

Church of St Peter and St Paul, Church Road, Lingfield

Grade I

First listed 11 June 1958

GV I Church. C14. Tower and some C14 walling to south and west, remainder of church rebuilt in 1431 by Sir Reginald Cobham; vestry added in 1490; restored in 1846/7 and in C20. Random coursed sandstone to Tower and older walling, larger square coursed sandstone blocks to remainder. Original firestone dressings to windows and doors largely replaced with sandstone except around doors to the undercroft. Horsham slab roofs with some plain tile patching, wooden shingled broach spire to Tower. Nave with aisle to north and short aisle to south; chancel to east with north Lady Chapel, Chapel and vestry to the south; Tower to south west. Stone plinth and offset buttresses, diagonal on east and west ends. Half octagonal rood stair turret to north aisle wall at Junction of nave and chancel; mass dials survive on south wall. C15 Perpendicular style windows with stone tracery, large window to the east and west window of north aisle two centred with hood moulding ending in carved human head and grotesque stops; carved head at apex of arch. 3 stage tower with quatrefoil band to top and large angle buttresses. Trefoil head louvred, lancets to each stage, south door to ground floor stage in C19 renewed surround. West doors under pointed arched surround.

Interior:- Four bay nave arcades on piers of quatrefoil section, pointed arches under hood mouldings to above. Similar 3 bay arcade to chancel and chapels, 3rd bay blocked to south. Four centred chancel arch resting on westernmost piers of aisle arcades and forms centre bay of 3 bay arcade running north-south. Flattened barrel vault ceilings on moulded wall plates.

Stained glass:- Some C15 glass fragments in south chancel window. Remainder C19.

Fittings:- Fine set of late Medieval fittings. Font - Octagonal stone bowl on stem, panelled stem with quatrefoil and human head decorations. Crocketed ogee wooden cover. Octagonal panelled wooden pulpit, panelled with arcade decoration. C15 screens between chancel and chapels; Single light ogee head panels with crocket decoration. C15 misericords, 11 seats with 8 misereries surviving - a bishop, the Cobham rms, a rose and two heads. Monuments - North Chancel Chapel:- Table Tomb in north east corner, reputedly dedicated to Sir Thomas Cobham and Lady Anne Cobham. Grey and brown stone with panelled sides containing blank shields and flat lid. North east wall: Marble tablet to Anthony Farringdon. Died 1730. Rectangular tablet with flanking scrolls, crowning urn, and floral carving in apron. Table Tomb on north wall to Harold, Second Lord Cobham, Baron of Starborough. Died 1403. Firestone with purbeck marble top, panelled sides and inlaid brass figure on lid. Wall monument above. To Elizabeth Farringdon. Died 1743. Grey and white stone Aedicular tablet with flanking Doric pilasters, crowning pediment and scrolls all on gadrooned type base. North Chancel Chapel - south wall: Table Tomb to Reginald, first Baron Cobham of Starborough. 1361. Caen stone with firestone effigy. Billeted decoration over painted quatrefoil panels on moulded plinth. Painted and gilt effigy in armour with feet resting on saracen and his head resting on helmet; flanking angels and railed surround. Chancel:- Table Tomb to Sir Reginald Third Lord Cobham of Starborough and his wife Anne Bardolph. Circa 1450. Firestone with alabaster effigies. Quatrefoil panelled sides on moulded plinth with painted shields. Two effigies, Lord Cobham in plate Armour, his feet on a lion, head on a Moors head. Lady Cobham in widow's attire with Wyvern at her feet and angels to her head. South Wall of Chancel - Baroque Cartouche. Dedicated to Francis Howard. Died 1695. Marble with fine swags and garlands; cherubs to apron. Further cartouche to Mary

Howard. Died 1718. In similar style. Brasses:- Reputedly the finest set in Surrey. Two half length figures in chancel to John Swetecote. Died 1469 and James Ve1don. Died 1458. Further brasses to unknown girl. Died circa, 1440, John Wyehe. Died 1445 and John Knoyll. Died 1503. Further brasses in North Chapel to - Lady Eleanor Culpepper. Died 1420. Female figure under canopy; Lady of the Cobham Family C15. Brass to Katerina Stoket. Died 1420, and fine brass of John Hadresham, figure in armour, 1417. Now on north wall formerly on floor is incised figure circa 1530 made up of encaustic tiles.

PEVSNER:BUILDINGS OF ENGLAND, Surrey (1971) pp. 347-349. MANNING AND BRAY: HISTORY OF SURREY (1806) Vol. II. pp. 357-359.

Pollard House, Pollard Cottage, Church Road, Lingfield

Grade I

First listed 11 June 1958

Description amended 25 April 1984

9/171 Pollard House and Pollard Cottage 11/6/58 (formerly listed as Pollard Cottage) GV I Hall house and shop, now house and divided. C15 with C16 gabled cross wing to right containing shop, restored in C20. Timber framed on stone and brick plinth, whitewashed to right. Brick infill to exposed frame on ground floor left, some in diagonal pattern; whitewashed brick cladding to centre, whitewashed infill to right. Rubblestone infill porch to centre of right hand range. Plain tiled roofs, hipped with gablets on main house to right, triple stack to left of centre and smaller offset stack to right end. 2 storey "Wealden" type house with recessed centre and jettied end bay first floor right. "Kentish" bracing to right and flying braces across centre first floor, with coved eaves. Four framed bays with bracketto centre post of hall at eaves height. 2 storeys with jettied first floor towing on brackets. Square dragon posts to angles of wing with moulded capitals and plinths supporting 'dragon beams. Irregular leaded casement fenestration; one 3-light projecting casement to first floor right, one 5-light projecting window to first floor centre right, smaller window to left. One leaded casement on first floor of wing to north, and one 3-light window on end. 3 ground floor windows to right and centre. Two blocked cambered head shop windows to ground floor of wing on north side. Part glazed panelled door to right of centre. Arched door in moulded surround to re-entrant angle on north face of cross wing. Further door to right end. C20 pent roofed recessed porch and side passage on south side of cross wing.

Interior:- Extensive framing visible with chamfered ceiling joists and moulded Crown post in roof. The original shop front is a rare survival.

Church House, Star Inn Cottages, Church Road, Lingfield

Grade II*

First listed 11 June 1958

Description amended 25 April 1984

Former Inn with shops to left, now divided. C16 to rear with early C18 front, altered in C19. Timber framed to rear; brick and render plinth with brown red and grey brick above. Plain tiled roof, hipped to right end with triple ridge stack left, double stack to left of centre, stack to rear right. Two storeys and attic under 7 hipped roof casement dormers, four to right end leaded. Plat band over ground floor ends; deep wooden modillion eaves cornice. Ten mullion and transome windows across the first floor under segmental brick relieving arches, four windows to right leaded. Ground floor casement window to left under relieving arch, 2 glazing bar sash windows to centre under projecting pent roof hood extending across ground floor left of centre, 3 glazing bar sash windows to right under brick relieving arches. Planked door to left end in moulded surround with cambered head relieving arch (No. 3). Ribbed door to left (No. 2) and further door to centre (No. 1). Half glazed door to right of centre, panelled, under transome light with flat hood over on brackets (The Old Star). C20 brick single storey extension set back to right end. Right hand return front:- 3 bays deep with wing at right angles to rear right. 2 dormer windows and 3 casement windows on first floor, all leaded. Central doubled doors. Further wing to rear.

The Cottages and Church House form an important part of the approach to the Church.

Old Town House and Old Town Cottage, Church Road, Lingfield

Grade II*

First listed 11 June 1958

Description amended 10 June 2009

CHURCH ROAD Old Town House and Old Town Cottage (Formerly listed as: CHURCH ROAD OLD TOWN HOUSE) (Formerly listed as: CHURCH ROAD OLD TOWN COTTAGE ADJOINING TO NORTH)

II* House, subdivided, the south part was formerly village stores. The north part is late-C16 with C17 alterations and extensions, partly underbuilt c1800. The south part of Old Town House was designed by Leonard Stokes in Vernacular Revival style following a fire in 1908. The builder was JJ Williams.

MATERIALS: Old Town Cottage and the north wing of Old Town House are timberframed, the upper floors clad in tile-hanging, the ground floor underbuilt in brick with tiled roof and brick chimneystacks, one corbelled. The south part of Old Town House is also timber-framed with plastered infill on stone plinth and has a tiled roof with brick chimneystack.

PLAN: Forms an L-shape. The north wing of Old Town House was originally jettied on the north and east sides but later underbuilt. The original south part of Old Town House was demolished following a fire and replaced with a house which originally had a purpose-built shop to the east.

EXTERIOR: The north wing of Old Town House is late-C16. The north side has a large attic gable projecting on a moulded bressumer with brackets with cushion and spike pendants. There is a C16 five-light mullioned and transomed window with leaded lights and moulded base supported on squat scrolled brackets. A further first floor window has been blocked externally but is visible internally. The ground floor has c1800 Flemish bond brickwork with a triple mullioned window and doorcase. The east return has a tile-hung gable with triple mullioned windows to the first floor and an early-C20 shop front of three panels of eight panes. The rest of the east side is of circa 1908. The upper floor has close-studding and two gabled dormers with four light windows with leaded lights and herringbone pattern infill. The moulded bressumer overhangs the ground floor, which has further close-studding with a midrail, and at the northern end is a full-height multipane former shopfront and former doorcase which retains the leaded flat hood but was converted into a window in the 1960s. At the south end is a casement window which wraps around the south-east corner. The south front has a large gable with a pattern of close-studding and four ogee braces. The upper floor has a four-light casement window. The first floor has a moulded bressumer overhanging the ground floor and a left side doorcase with traceried rectangular fanlight and half-glazed door. The west elevation has a timberframed gable at the north end with box framing and two curved braces, three-light casement to the first floor and three-light mullioned and transomed casement to the ground floor. Adjoining to the south is a flat-roofed tile-hung dormer and catslide roof to the ground floor, which is of brick in Flemish bond with one casement window and a rear door.

Old Town Cottage is attached to the north-east. Its north side is tile-hung with a gable to the west and the ground floor is a mixture of brickwork and stone with C20 triple mullioned or mullioned and transomed casements with leaded lights. The south side is of

similar materials.

INTERIOR: Entrance into Old Town House from the south side leads into a hall containing an early-C20 staircase with solid panels and square newel post, but earlier stick balusters may remain underneath. The south-western ground floor room has the original early-C20 wooden shutters to the shopfront. The fireplace, early-C20 with eared architraves and swag frieze, was introduced c1963 when the ground floor ceased to be a shop. The north-east room has a chamfered dragon beam and the diagonal floor joists of the original jetties. The north-west room has a chamfered spine beam and floor joists with lamb's tongue stops. There are also mortice holes in an axial beam which are evidence for a former internal partition. Upstairs two north rooms have exposed timberframing and the north-east room has a blocked three-light mullioned window. The interior of Old Town Cottage was not inspected.

HISTORY: Old Town Cottage and the north wing of Old Town House are of late-C16 date. By the turn of the C20 the south part of Old Town House was a grocery and provisions and wine and spirit store. Old photographs show the south part of the building had a projecting M-shaped tile-hung gable with shopfront below and the south end was recessed with a canted bay window on the ground floor. During the early hours of Sunday 22 March 1908 a fire broke out in the shop, caused by an overturned lamp. The Lingfield Fire Brigade managed to save the adjoining cottage to the north but the south part of the building was severely damaged by the fire. The architect Leonard Stokes submitted plans on behalf of the brewery owners of the building to Godstone Rural District in July 1908 for the proposed rebuilding of the stores. The East Grinstead Observer of 12 September 1908 stated that the Old Town Stores "are to be rebuilt entirely in the olden style to correspond with the surrounding architecture of this picturesque part of the village". The building was not rebuilt as a facsimile of the original. The south part was now set back behind the C16 north gable and the whole of its west front was in line and had an ornamental timber frame with ogee braces, moulded bressumer, two small gables and purpose-built shopfronts. In 1963 the shop ceased trading and as the ground floor of the south part of the building became residential the original shop doorway north of the shopfront was converted into a window.

SOURCES: Leonard Stokes original drawings of 1908. East Grinstead Observer 12th September 1908.

REASONS FOR DESIGNATION: Old Town House and Old Town Cottage are listed at Grade II* for the following principal reasons: * Old Town Cottage and the north part of Old Town House comprise a late-C16 timber-framed house retaining much original fabric, including the dragon beam and joists of the original jetties, chamfered spine beams and floor joists, wall framing and original windows; * The south part of Old Town House is an unusual Vernacular Revival style shop and house by the notable architect Leonard Stokes replacing an earlier timber-framed building destroyed by fire in 1908; * Both buildings form part of a group of listed buildings in the historic centre of Lingfield.

The College, including former kitchen to south-west, College Close, Lingfield

Grade II*

First listed 11 June 1958

Description amended 25 April 1984

House. Circa 1700 using some C15 materials and restored in 1973. Brown brick below, alternate bands of fishscale and diamond pattern tile hanging above, Horsham slab main roof laid in diminishing courses, plain tiled roofs to extensions and rear. 2 storeys and attic under central hipped Horsham slab roofed, leaded casement dormer. End ridge stacks on main house with moulded wood string course over ground floor and coved moulded wooden eaves. East front: symmetrical rare survival of 5 wooden mullion and transome 36 pane leaded casements across first floor. Central 6 panel door to ground floor under leaded transome light in architrave surround and flat hood over on moulded brackets. Single storey C20 garage extension to right end. Wings at right angles to rear (west). Former Kitchen to rear south west. One storey, roof partly collapsed with 2 leaded arched casement windows.

Interior: Largely restored; early C18 staircase with turned balusters to balustrade. Built on the site of the Old College founded in 1431 by Reginald, Lord Cobham, for the training of Chaplains, several of whom are buried and commemorated in the Parish Church adjacent to the site.

PEVSNER: Buildings of England, Surrey (1971) p.349.

The Guest House, Vicarage Road, Lingfield

Grade II*

First listed 11 June 1958

House, now library. C15 with C20 restoration. Timber framed on rubblestone plinth to left, brick infill to exposed framing below, pebbledashed render infill above. Horsham slab roof laid in diminishing courses. "Wealden" type with 2 bay recessed hall to centre; 2 storeys, end bays jettied on first floor and "flying" braces to centre. Irregular diamond pane leaded casement fenestration, one 6-light casement to first floor left with diagonal mullions. One 4-light window to first floor right. Mullioned and transomed 12-light window rising through both floors with stained glass inserts, to right of centre, under billeted band extending across hall. Square bay window to ground floor left, 4-light mullioned and transomed casement to ground floor right. Planked door to right under arched head up flight of 3 steps. Single storey brick extension to right end with attic under pent roof dormers.

Interior:- Moulded dais beam, moulded capitals to tie beam braces. Massive braces and posts to clasped purlin and windbrace roof with plain Crown post.

New Place, Station Road, Lingfield

Grade II*

First listed 11 June 1958

House. Dated 1617 in gable over entrance, restored in 1920's by John Hopkins. Horsham stone ashlar with Horsham slab roofs. Red and blue brick stacks, placed diagonally to left of centre and on right hand wing. L shaped plan with gabled Lower wing projecting to right; courtyard formed in the re-entrant angle. 2 storeys and attics in gables with spherical finials on apex and sides of gables. 2 gabled bays to left with flat one bay extension to left, entrance bay in re-entrant angle with wing, parapet to roofs. 3-light stone mullioned attic windows under label mouldings, 4-light mullion and transomed window to first floor left, 5-light to right and one 2-light window in re-entrant angle. One 3-light and one 4-light window on ground floor of wing to right. Arched ribbed and studded door on diagonal across the angle in an elaborate stone surround with guilloché and egg and dart mouldings. Foliage decoration in spandrels frieze with dentilled cornice hood over supported by fluted pseudo-boric pilasters; crowning spherical finials. Garden front:- 2 gabled bays with stone mullion and transomed windows under flat label hoods. 3-light windows to attic, 4-light on first floor left, 5-light to first floor right. End pier to right with scroll moulded top. Gabled bay set back to right and flat roof. Late C19 early C20 single storey extension to right.

Interior:- Former features of interest such as newel post carvings and panelling removed by former owner.

'V.C.H, Surrey, VOL. ii) pp.463,480. VOL. iv) p.304 PEVSNER: Buildings of England, Surrey (1971) p.350.

The Old Cottage, Station Road, Lingfield

Grade II

Date first listed 11 June 1958

House. C18, restored in early C20 by E.G. Dawber. Red brick with blue brick headers, parallel range plain tiled roofs with end stacks, offset to left. 2 storeys and attic under 3 hip roofed diamond pane leaded casement dormers. Regular front with plat band over ground floor. 3 casement windows across first floor, four-light in outer bays; ground floor windows under cambered brick relieving arches. Central part glazed door under cambered arch with hipped hood over. Wing at right angles to rear. C20 single storey bungalow connected to rear of house by one storey link, not included.

Church Gate Cottage, Church Road, Lingfield

Grade II

Date first listed 11 June 1958

Cottage. Late C16. Timber framed with brown and red brick cladding below, red and brown brick infill to exposed frame above. Plain tiled roof with brick stack to rear. 2 storeys, 2 framed bays with irregular fenestration of diamond pane leaded casement windows; one small window to first floor left, one 5-light window to first floor right. One 2 and on 3-light window on ground floor. Ribbed door to centre. Catslide to rear. Interior:- Much framing exposed in ceilings and walls. Queen post roof construction exposed in gable on left hand return front.

The Cottage forms an important part of the impressive approach to the Church.

Barn 15 yard SW of Old Town House, Church Road, Lingfield

Grade II

Date first listed 25 April 1984

Barn, now store. C17. Timber-framed with weatherboard cladding. Plain tiled roof. Rectangular 3 framed bays with double doors to left and centre of east side.

Included for group value only.

The Barn, Church Road, Lingfield

Grade II

Date first listed 25 April 1984

Barn, now house. C16 to right, remainder C17 remodelled in C19. Timber framed on rubblestone plinth, rendered infill above with plain tiled roof; weatherboarded gables to ends. 2 storeys, rectangular 3 framed bays with 4 diamond pane leaded casements across first floor; 3 below. Part glazed door in single storey C19 projecting range from left with thin applied timber frame. Flat roof porch with rustic angle posts. Brick infill. to timber framed pent roof extension to right end.

Barn was formerly associated with Pollard House.

Hale Tomb, 10 yards SW of the Church of St Peter and St Paul, Lingfield

Grade II

Date first listed 25 April 1984

Chest Tomb. Dedicated to Hale Family circa 1816. Stone on stone base with moulded plinth. Panelled sides and fluted angle piers - darker stone gabled top with moulded edge; crowning urn to centre on square plinth with inscribed panels and fan decoration in corner.

**Shore (?) Tomb, 20 yards NW of N aisle of the Church of St Peter and St Paul,
Lingfield**

Grade II

Date first listed 25 April 1984

Chest Tomb. Dedicated to John Shore (?). Stone on stone plinth with panelled sides and baluster angle piers. Cherubs heads in sandstone to west end. Flat inscribed lid with moulded edge. Inscription partly illegible at time of re-survey.

Jewell Tomb, 1 foot N of N chancel chapel wall, Church of St Peter and St Paul, Lingfield

Grade II

Date first listed 25 April 1984

Chest Tomb. To Elizabeth Jewell. Died 1772. Stone on moulded stone plinth. Panelled sides with baluster angle piers. Flat lid above with moulded edge. Crude cherubs heads and scroll decoration on east end.

Garden wall to the E of the College, College Close, Lingfield

Grade II

Date first listed 25 April 1984

Wall. C16. Coursed sandstone blocks with brick band triangular stone coping. Wall circa 4 foot high and 26 yards long. Boarded gate on axis with centre of house. Spur of wall at right angles enclosing the garden with brick dentilled band to tiled triangular coping.

Garden wall to New Place, Station Road, Lingfield

Grade II

Date first listed 11 June 1958

Wall. C17 coursed sandstone blocks with flat 2 step coping. Circa 7 foot high. Square rusticated stone piers with moulded capitals and sphere finials to right of centre in west wall which extends for 33 yards. Parallel to house. Garden wall returns on north and south ends circa 31 yards long with square pier to south east corner under moulded capital.