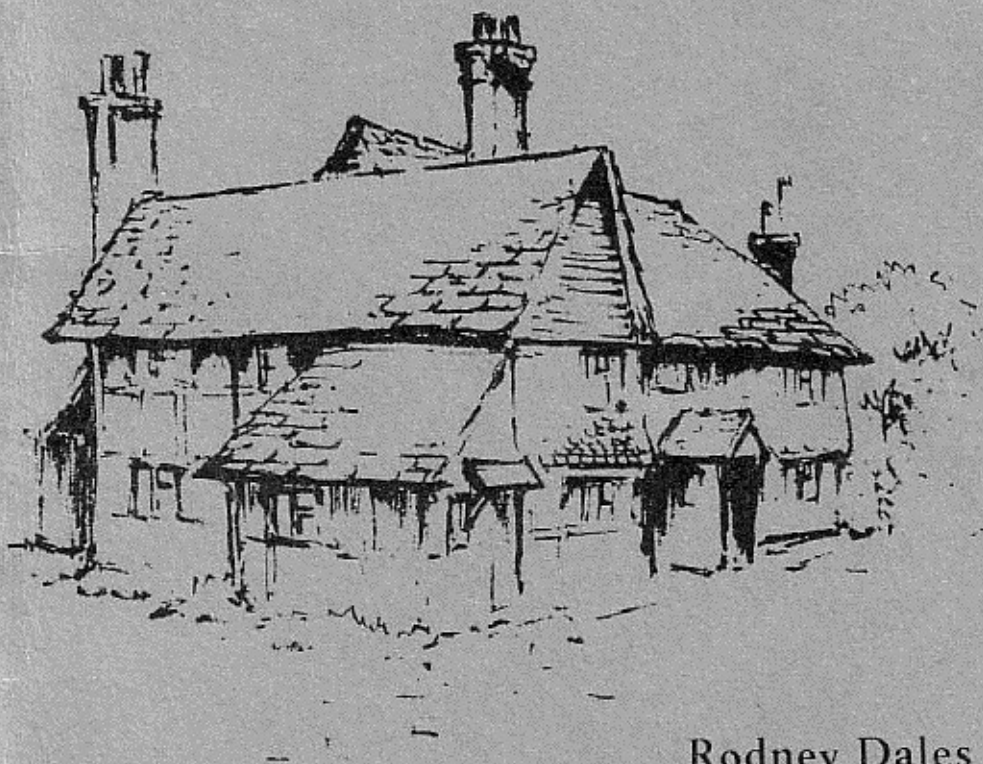


# THE OLDER HOUSES OF WARNHAM



Rodney Dales

WARNHAM HISTORICAL SOCIETY

The picture on the cover is of Salmons in Robin Hood Lane of which a photograph, taken from the other end will be found on p.11. It illustrates as well as any, the features of the older houses in the parish: a mediaeval part with a low pitched roof with heavy Horsham stone slates, end gablets, and a more modern crosswing with outshots added still later; the upper storey covered with mellow orange hand-made hung tiles, and with a Victorian sentry-box porch to shield the visitor from the rain.

THE OLDER HOUSES OF WARNHAM

AN INTRODUCTION TO THE  
TIMBER-FRAMED BUILDINGS  
WHICH MAY BE SEEN  
THROUGHOUT THE PARISH

Rodney DALES

WARNHAM HISTORICAL SOCIETY

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## Preface

This book is only an introduction. Space does not permit a detailed account of all the buildings of interest; indeed, some are only mentioned and others not at all. This is partly because time and opportunity has not yet permitted examination of every timber-framed building in the parish. But it is hoped that more detailed description of some of the houses will aid recognition of the interesting architectural features of other buildings.

I am most grateful to all those who have welcomed me to their homes and allowed me to make measured drawings. I also thank Mr. Z. Podhorodecki for reproducing the drawings and photographs, Captain R.A. Villiers for historical notes and to him and also to John Hamer for invaluable advice and assistance in the production of this publication.

It must be emphasised that all the buildings mentioned here are privately owned and occupied. All may be seen from the lanes and public footpaths or across the fields. Public footpaths are shown by broken lines on the map found on p.31 most of which are well marked.

Illustrations explaining the technical terms used will be found at the end.

"A triumph of careful preservation. No centre but carefully tended groups". So said Ian Nairn, describing Warnham in Pevsner's 'Buildings of England'. Indeed, the mediaeval plan of the village is still obvious: Church Street running south towards Broadbridge Heath and north up Knob Hill to Northlands and Ockley; Bell Road to the east past Westons to Rusper, and Friday Street leading westwards to Endes Place and Clemsfold.

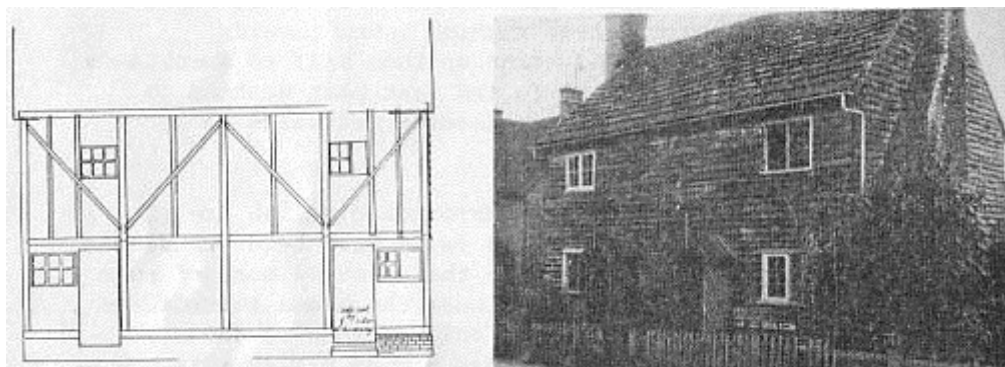
The village and the surrounding parish are rich in old buildings. Many of the farms have been occupied since early times and while the names of some of them have changed, others still bear the names recorded in the thirteenth century tax rolls. None of the buildings which survive today are as old as this, though all of them are timber-framed and most are mediaeval in construction. Some have disappeared, such as Old House Farm near Endes Place and Hill Farm off Tilletts Lane, which is said to have been taken to the U.S.A. in the 1920s.



Hill Farm

*Hill Farm once stood to the west of Tilletts Lane and its foundations may still be seen. The picture is from an old postcard.*

'Old House' was burnt down in 1830. Whether this was the original Old House we do not know for it was apparently added to in the 1660s. It is said that Knights of the Golden Spurs lived there at the time of Henry II (1154-1184).



Old Cottages in Friday Street

*(Now demolished) Some of the last buildings in the timber-framed tradition to be built in the village; straight narrow timbers, but still morticed and pegged, with simple end chimneys outside the frame which was covered with oak weatherboards and hung tiles.*

Happily, recent development in the village has neither destroyed the old pattern nor changed the scale of building. Many of the older houses are easily recognised; others are concealed by more modern facings, by brickwork or by tile-hanging. Buildings are modified to suit changing needs, standards or

fashions and one of the fascinations of their study is the identification of the original from later additions.

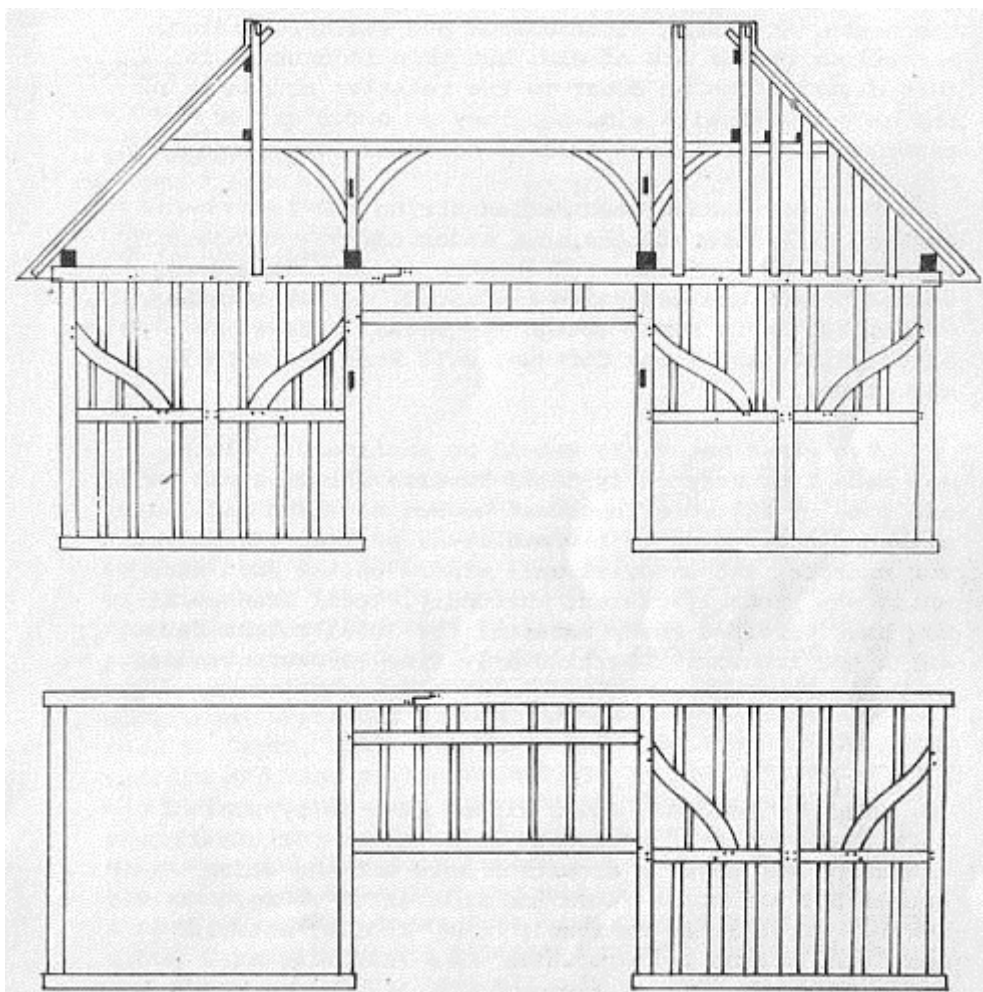
The first 'great rebuilding' in the fifteenth century followed recovery from plague and strife with increasing prosperity of the yeoman farmers. There are many buildings in the parish which date from this building period and most of the major farmhouses were built within that century. Houses surviving from before 1400 were either those particularly well built or those continuously inhabited and kept in good repair. Others were dismantled and replaced by another building on the same site – often with some of the old timbers reused. A hundred years later, in Tudor and Elizabethan times, greater wealth, social change and development of local brickmaking enabled these mediaeval houses to be provided with chimneys. Their halls, originally open to the roof, were then ceiled over to provide more accommodation on an upper floor. The fifteenth century farms were so well built, however, that most remain relatively unchanged, though succeeding generations may have added to the original.

The tall oaks characteristic of virgin forest were gradually used for such buildings or burnt for the iron industry which flourished in the area in Elizabethan times. The size or 'scantling' of the timbers used for building decreased and the poorer quality houses were clad with tarred weatherboards of oak and later with imported timber. Barns were invariably covered with weatherboards and remain so to this day. The last buildings in the timber-framed tradition to be built in the village were probably the cottages in Friday Street which were demolished when St. Margarets Court was built and Forge Cottage on the corner of Bell Road and Church Street for which permission to build was granted in 1724. Wealthier builders were by then building in brick or in stone with brick quoins. Newmans Cottage at the bottom of Friday Street is a good example of such a house. Brick houses often have the harder baked bricks laid as 'headers' to give a patterned effect as for example no. 14 School Hill and no. 6 and 8 Friday Street, a local style that was carried on throughout the nineteenth century and which is also seen in neighbouring villages such as Slinfold.

The frames were entirely prefabricated and reared by rope and tackle into the mortices cut in the sole beams to receive the principal posts. Each member had to be accurately cut and assembled in order, ceiling joists commonly being numbered by the carpenter, and the roofers and daubers completing the building. Such building construction continued while materials were in good supply and the skills of local craftsmen remained.

#### The local building materials

There were two readily available materials for building: an abundance of oak for framing, and wealden sandstone suitable for roofing, flooring and underpinning the frame. Later, the weald clay was used for making bricks and tiles and the large stones were used for making the base of chimneys. There were probably many small brick pits and local kilns set up wherever convenient. Transport of heavy materials, whether oak, stone or bricks, must have been avoided whenever possible, even in summer when the ground was hard enough to support heavy carts. Many chimney stacks have been rebuilt, but a good example of Elizabethan brickwork is the central chimney of Sands, built with narrow two inch bricks and containing three flues rising from a stone base. The courses of bricks are stepped out towards the top with an additional drip course just above the roof, a pattern of chimney repeated throughout the southeast until Edwardian times. Such central chimneys often indicate addition within a hall of a mediaeval house. Smaller cottages had chimneys added outside the frame. Those of Oak Beams, Friday Street and at Old Denne are massive examples of such additions.



### Cidermill Farm Barn

*A three-bay threshing barn indicated by the door on one side being higher than the other to aid the draft for winnowing. Its early date is shown by the fully hipped roof and long collar purlin resting on the two crown posts bearing on the ties on each side of the central bay through which the carts were driven. The timber-framing is basically the same in houses from the mid-fourteenth to the sixteenth century. This barn had an oak threshing floor in living memory. Not all the timbers are shown.*

Oak is the normal timber used for every part of the house, including floor boards and weatherboarding. Some floor boards are of elm, but this is unusual in this district due no doubt to the relative abundance of oak as compared with elm, but they do occur as for example in the cottages just to north of Goosegreen Farm.

Most barns have been reclad during the last century in creosoted pine, but older oak weatherboarding remains on some of them. Even when applied to houses, weatherboards are generally creosoted, not whitewashed or painted as in Kent, though Kingshead Cottage, School Hill, and Forge Cottage, Bell Road are notable exceptions.

Two other materials should be mentioned. Glass was made from very early times towards Chiddingfold and some of the more important houses may have had glazed windows even in the mediaeval period. Sands, for example, had an oriel

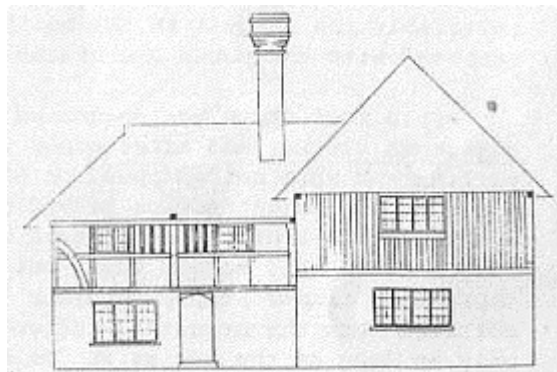
hall window on the east side which was probably glazed. Secondly, local iron works may have provided cheap material for local smiths for nails and ironwork. Particularly fine ironwork remains at Denne Farm.

### Roofs

The low pitched, fully hipped roof is typical of farmhouses within the Horsham stone area. Originally thatching was never a tradition here and the older houses all had stone roofs and most still do so. Horsham stone is an extremely heavy roofing material requiring sturdy rafters which were laid flat at a pitch of forty-five degrees. Roofs of steeper pitch were probably tiled from the first as, for example, at Kingshead Cottage, School Hill.

#### Old Manor

*View coming up Knob Hill. The original hall house is seen end-on (right), the somewhat lower but fully hipped wing (left) was built slightly later, but it too has a crown post roof. The chimney is Jacobean, The vertical studs are modern.*



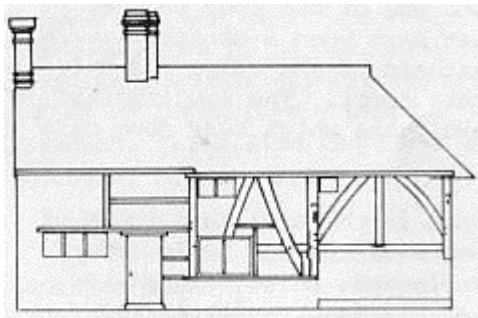
The squat appearance of mediaeval houses within the Horsham stone region contrasts with the steep-pitched roofs of houses of otherwise similar construction in Kent which were originally thatched with straw, though later tiled, or further south near Pulborough where straw or reeds were abundant, but roofing stone was not. Rafters were laid in couples, halved and pegged at the top, without a ridgeboard, but held half way up by collars which lay on a central collar purlin running from one end of the roof to the other. The collar purlin was tenoned to the central rafters of each end hip which helped to prevent racking of the roof. An additional upper collar was fixed to the end couples near the apex. This served to bear the central end rafters and also marks the gablets so characteristic of old Sussex farmhouses. In most of these houses the endgablets were left open to act as smoke holes, as at Maltmayes and Shiremark, where the rafters are blackened with soot from one end of the roof to the other. At Sands, there must have been a central louvre since the end bays are plastered to the ridge and only the rafters over the hall are sooty. The longitudinal collar purlin rests on crown posts which bear down onto the centre of each tie.

All the mediaeval houses in the area have roofs of this construction. In those with two-bay halls, the centre crown post was often carved, as at Salmons, or elaborately chamfered, as at Old Manor, with curved braces rising both to the collar purlin and to the collar immediately above. The central tie was invariably the largest in the building, often finely cambered with the posts and braces forming an arch.

This roof style was abandoned in the early sixteenth century and after about 1530 roofs had side purlins and were half-hipped, or had simple vertical gable ends, a construction providing more usable roof space. Early roofs of this style have long purlins and long rafters laid across them, but later, with decreasing timber supply separate 'butt' purlins were morticed into the principal rafters and were, therefore, only as long as the bay as at Cox Farm and the front part of Westons Place.

Roof construction is often evident in older houses if the ceilings of the upper rooms are plastered to the level of the collars, but is most easily seen

in barns. Most of the local barns have half-hipped roofs and are sixteenth century or later, but the fully-hipped roof of the barn at Cidermill Farm indicates that it probably dates from the fifteenth century.

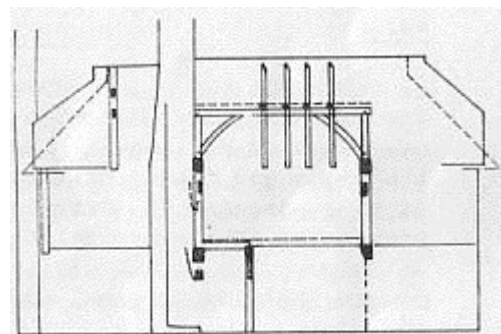
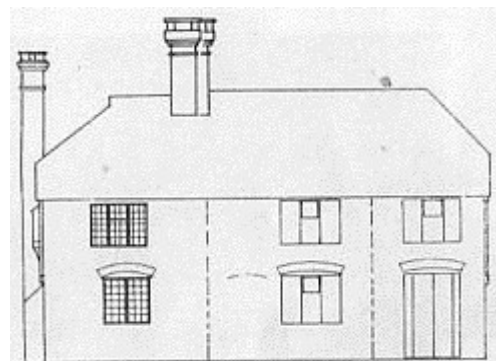


Cobblers, No. 12 Church St.

*The view from the yard at the back. The long braces and squat, fully hipped roof suggests an early mediaeval origin.*

Geerings

*A mediaeval three bay hall house concealed by a skin of later brickwork and a reconstructed roof with a half-hipped gable (right). The Jacobean chimney rises from the lower end of the hall but was built within the end bay (in the upper drawing). The bay divisions are indicated by the dotted vertical lines.*



A good clue to the age of a building that has been altered is its roofline, pitch or presence of endgables. But appearances can be deceptive. The Half-hipped roof at Geerings, for example, conceals an earlier crown post roof.



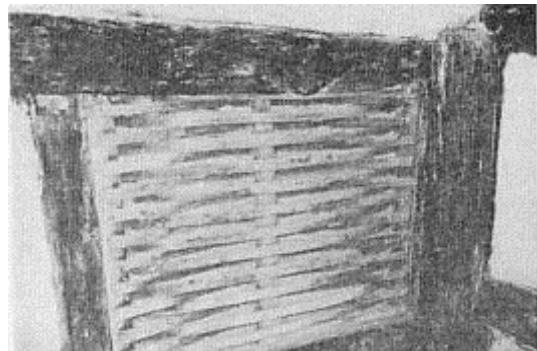


*Mediaeval pargetted plaster between the lower end of the hall and the roof rafters at Sands and blackened with soot.*

### Walls

Most of the older houses and cottages have square frames infilled with daub. Brick infilling, as in the granaries of Bailing Hill Farm and Westons Place, and the stone and flint infilling at Maltmayes are much later replacements. Original close studding where the panels are little broader than the studs, may be seen at Sands. The rather similar pattern at Old Manor is modern, but the original square frames may be seen at the back.

*A panel of riven oak slats revealed during restoration at Sands*



### Salmons

*A mediaeval house probably dating from the later fourteenth century. The timbering is mostly concealed beneath the old hand-made hung tiles but the broad squat appearance suggests its antiquity. The chimney is Jacobean and the crosswing at the western end replaced the solar and was probably added at the same time.*



### Mediaeval houses

The mediaeval house had a central hall open to the roof with accommodation on two floors at either one or at both ends of the hall. Larger houses had a service or cross passage at the lower end of the hall with doors on each side of the house. There is a remarkable number of such houses in the parish, though none remains unaltered. Old Broomhall has a massive chimney, the hall serving as a kitchen to the rest of the house constructed at various later periods.

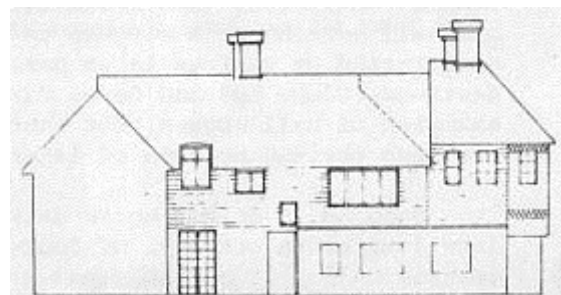
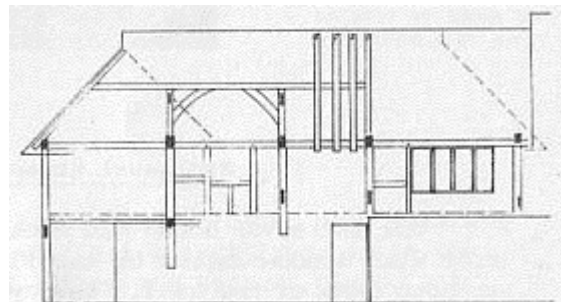
Salmons, Geerings, Glebe End and Denne Farm are all good examples of hall houses, but there are others which are less obvious because of later additions.

Salmons is an old house dating, perhaps, from the late fourteenth century, of four-bays with a square central hall. It probably had a central louvre to let the smoke out. The timbering is externally concealed by local hand made tiles, some of the best examples in the area. The house was modified, probably in Jacobean times, the hall being ceiled over when the chimney was added. There is a magnificent dais beam at the upper end of the hall with heavy castellations and stops at both ends though, as usual, mutilated in the middle by insertion of a spine beam which bears the joists supporting the inserted upper floor.

Though much extended, Durfold Manor originally consisted of a hall with rooms at each end. Only the top of the dais beam is visible but again this is heavily castellated and the parlour door head remains beneath. The mouldings are quite simple and unpretentious but the building itself may be quite early.

### Glebe End

*The view from the back. The left-hand end abuts the yard and forms a cross-wing but the roof has the same pitch and the original gablet may be seen; the position of the gablet at the southern end is concealed by later extensions to the roof. The original four-bay construction may be identified from the sectional drawing – the original roof line is shown dotted. Note that the lower drawing has been drawn to a smaller scale.*



In the village, Glebe End is largely concealed by the Victorian shops in front, but the timbering on the north end can be seen from the yard on that side. The house has four bays with a central hall, but very little remains of the original.

Geerings, formerly Thatchers or Thetchers Farm, was restored and extended in the nineteen-thirties, but the mediaeval part of the house was clad with brick in the early or mid-nineteenth century, the roofs altered and the gables tile hung or weatherboarded. The nucleus of the present house was a three-bay hall house with the usual arrangement of rooms on two floors at each end of the hall. The dais beam is finely moulded but is without castellations. The farm belonged, at the turn of the fifteenth century, like many others such as Cox and Sands, to one of the Michell family.

Broomhall has a complex history. Old Broomhall is a simple three-bay hall house and may be of considerable antiquity. The hall was retained as the kitchen with insertion of a chimney when a further building was added at right angles to it, possibly around 1500. The two buildings were then linked and the later mediaeval building extended in the nineteenth century so that most of what can be seen from the Broadbridge Heath road is late Victorian. The whole complex now forms several separate dwellings with further, mainly internal, modifications.

The later mediaeval building was of four bays and was improved in Jacobean times with oak panelling and addition of a further bay. During the Victorian rebuilding, the solar of the original house (Old Broomhall) must have been cleared away to improve the kitchen, for in 1883 it was recorded as having 'fragments of a solid oak staircase'.

Denne Farm, though much changed externally, is also a mediaeval hall house of particular interest. It consists of five bays with surprisingly lofty upper rooms and a massive frame. Although the hall arch is nicely chamfered, the crown posts are simple, but the parlour doorway remains at the upper end of the original hall and has carved roses in the spandrels of the doorhead. The building was clearly important, even in Tudor times, and was nicely bricked up with two-inch bricks laid in English bond on the south side, with stone mullioned windows and dressings and with a stone string course at first floor level. These later improvements included a number of iron windows with a variety of wrought iron fasteners which possibly date from the same period. Denne Farm may well be built on the site of the original 'Manor of Denn in Warnham'.

Another farmhouse, later encased in brick on the south side, but at the end of the nineteenth century is Lower Chickens just north of the village. Originally a mediaeval hall house of three bays, many of the original features remain inside, including the dais beam and parlour doorhead. The beam at the lower end of the hall was also moulded, an unusual feature seen also at Sands, but the pattern is simpler than that of the dais beam. Lower Chickens has a simple one-bay hall. The 'wealdens' all have two-bay halls which are approximately square.

The typical 'wealden' house had a central hall with overhanging jetties at both ends. 'Bayleaf', restored at the Open Air Museum at Singleton, is a more elaborate example than any of the three wealdens in Warnham; Maltmayes, Sands and Old Manor. These three houses are all different and were probably built at different times. Maltmayes and Old Manor are both houses of four bays, but Sands, like Denne Farm is unusual in having five bays with the cross passage under the two-bay jetty at the lower or service end of the hall. All three houses are jettied at the front only, though this is not obvious at Old Manor since later stone walling has been built up underneath. While extended in recent times, the original house is easily recognised. Old Manor is interesting in having a mediaeval cross wing added at the upper end. This is the part of the house seen from the road when climbing Knob Hill, and though restored, the timbers reflect the original pattern. In earlier times it has been known as Street Farm and Gardens Farm (1824) and it may have been the demesne farm of the Manor of Warnham.

The three 'Wealdens':

Old Manor (top) Maltmayes  
(middle) and Sands (bottom)

All show the wealden pattern of two-storied ends jettied at the front only, in each case, and with roofs of stone. Old Manor was originally square panelled, the studding is new and has all the lower timbers on the front replaced with stone. The wing on the left of the picture is that seen from Knob Hill, the extensions on the right are modern. All was plastered over and "Georgianised" at the end of the last century when it was known as Street Farm, though in the Tithe Map of 1840 it was Gardens Farm.

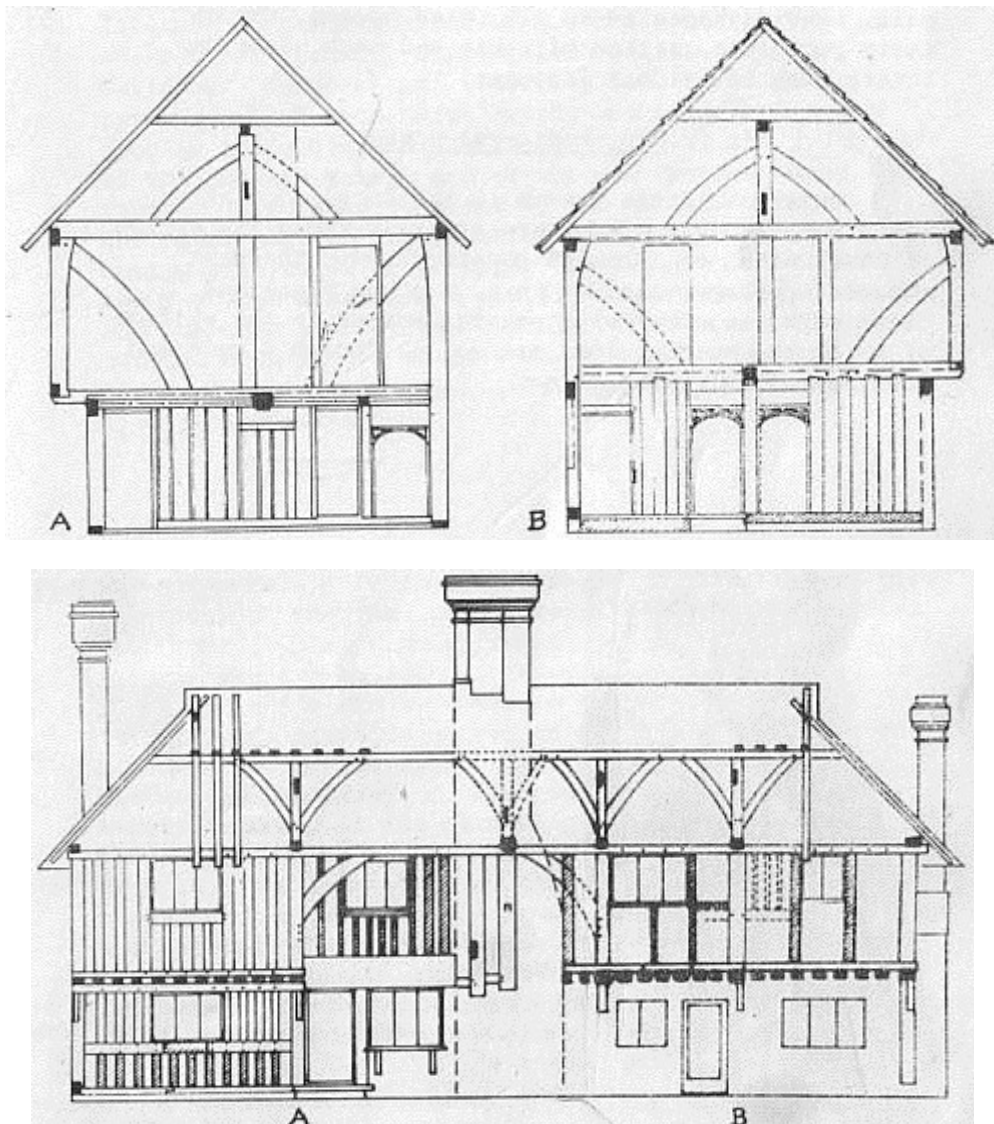
Maltmayes has some timbers replaced but most are original, the panels having been filled with flint and stone in the last century. The central chimney is Jacobean, the others Victorian.

Sands shows two styles of close studding above and below the jetty on the left of the picture. The majority of the timbers are original but replaced with brick at the lower end (on the right of the picture). The central chimney is a fine example of Tudor brickwork but the others are Victorian. The original close-studding at the back can be seen across the fields from the bottom of Mayes Lane.



Sands, an example of a Wealden house

Sands has five bays with a square hall of two unequal bays, a single jettied bay at the upper end of the hall (left) and two bays jettied over the lower or service end (right). The original cross-passage was just under the jetty at the lower end of the hall. The roof is characteristically fully hipped and originally had four crown posts but the central one has disappeared, for the chimney, built in the mid-sixteenth century, emerges in the centre of the roof. The extent of the recessed hall may be recognised by the two arch braces extending between the inner corners of the jetties and the wall plate. The two cross sections are at the positions marked 'A' and 'B'. 'A' shows the dais beam, oak panelling and parlour door, with massive bracing above.

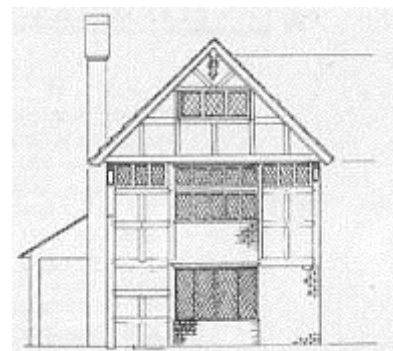
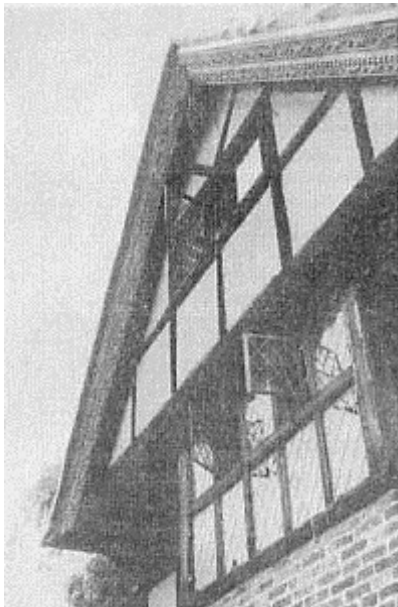


'B' shows the mediaeval double doors to the original pantry and buttery and, on the left, the door to the stair which lead to the upper floor. At the lower end of the hall the ground floor wall was of stud and plaster, unlike the upper end which had oak panels. Several changes may be recognised as a consequence of building the chimney and ceiling the hall to provide an extra room above. The original doorway to the outside had to be moved, the cross-passage obliterated, the whole wall being moved back (to 'B') the upper floor in the service bays was extended above it to meet the chimney thereby partly concealing the flying brace, and the hall windows had to be removed. The position of the hall window is marked by the Victorian oriel and the replaced timbers (hatched) above it. The house then gained a new entry porch on the other side. This may be glimpsed across the fields from the bottom of Mays Lane; the front of the house faces west and may be seen from the road leading to Maltmayes and Northlands Corner.

The internal characteristics of the typical wealden, the cross passage and screens sheltering the hall, have disappeared in all three houses, though their positions are identifiable and each house has interesting individual features.

#### Post-mediaeval Houses

There was little growth in the local population until very recently and there are relatively few houses of Elizabethan or Jacobean construction. The most notable, perhaps, are Cox Farm, Westons Place and Great Daux, together with several houses in the village of which the most obvious are no. 62 Church Street and 'Oak Beams' in Friday Street.



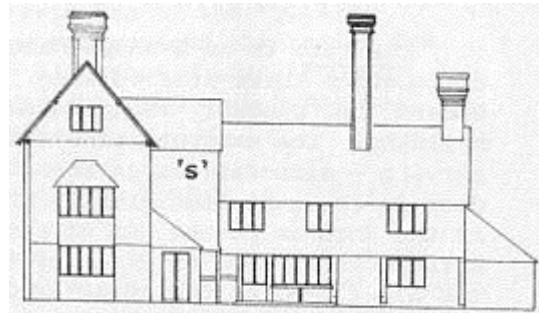
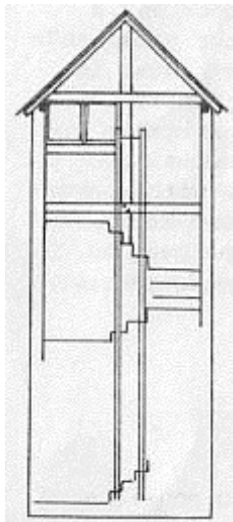
#### Cox Farm

The gable end of the Elizabethan part of the house, the modern part extending to the right having been left out of the drawing, showing the long 'weaving' window pattern, originally on the ground floor as well. The handsome carved barge-boards of the gable end are shown in the photograph.

Cox Farm is an L-shaped house, one part being an Elizabethan three-storied wing. The other part is modern, but probably replaced an earlier part of the building. The external timbering has some fine carving - elaborate barge boards and bressumer and a drop in the gable end similar to those in the gable ends of the Horsham Museum and of the old Burbage House in Horsham which used to stand

by the Capitol Theatre. The older part of the house is of three bays with a butt-purlin roof. Both upper and lower windows have the T-shaped arrangement usually associated with weaving and commoner in Kent and Suffolk. The ground floor is dropped down by two steps below the sole, perhaps to accommodate a tall loom. It is the only house of its type in the parish.

Westons Place was restored in 1901 and consists of two framed buildings at right angles. The older building is at the back. It looks Jacobean and is best seen from the south on the road from Horsham. The latter part of the house is also timber-framed but is now encased in brick. The two buildings, though separately framed, are linked in the angle by a square timber-framed stair turret which provides access to all three floors of one building and to the first floor of the older house. Westons has an array of chimneys, the oldest being the central chimney at the back which probably had its immensely tall stack extended in order to maintain the draw when the front part of the house was built on. A tablet on the front of the house claims mediaeval origin and although the proportions at the back do suggest an original hall house, reconstructions have removed all evidence. The front part is probably of Elizabethan age. It has a butt-purlin and wind brace roof, originally of three bays but extended a further bay at the northern end. Later, still further extensions were made on the same side.



Westons Place

*The view from the south from the Horsham road, showing the older part on the right, the three-storey cross building (left) and the square stair-turret(s) in the angle.*

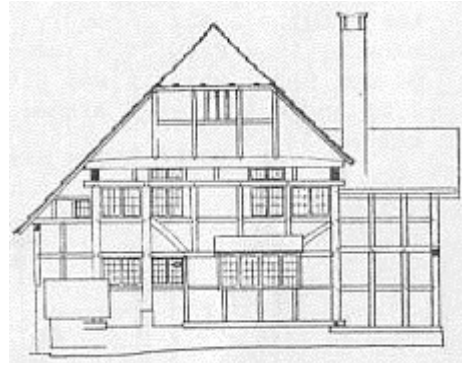
#### The stair turret of Westons Place

*The timbering is concealed externally by hung tiles. The stair ascends by short flights around a square framed newell giving access on different landings to both the old part of the house and to the three-storey part at the front, the timbering of which is also now concealed beneath later brickwork.*

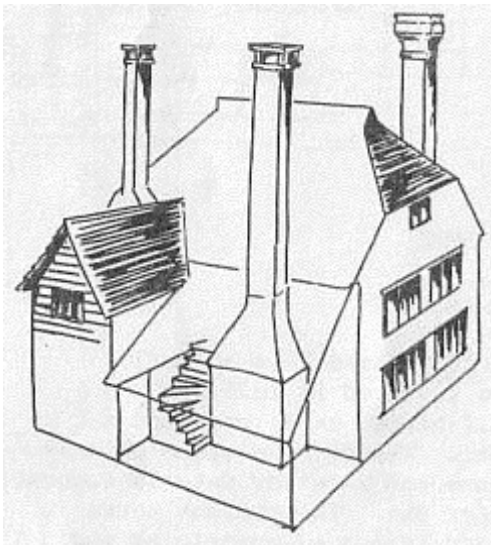
The picturesque granary and cart house is best seen from Station Road. This was probably a separate dwelling, originally of four bays. The roof is of through-purlin and wind brace type with a cross wing of two bays.

Oak Beams, Friday St.

*The view of the house from the back – the central part is the original north end, the wing on the right was added later, its sole beam being slipped under the original sole when the house had to be jacked up and the roof re-levelled by insertion of a secondary "tie" at eaves level. At the same time the roof on the left was extended downwards as a cat-slide.*



Oak Beams (no. 38 Friday Street) is an early seventeenth century house restored in 1936 by W.H. Godfrey. It has half-hipped gable ends and is built end-on to the street. The massive stone chimney was added outside the frame and interior details suggest that it replaced an earlier one. The present house shows several additions and is a good example of what can happen to such a house with the changing needs of succeeding generations. Originally a house of two bays on two stories, the first addition was the chimney on the east side and then the outshot on the west side. The position of the front door was then moved to open into the outshot, and a new staircase was built round the chimney at that end. The original stair was removed so that the upper rooms could be served by fireplaces both at the front and at the back. A two-storied wing was added later and is separately framed. Other extensive repairs were probably done at the same time. The ground slopes away steeply at the back to the ditch running down to the ponds at Endes Place and it looks as if the house needed to be jacked up. This was done firstly with a deep stone plinth, the sole of the bay being slipped under that of the original, and secondly by raising the roof at the back by insertion of a secondary tie. There is a sketch of Oak Beams, when it was divided into two cottages, by J.L. Andre in *Sussex Archaeological Collections*, volume 34.



Oak Beams, Friday Street

*The construction of this house is not unlike that of No. 62 Church St. The chimneys were added at different times – that on the west side being later surrounded by a catslide extension of the roof with a new stair rising from its base. The two-storey (weatherboarded) wing was added later. The massive chimney on the east side may have replaced an earlier stack and is clearly built outside the frame.*

There are a number of timber-framed buildings on the south side of Friday Street. "The Greets" is a fifteenth century hall house with a later cross wing at the eastern end, while Forge Cottage and Blank Cottage further up the street were built much later. In Church Street there are several framed houses amongst which may be mentioned nos. 6, 8 and 10. While most of the timbers are concealed



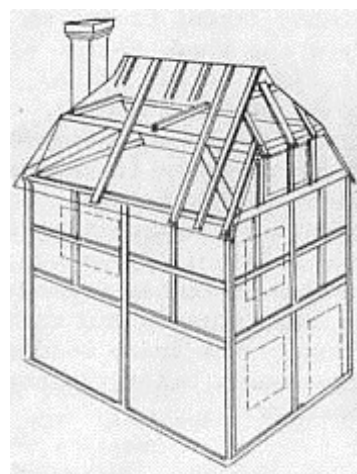
on the front by cement rendering, their timber-framed construction is obvious from the disposition of the windows. The timbering at the north end of no. 6 is, however, exposed and may be seen from the entrance drive to Farebrothers. Perhaps the most obvious 'old house' in Church Street is no. 12 (Cobblers) whose squat appearance and long braces visible at the back are suggestive of an early date.

No. 62 Church Street probably dates from the mid-seventeenth century and, like Oak Beams, is built 'end on' to the street. Originally a single bay box-framed house, the clue to its construction is provided by the half-hipped roof, though the frame is concealed by rough-cast on the outside and by the neighbouring houses which were added later.



No. 62 Church Street

*The original house was free standing, the houses adjoining it being added very much later. It had a half-hipped roof with side-purlins and windbraces. The end (right) facing the street may be recognised in the photograph, the present door and windows being indicated by broken lines. The other window shown facing south still exists but was blocked up when the house next door was built.*



Great Daux

*A 'Renaissance' style house with symmetrical timber framing. The dormer windows, chimneys and central porch sheltering the two doors are all much later.*

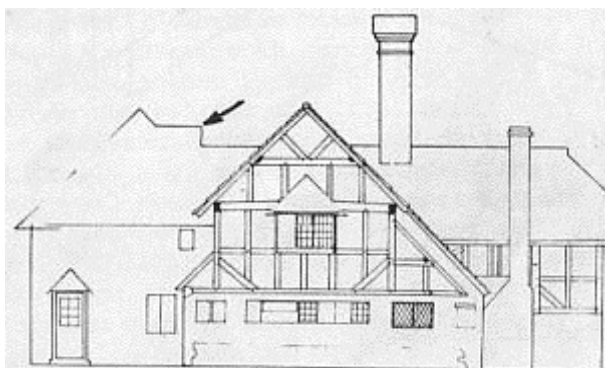
At first sight, Great Daux looks too symmetrical to be genuine, but replacement of some timbers and the raising and renewal of the roof suggest that it is in fact a Renaissance style house built in the timber-framed tradition with an imposing addition to face the road, in the same way as Westons was added

to, just to the north. In relatively recent times the house was divided into two, the two front doors being protected by an obviously Victorian porch. As a Georgian house in the timber-framed tradition it is particularly interesting, but there are several puzzling features making it difficult to reconstruct the original appearance, although it seems likely to have been timber-framed to the ground, and without the present dormers and chimneys. In the mid-seventeenth century the house belonged to the Pilfold family who presumably built the house of that name south of Horsham.

#### Additions and change

Most older buildings are added to and change according to need. Bailing Hill Farm and no. 4-10 School Hill are familiar to passers by, but their complex histories are perhaps not obvious.

Bailing Hill Farm presents a plain brick Georgian face to the road, but the north and south sides, which may be glimpsed from the top of the hill and on approaching the village from Broadbridge Heath, reveal the timber-framed nature of the building.

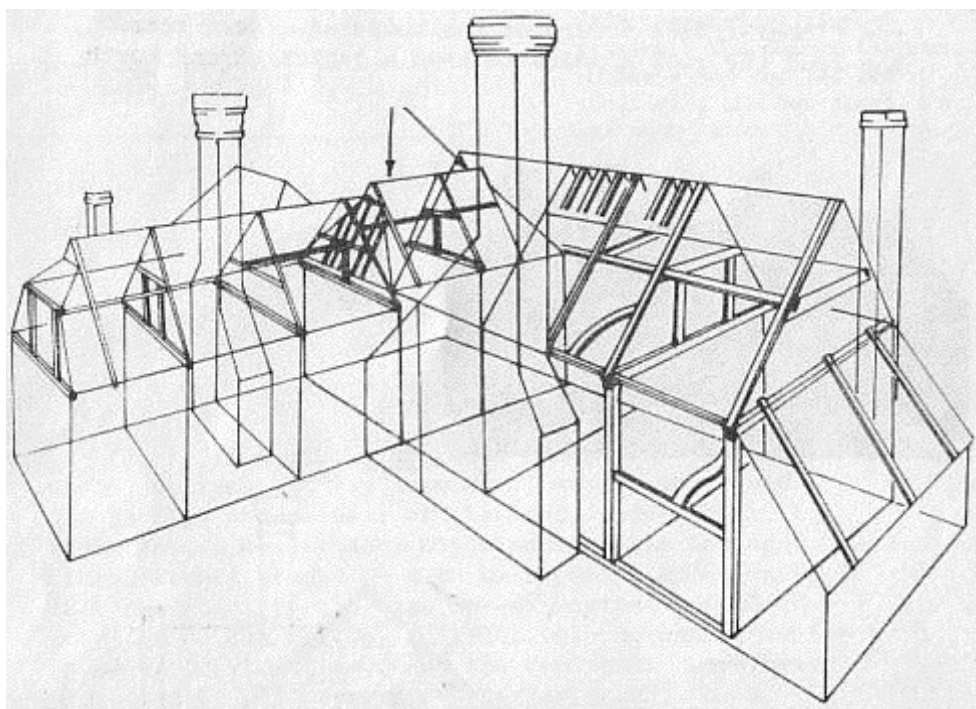


#### Bailing Hill Farm

*The view of the house from the north in the photograph is seen from the footpath over Bailing Hill. The 'front' of the house is on the left. The gablet of the earliest house (arrow) may be recognised from the drawing with the half-hipped extension at the back (right) and the most recent timbered north wing in the middle.*

Seen from the road the roof appears to have a gablet at the north end with a simple gable at the south end with a half-hipped west wing at the back, all covered with Horsham stone. The whole complex encloses a mediaeval hall house in the centre, dating maybe from 1400 or earlier, with many later extensions. The earliest building was of two bays only, built at right angles to the road and concealed within what is now the northwest corner of the house. Though small, the hall was well proportioned with a finely cambered tiebeam in the middle with

solid braces forming the central truss with a simple crown post above.



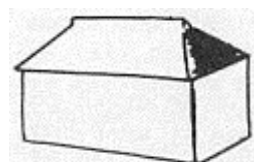
#### Bailing Hill Farm

*The side seen from the road faces the top right of the drawing; the original two-bay hall house is in the middle (arrows), and the half-hipped wing at the back is to the left of the drawing. The bay to the left of the original house has, like the original, a crown post roof; the later parts all have side-purlin roofs with long rafters. The rafters of the outshot on the right are taken up on the end tie-beam. Note that in this house all the chimneys are external or were external to the frame when built.*

Like other mediaeval houses it must have been open to the roof and consisted essentially of a single room. Later provision of a chimney within such a relatively small area was clearly not practicable if any living space was to remain and this problem was solved by the addition of a further bay with an external chimney. This additional bay perhaps provided a kitchen, leaving the original hall as the living room. Further extensions in the same direction were made by addition of two more bays, the roof being built with side purlins and a half-hipped gable end at the back. Later, more extensive additions were made at right angles, parallel to the road. This extension is of three bays, and is higher than the oldest part of the house with a side through purlin roof and a large external chimney. Further additions were made still later - a simple outshot on the south end and lastly the picturesque north gable end visible from the top of Bailing Hill. Bailing Hill Farm also belonged to the Pilfolds for over two hundred years.

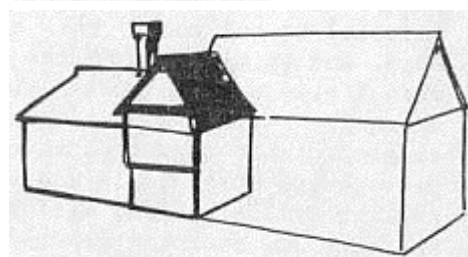
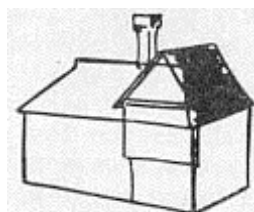
The four houses now forming nos. 4, 6, 8 and 10 School Hill form a composite unit which at the north end abuts no. 12, a brick addition of early nineteenth century date to the pretty Georgian house (no. 14) dated 1752. In the late nineteenth century the roofs of all these houses were joined up and hung tiles, pebble dash and stone conceal the original, but subsidence and the different roof lines provide the clues to their history. Nos. 8 and 10 represent the remains of an early hall house; 4 and 6 a post-mediaeval house, separately framed but built so close to the southern end of no. 8 that its roof may never

have been separate. The two large gables facing the street are of different age though made to look alike. That of no. 6 is a reconstruction of the solar end of the earliest house, while the other belongs to the other building. This slightly larger gable was added to no. 6 and was clearly intended to reflect the pattern of the other. Nos. 8 and 10 may date from 1400 or even earlier. It was a four-bay house with a central two-bay hall now ceiled over to provide an upper room with the usual inserted chimney. The upper end was later rebuilt to provide the cross wing with its gable facing the street.

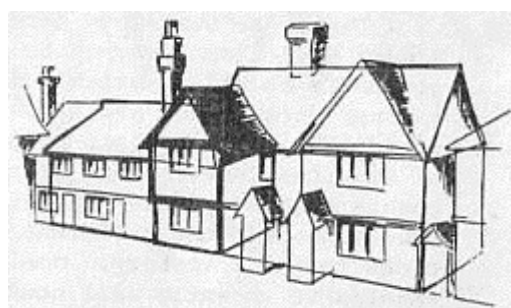


#### 10, 8, 6 and 4 School Hill

*There are two separately framed houses concealed beneath plaster, roughcast and hung tiles. The left-hand gable represents a crosswing built as an improvement to the original upper end of a simple hall house of 1400 or earlier - the original gable is concealed within the innocent-looking gable end over No. 10.*



*Nos. 6 and 4 form a separate house which later added a gable and sham-moulded beam to mirror the other gable end, but its different 'lean' indicates that it is attached to a different frame. The chimney to the left of the older gable was built when the hall was ceiled over; the chimney over No. 6 may be original, though the stack itself was recently rebuilt above the ridge. Nos. 4 and 6 have oak floors on both first and second floor levels.*



*The antiquity of No. 8 and 10 is concealed by tilehanging and stone; the clue that the whole series of houses is timber framed is not only provided by the timbering visible in the gable end of no. 4, but the subsidences and window positions.*





Nos. 22, 20 and 18 School Hill

*This picture was taken in 1965 before the bow window was added to no. 20 and the hung tiles on the gable end of no. 18 were replaced with white weatherboards.*

Further up School Hill, beyond the Georgian house (no. 14) with its later additions (nos. 12 and 16), there is another timber-framed house, no. 18 (Kingshead Cottage) and no. 20. Beyond is no. 22, which looks late eighteenth century or early nineteenth, with its diapered brickwork on a stone plinth. The white weatherboarding of Kingshead Cottage conceals the frame which probably dates from the sixteenth century, though the house has been modified inside at different periods. The acutely gabled wing facing the street was probably added during the late seventeenth century and was tiled from the first, its pitch being too great to have borne Horsham stone.

## Timber-framed buildings in Warnham

### In the village

1. School Hill 4, 6, 8, 10\*, 18\*, 20\*
2. Church Street 42\*, 44\*, 62\*
3. Church Street Glebe End\*, 6, 8, 10
4. Friday Street 38 (Oak Beams)\*
5.                   several cottages in the S side including The Greets
6. Bell Road, Bell Cottage and April Cottage
7. Forge Cottage\*

### Outside the village

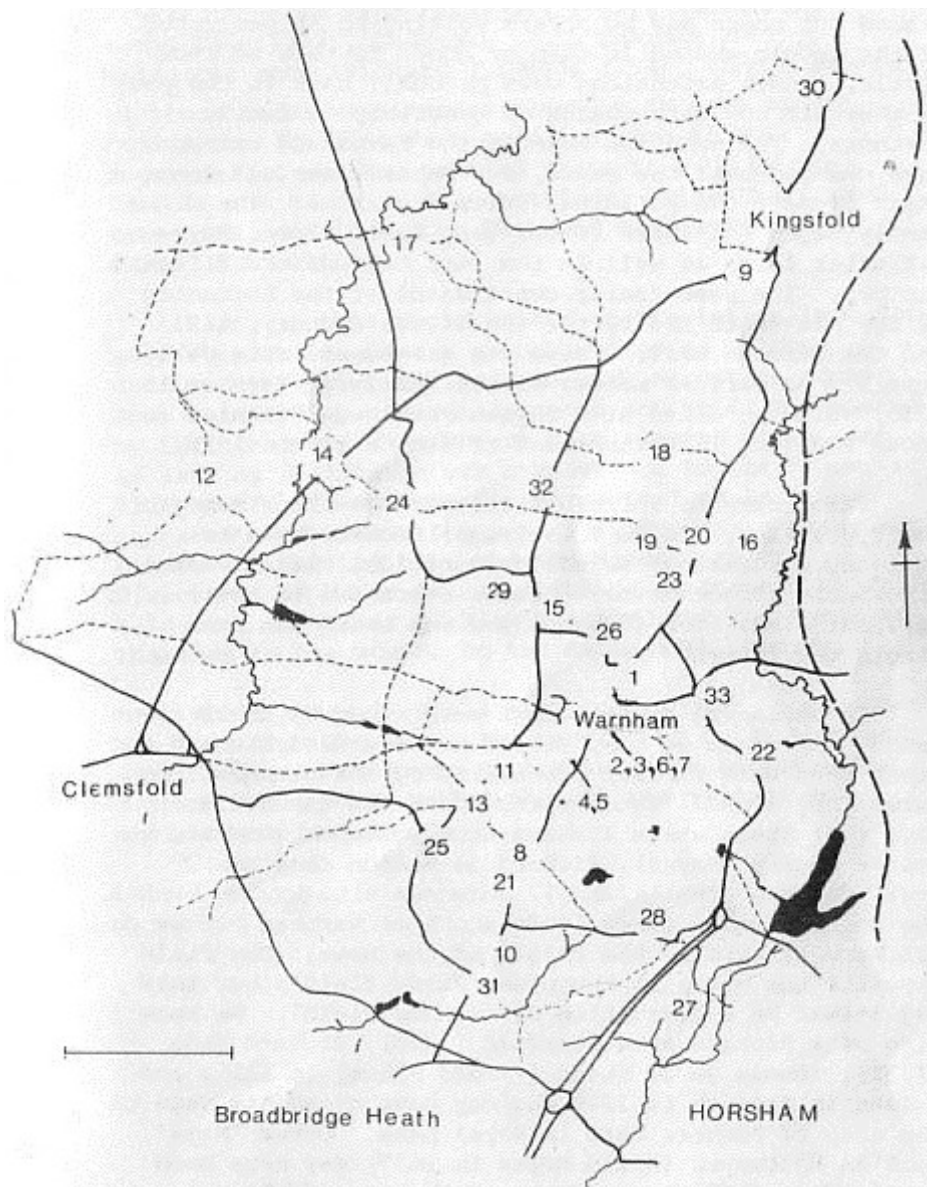
- |                              |                    |
|------------------------------|--------------------|
| 8. Bailing Hill Farm*        | 28. Salmons*       |
| 9. Brookhouse Farm           | 29. Sands*         |
| 10. Broomhall*               | 30. Shiremark*     |
| 11. Byfleets                 | 31. Swan Ken       |
| 12. Charmans                 | 32. Tanners Farm   |
| 13. Chapel Cottages          | 33. Westons Place* |
| 14. Chatfolds                |                    |
| 15. Cider Mill Farm          |                    |
| 16. Cox Farm*                |                    |
| 17. Denne Farm*              |                    |
| 18. Durfold Manor*           |                    |
| 19. Geerings*                |                    |
| 20. Geerings Cottages        |                    |
| 21. Goosegreen Farm          |                    |
| 22. Great Daux*, Little Daux |                    |
| 23. Lower Chickens*          |                    |
| 24. Maltmayes*               |                    |
| 25. Old Denne                |                    |
| 26. Old Manor*               |                    |
| 27. Rookwood                 |                    |

Buildings asterisked are mentioned in the text.

The numbers refer to those on the map below.

On the map, continuous lines are roads, small dashed lines footpaths; the large dashed line on the right is the railway. The scale represents one kilometre.

The map is based on the Ordnance Survey  
1 : 25,000



All of the houses named on the map are timber framed but there may be others waiting to be described. Of the people who built them or added to them we know little, though extensions were probably made in the past as they are now with change of ownership or family fortunes. The names of some of the farms and cottages have changed over the years, but others have old names which pre-date the buildings which now exist. The Michel family owned Thatchers (Geerings), Field Place, Mayes and other farms as well in the last half of the fifteenth century. The same family owned Sands at the beginning of the sixteenth and by the end of the century, Hills and Cox Farm as well. There was a 'Michael atte Hall' possibly an earlier member of the family in Warnham in 1330, while a 'Gilrd atte Shyremarkes' was "granted a house and land in Warnham and to his heirs" in 1379.

Farms such as Shiremark clearly owe their name to their position. So do Goosegreen, Rookwood, Denne (meaning a clearing) Derefold (Durfold), Field (Place), Brookhouse (Brockhurst) - names evocative of the earliest times when farming land was being won from virgin oak forest.

In mediaeval times owners were known by their given names, and since so many seemed to be called Richard and John, they were further identified by the

names of the farms they owned. Thus we know from the tax rolls of 1296 that there was a Richard atte Douwehok (Dawks) , Walter le May (Mayes), Richard de Weston (Westons), Henry de Wyte (?Whitelands), Johannes atte Sondes(Sands). The Sondes family owned lands south of Warnham but we do not know if this is the origin of the name. The field opposite the house is known as 'Sandy field', but this may itself be a corruption of 'Sondes Field'. We know also of a Richard atte Derefold (1330), Richard Ende (1332), Thomas de la Felde (?Field Place) in 1256, and a John le Tannere in 1279 who may have given his name to the site of Tanners Farm in Mayes Lane. Other 'Mays' such as Maltmayes (Mould Mayes in 1637) may have been named after different members of the same family. Northlands owes its name to the family of Norlands (1624), Andrews Farm (Andrewes 1563), Dawes Farm (John Dawe 1432), Charmans (John Charman 1661), Wildgoose Farm (Richard Wyldegos 1354), though several of these farms have been replaced with more modern buildings. Cradles Farm owes its name to a Roger Cradel who was settled there in 1407 by the Lord of the Manor of Slaughterford, while Chatfolds takes its name from John Chatfold who lived in the early 14th century.

Barns in this region are characteristically built away from the farmhouse probably because of the difficulty of carting loads on clay except in summer. Some farms which have disappeared are still remembered by their barns. Thus Powers Barn remains alone, yet as late as 1631 there was a reference to the "Manor of Slaughterford atte Powes". Slaughterford is a name repeated even within the parish since such a place was convenient for the job, and the exact site of Slaughterford Manor is not certain. A Stephen de la Poer held both the Manor of Slaughterford and the Manor of Thakeham to the south, in the early 14th century.

While there is still much to discover, both about the buildings and about the people who built them and lived here, it is hoped that this short introduction may add interest to walks through the village and surrounding parish.



