



Harecombe Manor, Crowborough, East Sussex

Historic Building Investigation and Recording

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Harecombe Manor, Crowborough, East Sussex

Historic Buildings Investigation and Recording

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Contents

Summary.....	ix
1 INTRODUCTION	1
1.1 Project Background.....	1
1.2 Aims and Objectives	1
1.3 Location	1
1.4 Methodology	1
2 BACKGROUND HISTORY.....	3
2.1 Introduction.....	3
2.2 Crowborough.....	3
2.3 Cartographic and Documentary Sources	4
3 DESCRIPTION OF HARECOMBE MANOR.....	8
3.1 Introduction.....	8
3.2 The Grounds of Harecombe Manor	8
3.3 Exterior of Harecombe Manor	10
3.4 Interior of Harecombe Manor	13
3.5 Interior of West Extension.....	21
4 SUMMARY AND CONCLUSIONS.....	22

List of Figures

- Fig. 1 Site location map
- Fig. 2 Current layout of the site showing the footprint of the building to the north and the terraced gardens to the south
- Fig. 3 Saxton's map of Sussex, 1575
- Fig. 4 Speed's map of Sussex, 1610
- Fig. 5 Morden's map of Sussex, 1695
- Fig. 6 Rotherfield Tithe map, 1842
- Fig. 7 Ordnance Survey map, 1873-4
- Fig. 8 Ordnance Survey map, 1899
- Fig. 9 Ordnance Survey map, 1910
- Fig. 10 Ordnance Survey map, 1931-2
- Fig. 11 Ordnance Survey map, 1970-1
- Fig. 12 Ordnance Survey map, 1985
- Fig. 13 Ordnance Survey map, 2003
- Fig. 14 The elevations of Harecombe Manor
- Fig. 15 Plan of the basement level of Harecombe Manor
- Fig. 16 Plan of the ground floor of Harecombe Manor
- Fig. 17 Plan of the first floor of Harecombe Manor
- Fig. 18 Plan of the loft level of Harecombe Manor

List of Plates

- Plate 1 The boundary wall of Harecombe Manor from South View Road, looking south-west
- Plate 2 The entrance to Harecombe Manor, looking south-west
- Plate 3 The boundary wall of Harecombe Manor, looking south-east
- Plate 4 The interior of the boundary wall of Harecombe Manor, looking north
- Plate 5 The west extension of Harecombe Manor, looking north
- Plate 6 Harecombe Manor from the second level of the terraced garden, looking north-west
- Plate 7 The second level of the terraced garden, looking north
- Plate 8 The stairway of the second level of the terraced garden, looking west
- Plate 9 The third level of the terraced garden, looking north-east
- Plate 10 The third level of the terraced garden, looking north-east
- Plate 11 The third level of the terraced garden, looking north-west
- Plate 12 The fourth level of the terraced garden, looking north-east
- Plate 13 The north elevations of Harecombe Manor, looking south
- Plate 14 The west facing elevation of the east wing of Harecombe Manor, looking east
- Plate 15 The north gable of the east wing of Harecombe Manor, looking south-east
- Plate 16 The east facing elevations of Harecombe Manor, looking north-east
- Plate 17 Detail of the east elevation of Harecombe Manor, looking west
- Plate 18 The porch on the east elevation of Harecombe manor, looking south-west

- Plate 19 The terrace under the east elevations of Harecombe Manor, facing south-west
- Plate 20 The terrace under the east elevations of Harecombe Manor, facing north-east
- Plate 21 The terrace under the east elevations of Harecombe Manor, facing west
- Plate 22 The south facing elevations of Harecombe Manor, facing north
- Plate 23 The south facing elevations of Harecombe Manor, facing north-west
- Plate 24 The west gable end of Harecombe Manor, facing east
- Plate 25 The central basement of Harecombe Manor, looking north-west
- Plate 26 The central basement of Harecombe Manor, looking south-east
- Plate 27 The central basement of Harecombe Manor, looking south
- Plate 28 The lobby of the ground floor of Harecombe Manor, looking south-east
- Plate 29 The ground floor hallway on the ground floor of Harecombe Manor, looking west
- Plate 30 The reception hall/lounge on the ground floor of Harecombe Manor, north-east
- Plate 31 The small conservatory on the ground floor of Harecombe Manor, looking east
- Plate 32 Lounge on the ground floor of Harecombe Manor, looking south-east
- Plate 33 Architrave of lounge on the ground floor of Harecombe Manor, looking west
- Plate 34 Lounge on the ground floor of Harecombe Manor, looking south-east
- Plate 35 Fireplace in lounge on the ground floor of Harecombe Manor, looking west
- Plate 36 Small room on the ground floor of Harecombe Manor, looking north
- Plate 37 Hallway on the ground floor of Harecombe Manor, looking north
- Plate 38 Library on the ground floor of Harecombe Manor, looking west
- Plate 39 Fireplace in the library on the ground floor of Harecombe Manor, looking north
- Plate 40 Conservatory on the ground floor of Harecombe Manor, looking west
- Plate 41 Sitting room on the ground floor of Harecombe Manor, looking north-west
- Plate 42 Small room on the ground floor of Harecombe Manor, looking west
- Plate 43 Door in sitting room on the ground floor of Harecombe Manor, looking east
- Plate 44 Small room on the ground floor of Harecombe Manor, looking north-east
- Plate 45 Turret stair landing on the ground floor of Harecombe Manor, looking north
- Plate 46 Hallway on the ground floor of the service wing in Harecombe Manor, looking south-west
- Plate 47 Room on the ground floor of the service wing in Harecombe Manor, looking north-west
- Plate 48 Room on the ground floor of the service wing in Harecombe Manor, looking south-east
- Plate 49 Architectural detailing in the main stairway from the ground to the first floor
- Plate 50 The main stairway from the ground to the first floor in Harecombe Manor, looking south
- Plate 51 The hallway on the first floor of Harecombe Manor, looking south
- Plate 52 The east bedroom on the first floor of the main axis of Harecombe Manor, looking west
- Plate 53 The central bedroom on the first floor of the main axis of Harecombe Manor, looking south-east

- Plate 54 Storage space converted into a passage into the subdivided west bedroom on the first floor of the main axis, Harecombe Manor, looking south-east
- Plate 55 The subdivided west bedroom on the first floor of the main axis, Harecombe Manor, looking south
- Plate 56 The subdivided west bedroom on the first floor of the main axis, Harecombe Manor, looking south
- Plate 57 The bedroom in the north-west corner of the first floor of the main axis, Harecombe Manor, looking south-east
- Plate 58 The hallway on the first floor of the east wing, Harecombe Manor, looking north
- Plate 59 The lounge on the first floor of the east wing, Harecombe Manor, looking north-east
- Plate 60 Wet room off the lounge on the first floor of the east wing, Harecombe Manor, looking north
- Plate 61 Bedroom on the first floor of the east wing in Harecombe Manor, looking east
- Plate 62 Bedroom on the first floor of the east wing in Harecombe Manor, looking south-west
- Plate 63 Bedroom on the first floor of the east wing, Harecombe Manor, looking north-east
- Plate 64 Bedroom on the first floor of the east wing, Harecombe Manor, looking north-west
- Plate 65 Ensuite on the first floor of the east wing, Harecombe Manor, looking east
- Plate 66 Bathroom on the first floor of the east wing, Harecombe Manor, looking west
- Plate 67 Stairway in the turret of Harecombe Manor, looking north
- Plate 68 Hallway of the service wing on the first floor of Harecombe Manor, looking west
- Plate 69 Large room on the south side of the first floor of the service wing, Harecombe Manor, looking south-east
- Plate 70 Stairway in the turret leading to the loft of Harecombe Manor, looking south
- Plate 71 Hallway in the loft of Harecombe Manor, looking east
- Plate 72 North room in the loft of Harecombe Manor, looking north-east
- Plate 73 Buttress in the loft of Harecombe manor, looking south-east
- Plate 74 South room in the loft of Harecombe Manor, looking north
- Plate 75 Small kitchen off the south room in the loft of Harecombe Manor, looking west
- Plate 76 Small room on the east side of the loft in Harecombe Manor, looking west
- Plate 77 Large room in the east side of the loft at Harecombe Manor, looking east
- Plate 78 Roof structure in the loft of Harecombe Manor, looking east
- Plate 79 Hallway in the loft over the service wing of Harecombe Manor, looking south-west
- Plate 80 Bathroom in the loft of Harecombe Manor, looking north
- Plate 81 Room in the loft over the service wing in Harecombe Manor, looking east
- Plate 82 Stairway in the west extension, looking west
- Plate 83 Lift in the west extension, looking west
- Plate 84 Lounge in the basement of the west extension, looking north-east
- Plate 85 Lounge in the basement of the west extension, looking south

Plate 86	Staffroom in the basement of the west extension, looking east
Plate 87	Staffroom in the basement of the west extension, looking east
Plate 88	Hallway on the ground floor of the west extension, looking east
Plate 89	Kitchen on the ground floor of the west extension, looking west
Plate 90	Bedroom on the ground floor of the west extension, looking south-east
Plate 91	Bedroom on the ground floor of the west extension, looking south-west
Plate 92	Plate 92: Ensuite on first floor of west extension, looking south-east

Summary

Oxford Archaeology (OA) was commissioned by Carless + Adams, on behalf of Harecombe Manor Limited, to carry out a programme of historic buildings investigation and recording at Harecombe Manor in Crowborough, East Sussex, prior to its proposed demolition.

Harecombe Manor was built in 1903 by the banker John Kirkwood in the Arts and Crafts style. It was used as an auxiliary hospital during the First World War, and it was subsequently used as a nursing home until its closure in 2016. It is not listed but it has been identified as a designated heritage asset by Wealden District Council. It is proposed that the former care home is demolished for the purposes of redeveloping the site and constructing a new and updated care home that meets the staff and residents' needs.

Harecombe Manor is an example of the Arts and Crafts architectural style that was popular in the late 19th and early 20th centuries and is sometimes referred to as Vernacular Eclecticism. It is a combination of the 'Tudorbethan' style, a form of Tudor Revival architecture, sometimes referred to as 'Stockbroker Tudor' and Edwardian styles. The irregular and eclectic composition of Tudorbethan elements are a pastiche of 16th and 17th timber frame buildings, particular on the north façade, the most public face of the building. The south and east facing elevations that overlook the terraced gardens and the countryside are more Edwardian in style but nonetheless irregular in composition. These elevations have been somewhat impacted by the addition of modern elements such as the large UPVC conservatory and extensive replacing of windows with UPVC lights.

There was an attempt to build the modern west extension in the same style as the manor house, using materials such as hanging tiles and concrete blocks moulded to look like stones, but it is unsympathetic to the original architecture and impacts the building visually.

The interior retains some of its historic character in larger, high-status rooms where original joinery and stucco work survives but much of it has been altered over time due to its change in use as a care home.

The manor house sits in close proximity to the road but retains its privacy because of the high boundary wall around it and the slope that it is built into. The gradient of the site descends north-east to south-west away from South View Road and the site is almost triangular in plan. Consequently, the orientations of the various wings of the house and the gardens are irregular. They seem to form organically around the boundaries and the slope of the hillside.

Harecombe Manor would have been typical of an Arts and Crafts manor house of the period, but it is less inspiring than other existing examples both due to the lack of quality fabric and the extensive alterations over time. Many of the changes have been damaging to its historic character and heritage value. Nonetheless, it is a visually striking house at first glance and the property itself retains a quality of retreat and privacy, with splendid views.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Carless + Adams, on behalf of Harecombe Manor Limited, to carry out a programme of historic buildings investigation and recording at Harecombe Manor in Crowborough, East Sussex, prior to its proposed demolition.
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- 1.1.3 It is proposed that the former care home is demolished for the purposes of redeveloping the site and constructing a new and updated care home that meets the staff and residents' needs.

1.2 Aims and Objectives

- 1.2.1 The overall aims and objectives of the project were to:
- to record for posterity the building prior to its demolition;
 - Afford the opportunity to investigate areas of the building previously inaccessible to such work to enhance understanding of the historic structure;
 - to make the record publicly accessible through a report (a public document) and a project archive deposited with a public institution;
 - To disseminate the results through the production of a site archive for deposition with an appropriate museum and to provide information for accession to the HER.

1.3 Location

- 1.3.1 Harecombe Manor is located on the south side of Southview Road in Crowborough, East Sussex. It is located on an irregular parcel of land bounded by other properties facing Southview Road to the east and west and areas of greenery and mature tree growth to its south. To the north of Harecombe Manor, on the north side of Southview Road, is Crowborough War Memorial Hospital.

1.4 Methodology

- 1.4.1 The building recording was broadly undertaken at Level 3, as defined by Historic England in their document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).
- 1.4.2 A Level 3 Record is *'an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an*

examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion of the building's broader stylistic or historical context and importance.'

- 1.4.3 The building recording consists of three main elements: a drawn record, a descriptive, written record and a photographic record.
- 1.4.4 Photographic recording was carried out using a digital camera with up to 24-megapixel capability and stored in jpeg format. The photographs include general views of the interior and exterior as well as photographs of items, features or archaeological details. All photographic records are accompanied by a photographic register. A photographic scale was used in images of features or artefacts. A flash was used in some of the photographs.
- 1.4.5 Detailed measured drawings of the building were provided by the client and these were used as a basis for further measured drawings and to explain, describe and interpret the building in terms of its construction, development and phasing.
- 1.4.6 The below written record is intended to supplement and support the other two elements of the recording and to provide additional descriptive analysis of the building in terms of its design, setting, construction, development, history and use. The existing research already described will be used as a basis for the historic record.
- 1.4.7 The site work was undertaken on the 25th and 26th of July 2022 in dry and sunny conditions.

2 BACKGROUND HISTORY

2.1 Introduction

2.1.1 The outline historical and archaeological background below has been extracted from the archaeological desk-based assessment carried out for the site by Thames Valley Archaeological Services in January 2020.

2.2 Crowborough

2.2.1 Crowborough is situated within the High Weald which is known as a historically wooded area primarily utilised for hunting and iron production. There is almost no evidence of Palaeolithic activity on the Weald (Woodcock 1978), however the area was exploited during the Mesolithic, with nearby sites including a rock shelter at High Rocks south-west of Tunbridge Wells (Jacobi 1978) and a more recently excavated shelter at Eridge Rocks to the north-east of the present site (Greatorex and Seager Thomas 2000).

2.2.2 Neolithic and Bronze Age evidence is scarce, although the High Rocks shelter was apparently re-used briefly, and it appears that it was only in the Iron Age that the resources of the sandstone ridge drew populations to the area. There are several hillforts on the High Weald, including at High Rocks and at Saxonbury, close to Eridge (Money 1978). Excavations at High Rocks revealed a well-defended promontory fort with evidence for iron working, occupied in the 2nd century BC and again in the 1st century BC (Money 1941; 1968).

2.2.3 At Saxonbury excavations revealed a univallate fort and a possibly earlier stone enclosure; evidence of iron working and pottery was recovered (Winbolt 1930) while a recent survey has explored an underlying prehistoric field system and the site's relationship to nearby mining sites (Lean and English 2015). An unenclosed settlement has been excavated within Eridge Park and that also revealed evidence of iron working (Money 1979). It is likely that at that time the area was heavily wooded, with small, isolated settlements exploiting iron, stone and wood resources, with an iron production industry that expanded rapidly prior to and during the Roman occupation of Britain. During the Roman period numerous iron production sites were in operation throughout the Weald with those at the east concentrated around north-south aligned roads to feed civilian markets and those at the west apparently producing for the military (Cleere 1978).

2.2.4 During the Saxon and medieval periods, the area was considered important for its hunting, as opposed to the rich agricultural land to both the north and south, and small manors and villages existed in isolated locations within the woods, as well as on the many rivers. Archaeological evidence of Saxon and medieval settlement is scarce, presumably because modern villages overlie the earlier sites, but also due to lack of excavation (Brandon 1978). Notable exceptions are Bayham Abbey and the moated site of Moat Farm, both Scheduled Monuments. The Wealden iron industry continued throughout the medieval and post-medieval periods and numerous furnaces and forges are recorded, including by Benhall Mill on the River Teise (Straker 1931, 264-67) and Bayham Abbey itself.

2.2.5 Within Crowborough itself, several stray finds ranging from Mesolithic to Bronze Age have been recorded, while two Iron Age and nineteen Roman ironworking sites are known within 5km of the town. However, no Roman finds or features have been identified through controlled excavation in the town and the same applies for the medieval period (Harris 2008, 11).

2.3 Cartographic and Documentary Sources

2.3.1 The proposal site was historically located within the parish of Rotherfield. The toponym Crowborough derives from the Old English nouns *crāwe* meaning ‘crow’ and *beorg* denoting ‘rounded hill, mound, tumulus’ giving the composite meaning of ‘Hill or mound frequented by crows’. It was first recorded in 1292 as Cranbergh (Mills 2011, 140). The place-name Rotherfield derives from Old English nouns *hrȳther* meaning ‘cattle’ and *feld* denoting ‘field, open land’ giving the composite meaning of ‘Open land where cattle graze’. It first appears in c. 880 as Hrytheranfeld and by the time of Domesday Book in 1086 it has become Reredfelle (Mills 2011, 395), which might be a scribal error, as *reder* (not *rered*) is cognate with *hryther* (cf the similar Redrefeld, Rotherfield Greys in Essex). An even earlier (c. AD 790) form *Ridrefeld* is also cited (Pullein 1928), though not by Mills (1998).

2.3.2 In Domesday Book, Rotherfield is the second Sussex manor listed. It was in the hundred of the same name and was one of the King’s lands, in the fief of the Bishop of Bayeux. It had been Earl Godwin’s before the Conquest. Although assessed at a very modest 3 hides, it covered a large area and was of substantial worth: £16 before the Conquest, falling steadily to £14 in 1066 and £12 in 1086, yet it rendered £30 to the King. There was enough arable land for 26 ploughs (surprisingly in this area) but the demesne only had four plough teams while fourteen villagers and six smallholders had 14 ploughs, leaving a substantial shortfall. There were also four slaves, woodland for 80 pigs and a park (VCH 1905, 387).

2.3.3 The definitive Victoria County History of Rotherfield has yet to be written, but it seems that, other than its Priory (founded, possibly, as early as AD 790), Rotherfield in any case has little of interest to detain any but the local historian (Pullein 1928).

2.3.4 Crowborough itself is located on *dounelond* which was an extensive area of common land. By the mid-14th century the eastern flank of Crowborough Down had been partly enclosed by asserters from Rotherfield manor while by the early 19th century, the long-enclosed land of the lower slopes had produced typical Wealden farms, which were small-scale and often owner-occupied. The higher slopes underlying most of modern Crowborough, comprised surviving common and adjacent uncultivated land. The majority of these wastes was owned by two major landowners, the Earls of Abergavenny and de la Warr. The common and wastes were dotted and fringed with scattered settlement and it was to serve this community that a chapel and charity school, now the parish church and its vicarage, were built in 1744 (Harris 2008, 13).

2.3.5 The town proper began to emerge in the first half of the 19th century thanks to deliberate and speculative development by metropolitan investors coupled with the arrival of the railway in 1868. The success of Crowborough as an emergent new town in the late 19th century has long been identified as heavily reliant on the promotion

as a place of rugged beauty and health by Dr Charles Leeson Prince and the barrister Boys Firmin. In 1905, Crowborough became a separate parish (Harris 2008, 14).

- 2.3.6 The first available map of the area is Saxton's map of Sussex from 1575. The proposal site cannot be identified with precision or in detail at this scale, and the settlement of Crowborough is not even depicted on the map. It can be approximately located to the north-west of Rotherfeld (Rotherfield) between Ashdowne Forest to the west and Waterdowne Forest to the east, close to a set of hills named as Crowborough Hill on later maps. Speed's map of 1610 shows a little more detail although it still does not depict Crowborough. It shows Rotherfeild as a small settlement just to the north of Crowboro Hill and more enclosed parks around Ashdown Forest. The map places the site within *Pevensey Rape*. Morden's map of 1695 shows a layout very similar to Speed's map and thus provides no new detail.
- 2.3.7 Several 18th- and 19th-century maps of Sussex (Kitchin 1750 and 1763, Bowen 1756, Cooper 1808, Cole 1808, Moule 1837, Dugdale 1840) were also consulted but none of them gives any detail as to the proposal site or its surroundings. Cole's map is the first map to depict Crowborough and it is also shown on Dugdale's map, however both maps merely name it.
- 2.3.8 The first map to allow for a precise identification of the proposal site is Rotherfield Tithe map from 1842. The site is shown as comprising parts of three plots. The majority occupies plot 2801 to the east while to the west are plots 2772 and 2801. All three plots are owned and occupied by John Villiers Shelley. Plot 2802 is described as 'cottage and garden' and there is a single building shown on its western boundary adjoining plot 2801. Plot 2772 is named as Rough Heath while plot 2801 is named House Meadow. The site is bounded by plot 2772 to the north, plot 2801 to the east, plot 2804 to the south and plots 2801, 2802 and a road to the west.
- 2.3.9 The First Edition Ordnance Survey map from 1873-4 shows the site comprising part of land parcel 1652 which is named Haircomb. The site contains five buildings in its north-western section, the largest of which corresponds to the only structure shown on the Tithe map. The remaining four buildings are located to the north of it, two are stand-alone while two northernmost adjoin each other forming an inverted L-shaped range. A well is shown to the south-west of the main building while what appears to be a small circular pond is shown adjoining the site's western boundary. The remainder of the site is undeveloped. The site is bounded by undeveloped plot 1239 to the north, plot 1652 to the east, undeveloped plot 1653 to the south and two roads to the west.
- 2.3.10 The Second Edition Ordnance Survey map from 1899 shows that Crowborough has grown somewhat with new development being visible immediately to the north of the proposal site in the previously undeveloped plot. The site is named Harecomb Farm and comprises parts of plots 1928 to the north-west which contains most of the structures, and 1927 to the east. The main building, located in plot 1927, appears to have gained an extension to the north. In plot 1928, one of the stand-alone buildings has been removed as was one structure making up the L-shaped range. However, two smaller structures have been erected to the south-west of the main building adjoining the southern boundary of plot 1928. The well is still present in plot 1927 as is the circular pond. Another pond is depicted in the south-western corner of plot 1927. The

road bounding the site to the north-west is named Southview Road, while the road bounding the site to the south-west is unnamed.

- 2.3.11 By 1910, all of the structures located within the site have been removed and replaced by a large irregularly shaped building named Harecombe Manor located in the northern section. Two small, adjoining structures are shown to the south-west of the main building. The area to the south of the building appears to have been terraced with two sets of stairs leading to separated areas. Two wooded areas are shown to the north of the main building and in the southern section of the site. The 1932 Ordnance Survey map shows that there are no changes to the buildings within the site, however another wooded area is depicted along the eastern boundary. The manor is now named as *Southridge*.
- 2.3.12 Following a 38-year gap in available mapping at this scale, the 1970-1 map shows that the house is still named Harecombe Manor and the only changes visible within the site are a small extension to the northern face of the main building and removal of the wooded areas to the north and east. The road bounding the site to the south-west is named Pratt's Folly Lane. No changes are shown on the 1971-6 Ordnance Survey map (not illustrated). By 1985, the main building was slightly modified to the south and north. Two buildings to the south-west were either removed or merged and extended into a larger structure, while another stand-alone structure has been erected to the south. All the existing stairs leading to different terraced areas have been modified and two further sets were added, one to the east of the main building and the other to the southeast. The wooded area in the southern section of the site is no longer depicted.
- 2.3.13 No changes to the proposal site are shown on the 1989-94, 1994 and 2003 Ordnance Survey maps. The site is labelled as a nursing home since the 1989-94 map. However, the drawing of the current layout of the site indicates that the main building was substantially extended to the south and that structure to the south-west has been replaced by a smaller one.

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3 DESCRIPTION OF HARECOMBE MANOR

3.1 Introduction

- 3.1.1 Harecombe Manor is a two-storey, 'Arts and Crafts' style manor house with loft and basement levels located on the south side of Southview Road in Crowborough. The house is irregular in plan with a main axis that is roughly orientated north-west to south-east (Figure 2). For ease of description, this has been reorientated in the text to an east west axis with a north facing façade.
- 3.1.2 The property is bounded on its north side with a high ashlar wall and the house is built into a slope that descends southwards with terraced gardens. The site is entered through a gateway in the north boundary wall and in front of the house, there is a courtyard created by the corner between the north entrance façade and the east wing. The south and east elevations of the house overlook the terraced gardens of the manor and there is a fine view across the countryside. Besides the boundary walls on the north side, the site is largely surrounded by mature vegetation.
- 3.1.3 The architecture of the house is fanciful in character with timber-frame effect to many of its elevations as well as red brick spandrels and a terracotta tile roof covering over numerous gabled roofs and dormers. Its main axis is orientated east to west with a large east wing extending northwards from the east end and a further wing extending south-west from its west end. The south-west wing has the appearance of being a domestic or service wing and may have been accommodation for household staff. A large modern extension extends southwards from the south-west end of this service wing, which has two storeys and a basement level. This provided resident accommodation for the modern care home.

3.2 The Grounds of Harecombe Manor

The Boundary Walls

- 3.2.1 The grounds of Harecombe Manor are fronted onto Southview Road with a high, stone-built boundary wall that maintains a level of privacy despite the house sitting in close proximity to the public road (Plate 1). The wall has irregularly coursed ashlar masonry and where later cement repointing has fallen away, the rough, pebbly lime mortar can be seen. The wall curves inwards towards the entrance at the east end and the opening is flanked with two large pillars that step in at the top and are mounted with stone ball finials (Plate 2). The wall has flat, stone coping and steps downwards on the short section of wall on the east side of the entrance. It steps upwards on the west side, maintaining a height of over two metres and mostly hiding the manor site from public view. It curves gently towards the south at the west end along a small, overgrown, side road between Harecombe Manor and the neighbouring property.
- 3.2.2 Along this curved section of wall, facing north-west, is a doorway with a flat, gauged lintel of stone (Plate 3). The opening has a narrow timber frame and a timber door with six panels forming a four-centred arch. Both this arch motif and the ironwork of the door, diamond shaped bolts and a ring-pull handle, give it a Tudor character.

3.2.3 The wall continues further along the west side of the property where it terminates at an overgrown area of trees at the west side of the terraced garden. The property is bounded here with a makeshift wooden fence.

3.2.4 Where the site slopes southwards on the interior of the wall, there is a bank that is largely covered with vegetation. The bank steps down at a low retaining wall that has the same masonry as the boundary wall. Along the north-west side of this retaining wall is a relieving arch with a shallow recess (Plate 4). Further along to the south is another recess with a flat lintel. The purpose of this is likely to house utilities.

The Terraced Gardens

3.2.5 The manor house is situated on the north side of the site and there is a small entrance courtyard between the gateway and the north facing entrance façade. A narrow lane runs along the east side of the property providing access to the east and south sides of the house as well as the first two levels of the terraced gardens.

3.2.6 There are four levels to the terraced gardens, descending from north-west to south-east (Figure 2). The first terrace, at the highest level, comprises a narrow, grassy strip that dog-legs around the east and south elevations of the manor house and a broader strip that extends southwards towards an overgrown area along the west boundary of the property. The broader strip is now dominated by the modern west extension, which is built almost against the north-west boundary wall, leaving a narrow, overgrown passage in between. In the area of grass between the west extension and the trees on the west side is a concrete pedestal comprising statues of three cherubic children standing on short, stepped column that is square in section (Plate 5).

3.2.7 The second terrace is accessed from the first terrace by means of stone steps that are built against the north-west corner of the retaining wall (Plate 6). It is also accessed from its east corner by means of a tarmacked strip that runs from the end of the lane on the east side (Plate 7). The height of the ground drops substantially between these two levels and the retaining wall between them is high and stone built. At the time of survey, this was largely obscured by vegetation but it can be seen to have a slight slope and it is punctuated with stepped buttresses. The steps in the north-west corner are broad with a dark, burgundy coloured, brick surface and have small stone pillars where they turn (Plate 8). Between the pillars are wrought iron railings. In the centre of this area of garden is a concrete pedestal and on the ground to the side is the large concrete urn that once mounted it. The south-west and south-east sides of this garden are bounded with mature tree growth.

3.2.8 Below this garden on the third terrace is a further, smaller garden (Plate 9). This has a stone-built retaining wall around its south-west and south-east sides. Access to this garden would once have been gained by means of some stone steps in the west corner, which is now largely overgrown and appears to have been disused for many years (Plate 10). The garden is overgrown on all sides but the retaining wall can be seen to have a slight slope and buttresses like the walls of the terrace above (Plate 11).

3.2.9 Below the tarmac strip of the second terrace, and accessible from the eastern corner of the third terrace, is the fourth terrace. This is separated from the other terraces by a shallow bank and is bounded on all sides by vegetation. The area is overgrown and

has the appearance of wasteland, and there is no evidence that it was once landscaped like the other terraces (Plate 12).

3.3 Exterior of Harecombe Manor

The North Facing Elevations

- 3.3.1 The north facing façade features the main entrance to the manor house and would have been the most public face, as it is somewhat visible through the gateway of the boundary wall and overlooks a small courtyard. It is also one of the most irregular elevations, punctuated in the middle with an octagonal turret with a steeply pointed, pagoda-style roof (Figure 14, Plate 13). This turret separates the main axis of the building on the east side from the service wing, which extends at an angle towards the south-west. These elevations are built in the ‘Tudorbethan’ style, a form of Tudor Revival architecture popular in the late 19th and early 20th centuries, which was a feature of the Arts and Crafts movement. It is somewhat of a pastiche of 16th and 17th century styles and is largely characterised by black timber framing against white walls and pronounced jettied bays.
- 3.3.2 The ground floor is faced with irregularly coursed, ashlar sandstone and the openings have flat, gauged, stone lintels. There is a single-storey, stone-built porch central to the main axis that has a relatively modest door opening set into a stone surround that stands proud slightly from the rest of the masonry. The first floor features Tudorbethan cladding and has occasional decorative, ogee shaped wind braces under first floor windows. A large gable that protrudes from the main axis of the building has a shallow jetty at loft level for further effect. On the east side of this large gable, set back from it, is a smaller gable, and in the corner where the elevation meets the east wing is a protruding stair well with a hipped roof, all of which contribute to the eclectic architectural style.
- 3.3.3 The fenestration across the elevations largely comprises casements with one, two or three leaded lights, as well as two large transom windows on the ground floor of the main axis. There are two dormer windows in the roof of the service wing, which has an otherwise relatively plain and ordered elevation compared to that of the main axis. There has been an occasional modern replacement in the fenestration but the original windows feature glazing bars with ovolo mouldings.

The West Facing Elevation

- 3.3.4 The west facing elevation of the east wing abuts the north elevation of the main axis and runs perpendicular to it northwards, forming the east side of the small entrance courtyard. Like the north facing elevations, the ground floor is faced with irregularly coursed, ashlar sandstone and the openings (comprising only windows, no doorways) have flat, gauged, stone lintels (Figure 14, Plate 14). The southern section of the first floor has Tudorbethan cladding with a gabled and jettied bay standing proud from it. Separating this from the north section, which is faced with terracotta hanging tiles, is a large, red brick chimney stack that has a stone string course and stone coping where it steps in.
- 3.3.5 The fenestration across the elevations largely comprises casements with one or four leaded lights, as well as two large transom windows on the ground floor. Like the north

elevations, there has been an occasional modern replacement with UPVC windows in the fenestration but the original windows feature glazing bars with ovolo mouldings and leaded panes.

The North Gable End

- 3.3.6 The north facing gable end of the east wing is almost entirely faced with terracotta shingles and it has a protruding central bay that the jettied attic rests on (Figure 14, Plate 15). The ground floor of the central bay is glazed with a large bay window, under which is faced with sandstone. On the east side of the central bay is a small, one storey, stone-built structure with a flat roof (inside of which is a modern WC). The flat roof serves as a fire escape from the first floor and there is an iron trellis stairway descending from it.

The East Facing Elevation

- 3.3.7 The east facing elevation of the manor house comprises the east face of the east wing and the east end of the main axis, and it overlooks the countryside to the east and south. This elevation differs in style from the north and west facing elevations in that it is more traditionally Edwardian, although still irregular in composition. It is dominated by two large gabled bays with Tudorbethan cladding at their jettied loft levels (Figure 14, Plate 16). The ground floor of the elevation is faced with sandstone.
- 3.3.8 The first floor is faced with terracotta hanging tiles. At the north end is a large, half hexagonal conservatory that is entirely modern, but may replace an earlier structure. A large, red brick chimney stack extends from the point of the roof against the first floor of the elevations. Built against the broader, south gabled bay, is a large porch with a hipped, tiled roof. The roof sits on three octagonal, stone columns. These columns have some water stains from the elements but are otherwise crisp and clean, suggesting that they may have been replaced in recent years or that the porch as a whole is a later addition to the terrace.
- 3.3.9 Fenestration across the elevation is almost entirely made up of modern UPVC windows, which are likely to be contemporary with the conservatory. This level of replacement is likely due to the exposure of this side of the manor house to the elements. A notable exception to this is the large, squared bay window in the ground floor of the north gabled bay, which stands proud from the elevation significantly. This window is boarded up but can be seen to have its original casements with leaded lights and ovolo-moulded glazing bars (Plate 17). The bay window above it in the first floor has been entirely replaced with UPVC casements. Other windows in the elevation are mostly two-light casements with the exception of a small, half-hexagonal bay window over the porch roof. The casements set into the wall under the porch have stone, segmental arched openings. The UPVC casements on the south have a new stone surround with a central mullion that may be contemporary with the replacement of the porch columns. That on the north side has UPVC casements but a panelled, timber surround that has the appearance of being original (Plate 18).
- 3.3.10 This entire elevation sits on a terrace that houses the east basement level of the manor house. The terrace has a cobbled surface and the walls are stone built and buttressed, much like the boundary walls and retaining walls of the terraced gardens (Plate 19).

On the north side, it is half-hexagonal in plan and the modern conservatory is built to fit this. There is a smaller half-hexagonal structure at the south end (Plate 20). The wall is punctuated with segmentally arched door and window openings, which were blocked or covered over with perforated metal at the time of survey (restricting the interior survey of this part of the basement). Against the basement is a stone-built stairway that ascends south to north providing access to the terrace from the level of the first terraced garden (Plate 21).

The South Facing Elevation

- 3.3.11 The south elevation is the south face of the main axis of the building along with part of the service wing, which turns slightly towards the south-west, on the west side (Figure 14, Plate 22). That part of the elevation making up the service wing now has the west extension abutting it. The south elevation overlooks the countryside to the south and the west. It is Edwardian in character, like the east facing elevation, but it does not feature any Tudorbethan cladding, rather the loft levels of the three pronounced, gabled bays of the main axis are faced with hanging terracotta tiles like the first floor. The ground floor is faced with sandstone like the other elevations.
- 3.3.12 The terrace that the east range of the building sits on carries around to the south side, terminating at the largest and most pronounced gabled bay. It has a further stone stairway on this side, ascending east to west from the level of the first terraced garden. The rest of the elevation sits at the level of the first terraced garden, with basement level above ground.
- 3.3.13 This elevation is the most extensively fenestrated, having access to some of the finest views of the site. It has a small rectangular, flat-roofed conservatory on the terrace and large bay windows to the gabled bays on the ground and first floors (Plate 23). Most of this has now been replaced with UPVC windows.
- 3.3.14 The service wing is relatively plain with two transom windows on the ground floor and a four-light casement window on the first floor.

The West Gable End

- 3.3.15 The west gable end of Harecombe Manor is the north end of the service wing. It is located just inside the boundary wall and would have been one of the least visible elevations of the manor house. Like the north elevations, it is faced with sandstone on the ground floor and with Tudorbethan cladding on the first floor and loft level. Between these, at lower first floor level, is a broad band of red brick (Figure 14, Plate 24).
- 3.3.16 The first floor and loft level have doorways that are accessed by means of a spiral, iron trellis stairway. This is likely to have been used as a fire escape.

The Chimney Stacks

- 3.3.17 The chimneys are of a typical Victorian style, tall and substantial, creating a conspicuous presence around the building and visible from Southview Road. They are built with red bricks, laid in a Flemish bond, and have moulded brick crowns mounted with several terracotta chimney pots each. In all, there are eight chimney stacks around the manor house.

Exterior of the West Extension

- 3.3.18 The west extension is a later structure that was built onto the south side of the service wing of the original manor house. It houses resident accommodation as well as bathroom facilities and a kitchen. It is a rectangular structure of two storeys with a basement level that is accessed from the exterior as well as from the ground floor.
- 3.3.19 The north end of the structure is an extension of south half of the service wing of the manor house and has an east to west running roof with a gable on the west side. The main body of the structure runs southwards from this and has two pitched roofs with south facing gables (Figure 14, Plate 5). The basement and ground floor are faced with concrete blocks on, moulded to look like stone, on the south and east sides. Unusually, the north and west elevations, the most hidden, are faced with stone. The first floor is faced with terracotta hanging tiles on all elevations and the roof is of terracotta tiles like the manor house. The elevations are simple with no architectural flourishes and fenestration is entirely made up of UPVC windows. These largely comprise three-light casements with occasional casements with two or four lights. At basement level, there are French doors in the south elevation and occasional fire exits in the east and west elevations. On the west side is a modern, iron trellis fire escape.

3.4 Interior of Harecombe Manor

The Basement

- 3.4.1 The basement of the manor house is in two parts. One is located under the east wing and is accessed through openings from the level of the first terraced garden on the east side. The other is located under the juncture between the main axis of the manor house and the service wing. It is accessed by means of the staircase in the turret on the north side.
- 3.4.2 The east basement was not accessible at the time of survey but the plans show that it is a series of maintenance rooms and workshops (Figure 15). Given their position, opening onto the first terraced garden, they were likely used for the purposes of gardening and maintenance of the property.
- 3.4.3 The central basement is subdivided into six rooms and appear to have been used for the purposes of storage and laundry. It is brick built with white painted walls and a brick floor. It was easily accessible from the service wing of the manor house and was almost certainly used by its staff, but its position also makes it easily accessible to the main access for distribution of laundry and other sundries. The stairs enter the basement on the east side and there is an L-shaped corridor that runs south and turns east. On the north-east side are two storage rooms, one with stone shelving (Plate 25), suggesting it may have been a cold room for food. On the south side of the basement is a large room that was once a laundry but now appears to mainly function as a plant room (Plate 26). On the west side is a room the purpose of which was for the storage of linens (Plate 27) and between this and the staircase is a small office. This basement largely retains its original tongue and groove, batten doors with iron lock boxes and brass knobs. There are small segmental arched windows along the north and south sides of the basement and steps in the laundry room give access to a doorway to the exterior.

The Ground Floor- Main Axis

- 3.4.4 The ground floor of the main axis of the manor house comprises three large principal rooms along the south side and the main staircase, the entrance lobby, and two small secondary rooms along the north side (Figure 16). The main axis is divided north and south by a hallway that doglegs between these spaces. It is primarily accessed through the doorway in the north facing façade. It opens into a lobby on the north side of the main axis with wood panelling that was inserted by Deane and Braddell in the 1920s (Plate 28). It is characterised by moulded, recessed panels, punctuated with fluted, Doric pilasters. The panelling divides the lobby from two modern WCs on the east side. This panelling continues into the east section of the hallway and the main staircase at the east end where it turns northwards into the east wing. Here, the ceiling has a broad moulded, timber cornice and applied timbers cross the ceiling from north to south (Plate 29). The stairs turn around a modern lift and the panelling respects this, providing evidence that it may have been altered at a later date.
- 3.4.5 The central lounge on the south side is divided from the hallway with this panelling and it is glazed across the top with multi-pane windows. The panelling features heavily throughout this lounge and around the fireplace but it may be the case that this was once an open reception hall for the manor house before the division was inserted (Plate 30). There is an absence of an actual wall between the hallway and the lounge and it is entered through a small antechamber on the west side of the panelled divide. This room features the same faux exposed timber ceiling joists as the hallway. In the east wall is a large fireplace with a moulded stone surround and a Tudor style four-centred arch opening. This fireplace is likely to have been inserted with the panelling as it differs in style from the more Neoclassical fireplaces in other rooms of high status. On the south side of the room are two wide openings, the east of which is arched. These open into the small conservatory seen on the south elevation of the house (Plate 31). A doorway in this conservatory gives access the terrace around the east and south sides of the building. It is built with UPVC but it almost certainly replaces an earlier structure that was built here to take in the view from this area. This lounge appears to have functioned as a day room and there are board games scattered around the room.
- 3.4.6 On the west side of the lounge/reception hall is a further lounge. This is accessed through a doorway at the end of the hallway where it doglegs towards the west and into the service wing and would ostensibly have been a more private, high-status space. It features a bay window on the south side that gives views over the terraced gardens and across the countryside (Plate 32). Around the ceiling is a moulded cornice and running east to west are two ceiling beams with decorative, floral stucco work. The door into the room and the skirting board are all modern replacements. There is a doorway in the south side of the east wall that provides access to the small porch on the south side of the conservatory in the lounge/entrance hall, and to the north of this is what appears to be blocked arch that would have provided access to the conservatory if open. This room is likely to better represent what the original décor and arrangement of the principal reception rooms was originally like than the lounge/reception hall, the character of which has been altered by the extensive panelling.

- 3.4.7 On the east side of the lounge/reception hall is another reception room that has been subdivided into a bedroom and sitting room. It is entered through a doorway in the east end of the hallway that has an architrave with egg and dart mouldings on its interior (Plate 33). It has a large bay window in the south wall that overlooks the terraced gardens and the countryside (Plate 34). This features an arched, panelled surround with egg and dart mouldings. Two smaller windows in the east wall (now separated with a modern partition) look into the porch built against the east elevation and are set into arched recesses. In the west wall is a fireplace with a Palladian style fire surround painted white (Plate 35). There is a picture rail and a high moulded skirting board around the walls and the ceiling is bordered with floral stucco work. The subdivision of this large space was for the manor house's use as a care home. The doorway of this room opens into a small modern antechamber and a doorway on the east side leads to the bedroom while a doorway on the south side leads to the sitting room. Between the two rooms, accessed from the bedroom, is a modern WC.
- 3.4.8 The two small rooms on the west side of the entrance lobby appear to be a part of the primary architectural arrangement as evidenced by the original cornicing, architraves, and skirting boards (Plate 36). The south side of the east room, however, appears to have been truncated due to the creation of a continuous hallway, which now runs from the east section, formed by the later panelling on the south side, to the west section, doglegging through the later panelled antechamber (Figure 16).

The Ground Floor – East Wing

- 3.4.9 The east wing is made of two principal rooms and the conservatory built against the east side. It is accessed by means of a hallway that turns northwards around the main staircase at the end of the hallway from the main axis (Figure 16). The secondary panelling is a feature of this hallway also (Plate 37).
- 3.4.10 A doorway on the east side of this leads to a room that has the appearance of a library. A large bookcase against the west wall is partially filled with books and many are scattered around the room (Plate 38). In the east wall is a large, squared bay window that is now boarded up but once have had a fine view over the countryside. The window is now covered with perforated metal but can be seen to be seen to have original casements with leaded panes and ovolo moulded glazing bars. There is a fireplace in the chimney breast in the north wall and it has a timber Neoclassical surround. The tiles around the opening are white with individual China blue pictures of scenes such as windmills and sailboats (Plate 39). The room features a high, beaded skirting board as well as a moulded picture rail and cornice. Where plaster has fallen away from the ceiling, the laths can be seen. In the wall to the east of the fireplace is a segmentally arched opening with double, half-glazed doors that lead to the conservatory.
- 3.4.11 On the interior, the conservatory is entirely modern in appearance, with trellis window seats around its glazed walls (Plate 40). The UPVC rafters of the roof meet around a chimney breast against the east wall of the manor house. On the south side of this is an arched window and on the north side is an arched door opening. These were both covered over with perforated metal at the time of survey. There are doorways to the exterior in the north and south-east sides of the conservatory.

- 3.4.12 The largest room of the east wing is accessed through a doorway in the north end of the hallway. This has been subdivided with modern partitions into three rooms, accessed by means of a central corridor that extends from the original hallway. The original room has a large, squared bay window in the north wall (Plate 41). There is a further protruding bay in the west wall that has a segmental arched vault and a fireplace in its west wall (Plate 42). There are two small windows in the west and north walls of this bay and it features white panelling that may be a modern addition. A modern avocado sink is fitted against the south wall of the bay. There are original transom windows with leaded panes to either side of this bay in the west wall and in the east wall are the segmental arched window and door opening that look into the conservatory. These both appear to have their original joinery (Plates 43 & 44). The room has a high beaded skirting board as well as a moulded picture rail and cornice. The modern subdivisions have turned this space into a staff room on the west and east sides of the small corridor and a larger lounge at the north end. A doorway has been inserted into the east side of the large bay window at the north end that leads to a WC in a small modern extension.
- 3.4.13 On the west side of the east wing, between the main staircase and the large north room, is a smaller room that appears to be a part of the original arrangement, as evidenced by a moulded architrave. It is now a modern WC and shower.

The Ground Floor – Service Wing

- 3.4.14 The service wing extends from the main axis at an angle towards the south-west. It is entered from the west end of the hallway through the main axis, which opens into the ground floor landing for the stairway in the turret on the north side (Plate 45). It largely comprises of four moderate sized rooms, two on either side of a hallway that runs north-east to south west through the ground floor. Due to its orientation, there is an irregular, wedge-shaped architectural arrangement between these rooms and the west end of the main axis (Figure 16). On the west side of the turret is a bathroom that is almost triangular in plan. On the south side of the hallway, the narrow end of the wedge-shaped plan is made up of a small WC off the west side of the west lounge in the main axis, and various storage spaces. Those accessed off the turret landing and the hallway appear to have been used as a small kitchen and a storeroom.
- 3.4.15 There is no evidence that the architectural arrangement of this area has changed significantly in modern times and original skirting boards and architraves exist in places but a lot has been replaced. The bathroom and storage areas of the wedge-shaped area have been stripped of these features, meaning that some indiscernible alteration could have taken place. The turret landing and the bathroom retain their original architraves and the landing has a high, moulded skirting board.
- 3.4.16 The hallway extending from the turret landing has original architraves and skirting boards but the dado rail is a modern feature, seen on modern partitions in the main axis and east wing (Plate 46). The four rooms of the service wing retain their original architraves but other joinery such as skirting boards, picture rails and cornicing may be additions to originally low status spaces (Plate 47). The north-east room has built in cupboards around a chimney breast on the north-east side that is likely to be original. The south-east room has a large recess with a mantel piece set into a recessed

arch suggesting that it was once a kitchen fireplace (Plate 48). The skirting board is fitted into this recess suggesting that it is secondary. The north-west room has a modern partitioned dispensary unit built into the corner, accessed from an inserted doorway from the hallway.

- 3.4.17 This area appears to have changed in character due to the manor house's use as a care home, with the addition of architectural detailing, but it is likely to have once been plainer.

The First Floor – Main Axis

- 3.4.18 The first floor of the main axis is reached by means of the main staircase at the east end of the hallway (Figure 17). The stairs rise northwards, before turning westwards around the modern lift, and southwards ascending to the first floor landing. The stairway appears to have its original windows and a broad, white, moulded cornice with dentils (Plate 49). However, the panelling and balustrade of the stairs are contemporary with the later panelling on the ground floor (Plate 50).
- 3.4.19 A modern glazed door at the top of the stairs opens onto the hallway of the first floor. Like the hallway on the ground floor, here it runs east to west, doglegging in the centre. However, unlike the ground floor, this appears to be an original architectural arrangement, as evidenced by the moulded cornice and ovolo moulded skirting boards that run all of the way around (Plate 51). The arrangement of the first floor is similar to that of the ground floor, with three large, principal rooms along the south side. Over the two smaller rooms on the north-west side is one large bedroom. A window in the north wall of the hallway overlooks the one-storey lobby.
- 3.4.20 The principal room at the east end is entered through a doorway with an original moulded cornice into a small modern antechamber. There are further modern subdivisions along the north walls of the room making up a cupboard and two ensuite bathrooms, one for this room and one that is entered from the bedroom to the immediate north (Plate 52). In the south wall is a large bay window that overlooks the terraced gardens and the countryside to the east and west. In the east wall is a smaller bay window which now illuminates the modern ensuite bathroom. The room retains its original broad, moulded cornice and is likely to retain some of its original ovolo moulded skirting boards. The narrow picture rail respects the modern subdivisions and is contemporary with it. The windows are all modern UPVC.
- 3.4.21 The central principal room is positioned over the central lounge/reception hall on the ground floor. Its doorway has an original moulded architrave and the room retains its original moulded cornice. The room otherwise has had modern decorative panelling applied to all walls (Plate 53). The large bay window in the south wall that gives views over the terraced gardens and countryside has modern UPVC panes. The mantel piece of the fireplace in the north wall looks to be contemporary with the panelling but the inner stone surround is likely to be original. On the west side of the room is a doorway with an original architrave that leads to a small ensuite bathroom. There is an original cornice and skirting board in this room, indicating that it is part of the original architectural arrangement.

3.4.22 The west principal room has been subdivided into two smaller bedrooms. The subdivided room on the west side is entered through the original doorway and what might have once been a cupboard on the north side now forms a short passage into the subdivided room on the east side (Plate 54). This has a modern wardrobe and sink inserted into it. The room as a whole retains its original cornice and skirting boards but the picture rail respects the modern partition (Plates 55 & 56). The windows have modern UPVC panes and the modern partition bisects the large bay window on the south side. On the west side of the west room is a doorway into a small ensuite that is irregular in plan due to its position in the juncture between the main axis and the service wing (Figure 17). This is entirely modern in character but there is no evidence to suggest that it is not a part of the original architectural arrangement.

3.4.23 The bedroom in the north-west corner of the main axis is entered through a doorway in the hallway where it doglegs southwards before turning westwards towards the service wing. The architrave of the doorway is original but the room otherwise has no original joinery (Plate 57). There is no evidence that it is a later arrangement and the lack of skirting boards or cornicing may suggest that it is a lower status space. It retains its original, leaded, casement windows. There is a modern ensuite built into the south-west corner.

The First Floor – East Wing

3.4.24 The east wing is entered from the east end of the hallway through the main axis (Figure 17). The architrave at the entrance from the hallway in the main axis to the east wing is a part of the later panelling seen on the ground floor and has a decorative timber arch (Plate 58). The hallway largely retains its original moulded architraves, cornice and skirting boards but the dado rail and picture rails are modern additions.

3.4.25 The east wing is made up of four bedrooms, two bathrooms, and a large lounge on the east side that is situated over the library on the ground floor. It is a part of the original architectural arrangement and retains its original architrave, cornice and ovolo skirting boards (Plate 59). The picture rail is a modern addition, contemporary with the care home. The large bay window in the east walls provides splendid views over the countryside but it is made up of modern UPVC lights. To the immediate north of the lounge is a bathroom that is accessed through a doorway in its north wall. The doorway has its original architrave, indicating that this is the original access, and the room retains its original ovolo skirting boards. The cornice and the picture rail are modern. This room was used as a modern wet room with a shower and lavatory (Plate 60). The window has modern UPVC lights.

3.4.26 The bedrooms in the east wing were all used as a part of the modern care home but that to the south of the lounge, and that to its west, across the hallway, appear to be a part of the original arrangement of the 1907 mansion. That on its south side features a broad, moulded cornice and ovolo skirting boards, as well as the modern picture rail (Plate 61). That on the west side has its original skirting boards but no cornice. This could denote a lower status space, especially given this room is quite small (Plate 62). The room retains its original, leaded, casement windows.

3.4.27 There are a further two bedrooms at the north end of the east wing, that have been subdivided from a larger room and are entered through an antechamber at the north

end of the hallway. The original cornice and skirting board can be seen around the larger space (Plates 63 & 64) and carries into the protruding bay at the north end where two modern ensuites have been inserted for the use of the bedrooms (Plate 65). These rooms feature modern UPVC windows.

- 3.4.28 On the west side of the hallway, to the immediate north of the main stairway is a small room that is now a modern bathroom and retains no original joinery but the two small leaded casements in the west wall date to the 1907 mansion (Plate 66).

The First Floor – Service Wing

- 3.4.29 The service wing extends from the main axis at an angle towards the south-west. It is accessed from the stairway in the turret on the north side of the building. The stairs are timber built with plain balusters and handrail and are probably original. They rise south to north from the ground floor and turn at a half landing southwards to the first floor (Plate 67). The turret has original leaded windows illuminating the stairway. It has an original ovolo moulded skirting board. It opens onto a small landing in the juncture between the main axis and the service on the first floor.

- 3.4.30 The service wing largely comprises of three moderate sized rooms, on either side of a hallway that runs north-east to south-west through the first floor. Due to its orientation, there is an irregular, wedge-shaped architectural arrangement between these rooms and the west end of the main axis (Figure 17). On the west side of the turret is a bathroom that is almost triangular in plan. On the south side, the narrow end of the wedge-shaped plan is made up of the ensuite off the west side of the west bedroom in the main axis, and two storage spaces accessed from the hallway. The bathroom and the storage spaces all have doorways with moulded architraves, suggesting they are an original arrangement. The bathroom and one of the storage spaces feature their original ovolo skirting boards.

- 3.4.31 The hallway extending from the turret landing has original architraves and skirting boards but the dado rail is a modern feature, seen on modern partitions throughout the main axis and east wing (Plate 68). The larger room on the south side of the corridor is accessed by means of its own short passage off the turret landing. This also provides access to the two storage spaces. This has its original joinery, moulded cornices, architrave and skirting boards, but the four-light casement window has UPVC lights. On the east side of the room, modern full-length cupboards has been built in (Plate 69). The modern picture rail carries around the wall behind this suggesting the cupboards are an even later addition. The size of the room as well as the joinery suggest that within the service wing, it may have had an elevated status.

- 3.4.32 The two rooms on the north side have two modern ensuite bathrooms inserted between them, one accessed from each room. They have simple, narrow cornices and ovolo moulded skirting boards as well as their original, leaded, casement windows.

The Loft

- 3.4.33 The Loft level of Harecombe Manor exists over the main axis and the service wing. It is accessed from the stairway in the turret on the north side of the building. The stairs are timber built with plain balusters and handrail and are probably original. They rise south to north from the ground floor and turn at a half-landing southwards to the loft.

The landing features a multi-pane glazed partition and door being two timber arches extending from the full-length newel post (Plate 70). This all appears to be original joinery, contemporary with the staircase. The landing at the other side of the partition has a short hallway extending eastwards over the main axis and another extending south-west over the service wing (Figure 18). Like the basement, this is a low status, domestic space. The skirting boards are plain and the doorways have narrow, moulded skirting boards and simple batten doors with brass knobs on the main axis side (Plate 71). The character appears to have changed little since the mansion was built.

- 3.4.34 The rooms that the halls provide access to are built into the pitch of various gables. Over the main axis, there is a north room, built into the large gable of the façade and south room, which is built over the large south facing gable. The north room has a leaded, casement window with two lights and a modern sink in the north-west corner (Plate 72). The ceiling is plastered but the purlins of the gable are exposed. The south room is reached by means of a passage off the hallway, the east side of which features a large brick flying buttress that supports a chimney stack and the wall of the passage, which is panelled with tongue and groove boards (Plate 73). The large south room is orientated north to south with a batten door and plain skirting boards, as well as modern UPVC window in the south gable. The ceiling has been plastered over (Plate 74). An opening into the west wall leads to a smaller space inside a gable that extends westwards from the south room. This has a dormer window on its north side and modern kitchen units with a sink under it (Plate 75).
- 3.4.35 There are also two smaller rooms built into the main east to west length of the main axis, accessed from the south side of the hallway. The first is a small brick built and weather-boarded room built into the juncture of the east running roof and the southwards running gable. The buttress supporting the chimney stack is exposed on this side too, as well as the roof structure, but the room is otherwise used as a storage space (Plate 76). A door on the east side gives access to a bigger, east to west orientated room that appears to have been entirely plastered recent years. It has a boarded, platform floor and two modern Velux windows over the purlins on the south side. An opening on the north side that is now boarded over would once have provided access to the roof (Plate 77). A doorway at the east end of this room leads to a space with water tank and other services.
- 3.4.36 The roof structure where it is exposed is simple, comprising common rafters nailed to a narrow ridge piece with one set of purlins. There are occasional intermediary collars and struts bracing the rafters and purlins (Plate 78). Between the rafters and the outer tile covering are sarking boards. No trusses were seen but this is not to say they exist elsewhere. The timbers appear to be softwood, most likely pine.
- 3.4.37 That part of the loft over the service wing comprises a hallway along the south side with doorways to rooms along the north side. The hall has one boarded window on the south side and its original moulded skirting board (Plate 79). The doorways have narrow moulded architraves and panelled doors, giving them a character that is higher in class than the batten doors of the main axis loft. The east room is a bathroom and like those below it on the ground and first floors, it is somewhat triangular in shape, making up the wedge-shaped area where the main axis meets the service wing. It has its original skirting board and leaded, casement window but the bathroom is otherwise

modern (Plate 80). The central and west room appear to have been accommodation and retain their moulded skirting boards and leaded, casement windows. The central room has a small, blocked fireplace in the east wall. It is plain and very much in keeping with domestic and service spaces of the period (Plate 81). In the recesses to either side of the chimney breast are original shelving and a cupboard.

3.5 Interior of West Extension

3.5.1 The west extension abuts the service wing of the 1907 on the south side of the service wing and it was likely that part of the original structure was truncated at this time (Figures 15 – 18). It is entered at ground and first floor level from Harecombe Manor through the south-west end of the corridor that runs through the service wing, as well as through doorways at basement level in the south and east elevations. It has a stairway central to the east side (Plate 82) and a lift on the west side that provides access to all levels (Plate 83).

3.5.2 It largely comprises bedrooms and bathrooms as well as a kitchen and staff and communal spaces. The interior of the west extension is modern in character, largely featuring carpeting, fire doors, UPVC windows, plain skirting boards and ceiling tiles. It is painted magnolia throughout. The moulded dado rails that are feature of the secondary joinery in the original mansion are seen throughout the corridors.

The Basement

3.5.3 The basement of the west extension has a small, central, L-shaped corridor accessed from the stairway and the lift. On the south side is a large lounge (Plates 84 & 85). The door and window openings to this were covered with perforated metal sheeting at the time of survey but this large casement windows on all three sides and the French doors in the south wall meant that would have been a bright and airy room.

3.5.4 At the west side, to the immediate north of the lift are a three WCs and at the north end of the basement are three small staff rooms, one of which has a shower (Plates 86 & 87). On the north side of the one of the staff rooms is a plant room that was inaccessible at the time of survey.

The Ground and First Floors

3.5.5 The ground and first floors of the west extension have almost an identical footprint with a corridor that runs through the floor from north to south providing access to bedrooms along the east and west sides (Plate 88). Central to both floors is a small lobby area accessed from the stairway on the east side and the lift on the west side. Towards the north end are a bathroom and shower room across the hall from each other. The main difference between the floors is that where there are two bedrooms at the north end on the first floor, there is a large kitchen on the ground floor. This appears to have been the main kitchen for the care home (Plate 89).

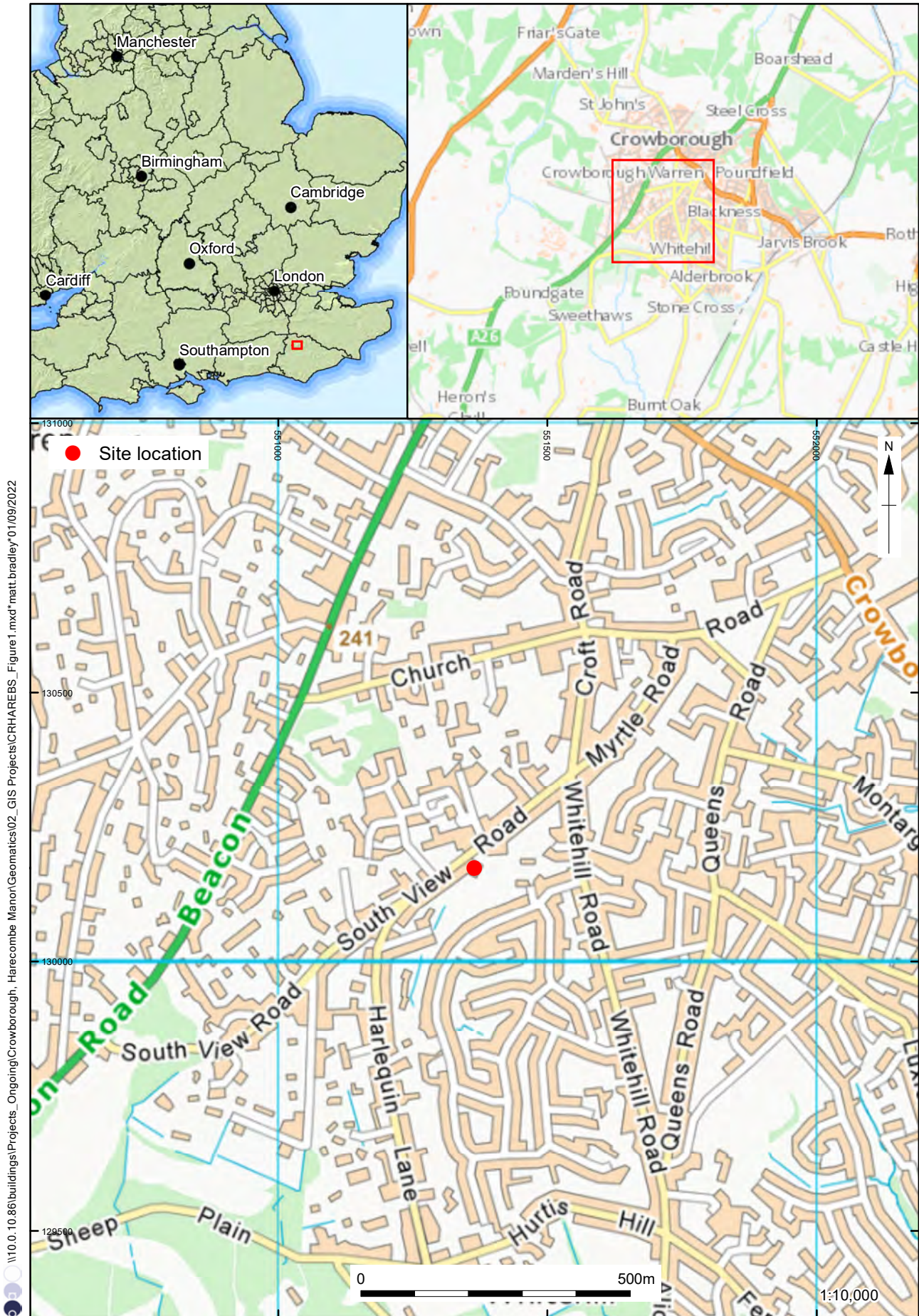
3.5.6 The bedrooms are carpeted with curtains and have free standing wardrobes as well as beds (Plate 90 & 91). With the exception of the two room at the north end of the first floor, all of the bedrooms have ensuite bathrooms (Plate 92).

4 SUMMARY AND CONCLUSIONS

- 4.1.1 Harecombe Manor was built in 1903 by the banker John Kirkwood in the Arts and Crafts style. It was used as an auxiliary hospital during the First World War and it was subsequently used as a nursing home until its closure in 2016. It is not listed but it has been identified as a designated heritage asset by Wealden District Council. It is proposed that the former care home is demolished for the purposes of redeveloping the site and constructing a new and updated care home that meets the staff and residents' needs.
- 4.1.2 Harecombe Manor is an example of the Arts and Crafts architectural style that was popular in the late 19th and early 20th centuries and is sometimes referred to as Vernacular Eclecticism. It is a combination of the 'Tudorbethan' style, a form of Tudor Revival architecture, sometimes referred to as 'Stockbroker Tudor' and Edwardian styles. The irregular and eclectic composition of Tudorbethan elements are a pastiche of 16th and 17th timber frame buildings, particular on the north façade, the most public face of the building. This is also the elevation that retains the most of its historic fabric and character. The south and east facing elevations that overlook the terraced gardens and the countryside are more Edwardian in style but nonetheless irregular in composition. These elevations have been somewhat impacted by the addition of modern elements such as the large UPVC conservatory and extensive replacing of windows with UPVC lights.
- 4.1.3 There was an attempt to build the west extension in the same style as the manor house, using materials such as hanging tiles and concrete blocks moulded to look like stones, but it is unsympathetic to the original architecture and impacts the building visually.
- 4.1.4 The interior retains some of its historic character in larger, high-status rooms where original joinery and stucco work survives. It was altered by the addition of incongruous wood panelling to the hallways, principal lounge and main stairs in the 1920s, and further by the various subdivisions of spaces and alterations for its use as a care home. The west extension in particular is entirely modern in appearance and unsympathetic to the original mansion.
- 4.1.5 Where original joinery survives, it is notable that the mouldings of the mansion differ slightly from the main axis to the service wing. The mouldings of the architraves and skirting boards in the higher status main axis are largely ovolo, while cavetto and ogee mouldings feature in the lower status service wing. In various places, plaster has come away on ceilings and walls and the original lath and plaster can be seen.
- 4.1.6 The manor house sits in close proximity to the road but retains its privacy because of the high boundary wall around it and the slope that it is built into. The gradient of the site descends north-east to south-west away from South View Road and the site is almost triangular in plan. Consequently, the orientations of the various wings of the house and the gardens are irregular. They seem to form organically around the boundaries and the slope of the hillside. Although the landscaping and walls of the terraced gardens have the appearance of being original, the features, such as the concrete pedestals are later additions. The stone pillars and iron railings to the steps

in the second terrace also appear to be later. The manor house overlooks and is visible from all of the terraces. The first, second and third terraces suffer from neglect but high retaining walls, aspects of privacy and meandering access between them create an air of faded grandeur.

- 4.1.7 Overall, Harecombe Manor would have been typical of an Arts and Crafts manor house of the period, but it is less inspiring than other existing examples both due to the lack of quality fabric and the extensive alterations over time. Much of the changes have been damaging to its historic character and heritage value. Nonetheless, it is a visually striking house at first glance and the property itself retains a quality of retreat and privacy, with splendid views.



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Figure 1: Site location



Figure 2: Current layout of the site showing the footprint of the building to the north and the terraced gardens to the south



Figure 3: Saxton's map of Sussex, 1575



Figure 4: Speed's map of Sussex, 1610



Figure 5: Morden's map of Sussex, 1695



Figure 6: Rotherfield Tithe map, 1842

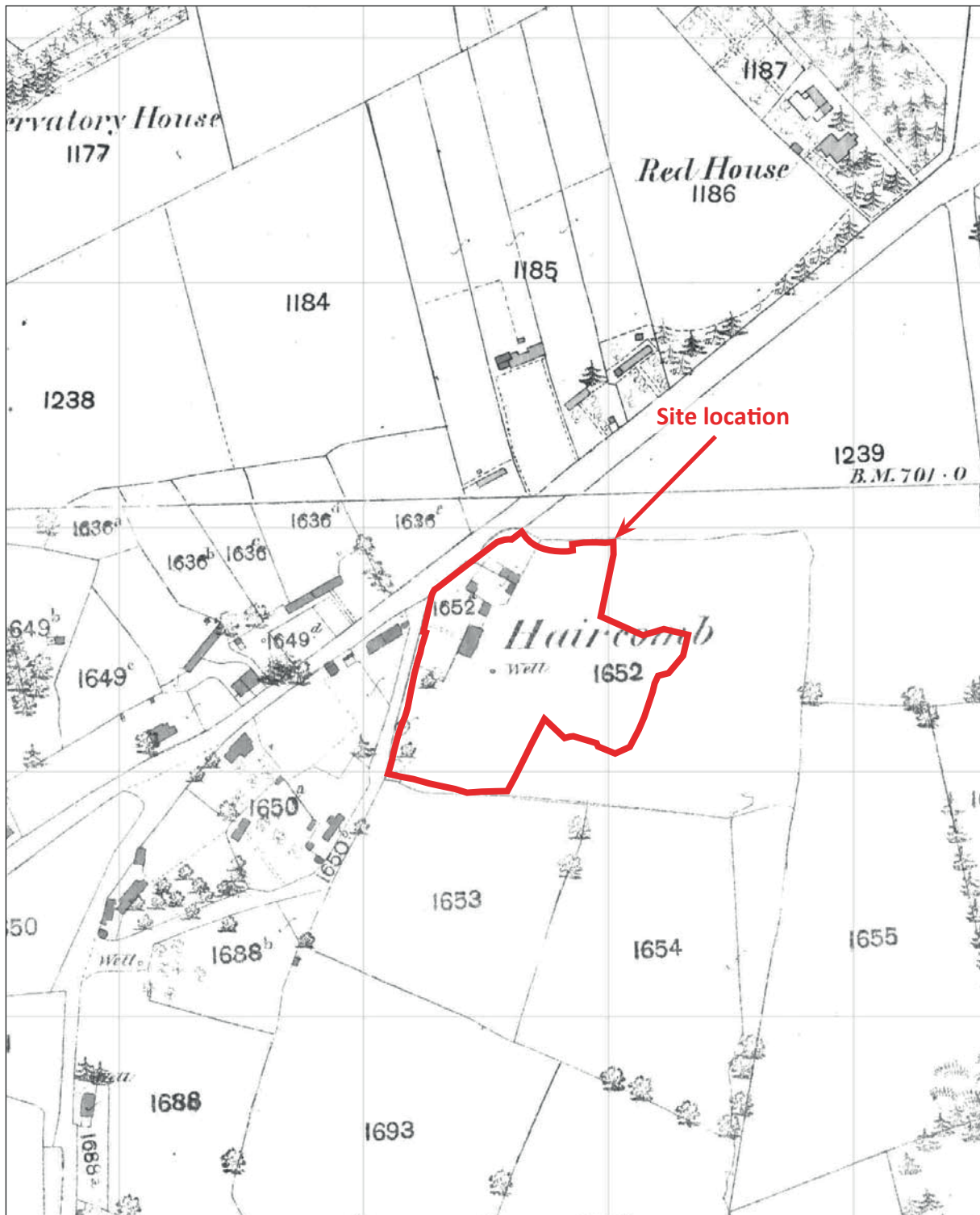


Figure 7: Ordnance Survey map, 1873-4

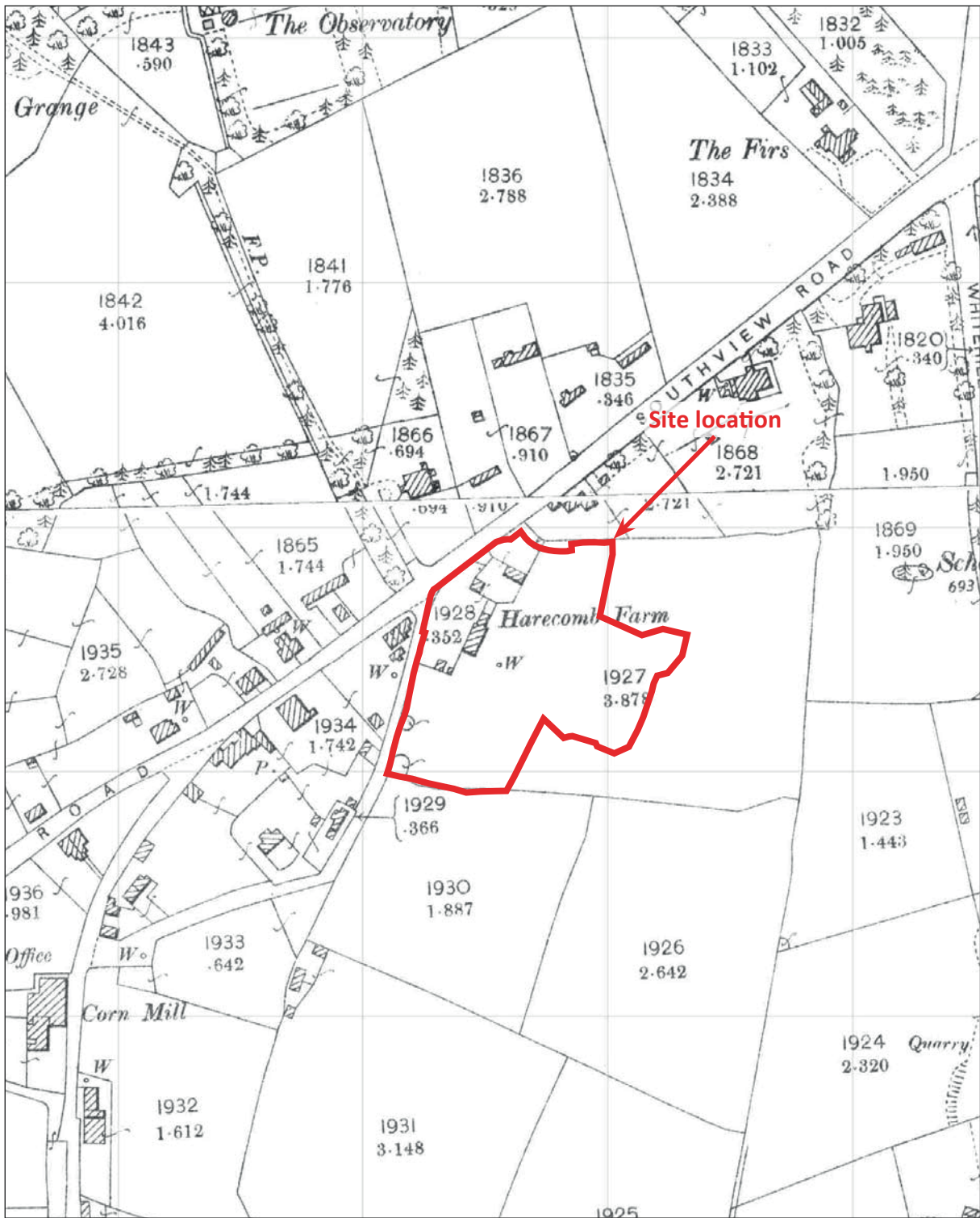


Figure 8: Ordnance Survey map, 1899

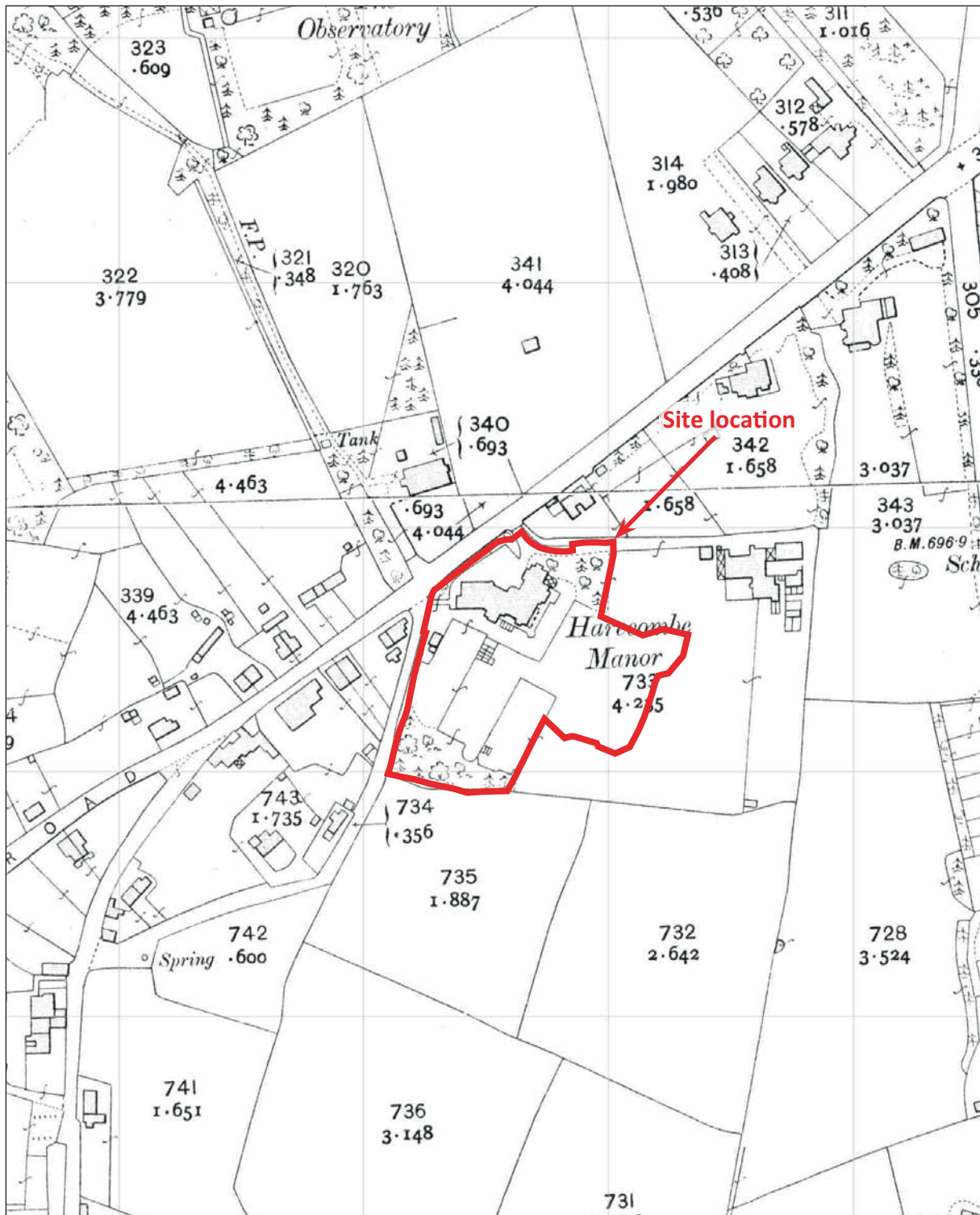


Figure 9: Ordnance Survey map, 1910

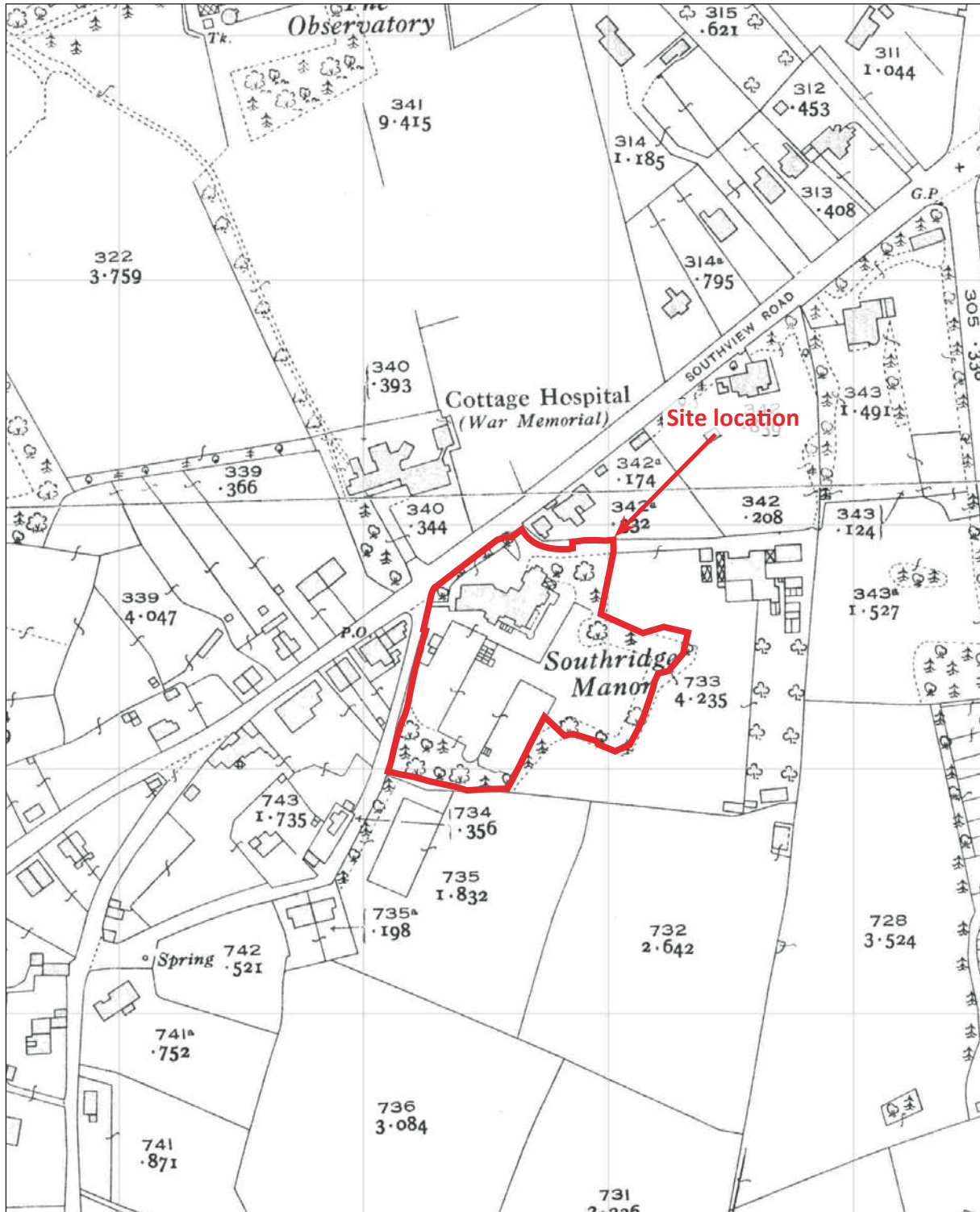


Figure 10: Ordnance Survey map, 1931-2

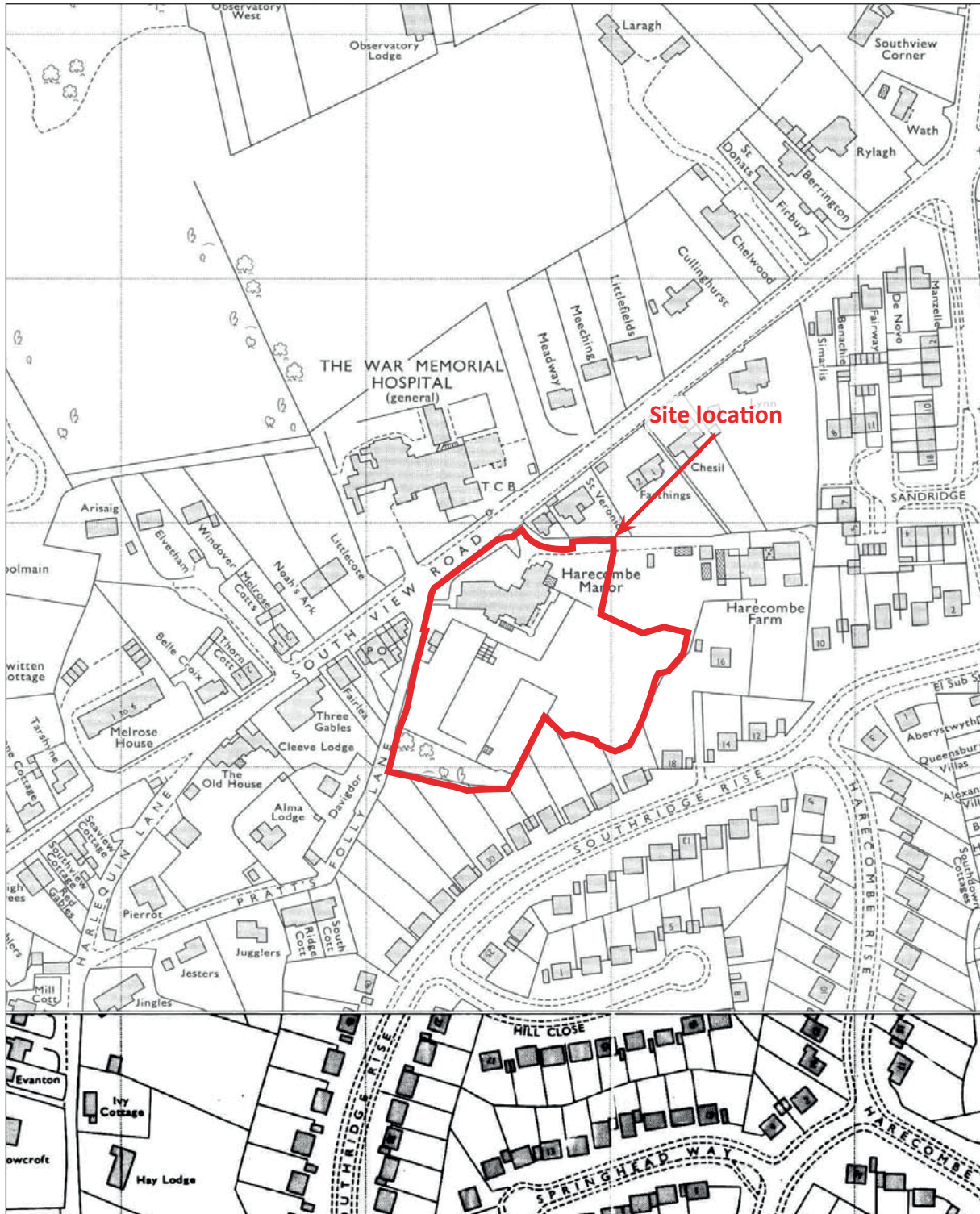


Figure 11: Ordnance Survey map, 1970-1

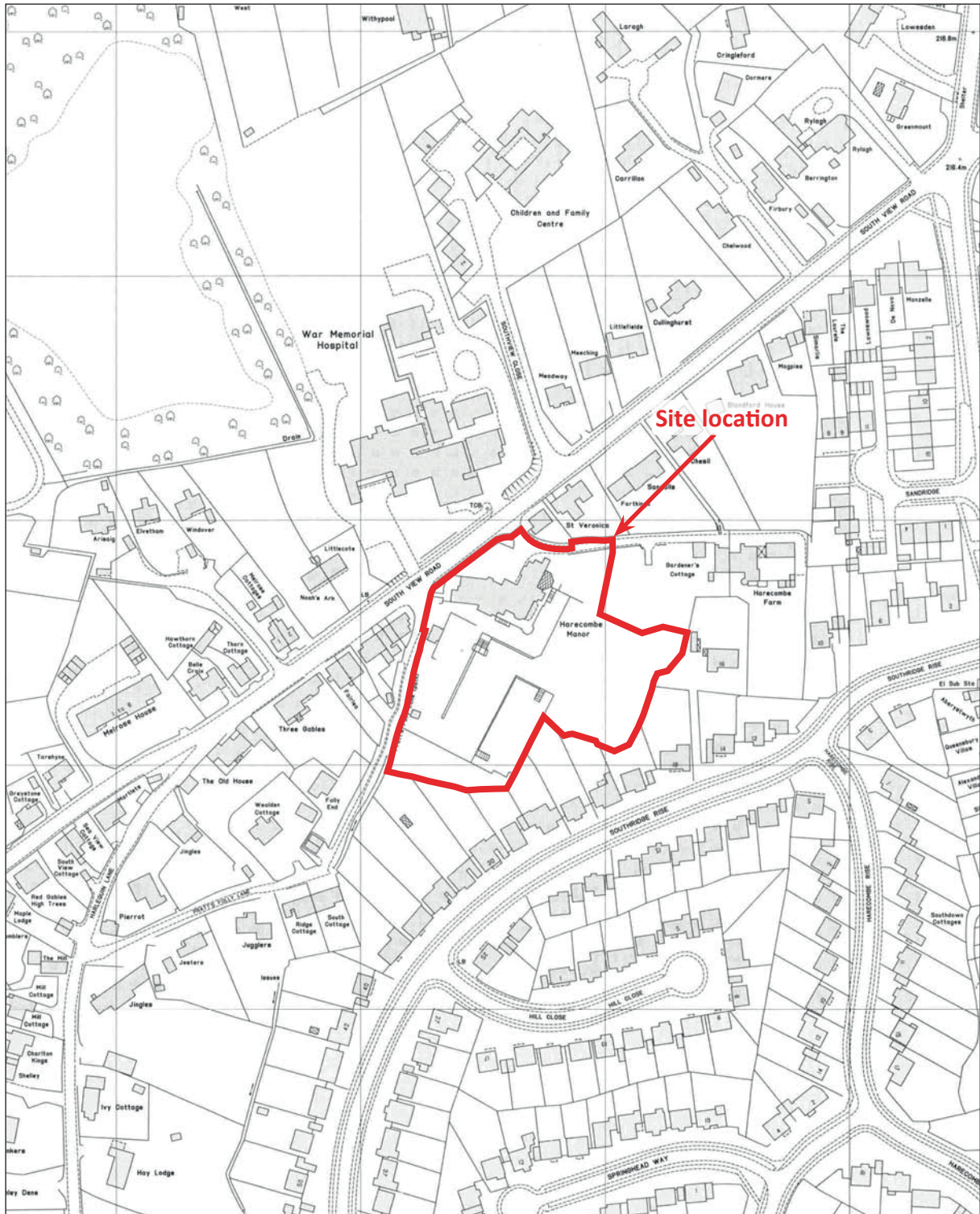


Figure 12: Ordnance Survey map, 1985

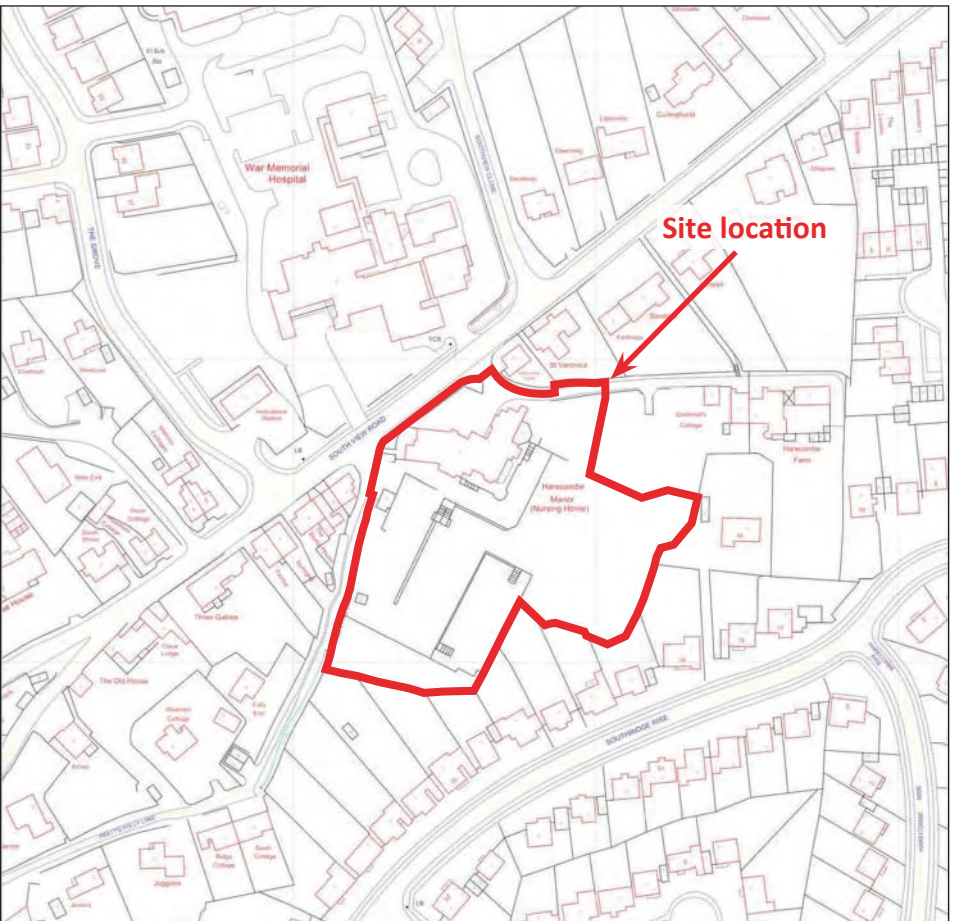


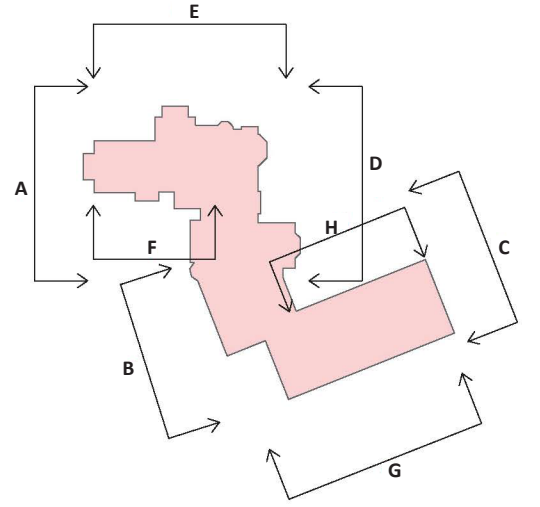
Figure 13: Ordnance Survey map, 2003



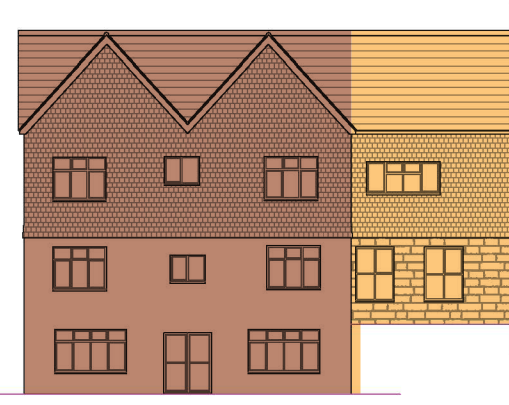
ELEVATION A
NORTH FACING



ELEVATION B
NORTH-WEST FACING



- 1903 Mansion
- Alternations to 1903 Mansion
- West extension



ELEVATION C
SOUTH FACING



ELEVATION D
SOUTH FACING



ELEVATION E
EAST FACING



ELEVATION F
WEST FACING



ELEVATION G
WEST FACING



ELEVATION H
EAST FACING

Figure 14: The elevations of Harecombe Manor

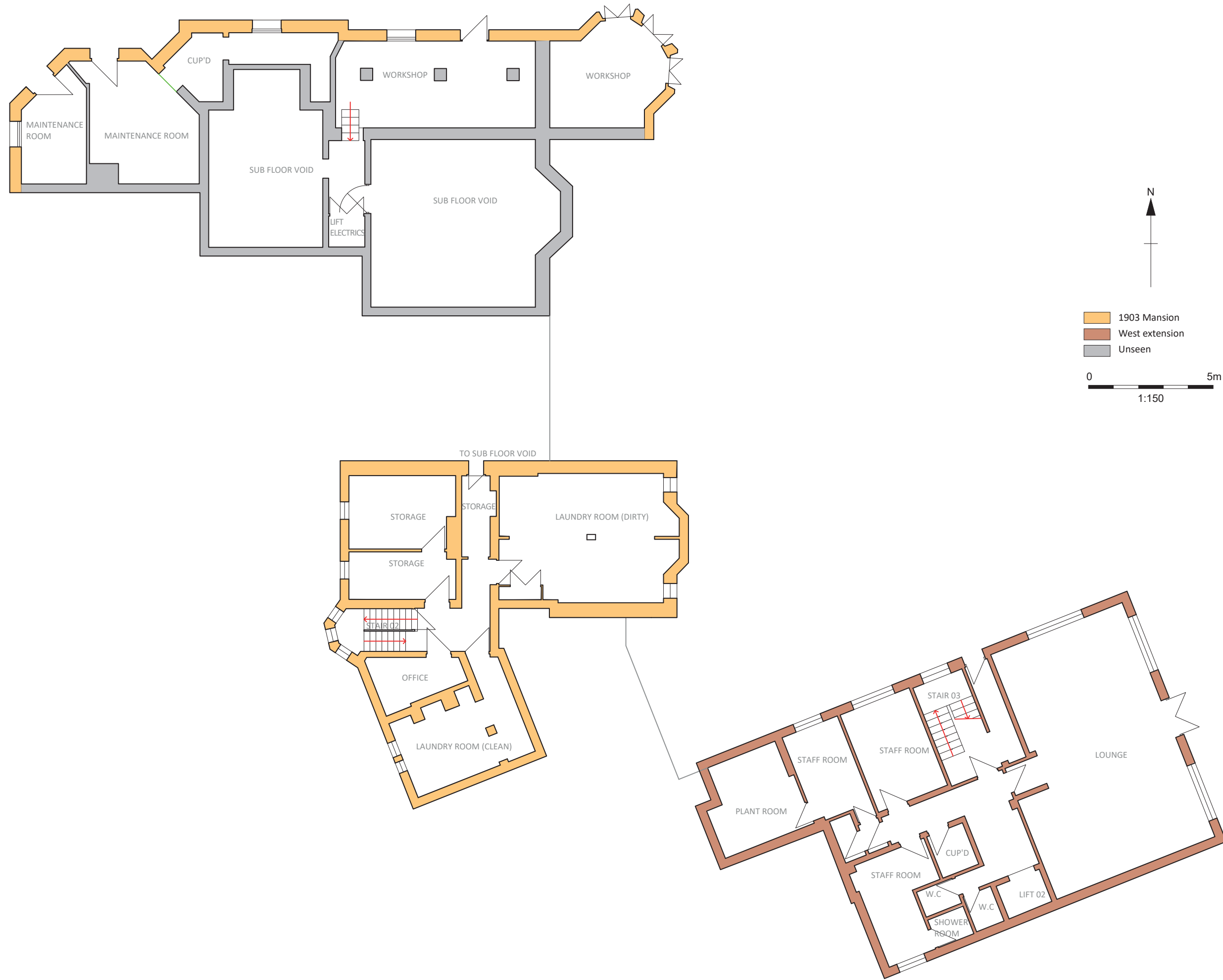


Figure 15: Plan of the basement level of Harecombe Manor



Figure 16: Plan of the ground floor of Harecombe Manor



Figure 17: Plan of the first floor of Harecombe Manor



Figure 18: Plan of the left level of Harecombe Manor



Plate 1: The boundary wall of Harecombe Manor from South View Road, looking south-west



Plate 2: The entrance to Harecombe Manor, looking south-west



Plate 3: The boundary wall of Harecombe Manor, looking south-east



Plate 4: The interior of the boundary wall of Harecombe Manor, looking north



Plate 5: The west extension of Harecombe Manor, looking north



Plate 6: Harecombe Manor from the second level of the terraced garden, looking north-west



Plate 7: The second level of the terraced garden, looking north



Plate 8: The stairway of the second level of the terraced garden, looking west



Plate 9: The third level of the terraced garden, looking north-east



Plate 10: The third level of the terraced garden, looking north-east



Plate 11: The third level of the terraced garden, looking north-west



Plate 12: The fourth level of the terraced garden, looking north-east



Plate 13: The north elevations of Harecombe Manor, looking south



Plate 14: The west facing elevation of the east wing of Harecombe Manor, looking east



Plate 15: The north gable of the east wing of Harecombe Manor, looking south-east



Plate 16: The east facing elevations of Harecombe Manor, looking north-east



Plate 17: Detail of the east elevation of Harecombe Manor, looking west



Plate 18: The porch on the east elevation of Harecombe manor, looking south-west



Plate 19: The terrace under the east elevations of Harecombe Manor, facing south-west



Plate 20: The terrace under the east elevations of Harecombe Manor, facing north-east



Plate 21: The terrace under the east elevations of Harecombe Manor, facing west



Plate 22: The south facing elevations of Harecombe Manor, facing north



Plate 23: The south facing elevations of Harecombe Manor, facing north-west



Plate 24: The west gable end of Harecombe Manor, facing east



Plate 25: The central basement of Harecombe Manor, looking north-west



Plate 26: The central basement of Harecombe Manor, looking south-east



Plate 27: The central basement of Harecombe Manor, looking south



Plate 28: The lobby of the ground floor of Harecombe Manor, looking south-east



Plate 29: The ground floor hallway on the ground floor of Harecombe Manor, looking west



Plate 30: The reception hall/lounge on the ground floor of Harecombe Manor, north-east



Plate 31: The small conservatory on the ground floor of Harecombe Manor, looking east



Plate 32: Lounge on the ground floor of Harecombe Manor, looking south-east



Plate 33: Architrave of lounge on the ground floor of Harecombe Manor, looking west



Plate 34: Lounge on the ground floor of Harecombe Manor, looking south-east



Plate 35: Fireplace in lounge on the ground floor of Harecombe Manor, looking west



Plate 36: Small room on the ground floor of Harecombe Manor, looking north



Plate 37: Hallway on the ground floor of Harecombe Manor, looking north



Plate 38: Library on the ground floor of Harecombe Manor, looking west



Plate 39: Fireplace in the library on the ground floor of Harecombe Manor, looking north



Plate 40: Conservatory on the ground floor of Harecombe Manor, looking west



Plate 41: Sitting room on the ground floor of Harecombe Manor, looking north-west



Plate 42: Small room on the ground floor of Harecombe Manor, looking west



Plate 43: Door in sitting room on the ground floor of Harecombe Manor, looking east



Plate 44: Small room in the ground floor of Harecombe Manor, looking north-east



Plate 45: Turret stair landing in the ground floor of Harecombe Manor, looking north



Plate 46: Hallway in the ground floor of the service wing in Harecombe Manor, looking south-west



Plate 47: Room in the ground floor of the service wing in Harecombe Manor, looking north-west



Plate 48: Room in the ground floor of the service wing in Harecombe Manor, looking south-east



Plate 49: Architectural detailing in the main stairway from the ground to the first floor



Plate 50: The main stairway from the ground to the first floor in Harecombe Manor, looking south



Plate 51: The hallway on the first floor of Harecombe Manor, looking south



Plate 52: The east bedroom in the first floor of the main axis of Harecombe Manor, looking west



Plate 53: The central bedroom in the first floor of the main axis of Harecombe Manor, looking south-east



Plate 54: Storage space converted into a passage into the subdivided west bedroom on the first floor of the main axis, Harecombe Manor, looking south-east



Plate 55: The subdivided west bedroom on the first floor of the main axis, Harecombe Manor, looking south



Plate 56: The subdivided west bedroom on the first floor of the main axis, Harecombe Manor, looking south



Plate 57: The bedroom in the north-west corner of the first floor of the main axis, Harecombe Manor, looking south-east



Plate 58: The hallway on the first floor of the east wing, Harecombe Manor, looking north



Plate 59: The lounge in the first floor of the east wing, Harecombe Manor, looking north-east



Plate 60: Wet room off the lounge on the first floor of the east wing, Harecombe Manor, looking north



Plate 61: Bedroom on the first floor of the east wing in Harecombe Manor, looking east



Plate 62: Bedroom on the first floor of the east wing in Harecombe Manor, looking south-west



Plate 63: Bedroom on the first floor of the east wing, Harecombe Manor, looking north-east



Plate 64: Bedroom on the first floor of the east wing, Harecombe Manor, looking north-west



Plate 65: Ensuite in the first floor of the east wing, Harecombe Manor, looking east



Plate 66: Bathroom on the first floor of the east wing, Harecombe Manor, looking west



Plate 67: Stairway in the turret of Harecombe Manor, looking north



Plate 68: Hallway of the service wing on the first floor of Harecombe Manor, looking west



Plate 69: Large room on the south side of the first floor of the service wing, Harecombe Manor, looking south-east



Plate 70: Stairway in the turret leading to the loft of Harecombe Manor, looking south



Plate 71: Hallway in the loft of Harecombe Manor, looking east



Plate 72: North room in the loft of Harecombe Manor, looking north-east



Plate 73: Buttress in the loft of Harecombe manor, looking south-east



Plate 74: South room in the loft of Harecombe Manor, looking north



Plate 75: Small kitchen off the south room in the loft of Harecombe Manor, looking west



Plate 76: Small room on the east side of the loft in Harecombe Manor, looking west



Plate 77: Large room in the east side of the loft at Harecombe Manor, looking east

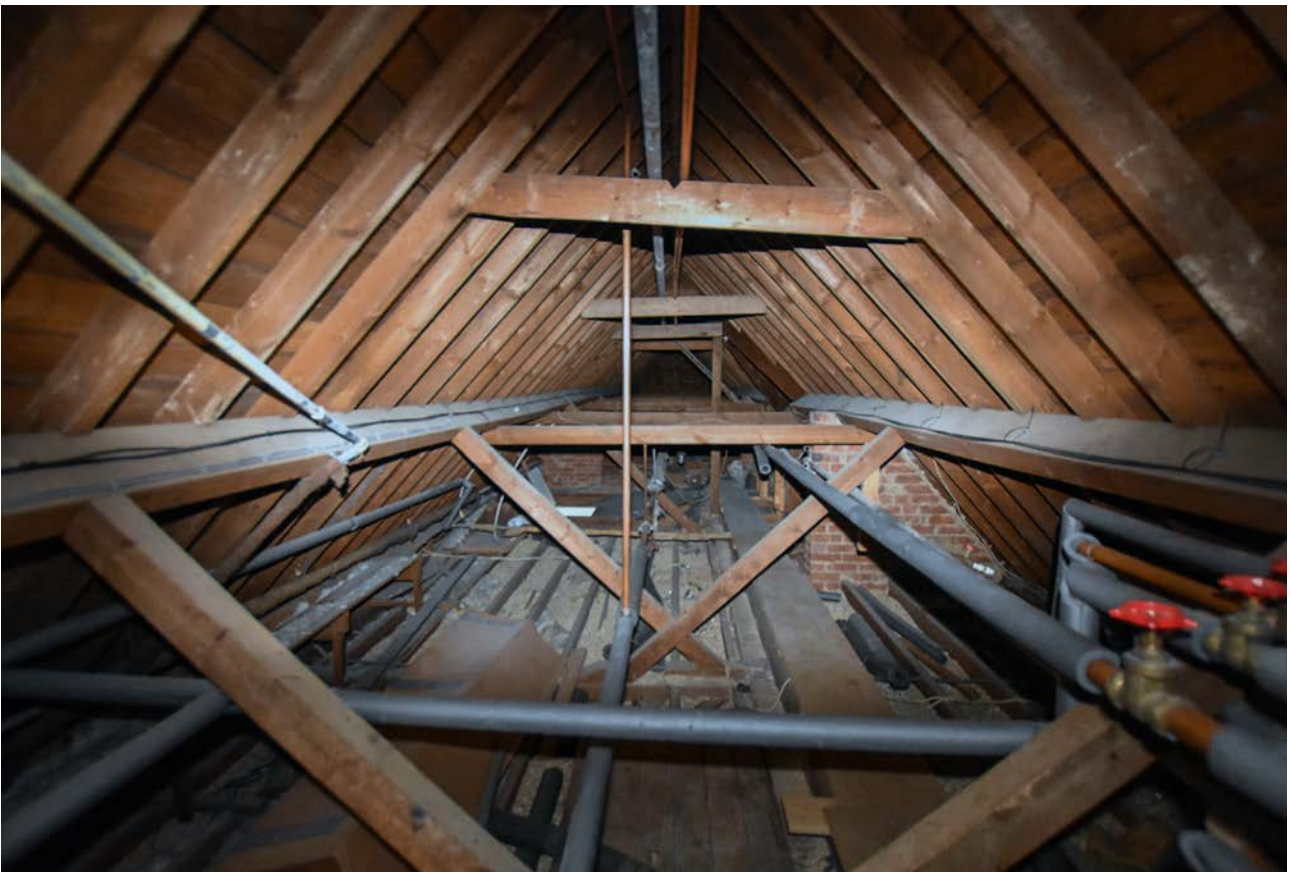


Plate 78: Roof structure in the loft of Harecombe Manor, looking east



Plate 79: Hallway in the loft over the service wing of Harecombe Manor, looking south-west



Plate 80: Bathroom in the loft of Harecombe Manor, looking north



Plate 81: Room in the loft over the service wing in Harecombe Manor, looking east



Plate 82: Stairway in the west extension, looking west



Plate 83: Lift in the west extension, looking west



Plate 84: Lounge in the basement of the west extension, looking north-east



Plate 85: Lounge in the basement of the west extension, looking south



Plate 86: Staffroom in the basement of the west extension, looking east



Plate 87: Staffroom in the basement of the west extension, looking east



Plate 88: Hallway in the ground floor of the west extension, looking east



Plate 89: Kitchen in the ground floor of the west extension, looking west



Plate 90: Bedroom in the ground floor of the west extension, looking south-east



Plate 91: Bedroom in the ground floor of the west extension, looking south-west



Plate 92: Ensuite on first floor of west extension, looking south-east



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