69, The Green

aka King Charles Cottage

Southwick

A structural and historical evaluation

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Historical context

Structure

1845 Tithe Map

1873 OS 1st edition

1898 OS 2nd edition

1912 OS 3rd edition

1937 OS 4th edition

1953 NG

69 The Green, Southwick, aka King Charles Cottage

Although the settlement name is recorded in 1073, Southwick is not named in the survey of 1086 but has been identified as part of the royal manor of Kingston (Buci) which before the Conquest

> **DB 1086** Aldrington 100
> In the same village [*Kingston*] William fitzRanulf holds 7 hides less one virgate from William [*de Braose*]
> Gunnhild held it from Harold [*Godwinson*] It answers for as much
> Land for 3 ploughs In lordship 2 ploughs
> 4 villagers and 8 smallholders with 1 plough
> **A church** 1 slave 3 salt houses @ 21d from pasturage 16s
> meadow 4 acres
> Value befor 1066 and now £7 when acquired £3

Gunnild held of Harold and in 1086 William son of Rannulf held of William de Braose. Its name appears to place it relative to a more northerly part of the estate, and these early links have made the subsequent manorial and parish histories very complex. The record of local settlemnt was taken back further with the discovery of a Roman villa from 1815 onwards.

In 1332 24-.27 local landholders were assessed for tax and 28 in 1378 ; in 1641 34 male parishoners over eighteen signed an oath in loyalty to the Protestant faith, and in 1662 Robert May was the only local to pay tax on two hearths.

Neither the antiquarian (1922) nor the historians of the Victoria County History (1980) could find any support for "The tradition that Charles !! took refuge at Southwick during his escape from England, giving rise to the name of King Charles's Cottage'; it appears to have no foundation in fact. However, the cottage was called 'the bough house' from time to time, indicating it had licence to operate as an alehouse on Southwick Fair Day; the stocks stood outside the cottage, and the maypole further on the Green.

Reigate priory held an estate called Eastbrook, and other small estates included Culpepers, Maybanks Horton, Brambleden and Hazelholt. The latter came into the hands of the Monk family of Buckinghams, Old Shoreham, and in the land tax of 1785, Barbara Monk, spinster, was one of the largest landholders. By 1841 she had been succeeded by William Pennington Gorringe of Kingston House.

1785 Land Tax Barbara Monk

1841 Add Mss 27377 Southwick Farm, the Estate of W.P. Gorringe Esq. in the Parishes of Southwick and Kingston by Sea (otherwise Kingston Bowsey) surveyed by R. Mitchell, Portslade
About 400a. in the western half of Southwick and the eastern half of Kingston-by-Sea. Field names and acreages. Shows buildings, roads, railway and chalk pit. Southwick church and windmill drawn in perspective view.
Estate of W.P. Gorringe marked in yellow ink and the property of Nathaniel Hall in green ink.
The following has been detached from the map: Deed of Mutual Release between William Pennington Gorringe and Nathaniel Hall of properties in Southwick and Kingston-by-Sea shown in the attached map of their respective estates

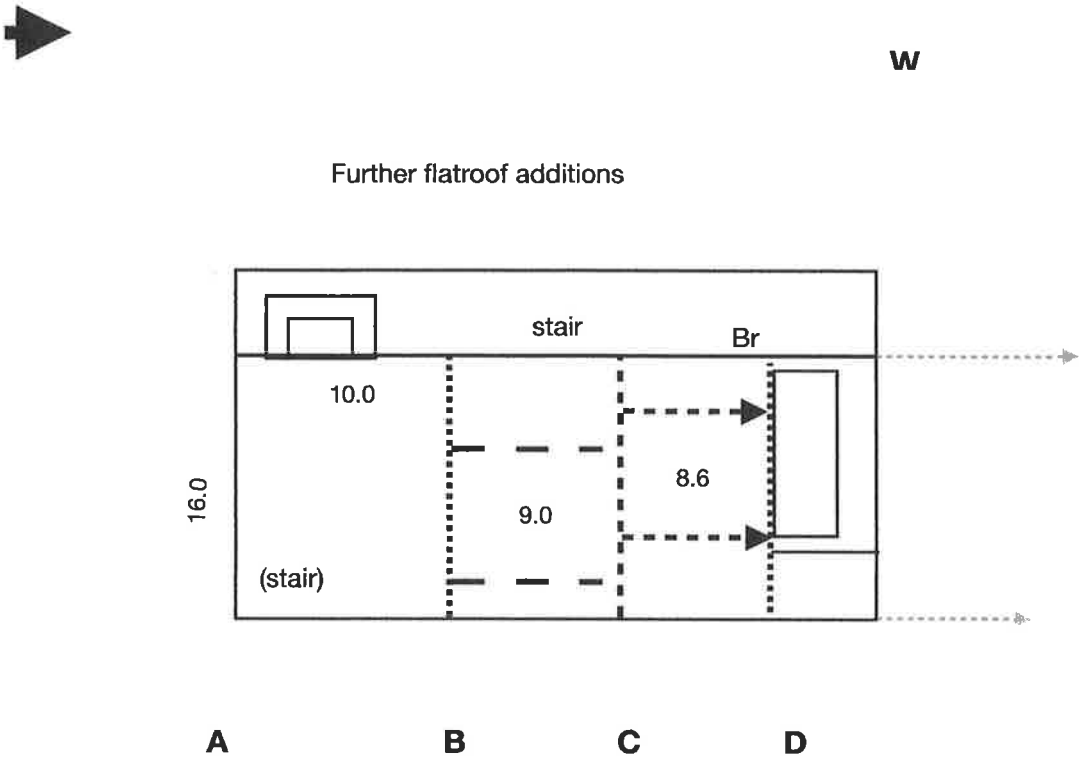
1845 Tithe Wm Pennington Gorringe (son of James & Sarah) owner/occupier

1894 baptism Edward John to Charles Edwards & Kate Piggott WHEATLAND *'King Charles Cottage'*

Sources:
Sussex Aarchaeological Collections 63 (1922) 'bough house'
SAC 123.73ff villa excavations
Victoria County History Vol.6.Pt 1. (1980)
West Sussex Record Office 1718-1985 Add Mss 40394-40445
Papers of the Gorringe family of Kingston-by-Sea

69, The Green, Southwick

Schematic but not to scale; approximate imperial measurements



Statutory listing:

69, The Green (King Charles' Cottage)
1950 GII

Hall-house, now cottage. C16. Timber-framed and clad in flint with rendered dressings. Plain tiled roof, hipped with gablet to left,and end stack to right. Truncated hall-house plan . Two storeys; irregular 3 window front, casements. Two part-glazed doors, to left of left-hand ground-floor window and to right of right-hand ground floor window. Interior: crown-post collar-purlin roof.

Description

Aligned north'south, the building is set back from and parallel with the west side of the Green. The front elevation is flint-faced, the north gable end incorporating brick with an end double-flue chimney stack. This stack also has what apppears to be the sooting surviving from an additional flue towards the west. The tiled roof terminates in a hip at the south, and has the remains of an outshot along the western (rear) elevation. There is also a double-flue stack at the south-west corner, poorly-planned and executed flat-roof extensions and a single-storey, pitched roof 'wrap-around' addition to the north.

Internally, three bays can be identified. There is partition wallling at B in square panels, rather strange first-floor joisting in BC supported above mid-ties at B & C, and flatter medieval-style joisting in CD supported by an introduced mid-tie at C and a mid-tie above the hearth bressumer at D. No joisting is visible in AB, but there is floorboard evidence suggesitng an access to the eastern side. The only present first-floor access is by a stair withn the outshot (BC), here

forming a framed vyse. The bay post at D (west) has a storey-height curved down-brace; The eaves plate above extends north of the post.

The bay ties are visible at first floor; at C it is well cambered and neatly stop-chamfered. Doorheads have ben created at B (east) and C (west). The ceilings are plastered/papered to axial girders which have been set up into the bases of the crown-posts. There are two good Victorian register plate fireplaces (AB & CD).

Access to the roof space is east of the chimney stack (D) where it is possible to see that a crown-post is set on the tie with fair-face into CD. It is also possible to see the remains of the heavily sooted wattle-and-daub partition at B, which marks the end of the open-hall. The crown-posts at B and D are braced for partitions, while that at C is for an open truss.

Consideration

The listing entry for this house is unusual in that it includes an interior feature. The proportions are medieval, but from the profile it is evident it has been truncated at the north, where the roof should have terminated with a hip to mirror that at A. What survives is a two-bay open hall (B > D) with a floored end (A > B). The only evidence for an original first-floor access is suggested by the cut boards in AB. AB would appear to have been the solar, given that it abuts the larger bay of the hall. In general the cross-passage would have been within the smaller bay, and any subsequent smoke-control (smoke-bay, chimney) but this was not so in this case. The evidence of the eaves plate at D and the flush facing confirms the original house extended by a further bay, which would have been the services; this is supported by the position of the well.

The flooring over of the open halll appears to have been carried out in at least two phases. BC has the most recent joisting. but this could be replacement work. It is possible that when CD was floored, the missing bay was still in place. This area presents puzzles which need more detailed examination and thought, as also does the concentration of sooting over BC.

Given diagnostic details (plan, style of crown-posts, bracing) an initial build date of the second quarter of the 1400s would be feasible. Some of the changes, such as outshot, vyse, flooring of hall, were made in the 17th century. A great many more changes followed in the 19th century, when for sometime, the house was in dual accupation.

2019

Mapping from 1845 (tithe) to 1953 (OS and National Grid) gives indications of periods of change:

In 1845 the farmyard is shown and possibly more of the northern end;

A porch is drawn in 1873

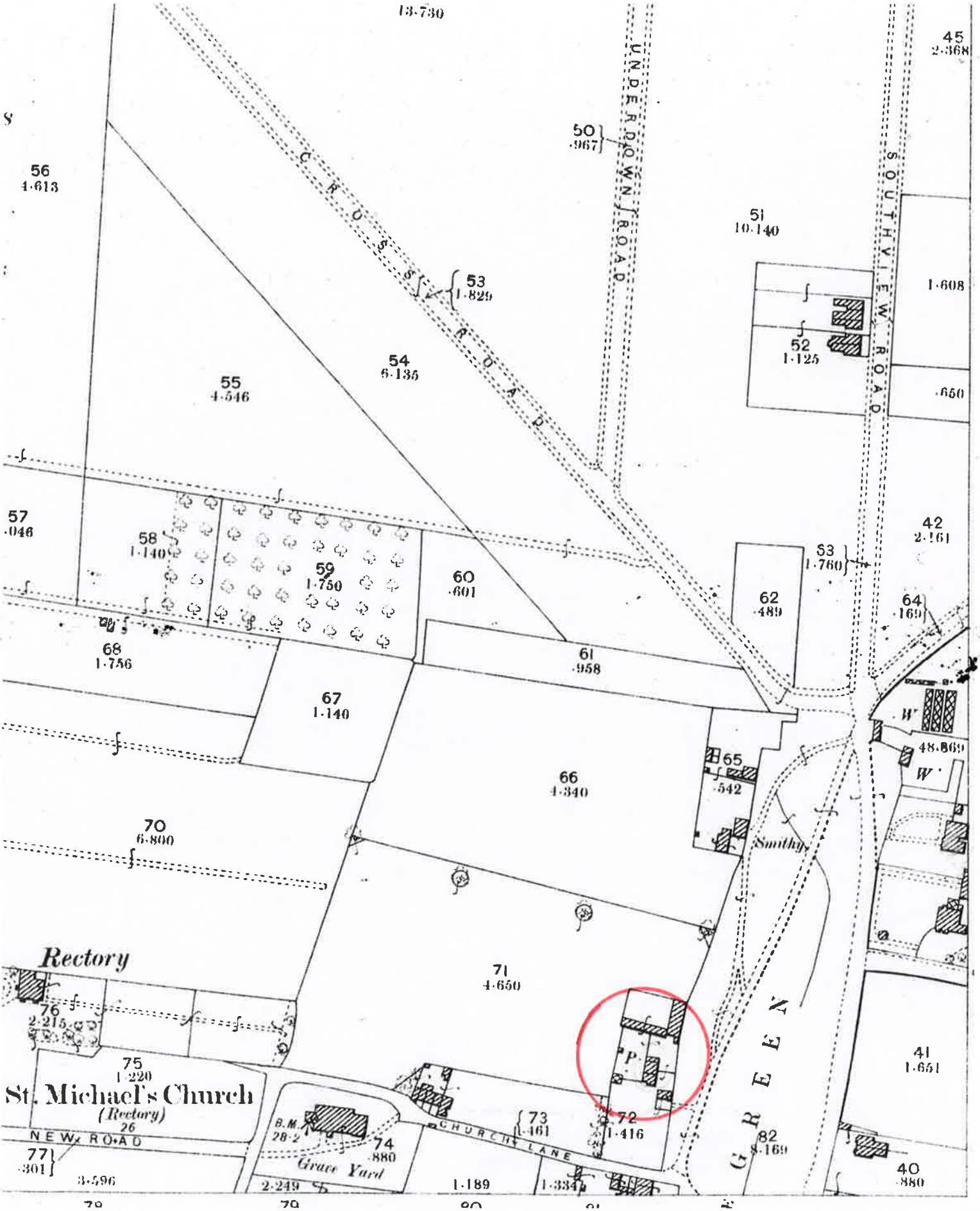
It is in dual occupation with the chimney end in 1898

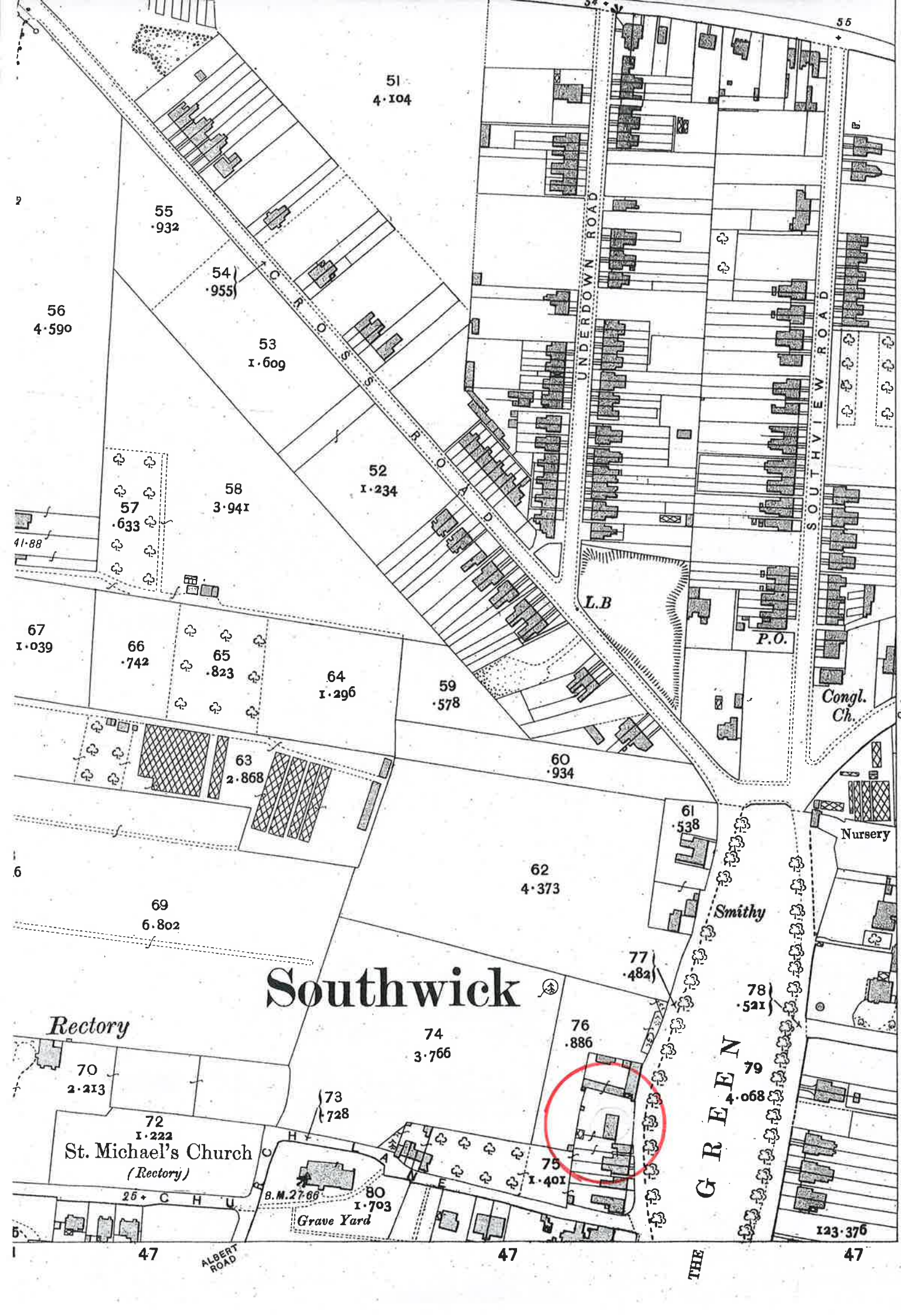
By 1937 only the barn remains from the farmyard

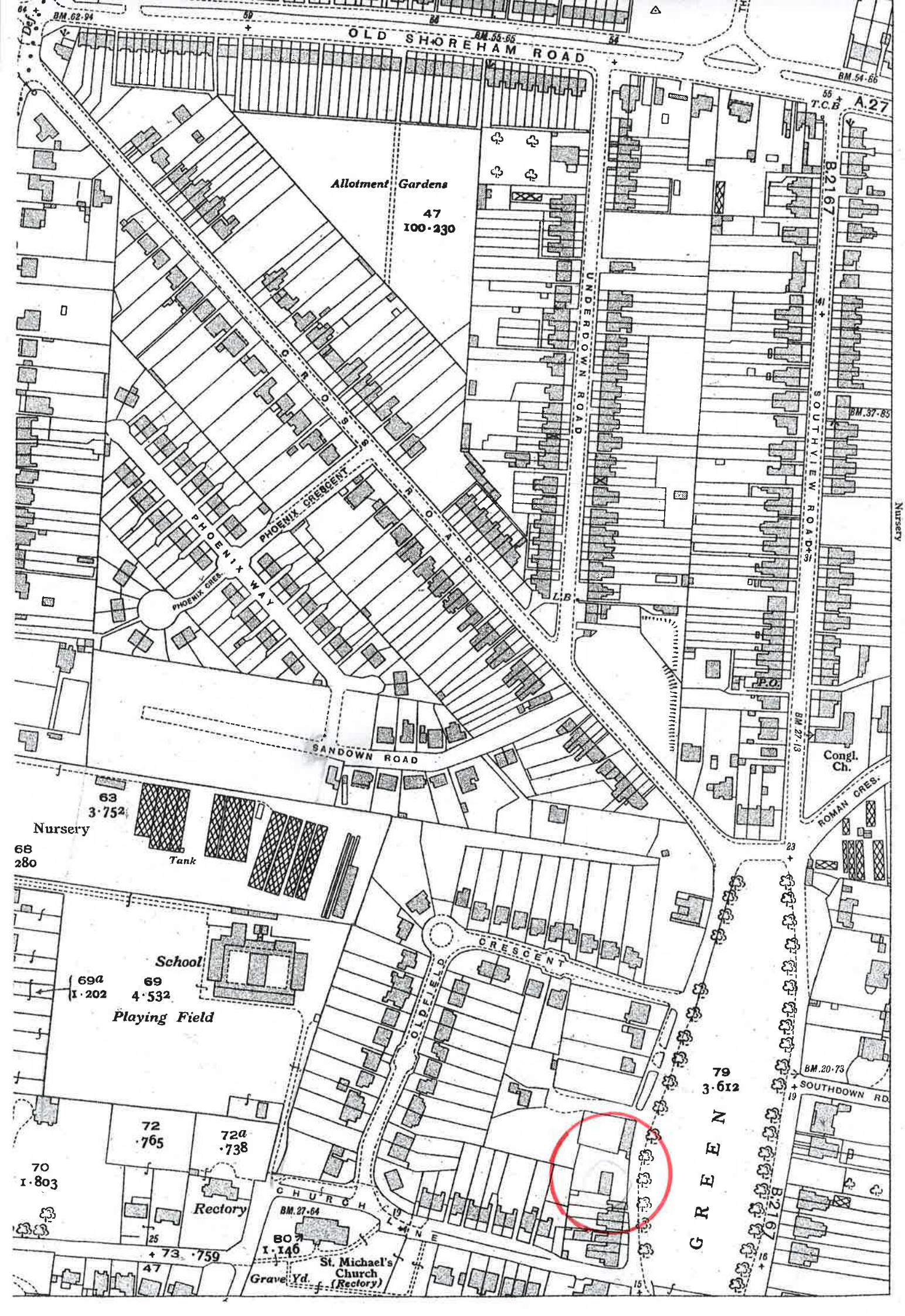
Much change has taken place by 1953, particularly at the rear.


K I N C S T
From Shoreham
Shoreham
130
131
132
132a
133
135
139
140
141
142
143
144
145
150
151
153
154
155
155a
163
164
167
168
174
180
181
183
187
191
200
218
Low water Mark, on the North Sid


15
16
17
37·0
18
19
Glebe
22
21
25
25
20
Smithy
Malt Ho
31
The Rectory
23
24
St. Michael's Church
(Rectory)
26
25
B.M. 28·2
25
Grave Yard
26
Church Lane
27
28
30
32
33
34
29
GREEN
Road
69
25 25
70
Southwick
71
84
86


13·730
UNDERDOWN ROAD
CROSS ROAD
SOUTHVIEW ROAD
45
2·368
50
·967
56
4·613
51
10·140
53
1·829
54
6·136
55
4·546
52
1·125
1·608
·650
57
·046
58
1·140
59
1·750
60
·601
61
·958
62
·489
53
1·760
42
2·161
64
·169
68
1·756
67
1·140
66
4·340
65
·542
Smithy
48·869
70
6·800
Rectory
71
4·650
76
2·215
75
1·220
St. Michael's Church
(Rectory)
26
NEW ROAD
77
·301
3·596
B.M.
28·2
Grace Yard
74
·880
2·249
1·189
1·334
73
·461
72
1·416
CHURCH LANE
GREEN
82
8·169
41
1·651
40
·880


Southwick
Rectory
St. Michael's Church
(Rectory)
Grave Yard
Smithy
Nursery
Congl. Ch.
P.O.
L.B
CROSSROAD
UNDERDOWN ROAD
SOUTHVIEW ROAD
THE GREEN
CHURCH AVE
ALBERT ROAD
B.M. 27·66
51 4·104
55 ·932
54 ·955
56 4·590
53 1·609
52 1·234
58 3·941
57 ·633
67 1·039
66 ·742
65 ·823
64 1·296
59 ·578
63 2·868
60 ·934
61 ·538
62 4·373
69 6·802
70 2·213
72 1·222
74 3·766
73 ·728
76 ·886
77 ·482
78 ·521
79 4·068
75 1·401
80 1·703
123·376
41·88
47
47
47


OLD SHOREHAM ROAD
BM.62·94
BM.58·55
BM.54·66
T.C.B
A.27
B.2167
Allotment Gardens
47
100·230
UNDERDOWN ROAD
SOUTHVIEW ROAD
BM.37·85
CROSS ROAD
PHOENIX CRESCENT
PHOENIX WAY
PHOENIX CRES.
L.B.
P.O.
BM.27·13
SANDOWN ROAD
Congl. Ch.
ROMAN CRES.
63
3·752
Nursery
68
280
Tank
School
69a
1·202
69
4·532
Playing Field
CRESCENT
OLDFIELD
79
3·612
BM.20·73
SOUTHDOWN RD.
GREEN
B.2167
72
·765
72a
·738
70
1·803
Rectory
CHURCH LANE
BM.27·64
80
1·146
St. Michael's Church (Rectory)
Grave Yd.
73
·759
47
Nursery



058
057
056
055
054
053
052
051
WEST WARD
CROSS ROAD
SANDOWN ROAD
Mission Hall
SOUTHVIEW
ROMAN CRESCENT
Cong Church
BM 27·13
BM 31·85
SOUTHWICK STREET
ROMAN VILL
(Remains of
OLDFIELD CRESCENT
THE COTSWOLDS
1646
4·02
SOUTHDOWN ROAD
The Homestead
(Community Centre)
CHURCH LANE
THE GREEN
Playground
Cricketers Inn
(PH)
Manor House
ALBERT ROAD
1126
2·49
THE TWITTEN
Ship Inn
(PH)
School
Telephone Exchange
War Memorial
El Sub-sta
Shelter
Lavatories
Sunday School
Nursery
B 2167
WATLING ROAD
WATERDYKE AVENUE
Ward Bdy
Southwick Station
SPRING GARDENS
WATLING LANE
BUTTS ROAD
Fire Station
Hall
Car Park