Conservation Area Character Appraisal
and Management Plan

Lynchmere
April 2016
Summary of Significance

The special character of Lynchmere Conservation Area derives from irregular, predominantly linear building groups, sitting within a wider rural, partially wooded, landscape.

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 the visual contribution of a number of historic and traditional buildings and structures plus that of open spaces, views, trees, and other fauna.

The Church of St Peter, located on the Greensand ridge, provides an historic community focus. It has Norman origins but has been successively extended.

A Conservation Area boundary extension, to take in a number of historic properties off the road towards Shulbrede Priory may be justified. Other extensions have been suggested adjacent to Lychmere Green and at Danley Lane.
Introduction

1.1 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)

1.2 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.

1.3 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.

1.4 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.

1.5 The document sits within a wider policy context, including:

- The Purposes and Duty of the South Downs National Park.
- 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

1.6 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.

1.7 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.

1.8 Where appropriate, the initial document was amended to reflect comments...
received and the revised document was adopted by the South Downs National Park Authority for the purposes of Development Management and to inform other activities of the SDNPA on (Date)

Figure 1: 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 two 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 main line.

2.2 In the 2005 integrated landscape assessment for the South Downs National Park, the area is defined as Character Area …, High Weald, undulating, often heavily wooded countryside with a complex underlying geology. This landscape often displays enclosed, ‘secret’ characteristics.

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
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 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. The small 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 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.

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 houses on both sides of the road. 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 44 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 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 *Mare Barn* probably represents the most complete timber-framed structure in the hamlet. It is clad in weatherboards, a common cladding for agricultural buildings. The roof is now 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 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 Woodyer in 1856, P.M Johnston in 1906 and Robert Pite in 1957. The sundial is dated 1654 and may denote the date of the turret feature. The church is listed, at Grade II*.

Open Spaces & Greenery

4.11 The Green is the focal point of the settlement and the most important single open space. It is leased from the Cowdray Estate and managed by the Parish Council and Lynchmere Hamlet Association.

4.12 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.

4.13 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

4.14 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 the new rectory, though replaced for that purpose in the 1930s. Neighbouring houses, including Covers, Mere Cottage, Corner Cottage, Rose Cottage, Woodmancote and Lynchmere Cottage retain fabric and features which probably betray origins which may be traced back up to five hundred years in written sources. 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.

5.3 There is also a view that land as far as Shulbrede Priory and the Cowdray farm buildings opposite, should be included, despite the considerable break in settlement form between this building group and Clouds Hill. 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 staddle stone granary, is a heritage asset.

5.4 Some consider that Danley Farm, one of the older houses in the settlement and Danley Lane which runs down to it may be worthy of inclusion in the Conservation Area. Most of the houses here were only constructed from the early-1930s onward, so would not normally be regarded as heritage assets in their own right; those 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. Danley Farm, once named Hovodens, is an undesignated heritage asset and was formerly the Dimbleby family home.

5.5 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 and are bounded by a further stone bank.

Landscape Setting and Trees

5.6 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.
5.7 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.

5.8 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

5.9 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.

5.10 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.

5.11 Preparation of an Article 4 Direction would require SDNPA officer time and can only be authorised by the Planning Committee, following a full public consultation process.

Archaeology and Development

5.12 Where the Planning Authority is advised that a 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.

5.13 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 5:  Lychgate fronting the Church of St Peter
Figure 6: West doorway seen from Church Interior
Figure 7: Nave of St Peter
Figure 8: Memorial Plaque to Richard Dimbleby

Figure 9: South face of the Church seen from Churchyard
Figure 10: The old Wealden byre on Lynchmere Green

Figure 11: Ancient trees opposite Lynchmere Green
Figure 12: Meadow Cottage

Figure 13: Bus Shelter on the Green
Figure 14: Track into the surrounding countryside

Figure 15: Wealden Barn preserved by the Lynchmere Society
Figure 16: 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 17: Building group around Corner Cottage

Figure 18: Garden and boundary planting has potential to enhance setting
Figure 19: Many of the scatter of houses to each side of the road to Shulbrede are datable to the Sixteenth and Seventeenth Centuries and may incorporate materials from the former Priory.

Figure 20: Shulbrede Priory, former home of 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.
<table>
<thead>
<tr>
<th>OBJECTIVES</th>
<th>ISSUES</th>
<th>ACTIONS</th>
<th>PRIORITY</th>
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<tbody>
<tr>
<td>To ensure proper &amp; effective designation of the Heritage Asset</td>
<td>Boundaries of the Conservation Area</td>
<td>Revise the boundaries to properly reflect the extent of the Heritage Asset</td>
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<td>Unlisted buildings that make a positive contribution</td>
<td>Identify those buildings within the Appraisal</td>
<td>High</td>
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<td>Add those buildings which meet selection criteria to a ‘Local List’</td>
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<td>Consider whether the very best might constitute candidates for inclusion on the Statutory List and apply for ‘Spot Listing’ accordingly</td>
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<td>To monitor the condition of the Heritage asset</td>
<td>Deterioration of the Heritage Asset, including buildings &amp; other structures, open spaces and trees</td>
<td>Prepare a condition survey, including photographic record, of the buildings &amp; other structures, spaces and trees within the Conservation Area</td>
<td>Concurrent with Character Appraisal or asap thereafter</td>
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<td>Undertake a quinquennial review of the condition survey</td>
<td>Every 5 years</td>
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<td>Undertake a decennial review of the Conservation Area appraisal &amp; condition survey.</td>
<td>Every 10 years</td>
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<td>Grant and/or loan scheme for the renovation of historic buildings within Conservation Areas (targeted at Buildings at Risk)</td>
<td>As resources permit</td>
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<td>To conserve and enhance the character and appearance of the Conservation Area</td>
<td>Development management</td>
<td>Provide pre-application advice to householders, architects &amp; developers to achieve a high quality of design</td>
<td>On-going</td>
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<td>Determine planning and LBC applications in accordance with the National Park’s Purposes &amp; Duty, other adopted policies, &amp; conservation best practice (including this appraisal)</td>
<td>On-going</td>
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<td>Exploit any opportunities to enhance the Conservation Area that arise through the development management process.</td>
<td>On-going</td>
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<td>Exploit any opportunities to enhance signage that arise through the development management process.</td>
<td>On-going</td>
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<td>Degradation of character through loss of architectural features, traditional materials and boundary treatments</td>
<td>Create an Article 4(2) direction to bring these works within control of the planning system</td>
<td>Medium</td>
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<td>Offer grants for the reinstatement of architectural features, traditional materials and boundary treatments</td>
<td>As resources permit</td>
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<td>Improvement of the public realm &amp; other spaces</td>
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<td>Obtrusive highway and or roadside signage</td>
<td>Survey all instances. Assess continuing requirement for signage. Consider removal of any redundant or duplicated items</td>
<td>Medium</td>
</tr>
</tbody>
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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 potential 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. Clasped 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-story 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 lamb's-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 1, Showing the Current Boundaries of the Conservation Area
2. Analysis Map of the Conservation Area showing Potential Extensions accepted in principle by Officers

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
On Map 2, 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

3. Map of the Conservation Area showing a further Potential Extension to Include Danley Lane and the historic farmstead of Danley Farm
Selected Sources

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

Other
Historic information provided by Linchmere Parish Council, in part form 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
The Chichester District Local Plan, 1999
National Planning Policy Framework, March 2012
South Downs Local Plan: Preferred Options, September 2015

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