

HORTON PRIORY GRANARY RESTORATION [REV A]

February 2016

HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT

Monks Horton

The Harwood Trust



PURCELL

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1.0 INTRODUCTION

This application for Scheduled Monument, Listed Building & Planning Consent seeks to reconstruct a small out-building on the estate of a Grade I listed property. The building was once used as a granary but has since become derelict due to neglect.

The scope of works is to include the following:

- Restoration of the granary building to its original form. At present only the footprint of the external walls remain, located beneath a layer of debris, a result of the site falling into neglect.
- The use of the building will be split over two levels as per the original design. The ground floor will be used for:
 - Tools and machinery for the upkeep of the estate
 - Animal feed
 - Storage of fruit grown on the site
- The timber clad, ground floor lean to will provide a dry area to store garden mulch and fertiliser.
- The first floor will be used as office space for the estate manager and will also contain a toilet with hand washbasin. An additional room has been provided to act as a welfare area for workers on the estate (ie. Gardeners and groundsmen.)
- New services that are required will be located within existing electrical trenches situated below ground to minimise disturbance on the Scheduled Monument Area.
- In the event that the existing foundations are found to be inadequate, in order to minimise disruption the new foundation design involves a system using shallow micro-piles, located beneath the footprint of the existing foundations.
- Although the building has been derelict for some time, the requirement to restore it now has developed due to there being new owners of the estate. They are keen to maintain their extensive grounds and in doing so will ensure the heritage of the site and its buildings is preserved.
- The work involved will address the concern of having a derelict building on the estate, which is unsightly and is considered by the new owners to be a hazard.

2.0 SITE DESCRIPTION

Horton Priory is situated approximately 8 miles south east of Ashford in a rural location about a mile north west from the village of Sellindge which lies between Ashford and Folkestone.

The application site comprises approximately 56 acres (22.68 hectares) of arable, grass woodland and streams and the Priory is located almost centrally within this area. Separate outbuildings, a gardener's flat and two further cottages as well as a former granary are also situated within the site curtilage. Three public footpaths cross the site.

Whilst originally built as a Cluniac Priory, most of the buildings within the priory complex were demolished during the Reformation and the only remaining portion was converted to a private residence. A substantial wing was added to this in the early 20th century followed by further alteration during the late 1990s.

3.0 SIGNIFICANCE OF SITE AND SETTING

Although the building is not listed, it sits within the curtilage of a Grade I Listed building and within a Scheduled Ancient Monument site.

The Conservation Statement in appendix A describes the historical development of the site and the significance of the building and landscape. The text below is a summary of this statement.

3.1 HISTORIC SIGNIFICANCE

For a full description of the Cluniac order please refer to the English Heritage List Entry.

The Priory was first founded in about 1144 by Robert de Vere and his wife and was under the dependency of Lewes Priory in East Sussex which was the principal Cluniac house in England. As there were only about forty four Cluniac houses in the country, this was a rare example of a monastic community dedicated an austere and holy life. It appears that the community at Horton Priory was relatively small, being about a dozen or so monks.

Following the dissolution of the priory in 1536, and the destruction of most of the priory buildings, the ruins were granted the status of a Scheduled Ancient Monument whilst the wing which remained was listed as Grade I. The designation reflects the high historic value of this site.

3.2 CULTURAL SIGNIFICANCE

The Cluniac community would have served the local area as a centre of Christian worship, and as a charitable institution. It would have had links to the founding house of Cluny in south east France which was established in the early 10th century.

The cultural value of the site is less easy to define today because the monastic use ceased in the mid-16th century and the remaining buildings are now used as a private residence. This has affected the relationship which the site has with the local community.

3.3 AESTHETIC SIGNIFICANCE

The remaining wing of the prior's lodgings is part of the original priory buildings dating from the mid-12th century, with later alterations dating from the 14th until the 17th centuries. At the north end of this wing there are significant remains of part of the nave and portal porch of the original church. These form the focal point of the site today and the List Entry states that these remains are of high architectural quality.

The early 20th century north wing and south entrance wing were constructed in a sympathetic style and materials and the resulting assembly of buildings is of high aesthetic value.

3.4 ARCHAEOLOGICAL SIGNIFICANCE

The building sits within a Scheduled Ancient Monument site. The extent of undisturbed archaeological remains dating from the Cluniac period of use is unknown but there is potential for further exploration. The alterations to the house carried out during the early 20th century will have disturbed some significant areas already, and it is not known if there is any record of any findings from this date. The ruins form a designated Scheduled Ancient Monument and as such they are of high archaeological significance.

4.0 SITE HISTORY



Fig.1: Site plan dating from 1870: Granary outline in red: Source EDINA maps



Fig.2: Site plan dating from 1890: Granary outline in red: Source EDINA maps

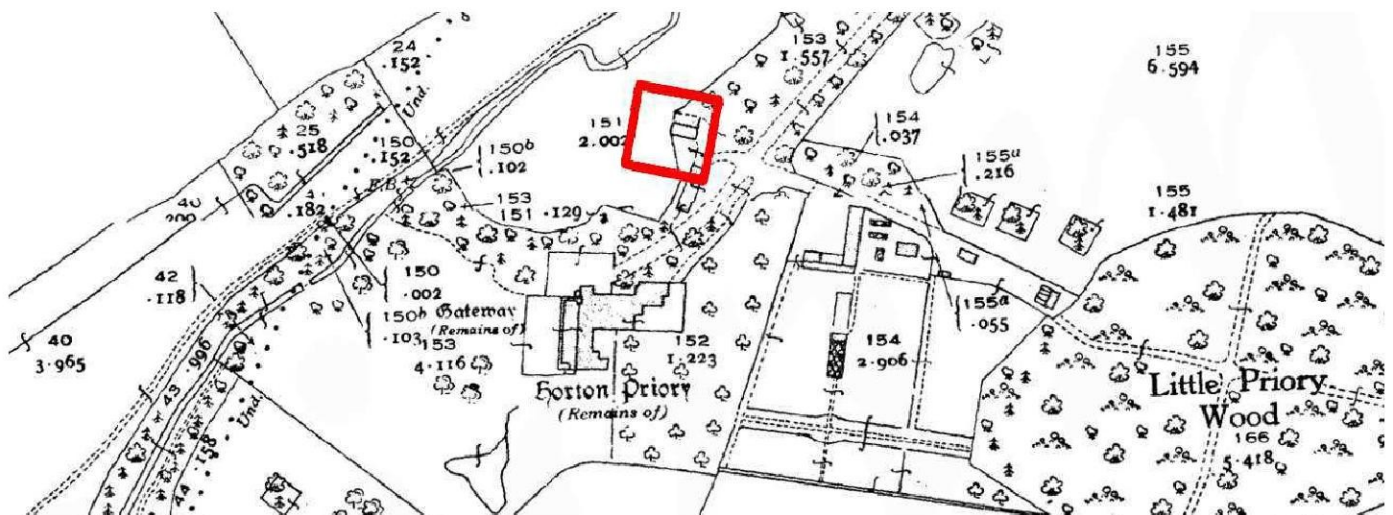


Fig.3: Site plan dating from 1930: Granary outline in red: Source EDINA maps

4.1 HISTORIC MAPS

Information gathered from historic maps has shown that the granary building has existed on the site of Horton Priory since the late nineteenth century, erected sometime between 1870 and 1890 (see *fig.1* on opposite page).

The building was part of a cluster of outbuildings to the north of the main property (see *fig.2*) used for farming purposes, as described in the Conservation Statement (see *appendix A*). The fields here were permanent pasture lands, providing ideal grazing for farm animals. The outbuildings are no longer present on the site plan from 1930 (see *fig.3*) which would suggest that they were removed from the estate sometime during the early twentieth century.

The granary is one of two remaining outbuildings from this period, the other being the garage located nearby. It has therefore been part of the history of the site for over a century and given this context it is considered of historic significance to the Priory.

In restoring the building, every attempt will be made to ensure the re-use of existing materials and foundations where possible. Where new materials are required, they will be chosen to match with the existing.

The structure has fallen into disrepair over the last decade due to neglect. However, within the recent years new owners have acquired ownership of the estate who are concerned with the general maintenance and upkeep of their grounds. Obligated to ensure the history of the site is preserved, the new owners would like to seek approval for the restoration of the building before it falls further into ruin.

5.0 DESIGN AND ACCESS STATEMENT

5.1 USE

Although no longer in use, the building was once used for agricultural purposes, typically as a facility for the storage of chickens and feed for livestock. The proposal seeks to establish a use for the building based on this former use. The ground floor will therefore be used as a place to store feed for livestock, as well as provide a dry area to store gardening equipment, generally hand tools used for the upkeep of the estate. The first floor will be used as office administration space for the estate manager to assist with the management of the Priory.

5.2 AMOUNT OF DEVELOPMENT

The granary will be restored as per the existing footprint and will be rebuilt to the exact same volume and proportion as the original design. There are no proposals to extend the building beyond this.

The granary will provide approximately 100sqm floor space, arranged over two storeys. On the ground floor there is an additional 50sqm of sheltered external space adjoining the main body of the property which will continue to be used for storage purposes. This is an existing space, the use of which will not be altered by the proposal.

As the building is located within a Scheduled Monument area, if the existing foundations are deemed to be unsuitable for reuse the new foundation design will seek to use a micro piling method to avoid causing major impact on the ground subject to a separate application to Historic England. Refer to drawings 220.06 & 221.06 for details showing the extent of the micro pile method.

5.3 LAYOUT

The proposal seeks to address the issue concerning the presence of a derelict building on the estate as it is considered by the client to be an unsightly and dangerous region of the site.

Located to the north of the main property and accessible by foot from the private access road to the east, the granary has been neglected for some time and as a result has since fallen into disrepair.

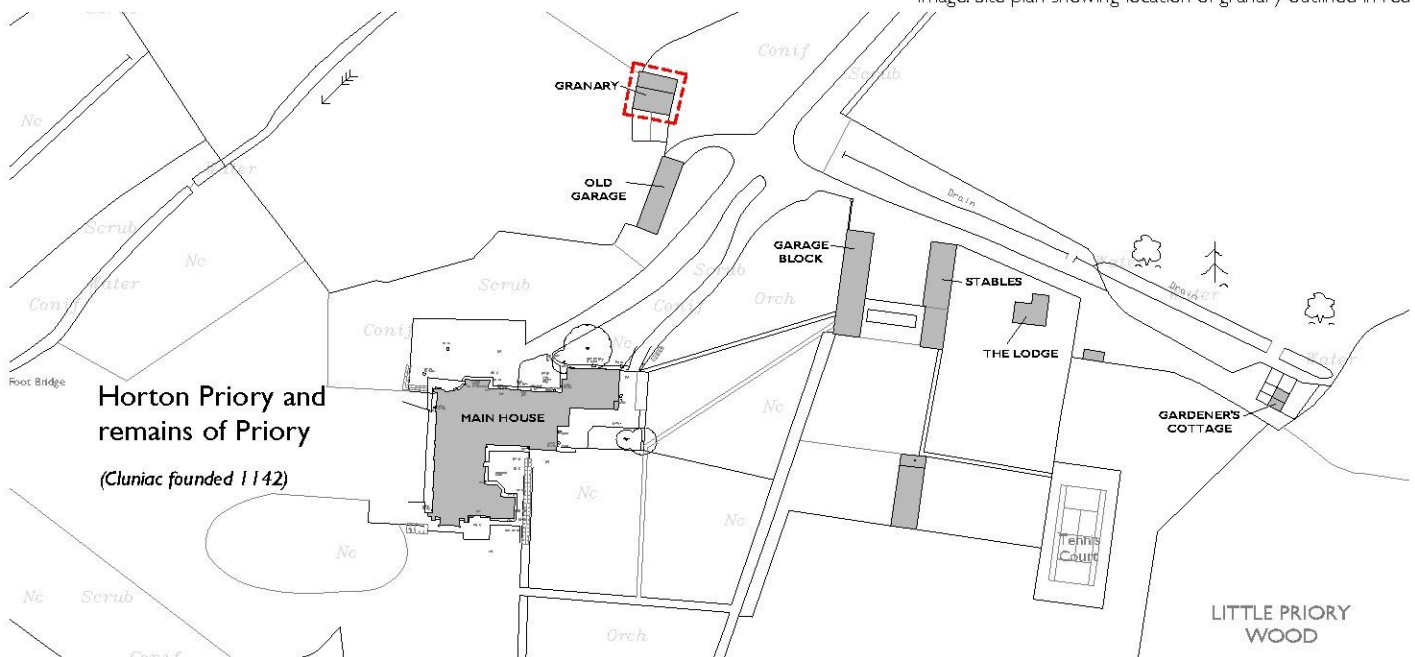
Very little of the fabric of the building remains; the photographs shown in Appendix B give an indication of the scale and materiality of the original building.

All materials and finishes used in the reconstruction would match those present in the original building, typically a brick structure with timber cladding to the south facing facade.

It is envisioned that storage will be split over two levels as per the original design. A toilet with washbasin has also been provided on the first floor.

The building, when in use, was once supplied with electricity via an underground trench. Therefore, any new service provisions will seek to reuse the existing trenches to avoid causing undue disturbance to a highly sensitive area.

Image: Site plan showing location of granary outlined in red



GRANARY (refer to 200.06 drawing series)

Restoration of a derelict building for agricultural use:

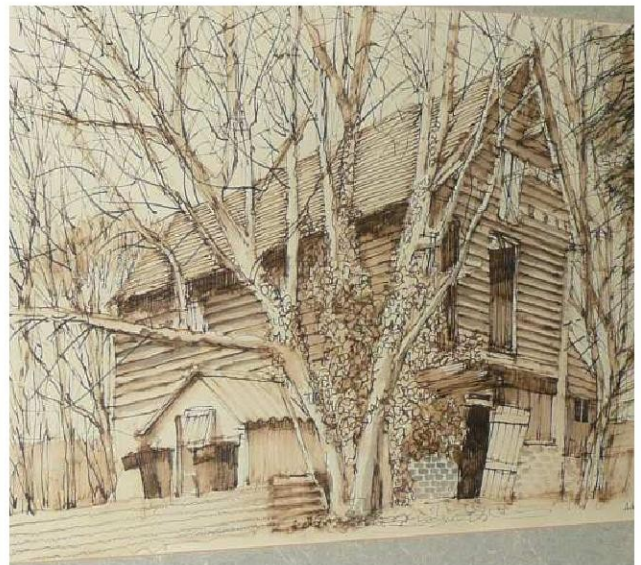
Research has shown that the building has had a number of uses in the past. The last known use of the building was for an agricultural purpose. Unfortunately the building has not been maintained and is currently in a partially collapsed state. (Refer to photos in Appendix B). The proposal seeks to restore the building as per the original design and use, namely to provide suitable storage space on site, as well as provide a specific designated area on the grounds to assist the estate manager in the management of the estate.

As much of the existing building as possible will be reused in the restoration. Building material such as external brickwork and existing foundations that can be salvaged will be reused in the reconstruction to ensure the building's heritage remains.

The building was originally provided with electricity via a service trench located below ground. The proposal therefore seeks to reuse the existing electrical trenches for the provision of any new services that are required. A new connection into the existing drainage network will be required to discharge foul waste as shown on drawing 201.06.

The building is accessed on the ground floor via an entrance lobby, which leads into a large open plan space capable of providing adequate storage space for gardening tools and feed for livestock. A stairwell occupies the central region of the floor which provides access to an office space on the first floor which will be used by the estate manager. An additional room has been provided for staff welfare, for members of staff working on the estate. A toilet with wash basin is also provided, the waste to be discharged via a new connection into the existing drainage networks, as per drawing 201.06.

Outside, the timber framed, timber clad structure abutting the granary is to be rebuilt to provide external storage space. This space is to be used primarily for the storage of fertiliser and manure, used as part of the general upkeep. The space will be enclosed to protect the contents from the weather using timber cladding over a timber structural frame to match that on the south elevation of the building, as per the original design.



Sketch showing original design (date unknown)



Archive photo of original granary, with adjoining timber outbuilding (2008)



Sketch showing proposal based on original design

6.0 SUMMARY

The designation of Horton Priory as Grade I listed demonstrates its importance as a heritage asset and the fact that the ruins are a Scheduled Ancient Monument reflect the significance of the archaeological remains and setting of the surviving portion of the original priory.

The requirement to restore the granary addresses a number of key issues.

- Although now derelict, the granary was once an asset to the estate and therefore plays a key part in the heritage of the site. Its restoration will have an enhancing effect on the surrounding land which will benefit the overall estate.
- Where possible, every effort will be made in the reconstruction of the building to reuse any original building material found. This will ensure part of the surviving structure is preserved as well as reinstate the original style, scale and character of the property.

Careful consideration has been given to its setting and hence the design will reuse the original footprint of the building, as well as the existing service routes below ground. There is no desire to extend or adapt the existing footprint or height of the building which would cause impact in a highly sensitive area.

7.0 BIBLIOGRAPHY

- English Heritage List Entry Summary for Scheduled Ancient Monument Ref 1018878 : 2000
- English Heritage Listing Description for Horton Priory: 1966
- The Buildings of England North East and East Kent : third edition 1969 (reprinted 1983)
- Archaeology South-East Institute of Archaeology – Horton Priory by David Martin Ref 835 : 1997

APPENDIX B: PHOTOGRAPHS

Archive photos from 2008



Showing original granary, with adjoining timber outbuilding



Showing timber cladding to granary's south elevation

Photos from 2016



Front view showing current state of granary



Rear view where timber framed structure used to sit



View showing collapsed roof



Debris resulting from collapsed roof



View from private road



List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Horton Priory

List Entry Number: 1018878

Location

The monument may lie within the boundary of more than one authority.

County: Kent

District: Shepway

District Type: District Authority

Parish: Monks Horton

County: Kent

District: Shepway

District Type: District Authority

Parish: Sellindge

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: 13-Sep-2000

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM

UID: 31407

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. The Cluniac order had its origins in the monastic reformations which swept across continental Europe in the tenth century. The reformations which occurred were partly a response to the impact of Viking raids and attacks on established monastic sites in the preceding century but were also a reaction against the corruption and excesses which were increasingly noted amongst earlier establishments. The Cluniacs were amongst the most successful of the new reformed orders that developed. The founding house of Cluny in south-east France was established in AD 910. Here the community obeyed a stringent set of rules which, amongst other things, involved celibacy, communal living and abstention from eating meat. The ideals of the Cluniac reformers passed on to England in the tenth century. Influential Cluniac houses had been established in England by 1077. Once established, Cluniac houses were notable for the strong links they maintained both with the founding house of Cluny in France and also with other houses of their order. Most Cluniac houses in England were established near major towns and they particularly sought locations in valley bottoms within the protection of a nearby castle. Cluniac monasteries are notable for highly decorated, elaborate buildings. Cluniac houses are relatively rare, with some forty-four houses known in England, and all examples exhibiting good survival of archaeological remains are worthy of protection.

Horton Priory survives well, despite some subsequent disturbance, retaining standing buildings of high architectural quality and impressive associated earthworks. The monument will also contain important archaeological and environmental evidence relating to the original use of the monastery.

History

Legacy Record - This information may be included in the List Entry Details.

Details

The monument includes a Cluniac monastery situated on a low spur on the eastern bank of a tributary of the East Stour river, around 10km south east of Ashford. The monastery was founded in around 1142 by Robert de Vere and survives in the form of standing buildings, earthworks and associated below ground remains. Dedicated to St John the Evangelist, the priory was dependent upon the principal English Cluniac house, Lewes Priory in Sussex.

The main claustral buildings lie towards the centre of the monument, arranged around a square, east-west aligned cloister yard. The standing parts are Listed Grade I and incorporate the western range, originally the prior's lodgings, and an attached, ruined fragment of the western wall of the mainly demolished church. Constructed during the second half of the 12th century, with some 14th and 15th century remodelling and additions, the two-storeyed, ashlar-faced buildings incorporate dressings and decorations of high architectural quality.

A detailed building survey has indicated that the church, the remainder of which will survive in the form of buried foundations, was aisled and originally around 14.6m wide internally, with a projecting newel stair-turret between the nave and each aisle. Major restoration work carried out in 1913-14 included the addition of a large service extension to the east. The standing buildings are in use as a private dwelling and are therefore excluded from the scheduling, although the ground beneath is included.

The demolished ranges of the main cloister will survive in the form of buried foundations and associated below ground traces in the areas to the east of the standing buildings. Further associated buried remains representing the gatehouse, any subsidiary cloisters and the monastic burial ground, can be expected to survive in the areas surrounding the main cloister.

A group of impressive associated earthworks visible in the south western and north eastern parts of the monument represent at least two, now dry fishponds, (designed to supply the monastery with fresh fish), an extensive water management system and a number of demolished buildings.

Horton Priory was dissolved in 1536. Soon afterwards many of the monastic buildings were demolished, and the western range reused as a secular dwelling. Garden landscaping and building work carried out in association with the major

building restoration of 1913-14 will have caused some disturbance to archaeological features.

A number of features are excluded from the scheduling; these are the private house known as Horton Priory, all associated outbuildings, barns, modern garden structures and features, the modern surfaces of the carpark to the north of the house, all hardstanding, tracks, paths and paving, and all modern fences and gates; the ground beneath all these features is, however, included.

MAP EXTRACT

The site of the monument is shown on the attached map extract.

Selected Sources

1. **Book Reference** - *Title: Proceedings at Meetings, Monks Horton Priory - Date: 1929 - Journal Title: Archaeological Journal - Volume: 86 - Page References: 314-316 - Type: DESC TEXT*
2. **Book Reference** - *Author: Archaeology SE - Title: Horton Priory - Date: 1997 - Type: DESC TEXT*
3. **Book Reference** - *Author: Bailey, C - Title: Monks Horton Priory - Date: 1876 - Journal Title: Archaeologia Cantiana - Volume: 10 - Page References: 81-89 - Type: DESC TEXT*
4. **Book Reference** - *Author: Knowles Hadcock - Title: Medieval Religious Houses of England and Wales - Date: 1971 - Page References: 97 - Type: DESC TEXT*
5. **Book Reference** - *Author: Martin, D - Title: Horton Priory, Monks Horton, Kent - Date: 1997 - Type: DESC TEXT - Description: Architectural survey*
6. **Book Reference** - *Author: Newman, J - Title: North East and East Kent - Date: 1976 - Journal Title: Buildings of England - Page References: 393-394 - Type: DESC TEXT*

Map

National Grid Reference: TR 10624 39274

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1018878.pdf](#)



IoE Number: 175606

Location: MONKS HORTON PRIORY, MONKS HORTON, SHEPWAY, KENT

Photographer: Mr D Godden

Date Photographed: 18 April 2006

Date listed: 29 December 1966

Date of last amendment: 29 December 1966

Grade I

TR 13 NW MONKS HORTON

3/30 Monks Horton Priory

29.12.66

TR 13 NW MONKS HORTON 3/30 Monks Horton Priory 29.12.66 I Fragment of Cluniac priory, now house. Foundation confirmed by Papal Bull 1144. Church ruins late C12 (c.1175?). West range earlier C12, re-modelled in C14. C16 addition. Restoration and additions 1912-14 by G. Hornblower. Ragstone with ashlar dressings. C16 addition with flint ground-floor and close-studded first floor to north. Plain tile roof. Lower sections of south part of west doorway and portal porch of church. West end of south aisle. West range of cloisters adjoining south-west corner of aisle, width of range projecting west of church. C16 single-bay addition in re-entrant angle between west range and former portal porch. Early C20 additions to east. West elevation of west range: 2 storeys and attic. No plinth. Chamfered stone string-course passing over buttresses below first floor windows. Nicked and chamfered string-course interrupted by buttresses half way up first floor. 5 pilaster buttresses with possibly renewed or extended heads shouldered at top. Further, broader, buttress to junction of west range and C16 addition, and C20 buttress towards south end. South gable end rebuilt 1912-14 with stone-coped gable and finial. C16 north addition gabled at right-angles to west range, with much lower eaves to north. Slightly projecting corbelled brick stack with stone dressings to first floor of gable end of C16 section. Rear stack towards north end of west range. Stone ridge stack to right of centre with octagonal flues; at least partly early C20. Various stone stacks to early C20 additions. 2 gabled C20 dormers. Irregular fenestration of 7 stone first-floor windows, alternating with buttresses; lower lights of truncated 4-light C15 mullioned and transomed window, with cinquefoil-headed lights to gable end of C16 addition; one 2-light mullioned window with rounded hollow-chamfered lights and squared hoodmould to north end room of west range; five cusped 4-light mullioned and transomed windows with squared heads and hoodmoulds, four C14, and one to south of ridge stack C20, replacing blocked round-headed opening. Early C20 ground-floor windows in a similar style. Narrow blocked round-headed opening, possibly for garderobe or external staircase, towards base of first floor, breaking lower string-course, and with blocked medieval opening, possibly a doorway, on ground floor below (visible from inside). Blocked ground-floor doorway, now window, immediately north of ridge stack. North Elevation: C16 section: jettied, with 3-light leaded casement to first floor. Formerly without door, now with early C20 four-centred arched stone doorway with squared hoodmould and boarded door. West end of Church: south side of triple-shafted west doorway with foliated capitals and moulded abaci. Base of arch with doubly zig-zagged inner orders and palmettes in semicircles to outer order. Bases of shafts to south side of west window above. Canted wall with blank torus-moulded arch leading to outer shaft of south side of portal porch with scrolled foliated capital and moulded abacus. Abacus continued as string, linking with abaci of inner doorway. Above outer shaft, springing of outer archway of west window. Substantial remains of south-west corner of nave, with angle shaft towards portal and blank arcading to west face. West end of aisle, level with inner west doorway of nave, visible from within C16 addition. Interior: West end of church: moulded blank arcading to west face and south return face of nave, and to west face of south aisle. Foliated capitals to shafts. Linked moulded abaci. Angle shaft to south-west corner of nave. 2 remaining upper tiers of arcading less ornate. Tall round-headed west window to south aisle. North face of west range has chamfered plinth lower than that of nave. Round-headed ground-floor door of 2 orders set towards west side, with (restored?) outer frieze of lozenges. Attached shaft to each side with bell base and broad leaves to capitals. Interior of church: spiral stone staircase within south-west end of nave, entered from south aisle. Small scalloped capital (shaft head?) with nicked string running from base, to fragment of wall between nave and south aisle. Interior of west range: round-headed ground-floor doorway at north end of east wall with 2 shallow orders and outer cable moulding, springing from chamfered imposts (restored). Plain-chamfered stone door head (possibly C14) to south wall of same north end room. First-floor room above has 2 blocked doorways to north wall, one pointed-arched and moulded, both probably associated with C16 addition, and low pointed-arched hollow-chamfered doorway with broach stops, to west well (also visible externally). Next room to south on first floor has blocked hollow-chamfered pointed-arched stone doorway to north and to south; stone seats to 2 west windows; C15 shafted stone fireplace to east wall with moulded segmental arch, squared head with panelled and quatrefoiled spandrels, brattished cornice, stone curb and tapering stone flue; moulded stud walls to north and south and moulded wooden cornice and beams. Moulded joists to ground-floor north room. Blocked east window to each of these 2 rooms on first floor. Roof of plain crown-posts with sous-laces and ashlar-pieces. C20 ground-floor fireplace beneath medieval one, incorporating re-used C17 term and overmantel panel. Moulded axial beam and joists and C20 plaster frieze to same room. South end room on ground floor panelled 1912-14 with C17 panelling from demolished house in vicinity. C20 stone doorways in a medieval style. Founded as cell of Priory of St. Pancras, Lewes, Sussex and dedicated to St. John the Evangelist. Dissolved 1536. (Charles Baily, Monks Horton Priory, Archaeologia Cantiana Vol. X, 1876. J. Newman, B.O.E. Series, North East and East Kent, 1983).

ST PETER. Nave and lower chancel, E.E. throughout, w bell-gable. Petrie's drawing of 1808 however shows that all windows were then square-headed Perp, and that there was a timber w belfry like the one at High Halden (w). So the restoration of 1847 gave the church a history it had never had and removed its one really interesting feature. It only left the simple C14 chancel arch and the stumps of the rood-loft stairs outside on the N wall. - ARMOUR. Helm in the chancel, its crest a cock. - STAINED GLASS. In the NW window C15 bits including half the figure of the Magdalen, quite sensitively drawn for its date. - PLATE. Cup, 1562; Paten, 1577.

HORTON PRIORY, 1¼ m. sw. Robert de Vere and his wife founded the priory as a cell of Lewes. Thus it was Cluniac. A Papal bull confirmed the foundation in 1144. What remains of the church is considerably later in the C12 than that. This is the lower parts of the s half of the w front, the merest tantalizing morsel, tacked on to one corner of a large stone house of 1913-14 in a Cotswold Tudor style (by *George Hornblower*). There was a rich triple-shafted w portal, the s jamb of which remains with the springing of the arch. Zigzag in two directions on both the inner orders, palmettes in semicircles round the outer order. The capitals have leaves carved on them. A canted piece of wall, with a blank arch in it, leads to another shaft, part of a sort of portal porch, its capital having foliage and incurving scrolls at the angle in the pattern that was to be stylized as waterleaf. This suggests a date c.1175. Deeply moulded abacus binding portal and porch together. More of the w front is left inside the house, showing that the church was aisled, and had a projecting newel stair-turret between nave and aisle. Blank arcading on the turret. The church has not been excavated.

The w range of the cloisters forms the w front of the present house. In its walling the range is C12, two-storeyed, projecting by almost its whole depth w of the w front of the church, which it predates. Six bays divided vertically by pilaster buttresses with gabled tops, horizontally by a major and a minor string-course. Two original windows on the E side. The w front was re-windowed in the C14, with on the upper level fine square-headed, transomed windows. Much-cusped tracery. These illuminate three rooms of the prior's lodging fitted up at that time. Moulded beams, timber arches to the doorways, and

a Perp-looking stone chimneypiece in the middle room are all of excellent quality. The lower windows all modern. Short C16 addition at the N end, partly covering the w front of the church, and replacing some earlier projection; see the first-floor doorway into the church.

KITE MANOR, ½ m. sw. Restored but characterful half-timbered hall-house, with close uprights on the upper floor, underbuilt with brick. Original doorway, not damaged by the later jetty across the centre. Gabled oriel with bargeboards, bearing the date 1574. (Late C17 wall painting inside, of the house and its garden. Mr K. Gravett)