

**THE MAINTENANCE YARD, THE OLD PALACE,  
MAYFIELD, EAST SUSSEX**

**(NGR TQ 58825 27074)**

**HISTORIC BUILDING RECORD**



**Commissioned by  
Jenner Jones Chartered Surveyors**

**Report No. 2010050**

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Project No. 4331  
Site Code. MMY10  
Report No. 2010050

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## ABSTRACT

*In April 2010, Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic building record of the Maintenance Yard, The Old Palace, Mayfield, East Sussex. The survey comprised a written and photographic survey of the structures on the site. There are five buildings on the site, dating from the end of the 19th century to the late 20th century. Buildings 1 and 2 have been used as workshops or teaching spaces, whilst Buildings 3-5 have been used for storage purposes.*

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## **1.0 INTRODUCTION**

1.1 In April 2010 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out historic building recording of the Maintenance Yard, The Old Palace, Mayfield, East Sussex (Fig. 1). The work was commissioned by Jenner Jones Chartered Surveyors to record the extant structures which will be demolished as part of the proposed redevelopment of the site.

## **2.0 SCOPE & METHODOLOGY**

2.1 The purpose of the historic building recording is to create a record of the building prior to the proposed works. The principal details of the building are recorded in report and in photographic format, as far as access will allow. The photographic record will also preserve a record of the buildings in their local context.

2.2 The on-site element of the project involved a description of the historic fabric of the building, together with interpretation of the building's former and current function. A full range of digital photographs was taken. A photograph of the exterior of each building has been included within the following text, and the full photographic record is stored on the CD which accompanies this report.

2.3 The site was visited by Jane Clubb and Maggie Henderson in April 2010 in order to compile the record.

## **3.0 LOCATION (Fig. 1)**

3.1 The Maintenance Yard is located on the western side of Tunbridge Wells Road in the centre of Mayfield village, 125 metres from the parish church. The appraisal site is at present used as a storage and maintenance yard. There are five buildings on the site.

## **4.0 DESCRIPTION OF THE STRUCTURES (Building numbers refer to those used in Fig. 2)**

### **4.1 *Building 1***

4.1.1 Building 1 lies on the western side of the site, adjacent and parallel to Building 2. It is a rectangular, single-storeyed, single-phase structure constructed in brick laid in Sussex bond, and is aligned upon a north-south axis. The building dates from c.1900. It has a tiled roof with equally-spaced vents in the ridge. The roof is gabled at both ends: in the south gable there is a blocked arched-headed window; in the northern gable there is a blocked high-level window with an inserted window lower down. At the southern end of the building there is an internally-projecting chimney: this chimney rises

above roof level, but internally, the stack is truncated at approximately wallplate level.

- 4.1.2 There are three doors in the east wall, but no doorways in the west wall. The fenestration is varied; the windows are timber-framed, but of different sizes and styles. There are four windows in the west wall. Some openings have queen-closed jambs, but some openings have been cut through the brickwork, indicating that some windows have been inserted after construction.
- 4.1.3 The roof is of side-purlin construction, with queen strut trusses incorporating a ridgeboard.
- 4.1.4 The interior is divided into four spaces with brick and boarded partitions. At the northern end the room is ceiled, but at the southern end the room is open to the roof. The two central rooms have high ceilings and boarded skelings. In all four rooms the walls are plastered to half-height, and they have concrete floors.
- 4.1.5 Pintles on the eastern wall at the north-eastern corner indicate that there was once a gate hung on this wall. Around the roof there is cast-iron guttering with cast-iron downpipes.
- 4.1.5 Building 1 appears to have been used for storage, as there are shelves in the rooms, and has probably been used as teaching space.



Plate 1. Building 1 from south

## 4.2 *Building 2*

- 4.2.1 This building is of typical 1970s construction. It is single-storeyed, rectangular and lies upon a north-south axis. The walls are of tongue-and-groove panelling supported on a low brick wall, which is higher on the eastern side as the ground level of the yard slopes downwards from west to east. The roof is of a shallow pitch, gabled at each ends and covered with felt. Around the roof is plastic guttering with plastic downpipes.
- 4.2.2 There are two double doorways in the western wall. The timber-framed windows are arranged with two narrow, high windows in the end walls and large rectangular windows positioned off-centrally in the eastern walls. The glass in these windows is fluted, except for one pane which has been replaced. The glazing of the doors is reinforced with metal mesh.
- 4.2.3 The interior space within the building is divided into two rooms, with a two-bay room to the south, and a five-bay room to the north. The floor in the building is of concrete. The internal faces of the walls are boarded, with fibreglass insulation between the internal and external panelling. There are six approximately-equally-spaced king-post trusses supporting the roof, five of which are exposed, but one of which is enclosed within the partition between the two rooms. The rafters are hidden from view by boarding.
- 4.2.4 This building has been used as a wood workshop and possibly a wood store.



Plate 2. Building 2 from east

## 4.3 *Building 3*

- 4.3.1 Building 3 is aligned upon an east-west axis on the southern side of the site. It is a tall but single-storeyed, rectangular structure with a lean-to constructed against its eastern end wall. It is constructed with half-height breeze-block

walls with corrugated asbestos sheets above. The roof and the eastern lean-to are also formed by corrugated asbestos sheets. The ground level slopes downwards along the length of the building from west to east, but the wallplate of Building 3 is horizontal, resulting in a greater wall height to the east. The roof has a very shallow pitch, and is gabled to east and west.

- 4.3.2 There are no openings in the east, south and west walls. Along the north wall there is a series of doors. The doors are of narrow planks hung on strap hinges.
- 4.3.3 This building is divided into two unequal-sized spaces by a breeze-block partition. The smaller room is to the east. This room has a floor over it, which is constructed of north-south-aligned softwood joists and planks. The trusses supporting the roof are of pre-formed concrete. There is a concrete floor which steps with the slope.
- 4.3.4 This late-20th-century building appears to have been used for storage purposes from the outset. In recent years it has been used for vehicle storage and maintenance.



Plate 3. Building 3 from north

#### 4.4 *Building 4*

- 4.4.1 Building 4 lies against the northern boundary of the site. It is a small, rectangular building, aligned on an east-west axis. It has a tiled roof which is gabled at each end. The north and south walls are of timber-framed construction, weatherboarded on the exterior, supported on low brick walls. The east and west walls are of brick to wallplate level.

4.4.2 There is a window in the south wall and a large garage door in the west wall. The jambs for the garage door are formed using queen closers. There are no windows in the north or east walls.

4.4.3 On the interior, the walls and ceiling are plasterboarded. Timber tiebeams spanning the building are supported at the centre by a steel 'I' beam. The building is floored in concrete in two levels. The eastern half of the building has a slightly higher floor level than the floor to the west.

4.4.4 This building, which seems to date from the second half of the 20th century, has shelving units, but as it has no interior lighting, it is presumably used only for storage.

#### 4.5 *Building 5*

4.5.1 This building is the smallest on the site, and dates from after 1970. It is roughly square and constructed using breeze-block walls, though it incorporates the brick boundary wall as its eastern wall, and part of its northern wall. The building has a sloping flat roof, covered with felt, which is constructed as a grid of softwood joists.

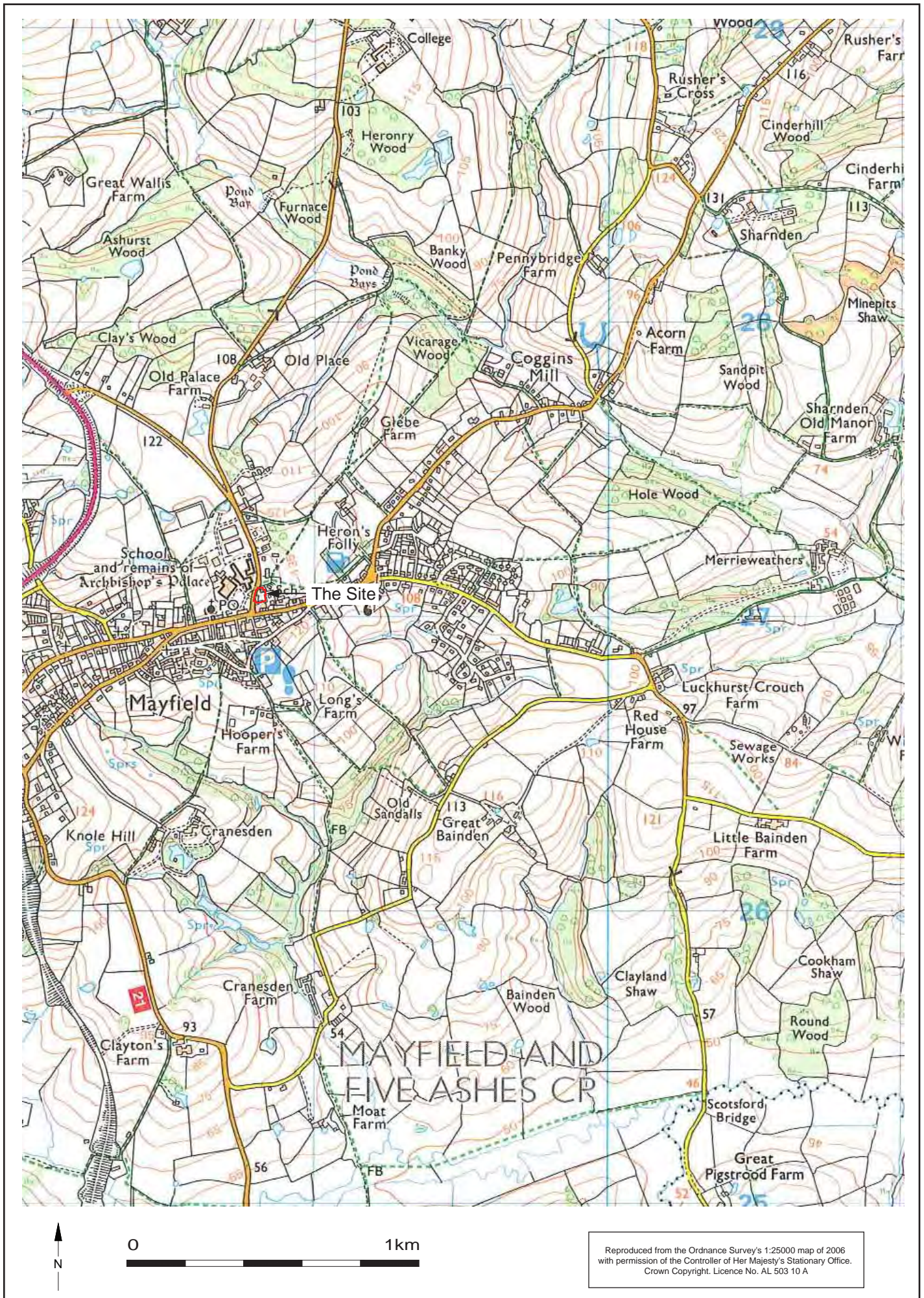
4.5.2 There is a large, three-pane window in the western wall and two double doors in the southern wall. These doors are very similar to the doors into Building 3.

4.5.3 The floor of Building 5 is laid in concrete all of one level. There are no internal divisions, and no artificial lighting, suggesting that this building was used only for storage.

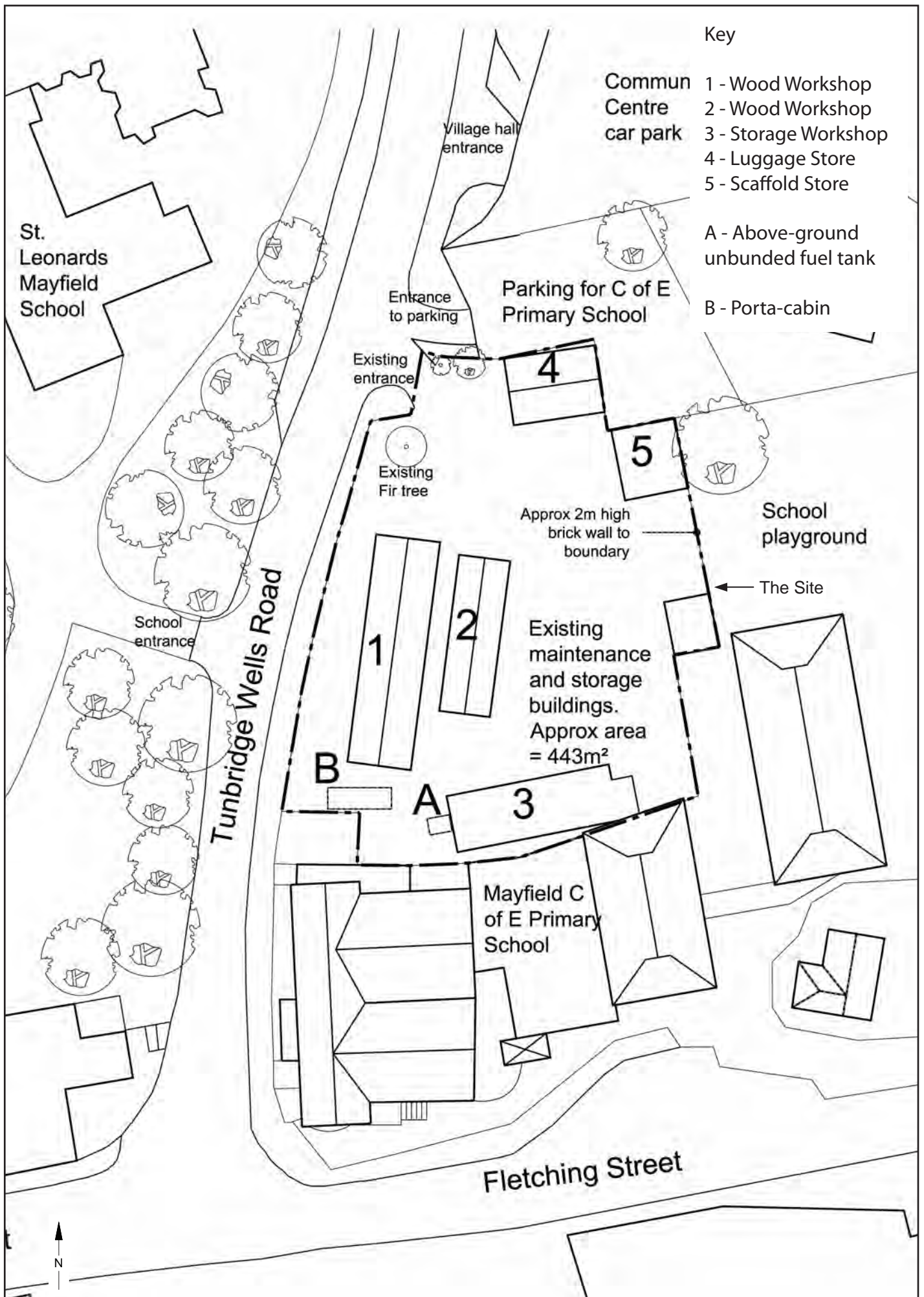
4.5.4 To the west of Building 5 there is a concrete slab with the remains of brick walls which indicates the former existence of a small structure divided into two rooms. There is also a structure to the south of Building 5, built against the dog-leg in the boundary wall.



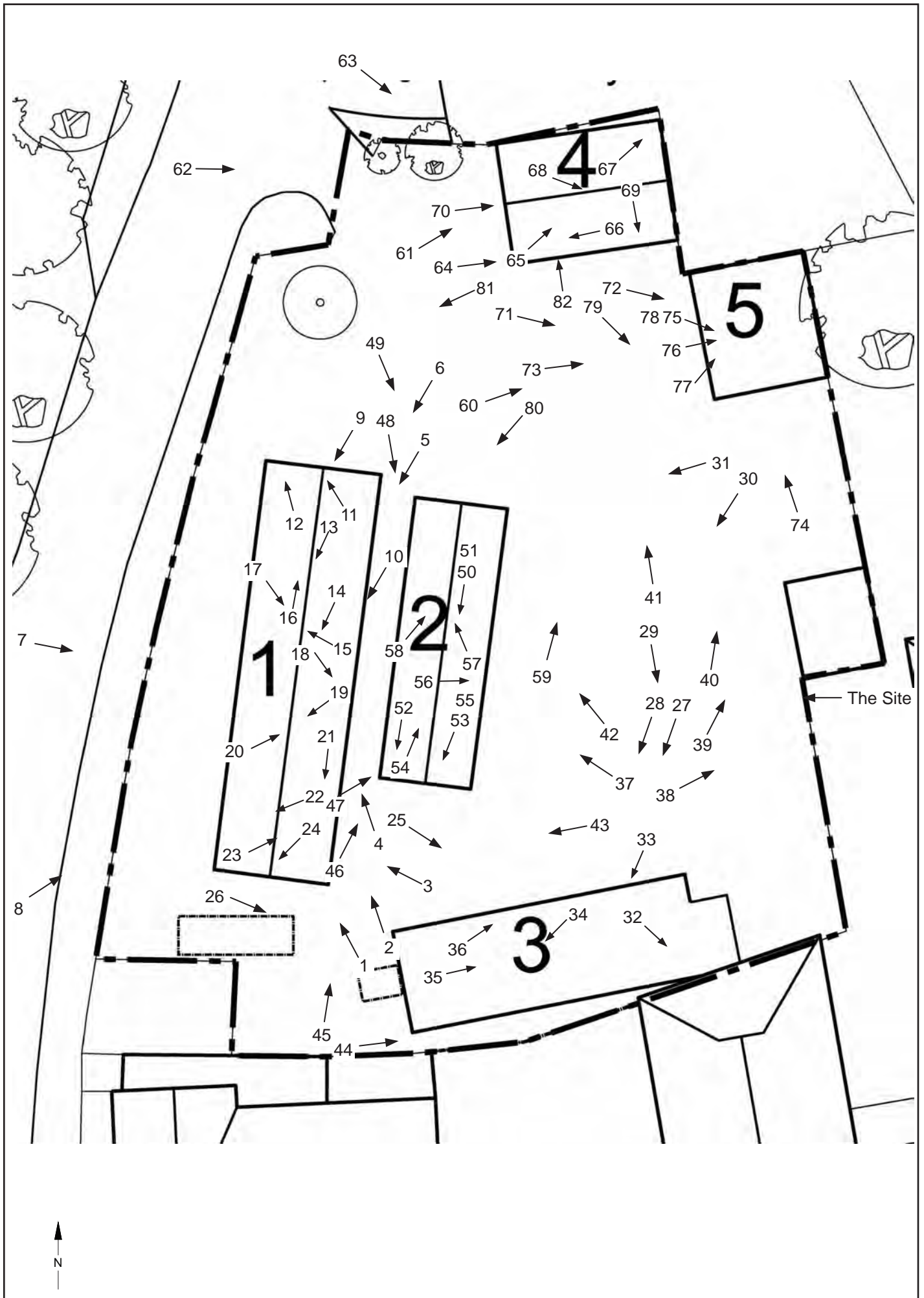
Plate 4. Building 4 and Building 5 from south-west



© Archaeology South-East		The Maintenance Yard, The Old Palace, Mayfield, East Sussex		Fig. 1
Project Ref: 4331	April 2010	Site location		
Report Ref: 2010050	Drawn by: JC			



© Archaeology South-East		The Maintenance Yard, The Old Palace, Mayfield, East Sussex	Fig. 2
Project Ref: 4331	Jan 2010	Plan of appraisal site as existing	
Report Ref: 2010050	Drawn by: JC	(Plan supplied by Hazle McCormack Young Chartered Architects)	



© Archaeology South-East		The Maintenance Yard, The Old Palace, Mayfield, East Sussex	Fig. 3
Project Ref: 4331	Jan 2010	Photographic location plan	
Report Ref: 2010050	Drawn by: JC		