

# The Old Rectory

## A history by Peter Bushell

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THE OLD RECTORY at Buriton in Hampshire stands on land owned in Saxon times by Wulfgifu surnamed 'Beteslau'. She was deprived of it by the Conqueror who granted it together with Other manorial acres in what was then called Malpedresham to his wife, Maud. On Maud's death in 1083 the ownership of the manor reverted to her husband, the Conqueror. who was holding it at the taking Of the Domesday survey in 1086. Subsequently, Robert Fitzhamon was rewarded with it by his fellow roustabout and drinking crony, William II, known as Rufus, for the part he played in helping to suppress the revolt of the king's uncle, the war-like Bishop Odo of Bayeux. Fitzhamon died in 1107 of wounds he received at the siege of Falaise in Normandy, the birthplace of William the Conqueror. Fitzhamon's daughter, Mabel, carried his estates by marriage to her husband, Robert, Earl of Gloucester, a natural son of Henry I.

Gloucester's granddaughter, Isabel, brought it as part Of her dower to her husband, Prince [afterwards King] John. After his divorce from Isabel, John granted it in 1205 to Aumary, Count of Evreux, the very exemplar of an absentee landlord. The Count died before 1214, in which year King John resold Buriton, including the site of the Old Rectory, finding a buyer in Geoffrey de Mandeville [whom Isabel had married after her divorce from John]. These were turbulent times and before the year was out Geoffrey was in revolt against John, who deprived him of his lands. In the winter of 1215, the year John was forced by his barons to sign Magna Carta, the beleaguered king bestowed them on his faithful adherent, Roger de la Zouche.

By 1309 the site of the Old Rectory had reverted, along with the rest of the manor, to the Honour of Gloucester in the person of Gilbert de Clare, Earl of

Gloucester and Hertford, who was slain at the battle of Bannockburn 23 June 1314, aged about twenty-three. His lands passed to his brother-in-law, Hugh Audley, who assumed the earldom by right of his wife. It was probably Audley who constructed the oldest part of the dwelling shortly after coming into his inheritance. For the first three hundred years or so of its life it served as the manor house, although it was chiefly occupied by manorial bailiffs or tenant farmers, the owners being far too grand for a country lane. In 1414 the bailiff was William Sydenhale, in 1424 John Wyxe, in 1452 Henry Shotte, and in 1501 Henry Barrow. At what date it ceased to be the manor house and passed into clerical use is uncertain, but probably about 1597, the year the manor was purchased by Thomas Hanbury from Sir Richard Weston. The structure may incorporate - or have replaced - an even older one which is thought to have begun life about 1100 as the administrative focus of an estate consisting of three earucates of land belonging to the church Of St. Swithun-Upon-Kingsgate at Winchester. A carucate was the amount of land tillable by a team of eight oxen in a ploughing season.

The Old Rectory is listed by English Heritage Grade II\* as a dwelling of 'architectural and/or historic interest'. The star suffix denotes an outstanding example within its classification and is applied to less than one percent of all listed property. Although much altered, the oldest parts are medieval, probably dating from about 1320. It is configured in the shape of an 'H'. It has a central hall and wings at the east and west. The century wooden partitions at the lower end of the hall once had doors giving access to the buttery, pantry and a kitchen passage. There survive at the southern end of the east wing the arch, and part of the jambs,

of an early 14th century window in wrought stone, almost certainly as old as the house itself and the silent witness of a thousand years of domestic life. It was originally of two lights, with tracery' in the head, but the tracery and central mullion have been cut away. The older roof timbers of the wing exist below the present roof. In the western gable is a small arched opening, high in the wall, which is of 14th century date, and probably coeval with the window in the east wing. The main east front is early 18th century in character. The extensions to the rear were most likely constructed about 1850, at the beginning of the long incumbency of John Maunoir Sumner.

The vestigial traces of medieval architecture and workmanship reflect the fact that this has always been a house of substance and a very rich living. In the reign of Elizabeth I it carried an annual stipend of more than £400, or about £58,000 in modern money. The first resident of note, Benjamin Lany, sometimes 'Laney' [1591-1675], was inducted in 1629, the fourth year of the reign of Charles I. An 'impressive scholar and preacher', in 1630 he was elected Master of Pembroke Hall, Oxford, his old alma mater.

During the war between King and Parliament he was deprived of all his preferments and summarily ejected from his rectory at Buriton, some say at the point of a musket. In 1645 he joined the King at Oxford where he acted as his Chaplain. He subsequently fled to France. At the Restoration he recovered his mastership - and his rectory. He was successively Bishop Of Peterborough [1660] Lincoln [1663] and Ely [1667-75]. Although intolerant of nonconformism, in private life was a kindly, family man noted for his generosity. 'He rescued his nephew from ruin by a gift of £3600, helped many other poor relatives' and left five hundred pounds towards the rebuilding of St. Paul's Cathedral after the Great Fire of London in 1665. During his lifetime he gave a hundred and thirty pounds 'for the yearly apprenticing of two poor children' of Buriton.

By 1664 Lany had been translated to the see of Lincoln and Buriton was held by the Rev. Dr. Richard Barker. The house then had nine hearths. Although a mild-mannered, retiring sort of fellow, Barker did not always find it easy to live in harmony with his neighbour, Richard Cowper, Lord of the Manor of Ditcham, who disputed Barker's long-established right to assert tithes over the beech woods at Ditcham Park. Cowper 'used threatenings and made scandalous lampoons and reflecting verses which did very much disquiet and discompose Dr. Barker'. The case was tried before Lord Chief Justice North, who found for Dr. Barker, but the altercation outran both plaintiff and defendant, Dr. Barker's successor, the Rev. Charles Layfield still seeking redress, and Cowper's son still refusing to supply it, twelve years later.

In May 1699 the Bishop Of Winchester, Peter Pew, bestowed the living at Buriton on his chaplain, William Lowth [1661-1732] the son of William Lowth the elder, an apothecary of the parish of St. Martin Ludgate, London. When William was about a year old his father 'was burn't out with great loss at the fire of London'. Educated at Merchant Taylors' School, London, then at St. John's College, Oxford, William Lowth the younger is best remembered today for his Commentary on the Prophets, which he wrote at Buriton between 1711 and 1726 and which 'effectively summarized the most advanced orthodox ideas of post-Reformation churchmen'. Lowth died at Buriton Rectory 17 May 1732 leaving a wife, Margaret, two sons, William and Robert, and three daughters, Margaret, Mary and Maltha. With a vanity unbecoming a parson, he stipulated that he be 'buried in the Church yard at some distance from the East or South East Wall of the Chancell there in a Grave made with an Arch of Brick rising about a foot above the Ground in as private a manner as decently may be and that there be an Tablet of Black Marble Sett upon the Inside of the South Wall of the Chancell with such an Inscription as I intend to leave behind me . . . ' He made bequests totalling more

than four thousand pounds, or about £36,000 today. Those to his daughters were conditional on their marrying with their mother's consent. His manuscripts, including the handwritten copy of his Commentary, he bequeathed to 'the Library of the Cathedral Church of Winchester', which also received his four-volume folio edition of Du Fresne's Greek and Latin Glossary. His younger son, Robert [1710-1787] who spent his formative years at Buriton Rectory, followed his father into the Church, becoming a noted Hebrew scholar, theologian and Orientalist. In 1777 he was appointed Bishop of London and Dean of the Chapel Royal. Six years later, he declined the archbishopric of Canterbury.

By the 1790s the incumbent of Buriton Rectory was the Rev. Philip Barton, who died here in the summer of 1796. Like so many of his predecessors, Barton was effectively a well-meaning country gentleman in gown and bands with [in Jane Austen's memorable phrase] 'the parson superimposed'. He had ample means including nine thousand pounds invested in the 'three percentum Annuities'. His fortune was further swelled by his share of the estate of his brother, Henry, who had died intestate leaving effects of twenty-one thousand pounds, or about £1.2m today. Under the terms of his will, which was proved in the Prerogative Court of Canterbury 21 July 1796, he left a significant life interest in his estate, including 'fifteen hundred pounds Capital Stock now standing in my Name in the South Sea Annuities 1751', to his sister, Sarah. After her death this was to devolve upon his married niece, Frances, 'the wife of Lewis Buckle Esquire'. Perhaps because he never married, and may have led rather an isolated life at Buriton, he seems to have formed a special bond with his principal servant, Richard Matthews, whom he left the enormous sum of four hundred pounds plus 'all my Wearing Apparel all the Linnen in my house at Buriton and all my horses [and] horse furniture and provender'. Matthews's wife, Margaret, received fifty pounds.

The Rev. Barton was a zealous acquirer of land and property. His will refers to two farms he owned - Paty's in Chieveley and another in the hamlet of Moor at Fladbury - as well as two houses in the City of Worcester, one in New Street, occupied by his sister, Sarah, the other on College Green, which was rented out. He also owned several cottages at Binsey near Oxford. His will refers to 'the Ground called Barn Mead adjoining to the Rector's Garden which I purchased of Harry Winton ...'. His successor as Rector, Edmund Poulter, was to have first refusal on the purchase of this land 'for the sum of thirty-six pounds'. [It was sold by Barton's sisters, to Poulter, 21 September 1797.] Thoughtfully, Barton also left Poulter £400 to cover dilapidations to the rectory house, something he was certainly not required to do. In 1804 Richard Mant [1776-1848] was appointed curate-in-charge at Buriton by the absentee rector. Mant was then twenty-eight years of age and newly married. His wife, Elizabeth [d. 1846] was a daughter of William Wood or Woods of Chilham, Sussex. Mant had already led an eventful life, having been detained in France [1802-03] while acting as tutor to a young gentleman making the Grand Tour, but at a time when Napoleon was preparing to invade Britain with a force of a hundred and fifty thousand men. His lectures on the dangers of Methodism attracted the notice of Charles Manners-Sutton, Archbishop of Canterbury, who appointed Mant his domestic chaplain. In 1820, 'though lacking any previous Irish interest or connection' he was nominated by the Prime Minister, Lord Liverpool, for an Irish bishopric, serving first Killaloe and Kilfenoragh [1820] then Down and Connor [from 1823] to which Dromore was added in 1842. He built many churches in his see. He was an 'indefatigable' writer while his poetry, says his notice in the Dictionary of National Biography, 'damning it with faint praise, was chiefly notable for its copiousness'. His best work, a History of the Church of Ireland, was published in 1840. His son, Walter, born at Buriton

Rectory 25 June 1807, entered the Church of Ireland and became Archdeacon Of Down. For many years he was an active freemason, being Provincial Grand Master and afterwards Provincial Grand Chaplain of the Down and Antrim Lodge.

In 1823 the Rector was the Rev. Brownlow Porter. He was replaced by the Rev. Charles Gower Boyles [1796c-1845] who never married and who in 1841 was living here in almost imperial splendour 'above stairs' with his widowed mother, Mary Dorothea [1766-1849c] attended by a staff of two male and four female resident domestics. Boyles died here in the summer of 1845 aged about forty-nine, leaving everything to his mother. He was replaced by John Maunoir Sumner, late of Balliol College, Oxford. In 1878 Sumner's combined annual income from the parishes of Buriton and Petersfield was £1,471 4s. 1d., the equivalent in modern money of about £68,000. He died here in the seventieth year of his age, 1 April 1886, after a ministry spanning forty-one years. He left £16,672 the equivalent of about €960,000 at today's prices. One of the executors of his will was the Lord of the Manor, Lothian George Bonham Carter, an ancestor of the actress, Helena Bonham Carter.

From 1890 to 1905 the incumbent at Buriton was Alfred Whiston Frost Martell, who subsequently retired to Totnes in Devon where he died in 1928. At the taking of the 1911 census his replacement, the Rev. Charles Roydon Worsley Hughes [1851-1938] stated that he and his wife, Mary, who at forty-six was fourteen years his junior, had been married for nine years but that there were no children of the marriage. Their home then had fifteen principal rooms including the kitchen but excluding any bathrooms, lobbies or outbuildings. Canon Hughes served here until 1926, when he retired to Eastbourne. His replacement, Thomas Harold Senior, formerly Vicar of Aldershot, died in office on 10 April 1930.

Clerical stipends hardly varied down the centuries and in 1934 Senior's successor, Bernard Williams, was

receiving £540 p.a., only about a hundred pounds more than his Tudor counterparts. In 1935 George Stanley Morley was inducted to Buriton Rectory. He had been a priest for forty years and had previously served as Chaplain to the Knowle Mental Asylum [1925-28]. In 1938 his daughter, Betty, was married from this house. An Honorary Canon of Portsmouth, Morley died in retirement in 1960 leaving a modest estate of £274. By that date his former home had passed out of clerical use and was owned by John W. Kelway, a colonel in the army, and Joan his wife. They were still here in 1966, the last year for which records have been searched. However, there survives in Hampshire Record Office at Winchester a sale brochure for the property issued in 1995 by Lane Fox & Partners, describing the Old Rectory as an 'important village house, set in glorious part-walled landscaped gardens'. The ground floor consisted of drawing, dining and sitting rooms, an office, a cloakroom, a kitchen-cum-breakfast room and entry to a cellar. There were six bedrooms, a dressing room and two bathrooms. This was not so far removed from the fifteen principal rooms of the 1911 census. Additional appointments included a self-contained one-bedroom staff flat, a paddock, a swimming pool, a coach house, 3 tack room and about 6.5 acres of land, including a copse to the south.

At the time of writing, in January 2015 the Old Rectory is the home of the family of Paul Goswell, the latest in a long line of owners and occupiers of this distinguished old property and site spanning almost a thousand years ... from the days of Saxon England when this land was held by the Lady Wulfgifu, 'for her tillage'.

*This history was written by Peter Bushell for Kay and Paul Goswell in 2015. We are grateful for the Goswell's permission to post it on our website.*

# The Old Rectory

## A history by Richard MacCullagh and Laura Berry

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An excellent example of a medieval high status house of early to mid 14th century

The Old Rectory is a substantial medieval stone building of 14th century date and high status. It has a 5bay hall and service front range and 3 1/2-bay solar crosswing, both with well preserved roofs dating from the late 15th- early 16th century when the house was modernised. The white painted stucco facades to the front range and south crosswing are early 19th century, with a further mid 19th century 2-storey addition to the west of the south wing and a late 19th century 2-storey kitchen and single storey service wing to the northwest. The house occupies a prominent position with stone boundary walls enclosing a courtyard and substantial private grounds.

The Old Rectory was Grade II\* listed on 16 March 1954:

Probably the medieval manor house, former rectory, now a house. A medieval building of small survival, mainly C18, with mid C19 rear extensions. Malmstone walls with sections of early stone dressings and later brick dressings, now rendered on the two main elevations, and lined with 'masonry' joints and quoins: stone coping, cornice and cills. Hipped roof of varied form, and prominent north gable; small dormers at rear. The altered features and varied materials of the north gable indicates the form of a medieval hall, which was probably timber-framed, with later stone cladding: the main east front is of early C18 character, with projecting wings: near. - symmetrical of two storeys and attic, 1 (blank) .4.1 (upper blank) windows. Plain walls, with parapet, sashes, and simple classical doorway with an oval

fanlight. The south range continues in the same style, of two storeys, 3.2 windows, with a glazed verandah on cast-iron columns. The rear elevation is irregular, with extensions of different date enclosing a small courtyard, the innermost and oldest wall having sashes and a half-glazed door, beneath a canopy on brackets. Interior : the main feature is a C15 wood doorframe.

The architectural historian Edward Roberts has dismissed the notion of the building having been a manor house, as there appears to be no documentary evidence to support this claim. Also, both Roberts and RCHME found no evidence in their 1995 surveys to suggest an original timber-framed hall and we concur with this view as both the medieval front range and crosswing are built from stone and the timber roof structure was built to bear on solid masonry walls.

Documentary evidence has revealed that there was a rectory at Buriton from at least the 16th century. The house was substantially remodelled shortly after plans were drawn up in 1797. It is not entirely clear whether these plans were adopted in part and then altered shortly afterwards, or whether the present floor plan for the central range and north wing projection was adopted c.1800 instead of the proposals. The south solar wing was certainly altered several times during the 19th century, the rear rooms being the latest additions. The cellar may not have been dug out to its present extent until the 19th century, as it does not appear on the 1797 plan, nor were the attic rooms shown (although the house clearly had one as the gabled roof form is medieval). The 19th-century kitchen block was added by 1840 adjacent to the old kitchen block, which was not removed until c.1869-

1897 (probably in 1887/1888, when the house narrowly escaped demolition), and during this time the kitchen was extended by the addition of a scullery and store rooms. The house ceased to be a grand residence for the incumbent rector in 1953, when the property passed into private ownership.

## *Architectural Description*

The Old Rectory is roughly H-shape in plan and the front range and south crosswing have 2-storey white painted stucco facades with parapets and the front range has an attic storey but only with one front dormer. The front elevation has projecting single bay wings at both ends and 4 bays in between with the front entrance second from right. The central ground floor windows are 16-pane sashes with 12-pane above and the northern projecting bay has 9-pane to ground floor and 16-pane 1st floor, and the southern bay window has blind windows and a wallhead chimney. There is a simple classical doorway with 8-panel door and oval fanlight with a simple door canopy. To the left of the entrance and cutting through the 1st floor is a remnant of a stone medieval lancet window. The stucco is lined with quoins to the projecting wings and the parapet has been lowered across the central bays. The roof is plain tile and steeply pitched with hip to south and gable to north. There is a central brick chimney set forward of the ridge and left of the door and a further brick chimney towards the front roof's northern end.

The south wing is 5-bay with cornice and the 2 eastern bays, which correspond with the hip roof of the front range, are set back slightly from those to the west and also have cornices above their multi-pane windows. There is glass-roofed veranda across the 2 eastern bays. There is a wallhead chimney to the centre of the wing and here the 2 window bays are narrow with 2-pane sashes. The westernmost bay has margin pane windows. The crosswing roof is lower than the

main roof and also hipped to the western end. Its west elevation is 2-bay with large 12-pane sashes to ground floor and smaller 12-pane sashes above. On the northern side of the south wing is a small 2-storey gabled stairwell wing and a single storey hipped roof addition, which are both stucco to the west elevation but brick and stone, respectively, to the north elevation.

The 2-bay rear elevation of the front range is malmstone with brick surrounds to windows and rear door, and here the windows are multi-pane. The full height of the main roof is more apparent here as it has a low eaves and it also has three 2-light dormer windows.

The eaves of the south elevation of the malmstone kitchen wing is taller than that to the main roof and has a hip roof to the west. At ground floor there is a large brick arched blocked opening where a pair of half glazed doors have been inserted and a narrower infilled arched opening where the wall abuts the front range. The 1st floor has a large 16-pane sash window alongside a narrow 2-pane window. The service wing is also malmstone with a blind elevation to garden and its roof steps down in three stages terminating with a short projecting wing. On the courtyard side this small end wing has been extended to the north. The service wing has a very attractive malmstone north elevation with brick quoins and door and window surround. The west wall of the kitchen has a 12-pane sash window overlooking a kitchen yard, which is attractively flagged with stone paving. The north elevation of the kitchen wing is dominated by a tall brick chimney of late Victorian date and a small lean-to addition serves as a boiler room but also contains a sealed well.

The malmstone north gable wing extends forward to include the northwest front wing and one can see a tall brick parapet at roof level and brick quoins where



the wing meets the front range. The gabled roof has projecting eaves and there is a small medieval lancet window at attic level and at 2nd floor there are 2 narrow square headed windows with stone rather than brick surrounds, which flank what appears a later central window. The two tall 1st floor sash windows are probably 19th century and there is a 20th century half-glazed door. High-level repairs to the gable were undertaken in brick, probably in the 18th or 19th century.

The malmstone outbuilding is L-shape in plan and contains older fabric in its east elevation, possibly dating from the time of the medieval kitchen, which was only demolished in the late 19th century. The other walls are Victorian and it has a hipped plain tile roof.

To the west of the kitchen range and outbuilding is a courtyard with brick boundary wall to the street and a malmstone wall to the gardens to the south. It also contains a 20th century glass house and a very fine early 19th century stable. The east facing 5bay hipped roof stable has malmstone walls and brick surrounds to doors and windows. There is a brick arch entrance to the 2nd bay with a window to the groom's accommodation to right, a higher-level window to stable on left and a carriage door to south bay with a small dovecot above. There is also a hayloft door above the stable. A further 11/2-bay carriage addition has been added to the south with a further single storey addition to the south garden side of the courtyard.

### *Historic Significance of the Site*

The nucleated hamlet of Buriton is situated in the South Downs, 5km to the south of the Hampshire market town of Petersfield. A tributary of the River Rother flows through Buriton. Substantial evidence has been unearthed of Roman and Saxon settlement; though the historic street pattern fanning out from the nucleus created by the pond, church, rectory and

manor house probably has medieval origins. The parish church dedicated to St Mary contains late Norman work but was likely built on the site of an older structure listed in the Domesday Book. In 1086 Buriton formed part of the extensive manor of Mapledurham, which was seized by William the Conqueror from the Saxon landowner Wulfgifu Beteslau and later passed into the hands of the Clare family, the Earls of Gloucester.<sup>2</sup> Villagers historically grazed sheep on the Downs, grew hops and worked in agriculture, but some also found employment in a glass factory during the 16th century and in Buriton's chalk pits and lime works up to the mid 20th century.

Architectural historian Edward Roberts, founder of the Hampshire Buildings Survey Group, surveyed the Old Rectory in 1995 and dispelled theories that the house had formerly been a manor house: "There is no documentary evidence whatsoever for this view, and in fact the house has been called the rectory since at least the 16th century. It is possible that some have assumed that rectors could not aspire to great houses in the Middle Ages, but this is not so. Rectors of wealthy livings built great stone houses at, for example, Downton (Wilts), and Odiham and Wonston (Hants)." Edward Roberts noted that the medieval rectory was L-shaped and constructed in mass walling, probably stone, and not originally timber framed as suggested by the listing in 1954. The oldest feature was identified as a Geometric style window dating from c.1260–1300 (though Nigel Fradgley, a Historic Building Inspector at the RCHME who surveyed the house around the same time dated this window to c.1320–1360), and a major remodelling took place c.1500: "It has a typically medieval plan: a hall with a service area at its 'low' end lies under one roof, and a cross-wing lies at the 'high' end." <sup>3</sup> Roberts drew a phased Historical Development Plan based on a 1797 ground floor plan, which can be seen in Appendix \*.

In around 1953 George Stanley Morley, Canon Emeritus of Portsmouth and Rector of Buriton from 1936 until 1953, wrote a typescript history of the village, with a chapter about the Old Rectory, stating that: “apparently it was once a monastic building and there is a legend that a disobedient monk was walled up in the house.”<sup>4</sup> Dr. E. M. Yates, who wrote *Buriton and Its People* in 1976 (updated in 1997), also noted that the Old Rectory “is popularly associated in Buriton with ‘monks’... the link is with St Swithun’s [Priory], which held the hamlets of Buriton and Nursted, in the middle of the parish, and the advowson of the church. The Old Rectory therefore would seem to have been the administrative centre for the three carucates owned by St Swithun’s [by 1260 until c.1539]<sup>5</sup>, the land being worked by tenants and administered by a bailiff. It is difficult to associate such a building with a bailiff. It is more likely that the Old Rectory is the old manor house, possibly to be associated with the period of the Clare lordship [i.e. from c.1217 to 1314]<sup>6</sup>, and later passing to the church.”<sup>7</sup>

Edward Roberts corresponded with Dr. Yates in 1995, pointing out his disagreement with Yates’s assertion that the Old Rectory could have been the old manor house. Roberts noted on his correspondence that the bishop held the parsonage from the mid 14th century, and “there is a case for believing that the house was the medieval rectory on the grounds that any acquisition of new rectory property in the 16th century is likely to have been recorded in the bishops’ registers which are, I believe, silent on the matter.”

Nevertheless, in early 2015 house historian Peter Bushell wrote in his history of the Old Rectory that: “By 1309 the site of the Old Rectory had reverted, along with the rest of the manor, to the Honour of Gloucester in the person of Gilbert de Clare, Earl of Gloucester and Hertford... His lands passed to his brother-in-law, Hugh Audley... It was probably Audley

who constructed the oldest part of the dwelling shortly after coming into his inheritance [c.1314–1320]. For the first three hundred years or so of its life it served as the manor house, although it was chiefly occupied by manorial bailiffs or tenant farmers, the owners being far too grand for a country lane... At what date it ceased to be the manor house and passed into clerical use is uncertain, but probably about 1597, the year the manor was purchased by Thomas Hanbury from Sir Richard Weston. The structure may incorporate – or have replaced – an even older one which is thought to have begun life about 1100 as the administrative focus of an estate consisting of three carucates of land belonging to the church of St Swithun-upon-Kingsgate at Winchester.”<sup>9</sup> (More accurately, the three carucates belonged to the Priory of St Swithun’s, dissolved in 1539, rather than the church, which survives). This contradicts the arguments put forth by both Roberts and Yates, though Bushell does not footnote his sources. The early documentary history of the Old Rectory is therefore unclear.

A record description for a Court of Chancery pleading certainly implies that there was a rectory in Buriton by 1592, when the parson Walter Chatfeilde took London gentleman Solomon Cole to court over the conditions of a debt. The document is entitled *Terms of Lease to Defendant of Rectory of Buriton*.<sup>10</sup> Chatfeilde was rector from 1580 until 1597. His successor, Philip Walker, had an inventory of his property at the Old Rectory drawn up on his death in 1631, which notes the number of diaper napkins stored in the ‘White Chamber’, a multitude of animals kept in ‘the Gatehouse’, and mentions the existence of a barn.<sup>11</sup> The 1664 Hearth Tax return for Buriton lists a house with 9 hearths occupied by Revd. Barker, who was Rector of Buriton from 1660 until 1686.<sup>12</sup> When the building was listed in 1954 the house was described as “a medieval building of small survival,



mainly C18, with mid C19 rear extensions... The main east front is of early C18 character, with projecting wings... Plain walls, with parapet, sashes, and simple classical doorway with an oval fanlight. The south range continues in the same style, of two storeys.”

Revd. William Louth, or Lowth, died in 1732, having been instituted at Buriton since 1699. He married in 1700 and had 5 children. His will mentioned that his house had a study, and he left over £2800 to be distributed between his children. If the statutory listing is correct about aspects of the main east front of the house dating from the early 18th century then it is possible that they were either effected by William Lowth or his successor Philip Barton (died 1765, buried in Exeter Cathedral), who was Rector of Buriton from 1732 until 1751 and was replaced by his nephew and namesake Philip Barton (died 1796). However, Edward Roberts did not recognize any early 18th-century features in the house, nor did the editors of Pevsner’s guide (which mentioned the house in the 2010 volume *The Buildings of England: Winchester and the North*) and both they and Nigel Fradgley describe the Old Rectory as having been remodeled c.1800, shortly after surviving plans were drawn up for alterations.

Revd. Philip Barton, Rector of Buriton from 1751 until his death in 1796, left money in his will to his successor Edmund Poulter to cover dilapidations to the rectory house.<sup>14</sup> The will was proved on 21st July 1796, Revd. Poulter was instituted to Buriton Rectory shortly after 13th December 1796,<sup>15</sup> and he wrote to the Bishop of Winchester from Meonstoke on 26th August 1797 as follows: “Whereas there are belonging to the Rectory of Buriton a Parsonage House with a Barn adjoining, the condition of which is very bad both as to the state of repair and the inconvenience of the said premises, and whereas dilapidations to the amount of six hundred pounds have been received by one of the executors of Doctor Barton, late incumbent of

the said Rectory for all the repairs of the said Rectory, and whereas it is apprehended that it would be for the benefit and convenience of the present as well as for future Rectors, to repair and alter the said premises according to a plan herewith submitted, it is humbly petitioned that your lordship would issue a Commission of Enquiry whether the proposed alteration of the said Parsonage House, and removal of the said Barn, would be for the benefit of the Rectory.”<sup>16</sup>

Commissioners duly visited the Rectory and reported on 10th September 1797 that they agreed that the barn should be removed and alterations effected, however they recommended certain amendments to the plans submitted by Revd. Poulter. The original plans show the front east elevation, ground and first floor plans, though they do not distinguish between the proposed alterations and existing structure and are scribbled out in places, so are somewhat confusing and require close scrutiny. The classical style front façade is shown with two projecting wings, decorated with a stringcourse, cornice and parapet that was the same height all along the central range and adjacent wings, however the wings were of different widths to the ones we see today. The south wall of the solar wing was not straight either, containing several internal niches, and had a narrower projecting bay at the front, with 4-light mullioned windows on the first and ground floors. The front elevation showed 4 sash-sized windows to the two southern bays of the recessed central range, next to 2 small semi-circular windows in the bay to the north. The ground floor sash windows lit what is marked Drawing Room on the proposed ground floor (now dining room) and Bedroom 3 on the first floor and the semi-circular windows lit two narrow rooms; one the current hall and what is now a bathroom on the first floor. The north wing was shown as a bay wider than it is presently, and the front door was sited in this projecting wing, opening into a porch added to

the medieval cross passage (Nigel Fradgley, RCHME) suggested that this porch was in existence by the late 15th century, but has since vanished). The front elevation is shown with a hipped roof with chimneys at both ends and a more centrally located chimney, which served the Drawing Room and Bedroom 3. However, we know from the surviving medieval roof structure that the house has always had a gable at the northern end because it has wind braces and there is also a small high-level medieval window.

The ground floor plan shows the retention of the cross passage, leading into a corridor along the back of the central range and north wing. Doors off the corridor gave access to the narrow room (current hallway), and into the Drawing Room (current dining room), and into the south wing, which did not have any windows in the south wall at ground floor level. There was a large heated front room in the south solar wing, a smaller back room with 2 windows looking out over the gardens to the west, and a small 2-storey closet chamber against the southwest corner, which Nigel Fradgley suggested could have served as a study, or wardrobe at first floor level. This south wing was wider at the back to accommodate stairs up to the first floor, and Fradgley believed this had been the position of the stairs since the 16th century or earlier. The ground floor north wing contained an unlit room, with stairs down to a small front room next to the front porch. There were no other stairs in this wing, suggesting that the cellar may not have been in existence at this point. The corridor at the back of the north wing also led into a kitchen block set diagonally at the rear northwest corner of the house, divided into a washhouse, pantry, dairy and kitchen with central chimneystack and bread oven.

The first floor plan shows the stairs at the back of the house leading up to a corridor running along the back of the central range, off which were 5 bedrooms. Bedroom 5 at the back of the north wing was heated,

though the external chimneystack here has since been removed. Interestingly the plans do not show any access to the attic (perhaps because they intended to replace the gable with a hip).

The Commissioners scribbled alterations on the plans, recommending that the Drawing Room should be enlarged “in 20 by 16, the manner best suited to the premises.” To achieve this the large central chimneystack and adjacent wall would have needed to be removed and rebuilt backing onto the cross passage. The plans also show that they were considering moving the entrance to the south side of the recessed central range creating a hallway partition to the south of the repositioned Drawing Room on the existing ceiling beam position. The sash windows at ground floor level would then need to be moved to the north, in line with the new Drawing Room position. The marked up plan suggests that a narrow passage could be added at the back of the house to replace the corridor subsumed within the Drawing Room. At first floor level Bedroom 3 could have been divided into 2 rooms of equal size once the chimney had been moved.

The Register of the Diocese of Winchester, kept by The Hon. Right Revd. Brownlow North confirms that; “on 26th December 1797 Brownlow Lord Bishop of Winchester granted a Faculty to Edmund Poulter, Clk, Rector of Buriton, Hants, to dilapidate a barn & to alter his Parsonage House.”<sup>18</sup> According to G. Stanley Morley, Rector of Buriton from 1936 to 1953, Edmund Poulter was brother-in-law to the Bishop of Winchester.<sup>19</sup>

It is unclear whether the architect's plans were adopted and then altered in the early 19th century, but it is clear that the Commissioner's recommended amendments to the architect's plans were not carried out. It's possible that part of the present plan form

was adopted shortly after 1797 as a compromise between the Commissioners' wishes and Poulter's original plans, moving the front door away from the cross passage and creating a hallway into what was a narrow room on the north side of the Drawing Room (certainly moving the central chimney would have been a major task). Edward Roberts considered that the front north wing projection was added in the 19th century, and Pevsner's guide dated this addition to c.1800 when the house "was stuccoed and sashed." Roberts wrote that: "the remodeling of c.1800 involved a further raising of the eaves level to give loftier rooms. Raised tie beams were bolted onto the medieval trusses and the original tie beams were sawn through."<sup>21</sup>

Revd. Edmund Poulter appointed curate-in-charge Richard Mant to live at Buriton Rectory during his absence from 1804, and resigned from his post at Buriton in January 1813, being succeeded by his son Brownlow Poulter.<sup>22</sup> According to a short history of the Rectory by Canon George Stanley Morley written in the 1950s, the coach house and stables were erected by Revd. Brownlow Poulter during his tenure from 1813 to 1829.<sup>23</sup> The 1840 Tithe Map of Buriton shows the coach house divided into 4 compartments, with additional structures against the southern end. Although the map is not to scale, it appears to show the Old Rectory house with a single-bay north wing projection (rather than the double bay proposed in 1797), and the south wing appears to have been extended to the west beyond the line of the original back wall shown on the 1797 plans. Indeed, Edward Roberts's Historical Development Plan shows this rear projection as a 19th-century addition, and in the 1840 Tithe Map there was still a small square closet chamber projecting from the southwest corner, as shown in 1797. The back of the northwest wing appears to have been larger than it is today and larger than it appeared on the 1797 plans. It would seem

that the old kitchen block remained in situ but had been extended to the west along the road frontage, comprising the existing 19th-century outbuildings, and had also been extended to the south where the present kitchen is.

Nigel Fradgley of the RCHME who surveyed the Old Rectory in August 1995 wrote in his report that "the exterior is rendered with a parapet on the east and south sides and has sash windows of c.1800. Much of the internal arrangement also belongs to this phase of alteration... The skewed kitchen cross range at the north end must have extended as far as the street. The present range, although similarly aligned, does not project past the north gable end. It seems that when the old kitchen block was demolished the south wall was retained and re-used as the north wall of the existing kitchen wing. There are various joints in the stonework of this wall, near to the well, which suggest it is earlier than the rest of the wing."<sup>24</sup> The cartographic evidence suggests that the old kitchen and new kitchen existed side by side for some time, and were both still there when the first edition Ordnance Survey (OS) Map was published in 1869.

The 1869 OS Map shows that the closet chambers against the south wing had been removed since 1840 and the loggia had been built. There also appear to have been alterations to the rear of this wing. The back of the wing projects even further to the west, and the adjacent gabled extension housing a new flight of stairs had been built. This fits with Nigel Fradgley's conclusion that "the house was refronted and the existing parapets added soon after the survey of 1797. The existing sitting room was not added to the west end of the [south] crosswing until later in the 19th century", although there is the chance that these extensions had been added by 1840 and that the Tithe Map did not record them accurately. The 1869 OS Map shows the coach house and stables with

its current footprint, the southern end being slightly narrower, in contrast to the 1840 map when the whole block was apparently the same width.

The Second Edition OS map was published in 1897, by which time the old kitchen block had been removed and the newer kitchen block extended by the addition of a narrow scullery, larder and store at the back. In Spring 1887 the Bishop of Winchester had given permission to Revd. J. W. Gedge for the Old Rectory to be pulled down and rebuilt, however it would appear that the rector could not obtain the necessary funds from Queen Anne's Bounty to carry out the works, as he wrote to the Commissioners for a second time in December 1887 to apply "for a loan to make certain alterations to this Rectory in lieu of building a new one."<sup>26</sup> It therefore seems likely that the alterations to the kitchen took place in 1888. There are no other alterations to the footprint recorded on the 1897 OS Map or subsequent OS maps up to the present day.

The 1911 Census recorded that the house had 15 principal rooms including the kitchen but not including any bathrooms, lobbies or outbuildings. In 1929 rating surveyors J. Eve and Son described the Old Rectory as having 3 rooms on the ground floor, plus a schoolroom partly used by the parish (a local history pamphlet suggested this schoolroom was the rear sitting room in the south wing), a kitchen and scullery. On the first floor was a study, 5 bedrooms, 2 dressing rooms, bathroom, W.C. and linen closet. The second floor comprised 3 rooms, including the maid's attic bedroom. Outside were a stone and tiled outhouse, a greenhouse, tool shed, coach house, garage, stables (used as a workshop), harness room (used as a potato store), a brick and tiled laundry, and coal store.<sup>27</sup> Historic photographs of the façade dating from the late 19th century appear to show drip moulds above the sash windows. Pevsner's guide suggests that the small lancet window at the top of the north gable

was re-set here from elsewhere. Canon George Stanley Morley wrote in his chapter about the history of the Old Rectory that "during the outside repairs carried out to the house in 1952 when all the stucco was removed from the front, there was laid bare practically in the centre of the building, an opening, perhaps a window but far more likely a niche. Possibly the statue of the Madonna and Child was placed therein, since the Church is dedicated to St. Mary the Virgin."<sup>28</sup> Edward Roberts identified this niche as a lancet window, but conceded that: "it does not relate to the floors presently existing and may have lit an open (unfloored-over) medieval hall." Nigel Fradgley thought that this narrow 2-centred arch was a window that may have been reset from elsewhere, thus explaining its odd position.

On the resignation of Canon Morley in 1953, the Old Rectory and glebe were sold, "as the house was far too big for any ordinary incumbent." Canon Morley described some of the fixtures and fittings left in the Rectory, and listed rooms in the house as including a box room, East Bedroom, bathroom, linen room, East Dressing Room, South Dressing Room, SW Bedroom, West Bedroom, staircase, two halls, one with a stove, kitchen, scullery, study, and work room.

*Hampshire County Council, Buriton Historical Rural Settlement Report*

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28 *Hampshire Archives*, 73M73/PZ5, p.34. 29 *Hampshire Archives*, 73M73/PZ5, p.34.

## Medieval Evidence

The front range is now 2½-storey with a cellar at the northern end and the south crosswing is 2-storey. The existing entrance hall is in Bay 3 from the south (C-D RCHME Section), which would originally have been part of the former Hall and the Screen Passage is in Bay 4 (D-E) with the Services partly in this bay and Bay 5 (E-F) to the north, and the Hall in Bays 1-3 (A-D). It would seem at 1st floor the services over-sailed the screen passage and Truss D collar has a groove on top providing evidence of a screen to the apex. The solar crosswing is at the high end and to the south of the Hall, projecting forward slightly. The solar had 2 open chambers, which align with the present floor plan and the original external west wall has the remnants of a centrally placed 2-centred arch stone window dated from tracery by RCHME to 1320-1360, which is today only visible from the roof space. A truss is located approximately 1 metre from this wall and is chamfered on the east side only, and along with the corresponding purlin chamfers and stops suggests there was a screen here leading to the medieval staircase at the intersection between the hall and crosswing. See Historical Interpretation Plans 2 and 3 (Appendix 5).

The remains of the lancet window on the front elevation also suggests a similar date for the hall and both Roberts and RCHME cite it as evidence that it is very unlikely the building was timber framed. Its position is puzzling and has led to speculation of a grand chamber above the hall, alternatively its cill may have been historically lower than it is today.

At ground floor the screen passage has been removed apart from the survival of an elliptical Tudor headed service doorway with sunken spandrels and moulding

on the south side. RCHME record that the doorway in the west wall to the present kitchen has a hollow chamfered elliptical stone moulded head, which is visible only in the floor void above. Three crossbeams are partly visible from the ground floor, one to each side of the screen passage and one further to the north and medieval flooring survives above this, which is 50mm thick without any ceiling joists. The northern crossbeam is truncated where it meets the secondary staircase and Roberts records that the void mortice indicates framing for an earlier stairway in the same position as the existing one.

There is also an elliptical arched opening in the north gable wall which is now filled by a later casement window but must have been a former doorway and probably led to the demolished medieval kitchen block. There is no sign of the east porch shown on the 1797 Plan, which RCHME thinks existed from the late 15th century, however the modern survey plan indicates that the south wall of the northeast projecting wing diminishes in thickness towards the front suggesting there may be some older fabric adjacent to the house.

Roberts identified a shallow pitched stone coping above the solar west window as evidence of an earlier roofline above the crosswing, which must have been covered in lead and the use of this expensive material reinforces the building's high status. The existing timber roofs are late medieval and RCHME date their style of construction to late 15th to early 16th century pointing to a major remodelling phase. The crosswing was roofed in 3 1/2 bays with a Queen strut, clasped purlin truss above the room partition and depressed arches formed by arch brace collars across the centre of the rooms. There is a single tier of wind braces and the purlins are chamfered. It is thought that the crosswing was divided into two chambers at this stage, the east one of 2 bays and the west one 1 1/2 bays.

The front range roof is much taller than the crosswing and of 5 bays with 6 unblackened trusses, which are named A to the south and F to the north on the RCHME Section Plan and approximately 15m in length. The clasped purlins are chamfered and stopped with a single tier of wind braces that increase in width towards the top. Truss A is closed and truss D has a groove for a partition to the apex, which along with the 14th century gable window, suggests there was a high level attic above the service end. Originally all the trusses would have had tiebeams but those from truss B and C were removed when the 1st floor bedroom ceiling was raised in the early 19th century.

Roberts was of the opinion that because the hall roof was considerably higher than the crosswing, the hall in the remodelled house was floored over from the start, with a grand chamber above and this, which necessitated raising the 14th century walls and leaving the front lancet window in no man's land. However RCHME think the ground floor proportions would have been too mean for a 3-bay hall.

### *Early 19th Century Remodelling and Architectural Details*

The interior of most of the rooms in the house date from the early 19th century and are of a Regency style, the exceptions being the westernmost rooms of the south wing which are mid 19th century and the rooms in the northwest kitchen wing which are late 19th century. We think the secondary staircase is late 19th century, probably contemporary with the kitchen, and the main staircase may have been replaced or remodeled in the 20th century.

### *Ground Floor*

The rooms to the north of the hall have a low ceiling height of around 2.0-2.1m and this preserves their character of historically playing a service function. The earlier medieval features of the screen passage door,



chamfered ceiling beams and the thickness of the external walls coexist with 19th century architectural joinery. The secondary staircase has an unusual clover shaped finial and more common square section balusters. The adjacent tongue and groove boarding and airing cupboard door are likely to be contemporary with the stair, whereas the cellar door is older and so is the built-in cupboard on the north gable wall with its butterfly hinges. The cupboards opposite date from the c.1995 alterations and between them and the study is a large chimneybreast, which probably had a fireplace on the study side. The front window to the study has panelled shutters with an 8/8-pane sash to conform to the Regency façade's fenestration, but the top 4 panes are intriguingly concealed by the low ceiling height the room has inherited from its original function as screen passage.

The entrance hall has a taller ceiling at 2.84m, which provides better proportions for this important space and allows an oval fanlight above the 8-panel front door. The door surround has finely crafted classical detailing with reeded architraves and paterae, and the reeding continues around the arch. The reeded theme continues with the cornice, and the skirting is also a Regency style but lower than that found in the dining room. At the rear of the hall, the garden terrace doorway features a flatheaded door surround with reeded architrave and paterae, half-glazed panelled door with shutters to the upper half and fixed panels to the lower. To the north is a similarly detailed doorway leading to the hall of the service area and opposite a similar doorway but with a semi-circular fanlight above and this leads to the rear hall and the reception rooms.

The rear hall is well lit by a 3/6 sash window and has similar architectural detailing to skirting, doorframes and cornices with a 6-panel door to dining room and an 8-panel door to the drawing room in the south

wing. To the west, a wide elliptical arched opening with foliage reliefs to imposts and this leads to the main stairwell hall which was added as a wing in the 19th century, although historically the medieval stair was in this position but on a more compact plan where the front range and solar wings meet. It has a 2-storey volume and is lit from a 1st floor corner window above the stair and the south wall of the stair hall is curved from ground floor to ceiling where the stair reaches the 1st floor.

The main staircase is of a plain design with mahogany newel posts and handrail and stick balusters, and the only real distinguishing feature are the roundel finials to the newel posts. While it could be late 19th century, we have some doubts about this, as it does not seem to have the patina of a stair of this age. Also, the strings are extremely plain so it may have been modified or replaced in the 20th century. Interestingly the landing window looks older than the stair, perhaps late 19th century.

One notices the change in architectural style between the doorways to the study/TV room and the playroom (Parish Room) - the first with a Regency reeded architrave and paterae, similar to the other examples and the other with a much plainer mid 19th century architrave.

The dining room is beautifully lit by two east facing 8/8-pane sash windows and the room enjoys a stunning view of the church across the front garden and village pond, which was clearly intended and emphasizes the historic association between the two buildings. The window surrounds share similar reeded architraves and paterae detailing as found on the doorframes in the hall and this room as well. The skirting is deeper and so is the cornice reflecting the high status of the room. The chimneybreast

backs onto the entrance hall with an arched niche either side, and the fireplace has an intricately carved strapwork overmantel, which appears Elizabethan in style. The 6-panel door and doorframe was moved to this position c.1995 and was originally at the other end of the wall. The door has finely detailed mouldings to the panels with an inner moulding to each panel. The double doors that lead to the drawing room were inserted c.1995 and the 8-panel per leaf replicating the pattern of the drawing room's rear hall door. Another interesting feature of the room are the curved corners on the south wall.

The classical detailing of architectural joinery continues in the drawing room and since this is the highest status room the skirting is deeper and the architraves wider and both have more reeding as does the ceiling cornice. The room is again splendidly lit and this time by full height south facing 6/6 sash windows with views over the grounds and South Downs. The shutters have similar mouldings to the 8panel hall door and both have shallow cornices above the architrave. The chimneybreast has a shallow projection and there is an elegant white marble chimneypiece with roundels with reeding.

The library/TV room is smaller and has a completely different, more intimate and less formal character than the other reception rooms. It has two narrow south facing windows with deep jambs, which are panelled and have shutters. The west wall has two splayed and blocked window recesses, which must have been glazed before the room to the west was added in the mid 19th century. A chamfered ceiling beam provides another reminder that you are still in the medieval solar wing. The architectural joinery is much plainer than the other rooms and the 6-panel door has Lshape hinges. There is an attractive early Victorian fireplace and the built-in bookshelves are probably early 20th century.

The westernmost reception room is of mid 19th century date and the external walls must be brick built, as they are much thinner than the medieval part of this wing and the shutter boxes project most noticeably. Again, this room is beautifully lit with a margin pane 3/3-sash window to the south and two 6/6-pane sashes to the west. The architectural joinery is plainer than the dining and drawing rooms and there is no cornice in the room. There is an attractive neoclassical timber fireplace on the shallow chimneybreast between the two west windows. Apparently, this was the Parish Room so its design was deliberately kept quite modest. The doorway from the hall is narrow, angled and quite low so again providing evidence that one is passing through a medieval end wall. Whereas the 4-panel door in the north wall is more typically mid 19th century proportions and leads to a lobby with WC to the north and an external door to the west.

The kitchen in the northwest wing is entered through the thick medieval north wall of the front range and has a very plain 4-panel door as one would expect. The ceiling is tall with two Victorian beams running northeast-southwest either side of the chimneybreast, which is on the northeast wall and the ceiling is also tongue and groove boarded. There is a 6/6-pane sash window on the northwest wall and the margin pane half glazed doors are a 21st century addition. The kitchen cabinets are modern and there is a modern stove in the chimneybreast. The flagstone floor is also modern.

The scullery is a long narrow room in the service range to the northwest of the kitchen and has a sloping ceiling and 3-light casement window and external door to the northeast elevation. There is a copper on the southwest wall and a good flagstone floor. Beyond the scullery in the later addition is a larder which is of little interest.

## *The Cellar*

The cellar is in the medieval front range and is below and to the north of the entrance hall. It is accessed via a straight flight of wooden steps and the northwest corner has a very low ceiling height of 1.31m and here the floor is brick paved, which then steps down to a lower level which has a flagstone floor to the north and east of the 19th century chimneybreast. There are also two niches in the north gable wall with blocked up windows. The cellar to the south of the chimney appears of later date and probably dates from the early 19th century remodelling of the house and is divided in two compartments with a brick stud wall. Here the ceiling height is still restricted at 1.72m. The western compartment has cellar bins with a stone shelf. Both compartments have a concrete screed floor and the floor joists above have been renewed recently, probably c.1995. The ceiling beams in the eastern compartment have structural problems; so have temporary acrow props securing them. The cellar door is interesting and could predate the early 19th century phase. It is planked with 4 original battens and 2 more recent ones and has 2 strap hinges and the lock has a timber casing. The medieval beam above the cellar steps is chamfered.

## *The 1st Floor*

The 1st floor has six bedrooms, three bathrooms and an en suite to the master bedroom, which is in the south solar wing. The circulation is very similar to the ground floor with the secondary stair landing at the northwest corner of the front range and the main stair landing at the northwest corner of the medieval solar with corridors connecting the two.

The northern service end of the front range has two smaller bedrooms with east facing sash windows and the floor level here and in the adjacent landing is at a lower level than the rest of the 1st floor due

to the low medieval ceiling heights of the cross passage and service are to the north. Both bedrooms were originally heated by fireplaces from the early 19th chimneybreast but these no longer exist. The northeast bedroom has a niche of a blocked medieval window in the north gable and its ceiling height increases significantly in the front part of the bedroom which is in the northeast wing. Both bedrooms have 4/8-sash windows without shutters and the skirting and architrave is very plain with a 4-panel door to each room.

The north corridor is well lit by a small 6/6-pane sash window at the top of the secondary stair and a larger Regency period 6/6-pane sash window, which is splayed and has paneled shutters. The balustrade to the secondary staircase is an attractive 19th century design with square section balusters and two square section newels, which are chamfered and capped by clover shape finials. To the south of the staircase is a 4-panel door, which originally led via steps through the medieval wall to the bathroom in the kitchen wing but is now used as a cupboard. The landing to the south of the staircase has five steps up to the higher-level corridor which runs the length of the south range. In the lobby at the top of the steps there is a curved wall with a 4-panel door to the attic staircase and opposite this is a paneled doorway leading through the thick medieval wall to the kitchen wing.

The rear corridor has an early 19th century 6/6-pane sash window with splayed shutters and to the south of this an elliptical arch with foliage reliefs to imposts leading to the rest of the corridor which has a fairly simple skirting and no cornice. Opposite the window is a 6-panel door leading to a bathroom, which is shared with the east front facing guest bedroom. The bathroom is positioned above the entrance hall and has a low ceiling without cornice and a fairly plain skirting. The 4/8-pane sash window is splayed but

without shutters. The south wall would have had a fireplace and to the right of this a cupboard may have had an earlier narrow doorway leading to the bedroom.

One steps up from the rear corridor to enter the guest bedroom (the dining room below has a taller ceiling than drawing room). The ceiling of the bedroom has also been raised and is coved. The tie beam was cut and raised to allow this and bisects the ceiling. Two east-facing windows light the bedroom with excellent views towards the church and Buriton Pond. The 4/8-pane sash windows have splays with panelled shutters. The 6-panel bedroom door has fine mouldings and its architrave is raised on outer face with a stop at skirting height, which is clearly early 19th century in style. The south wall has a fine Regency style timber fireplace with concave architrave and simple roundels, a simplified version of the ground floor one and the cast iron grate has a tiled inlay with an intricate floral pattern. To the right of the fireplace an elliptical arched and splayed doorway has a 6-panel door leading to the bathroom.

The rear wall opposite the guest bedroom has been opened up to provide light and there is a balustrade overlooking the main stairwell. The medieval rear curves gently and there is an angled doorway where one passes from front range to solar south wing and the corridor has two steps down to the landing above the stairwell. There is a delicate leaf and berry cornice and the skirting has a reeded moulding. The doorway to the master bedroom has a reeded architrave and paterae similar to the one to the drawing room below and this architrave is repeated on the doorway to the corridor to the north and also on the doorway to the room to the west (now an ensuite to master bedroom). To the west of this is a niche with a round-headed arch, which is possibly in line with the earlier medieval stair and a further doorway at right angles to this, with reeded architrave and paterae leading via a couple of

steps through the medieval end wall of the solar into the mid 19th century addition. A wide elliptical arch with foliage reliefs to imposts leads to the main staircase.

The internal face of the 6-panel master bedroom door has inner mouldings to each panel as per the drawing room doors and matching architrave, paterae and deep skirting. There is a similar door leading to the ensuite in the room to the west. The master bedroom is brightly lit by two 3/6-pane sash windows with wonderful views south across the grounds with the South Downs beyond. The windows have architrave and paterae similar to the bedroom door and the shutter panels have a similar moulding too. The cornice is similar too but here there is a lower cornice/ picture rail creating a frieze. The room also has a white marble Regency style chimneypiece with reeding and roundels; it has a wider mantelshelf and is slightly different in detail to the drawing room one.

One steps down into the ensuite which is the westernmost of the two chambers in the solar. It has similar reeded architraves to door and windows and the deep jambs are panelled with shutters. Like the room below, the windows are 2-pane sashes.

The bedroom and bathroom in the mid 19th addition to the south wing have very similar architectural joinery with both rooms having shutters to the windows and 4panel doors. Both rooms have neoclassical style or early Victorian fire surrounds of modest proportion and neither room has a cornice. The south facing sash window in the bedroom is margin pane while the west facing ones to bedroom and bathroom are 6/6-pane sashes.

The bedroom and bathroom in the kitchen wing are very plain and historically a fireplace in the northern wall heated the bedroom but this has been removed. This room is lit by a very large 8/8-pane sash window

and the adjacent smaller window with obscured glazing suggests there may have been an earlier arrangement with a WC here.

## *Attic*

The northern three bays of the front range are habitable as an attic and the current layout dates from c.1995 refurbishment which provided a staff flat (no longer used as such). The northern bay has a bedroom and the northeast corner was partitioned off to create an en suite bathroom with the partition on the mullion of a window. The principal rafters, wind braces and collars are visible in both rooms and the chimneybreast is located midway between ridge and the front wall plate, and adjacent to the bathroom.

The centre bay contains the staircase and a small kitchen, which is framed with oak studs and plaster panels and dates from the 1995 refurbishment. The wind brace is visible on the front roof only as the kitchen conceals the rear roof. The bulkhead adjacent to the front roof allows the bedroom below to have a full ceiling height next to its front window. This bay (D-E) is in line with the screen passage and the floor level is one step lower than the northern bay and one ascends two steps to reach the third bay, which is in line with the front hall entrance with its raised ceiling height.

While the southern of the three habitable bays was intended to be a living room it is being used as a guest bedroom, so not ideally suited to this due to the open plan nature. The east dormer fits between front wind brace while the west dormer unsympathetically cuts through one. The chimneybreast from the dining room projects from the southern partition and to the front of this four steps lead to a low door into the next attic bay, which has water tanks. The arched head of the doorway has been carved into the medieval collar (Truss C) and the groove on the northern side would indicate there was a ceiling here at a slightly lower level.

## *Stable*

The 5-bay hipped roof stable was built between 1813-1829, although the brickwork to the elliptical arched entrance and the segmental arched window to its north look like they could be late 19th or early 20th century alterations. There is an earlier blocked stable door entrance below the hayloft door and the high level stable window is to the south of this. The coach house bay is brick built with a small dovecot above and built in malmstone to the south of this a later coach house addition which is gabled and has a lower eaves and ridge. The room to the north of the entrance has a simple brick fireplace and must have provided groom's accommodation, while the room facing the entrance served as tack room. The stable has two stalls with a cast iron post and frame partition and timber boarded lining. A manger, stable door and stable setts survive, and interestingly the plastered ceiling is raised to accommodate the high level window. A vertical ladder in the entrance porch provides access via a hatch to the hayloft. The roof structure has clasped purlins and collars to three of the trusses with only the coach house truss having a tie beam and raking struts with a timber stud and brick infill partition below. The stable is considered to be a good 19th century example and contributes positively to the significance of the Old Rectory and its setting

The single storey extension to the southern coach house is thought to be mid 19th century judging from the brickwork and is considered of lesser significance.

## *Significant Alterations*

In 1995, during the time that Edward Roberts and Nigel Fradgley surveyed the building, owners Dan and Rosalind Levin carried out extensive building works. Comparing existing floor plans drawn up in 1995 with the plans of 1797 it is evident that much of the south wall had been rebuilt during the intervening years,

the external chimney to the front room removed, and the front of the solar wing widened so that the wall ran in a straight line up to the point where the chimney had been removed. The cartographic evidence indicates that this had happened by 1869. It allowed 4 large sash windows to be placed in this wall. Edward Roberts believed that the south solar wall was originally built in a continuously straight line.

The internal arrangement of the northern end of the front range had been greatly altered between 1797 and 1995, with stairs built up to the first floor at the rear of the original service bays and the first floor bedrooms altered to accommodate this and to take account for the fact that the front north wing was only a single bay wide rather than the 2 bays shown on the 1797 Plan. Another flight of stairs was created down to the cellar and the medieval cross passage had become a room (Office) following the repositioning of the front door to its current position. The old back door led into the 19th century kitchen wing, and the well that was originally to the south of the old kitchen block had been housed inside a lean-to building against the newer kitchen block. Two bathrooms were in the 19th century extension, above the kitchen. In 1995 there were 7 bedrooms and 3 bathrooms on the 1st floor, and the 2 front bedrooms in the south wing had an interconnecting door.

The approved proposals in 1995 included moving the door and architrave into the former Hall/Drawing Room (now a Dining Room) so that it was closer to the hall and kitchen. A new double-door opening between the Dining Room and new Drawing Room at the front of the south solar wing was also created. The defective timbers in the loggia along the south wall of the Drawing Room were replaced. A manhole cover was to be placed over the newly exposed wellhead in the boiler room after the old rough floor was excavated.

The 1995 proposed scheme plans are the first to show the layout of the 3 attic rooms mentioned in the 1929 survey. They were reached via first floor stairs above the old cross passage, which are not shown on the 1797 plan. In 1995 a kitchen was built at the back of the central attic room, with a new rooflight above, and a part-glazed-partplastered screen was formed with an old oak frame between the kitchen and staircase, and another screen was built to section off the kitchen from a newly formed landing. Partitioning was removed underneath a tie beam between the landing and living room on the south side, and a bedroom and bathroom were created in the room on the north side. All 4 dormer windows were renewed with new timber frames, and the roof was stripped, felted, insulated, re-battened and re-tiled at this time.

*This text has been taken from the Heritage and Planning Statement commissioned by Mr and Mrs Paul and Kay Goswell and carried out in 2017 by RMA Heritage for planning application SDNP/17/02818/HOUS. We are allowed to use this material by kind permission from Kay Goswell and RMA Heritage. The report was written by, and the photograph of the Old Rectory as it is today was taken by Richard MacCullagh MRTPI IHBC. His researcher, Laura Berry BA(HONS) PGC Arch Hist (Oxon) undertook the historical research for the project and is largely responsible for writing the chapter on 'Historic Significance of the Site'. We are very grateful for permission to publish their findings here.*

*The text order and some titles have been altered to allow for the omission of purely planning content. The full report can be seen on the South Downs National Park planning website: <https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQTG7ZTUJEEoo>*



# The Old Rectory

## A history by Annabelle Hughes

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The Old Rectory was recorded in 1996 by the Hampshire historian Edward Roberts, and although much altered the oldest parts date to about 1320. It was probably constructed by Hugh Audley, Earl of Gloucester, and served as a Rectory manor house for around 300 years, chiefly occupied by tenant farmers or bailiffs. It then passed into clerical use, probably about 1597 (when the manor was purchased by Thomas Hanbury from Sir Richard Weston).

The building is configured in the shape of an H with a central hall and wings to east and west. There are vestigial traces of medieval architecture and workmanship, reflecting the fact that this has always been a house of substance. The main east front is early 18th century, while the extensions to the rear were likely to have been constructed in about 1850.

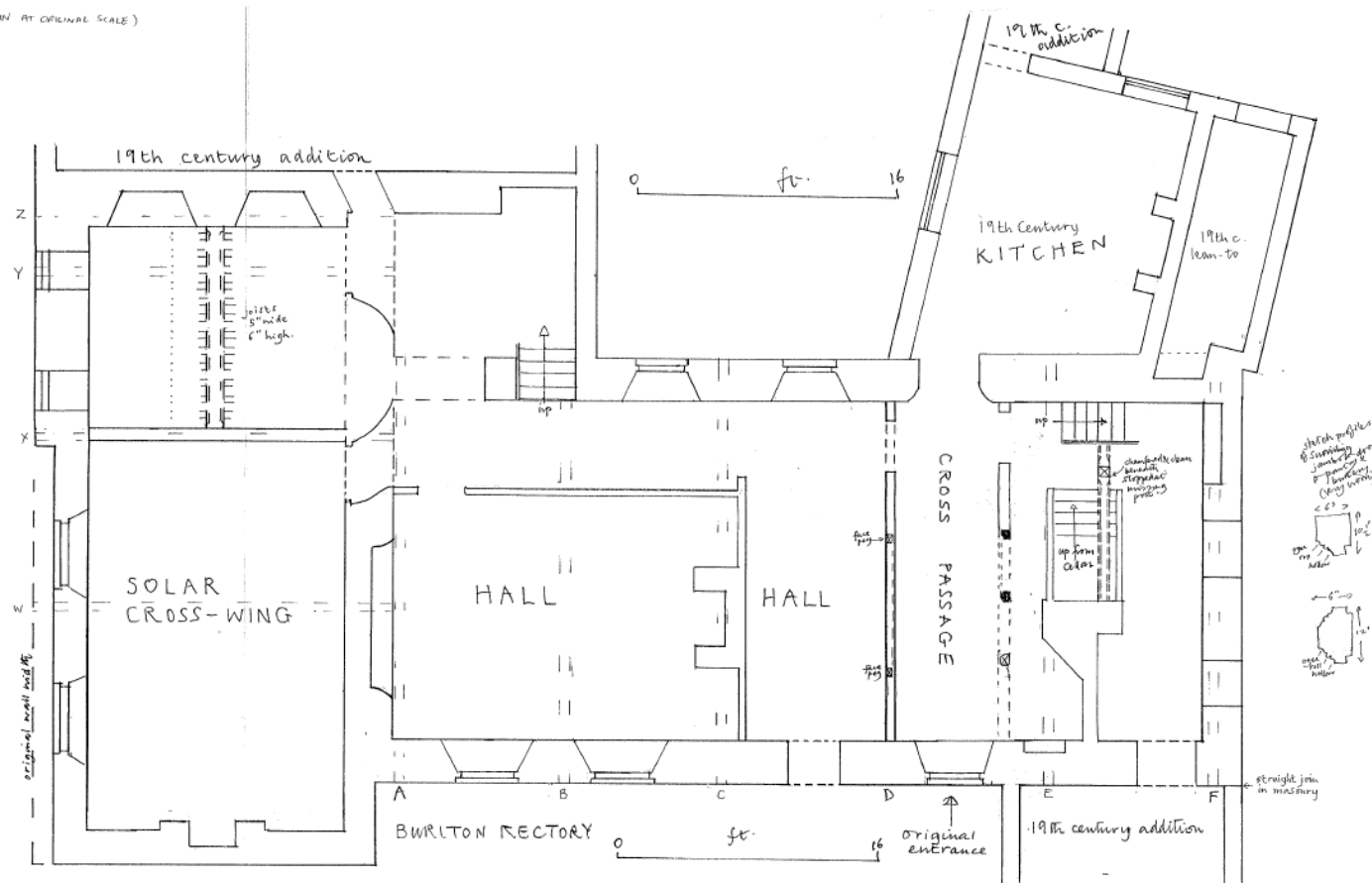
Dr Annabelle Hughes, 2018

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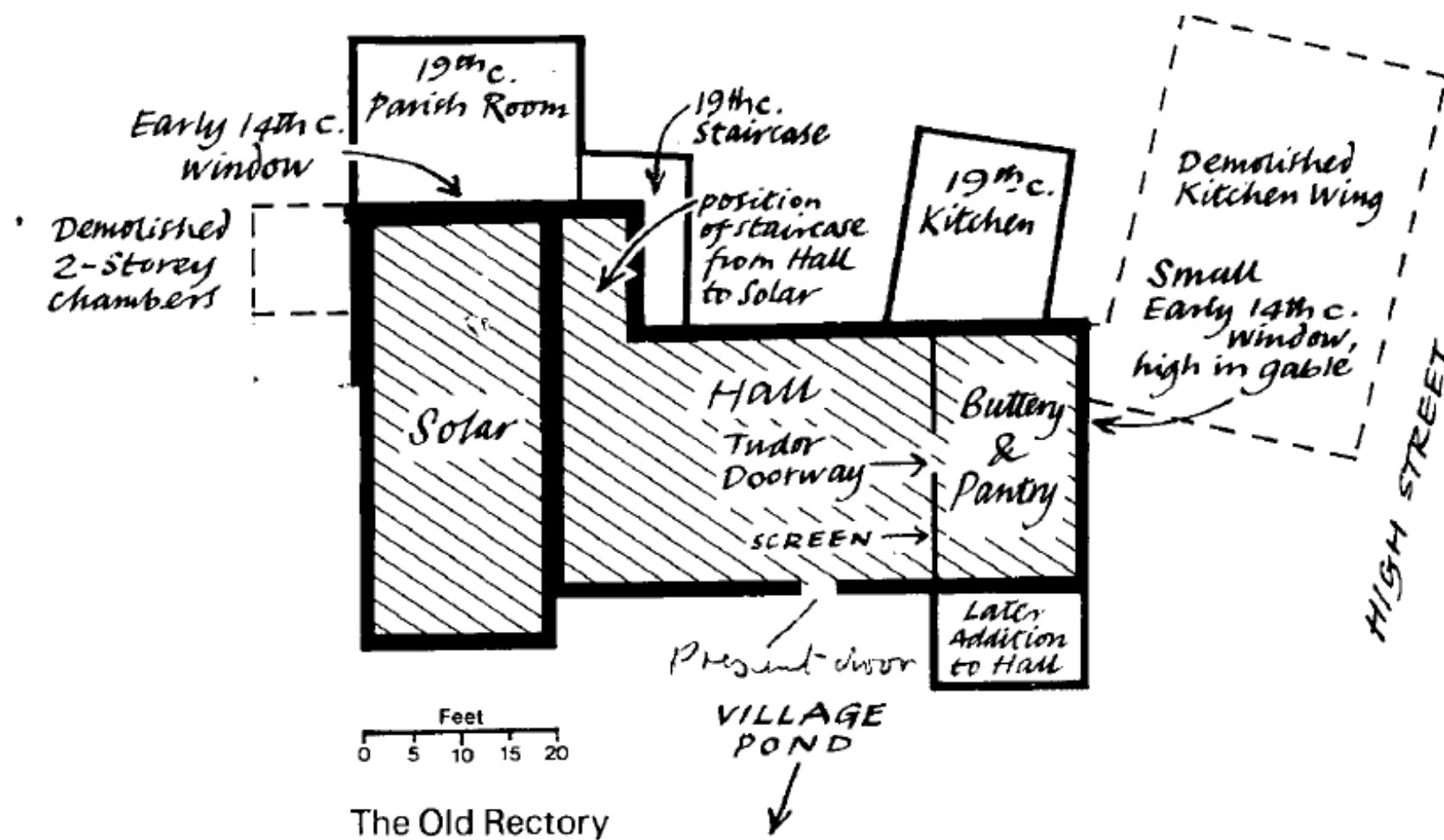
## Appendix 7 Plans showing Interpretation of Historical Development

### Historical Interpretation Plan 1: Edward Roberts's Historical Development Plan, 1995

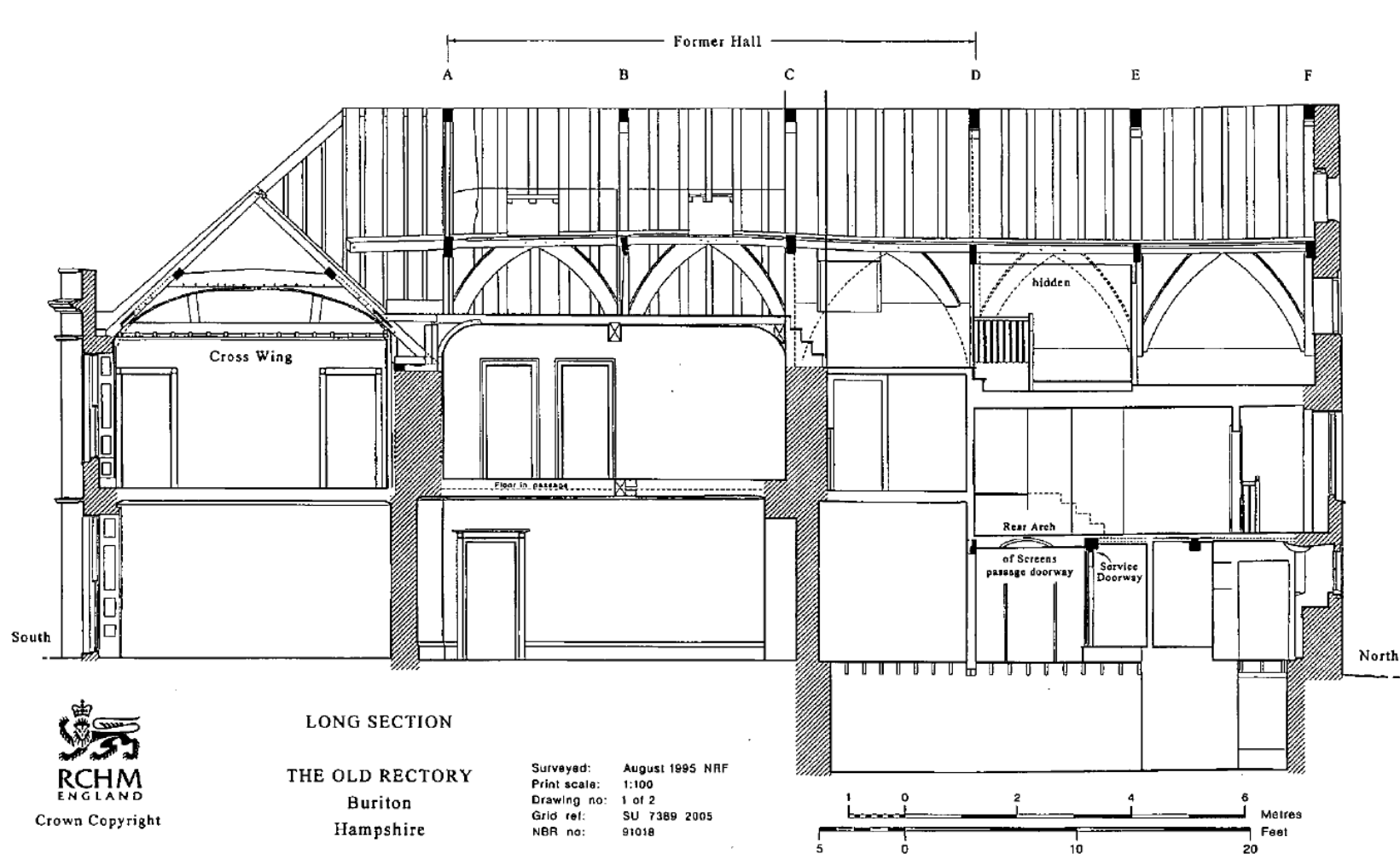
EDWARD ROBERTS  
(PLAN AT ORIGINAL SCALE)



Historical Interpretation Plan 2: Historical Development Phasing Plan by Edward Roberts (not drawn accurately), c.1995

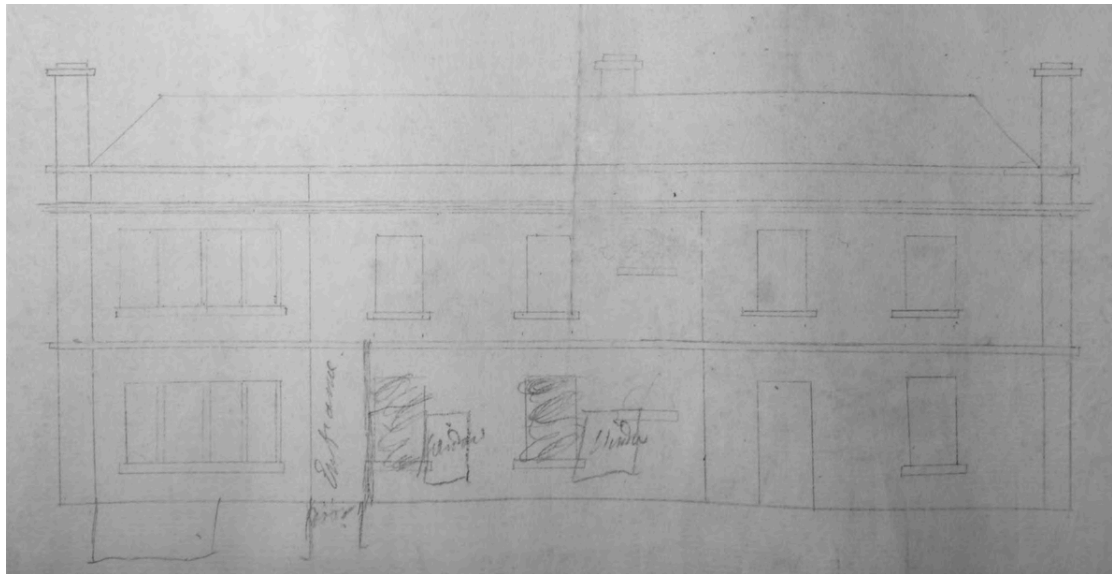


# Historical Interpretation Plan 3: Section Plan, 1995 by Nigel Fradgley, RCHME

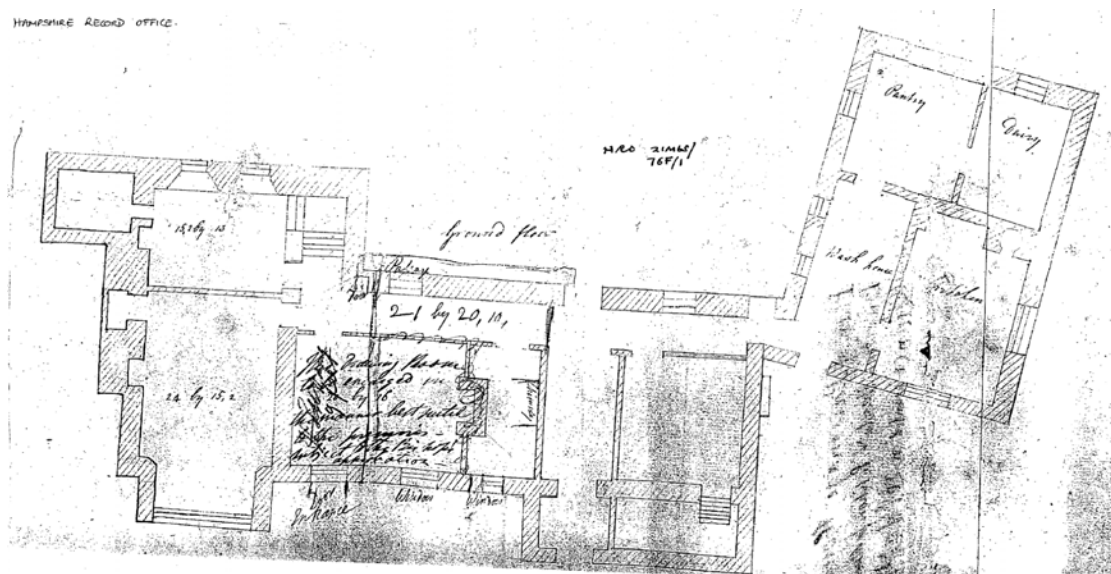


## Appendix 8 Historic Plan Evidence

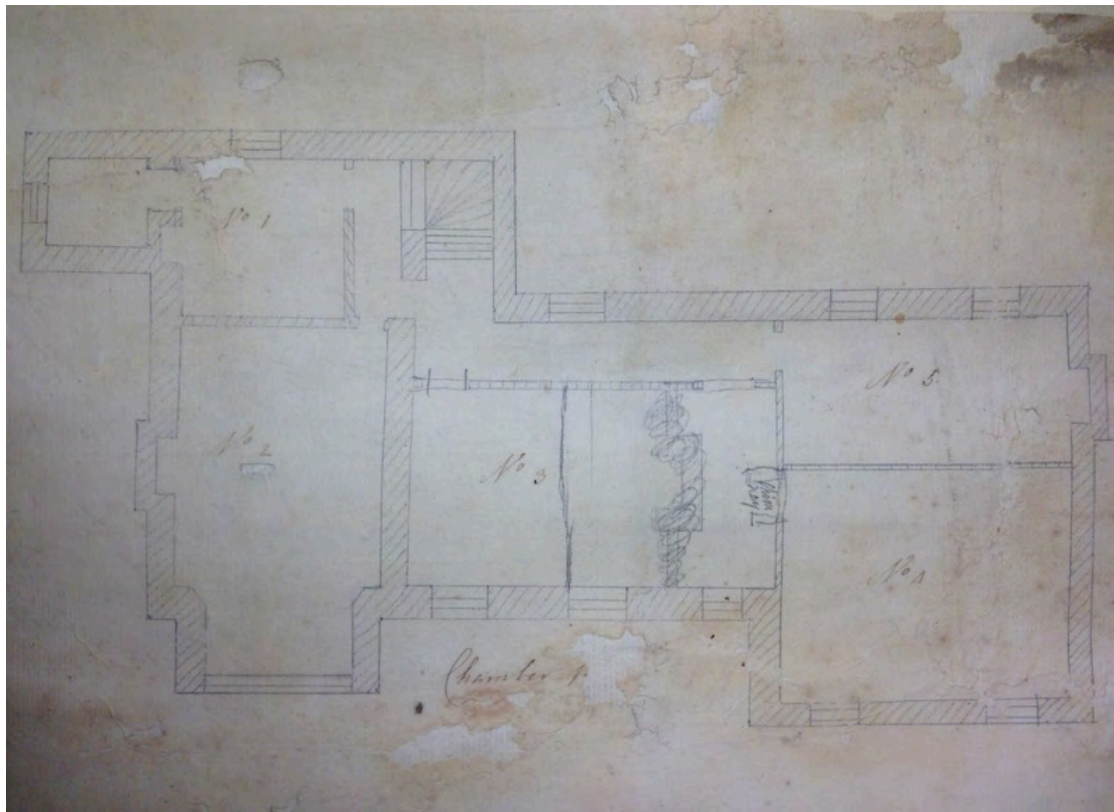
Historic Plan 1a: Proposed Front (East) Elevation, 1797



Historic Plan 1b: Proposed Ground Floor Plan, 1797

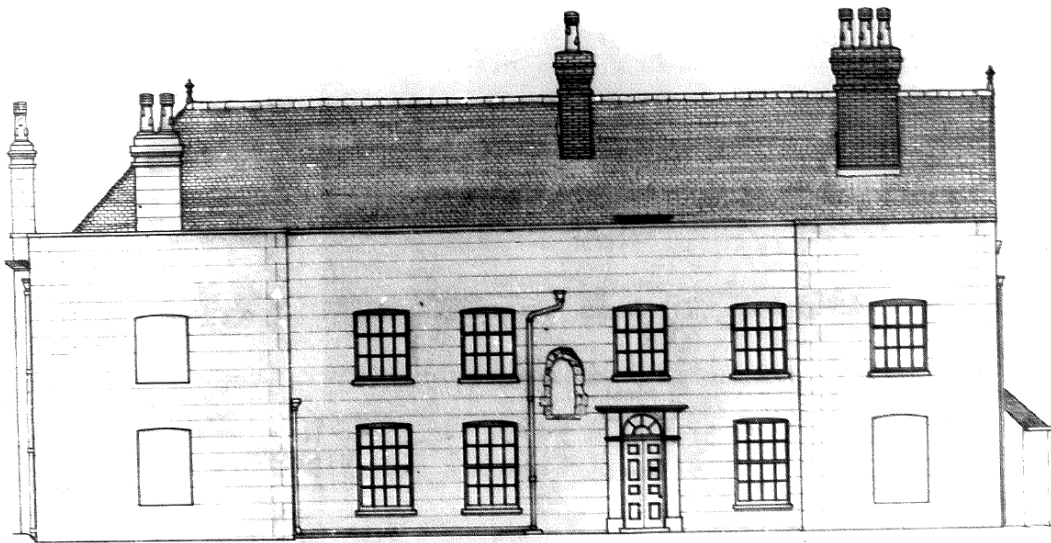


Historic Plan 1c: Proposed First Floor Plan, 1797





Historic Plan 2a: Existing Front (East) Elevation, 1974

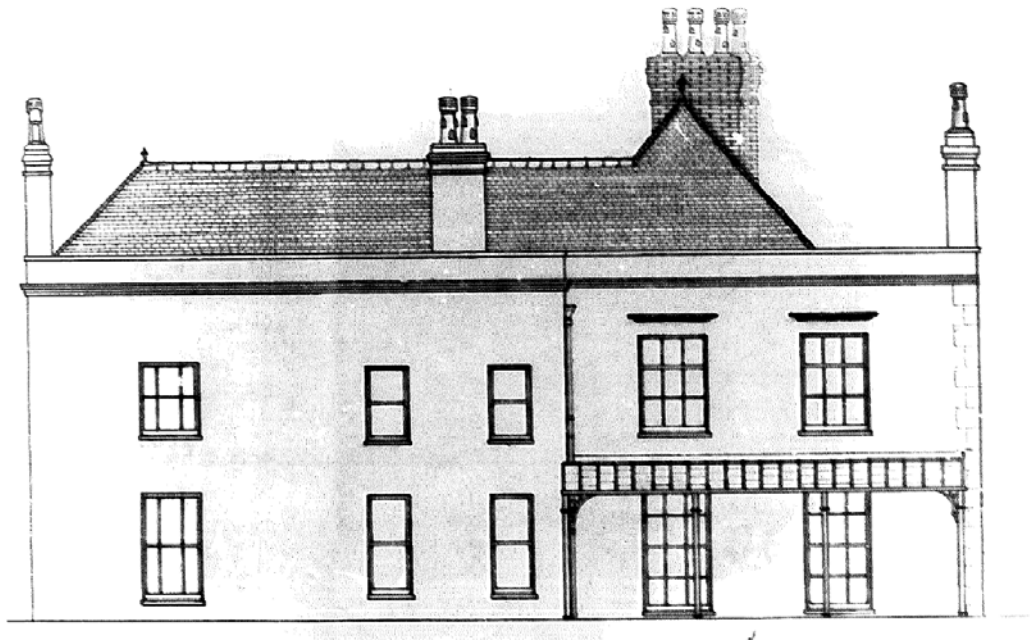


F20884/LB7

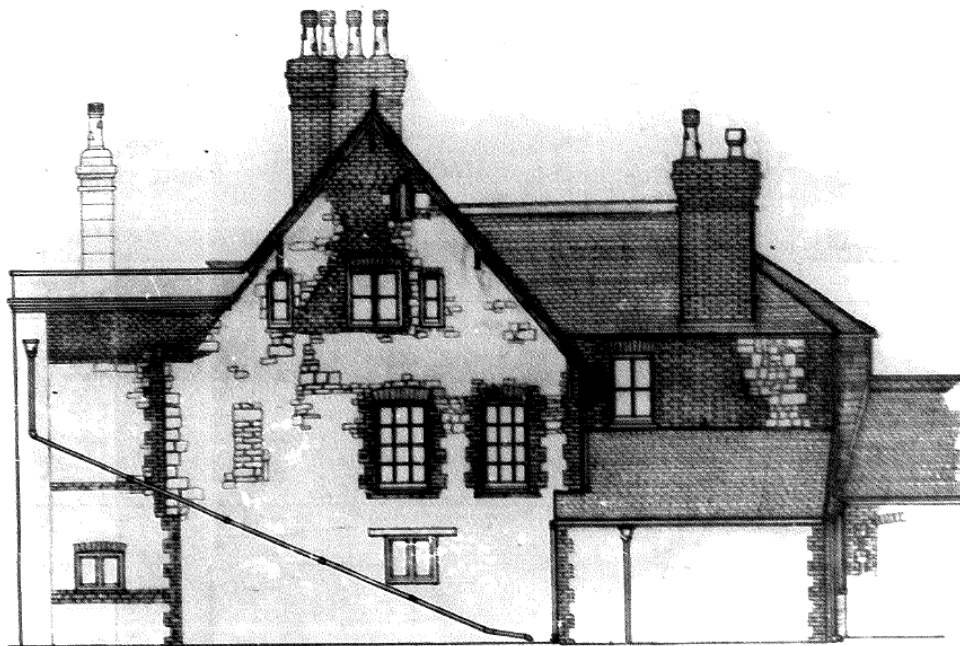
Historic Plan 2b: Existing Rear (West) Elevation, 1974



Historic Plan 2c: Existing End (South) Elevation, 1974

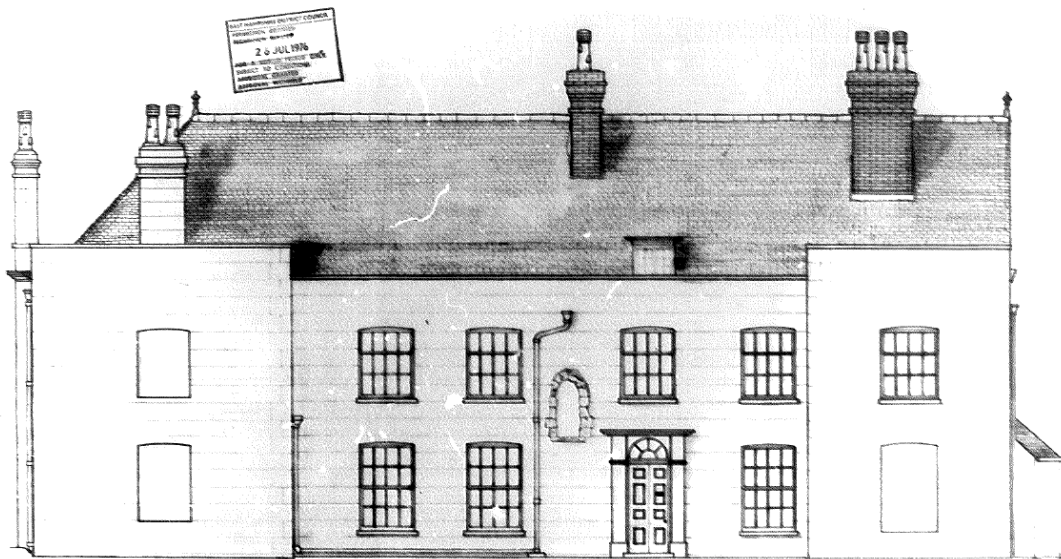


Historic Plan 2d: Existing End (North) Elevation, 1974



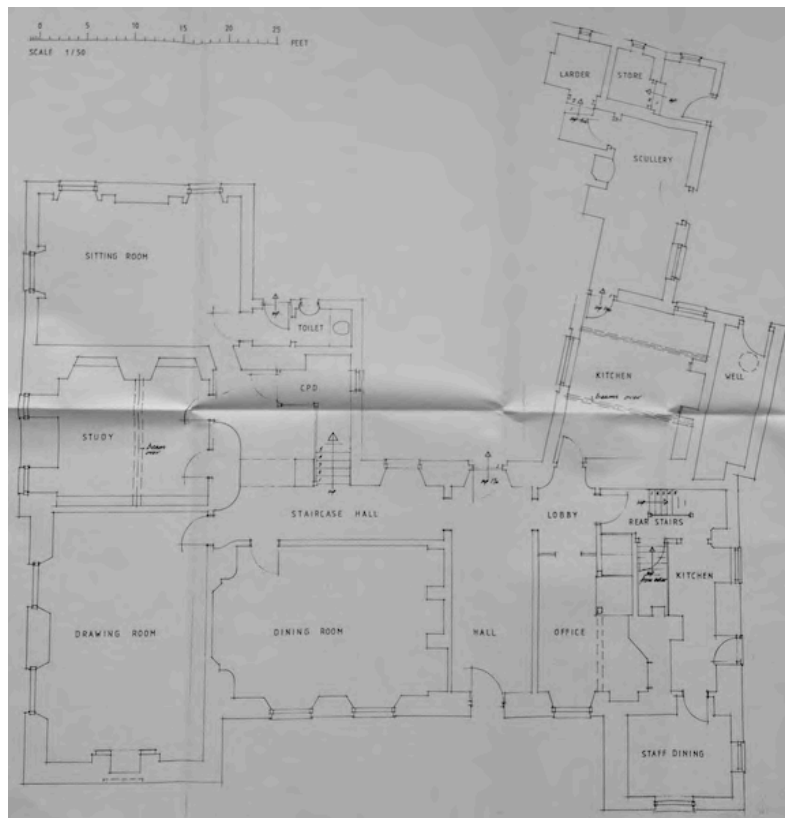
F20884/LB7

**Historic Plan 3: Proposed Front (East) Elevation with Reduced Parapet, 1976**

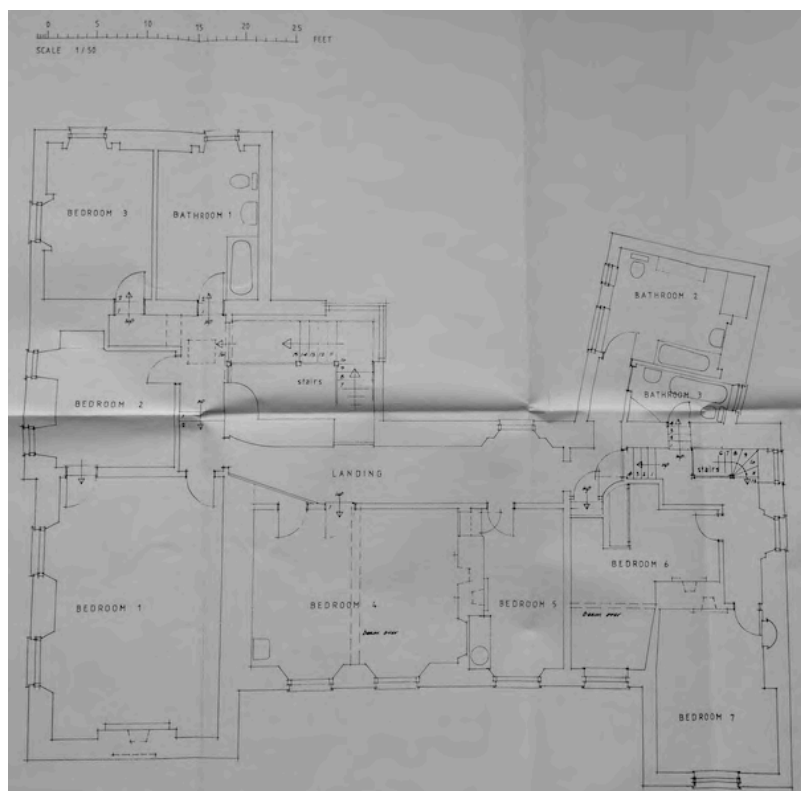


F20884/1/LB39

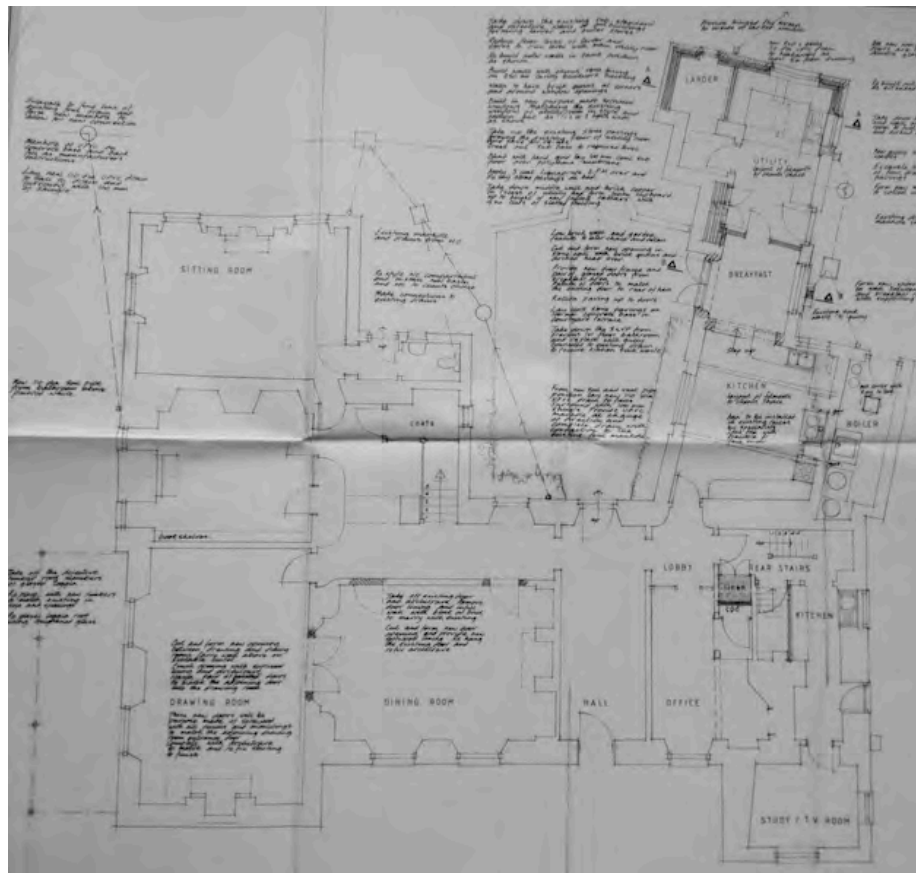
**Historic Plan 4a: Existing Ground Floor Plan, May 1995**



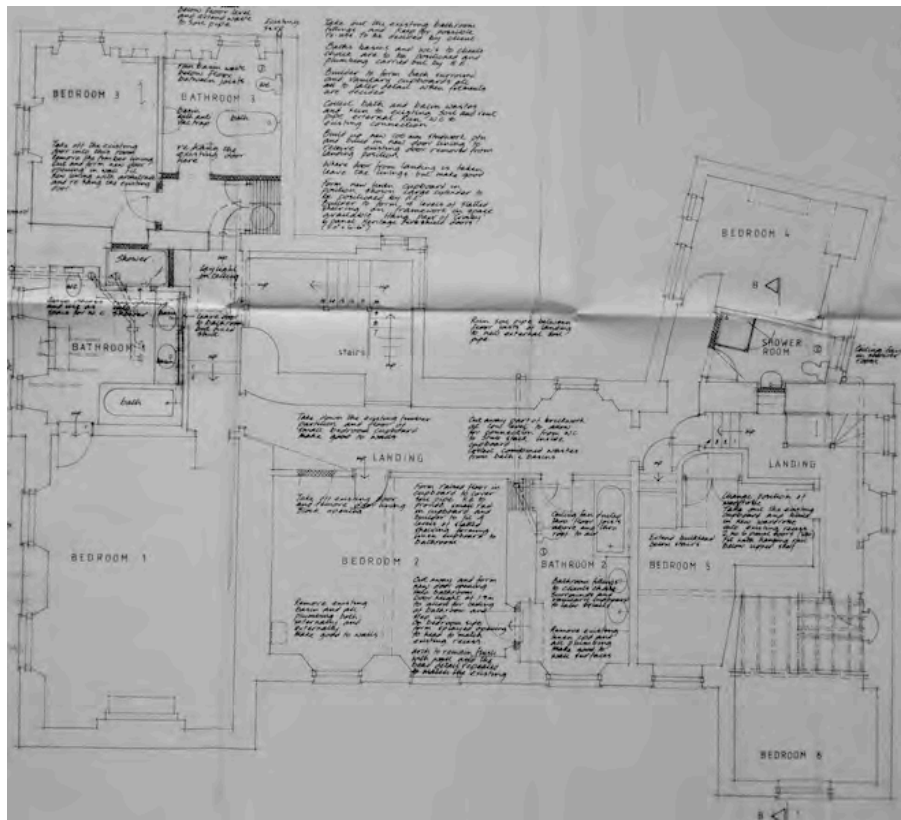
**Historic Plan 4b: Existing First Floor Plan, May 1995**



Historic Plan 4c: Proposed Ground Floor Plan, June 1995



Historic Plan 4d: Proposed First Floor Plan, June 1995



Historic Plan 4e: Proposed Front (East) Elevation, June 1995

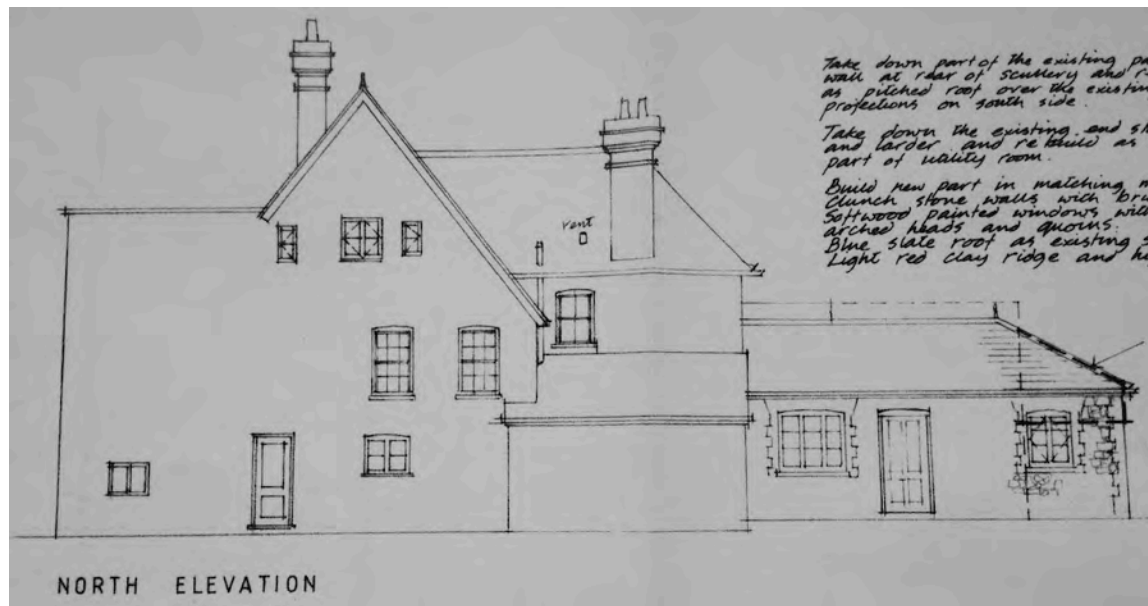


Historic Plan 4f: Proposed Rear (West) Elevation, June 1995

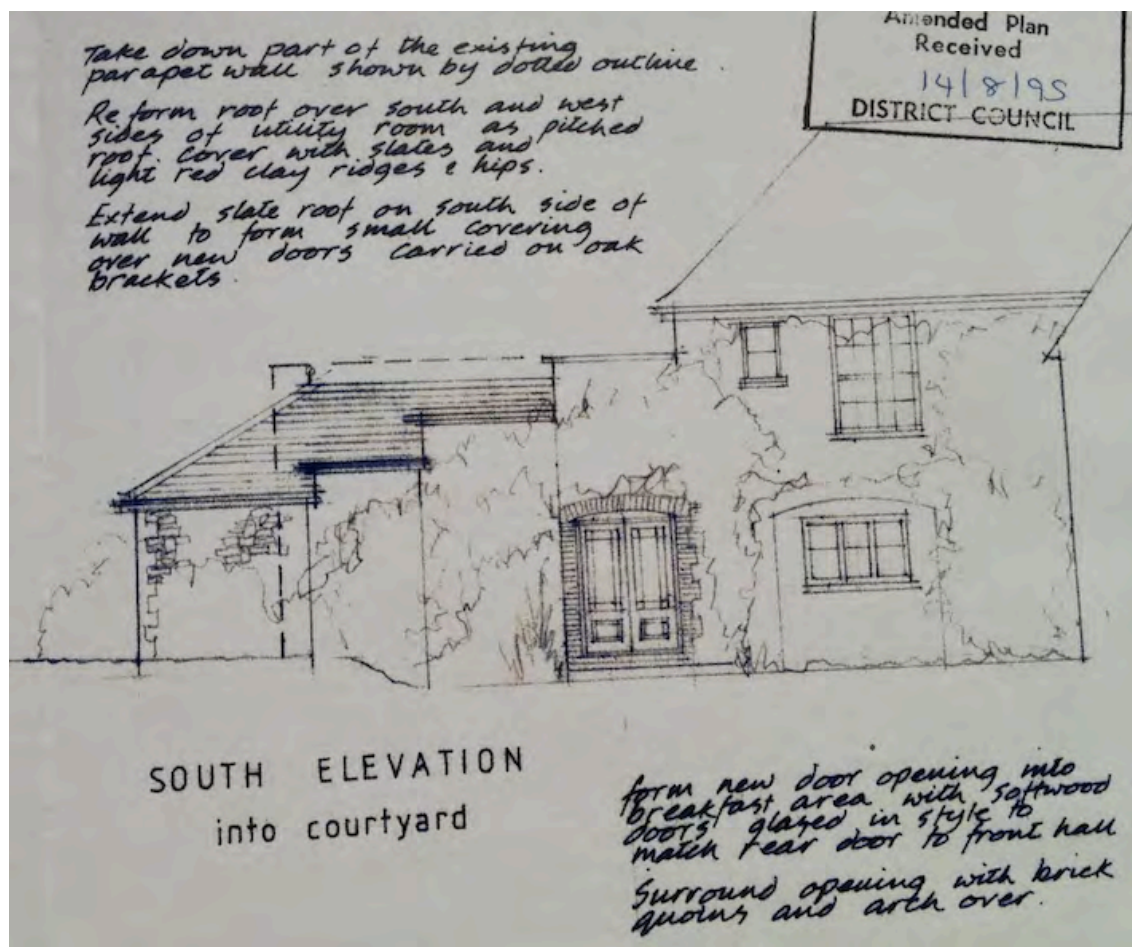




Historic Plan 4g: Proposed End (North) Elevation, June 1995



Historic Plan 4h: Proposed South Courtyard Elevation, June 1995



*Remove the balustrade at end of staircase to leave as shelf*

*Build up shelf above raised area behind kitchen cupboards.*

*Small kitchen filaments set above the existing bulkhead*

*Filaments on return wall with reduced plinth to suit height.*

*Gilding fan over kitchen area. Duct thro roof to air and with tie vent externally.*

*Build in additional roof light above kitchen area. Roof light purpose made to fit between the existing rafters.*

LIVING ROOM

KITCHEN

BEDROOM

BATH

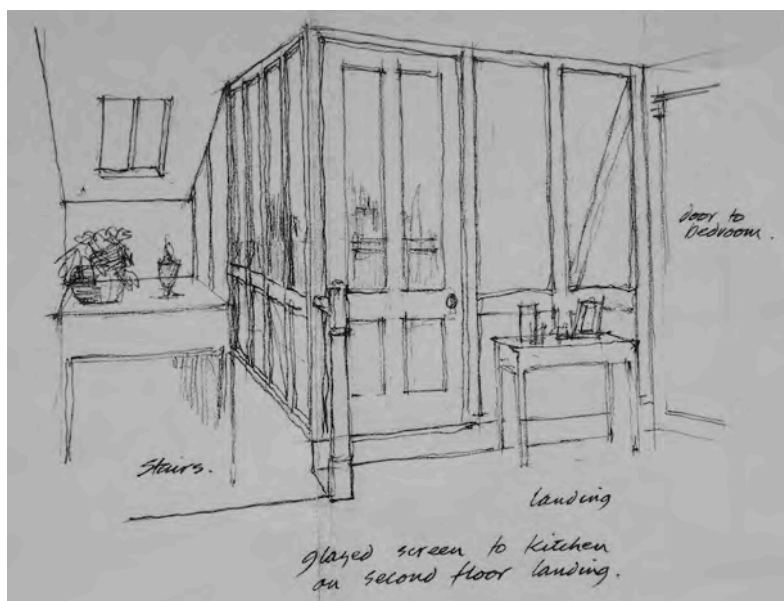
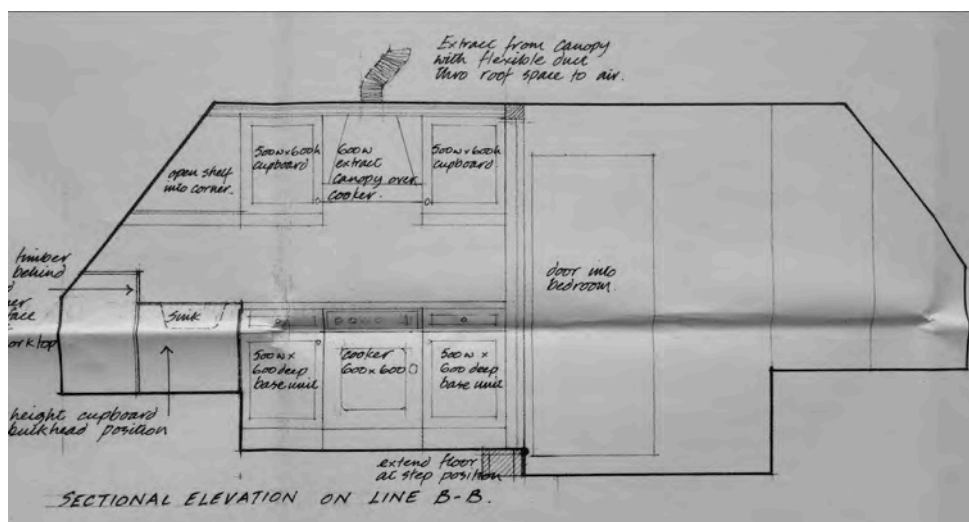
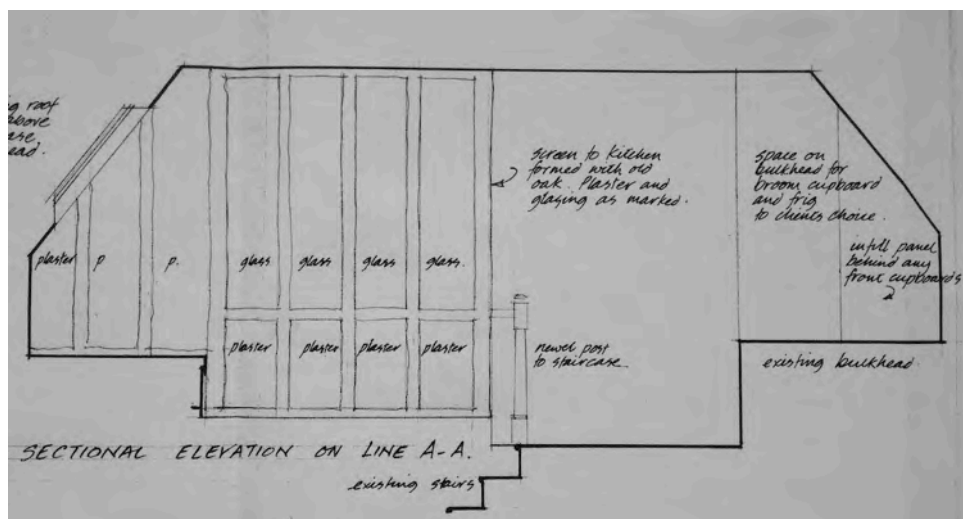
The partition shown to be removed is to be taken down carefully to avoid any damage to main tie beam over.

Filaments on bulkhead.

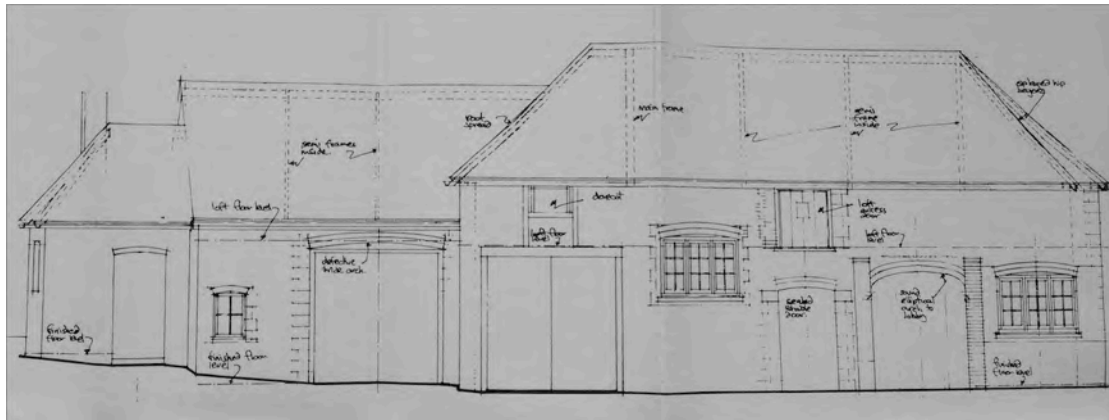
A.

[illegible]

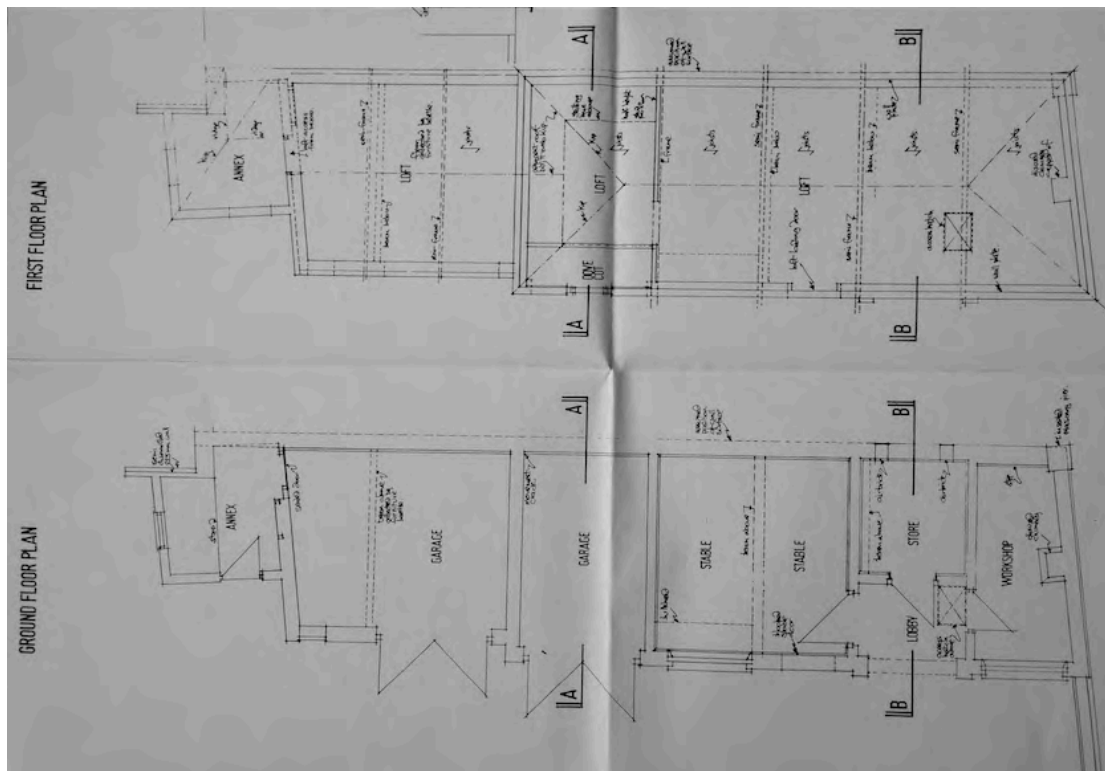
### Historic Plan 4k: Section Details of Proposed Second Floor Kitchen, September 1995



**Historic Plan 5a: Measured Survey of Coach House, Front (East) Elevation, 2002**



**Historic Plan 5b: Measured Survey of Coach House Floor Plan, 2002**





## **Appendix 9 Historic Photographic Evidence**

**Historic Photograph 1: Façade, c.1880s**



**Historic Photograph 2: Façade, c.1898**



**Historic Photograph 3: South Elevation, Unknown Date**



**Historic Photograph 4: Medieval Doorway, 1910**



**Historic Photograph 5: Façade, Late 1940s**



**Historic Photograph 6: Façade, Mid-20<sup>th</sup> Century (Pre-1952)**



**Historic Photograph 7: Façade, Mid-20<sup>th</sup> Century**





**Historic Photograph 8: Façade, Mid-20<sup>th</sup> Century (Post-1952)**



**Historic Photograph 9: Façade, 1956**



**Historic Photograph 10: Rear (West) Elevation, c.1980s**



**Historic Photograph 11: End (South) Elevation, c.1995**

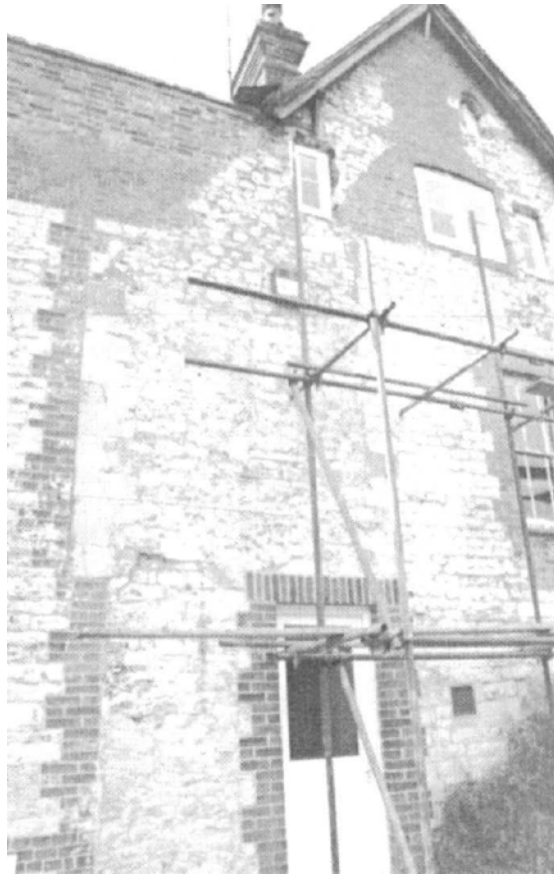


**Historic Photograph 12: Work to East Front, c.1995**





**Historic Photograph 13: Work to North End, c.1995**



**Historic Photograph 14: Aerial View from South West, Unknown Date**



## Appendix 6 Historic Map Evidence

Historic Map 1: Buriton Map Surveyed by H. Walter, Not to Scale, 1821



Historic Map 2: Buriton Tithe Map, 1840

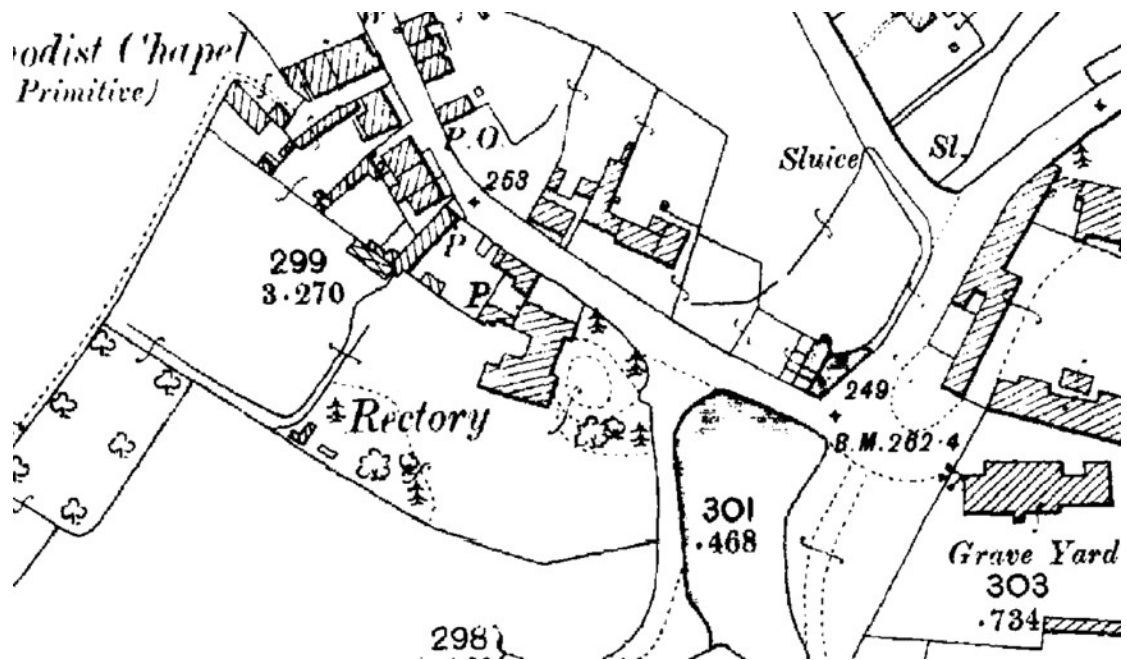




Historic Map 3: First Edition Ordnance Survey Map Scale 1:2,500, 1869



Historic Map 4: Second Edition Ordnance Survey Map Scale 1:2,500, 1897



Historic Map 5: Ordnance Survey Map Scale 1:2,500, 1909



Historic Map 6: Ordnance Survey Map Scale 1:2,500, 1932





