

**A Desk-based Assessment and  
Brief Historical Interpretation  
of  
Outbuildings at Buxted Park,  
Buxted, East Sussex**

**Commissioned by Hand Picked Hotels**



**Project ref. 3183**

**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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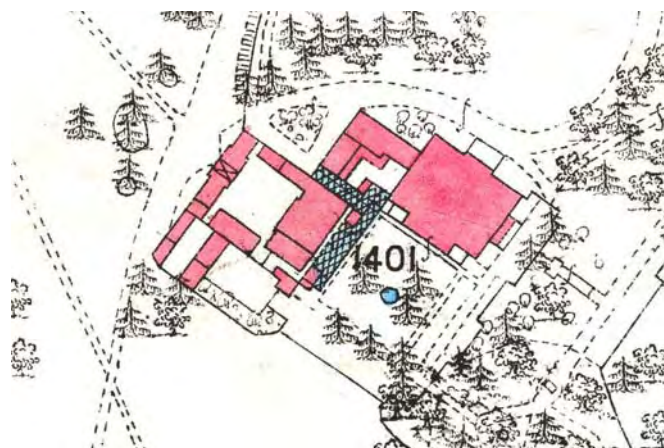
## REPORT NO. 1243 (Revised)

### BUXTED - OUTBUILDINGS at BUXTED PARK

**NGR TQ 4849 2279**

#### LOCATION [Plate 1]

The outbuildings which form the subject of this present study are arranged around a service courtyard to the west of Buxted Park, which is itself located approximately 200 metres SSW of Buxted parish church. The courtyard is entered from the road by a restrained but impressive two-storeyed gate range occupying the north-west side of the quadrangle, with an even more impressive building - 'The Harcourt Building' forming the opposite (south-east) range. The other two sides of the yard are occupied by lesser structures - a single-storeyed range on the north-east and a two-storeyed 20th-century rebuild on the south-west.



*Plate 1*

*The site as shown in the 1:2500 1st edition  
O.S. plan dated 1873 [ESRO OS 28.13]*

Although built initially as a detached structure linked to the mansion by nothing more substantial than a curving garden wall, the Harcourt Building is today joined to the mansion by later additions. Separated from the Harcourt Building by a narrow passage on its south-east side runs an orangery which is itself linked to the mansion at its north-eastern end. This report deals only with the four buildings surrounding the service courtyard, though, to understand these, it is necessary to put them into their historical and topographical context.

#### **HISTORICAL BACKGROUND TO THE SITE**

**based upon research and text by C. H. C. Whittick**

**[For full details and sources see Appendix I]**

Writing in *Sussex Depicted*, John Farrant speculates that a manor house stood near the church at Buxted in the medieval period. He suggests that a new manor house was built on a virgin site in the second half of the 16th century by the Wells family. That house is depicted (with several outbuildings) on a map of 1654, standing upon a square enclosure surrounded by a stone wall and fronted with a carriage sweep, the whole

approached by a straight drive (Plate 2). If this theory is correct, a possible location for the medieval house is Court Field, shown top right in Plate 2. However, the proximity of the house to the field-names *Park Field*, *Park Mead* and *Warren* suggest the alternative explanation that the house shown in 1654 was the successor to a hunting lodge. The almost uncomfortable proximity of the house to a stream suggests that it might originally have been moated: an improbable feature for a house of the second half of the sixteenth century.



*Plate 2*

*Extract from a map of Buxted Place estate dated 1654 [ESRO AMS 6362]. South is to the top, with the old mansion towards top left and Buxted church and village towards bottom right.*

In the second quarter of the 18th century the Medley family pulled down the house shown

in 1654 and rebuilt it upon a new site to the north west, upon the 16¾ acre field called 'Warrin' in Plate 2. It is this house which survives today, though it was badly damaged by fire in 1940 and was reduced from three storeys to two during the restorations which followed, 1940-1947.

Thomas Medley, who had been investing in Buxted since 1697, bought Buxted Place in 1724. By that time the house was old and rambling, but still grand. His intention appears to have been to make Buxted a more impressive seat for his family, replacing the existing seat at Coneyborough in Barcombe. Back in 1712 he had potentially positioned himself to acquire Buxted by advancing £5000 on mortgage to the owners of the estate, which had been chaotically indebted since the death of Stephen Penkherst in 1658. Tree rings on lime trees forming the avenue approaching Buxted Place were counted in 1986 and suggested that the avenue had been planted between 1715 and the early 1730s [SAS N49 (Aug 1986) 500]. Probably, therefore, the avenue was the work of Thomas, who during the same period built a vault in the church. Both acts suggest that upon his acquisition of the property in 1724 Thomas had moved into the old mansion, the tenant farmer of which had conveniently died the same year. By then Thomas was already 79 years of age, so he is unlikely to have embarked upon demolishing the old house and building a new one. He died in 1729 and was buried in his new vault at Buxted.

Thomas was succeeded by his son Thomas Medley, aged 50, who was living at Friston. He died there in 1732, but was buried at Buxted. It could have been he who began to

build the new house at Buxted Park. He was succeeded in succession by his three brothers: Samuel (d.1741), Edward (d.1751) and George (d.1796). The authority for Samuel moving to Buxted after his brother's death is the pedigree facing page 108 in Lord Hawkesbury's article in *SAC* 47 (1904), but it is difficult to know upon what this is based, for Samuel was described as 'of Friston' in 1737, 1739 and 1740 [SAS/PN 615; ESRO AMS 6270/37; SAS/PN 363], and never 'of Buxted'. This begs the question of who was living in the house at Buxted: perhaps the old house stood empty or had already been demolished. Certainly, even if started, the present house was not then finished, for in 1743 Jeremiah Milles, riding past Buxted on his way to Tunbridge Wells, writes that 'Mr Medley is building a fine seat at a place called Buxted'. This was two years after Edward (1719-1751) had inherited the estate from his brother. The implication of this is that it was he who commenced the construction of the present house. Like his brother, he too is consistently described as 'of Friston' - he was so termed in 1744, 1747, 1749 and (posthumously) in 1754 [SAS/PN 296, 364, 368, 371, 637]. Edward Medley died, unmarried, at Friston on 17 August 1751.

Upon Edward's death the estates passed to his brother George, a merchant in Portugal. He was in Lisbon on 1 May 1750 and was unavailable to swear to prove Edward's will on 19 November 1751, which was instead done by their mother, with power reserved to

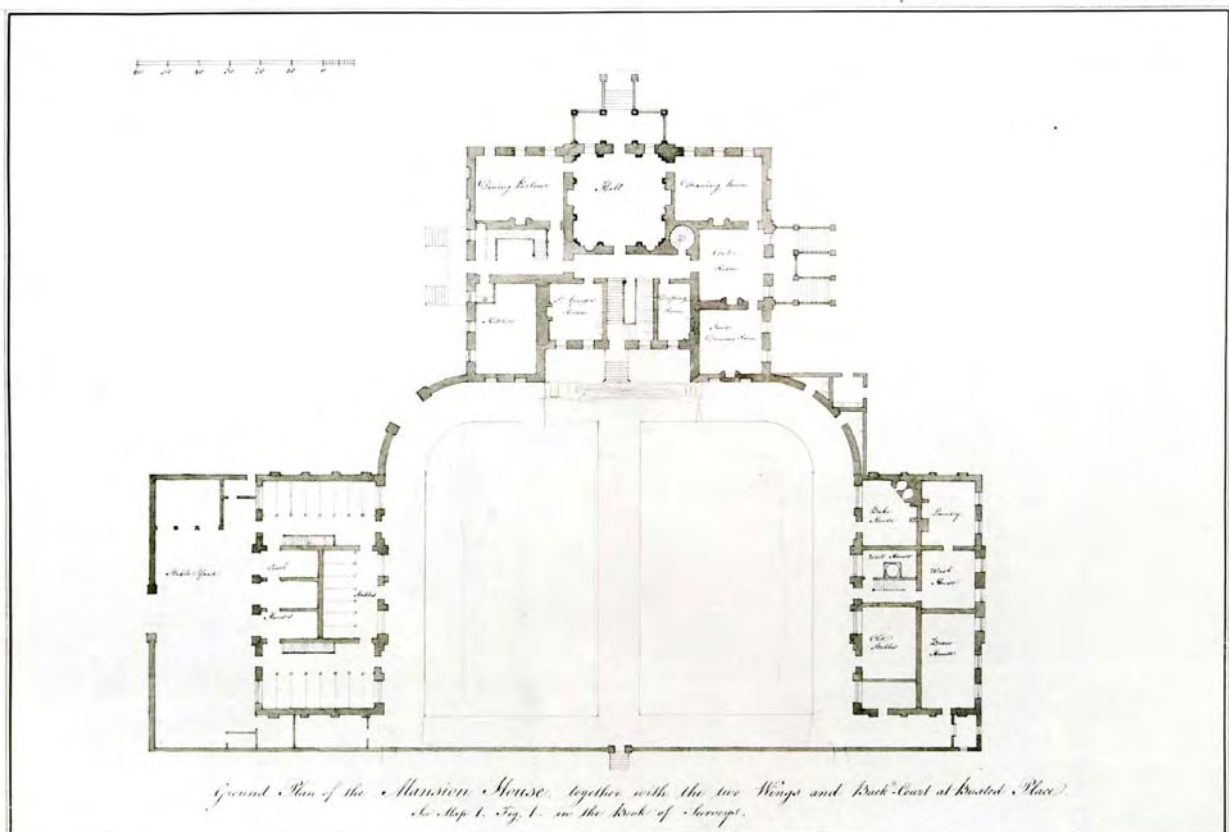


Plate 3

Plan of Buxted Park dated 1798 showing the house (centre top) with the service outbuilding (bottom right) and coach house and stables (bottom left). The coach house and stables survives as is today known as 'The Harcourt Building'. North is towards the top left corner. [ESRO ACC 3712]

George. He was back in England to swear his oath in PCC on 17th April 1752. Thomas Turner's accounts of Buxted are a sound indication that whatever Edward Medley had achieved in building work at Buxted Park before 1751, a lot still remained to be done. On 22nd February 1756 Turner set out with the gardener at Halland to see Buxted Place and gardens and writes 'We see the gardens and the outside of the place, neither of which is any ways near completed, but I think when they are both finished they will both be very curious in their kind.' Turner made another visit to Buxted on 29th December 1759, when he noted 'We was also showed the house all over, which undoubtedly is a very fine place, being built in the modern taste, though as yet not completely finished.' This is important in respect of not just the house but also the outbuildings, for regardless of when building on the house started, it was still only nearing completion in 1759 – even in December of that year it was perhaps still not habitable. Late 18th-century plans and drawings of Buxted indicate that the scheme included a pair of outhouses arranged as pavilions and linked to the main house by curved garden walls: one (a service block) was destroyed c.1800, but the other (a stables and coach house) still survives as 'The Harcourt Building' (see Plates 3-7). The extant architectural features of the latter accord well with a mid 18th-century date. As Plates 4 to 7 show, each outhouse is depicted with a cupola. It seems likely that one of these housed the bell now refixed within the north-west gatehouse range of the stable court: it is inscribed 'George Medley Esq' and bears the date 1757.



Plate 4

*Buxted Park from the south west in 1785 showing the coach house and stables (present Harcourt Building) left, house central, and the now demolished service outbuilding right.*

*[Extract from BL Add Ms 5671, f.101]*

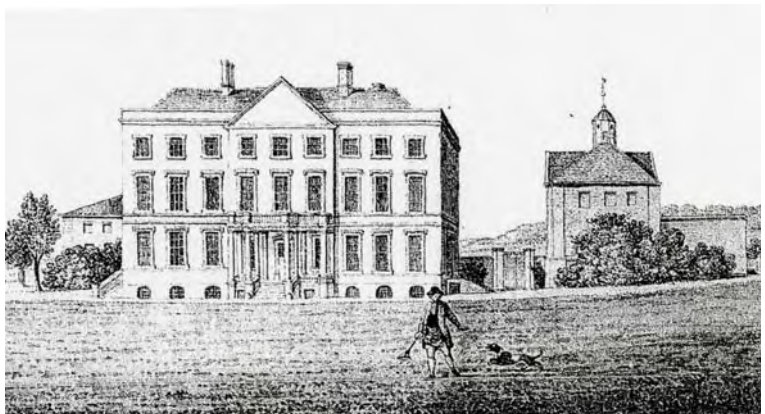


Plate 5

*Buxted Park from the north east in 1785 showing the coach house and stables (present Harcourt Building) right, house central, and the now demolished service outbuilding left.*

*[Extract from BL Add Ms 5671, f.101]*

T. W. Horsfield, in volume 1 of his history of Sussex published in 1835 suggested that Edward Medley of Coneyborough started the building of Buxted Park and his nephew George finished it [Horsfield, 365-6]. Despite his comment, there is nothing to associate Edward Medley of Coneyborough with Buxted: perhaps he confused the two Edward Medleys – brother Edward of Friston and nephew Edward of Coneyborough. Although wrong, the statement is consistent with the tradition that the house was started by one man and finished by another. In fact, this mirrors another Sussex mansion of the period, Stanmer, which was started by one Pelham brother who died, after which his younger brother came home from Constantinople to finish the house off, though in the case of Buxted the likelihood is that a lot less had been done by 1751 than there had been at Stanmer.



*Plate 6*

*Buxted Park from the north east in 1798 showing the coach house and stables (present Harcourt Building) right, house central, and the now demolished service outbuilding left.*

*[Extract from ESRO ACC 3712]*



*Plate 7*

*Buxted Park from the south west in 1798 showing the coach house and stables (present Harcourt Building) left, house central, and the now demolished service outbuilding right.*

*[Extract from ESRO ACC 3712]*

Two drawings of the property were made by the artist S. H. Grimm in 1785: at about the same date the cartographer, William Figg of Lewes, made plans of the estate. All show the house and its attendant pavilion outhouses completed. The Figg plan can be tentatively dated to c.1785 and is possibly a copy of a lost survey carried out in 1783 by Thomas Marchant, some of whose work Figg is known to have acquired. An estate survey of plans and views made just over a decade later, in 1798, provides an excellent picture of the house and outbuildings at that date. In particular, plans depict the layout of the rooms within the house and outbuildings (see Plate 3). This is invaluable information regarding the original form of the coach house and stables (*ie* The Harcourt Building, for which see below).

The late 18th-century plans and drawings capture the site just prior to major changes made to the house, outbuildings and park early the following century. These had certainly taken place by 1812, the year of William Figg's second survey of the estate.

The precise date of the alterations is more difficult to ascertain. Figg's 1812 plan shows the south-eastern of the two outbuildings (the detached service block) demolished in order to open up views of the park (compare Plates 8 and 9). To compensate for this loss a new service wing was added against the north-west elevation of the house and a new stable yard built against the north-western side of the retained mid 18th-century coach house and stable block (The Harcourt Building). By this date an orangery had been built parallel to the Harcourt Building, a little to its south-east.

In addition to showing changes to the footprint of the house and its outbuildings, there are other interesting differences between the two Figg maps - that of 1812 shows a larger park with fewer field-boundaries within it, and the land to the south of Hogg House cut back into line with the edge of Park Mead. Parts of Place Farm have been added to the park, and a gamekeeper's house built in its NE corner. The houses around the church, shown in the earlier map and still present in 1798, have disappeared by 1812. A new building has appeared on the SW side of the kitchen garden, located well away from the mansion, down by the site of the destroyed earlier house.

It seems likely that all the changes to the mansion complex and the landscape depicted in Figg's 1812 plan were, if not exactly simultaneous, the product of a single plan. Sir William Shuckburgh Evelyn of Warwickshire inherited Buxted in right of his wife on George Medley's death in 1796. He commissioned Samuel Pepys Cockerell to alter and augment the house in 1801, and the cartographic evidence of changes to the appearance of the park are consistent with them having been carried out between 1801 and Sir William's death on 11th August 1804. However, it should be noted that some alterations to the house are usually dated to 1810 in modern descriptions of the building, though upon what authority is unknown.

Buxted descended to Sir William's only child, Julia Evelyn Medley Shuckburgh Evelyn (then aged 14) who, in 1810 married Charles Cecil Cope Jenkinson. It was they who commissioned Figg to undertake his new survey of the estate in 1812, so it is indeed possible that some of the changes shown in the 1812



Plate 8  
 Detail from Figg plan of c.1785  
 [ESRO ACC 5179/9]



Plate 9  
 Detail from Figg plan of 1812  
 [ESRO BMW C8/2]

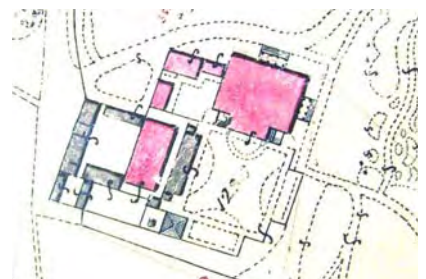


Plate 10  
 Detail from 1840 tithe map  
 [TNA IR 30]

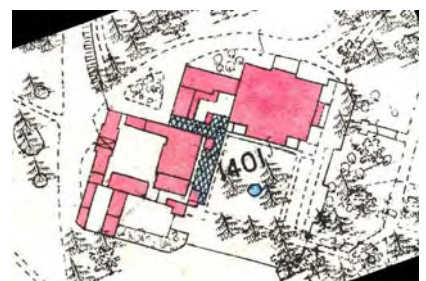


Plate 11  
 Detail from 1873 1:2500 O.S.  
 [ESRO OS 28.13]

survey had been carried out by them between 1810 and 1812. It must, for instance, have been they who extended the north-eastern range of the stable courtyard, a point which in itself must mean that the earlier part of this range formed part of the alterations carried out by the architect Cockerell in 1801, for the building is not shown in 1798, but was present in its entirety by 1812 (compare Plates 3 and 8 with Plate 9). He too may have been responsible for the north-western entrance range to the courtyard, standing opposite the retained Harcourt Building – certainly its date of construction falls into the period 1798x1812. Julia Evelyn died two years later, in 1814. Her husband continued to reside at Buxted and succeeded to the title of Lord Liverpool upon the death of his brother in 1828. He died at Buxted in 1851. The extent of the buildings in 1840 and 1873 are shown in Plates 10 and 11.

## **OVERVIEW OF THE OUTBUILDINGS [Drawing No. 1243/1]**

As the footprint plan shown in Drawing No. 1243/1 indicates, the quadrangle contains four ranges of buildings – South-East Range (Harcourt Building); North-East Range (The ‘Bungalow’); North-West Range (Briar and Dawn Cottages); South-West Range (Vernon House). In the assessment which follows these will be addressed in the order given above. The account of the Harcourt Building is based on the assessment carried out by Archaeology South-East in 1995: the other three ranges were briefly viewed as part of the current project.

### **THE SOUTH-EAST RANGE (HARCOURT BUILDING)**

A assessment of the coach house and stables (now the Harcourt Building) was carried out by David and Barbara Martin of Archaeology South-East in October 1995. That assessment was compiled solely for the purpose of assessing the impact of proposed alterations on the structure and was not intended as an archaeological record. It does not, therefore, incorporate drawn details or detailed descriptions of either the structural or decorative elements of the building.

As indicated in the historical background to the site, it is known that construction of the mansion was far from complete in 1756, but was nearing completion by 1759 (see page 4 above), whilst Grimm’s drawing of 1785 shows both this and the since destroyed twin outbuilding as complete in 1785. Although it cannot be certain that these outbuildings formed part of the initial scheme and were not added between 1759 and 1785, a 1750s date is entirely consistent with the architectural and constructional details of the building.

Plates 3-8 show the Harcourt Building as fully detached with a rectangular-plan stable yard to the north-west. At its south-western end the yard extended beyond the south-west wall of the stable block, resulting in a walk-way between the two. This had been infilled with a building by 1798, which building - apparently a lean-to - had already been

constructed when Grimm made his drawing in 1785 (Plate 4). Two other small outhouses appear to have been constructed between c.1785 (Plate 8) and 1798 (Plate 3): these comprised a second coach house (designed to accommodate three carriages) intruded into the northern corner of the yard, linked to the stable block by a much narrower structure - probably a lean-to. All these additions had been demolished by 1812 (Plate 9).

## **GROUND FLOOR PLAN**

### *Original Design*

The original ground-floor layout of the stable block is shown in drawing 1243/02, which is based upon structural observation and the 1798 plan. All areas of uncertainty are shown question-marked. Measuring 23.6 m x 13.0 m (77'5" x 42'8") overall, the building was designed as three adjoining rectangles with the eastern and western walls of the central portion projecting forward slightly. The central compartment was from the outset sub-divided by a central N-S wall. To the west of this wall was a triple coach house accessed via three broad openings in the west elevation. Each coach house was divided from its neighbour by a relatively thick brick wall, but where the details can be checked these dividing partitions appear not to be bonded into either the western external wall or the central spine wall. It is possible, therefore, that they represent later insertions, though it should be stressed that what appear to be original timbers supporting the first floor seem to be carried by them. Certainly the walls existed by 1798 for they are shown on the plan of that date. Both the visible architectural evidence and the 1798 plan indicate that the compartments occupying the northern and southern ends of the building each formed a single room, as too did the central compartment to the east of the spine wall. All three were constructed as stables and were interconnected to one another by internal doorways. Further doors gave access to the coach house from the north and south stables. The 1798 plan indicates the arrangements of the stalls within each of the stables - those within the north and south compartments faced towards the end walls of the building, whilst those in the central stable faced the spine walls. It is also clear from the 1798 plans that the building was serviced by two identical staircases, one each within the northern and southern stables, all as shown in Drawing 1243/02. It is likely that a plaster line visible at ceiling void level within the southern stable indicates the eastern wall of the staircase, though no indications were recognized to suggest the line of the stair.

It is worth stressing the exceptional storey height of the ground floor rooms, which measure c.4.5 m (14'9") from floor to ceiling.

### *Present Form*

The present layout is as shown in drawing 1243/03, in which modern partitions are indicated in chain-dotted outline. Where details can be seen all partitions are constructed using 20th-century LBC flettons.

Unless the plaster-line referred to above related to the location of a lost inserted partition, the only evidence found to suggest that the internal layout might have been modified between 1798 and the 20th century are scars in the brickwork in the ceiling void of the southern-most area which show that some form of ground-floor fireplace was intruded within the thickness of the party wall. Part of the flue associated within this intruded fireplace has been exposed where a hole has been knocked through to allow access for modern services.

The present internal arrangement is the result of a 20th-century remodelling. All the chain-dotted partitions indicated in Drawing 1243/03 were viewed from the void above the present ground-floor ceilings and are constructed using LBC flettons. Apart from the blocking of three doorways in the party walls and the breaking through of three new openings, the only other alteration to the pre-1798 internal walls was the removal of most of the wall which separated the southern and central coach houses. The upper part of this wall, survives in situ, though now carried by an RSJ located above modern ceiling level.

## **FIRST FLOOR CONSTRUCTION**

### *Original Design*

The construction of the first floor survives largely intact within the northern and central-eastern compartments and, in a less complete form within the northern and central coach house. The floor construction within the southern coach house could not be inspected, whilst that within the southern compartment is of modern (20th century) construction in its entirety.

The floor within the northern compartment is divided into three bays by two heavy, deep, crossbeams aligned north-south. These carry girders of similar scantling dividing each bay into two parts. The girders within the eastern and western bays are set centrally, whereas that in the central bay is biased to the north, thus the girders are set staggered. Inset a little distance from the northern wall is a row of trimmer joists leaving a narrow infilled section of floor between them and the wall. This formerly un-floored section is located immediately above feeding troughs shown in the 1798 plan, and thus implies that the troughs were filled direct from the first floor chambers. The floor joisting itself is aligned north-south with every third joist of equal depth to that of the crossbeams, girders and trimming joists. All other joists are less than half the depth of the principal timbers. Cut at regular intervals into the sides of the deep joists, just above the soffit, are long thin mortices. Into both ends of each mortice is fitted small-scantling ceiling joists spanning east-west (ie at right-angles to the floor joists). This arrangement allowed the formation of flush plastered ceilings. Because of the presence of a modern suspended ceiling, the floor construction could only be inspected obliquely from the north-west corner of the room. It was not possible to see how the ceiling was designed to accommodate the original stairs.

The floor construction over the eastern-central compartment was inspected via a

service hole cut through the south wall. Here too the ceiling is divided into three bays by heavy-scantling crossbeams, in this instance aligned east-west. Because of the lesser spans involved, in this instance girders were not used, but instead the crossbeams carried joists aligned north-south. The joist design was as within the northern compartment, with in this instance three smaller scantling joists between each set of deep-section joists. The deep joists show the same mortices for small-scantling joists set for a flush ceiling, though in this instance the ceiling joists have now been removed. At the western end of each crossbeam is a wall-post carried by plain corbels built into the spine wall. An arch brace rises up to each crossbeam from the wall-posts.

Over the two northern coach houses the original floor survives in a much less complete form, though it is clear that the joists were always carried by the walls which divide the three coach houses from one another. Thus, unless the floor has been replaced, both must be contemporary with the main structure.

#### *Present Form.*

As noted above, apart from repairs much of the original floor construction still survives, though that section over the southern compartment has been reconstructed in its entirety. Because of the excessive storey heights the present ground floor ceilings have been lowered leaving a large void between the modern ceiling and old floor.

### **FIRST FLOOR PLAN**

#### *Original Design.*

A reconstruction of the first-floor layout is shown in drawing 1243/04, which is based solely upon structural observation, there being no 1798 plan for the first floor. All areas of uncertainty are shown question-marked.

As far as can be ascertained, the first-floor layout comprised three compartments, here called the north, middle and south chambers. There are no indications of the middle chamber having ever been sub-divided by an axial wall (as found on the ground floor) and indeed the design of the ceiling joist layout would tend to confirm this observation. It is clear from the 1785 and 1798 illustrations that already by that date the building incorporated chimneys built into the party wall, though the caps are shown smaller than at present. As already noted, the ground-floor fireplaces represent later insertions, but given the evidence from the illustrations it seems likely that first-floor fireplaces were always incorporated. It is further known from the ground-floor plan that staircases rose to give access to the north and south chambers, but there was no direct access from the ground floor to the middle chamber. It is therefore obvious that there must have been an interconnecting doorway through at least one of the two party walls. A wide semi-circular-headed doorway survives in the northern party wall, but from its location it is difficult to see how this could have worked in relation to the adjacent staircase.

Given the evidence for a long narrow floor hatch adjacent to the north wall over the

stable feeding troughs, it seems likely that the upper chambers were utilized as hay lofts, at least in part. Bearing in mind the absence of a tack room on the ground floor, this too may have been incorporated at this level. It is also possible that at least part of the area doubled as lodgings for grooms.

#### *Present Form.*

In drawing 1243/05 all 20th-century partitions are shown in dotted outline. The three compartments are today sub-divided by modern stud and plasterboard partitions to form a series of rooms, all accessed from a wide central corridor reached by a modern staircase incorporated into the central compartment. For comments regarding the window openings serving these rooms see the respective elevations below.

### **FIRST FLOOR CEILING AND ROOF**

#### *Original Design*

Only a cursory inspection of the first-floor ceiling construction and roof was undertaken. The roof is aligned along the axis of the building, is set at a shallow (c.30°) pitch and is hipped. It is framed in seven bays of which the two end bays are occupied by the hips. The constructional detail of the hips was not viewed, being hidden by the two chimney stacks. The roof construction is of text book type with designed trusses incorporating jowled queenposts and kingposts, all strutted and strapped, the straps being secured by means of forelock-bolts. The principal rafters are set below the line of the common rafters, the purlins being carried over their backs. There is a ridge board, relatively thick but distinctly rectangular in section. The rafters are of square scantling. The heavy tiebeams of each truss carry a series of girders, which in turn carry joists aligned parallel to the tiebeams. The tiebeams, girders and joists are all set with flush soffits to carry an under-plastered ceiling.

Half way along each roof slope a stub roof, projecting to the pediments, is carried on lay-boards. Over the intersection of these roofs was set a turret and cupola, though no obvious signs of this were recognized during the superficial inspection.

#### *Present Form*

No alterations were recognized.

### **WEST (NORTH-WEST) ELEVATION**

#### *Original Design*

Reconstruction drawing 1243/06 is based upon structural observation and the 1798 plan: all areas of uncertainty are shown question-marked. The facade was of seven bays, the central three brought forward slightly and capped by a pediment.

On the ground floor the central three bays were occupied by coach entrances which rose to string course level, whilst the set-back two-bay flanking sections were of plain, flush brickwork, save for an off-centred entrance in each. The string course is set well down below the level of the first floor and supports a row of seven semi-circular arches of neatly rubbed brickwork, without keystones. The two arches in each of the set-back end sections were infilled with windows/ventilators, whereas the tympanums of the three central arches serving the coach houses are today infilled with old brickwork supported upon timber lintels. The lintels extend under the springings of the arches and are original, though it is possible that the brickwork above represents an insertion, albeit of antiquity. At first-floor level are seven almost square window openings, each with a stone cill and surrounded by a moulded timber architrave, mitred at the top corners with the outer order brought down past the cill at the base. The windows were always set back within the openings, though the present frames are modern. Applied to the pediment is a cartouche flanked by swags, all in timber.

The elevation is of deep-red brickwork - laid in Flemish bond - with a plinth, string course, window cills and cornice of neatly dressed ashlar of local sandstone, as too the coping to the pediment and the bases and capitals to the carriage entrances, which are set at the same level as the plinth and string course, which they match. The cornice and coping are moulded, whereas the plinth and string course are entirely plain. Over the carriage entrances the string course is deeper and appears not to be of stone, though the constructional detail is now hidden by paint and/or rendering.

The 1798 drawings show a centrally-placed octagonal turret to the roof, capped by a cupola. Set centrally on either side of it, a chimney. Both the Grimm illustration of 1785 and the drawings of 1798 show these chimney caps as smaller than they are now.

#### *Present Form (Drawing 1243/07)*

Apart from the removal of the turret and cupola, reconstruction of the chimney caps, addition of applied timber 'quoins' and the replacement of all window frames (within their original openings) there have been no structural alterations above ground-floor storey height. The timber 'quoins' and window frames represent 20th-century alterations - the other alterations were undertaken at some date after 1798.

The lower storey has suffered more extensive change over at least two periods. The lower part of the northern end of the facade is today hidden by an attached early 19th-century range (the 'Bungalow'). Immediately to its south, the original entrance to the northern stable was firstly moved southwards and then blocked to form a window, the latter being a 20th-century modification. Despite the alteration, the northern jamb of the original doorway survives as a straight joint, whilst at the head can be seen the angled cut for the end of the original flat brick arch. Above the string course, the two semi-circular windows/ventilators were bricked up in the 20th century, the internal blocking being of LBC flettons.

Within the central three bays the coach house entrances were bricked-in during the

20th-century conversion, the new brickwork being recessed back within the openings so as to retain an impression of the original appearance. A wide doorway is incorporated into the northern entrance, and a single window within each of the other two. The broken-off shanks of the hinge rides which carried the original doors survive embedded in the brick jambs just below cap level, whilst some of the wrought iron door hooks also remain *in situ*.

At the southern end of the facade a doorway survives on its original location, though there are signs of at least some modification to its opening. To its south an entirely new window was punched through the brickwork as part of the 20th-century modification. Here too, above the string course the two semi-circular windows/ventilators were bricked up in the 20th century, the internal blocking being of LBC flettons.

### **EAST (SOUTH-EAST) ELEVATION**

#### *Original Design (Drawing 1243/08)*

The reconstruction drawing is based upon structural observation and the 1798 plan: all areas of uncertainty are shown question-marked. In general the design was as for the west elevation, except that the cartouche and swags on the pediment were substituted by a semi-circular slatted opening. Instead of coach entrances within the three central bays this area was bricked with a single central doorway within the central bay. In addition, all brickwork below the level of the string course is set back from the pillars supporting the seven semi-circular arches, whilst the 1798 sketches show all the semi-circular arches to be infilled with windows/ventilators. This latter point is confirmed by modern LBC fletton brickwork filling the interior of the arches, except to the southern arch which is infilled with ancient brickwork. That this southern arch was originally open is indicated by the 1798 plan, which very clearly shows this window, so presumably it was blocked at some date after 1798, but prior to the principal 20th-century conversions.

#### *Present Form (Drawing 1243/09)*

Apart from the removal of the turret and cupola, reconstruction of the chimney caps, addition of applied timber 'quoins' and the replacement of all window frames (within their original openings) there have been no structural alterations above ground-floor storey height. The timber 'quoins' and window frames represent 20th century alterations - the other alterations were undertaken at some date after 1798.

The lower storey has suffered more extensive change in that all three original doorways have been blocked, as too have the semi-circular clerestory openings beneath the arches of the arcade. One doorway and six windows have been punched through the ground floor walling, the only unaltered bay at this level being that at the southern end. Apart from the blocking to the southern clerestory window, all the alterations are of 20th-century origin.

## **NORTH (NORTH-EAST) AND SOUTH (SOUTH-WEST) ELEVATIONS**

### *Original Design*

As shown in drawing 1243/10, which is based upon structural observation and the 1798 plan: all areas of uncertainty are shown question-marked. The south elevation is shown by Grimm in 1785 - at which date the lower part was hidden by an addition - see Plate 4. By the time the 1798 drawings were made this addition would appear to have been removed, although it is shown on the plan in the same book and made at apparently the same date! The 1798 drawings show the south elevation in detail (Plate 7) whereas the lower part of the north elevation is obscured by vegetation (Plate 6). In all visible respects the two elevations were identical, and the drawings show nothing to contradict this. Both elevations were of three bays. Rebates in the brickwork at either end of the facades gave the impression that the main part is brought forward in imitation of the east and west elevations, but this is achieved by thinning the wall thickness at the quoins and is not reflected internally. In essence the design is a repeat of the central three bays of the west facade, except that in these two elevations there are no ground floor openings whilst the clerestory openings beneath the arches of the arcade and the first floor windows were (at least on the south) all blind, having been included merely for architectural integrity. There are some unresolved problems regarding interpretation of the clerestory within the north elevation, for which see 'Present Form' below). A patch in the brickwork of the eastern pier within the north elevation marks the alignment of the tall garden wall which connected this building to the mansion.

### *Present Form (Drawing 1243/11)*

As with the side elevations, as part of the 20th-century conversion timbers were applied to the upper level at both ends of the facades in imitation of stone quoining. Within the south elevation the blind first floor 'windows' have been opened and increased in depth, whilst at ground floor level three windows have been punched through the wall. All these alterations, including the present infilling of the clerestory arches above string course level, are of 20th-century origin. As the clerestory is shown blind in all of the 18th-century illustrations (including the plan) it is unclear why they are today infilled with 20th-century brickwork - perhaps they were opened during the 19th century, or alternatively perhaps the brickwork required replacement for some reason. That alterations were made to the facade prior to the major 20th-century conversion is shown by a blocked doorway, the remains of which are visible in the plinth below the central window.

Above string course level the north elevation has been less altered and retains its blind clerestory and two of its three blind 'windows' - the central 'window' was opened up as part of the 20th-century conversion. The brickwork within the blind clerestory is not without interest - it is somewhat rough in its finish, is laid in English (not Flemish) bond and is set with its face back from the rear face of the soffit to the rubbed-brick arch of the arcade, thus leaving an awkward strip of rough arch visible. It is possible that the

brickwork was intended to be faced-up in some way, but at present the enigma remains unsolved. The string course also is not without its problems in that it is a little deeper (10 mm) than elsewhere and shows a distinct filled-in chase along its entire length, perhaps indicating a weathering chase for a lost lean-to addition. Initial thoughts were that this section of string was not of stone, but close inspection appears to show faintly visible joints between blocks. Without the string course being cleaned of its paint a definitive interpretation is not possible.

Below string course level two 20th-century doorways and a window have been punched through - only the western doorway now remains open, the others having been blocked when a link was constructed to give access from the mansion to the present dining room which stands to the east of the building.

## **THE NORTH-EAST RANGE (THE 'BUNGALOW')**

*Brief external description as existing, 2007*

This is a single-storeyed building constructed in Flemish-bonded brickwork with three windows on either side of a central doorway facing into the courtyard. The window openings have flat arches and stone cills and are fitted with double-hung sashes absent of glazing bars. In the rear (north-eastern) wall there is a 110 mm step in alignment. This coincides with a hipped terminal internalized within the roof void, indicating that the building is of two phases. The courtyard elevation runs through on one alignment, but the joint between the two phases is indicated by a break in the brick bonding at a point between the first and second window to the left of the doorway shown in Plate 14. Within the earlier (south-eastern) part of the rear wall, close to the offset which marks the joint between the two phases, there is a blocked doorway cut by a later window. The walls support a shallow-pitched slate roof with lead flashings to the ridge and the two end hips. There is a chimney rising through the ridge. At its south-eastern end 'The Bungalow' abuts Harcourt Building.



*(Right) Plate 12  
Remains of hip incorporated part way  
along present roof*

*Brief internal description as existing, 2007*

With the likely exception of the partition which coincides with the original end wall of the building, all partitions appear to be modern and are of solid construction. The ceiling joists are visible from within the roof void and are of modern softwood, the early part of the structure having originally been open to the roof. The roof to this section is of simple paired rafter, cut-and-pitched construction and retains its original hipped western terminal, now internalized part way along the structure (Plate 12). This original part is divided into four bays by softwood tiebeams, above which the ridge board is interrupted and is carried on cleats. The chimney, which is of two phases, rises within the second bay from the west. The roof over the extension is also of cut-and-pitched type, in this instance with low-set nailed-on collars to each rafter couple. In this instance the ridge board is continuous.

*Development of the building*

As indicated by the plans reproduced in Plates 3 and 8, no part of this building existed in 1798, but both phases of the structure had been built by 1812 (see Plate 9). The earliest phase, which replaced an added coach house and minor outbuilding, seems to respect the dimensions of the yard as shown in 1798. Therefore, the likelihood is that the new building was constructed within the earlier yard, replacing the small coach house *etc.* The presence of a chimney may suggest that it was built as a smithy, servicing the stable complex. Already by 1812 the building had been extended to its present length, this having no doubt occurred when the early stable yard was widened in order to accommodate the present north-western range (Briar and Dawn Cottages) and the south-western range (Vernon House).

Photographs taken early in the 20th century emphasize the amount of alteration which has been made to the building: very little of its front wall now survives (*compare* Plates 13 and 14). Excepting this, the other walls remain (though altered by the



*Plate 13*  
*Enlargement from aerial photograph*  
*taken pre 1940 showing 'The Bungalow'*



*Plate 14*  
*The same wall as shown in Plate 13*  
*showing the appearance as in 2007*

intrusion of new openings) as does the roof and the chimney, the latter now absent of any smithy heath it may have had. The interior has been divided up. None of the constructional details are of any particular architectural or archaeological note.

## **THE NORTH-WEST RANGE (BRIAR AND DAWN COTTAGES)**

### *Brief external description as existing, 2007*

Although somewhat altered with regards the fenestration within its principal (north-west) elevation, this is a building of considerable architectural note. Its elevations have Flemish-bonded brickwork enriched with plain, good quality stone detailing — a chamfered plinth, projecting string-course at first-floor level, and a moulded eaves cornice. Above the broken-forward pedimented entrance to the carriage way is a bell turret: a pencil inscription states that it was built in 1883, and another notes it was repaired in the 1950s. The bell is dated 1752 and bears the inscription George Medley esq<sup>r</sup>. The pediment incorporates an *oculus* which formerly housed a clock to which the bell in the turret was attached — the cables which rose from the clock face to bell are still hanging within the chamber over the carriage entry. The windows generally are recessed deeply back and are set under cut brick arches, each having segmental intrados and flat extrados. All is capped by a shallow-pitched hipped roof.

At the south-western end is an attached single-storeyed structure (now the laundry) which is likewise constructed in Flemish-bonded brickwork and is set back slightly from the face of the main building. This too has a shallow-pitched roof with hipped terminal. If not original to the build, this part had already been added by 1812 and is shown clearly in the 1840 tithe map (Plates 9 and 10).

### *Brief internal description as existing, 2007*

Ignoring the solid brick walls which separate the carriage way and its chamber from the flanking wings, all internally partitions appear to be of studwork clad with plasterboard and represent modern subdivisions. The roofs have ridge boards which are interrupted by the trusses. The trusses are traditionally fabricated using pegged mortice-and-tenon joints. Excepting these, the roof is of cut-and-pitched type in softwood. Fitted between the trusses are modern softwood ceiling joists: thus the upper chambers were originally open to the roof. Leading up into the chamber over the carriage way is a large door opening rising above the main eaves line and now partially filled in. Above it, the brickwork to the side wall of the carriage chamber has been roughly hacked back at the roof line — the implication is that the brickwork once extended through the roof, perhaps to support a cupola. Repairs made in this area use 'LBC' bricks.

### *Development of the building*

This and the Harcourt Building are the principal structures of the courtyard complex.



*Plate 15*  
*Main elevation of Briar and Dawn Cottages*  
*in the second quarter of the 20th century*



*Plate 16*  
*Main elevation of Briar and Dawn Cottages*  
*in 2007 showing additional windows*

Based upon the pictorial and cartographic evidence, the date of construction of this range can be placed to the period 1798x1812, but whether it formed part of the initial phase of alterations carried out at the very beginning of the 19th century, or represents part of the modifications undertaken 1810x1812 is uncertain — the latter seems the most likely. In its initial form it consisted of a carriage entrance and upper chamber, flanked on either side by a ground-floor room and first-floor loft-like chamber, the latter open to the roof. Despite the present windows, there was very little fenestration in the main (north-west) front (compare Plates 15 and 16). Access and principal lighting to the rooms and chambers was from the courtyard elevation: here all openings remain intact (Plate 17). The elevated chamber over the carriage way was reached from the north-eastern chamber via a short flight of steps leading through a wide first-floor opening.



*Plate 17*  
*Courtyard elevation of Briar and Dawn Cottages*  
*in 2007*

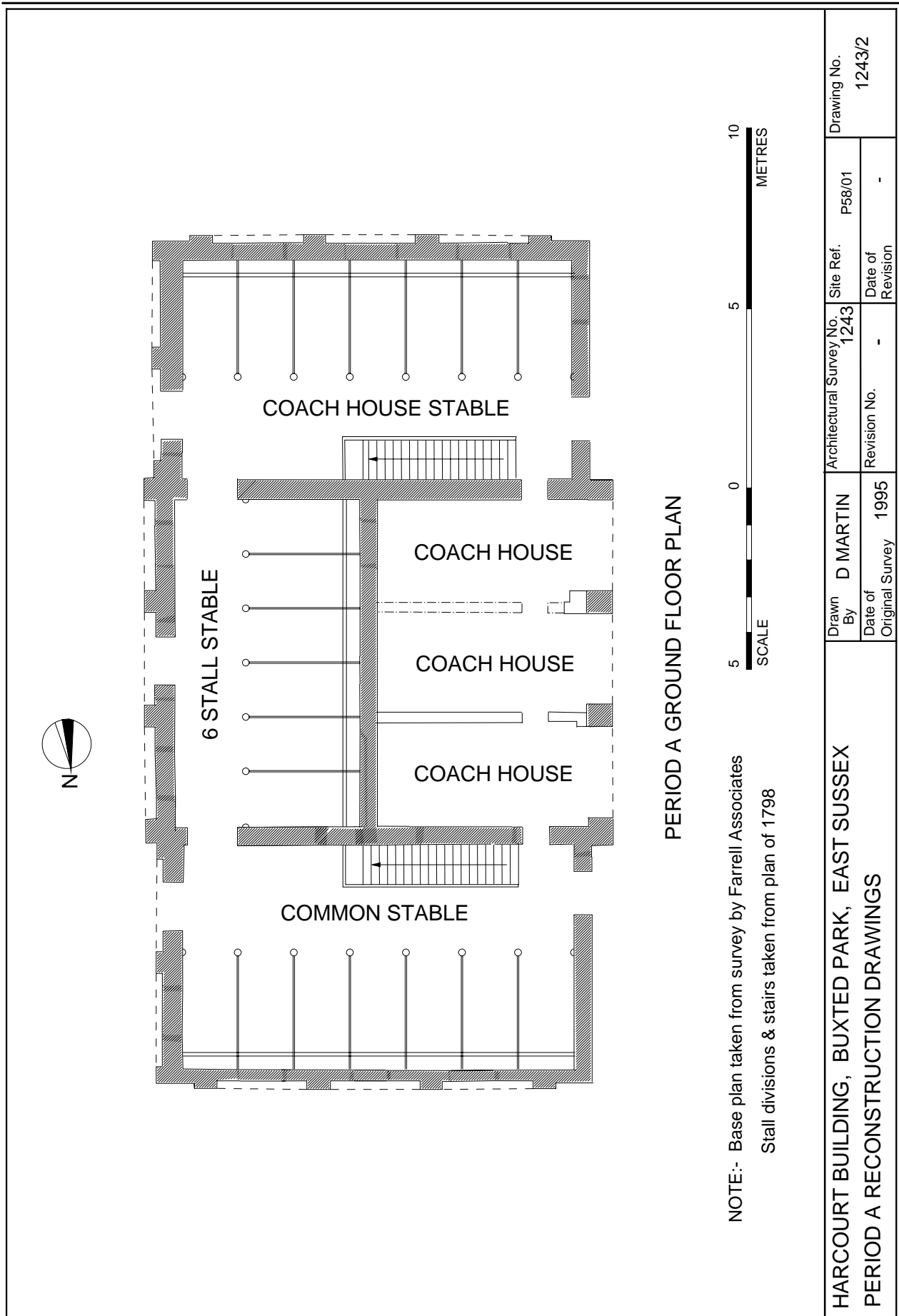


*Plate 18*  
*Courtyard complex from the west*  
*in the second quarter of the 20th century*

## **THE SOUTH-WEST RANGE (VERNON HOUSE)**

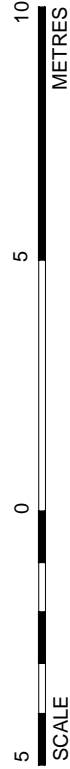
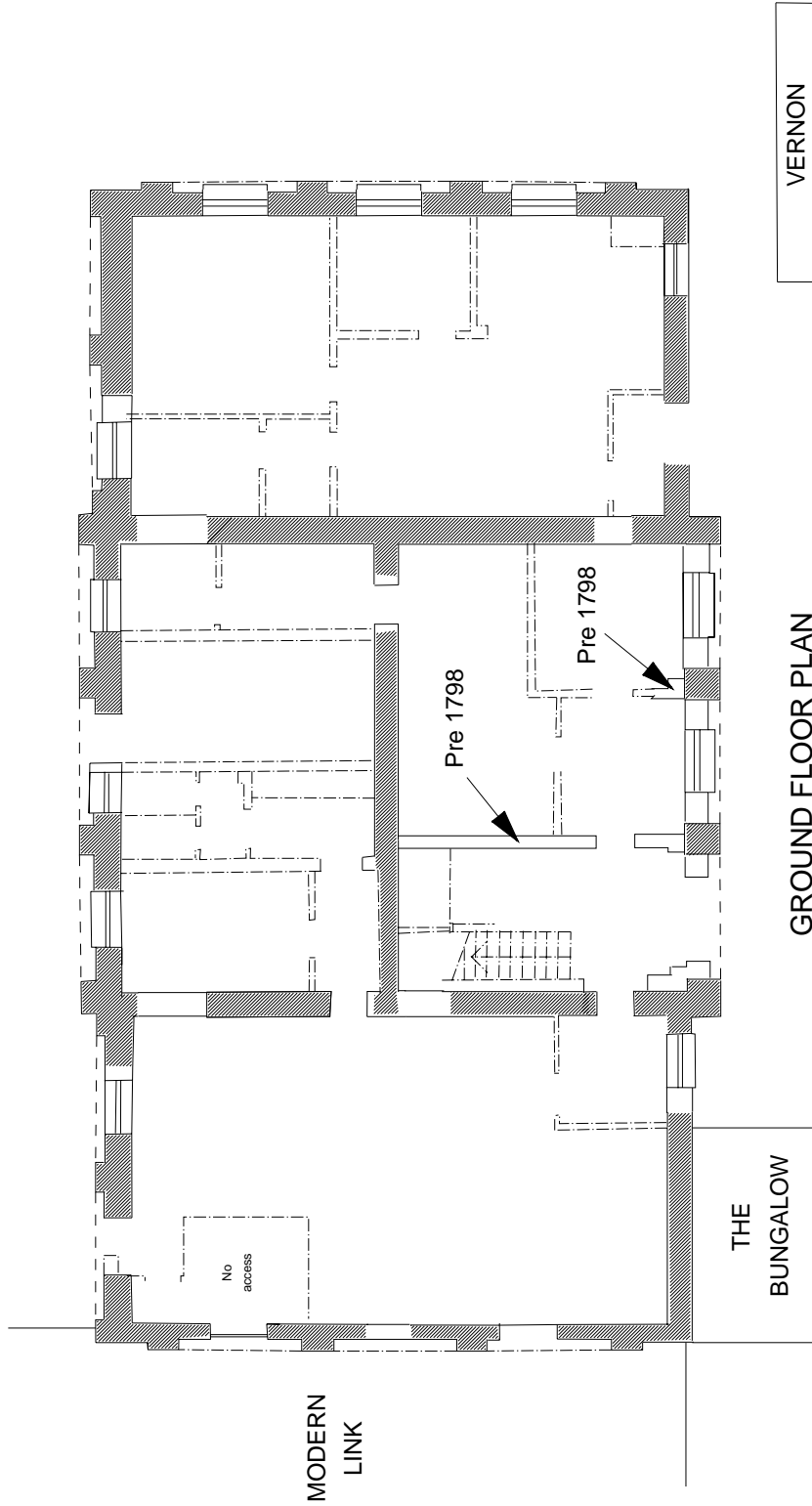
This is the least complete of the buildings, having been largely rebuilt and raised from one to two storeys during the second half of the 20th century. It is shown in its single-storeyed form in plate 18. A little 19th-century brickwork survives within the rear wall, but essentially all else was rebuilt during the modifications. All new brickwork is in stretcher bond and is probably of cavity type.





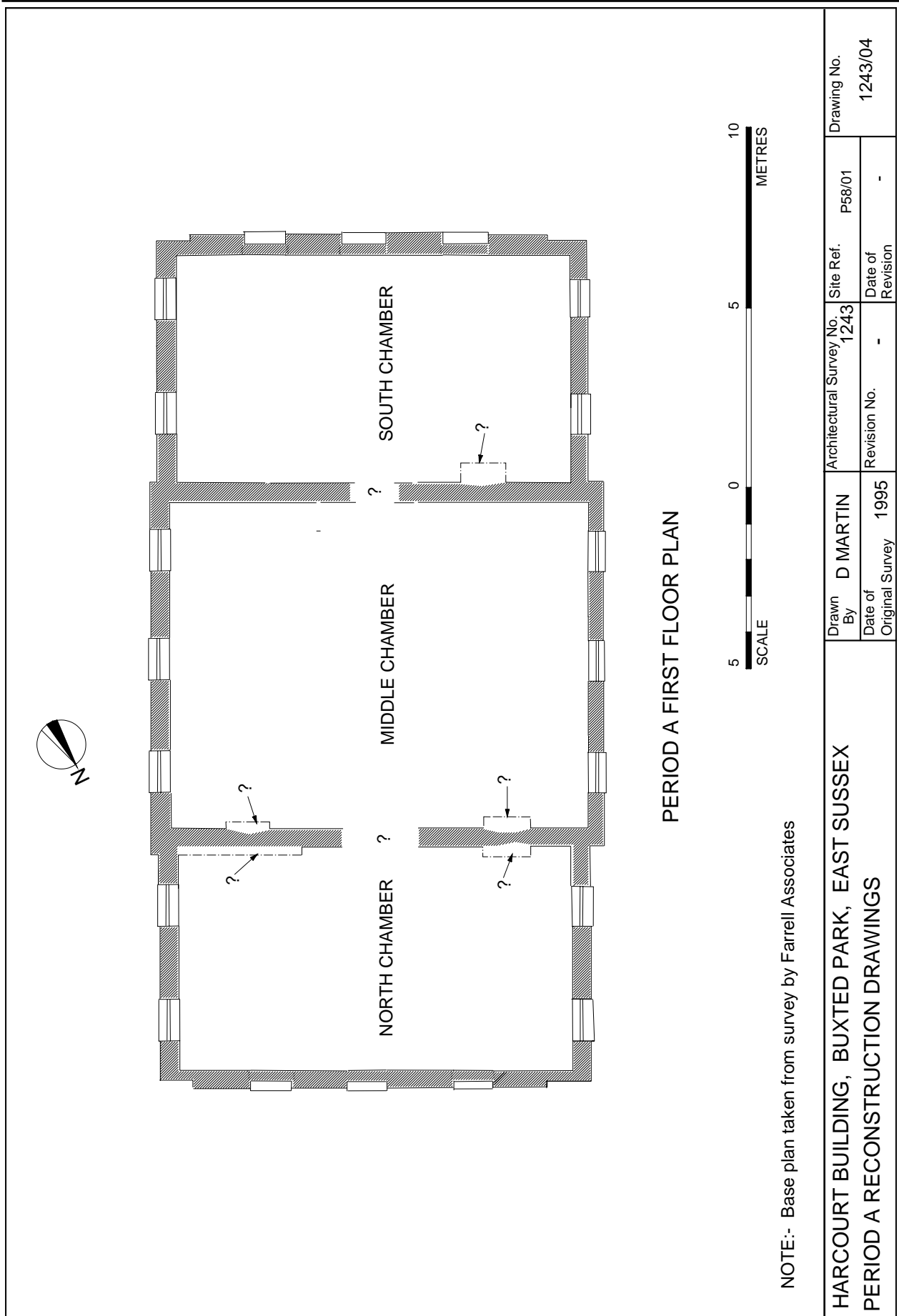
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NOTE:- Base plan taken from survey by Farrell Associates, updated with details supplied by KKA Ltd

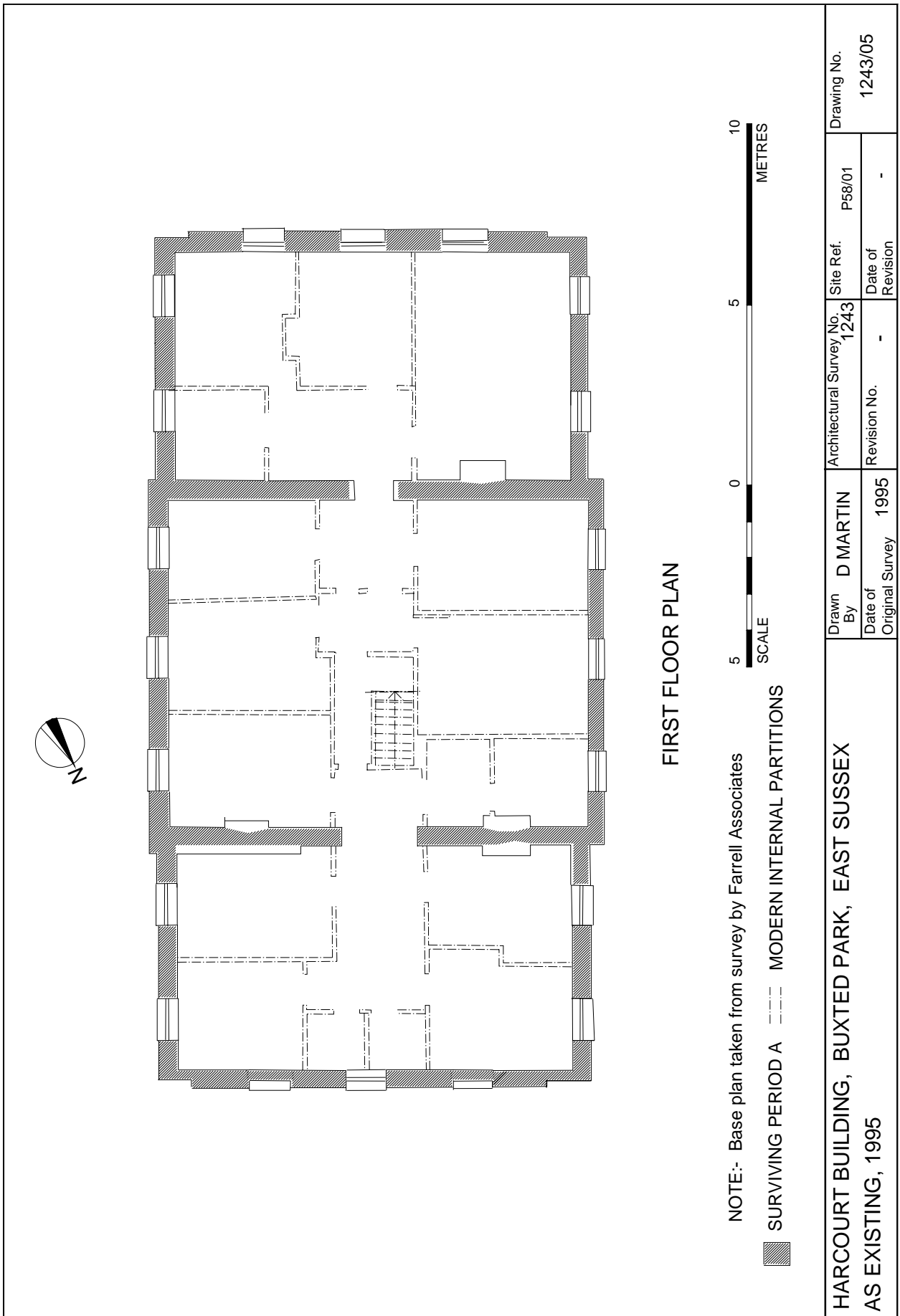


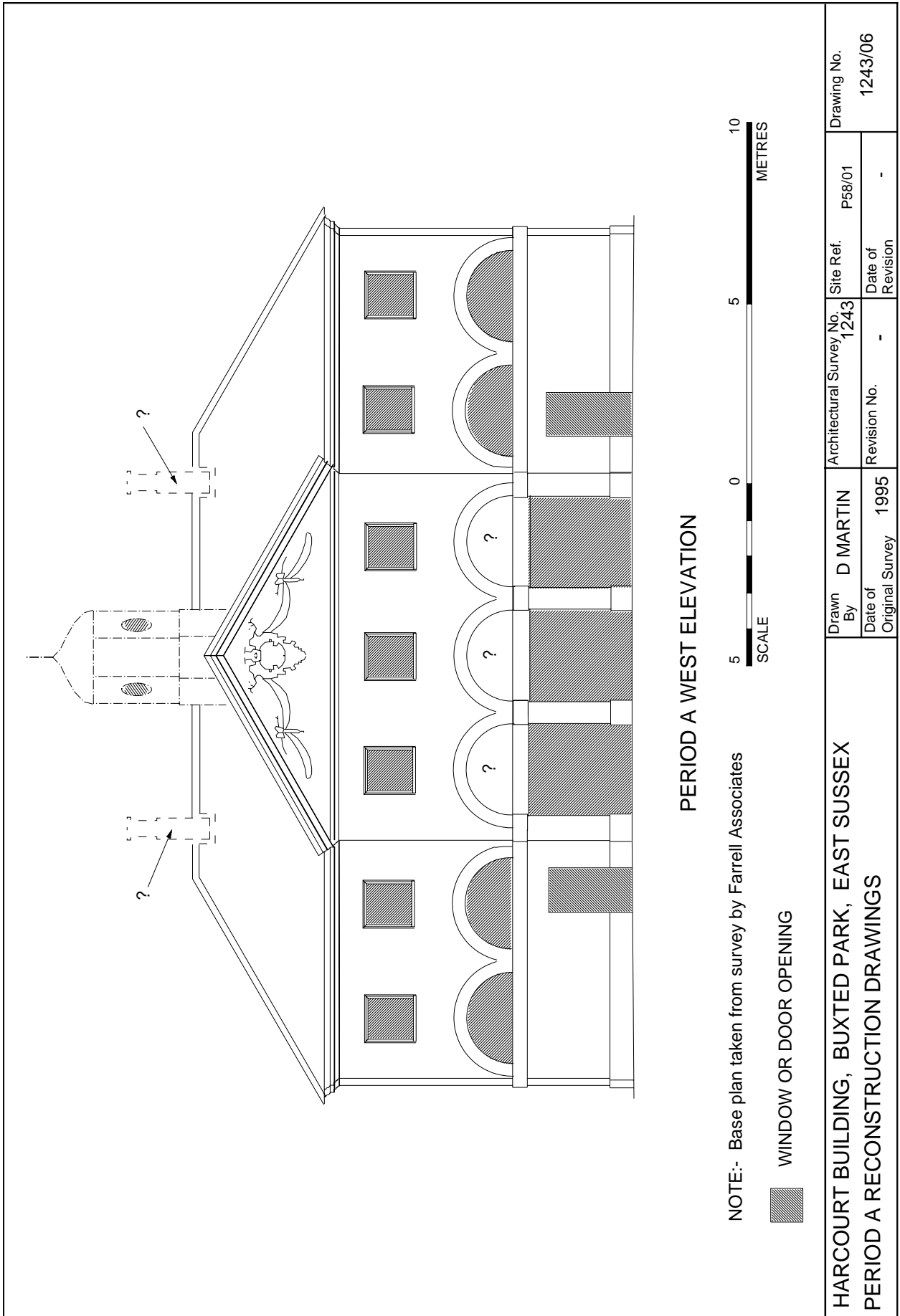
SURVIVING PERIOD A   
 MODERN INTERNAL PARTITIONS

<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX                  AS EXISTING, 2007</b>		Drawn By <b>D MARTIN</b>	Architectural Survey No. <b>1243</b>	Site Ref. <b>P58/01</b>	Drawing No. <b>1243/03</b>
Date of Original Survey <b>1995</b>	Revision No. <b>1</b>	Date of Revision <b>2007</b>			



<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX PERIOD A RECONSTRUCTION DRAWINGS</b>		Drawn By <b>D MARTIN</b>	Architectural Survey No. <b>1243</b>	Site Ref. <b>P58/01</b>	Drawing No. <b>1243/04</b>
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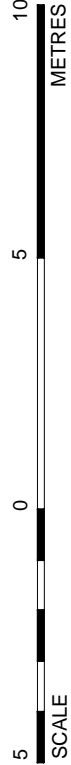




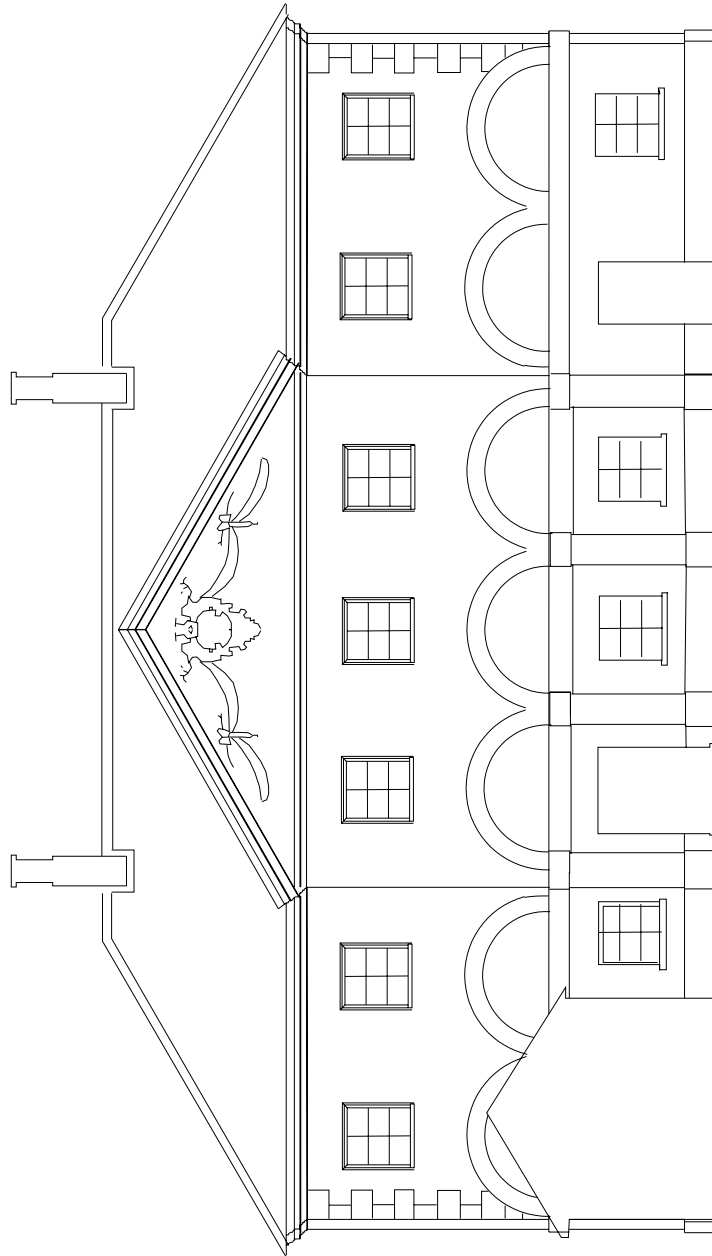
PERIOD A WEST ELEVATION

NOTE:- Base plan taken from survey by Farrell Associates

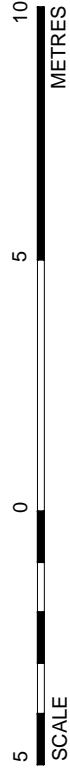
 WINDOW OR DOOR OPENING



HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX PERIOD A RECONSTRUCTION DRAWINGS		Drawn By D MARTIN	Architectural Survey No. 1243	Site Ref. P58/01	Drawing No. 1243/06
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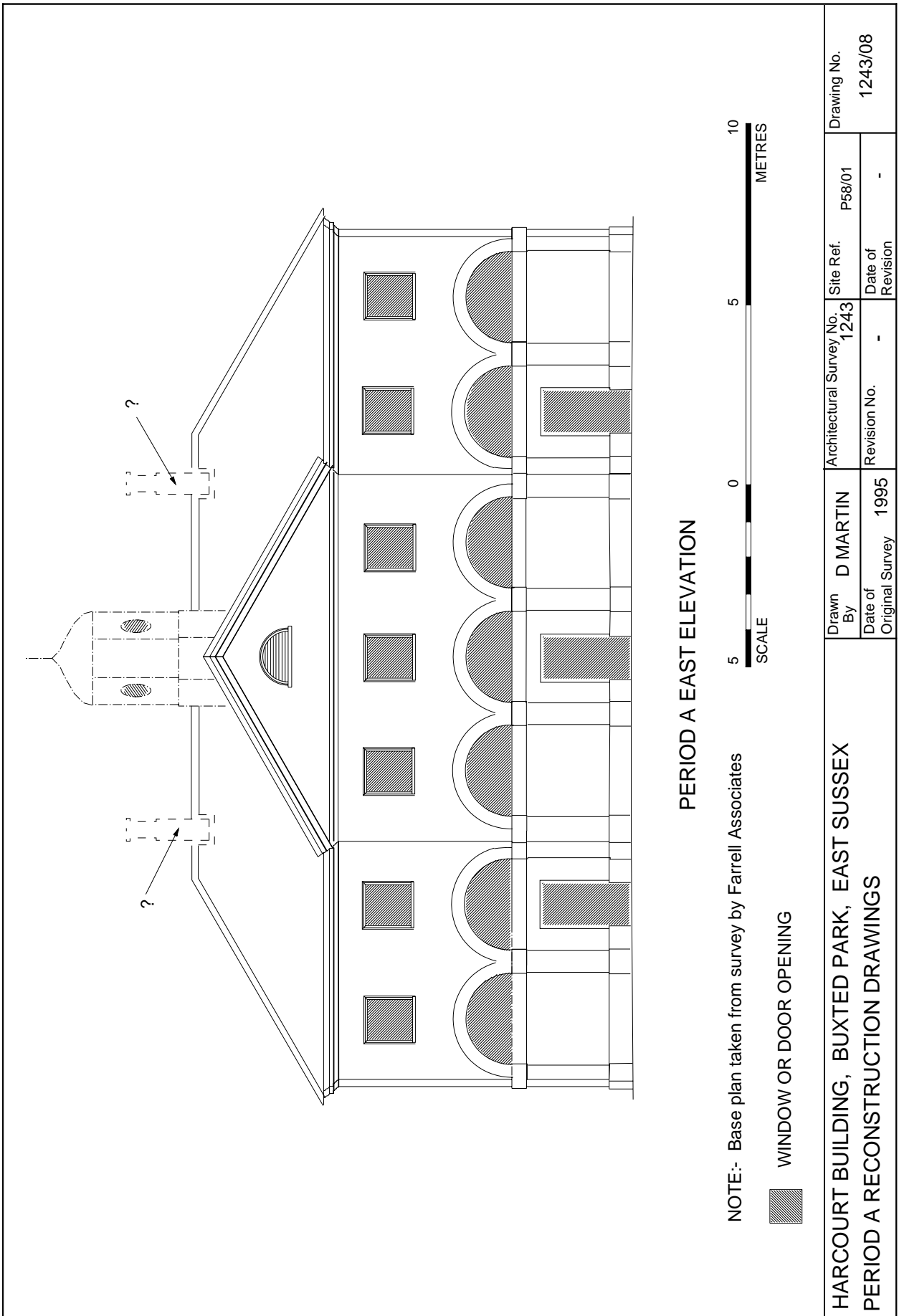


**WEST ELEVATION**

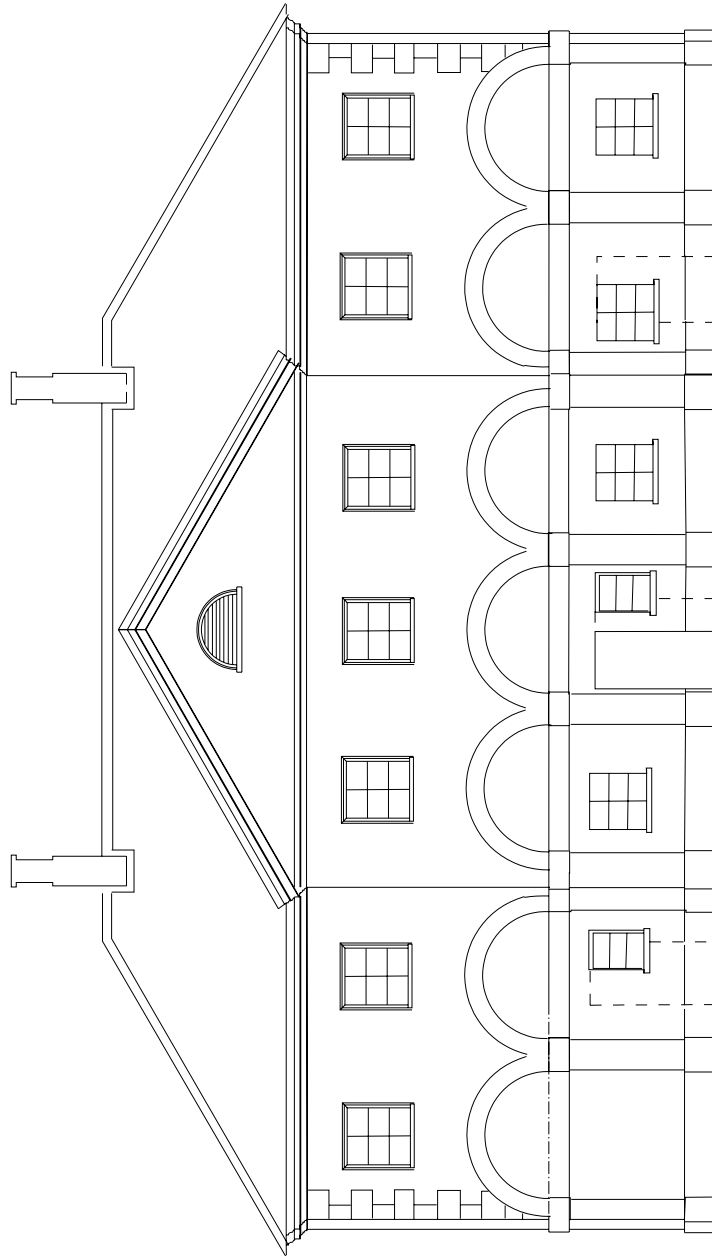


NOTE:- Base plan taken from survey by Farrell Associates

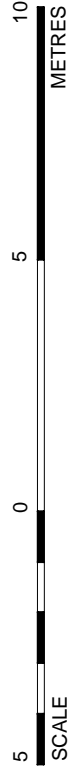
<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX AS EXISTING 1995</b>		Drawn By <b>D MARTIN</b>	Architectural Survey No. <b>1243</b>	Site Ref. <b>P58/01</b>	Drawing No. <b>1243/07</b>
		Date of Original Survey <b>1995</b>	Revision No. <b>-</b>	Date of Revision <b>-</b>	



<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX                  PERIOD A RECONSTRUCTION DRAWINGS</b>		Drawn By <b>D MARTIN</b>	Architectural Survey No. <b>1243</b>	Site Ref. <b>P58/01</b>	Drawing No. <b>1243/08</b>
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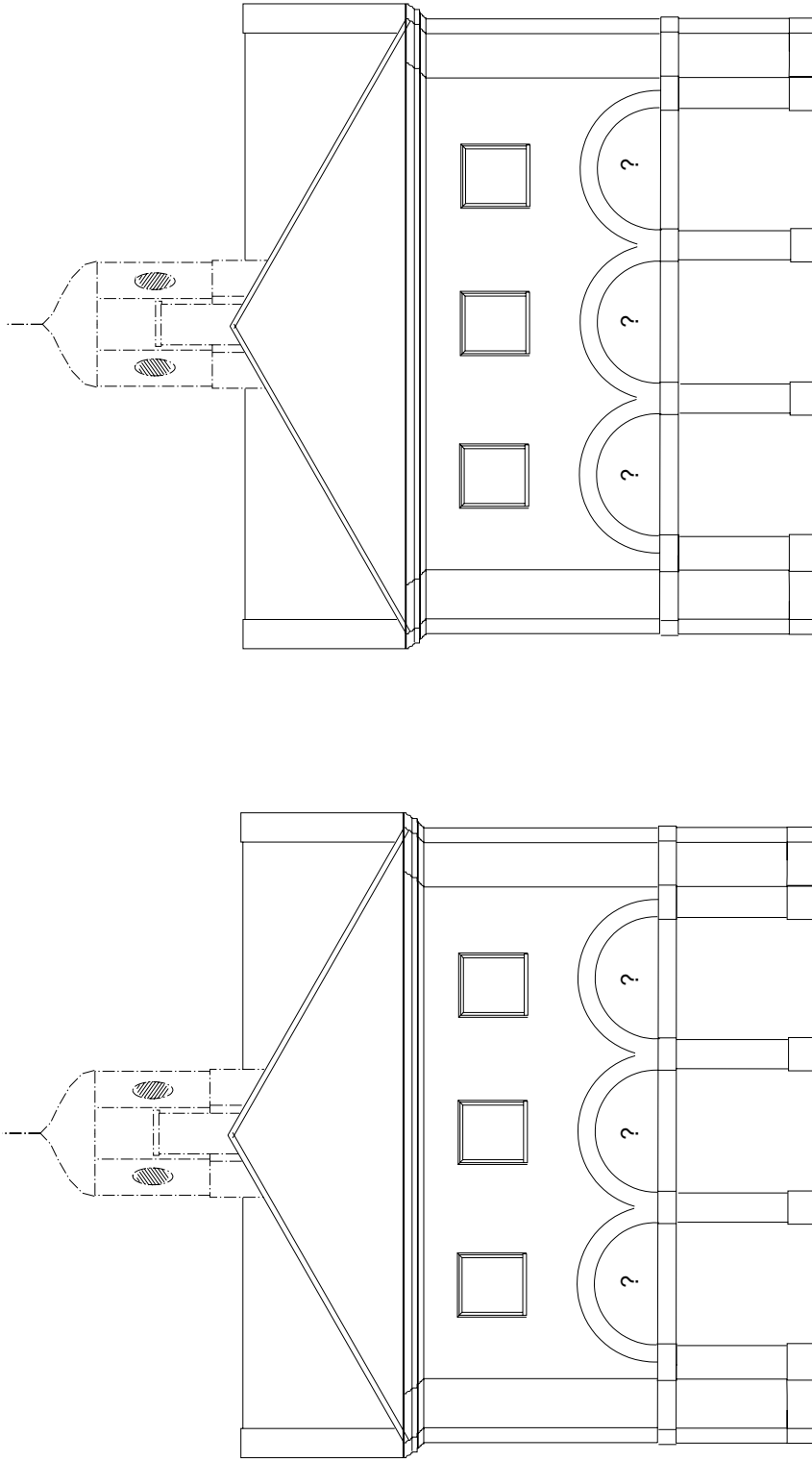


**EAST ELEVATION**



NOTE:- Base plan taken from survey by Farrell Associates

<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX                  AS EXISTING 1995</b>		Drawn By <b>D MARTIN</b> Date of Original Survey <b>1995</b>	Architectural Survey No. <b>1243</b> Revision No. -	Site Ref. <b>P58/01</b> Date of Revision -	Drawing No. <b>1243/09</b>
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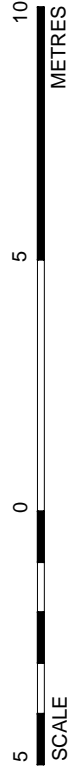
PERIOD A SOUTH ELEVATION

PERIOD A NORTH ELEVATION

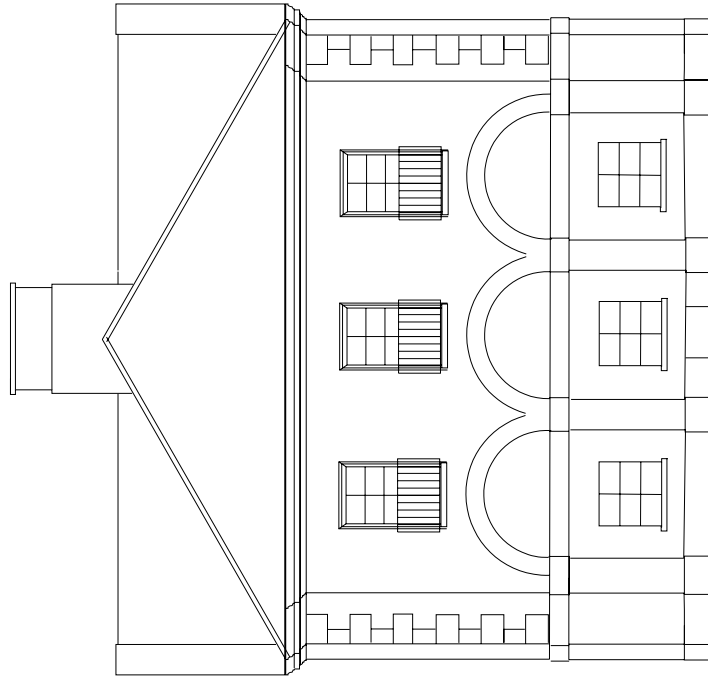
NOTE:- Base plan taken from survey by Farrell Associates



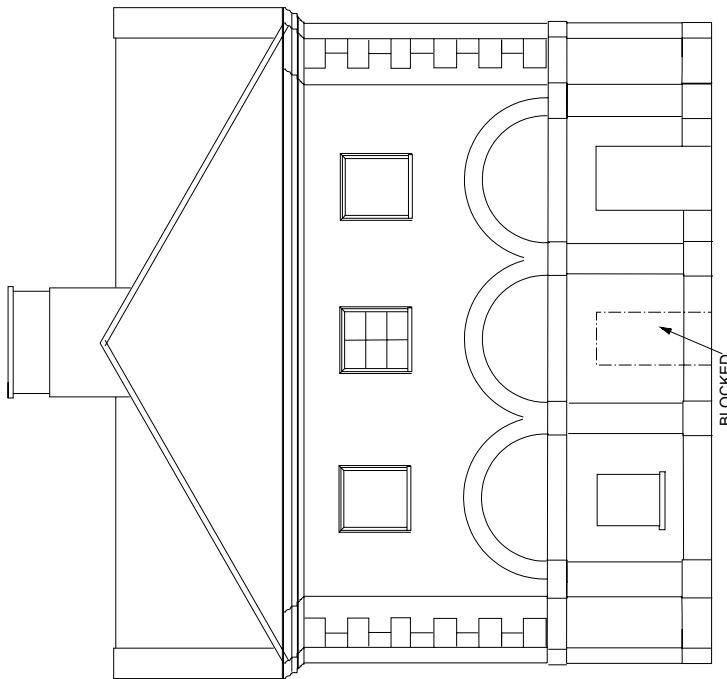
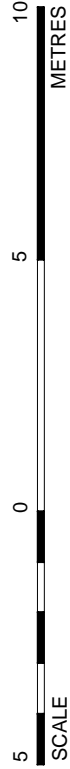
WINDOW OR DOOR OPENING



<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX</b> <b>PERIOD A RECONSTRUCTION DRAWINGS</b>		Drawn By <b>D MARTIN</b> Date of Original Survey <b>1995</b>	Architectural Survey No. <b>1243</b> Revision No. <b>-</b>	Site Ref. <b>P58/01</b> Date of Revision <b>-</b>	Drawing No. <b>1243/10</b>
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**SOUTH ELEVATION**



**NORTH ELEVATION**  
 (LINK BUILDINGS OMITTED)

NOTE:- Base plan taken from survey by Farrell Associates

<b>HARCOURT BUILDING, BUXTED PARK, EAST SUSSEX AS EXISTING 1995</b>		Drawn By <b>D MARTIN</b>	Architectural Survey No. <b>1243</b>	Site Ref. <b>P58/01</b>	Drawing No. <b>1243/11</b>
		Date of Original Survey <b>1995</b>	Revision No. <b>-</b>	Date of Revision <b>-</b>	

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)

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