



**A Revised Architectural Assessment and Interpretation
of**

**15 KNIGHTRIDER STREET,
MAIDSTONE, KENT**

**A PROBABLE LATE-MEDIEVAL
'FUNCTION-ROOM' COMPLEX**



by

David Martin FSA IHBC MIFA & Barbara Martin AIFA



ARCHAEOLOGY SOUTH-EAST

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'FUNCTION ROOM' COMPLEX**

**Commissioned by
OSBORNE HOMES
on behalf of
ENGLISH CHURCHES HOUSING GROUP**

PROJECT REF. 1657

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

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

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NGR TQ 7620 5535**

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LOCATION AND HISTORICAL NOTE

The building which is the subject of this architectural assessment is situated on the southern side of Knightrider Street, from which it is set back by approximately 16 metres (52'6"), the space between it and the street being occupied in 2002 by a car sales forecourt. However, until World War II (when the site was bombed) a timber-framed building (13 Knightrider Street) known as The Foresters Arms occupied the northern part of the present forecourt, being built hard against the street. Map evidence shows this building as a rectangular structure aligned parallel with the street, having a street facade of approximately 22 metres (72 ft) and a width of c8 metres (26'3") [O.S. 5' to 1 mile 1870 Urban Survey, Sheet XLII.7.8 - See Drawing No. 1657/1]. This building is shown in a photograph of the 1920s as a long continuously-jettied structure with a plastered first floor. It may have incorporated a pair of crosswings, for the photograph shows the end parts capped by gabled roofs set at right angles to the street. Between these was the main range which had a roof set parallel to the street. A large brick axial chimney is visible at the western end of the main roof, against the western 'crosswing' [Hales, I. **Old Maidstone's Public Houses** (1982)]. The details shown in the photograph appear to indicate that 13 Knightrider Street dated from the 16th century or earlier.

The earliest available map which shows the site is dated 1738. It depicts the building at 13 Knightrider Street with crosswings, as in the 1920s photograph. The subject of the map is the property immediately to the west, and thus only sketch details are shown regarding that part of Maidstone occupied by the buildings here under discussion. This must explain why 15 Knightrider Street (which stands immediately to the rear of number 13) is not depicted, though both buildings certainly existed by that date. Both buildings then formed part of a much larger holding owned by James Weekes [Centre for Kentish Studies TR 1638/3]. A Parliamentary Survey of Maidstone Manor taken in 1650 includes the property immediately to the west of 13/15 Knightrider Street. From the eastern abutments of that property it is clear that at that date too the sites of present day numbers



13 and 15 Knightrider Street formed part of a much larger tenement, then owned by Mr Flud [Centre for Kentish Studies Local Studies Map 17/270A].

During the 19th century this part of Maidstone began to be more intensely developed and by at least 1823 a detached building had been constructed against the rear (southern) boundary of the plot (ie against the southern boundary of the present site) [Centre for Kentish Studies U384 P1]. By 1843 the rear yard was being developed [Centre for Kentish Studies IR29/17/237] and by at least 1847 it was separately occupied from the buildings at the front and was in use as a builders merchant's yard [Commercial Directories]. The maps indicate that by this date both numbers 13 and 15 had been subdivided to form tenements, number 13 being shown in three occupations and 15 in two occupations by 1870 [see Drawing no. 1657/1]. The two tenements within number 15 were at this date accessed via a trackway extending along the western boundary of the plot and giving access to the builders yard to the rear [O.S. 5' to 1 mile 1870 Urban Survey, sheet XLII.7.8]. Commercial Directories show number 13 as occupied by a beer retailer from c1855 to ?1882, and from ?1882 to 1940 as an inn called The Foresters Arms.

The important point illustrated by the above historical background is that until at least the early 18th century (and probably until c1800) both numbers 13 and 15 Knightrider Street formed part of the same property, with number 15 effectively built within the back yard of number 13 - this despite a very low density of buildings within this area of the town. This suggests that 15 Knightrider Street originally fulfilled a function associated with that of the main house built against Knightrider Street. Such an interpretation is entirely consistent with the architectural evidence presented below, for the structure does not conform to the standard layout of a house and was built to suit a specialized use.

A NOTE REGARDING THE ARCHITECTURAL ASSESSMENT CARRIED OUT IN 2002

Number 15 Knightrider Street was first inspected by David and Barbara Martin, Historic Buildings Officers with Archaeology South-East, on 28th June 2002, with a view to assessing its age, form, and subsequent development up to the present day. At the time of that inspection the building was standing unused and was in places in a poor state of repair. Most of the windows were boarded up and many of the rooms - particularly those on the ground floor - contained large quantities of rubbish, making access difficult. The door to the ground-floor room occupying the north-western corner of the building was locked and thus no access to that room was available. Generally, very little historic fabric was visible below roof level, the vast majority being masked by 19th-century plaster coverings. Luckily, most of the structural detail at roof level was exposed, and it was at this level that the age and development of the building could most easily be discerned.

The sequence of development and detailed architectural description given as a result of



the initial assessment was based upon the information available at the time, and this was made very clear in the report. It was stressed that, inevitably, opening up of the structure during building works would expose a great deal more information and, in addition to augmenting the details as visible in 2002, could in places modify the interpretation given within the initial report.

The data as available in 2002 suggested a very complex sequence of development. The earliest parts were considered to date from the second half of the 15th century (Period A) and to consist of a small two-storeyed timber-framed detached building aligned north-south to the rear of 13 Knightrider Street. It incorporated a single room on each storey and was well built with external wall framing of close studding. The upper chamber appeared to have been accessed via a small turret-like projection built against the western wall. The structure was heated by a smoke bay and it was thought that it may have served as a kitchen with chamber above. The visible remains suggested that soon afterwards (Period B) still during the 15th century a long two-storeyed, four-bay main range was built extending southwards from the western wall of the turret-like projection. The ground-floor layout of this range could not be ascertained due to the extent of the later coverings: it was considered that on the first floor the range incorporated three chambers, all apparently unheated. The intended use of this range could not be ascertained, but the building did not comply with the standard arrangement for a medieval house and was considered, in all probabilities, to be subsidiary to 13 Knightrider Street. Projecting westwards from the main north-south range was recognized a curious stubby wing. Nothing of this wing was visible below roof level, but, based upon the form of its roof construction, it was considered that this dated to the early 16th century (Period C). Its erection was thought to have been accompanied by the insertion of ceilings into the first-floor chambers within the adjacent main range.

Again based upon details at roof level, it could be told that in the 17th century (Period D) the turret-like projection linking the 'kitchen' building and the main range was demolished and replaced by a new wider link and turret incorporating a four-flue chimney and staircase area. Subsequently, 'around 1700' (Period E) the appearance of the building was transformed by squaring-up the west elevation and adding three symmetrical gables. It was also at this period that the roof areas were modified. Details at cellar level suggested that it was at this date too that a cellar was intruded beneath the south-eastern corner of the complex. Two alterations were attributed to the late 18th or very early 19th century (Period F): a small eastern extension was built and the interior of the building was updated. The improvements included the insertion of a grand staircase, for which a small addition was necessary. Between 1823 and 1843 (Period G) a three-storeyed addition was built in the angle between the period-D stair turret and the period-B main range. Alterations since that date included the addition/rebuilding of a single-storeyed structure to the south of the period-F eastern range and the infilling of the area between the 'kitchen' range and the late 18th-/early 19th-century range by a single-storeyed link. It was noted that there had been many internal modernizations.



RESEARCH CARRIED OUT DURING EXTENSIVE REPAIR AND RENOVATION WORK UNDERTAKEN IN 2003/4

In 2002 Maidstone Borough Council granted planning approval to English Churches Housing Group for the redevelopment of the site, including refurbishment of 15 Knightrider Street as the northern wing of the new building to be constructed to its south. The approval included the condition (amongst others) that an archaeological watching brief be maintained during the refurbishment of 15 Knightrider Street. This watching brief was required to take into consideration the results of the earlier assessment, providing 'additional information on the interpretation, phasing, dates, functions, alterations and changing character of the house as well as basic additional descriptions of new structural and archaeological features exposed, observed and recorded during refurbishment' [**Specification for a Watching Brief/Building Recording Brief at 15 Knightrider Street, Maidstone** issued by the Heritage Conservation Group, Kent County Council, March 2003].

To the above end, the Historic Buildings Office of Archaeology South-East were commissioned by the contractors, Osborne Homes, to carry out the additional recording. Most of the later coverings were stripped from the frame during the period March-October 2003, allowing good details to be recorded. In addition, in October 2003 limited below-ground archaeology was carried out in the north-western corner of the building in association with the provision of a new concrete ground-floor slab. The additional building recording was undertaken by David and Barbara Martin; the below-ground archaeology in the north-western corner of the site by Simon Knight. During this same general period below-ground archaeological excavation was undertaken within the footprint of the new build, for the results of which *see* separate report. No visits were necessary to site subsequent to completion of the stripping-out works, and thus it is not known how much of the historical fabric required replacement during the repair works, nor is it known whether the repairs were carried out faithful to the original design, or modified to suit the new requirements of the building. Much of the fabric inspected and recorded during the early stages of the renovation works may subsequently have been covered by modern finishings.

The results of the watching brief within the building very considerably augmented the details known regarding the physical form of the structure and, of more significance, modified the sequence of development as suggested in the original assessment. Because of the change in sequence, in this report the various alterations to the building are arranged by phase (rather than period) in order to avoid confusion with the periods given within the original assessment.

The earliest phase of the complex [Phase 1] was found to be the ground-floor section of the main range. This had been a stone-built structure supporting an upper storey of timber



framing (since rebuilt). Due to extensive alterations carried out in the 17th and 19th centuries, very little of this earliest phase survived - it was limited to an area of first-floor joisting (still *in situ*, but now supported by 19th-century work), the lower hacked-back courses of the southern Ragstone wall, and the Ragstone foundations at the northern end of the range. No dating material was recovered, but the work could be demonstrated to pre-date the late 15th-century alterations and, from the style of the joisting, could possibly belong to the 13th or 14th centuries. Such an opinion would be consistent with the need to rebuild the timber-framed first-floor section late in the 15th century. No details of this part of the building were visible during the initial assessment made in June 2002, and thus this phase was not known to exist.

Contrary to the interpretation offered in the original assessment, details of the wall framing exposed during the refurbishment indicated that the upper storey of the main range was rebuilt prior to construction of the eastern 'kitchen' range. Furthermore, the newly-exposed details proved conclusively that the 'porch' wing which projects westwards from the main range was built at the same date as the upper storey of the main range, though its design does seem to have been modified during fabrication of the timber frame. It is this modification which gave the impression that the 'porch' wing represented a slightly later addition, as indicated in the initial assessment. Both the upper storey of the main range and the entire 'porch' wing date from the second half of the 15th century and are classified as Phase 2 in this revised report - they were previously represented by periods B and C.

The eastern 'kitchen' range, together with its link (link since rebuilt) were added soon afterwards, during the late 15th century, and perhaps replaced an earlier 'kitchen' upon the same site. This work is classified as Phase 3 within this revised report - it was formerly represented by period A. The 16th-century first-floor ceilings inserted into the main range now form phase 4.

No change is necessary to the sequence of periods D-G as given in the original report. The original period D is now referred to as Phase 5; period E (re-dated based upon newly discovered details to the late-17th century, rather than c1700) is Phase 6 and now includes the eastern addition, previously thought to belong to period F. Period F (excluding the eastern addition) is now Phase 7, and period G is Phase 8.

A REVISED OVERVIEW OF THE BUILDING

[See Drawing Nos. 1657/2-3]

The earliest remains upon the site [Phase 1] indicate a rectangular structure aligned north-south and having ground-floor walls of Ragstone. These supported massive first-floor joists, some of which survive *in situ*. One of these incorporated brackets beneath its ends, but there were no indications in the form of mortices in the soffits for ground-floor partitions. The joists do not extend out to the edge of the building, suggesting that there



was always a timber-framed first floor - later rebuilt. The date of this structure remains unknown, but pre-dated the late 15th century and could have been as early as the 13th or 14th century.

Late in the 15th century [Phase 2] the upper storey of the phase-1 range was removed and replaced by a new four-bay timber-framed structure incorporating two rooms - a single-bay northern ante-chamber and a three-bay first-floor hall or function room. In addition, a stubby, two-storeyed porch-like wing was built to the west. This was entirely timber framed and incorporated a jetty at all three external walls. On the ground floor the 'porch' led to a wide passage extending through the main range, and this passage was fitted with a ceiling incorporating chamfered joists. The western of the main range's first-floor walls was of large-panel type, but all other walls were close studded, indicating that the west elevation was considered to be the secondary, or rear elevation. In addition to its showy close studding, the walls of the 'porch' wing were further elaborated with a moulded string course at mid storey height and a moulded fascia at the jetties. The windows in this part had arched heads to their lights, whereas elsewhere the windows were square headed. Three first-floor doorways survived in varying degrees of completeness - all originally had arched heads. Both roofs were of typical construction for the medieval period - crownpost within the main range and simple paired-rafter-and-collar over the porch wing. Within the main range the two upper rooms were initially open to the roof, which was hipped to the south and gabled to the north: the two chambers within the 'porch' wing probably incorporated ceilings from the outset. Based upon analogy with the layouts of other buildings, the complex was almost certainly intended for entertaining groups of people and from the outset appears to have functioned in association with the alehouse/inn which formerly fronted onto Knightrider Street and behind which this building was sited. What cannot be told without documentary evidence is whether it was intended to serve a single function - such as a court hall or the hall of a specific fraternity, or whether it acted as a general function room let out by the alehouse/inn as required.

Based upon the constructional details it seems likely that it was very soon after completion of the phase-2 works that the Phase-3 'kitchen' range was built a little to its rear (east), the two parts being connected by a link which allowed undercover access between the two and probably allowed an alternative means of access to the main first-floor rooms within the phase-2 range. As with the main part, the 'kitchen' range is built upon a north-south axis. It is of two bays and housed a single ground-floor room (served by a northern-end smoke bay) with a first-floor chamber over the floored part. No means of access to the first-floor chamber was identified, though (unless there was an error in cutting joints during fabrication) it appears not to have been via the adjacent link. The structure is sturdily framed and incorporates close studding within all its external walls. Unlike within the phase-2 part (where the braces triangulating the frame pass to the rear of the close studding) here the braces interrupt the close studding: even so, the close studs were intended to be visible in the external face of the wall only. The first-floor joists are



of massive 'medieval' scantling, and the roof makes use of simple paired-rafter-and-collar construction with hip to south and gable to north. Being set to the rear of the main building and connected to it by a covered link, the phase-3 structure (with its hearth located within the smoke bay) has every appearance of having acted as a kitchen serving the 'function room' within the main range, with either a cook's chamber or storage chamber above it. To this end, it is possible that it was rebuilt upon the site of an earlier kitchen, for the phase-2 and -3 works have every appearance of representing a progressive scheme of improvements to an existing and aging complex of structures.

Only two alterations are attributable to the 16th century [Phase 4] and from their style, these were most likely carried out during the second, or perhaps the third quarter of the century. They involved inserting ceilings into the two first-floor rooms of the main range (which, until this date, had been open to the roof) and of a new, centrally-placed projecting window within the northern end wall of the northern chamber. Modifications are also likely to have been carried out to the other windows.

Alterations undertaken in the mid/late 17th century [Phase 5] were of a more major nature. They involved demolishing the small turret-like phase-3 projection linking the 'kitchen' building and the main range and replacing it by a new, wider, more dominant link and associated stair turret. It was at this date that the smoke bay within the phase-3 'kitchen' went out of use, the bay being floored over and the first-floor partition removed so as to enlarge the upper chamber. Within the link was built a four-flue chimney incorporating fireplaces serving the northern room and northern chamber within the main range and the kitchen and kitchen chamber within the phase-3 range. The new westward-facing fireplace required replacing the phase-1 Ragstone walls in this area in much thinner brickwork, and this appears to have been accompanied by the removal of the phase-4 projecting bay window. Part of the western elevation was also rebuilt on the ground floor in brickwork at this date, underbuilding the porch's front jetty. In the kitchen area the north wall was rebuilt and a new low-walled eastern range added, complete with a first-floor chamber accessed direct from the kitchen chamber.

Very soon afterwards [Phase 6], still during the 17th century, a further phase of modification was carried out at which date the appearance of the building was transformed: the main block was squared-up by adding extensions to north and south of the 'porch' wing and adding three symmetrical gables so as to unify the now flush west elevation. The timber-framed walls were rendered externally and incorporated large window openings, as too did the brick ground-floor walls. Although the sites of these openings were discernible, fragments of only one window frame remained. This was ovolo moulded and incorporated a deep transom. Associated with these works the layout was considerably altered. In particular, the 'function room' was reduced to two bays by dividing off that room's northern bay so as to form a new landing for the revised staircase, and an enlarged porch chamber. Evidently a chimney was added to heat the revamped 'function room'. It was also at this date that the roof areas were modified and a cellar



intruded beneath the south-eastern corner of the complex.

Only two alterations are attributed to the late 18th or very early 19th century [Phase 7]. A small extension was built and the interior of the building was updated. The principal of these including inserting a new grand staircase, for which a small extension was necessary. The second modification was minor: a chimney was added against the west elevation, serving the south-western room.

Between 1823 and 1843 [Phase 8] a three-storeyed addition was built in the angle between the phase-5 stair turret and the phase-2 main range.

Alterations since that date included the addition of a single-storeyed structure to the south of the phase-6 eastern range and the infilling of the area between the phase-3 'kitchen' range and the phase-8 range by a single-storeyed link. There had been many internal modernizations.

DETAILED PHASE-BY-PHASE ARCHITECTURAL DESCRIPTION

PHASE 1 (Prior to Late 15th C, perhaps 13th or 14th C) [See Drawing Nos. 1657/3 and 4]

LAYOUT

Due to the exceedingly fragmentary nature of the phase-1 remains, little can be said about the initial structure beyond the fact that it measured c13.50 metres x 5.05 metres (c44'6" x 16'7") overall, its northern end wall being slightly canted, the reason for which is not now apparent. On the ground floor all four walls were of Ragstone and, to judge from the location of the plates evidenced by the **in situ** joists, measured on average 550-600 mm thick, thereby reducing the internal space to c12.35 metres x c3.85 metres (40'6" x 12'8") giving a long, narrow space. Just over half the phase-1 first-floor joists still remain **in situ** and none show mortices within their soffits for former ground-floor partitions. However, the joist located approximately half way along the building incorporates a mortice in its soffit at either end for a former bracket descending to the wall face. The purposeful location of this, approximately half way along the building, is surely significant - it suggests a single room occupying the entire ground-floor.

The details at the ends of the joists (see below) appears to indicate that - as during phase 2 - the first-floor walls of the structure were of timber-framed construction, but beyond this fact, no other details can be ascertained.



CONSTRUCTION

The hacked-back lower superstructure courses of the phase-1 Ragstone wall still survive at the southern end of the building, standing to a height of 730 mm above present ground-floor level, where today (2003) they serve as a retaining wall. Although the inner face has been removed subsequently, remains immediately beneath the floor indicate that at this point the wall measured on average 550 mm thick. At the northern end of the range the fragmentary remains of the foundations for the east, north and west walls were discovered during the watching brief carried out in association with the new concrete floor inserted into the north-western room. These were shallow founded, being dug approximately 150 mm into the surviving (probably truncated) disturbed natural. Only the lowest course remained, and even this was patchy. It was laid dry and showed signs of a mortar bed on its upper face. For a plan of the excavated results see Drawing No. 1657/A20 in Appendix A. The former existence of these Ragstone walls was first recognized from the details of the extant phase-1 first-floor joists, of which 15, together with the fragment of another, survive at the southern end of the range, extending 7.60 metres (24'11") along the building. Immediately beyond this point the joists were replaced during phase 2, whilst at the northern end the historical floor has been replaced in total. Spanning across the full width of the range in one length, the joists terminate 250 mm (10") back from the external wall face: they measure on average 200 mm x 160 mm (8" x 6½") and are set at c500 mm (1'8") centres. They were originally lodged into position, being laid over a timber plate.

Because the joists varied slightly in their depth, in order to form a level upper surface onto which the floorboards could be fixed, shallow housings had been cut into the soffits of the deeper joists in order to accommodate the wallplate. Because of this, the location of the plate in respect to the wall beneath could be ascertained - the c150 mm (6") wide plate had been inset 400 mm (1'4") from the original outer wall face, with its inner face 550 mm (1'10") from the outer wall face. This suggests a thickness for the Ragstone walls of 550 mm - consistent with the surviving remains within the south wall and with the slightly greater width of the excavated foundations. [Even without the surviving and excavated remains, it was clear that the evidence at joist level did not relate to a former jetty located above an inset timber-framed wall: the joist ends are not accurately aligned with one another and have quite roughly cut, un-weathered ends]. It is the c250 mm gap between the ends of the joists and the outer face of the building which indicates that the phase-1 first-floor walls must have been of timber construction, as indeed was the case during phase 2. The space at the ends of the joists leaves room for the soleplate of the timber-framed wall, bedded on top of the masonry.

In the ends of the thirteenth joist from the southern wall, cut into the soffit, are pegged mortices. These are inset 510 mm and 550 mm (1'8½" and 1'10") from the ends of the joist and are only 140 mm and 150 mm (c6") long respectively. Both mortices have canted shoulders towards the outer wall, confirming that they were intended to accommodate brackets and that these brackets were steeply sloping and must either have been straight or almost straight. The short length of the mortices must indicate that the



brackets were either square in section or almost square in section. It is these features, together with the wholly-lodged method of fixing the joists, which suggest the early date, a hypothesis totally in keeping with the need/desire to rebuild the timber-framed upper storey during the late 15th century.

PHASE 2 (Late 15th C) [see Drawing Nos. 1657/4-12]

LAYOUT

The phase-2 alterations involved two elements of work - reconstruction of the upper storey of the phase-1 main range and the addition of a two-storeyed 'porch' wing projecting from the western face of the earlier structure, part way along its length. The proportions of this new wing are unusual - on the first floor it projects westwards from the main range by 2.50 metres (8'2") which is a very typical size for a porch. What is unusual is the width of the range. Measured from north to south it is 6.75 metres (22'2") making it considerably wider than the main range, a feature which results in the ridge of its roof towering over that of the main range in a very awkward way (see Drawing No. 1657/7). This is a point which will be discussed further below.

Although the point cannot be proven beyond doubt, it seems likely that the ground floor of the 'porch' wing was divided into two rooms - the porch proper with - to its south - a smaller room which possibly served as a porter's lodge or may have housed the main staircase leading to the first floor. Whether or not this was the case, variations in the joisting supporting the floor of the main range, together with evidence of partitions, indicates that the porch led eastwards into a passage area which divided the ground floor of the main range into a larger southern room and a small northern room (see Ground-Floor Plan in Drawing No. 1657/4). The ground-floor partitions which delineated the passage do not align with the trusses of the timber frame above.

The means of access to the first floor at this period is not known for certain, but on this upper level the main range was divided into four bays and has generous height side walls which measure 2.40 metres (7'10") from floor to top of wallplate. Despite this height, the upper storey was open to the roof, giving the area a lofty appearance. The southern three bays were occupied by a large room - the 'Function Room' or 'First-Floor Hall' - which measured 9.70 metres (31'10") long by 5.05 metres (16'7") wide. As the First-Floor Plan in Drawing No. 1657/5 illustrates, the northern single-bay room (here called the 'ante room') was relatively small and was interconnected to the hall by an off-centred doorway in the dividing partition. It is interesting to note that the window in the northern end wall of this chamber is similarly off centred, though the reason for this is unclear - was it to allow space for a staircase located towards the eastern side wall? What is significant is that the principal moulded side of the doorway faces into the ante room, rather than the hall, indicating either that this was the more important space, or that the hall was designed to be entered from this direction. Which of these two is the case is unclear, for the same feature is to be found in relation to the two doorways which led westwards out of the hall,



into the two chambers within the 'porch' wing. The internal width of the doorways could be significant - that leading into the southern (inner) porch chamber was a standard 960 mm (3'2") wide, but that leading into the northern porch chamber, at what could be termed the 'low' end of the hall's side wall, was 1.35 metres (4'5"). The width of the doorway between the hall and ante room can only be estimated - it probably measured approximately 970 mm (3'2").

Whereas the two rooms within the main range were initially open to the roof, the two first-floor chambers within the 'porch' wing appear always to have incorporated ceilings at wallplate level.

WALL DESIGN

In all main respects the phase-2 frame is traditionally constructed using posts (with swelling jowls) supporting the wallplates and tiebeams in normal assembly. The 'porch' wing is framed integral with the upper storey of the main range - that is, the timbers of the 'porch' wing are jointed into the western side wall of the main range and the wing utilizes this wall as its eastern end partition.

Because either the owner or his builder decided to reuse much of the phase-1 first-floor joisting **in situ**, and to retain the phase-1 Ragstone walls at ground-floor level, this has resulted in an anomaly in the frame. Usually the feet of the principal posts are linked both along the side walls and across the building at every truss by a frame of soleplates, the only exception to this rule being those trusses which cross an open hall. However, in this instance, because the earlier joists within the southern part of the building were retained, the feet of the principal posts at trusses E-E and F-F merely joint into the new soleplates (of 220 mm x 130 mm section) which sat on the top face of the existing Ragstone walls. There is no jointing between the phase-2 soleplates and the retained phase-1 joists. However, further north, over the ground-floor passage, the joists were replaced as part of the phase-2 modifications, and here the new joists are jointed into the soleplate, giving a secure tie across the building at this point.

Before turning to the design of the infill framing, two further anomalies need to be discussed - both relate to changes in design made during the fabrication of the frame, and both relate to the western wall of the main range. Reference to Drawing No. 1657/A9 in Appendix A shows the surviving framework within this wall, as well as the visible joints in the timbers. At the extreme southern end of the wall the corner principal post contains mortices for a window head and window cill, whilst in the wallplate and soleplate to the north are a pair of pegged mortices indicating the location of timbers forming the jambs - the intention was to include two adjoining windows, each with a single stud above their head and below their cill. Despite this evidence, the southern opening forming this pair of windows was never fitted, and the same may be the case with the northern. Instead, prior to erection of the frame the mortices in the principal post were very neatly infilled with blocks of wood. During the erection of the frame, instead of fixing the window head, cill



etc, a full-height stud (morticed-in at top and bottom) was inserted into the southern window location. This remains **in situ**: the fact that it retains its intact top and bottom joints proves that it could not have been added-in subsequently. Therefore the decision was made to omit either one or both of this pair of windows prior to the erection of the frame.

Further along the wall the reverse can be shown to be the case. Immediately to the north of the principal post of truss F-F the wallplate and soleplate show mortices for three close studs, but none of these studs were ever inserted. Instead, a new mortice was cut between two of the existing mortices in order to take a heavy-section post. Immediately above it is a dovetail in the wallplate for a missing tiebeam, and the foot of the rafter is neatly notched around this missing tiebeam, giving a ghost impression of it. The walling is weathered to the south of this post, but un-weathered to the north. The post and dovetail indicate where the south wall of the 'porch' wing abutted the main range, and this is confirmed by the intact remains of the porch roof above. The post is fully jointed in and, as further proof that this redesign occurred during fabrication of the frame (rather than after its erection) the chamfer on the lower leading edge of the wallplate is neatly stopped either side of the post. The post is moulded on its northern face so as to form the jamb of a first-floor doorway of the same date, whilst to the south survives an intact window opening. Both were added as part of the variation to the design. Further northwards along the wallplate the mortices for close studding give way to stave holes for large panels of daub, and even further northwards along the wall the design reverts back to close studding. This change in design, together with the existence of fully-integrated first-floor doorways, proves that the main range and 'porch' wing are of one build. It should be remembered that, because of its width, the roof of the 'porch' wing towers over that of the main range in a very awkward way.

The change in wall design during fabrication of the frame may indicate that the original intention was to build a standard-width porch, but this intention was modified during the fabrication of the frame (whilst the mortices were being cut) in order to incorporate into the 'porch' wing a room and chamber to the south of the porch itself. Such an interpretation would certainly explain the inclusion of an off-centred heavy-scantling post in the west wall of the 'porch' wing - it could originally have been intended as the south-western corner post of the wing! Building upon this hypothesis, it should be noted that the geometry of the main porch section works perfectly, with this section centred-up on the cross passage through the main range. Such changes in design are always difficult to prove because of their very nature, but what is certain is that the wall design was varied so as to incorporate a post for the porch's south wall at a time when some of the mortices had been cut, but before the stop-chamfering had been added to the leading edges of the timbers.

Having described the main frame and its anomalies, what of the basic design of the frame's infill? As reconstruction Drawing Nos. 1657/6, 8, 10, 11 and 12 show, with one



exception all phase-2 external walls were infilled with close studding - a feature used locally to display wealth/status. The exception is the eastern wall (Drawing No. 1657/10) where stave holes in the wallplate indicate that large-panel framing was used. Here the frame was headbraced to give rigidity. The headbrace within bay D1-E1 was exposed externally only (having been concealed from view on the interior by daub) but, to judge from the location of the staves in relation to the brace mortices, the braces within bay C1-D1 appear to have interrupted the staves and were therefore probably exposed to view within both faces of the wall. The use of this form of infill within this wall indicates that the east elevation was considered to be secondary and was presumably not visible to either the public or guests.

The remainder of the external walls are of standard close-studded type, with only the principal, pegged-in studs exposed to view internally and externally. The remainder of the studs were thin and plank-like (**ie** on average 145 mm x 40 mm) and were infilled with daub fixed to laths nailed across the internal face of the studs. A few daub panels remained **in situ** and had skim-coats of lime plaster applied to their surfaces, though this could have been added at a subsequent date. Face pegs and weathering lines indicated that the front (western) wall of the 'porch' wing incorporated an applied string course running along it, level with the first-floor window cills (**see** Drawing No. 1657/12) and the side face of the north-western principal post showed that this also returned across the northern wall of the 'porch' wing - details at the southern wall are lost. This decorative device mimicked the decorative detailing on the jetty fascia below (**see** Floors and Ceilings). Evidently this decoration was intended to emphasize the porch, for there was no corresponding string course applied to the external walls of the main range.

As with the large-panel eastern wall, headbraces were incorporated in order to triangulate the frame. In these close-studded external walls the headbraces passed across the internal face of the studs and were exposed to view within the interior of the building.

There were very few internal partitions. Regarding those which divided the two rooms on the ground floor and first floor of the 'porch' wing no details could be ascertained, and this was also the case regarding that forming the southern wall of the ground-floor passage which crossed the main range. The truncated remains of a 230 mm x 180 mm plate located beneath the northernmost of the phase-1 joists suggests that this wall may have been of Ragstone. That forming the northern side of the passage was certainly timber framed and was of large-panel type, as indicated by stave holes cut into the soffit of the phase-2 joist which formed the headplate of the partition.

On the first floor sufficient mortice evidence of the wall between the main range and porch survives to indicate that - unlike the close-studded areas of external walling to north and south - this section of wall was of large-panel design (**see** Drawing No. 1657/11). Indeed, a small area of the wall to the south of post E2 still retained its brace and staves. The panels are headbraced, the braces being exposed to view within the inner chamber of



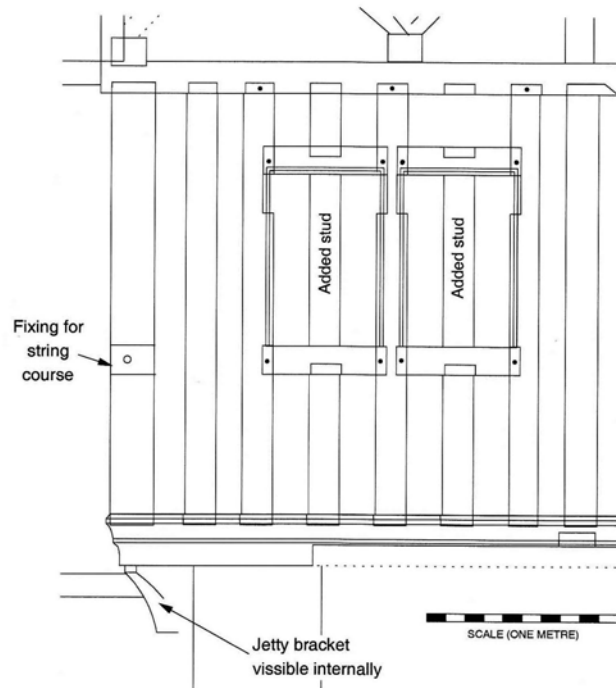
the porch, rather than within the main range. The only partition known to have incorporated close studding was that infilling truss D1-D2 (see Drawing No. 1657/7). Here the close studs were set so as to be exposed within the northern chamber (ie the ante room), giving large daub panels within the end wall of the main room or hall. This face also incorporated a single headbrace triangulating across the building. These features imply that the ante room was considered to be of greater significance than the hall, a feature reinforced by the fact that the principal moulded face of the door within this partition faced towards the ante room.

The first-floor hall was crossed at E-E and F-F by arch-braced open trusses incorporating gently cambered tiebeams (Drawing No 1657/8). Only one principal post of truss F-F now remains, but truss E-E survives intact, complete with its arch braces (see Plate 5). The leading edges of all timbers are neatly chamfered, those to the principal posts and surviving tiebeam being neatly stopped at the ends.

WINDOWS

Evidence of ten phase-2 windows (three pairs of openings and four single openings) were recovered, all located within the timber-framed first-floor walls. Of these, most are today evidenced by pegged mortices in the main frame for former window jambs - in only three instances (one pair of openings and one single opening) do the surrounds survive. Usually where a window has been removed relatively complete details of the openings can be ascertained from the mortices for mullions etc visible within the soffit of the wallplate/tiebeam above, but, because of the generous storey heights, in this instance the windows are fitted with their own heads with a shallow panel of wall infill above them. Therefore, only where the openings survive can good details be recovered.

Of the three openings which remain, the pair is located north of central within the west wall of the 'porch' wing, whilst the single opening is sited immediately to the south of the 'porch' wing, in the west wall of the main range, lighting the 'Function Room'/First-Floor Hall. As with the wall framing, the pair within the 'porch' wing are the more elaborate. The openings each measure 535 mm x 910 mm and are separated from one another by a 160-mm wide stud which is neatly rebated down its internal leading edges in order to form a closing rebate for former (assume hinged) shutters. Externally the jambs and heads are cyma moulded. In addition, the jambs incorporate hollow-chamfered fillets which terminate 205 mm down from the window heads. At this point the upper part of the jambs incorporate a groove, which also extends across the soffit of the heads (see detail above). These grooves originally accommodated plank heads which would have incorporated arches, the hollow chamfers on the fillet having extended around the arched heads. These are standard details for a high-quality window of the period [see Martin, D & B, 'Domestic Building in the Eastern High Weald, 1300-1750 - Part 2: Windows and Doorways' in **Historic Buildings in Eastern Sussex**, 6, (Robertsbridge 1991) pp. 6-11]. The windows were blocked in antiquity and this blocking was not removed during the building works. Because of this, the internal edges of the openings were only partially



DETAIL SHOWING EVIDENCE
 FOR WINDOWS
 IN WEST WALL OF 'PORCH' WING

inspected and thus it is not known whether the openings incorporated one or two lights, or, for that matter, whether the fillets were designed to accommodate glazing.

In contrast to the pair of openings within the 'porch' wing, that in the west wall of the main range was less elaborate in that it incorporated neither mouldings nor an arched head. Even so, it was better finished than the average window of the period in that its 660 mm x 880 mm opening did not incorporate closely-spaced diamond-section mullions, but was instead divided into two lights by a centrally-placed moulded mullion. The mullion itself had been removed in antiquity, but its location is evidenced by square, 47 mm x 47 mm mortices in the head and cill: the mortice in the cill was pegged.

The design of the other seven windows can only be guessed, though it is probable that the five serving the 'hall' were similar in form to the surviving opening. One of these five was in the surviving fragment of the east wall, with pairs of openings within the south and west walls respectively, each pair being set hard against the south-western principal post. As already noted, the southern of the pair of openings in the west wall was never fitted, and this may also have been the case with the northern of these two openings.

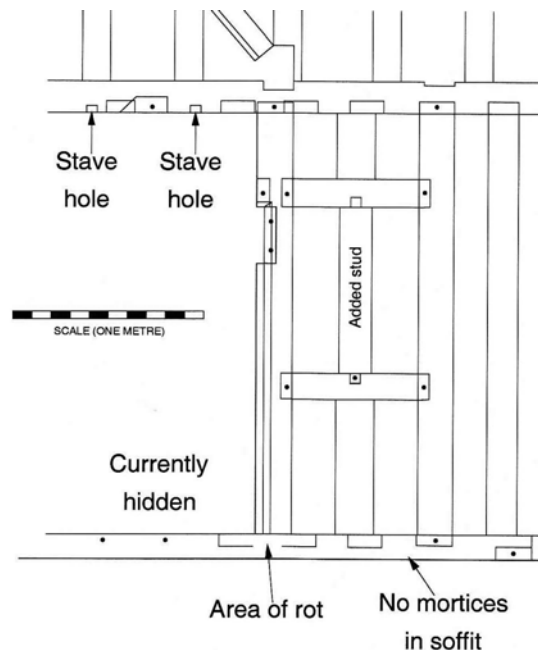
The other two evidenced openings lit the ante room - one each in the west and north walls



- and these gave the only means of natural light to this room. That in the western wall was located centrally within the bay, whereas the northern window was markedly off-centred towards the west, as too (significantly) was the associated wall bracing and the doorway within truss D-D within the opposite wall of the room (see Drawing Nos. 1657/6-7). The reason for this is not apparent.

DOORWAYS

Although the positions of ground-floor doorways leading into the porch and cross passage can be inferred, no details of the openings at this level could be ascertained. However, on the first floor three doorways were recognizable - one leading between the ante room and the hall, and two further openings in the west wall of the hall leading into the two chambers within the 'porch' wing. In each case only one jamb remained *in situ*, though this was sufficient to indicate that all three openings were identical in their basic details. Significantly, in each case the principal, moulded face was turned away from the hall so as to be visible within the ante room and porch chambers respectively. The jambs were in each case moulded in two orders - a plainly-chamfered external order which returned across the head of the opening, and a hollow-chamfered inner order which formerly extended around the leading edge of an arched head formed by a separate timber morticed into the jambs. These are details which are typical of good-quality door openings used



DETAIL SHOWING EVIDENCE
FOR WINDOW AND DOORWAY
IN WEST WALL OF MAIN RANGE



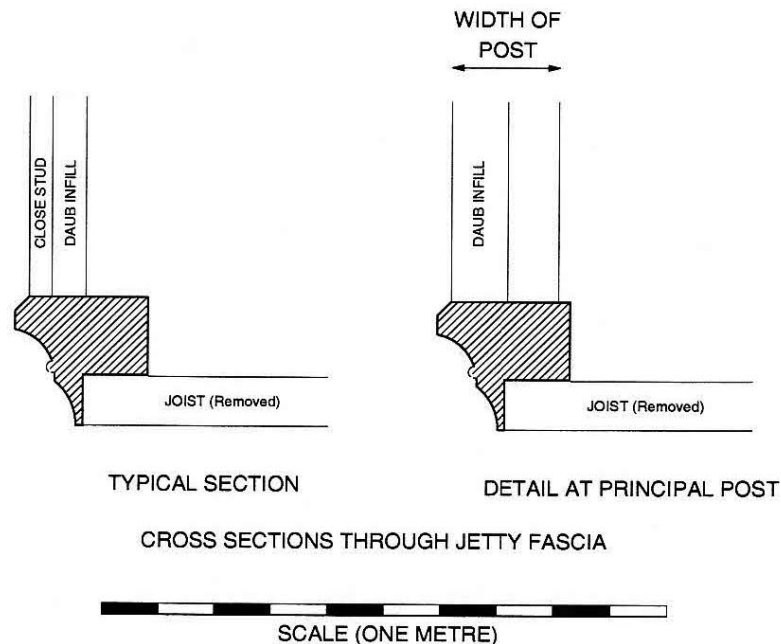
locally during this period [see Martin, D & B, 'Domestic Building in the Eastern High Weald, 1300-1750 - Part 2: Windows and Doorways' in **Historic Buildings in Eastern Sussex**, 6 (Robertsbridge 1991) pp. 130-139].

FLOORS AND CEILINGS

The first-floor joists within the northern bay of the main range have been replaced in more recent times, and thus no details of these are known. Otherwise the historical first-floor joisting still survives. Much of this joisting is of phase-1 date (see above) but those four phase-1 joists over the new phase-2 cross passage were replaced at this date by more neatly finished joists of 170 mm x 110 mm scantling, complete with stop-chamfered lower leading edges. The chamfer stops are of splay-cut type and are located at a point in line with the former inner face of the ground-floor masonry walls. Unlike the phase-1 joists, the ends have pegged mortice-and-tenon joints to the soleplate of the timber frame above.

The northernmost of the extant phase-2 joists doubled as the headbeam to the cross passage's northern wall and has stave holes in its soffit in order to support that wall. Here, the northern lower leading edge (which would have been visible within the northern room) has a relatively large hollow chamfer. This implies that the now-replaced joists to the north may also have dated from phase 2 and were probably similarly hollow chamfered.

Due to the nature of the later alterations, no phase-2 first-floor joists now survive within the 'porch' wing, though some details as to the form of the phase-2 floor can be ascertained from the design of the western wall. Here, incorporated within the thickness of the later ground-floor brick wall, at the north-western corner of the wing, survives the head of a dragon post, complete with remnant of an integral bracket and the sawn-off fragment of the 165 mm x 100 mm dragon beam (see Plate 4). This is conclusive evidence that the upper storey of the 'porch' wing was jettied, and that the jetty returned along the side walls. Supported on the ends of the joists was the soleplate of the first-floor wall framing, much of which soleplate still remains (see Detail on right). This is of inverted 'L' cross section and measures 235 mm wide by 230 mm deep overall. The 'L' section is formed by cutting a 115 mm wide by 90 mm deep rebate out of the rear lower edge in order to accommodate the ends of the joists. Thus the soleplate sat over the ends of the joists and projected 120 mm forward from it. The external face of the plate extended down in the form of a fascia in order to mask the ends of the joists. This outer face is moulded with a hollow chamfer, roll, and casement mould, and incorporates a chamfer to its upper leading edge. As a result of this configuration, the face of the upper wall is stepped back 30 mm from the outermost face of the soleplate. Even so, the frame projects forward by 90 mm from the ends of the joists. Naively, this meant that most of the weight of the upper storey came down on the soleplate at a point beyond the end of the joists, giving a very weak arrangement. This is not the only known example - the same feature is to be found at a similar date at Preachers House, Ewhurst, East Sussex, where,



as a result of this detail, major structural failure occurred during the early 18th century [East Sussex Record Office HBR 1/269]. Here, similar failure appears to have been averted by underbuilding the jetty in brick during phase 5. At its northern end, above the fragment of the dragon post, the extant section of soleplate incorporates a mitre joint where it met the end of the now destroyed northern return soleplate.

STAIRS

It is probable that at this period the first-floor chambers were either accessed via a staircase within the northern room or within the 'porch' wing - or perhaps by one within each of these two areas.

CHIMNEYS

There is no visible evidence to suggest that any of the rooms and chambers within the phase-2 building were originally heated.

ROOFS

Although the collars, collar purlin and crownposts were removed when alterations were carried out during phase 6, the medieval rafters over the main range still survive **in situ**. These measure 120 mm x 85 mm and have halvings for former collars. Towards the southern end of the roof, the last surviving pair of medieval rafters is halved on the

opposite face to the remainder and here there is a second high-set pair of halvings for a small collar which formerly carried the central jack rafter of a southern hip. This hipped



terminal was removed during the phase-6 alterations, but its former existence is further evidenced by birdsmouths in the upper face of the tiebeam. The tiebeams to trusses D-D and E-E contain pegged mortices for the removed crownposts. The tiebeam to truss D-D also has mortices in its upper face for footbraces to the crownpost, and for studs/staves, indicating that this was a closed roof truss. The tiebeam to truss E-E also contains mortices for footbraces rising to the crownpost, but in this instance there are no other mortices and this was an open truss. [The use of a footbraced crownpost within an open truss is by no means unknown, but is a utilitarian arrangement - usually a moulded freestanding crownpost with four-way headbracing was used in such a location]. The mortices in both trusses indicate that the braces were shallow-set and were very slender. Almost certainly the 55 mm x 140 mm curved struts added to support the new side purlins inserted during phase 6 have been reused from the crownpost roof. The northern end of the western purlin is a reused section of collar purlin from the southern end of the crownpost roof. It measures 130 mm x 105 mm in section and is chamfered along its lower leading edge with the chamfers stopped for a crownpost, which was headbraced up to the purlin. At the southern end of the reused section is an angled tenon where the purlin was jointed into the central jack rafter of the former southern hip.

The northern end of the roof was rebuilt in line with the northern slope of a projecting western roof during phase 6, but mortices in the upper face of the tiebeam indicate that originally this was a close-studded gable. Inset brace mortices indicate that the gable's crownpost was footbraced across the inner face of the close studding. The rafters within this altered end of the roof have been reused within the new phase-6 northern slope.

The roof over the wide, but stubby western 'porch' wing still survives intact and, like that of the main range is of paired-rafter-and-collar construction with the collars halved to the rafters, but, in this instance, there was no crownposts nor collar purlin. Because its height is considerably taller than that of its neighbour, the roof terminates at its eastern end in a sizable gablet which rises above the ridge-line of the roof over the main range. This gablet is supported by a plate laid over the top joints of the main range's rafters, the apex of the rafters having been purposely sawn off to form a level platform. The western terminal of the roof is of hipped type with a central jack rafter supported at its apex by a high-set collar. [Note: In modern times the wallplates of this roof have been removed, and, as a result, the feet of the rafters are now supported by modern beams added above the level of the attic floor.]



PHASE 3 (Late 15th C) [see Drawing Nos. 1657/4-12]

LAYOUT

To judge from the structural details, very soon after the phase-2 work had been completed a small eastern two-storeyed range was built approximately 2 metres (6'6") to its east. The two structures were from the outset joined by a link built integral with the new range, but this link has since been rebuilt. Like the phase-2 main range, the new phase-3 range is aligned on a north-south axis and has a gable to the north and a hip to the south. It measures 5.70 metres x 4.40 metres (18'8" x 14'5"), is framed in two bays and incorporates a single room on each storey, though the northern end on the first floor was originally divided off to form a smoke bay. Thus the northern end of the ground-floor room was open to the roof. The first-floor chamber has side walls which measure 1.77 metres (5'10") from floor to top of wallplate. Despite good details having been seen during the repair works regarding the external walls and floor, no stair or first-floor door location was recognized, and thus the means of access to the upper chamber remains in doubt. Certainly no staircase rose through the first-floor joisting and, unless joints were cut in error, there was no first-floor doorway in either the north, south, east, or west walls. The only option appears to have been a ladder rising within the smoke bay, giving access through a doorway in the partition between the smoke bay and the upper chamber - the details in this area are fragmentary and the upper face of the crossbeam to this partition was not exposed during the building works.

It is possible (even likely) that the ground-floor room of the new range functioned as a kitchen serving the phase-2 structure to the west, with the upper chamber serving either as a cook's chamber or storage area. What is clear is that the range always had some form of wing attached at right angles against its western wall, connecting the new range to the adjacent structure. The present wing in this location represents a phase-5 rebuild. That the rebuild replaces a range of phase-3 date is shown by a number of structural features. Firstly, the northern wall of the 'kitchen' range is framed in level assembly with the western end of the tiebeam sawn off where it used to extend westwards to form the northern wallplate of the link. Secondly, the area of the range's west wall immediately to the south of the tiebeam was of large-panel design (evidenced by stave holes) whereas all the other 'external' walls (including the southern part of the west wall) were close studded. Thirdly, the western face of the western wallplate contains a pegged mortice for an original plate extending out westwards from it. Fourthly, the backs of the rafters within the northern end of the western slope over the surviving phase-3 range are entirely absent of nail holes and never carried a roof covering. Finally, in the western face of the south-western principal post, at the level of the first floor joisting, is a pegged mortice to accommodate a low-level wallplate extending westwards from the phase-3 range, whilst extending diagonally up from the mortice, across the western face of the range's western wall, is a very distinct weathering line indicating the slope of a former roof abutting the wall.



From this information it can be told that on its northern side the link was two-storeys high, being the same height as the adjacent phase-3 'kitchen' range, whereas on the south the roof extended down to the level of the first-floor joisting, as indicated in Drawing No. 1657/9 - West elevation looking east. The single-storeyed part extends back from the cross passage in the phase-2 range and aligns with a doorway leading into the assumed kitchen, giving, in effect, an undercover link to the main range - a logical arrangement. The fact that the northern part of the link was two-storeyed in height suggests that it may have incorporated a staircase rising to the first-floor of the phase-2 range. In this respect it may be relevant that the mortice in the western wallplate of the phase-3 'kitchen' range is not aligned to support a wallplate carrying the southern slope of the roof, but is located further north, as if to form the head of an axial partition. The absence of any evidence for a first-floor doorway in the eastern wall framing of the phase-2 main range does not preclude the existence of a new phase-3 stair in this location - because the link was of later date, any doorway would need to be inserted through this wall and would not leave any evidence within the surviving elements of the main frame.

Although the level of the phase-3 first floor is 120 mm above that of the phase-2 main range, because of its less lofty proportions the phase-3 wallplates are c400 mm (1'4") lower than those of its earlier neighbour. On the ground floor too the floors within the phase-2 main range are lower, in this instance 420 mm (1'5") below that of the phase-3 'kitchen' part.

WALL DESIGN

Apart from the removal of the tiebeam to truss H-H (former existence evidenced by dovetails in the wallplates and by the cut-back jowl and headbrace mortice in the extant eastern post H1) the phase-3 prefabricated frame of the 'kitchen' range survives in a very complete form. As with the phase-2 parts, the phase-3 frame is well carpentered and - excluding the northern wall, where level assembly was adopted (see above) - uses standard techniques of construction with swelling jowls to the principal posts. Except within the upper part of the truss dividing the main body of the 'kitchen' building from the smoke bay, and at ground-floor level within the northern and southern end walls, very complete details of the wall framing within the phase-3 range were recovered during the renovation works. Within the west wall of the smoke bay stave holes show the former existence of large-panel framing, and this was probably also the arrangement used on the upper level between the first-floor chamber and the smoke bay. Otherwise all walls were infilled with close studding. Unlike within the phase-2 work (where the bracing passes against the inner face of the close studding) here the studs are interrupted by the externally-exposed headbraces which rise from the principal posts so as to triangulate the frame (see Plates 2 and 6). The studs measure on average 180 mm x 50 mm and always carried laths on their internal face, supporting the daub infill - thus both the close studding



and the bracing was visible externally only. At roof level an area of daub removed from the front gable indicated that here too the infill framing is of close studding. In this area a small section of internal daub still survives above collar level and is heavily sooted.

WINDOWS

The present first-floor window within the east wall is fitted within the framework of an original opening. Sufficient is visible to show that this measured 610 mm wide x 770 mm high and had a chamfered head and cill. The principal post and jamb are rebated in order to accommodate a vertical (rather than a horizontal) sliding shutter. Square mortices in the underside of the wallplate show that the window was divided into three unglazed lights by mullions. The fact that the mullion mortices are square rather than of diamond section indicates that the mullions were either moulded or chamfered. Immediately below this opening, on the ground floor, a window of identical form and dimensions is evidenced by mortices in the soffit of the side girt, whilst there was formerly another identical opening located centrally within the southern end wall at first-floor level. This latter 660 mm wide x 800 mm deep window was subsequently widened by refixing its phase-3 jambs 1.62 metres apart. Whether there was a similar window on the ground-floor of this wall could not be ascertained as the lower part of the crossbeam was too rotten for the mortices to have survived.

DOORWAYS

Although, as noted above, there could have been a first-floor doorway in truss H-H, giving ladder access to the upper chamber via the smoke bay, the only phase-3 doorway which was evidenced was on the ground floor at the extreme southern end of the 'kitchen' range's western wall. As with the phase-2 doorways, the opening was originally fitted with an arched head, which was morticed-and-tenoned into the face of the principal post and (presumably) the jamb also (jamb now removed). In this instance, because of the lesser storey heights, the arch was located immediately beneath the side girt, which doubled as the door's head and into which it was jointed by means of a shallow socket cut into the side-girt's soffit. A chamfer is evidenced running around the surround, with a second order of chamfering extending up the principal post and, originally, along the lower leading edge of the arched head.

FLOORS AND CEILINGS

The first floor is supported by very heavy, neatly-cut medieval joists which vary in width from 150 mm (one joist) to 220 mm, the majority being c200 mm wide. They are of a consistent 150 mm depth and are aligned north-south along the axis of the building, being lodged over the crossbeam in the southern wall and jointed into the crossbeam at H-H, which divides the floored part of the range from the northern smoke bay. This chamfered crossbeam is visible from the ground floor. Beneath its ends are two small curved brackets (one replaced).



STAIRS

The location of the stairs giving access to the kitchens' upper chamber is not known, but perhaps it was sited within the smoke bay (see above). What is certain is that, unless joints were cut in error, access was not from the adjacent phase-3 link range, though this, in all probabilities, did incorporate a staircase giving improved access to the first floor of the phase-2 structure.

CHIMNEYS

The phase-3 timbers within the northern end of the roof are sooted, as too is the surviving section of daub above collar level within the northern gable. This evidence indicates that the northern bay of the range was originally open to the roof with a hearth on the ground floor. It was initially thought that the former partition at H-H was sloping, for there are notches in the upper face of the second collar from the northern gable. However, this proved to relate to later alterations.

ROOF

The roof of the phase-3 range is of neatly constructed paired-rafter-and-collar type with the collars halved to the rafters. There were never crownposts. The northern end takes the form of a gable, but the southern terminal is hipped and survives complete with its central jack rafter and high-set collar. All timbers are neat, the rafters being 150 mm x 80 mm scantling, and the collars 140 mm x 80 mm.

PHASE 4 (Mid 16th C) (Drawing Nos. 1657/13)

The phase-4 modifications were minor - they involved inserting ceilings into the two first-floor rooms of the phase-2 main range and a new, centrally-placed projecting window within the northern end wall of the northern chamber. There is indirect evidence to indicate that alterations were also made to other windows at this date. No alterations to the internal layout are recognizable.

Except for the fragment of one joist trapped at the south-western corner, the joists and girders of the new ceiling survive within the northern two bays only, but are evidenced by mortices in the tiebeams (E-E and G-G) of the other two bays. This ceiling (which doubled as an attic floor) is of central-girder construction. The joists are neat, being closely spaced and of 120-130 mm x 80 mm scantling, all chamfered with neat, stepped-and-hollowed stops at the ends. The constructional details suggest a date in the first half of the 16th century for this ceiling. That it post-dates the construction of the phase-2 timber frame is indicated by the fact that in each case one end of the girder is notched into position, whilst at truss E-E the mortice is cut through the peg for the former crownpost.

Of similar date to the insertion of the ceiling, though not necessarily forming part of the



same scheme of alteration, the fenestration within the northern wall of the ante room was upgraded by the insertion of a 2.20 metres (7'3") wide by 1.30 metre (4'3") deep centrally-placed projecting window, replacing the earlier, much smaller off-centred window and requiring some modification to the adjacent infill framing. In order to mask the redundant mortices in the soffit of the tiebeam, immediately above the window opening, a 15 mm thick plank was nailed to the soffit. The new jambs of the window are neatly chamfered both internally and externally and these chamfers are terminated using cyma stops. Internally, not only are the jambs chamfered in the area of the window, but also below the cill and on the opposite face to the window opening, whilst externally the chamfers on the leading edges are neatly stopped for the 115 mm deep transom, the position of which is evidenced by pegged mortices in the external face of the jambs. The upper panes of the window measured 510 mm deep: the lower panes 675 mm. The cill is likewise evidenced by mortices in the jambs. It is not known how the top of the window was weathered.

Although the walls flanking the window are close studded, the space beneath the window's inner cill comprises two large panels divided by a pegged-in stud. One of the daub panels survived at the time of inspection. Significantly, the external face was inset 30 mm from the external face of the frame indicating that it was not intended to be an external wall face - this is consistent with the mortice evidence which indicates that the projecting window was a bay extending down to ground level, rather than an oriel supported by jointed-in brackets. [When the projecting window was finally removed in the late 17th century and replaced by a flush opening the close studding of this wall was still exposed externally, for a plaster skim coat was applied to the infill and false studs - two per panel - painted onto the external face using grey paint.]

The pair of first-floor phase-2 windows in the western wall of the 'porch' wing, and the single first-floor window in the western wall of the phase-2 main range have been blocked by nailing-in close studding and applying traditional thick daub (see Plate3). Although there is no proof that this occurred during phase 4, the added studs are noticeably weathered indicating that the wall framing remained exposed for some time after the windows were blocked. Given the new projecting window in the north elevation, it seems likely that the fenestration within the other rooms and chambers was upgraded at the same period, which would certainly be consistent with the blocking of these existing windows. If this was so, it can be certain that no windows were retained in the west wall of the first-floor hall, which was probably now served primarily by a new large central window inserted into the southern end wall, where there is certainly evidence for a large opening, albeit of uncertain date.



PHASE 5 (Mid/Late 17th C) (Drawing Nos. 1657/14-15)

LAYOUT

During the mid/late 17th century two phases of modification were undertaken - the first (phase 5) mainly concentrated on the eastern part of the building, but with some minor alterations to the western part, whilst the second, later phase (phase 6)) involved upgrading the western part. Both are stylistically very similar in date, but the constructional techniques used in each are quite different and, more important, the structural details and relationships confirm that they were undertaken sequentially, rather than at the same date but using different techniques in response to conceived differences in status/use.

It was as part of the phase-5 alterations that the phase-3 link between the main phase-2 range and the phase-3 'kitchen' range was demolished and replaced by a new link of full two-storeyed height. This new link housed a four-flue chimney (which replaced the phase-3 smoke bay) and a staircase leading to the attic area. Immediately to the south, in the angle with the phase-2 main range, was constructed a small turret which housed a new staircase giving direct access to the three-bay hall within the phase-2 main range. Presumably aimed at enlarging the main range's now heated ground-floor room, the phase-1 Ragstone walls in this area were replaced by much thinner brickwork, and brickwork was also introduced into the west elevation at ground-floor level, underbuilding the front jetty, but these alterations appear not to have caused modification to the layout in this area.

In the kitchen the north wall was rebuilt and a new low-walled eastern range added, complete with a first-floor chamber accessed direct from the kitchen chamber.

WALL DESIGN, WINDOWS AND DOORWAYS

For some not entirely clear reason, the northern wall of the 'kitchen' range was now re-framed below tiebeam level on a slightly different alignment and, at a later date, a new gable was added against the external face of the original gable. As Drawing No. 1657/A12 in Appendix A shows, the tiebeam (or rather the side girt which now serves as a tiebeam) is not continuous, but is in two lengths, interrupted by a post (removed, but evidenced by pegged tenons on the ends of the side girts). The fact that the post extended through the alignment of the side girt suggests a lost upper section to the wall, which makes little sense unless the new wall served an adjacent since demolished range. Perhaps this (assumed) lost range served as a rear range to the building fronting onto Knightrider Street, though, if so, it had been demolished by the date the first detailed plans were drawn in the early 19th century. There is now insufficient surviving evidence to be more specific. Below roof level the old wall was removed and the phase-3 tiebeam was now supported by inward-facing jowls/brackets incorporated into the new posts (see Drawing Nos. 1657/A6 and A7, and Plate 7). Another reason for this revised alignment may be the new link range, and the new low eastern wing, the northern walls of which



follow the canted alignment of the new end wall (see Drawing No. 1657/14).

At the time of survey very little of the new eastern range survived - indeed, all that remained was the upper part of the eastern end wall and the two side wallplates. The extension was not separately framed, but instead its wallplates were jointed into the posts of the 'kitchen' range using a wedged mortice-and-tenon joint with a dovetailed lower shoulder. Mortices and stave holes in the soffits of the wallplates indicate that both side walls were daub infilled, being divided into two traditionally-built daub panels by central studs. However, there were no stave holes hard against the principal post and studs, but instead they were equally spaced along the wall. The principal posts to the side walls have splayed jowls, and here the end wall consisted of a single large daub panel at each level, entirely absent of intermediate studs and again incorporating stave holes which were equally spaced along the wall. What is particularly noticeable about all the phase-5 walls which are evidenced (not just those within the new range) is that they were not intended to show their framing on the exterior, but were instead masked by a rendered cladding. This is indicated by the detail mentioned above (ie that the stave holes are not located adjacent to the studs and posts, but are equally spaced out between them). Thus, the laths supporting the cladding were intended to pass across the external face of the main timbers. Beneath the later coverings to the northern gable wall of the 'kitchen' range the render was found intact, applied to laths nailed across the studs of the phase-3 wall (see Plate 9). It had a roughened external face no dissimilar in appearance to modern roughcast.

Although the first floor of the new eastern wing was set at the same level as that within the 'kitchen' range, the side walls were much lower, measuring only 860 mm (2'5") from floor to top of wallplate. The doorway between the two chambers had been formed by cutting out a panel of the kitchen's wall. No window evidence was recovered within the new range - the first floor appears to have been lit through the gable by means of a window located between the queen studs above the tiebeam.

Apart from a small section of very rotten small-panel framing within the eastern wall of the stair turret, all phase-5 walls within the link between the phase-2 main range and the phase-3 'kitchen' range had been replaced by 19th-century work.

The only recognizable alterations to the phase-2 part of the building was the removal of the phase-1 Ragstone walls within the northern room at ground-floor level and the ground-floor underbuilding of the porch wing's front jetty. That this work forms part of the phase-5 alterations, rather than being work of phase 6, is indicated by the details of the new fireplace serving the northern room (its construction required the removal of the eastern Ragstone wall, whilst the fireplace's northern jamb was built to abut a thin brick wall, not a thick Ragstone wall) and by visible straight joints/quoins between the phase-5 and phase-6 brickwork. The straight joints were visible both internally and externally. Apart from these straight joints, little detail of the brickwork itself was visible through the



thick external coating of paint, but sufficient could be seen to indicate that the phase-5 walls were constructed in English bond, built off a chamfered brick plinth.

Whereas the new timber-framed walls within the revamped and extended eastern part of the complex were designed to be masked from view externally, the existing phase-2 timber framing at first-floor level within the western part, above the new brickwork, was left exposed to view. This point is indicated by the fact that, although the phase-4 projecting northern window was now removed, the panels of daub below the window were not only plaster skim coated, but had false close studding painted onto them in order to match the surrounding walls. This would not have been done if the framing was masked. The large first-floor opening left by the removed window was infilled with a much smaller three-pane window frame which, stylistically, is later than those used during the phase-6 work. It is a heavy frame with cyma-moulded internal leading edges and external rebates for flush glazing. Its two outer panes were fitted with saddle bars, but the central light was occupied by an opening casement (now removed). Surprisingly, the frame is fitted asymmetrically within the opening, which is all the more odd given the care taken in painting-on the false studwork below the opening (see Drawing No. 1657/A11 in Appendix A). The design of the window frame would not be impossible in the mid/late 17th century, but is far more consistent with work of the early 18th century, yet is it likely that a window frame would need replacing so quickly? Given these facts, the age of the present frame must remain in doubt and is therefore not shown in the reconstructed north elevation illustrated in Drawing No. 1657/14. One possibility is that initially part of the existing projecting phase-4 frame was modified to fit flush into the opening and was replaced subsequently when it required repair!

FLOORS AND CEILINGS

Being redundant, the smoke bay was now floored over using plain 100 mm x 100 mm scantling joists, and a similar floor of seven lodged joists was used within the new eastern wing: these span the entire width of the range in one.

On the upper floor the tiebeam to the intermediate truss (H-H) within the 'kitchen' range was removed and a high-level ceiling was inserted into the enlarged first-floor phase-3 chamber. This was attached to the rafters and collars. The present ceiling is of daub and lime plaster applied to reeds fixed to the soffites of the medieval timbers (see Plate 8) - its date is uncertain.

There is a ceiling of joists aligned north-south, carried over the wallplates within the phase-5 stair turret..

STAIRS

The assumed new staircase within the small phase-5 turret was probably partially housed within the neighbouring new link block, the turret otherwise being exceptionally small for its purpose. Certainly the southern part of the link formed a landing at first-floor level, for



from this landing rose a tight stair giving access to the attics. Although now entered from the west, this stair still survives and was originally access via a doorway in its south wall, leading off the landing. The stair, which rises against the southern face of the new phase-5 central chimney, incorporates winders at its base and head, with a small section of straight flight between.

CHIMNEYS

The new chimney occupies the northern half of the phase-5 link range and incorporates four fireplaces - two on the ground floor and two on the first floor. That serving the ground-floor kitchen survives, though a narrower fireplace has been built within it and the northern end of its lintel has been cut. It was of wide inglenook type. The opening of a second fireplace backing on to it, serving the northern room within the phase-2 range, was uncovered during the building works, but this was not unblocked. Its jambs are chamfered and the chamfered timber lintel is well proportioned. The first-floor fireplace serving the kitchen chamber had been narrowed, but sufficient survives to show its form: the westward fireplace had been cut back and a new brick wall built across its face. All four flues are visible from the attic stairs. The chimney cap has been rebuilt to a smaller size.

ROOFS

The roof to the new link is of side-purlin construction, though, because most of the northern slope was taken up by the chimney, a side purlin is only present within the southern slope and to the west of the chimney within the northern slope. Both are strutted off the wallplates of the phase-2 and -3 ranges. Immediately to the south, extending out at right angle to the eastern slope of the phase-2 roof over the main range, is the small pitched roof capping the phase-5 turret. It is of simple paired-rafter construction with a gable to the east, and this form of construction was also used over the low phase-5 eastern range (partially collapsed at the time of initial inspection). Both roofs incorporated queen studs within their gables, but neither roof had side purlins.

When the tiebeam to truss H-H in the 'kitchen' range was removed, repairs were made to this end of the roof and a new pair of rafters added above the site of the former tiebeam.



PHASE 6 (Late 17th C) [Drawing Nos. 1657/16-19]

LAYOUT

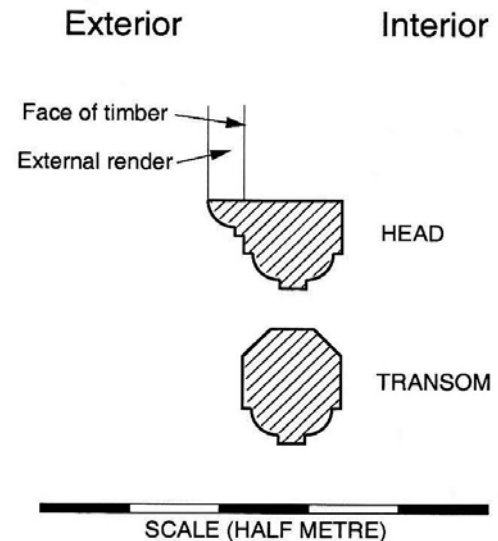
Based upon stylistic evidence it was late in the 17th century that extensions were added to the north and south of the stubby phase-2 'porch' wing, squaring up the western side of the building. This allowed the internal layout of the phase-2 building to be modified at both ground- and first-floor levels (see Drawing Nos. 1657/16 and 17). In particular, on the first floor the function room (main room) was reduced to two bays, half the area to the north becoming a landing, whilst the western half was merged with the porch chamber, considerably enlarging its size. These alterations allowed the formation of a triple-gabled symmetrical western elevation, facing the track giving access to the rear of the tenement. At the same date a cellar was intruded under the southern end of the complex, extending westwards under the new southern addition. In achieving this the remainder of the phase-1 Ragstone western wall was removed and the phase-1 Ragstone southern wall was pared back internally in order to reduce its thickness. The off-set eastern wall of the cellar suggests that at this date the phase-1 eastern wall was retained, though this too was later removed.

WALL DESIGN, WINDOWS AND DOORWAYS

Much of the Ragstone removed from the phase-1 west elevation was reused for the walls of the cellar intruded under the building, and this material includes some neatly dressed blocks. That the cellar does not represent a later intrusion, but must date from this period, is indicated by the fact that the phase-6 ground-floor brickwork is built directly off the cellar walls - in addition, a later chimney is set astride an external flight of cellar steps. It should be noted that the eastern and southern walls of the cellar, where located beneath the retained phase-1 ground-floor walls, are inset from the walls above so as not to undermine them during the cellar's construction. An offset in the east wall indicates the site of a chimney above, but whether this chimney predated phase 6 or was built against the retained phase-1 eastern ground-floor Ragstone wall at this date is unclear. At present a 19th-century stud wall extends along the alignment of the former western phase-1 Ragstone ground-floor wall. This 19th-century partition supports the phase-1 first-floor joists and the phase-2 timber-framed first-floor wall above. As the cellar extends across the alignment of the former Ragstone wall, some form of ground-floor partition must have been built along this alignment during phase-6 in order to support the earlier upper parts of the building - these upper parts were incapable of being self supporting. However, this phase-6 wall was totally replaced in the 19th century leaving no indications of its original design. It could have been carried across the cellar on a beam supported by posts (which seems the most likely option) or alternatively the wall may have extended down into the cellar, dividing it into two rooms. What does seem certain is that this wall was of timber-framed construction, for there are no scars in the walls of the cellar for a removed brick or stone partition.

At ground-floor level all the new external walls are of brick, one-brick thick, laid in

Flemish bond (as opposed to English bond within the phase-5 walls). Those walls making up the west elevation rise from a chamfered plinth. Because of the present high ground level, the arrangement at the base of the southern wall is not known. At the northern end the west wall contains the remains of a (now modified) opening for a large window. There were probably other window opening within the brickwork of this facade, but the work is now too altered to confirm this point. To north and south return walls extend back to the phase-2 main range. That at the northern end is largely featureless and appears to have been at least partially reconstructed, but that at the southern end retains the remains of a four-light transomed window which takes up the entire length of the brick wall. A later opening had been punched through the centre of the frame, but the two ends remain (Plate 12 and Drawing No. 1657/19 - South Elevation). The frame is of heavy section, as is the transom, which measures 130 mm deep. The cill and upper face of the transom are chamfered internally and externally, whilst all other surviving timbers are ovolo moulded on both faces and incorporate a glazing fillet (see detail below right). An integral ovolo-moulded fillet incorporated into the external face of the frame forms an architrave around the opening and, at the head, projects forward of the first-floor wall framing in order to act as a stop to the rendered external cladding. No common mullions survive, though there are dowel holes for two vertical tie bars to each pane. At approximately 510 mm wide, the panes were large. Ovolo-moulded window frames of this type were already going out of fashion by the mid 17th century, but were occasionally used through to c1690. In general terms the later windows of this type tend to have wider panes - the use of two tie bars per pane tends also to be a late feature [Martin, D & B, 'Domestic Building in the Eastern High Weald, 1300-1750 - Part 2: Windows and Doorways' in **Historic Buildings in Eastern Sussex**, 6 (Robertsbridge 1991)]. Other details within the building are consistently of c1700, so a late 17th-century date for the phase-6 work seems very likely.



The new first-floor external walls are of timber-framed construction but, unlike the phase-5 additions, these do not use jowled principal posts, though the jowless posts do carry the wallplates and tiebeams in normal assembly. The timbers generally are of relatively light scantling. As Drawing Nos. 1657/A10, A12 and A18 in Appendix A show, the infill framing is of regularly-spaced studwork, all morticed into the frame, but with pegged joints to the larger timbers forming the jambs of the windows only. All framework was intended to be masked externally by lath and plaster weather cladding and



most of the internal framing was similarly clad. The retained sections of phase-2 timber framing were now also weather clad in order to give a unified appearance to the building.

Visible in the framing of the west elevation are the remains of openings for three exceptionally large windows, whilst at gable level can be seen the sites of three further window openings, though of much smaller size. All of these were fitted with independently formed window frames, none of which remained, though they were probably similar to that within the south elevation on the ground floor (see above). The northern of the three first-floor windows looks curiously off-centred, but this is explained by the need for it to avoid the phase-2 north-western principal post of the 'porch' wing - this is used as the southern jamb of the opening. The southern return wall has been totally rebuilt at this upper level during the 20th century, whilst a complete lack of mortices in the underside of the northern wallplate indicates that the entire length of the northern return wall was occupied by a window on the first floor. As this replicates the ground-floor arrangement within the southern return wall, the same is likely to have been the case on the first floor of the south wall too, and perhaps on the ground floor of the northern wall.

At the junction between the ground-floor brickwork and the first-floor framing above the present external doorway in the west elevation survives the remains of a carved timber fascia beam ornamented with dentilation and egg-and-dart decoration (Plate 11). This is the only section which survived, though almost certainly the feature formerly extended all around this part of the building.

Internally on the first floor the partition at truss D-D, between the two northern bays, was re-infilled and the former open truss at E-E was likewise infilled with framing so as to form a partition (see Plate 5 and Drawing No. 1657/19). As Drawing No. 1657/19 shows, unlike the external walls these were of more traditional small-panel design, though using flimsy timbers. The staves supporting the laths are regularly spaced and were left exposed on the partitions' secondary faces (ie facing into the enlarged porch chamber), with the daub applied between them. Within truss E-E are incorporated two doorways. The eastern of these (leading from the landing into the main room) was enlarged in the 19th century, destroying all details, but the western opening survives. It is rebated towards the main room so as to accommodate the door when closed, whilst the northern face is chamfered with cyma stops at the base.

An axial partition dividing the landing from the enlarged porch chamber is of horizontal boarding fixed to regularly-spaced studs. Two new east-west aligned partitions (effectively western extensions of trusses D-D and E-E) cross the 'porch' wing to north and south of the enlarged porch chamber. These are of simple vertical board construction nailed to horizontal rails. Battens act as cover strips masking the joints. Similar construction is used for a door in the northern of the two partitions.



The walls of the cellar intruded beneath the southern end of the building are of roughly-coursed Ragstone with reused dressed ashlar-block quoins to the angles.

FLOORS AND CEILINGS

Only at first-floor level do the ceilings survive within the phase-6 extensions. Although some of the joists are now exposed to view, originally they were intended to be masked by under-plastered ceilings. The joists are lodged into position on an east-west alignment and are of very variable size. Within the enlarged porch chamber the original western wall of the phase-2 main range (extending between posts D2 and E2) was removed and the original wallplate was replaced by a new timber which served as a ceiling girder supporting the lodged-over joists. At either end additional support was given to the plate by means of shaped brackets nailed on to the side faces of principal posts D2 and E2 (Plate 10). The moulding on the exposed face of the brackets is typical of 17th-century work. [Note:- The section of wall within the next bay north, between posts C2 and D2, was subsequently also taken out, but in this instance the phase-2 wallplate was retained **in situ**].

STAIRS

No known alterations were made at this date.

CHIMNEYS

As already noted, a projection in the east wall of the cellar suggests the location of a chimney built internally against the east wall of the phase-2 main range, within bay E-F, but whether this dated from phase 6 or earlier is not known. As Drawing No. 1657/2 shows, there is still a chimney in this location, but it has been so altered as to render it undatable. There is a trimmed opening through the first-floor joists (see Drawing No. 1657/A3 in Appendix A), but this is far too large for the present chimney upon the site.

ROOFS

As part of the phase-6 modifications the crownposts, collar purlin and collars were removed from the phase-2 roof over the main range, as too was the southern hip, which was now rebuilt as a gable. Strength was added back into the roof by inserting side purlins which extend through to the new southern gable and which are supported off the tiebeams by curved struts (apparently reused from the earlier crownposts). This alteration resulted in greatly improved headroom within the attic area. The new southern gable incorporates a relatively slender collar (which supports the ends of the purlins) and is of regularly-spaced studwork. As with the other external walls of this period, it was always intended to be masked externally.

In order to give a symmetrical west elevation, a row of three identical gables were built encompassing the entire length of the western wall. The roofs behind the northern and southern gables extend back to abut against the modified roof over the long phase-2 main range, the northernmost slope being extended eastwards across the phase-2 roof,



converting its northern gabled end into a hip. Presumably in order to save costs, the large hipped phase-2 roof over the 'porch' wing was retained, and thus the central gable is in effect nothing more than a planted-on facade extending back to hit against the hip rafters of the earlier roof. Although this looks very unsatisfactory when drawn, in truth the 'porch' wing's roof is hardly visible when the building is viewed from the west and does little to detract from the intended symmetrical effect. Despite this arrangement, the central gable was fitted with its own window - as were the other two. Admittedly this window would have given some light to the lofty phase-2 porch roof behind, unlike those within the northern and southern of the three gables, the roof spaces of which were never boarded and never intended to be used. The primary purpose of these windows, therefore, was external display.

PHASE 7 (c1800) [See Drawing Nos. 1657/2-3]

The principal phase-7 alteration involved a thorough restoration of the building, including the insertion of a new grand open-well staircase. Because of its location, this projects slightly to the south and east of the phase-5 additions, and thus it was necessary to build a very small outshut in the angle in order to accommodate it. The stair survives intact and is typical of the period, with a balustrade of plain stick balusters beneath a shallow, moulded, ramped handrail supported on turned newels. (Plate 13) The handrail continues over the newels and terminates at the base in a circular cap. Incorporated within the south wall of the small stair outshut at first-floor level, lighting the quarter landing, is a good-quality double-hung sash window with semi-circular head and fanned glazing bars. The other double-hung sash windows within the building appear to be of the same period. As part of these modifications the last section of the phase-1 Ragstone wall was removed and the chimney serving the main ground-floor (southern) room and the main first-floor southern chamber (*ie* the old first-floor hall) was either extensively remodelled or entirely rebuilt so as to incorporate two relatively small inbuilt fireplaces. On the first floor the area to the south of the projecting fireplace was partitioned off flush with the front of the fireplace using skimpy studwork so as to form a cupboard. Although blocked, the cupboard doorway still survives (see Drawing No. 1657/2).

Either dating from this period or from phase 8, a chimney was also added against the west elevation and the flight of external steps beneath it - leading to the cellar - was modified. In its present form this incorporates a ramp on either side of the central run of steps and was clearly designed to accommodate barrels being loaded into the cellar. This suggests that at this date the building was still in use with The Foresters Arms immediately to the north.



PHASE 8 (1823x1843) [See Drawing Nos. 1657/2-3]

The map evidence indicates that between 1823 and 1843 a three-storeyed range was built in the angle between the phase-2 main range and the phase-5 stair turret (Plate 1). This suggested date is entirely consistent with the visible constructional details which show the range to be of weatherboarded timber stud construction over ground-floor walls of brick. It is capped by a shallow-pitched gabled roof with ridgeboard. The roof covering is slate. On the ground floor there is a single room served by a large inglenook fireplace (now mostly blocked) built between it and the phase-2 main range. The exceptionally deep timber lintel survives intact (Plate 14). This new chimney was added against the southern face of the earlier adjacent stack. The size of the fireplace suggests that the ground-floor room within the extension served as a kitchen. In the north-eastern corner (now blocked off) rises a flight of steps leading from the earlier cellar. Immediately above it is a staircase (blocked) giving access to the first-floor room within the extension (now reached from the southern first-floor chamber within the phase-2 main range via an intruded doorway and short flight of steps). The phase-8 stair in the north-east corner continues up to the second floor. The map evidence suggests that by this date (and certainly by 1870) the house had been divided into two occupancies, thus explaining the present two front doors within the west elevation, set side by side. The southern door must have led into a small lobby which then turned south to access the southern of the two properties.



CONCLUSIONS

An initial assessment of this building carried out in 2002 identified its potential significance as a structure built to serve a specialized function, and rightly indicated the potential for further discoveries during stripping-out in advance of repair and conversion. Even so, the complexity of the historical alterations could not have been envisaged. The building has proved to be an example of a little known, and little understood group of structures built within our towns in order to serve as meeting places for groups of individuals, whether they be town officials, members of a religious or trade fraternity, or members of the public wishing to gather for a feast or other special occasion. This form of structure, incorporating a first-floor 'hall' or function room, has been little published - the only comparable published material relating to Kent known to the authors is S E Rigold's 'Two Types of Court Hall' in *Archaeologia Cantiana* 83 (1968) 1-22 - no similar published examples are known for Sussex, though reports do exist on the Court Hall at Winchelsea and the building now known as 'Parsonage Barn', Eastbourne [East Sussex Record Office HBR 1/1362 and 1/1286. In particular, the layout of the Eastbourne example is in many ways very similar to Knightrider Street, being of four bays with a three-bay timber-framed first-floor 'hall' with an associated ante room, all set above ground-floor walls of stone. However, Eastbourne lacks the porch and the associated 'kitchen' range. A note on the Knightrider building deserves to be published in order to ensure that its existence is more widely known to scholarship.



Plate 1

Exterior from south showing phase-2 main range in centre, phase-6 range on left and phase-8 range on right



Plate 2

South-eastern corner of phase-3 'kitchen' range with remains of phase-5 range on right



Plate 3

West wall of phase-2 main range showing external face. Note site of doorway leading into 'porch' wing on extreme left with blocked window immediately to the right.



Plate 4

Remains of dragon post, bracket and cut-off dragon beam at north-western corner of 'porch' wing. Note cut-back return on phase-5 brickwork visible between the later studs.



Plate 5

Truss E-E viewed from south showing intact arch braces of phase-2 open truss with added phase-6 infill framing visible behind 19th-century flimsy studwork. The phase-6 doorway is just visible beneath the left-hand brace, whilst the 19th-century doorway represents an enlargement of another phase-6 doorway.



Plate 6

Western face of west wall to phase-3 'kitchen' range viewed from within the rebuilt link. Running diagonally across this wall framing from a mortice at side-girt level within the principal post is a weathering line, indicating the phase-3 roof slope.



Plate 7

Shaped in-facing jowl to the phase-5 principal post at the northern end of the phase-3 'kitchen' range's eastern wall, viewed from east.



Plate 8

Reed ceiling, probably phase 5, added to underside of rafters and collars within the phase-3 'kitchen' chamber



Plate 9

Remains of lath-and-plaster external render added to northern face of the close-studded northern gable to the phase-3 'kitchen' range.

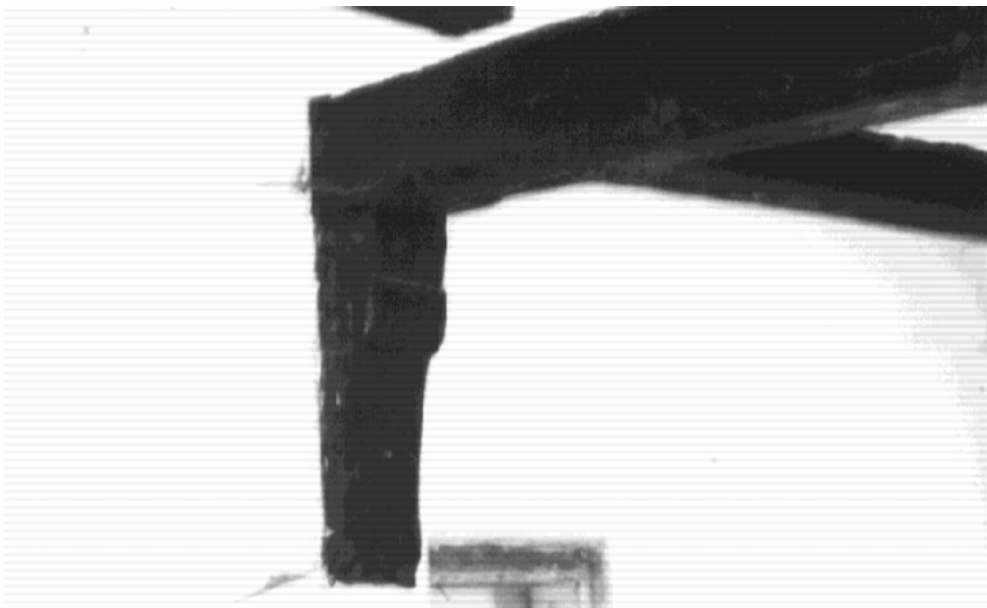


Plate 10

Phase-6 decorative bracket fixed to the northern face of principal post of truss E-E in order to help support the phase-6 replacement wallplate following removal of the infill framing to the phase-2 western wall of the main range.



Plate 11

Remains of phase-6 decorative timber fascia at junction between ground-floor brickwork and first-floor weatherclad timber framing within west elevation.



Plate 12

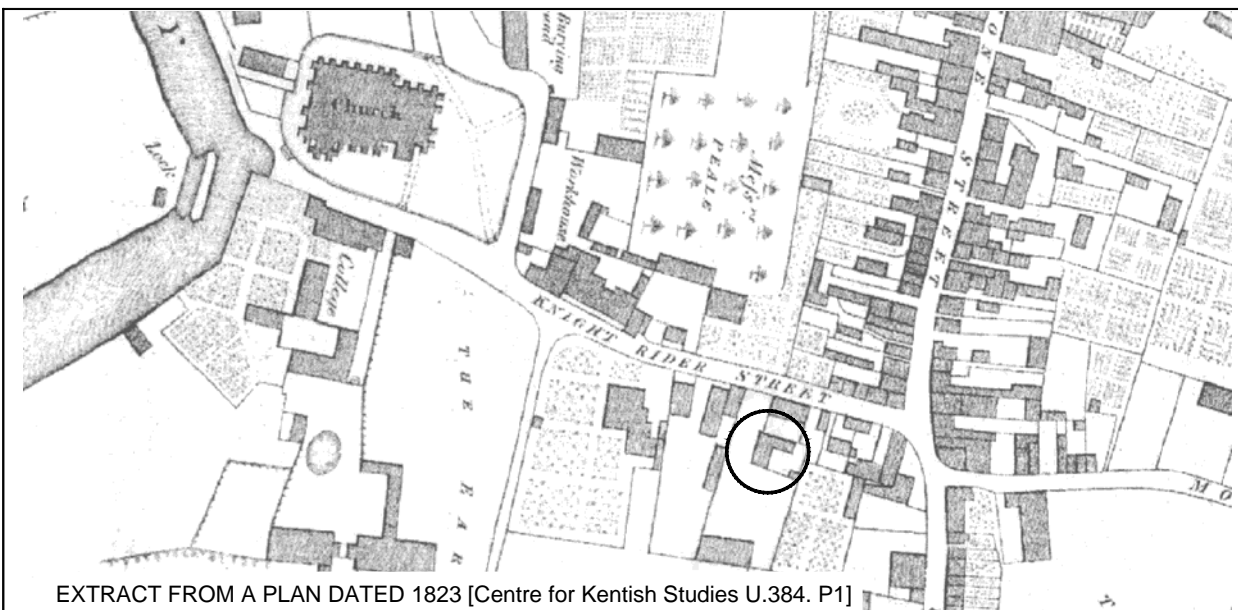
Remains of phase-6 ground-floor window frame punched through by a later, narrower double-hung sash. The most complete remains are to the right where the transom is clearly visible. That to the left had largely rotted away.



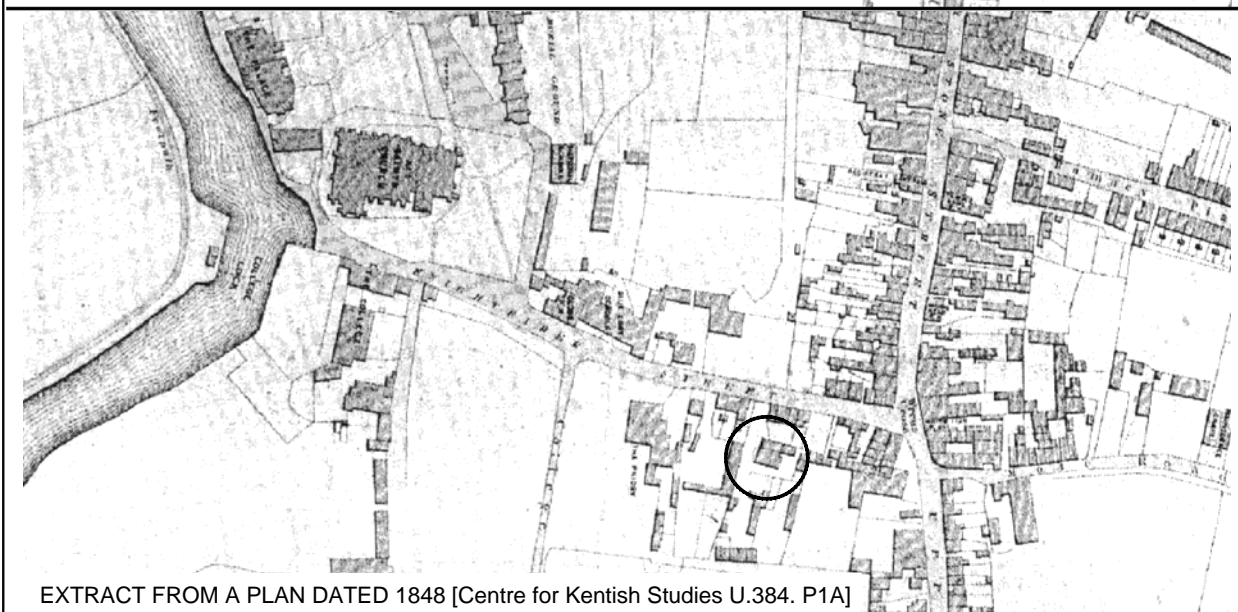
Plate 13
First-floor landing of phase-7 staircase, looking east.



Plate 14
Partially blocked fireplace within kitchen of added phase-8 south-eastern range.

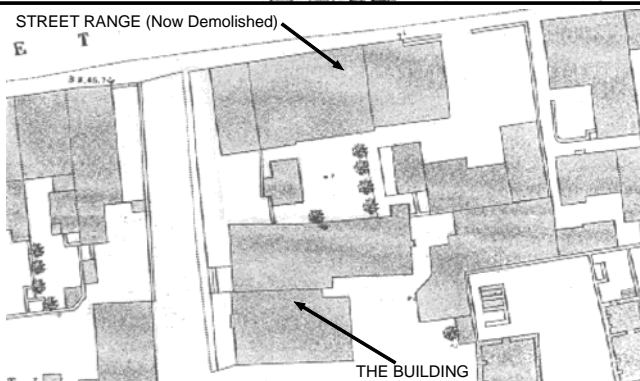


EXTRACT FROM A PLAN DATED 1823 [Centre for Kentish Studies U.384. P1]



EXTRACT FROM A PLAN DATED 1848 [Centre for Kentish Studies U.384. P1A]

EXTRACT FROM 1870 1:500 O.S.
URBAN SURVEY, SHEET KENT XLII.7.8
(Extract not scaled)



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
HISTORICAL PLANS SHOWING LOCATION OF THE BUILDING

1657

Drawing No.

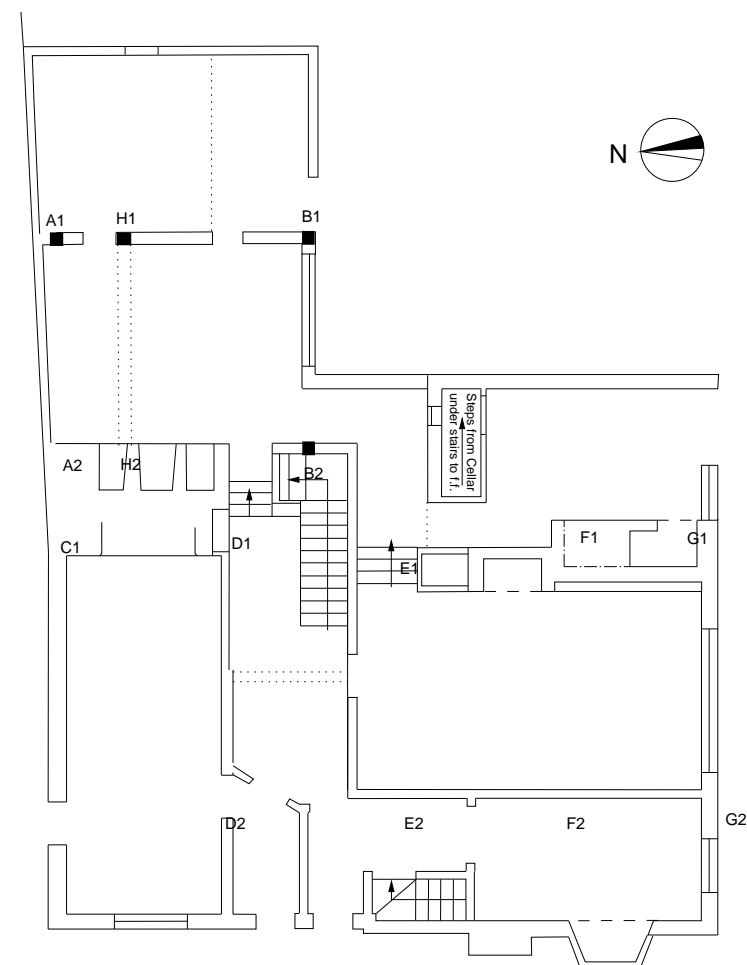
1657/1

Drawn By **S.K & D.M**

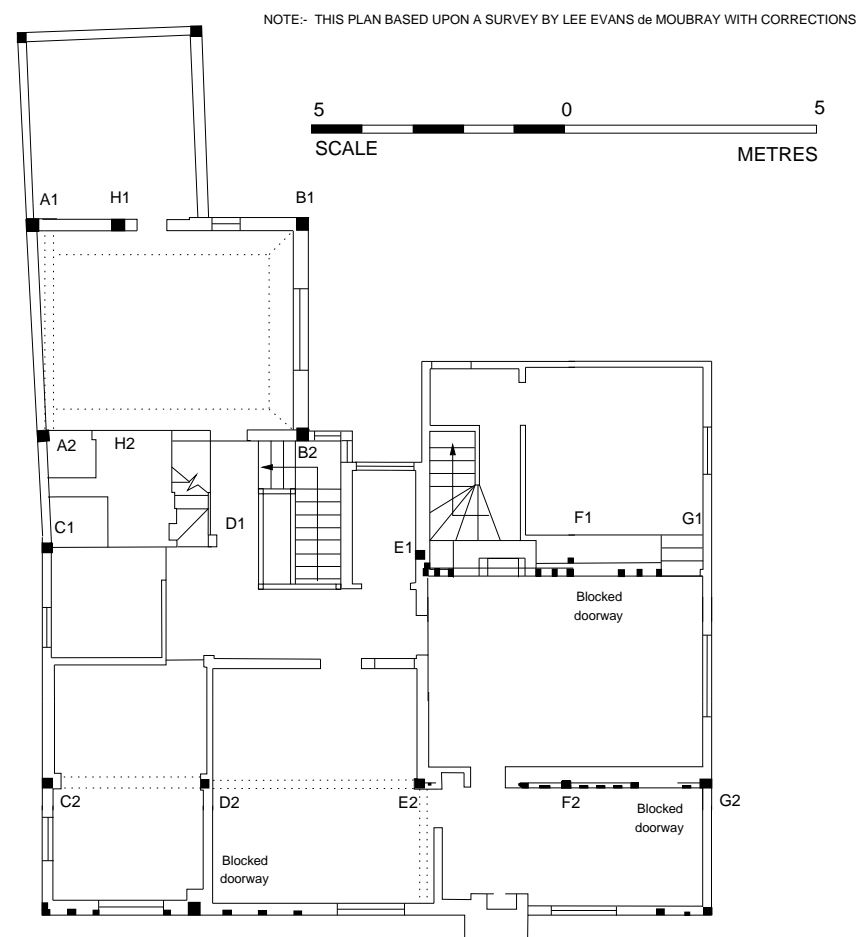
Revision No **1**

Date of
original survey **2002**

Date of
this revision **2003**



OUTLINE GROUND-FLOOR PLAN AS EXISTING, 2003



OUTLINE FIRST-FLOOR PLAN AS EXISTING, 2003

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
DETAILS AS EXISTING, 2003 (Based upon survey by Lee Evans de Moubray)

Drawn By

S Knight

Revision No

1

Date of
original survey

2002

Date of
this revision

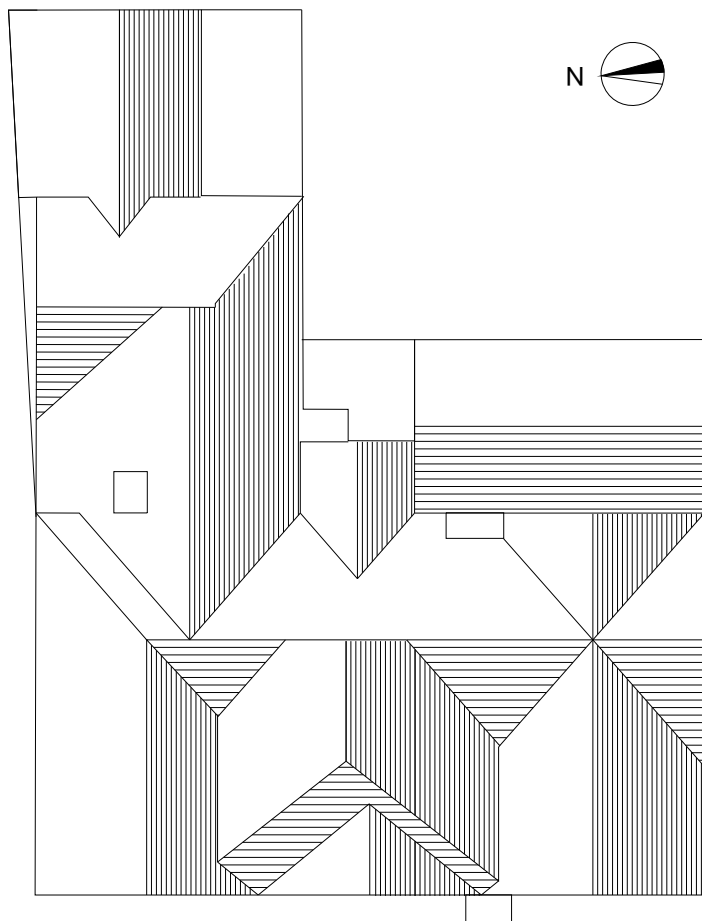
2003

Project Ref

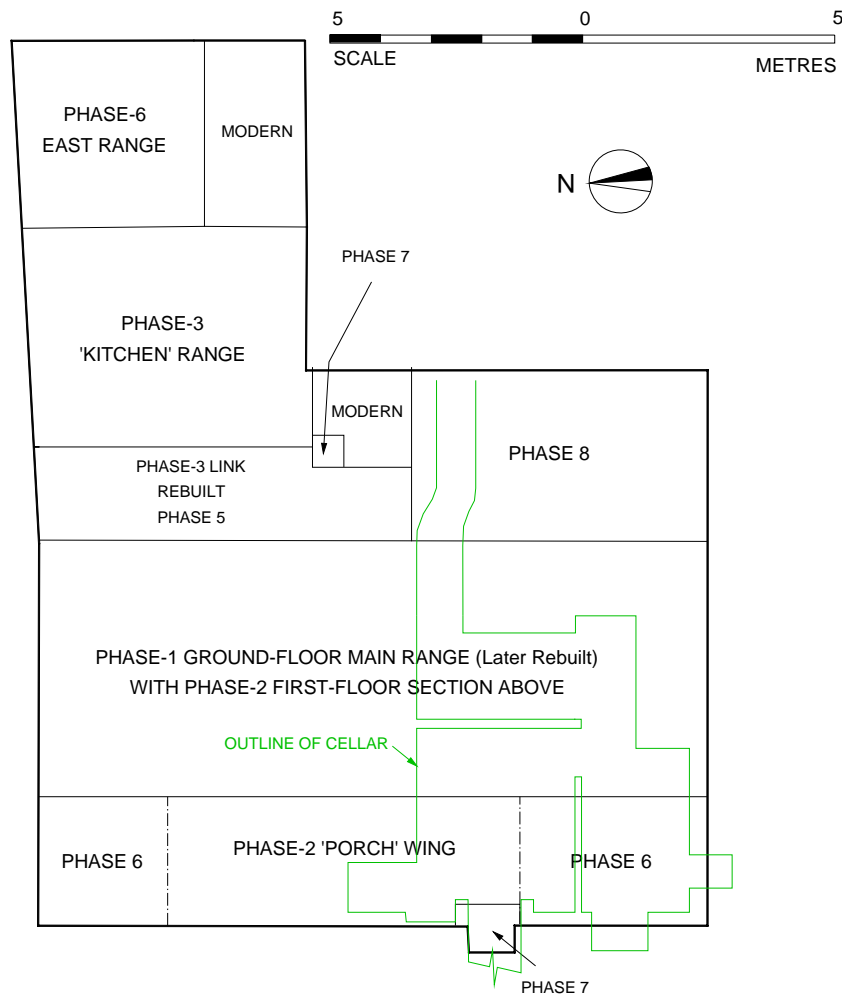
1657

Drawing No.

1657/2



ROOF-SLOPE PLAN AS EXISTING



OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT

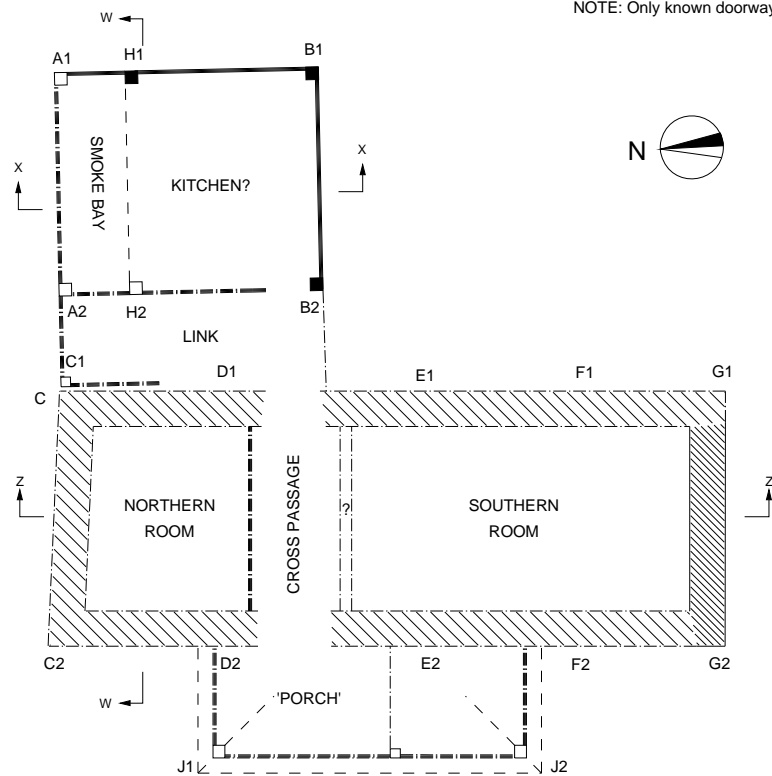
15 KNIGHTRIDER STREET, MAIDSTONE, KENT
ROOF-SLOPE PLAN AND PLAN SHOWING SEQUENCE OF DEVELOPMENT

Drawn By	S Knight	Revision No	1	Date of original survey	2002	Date of this revision	2003
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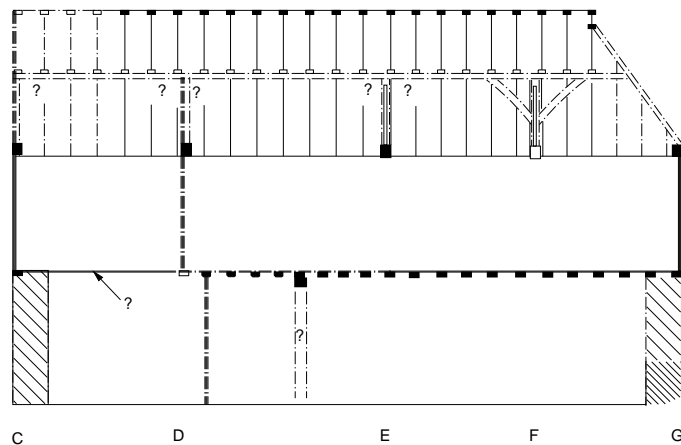
Project Ref	1657
Drawing No.	1657/3



ARCHAEOLOGY SOUTH-EAST, INSTITUTE OF ARCHAEOLOGY, UNIVERSITY COLLEGE LONDON
 Site 15 Knightrider Street, Maidstone, Kent
 Project Ref 1657 Date of Survey 28/6/2002 This revision No.2 dated 16/7/2004
 NGR TQ 7620 5535



GROUND-FLOOR PLAN



LONGITUDINAL SECTION Z-Z



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

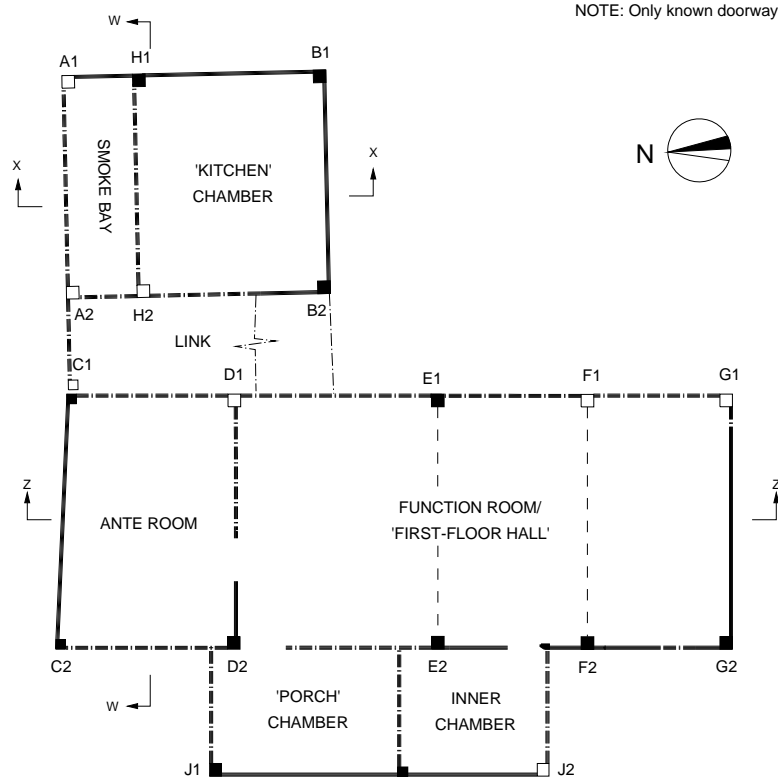
1657/4

Drawn By S.K & D.M

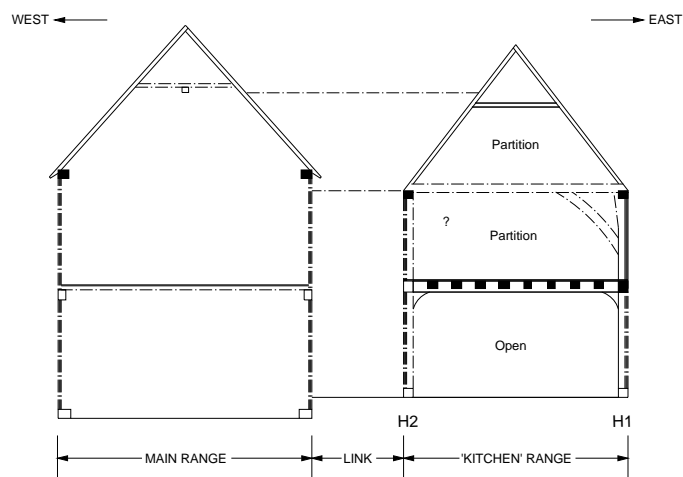
Revision No 1

Date of original survey 2002

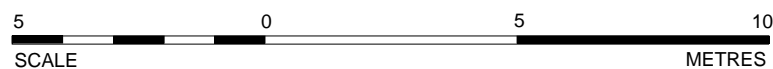
Date of this revision 2003



FIRST-FLOOR PLAN



SECTION W-W



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

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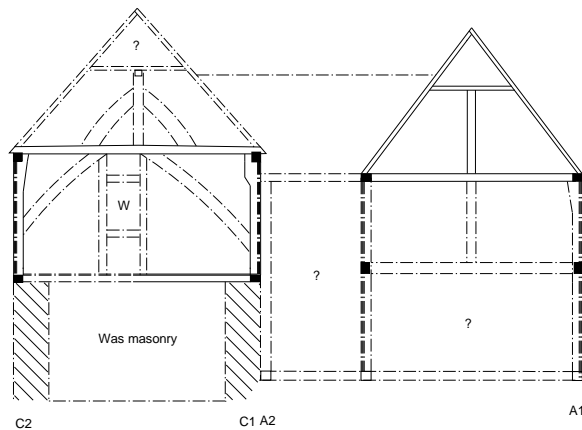
1657/5

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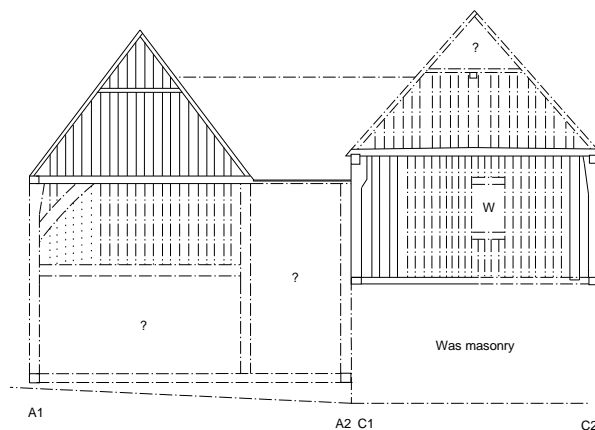
Revision No 1

Date of original survey 2002

Date of this revision 2003



NORTH ELEVATION VIEWED INTERNALLY



NORTH ELEVATION VIEWED FROM EXTERIOR (NORTH)



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

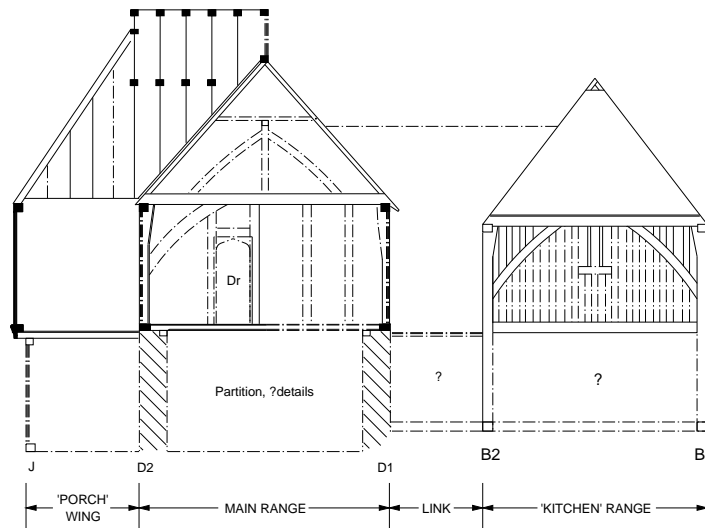
1657/6

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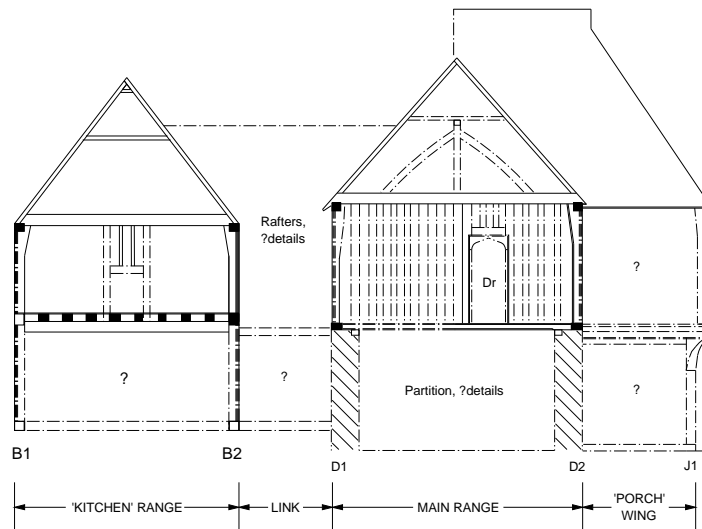
Revision No 1

Date of original survey 2002

Date of this revision 2003



SECTION LOOKING NORTH SHOWING TRUSSES B-B AND D-D



SECTION LOOKING SOUTH SHOWING TRUSSES B-B AND D-D



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

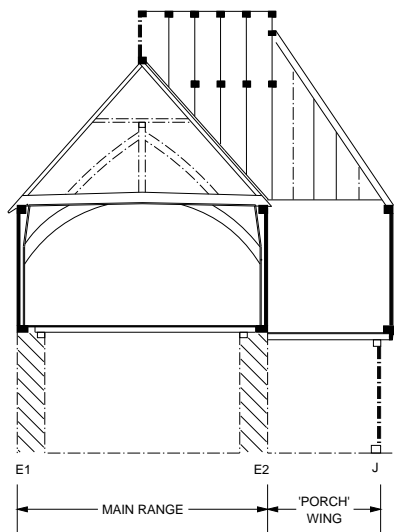
1657/7

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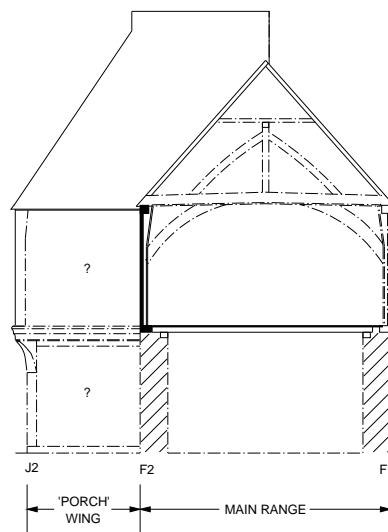
Revision No 1

Date of original survey 2002

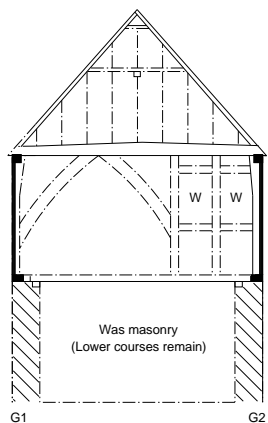
Date of this revision 2003



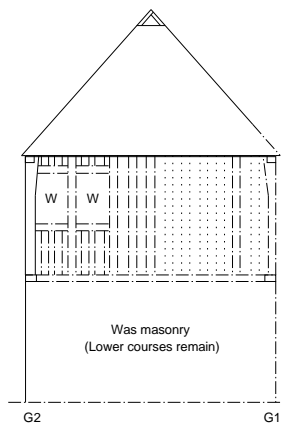
CROSS SECTION SHOWING
TRUSS E-E LOOKING SOUTH



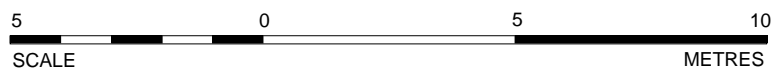
CROSS SECTION SHOWING
TRUSS F-F LOOKING NORTH



SOUTH ELEVATION
MAIN RANGE, INTERIOR



SOUTH ELEVATION
MAIN RANGE, EXTERIOR



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

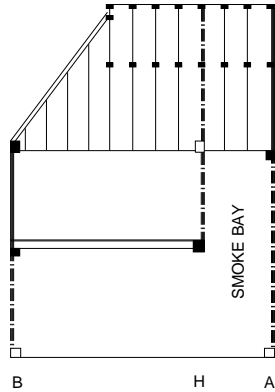
1657/8

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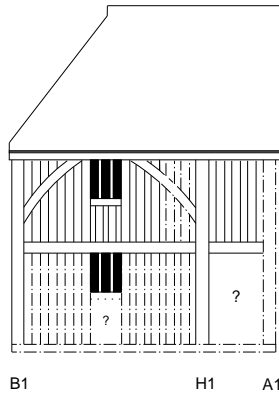
Revision No **1**

Date of original survey **2002**

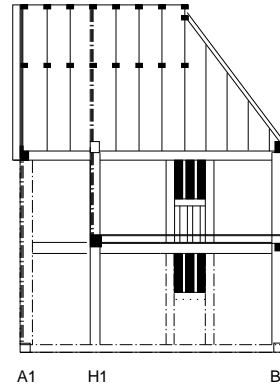
Date of this revision **2003**



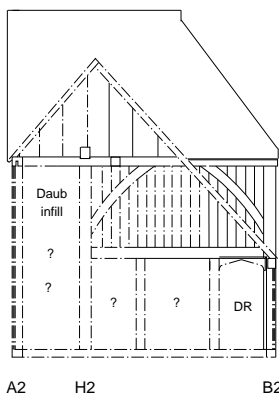
LONGITUDINAL SECTION X-X



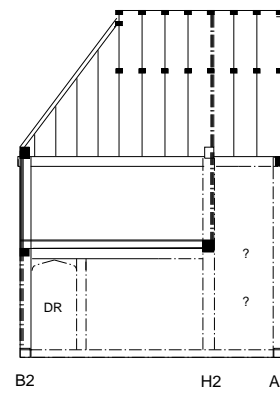
EAST ELEVATION (EXTERIOR)



EAST ELEVATION (INTERIOR)



WEST ELEVATION LOOKING EAST



WEST ELEVATION LOOKING WEST



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

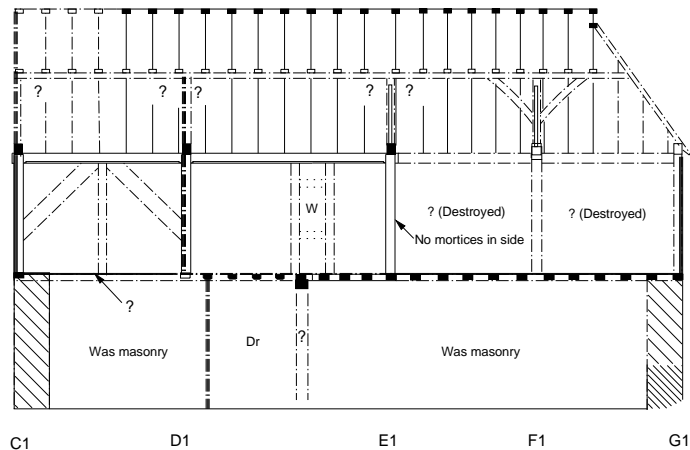
1657/9

Drawn By S.K & D.M

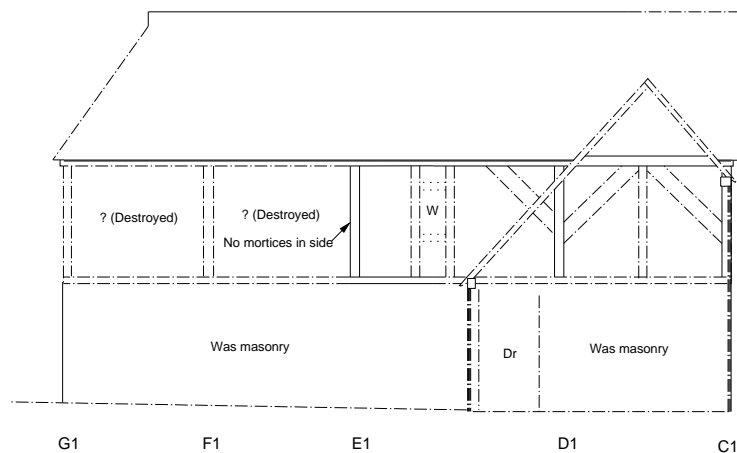
Revision No 1

Date of original survey 2002

Date of this revision 2003



EAST WALL OF MAIN RANGE VIEWED INTERNALLY



EAST WALL OF MAIN RANGE VIEWED FROM EAST

5 0 5 10
SCALE METRES

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

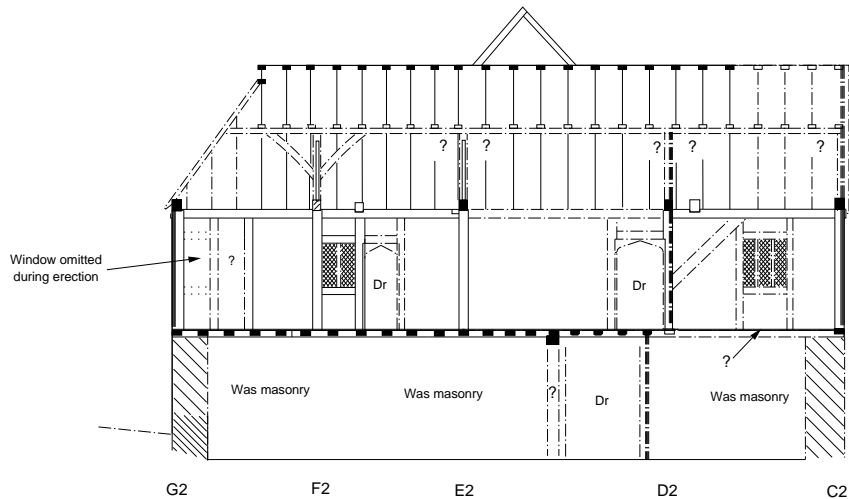
1657/10

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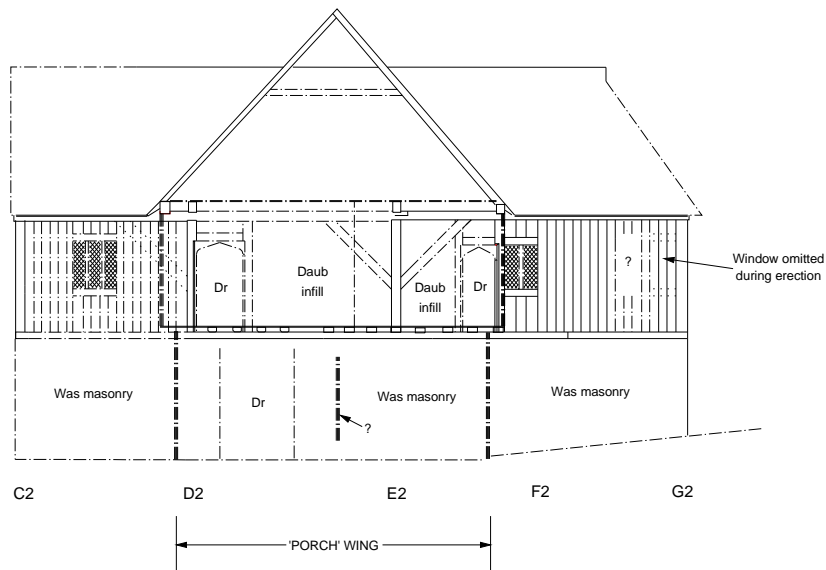
Revision No 1

Date of original survey 2002

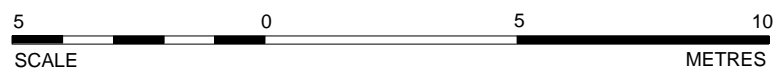
Date of this revision 2003



WEST WALL OF MAIN RANGE VIEWED INTERNALLY



WEST WALL OF MAIN RANGE VIEWED FROM WEST



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE 3 RECONSTRUCTION DRAWINGS

1657

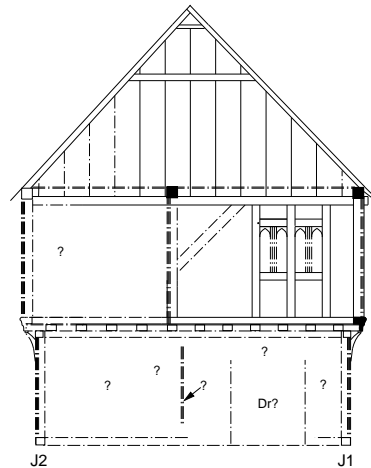
Drawing No. 1657/11

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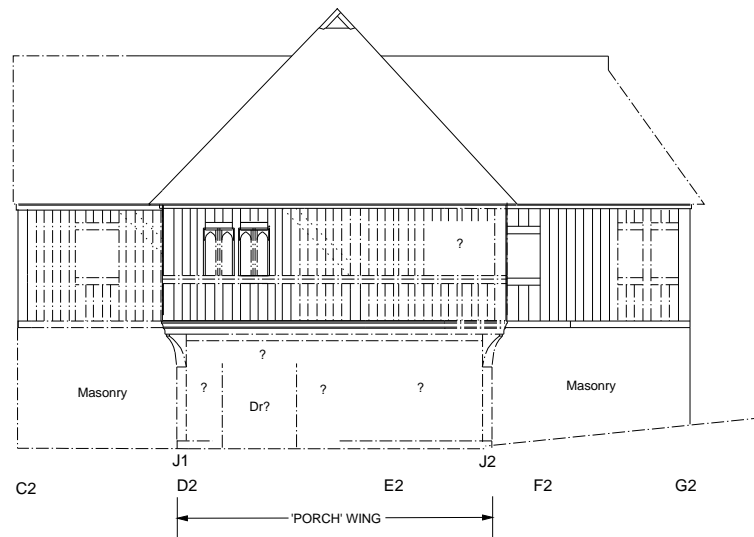
Revision No 1

Date of original survey 2002

Date of this revision 2003



INTERIOR FACE OF
WEST WALL, 'PORCH' WING



WEST ELEVATION



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-3 RECONSTRUCTION DRAWINGS

1657

Drawing No.

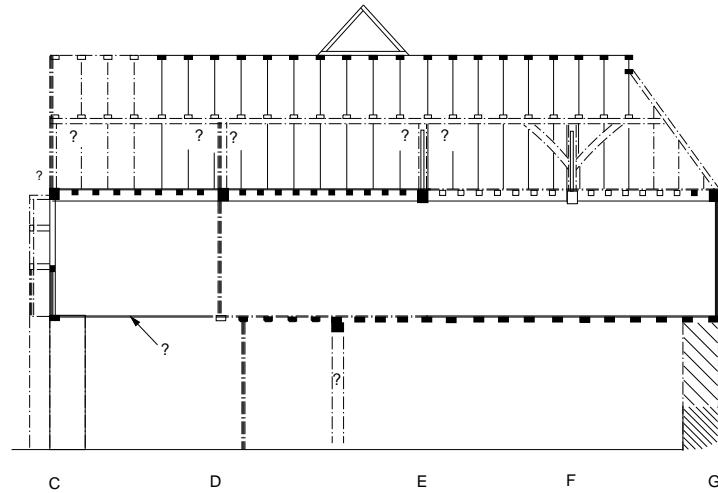
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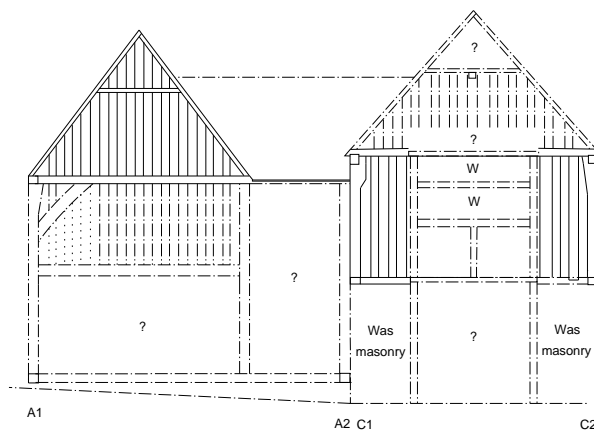
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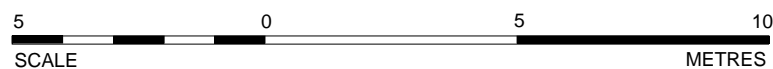
Date of this revision 2003



LONGITUDINAL SECTION Z-Z



NORTH ELEVATION VIEWED FROM EXTERIOR (NORTH)



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-4 RECONSTRUCTION DRAWINGS

1657

Drawing No.

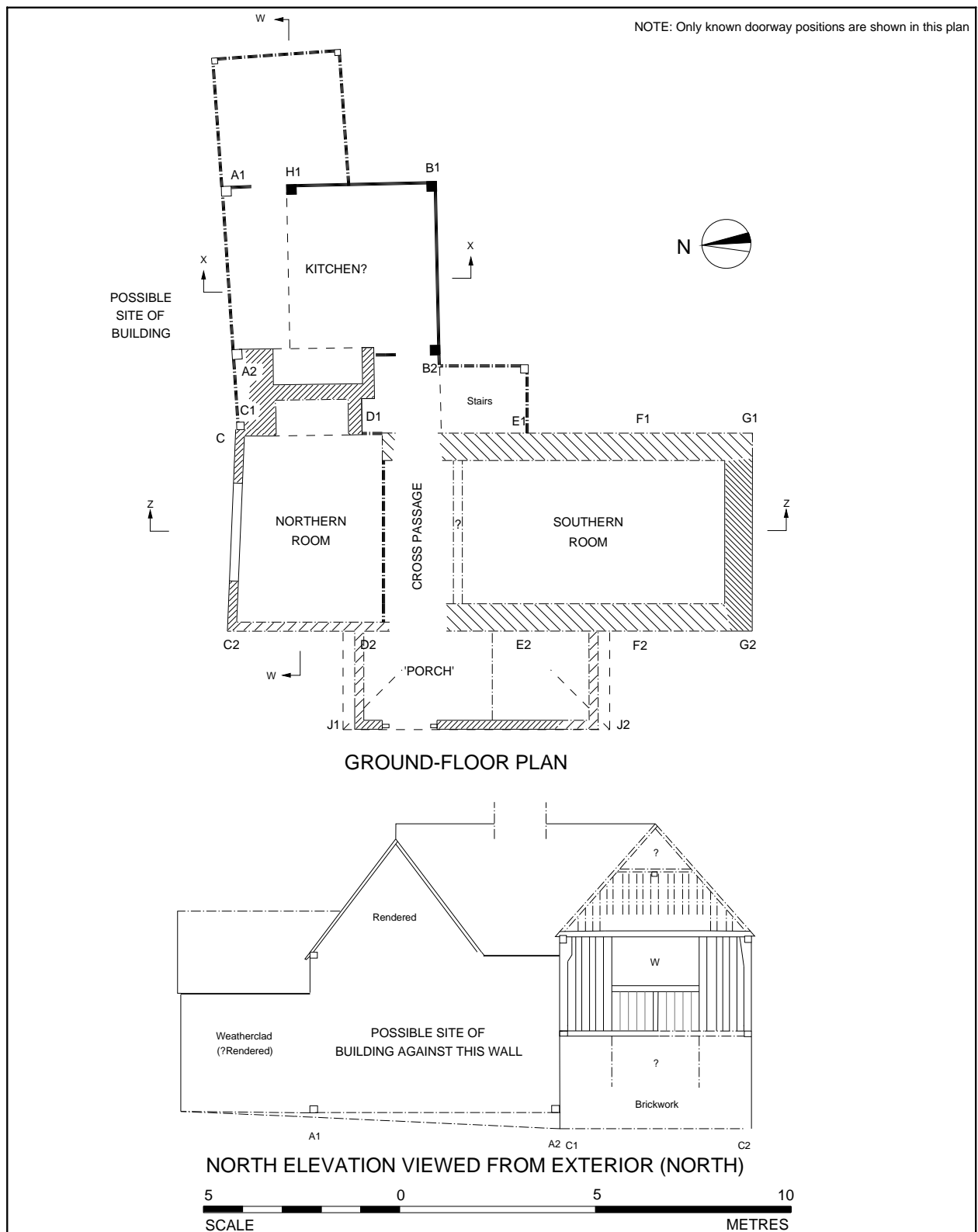
1657/13

Drawn By S.K & D.M

Revision No 1

Date of original survey 2002

Date of this revision 2003



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-5 RECONSTRUCTION DRAWINGS

1657

Drawing No.

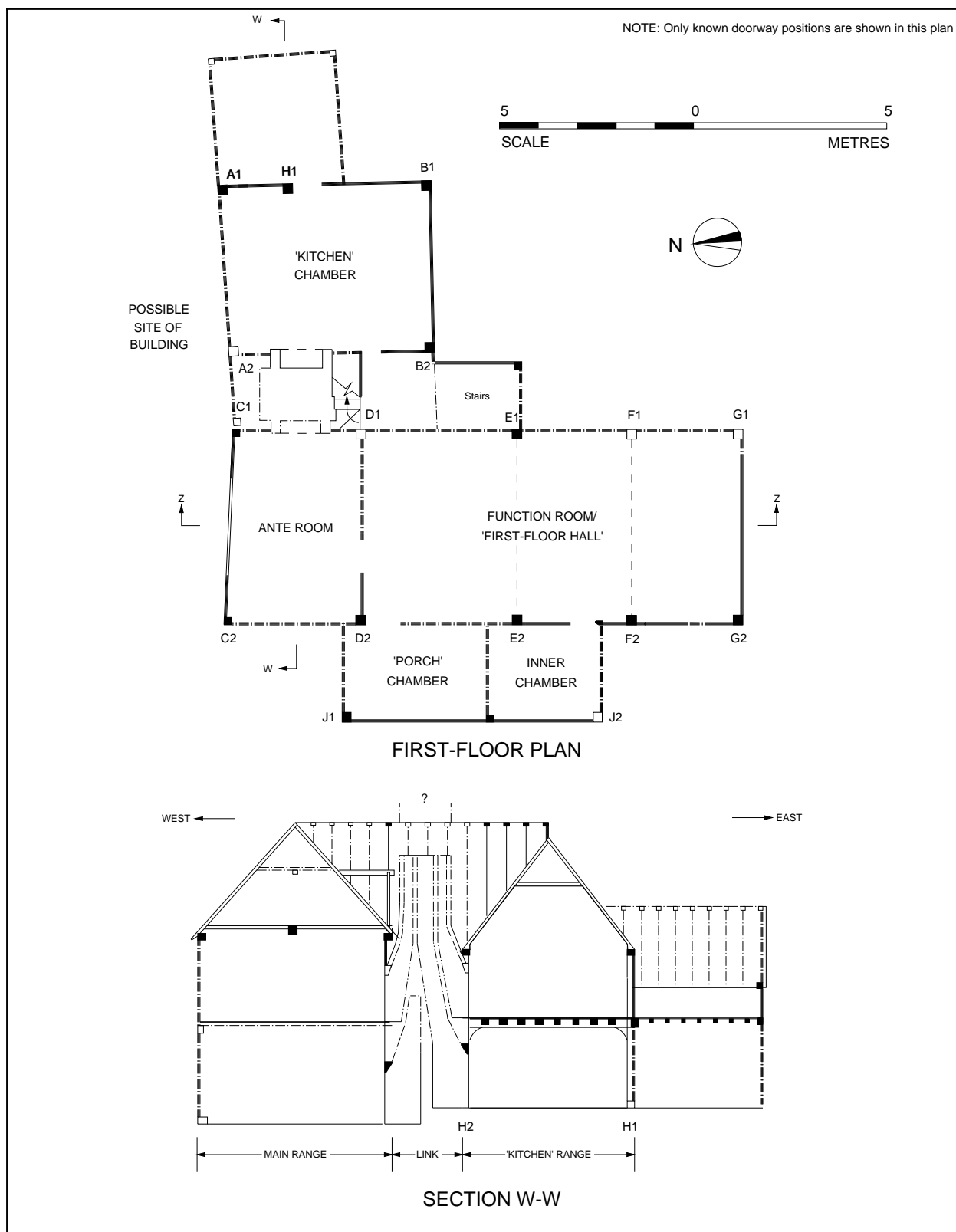
1657/14

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Revision No **1**

Date of original survey **2002**

Date of this revision **2003**



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-5 RECONSTRUCTION DRAWINGS

1657

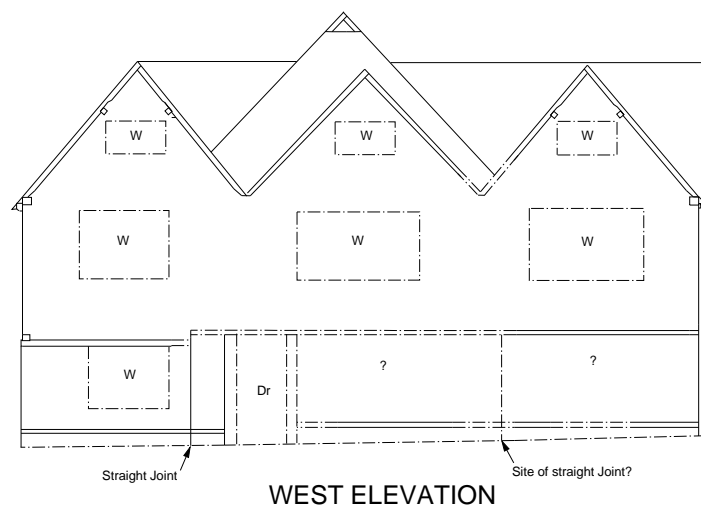
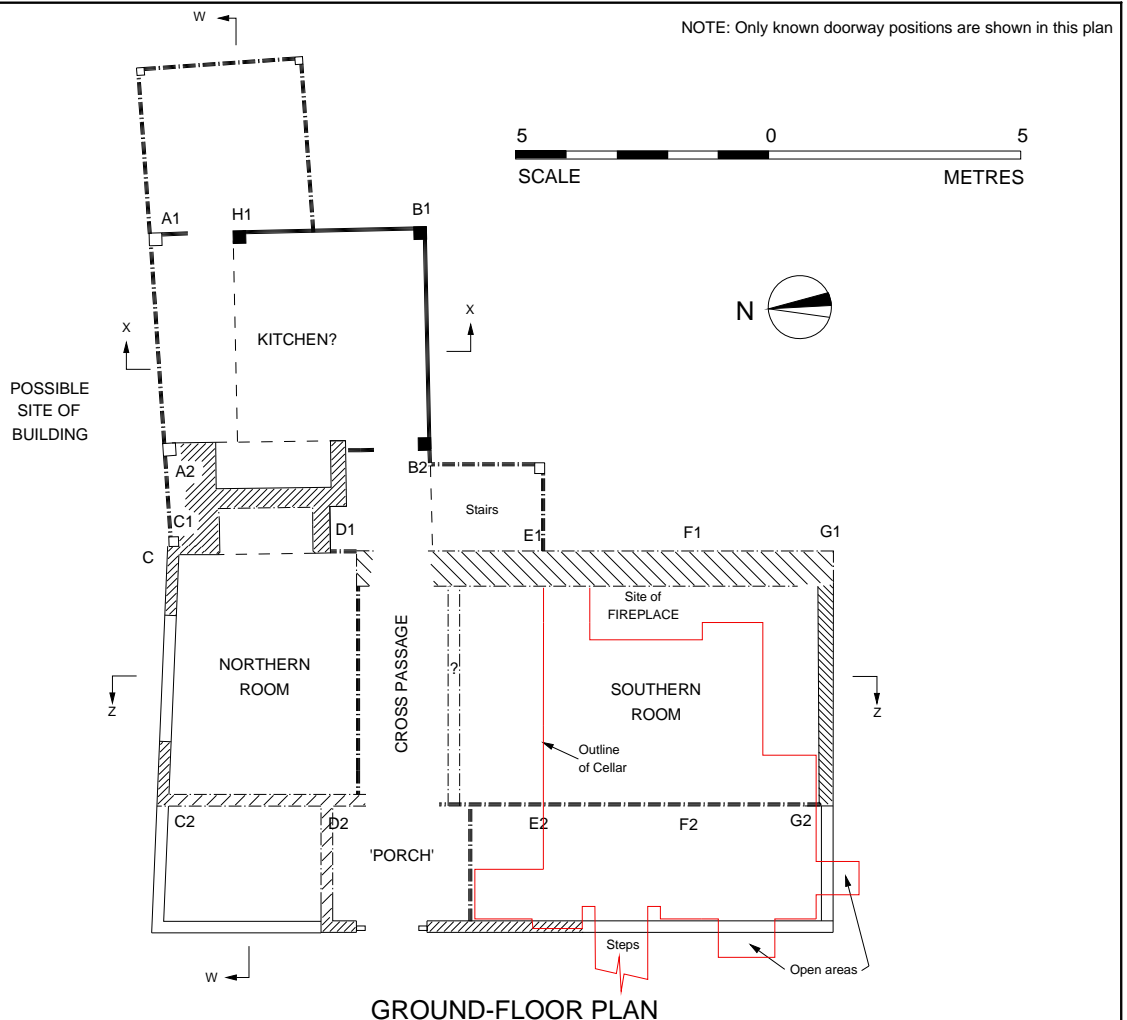
Drawing No. 1657/15

Drawn By S.K & D.M

Revision No 1

Date of original survey 2002

Date of this revision 2003



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-6 RECONSTRUCTION DRAWINGS

1657

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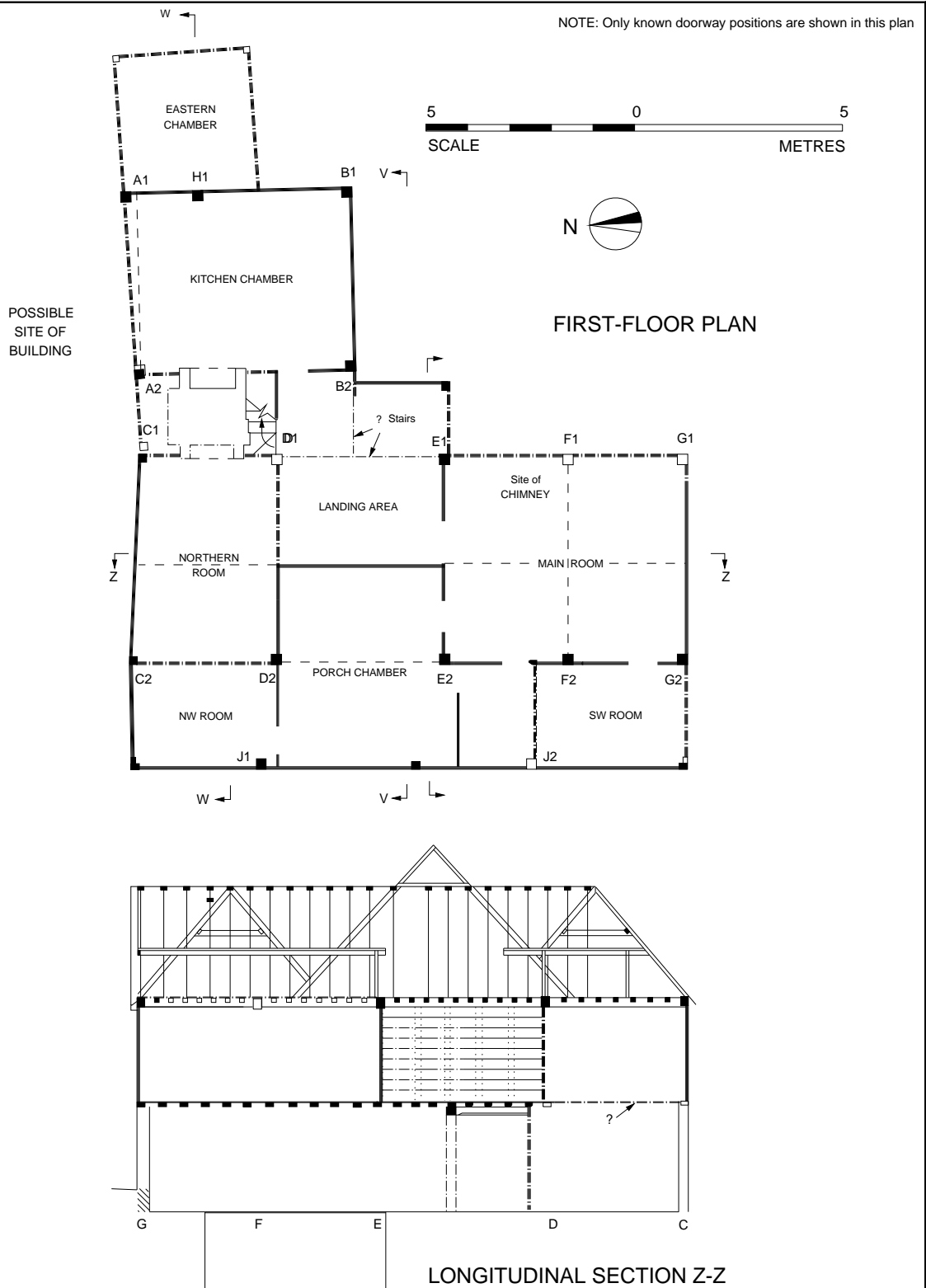
1657/16

Drawn By **S.K & D.M**

Revision No **1**

Date of original survey **2002**

Date of this revision **2003**



**15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-6 RECONSTRUCTION DRAWINGS**

1657

Drawing No.

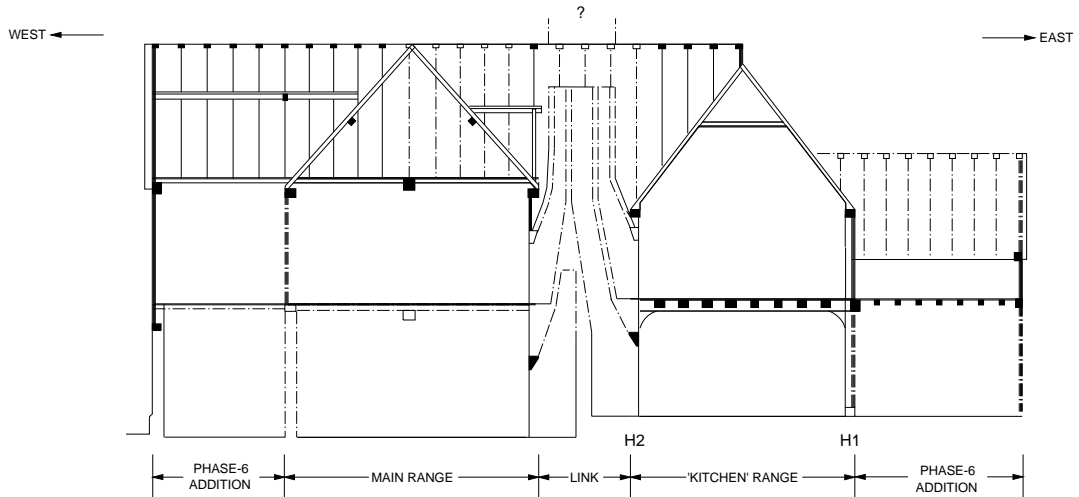
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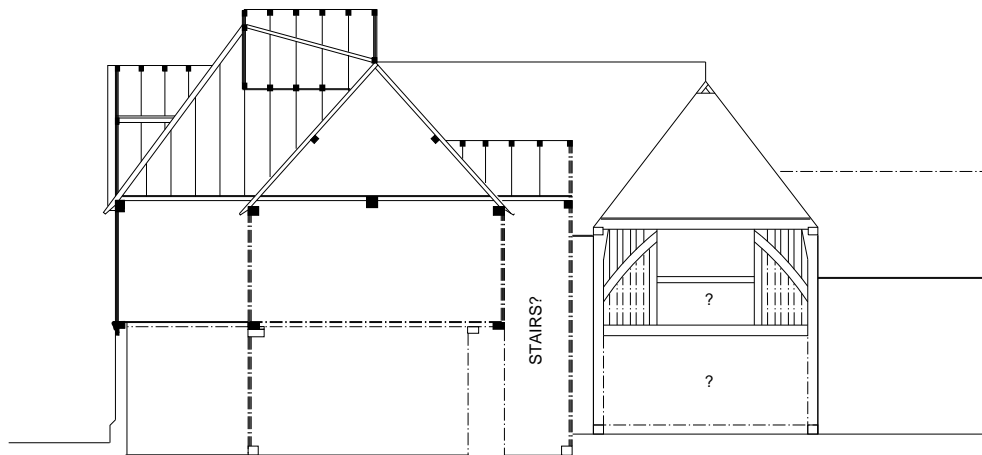
Revision No **1**

Date of original survey **2002**

Date of this revision **2003**



SECTION W-W



SECTION V-V



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
PHASE-6 RECONSTRUCTION DRAWINGS

1657

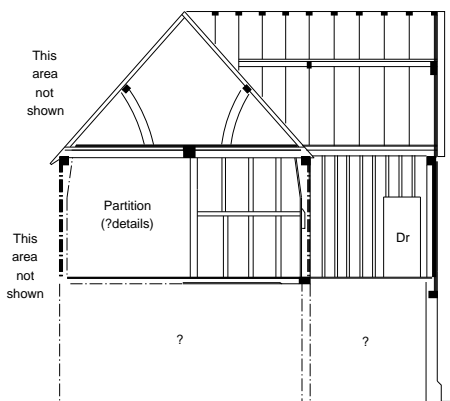
Drawing No. 1657/18

Drawn By S.K & D.M

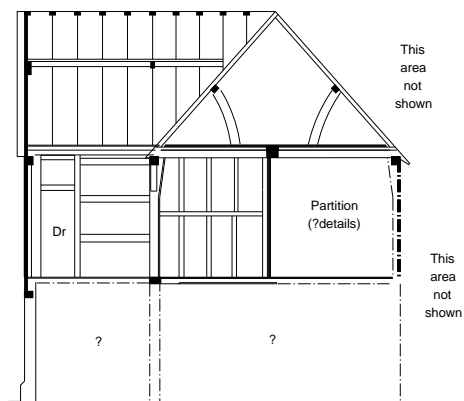
Revision No 1

Date of original survey 2002

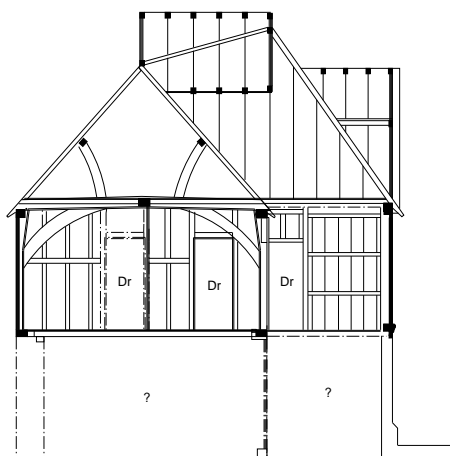
Date of this revision 2003



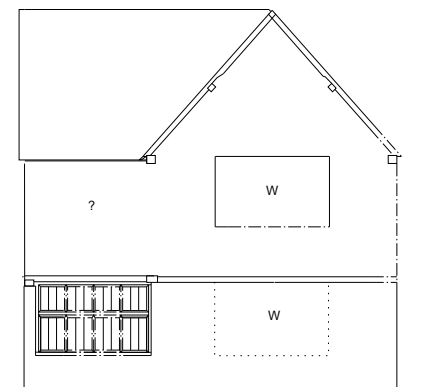
TRUSS D-D VIEWED FROM NORTH



TRUSS D-D VIEWED FROM SOUTH



TRUSS E-E VIEWED FROM NORTH



SOUTH ELEVATION



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
 PHASE-6 RECONSTRUCTION DRAWINGS

1657

Drawing No. 1657/19

Drawn By S.K & D.M

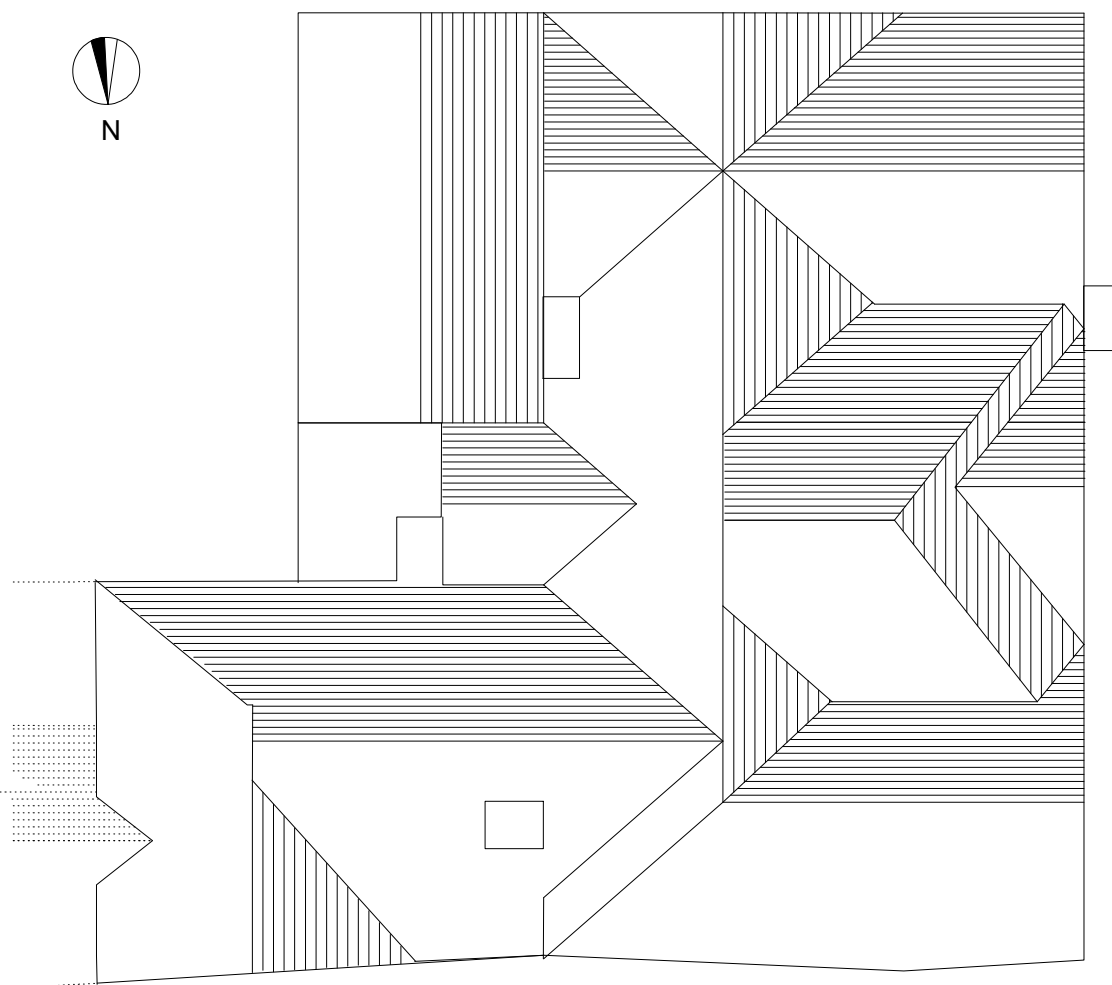
Revision No 1

Date of original survey 2002

Date of this revision 2003

APPENDIX A

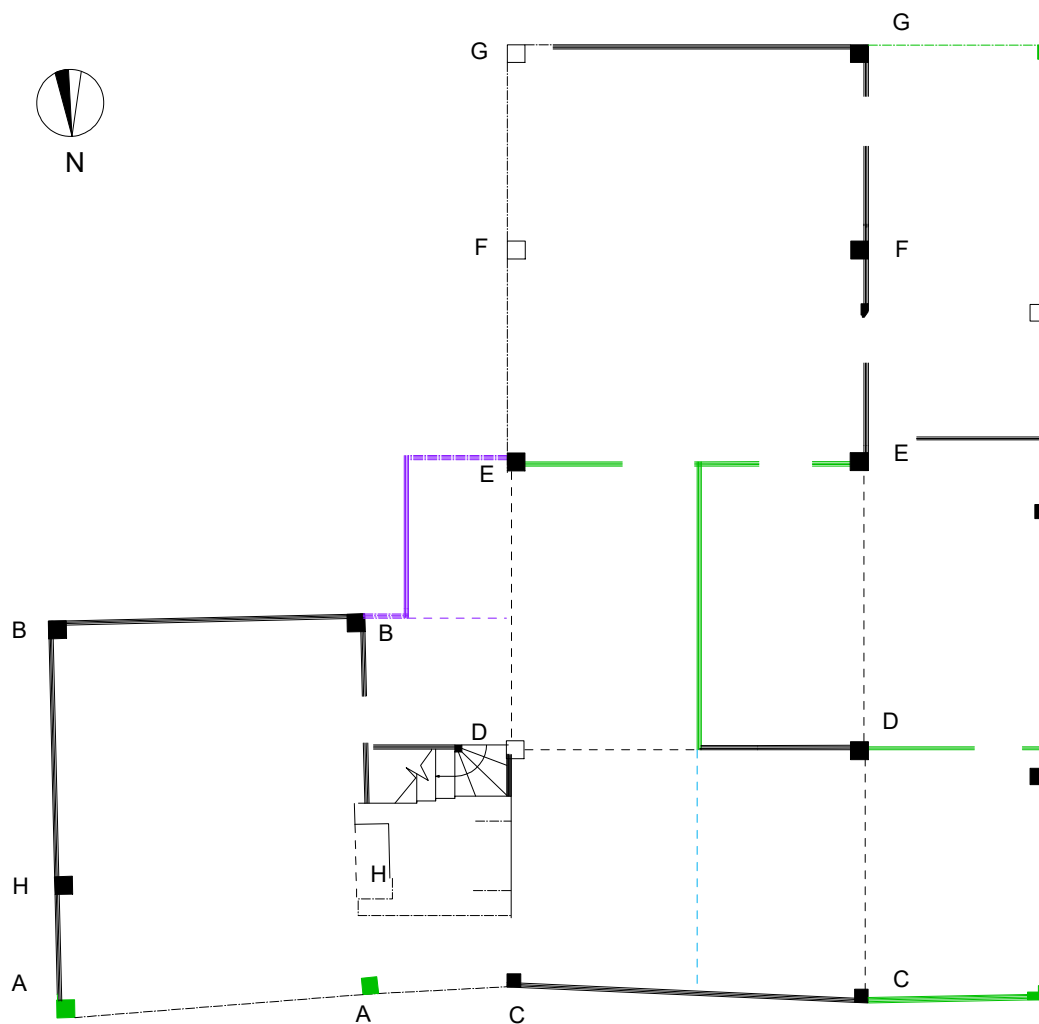
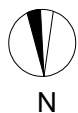
DETAIL DRAWINGS OF THE HISTORICAL FABRIC SHOWING THE VARIOUS PHASES OF CONSTRUCTION



ROOF-SLOPE PLAN AS EXISTING



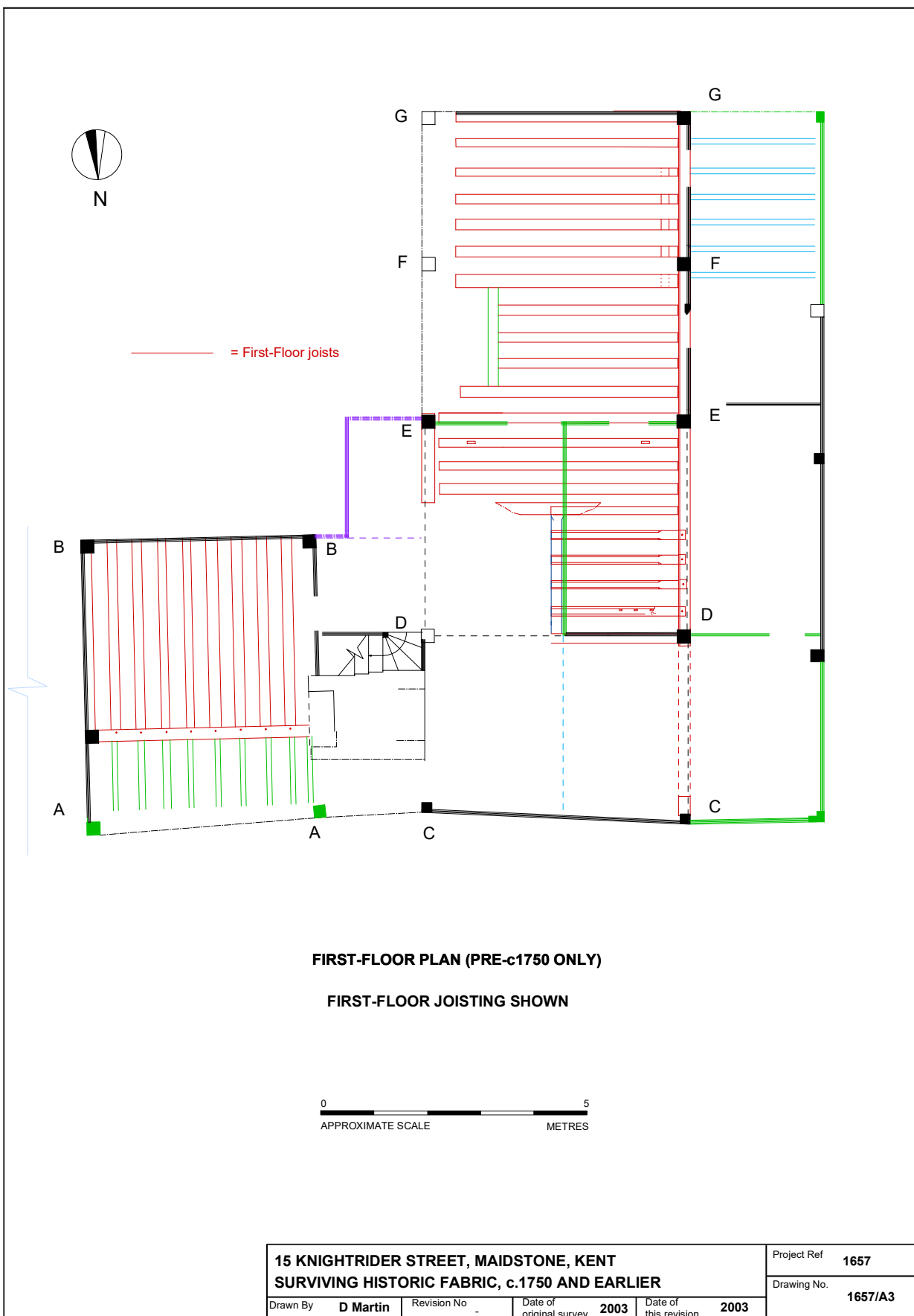
15 KNIGHTRIDER STREET, MAIDSTONE, KENT				Project Ref	1657
ROOF-SLOPE PLAN AS EXISTING, 2003				Drawing No.	1657/A1
Drawn By	D Martin	Revision No	-	Date of original survey	2003
				Date of this revision	2003

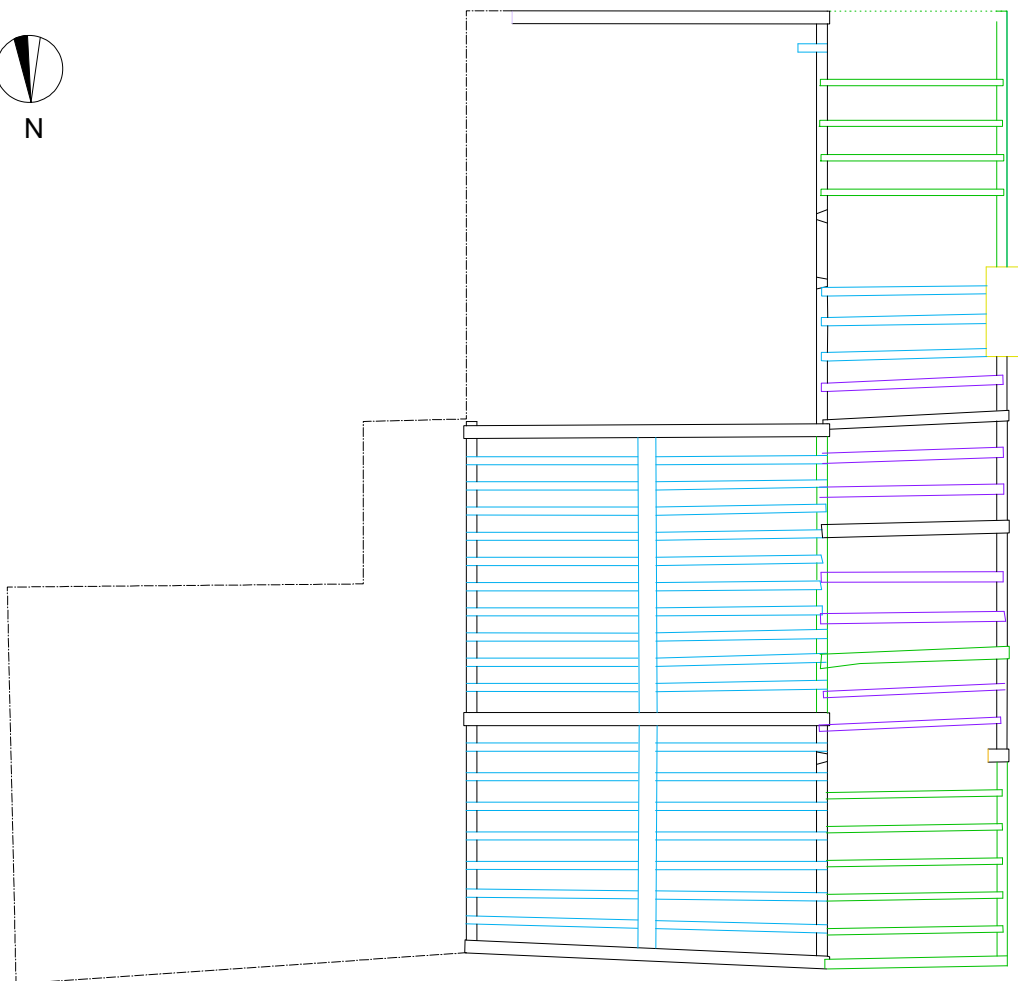


FIRST-FLOOR PLAN (PRE-c1750 ONLY)

0 5
APPROXIMATE SCALE METRES

15 KNIGHTRIDER STREET, MAIDSTONE, KENT				Project Ref	1657
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER				Drawing No.	1657/A2
Drawn By	D Martin	Revision No	-	Date of original survey	2003
				Date of this revision	2003





WALLPLATE & ATTIC FLOOR JOIST PLAN, CENTRAL & WEST RANGES

0 5
APPROXIMATE SCALE METRES

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Drawn By **D Martin**

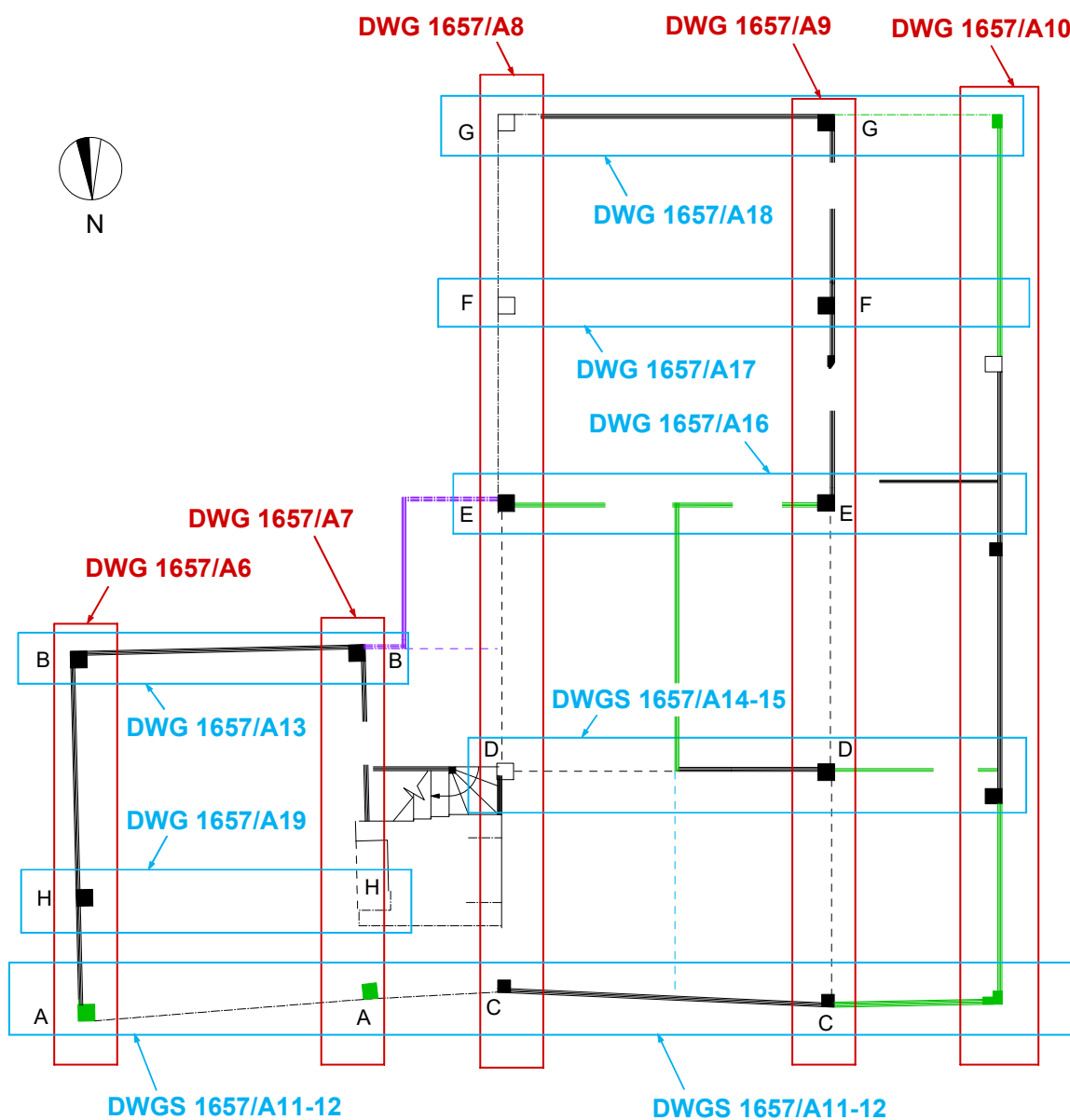
Revision No -

Date of
original survey **2003**

Date of
this revision **2003**

Project Ref **1657**

Drawing No. **1657/A4**

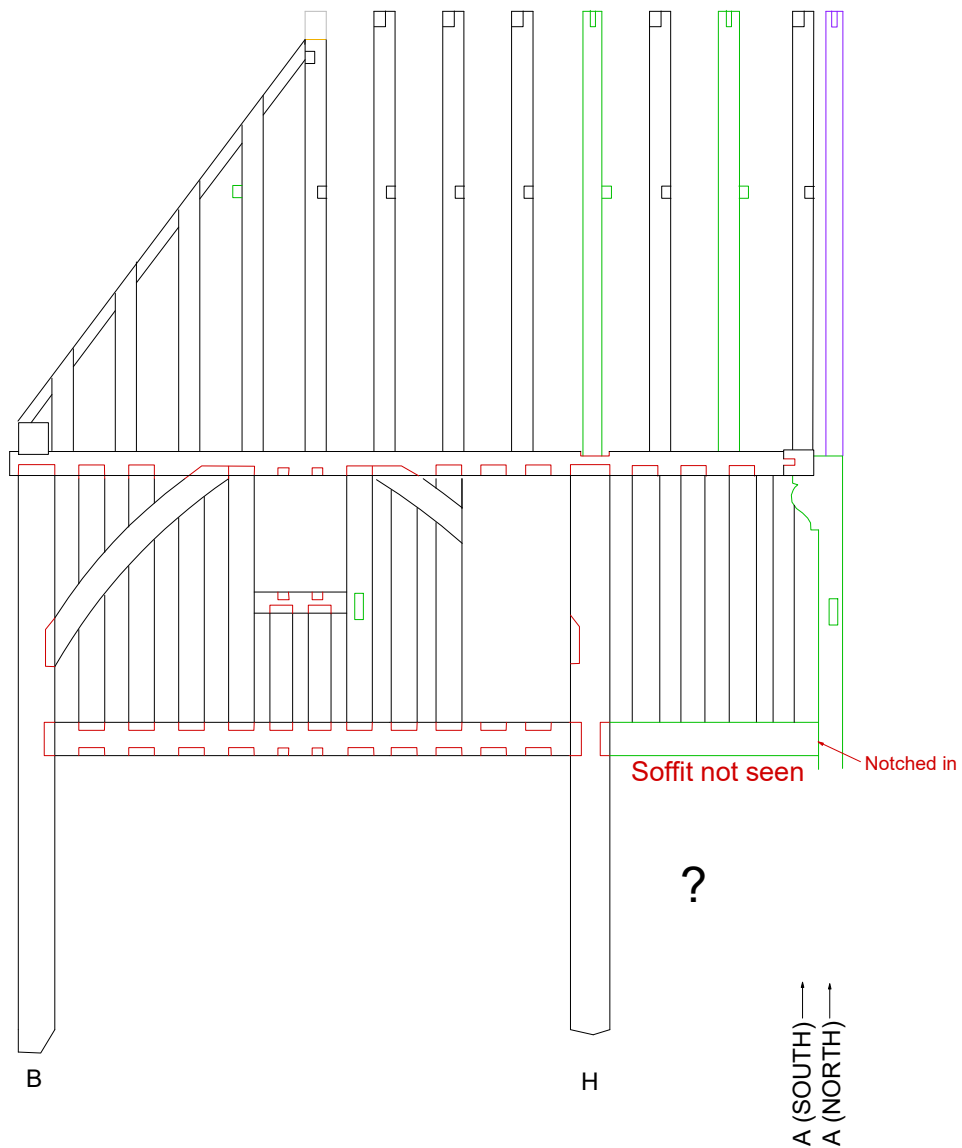


FIRST-FLOOR PLAN (PRE-c1750 ONLY)

LOCATION OF FRAME DRAWINGS



15 KNIGHTRIDER STREET, MAIDSTONE, KENT				Project Ref	1657
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER				Drawing No.	1657/A5
Drawn By	D Martin	Revision No	-	Date of original survey	2003
		Date of this revision	2003		



EAST WALL OF EAST RANGE FROM EAST

0 5
APPROXIMATE SCALE METRES

MEDIEVAL (Periods A-C)
 16th C (Period D)
 L 17th C (Period E)

Un-phased alterations
 Joints in timbers
 Cut timber

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Project Ref **1657**

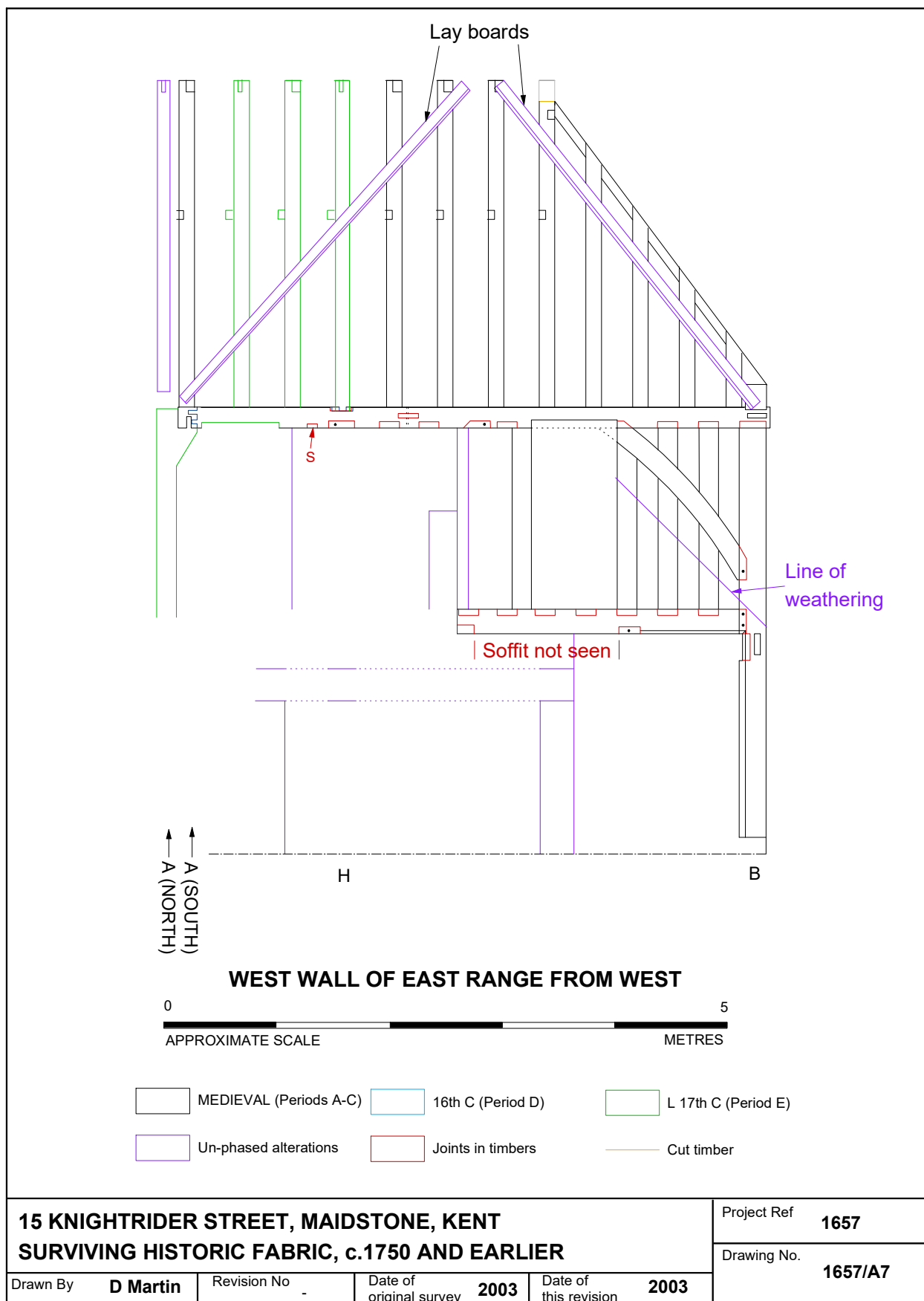
Drawing No. **1657/A6**

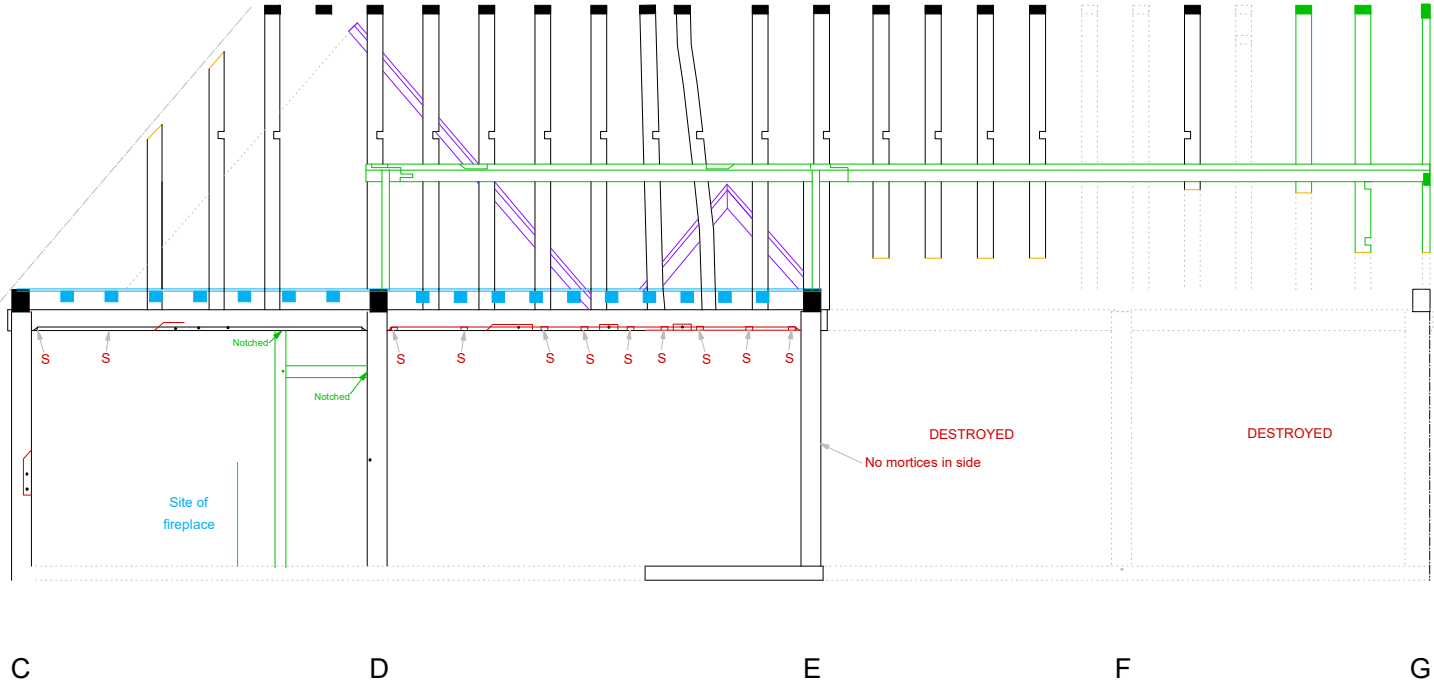
Drawn By **D Martin**

Revision No -

Date of original survey **2003**

Date of this revision **2003**



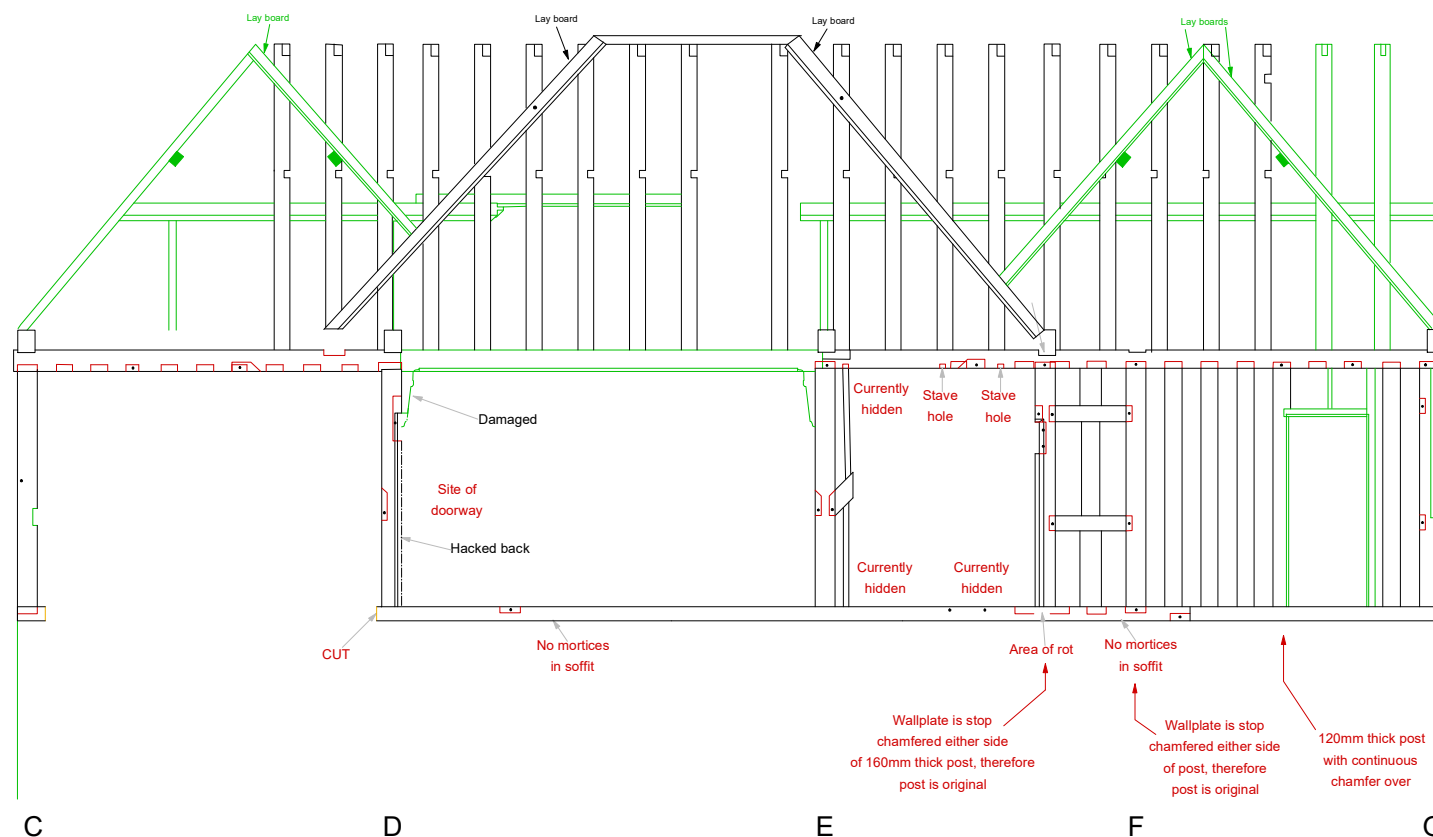


EAST WALL OF CENTRAL RANGE VIEWED FROM WEST



- MEDIEVAL (Periods A-C)
- 16th C (Period D)
- L 17th C (Period E)
- Un-phased alterations
- Joints in timbers
- Cut timber

15 KNIGHTRIDER STREET, MAIDSTONE, KENT				Project Ref	1657
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER				Drawing No.	1657/A8
Drawn By	D Martin	Revision No	-	Date of original survey	2003
				Date of this revision	2003



WEST WALL OF CENTRAL RANGE VIEWED FROM WEST

0 5
APPROXIMATE SCALE METRES

MEDIEVAL (Periods A-C) 16th C (Period D) L 17th C (Period E) Un-phased alterations Joints in timbers Cut timber

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Drawn By D Martin

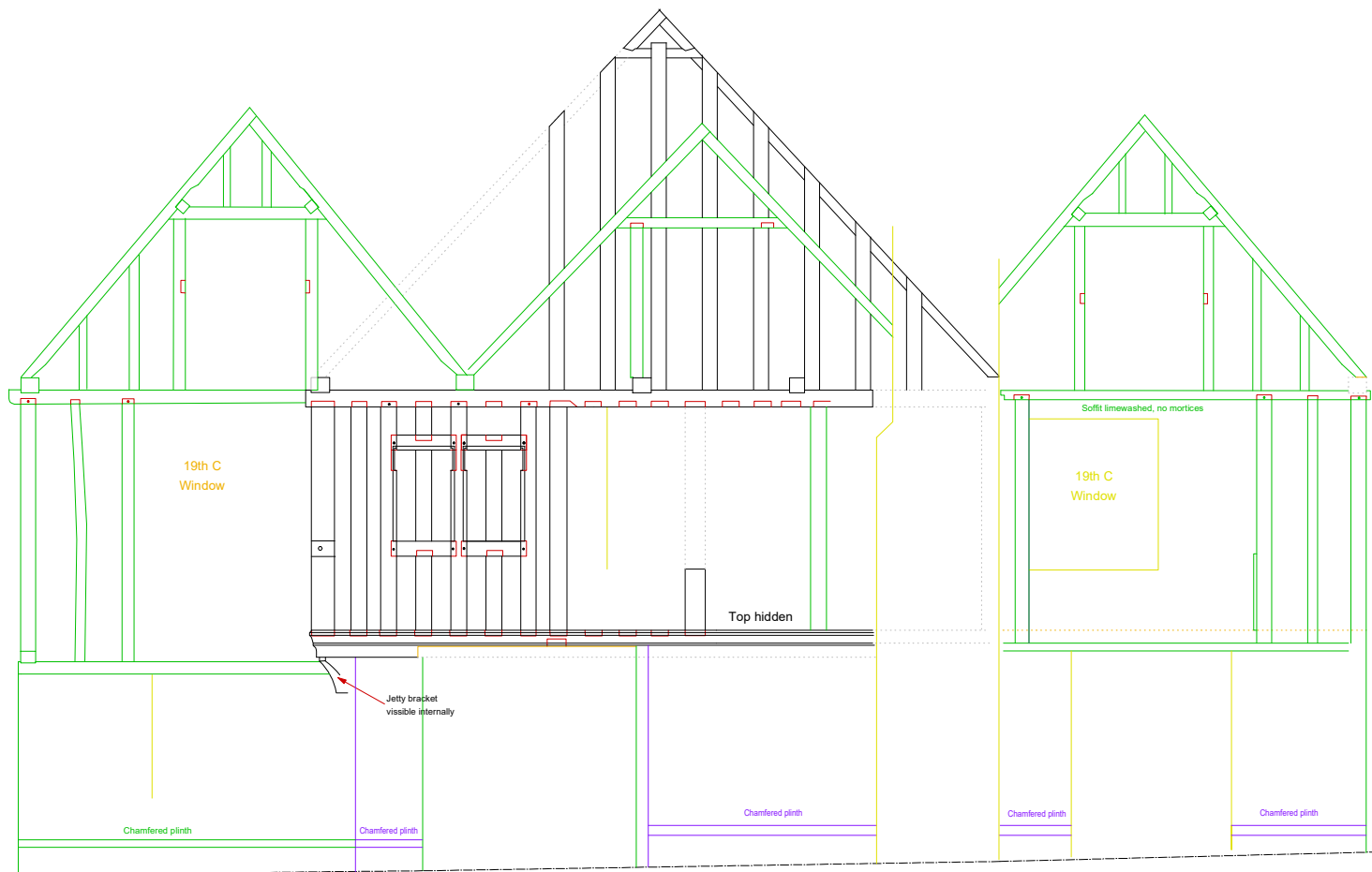
Revision No -

Date of original survey 2003

Date of this revision 2003

Project Ref 1657

Drawing No. 1657/A9



WEST ELEVATION VIEWED FROM EXTERIOR (WEST)

0 5
APPROXIMATE SCALE METRES

MEDIEVAL (Periods A-C)
 16th C (Period D)
 L 17th C (Period E)
 Un-phased alterations
 Joints in timbers
 Cut timber

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Drawn By **D Martin**

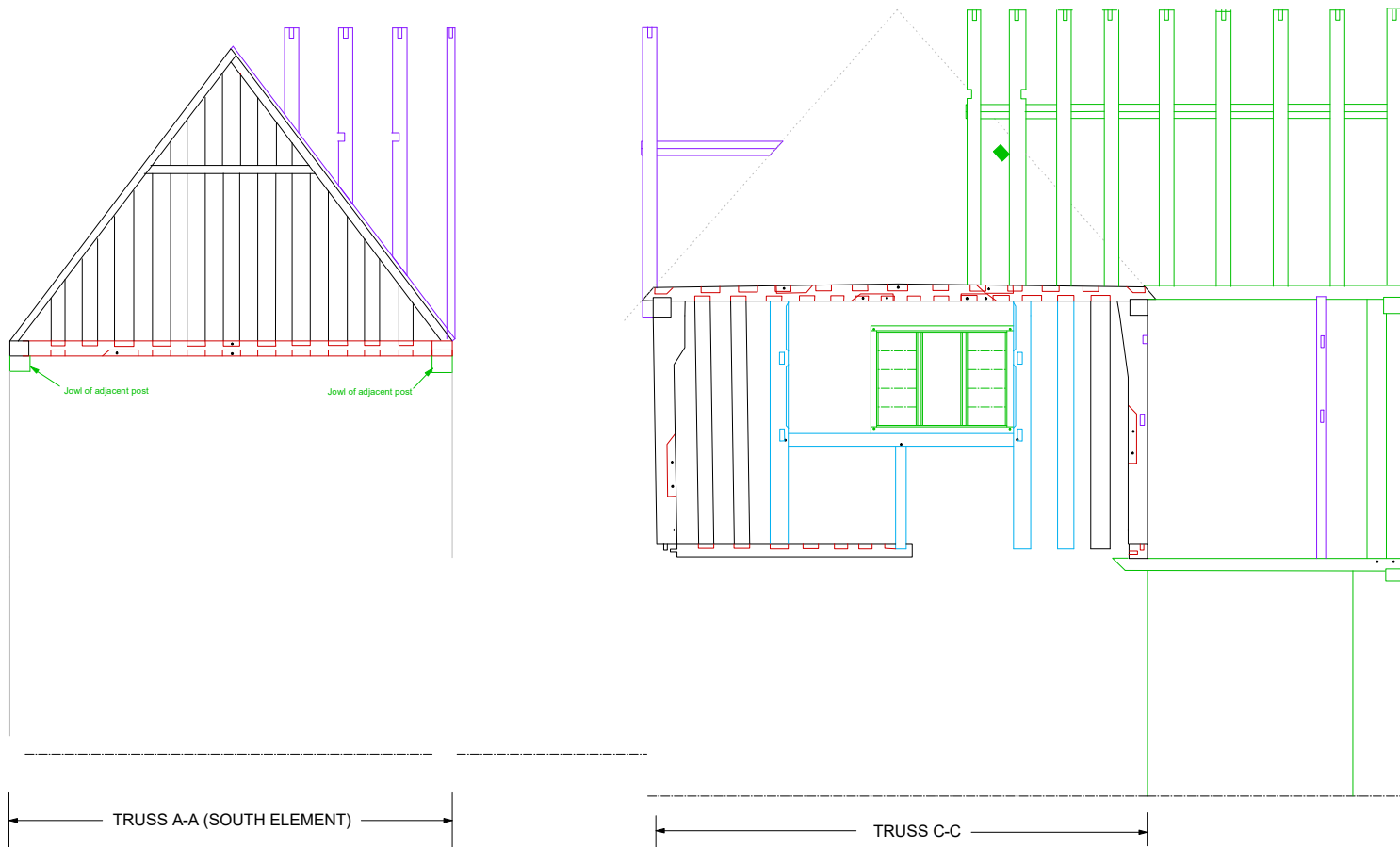
Revision No **-**

Date of original survey **2003**

Date of this revision **2003**

Project Ref **1657**

Drawing No. **1657/A10**



NORTH WALL FROM NORTH (SOUTHERN ELEMENT OF TRUSS A-A SHOWN)

MEDIEVAL (Periods A-C)
 16th C (Period D)
 L 17th C (Period E)
 Un-phased alterations
 Joints in timbers
 Cut timber

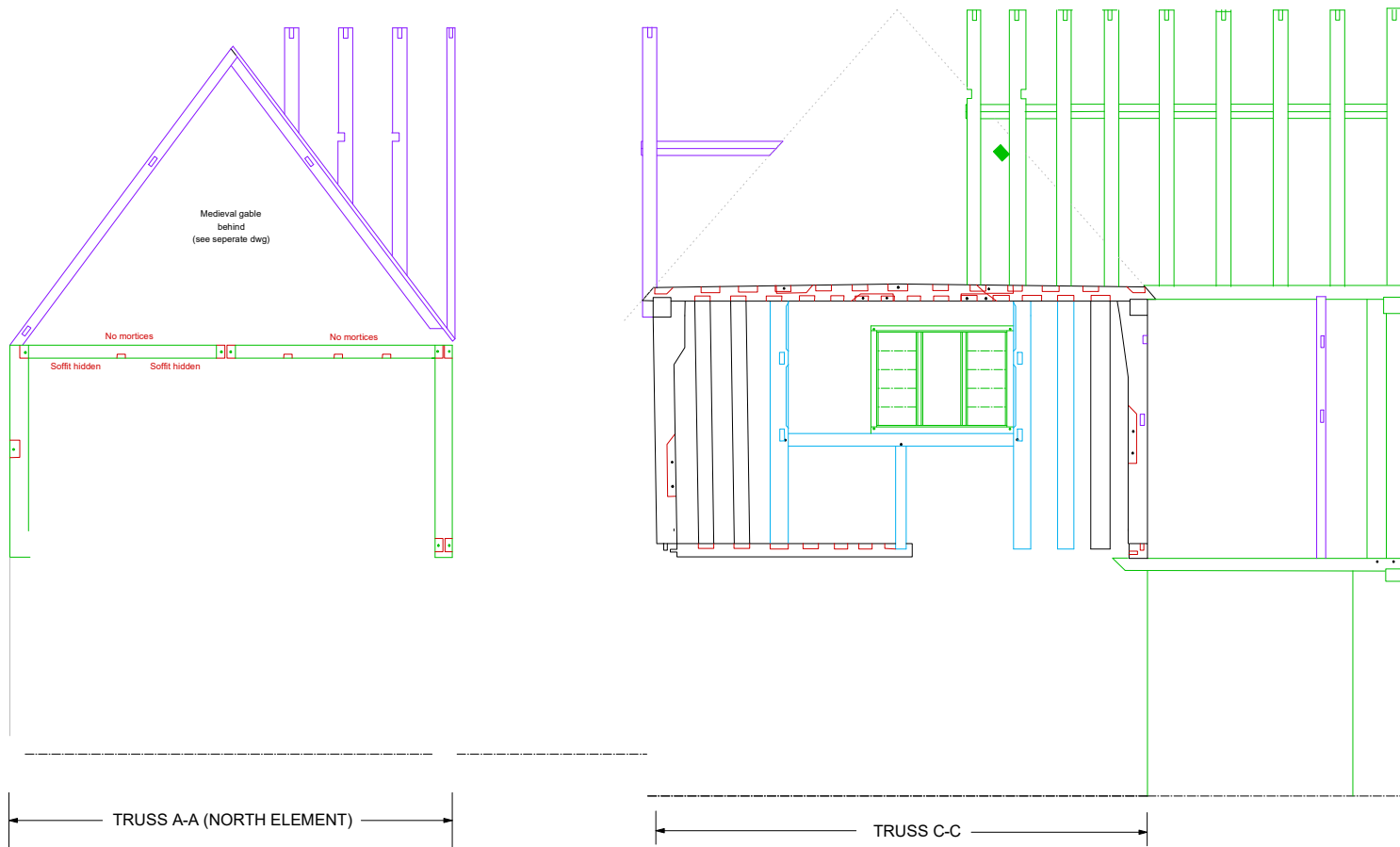
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 APPROXIMATE SCALE METRES

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Drawn By	D Martin	Revision No	-	Date of original survey	2003	Date of this revision	2003
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Project Ref **1657**

Drawing No. **1657/A11**



NORTH WALL FROM NORTH (SOUTHERN ELEMENT OF TRUSS A-A SHOWN)

MEDIEVAL (Periods A-C)
 16th C (Period D)
 17th C (Period E)
 Un-phased alterations
 Joints in timbers
 Cut timber

0 5
APPROXIMATE SCALE METRES

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Drawn By **D Martin**

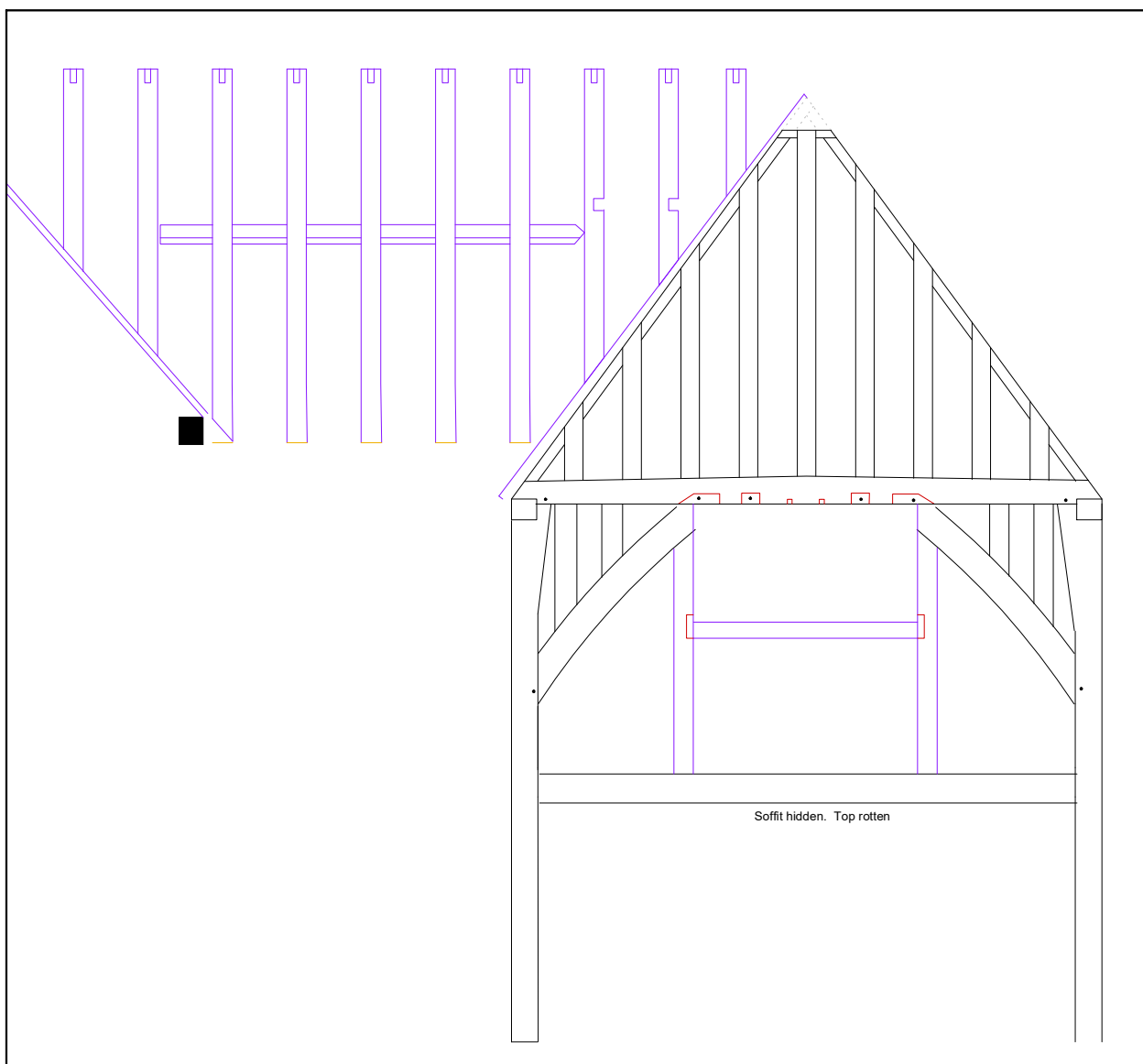
Revision No -

Date of original survey **2003**

Date of this revision **2003**

Project Ref **1657**

Drawing No. **1657/A12**



SOUTH ELEVATION (B-B) AND SOUTH SLOPE OF ROOF TO LINK

0 5
 APPROXIMATE SCALE METRES

MEDIEVAL (Periods A-C) 16th C (Period D) L 17th C (Period E)
 Un-phased alterations Joints in timbers Cut timber

15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Project Ref **1657**

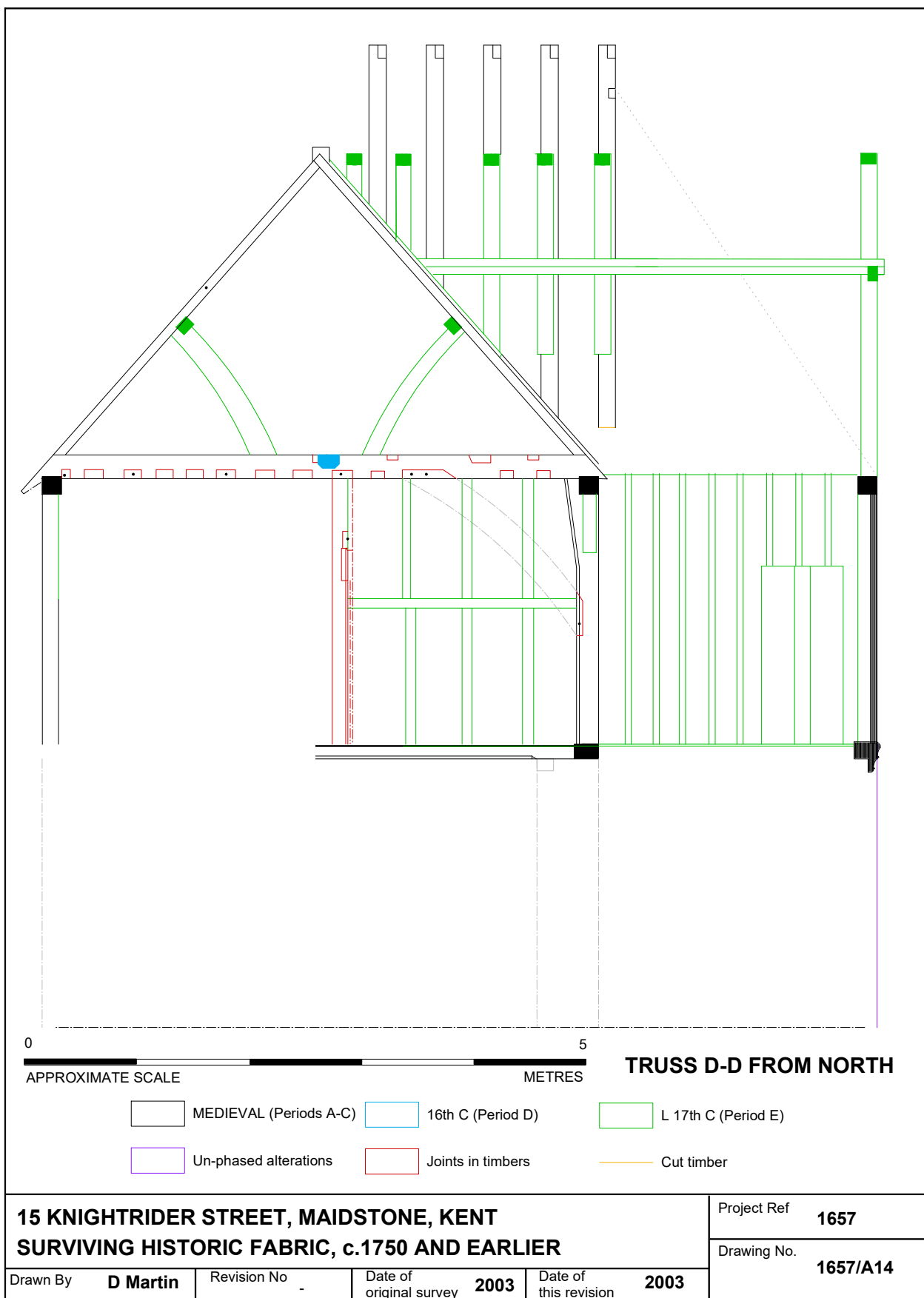
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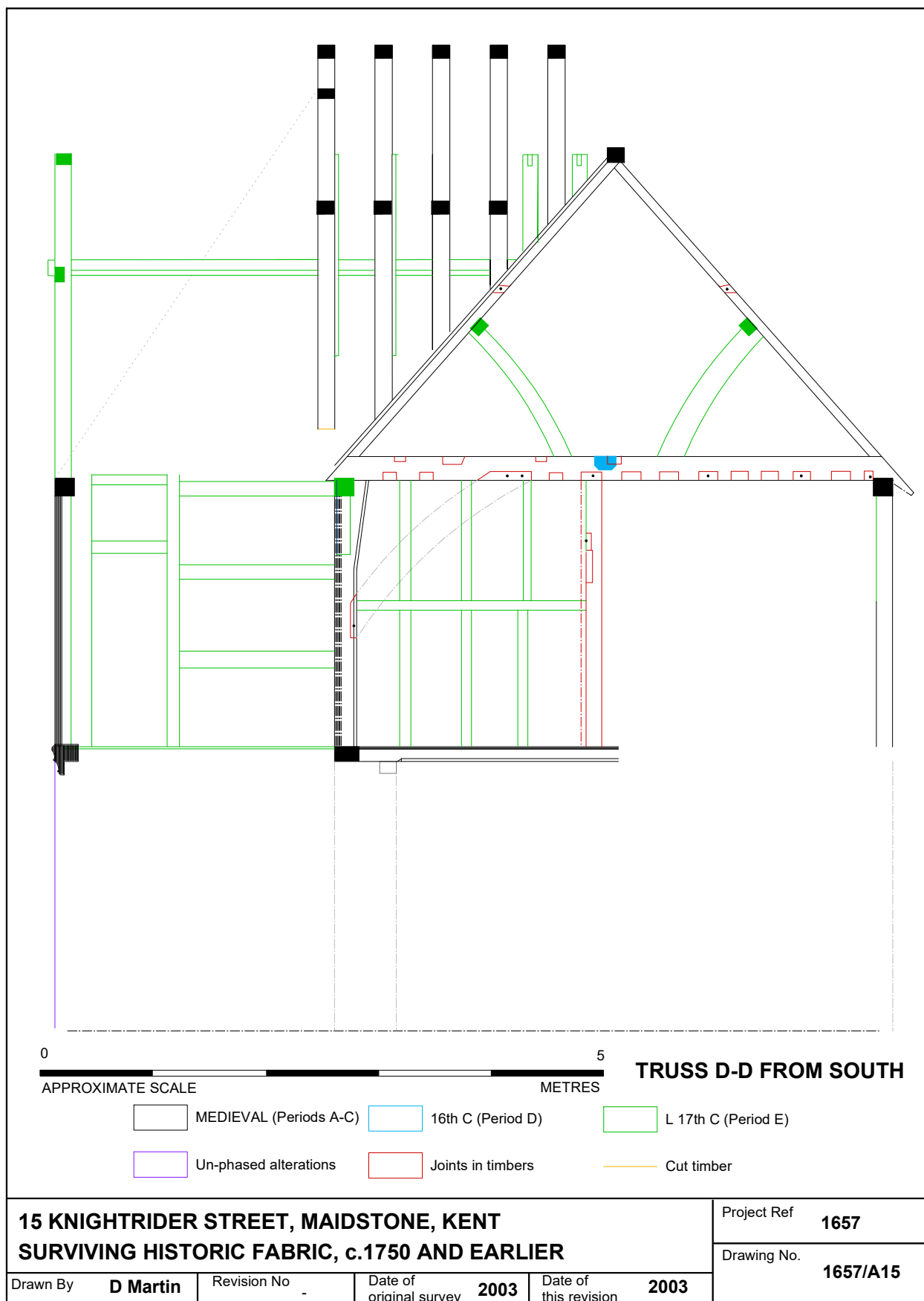
Drawn By **D Martin**

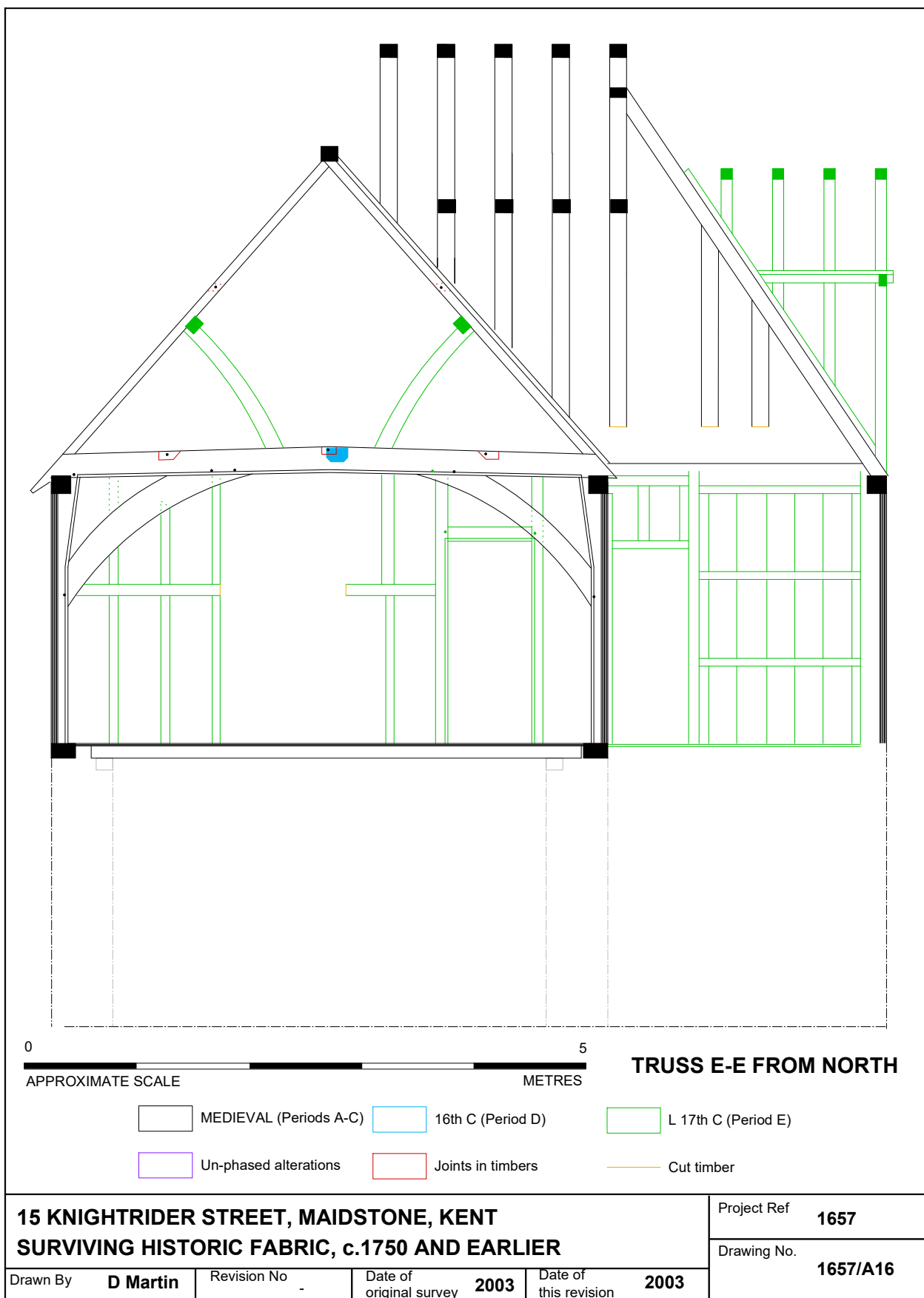
Revision No -

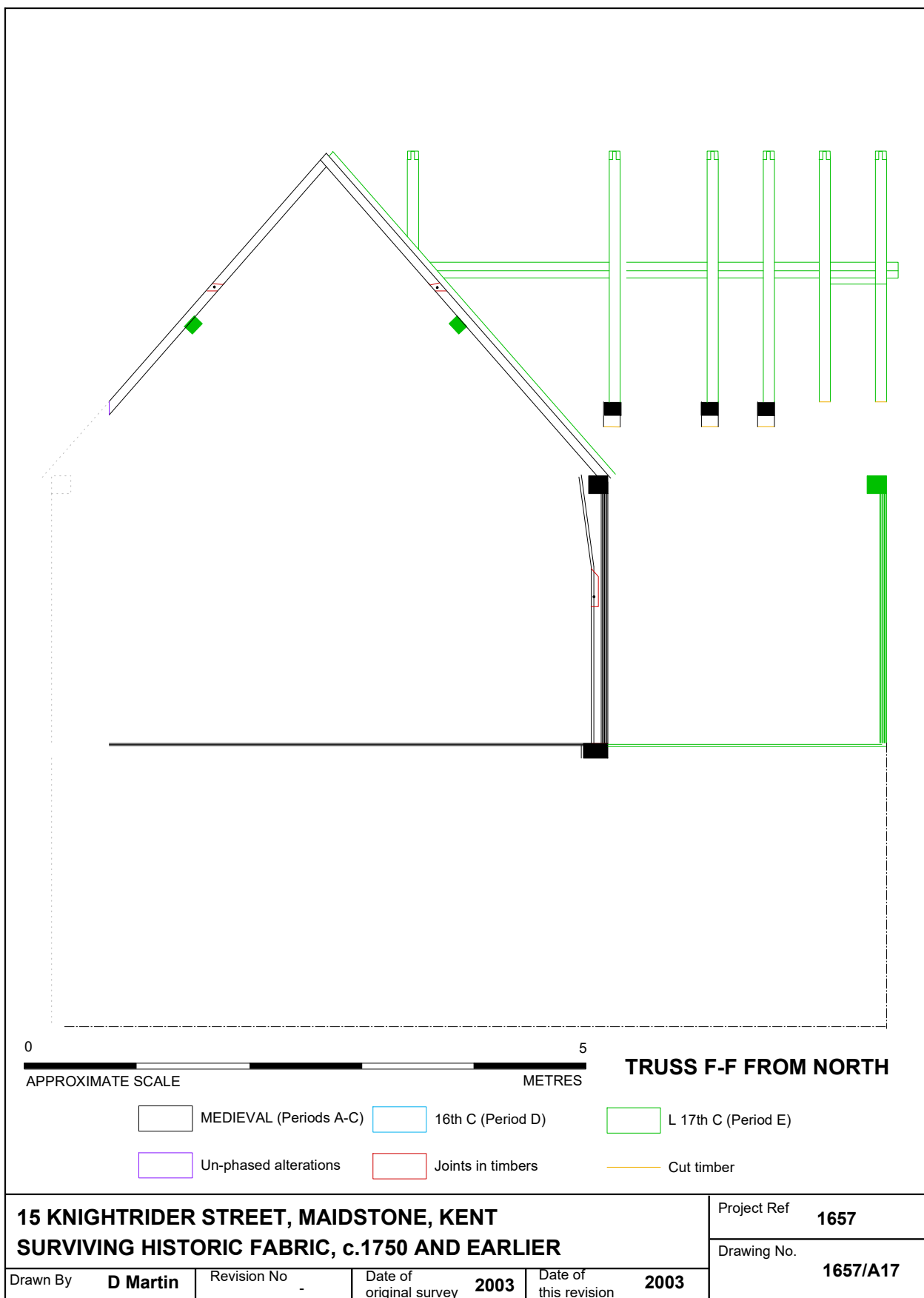
Date of original survey **2003**

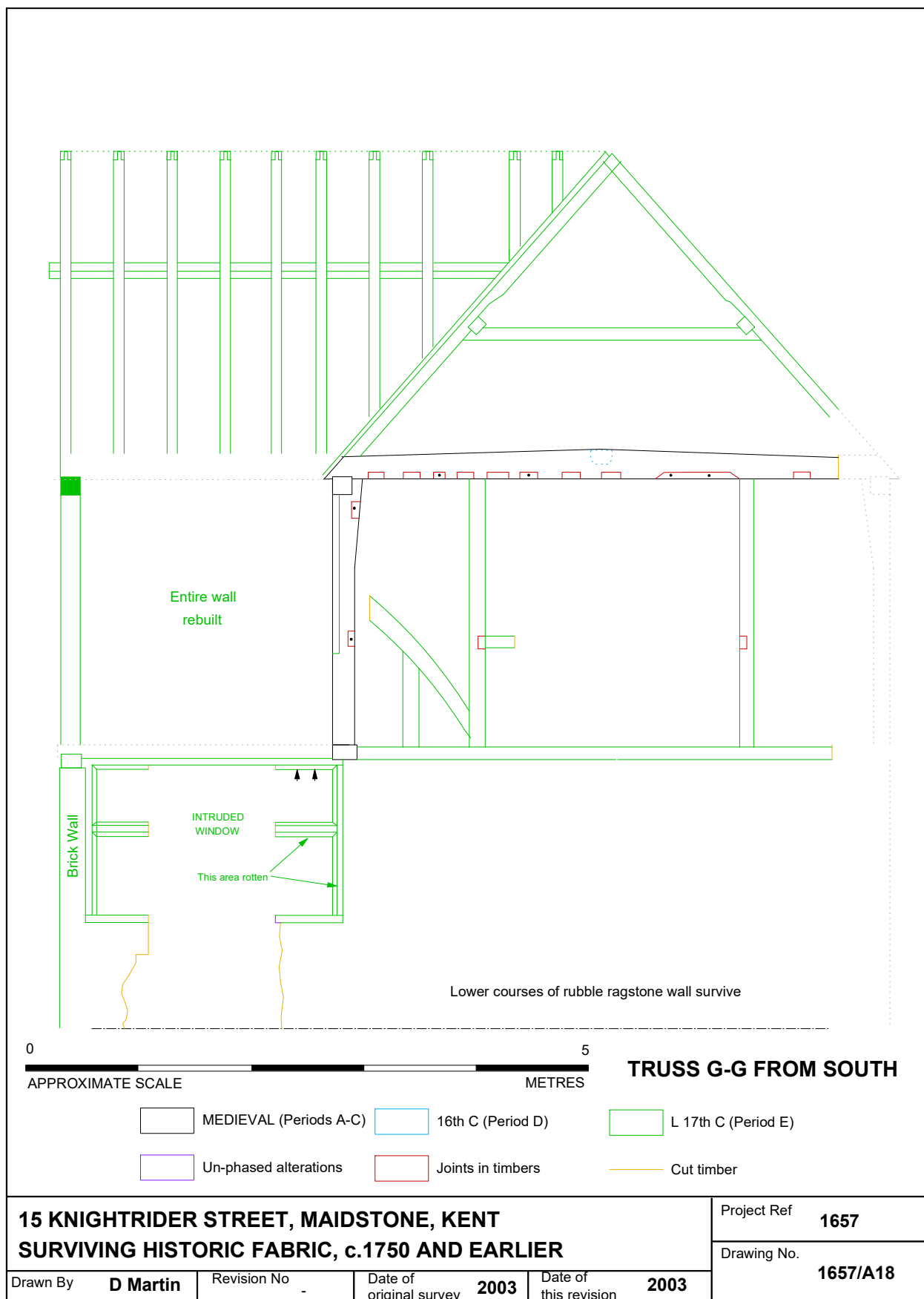
Date of this revision **2003**



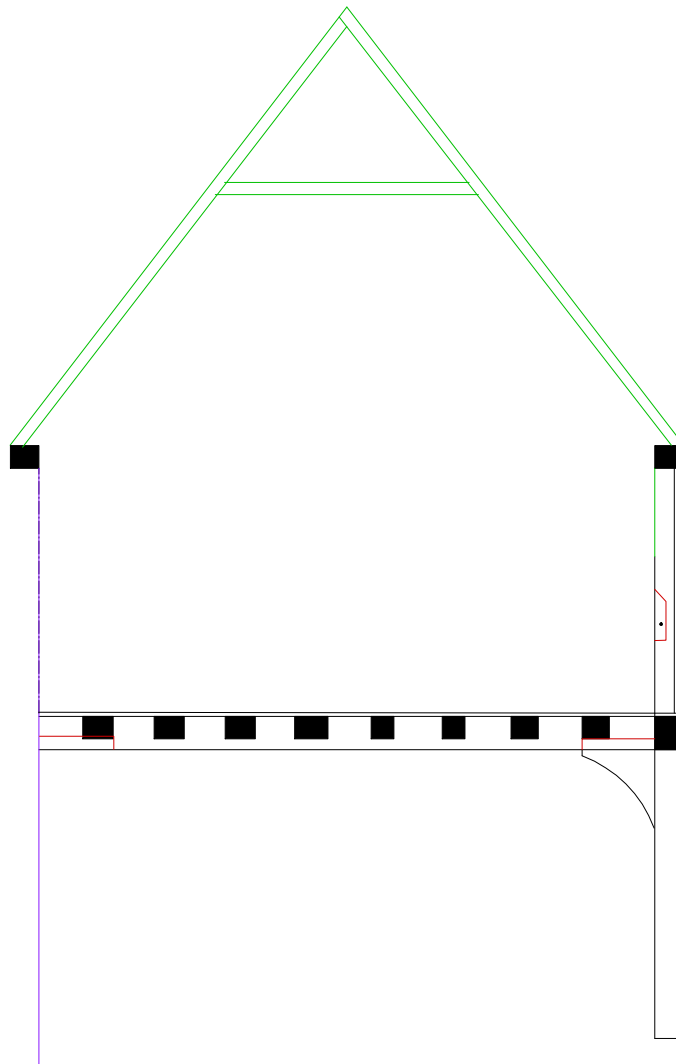




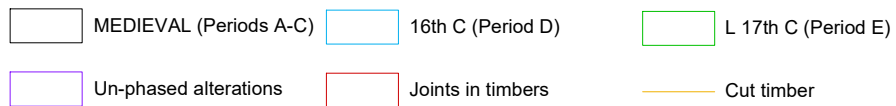




CHIMNEY STACK



SMOKEBAY TRUSS (H-H)



15 KNIGHTRIDER STREET, MAIDSTONE, KENT
SURVIVING HISTORIC FABRIC, c.1750 AND EARLIER

Project Ref **1657**

Drawing No. **1657/A19**

Drawn By **D Martin**

Revision No -

Date of original survey **2003**

Date of this revision **2003**

APPENDIX 2
ARCHIVE OF
PHOTOGRAPHS
(Not Referenced)

































