

## **DESCRIPTION OF THE FABRIC**

### **Broomfield House – Surviving Fabric and Features**

The first major fire in 1984 attacked the core of the building, damaging the 17<sup>th</sup> century stair murals and its supporting woodwork as well as the rooms immediately adjoining and destroying the roof, it also revealed previously concealed 16<sup>th</sup> century timber framing. Following cocooning of the building and the removal for conservation of the stair mural in sections, successive fires affected the north-west corner and the south-east corner destroying stud partitions and first floor structure in these areas, but leaving intact the brick chimney stacks and the perimeter brick and studwork facades - though badly damaged and weakened in some sections. More seriously, stored panelling and doors was damaged and some lost.

The result of this process of attrition is that while large parts of the building have been destroyed, large areas have survived the ordeal in situ and these interestingly represent the main periods of building activity and include:

Parts of the **16<sup>th</sup> century timber framed gables** on the first floor.

**The main Tudor chimney.**

**Fragments of the 16<sup>th</sup> century floors** ie on the west side.

**Painted 16<sup>th</sup> century decoration** to a beam on the in the ground floor.

The plain **early 19<sup>th</sup> century brick elevations** to the north range.

**Some sashes and shutters.**

In addition to these are the mural and stair timbers stored off-site, together with simple attractive cast iron fireplace inserts, assorted sections of panelling, panelled doors and other joinery also now stored off-site.

### **The Garden Store Building**

This building appears to have been originally constructed in the early to mid 19<sup>th</sup> century, but has been heavily re-built and re-finished in subsequent years and clearly had a major overhaul/re-build in the 1930s or 50s when the east wall was re-built and the roof structure was all but replaced, only one truss and a very occasional rafter of the original fabric surviving.

### **The Stable Yard**

The Stable Yard is surrounded by a miscellany of buildings of different periods and types, the key ones of which are either listed buildings or make positive contribution

to the setting of the listed fabric, which includes the surrounding walls to the east and north and the Stable Block. The Stable Block is in poor order, but is a significant early 18<sup>th</sup> century building and listed Grade II\*.

The unlisted buildings include the Garden Store building, described above, and the rather good late 19<sup>th</sup>/early 20<sup>th</sup> century lean-to greenhouse which, presumably, supported the earlier growing ground. Other buildings are of less consequence, particularly the Park Lodge houses, which are a dreary mid 20<sup>th</sup> century terrace that does nothing to improve the setting, and the southern walls (and the back of the aviary) are modern construction.

### **The Walls South and East of Broomfield House**

The 16<sup>th</sup> century walls survive to the east of the opening to the rear of the house adjacent to the Holm Oak tree. This opening and the adjacent wall to either side of it were completely re-built in the early 1980s after the original wall was undermined by the tree in this location. The reconstruction is really not of terribly good quality – the bricks are a poor match to the originals and the wall was built forward of the original wall line and the arch is a mediocre representation of what previously existed.

The walls further to the west of the opening and south of Broomfield House appear to be a mix of periods, but (apparently) largely 19<sup>th</sup> century.