

SOUTHALL MANOR HOUSE, EALING, LONDON

An historical assessment



By
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Nature of Request

A request was received from Mike Dunn of English Heritage London Region for advice on the dating and historical significance of Southall Manor. The house is believed to date from the late sixteenth century and was extended and altered in the late eighteenth and nineteenth century. The building is owned by the London Borough of Ealing and leased by the Southall Chamber of Commerce; a number of local businesses and community groups are also based in the house and most of the rooms presently serve as office premises. The present report is based upon a recent historical analysis of the building carried out by Richard Bond and Emily Cole of the Building & Landscape Survey & Investigation Division of English Heritage. Mike Dunn kindly helped with the recording of the building. A tree-ring analysis, aimed at dating the house more precisely, was commissioned by English Heritage and carried out by Robert Howard of Nottingham University.

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1. Historical Background

The most important source of information about the history of Southall Manor House is the short publication written by Evelyn M. Barnett, *The Chronicles of a Manor House*.¹ This is based on the useful and detailed work of Paul Kirwan – *Southall: A Brief History* (1965) – and the RCHME inventory produced in 1937;² it also draws upon primary documents such as parish registers, church records, census information, historic maps and surveys. Barnett provides a history of ownership along with contextual information and a superficial look at the building itself, though it should be noted that her work is not without error.³

Beyond this, Southall Manor House has been little studied; *The Victoria History of the County of Middlesex* (1971) provided historical information and a short description of the house was included in the *Buildings of England London: North West* volume of 1991.⁴ A study of the manor house grounds was produced for the London Borough of Ealing in 1999.⁵ The historical information contained in this report appears to have been gleaned mainly from Barnett's work. Historic photographs – those pre-dating the post First World War alterations are especially interesting – are held by Ealing Archives and appear in works including *Images of England: Southall* (2001), compiled by Jonathan Oates. The following account is based largely on the works of Kirwan and Barnett.

The area in which Southall Manor House now stands has a long and fascinating history. Originally part of the great forest which stretched north of the Thames, the land was associated with the Archbishops of Canterbury from the mid-ninth century. The Archbishops were the largest landowners in the area at that time, holding over 7000 acres in Hayes and Norwood. After the Norman Conquest, the lands were leased to laymen. The owner of the manor in 1496 was Edward Cheeseman, Cofferer to Henry VII. In 1543, Henry VIII received the manors of Hayes, Norwood and Southall from Archbishop Cranmer in exchange for lands in Kent. The manors at Norwood and Southall were immediately sold to Robert Cheeseman, son of Edward, who thus became the first resident Lord of the Manor. On his death in 1547, the manor passed to his son-in-law Francis Chamberlain and later to Lord and Lady Dacre. In 1602, the wealthy city merchant and alderman Francis Awsiter (1557-1624) – who had estates at Cowley, Harrow, Wembley, Cranford and Hanwell – became Lord of the Manor. It was to remain in the hands of the Awsiter family for around 250 years.

Francis Awsiter had, however, lived in the area for some years prior to becoming Lord of the Manor. If Joane Alcetur, widd., mentioned in 1503, was a relative, then his family had been in Southall for at least a century. In 1587, a conveyance records Francis's acquiring of a house known as 'The Wrenns':

'10th May 29 Eliz: William Heygate & Eliz: Heygate & Mich: Hill surrendered one capital messuage with the apptyences & called Wrenns & 28½ acres of land lying [in] the commond [sic] fields of Norwood, Northcott & Southall, of which 6½ lye in North field 5a in South field, & one leet of Meade in Rowhedgemed, and 8a 3r in Eastfield which were the lands of Wm. Widington. To the use & behoofe of ffra: Awsiter his heirs & assigns for ever'.⁶

It is traditionally supposed that The Wrenns – built by a John Cannon in 1500 – is one and the same as Southall Manor House.⁷ If this is the case, the building must have been entirely reconstructed – or even demolished and rebuilt – after it came in Francis Awsiter's hands; the date 1587, carved in the pediment above a window on the main (west) front, confirms this. Certainly, Francis appears to have taken an interest in architecture; in 1612, he was responsible for erecting a gallery in Norwood Church.

¹ This work is undated, but seems to have been published c.1974, following the re-opening of the house in 1970. Barnett may have been a member of the Southall Chamber of Commerce. Her work has been placed online at: <http://www.southall.co.uk/htm/culture/manorhouse/default.asp>

² RCHME, *An Inventory of the Historical Monuments in Middlesex*, (London, 1937), pp. 99-100; this includes a ground floor plan of the house. The original inspector's notes give further details and include sketches, photographs and a plan; they are held by the National Monuments Record, Swindon.

³ For instance, Barnett states that the Scarisbrick family took up residence at the house c.1898, though the 1901 census (which she would not, of course, have had access to) shows that J.H. Mummery was still occupying the house at the turn of the century.

⁴ Bridget Cherry and Nikolaus Pevsner, *Buildings of England: London: North West*, (London, 1991), pp. 192-3; *The Victoria History of the County of Middlesex*, vol. IV (London, 1971), pp. 43-45

⁵ *Manor House Grounds, Havelock Cemetery, Southall: Landscape Restoration Report*, prepared by EDA Environmental Design Associates for the London Borough of Ealing, (December 1999)

⁶ Paul Kirwan, *Southall: A Brief History*, (1965), p. 18. Evelyn Barnett had asserted that Francis Awsiter acquired The Wrenns on 18 April 1572, but this conveyance clearly demonstrates otherwise, and ties in perfectly with the date given on the building itself.

⁷ Kirwan, *Southall*, p. 18

After 1602, when Francis became the Lord of the Manor, the Awsiters seem to have chosen to remain at 'The Wrenns', instead of moving to the original manor house, Dorman's Well.⁸ It is recorded that Richard Awsiter (d.1640), Francis's only son, preferred to live in the more comfortable Elizabethan building. In a survey map of 1677, Robert Awsiter (d.1683) – Francis's grandson – is listed at The Wrenns. A Robert Hampton was living at Dorman's Well. It is probable that The Wrenns did not change its name to Manor House until after the demolition of Dorman's Well, thought to have been in the late seventeenth century. The Awsiters were the largest landowners of the area; a tally of lands taken in 1649 shows that Francis Awsiter II possessed 425 acres, while Robert Hampton had 203. The second largest landowner in the area was Christopher Merrick, with 241 acres.⁹ During the latter part of the seventeenth century, the Merricks gradually eclipsed the Awsiters as the area's major landowners, though the Awsiters remained Lords of the Manor.

As might be expected, there were Awsiters living throughout the area by the eighteenth century, though few of them stand out individually. One of the few of the family's members about which further details are known is John Awsiter (d. 1756), the seventh Lord of the Manor. John was a doctor, who claimed to be the discoverer of the beneficial effects of sea-water.

John Awsiter was the last of his family to be Lord of the Manor. On inheriting the manor in 1756, his son Thomas (d. 1801) immediately sold the manorial rights to Agatha Child, widow of the banker Francis Child of Osterley Park.¹⁰ However, the Awsiters continued to live in their Elizabethan house, which by now had witnessed the coming of the industrial age. By 1798, work had begun on a canal, cutting through from Brentford to Uxbridge, and a branch was opened three years later connecting North Hyde to Paddington; this new means of communication encouraged the opening of gravel pits and commencement of the brickmaking for which Southall became widely known. The railway was to arrive at Southall in 1839, further encouraging population growth in the area.

Thomas appears to have been the last Awsiter to live at Southall Manor House, though it remained in the family's name until 1821, when the property passed to William Welch (d. 1836).¹¹ Welch had already lived in the area for some years; he leased the local cattle market from the Earl of Jersey in 1805, and constructed a market place at Southall at a cost of £1,277. The market is said to have 'become inferior only to Smithfield in regard to the sale of fat cattle in Middlesex'.¹² Over the course of the next ninety years, the manor house became the residence of a succession of different owners; these included ale merchant John Chater (b.c.1818), William Thomas (b.c.1830), a corset manufacturer who was instrumental in introducing the lock-stitch sewing machine to Britain, and John Howard Mummy (b.c.1847), a well-known dental surgeon of his day.

In 1913, the house was bought by Southall Council at a cost of £6,100, and in the 1920s the grounds were opened to the public for the first time. By 1940, it was being used as a Health and Welfare Centre for children. Twenty-five years later, the house was empty and in need of structural repairs, and many people – especially members of the Local History Society – became concerned for the building's future. Fortunately, the Southall Chamber of Commerce stepped forward and expressed an interest in taking on the building as its headquarters. After a long and tense period of negotiation, the manor house was leased to the Chamber at a nominal rent. The Borough Council repaired the building externally and internally; it was officially re-opened on 27 June 1970. The property was occupied by the Chamber of Commerce until 1999, though its grounds have continued in the care of the Council.

List of Owners and Occupiers:

Note: The dates below are those for which there is evidence; the principal sources which have been used are Barnett's *Chronicles of a Manor House*, census returns and post office directories. In some cases – especially in relation to the nineteenth century – ownership/residence may well have extended beyond the years given.

⁸ For further information on Dorman's Well, see: *VCH*, p. 45. The house is thought to have been situated near the junction of what are now Dormer's Wells Lane and Telford Road.

⁹ Kirwan, *Southall*, p. 24

¹⁰ The *VCH* gives a slightly different version of this (p. 44). It states that John Awsiter, in financial difficulties, sold the rights to Agatha Child in 1754.

¹¹ Welch's will can be found at: National Archives, PROB 11/1870

¹² Kirwan, *Southall*, p. 31

Francis Awsiter (1557-1624):	1587-1624
Richard Awsiter (d.1640), only son of Francis:	1624-1640
Francis Awsiter II (d. 1666), son of Richard:	1640-1666
Robert Awsiter (d. 1683), son of Richard:	1666-1683
Richard Awsiter II (1665-1705), son of Robert:	1683-1705
Robert Awsiter II (d. 1730), brother of Richard II:	1705-1730
John Awsiter (d. 1756), son of Robert II?:	1730-1756
Thomas Awsiter (d.1801), son of John:	1756-1801
Unoccupied	1816
William Welch (d. 1836):	1821-36
Jonas Welch?	late 1830s?
Thomas Welch	1840s
John Chater (b. c.1818):	1870-71
Owner: Charles Mills	1876
Occupier: Edward Weston	1874-76
William F. Thomas (b.c.1830):	1879-c.1890
Unoccupied	1894
Owner: Messrs Gosney and Baxter	1890s-c.1910
Occupier: John Howard Mummery (b.c.1847)	1895-1901
Occupier: Mr Scarisbrick	early 1900s-1912
Owner: George Gosney	c.1910-1913
Owner: Southall Council	1913-present
Occupier: Southall Chamber of Commerce	1970-1999

Architectural History:

The early form and importance of Southall Manor House is set out elsewhere in this report. This section considers the various changes made to the building by the successive owners, and any historical sources which provide further information.

Little is recorded about the sixteenth and seventeenth-century history of Southall Manor House. The wills of some of the Awsiters – namely, Francis (d. 1624),¹³ Robert (d. 1683),¹⁴ Richard II (d. 1705),¹⁵ and Thomas (d. 1801)¹⁶ – survive, but provide no information on their Southall residence. There is, however, an inventory associated with the death of Richard II; dated 11 April 1705, it lists the contents, by room, of what appears to be the Awsiter home at Southall. The rooms include the ‘Great hall’, ‘little Parlour’, ‘little hall’, ‘Best Parlour’, ‘yellow Roome’, ‘Painted Roome’, ‘Little Blew Chamber’, and ‘the Best Chamber’ (see Appendix).¹⁷ The picture given is of a fair-sized house, and there is clear evidence of its rural situation; the ‘Great hall’ contained items such as ‘six leather bucketts, three saddles and a bridle’ and one pair of boots. The many outbuildings included a granary, harness chamber, milkhouse, brewhouse and carthouse. Maps offer further evidence, particularly as to the form and extent of the grounds, and there is a sale description of the house from 1912.¹⁸

As a house lived in successively by the Awsiter family until the death of Thomas in 1801, it must have been renewed and altered at various points in its history. The only substantial work known about today, however, is the extension to the west of the north wing. This extension, demolished soon after the First World War, is recorded in exterior photographs and plans and has been dated to the eighteenth century by the RCHME, the *VCH* and the *Buildings of England* (fig. ?).¹⁹ Very little is known about the interior of this wing, though the sale description of 1912 gives some clues. The house described in the particulars is clearly larger than that which survives today; it is possible that the morning room and the service rooms – ‘inner hall with lavatory (h&c), cloak and telephone rooms, housekeeper’s

¹³ National Archives, PROB 11/145

¹⁴ NA, PROB 11/372

¹⁵ NA, PROB 11/483

¹⁶ NA, PROB 11/1355

¹⁷ NA, PROB 4/25332

¹⁸ EDA’s report ‘Manor House Grounds’ (op cit) reproduces many of the maps, including a post-1847 sale plan. The 1912 sale description of the house is included as Appendix V to the report.

¹⁹ RCHME, *Middlesex*, p. 99; *VCH*, p. 44; Cherry and Pevsner, *London: North-West*, p. 193

room and complete offices with dairy, laundry, drying room etc' – fell within the west wing, though the description may refer to rooms to the rear (east) of the range, near the kitchen.²⁰ Certainly, the west wing addition appears to have contained a staircase. It seems that the extension formed part of a larger phase of redecoration and rebuilding; several features of the 1700s can be found in the house today, including Adam style fireplaces in some rooms, and a photograph of the late nineteenth century shows a Georgian-style façade to the building's north-east (plate 8), later replaced by a timber-framed frontage.

In the early nineteenth century, when the house fell into a state of considerable disrepair, further works were carried out. In 1821, the house's new owner – William Welch – began a series of repairs and additions, and further alterations are said to have been made by Thomas Welch in 1847-8.²¹ Some attribute the extension of the north wing, mentioned above, to one of these nineteenth-century phases;²² however, it would seem more probable that the Welch family simply refitted the wing, adding the distinctive clock tower to the north and a gabled porch facing south, features clearly visible in early photographs and in a post-1847 sale plan (plates 8 & 9).

Further work was carried out at the end of the 1800s, possibly during J.H. Mummery's residence. Photographs of this period show a clear change in the north façade of the house; the area to the east – largely symmetrical, with projecting classical porch – was replaced with the 'framing', imitating old work, which survives today. The two highly-pitched gables are also an addition of this period (compare plate 8 and figure 8). Such changes were commented upon by later observers; in the sale description of 1912, it was stated that 'a considerable amount has been spent by the present tenants on interior decoration'.²³ In a report of 4 March 1920, building inspector Basil Oliver reported that: 'At the back east and on the north side of the house very funny additions chiefly in brick have been made in the nineteenth century'.²⁴

The next major building phase in the house's history occurred soon after the First World War, when the property was in the hands of Southall Council. A road widening scheme necessitated the demolition of the projecting west wing and clock tower, and the reworking of the truncated wing (see fig. ?).²⁵ Carried out in a mock-Elizabethan style, the works focussed both on the interior and the exterior of the house, the local building inspector having found that internal alterations 'could easily be contrived without extravagance'; the estimated cost was 'five hundred to a thousand pounds or possibly over'.²⁶ The works seem to have been largely complete by 1923, and had a dramatic effect on the house's outlook and physical context.²⁷

By the 1960s, the house had once again fallen into a state of disrepair, and considerable works were carried out before the re-opening of the building in 1970. Paul Kirwan records that 'some 19th century additions' had been removed so that the house 'now [i.e. 1965] probably reproduces some of its former appearance'.²⁸ The east front has, in particular, been heavily altered.

Importance:

There can be no doubt about Southall Manor House's historic and architectural importance.²⁹ In 1920, building inspector Basil Oliver wrote that the 'house is one of undoubted antiquity, though spoilt by unsuitable restoration and is probably the oldest in the locality'. He added that: 'The Southall-Norwood U.D.C. is to be congratulated, if I may venture to say so, in buying the property at the right time for the benefit of the community. It is most certainly a valuable asset to Southall and is likely to be more and more appreciated'.³⁰

²⁰ The sale description forms Appendix V of EDA's report (op cit)

²¹ This assertion was made by S.G. Short in *Southall and its Environs* (London, 1910), p. 27. It is repeated in works including: Cherry and Pevsner, *London: North-West*, p. 193

²² For instance, see: Kirwan, *Southall*, p. 19

²³ Appendix V of EDA's report 'Manor House Grounds' (op cit)

²⁴ Ibid, Appendix VI

²⁵ The demolition of the west wing was 'entirely approved of' by the local building inspector. See Appendix VI of EDA's report (op cit). Thankfully, the same inspector noted that 'any thought of total demolition is utterly repugnant'. The clock tower bell was handed over to the keeper of Southall Park, to sound the time of closing.

²⁶ Appendix VI of EDA's report (op cit)

²⁷ See photograph of that date reproduced in EDA's report (op cit)

²⁸ Kirwan, *Southall*, p. 50

²⁹ Although it is worth noting that the oft-repeated assertion that Grinling Gibbons carved the overmantel in the hall is completely unfounded and extremely unlikely.

³⁰ Appendix VI of EDA's report (op cit)

In 1971, the RCHME described the house as 'an important example of timber-framed work', while for Evelyn M. Barnett the building was 'probably our proudest historical possession in Southall to-day'.³¹ More recently, it has been claimed that this 'major timber-framed manor house of the later C16' is 'unique in the London area'.³² Such an assertion should be qualified; although Southall may stand out as a late Elizabethan example, the many timber-framed houses of the sixteenth century and earlier to survive within Greater London include Headstone Manor, Harrow, Ickenham Manor, Hillingdon, and Upminster Hall, Havering. That said, the importance of Southall Manor House to its area is undeniable; with the exception of two churches, it is the oldest building in the modern borough of Ealing.

³¹ RCHME, *Middlesex*, p. 99; Barnett, *Chronicles of a Manor House*, p. 1

³² Cherry and Pevsner, *London: North-West*, p. 192

Appendix: Inventory of 1705 (death of Richard Awsiter), probably of Southall Manor House (National Archives PROB 4/25332)

A True and perfect Inventory of all and singular the Goods Chattells and Creditts of Richard Awsiter late of Southall in the County of Middx Gent decd taken valued and appraised the 11th April 1705 Vizt

- In the Best Chamber £ix
One chest of drawers ... chaires brass dogs firehovells and tongs, one Bedstead feather bed and bolster one quilt and blanketts curtaines and valence one table and stande
- In the Little Blew Chamber £iii vi s
One table six chaires, bedstead ...
- In the Painted Roome £viii
Seven chaires three tables ... one escritoir fireirons a lookeing glass one bedstead
- In the Closett £vi
One silver salver ... [etc]
- In the yellow Roome £iiii xiiii s
Six caine chaires one pair of andirons fire shovel and tongs a parcell of bookes one table and stande one bedstead ... one gun a pair of pistolls and hangers two swords
- In the Maids Chamber £ii xix s
Bedstead [etc]
- In the Mens Chamber £i i s
One bedstead ...
- In the Best Parlour £vi xvii s
Twelve chaires ... two tea tables and stands one looking glass four pictures and window curtaines fire hearth fire shovell and tongs ...
- In the Great Hall £ii x s
One table one forme and chaire two wooden chaires andirons firehovell and tongs six leather bucketts three sadles and a bridle one pair of boots one carpett one sponce
- In the little Parlour £v
Twelve turkeyworke chaires one couch two tables lookeing glass and pictures one clock and case firehovell and tongs ... and window curtaines
- In the little hall ix s
Two chests in a press one still screen
- In the two cellars x s
Two stands washing tooles drinke ... bottles
- In the Granary x s
Large ... bushell and ...
- In the Kitchen Chamber x s
One press and other ...
- In the Harness Chamber x s
Ffishing nette and some other things
- In the Kitchen £viii xiiii s
One table and forme one sack three gunns one sack and chaine and weights a pair of grates fender fire shovell and

2. Architectural Description

General description

Southall Manor House is situated to the north of Southall Green, three-quarters of a mile north-west of Southall parish church. The house is timber-framed with tiled roofs and probably dates from the late sixteenth century. The late sixteenth-century building appears to have consisted of two separate elements: the main house, aligned N-S, comprising a two-storey hall with flanking cross wings, a rear staircase wing and gabled entrance porch; and a two-storey 'kitchen-lodgings' range (referred to as the North Range in this report) on its north side, aligned E-W. The carved wooden overmantle above the hall fireplace bears the arms of the Awsiter family and the initials R A (there is a brass to Francis Awsiter, died 1624-5, in the Parish Church).³³ The date 1587 is carved inside the pediment of one of the windows of the west front of the main house. A tree-ring dating project was recently undertaken by Robert Howard of Nottingham University (commissioned by English Heritage) but unfortunately none of the timbers provided felling dates. The analysis did show, however, that the main house and North Range are contemporaneous with one another; i.e. the two parts of the house were built in a single constructional phase using timbers from a single group of trees felled at the same time.

Main house

The roof of the main house comprises three separate single-pitched roof structures: that of the central hall range, the north cross wing and the south cross wing. All three roofs are of the same basic constructional form as the roof of the North Range, i.e. staggered tenoned purlins, common rafters (with pegged mortice and tenoned joints between them and the purlins) and straight collars, with raking queen struts linking the collars and tie beams. The roofs remain largely intact; however there is some evidence of later repairs. For example, at the front (W) end of the roof of the north cross wing the rafters along the north roof slope are not morticed into the purlin, but simply rest upon its back. The purlin is not the original purlin (the empty mortice for the original purlin can still be seen) but a replacement timber that was inserted when the present pair of long rafter braces were inserted, probably in the eighteenth or nineteenth century. In the central hall range, the longitudinal second floor beam seen running along the centre of the attic floor, has an iron bolt running up through it and has extra timbers and wedges attached to it as a means of strengthening and re-tensioning the beam.

As in the North Range, 'Brentwood marking' was used in the roofs of the central hall range and north cross wing of the main house. In the south cross wing roof a more conventional system was adopted whereby the rafters are numbered individually.

Above the collar of the east (rear) gable truss of the north cross wing are still to be seen fragments of the original lath and plaster infilling of the truss. The infilling was applied to both faces of the gable truss, i.e. there was a skin of lath and plaster on both the inside and outside faces of the truss. The fact that the gable truss was originally closed on both sides all the way up to the apex suggests that when the north cross wing was first completed the Link Range had yet to be built. There may not have been a long time period separating the construction of these two elements, however. By looking at how the various parts of the house relate to one another structurally, it is clear that the house was constructed not in a single operation, but in stages, with the different elements of the building – the south cross wing, hall range, north cross wing, Link Range, North Range, staircase bay and entrance porch – being added one at a time, and with some elements depending for at least some of their support on the adjoining parts of the building. Inside the roof space over the main house, for instance, it can be seen that the tie beam at the north end of the hall range abuts and rests upon the edge of the south wall plate of the north cross wing, meaning that the hall range can only have been constructed once the cross wing was already built. At the south end of the hall range, by contrast, there is no roof truss, and the hall roof terminates in a common rafter couple that simply abuts the north (internal) wall plate of the south cross wing. This would suggest that that the hall range and south cross wing were constructed in a single operation, or that, like the north cross wing, the south cross wing was built first and the hall range was constructed with its frame partly resting against it.

³³ R.C.H.M. (1937) Inspector's field notes

Probably few, if any, of the stone fireplaces to be seen in the house date from the original construction of the building. Although most of the fireplace surrounds are four-centered they are generally lacking in late sixteenth century decoration; generally speaking the mouldings are plain and rather simple in design. Most, if not all, of the fireplaces in the house probably date from the late eighteenth or nineteenth-century and are based (very loosely) on the design of the original late-sixteenth fireplaces.

North Range

The North Range is a two-storey structure aligned on an approximately east-west axis. It is joined to the main house by a narrow range (referred to as the Link Range in this report), which is aligned on a north-south axis running parallel with the central hall range of the main house. The easternmost three bays of the North Range is a timber-framed structure (although largely rebuilt in brick) and probably represents a late-sixteenth century 'kitchen-lodgings' range serving the main house. The North Range was extended westwards in the late-eighteenth century (and perhaps further extended in the nineteenth century). The wing was truncated (leaving just the easternmost bay of the extended section) when the road in front of the house was widened in the early twentieth century.

The North Range owes much of its present appearance to a restoration of the house carried out in the nineteenth or early twentieth century. The north elevation has been rebuilt in 'mock-Tudor' style with decorative timber-framing; to what extent (if any) the present elevation reflects the original appearance of the building is unknown. The existing arrangement of twin gables over the west and central bays of the original range wing is certainly inaccurate: the rafters of the late sixteenth-century roof structure extend continuously along both sides of the roof, and within the gables the backs of the rafters are nailed, showing that they were originally clad with tiles. The brick bay window at the east end of the north wall is clearly a late nineteenth-century addition, but may be a replacement for an seventeenth or eighteenth century bay window.

The large gable chimney at the east end of the wing was reconstructed in brick probably in the early or mid-twentieth century but probably dates from late-sixteenth century. The chimney probably served a kitchen occupying the rear bay of the North Range. The kitchen fireplace was remodelled in the eighteenth or nineteenth centuries and reduced in depth. The present fireplace is framed by a pair of moulded pilasters (the pilasters are painted but appear to be of timber), which may date from the original construction of the house. The use of pilasters in what was essentially a 'service' context seems rather incongruous; however a similar arrangement can be seen in the ground floor room of the south cross wing (the Conference Room). It is likely that, in both cases, the main reason for employing pilasters was not so much structural (although in both rooms the pilasters provide direct support for the beams for the floor of the room overhead) as decorative.

The North Range was accessed from within the main house via a short, narrow range, referred to in this report as the Link Range. The Link Range was a two-storey structure and included fireplaces at both ground and first floor. The Link Range adjoined the rear of the north cross wing and it had a simple pitched roof aligned on a north-south axis. Whereas the other roofs in the building are constructed of oak, the roof of the Link Range contains a large amount of elm. This may indicate that the Link Range was built later than the other parts of the house; alternatively it could simply reflect the fact that the Link Range is a relatively small structure, and it therefore did not warrant using timbers of best quality.

The roof of the North Range is of tenoned-purlin construction. There is a single purlin on each side of the roof and an upper and lower tier of common rafters. The purlins are staggered, i.e. not in line. There are straight collars linking the principal rafters. Many of the timbers still retain the carpenter's marks that were applied to them during the initial construction of the building. The marks take the form of Roman numerals and the numbering sequence runs from east to west along both roof slopes. The rafters are numbered in pairs rather than individually. The numbers are located on the feet of the upper rafters and tops of the lower rafters, and the upper and lower sides of the purlins. (The numbering system is sometimes termed 'Brentwood marking', after the town in Essex where its use was first recorded; since then examples of its use have been found in many other counties besides Essex). The numbering runs from 1 to 10 in the east and middle bays. Over the west bay (the bay with the coved ceiling at first floor – see below) the numbering runs from 1 to 4.

The west end bay incorporates a coved ceiling at first floor (i.e. tie beam level). The ceiling is supported on a series of

common ceiling joists, the inner ends of which are tenoned into a longitudinal central floor beam. The outer ends of the ceiling joists are reduced in width and simply nailed to the (E) sides of the common rafters. The joists themselves are straight but carry curved timbers at their outer ends; it is these curved timbers that give the ceiling below its coved form. The soffit of the central ceiling beam extends below the line of the plaster ceiling and is visible within the first floor room below. The ends of the beam are supported on decorative moulded brackets of similar type to those found on the front of the building supporting the projecting windows of the north and south cross wings.

3. Architectural and historical significance

Southall Manor appears to be a rare example of a late sixteenth-century house having a hall and cross wings plan and contemporary detached kitchen-lodgings range. Although a number of late-medieval and post-medieval detached kitchen-lodgings ranges have been recorded in England, Southall Manor is possibly unique in having both the original main house and kitchen-lodgings range still standing. The house is of regional, and potentially national, historical significance.

The sixteenth century brought about a number of changes in the design and planning of manor houses and lesser gentry houses in England and Wales. The most obvious of these was the flooring over of the open hall and abandonment of the central hearth in favour of a brick or stone chimney set against the side or end walls of the hall. Whereas in the medieval period the hall was the most important room in every house – a lofty, imposing space, its central hearth open to the roof, where the head of the house, his family and servants would assemble at mealtimes and on feast days, and where the day-to-day management of the estate was conducted – from the end of the fifteenth century it began gradually to fall out of fashion. The single-storey hall that replaced it was intended less as a communal living and dining room, but more of a grand reception room where the owner could receive his visitors and guests. At the same time as these changes were being brought about to the open hall, a similar change can be seen taking place to the room adjacent to the hall at the ‘low’ end of the house. Increasingly during the sixteenth century, we see this room (or bay) being used no longer as a service room (i.e. buttery and pantry) but as a second parlour, that is, a room of more or less equivalent status as the ‘high parlour’ at the high end of the hall. One of the earliest houses in the London region to show this development is Sutton House, Hackney, tree-ring dated to c.1534.³⁴

Concurrent with these developments was the appearance of the detached kitchen-lodgings range. This was a free-standing, often (usually) rectangular, two-storey structure, located alongside, or to the rear of, the main house. The kitchen-lodging range had its origin in the detached kitchen of the medieval period, a small, ancillary building, sometimes square in plan and comprising a single room open to the roof. In a typical medieval hall and cross wings house the kitchen would have stood at the low end of the building some distance away from the service cross wing: a very obvious and necessary precaution in a period when most houses were timber-framed. The sixteenth-century kitchen-lodgings range represents a development of the medieval single-cell detached kitchen inasmuch as it continued to place the kitchen away from the main house whilst providing additional accommodation for guests or family under the same roof. In recent years detailed studies have been made of structures believed to have been detached kitchens in Sussex,³⁵ Essex,³⁶ Staffordshire³⁷ and Kent.³⁸

The plan of Southall Manor House, insofar as it can reliably be reconstructed, raises a number of questions as to the organisation of the household and its division into private, service and common, or ‘reception’, areas. Although not having a courtyard plan, the house appears to have shared many of the features of the Elizabethan small-courtyard house. As noted by JT Smith,³⁹ such houses differed from their larger counterparts in their lack of provision of a suite of guest rooms. Pishiobury Park in Hertfordshire, for example, appears to have lacked a great parlour of the size and importance of those in the grander courtyard houses, and neither did it have a long gallery. At the ‘low’ end of the house, next to the buttery, was a ‘Little Parlour’, a room with a function possibly synonymous with that at the ‘low’ end (i.e. to the south of the entrance) at Southall. Like Southall Manor, Pishiobury Park included two staircases, both of some pretension. The rear staircase at Pishiobury, although the smaller of the two, was clearly not intended for the servants’ use alone, since it provided the only means of access to a number of the owner’s private rooms. Two London examples of smaller gentry houses with paired staircases, although slightly earlier than Southall Manor and built of brick with a U-plan, are Sutton House, Hackney (c.1534) and Eastbury Manor, Barking (c.1565). According to Smith, one of the underlying principles governing the planning of the small courtyard house was the locating of the most important rooms on both floors at the corners of the house (important in a functional as well as social sense). Hence at Pishiobury Park, Sutton House, Eastbury Manor and (or so it seems) Southall Manor the kitchen is moved to the rear of the house, to a position diagonally opposite the principal (i.e. highest ranking in terms of social function) ground

³⁴ Belcher, *et al.* (2004)

³⁵ D & B Martin (1997 & 2001)

³⁶ Walker, J. (2000)

³⁷ Meeson, R.A. (2000)

³⁸ Bond, R. (2000).

³⁹ Smith, JT. (1992), 57-60.

floor room. In most cases this means the kitchen is set behind the service room at the rear of the low end wing, thus preserving the traditional separation of the house into a 'low' (i.e. service) end and 'high' (i.e. private or 'polite') end. Where Southall appears to depart from this development is in its placing of its kitchen at the rear of what in effect was the high end of the house. Nevertheless, the same logic regarding the positioning of the kitchen away from the principal ground floor room may still have applied, since at Southall the room beyond the entry, rather than functioning in the traditional sense as a 'low end' service room, apparently served as a parlour or had some other 'polite' function from the outset.

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Figure 1

View of house from north-west. The North Range was extended to the west in the eighteenth century, but truncated in the early twentieth century to allow for the road in front of the house to be widened.



Figure 2

Front (W) elevation of house. The top of the original front gable of the North Range can be seen projecting above the roof line of the eighteenth-century addition at the far end of the building.



Figure 3

Gable of north cross wing of main house. Many of the framing elements have been renewed, however much original carved decoration still survives. There is date inscription of 1587 in the pediment above the projecting window.

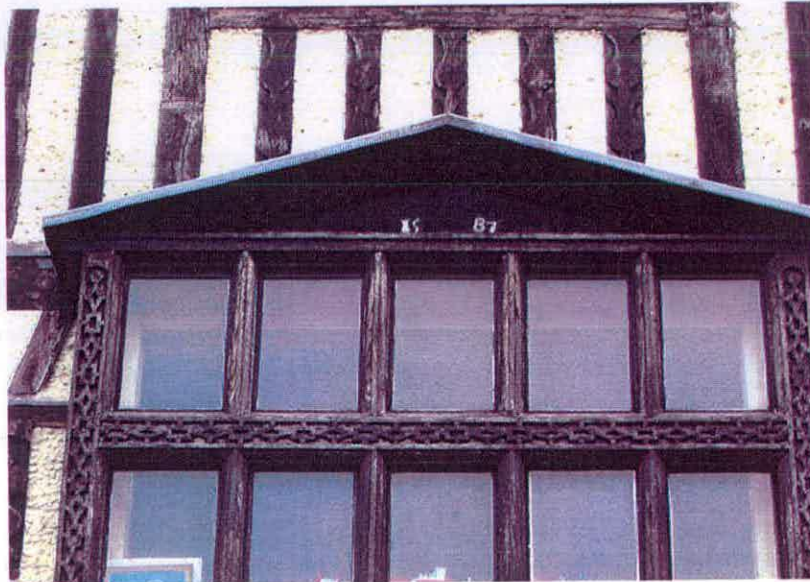


Figure 4

Carved date inscription 1587 in pediment of first floor window of north cross wing of main house.



Figure 5
Carved timber bracket supporting first floor jetty of north cross wing of main house. The scroll ornament seen at the base of the bracket is also a feature of the brackets supporting the first floor ceiling over the west (original front) bay of the North Range.



Figure 6
Carved timber bracket supporting projecting front ground floor window of north cross wing of main house.



Figure 7

View of house from north-east.



Figure 8

North elevation of North Range. The late-sixteenth building was extended to the front (W) in the eighteenth century. The original building was a three-bay structure and extended from the present east gable chimney to the end of the timber-framed section seen in the centre of the photograph. The timber-framing is largely artificial and dates from the nineteenth century. The twin timber-framed gables are also of this date; the North Range had a simple pitched roof originally.



Figure 9

Door in north side wall of North Range. The door and adjacent moulded timber windows may in large part date from the original construction of the house.



Figure 10

Rear (E) elevation of house. On the left is seen the gable of the south cross wing; the ground floor of the cross wing was extended rearwards in the nineteenth century. Next to this is the gable of the late-sixteenth century staircase bay. Immediately to the right of the staircase bay are the three brick shafts of the rear chimney stack heating the hall range. To the right of this is a nineteenth-century addition built onto the rear of the late-sixteenth century Link Range.



Figure 11

Rear (E) elevation of house looking northwards towards east end of the North Range. The gable chimney and exterior wall of the end bay of the North Range were rebuilt in brick in the early or mid-twentieth century. Many of the alterations and extensions at the rear of the house probably date from its use as a school in the nineteenth century.



Figure 12

South elevation of south cross wing of main house looking westwards from rear of house. The chimney stack heating the cross wing dates from the original construction of the house but was rebuilt in brick in the early or mid-twentieth century.



Figure 13

One of a pair of metal sculptures set into face of nineteenth-century brickwork at rear of house. The sculptures appear to be made of lead and were probably cast from an original stone sculpture of Indian or far eastern origin.



Figure 14

View of ground floor hall looking east towards fireplace. The partition wall on the right of the fireplace is a modern addition. The layout of first floor beams produced a coffered ceiling effect. The wall panelling and chimneypiece, although much restored, appear to be original features dating from the initial period of construction of the house or soon after. To the right of the fireplace, and almost directly opposite the main entrance, was a wide doorway opening into the rear staircase bay. A short passageway beside the staircase led to an external rear doorway, creating what was in effect a cross passage.



Figure 15

View of ground floor hall looking northwards towards the north cross wing. The existing paired doorway arrangement at the north end is probably not original but the result of a remodelling of the house in the nineteenth century.



Figure 16

Ground floor room in south cross wing ('Conference Room') looking westwards towards front of house. In a typical late-medieval hall house the room leading of the 'low end' of the hall would have been a service room; the room was often subdivided to make two separate rooms, a 'buttery' for making and storing bread, and a 'pantry' for keeping drink. At Southall Manor, by contrast, the room appears to have served as a parlour or else had some other 'polite' function from the outset.



Figure 17

Ground floor room in south cross wing ('Conference Room') looking eastwards towards rear of house. The room was extended to the rear in the nineteenth century.



Figure 18

Ceiling of ground floor room in south cross wing ('Conference Room'). The beam on the left and that on the right date from the original construction of the house. The beam on the right follows the line of the rear gable; the beam is much wider than the other first floor beams overhead, probably due to the fact that there was a wall underneath originally.



Figure 19

Ceiling of ground floor room in south cross wing ('Conference Room'). The timber beams have quasi-Classical mouldings of sixteenth-century early Renaissance character. The raised plaster ceiling panels between the floor beams, by contrast, have pure Classical mouldings and were probably added in the late eighteenth or nineteenth centuries.



Figure 20

Ceiling of ground floor room in south cross wing ('Conference Room') looking into front (W) window bay. The same repeating pattern of mouldings used to ornament the floor beams were used to decorate the cornice running around the top of the window bay. The chamfer mouldings to the beam are wholly 'vernacular' in character; this particular chamfer moulding is found throughout England in late-medieval farm houses and manor houses.



Figure 21

Ground floor room of north cross wing looking towards north-west.



Figure 22

Ground floor room of north cross wing looking north. The stone fireplace probably dates from the late eighteenth or nineteenth century. It probably replaces an earlier stone fireplace dating from the initial period of construction of the house.

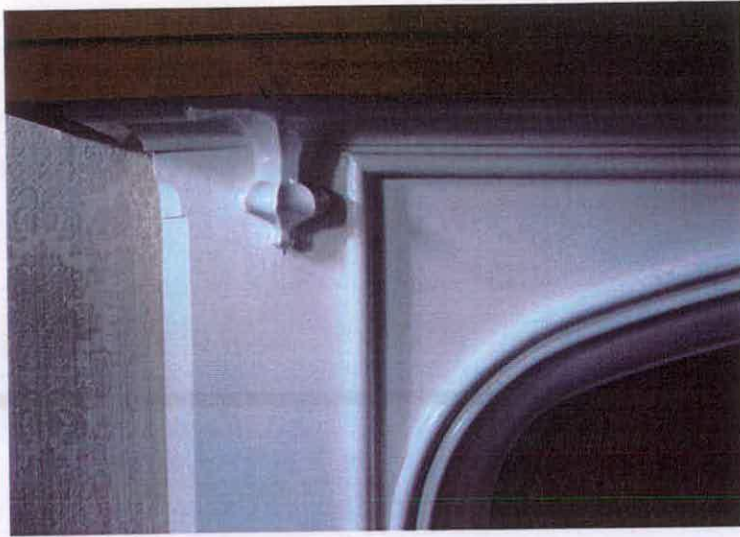


Figure 23

Ground floor room of north cross wing. Detail of fireplace.

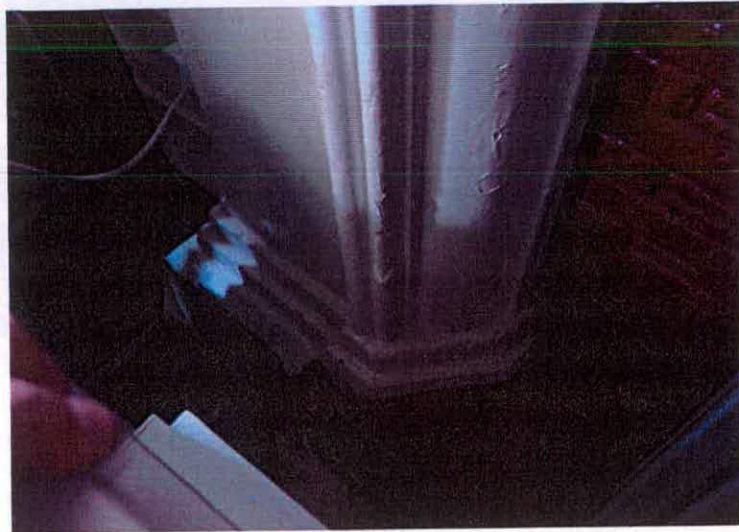


Figure 24

Ground floor room of north cross wing. Detail of fireplace.



Figure 25

Ground floor room of north cross wing looking towards south-east. The doorway on the left leads into the Link Range. The double doors on the right open into the hall.



Figure 26

Ground floor of Link Range looking east.
Detail of staircase. The staircase probably replaces an earlier staircase situated within the Link Range. The present staircase probably dates from the eighteenth century and may have been inserted when the Link Range was extended to the west.

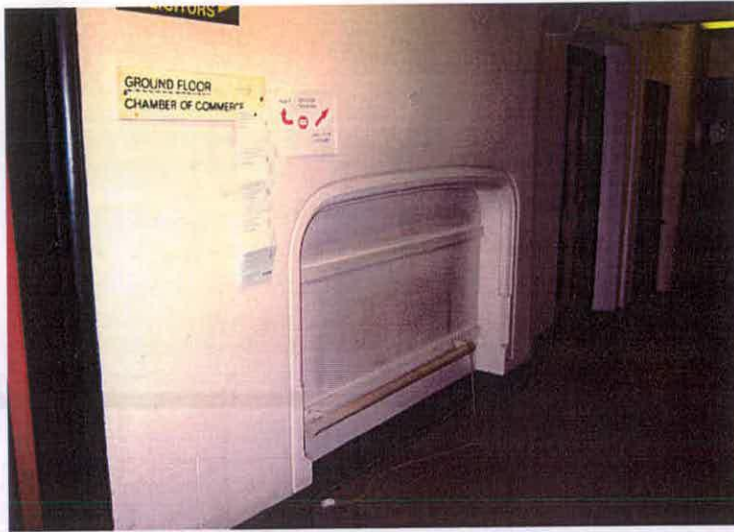


Figure 27

Ground floor of Link Range looking towards south. The present stone fireplace (now blocked) probably dates from the late eighteenth or nineteenth century. There is likely to have been a fireplace in this position when the house was first constructed in the late sixteenth century.



Figure 28

North Wing. Ground floor room at east end of range looking eastwards towards the fireplace. The room may originally have served as the kitchen of the house. It was remodelled in the late eighteenth or nineteenth century. The shaped pilasters on the right (there is a matching pair at the opposite side of the fireplace), stone fireplace surround and moulded plaster cornice probably date from the remodelling of the North Wing. The room has subsequently been sub-divided and converted to office accommodation.



Figure 29

North Wing. Ground floor room at east end of range. North-east corner. Detail of moulded pilasters flanking fireplace.

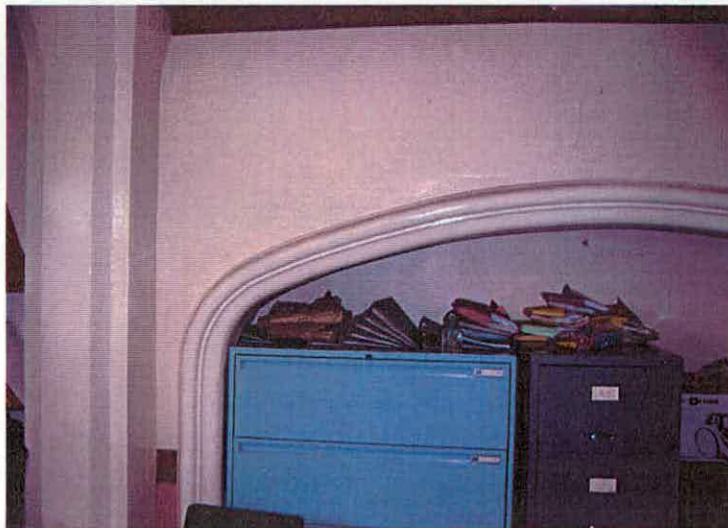


Figure 30

North Wing. Ground floor room at east end of range. East (gable) wall. Detail of fireplace.



Figure 31

North Wing. Ground floor room at east end of range. East (gable) wall. Detail of fireplace and longitudinal first floor beam.



Figure 32

North Wing. Ground floor room at east end of range. North wall. Detail of projecting window bay. Notice that moulded cornice is continuous around top of bay.



Figure 33

North Wing. First floor room at east end of original late sixteenth-century range looking towards north-east corner. The corner fireplace is probably a nineteenth-century addition. The longitudinal second floor beam and supporting brackets date from the original construction of the house. The cornice extending around the tops of the walls is a later addition.

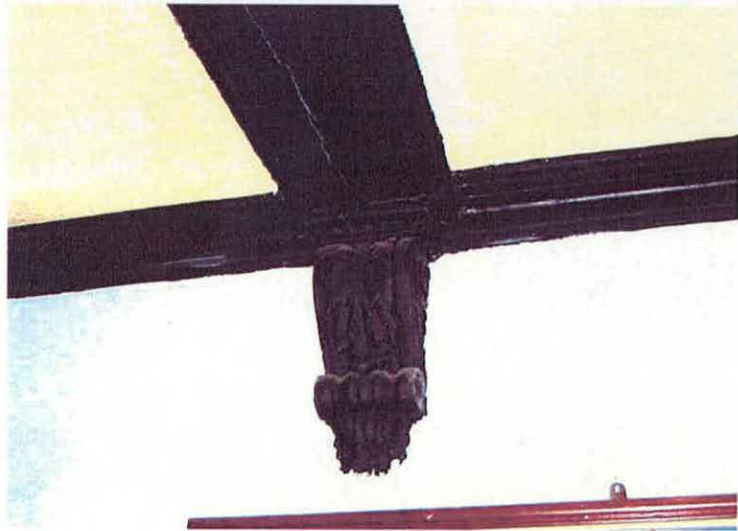


Figure 34

North Wing. First floor room at east end of original late sixteenth-century range. Detail of carved timber bracket supporting east end of longitudinal second floor beam.



Figure 35

North Wing. First floor room at east end of original late sixteenth-century range looking towards south-west corner. The wall on the right of the photograph was formerly the gable wall of the late sixteenth-century North Wing. The moulded vertical timber seen on the right of the photograph probably flanked a first floor window. The longitudinal beam and moulded bracket support a coved plaster ceiling dating from the late sixteenth century. The cornice extending around the top of the west wall is a later addition.

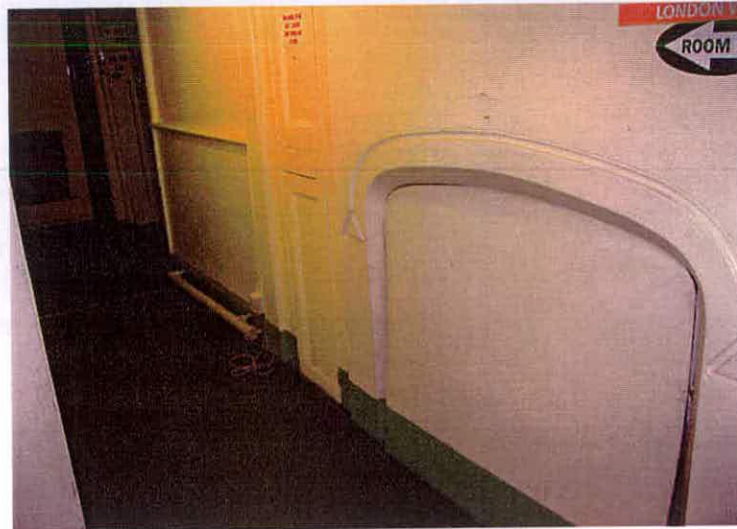


Figure 36

First floor of Link Range. The (now blocked) fireplace opening is four-centred with a plain chamfer and single hollow moulding terminating in triangular stops. The present stone fireplace (now blocked) probably dates from the late eighteenth or nineteenth century. There was probably a fireplace in this position when the house was first constructed in the late sixteenth century.



Figure 37

First floor room in south cross wing looking towards south-west. The present stone fireplace (now blocked) and wooden chimney piece probably date from the late eighteenth or nineteenth century but may be based on an original late sixteenth-century fireplace and overmantle.



Figure 38

First floor room in south cross wing. Detail of fireplace.



Figure 39

Staircase at south end of hall. The staircase dates from the nineteenth or early twentieth century but is probably based on an original late sixteenth-century staircase. In the original house, the passageway to the left of the staircase led to a rear doorway.



Figure 40

Staircase at south end of hall. View from first floor looking upwards towards half-landing level. The staircase stands within a separate bay which is attached to the rear of the hall range. The ground to first floor staircase below has been rebuilt, but is probably based on an original late sixteenth-century staircase in the same position. The present staircase linking the first floor and attic is likely to have been inserted in the eighteenth-century when the roof spaces over the hall and cross wings of the main house were converted to attic accommodation.



Figure 41

Staircase at south end of hall. View looking downwards to first floor from half-landing level. The handrail seen in the photograph has been raised, and the balusters supporting the handrail are now missing. The staircase at this level (i.e. between first floor and attic) probably dates from the eighteenth century. It appears to have been made up from both new and reused elements. The turned newel post shown in the photograph probably dates from the late sixteenth or early seventeenth century.



Figure 42

Staircase at south end of hall. Detail of newel post and balusters at half-landing level between first floor and attic. The newel post is probably a reused element and originally formed part to a late-sixteenth or early seventeenth-century staircase. The smaller balusters are more likely to be new elements dating from the original construction of the present staircase in the eighteenth century.



Figure 43

Staircase at south end of hall. View from half-landing between first floor and attic looking eastwards towards hall range. In the centre of the photograph can be seen the west end of the north (inner) wall plate of the south cross wing. The end of the wall plate is decorated with a carved ovolo moulding. Notice that there is no end roof truss at this end of the hall range.



Figure 44

Staircase at south end of hall. Detail of carved decoration applied to east end of north (inner) wall plate of south cross wing. The end of the wall plate would have projected into the staircase bay at first floor ceiling level and was clearly intended to be seen from below.



Figure 45

Staircase at south end of hall. Detail of handrail arrangement at half-landing level between first floor and attic.



Figure 46

Staircase at south end of hall. Detail of upper flight of steps leading to attic.

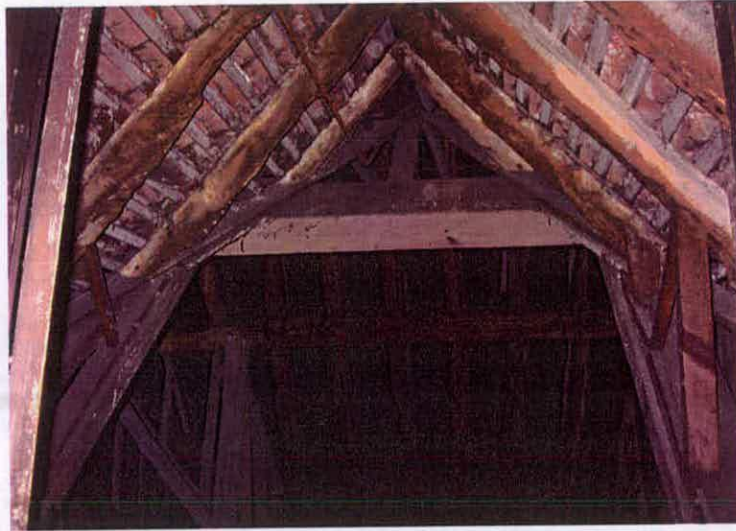


Figure 47

Staircase at south end of hall. View from staircase half-landing between first floor and attic, looking upwards towards junction of roof of staircase bay and east (rear) roof slope of hall range. A modern plank of wood has been attached to the underside of the hall roof purlin, concealing a row of empty mortices for common rafters. That there were once rafters in this position suggests that the present opening between the staircase bay and attic over the hall range is not an original feature, and the staircase between first floor and attic is also later in date than the hall range.

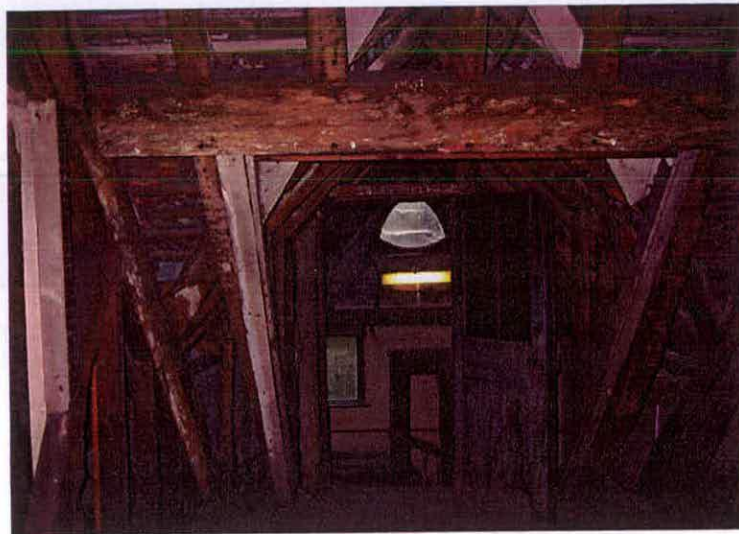


Figure 48

Roof of hall range. View from attic looking eastwards towards staircase bay. Assuming that the present ground to first floor staircase is a copy of an original late sixteenth-century staircase in the same position, and that the staircase bay itself is an original late sixteenth-century and has not been heightened, then it seems likely that the upper part of the staircase bay served as an upper chamber originally. The present first floor to attic staircase was probably inserted in the eighteenth century when the roofs over the hall range and cross wings were converted for use as servants accommodation.



Figure 49

Roof of hall range. View towards south cross wing.



Figure 50

Roof of south cross wing. View looking westwards towards front of house. A second internal framework of thin battens has been constructed to serve as a support for a modern plasterboard ceiling (now missing).

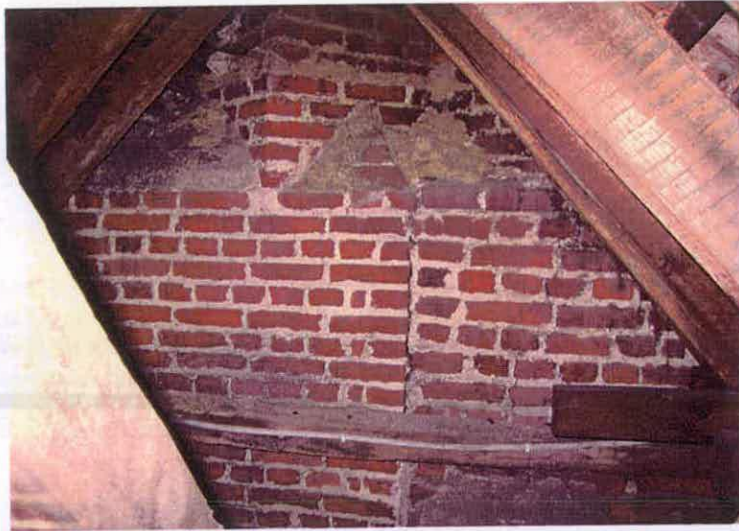


Figure 51

Roof of hall range. View looking eastwards towards rear chimney stack. A construction joint in the brickwork of the stack suggests that the stack was narrower originally and comprised only two diagonal shafts. The brickwork to the south of the joint (on the right of this photograph) and the southernmost shaft of the stack may have been added following the creation of a new fireplace opening at first floor in within the hall range. Access to the first floor room is presently very limited and it was not possible to ascertain the date of the present fireplace.



Figure 52

Roof of hall range. View looking westwards towards roof of projecting hall window bay.

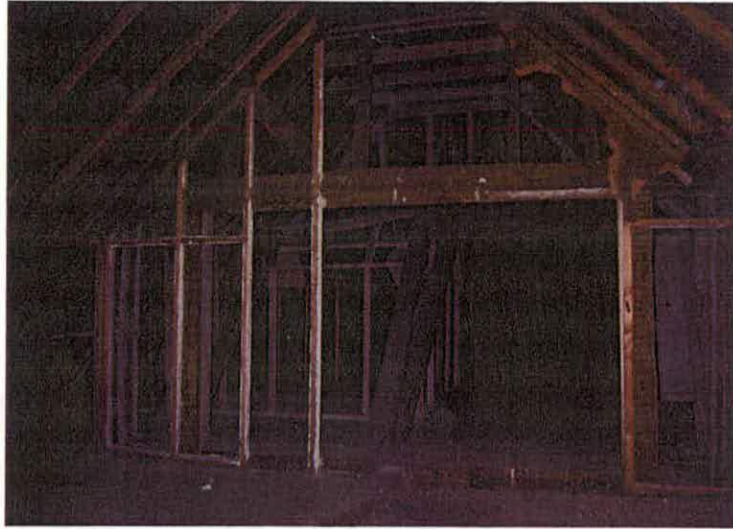


Figure 53

Roof of hall range. View towards north cross wing.



Figure 54

Roof of north cross wing looking westwards towards front of house. The central truss (in foreground of photograph) has been given further support by means of an additional supporting framework. View towards north cross wing.



Figure 55

Roof of north cross wing looking north-eastwards. The north roof slope of the cross wing includes two 'rafter braces' (seen running diagonally across the lower part of the roof in the above photograph). These are not original elements of the roof frame but were added probably in the late eighteenth or nineteenth century. As seen in the hall range and south cross wing, the roof of the north cross wing has until recently had a plasterboard lining applied to the underside of its timbers. The plasterboard panels have been taken down but the battens which supported the panels remain *in situ*.



Figure 56

Roof of north cross wing looking eastwards. The east (rear) gable of the north cross wing serves to separate the wing from the Link Range. The present door opening in the wall was probably created in the eighteenth or nineteenth century when the roof spaces over the main house were converted to attic accommodation, and the present staircase was inserted (and the attic staircase at the south end of the house) linking the first floor of the Link Range and the attic floor. Beside the door opening, through a hole in the lath and plaster wall infilling, can be seen the feet of the rafters in the roof of the Link Range.



Figure 57

View of roof of Link Range, looking through the hole in the rear gable wall of the north cross wing. The rafters of the Link Range rest upon the collar of the gable wall. The present lath and plaster infilling probably dates from the construction of the house and extended to the apex of the roof of the cross wing originally. Fragments of laths survive on the reverse (east) faces of the studs rising above the collar, showing that both sides of the wall were plastered over originally.



Figure 58

Second (attic) floor of Link Range, looking northwards towards the south wall of the North Range.



Figure 59

Top of attic staircase in Link Range. Detail of late eighteenth or nineteenth-century newel posts, and somewhat curious mast-like timber post.

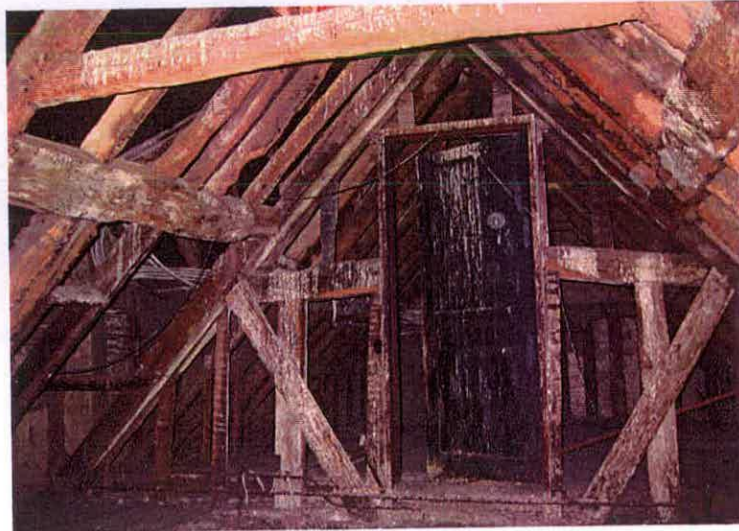


Figure 60

Roof of North Range looking westwards towards the front of the house. Like the roofs over the main houses, the North Range has a tenoned purlin roof with staggered purlins. The intermediate trusses are cambered and there are queen struts between the collar and the tie beam. The present pair of raking struts (and the rafters to which they are attached) are a later addition.



Figure 61

Roof of North Range looking westwards towards the front of the house. The photograph shows the interior of the west (front) gable truss of the North Range. The North Range was extended to the west in the late eighteenth century, making the gable no longer an external wall. The gable was close-studded below collar-level originally; the wall above the collar has been rebuilt.



Figure 62

Roof of North Range. Detail of ceiling construction over the first floor room at the west (front) end of the North Range. The ceiling joists are simply nailed to the sides of the rafters. Short, curved timbers attached to the outer ends of the joists give the ceiling a coved profile.



Figure 63

Roof of North Range. Detail of ceiling construction over the first floor room at the west (front) end of the North Range. Intersection of ceiling joists and central ceiling beam. The ceiling beam is supported on carved brackets (*see fig. 34*).



Figure 64

Roof of North Range looking eastwards towards the rear gable. At the far end of the range can be seen the brickwork of the (reconstructed) gable chimney.



Figure 65

Roof of North Range looking eastwards. The eastern intermediate truss retains its original lath and plaster infilling. It is likely that the first floor rooms in the central bay and rear (kitchen) bay would have remained open to the roof originally, in contrast to the front bay which was ceiled from the outset.



Figure 66

Roof of Link Range looking southwards from North Range. The roof frame appears to be wholly intact. The partition wall in the photograph separates the Link Range from the North Range at roof level. The wall is infilled with lath and plaster and may date from the original construction of the house, or shortly after. If so, the Link Range must have included attic accommodation more or less from the outset, served by a staircase rising from first floor level (presumably occupying the same position as the present attic stair in the Link Range).

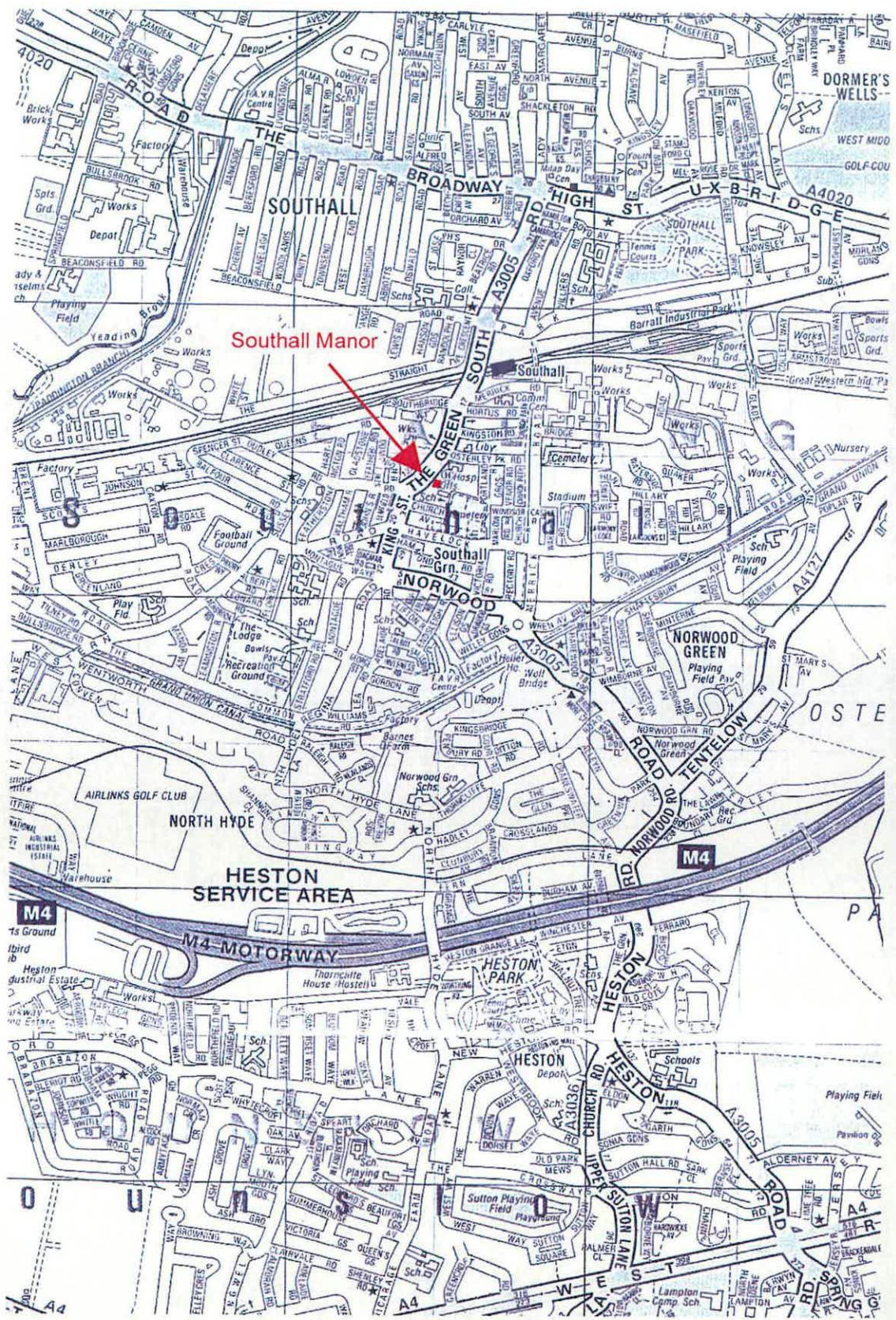
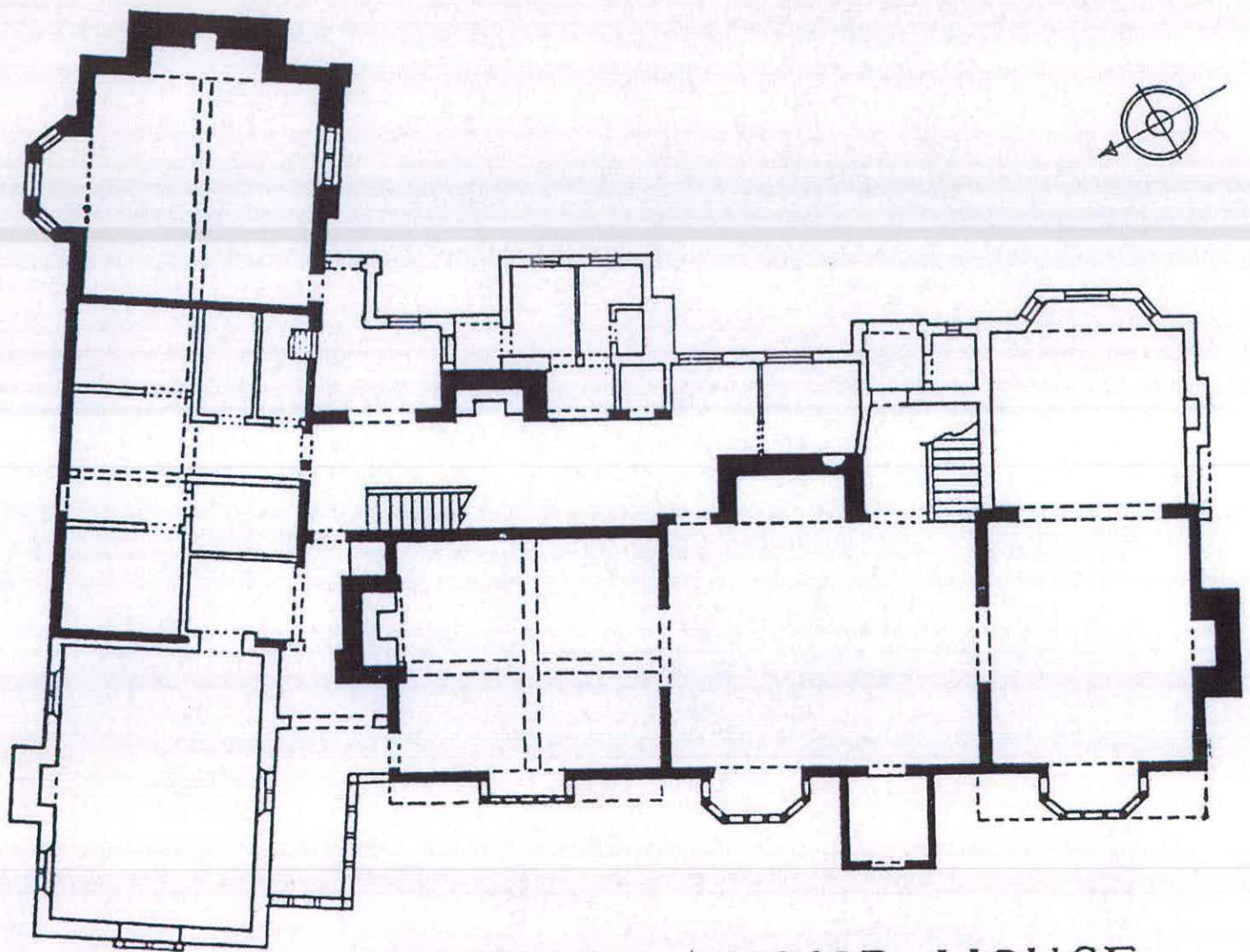


Plate 1
Map of Southall



SOUTHALL MANOR HOUSE
NORWOOD

Sketch Plan

Scale of Feet

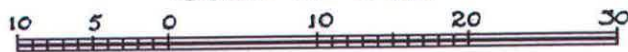
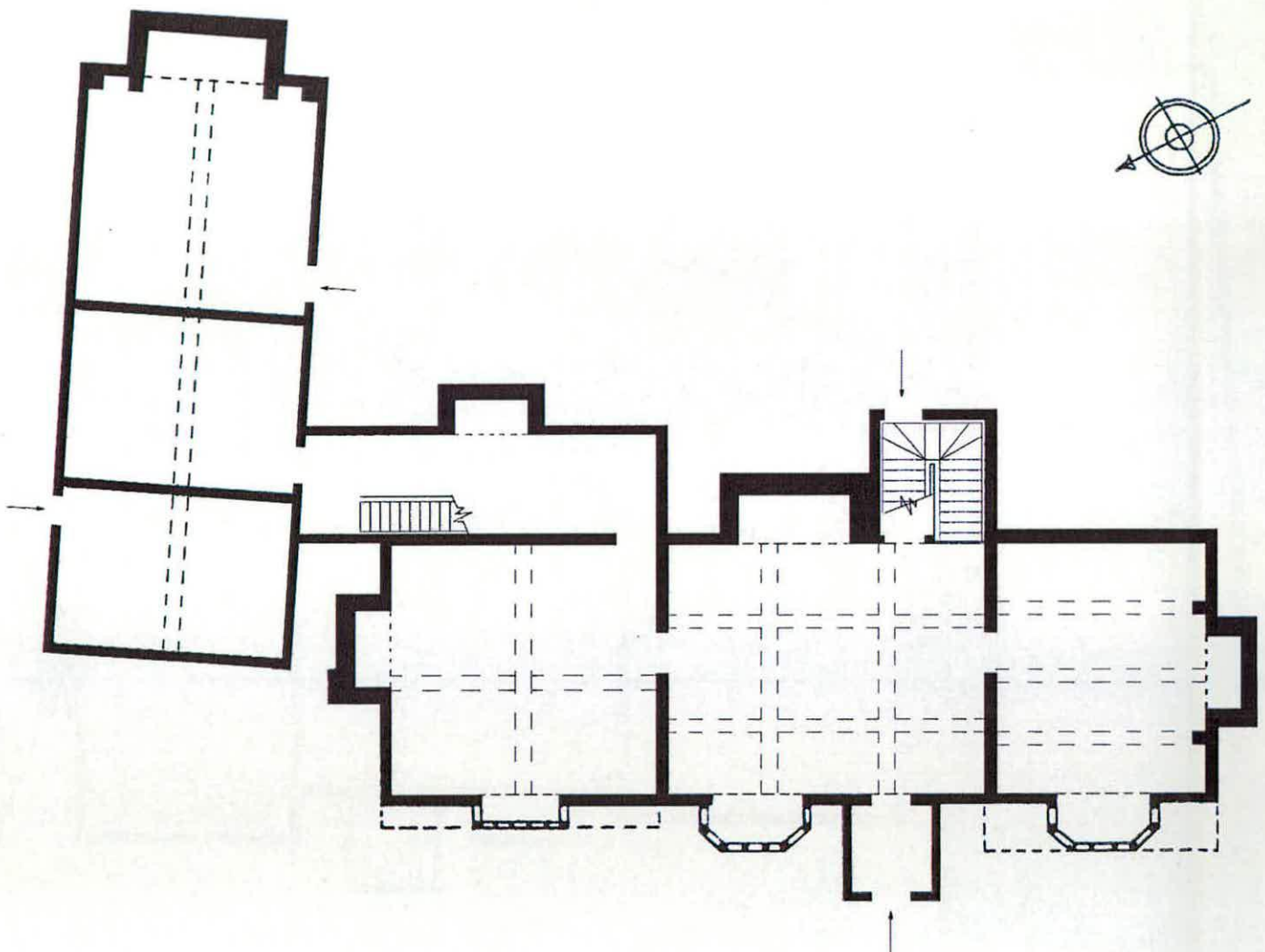


Plate 2

RCHM sketch ground plan of house, published 1937



SOUTHALL MANOR HOUSE
NORWOOD

Sketch Plan

Scale of Feet

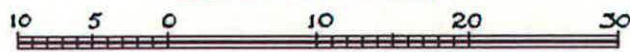
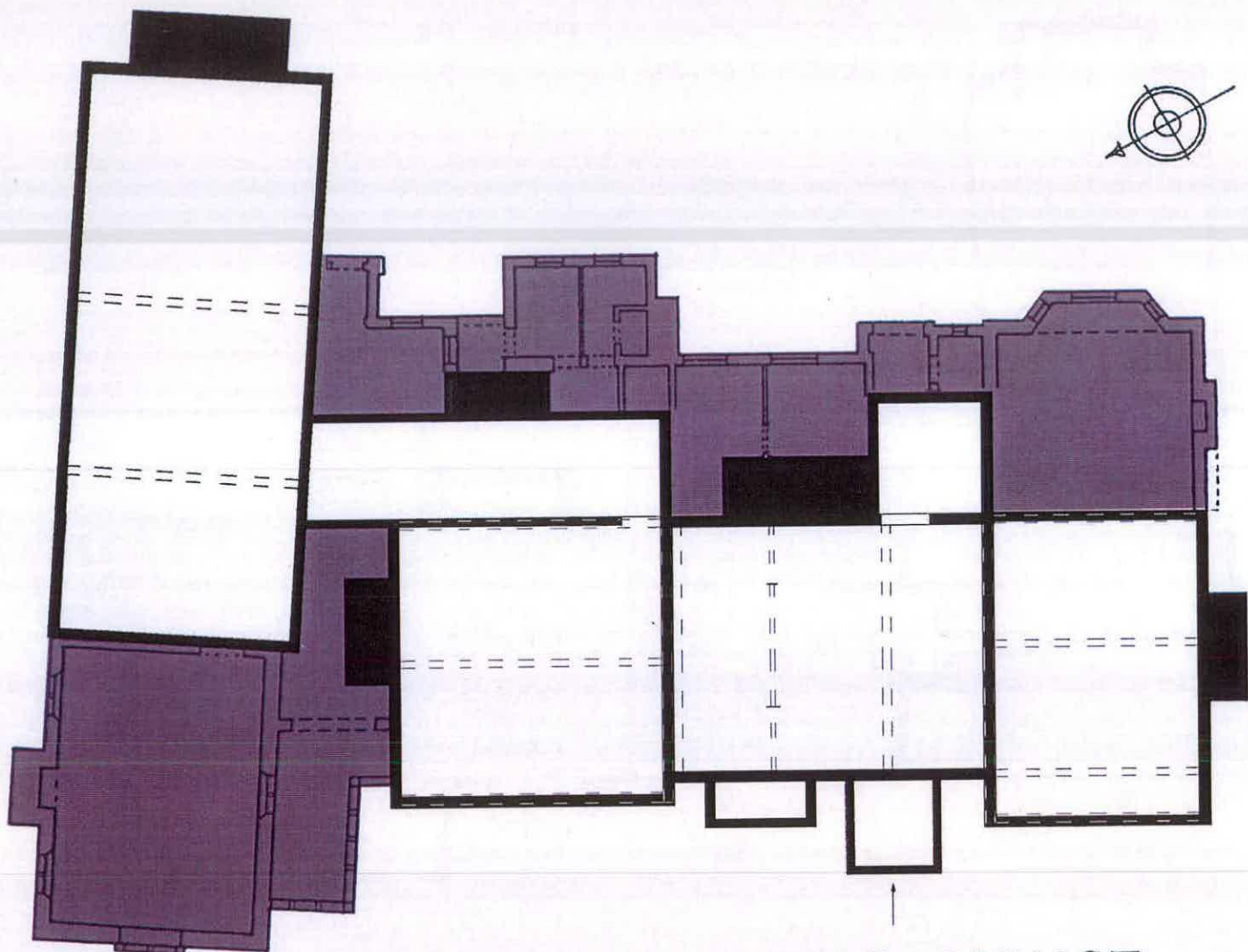


Plate 3

Ground plan in c.1587 (conjectural reconstruction)



SOUTHALL MANOR HOUSE
NORWOOD

Sketch Plan

Scale of Feet

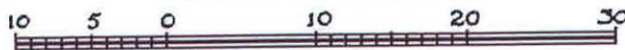


Plate 4

Plan of attic floor showing positions of roof trusses

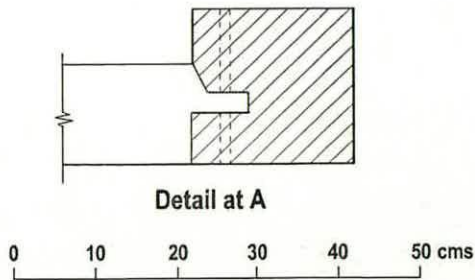
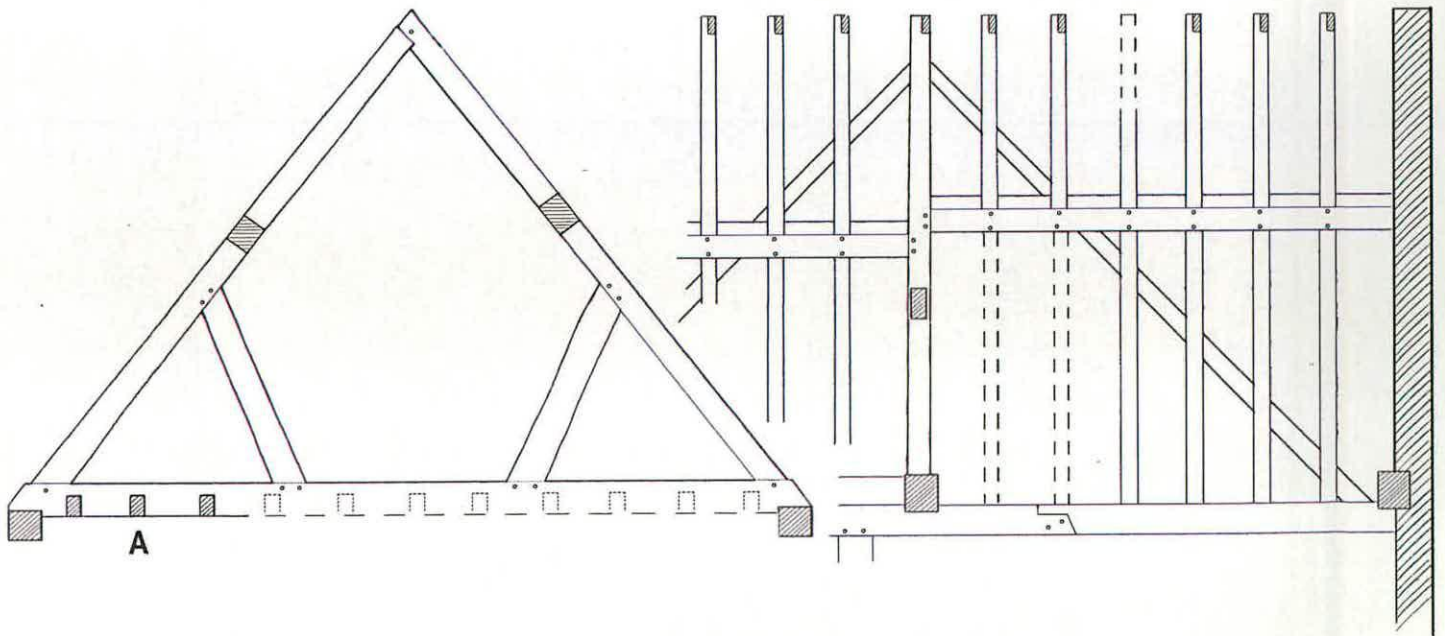
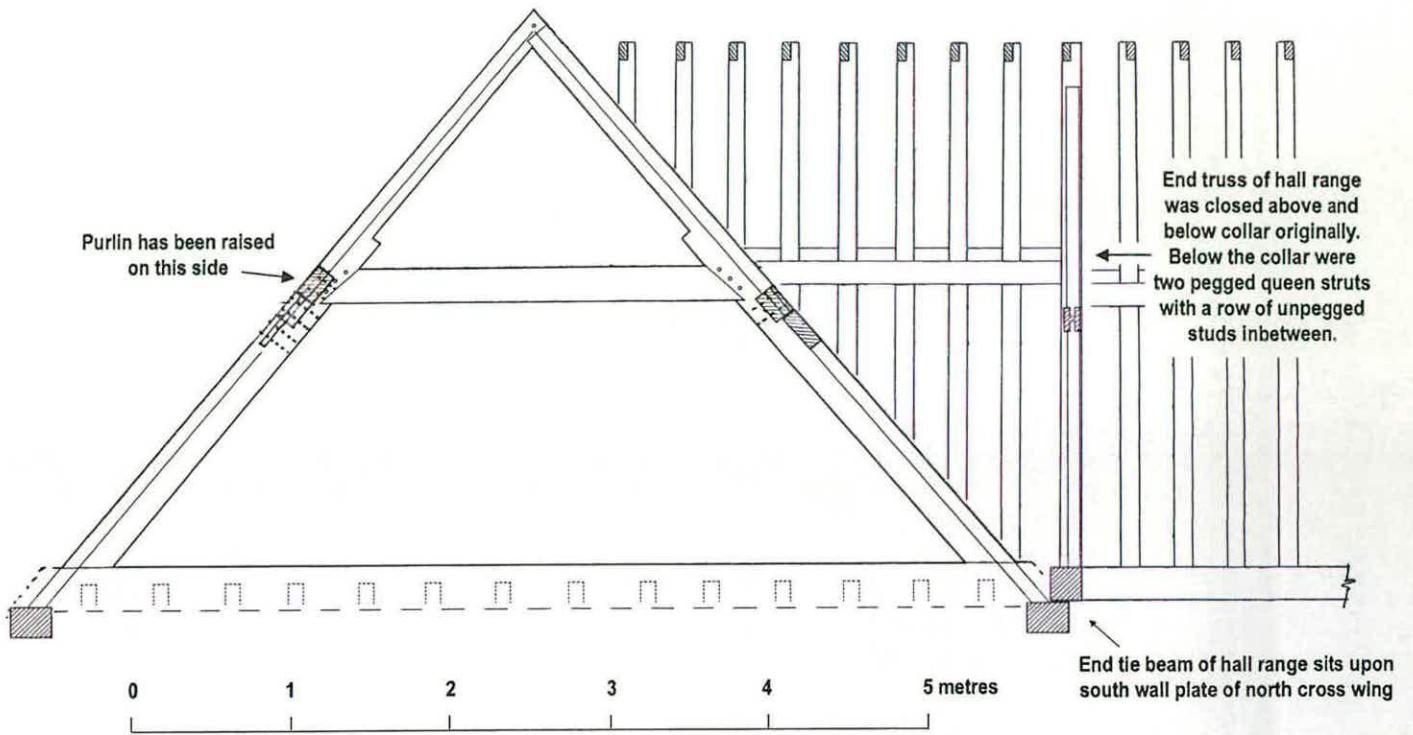
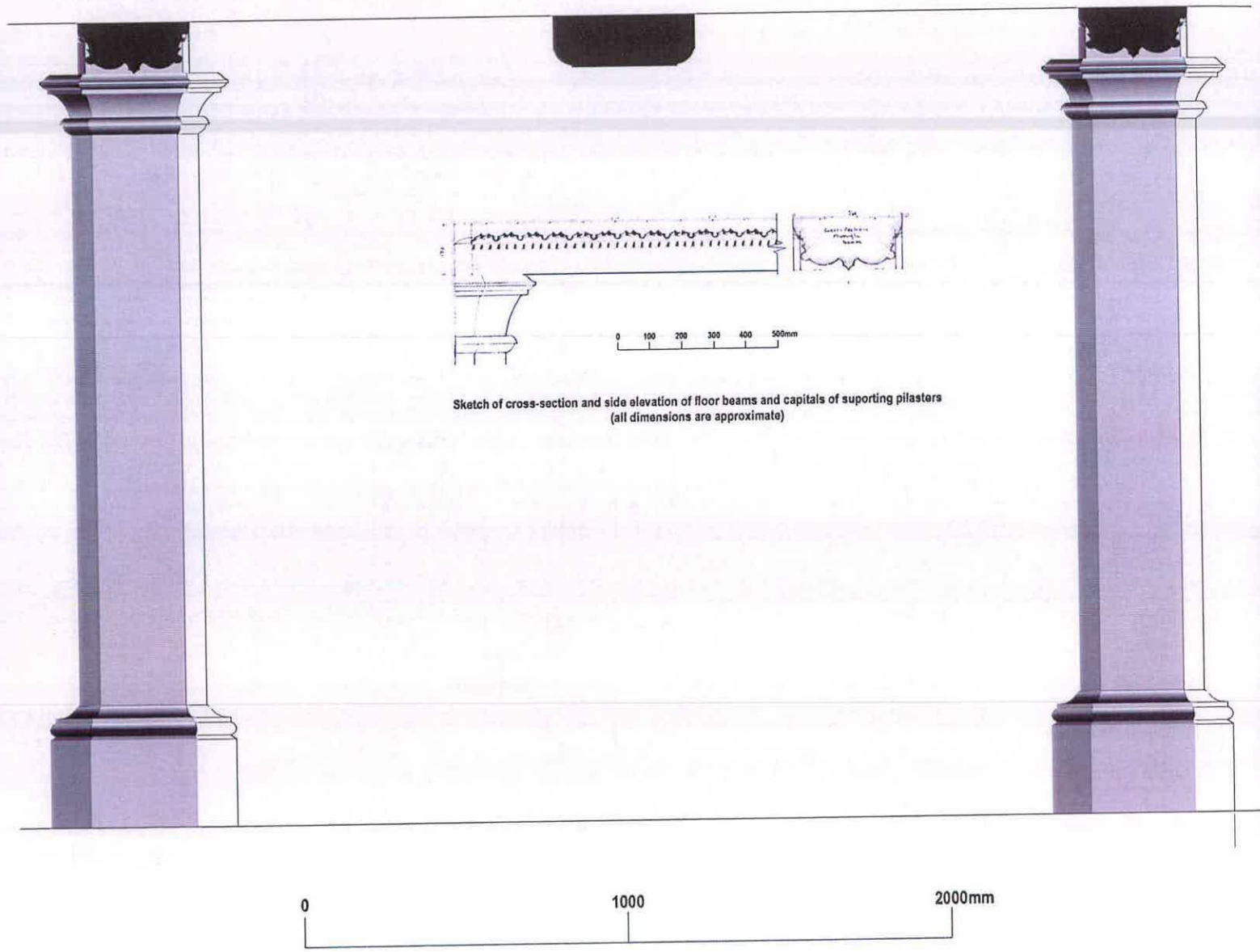


Plate 5

Roof trusses in main house. Above: central truss in north cross wing, west elevation.
Below: easternmost truss in south cross wing, east elevation.



Sketch of cross-section and side elevation of floor beams and capitals of supporting pilasters
(all dimensions are approximate)

Plate 6

Pilasters surrounding fireplace in south wall of Conference Room (ground floor of south cross wing).
The fireplace opening is concealed at present.
All dimensions are approximate.



Plate 7

Southall Manor as it may have appeared when first constructed in c.1587 (conjectural reconstruction)

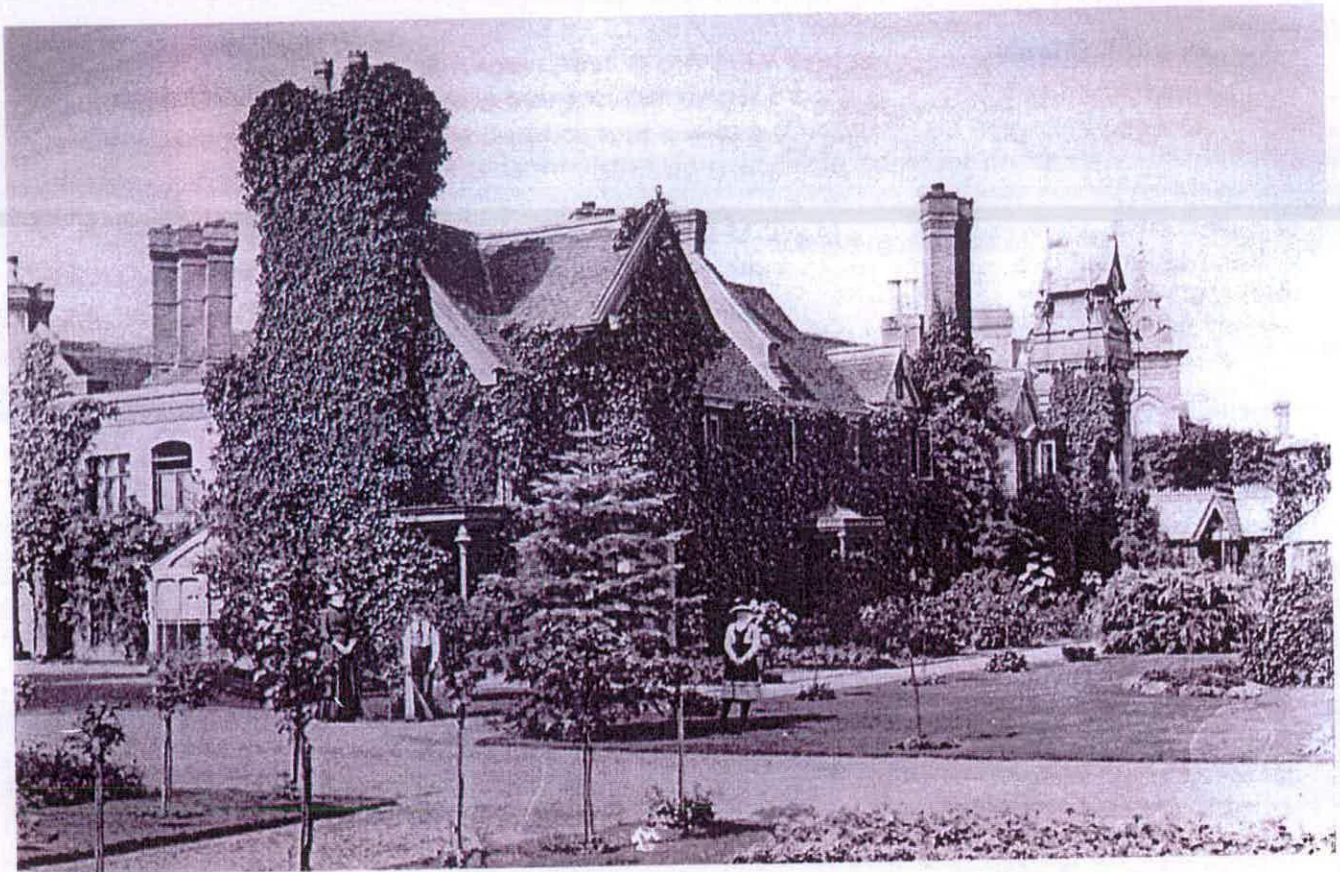


Plate 8

View of Manor House and grounds, c. 1890

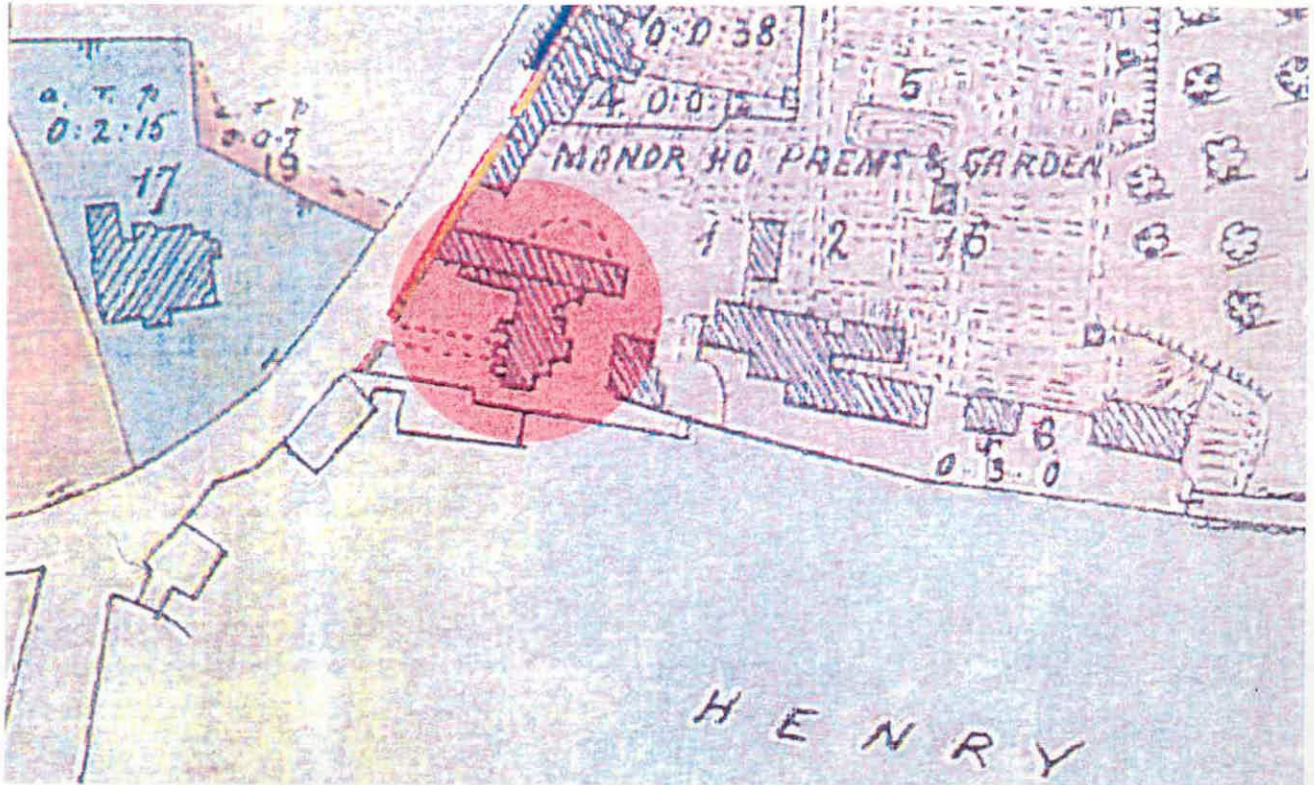


Plate 9

Detail of post-1847 sale plan (house circled in red)