
Drawing No. **1651/7**

Drawn By **D Martin**

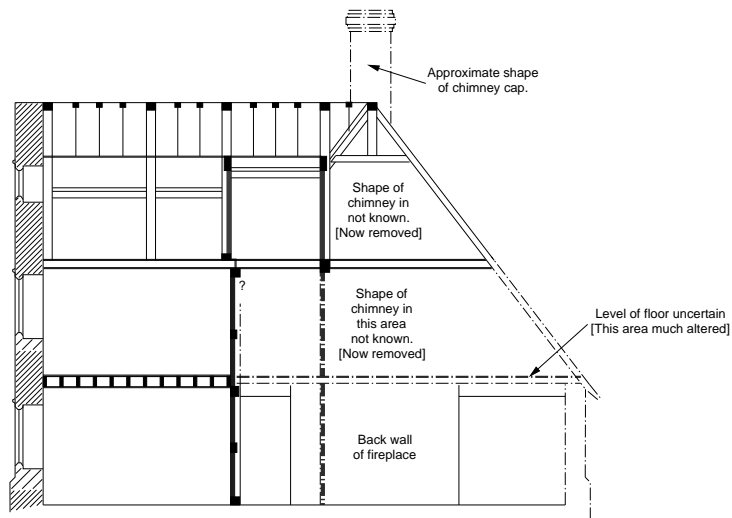
Revision No -

Date of original survey **2006**

Date of this revision **2006**



SECTION X-X THROUGH PARLOUR CROSSING



SECTION Z-Z THROUGH LOW-END CROSSING



<b>PEELINGS MANOR, WESTHAM, EAST SUSSEX                  PERIOD-B RECONSTRUCTION DRAWINGS</b>				Site Ref	<b>P106/03</b>
				Drawing No.	<b>1651/8</b>
Drawn By	D Martin	Revision No	-	Date of original survey	2006
				Date of this revision	2006





Plate 1  
Front elevation of Peelings in 1921



Plate 2  
Detail of front wall of main range as in 1921

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](mailto:fau@ucl.ac.uk)  
Web: [www.archaeologyse.co.uk](http://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](http://www.ucl.ac.uk/caa)

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

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