

Conservation Area Character Appraisal and Management Plan

Lynchmere

December 2016



Summary of Significance

The special character of Lynchmere Conservation Area derives from the development of dispersed woodland settlement around historic common land and small pasture fields in a remote Wealden landscape. It has been the focus of settlement in the parish since the eleventh century.

Historically, it was a location for traditional Wealden crafts, particularly related to the processing and production of timber products and charcoal for the iron industry.

Visible connections with adjacent countryside and a complex network of footpaths and tracks into it form an important component of existing Conservation Area character.

The Conservation Area is mostly residential. It includes a number of historic and traditional buildings and structures as well as that of open spaces, views, trees, and other fauna.

The Church of St Peter, located on the Greensand ridge, provides an historic community focus. The current building has been successively extended over the centuries.

The Thirteenth Century Augustinian Priory at Shulbrede was dissolved in 1538 but stone salvaged from it was used for domestic buildings in the parish over the following decades.



Introduction

I.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990)

I.2 The South Downs National Park Authority (SDNPA) has a duty to determine which parts of the Park embody that special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the existing Conservation Areas under review.

I.3 Lynchmere lies within Chichester District. It was first designated as a Conservation Area by Chichester District Council in November, 1984 but extended twice, first in 1990, then in 1995. With the creation of the South Downs National Park in April 2011, the National Park Authority became the Local Planning Authority for the settlement.

I.4 This Appraisal seeks to set out what the National Park Authority considers are the most significant elements which define the character of the Conservation Area; it has an important role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, the omission of any particular feature should not be taken as meaning that it is of no significance.

I.5 The document sits within a wider policy context, including:

- The Purposes and Duty of the South Downs National Park.
- The National Planning Policy Framework, 2012.
- The South Downs National Park Local Plan, once it has been adopted. Until that time, saved policies of the Chichester District Local Plan, 1999.
- English National Parks and the Broads. UK Government Vision and Circular 2010

I.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

I.7 The document was the subject of a six week public consultation process from May 3rd to June 15th 2016. Specific consultations were sent to the Parish Council, Chichester District Council, West Sussex County Council and English Heritage.

I.8 Where appropriate, the initial document was amended to reflect comments

received and the final draft was adopted by the South Downs National Park Authority for the purposes of Development Management and to inform other activities of the SDNPA on the 8th December, 2016.



Figure I: West Sussex finger post at Lynchmere Green

Location & Topography

2.1 Lynchmere is located close to the northern border of West Sussex with Surrey and Hampshire about three miles south west of Haslemere and seven miles north-west of Midhurst. It is approximately 45 miles from London and 27 miles from Portsmouth, accessible both from the A3 and the Waterloo to Portsmouth railway line.

2.2 In the 2005 integrated landscape assessment for the South Downs National Park, the area is defined as Character Area N, *Greensand Hills*, steep, prominent hills formed by sandstones of the Hythe Formation. This landscape combines a sense of enclosure, mystery and remoteness, contrasted with the occasional panoramic view from hilltops.

2.3 The setting of Lynchmere in its rural surroundings is a crucial component of its character. The close proximity of woods and open countryside bestows a rural aspect to the village, reinforced by a range of views, sometimes merely glimpsed, over lower, open or wooded ground or of fields or lines of trees as a close backdrop to the settlement.



Figure 2: Map of Lynchmere, 1813

Historical Development

3.1 For centuries, the Weald was famous for iron smelting and iron working. From the early Seventeenth Century to the early years of the Industrial Revolution, there was a flourishing iron smelting and cannon casting industry, located here because of the local presence of ironstone and widespread charcoal production in the surrounding woodlands. The nearby ironworks at Pophole and North Park were active for two centuries before closing in 1769, unable to compete with major industrial enterprises based on coalfields in the Midlands, the North and Scotland.

3.2 The Weald was also once notorious for the poor quality of its roads, particularly in winter. For centuries, this would have made access both in and out of the settlement challenging. It was only really in the early Twentieth Century that significant settlement growth began to occur.

3.3 Lynchmere is located on an east-west ridge of Greensand; the oldest surviving building is the parish church of St Peter, which has Norman origins. An Augustinian Priory at Shulbrede was founded in a highly secluded spot by 1207, the date of its first surviving written record. The current dwelling house, Grade I listed, is a small fragment of the extensive original buildings, which included the priory church and a gatehouse, lost following the dissolution in 1538.

3.4 *Lynchmere Farm*, which is listed at Grade II, dates from the Fifteenth Century as do the origins of *Lynchmere House* (formerly the Vicarage).

3.5 Crafts relying on a plentiful supply of timber were historically located in the parish. Wheelwrights, broom makers and charcoal burners all made a basic living in the locality.

3.6 The composer Hubert Parry had an association with Shulbrede in the closing years of his life; his daughter Dorethea Ponsonby lived at the Priory and he published his *Shulbrede Tunes* for solo piano in 1914. It is said he wrote his sublime setting of Blake's *Jerusalem*, almost instantly adopted by the suffragette movement and by countless other causes ever since, at the house.

3.7 Another former resident of this house, Arthur Ponsonby, wrote a local history, *The Priory and Manor of Lynchmere and Shulbrede*, published in 1920. He was created Lord Ponsonby of Shulbrede in 1930 and lived in the house until his death in 1946.

3.8 Richard Dimbleby, the famous BBC broadcaster and one of Britain's most familiar voices of the mid Twentieth Century, chose to live at Danley Farm within the parish for much of his adult life.

3.9 Rachel Portman, the composer who won an Academy Award for her score for *Emma* in 1996 and has many other film credits to her name, was also brought up in a house on Danley Lane.

Character Analysis

Entrance & Boundaries

4.1 The current Conservation Area boundaries are quite tightly drawn around the Church of St Peter, the Village Green and across the cricket green to *Mare Barn* and back to the *Old School House*. It also runs along the verge between the T-junction and Danley Lane. The entrances to the Conservation Area are along tree lined and frequently sunken lanes, which impart an enclosed, intimate character.

Settlement Form

4.2 Lynchmere has adopted an intermittent linear form of settlement stretching from *Shulbrede Priory* in the south up the hill to St Peters Church before following Lynchmere Common, with a ribbon of houses. The Village Green at the T-junction forms the focus of the settlement, which then extends past Danley Lane towards the B2131, which runs from Camelsdale to Liphook. An arm also runs from the Green down towards the Hammer Hill Estate and another junction with the Liphook road.

4.3 An old track running from close to the T-junction past *Old School House* and *Mare Barn Cottage* is now the Sussex Border Path and was once the road between Lynchmere and Marley Common.

Use & Activities

4.4 With the exception of the parish church, the buildings of the hamlet are overwhelmingly residential. The industrial past of the settlement, which once included a brickworks, a watermill, a tannery and the nearby ironworks has long been a memory and the former dominance of agriculture in the local economy is now overlain by residential and recreational uses. With relatively easy access to main roads and Haslemere railway station, it is inevitable that many residents are commuters. The Cowdray Estate is now the largest agricultural enterprise in the parish.

Buildings & Structures

4.5 At the time of writing this document, there were forty-four residential properties in the hamlet, of which fourteen stand within the current boundaries of the Conservation Area. Of the listed buildings within the parish, two, St Peter's Church and *Lynchmere Farmhouse* are within the current Conservation Area.

4.6 The oldest buildings are mostly constructed of the local Greensand under clay tile roofs. There is some evidence that some of this stone was salvaged from

Shulbrede Priory following the dissolution of the monasteries in 1538. Many such sites provided a ready supply of dressed stone and rubble for domestic building use at this time.

4.7 It is probable that some of the earlier buildings will originally have been thatched; steep roof pitches may offer an indication of this. The use of plain clay tiles for roofs extends to tile hanging as vertical cladding, usually over timber-framing at first floor level, a highly characteristic Wealden form.

4.8 The late Seventeenth Century *Mare Barn* probably represents the most complete timber-framed structure in the hamlet. Constructed in Greensand to the eaves, with brick dressings, the taller yard elevation will originally have been faced in weatherboards, a common cladding for agricultural buildings. The roof, steeply pitched for thatch, is now covered in corrugated iron sheet.

4.9 Hammer Brickworks was located nearby and from the mid Nineteenth Century, bricks could also be brought in from afar, using the railway system. A few farm cottages in the parish, dating from the turn of the Twentieth Century, are pebble dashed over common brick. The villas constructed in the 1930s and 1950s usually attempted to echo local vernacular forms, though with varying degrees of success and employed red brick and sand-faced plain tiles as facing, cladding and roofing materials.

4.10 The listed Church of St Peter was originally a small, three-bay Eleventh Century hill chapel, straddling the ridge of Lower Greensand running east to west; the nave and the west door are original. It has been successively extended, first in the Thirteenth Century at the eastern end, then by Henry Woodyer in 1856, P.M Johnston in 1906 and Robert Pite in 1957. The sundial is dated 1654. The turret feature to which it is fitted appears on a drawing of 1790 but the spire is later, by Woodyer.

Open Spaces & Greenery

4.11 The Green is the focal point of the settlement and the most important single open space. Much of it is owned by the Cowdray Estate, although parts were sold to a number of local residents in 1984.

4.12 Lynchmere Cricket Club was founded in 1819 and has played on its current ground since 1898. This space has been an informal focus for local celebrations for many years and has become a valued community resource.

4.13 The churchyard is also an important open space. The many memorials represent a rich evidential source of past residents of the parish, dating back to the Eighteenth Century.

4.14 Lynchmere Conservation Area is surrounded by extensive ancient woodlands and commons. Large areas are still planted with Spanish Chestnut grown for over a century to supply former local crafts of hoop making and the production of walking sticks. Some of these plantations are still coppiced, the timber used for chestnut palings and woodchip, one of the few surviving traditional activities in the locality.

Views & Vistas

4.15 As a hilltop settlement, wide views of the landscape to the south and west are available from certain vantage points, most notably the churchyard. In other directions these views tend to be enclosed or framed by dense, surrounding woodland.



Figure 3: View south from the Churchyard

Figure 4: View south west from Lynchmere Farm House



Issues & Opportunities

5.1 This Conservation Area Appraisal is unusual, in that it has been prepared from conception using information and feedback from a committed team of local residents. They are unanimous in their view that the Conservation Area has performed a useful function and should be retained.

Potential Extensions

5.2 A strong view has been expressed that houses below St Peter's Church as far as *Clouds Hill* should be brought within the boundaries of the Conservation Area. *Upper Covers* is a relative newcomer to this cluster of buildings, built in 1882 as a supplementary Vicarage, though replaced for that purpose around 1955. Neighbouring houses, including *Covers*, *Mere Cottage*, *Corner Cottage*, *Rose Cottage*, *Woodmancote* and *Lynchmere Cottage* retain fabric and features which betray origins which may sometimes be traced back up to five hundred years in written sources.

5.3 From the Court Rolls, it is known that *Mere Cottage* existed in the days of the Priory, before 1535, though the current building is thought to date to 1648. The core of *Rose Cottage* may be Sixteenth Century, extended in 1904 and again in 1992. *Lynchmere Cottage* was a pair of diminutive cottages, one occupied by the mole catcher, until combined into a single house in 1938. *Covers* is listed at Grade II and dates to the Sixteenth Century. *Clouds Hill*, previously known as *Causey End* dates from around 1650 but with some Sixteenth Century fabric and was listed at Grade II in 2014.

5.4 There was also a view that land as far as *Shulbrede Priory* and the Cowdray farm buildings opposite should be included, but the considerable break in open country between this building group and *Clouds Hill* is considered too wide a gap. The heritage interest of the Grade I listed *Shulbrede Priory* is entirely undisputed, but the Cowdray buildings on the other side of the road are quite diverse in character. One of them, a saddle stone granary, does constitute a heritage asset.

5.5 Others thought that *Danley Farm*, one of the oldest holdings in the settlement and Danley Lane which runs down to it are worthy of inclusion in the Conservation Area. The houses here were only constructed from the early-1930s onward, so would not normally be regarded as heritage assets in their own right, although two, *Lynchmere Corner* of 1932 and *Danley Hill* of 1936 remain quite original and are good examples of their time; houses on the east enjoy scenic views across the valley while those to the west are bounded by an early stone bank, thought to have marked the boundary of the ancient commons and woods beyond. The building group of *Danley Farm*, named *Hogvodens* in the days of the Priory, constitutes an undesignated heritage asset in its own right and derives its current name from occupation by the Danley family in the Sixteenth Century.

Only the central core of the current house pre-dates the Twentieth Century, but the former farmbuildings are Nineteenth Century. More recently, it was the Dimbleby family home.

5.6 It is also contended that inter-war houses facing Lynchmere Green beyond the T-junction might also be included in the Conservation Area. Though of no great age, they create a backdrop to the Green, enjoy sweeping views across the valley to the rear and are bounded by a further stone bank.

Landscape Setting and Trees

5.7 Lynchmere is surrounded by extensive ancient woodlands and commons. Since 1998, when three hundred acres of Common was bought from Cowdray Estate, it has been managed by the Lynchmere Society with the aspiration to restore it to rare lowland heath.

5.8 Important landscape characteristics identified as requiring protection and management include irregular field patterns within clearings in woodland. Some of these features may be fragments of wider systems, of medieval or earlier date, within adjacent woodlands. Their true extent needs to be identified, by ground survey and ultimately by means of a future aerial LiDAR survey, so that the archaeology of the parish may be protected from incremental loss or alteration.



Figure 5; Ancient earthen bank at Danley Farm. Though beyond the current boundaries of the conservation area, this is one of a number of similar features in the parish which, when fully analysed and understood, may impart crucial information about the management or ownership of the landscape during past periods.

5.9 Individual trees and woodlands make an especially important contribution to the character and wider setting of Lynchmere Conservation Area. Owners of trees within the Conservation Area are obliged to provide written notice to Chichester District Council six weeks before they undertake any tree felling or tree surgery. This is a statutory responsibility which allows the tree officer an opportunity to assess their health and amenity value and raise a Tree Preservation Order if considered appropriate.

Permitted Development Rights and Article 4 Directions

5.10 Concern has been expressed in the settlement regarding the potential for householder 'permitted development' rights to impact on the character of unlisted properties in the Conservation Area, or any potential extensions to it, over time. It is possible to bring these rights under planning control by the application of an Article 4 Direction, a statutory provision which can exclude specified classes from permitted development in order to preserve or enhance the character or appearance of dwelling houses within the Conservation Area.

5.11 This would mean that alterations and extensions to houses which might currently be undertaken without any need for planning permission, even within the boundaries of the Conservation Area, would subsequently require it. The measure does not necessarily imply that future adaptation or change would be impossible – but it does mean that the proposals would need to meet a quality threshold, aimed to protect the character of the building as well as the wider Conservation Area. As such, it should help preserve the prevailing character of the area over time.

5.12 Preparation of an Article 4 Direction can only be authorised by the Planning Committee, following a full public consultation process.

Archaeology and Development

5.13 Where the Planning Authority is advised that an application site or building might contain archaeological interest, it may attach a planning condition requiring that it is investigated before development works commence. Should any archaeological evidence or finds be uncovered while undertaking development within the Conservation Area or the wider settlement, the District Council Archaeologist at Chichester should be informed without delay.

5.14 The Historic Environment Record (HER) for the settlement is part of the Chichester District HER. When devising development proposals within the Conservation Area, owners and their agents are strongly advised to consult it in order to inform their applications, minimise impact and provide justification for those impacts where necessary.

Photographic Survey



Figure 6: Lychgate fronting the Church of St Peter



Figure 7: Early west doorway seen from Church Interior



Figure 8: Nave of St Peter



Figure 9: Memorial Plaque to Richard Dimbleby

Figure 10: South face of the Church seen from Churchyard





Figure 11: The old Wealden byre on Lynchmere Green

Figure 12: Ancient trees on Lynchmere Green





Figure 13: *Meadow Cottage*, designed by Henry Woodyer

Figure 14: Bus Shelter on the Green





Figure 15: Track into the surrounding countryside

Figure 16: Wealden Barn preserved by the Lynchmere Society





Figure 17: The network of footpaths, such as this sunken track are of considerable antiquity. Further research may uncover previous ownership and movement patterns with potential to improve understanding of the history of Lynchmere



Figure 18: Building group around *Corner Cottage*

Figure 19: Garden and boundary planting has potential to enhance setting





Figure 20: Many of the scatter of houses to each side of the road to Shulbrede, such as *Waterhouse Cottage* are datable to the Sixteenth and Seventeenth Centuries and may incorporate materials from the former Priory

Figure 21: *Shulbrede Priory*, with an association with the composer Hubert Parry. Grade I listed, it lies some distance from the Conservation Area and is separated from it by a strip of open country



South Downs National Park Authority would like to thank local residents who contributed some of the photographs used to illustrate this document.

Management Plan

OBJECTIVES	ISSUES	ACTIONS	PRIORITY
To ensure proper & effective designation of the Heritage Asset	Boundaries of the Conservation Area	Revise the boundaries to properly reflect the extent of the Heritage Asset	High
	Unlisted buildings that make a positive contribution	Identify those buildings within the Appraisal Add those buildings which meet selection criteria to a 'Local List' Consider whether the very best might constitute candidates for inclusion on the Statutory List and apply for 'Spot Listing' accordingly	High
To monitor the condition of the Heritage asset	Deterioration of the Heritage Asset , including buildings & other structures, open spaces and trees	Prepare a condition survey, including photographic record, of the buildings & other structures, spaces and trees within the Conservation Area	Concurrent with Character Appraisal or asap thereafter
		Undertake a quinquennial review of the condition survey	Every 5 years
		Undertake a decennial review of the Conservation Area appraisal & condition survey.	Every 10 years
		Grant and/or loan scheme for the renovation of historic buildings within Conservation Areas (targeted at Buildings at Risk)	As resources permit
To conserve and enhance the character and appearance of the Conservation Area	Development management	Provide pre-application advice to householder, architects & developers to achieve a high quality of design	On-going
		Determine planning and LBC applications in accordance with the National Park's Purposes & Duty, other adopted policies, & conservation best practice (including this appraisal)	On-going
		Exploit any opportunities to enhance the Conservation Area that arise through the development management process.	On-going
		Exploit any opportunities to enhance signage that arise through the development management process.	On-going
	Degradation of character through loss of architectural features, traditional materials and boundary treatments	Create an Article 4(2) direction to bring these works within control of the planning system	Medium
		Offer grants for the reinstatement of architectural features, traditional materials and boundary treatments	As resources permit
Improvement of the public realm & other spaces			
	Obtrusive highway and or roadside signage	Survey all instances. Assess continuing requirement for signage. Consider removal of any redundant or duplicated items	Medium

Annex: Listed Buildings

Within the current boundaries of the Conservation Area:

SU 83 SE LINCHMERE LIPHOOK ROAD

2/5 Linchmere Farmhouse - - II

Formerly known as Church Farmhouse, but the latter is now a separate building, made out of the former farm buildings which have been converted into a house. House. C15 building, extended in the C16-17, altered, refaced and enlarged in the C18-19. Timber-framed building, now faced with stone. Tiled roof. Casement windows. The south front has been much altered. First floor of westernmost window- bay tile-hung. Gabled porch to the east of this. Then a two-storeyed bay, tile- hung. To the north east is an L-wing added in the C18 with two gables. Two storeys. Four windows. In the former kitchen is a well, now dry, which is 150 feet deep.

SU 83 SE LINCHMERE LIPHOOK ROAD

2/4 The Parish Church of St Peter 18.6.59 II*

Parish church. C11 3 bay nave (probably Pre-Conquest) 2 bay chancel and base of tower are C12, the chancel enlarged and remodelled in C13 by the Canons of Shulbrede Priory. Belfry and 2 pillars inside nave added in 1684. Extensively restored in 1856 by Henry Woodyer who added the north aisle with stone arcading, rebuilt the south porch and replaced the pinnacled capping to C18 tower with a shingled spire. The outer north aisle and north porch were added by P M Johnston in 1906 and a north west extension and vestry were added by Robert Pite in 1957. Built of coursed and random sandstone rubble with tiled roofs. Lancet windows. Chancel nave with double north aisle, north and south porches. West tower and west vestry: nave has roof by Woodyer, a combination of curved brace and king post type but the tie beam dated 1654 remains. Chancel has C13 trefoil-headed piscina. Heavy oak screen, pulpits and pews by Woodyer. 5 bay stone arcade to north aisle and 2 paired wooden octagonal columns to the extension of the north aisle are of 1906

Within the Conservation Area extensions, the following.

SU 83 SE LINCHMERE LINCHMERE

2/15 Covers 17.7.84 II

Mid C16 four bay timber-framed house with central smoke bay, the rear outshut built up and the house extended on NW in C20. Original front elevation to SW, the ground floor faced with stone with red brick dressings to windows, the upper floor faced with tile hanging; plain tile hipped roof with large red brick stack to right hand. Casement windows with leaded panes, the ground floor windows with cambered heads. Inside, timber-framed walling exposed on first and ground floors, stopped and chamfered beams; 2 backing hearths in the small central bay each with bread ovens and a small square recess at the back of each fireplace, one side of the SE hearth built up of large pieces of dressed stone with chamfered edge, thought to have been brought from the nearby and former Shulbrede Priory. Clapsed purlin roof with windbraces with heavy sooting on the inner sides of the small central smoke bay.

See DBRG (Survey) report no 1497; see A Ponsonby, Priory and Manor of Shulbrede and Linchmere, 1920.

Summary of Building

Clouds Hill is a dwelling of c1650, possibly incorporating earlier fabric from a pre-existing house, with mid- to late-C19 additions and alterations, and a late C20 extension.

Reasons for Designation

Clouds Hill, a c1650 cottage, with later C19 and C20 extensions, is listed at Grade II for the following principal reasons: * Historic interest: the building is a dwelling of c1650, possibly containing fabric from an earlier house, which retains a significant proportion of its structural timber frame and historic floor plan; the mid-C17 date of the building is supported by documentary evidence; * Architectural interest: the building is a good example of a lobby-entry plan house – a distinctive and widely adopted historic plan-form - which has been subject to an evolution typical to vernacular buildings of this type and that partially overlays, but does not obscure, our understanding of the building's early form and typology; * Documentation: for a modest house the documentation is exceptionally full and informative, notably relating to its rebuilding in 1648.

History

Clouds Hill is a predominantly timber-framed cottage, which was previously known as Causey End. The earliest fabric within the current house is possibly of late-C15 or early-C16 date, but the primary phase of the existing cottage is c1650, with subsequent additions in the C19 and C20.

The earliest known documentary reference to Causey End is 1524, and by 1545 it was held by a John Bell. The holding then passed to the Ede family, and in 1648 Peter Ede was granted a license to rebuild Causey End 'with timber assigned to him for repairs'.

At some point during the second half of the C19, the house was increased in size with the addition of a parallel two-storey range across the back (to the north-west), and with the addition of an outshut and two-storey extension to the east. The north range may have replaced a rear outshut, which would have housed the original stair. Ordnance Survey maps show that by c1875 the house was being occupied as two dwellings; these were known as East Cottage and West Cottage. In the 1930s East Cottage was inhabited by Mr Souter, mole catcher to the Lynchmere Estate, and his family; and West Cottage by Mr Smith, a gamekeeper, and his family. In the mid-C20 the house became a single dwelling again, and by the early 1970s it had been renamed Clouds Hill.

Details

MATERIALS: the earlier parts of the building are timber-framed, and the later parts are possibly solid masonry at ground floor, with timber-framing to the first floor. Externally the building is clad in brick and limestone rubble at ground floor, and hung tiles at first floor. The roofs are covered in clay tiles (those on the roofs to the north are of a modern manufacture). Doors and windows are of timber construction, windows generally being leaded casements of similar style but of varying C19 and C20 dates. There is also an early-C21 uPVC French-window in the form of a canted bay in the south elevation.

PLAN: the main part of the building comprises two back-to-back parallel ranges - the earlier facing south-east, the later facing north-west. For ease of reference they are referred to below as the 'south' and 'north' ranges respectively.

South range: this superficially takes the form of a typical two-bay lobby-entry plan cottage, with a hipped roof with gablets and a substantial central chimney stack. To the east the roof continues down to form a catslide over a single-storey outshut; between this and the east bay is a brick stack which opens into the east bay (both outshut and stack are likely C19 additions). At first floor are two chambers either side of the central stack, neither showing evidence of having been heated (by an open fire). To the north of the stack is a landing from

which the chambers are accessed (the stair giving access to this landing is modern and in the north range), and to the south is a cupboard accessed from the west chamber. Much of the framing of both chambers is exposed, including the bases of the roof trusses. The east bay has a queen-post truss (the upper part visible from within the roof space), whereas the west bay has a single central strut visible from within the chamber, suggestive of a crown-post truss. The roof space above this part of the building is not accessible, but the difference in the roof framing here is an indication that this may be a reused element of the earlier house.

North range: the plan of this C19 range is more altered, and of lesser special interest, but essentially is formed of an east and a west bay either side of a C20 staircase, which is almost on the same axis as the central stack and landing of the south range (suggesting it is in broadly the same location as the original stair). To the north of the west bay is a two-storey late-C20 extension which has an entrance porch at ground floor, and a bathroom at first floor; this extension is broadly detailed to match the rest of the building but is not of architectural or historic note. At ground floor the west bay is divided into an entrance lobby, cloakroom, and sitting room – the latter opening into the south range through the removal of the dividing wall. The bay to the east houses the kitchen; there is a chimney stack in the east wall but the openings are blocked internally. At first floor is a bedroom in the east and west bays, and a bathroom to the north of the stair.

To the east of the north range is a two-storey extension of uncertain function. The lower level is only accessed from outside and is at semi-basement level, with a single small, barred, window, simple plank door, and a red brick floor; it is served by an external chimney stack running up the north wall. Above is a room accessed up a short flight of stairs from the kitchen. Its small footprint and differing floor levels make it peculiar, but it may have been a laundry or wash-house - presumably contemporary with the north range, but possibly extended upwards at a later date.

EXTERIOR: externally, the building's character is unified by the ground-floor stonework and first-floor tile-hanging (a later, presumed C19, cladding of the timber-framed south range), but otherwise the elevations, particularly those to the north and east, are an irregular composition of door and window openings, chimney stacks and extensions. The ground-floor openings generally have red brick quoins, as do the corners of the building.

The south elevation is the most regular, and has the hallmarks of its internal mid-C17 plan-form - a near symmetrical arrangement of one ground-floor and one first-floor window to each bay, under a steeply-pitched roof with a central chimney. The door, which would normally be expected to be central, in-line with the chimney, has been moved off-centre to the east, presumably at the time the building was clad in stone, and the ground-floor window to the west has been replaced with the uPVC French-window.

INTERIOR: as with the plan-form, the description of the interior of the building is best divided into north and south ranges.

South range: the large central stack opens into the west bay as a wide fireplace with a plain timber bressumer (not original). Within the fireplace is evidence of a bread oven, now blocked, and a wooden shelf or bench set into the brickwork. The building's framework is exposed on the ceiling; taking the form of a principal spine beam, chamfered and with lambs-tongue stops, running the width of the room, and cross-axial ceiling joists (those to the south are chamfered and have plain stops). The studwork of the north wall has been removed here to open the room up into the south range.

The framework in the ceiling of the east bay is also exposed, but is of a different construction to the west bay. Here there is no principal timber running across the ceiling, but regularly sized and spaced un-chamfered joists running the width of the room, east to west. Within the central stack there is an irregularly-shaped recess to one side. It is possible that this feature was originally a small hearth, perhaps with later alterations, which has since had the flue blocked and been opened up to the front. There is a functioning fireplace in the east wall of this bay, which extracts into the C19 stack on the east wall; it has a C19 hob-grate, but this appears to be a relatively modern addition.

At first floor a substantial quantity of the timber frame is visible in the walls of the two chambers, particularly the west chamber, where the framework forms roughly square panels. The keep of a wooden latch survives to the right of the cupboard adjacent to the chimney breast.

North range: the interior of this range is of lesser special interest because of its later date and modest character, particularly on the ground floor, which has undergone greater C20

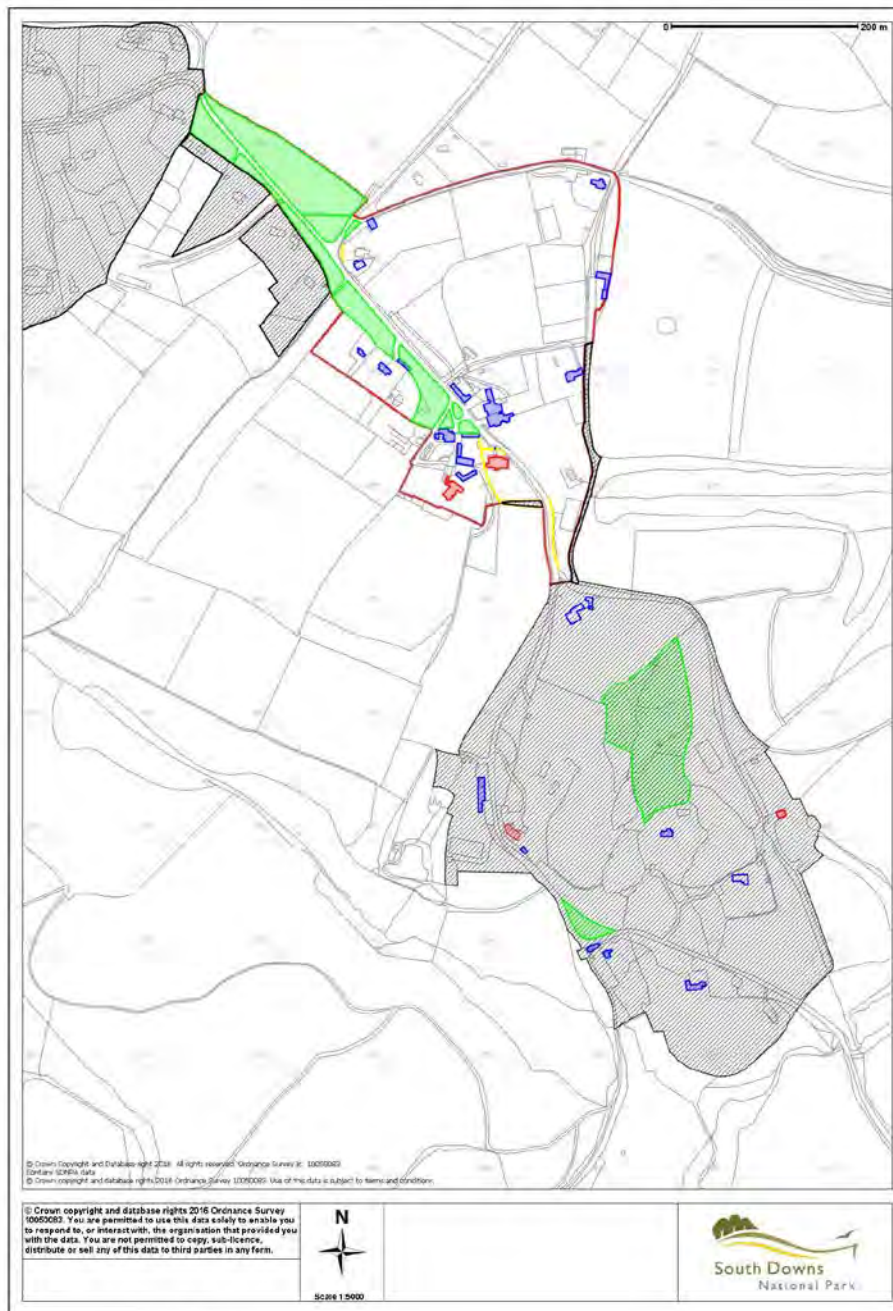
alteration. However, part of the framework of the south range is visible at first floor from within the north range, particularly the substantial timbers of the original north wall of the frame around the stair landing, and from within the west bedroom. The roof structure in this range comprises slender rafters meeting at a ridge board.

Internal doors are generally plank construction of varying style and date.

Map I.
Showing the Boundaries of the Conservation Area prior to Extension.



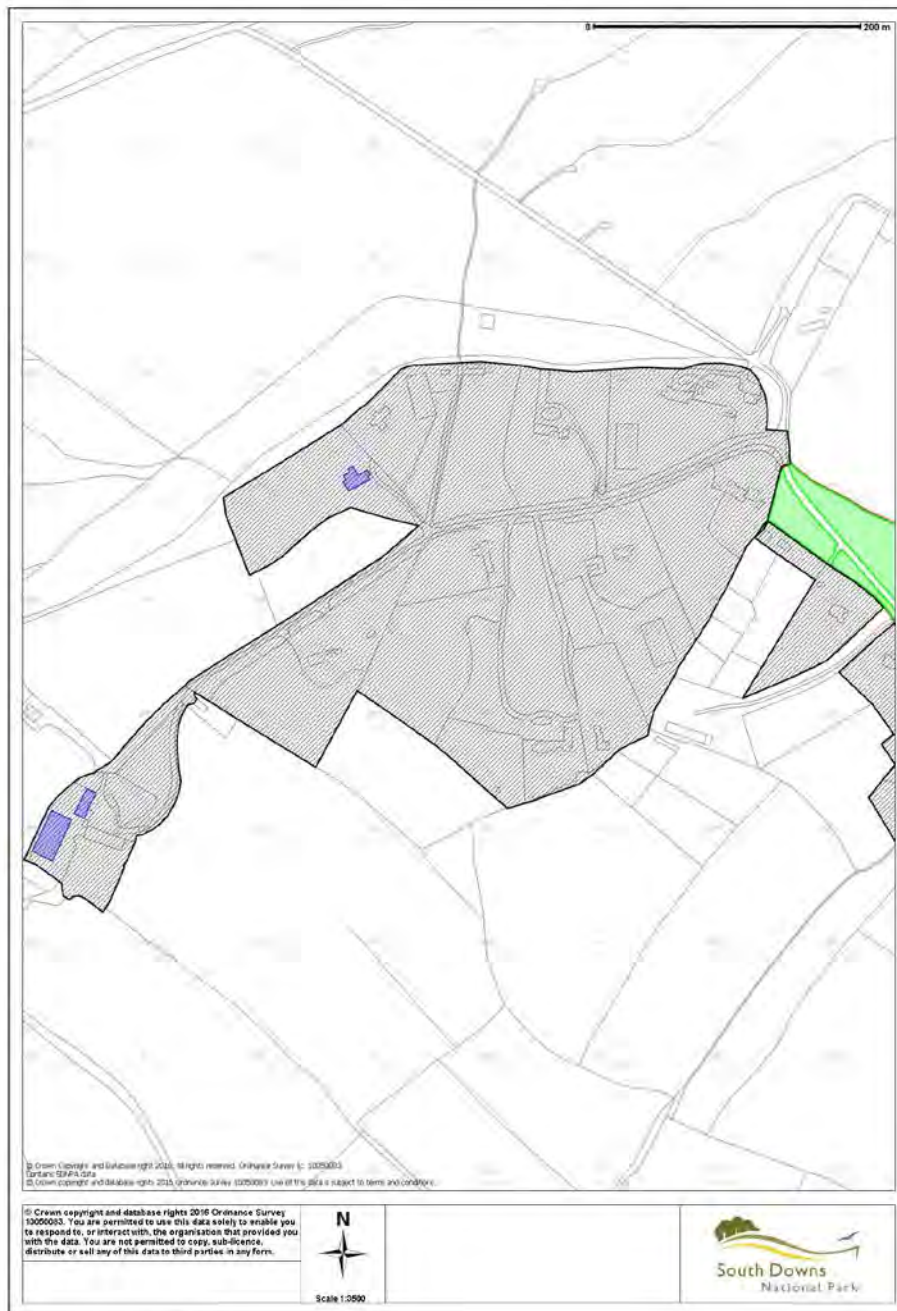
2. Analysis Map of the Conservation Area showing the southern Extensions approved in 2016



Created by David Boyson on 17 November 2016

- Grey Proposed Conservation Area Extensions
- Red Listed Buildings
- Blue Buildings of Townscape Merit
- Hatched Blue..... Buildings of sufficient interest to justify future local listing
- Green....Open space, open verge or woodland

3. Map of the Conservation Area showing the further Extension to the west including Danley Lane and the historic farmstead of Danley Farm



Created by David Boyson on 17 November 2016

On the Proposal Maps, buildings with potential for local listing are defined as those which display:

- Architectural or Historic Character – with particular regard to vernacular survivals and post-1840 buildings of special merit
- An Historic Association of regional significance or local importance

- Evidence of Local Distinctiveness – *with particular regard to the use of local materials or techniques*
- Group Value – *with other adjacent buildings of merit*

So long as: those buildings and structures are largely intact and their interest and significance has not been unduly diluted by later alteration or extensions

Selected Sources

Books and journals

Turner, G A, Shottermill - Its Farms, Families and Mills, (March 2004), Volumes 1 & 2

Other

Historic information provided by Lynchmere Parish Council, in part from a translation and transcription of the Manor Court rolls of Lynchmere (held at Chichester Records Office) undertaken by Greta Turner.

Further Reading

The Priory and Manor of Lynchmere and Shulbrede – Arthur Ponsonby, 1920

Buildings of England – Sussex – Ian Nairn and Sir Nikolaus Pevsner, 1965

A Look at Lynchmere – Michael and Anne Tibbs, 1990

The Parish Church of St Peter, Lynchmere (leaflet) – Rev. Anthony Way

The Chichester District Local Plan, 1999

National Planning Policy Framework, March 2012

South Downs Local Plan: Preferred Options, September 2015

Contact

The Historic Buildings Officers, Cultural Heritage Team, South Downs Centre,
North Street, Midhurst, West Sussex

e-mail: historic.buildings@southdowns.gov.uk