Archaeology South-East

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An Archaeological Interpretative Survey of Brocketts, Whitemans Green, Cuckfield, West Sussex

Commissioned by
Gould and Company on behalf of
John and Rosie McNamara
Project Ref. 2681

by
David Martin FSA IHBC MIFA & Barbara Martin AIFA

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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.

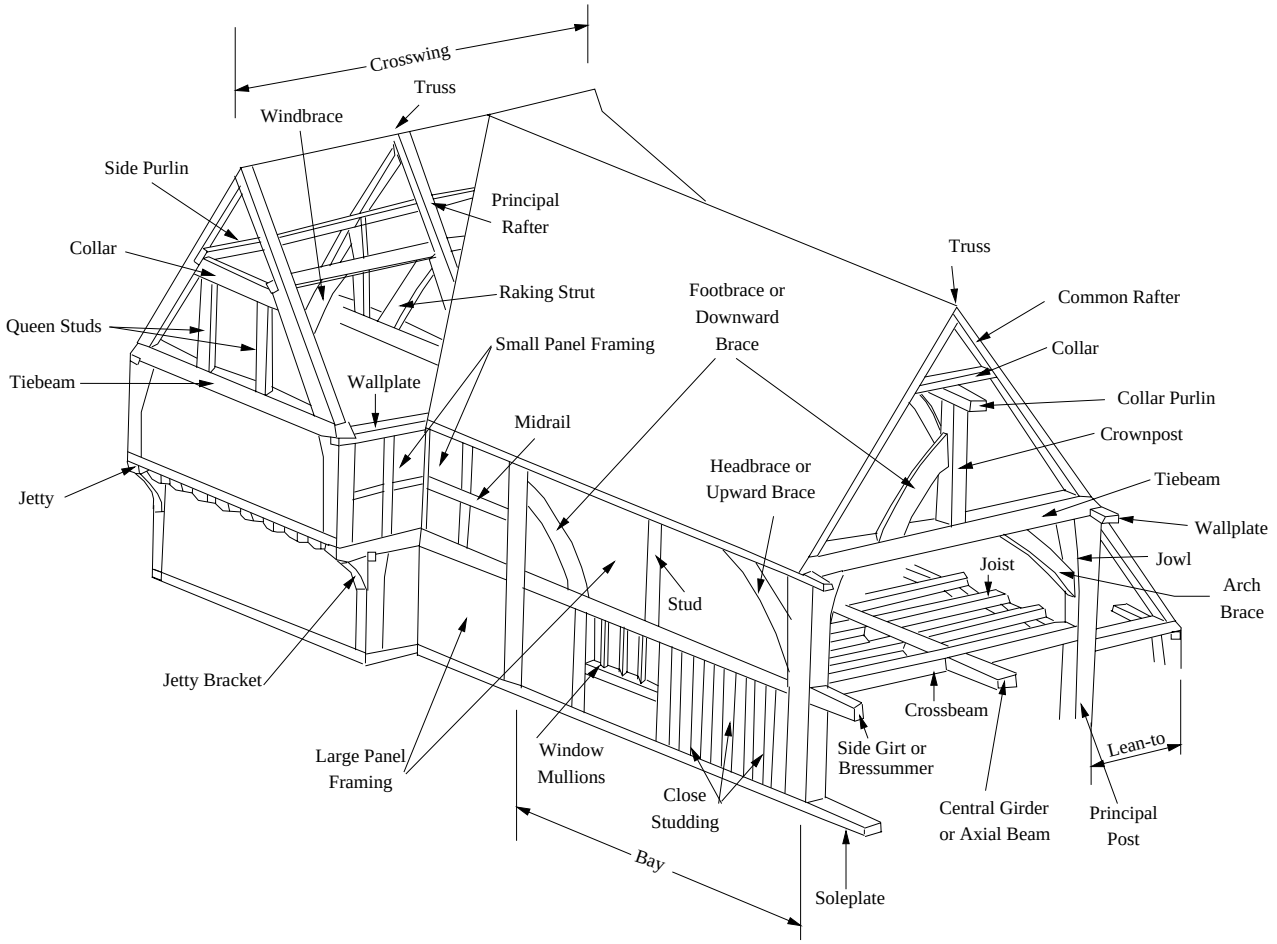
The symbols as used in the drawings attached to this report are as follows:

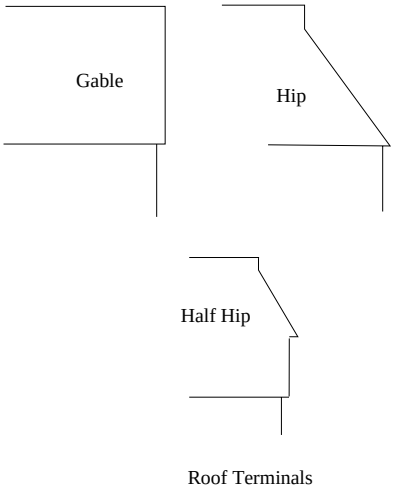
———	Surviving Timber-Framed Wall
▨	Surviving Brick or Stone Wall
– – – – – –	Features evidenced but destroyed or masked from view
– – – – – –	Beam or feature immediately overhead
.....	Conjectural or very approximate
■	Structural timber
?	Details unknown or doubtful

OTHER CONVENTIONS USED -

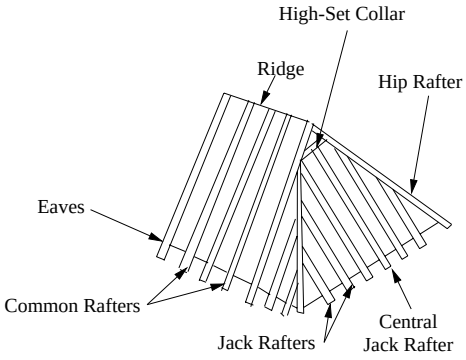
1 Doors are shown in plan only where known: hence rooms may appear to have no obvious means of access.

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



Component Timbers of a Hip

GLOSSARY OF PRINCIPAL TERMS

REPORT NO. 1641

CUCKFIELD - BROCKETTS, WHITEMANS GREEN.

NGR TQ 3038 2550

LOCATION

Brocketts stands on the western side of the B2036 Cuckfield to Balcombe road (at this point known as London Road) just south of its junction with the B2115 highway to Warminglid and 0.65 of a mile to the north of Cuckfield Church. It is built upon a NNW-SSE (hereafter assumed N-S) axis with its principal elevation facing ENE (hereafter assumed E). There is a small garden to the fore, separated from the road by a low hedge-topped wall.

OVERVIEW OF THE BUILDING [Drawing Nos. 1641/1-2]

The main range and rear lean-to outshut were constructed during the early 18th century [**Period A**], the date (1726) being commemorated by a plaque built into the southern end chimney cap. It is a central entry, terminal chimney house of textbook type, though curiously (and somewhat unnecessarily) designed with an asymmetrical facade. Except for the first-floor section of the front facade and part of the southern end wall (which are of tile-hung timber framing) the external walls are of brick. All internal partitions are timber framed. A canopy-capped entrance doorway leads into the central entry, which also contains the stairs. To the north is the kitchen/hall and to the south a large parlour with cellar beneath. Running along the rear of the house was a service lean-to (now partly destroyed and much modified) the southern half of which was open to the roof whilst a storage garret was incorporated over the northern part. The layout within the main range is repeated at first-floor level. There have always been rooms within the roof.

In the early/middle years of the 19th century the house was upgraded: in particular, improvements were made to the design and layout of the windows within the front facade. Up to this date there had been four windows on the first floor, whilst the front door was flanked by narrow windows with two standard-width openings to the south but only one to the north. One of the original first-floor windows was at this time blocked up, though the others at this level were retained. However, on the ground floor the alterations were more marked. The window immediately to the south of the doorway was widened, whilst the other four windows were blocked and replaced by wide tri-partite double-hung sashes with one such window lighting each of the two ground-floor rooms. Internally the principal visual alteration was the adjustment of the staircase balustrade, replacing the lower newel with one of turned type and replacing all of the

handrails and balusters. Alterations were also carried out to the stairs leading to the attic, making them less steep.

Although not effecting the internal arrangement of the house, the construction of a two-storeyed building (or buildings) hard against the northern end wall of Brocketts during the 19th century must have profoundly altered the building's setting. Fortunately this attachment was demolished during the late 20th century in order to make room for the present estate road leading to Brock End, though the scars of the demolished structure can still be detected within the end wall, especially at roof level.

Apart from limited re-decorations and perhaps some alterations to the internal layout of the rear outshut and its windows, no major modifications are detectable within the house until the early 20th century when further adjustments were made to the window openings within the rear wall and the northern end of the lean-to outshut was converted to two storeys. This was achieved by removing the lean-to roof and replacing it by a new upper storey capped by a flat roof. At the southern end the lean-to was all but demolished and replaced by a two-storeyed range roofed at right angles to the old part and incorporating a return lean-to outshut along its northern side. The alignment of the structural wall between the two-storeyed and lean-to parts of the extension required the blocking of a doorway leading through the rear frame of the period-A two-storeyed range, in the north-western corner of the parlour. This intruded doorway was itself of no age, its frame being of sawn softwood which, at the earliest, dated from the closing years of the 19th century. The principal ground-floor room within the extension is lit by a projecting bay window and is heated by a chimney which projects from the western end wall. At a still later date, during the closing years of the 20th century, the ground-floor part of the addition was extended northwards at a slight angle in order to provide a new kitchen and utility area.

The house was damaged by a fire in early autumn 2006 which broke out on the ground floor of the two-storeyed 20th-century addition. Luckily the fire was confined to the modern extension, although it caused some charring to the rear wall frame of the main range, destroyed (or, more accurately, caused to be destroyed) part of the plaster ceiling within the 1726 parlour as well as some of the late lath-and-plaster wall coverings within this section of the old part of the house. Much of the building suffered smoke and water damage. The present survey was carried out subsequent to the fire and prior to repairs being undertaken. This allowed usually hidden structural elements to be inspected and recorded. At the time of survey all access to the southern side of the building was barred, and thus the south elevation was inspected from the road only.

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

NOTE: Standing in the rear yard, at right angles to the house, is a detached single-storeyed structure with external walls of ashlar sandstone and a single-flue chimney constructed at its western end. The eastern roof terminal is of half-hipped type. Access

to this building is via a doorway in the eastern end wall, whilst a two-pane window lights the interior. This outhouse was locked at the time of the site visit but is of the 18th century and seems to be of similar date to the house. It served either as a wash/ brewhouse or, less likely, as a bakehouse.

LISTED STATUS AND AGE OF THE BUILDING

Brocketts, London Road, Cuckfield was listed grade II on 6th April 1970, its listed building reference being TQ 32 NW 1/73. 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 Late C17, re-fronted mid C19. [Source: English Heritage, Images of England - website]. The date plaque is mentioned in the list description but is discounted, being regarded as 'reset'. The reason for this statement is not given: certainly the end gable has been repointed, though there is no firm evidence to suggest that it has been rebuilt - on the contrary, the first-floor window has certainly been cut into the wall, implying that the wall is of antiquity. The date stone on the chimney was only noted at the end of the on-site survey carried out by Archaeology South-East in October 2006, and thus, regardless of whether it is reset, the conclusions with regards to the date of the house were not influenced by the presence of the plaque. Based upon the structural evidence temporarily exposed to view by the fire within the building, the researchers were in no doubt as to the age of the period-A work. On-site discussions concentrated upon whether a mid date of 1725 (+/- 25 years) or 1730 (+/- 25 years) should be given for the initial construction. In the light of this, even if in its present location it is reset, it seems highly likely that the plaque commemorates the construction of the present house.

The list 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 (Early 18th C, probably 1726 as suggested by Date stone) [Drawing Nos. 1641/3-6]

DATING AND HISTORICAL NOTE

As discussed under the heading 'Listed Status and Age of the Building' above, based upon the layout, constructional details, and original window arrangement a typological date in the early 18th century can be given for the building. Built into the southern face of the southern end chimney is a stone slab which incorporates a rectangular panel with a shaped head. On this panel are the initials $_{I}{}^{K}{}_{S}$ and the date 1726 (*see* Plate 1). Ordinarily, given the date suggested by the architecture, there would be no reason for doubting that the plaque commemorates the construction of the house, but, as already noted, the list description for the building suggests that the plaque is reset, but gives no source/evidence for this statement. Bearing this in mind, although the early 18th-century date for the building should be regarded as secure, a question mark remains as to whether the precise date for the work is 1726.

The name of the family indicated by the initials $_{I}{}^{K}{}_{S}$ is not known, though the configuration indicates a surname beginning 'K' with the male owner's name beginning with the letter I (or J) and either his wife or son's name beginning with the letter S. The owner occupier in 1720 is known to have been John Jennings of Cuckfield, yeoman, the property at that date being described as a tenement, garden and close (1½ acres) called Brocketts, with a meadow and pasture called Woodcrofts (14 acres) near Whiteman's Green in Cuckfield [East Sussex Record Office AMS 2956]. Presumably the property was sold and the house rebuilt soon afterwards, and it is tempting to suggest that the new owners were the Kelsey family, for in 1806 Stephen Knight purchased the property from Mr and Mrs Kelsey. Knight (1775-1858) set up a small building business at the premises and the family continued to own Brocketts and run their building firm from the site until the second half of the 20th century [West Sussex Record Office Add Mss 51/ 807-937].

LAYOUT

The footprint of the building is 13.90 metres (45'7") long by 8.50 metres (27'11") wide, the width being made up of a 5.25 metre (17'2") two-storeyed main range and a 3.25 metre (10'8") rear outshut. In its design the house is of classic 'central entry, terminal chimney' type, though, surprisingly, the front elevation is not symmetrical. Usually with this style of house the window arrangements are identical about the centrally-placed front doorway, regardless of the details of the internal layout where, often, the parlour is smaller than the kitchen/hall, resulting in a slightly off-centred entrance area (*see* Illustration 1, Drawing No. 1641/6). However, in this instance this is

not the case - the possible reasons for this are discussed below at the end of this report.

As Drawing No. 1641/3 illustrates, at Brocketts the slightly off-centred front door leads into a centrally-placed entrance hall which incorporates a staircase to its rear. A doorway beneath the upper section of the staircase leads to the cellar steps and perhaps (as now) a further doorway gave access to the rear part of the house. On the northern side of the entry, accessed directly from it, is the kitchen/hall, whilst to the south a second doorway leads into the unusually large parlour. The storey heights are quite lofty - 2.45 metres (8'0") measured from floor to ceiling within the parlour, and 2.80 metres (9'3") from floor to ceiling within the kitchen/hall, where the floor is lower and the ceiling joists less deep. As is normal practice, the spacious cellar is located beneath the parlour. It has a storey height of 1.75 metres (5'9") measured from its floor to underside of the floor above.

Running along the rear of the range, accessed directly from the kitchen/hall and perhaps from the area under the stairs (but not from the parlour) was a lean-to outshut, the northern end of which (behind the kitchen/hall) had a storage loft within its roof space. Although most of the southern end of the outshut was destroyed when the present rear range was added much later, sufficient evidence remains at tiebeam level to indicate that this southern end was originally open to its roof.

Located above the ground-floor rooms within the main range are two chambers - one at either end, each reached from the large central landing area, from which a further flight of stairs rises to give access to the two garrets within the attic. The first-floor chambers have a respectable storey height of 2.40 metres (7'10") from floor to ceiling.

WALL DESIGN

The ground-floor part of the front wall is constructed in Flemish-bonded brickwork (now painted) which rises above a plinth with a two-course roll-and-cyma moulded offset. Below plinth level, towards the southern end, is a three-pane window (with stone surround) which lights the cellar. Surprisingly, the first-floor section of the front wall is constructed using regularly-spaced studs which are masked on the exterior by tile hanging and on the interior by plaster, thereby giving a wall of hollow construction. The positions of the studs are indicated internally by peg holes visible in the wallplate, but, apart from the wallplate, all timbers are masked from view: this was always the intention. The mix of brick and timber-stud construction techniques also occurs within the southern end wall, but here the front (eastern) part is entirely constructed in brickwork, whereas beyond the chimney the brickwork is confined to the ground floor with tile-hung timber studwork above. As within the front elevation, the brickwork on the ground floor is Flemish bonded, whereas the upper part is laid in English bond. A further anomaly within this elevation is the difference in wall thickness on either side of the stack: within the parlour and its chamber above the change in internal alignment on either side of the chimney is quite marked, despite a consistent alignment on the exterior. The northern (kitchen) end wall shows a similar variation in wall thickness either side of the chimney,

but in this instance the entire wall is constructed full height in brickwork. Here too the lower part is Flemish bonded and the upper part English bonded, all rising from a plinth with a two-course chamfered offset. Both end walls incorporated projecting brick string courses which are curiously sited at just above first-floor level and part way up the gables: both return around the projecting chimneys but do not extend beyond the rear returns of the chimneys. Where it survives the western (rear) wall of the lean-to outshut is of brick, now much altered by the presence of cut-in later openings. It too has a plinth, though in this instance the chamfered offset is of one course only and is set at a slightly lower level than those elsewhere within the house.

In contrast to the mostly brick external walls, all internal walls and partitions are of timber-framed construction. In the main rooms and chambers all the framing was intended to be masked from view from the outset whereas, in contrast, within the rear service areas it was left exposed to view - it has been covered by lath and plaster subsequently. Following the fire in 2006 these later coverings were partially removed from the southern end of the wall which separates the main range from the lean-to outshut. The wall is constructed using heavy-scantling wall posts at the bay divisions, giving a wall five bays long (*see* 'Rear Wall of Main Frame (Y-Y)' in Drawing 1641/5). Most of the timber has been reused from an earlier building, explaining the presence of illogically placed redundant mortices and wattle grooves. A further effect of this use of secondhand material is to be seen in the main wall posts themselves, at least some of which are made up of two timbers spliced together part way up the walls, the splices being strengthened (perhaps at a later date) by extra timbers fixed to the western face of the posts, just above the level of the rear lean-to outshut's tiebeams. The design of the infill framing is typical of the transitional period from standard post-medieval timber framing to the new techniques which were introduced late in the 17th and early in the 18th centuries. Some elements are very traditional. For instance, as indicated in Drawing No. 1641/5, side girts (at the level of the first floor) and midrails (half way up the storey heights) span between the bay posts, with 100 mm x 90 mm studs jointed into them by means of pegged mortice-and-tenon joints. The result is typical small-panel framing of the type commonly found during the 17th and into the 18th century. However, despite this use of traditional elements, the main bay posts are absent of jowls at their heads and support the wallplates and tiebeam in level (as opposed to normal) assembly - typical 18th-century features (*see* Plate 2). There are no dragon ties to triangulate the ends of the wall. It is traditional for small-panel framing to be infilled using solid daub panels supported by staves, but in this instance there are neither stave holes nor grooves for fixing traditional staves. Instead, notched and nailed to the midrails are 'extra' studs of 55-65 mm x 100 mm section which support on their eastern face a lath and plaster covering. This covering continues across the faces of the main posts, midrails and side girts to give a flush plaster surface within the principal rooms and chambers. These nailed-in secondary studs were fixed during the 'fitting-out' stage of the construction process and are shown in grey outline in section Y-Y, Drawing No. 1641/5. At that same time as this was undertaken it was necessary to apply extra studs to the eastern face of the framed-in structural studs in order to pack these out to the same alignment as the secondary studs.

In contrast to the main face of the wall, in the rear lean-to outshut the timbers were left exposed, the plaster surface applied to this side of the laths being smoothed flat between the studs. All this timberwork and plaster had subsequently been masked from view by modern plaster coverings, but areas of both the plaster and studwork were temporarily exposed to view following the fire (*see* Plates 3-5). Similar framework is exposed to view within the northern end of the same wall, within the lean-to outshut: it is detailed in Drawing No. 1641/5, Section Y-Y).

Two partitions cross the main range, dividing the central entrance area and first-floor landing from the rooms and chambers on either side. These measure 120 mm thick, are of timber-framed construction, and probably consist of regularly-spaced studwork. Laths have been applied to both faces of the framing so as to give hollow construction similar in design to that used within the front wall at first-floor level. Regularly-spaced studs were likewise utilized to construct the two partitions within the main roof and that within the roof over the lean-to outshut, but, because these areas were of lesser status, the laths were applied to one face of the studwork only, leaving the timbers projecting and exposed to view on the other face. The partition which divides off the closet and cupboard flanking the kitchen chamber chimney is also of regular-stud construction, masked by plaster on its chamber face only.

WINDOWS

As Drawing No. 1641/4 illustrates, the front elevation originally incorporated a very different window layout from that which exists today. The original ground-floor layout of the openings is not only indicated by straight joints in the brickwork but, even more convincingly, by the original rendered and lined-out flat window heads visible in the brickwork immediately beneath the moulded timber cornice which runs along the base of the first-floor tile hanging. This original scheme of windows was superseded in the 19th century by the present arrangement of wider tri-partite double-hung sash windows.

From the surviving window heads and straight joints it is possible to reconstruct the original window design with complete confidence. Viewed from the exterior, there were a pair of tall, narrow, windows flanking the front door, from which they were divided by applied brick pilasters. Viewed from the exterior these openings would have given the impression of lighting the entrance area, though, given the width and position of the entrance hall, in truth that to the north of the doorway actually lit the southern end of the kitchen/hall. The kitchen/hall itself was primarily lit by a single tall window. This contrasted with the arrangement at the southern (parlour) end which had two (rather than one) identical-sized openings. From the exterior this 'extra' southern window totally upset the symmetry of the house. It is not known whether these windows were of crossed-transom-and-mullioned type or whether they were new-style double-hung sashes, but given the design of the extant window in the north elevation (*see* below) and the fact that the elevation was later 'improved' to incorporate double-hung sashes, the former seems the more likely. Originally this window scheme was repeated on the first

floor (but with a single window over the front door) though externally the northern of the two openings serving the parlour chamber is now blocked by tile hanging: on the interior its position is today indicated by a recess filled by book shelves. Despite the use of timber window frames at ground- and first-floor levels, the cellar was lit by a three-pane stone-mullioned window with plain, rebated external leading edges. In front of it is an open area allowing extra light into the cellar (*see* Plate 6).

Incorporated within the front roof slope, in line with windows beneath, are two dormer windows lighting the attic rooms. These are original to the roof construction, deeper rafters being incorporated so as to carry the side faces of the dormers. The head of the dormers are set level with the ceiling of the garret rooms. Both window frames represent later replacements. The age of the (now rebuilt) dormer over the stairs, in the rear roof slope, is uncertain, but it probably dates from this period as there would otherwise have been no provision to light the head of the attic flight. By locating this within the rear slope it enabled extra headroom over the attic stairs.

Within the northern end wall there is a plain two-pane window lighting the closet at first-floor level. This is the only original frame to survive. It is rebated externally for flush glazing and has cyma-moulded internal leading edges to its frame and mullion, all design features typical of early 18th-century work. Externally the opening has no purposely-formed head, the brickwork being carried directly by the timber window frame. Curiously, there is what appears to be a contemporary single-light opening within the rear wall of the inglenook (now masked by a cupboard door on the interior). The window opening is capped by a flat arch of bricks laid on edge. The opening may represent a later cut-in, but looks original. Beyond the chimney, within that section of the wall which formed the end of the rear lean-to, are the blocked openings of two further windows, one on each storey. That on the ground floor has a flat brick-on-edge course at its head, whereas that above is evidenced by its jambs only and thus, as with the first-floor closet opening, the brickwork appears to have been supported directly by the (now removed) window frame. This small first-floor opening originally served the storage loft within the roof of the outshut.

The window arrangement within the lean-to outshut's rear wall is mostly disguised by later openings, but the two-pane window at the northern end may date from this period. Rather than being glazed, one of its panes is fitted with a timber lattice and has an internal hinged shutter.

Both of the present windows adjacent to the southern end chimney represent later additions, cut through the brickwork.

DOORWAYS

The front door is capped by an original flat canopy supported on shaped brackets set above narrow brick piers which flank and emphasize the front entrance. The doorway itself is raised above the surrounding ground and is reached by steps. The frame

appears to be original, but the front door itself has been replaced.

Internally the doors leading off both the entrance hall and the first-floor landing are of two-panel type and incorporate raised-and-fielded panels (*see* Plate 7). The door frames have cyma moulded architraves and the doors themselves are hung on 'H-L' hinges.

In contrast to these principal doors, the cupboard and closet doors within the kitchen chamber are of simple plank-and-ledged type. That serving the closet has five planks with cyma-moulded edges to its three principal planks, the other two being narrower and recessed back between them. The door is supported by strap hinges.

FLOORS AND CEILINGS

Although the ceiling joists in some of the rooms and chambers in the main range are now exposed to view, all were originally intended to be masked by plastered ceilings. However, within the parlour it was always intended that the crossbeam should be totally hidden. Where part of this ceiling has been damaged by the fire the details of construction are visible. The 240 mm x 210 mm crossbeam at mid span is jointed into the rear heavy post and supports unchamfered 60 mm x 210 mm joists at 420 mm centres. These deep joists are jointed to the crossbeam using twin tenons (one above the other) both un-haunched. The deep joists were incorporated so as to give an un-interrupted flush plaster ceiling within this, the principal room of the house. Much of the plasterwork still survives. It consists of a relatively thick, skim-coated daub-like layer applied to cleft laths nailed to the soffits of the joists and crossbeam. In contrast, although originally masked from view by plaster, the 80-mm-wide joists within the ceiling of the kitchen/hall are less deep, and thus the crossbeam hangs down from the ceiling, reflecting the lower status of this room. The beam is neatly finished and is chamfered along its lower leading edges, the chamfers being terminated using cyma stops.

As within the kitchen/hall, at first-floor level the chambers incorporated plaster ceilings with the underside of the tiebeams left visible, hanging down below them. The tiebeams have stop-chamfered lower leading edges and are similar in appearance to the crossbeam within the kitchen/hall.

The northern end of the lean-to outshut always incorporated a ceiling, forming the floor of a small loft area above. This ceiling is set at the level of the former wallplate over the lean-to outshut's western wall. The plain 100 mm x 90+ mm joists span north-south, being jointed into the stop-chamfered tiebeams of the outshut. At the southern end the room (or rooms) within the lean-to were left open to its roof.

STAIRS

The staircase which rises in the rear (south-western) corner of the entrance area

remains in its period-A location and retains many of its original supporting bearers and carriage pieces, as well as at least some of its treads and risers. Likewise, all but one of the newels remains, though in the 19th century its handrail and balusters were replaced. The original stair rising from ground floor to first floor comprised a straight flight at the bottom with winders against the rear wall, turning the alignment through 180 degrees so as to give access to the first-floor landing. Impression marks and nail holes against the side faces of the newels indicate that the original balusters were of chunky, traditional form comprising a vase-like base with a turned section immediately above. However, the impression is too indistinct to allow an accurate reconstruction to be made. The original handrail was of wider, larger section than that which now survives.

Rising from the first-floor landing, immediately above the ground-floor flight, are the stairs giving access to the attic areas. As indicated by blocked mortices in the side of the adjacent tiebeam, these have been replaced, probably to a more convenient, lesser pitch, for the removed joist indicates that the original trimmed opening was considerably smaller than that which now exists. As the headroom would have been limited, it is assumed that the present modern dormer replaces a predecessor: this would not only have lit the stairs, but would also have provided extra headroom, thereby giving easier access to the garret rooms.

Descending beneath the main staircase and accessed via a doorway beneath it is a straight flight of brick steps giving access to the cellar beneath the parlour.

CHIMNEYS

The house was served by two chimneys, one within each end gable of the house. Both project slightly on the exterior and these projections are quite wide: they do not relate to the width of the internal fireplaces. The ground- and first-floor fireplaces at the southern (parlour) end were always narrow: both have now been blocked though their hearths, supported by coved brickwork, remain visible within the ceilings of the parlour and cellar. Indeed, incorporated within the cellar beneath the parlour is a semi-circular arched recess supporting the jambs of the fireplace and chimney above.

At the opposite end of the house the fireplace serving the kitchen/hall is of wide inglenook type and has a timber lintel and side seats to its jambs. The age of the window towards the eastern end of its rear wall is unknown, though the available evidence suggests that it has not been cut-in later. If this is indeed so, it is an early example of such a feature locally. The kitchen chamber was also heated by a fireplace, but this was considerably narrower. It has been blocked and its opening masked from view. Its position is indicated by a raised 'hearth' on the floor of the chamber and by the coved brickwork incorporated into the ceiling of the kitchen, acting as a support to the hearth. It is unclear whether the northern attic room was heated: a vent in the front face of the chimney at this level perhaps favours a blocked fireplace. However, the cap has the appearance of being of two-flue type. Both it and that at the southern end of the house are typical of the period, being of plain, rectangular plan with the flues set one

behind the other, aligned across the axis of the house.

ROOFS

The roof over the main range is built using staggered-butt-purlin construction with collars at ceiling level. All rafters join at their apex using standard bridle joints: thus the roof does not utilize a ridgeboard. The bay lengths are short and are designed to take into account the location of the dormer windows. As a result, none of the seven roof trusses coincide with the locations of tiebeams.

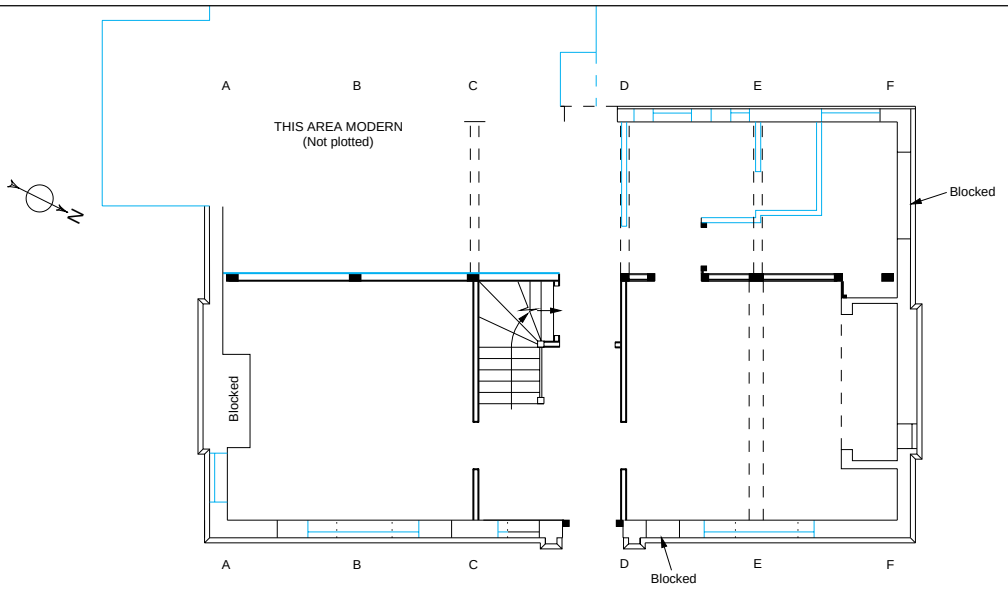
Although very little of it survived the later alterations, staggered-butt-purlin construction was also utilized for the roof over the lean-to outshut. A short surviving section of this roof was reveal by the fire in a cupboard squeezed between the later southern rear range and the upper storey added over the northern part of the outshut (Plate 8). The butt purlins measure 125 mm x 140 mm with 110 mm x 90 mm common rafters jointed into them at 480 mm centres. The sawn-off heads of the rafters of the former rear lean-to are still visible within the roof of the added two-storeyed range, proving that the lean-to outshut originally ran the full length of the house.

A BRIEF DISCUSSION REGARDING THE PERIOD-A DESIGN [*See* Drawing No. 1641/6]

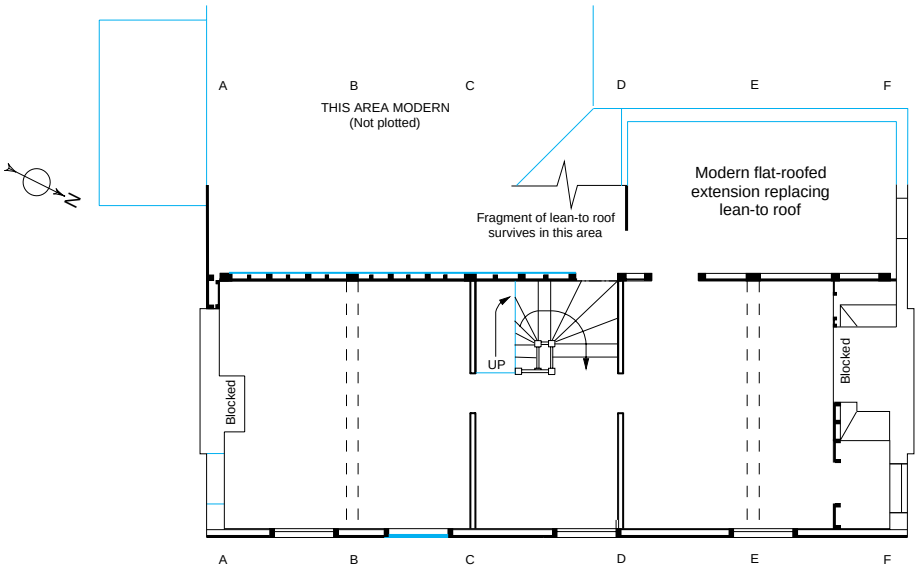
A major feature of the classic 'central-entry, terminal-chimney house which became so popular during the 18th century was its adoption of a symmetrical facade, even in those quite common instances where the parlour was designed to be of lesser length than the kitchen/hall and thus, in plan, the entrance area was located off centre. In these latter instances symmetry was usually achieved by positioning the front door eccentric to the entrance area, as shown in illustration 1, Drawing No. 1641/6. At Brocketts the front door is off centred to the entry in this way, but in this instance the parlour and kitchen/ hall are of similar length to one another and therefore there seems no logic behind the design, especially as three windows were incorporated to the south of the front door, but only two to the north, resulting in an unbalanced elevation (Illustration 2 in Drawing No. 1641/6). With the adoption at Brocketts of a symmetrical plan it would have been so simple to incorporate a symmetrical elevation of the type shown in illustration 3, Drawing No. 1641/6, so why was such a design not used? Given the observations mentioned above, the positioning of the openings at Brocketts only makes sense if the parlour was intended to be shorter (as in illustration 1, Drawing No. 1641/6). With this in mind, it would be logical to suggest that the parlour was initially built small and was subsequently extended. As attractive as this seems, sufficient of the structure was visible in 2006 to confirm beyond all doubt that the entire front range is of one build, so this cannot, in this instance, be used as an explanation for the anomaly.

It is known that clients often commissioned their new buildings by reference to another example they had seen, listing variations they required to be incorporated. This raises

the possibility that in this instance the client commissioned a building similar to that shown in illustration 1, but stipulated that he/she required a larger parlour. If this were so, perhaps the builder merely incorporated into his given design an extra ground- and first-floor window at the parlour end of the house! If so, it shows a surprising low level of aptitude on the part of the builder! Despite this, this suggestion may not be as unlikely as it seems, for the builder demonstrates poor design skills elsewhere within the structure, in particular with regards to the design of the end walls. Within these, the levels of the projecting string courses are wrong and the endings of the projections are poorly conceived. Furthermore, although a slight external projection on an end chimney was a feature which was becoming increasingly common at this date, usually the projection was designed to suggest the presence of a narrow internal fireplace even where an inglenook was incorporated. However, the designer of Brocketts incorporated wide, off-centred projections at both ends of the house, implying the use of wide fireplaces throughout and giving a somewhat cumbersome and unbalanced appearance to the end walls.



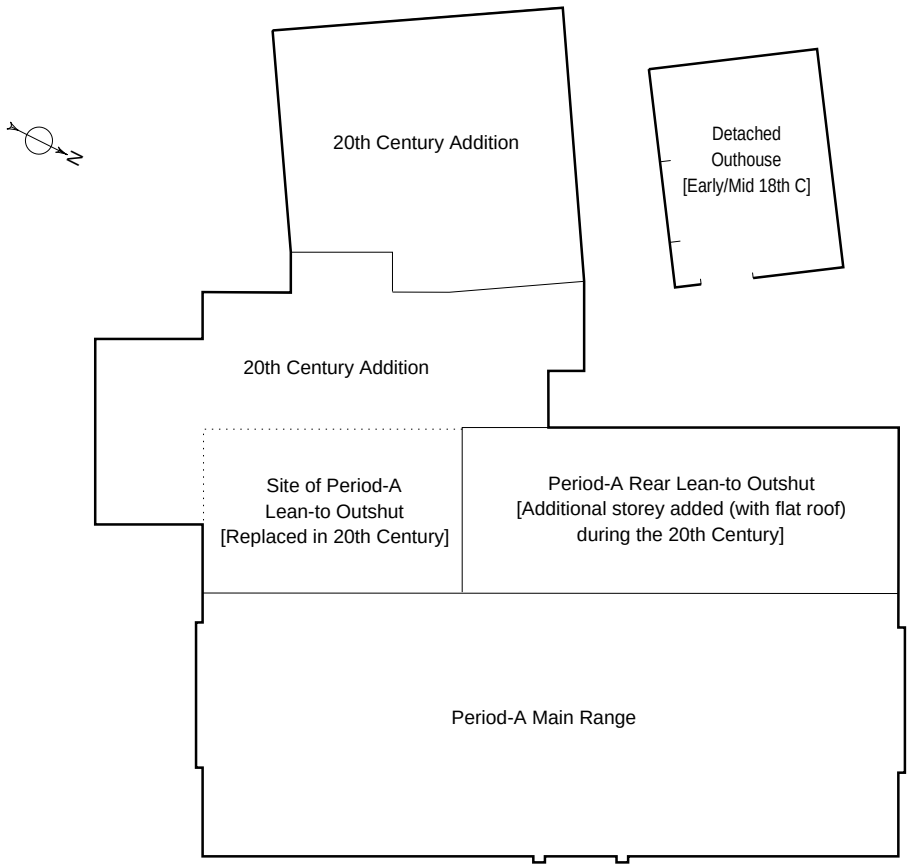
GROUND-FLOOR PLAN



FIRST-FLOOR PLAN

NOTE: WORK SHOWN BLACK = PERIOD A [Altered in places]. WORK SHOWN BLUE = 19th AND 20th CENTURY ALTERATIONS

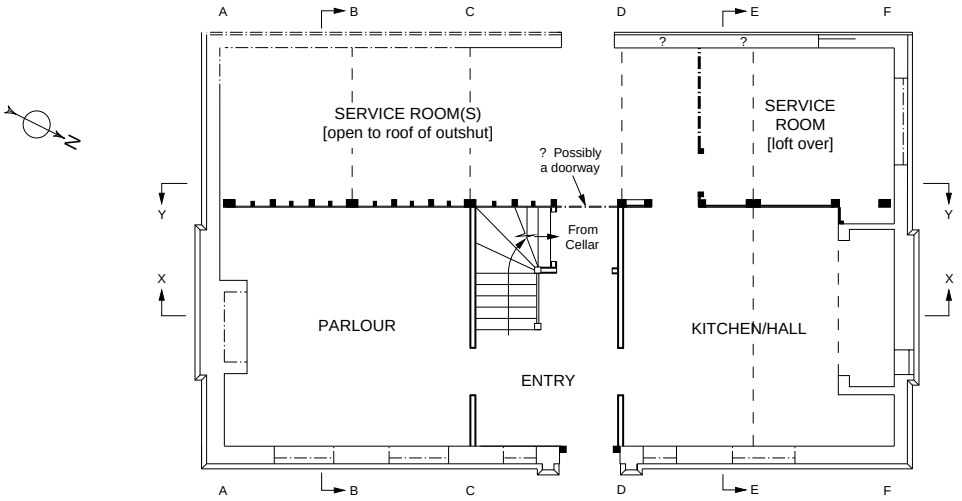
BROCKETTS, CUCKFIELD, SUSSEX **APPROXIMATE PLANS AS EXISTING, 2006**						Site Ref	**P121/07**
Drawn By	**D Martin**	Revision No	-	Date of original survey	**2006**	Date of this revision	**2006**	Drawing No.	**1641/1**



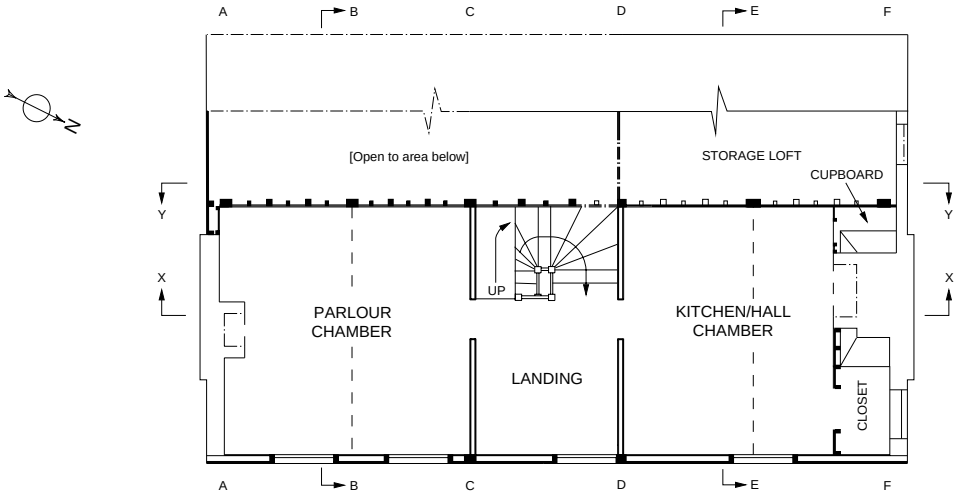
OUTLINE GROUND-FLOOR PLAN

5 0 5 10
SCALE METRES

BROCKETTS, CUCKFIELD, SUSSEX **OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT**				Site Ref **P121/07**
Drawn By **D Martin**	Revision No -	Date of original survey **2006**	Date of this revision **2006**	Drawing No. **1641/2**



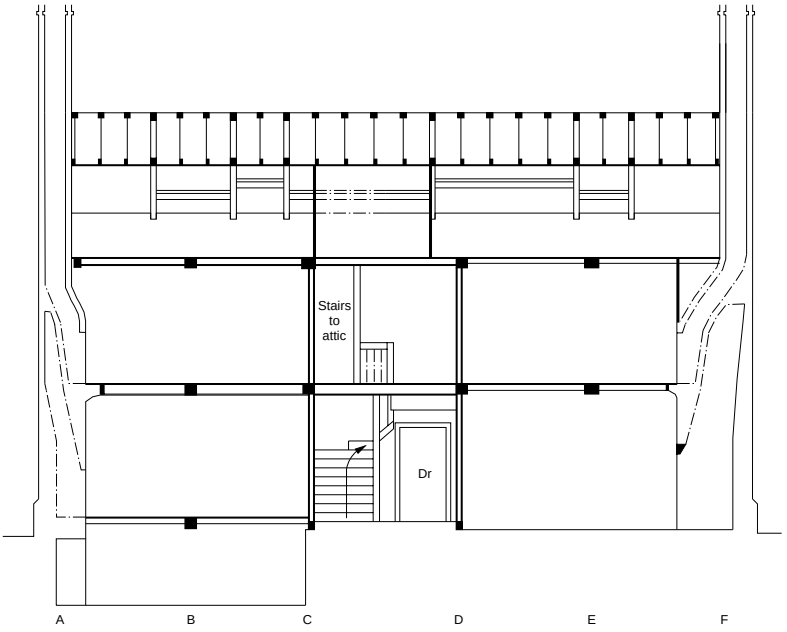
GROUND-FLOOR PLAN



FIRST-FLOOR PLAN

5 0 5 10
SCALE METRES

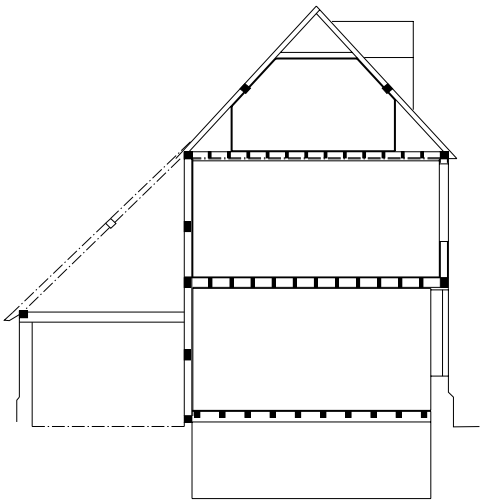
BROCKETTS, CUCKFIELD, SUSSEX **PERIOD-A RECONSTRUCTION DRAWINGS**				Site Ref **P121/07**
Drawn By **D Martin**	Revision No -	Date of original survey **2006**	Date of this revision **2006**	Drawing No. **1641/3**



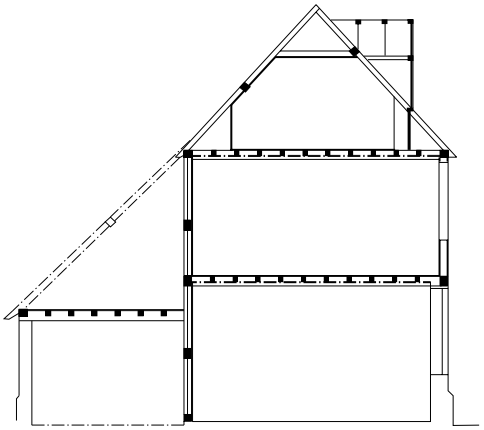
LONGITUDINAL SECTION X-X

FRONT (EAST) ELEVATION

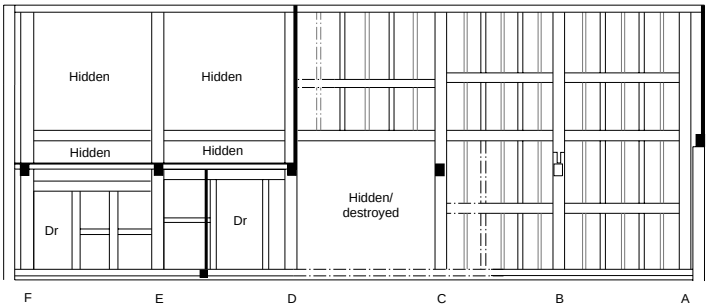
BROCKETTS, CUCKFIELD, SUSSEX **PERIOD-A RECONSTRUCTION DRAWINGS**				Site Ref **P121/07**
Drawn By **D Martin**	Revision No -	Date of original survey **2006**	Date of this revision **2006**	Drawing No. **1641/4**

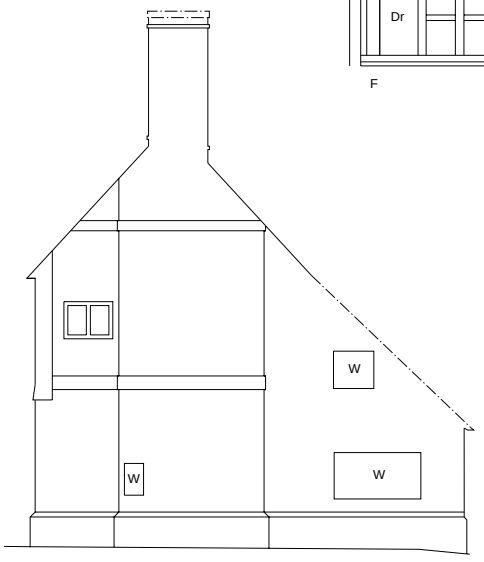


CROSS-SECTION B-B



CROSS-SECTION E-E





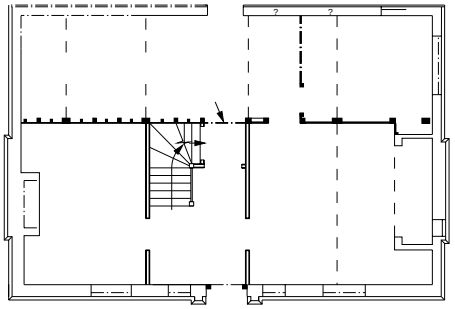
Above:
REAR WALL OF MAIN FRAME (Y-Y)
VIEWED FROM LEAN-TO OUTSHUT

NOTE:- STUDS SHOWN GREY ARE NAILED INTO THE FRAME
TO SUPPORT LATH AND PLASTER.
TIMBERS SHOWN IN BLACK ARE PEGGED-AND-JOINTED TOGETHER.

Left: NORTH ELEVATION

5 0 5 10
SCALE METRES

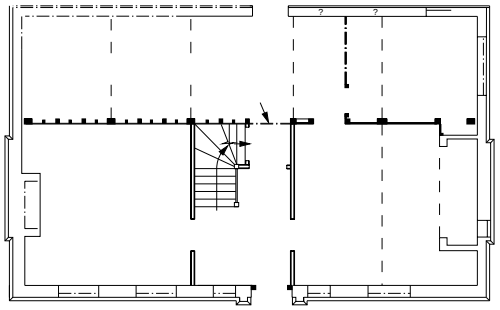
BROCKETTS, CUCKFIELD, SUSSEX **PERIOD-A RECONSTRUCTION DRAWINGS**				Site Ref **P121/07** Drawing No. **1641/5**
Drawn By **D Martin**	Revision No -	Date of original survey **2006**	Date of this revision **2006**	



GROUND-FLOOR PLAN

FRONT (EAST) ELEVATION

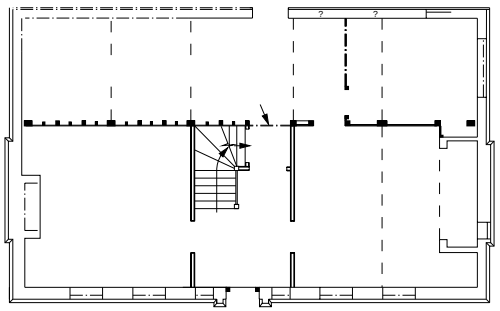
1. THE LIKELY DESIGN MODEL USED FOR THE HOUSE



GROUND-FLOOR PLAN

FRONT (EAST) ELEVATION

2. BROCKETTS AS BUILT, WITH LARGE PARLOUR



GROUND-FLOOR PLAN

FRONT (EAST) ELEVATION

3. THE LOGICAL DESIGN SOLUTION (NOT ADOPTED)

BROCKETTS, CUCKFIELD, SUSSEX **THE DESIGN OF BROCKETTS**				Site Ref **P121/07**
				Drawing No. **1641/6**
Drawn By **D Martin**	Revision No -	Date of original survey **2006**	Date of this revision **2006**	

Plate 1
Date stone built into southern chimney cap.

Plate 2
Attic stairs showing tiebeam jointed to wallplate in level assembly.

Plate 3
Wall framing within rear wall of parlour exposed by removal of original lath and plaster following fire damage. Note the midrail of the small-panel framing and the extra nailed-in secondary studs (two of which are nailed against the face of jointed-in primary studs), all fitted in order to support the laths.

Plate 4.
Detail showing section of wall illustrated in Plate 3

Plate 5
Wall framing temporarily exposed within area of former rear outshut where modern lath and plaster removed following fire. The original lath and plaster is clearly visible within the core of the partition, smoothed to a finish between the projecting studs which support the laths. Note the intruded modern doorway within this wall, now blocked by a wall and doorway within the later extension (left).

Plate 6
Stone surround of cellar window

Plate 7
Doorway leading from entry to parlour. The other principal doors and doorways similar.

Plate 8
Fragmentary remains of roof over rear lean-to outshut, trapped between added southern rear range and added storey over northern end.

Plate 9
Detail of hood over entrance doorway.

Plate 10
Head of former window exposed above inserted tripartite double-hung sash in front elevation.

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