

**64/65 HIGH STREET, ST.MARTIN'S,
STAMFORD, LINCOLNSHIRE**

An Archaeological Building Appraisal

Report by

NETWORK ARCHAEOLOGY LTD

for

WILSON AND HEATH, CHARTERED ARCHITECTS

on behalf of

MR AND MRS T. RIMMER

Report No.160

December 2003

This report was compiled by Nicola Smith, with the help of Geraint Franklin, for Wilson and Heath, Architects, on behalf of Mr and Mrs T. Rimmer.

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EVENT LI 5628

INTERVENTION LI 9790

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Conservation
Services

22 JAN 2004

Highways & Planning
Directorate

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1. Abstract

Archaeological recording at 64/65 High Street St.Martin's before and also during the "opening-up" programme, produced evidence for numerous phases of alteration, rebuilding and repair at the property. From an examination of architectural features, the building fabric and documentary sources, the historical development of the property can be traced from at least the early 17th century to the present day.

2. Introduction

The property at 64/65 High Street St.Martin's is a Grade II Listed Building which comprises a multi-phase post-medieval structure which has been subject to neglect, deterioration and partial demolition during the last few years. The building is located in the Borough of Stamford in the parish of St.Martin's. The parish lies to the south of the River Welland within the administrative district of South Kesteven, Lincolnshire, at National Grid Reference TF 031068 (figure 1).

The property is owned by Mr and Mrs T. Rimmer of 21, Priory Gardens, Stamford and is currently unoccupied. Following proposals for repair and alterations to restore the structure to full residential use, an application (no.S.99/LB/5402/69) was made for Listed Building Consent by Wilson and Heath, Architects, on behalf of Mr and Mrs T.Rimmer. On the recommendation of English Heritage a condition was attached to Listed Building Consent that required an archaeological building appraisal be undertaken before any development were to commence. This appraisal took place in October 2000 to a specification agreed by the local planning authority (South Kesteven District Council) as advised by Lincolnshire County Council Conservation Services (Archaeology Section). As outlined in the project brief, the aim of the project was to produce an accurate base level of information about the nature and historical development of the property to inform the programme of renovation and repair. The results of this work form the basis of this report.

3. Requirements and Objectives of the Appraisal

Much of the proposed development involves substantial interference with the historic structure, parts of which appear to date back to before the early 17th century. The property has never had a full archaeological survey and is only briefly mentioned in the Royal Commission volume for Stamford (RCHME,1977,90-91,101). A programme of archaeological recording was therefore required in order to develop a greater understanding of the building and to identify and record architectural features and areas of historic fabric.

The project brief required that a written descriptive record be made of visible internal and external building fabric and architectural features, details of construction (including the roof structure where accessible) together with an appropriate photographic record. Measured floor plans, external elevations and section drawings through the property (provided by Wilson and Heath, Architects) were to be annotated and used as a base for the identification of features and chronological phasing. Where no measured drawing existed elevations were to be

compiled from photographic coverage where necessary, sufficiently adequate in scale to identify and record specific features and phases of building.

The results of the archaeological appraisal were to be presented in the form of an illustrated report. A full descriptive account of the survey was to be produced together with accompanying drawings and photographs. An analysis and interpretation of all archaeological data gathered was to be made, and the historical development and phasing history of the property was to be considered and integrated with the results of easily accessible documentary information. A Project Design was agreed upon with Lincolnshire County Council Archaeology Section in advance of the start of work, and all aspects of archaeological recording were carried out in accordance with the guidelines of the brief.

4. Site Description

The site is located fairly centrally along the west side of High Street St.Martin's which now, as in medieval times formed the main access route into Stamford from the south. Immediately adjacent to the property to the south is the Burghley Estate Office, and on the east side of the street virtually opposite lies St.Martin's Church. Multi-period terraced street frontages line both sides of the High Street which slopes down northwards past the George Hotel, and towards the bridge over the River Welland (figure 2).

At the time of the appraisal the property was arranged as a single occupancy but had previously been divided to form two separate properties, no.64 and no.65. Two centrally positioned doors within the frontage provide access from the High Street. To the rear of the building two doorways open onto two small courtyards, which again reflect the need for separate entrances to the formerly divided property. A narrow lane, Church Court, provides access to the rear courtyards and can be reached via Church Street, which runs south-westwards off the High Street opposite St.Martin's Church.

The property comprises two storeys and has a cellar located below the northeastern part of no.65. The front range elevation consists of two full-height rectangular bay windows with stone mullions, and gables with coping and finials. The frontage comprises coursed rubble with ashlar quoins and window dressings. The ground floor of no.65 has a shop frontage. A stack is located at the south end of the front range and another lies towards the northwest corner of the front range. The ranges at the rear comprise a variety of building fabric, including timber-framing. The west wall has three gables which contain a variety of fenestration detail. Situated at the rear of the tenement are several subsidiary brick structures and their remains, which follow property boundaries at right-angles to the frontage.

The northern part of the building (no.65) has been modernised and the alterations made display varying stages of completeness. It is evident that the property as a whole has undergone numerous phases of building, re-building and alteration during the last four hundred years. Parts of the building have remained unused for some time and a poor maintenance regime has caused the need for substantial repair. At the start of the recording programme some parts of the structure had temporary supports in place, and some areas of flooring and sections of wall had already been removed.

5. Historical Background

5.1 St.Martin's Parish

It is likely that High Street St.Martin's developed from the axial road of Edward the Elder's Saxon borough of 918, and probably represented a diversion from the route of an earlier river crossing which ran down Wothorpe Road and across the meadows. The earliest documentary evidence for the borough comes from the *Anglo-Saxon Chronicle*, when in 918:

"King Edward [the Saxon king of Wessex] went with the army to Stamford, and ordered the borough on the south side of the river to be built; and all the people who belonged to the more northern borough submitted to him and sought to have him as their lord".

The south borough was most likely centred upon the St.Martin's area with High Street St.Martins forming the main north-south axial road. Soon after the building of the first town bridge over the River Welland (sometime in the 10th century), the street became the main entry into Stamford from the south (Smith,1992,4). St Martin's Church stands at a point which most likely represents the southernmost limit of the suburban development in Stamford at the time when the church was originally founded in the early 12th century. Although now a single parish, this area was formerly two parishes, St.Martin's and All Saints by the Bridge. It is unclear which of the two churches was founded first, and very little is known about All Saints other than its approximate site in Water Street (figure 3) and the fact that it ceased to be a parish church by the middle of the 15th century (Davies,2000,1).

Historical names for the St.Martin's area include "*Stamford Beyond the Bridge*", "*Stamford South of the Welland*" and "*St.Martin's Within*". Although the area actually lay outside the walled town, it has always been part of the town borough (Smith,1992,65). The first reference to the parish as "*Stamford Baron*" was not recorded until 1455. The word "*Baron*" was probably added from it being part of those lands which the Abbot of Peterborough held *per baroniam*, and to distinguish it from Stamford on the north side of the river, which was always called the "*King's Borough*" (Whellan and Co,1874,12). After the Dissolution control of Stamford Baron was transferred from the abbey to the Cecils of Burghley, and up to the 19th century St.Martin's was actually situated in the county of Northamptonshire, unlike the rest of Stamford to the north of the river, which has always been part of Lincolnshire. St.Martin's parish, however, always remained an integral part of Stamford borough (Smith,1992,14).

5.2 High Street St.Martin's

It is uncertain whether the layout of tenements at High Street St.Martin's in medieval times was a piece of deliberate planning, or a spontaneous and gradual ribbon development. It is also unclear whether all or most of the tenements were originally of uniform width (the now larger domestic plots having been formed possibly by amalgamation and the smaller ones by sub-division), or whether they have always varied in width (Pantin in Rogers,1970,7).

The long, narrow tenement plan certainly predominated and these plots would very likely only have been built upon at the street end. A single unit house might have been only 20-30 feet (6-9 metres) deep, and a two unit plan only some 50 feet (15 metres) deep; this would have left the greater part of a strip 100-200 feet (30-60 metres) long as open ground behind

the house. Back gardens frequently contained rubbish and latrine pits, wells and many would have been used also for growing fruit trees and vegetables. The space at the back of a house may sometimes have been used for industrial purposes, such as building workshops, brewhouses, bakehouses, or it may have contained stables and sheds for livestock. It was not really until the post-medieval period that the practice grew up of building secondary cottages or rows of cottages in the back gardens (Pantin in Rogers, 1970, 8).

During the Middle Ages Stamford's prosperity increased and it became a thriving market town and port. According to Martin Smith (1992, 65) High Street St. Martin's was then called Highgate. Located at its northern end were houses where goods were sold, and near the town bridge stood the 12th century hospital of St. Thomas and St. John. (The site was re-established as an almshouse by William Cecil in the 1590s, and it is now part of The George Hotel). The parish church (which lies opposite 64/65 High Street) also has 12th century foundations. It is dedicated to St. Martin and was rebuilt in the late 15th century by the Bishop of Lincoln (White, 1826, 16). A 12th century hospital, St. Sepulchre, once stood to the west of St. Martin's, just north of 64/65 High Street. Although some remains are incorporated into the present George Hotel (first recorded in the 16th century), its extent southwards is unknown.

The medieval chapel of Mary Magdalen, which belonged to St. Sepulchre, is thought to have been located on the south side of Church Street at its junction with the High Street (Hartley and Rogers, 1974, 50-51). In 1818, during the construction of nos. 59-60 (figure 3) the remains of the chapel are said to have been found (Smith, 1992, 68). It seems probable, therefore, that the site of 64/65 High Street lay within the bounds of St. Sepulchre, whose eastern boundary probably followed the line of the High Street. Church Street and Church Court may have taken their name from this chapel rather than from St. Martin's.

Several inns grew up along High Street St. Martin's besides The George Hotel, notably the Bull and Swan, the Coach and Horses and the Ram. The south end of High Street St. Martin's was previously known as Spital Hill, after the 12th century leper hospital of St. Giles which was situated on the western side of the High Street, to the south of the former Kettering Road (figure 3). During the 18th and 19th centuries the "upper end" became more residential and was occupied mainly by professional or more affluent people. The distinction made in 1722 between the "upper end" of the High Street and the "trading part" to the north (*Mercury*, 12 April) appears to have been of long standing and remains true today, despite the decrease in shops at the north end.

5.3 Stamford's Domestic Architecture

Only the fragmentary remains of a small number of 12th and 13th century houses are known to survive in Stamford, and others are only known from early 19th century drawings (RCHM, 1977, 1). Despite the paucity of identifiable remains (for example, the large and substantial undercroft at Scotneys and building remains at 1 St. Mary's Place, 16/17 St. Paul's Street and the Blue Moon), the architecture of this period generally reflects the prosperity of the town in the 12th/13th century (Alan Rogers, 1970, 12).

During the late 14th century until the end of the 15th Stamford appears to have witnessed an extensive period of building and re-building, of both domestic and ecclesiastical structures. Surviving examples again suggest considerable prosperity. From this period large timber-framed houses became increasingly common, as well as stone buildings; these became

the homes and business premises of wealthy merchants (Rogers,1970,13). The building of timber-framed houses reached its peak in Stamford in the 16th century. Generally these timber-framed town houses were jettied, one room deep and often used for the manufacture and sale of goods. Many shops were on the ground floor, with living accommodation on the first floor (Rogers,1970,47).

Following a period of severe depression in the late 16th/early 17th century, when in 1624 the Lord Keeper of Lincoln described Stamford as "*a poor decayed town*", with its houses standing empty and neglected and some churches falling into disuse, the whole town gradually came to be rebuilt in stone (Clifton-Taylor,1995,12). A new style of stone-built house developed, characterised by gable bays (often canted) and Collyweston roofs. Timber-framing went out of fashion; stone-built houses were erected, those who could afford it built stone facades onto their existing timber buildings, and those who could not covered the timbers with daub or render (Smith, 1992,8). Often the timber jetty would be underbuilt in stone to provide more room downstairs (Clifton-Taylor,1995,14). Some of the Georgian fronts in Stamford have been, in turn, further modified by the addition of modern shop fronts. This process of re-cladding has continued to the present day, until it is difficult to detect the original (Rogers, 1970,47).

Thatched timber-framed building continued in the poorer areas, even after 1675 when thatched roofs were banned within the town itself, and thatched buildings were still being built along North Street as late as the mid-19th century (Smith,1992,8).

Today, much of Stamford's finest domestic architecture belongs to the 17th and 18th centuries. Describing Stamford in 1697, the author and traveller Celia Fiennes said Stamford was "*as fine a town all of stone as may be seen ... not very large but much finer than Cambridge*". Daniel Defoe, writing in 1724, commented "*a very fair, well-built, considerable and wealthy town*" (Clifton-Taylor,1995,16). By the early 18th century larger stone houses of Classical proportions became the fashion, the town having fostered a group of accomplished masons and architects whose interpretation of the Georgian style was based upon nationally-available pattern books. The social distinction between different areas of Stamford became increasingly clear cut; Barn Hill, St.George's Square, the east half of St.Mary's Street, the west end of broad Street and the south end of High Street St.Martin's were rebuilt as exclusive, affluent areas (Smith,1992,9).

The excellence of the local building stone was a key factor in Stamford's architectural achievement. Within a four mile radius of the town, in almost every direction, are quarries of Jurassic limestone. The Barnack and Ketton quarries are famous throughout the country, and Stamford's own quarry at nearby Wittering supplied the town with Pendle stone from the 15th century to the early part of the 19th century (Clifton-Taylor,1995,12). Although local sources of limestone were used predominantly, building stone was also brought in from more distant quarries, mainly during the late 18th century (Ireson,1986,1). Since Georgian times stone has been so pervasive at Stamford that the contrasts are not so much between one building material and another, as between rubblestone and ashlar or freestone (Clifton-Taylor,1995,17). Three miles southwest of Stamford was Collyweston, which for centuries provided one of the most sought after roofing materials of the Midlands. Excellent roofing slates were also produced at nearby Easton-on-the-Hill (Clifton-Taylor, 1995,14).

5.4 64/65 High Street St.Martins

The multi-period, terraced street frontages which line both sides of High Street St.Martin's today form an impressive and unique approach to the town, and one which has been little altered since the 18th century. A great many of the buildings on either side of the street are Listed, particularly to the east. In many cases the stone-built frontages obscure evidence of an earlier timber-framed construction.

5.41 17th century

The earliest map evidence indicating a building on the site of 64/65 High Street St.Martin's is based on John Speed's perspective (although not particularly accurate) view of Stamford, drawn in about 1610 (Smith, 1992, 15; figure 4). The earliest known documentary reference directly relating to the property dates back to 10th October 1659 (Rimmer:Doc.1), when a John ?Chirme and Margarett, his wife "*surrendered one messuage and appurtenances, and one acre of arable land in the High Field, to the manor...for the use of Elizabeth Rymes and Thomas Kettleborough, a baker, for the yearly rent of 13s 4d*". On 4th October 1662 (Rimmer:Doc.1) Elizabeth Rymes and Thomas Kettleborough themselves "*surrendered one messuage and appurtenances to the manor...for the use of Thomas Kettleborough and Anne Warren*".

In the 17th century 64/65 High Street St.Martin's was a "*copyhold messuage*" which lay upon land belonging to the manor of Stamford Baron. The term "*messuage*" refers merely to a dwelling house or homestead and the site occupied by it, and "*appurtenances*" are belongings. "*Copyhold*" was a form of tenure whereby land belonging to the manor was held from the lord in return, originally, for customary services but later for money payments called quitrents. Transfers of such land had to be recorded in the manor court rolls. A Copy of the relevant entry (an "*Admission*" on entering the property, a "*Surrender*" on giving it up to the lord) provided evidence of title: hence "*copyhold*". In practice copyhold land could be bought, sold, left in a will or inherited.

5.42 18th century

The Will of Thomas Kettleborough, dated 20th June 1704 (Rimmer:Doc.1) records that his part of the copyhold tenure (at 64/65 High Street St.Martin's) was to be handed down to his son-in-law Robert Curtis, mercer. A Samuel Symonds appears to have held part tenure of the property at this time, and continued to do so after Thomas Kettleborough's death. It is not known in what trade Samuel Symonds was engaged at this time, or if he was a gentleman of private means. It is also uncertain how exactly the house was divided, if indeed it was divided at all. (Fifteen years later Symonds appears to have held tenure of "barns, stables and outhouses" [Rimmer:Doc.1], and it is likely that he did so in 1704. In 1761 a William Symonds, baker, very likely Samuel's son, is mentioned in a Conveyance relating to the property [Rimmer:Doc.3] and is referred to as an undertenant).

In 1706 Robert Curtis died, and in his Will (Rimmer:Doc.1), he surrendered to the manor his "*customary messuage*" and all appurtenances to his son, Thomas Curtis. Samuel Symonds retained his part tenure of the property. (The term "*customary messuage*" refers to a long-standing form of tenure which was governed by local conditions and customs. The latter

would have been variable from place to place rather than standardised over a wide area or throughout the country).

After the death of Thomas Curtis in 1719 and until about 1736, details of tenureship and property division at 64/65 High Street St.Martin's is unclear. It appears that Thomas Curtis died without first surrendering his part of the customary messuage to the manor. A documentary reference (Rimmer:Doc.1) dated 29th December 1719, however, records that Mary Curtis was given "*one third part*" of the house for a yearly rent of 4s 5½d. It is also recorded that Anne Peck (?nee Curtis) was admitted to one third part and Hannah Curtis to a third part also, for the same annual rent as Mary Curtis.

In August 1720 (Rimmer:Doc.1) the property was referred to as a "*Triple Lot*". "*Barns, stables and outhouses*" are recorded as belonging to the property and as being in the tenureship of Samuel Symonds. Four months later Anne Peck and (?daughter) Francis formally surrendered their third part of the house to the manor...and were soon after formally admitted to their "*undivided third part of the customary messuage and appurtenances*" (Rimmer:Doc.1). On 29th December 1722, Francis and Anne Peck and Hannah Curtis surrendered into the hands of the manor their two third parts of the customary messuage. Thereafter it appears that Mary Curtis (married around this time to William Read) and her husband were admitted to each "*undivided third part*" of the house. When Mary died in 1736, her Will bequeathed "*one moiety*" (half or part) of the property back to Hannah Curtis, and another part back to Anne Peck. William Read obviously retained a share of the house as Mary's widower. Samuel Symonds' rights of tenure as regards the barns, stables and outhouses at the back of the property remained (Rimmer:Doc.1).

A *Surrender Absolute* (Rimmer:Doc.2) records that William Read surrendered to the manor his part of the customary messuage in October 1760. A Conveyance of 1761 (Rimmer:Doc.3) transferred the property to Marmaduke Skurray, innkeeper, and his wife Jane. William Symonds, baker, was William Read's undertenant at the time the property changed hands. It seems likely that Symonds remained as undertenant until 1765 when Marmaduke and Jane Skurray surrendered the property to the manor, and then the copyhold estate was conveyed to William and Elizabeth Symonds (Rimmer:Doc.4). "*All that customary or copyhold messuage or tenement with the yards, barns, stables, buildings, outhouses and appurtenances thereunto belonging, situate in St.Martin's Stamford Baron ... for the yearly rent of 13s4d ... to the use of William and Elizabeth Symonds*" (Rimmer:Doc.5).

In 1779 it is recorded that William and Elizabeth Symonds surrendered the messuage to the manor and James, their son, was admitted. It was not until 1791, however, that James actually inherited the copyhold estate bequeathed through the Will of his parents (Rimmer:Doc.5). It is unclear whether William and Elizabeth continued living at the property after 1779.

A map of St.Martin's Lordship, drawn by William Murray in 1773 (NRO.4121/4), clearly depicts the extent of the property at that time (figure 5). The rear range of the northern part of the house (no.65) stretches back westwards further than the rear range to the south (no.64). Two detached structures are located against the southern property boundary. A smaller-scale map dated 1799 (NRO. 4122/2) shows the outline of the property (figure 6) to be the same as in 1773, except that the southern rear range of the house is missing. It seems likely that the absence of the range represents either a drawing error or a simplification of mapping detail, rather than indicating its demolition after 1773. Indeed, a slightly larger scale map drawn

around 1800 (NRO.4135/1) depicts a similar house plan as is shown on the 1773 map. However, it does appear that by around 1800 an additional structure had been inserted between the two earlier outbuildings and set against the western side of the smaller, previously detached structure (figure 7).

5.43 19th century

A drawing by Charles Nattes in 1804 of St.Martin's Church and the High Street from the south (figure 8), and also a painting by J.M.W.Turner (*c.*1829) of a very similar view (figure 9), each provide a valuable glimpse of High Street St.Martin's at the start of the 19th century. Sadly, the busy street scene and high-loaded wagon in Turner's painting completely obscures the property at number 64/65. In the case of Nattes' drawing, although the street is empty, the perspective of the sketch makes it difficult to identify number 64/65; the gabled bay just visible behind the Regency bay window shown on the left side of the street, could possibly be number 65, but it is impossible to confirm this.

Several early 19th century maps of Stamford locate 64/65 High Street St.Martin's, but most are too small a scale to show any significant detail. Knipe's map of 1833 (NRO.3109a), however, does suggest the extent and layout of the property at that time (figure 10). The rear range of the northern part of the house (no.65) appears to extend further westwards in 1833 than at the turn of the century (*cf.*map of *c.*1800, figure 7), and a detached structure is now also located in the far northwestern corner of the tenement. At the back of the southern (no.64) part of the house, a structure appears to have been inserted in the gap formerly lying in between the rear range of the house and a previously detached outbuilding just to the west.

James Symonds had been living at 64/65 High Street St.Martin's since 1779, but by 1819 he had died. In an abstract of his Will two friends, John Davies, baker, and Matthew Rooe, stationer, are named as "*devisees*" of "*all and every [part of] my freehold and copyhold messuages, cottages, closes, lands, tenements and hereditaments situate standing, lying and being in St.Martin's, Stamford Baron...*" (Rimmer:Doc.5). In December 1819 an agreement for the sale and purchase of the copyhold estate was drawn up and the property was sold by auction. The Sale Particulars described "*a most desirable estate pleasantly and eligibly situated on the south side of, and nearly opposite, St.Martin's church, and for many years occupied by the late Mr Symonds who carried on an extensive baking business...an opportunity so eligible rarely offers to any person wishing to engage in that line*" (Rimmer: Doc.4).

A William Blissett appears to have paid the sum of £760 to John Davies and Matthew Rooe for the "*absolute purchase of the premises*" at auction, and in March 1820 (Rimmer:Doc.6) a Surrender Absolute was drawn up. This document indicates that the rent for the whole premises at that time totalled 13s 4d; 9s4d was due for the house from Mr Blissett, 3s4d was due from a Rob Nicholls and 8d from a Joseph Adams. It appears that Nicholls and Adams were undertenants, and paid rent for the use of all or part of the outbuildings. They may have been existing undertenants at the time when William Blissett bought the "*...customary or copyhold messuage, cottages and tenement with the bakehouse, yards, barns, stable-buildings, outhouses and appurtenances...*".

Less than a month after the sale of the property, a document entitled *Conditional Surrender* was drawn up between Mr Blissett and Messrs.Davies and Rooe for the purpose of securing a loan (?mortgage) of £200 plus interest, with 64/65 High Street St.Martin's as surety (Rimmer:Doc.7). The loan appears to have been repaid in full by Mr Blissett and within twelve months stipulated.

In a Trade Directory of 1826 (White,1826,16) William Blissett is referred to as a baker/flour dealer operating in St.Martin's, and an article in *The Lincoln, Rutland and Stamford Mercury* confirms that he was still living at 64/65 High Street St.Martin's in April 1861. The newspaper article describes how "*in removing a wooden chimney-piece in one of the lower rooms at Mr.Blissett's...a late medieval stone fireplace was exposed to view, the jambs and their bases being moulded. It is five feet eight inches wide, and above the stone lintel (which upper part had been hidden by panelling and canvas), along the whole width of the fireplace, were painted in black letter, in the orthography of the period, the third and fourth verses of the 116th Psalm - 'The sorrows of death compassed me, and the pains of hell gat me: I found trouble and sorrow. Then called I upon the name of the Lord; O Lord, I beseech thee, deliver my soul' . The chimney was formed in a wall four feet thick, when the fires were made upon the floor, and before the introduction of grates. This house has an open timber roof, probably of the 14th century, its barrel shape making the rooms very lofty*". It is an interesting article, and the stone fireplace to which it refers is that located within room 64/1 (figure 13) in the southern half of the house. The suggestion that the "*open timber roof*" might date back to the 14th century must, however, be viewed with some scepticism.

According to local trade directories (*see 11. References*) Alfred Scotney, carver and gilder, and John Scotney, shopkeeper and shoemaker, were both in residence at 64 High Street St.Martin's from 1855 to 1861. It is possible that part of no.64 operated as a shop at this time, although a shop is not actually mentioned as part of the property (no.64 or no.65) in any documents consulted until 1910 (Rimmer:Doc.11).

Between 1863 and 1869 local trade directories indicate John Scotney as living specifically at no.64 and a William Edgson, baker, at no.65. By inference, the house appears to have been divided into two separate properties. It is uncertain where William Blissett actually resided from 1855, and certainly after 1863, but it seems likely that from 1863 at least he rented out his property and lived (with his wife Francis) elsewhere. William Edgson appears to have carried on the bakery business.

By 1872 Ezekiel Scotney, private resident, was living at no.64 with his wife, and William Edgson at no.65 (White,1872). It appears that Ezekiel had married Frances Blissett soon after her husband's death in about 1868, and in November 1871 Francis was formally admitted to the copyhold messuage as William's Blissett's devisee (Rimmer:Doc.9). An Indenture dated 21st November 1868 records that upon Francis and Ezekiel's marriage the yearly rent was 9s4d and the property comprised the copyhold messuage and "*... four cottages, bakehouse, yards, buildings, outhouses and appurtenances thereunto adjoining...heretofore in tenure or occupation of said Ezekiel Scotney, William Edgson, John Clarke, William Bickell Granger, Isaac Taylor and now in occupation of said Ezekiel Scotney, Hannah Chambers, Thomas Shilcock, Rebecca Eaglesfield, John Thomas Dixey and George Hales...*" (Rimmer.Doc.9).

In 1874 John Chambers, baker, is recorded as living at no.65 (Whellan,1874) and continued to do so up until 1877. From 1878 to 1891 Elizabeth Chambers, presumably his wife,

continued the bakery business at no.65 (Kelly, 1885, 1890 and Rimmer:Doc.9) and thereafter Hannah Chambers until about 1898 (Kelly,1898 and Rimmer:Doc.9).

In the late 19th century 64/65 High Street St.Martin's comprised part of a continuation of supra-vernacular buildings which lay immediately adjacent to the south (figure 11a), prior to their demolition around 1877 when the site was chosen for the new Burghley Estate Office (figure 11b). One of the demolished houses comprised a rectangular gabled bay identical to number 64/65; the other two demolished buildings were jettied timber-framed houses probably of 16th century date (Smith,1992,68). A *Compensation Agreement* made between James Martin Esquire [agent for] the Most Hon.the Marquis of Exeter (William Alleyne) and Ezekiel Scotney (Rimmer:Doc.8), dated 8th February 1878, records the impact that adjacent building work would have upon Mr Scotney's property at no.64. The Marquis, owner of the property to be demolished and proposer of the new Burghley Estate Office, recognised that "...in order to complete such an erection it is necessary to take down the south walls of the house and buildings of the said Ezekiel Scotney". The extent of demolition and disturbance to the south walls of the house and buildings is uncertain, but there must have followed extensive rebuilding of the gable end.

Francis Scotney (nee Blissett) died in January 1891 and in October of that year Ezekiel was formally admitted as tenant to the property (Rimmer:Doc.9).

5.44 20th century

The second edition Ordnance Survey map of 1901 (figure 12) shows several subsidiary buildings at the rear of the tenement. It is not possible to identify these individually, but it is likely that the "...four cottages, bakehouse, yards, buildings, outhouses..." mentioned as part of the property in 1868 (Rimmer:Doc.9), are represented on the 1901 map. Of course, there may also have been some additional building or rebuilding at the rear of the property between 1868 and the turn of the century.

Kelly's directories of 1903 and 1906 record Ezekiel Scotney as still in residence at no.64, but in 1903 Harry Hill, baker, had replaced Hannah Chambers at no.65. By 1910, Kelly's Directory names a Mrs Metcalf as living at no.64 and Harry Hill was still at no.65. It appears that Ezekiel Scotney died in 1909 or 1910 and soon afterwards the property was put up for sale. In his Will, dated 1st December 1896, the property was bequeathed to Alfred Scotney, John Thomas Scotney and James Bridgman Finch, with a view to sale by auction (Rimmer:Doc.10). A Sale document, dated 24th June 1910 and entitled "*Messrs.Alfred Scotney, John Thomas Scotney and James Bridgman Finch to Mr Harry Hill*" (Rimmer: Doc.11), records this "*bargain and sale of copyhold messuages, shop and cottages...*". The shop mentioned in the Sale document almost certainly refers to the use of the front, ground floor room at no.65 (65/1, figure 13), serving as a baker's shop for Harry Hill's bakery business. Two further documents, both dated 25th June 1910, refer to Harry Hill's *Admission* to the property (Rimmer:Doc.12) and also to a *Conditional Surrender* (Rimmer:Doc.13) to secure £800 (plus interest) against "...all that shop and dwellinghouse being no.65 High Street St.Martin's...and also all that dwellinghouse being no.64...". The agreement, made between Harry Hill and a Maria Cunningham, was drawn up for the purpose of securing a loan (?mortgage), with 64/65 High Street St.Martin's as surety. The loan was repaid in full.

Entries in Kelly's trade directories record that Harry Hill, baker, was still living at 65 (and 64) High Street in 1914 and up until at least 1940 (see **11. References**). A *Compensation Agreement* (Rimmer:Doc.14) between the Marquis of Exeter and Harry Hill, dated 22nd November 1933, records the discharge of all rents to the lord of the manor and compensation for monies paid following the 1922 Property Act. Copyhold tenure was abolished by this Act and surviving copyholds were enfranchised in 1926, and they then became ordinary freeholds. The Agreement also records that of "... those four cottages lying at the back [of 64/65 High Street St.Martin's] and known as 'Blissits Court'...", by 1933 three had been demolished.

By 1954 Harry Hill appears to have rented out part, if not all of the property (Rimmer: Doc.15) to a J.C.Frisby, baker and confectioner (Dolby,1954), but two years later the property was certainly split. J.A.Smith was registered at no.64 and Jacey Gem Co. at no.65 (Dolby,1956). Between 1959 and 1963 J.A.Smith remained at no.64 and St.Martin's Jeweller's (Mrs R.F.Easy) is recorded at no.65.

After the death of Harry Hill around 1967, Horace Henry Hill and Richard Edward Hill, Harry's brothers, acted as executors of his Will and the property was sold to the Peppers, who were renting no.65 at the time. (J.A. Smith appears to have remained at no.64 as a tenant until at least 1977 [Dolby's Almanacks,1969-1971; Spiegel and Co.,1976,1977]). A *Conveyance*, dated 23rd February 1967 (Rimmer:Doc.15), records that 64/65 High Street St.Martin's and 19 Church Court, the latter "...formerly in the occupation of Mr Hudson...and now in the occupation of Pugh Friend Toon and Mrs Shilcock...", were sold to Leslie Cecil Pepper, carpenter and joiner, and his wife, Ida. (The cottage at 19 Church Court comprised part of the freehold, and at this time was the only cottage remaining at the rear of the house). The Peppers continued to live on at no.65 but two years later, Ida Pepper appears to have conveyed all her rights to the freehold to her husband (Rimmer:Doc.16). A *Mortgage Agreement* (Rimmer:Doc.17) between Leslie Pepper and The Stamford Permanent Benefit Building Society, dated 3rd June 1969, undoubtedly reflects the loan taken out to secure this conveyance.

By 1976 Leslie Pepper and a Ms R.de Pellette were living together at no.65 and a Ms M.A.Perkins had joined J.A.Smith at no.64! (Spiegl,1976-7). Dolby's Almanack (1984,1985) makes no mention of anyone living at no.64 by 1984, and records only Leslie Pepper as occupying no.65. After the mid-1980s the house appears to have reverted back to a single residence, and suffered from poor maintenance and partial disuse.

6.0 Building Recording

6.1 Scope of Recording and Procedure

The purpose of the archaeological work is to develop a greater understanding of the building, and to provide an accurate base level of information about the nature and historical development of the property. All internal and external elevations, areas of flooring and roof timbers (where possible) have been examined, and numerous photographs have been taken. Architectural features and areas of significant historic fabric were identified on site and recorded on either a plan or elevation drawing supplied by Wilson and Heath, Architects, or else by close-up photography. A full written description of the property was compiled during

the appraisal, including comments on fabric and construction. An initial building analysis and interpretation of the phasing history was made on site.

At the start of the survey each room/discrete area belonging to the property and subject to the appraisal was given an identifying number (figure 13). Rooms/areas relating to the *present* apparent layout of no.64, including the adjoining outbuildings and yard, were prefixed by **64** (64/1 - 64/9); rooms/areas relating to the *present* apparent layout of no.65 were prefixed by **65** (65/1 - 65/20).

During the first and main part of the archaeological survey most of the internal walls were concealed by modern wall covering materials which obscured earlier building fabric, features and details of structural relationships. Although very little of the modern wall cladding had been removed prior to the start of survey, a few small areas had been exposed during "opening-up" work and provided a glimpse of earlier construction and building fabric.

Several particularly informative visits were made to the property after the completion of the main part of the survey and during the subsequent programme of repairs and alterations, when much of the modern wall cladding/several inserted partitions were in the process of being/had been removed. Constructional detail was added and amendments were made as necessary to the existing architect's plans, as previously obscured fabric, features and structural relationships were revealed during the "opening-up" process. The uncovering of early features and wall fabric has contributed enormously to our understanding of the chronological relationship of the various building phases recorded, and to our overall interpretation of the constructional history of the property.

A site visit carried out during the excavation of the back yard **65/6** and during the demolition of sheds **65/7** and **65/8**, together with the demolition of the (rear) western end gable of the northernmost range (room **65/4**), was particularly informative (see **7.13** and **7.21**).

6.2 General Description of External Features and Fabric

The external eastern and western elevations of 64/65 High Street St.Martin's are easily accessible and features and wall fabric are clearly visible (**6.21 - 6.22**). The southern elevation of the building, however, abuts the north wall of the Burghley Estate Office and the northern elevation adjoins the south end gable of no.66 (plate 1). The external appearance and layout of subsidiary structures, walls and yards at the rear of no.64/65 is described in **6.23** below.

6.21 East (Front) Elevation

The east elevation of the property overlooks the High Street and comprises coursed rubble with ashlar quoins and dressings (plate 2). It features two full-height rectangular window bays with kneelered gables, coping and finials. The southern bay (no.64) contains a square-headed window with splayed ovolo-moulded stone mullions at both ground floor and first floor height, and four east-facing lights (plate 3). In each instance the window continues around both sides of the bay, where it is represented by an additional light on each side.

The northern window bay (no.65) also features a similar square-headed window at first floor level, but this possesses only three east-facing lights. There is a discernible area of wall disturbance and a clear division between two separate, coursed rubble builds, immediately to

the north (right) of this window. A small, single light window with ashlar surround is positioned above the first floor window and provides light into the attic (plate 4).

On the ground floor of the northern bay a large shop window is framed by a moulded and dentilled wooden surround with Ionic pilasters. A small rectangular opening with a wooden frame and lintel, and vertical iron bars fixed across the opening, lies below the lintel of the shop window and reaches down to below pavement level, lighting the cellar. There is a straight joint within the coursed rubble wall to the north (right) of the small opening, which lies adjacent to the base of the northern pilaster belonging to the shop window. The straight joint extends from the shop window lintel to pavement level (plate 4).

The southern window bay has a first floor string course. A similar string course is positioned above the upper window lintel in the northern window bay, but in this instance it does not appear to continue around the sides of the bay. A lower level string course is also located just above the lintel of the ground floor window of the southern bay (no.64). This lower string course continues uninterrupted towards the southern corner of the east elevation, along the recessed portion of the wall for nearly its entire length.

The recessed length of wall at the southern end of the elevation stands about 1.6 metres back from the front of the southern window bay (no.64). Within this area of wall at both ground and first floor levels, a single-light rectangular window is positioned. The window sits just below the lower string course; located just above the upper storey window is a dripstone, which resembles a short length of the string course (plate 5).

Although at the time of the appraisal the property was arranged as a single residence, no.64 and no.65 were once two separate occupancies. This division is reflected by the two adjacent front doors located in the centre of the east wall. The doorways are covered by a common sloping porch roof, covered with Collyweston tiles, and is reached via two steps which rise up from the High Street pavement. The doorway to no.65 has ovolo-moulded jambs and stands further back within the porch than the door to no.64. The steps up to no.65 are of stone and the porch entrance floor comprises stone paviours. The steps leading up to no.64 have been concreted over. The short section of wall dividing the two entrances is faced with ashlar (plate 6). A single light window is positioned within the south side wall of the northern window bay in the porch (plate 7).

Above the porch roof a square-headed double-light window, with ovolo-moulded stone mullions, is located centrally within the recess between the north and south window bays. Similar to the upper storey window in the recessed wall to the south of the southern window bay, it is headed by a dripstone which again resembles a short length of the moulded string course (plate 8).

Sections of the base of the eastern elevation wall (up to a height of approximately 0.80 metres) appear to be of a different coursed rubble build than those rubble courses lying above. The areas of stonework at the base of the wall (particularly evident at the southern end) comprise rather larger and more rounded courses of rubble than the walling above; the difference between the areas of walling is subtle, but the division between the separate builds is clear (plates 3, 4 and 5).

The gabled roof of the main part of the front range (the ridge runs north-south behind the projecting window bays) is covered with Collyweston tiles, as are the window bay roofs. An ashlar stack is located centrally within the southern end gable of no.64 and adjoins the north wall of the Burghley Estate Offices (plate 1).

6.22 *West (Rear) Elevation*

The rear west elevation of 64/65 High Street St.Martins comprises three gable ends which overlook several brick outbuildings, which are themselves set within two partially concreted back yards separated by a tall brick wall (plate 9). Within this rear elevation a number of different building fabrics, including timber-framing, are clearly visible together with a variety of casement window types. Two doorways each lead into the property from separate back yards, which again reflects the need for independent entrances to the formerly divided property. Externally, the overall condition of the building fabric and structural components within this rear elevation appears to be very poor, particularly within the southernmost gabled range.

The gable end wall of the northernmost range (no.65) is primarily brick-built and consists of regularly coursed rows of stretchers. A small area of stonework is visible in the top northern corner of the wall face just below the eaves, lying above an abutting property boundary stone wall which runs westwards (plate 10). At the southern side of the gable end wall, extending from eaves to ground level, a 1.2 metre wide shallow, brick buttress is built into the wall face (plate 11). The wall also features two large casement windows each with a substantial concrete lintel, one at ground floor level and the other at first floor height (plate 12). The external ground level lies only just below the sill of the lower window (plate 13).

Within the upper reaches of the southern (rendered) side wall of the northern gabled range and overlooking the Back Kitchen (65/5) roof, a square, two-light window with side-hung wooden casements and two single horizontal wooden glazing bars is located (plate 14). A stone-built chimney, the upper reaches of which comprise brick, is also visible rising above (and behind) the northernmost gable roofline which is clad in Collyweston tiles. The stack (plate 15) serves a fireplace which is located within the west wall of room 65/1, in the front range (figure 14).

The narrow central gable end lies flush with the southernmost gabled end, but it is set back about 5.0 metres from the gabled range to the north (plate 14). The lower half of this central gable is obscured by a brick-built structure with a gently sloping felt roof (back kitchen 65/5). A single side-hung casement with small upper opening pane provides light inside 65/5. Adjacent, a plain wooden doorway with an upper glazed panel provides further light and also access from the small courtyard into no.65. The tall, freestanding brick wall which runs east-west and divides the courtyard belonging to no.65 from that belonging to no.64, abuts the wall lying immediately next to the doorway to the south (plate 16).

A square, two-light window with side-hung wooden casements and two single horizontal wooden glazing bars is located within the central gable end elevation and situated at first floor level, just above the back kitchen roof. The surrounding first floor wall area is coarsely rendered; just to the south (right) of the window, also at first floor level, a straight joint appears to run beneath the obscuring render from the eaves down to the door opening (plate 16).

Above the central gable end window a horizontal timber stretches across both the central and southernmost gable ends, dividing the upper reaches of each gable from the slightly recessed areas below (plate 16). The upper reaches of both the central and southernmost gable end walls are rendered, less coarsely than at first floor level, although the "casting" (application) process has left deep, gauged marks clearly visible in the surface of the lime render. Here, large patches of discoloured surface render which contain less severe application gauging marks than elsewhere, are also visible (plate 17).

The southernmost gable end features a centrally-positioned square, two-light window with side-hung wooden casements at second floor (attic) level. The surrounding wall render appears to be much disturbed and several independent render applications are identifiable. Just to the south of this window, a vertical wall scar is visible in the render running down from the eaves towards the ground (plate 17). The lower reaches of the scar are hidden by an abutting brick outbuilding which also obscures much of the southern side of this gable end (plate 18).

Three separate casement windows are, however, visible at first floor level within the southernmost gable end. Each window sits slightly recessed from the plane of the gable wall above, just below the horizontal timber. The northern window is a single light side-hung casement with a horizontal wooden glazing bar. The southern window is the same, only smaller in size. The central window comprises three lights with horizontal wooden glazing bars and side-hung side casements. The central light is fixed (plate 18). On the south side of the three casements and vertical render scar at first floor level, an area of the gable end wall has been severely disturbed. Voids can be seen in the building fabric, and original timberwork and reed infill panels remain exposed. Two courses of inserted brickwork and several concrete blocks partially infill this dismantled part of the wall (plate 19).

At ground floor level (southernmost gable end) a dilapidated wooden doorway and large casement window are set within an area of brickwork. The window comprises the rotted remains of two side-hung lights with horizontal wooden glazing bars, above which there are three small fixed lights. The sill consists of bullnose engineering bricks, as do the remains of an overhang above the back doorway into no.64 (plate 20).

6.23 *Subsidiary Buildings, Walls and Yards*

Situated at the rear of the property are several subsidiary brick structures and their remains. Adjacent to the southern property boundary wall, and abutting the southernmost end gable of no.64, lies a single storey outbuilding with a lean-to roof, rooms 64/3 - 64/6 (figure 14). The roof is covered in Collyweston tiles and is in a poor state of repair. A small, deliberately built opening is visible within the roof pitch above room 64/5 (plate 21). The northern elevation comprises yellow brick, with Flemish Bond coursing to the east and Yorkshire or Monk Bond coursing to the west of the westernmost door opening. The wall contains three windows and three doorways (plate 22).

The easternmost window in this north elevation sits immediately below the eaves and is a large Yorkshire sliding sash, with wooden glazing bars. The central window is a small, single casement with four panes of glass divided by iron glazing bars. The westernmost window is fixed and comprises a single, large pane of glass. Each doorway has a wooden lintel, but only the easternmost and central openings have door frames. The central opening contains a plain

plank and batten door, the eastern doorway is blocked by hardboard and the western doorway is open.

The yard area **64/7**, in front of structure **64/3 - 64/6**, comprises stone slabs and concrete and is partially obscured by vegetation and building materials (plate 18). The northern limit of the yard is set by the tall brick wall which divides the no.64 part of the property from no.65. The western limit of the yard is bounded by a low, capped brick wall with an opening at its southern end. This allows access (via a step) up to a partially concreted and overgrown area further to the west, the southern limits of which are determined by a high stone wall (plate 23), whilst just opposite to the north, lies no.19, Church Court (plate 24), attached to a lean-to outhouse **65/9** whose eastern side abuts sheds **65/7** and **65/8** (figure 14).

Sheds **65/7** and **65/8** are situated on the west side of concreted yard **65/6** (figure 14). Each shed is brick-built (Stretcher Bond coursing) and both have lean-to roofs and a plain plank and batten door. The door to **65/7** contains a small pane of glass positioned centrally in its upper reaches (plate 25). There is a small, single pane fixed window in the south side wall of **65/8** (plate 26).

The south side of yard **65/6** is bounded by the tall brick wall (capped with semi-circular bricks) which divides no.65 from no.64. The majority of the wall has been built in Monk or Yorkshire Bond, but the westernmost end presents Stretcher Bond coursing (plate 27).

The northern side of the yard is enclosed by another tall, property boundary wall which comprises a variety of building materials and displays several different phases of building (plate 28). The western two-thirds of the wall consist predominantly of coursed limestone rubble and ashlar, with seven irregularly-bonded courses of brick built on top which are capped with concrete. Areas of the wall appear smoke-blackened and four mortice slots (one of which is blocked) are visible within the rubble. Two further mortice slots are spaced wide apart in the brickwork (plate 28). The eastern end of this wall comprises very roughly coursed limestone rubble and ashlar, the top of which is covered with Collyweston tiles and slopes up towards the east where it abuts the north corner of the northern gabled range, just below the eaves (plate 10). The lower reaches of this part of the wall are obscured by several courses of abutting concrete breeze blocks. Adjacent to the breeze blocks (on the west side) there appears to be a wall scar within the rubble, and certainly an area of wall thickening which has a clear return at its western limit.

6.3 Description of Internal Features and Fabric

The following room by room description of the relationship of structural components, various architectural features and building fabric are based upon information gathered during the initial, main survey of the property prior to the start of any building work. The property is described below as a single residence, but room/area identification number prefixes (either **64** or **65**) indicate whether the room/area was formerly part of no.64 or no.65.

6.31 *Ground Floor (figure 14)*

Front Room 65/1

The floor surface comprises wide wooden floorboards which are laid north-south. The ceiling at the eastern end of the room is plastered over, the joists are obscured and only part of a chamfered beam, also aligned north-south, is visible (plate 29). In the western half of the ceiling the joists can be seen to support first floor boards (which lie parallel to the joists), and there is also a second, north-south stretching ceiling beam (plate 30).

Built into the southern half of the west (flue) wall of room 65/1, and slightly protruding from it, lies a third beam into which several joists are fixed. The southern end is carried by a supporting east-west beam which lies somewhat obliquely along the top of the south wall of the room. The north end of this timber has been truncated about 1.80 metres from the north wall; the six joists to the north lie slightly lower than those which are jointed into the beam itself (plate 31).

The west wall features a flue with a moulded picture rail attached, and a large fireplace constructed of dressed stone. This fireplace opening is based on an almost flat Tudor arch within a square head. The head and jambs are moulded. Set within the stone fireplace opening is a second fireplace with cast iron grate, tiles and wooden surround (plate 32). Adjacent to the side of the flue wall to the north and slightly recessed lies a doorway which leads up into room 65/4, via a small step (plate 30).

Along the top of the south wall a supporting beam has been set at a slightly oblique angle. A skirting board and moulded picture rail each continue along the wall from the west. Standing flush with the plaster work which covers the western end of the south wall, a single vertical timber is located immediately adjacent to the western corner of the room (plate 33).

Set to the west of centre along the south wall is a panelled door with upper and lower L-Hinges (CBA,1994,25) and moulded architrave which provides access to a walk-in cupboard (plate 34). The back wall of the cupboard comprises another similar, panelled door. Both the east and west cupboard sides are of wood (plates 35 and 36). On the east side of the cupboard the south wall is recessed and contains a doorway which leads into hallway 65/2. At the easternmost end of the south wall there is a single light casement, with ovolo-moulded jambs. The surrounding wall is clad in a modern, perforated boarding material (plate 36).

The eastern wall features a large shop window which is surrounded by more boarded wall cladding which obscures details of the wall behind. A small area of brickwork, however, is just visible behind the cladding towards the base of the northern side of the window return, and a patch of rubble walling is also exposed at the base of the window (plate 29).

The western part of the north wall is plastered and there is a moulded picture rail and skirting board; the eastern end is covered with further modern board-cladding and the skirting board is of a different phase. A blocked, rectangular window with ovolo-moulded stone jambs and mullions is positioned centrally along the wall. Although much of the window is obscured by plywood, it almost certainly has three lights. The splayed opening is recessed deep within the wall and has a wide sill (plate 37).

Hallway 65/2

The plain modern door at the eastern end of the hallway provides external access from no.65 to High Street St.Martins. The doorway located at the eastern end of the north wall leads into room 65/1. Opposite, a section of modern wood-based wall cladding obscures the eastern end of the south wall. Resting against the north wall, just to the west of the doorway, is a walk-in (fusebox) cupboard which appears to be built of plywood (plate 38). The rest of the hallway north wall, including the south side wall of the stairway, is covered with large sheets of plywood. The apparent straight flight stairway leads up to first floor landing 65/10 via twelve stairs (plate 39). At the western end of the hallway another plain, modern door leads through into kitchen area 65/3 (plate 40).

The entire south wall of the hallway comprises stretcher courses of bricks which have been lightly cement-plastered and painted over. Approximately 2.10 metres along the brickwork from the westernmost end of the hallway, a slight angle change is visible within the wall. About 1.5 metres from the westernmost end, a straight joint is visible running from the ceiling to ground level. Abutting this straight joint on the western side, and lying about 0.7 metres apart, two horizontally-positioned pieces of timber appear to be built into the south wall (plate 41).

The hallway ceiling comprises painted plasterboard to the east of the angle change in the south wall, but the plastered ceiling area to the west is much lower and uneven (plate 40). At the time of survey the hallway floor was carpeted.

Kitchen 65/3

The walls of room 65/3 are completely obscured by plywood, fitted kitchen units and modern fixtures/fittings. In the south-western corner of the room a plain doorway leads up (via two steps) to a back kitchen, room 65/5. A small two-light window with lower fixed light is positioned adjacent to the north, above a sink unit (plate 42). A plain doorway in the north wall provides access into room 65/4. Immediately to the east of this doorway lies a walk-in cupboard with reveals which are parallel at approximately 45 degrees to the plane of the north wall of the kitchen. Another plain doorway, in the north-eastern corner of the east wall, leads down into the cellar (plate 43). The ceiling is plaster-boarded and contains two north-south stretching timbers.

Lounge 65/4

The walls within room 65/4 are either papered or covered with modern cladding. The floor comprises concrete and is carpeted. Three chamfered ceiling beams aligned north-south are visible, with the joists exposed between beams 2 and 3 only (figure 14). The rest of the ceiling is plastered over.

The north wall features a splayed window opening with a deep sill, into which is fixed a modern four-light window with three fixed panes; only the upper westernmost light opens (plate 44). At the easternmost end of the north wall there is a recess (opposite the side wall of the flue) which features a lintel at ceiling level. A small cupboard has been built into the lower half of the recess (plate 45).

Located at the northern end of the east wall, a plain doorway leads into room **65/1**. A modern stone hearth and fireplace lies against much of the rest of the flue wall. The doorway at the eastern end of the south wall leads into the kitchen **65/3**, and just to the west of this is situated a large, splayed window opening (plate 46). The window has four lights and only the upper eastern and lower western lights open (plate 47).

The western end of the room features a large three-light window with two side-hung opening lights located on either side of a large fixed pane. The window sits above a deep sill which extends through the width of the wall (plate 48).

Back Kitchen 65/5

This small room lies adjacent to kitchen **65/3**. Two steps provide access from the kitchen to the higher floor level of **65/5**. In the east wall to the north of the kitchen doorway sits a small two-light window with sill and lintel. The surrounding wall area above and to each side of the window comprises painted brickwork; a single course of bullnose engineering bricks lies above the window, stretching from the north wall to the kitchen doorway. The wall above the bullnose bricks and the doorway, and the area below the window also, is heavily plastered (plate 49).

Most of the outer skin of the north wall appears to comprise brick, covered by a red cement plaster. A large four-light window belonging to lounge **65/4** (described above) is located at the easternmost end of the wall (plate 49).

A doorway in the west wall steps up and out into the yard **65/6**. The bottom step comprises concrete and the top step is brick. A small two-light window lies immediately adjacent to the doorway on the north side; the surrounding wall area is heavily plastered (plate 50).

The south wall is also heavily plastered and features a wooden shelf along its length at a height of approximately 0.75 metres from the ground. The wall area above the shelf is slightly recessed from the wall below (plate 50).

The floor is concreted and there is a manhole cover in the centre. A low, rectangular concrete plinth is located in the northwest corner of the room. The ceiling is plastered and contains a skylight.

Front Room 64/1

At the time of initial survey the partition wall which formerly divided the hallway of no.64 from the front room had already been removed, and only the wall scar is visible, both at ceiling and ground level. The hallway floorboards remain *in situ* and the floor surface appears slightly inclined towards the west (plate 51). The floor of the front room itself has already been removed and excavated down to a depth of 0.30 - 0.40 metres. The irregular-surfaced dirt floor includes numerous lumps of natural chalk and limestone, together with occasional fragments of ashlar and bricks. Some of the floor surface is obscured by sheets of plastic and building debris (plates 51 - 54).

The ceiling of both the hallway and front room are plastered and two east-west beams are visible. The western end of the northernmost beam in room **64/1** is supported by an iron

stanchion which is built into the western end of the north wall. The eastern end of the northernmost beam is supported by a north-south aligned timber which runs across the hallway ceiling, just in front of the porched doorway which leads out onto High Street St. Martins. Immediately above the panelled front door lying within its moulded architrave, is a plain rectangular, fixed fanlight. Adjacent to the door to the south, the lower reaches of the short section of east-west running wall within the hallway porch area comprise areas of exposed brickwork, above which lies roughly coursed rubble walling. Partly exposed plastered laths are visible on the wall return (plate 51).

The eastern wall features a rectangular window bay which contains a large ovolo-moulded stone mullion window with four east-facing lights and single adjoining side-lights to the north and south. Each light is divided in half by an iron glazing bar and only two of the lights open; the northern side light has a spiral handle and cockspur catch, (CBA,1994,31 & 33) and the southern central east-facing light possesses a knob handle and cockspur catch with a decorative plate (CBA,1994,31 & 33). A substantial timber immediately underlies the mullioned window dressing in the east wall, under which an area of coursed stone rubble is exposed. The lowest reaches of the bay wall are thicker than those above (plate 51). The southern side wall of the window bay is heavily plastered, but small areas of exposed brickwork (particularly at the base to the west) and stonework are visible within the northern side wall.

To the south of the window bay the rest of the east wall is heavily plastered and features a splayed window opening with a wooden sill. The opening contains a single fixed light within an ovolo-moulded stone window dressing (plate 52).

The southern wall of room **64/1** is again plastered and features a projecting flue and large dressed stone fireplace with four-centred inner and square outer head. Its form and moulding compares closely to the fireplace described in room **65/1** above. The back and sides of the hearth comprise large fragments of irregularly positioned stone; the hearthstone itself projects out into the room (plate 53).

At the southernmost end of the plastered western wall (about 0.90 metres above the old floorboard level), there is a square-shaped recess measuring approximately 0.70 x 0.85 metres (plate 54). At the northern end of the west wall a door opening provides access into room **64/2**. The north (former hallway) wall is plastered.

Room 64/2

At the time of initial survey any wall cladding material had already largely been removed and a complicated sequence of building and re-building is clearly visible. Across the southern part of the room a single east-west wooden beam supports the ceiling and ceiling joists. The northern ends of the joists are supported upon a steel RSJ, which is also aligned east-west. The ceiling area has been completely removed between the RSJ and the north wall of **64/2**, creating a large open void (plate 55).

Rising up through this void and lying adjacent to the north wall of the room is a free-standing wooden staircase with a plain, closed string and simply moulded handrail, turned balusters and a moulded newel post with ball finial. The staircase leads up to room **64/8** (plate 56). The area directly beneath the staircase is enclosed on the south side by a wooden to form a

walk-in cupboard, accessed through a door on the east side of the staircase. Much of the north wall is obscured by the staircase, but the areas which are visible comprise brick panels set between wooden uprights. A horizontal timber has been built into the wall about two-thirds of the way up, above which lie five courses of predominantly stretcher bricks. On top of these (visible at first floor level) sits a wall of concrete breeze blocks (plate 56).

Built into the northwest corner of the room is a stone rubble pillar, the top four courses of which comprise brick. Immediately to the south within the west wall, on the opposite side of a dilapidated doorway with concrete lintel (the doorway leads outside, via a step up, into yard 64/7), another pillar is situated which supports the western end of the steel RSJ. This pillar is built largely of brick (red bricks at the very top and yellow ones below); the lowest reaches of the pillar are stone rubble (plate 56).

Adjacent to the south side of the pillar supporting the RSJ a large casement window is positioned within an area of partially plastered-over brickwork in the west wall (plate 56). The window comprises the rotted remains of two side-hung lights with horizontal wooden glazing bars (boarded over), above which lie three small fixed lights. Each side-hung light possesses a spiral handle and cockspur catch (CBA, 1994, 31 & 33). Immediately below the wide wooden sill seat lies two courses of bricks, beneath these the wall comprises stone rubble to floor level. To the south of the window, the continuing west wall comprises stone rubble with small areas of brickwork. The doorway at the southernmost end of the wall leads up into room 64/3, via three brick steps with stone treads.

The south wall is built of red brick. The top half of the southeast and east walls are plastered over, but the lower reaches display a complicated sequence of building and re-building and comprise discrete areas of brick and roughly coursed rubble. The southeast wall features a stone-built fireplace with an iron lintel, partly blocked with bricks. The east wall appears to comprise large pieces of coursed rubble. A clear straight joint is visible 0.80 metres from the end of the wall, to the north of which a separate build of coursed rubble and brickwork is visible (plate 57). There is a doorway with a wooden lintel at the northernmost end of the east wall which provides access into room 64/1.

The floor of room 64/2 is concreted except for an area running adjacent to the north wall, to the north of a linear slot which runs from the east to west side of the room directly beneath the steel RSJ. This floor area is covered with north-south aligned floorboards.

Outbuilding room 64/3

Room 64/3 is in a very poor state of repair. The floor is concrete and partly obscured by piles of loose rubble. Much of the ceiling plasterwork has fallen away exposing rotted joists and laths; the lean-to roof is leaking badly in places. The south (back) wall is partially plastered and displays a variety of brick coursing and numerous types and colours of brick, many of which are vitrified; there is a complicated sequence of building and repair work. The west wall of the room has been dismantled and only a single course of yellow bricks remain *in situ* at ground level (plate 58).

The northern wall comprises yellow bricks which are largely obscured by plaster. A large, Yorkshire sliding sash window with wooden glazing bars is positioned centrally, and there is a plain doorway with wooden lintel further to the west (plate 58).

The eastern wall is built predominantly of coursed rubble, although there are small areas of brickwork; the area above the doorway (which leads down into room 64/2) comprises breeze blocks which are set upon a concrete lintel. Adjacent to the doorway to the north, the remains of a flue are visible - largely as a wall scar. The shape of the upper reaches of the former flue are clearly defined by the remaining plaster inner flue lining which still adheres to reeding, which itself is attached to the wall. The void in the lean-to roof immediately above the flue is undoubtedly associated (plate 59).

Outbuilding room 64/4

The one-course thick wall of yellow bricks formerly dividing this small room from 64/3 has been dismantled; a doorway almost certainly existed at the northernmost end of this (east) wall, providing access through from room 64/3. The south (back) wall of 64/4 is very similar in its make-up to the south wall of room 64/3, described above. The west, largely yellow brick wall is partly demolished and is a single course thick. The northern wall is also of yellow brick and contains a small, central casement window divided into four by iron glazing bars (plate 58).

Outbuilding room 64/5

There is no access into room 64/5 from 64/4, the room is entered through an external doorway at the easternmost end of the north wall. A large, fixed window lies to the west of the doorway. The south (back) wall comprises yellow bricks, as does the west and partially demolished east wall (plate 58). A brick-built iron wash tub stand with a grate is located in the southwest corner of 64/5. A brick hearth and flue lie immediately to the north, built into the west wall (plate 60).

Outbuilding room 64/6

This small room is accessed via an external (open) doorway at the eastern end of the north wall. There are no windows. Each wall comprises yellow bricks.

6.32 Cellar (figure 15)

Stairway 65/19

There are eleven steps which descend into cellar 65/20 from kitchen 65/3 and they comprise a variety of materials - wood, brick, stone and concrete. The walls on either side of the stairway below ground floor level comprise coursed rubble (plate 61). The upper reaches of the south wall (ground floor level) have been built using vertical wooden posts set upon a wooden sill beam, with lath and plaster and also reed infill panels (plate 62). The lower reaches of the south wall comprise coursed rubble; near the bottom of the staircase a vertical straight joint is visible within the rubble walling (plate 63).

The wall on the north side of the stairway is constructed of rubble both above and below ground floor level. Within this wall, a single horizontal timber is visible within the stonework, just slightly below the level of the south wall sill beam opposite. At the very eastern end of the north stairway upper wall there is a shallow recess (0.58 metres in width),

with a sill beam at its base. The back of the recess comprises an infill panel of horizontally-laid reeds (plate 64).

Cellar basement 65/20

The walls of **65/20** are predominantly constructed of roughly coursed rubble. The cellar stonework closely resembles the rounded rubble which comprise sections of walling recorded at the base of the external east wall, and which are also visible at the base of the east wall internally, within the window bay.

The south wall supports the ends of three north-south stretching beams, which in turn support the floor of **65/1** and **65/2** above. A large iron sewer pipe, supported upon two brick stacks, runs immediately in front of the south wall (plate 64).

The eastern wall is adjacent to High Street St.Martin's. About a third of the way up, the wall splays upwards and outwards towards street level. A substantial wooden sill beam rests upon the top of the rubble splay, a short distance below the ceiling joists. A series of wooden studs and plastered over reed infill panels are supported by the sill beam; one of this series of panels comprises a wooden board set between two wooden jambs (plate 65).

Towards the northeastern end of the north wall there is a small, rectangular, splayed recess about two-thirds of the way up, which possesses a wooden sill and lintel. Supported immediately above the recess is the northern end of one of the four ceiling beams. The northern end of the westernmost beam is partially supported by a wooden post, itself positioned upon a padstone (plate 66).

In the northwestern corner of the cellar the remains of a raised, rectangular cobbled floor surface is visible which measures approximately 2.5 x 1.8 metres (plate 67); the rest of the floor comprises roughly laid flagstones and compacted earth. The ceiling is in a poor state of repair; exposed and disintegrating areas of reeding and lath and plaster are visible between the joists.

6.33 *First Floor (figure 16)*

Stairway and Landing 65/10

The landing is reached via a straight flight of twelve stairs (with framed treads and risers) which provide access from hallway **65/2**, on the ground floor, to a first floor landing. The walls on either side of the staircase are plastered. The north stairway wall features a large, square recess which reaches up to ceiling level; its wooden sill sits at first floor level.

There is a turned and highly polished handrail on either side of the stairs, each of which is fixed to the wall midway by a brass cup hook, and both of which are supported by a single turned baluster at the top of the stairway. At the point at which the southern handrail is supported by the southern baluster, the rail twists south and appears to continue into the wall itself. The baluster post positioned at the top corner of the north stairway wall also supports a separate section of handrail as it angles a short distance north, attached to the east wall of corridor **65/14**. The baluster post has a moulded flat cap finial (plate 68).

Room 65/11

Room **65/11** is reached via a single step up from landing **65/10**. The floorboards are aligned north-south and the ceiling is plastered smooth and painted over.

A panelled door with moulded architrave lies at the northern end of the east wall providing access onto landing **65/10**. Adjacent to the doorway, immediately to the south, lies a single vertical partition board which represents the remains of a plank and muntin partition wall (Brown, 1982,287; plate 69), together with a short section of skirting board. The rest of the east partition wall has been dismantled and there is open access into corridor **65/12**. There is a boxed-in ceiling beam (shown as *Beam A* on figure 16) which runs adjacent to the top of the east wall.

The north wall is plastered and contains a loosely boarded-over recess (made into a cupboard) at window height at the westernmost end. The back of the recess comprises bare rubble, and the feature is abutted by the west (external) wall of room **65/11**. The width of the opening (to the east of the abutting west wall *only*) is 0.3 metres. The depth of the recess is 0.35 metres (plate 70).

Positioned centrally within the west wall is a square, two-light window with side-hung wooden casements and two single horizontal wooden glazing bars. Each light possesses a spiral handle and cockspur catch (CBA,1994,31 & 33), together with spiral stay. The window frame is moulded and set within a brick and timber wall, a small area of which is revealed below a thick layer of lime and horsehair plaster which has fallen away. A sill beam is just visible running behind the skirting board (plate 71).

The south wall comprises concrete breeze blocks which rest upon a wall of bricks at floor level (plate 72). Running immediately above the breeze blocks, and obscured from view behind a simply moulded wooden cornice, is a substantial wooden beam which continues east along the top of the (now demolished) southern wall of corridor **65/12** (shown as *Beam B* on figure 16).

Corridor 65/12

The western partition wall dividing room **65/1** and corridor **65/12** has been demolished and there is now open access between the two areas (plate 73). The western half of the south wall has also been demolished and there is open access to room **64/8**, across a void in the floor!

The eastern end of the wooden beam (figure 16 - *Beam B*) which continues eastwards from room **65/11**, and which runs across the top of the demolished south wall of **65/12**, is supported by the northern end of the limestone rubble wall which divides rooms **64/8** and **64/9**. Visible in the underside of this beam are numerous mortice slots (plate 74); there is no corresponding morticed sill beam remaining beneath. The northern end of this limestone wall also supports the end of another beam, again with mortice slots on its underside (figure 16 - *Beam C*), running north-south across the corridor at this point. Built into the very end of the wall are several ashlar jambs and four pieces of timber, laid horizontally and at intervals (plate 75). Recessed, on the east side of the limestone wall, is a doorway which leads into room **64/9**. It is set within a lath and plaster partition which is thickly plastered with a lime and horsehair plaster mix.

The eastern partition of corridor **65/12** also comprises lath and plaster, which is again covered over with a thick layer of horsehair plaster and is wallpapered. The wall features a doorway which provides access into room **65/13** (plate 73).

The northern partition displays a varied assemblage of timber partitioning, a large reed panel and lath and plaster work. The western half of the partition comprises an assortment of wide planks (some with wallpaper attached) laid horizontally and fixed to the rear of vertical timbers, themselves tenoned into a sill beam and also a rail above (plate 76). Adjacent to the east at floor level, there is a large reed and plaster panel (0.97 x 1.10 metres) which is attached to the back of four vertical studs. Immediately above is a separate panel comprising horizontal planks, similar in arrangement to the eastern half of the partition. The easternmost end of the partition wall comprises an area of exposed lath and plasterwork (plate 77).

Most of the corridor floorboarding has been removed and the joists and reeded ceiling below are exposed (plates 73, 75, 76 & 78). A sill beam with four visible mortice slots lies immediately beneath morticed ceiling *Beam C* (shown on figure 16); each are aligned north-south and are set at a 90 degree angle north from the end of the limestone rubble wall (plate 78).

Room 65/13

The room is accessed through a panelled door in the west partition wall; the doorway has a moulded architrave. At the northern end of the west wall there is a deep cupboard with shelves located in the upper reaches of the wall, within a recess. Below the cupboard, and flush with the cupboard doors, the recess has been boarded across by wide, horizontally-laid planks (plate 79).

The walls of room **65/13** are all plastered, papered and painted over and there is a plain skirting board. Set within a splayed recess in the eastern (external) wall is a double-light window with ovolo-moulded stone mullions. Each light is surrounded by an iron frame and is divided in half by an iron glazing bar. The northern light is fixed, the southern light opens and possesses a spiral handle and cockspur catch (CBA, 1994, 31 & 33), similar to that displayed in room **65/11** (plate 80).

An east-west aligned beam is visible running along and projecting out from the top of the north wall, and another beam runs north-south at the top of the west wall elevation. The ceiling is plastered. The floorboards have been partially lifted and several joists and areas of the reeded ceiling make-up below are exposed.

Corridor 65/14

The corridor is reached up two stairs via the stair landing (**65/10**), and provides access into bathroom **65/15**, room **65/16** and room **65/17**. The corridor walls are thickly plastered and painted over and there is a plain skirting board. The doorways to both bathroom **65/15** and room **65/16** have moulded architraves but plain doors, and the entrance to bathroom **65/15** is set within a recess.

The floor comprises carpeted floorboards and the ceiling is painted and plastered. The ceiling plasterwork is in a poor state of repair and there are signs of severe damp. Two north-south

aligned beams are visible. One beam runs in front of the bathroom entrance recess, and continues along the top of the west elevation wall; the other beam is built into the top of the eastern wall and, except for the fully exposed northernmost end, it is obscured beneath plasterwork (plate 81).

Bathroom 65/15

The north wall of the bathroom comprises three separate plasterboard partitions; the westernmost panel is aligned approximately northeast-southwest, the central panel lies east-west, and the easternmost panel is positioned roughly at a northwest-southeast angle.

The east and west walls are also plastered partitions, and there is a doorway leading into corridor **65/14** at the northernmost end of the east partition. A north-south aligned chamfered beam, with run-out chamfer stops at the southern end (CBA,1996,31), extends across the eastern end of the room, about 0.6 metres west of the doorway. The underside of the beam lies approximately 0.50 metres below the level of the ceiling; the area immediately above the beam is completely filled in and plastered over (plate 82).

The very thick southern (external) rubble wall is obscured internally by plasterboard. Positioned within a full wall height recess at the westernmost end of the wall is a square, two-light window with side-hung wooden casements, and two single horizontal wooden glazing bars. Each light possesses a spiral handle and cockspur catch (CBA,1994,31 & 33), together with spiral stay. The window frame is moulded. The floor area within the window recess is boarded and slightly raised from the rest of the bathroom floorboard area (plate 83).

The ceiling is plastered and painted. Towards the western side there is a noticeable return in the ceiling plane which comprises approximately 6 centimetres; the ceiling height to the east of the return sits approximately 6 centimetres higher than that to the west (plate 84).

Room 65/16

Access to room **65/16** is through a doorway at the southern end of the east partition wall, which leads in from corridor **65/14**. The walls and ceiling are plastered and painted over, and no beams are visible. Floorboards lie beneath a carpet.

The north wall features a splayed window opening with a deep sill. The western side of the window itself is boarded across, the eastern side comprises a single side-hung light (plate 85). The west wall contains a large rectangular casement with two side hung lights. The lower central light is fixed, but the small pane above opens. There is a walk-in cupboard in the southwest corner of the room (plate 86).

Room 65/17

A doorway at the northern end of the west wall leads into room **65/17** from corridor **65/14**. The west wall is plastered and features a moulded, projecting stone mantel shelf (1.35 metres in length) positioned half way up the flue wall. Marks and unevenness in the plasterwork directly below the mantel shelf suggest that there is a blocked fireplace within the flue wall (plate 87).

A boxed-in beam runs along the top of the southern wall elevation, the rest of the wall is plastered and featureless. The eastern wall comprises a painted over partition of narrow, vertically arranged planks; there is a doorway into room **65/18** at the northern end of the eastern partition. The north (external) wall is papered and features a large, square wooden panel mid-way up the wall (plate 88).

The floorboards in room **65/17** are aligned north-south. There is a high, moulded skirting board around the room. The ceiling is plastered.

Room 65/18

At the northern end of the western wall (which comprises a papered-over partition of vertically arranged planks), lies a plain doorway with a moulded architrave leading into room **65/17**.

The western side of the northern (external) wall is also papered, and features a deep cupboard with a single shelf and two side-hung doors set mid-way up the wall at the western end. An area of pink plasterwork lies immediately above the cupboard and stops just short of the ceiling, bounded by a short, horizontally laid timber. A large area of the same exposed pink plasterwork is visible on the eastern side of the north wall (plate 89).

The southern wall is completely papered over. The western two-thirds of wall is set back slightly from the eastern end. A boxed-in beam runs along the top of the western end of the southern wall elevation (continuing along from room **65/17**); the eastern end of the beam disappears into the return of the projecting part of the south wall (plate 90).

The eastern (external) wall is again papered and features a three-light rectangular window with ovolo-moulded stone mullions set within a moulded, wooden-framed internal rebate. Both side lights are fixed, but the central side-hung light opens. Each light has an iron frame and horizontal iron glazing bars (plate 91).

The floor is carpeted and there are floorboards beneath. The entire room is surrounded by a high, moulded skirting board, which is very similar to that recorded in room **65/17**. The skirting board moulding in room **65/18** is also very similar to both the door and window frame moulding in the same room.

Room 64/8

The room is reached via a free-standing ten step staircase which presently rests alongside the north wall and which rises up from room **64/2**, through a large void in the floorboards. A large portion of the room's floor area, between the north wall and steel RSJ 1.5 metres to the south (which now supports the ends of the joists and remaining east-west aligned floorboards), has been removed.

The eastern side of the north wall has been dismantled and there is open access into corridor **65/12** across the 1.5 metre void in the floor. The remaining section of north wall is built with concrete breeze blocks.

The eastern wall comprises roughly coursed limestone rubble up to the level of an exposed tiebeam. The wall's rubble make-up is visible at the northern end, but the southern end is covered with painted plaster and wallpaper; the vertical and diagonal straight edges of the plaster layer indicate the position of a former staircase (plate 92).

Room 64/8 has no ceiling and the common rafter roof timbers are all exposed. The east wall is entirely visible above tiebeam level and although most of the truss itself is obscured by plasterwork, an area of fallen plaster just above the tiebeam reveals the make-up of the wall beneath. Here, the base of several studs can be seen and also part of the remains of five separate infill panels, one comprising lath and plaster and the other four of daub and horizontally laid reeds (plates 92 & 93). The wall also features a square hatch which provides access into the attic space above room 64/9 and also to the attic area above the entire front range. The hatch has a wooden frame and a side-hung battened door. It is located immediately above the tiebeam at the southernmost end of the elevation (plate 93).

The south-eastern wall is angled diagonally across room 64/8 and stands only as high as the tiebeam within the eastern wall elevation, and up to the level of the wallplate in the southern elevation. The top of the wall has a flat ceiling and provides a platform immediately in front of the attic access hatch which is contained at the southernmost end of the eastern wall. Lying adjacent to the south side of the hatch, and angling up from the ceiling and disappearing into the corner of the east wall, is part of a flue (plate 93).

The south-eastern wall is largely obscured by plaster, but the wall itself appears to be built primarily of rubble, although there are also areas of exposed brickwork. The wall features a large built-in cupboard to the northeast, with moulded wooden frame and side-hung panelled doors (plate 93 & 94). At the southwest end of the wall there is a blocked fireplace with a substantial, curved wooden lintel. The exposed wall area immediately above the lintel and also immediately to the northeast of the fireplace comprises limestone rubble. The southwest side of the fireplace, however, is faced with both pink and yellow bricks (plate 95).

The south wall comprises pink and yellow bricks. The eastern half of the south wall is plastered, but the brickwork to the west is exposed. Approximately five courses of bricks rise above a wallplate, upon which a second wallplate has been laid. Immediately below the upper wallplate, and built into the top of the uppermost reaches of brickwork, a series of horizontal timber braces tie the top of the heightened section of wall to the existing rafters (plate 94).

The west (external) wall features several window openings and a varied assemblage of building materials. Below tiebeam level there are three casement windows, the southernmost side-hung casement is obscured by plastic sheeting and is visible only from the outside (see 6.22). The central window comprises three lights with horizontal wooden glazing bars and is set within a moulded, wooden frame. The central light is fixed; the side casements are side-hung and each possess a spiral handle and cockspur catch (CBA, 1994, 31 & 33). The northernmost single, side-hung casement is boarded up at the bottom; the glass pane above the horizontal wooden glazing bar survives intact. The window frame is moulded (plates 96 & 97).

Much of the west wall below tiebeam level appears to comprise breeze blocks which lie upon courses of bricks. Between the top of the central window and the tiebeam, and to the north of

the central window above the level of the window sills, exposed brick and timberwork are visible (plates 96 & 97).

Since there is no ceiling to room **64/8** the west gable wall above the level of the tiebeam is exposed, together with all the roof timbers. Situated above the tiebeam, the southern gable end features a centrally-positioned attic window which is largely obscured by a sheet of blue plastic. From external examination (see **6.22**), the window appears to be a square, two-light casement with side-hung lights. The glass from the southernmost light is missing (plates 96 & 98).

The base of a series of close studs are visible rising up from the west gable end tiebeam. The bottom 0.25 metres of external infill panels, lying between the studs, is also exposed. The six southernmost panels comprise reeds laid horizontally, and daub. The nine northernmost panels are of lath and plaster (plate 99). The rest of the wall between the tiebeam and collar is largely obscured by thick plaster and wallpaper, but there are small areas of internal lath and plaster infill panels visible where covering layers of plaster have fallen away; close studding and reed/lath and plaster external infill panels lie obscured beneath. Wall construction detail between the collar and the apex of the truss comprises studs with reed and daub infill panels (plates 96 - 99).

Room 64/9

The room is accessed through a doorway at the western end of the plastered north wall, which leads in from corridor **65/12**. The floorboards are wide and aligned east-west; their condition is particularly poor at the eastern end of the room. A plain, high skirting board is applied to the base of most of the walls. The ceiling is plastered and there is a north-south beam running in front of the window bay on the east side of the room. The ceiling behind the beam (within the window bay itself) is missing, and the roof timbers above are fully exposed (plates 100 & 101).

The eastern (external) walls of room **64/9** are plastered and papered (plate 102), except for the upper reaches of the gabled window bay wall (plate 101). Here, the upper wall is exposed above the level of the wallplate, and comprises both bricks and breeze blocks. Situated beneath the wallplate and a concrete lintel is a large, splayed window with ovolo-moulded stone mullions and four east-facing lights (plate 102). The window continues around both sides of the bay where it is represented by an additional north-facing fixed light and an opening, side-hung south-facing light. Each casement is divided by a horizontal iron glazing bar and has an iron frame. The two southernmost east-facing lights are fixed, but the northern two casements open; the northernmost light possesses a spiral handle and cockspur catch (CBA,1994,31 & 33; plate 103) and the adjacent casement has a knob handle with cockspur catch (CBA,1994,31 & 33).

At the southern end of the eastern wall, to the south of the window bay, a single side-hung casement is set between ovolo-moulded stone jambs. The casement is fixed and does not open (plate 102).

The south wall features a central, bricked-in fireplace with a curved wooden lintel which lies exposed beneath the surrounding plasterwork. The wall itself appears to comprise limestone rubble. Built into the flue wall recess at the eastern end of the southern wall there is a walk-in

cupboard, the door of which is missing (plate 104). At the western end of the wall, a second walk-in cupboard with a panelled door has been built into the western flue wall recess (plate 105).

7.0 Dating, Analysis and Interpretation

Figures 14 - 21 (*Appendix A*) and the plates (*Appendix B*) at the back of this document, aim to clarify the relationship between different features, wall fabrics and phases of construction at 64/65 High Street St.Martin's and are intended to supplement the text. It is recommended that they be referred to whilst reading this section of the report.

The following section draws upon physical evidence collected during the initial, main part of the building survey, upon further physical data gathered during subsequent visits to the property throughout the "opening-up" programme, and upon documentary and cartographic records.

7.1 Dating, Analysis and Interpretation of External Features

7.11 East Elevation - Frontage (figure 17; plates 1 - 8)

Ostensibly, the street frontage of the property reflects an early 17th century style. The rectangular bay windows with ovolo-moulded stone mullions, gables and finials, and the ovolo-moulded wooden door frame belonging to no.65, are all architecturally diagnostic of the second quarter of the 17th century (Brown,1982,270; Brown, 1986,135-6; RCHM,1981, 14,39; CBA,1994,38).

It is most probable that the existing stone-built frontage completely replaces an earlier, timber-framed structure (see 7.21 & 8.2); the building occupying the site of 64/65 High Street St.Martin's on John Speed's map of 1610 *may* represent this earlier, timber-framed structure prior its re-building in stone. In early 17th century Stamford timber-framing gradually went out of fashion and those who could afford it built their houses in stone, or at least built stone fronts onto their existing timber buildings (Smith,1992,8; see 5.41). Pantin (in Rogers,1970,9) suggests that a great many houses in Stamford were rebuilt above cellar level in the 17th century and that it is often very difficult to tell whether the whole house was originally constructed in stone, or originally had a timber-framed superstructure built above the cellar.

The discrete sections of rubble walling located at the base of the eastern elevation up to a height of approximately 0.80 metres (which is clearly of a different build to the stonework lying above), possibly represent the remains of a *pre-* early 17th century ground floor rubble wall upon which a first floor timber-framed wall would have been set. Alternatively (and far more likely), the *pre-* early 17th century sections of walling most probably represent the remains of a rubble plinth upon which both a ground and first floor timber-framed wall would have been built. In either case, these discrete sections of plinth comprise the earliest phase of archaeological remains which have been identified at the property (together with the cellar), and pre-date the stone frontage which lies above (plates 3, 4 & 5. See also plate 51).

The door entrance to no.64 is an insertion and likely to be contemporary with the building of the porch roof; both features post-date the building of the early 17th century stone frontage. It is uncertain when the additional front door entrance was built, although this was probably in the early 19th century; stylistically, the panelled door to no.64 belongs to the early 1800s. The need for two separate front entrances clearly represents the division of the property into two distinctly separate living quarters (no.64 and no.65) at this time, as is reflected by documentary records (see 5.43).

The small rectangular opening with wooden jambs which sits below the base of the shop window in the northern gabled window bay has been built into the wall to provide light into the cellar (65/20). It is contemporary with the external face of the surrounding wall and areas of 19th century rubble rebuild within the bay above. Located also below the shop window, the straight joint visible within the coursed rubble wall just to the north (right) of the cellar opening represents the position of an *in situ* stone jamb which belongs to a former cellar opening. The jamb forms the southern side of the northernmost section of pre-early 17th century plinth wall, and indicates the northern limit of the extant timber-framed window fitment which is visible internally from cellar 65/20. (The external side of this timber-framed fitment has been faced with early 19th century rubble, see 7.22).

The large 19th century shop window with its moulded and dentilled wooden surround and Ionic pilasters in the northern window bay (no.65) is an insertion, and probably replaces an early 17th century ovolo-moulded window similar to that remaining in the ground floor window bay to the south. Much of the surrounding rubble wall comprises a 19th century rebuild.

The first floor ovolo-moulded mullioned window immediately above the shop window is also an insertion (probably dating to around the early 19th century), and is a replica replacement of an earlier, 17th century ovolo-moulded mullioned window(s) similar in form to those windows still extant in the southern window bay. The area of disturbed stonework adjacent (on the north side) of the replica window represents the blocking of an earlier opening. This earlier opening may have contained a larger, four-light ovolo-moulded mullioned window, or else two single lights. Charles Nattes' drawing of High Street St.Martin's in 1804 shows a gabled structure located in approximately the position of no.64/65 which has two single lights at first floor level (see figure 8). The structure arrowed in figure 8 may or may not be the gable of no.65, but at very least it represents an example (in close proximity) of such a window arrangement extant at that time.

The small attic window with its plain ashlar surround above the first floor 19th century replica window in the northern window bay is also an insertion. The surrounding gable walling is coursed in with the window, which implies that the gable was rebuilt at the time of the insertion of the attic window. This probably occurred during the early 19th century, and most likely at the same time as the replica replacement window below was inserted.

At the southernmost end of the street frontage (no.64) the string course, at first floor height, is missing. This would very likely have continued along from the southern window bay to the southern corner of the frontage wall of no.64. The string course, and probably part of the southern corner of the wall, were most likely dismantled in the late 19th century during the construction of the Burghley Estate Office immediately adjacent (see section 5.43, *Compensation Agreement* dated 1878). The corner of the frontage wall was rebuilt, but it

seems that the string course was not reinstated. (The extent of disturbance to the southeast and southwest corners of the building, and also to the south wall itself at this time is uncertain).

7.12 *West Elevation - Rear* (figure 18; plates 9 - 20)

The rear elevation of the property displays a variety of different building fabrics and datable fenestration detail which represents a complicated sequence of building, re-building and repairwork.

The northern rear range was most likely built during the mid/late 17th century (see 7.21, 7.23, & 8.3). The western gable end of the northernmost range, however, has been rebuilt in brick and is modern. The two casements, with their concrete lintels, are integral. The small area of stone rubble just below the eaves, on the northern side of the gable, pre-dates the adjacent gable brickwork and almost certainly represents the remains of an independent, former structure (probably an 18th century bakehouse; see 7.21) which has been incorporated into the re-building of the gable end wall.

The render adhering to the upper reaches of the southern side wall of the northern gabled range obscures a rubble-built wall, the westernmost end of which is again most likely to be part of the former bakehouse structure (see 7.21). The brickwork visible in the lower reaches of this wall represents a phase of modern re-building.

The central and southernmost gabled ranges are of different phases. The southernmost range most likely dates to around the very late 17th/early 18th century; the central gabled range (inserted between the already existing northern and southern rear ranges) was probably built during the early 19th century (see 7.21, 7.23, 8.4 & 8.7). The vertical straight joint visible beneath the render at first floor level in the central gable end, indicates the junction between the inserted central gable end west wall and the pre-existing northwest corner of the southernmost range.

The roughcast render at first floor level in both the central and southern gable ends obscures a timber-frame construction with outer infill panels of brick (see 7.23). The rendered attic wall within the southernmost gable obscures a timber-frame with horizontally-laid reed infill panels (see 7.23); the fabric of the central gable attic wall below the render is unknown, but is likely to be of a similar material. The attic render on both the central and southern gable ends appears to be less coarse than the render at first floor level, and the "casting" (application) process has left deep gauging marks clearly visible in the surface of the lime render. The areas of discoloured (lighter) surface render (which also feature less severe application marks than elsewhere) may represent patches of render repairwork.

The vertical scar which is clearly visible in the rendered wall of the southernmost gable end represents the position of a former flue, which once lay adjacent to the gable wall and rose from within outbuilding room 64/3. The large void within the gable wall immediately adjacent to the scar (on the south side), has been partially blocked in with modern bricks and breeze blocks. The void may represent the position of a former window which pre-dated the building of the adjacent range of outbuildings (rooms 64/3-6), or it may just be associated with the demolition of the flue and subsequent deterioration and loss of surrounding wall fabric.

The areas of bullnose bricks and brickwork on either side of doorway within the southernmost gable end and also below the window almost certainly date to the early 19th century, although there is also some evidence of later brick repairwork. The early 19th century yellow bricks (possibly London bricks, [Brunskill,1990,171]) on either side of the doorway are very similar to those which comprise the northern frontage of the lean-to outbuilding (rooms 64/3-6) in yard 64/7. The door itself and its frame are modern, but the door opening most likely dates from the early 19th century, when the need for an independent front and back entrance to the newly-divided property (no.64 and no.65) was required.

The brick-built back kitchen 65/5 is modern and probably of contemporary build to the western gable end of the northern range.

The present fenestration arrangement within the southern gable end is likely to be rather different from that of the primary (original) layout. The casements themselves within the central and southern gable ends are contemporary, including the casement within the southern side wall of the northern gabled range, and date to the early 19th century. It seems likely that these casements were fitted at the time of the construction of the central gable range at this time. (Internally, several of the casements possess early 18th century fixtures. It seems probable that these fixtures were saved from the earlier casements and fitted to the early 19th century replacement windows; see 7.21 & 7.23; rooms 64/8, 65/11 & 65/15).

7.13 *Subsidiary Buildings, Walls and Yards* (figures 14 & 19; plates 21 - 28, 106 - 107)

The earliest documentary record found during this study which refers to the use of the land at the rear of 64/65 High Street St.Martin's dates to 1720 (see 5.42; Rimmer:Doc.1). Here, the house is described as a "Triple Lot" and as possessing "barns, stables and outhouses". The function of the land at the back of the tenement prior to this time is uncertain (see 5.2 & 8.0). Late 18th century historical maps (figures 5-7) indicate the possible layout of subsidiary buildings at the back of the house towards the latter 1700s, but it is Knipe's map of 1833 (figure 10) which provides the earliest evidence for the present layout of structures at the rear of the property.

The yellow-brick, lean-to structure (rooms 64/3 - 64/6) which abuts (and clearly post-dates) the rear gable end of the southern rear range of no.64, is most likely to have been built during the early 19th century. (The yellow bricks are almost certainly early 19th century London bricks [Brunskill,1990,171]). The single casement window within room 64/4 also reflects an early 19th century date, and cartographic evidence suggests that the building was erected between 1800 and 1833 (figures 7 & 10).

The Yorkshire sliding sash window featured within room 64/3 of the lean-to building may be an original feature or it could be re-used, and have come from a dismantled cottage formerly situated at the rear of the tenement plot. Yorkshire sliding sash windows were first introduced at the beginning of the 18th century. They became extremely popular in many small timber-framed houses and cottages throughout the country, and were particularly suited to buildings with low ceilings [Brown,1997,140].

The large window opening at the western end of the lean-to's frontage wall (room 64/5) is a modern insertion and probably replaces a former (smaller) window of early 19th century origin. The external door openings are all original features of the structure. The small square

opening in the lean-to's Collyweston tiled roof above room 64/5 represents the position of a former chimney; the similar opening within the roof at the easternmost end of the lean-to also represents the location of a former chimney, long-since demolished.

It is likely that the lean-to building (rooms 64/3 - 64/6) was built as a self-contained cottage and it is likely to be one of the cottages mentioned as part of the property in 19th century documentary records (see 5.43; Rimmer:Doc.4,6,& 9). At a later date it appears that it was integrated into and used as part of no.64 itself (see 7.21).

The northern frontage wall of the lean-to structure abuts its western end wall (room 64/6), which is clearly of a much earlier phase. The variety of building fabric displayed within the external face of this west wall is interesting (plate 106). The range of building materials featured here (coursed ashlar, limestone rubble, plaster and an assortment of brickwork) clearly indicate several different periods of build and re-build. The stonework almost certainly represents the earliest phase of construction and is very likely contemporary with the nearby stonework which features in the east-west property boundary wall. The small area of plaster which still adheres to areas of the external face of this west wall suggests that it was once an internal wall which formerly belonged to another structure, now demolished. Knipe's map of 1833 (figure 10) and the second edition (1901) Ordnance Survey map (Figure 12) both clearly show a building on this spot, but the late 18th century maps consulted do not (figures 5, 6 & 7). It is almost certain that an earlier structure (demolished by the late 18th century) would have occupied the spot prior to the building shown on Knipe's map of 1883.

The tall brick wall which divides the two yards 64/7 and 65/6 appears to have been built in order to divide no.64 from no.65, probably at the time when the property was divided in the early 19th century. The brickwork itself suggests an early 19th century date of construction (possibly earlier); there may have been an earlier partition wall which extended along a similar line, and which divided the different "activity areas" and interests of various undertenants. The westernmost end of the dividing wall has been re-built and extended in modern times; this building work is most likely contemporary with the re-building of the entire gable end of the northern rear range, and the construction of the back kitchen 65/5.

The two, small lean-to brick structures 65/7 and 65/8 within yard 65/6, which abut the eastern end of outhouse 65/9, clearly post-date that structure. Shed 65/7 appears to have been built as an outside privy and post-dates the adjacent coal shed 65/8; both date to the early/mid-20th century and there is evidence in the brickwork of each of late 20th century repair.

The brickwork within the upper reaches of the northern property boundary wall dates to at least the 18th/early 19th century. The stonework in the lower reaches of the wall belongs to a much earlier phase of construction and probably represents the remains of the original property boundary wall. The several small square mortice slots visible within the rubble and the two narrow slots recorded within the brickwork almost certainly once housed the ends of timbers. They very likely represent the position of a former (?lean-to) structure, probably associated with a former bakehouse which once stood alongside the north boundary wall (see 7.21).

Areas of blackening and soot deposits still adhere to areas of both the stone and brickwork of the northern boundary wall, and may well represent the location of former hearths or ovens associated with the now demolished bakehouse. The wall scar visible towards the eastern end

of the wall, lying adjacent to the modern breeze blocks which abut and face the lower half of the boundary wall at its easternmost end, represents the remains of a former north-south wall which very likely formed the west wall of the now-demolished bakehouse. Historical sources indicate that a series of bakers occupied and operated from the property from at least the mid-17th century, and specifically from no.65 since the mid-18th century to the mid-20th century; there are also several documentary references to an actual bakehouse (see 5.41-5.44 & 7.21).

The present concrete surface of yard 65/6 certainly appears to have been raised since the demolition of any former structure which might have been attached to the northern property boundary wall. At a visit to the site during the early stages of building work (undertaken after the initial, main part of survey), the concrete surface of yard 65/6 had already been removed and the area excavated down a few feet (plate 107). Upon examination (particularly of the area adjacent to the northern boundary wall), there was no sign of any *in situ* wall footings or hearth structures which might be associated with a former bakehouse. There was, however, a considerable amount of both rubble and brick debris lying around together with large patches of ash; this seems to suggest the disturbed remains of wall footings and hearths. (Much of the gable end wall of the northernmost rear range [room 65/4] had also been demolished and the floor excavated out as part of the same programme of building work. Here, the remains of a hearth and flue structure, almost certainly associated with the former bakehouse, were revealed [see 7.21]).

7.2 Dating, Analysis and Interpretation of Internal Features

At the time of the initial, main survey of the property it was clear that the internal divisions between no.64 and no.65 were inconsistent and complicated. The removal of modern wall cladding material during the "opening-up" of both ground and first floor features throughout the programme of repairwork provided a valuable opportunity to clarify many of the structural relationships and internal divisions, and to investigate further the chronology of the building. Data collected during the "opening-up" of previously obscured features and building fabric, and also after ground excavation work at the rear of the property (see also 7.13), has been assimilated in the following analytical and interpretative discussion.

7.21 Ground Floor (figures 14 & 19; plates 29 - 60, 108 - 121)

Front Room 65/1

The large shop window set within the eastern wall dates to the early 19th century; it most probably replaces an early 17th century ovolo-moulded mullioned window similar to that remaining in the ground floor window bay to the south. It is most likely that the room served as a shop for the bakery which operated at no.65 from at least the mid-18th century, when William and Elizabeth Symonds bought the property. The room almost certainly continued to be used as a shop right up until the mid-20th century, when Harry Hill and then J.C.Frisby used the room as a shop to sell produce from their extensive baking business (see 5.41 - 5.44). The earliest documentary record found which refers to an actual shop at no.65 dates to 1910. In 1956 J.C.Gem Co. is recorded in a trade directory for that year as being registered at no.65, and between 1959 and 1963 Mrs R.F.Easy ran a jewellery shop from the premises. Leslie Pepper, carpenter and joiner, then occupied no.65 until the mid-1980s, but it is

uncertain whether the front room continued as a shop for his business during this time (see 5.44).

Stylistically, the large, dressed stone fireplace in the west wall dates to at least the early 17th century and is similar to that featured in front room 64/1. The installation of the two formal, moulded fireplaces dates to around the time of the building of the stone frontage with its ovolo-moulded mullioned windows and rectangular window bays. A comparable fireplace of the same period has been recorded at Chestnut Farm, Braunston in Rutland (Mercer, 1979, 195 & plate 107). The second, inserted fireplace with its cast iron grate, tiles and wooden surround, set within the dressed stone fireplace in room 65/1, represents a 19th century addition. It is uncertain whether the rubble-constructed flue itself pre-dates the early 17th century fireplace or is a contemporary feature.

The doorway which lies adjacent to the north side wall of the flue is inserted. An opening was knocked through the rubble wall to provide direct access into the largely rubble-built range behind, most probably when the northern rear range was built around the mid-/late 17th century (see 7.21, room 65/4 text). The present doorway at the east end of the south wall is also inserted. This was most likely fitted during the later 19th (possibly early 20th century), probably in order to facilitate customer access to room 65/1 when the room was expanded (see below), and used as a shop.

The panelled door to the walk-in cupboard in the south wall, with its L-Hinges and moulded architrave, is of an early 18th century date (CBA, 1994, 25). It is re-used and has been inserted into the partition wall. This doorway would have provided early 19th century access to the southern part of the property prior to the insertion of the present doorway to the east. (The panelled door which forms the back wall of the walk-in cupboard is also re-used, and similarly, probably comes from elsewhere within the property; it has been inserted merely as a suitable partition constituent).

The south wall lying to the east of the early 18th century doorway would once have continued eastwards along the same line as the 18th century doorway itself. This section of wall has, however, been demolished and the wall set back at the same time as the present doorway to room 65/1 was inserted. It is likely that this was undertaken during the later 19th century in order to create more shop space within room 65/1 for bakery customers. During the initial, main survey this re-aligned section of south wall to the east of the early 18th century doorway was covered in plaster, but a later visit to the site during the "opening-up" programme revealed there to be an 18th century panelled timber partition beneath the plasterwork (plate 108). The partition is re-used, and most likely came from elsewhere within the property.

The western end of the south wall was also obscured by thick plaster at the time of initial survey; a single timber stud at the westernmost end of the wall was all that was visible of the fabric beneath. During the "opening-up" process, however, the original fabric of this section of wall was revealed to comprise lath and plaster infill panels between timber studs. This part of the wall probably dates to an early 19th century re-alignment of the partition wall.

The small area of exposed rubble walling, in the east elevation below the shop window at ground floor level, most likely represents the remains of the pre-early 17th century building fabric, and is part of the original rubble plinth. The brickwork visible behind the modern wall

cladding towards the base of the northern side of the window return represents an area of rebuild, probably associated with the insertion of the early 19th century shop window.

The blocked, rectangular window with ovolo-moulded stone jambs and mullions positioned centrally along the northern wall is of early 17th century date. It is of the same building phase as the ovolo-moulded mullioned windows positioned in the eastern frontage wall, and was obviously built prior to the construction of the present no.66, High Street St.Martin's which now lies immediately adjacent to the north wall of no.65. Documentary records and architectural data indicate that no.66 was built in the second quarter of the 18th century (RCHME,1977,101), and it seems probable that the ovolo-moulded mullioned window in the north wall of no.65 was blocked around this time also. Cartographic evidence confirms that since at least the mid/late 18th century there was a building upon the site of no.66 (see figure 5).

Hallway 65/2

The front door which leads out onto the High Street (to the east) appears to be modern. The doorway itself is ovolo-moulded and dates to the early 17th century; it clearly pre-dates the insertion of the adjacent, front door entrance to no.65. The door which is set within the eastern end of the north hallway wall is also inserted, probably during the late 19th century (see above).

The south (brick) wall of the corridor is another, clear insertion. It appears to have been built purely as a dividing wall between the two properties as they appeared divided at the time of the main survey. The obscuring cement-plaster and paint which covered the brickwork before the wall was "opened-up" made initial analysis and dating difficult. A tentative turn of the 20th century date was at first suggested as a likely period for its construction; subsequent analysis of the wall during "opening-up" work and further research, however, has confirmed that the wall is rather earlier, and almost certainly dates to the early 19th century. Its construction most likely co-incides with the insertion of the second front door to the property (which leads into no.64), on the other side of the wall.

During the "opening-up" and partial demolition of the south wall of the hallway during building work, the wall was confirmed to be of only single course thickness and of no structural importance (plate 109). It was also revealed that at the point of angle change in the wall's alignment at its western end, an iron stanchion had been built into the wall (see 7.21, room 64/1 text). This represents the division between two very separate wall builds and also the junction between the front and rear (added) southern range of the property. The short section of south wall lying between the angle change and straight joint just to the west, represents an area of brick and timber rebuild and probably dates to the early 19th century. The westernmost section of south wall, which lies between the straight joint and the inserted doorway leading into kitchen 65/3, was discovered to be timber-framed with brick infill panels. This section of wall is of a much earlier date than the two separate sections of early 19th century brick wall which lie to the east, (see 7.21, room 64/2 text).

The junction between the front and back ranges of no.65 is also visible at ceiling height. This is represented by a shallow, north-south return within the ceiling itself close to the point at which the iron stanchion is located in the south wall; the ceiling belonging to the back range lies at a slightly lower level, and is uneven (plate 110).

The walk-in (fusebox) cupboard which rests against the north wall is a modern feature; the back wall of the cupboard comprises a re-used and inserted section of 18th century panelled partition (see above). The wood-based wall cladding material which obscures the rest of the hallway partition wall, the south side wall of the stairway and the eastern end of the south wall is also modern. During "opening-up" this modern cladding material was completely removed. The south wall of the stairway leading up to the first floor landing **65/10** was revealed and seen to comprise studs set within a sill beam and with lath and plaster infill panels. This partition wall most probably dates to around the early 19th century (plate 111). The underside of the stairway leading up to the first floor landing, with its framed treads and risers, was fully exposed (see **7.23**), and also the walls on either side of the steps (**65/19**) leading down into the cellar basement (**65/20**).

Kitchen **65/3**

This room forms part of the central rear range of the present property. The plywood, the fitted units and several fixtures and fittings within the kitchen at the time of the initial, main survey are all very modern. During the "opening-up" phase of work, however, previously obscured wall fabric, various features and their complicated relationship with other features became apparent.

The doorway leading up into back kitchen **65/5** is an original feature within the west wall and provided early 19th century external access to the rear of no.65. The room appears to have been created and the west wall built as part of the early 19th century re-modelling of the property when no.64 and no.65 were developed into two, very separate occupancies.

The north end of the west wall of the kitchen abuts the formerly external south wall of the mid-/late 17th century northern rear range. The small window in the west wall is a modern feature and has been inserted into a possibly blocked, former larger window opening (plate 112). Prior to the building of the back kitchen **65/5**, the west wall of kitchen **65/3** was an external wall. Areas of the west wall appear to have been rebuilt; the area above the kitchen window features modern brick, and the lower two thirds (below the top of the window) comprises limestone rubble, with a few modern bricks inserted as minor repairs. It is likely that the rubble is re-used and represents the demolished remains of an early 17th century section of wall which was taken down in the early 19th century in order to create both ground and first floor access from the front range.

After "opening-up" work the north wall of the kitchen was exposed and found to comprise limestone rubble; the wall forms part of the southern (previously external) wall of the northern rear range (room **65/4**). The kitchen north wall contains two openings. The original, westernmost doorway leads through into room **65/4** as it did at the time of the main survey; the western doorway reveal contains some brick repairwork within its rubble make-up and contains an ashlar door jamb (plate 112). The eastern door jamb is also of ashlar (plate 113).

The walk-in cupboard feature (as it was at the time of initial survey) in the north wall of the kitchen, just to the east of the westernmost doorway, appears to have formerly been a door opening also. It is possible that the creation of this oblique-angled opening may have prompted the blocking-up of the adjacent, earlier western doorway. The latter was not blocked at the time of survey, however. The necessity for a second doorway and the reason for its unusual, oblique-angled reveals (set parallel and at approximately 45 degrees to the

plane of the north wall) is not clear. It does, however, appear to be inserted and almost certainly necessitated the simultaneous re-alignment of north-south aligned *Beam 1*, located within room 65/4 (figure 14; see 7.21, room 65/4 text below).

The oblique-angled sides of the opening appear to be designed to facilitate access to and from the southwest. It seems that the opening was so-constructed to provide ease of circulation to the eastern end of the northern rear range (room 65/4) from the back of the tenement. It is almost certain that the opening led in directly from outside and was inserted for a very specific purpose prior to the building of the present kitchen area (65/3) in the early 19th century, and the back kitchen (65/5) during the mid-/late 20th century. It is possible that a partition was inserted below the re-aligned *Beam 1* in room 65/4 (figure 14) at the time of the oblique-angled doorway's insertion, around the same time as the window and doorway at the eastern end of the north wall in room 65/4 were blocked in the early/mid-18th century. The small (rather dark) room which would have been created, and accessed through the inserted, oblique-angled opening, may have been used as a store, perhaps for wood or coal. The original doorway to room 65/4 (lying adjacent), would have then continued to provide access to the divided-off, western part of the northern rear range. Since the oblique-angled opening obviously post-dates the construction of the wall itself (mid-/late 17th century), it can be deduced that its insertion probably occurred sometime between 1675 and 1825, and most likely in the early/mid-18th century (plates 113 & 114).

The fabric of the south wall of the kitchen was exposed during the "opening-up" programme and found to comprise a timber-frame with brick infill panels; the wall dates to around the late 17th/early 18th century date and previously formed the external north wall of the southern rear range (see 7.21, room 64/2 text below). A blocked doorway with a plain wooden frame and lintel was revealed within the wall (plate 115); this doorway appears to be a primary feature within the wall.

Room 65/4

It is uncertain exactly when the north rear range of the property (containing room 65/4 at ground floor level) was constructed, but it seems very likely that it was built to provide additional service rooms to the house in the mid-/late 17th century. The primary walls comprise rubble and the north wall of the range appears to have been built up from the original property boundary wall. Direct access from the front range is through an inserted opening in the west wall of room 65/1, just to the north of the flue; original external access is through the doorway (extant at the time of initial survey) towards the eastern end of the south wall, which today leads through into kitchen 65/3.

The brick fireplace at the south end of the east wall visible at the time of survey is modern. During "opening-up" work an earlier (though also inserted) small fireplace was revealed which lay behind the modern example. Each of the fireplaces utilise the front range flue originally designed to serve the fireplace in room 65/1. It is likely, however, that a very much larger fireplace than that revealed would have been inserted into the flue wall at the time of the construction of the north rear range, and there may also have been an adjacent bread oven.

Beam 1 (shown on figure 14) appears to have been re-positioned, probably at the time of the oblique-angled opening's construction, with the beam's southern end moved a short distance

to the west so that it could be supported by the newly-created rubble pillar which presently sits in between the two openings.

The large, splayed window opening at the western end of the north wall is likely to be an original feature within the wall, although the casement itself is modern. During "opening-up" work, a second window was revealed to the east, also within the north wall, and also most probably an original feature. This second window had been converted into cupboard shelving at various stages and then boarded, plastered and papered over (plate 116). The large, splayed window opening in the south wall is an original feature too, but again, the casement itself is a modern insertion.

The entire west end gable of the room is modern and has been rebuilt using breeze blocks and brick. During its rebuilding, the position of the gable end has been altered and it now lies about 2.0 metres further to the west. The clear return in the north wall at its western end almost certainly indicates the former (external) northwest corner of the range. Historical maps dating to 1773, 1799 and 1800 (figures 5, 6 & 7) clearly indicate the reduced, former extent of the range. Historical map overlays, scaled to fit onto a modern plan of the property, each confirm that the original gable end was positioned at the point where the present return in the north wall is located.

During "opening-up" work, the area of north wall between the return and the present northwest corner of the room was seen to comprise an interesting, but extremely complicated series of features, varied wall fabrics and different periods of build. Notably, in the upper reaches of the north wall at the point where the wall returns, the protruding (and cut) end of a substantial, north-south aligned beam is visible. It is almost certain that this beam represents a former structural element of the original rear end gable wall (plate 117).

A partially blocked, arched brick feature with brick voussoirs was also exposed during "opening-up" work and is positioned at the base of the north wall, below and just slightly to the west of the protruding beam (plate 118). It is most likely to be part of a hearth or former flue structure, most probably associated with a former bread oven. Above the arched, brick feature, several of the adjacent bricks are vitrified and areas of rubble wall closeby are also blackened and sooted; these may represent the back of a dismantled flue.

Time constraints as regards this present survey did not, unfortunately, allow for a detailed analysis of the arched, brick feature and the adjacent walls. The opportunity to investigate the western end of the south wall opposite was similarly limited. Regrettably, much of this section of south wall had been either demolished or severely disturbed prior to a site visit during the building work programme. Any evidence of a return in the wall which might represent the original west gable end, and any features which could be associated with former bread-making activities, had been obliterated. Visible remains of the actual wall fabric, however, clearly indicate that the west end section of the south wall was essentially built of coursed rubble; the remains of brickwork represent either additional features built into the wall, or areas of repairwork.

From studying documentary sources and also considering the archaeological evidence immediately available, it seems almost certain that the various features and complicated phasing observed at the western end of the north wall are associated with the historical development of the former bakery at no.65. The investigation of the north property boundary

wall and the concrete yard **65/7** after its excavation during building work, also provide strong evidence for the existence of a former bakehouse and/or features associated with the former bakery which is known to have operated from no.65 from the mid-18th century (and possibly the mid-17th), to the mid-20th century (see **5.4**, **7.13**, **8.6**). It seems almost certain that the extended western ends of both the north and south walls of the northern rear range incorporate the remains of the former bakehouse. This bakehouse appears to have been an independent structure which would have been located immediately adjacent to the original west gable end of the northern rear range (figure 19).

Back Kitchen **65/5**

This single-storey room has been added onto the west side of the central rear range in modern times. The building of the west wall (which contains an integral window and doorway) clearly post-dates kitchen **65/3** and room **65/4**, and is of a contemporary build with the present west end gable of the northern rear range. The south end of the west wall abuts the tall, property dividing wall which separates yard **64/7** from yard **65/6**. The north end of the west wall abuts the thick rubble south wall of the northern rear range; the areas of brickwork visible in the north wall represent areas of modern repairwork.

The brickwork and bullnose bricks within the back kitchen east wall (formerly an external wall) almost certainly represent the same early 19th century building phase as the areas of brickwork (which also feature bullnose bricks), which surround both the window and doorway located within the southern rear range external elevation at ground floor level.

Front Room **64/1**

The front (east) doorway of no.64 is an insertion and dates to the early 19th century; stylistically, the door itself is of early 19th century date. The fabric of the adjacent (internal) sections of porch wall to both the north and south of the doorway were exposed during the "opening-up" programme, and each adjacent section was seen to comprise early 19th century brickwork. These two short lengths of inserted brick wall clearly abut the east side of two earlier, limestone rubble sections of walling (plates 119 & 120). The north face of the section of stone walling on the south side of the porch appears torn; it is almost certain that prior to the insertion of the no.64 porch area and doorway in the early 19th century, the stone wall continued northwards (see figures 14 and 19).

The single, fixed light with ovolo-moulded mullions in the east wall, to the south of the window bay, is of early 17th century date. The rectangular window bay and large ovolo-moulded stone mullioned window, also within the eastern wall, similarly dates to the early 17th century. The spiral handle and cockspur catch (CBA,1994,31 & 33) attached to its northern side light is an early 18th century re-placement casement fitting; the knob handle (CBA,1994,31) attached to the southern central light, however, dates to the early 17th century and most likely represents the original fitting (see **7.23**, room **64/9**).

The lowest reaches of the rubble wall beneath the window bay comprise a much greater thickness than the wall above, and most likely represent the internal remains of a pre- early 17th century rubble plinth, upon which both a ground and first floor timber-framed wall would have been originally built (plates 51, 3, 4 & 5; see **7.11**). Today, there is no visible

evidence of any remaining pre- early 17th century timber-framed wall belonging to the front range.

Stylistically, the large, dressed stone fireplace in the south wall dates to around the early 17th century and is similar to that featured in front room 65/1 (see 7.21, room 65/1 text above). The installation of both moulded fireplaces dates to around the time of the building of the stone frontage, with its ovolo- moulded mullioned windows and rectangular window bays. The flue itself in room 64/1 may pre-date the insertion of the moulded fireplace and date to a pre-early 17th century phase of building work. It is possible that an earlier flue and fireplace (possibly a smokehood, associated with an earlier timber-framed structure) might have preceded the present example in the same gable end position.

A newspaper article contained within *The Lincoln, Rutland and Stamford Mercury* (dated Friday April 19th 1861) makes interesting mid-19th century comment about the fireplace within room 64/1 at this time (see 5.43). The article records that a wooden chimney-piece was removed from the fireplace "... *this Wednesday last ...*", and that the upper part of the stone fireplace lintel had been previously hidden by panelling and canvas. The article continues to say that "...*the chimney was formed in a wall four feet thick, when the fires were made upon the floor, and before the introduction of grates...*".

The east-west partition wall which previously divided a narrow hallway (which ran adjacent to the north wall of room 64/1) from the rest of the front room to the south, was most likely erected when the front door to no.64 was inserted, in the early 19th century. It is uncertain exactly when the partition was dismantled, but this was probably in recent times. The wall scar visible at both ground and ceiling level clearly indicates the line of this former partition, and the hallway floorboards remain *in situ*.

The northernmost beam within room 64/1 formerly ran along the top of an east-west wall which divided the southern part of the front range from the northern area. This wall has now been dismantled. The iron stanchion which presently supports the western end of the northernmost beam was probably inserted during the re-building and re-alignment of this east-west wall (the present north wall of room 64/1), when the insertion of the doorway to no.64 was undertaken in the early 19th century (plate 121). This building work necessitated the oblique re-positioning of the eastern end of the wall to a more northerly-angled position (figures 14 & 19).

Room 64/2

The southern rear range of the property (rooms 64/2, and 64/8 at first floor level) was built at a slightly later date than the front range (RCHME, 1977, 101), and at least a century prior to the adjacent, central rear range (rooms 65/3, 65/11 & 65/12). From an analysis of the building fabric and stratigraphic relationship of structural features, it seems likely that the addition of this essentially timber-framed southern rear range almost certainly dates to around the late 17th/early 18th century. The range is likely to have been built in order to provide additional service rooms and also extra first floor storage or accommodation facilities for the property. Original external access would have been through a doorway built within the late 17th/early 18th century north wall of room 64/2, which was blocked at the time of initial survey and largely obscured by the free-standing staircase, which was not fixed to wall. After the removal of the free-standing staircase, and after the "opening-up" of the north wall and

doorway, a timber-framed wall with brick panels was revealed (plate 115). It is probable that the doorway was blocked in the early 19th century when the central rear range was built, and when no.64 and no.65 were created as two, very separate occupancies. (The five courses of bricks which lie above a horizontally-laid timber towards the top of the north wall, together with the breeze blocks further above, are a modern build).

Essentially, the north wall comprises a timber frame within which are set large panels of horizontal courses of stretcher bond brickwork. The use of brick as an infilling material (brick nogging) of open panels is a common feature in timber-framed buildings, and certainly by the 16th century it was gaining popularity in the South-East and eastern England, but there is little evidence of its widespread use prior to the 17th century (Brown,1997,87-89). The change-over from using wattle-and-daub, reeds, lath and plaster etc. as infill panel material to the increasingly more fashionable brick, took place at different times in different locations. Much of the brick-nogging which survives in timber-framed buildings today represents the replacement of earlier, defective wattle-and-daub infilling, but by the late 17th century, brick nogging was commonly used in the external wall construction of new buildings and also in internal, timber-framed partitions (Mercer, 1979,132).

The position of the original stairway which would have provided direct access to the upper chambers of the southern rear range is uncertain, but it would obviously not have been in its present location which blocks the original external access point. The original stairway may have been situated in the southwest corner of the room, long before the doorway which now provides access into outbuilding 64/3-6 was inserted at the south end of the west wall. The present free-standing staircase which lies adjacent to the north wall, and in front of the former external doorway which was blocked during the early 19th century, dates to the late 19th/early 20th century. It could have replaced an earlier staircase which might have been similarly positioned, but it is far more likely that the late 19th/early 20th century staircase directly replaced the original, late 17th/early 18th century stairway. (If the original stairway was positioned in the southwest corner of room 64/2, then the re-building of the south wall at the end of the 19th century would almost certainly have required its removal and subsequent re-instatement, perhaps at the alternative, present north wall location [see below]).

The brickwork lying within the pillars on either side of the doorway, located at the northern end of the western wall, predominantly dates to the early 19th century; the bricks themselves are very similar to the London bricks which comprise the northern frontage of the adjacent outbuilding, rooms 64/3-6 (see 7.13). The door opening most likely dates to the early 19th century and was inserted in order to provide no.64 with rear access (see 7.12). The door itself, its concrete lintel and the red bricks which feature at the tops of each pillar, are all modern. The modern brickwork at the top of the pillar to the south of the doorway is almost certainly associated with the insertion of the steel RSJ (which it supports), and which runs east-west across the room.

The large early 19th century casement in the west wall probably replaces an earlier window in a similar position. The spiral handle and cockspur catch which it possesses belong to the early 18th century, and most likely represent the original window fittings (CBA,1994,31 & 33). The brickwork immediately below the window has been much disturbed and comprises late 17th/early 18th century bricks, and also early 19th century and modern brick repairwork.

The limestone rubble which is visible in the lower reaches of the west wall at its southern end is probably re-used stonework. The rubble most likely originates from a demolished section of early 17th century wall which originally formed part of the rear, west wall of the front range, and which was removed in order to create direct access from the front range (room 64/1), to the newly-created southern rear range (room 64/2) in the late 17th/early 18th century (figure 19). The door opening located at the southern end of the west wall has been inserted to provide access into the adjacent outbuilding (rooms 64/3-6), probably during the 20th century.

The south wall itself has been rebuilt in brick; this same phase of re-build can also be seen within the south wall of room 64/8, at first floor level (see 7.23, room 64/8 text). The re-building of the south wall of the southern range almost certainly dates to the late 19th century and to the construction of the immediately adjacent Burghley Estate Office (see 5.43, *Compensation Agreement* dated 1878). The extent of disturbance to the south walls of the property at this time is uncertain, but considerable re-building work appears to have taken place.

The partially brick-blocked stone-built fireplace with iron lintel which is set within the southeast wall is probably a primary feature of the southern rear range, although it has been adapted and re-modelled throughout the centuries. It utilises the flue which belongs to the fireplace within room 64/1. An article written by the Royal Commission in 1977 (RCHME, 1977, 101) records that this "*corner fireplace ...[had]... an early 19th century gothic-style iron grate*". This had been removed, however, by the time of survey. The iron fireplace lintel is most likely contemporary with the missing grate, and both date from the time when no.64 and no.65 were created as a separate occupancies in the early 19th century. The complicated sequence of building, re-building and blockings within the southeast wall, which features both limestone rubble and a variety of 19th and 20th century brickwork, is very difficult to interpret without much further investigation, which regrettably is not possible within the remit of this study.

The east wall, south of the straight joint which lies 0.80 metres from the south side of the present door opening, comprises the remains of the early 17th century (formerly external) front range rear wall. The straight joint itself most likely represents the south side of a door jamb which belongs to an earlier (probably primary) door opening; this would have provided direct access between rooms 64/1 and 64/2 in the late 17th/early 18th century. This doorway was subsequently blocked with rubble and direct access between the two rooms was prevented. A second door opening (the one presently extant) was later inserted into the northernmost end of the east wall; this necessitated the partial removal of the former door blocking. The present door opening was most likely inserted in the early 19th century to provide access into 64/2 from a hallway in 64/1, which was partitioned off from the rest of room 64/1 when no.64 was developed into a separate occupancy from no.65.

The east-west aligned linear slot which runs immediately below the RSJ and is embedded within the present concrete floor, represents the line of a former partition. The now-removed partition wall probably dates to the early 19th century and once divided the south part of room 64/2 from a separate hallway area to the north.

Outbuilding rooms 64/3-6

The yellow brick, lean-to building (rooms 64/3-6) post-dates the construction of the southern rear range and was most likely built in the early 19th century (see 7.13) as a self-contained, four cell cottage. It is likely to be one of the cottages mentioned as belonging to the property in 19th century documentary records (see 5.43; Rimmer:Doc.4,6,& 9). During the 20th century, a doorway was inserted at the southern end of the eastern wall of room 64/3 to provide direct access into the cottage from no.64.

The brickwork on either side of the doorway in room 64/3 represents repairwork to the torn areas of rubble wall through which the door opening was knocked through. The breeze blocks and concrete lintel above the doorway are clearly modern insertions.

It seems likely that room 64/3, with its typical cottage-type Yorkshire sliding sash window in the north wall, was the main living area. The fireplace (represented now by the remains of a dismantled flue) would have been used for cooking and heating. Room 64/4, accessed from room 64/3 only, was most likely used for sleeping. Room 64/5 was undoubtedly the laundry area; the brick-built iron wash tub stand with its integral hearth and the adjacent flue each appear to date to the 19th century. Room 65/6 was probably used as a store, possibly for wood or coal.

7.22 *Cellar* (figures 15 & 20; plates 61 - 67)

The cellar basement area represents the largely undisturbed, original build of the property and dates to a pre- early 17th century phase of construction. The cellar walls are very likely contemporary with the sections of surviving rubble plinth visible at ground floor level (see 7.11 & 7.21). The two north-south aligned main beams, the padstone with its post, and probably also the remaining cobbled area of floor located in the northwest corner of the cellar are all pre- early 17th century, original features of the property.

In Stamford, cellars normally had independent access from the street (Pantin in Rogers, 1970,9). The large opening in the east wall of the cellar at no.65 would almost certainly have originally provided direct access to the High Street, possibly via a wooden step ladder; the stone jamb, which is visible externally below the shop window, represents the northern side of a former (and probably original) cellar door or hatch opening.

The date of the timber-framed window fitment which is set within the large opening in the east wall is uncertain. It is likely to be an early feature which has been adapted throughout the centuries, but it is not part of the primary build. The upper reaches of the timber-framed fitment have been truncated by the insertion of the early 19th century shop window opening above, and possibly also by a previous, ovolo-moulded stone mullioned window in the early 17th century.

There appears to have been no direct access from the cellar to the street since *at least* the early 19th century. The early 19th century rubble wall which faces the timber-framed window fitment externally at street level, leaving only a small window opening within its fabric, and also the large, ground floor shop window above of a similar date, have precluded any direct access to and from the High Street since the time of their insertion.

Cellars in Stamford, since medieval times, were normally not fully sunk into the ground (as at no.65), and the ground floor room above (which was often a shop - again, as at no.65), would have been raised a few feet above street level (Pantin in Rogers, 1970, 8). Such cellars usually provided a dry and fireproof environment where shop merchandise could be stored. Sometimes cellars were used as a workshop, but they were not normally utilised for domestic activities.

The large opening in the east wall of the cellar, with its downward-splayed lower internal section, would potentially have provided a substantial amount of light into the basement, certainly enough to facilitate some kind of workshop activity if required. The cellar at no.65 undoubtedly served a variety of purposes throughout the centuries according to the needs of the occupants at the time.

The vertical straight joint located within the south side wall of the present stairway which leads down into the cellar basement, represents the return of the pre-17th century south cellar wall. The rubble stairway wall which continues to the west of the straight joint is a different build, and is associated with the construction of the cellar stairway which has been adapted and repaired throughout the centuries. Up until the early 19th century, when the central rear range was added, the western end of the cellar stairway would almost certainly have been external. The sunken stairway, with its coursed rubble side walls, would no doubt have led down to a doorway which opened into the cellar basement.

7.23 First Floor (figures 16 & 21; plates 68 - 105, 122 - 127)

Stairway and Landing 65/10

From the early 17th century access to the first floor (front range) chambers would almost certainly have been via a steep staircase located in a similar position to the present one. The top of the stairs, however, would have terminated to the east of the flue side wall, and would have led directly into room 65/17. This former door opening is now blocked, but its position is clearly indicated by the recess visible within the upper reaches of the stairway north wall.

The present stairway dates to the early 19th century and was inserted in order to provide first floor access to the central rear range (room 65/11 only), the northern rear range (rooms 65/14 - 65/16) and front range rooms 65/17 and 65/18, at the time when no.64 and no.65 became two separate occupancies. Access into the northern rear range (corridor 65/14) from the present stair landing necessitated the removal at this time of the eastern end of the south wall of the range. The early 17th century door opening into room 65/17 at the top of the earlier staircase, was almost certainly blocked in the early 19th century when the present staircase was inserted.

The polished handrail on either side of the staircase and the baluster posts date to around the early 1900s. At the time of their insertion it appears that the staircase, which already led into room 65/11 and corridor 65/14, was adapted to twist southwards also in order to provide direct access into corridor 65/12 as well. This direct access is now blocked by a plastered-over timber partition wall.

Room 65/11

This first floor room was created at the time of the insertion of the central rear range in the early 19th century. At this time there was no direct access from room 65/11 into either corridor 65/12 or room 64/8; access from the ground floor was via the present staircase 65/10 and through the moulded doorway at the northern end of the eastern wall.

In the early 19th century the plank and muntin east partition wall continued uninterrupted across to the south wall of the room. The plank and muntin partition is re-used and dates to the 17th century; it almost certainly comes from another location within the property. The boxed-in ceiling beam which runs along the top of the east wall is an early 19th century insertion (*Beam A* as shown on figure 16).

The present south wall (which comprises breeze blocks) is modern. It replaces an earlier, timber-framed wall with brick infill panels which originally comprised the external north wall of the late 17th/early 18th century southern rear range. The beam (*Beam B* as shown on figure 16) which extends across the top of the breeze blocks represents the remains of the now dismantled, first floor timber-framed wall.

The early 19th century timber-framed west wall, with its brick infill panels, is similar in its construction to the adjacent west wall of the late 17th/early 18th century southern rear range. The window is integral with the wall itself, but possesses early 18th century window fittings. The spiral handles, spiral window stays and cockspur catches (CBA, 1994, 31 & 33) are very similar to those recorded in rooms 65/13, 65/15, 64/1, 64/2, 64/8 and 64/9. It seems probable that these fittings were saved from earlier, removed casements from within the property and re-fitted to both existing and new casement windows in the early 19th century.

The early 19th century west wall abuts (and cuts) a former window opening situated within the north wall of room 65/11. Prior to the insertion of the central rear range, this north wall formed the external, south wall of the mid-/late 17th century northern rear range. The window obviously became redundant in the early 19th century and was blocked. Subsequently, part of the window blocking was removed and the former opening was adapted into a small cupboard with shelves.

Corridor 65/12

The western half of corridor 65/12 lies within the early 19th century central rear range, the eastern half lies within the original front range of the property. In order to provide direct access from the front range to the central rear range, a section of the early 17th century limestone rubble wall was demolished in the early 19th century. On the south side of the corridor, the northern end of this truncated, and now partly re-built rubble wall, is exposed.

The morticed sill beam, and morticed ceiling beam immediately above (*Beam C* as shown on figure 16), which extend today across the opening between the front and central rear ranges, suggest that, subsequent to the early 19th century, a timber-framed partition wall was inserted at this point. The partition represents a further adaptation of the both complicated and often inconsistent internal divisions within the property. It is uncertain when this partition wall was eventually dismantled.

The western half of the now-demolished south wall of the corridor would originally have comprised the late 17th/early 18th century, formerly external timber-framed wall (with brick infill panels) of the southern rear range. The morticed ceiling beam (*Beam B* as shown on figure 16), which runs across the top of the now-demolished south wall of corridor **65/12**, represents the remains of this timber-framed wall. It is very likely that a door opening would have been inserted into the south wall of the corridor in the early 19th century, when no.64 and no.65 became two separate properties. The inserted doorway would have provided direct access from room **64/8**. It would appear that at this time the corridor belonged to no.64 and served as a connecting passage between rooms **64/8**, **64/9** and **65/13**.

The door opening which leads into room **64/9** in the southeastern corner of corridor **65/12** is a primary feature and almost certainly dates to the early 17th century. The doorway leading into room **65/13** is integral with the lath and plaster east partition wall; this was most likely inserted during the extensive early 19th century re-arrangement of internal divisions within the property.

The varied assemblage of timber partitioning, the large, reeded panel and lath and plaster work which comprise the present north wall of the corridor represent several different phases of construction. The assortment of horizontally-laid planks which form the western end of the partition wall are all re-used timbers (sections of panelling, floorboards etc), and appear to have been collected indiscriminately from elsewhere within the property and utilised within the partition. This western end of the partition wall is of one phase and was most likely erected towards the middle of the 20th century. The large reed and plaster panel almost certainly remains *in situ* and represents the remains of the south side of the early 17th century stairwell wall arrangement. The panel of horizontally-laid planks above the reeded panel is a relatively modern feature; the lath and plaster work adjacent to the east is an early 19th century insertion.

Room 65/13

The timber-framed north and south partition walls with reed and plaster infill panels, date to the early 17th century. During "opening-up" work a doorway (plate 122) measuring 0.7 x 1.97 metres was discovered within the north partition wall. The doorway had been blocked with a re-used, 18th century wooden panel, most likely during the early 19th century. The opening is a primary feature within the wall and originally provided direct access from room **65/13** into the northern part of the front range, rooms **65/17** and **65/18** (see 7.21, room **65/17** text below, & 8.??).

The ovolo-moulded stone mullioned window is integral with the early 17th century external east wall. The spiral window handle and cockspur catch, however, date to the early 18th century and represent replacement casement fittings (CBA,1994,31 & 33).

The lath and plaster west partition wall and doorway leading into corridor **65/12** are early 19th century insertions, together with the built-in cupboard in the northwestern corner of the room.

Corridor 65/14

First floor access into the northern range (corridor **65/14**) from the top of stairway **65/10** was created in the early 19th century by the demolition of the eastern end of the south wall of the northern range. The truncation of this section of wall necessitated the re-positioning of the southern end of the westernmost ceiling beam to a point slightly further to the west; the present oblique-angled alignment of this beam represents this re-positioning. The insertion of the easternmost beam (built into the top of the eastern flue wall) also dates to this early 19th century phase of building work.

During "opening-up" work a blocked window was revealed within the northern wall (plate 123). The splayed window opening is an original feature and dates to the construction of the northern rear range in the mid-/late 17th century. The window opening was almost certainly blocked during the early/mid-18th century at the time when the present no.66 was built immediately adjacent to the north wall of no.65 (see 7.21, room **65/1** text). The northern end of the present western partition wall abuts the blocked window and is clearly a later feature; this partition was most likely inserted during the early 19th century building work programme.

Bathroom 65/15

This area was partitioned-off from the rest of the first floor space within the northern range in the mid-late 20th century. The inserted plasterboard partitions to the east, west and north are all modern panels.

During "opening-up" work a rubble-blocked, splayed window opening with a timber lintel was revealed within the south wall beneath the plasterwork, immediately to the east of the present window (plates 124 & 125). The splayed window opening is an original feature and dates to the construction of the northern rear range in the mid-/late 17th century. The opening was almost certainly blocked during the early 19th century when the central rear range, adjacent to the south, was built. (The southern, formerly external face of this blocked window is visible from within room **65/11**).

The present south wall casement was almost certainly inserted in the early 19th century as a replacement for the mid-/late 17th century window opening to the east, which became redundant after the construction of the central rear range. The spiral handle, spiral stay and cockspur catch are all early 18th century casement fittings (CBA,1994,31 & 33), and it seems probable that these fittings were saved from the adjacent, redundant window and re-used. During "opening-up" work it was discovered that the early 19th century window was originally set within a splayed recess. These splays have been subsequently infilled and the window reveals now lie at 90 degrees to the plane of the south wall. The reason for the present, full wall height recess within which the early 19th century window is positioned is uncertain; it is possible that the opening was originally built as a first floor doorway, possibly accessed by external steps, and adapted into a window in the early 19th century.

The easternmost, chamfered beam with run-out chamfer stops at its southern end, is an original feature and dates to the mid-/late 17th century (CBA,1996,31; CBA,1994,36). The beam would originally have almost certainly supported an attic floor, the level of which would have been lower than it was at the time of survey. During "opening-up" work it was

found that the shallow return in the ceiling plane towards the western end of the room represented the location of another (inserted) north-south aligned beam, positioned at a higher level than the easternmost beam. This beam supports the present attic floor and was almost certainly inserted during modern times.

Room 65/16

The eastern partition wall was exposed during "opening-up" work and found to be timber-framed, with lath and plaster infill panels (plate 126). The partition dates to the early 19th century (see room 65/14 text above). The splayed window opening within the north wall is an original feature and dates to the construction of the northern rear range in the mid-/late 17th century.

The completely re-built west end gable wall was exposed during "opening-up" work and seen to comprise modern breeze blocks (plate 127). The modern casement window set within the re-built wall is integral. During the re-building of the wall, the position of the gable end is known to have been altered; it now lies approximately 2.0 metres further to the west than it did originally (see 7.21, room 65/4 text). It seems more than likely that the extended western ends of both the north and south walls also incorporate the remains of the former bakehouse (see 7.21, room 65/4 text). Regrettably, any evidence of a return in the north and south walls towards their western ends at first floor level, which might represent the position of the original west end gable, remained obscured beneath a thick layer of plaster during each site visit made during "opening-up" work.

During "opening-up" work, the easternmost, chamfered beam visible within room 65/15 (which originally would have extended across room 65/16 from room 65/15), was seen to have been truncated at the point where the bathroom partition wall had been inserted (plate 126). This was most probably undertaken in relatively recent times in order to improve the headroom space within room 65/16, and simultaneously with the erection of the plasterboard partitions which were inserted into the first floor space to create bathroom 65/15. Also during "opening-up" work, two previously obscured beams were revealed lying just above present ceiling level, to the west of the truncated, easternmost beam. Each of these beams are modern insertions. The beam which extends across the centre of room 65/16 is a continuation of the westernmost beam recorded in bathroom 65/15.

The likelihood that the northern rear range was built to provide additional service rooms to the existing property during the mid-/late 17th century is discussed in 7.21 (room 65/4 text). The first floor (and attic) would certainly have provided useful extra storage space and accommodation, particularly for servants (Martin,D&B,1998,85-91). The evolving function of these upper chambers and the inevitable re-arrangement of internal divisions throughout the centuries, is discussed more fully in 8.0.

Room 65/17

The west (flue) wall in room 65/17 comprises part of the early 17th century front range build. The moulded mantel shelf, which lies above a blocked fireplace at the southern end of the wall, dates to the 19th century (Brown,1982,264). It was most likely inserted during or soon after the early 17th century staircase doorway, which formerly led directly into room 65/17, was blocked in the early 19th century when a new staircase arrangement was constructed and

alternative first floor staircase access chosen. (The blocked doorway is situated at the western end of the south wall within room **65/17**, and is completely obscured from view by plasterwork).

During "opening-up" work plaster was removed from the lower reaches of the southern end of the west wall, and a blocked fireplace which lay immediately below the mantel shelf was fully exposed. The blocking measures 1.26 metres in width and comprises modern bricks. It is likely that a small fireplace with a timber lintel, similar to those visible within rooms **64/8** and **64/9**, would have featured within the flue wall in the early 17th century. This original fireplace may have been located in the same position as the present blocked example, or as is more likely, more centrally within the flue wall. Regrettably, any evidence for an earlier fireplace situated further to the north remained obscured beneath a thick layer of plaster during each site visit made during "opening-up" work.

The doorway at the northern end of the west wall is inserted. Through access into the northern rear range was almost certainly created in the mid-/late 17th century when the rear range was built.

During "opening-up" work the large, square wooden panel within the north wall was removed and a blocked window opening was revealed. The splayed window opening is an original feature and dates to the construction of the front range in the early 17th century. The window opening was almost certainly blocked during the early/mid-18th century at the time when the present no.66 was built immediately adjacent to the north wall of no.65 (see **7.21**, room **65/1** text).

The east partition wall, and doorway at its northern end which leads through into room **65/18**, most likely date to the early 19th century. The southern end of the east partition wall abuts a blocked, early 17th century doorway which is situated within the south partition wall. This doorway was revealed beneath a thick layer of plaster during "opening-up" work (plate 122). It was almost certainly blocked during the early 19th century re-arrangement of internal divisions within the property, and the east partition wall was probably inserted around the same time (see **7.21**, room **65/13** text above).

During "opening-up" work within rooms **65/13** and **65/17** it was discovered that the early 17th century partition wall between the two rooms (which is timber-framed with reed and plaster infill panels), had a later, additional lath and plaster partition "skin" built immediately adjacent to its north side, within room **65/17** (plate 122). This lath and plaster partition is almost certainly contemporary with the blocking of the early 17th century doorway and the subsequent insertion of the abutting, east partition wall within room **65/17** during the early 19th century.

Room 65/18

It was discovered during "opening-up" work that the deep cupboard which features within the north wall had been built into a blocked window opening. The former, splayed window opening is an original feature and dates to the construction of the front range in the early 17th century. Similarly to the window blocking within room **65/17**, this window opening was almost certainly blocked during the early/mid-18th century at the time when the present no.66 was built immediately adjacent to the north wall of no.65 (see **7.21**, room **65/1** text).

The original, early 17th century timber-framed south partition wall possesses an early 19th century lath and plaster "skin" which has been built against its northern side, within room 65/18 (plate 122; see 7.21, room 65/17 text above). The west partition wall and doorway at its northern end date to the early 19th century (see 7.21, room 65/17 text above). Formerly, rooms 65/17 and 65/18 would almost certainly have comprised one, single room.

The three-light, rectangular window with ovolo-moulded stone mullions set within a moulded, wooden-framed internal rebate is an insertion which most likely dates to the early 19th century. The present mullioned window is almost certainly a replica form of the previous (early 17th century) window(s) located within the same opening, and similar in form to the early 17th century ovolo-moulded mullioned windows which remain extant within the southern window bay. Previously, the opening may have contained a larger, four-light ovolo-moulded mullioned window, or else two single lights (see 6.21).

Room 64/8

This first floor upper chamber comprises part of the late 17th/early 18th century southern rear range. At this time, access to room 64/8 was only from the ground floor room 64/2 directly below, via a stairway possibly located in the southwest corner of the room. The present stairway position against the north wall dates no earlier than the early 19th century, and most likely to the late 19th, possibly early 20th century (see 7.21, room 64/2 text).

The void which now exists within the floor between the north wall and steel RSJ was most likely created in modern times during the partial re-building of the north wall, which now comprises breeze blocks. The breeze blocks replace the late 17th/early 18th century originally external, timber-framed wall with brick infill panels, the lower reaches of which remain extant. During the early 19th century re-arrangement of internal divisions within the property, when no.64 and no.65 became two separate occupancies, there would almost certainly have been a doorway inserted within the now-demolished eastern end of the north wall, which provided access into rooms 65/12, 65/13 and 64/9

The eastern wall of room 64/8 represents the early 17th century front range build. The square hatch at the southern end of the wall, just above the tiebeam, provides access into the attic space above room 64/9 (and also rooms 65/13 and 65/18), from the attic space above room 64/8. The hatch may have been inserted during the early 19th century, possibly earlier (see 7.24). The plasterwork which remains adhered to the rubble wall indicates the position of a former staircase which would have provided access to the attic area above room 64/8, and also to the square hatch. It is uncertain when this staircase was inserted and also if its position represents the original location of the attic stairway (see 7.24 & 8.4). The staircase and attic floor were probably removed, however, relatively recently and at the same time.

The built-in cupboard and fireplace set within the southeastern wall are original features of the southern rear range and date to the late 17th/early 18th century. During "opening-up" work the fireplace was unblocked; the blocking material comprised both rubble and 20th century bricks. Areas of exposed brickwork around the fireplace represent 19th century repairwork and the back of the hearth is lined with hard, engineering bricks of a similar date.

The short section of south wall within room 64/8 has been completely re-built using 19th century bricks. The heightening of the south wall above the original, *in situ* wallplate, the

insertion of the second wallplate upon it together with the series of horizontal braces built within it (which tie the top of the heightened section of wall securely to the existing rafters), date to the same period of re-building work. The complete re-building of the south wall of the southern range almost certainly dates to the late 19th century, and to the construction of the immediately adjacent Burghley Estate Office (see 5.43, *Compensation Agreement* dated 1878), which necessitated the dismantling and subsequent re-building of the south walls of the property. (This same phase of re-building can also be seen within the lower reaches of the south wall within room 64/2, at ground floor level [see 7.21, room 64/2 text]).

The partially obscured window openings within the west gable end wall are early 19th century insertions. The spiral handle and cockspur catch window fittings (CBA, 1994, 31 & 33) date to the early 18th century, however. It seems likely that these fittings were saved from earlier, removed casements and re-fitted to both existing and new casement windows throughout the property in the early 19th century (see 7.21, rooms 64/1, 64/2, 64/8 & 64/9; and 7.23, rooms 65/11, 65/13 & 65/15). Details of the original, late 17th /early 18th century layout of windows within the west wall is unknown.

The timber-framed west wall with brick infill panels represents the primary, late 17th /early 18th century build. The breeze blocks which have been inserted against much of the internal face of the original west wall, below the level of the tiebeam, are contemporary with the breeze blocks which now form the recently re-built north wall. The timberwork and reed infill panels within the west gable (and also within the east), comprise the original, late 17th /early 18th century fabric; the lath and plaster work represent later, replacement panels.

Room 64/9

Room 64/9 is contained within the early 17th century front range and the rubble walls to the east, west and south belong to this phase of front range construction. (The exposed bricks and breeze blocks which line the internal face of the east wall window bay gable, represent a modern repair of the original fabric). The timber-framed north partition wall with reed and plaster infill panels, and the doorway at the westernmost end of this partition, are also original early 17th century features.

Up until the early 19th century entry to room 64/9 was only from the front range, through room 65/13 adjacent to the north. After the building of the central rear range, and the major re-arrangement of internal divisions within the property during the early 19th century, access to room 64/9 was through corridor 65/12, via room 64/8 in the southern rear range.

The single-light, ovolo-moulded jambed window at the southern end of the east wall, and the ovolo-moulded stone mullioned window within the east wall window bay, each date to the early 17th century. The spiral handle and cockspur catch which is fixed to one of the window bay casements dates to the early 18th century; the knob handle which features on an adjacent light belongs to the early 17th century (CBA, 1994, 31 & 33). The spiral handle and cockspur catches represent early 18th century re-placement casement fittings; the knob handle, however, almost certainly represents one of the original window handle fittings (see 7.21, room 64/1).

The fireplace set within the flue wall to the south, with its curved timber lintel, is an original early 17th century feature. After the removal of plasterwork towards the top of the fireplace

during "opening-up" work, an iron lintel was revealed lying immediately below the timber one. Sandwiched between the two lintels are several 19th century bricks; this brickwork is of the same insertion date as the iron lintel, and both are likely to belong to the extensive early 19th century phase of building work and re-arrangement of internal divisions within the property at this time. The fireplace blocking itself comprises re-used, 19th century bricks (similar to those which comprise the re-built south wall of the southern rear range); the blocking of the fireplace was most likely undertaken in recent times.

7.24 Attic Area and Roof Timbers

Front range (figures 16, 17 & 21; plates 4 & 93)

During the time of survey access into the attic area belonging to the front range (above rooms 64/9, 65/13 and 65/18) was not possible owing to concerns over Health and Safety, particularly regarding the stability of the attic floor structure. During survey, the only means of access to this front range attic space was via a ladder and through the small, square hatch located at the southern side of the east gable wall within room 64/8; the staircase which had formerly provided access up to the hatch door from room 64/8 had been removed.

From the top of a ladder it was possible to peer through the hatch and, despite limited visibility, a small part of the attic space above room 64/9 was able to be seen. The southern face of the partition wall dividing the attic above rooms 64/9 and 65/13 was largely plastered and papered over, and the truss itself partially obscured. The partition wall features a central door opening which leads through into the attic area above room 65/13. It is presumed that there is also a similar door opening which provides access into the attic above room 65/18, set within the partition wall dividing the attic space above rooms 65/13 and 65/18.

The trusses and basic roof structure belonging to the front range roof are almost certainly original to the early 17th century front range build. Regrettably, detailed examination of this timberwork was not possible at the time of survey. A newspaper article written in *The Lincoln, Rutland and Stamford Mercury* (dated Friday April 19, 1861), however, provides useful mid-19th century comment about the front range and records that there was "*an open timber roof probably of the 14th century, its barrel shape making the upper [attic] rooms ... very lofty*" (see 5.43). It is an interesting article, but the suggestion that the "*open timber roof*" might date back to the 14th century is not likely. Further reference to the front range roof structure and attic rooms is made by the Royal Commission for the Historic Monuments in England (1977,101), who during their survey of the property record that "*the trusses have collars and straight braces and are all lap-jointed to the principals, and form the base for the waggon-shaped ceilings of the upper [attic] rooms*".

It is probable that the front range attic space has been utilised since the early 17th century, initially probably for storage purposes and later on as domestic accommodation. The point of access to this attic space in the early 17th century is unclear; the early 17th century staircase which led up from corridor 65/2 to the first floor, may well have continued on up to attic level. Alternatively, there may just have been a ceiling hatch in one of the upper front range rooms and a stepladder.

The square hatch contained within the east gable wall of room 64/8, which provides access between the southern rear range and the front range attics, *may* have been inserted in the early

19th century during the extensive re-arrangement of internal divisions within the property when no.64 and no.65 became two separate occupancies. This would suggest that the entire front range attic space became part of no.64 at this time. Alternatively, the hatch may have been inserted to facilitate immediate through access at the time when the southern rear range was built during the late 17th/early 18th century. It is not known whether direct access exists between the front range and the northern rear range, but it is likely.

It is possible that in the early 19th century, at the time when the present front range, ground floor staircase was inserted, there may also have been a second staircase built directly above it which continued up to attic level. The bottom of this first floor staircase *could* have been located in the northwestern corner of room **65/13**, where the present built-in cupboard is situated. Further investigation would be necessary, however, in order to find the physical evidence for this theory.

The small attic window presently located within the east (front) wall of the northern window bay (above room **65/18**), was almost certainly inserted during the early 19th century (see **7.11**). It is possible that this part of the attic was previously unlit from outside, but it is perhaps more likely that there would have been an earlier attic window located within the same gable wall for which there was a need to replace at this time. The inserted window may represent an improvement to the attic lighting and also the desire to develop the attic space into living accommodation, probably as part of the early 19th century programme of re-development and re-arrangement of internal divisions at the property. The plasterwork and remains of wallpaper which adhere to the south-facing partition wall which divides the attic space above rooms **64/9** and **65/13**, suggests that this area was used as some form of living quarters in the not-too-distant past.

Prior to the building of the southern rear range during the late 17th/early 18th century, it is likely that there would have been an attic window built into the fabric of the formerly external, west wall of the front range at its southern end. There may also have once been a window positioned more centrally within this formerly external, front range west (rear) wall, which lit the attic prior to the building of the adjacent central rear range in the early 19th century. No physical evidence for the existence of any rear wall, front range attic windows was discovered, however, during the survey.

Northern rear range (figures 16, 18 & 21; plates 84, 128, 129)

Prior to "opening-up" work, access to the attic space above the northern rear range was through a modern ceiling hatch within bathroom **65/15**. The location of an earlier attic access point is unknown, but it was probably via another ceiling hatch and stepladder. It is not certain whether there was once through access into the northern rear range attic from the front range attic, via an opening on the northern side of the flue wall, but it is probable.

It is very likely that the attic space within the northern rear range has been utilised since the mid-/late 17th century, when the range was built. The attic was most likely used primarily for general storage purposes, but its function has undoubtedly changed throughout the centuries. It is likely that a small attic window would have been built into the original, rear west gable end. This gable wall was demolished in modern times (see **7.21** & **7.23**), and then re-built re-positioned a little further to the west, but without any attic window.

During "opening-up" work the attic floor joists were exposed and the attic space, including the roof timbers, were made visible from first floor level. The attic floor joists are modern and the insertion of the present attic floor is contemporary with the relatively recent re-building of the rear west gable end. At this time the floor appears to have been raised, probably in order to provide greater headroom space to the first floor rooms. The east (flue) wall was seen in its primary state; timberwork built into the early 17th century front range flue wall belongs to the mid-/late 17th century, when the northern rear range was built. Most of the flue wall is plastered, only at the very top is the coursed rubble limestone exposed (plate 128). The re-built west gable was seen to comprise both modern breeze blocks and bricks (plate 129).

The eastern third of the clasped-purlin roof structure, with curved braces and collars lap-jointed to the principal rafters, is almost certainly an original feature and dates to the mid-/late 17th century when the northern rear range was built. Clasped purlins became the standard form in the south and east of England at this time, and well into the 19th century (Harris, 1997, 67). Side-purlin roofs, as seen within the northern rear range, were economical in both timber and labour in that they no longer required collars to all the common rafters, and at the same time the areas between the trusses were open and unimpeded (Brown, 1986, 75).

The western two-thirds of the northern rear range roof structure, although similar in form to the eastern end, is later and probably dates to around the late 18th/early 19th century, although it also contains some modern timberwork. These modern timbers are almost certainly contemporary with the re-building of the west gable end wall, and comprise repair insertions and supplementary timber supports inserted into the western part of the roof structure following its disturbance during this building work.

Apart from the modern timber insertions, the western two-thirds of the roof structure comprises one, main build which incorporates numerous re-used members, many of which most likely belong to the dismantled part of the original, mid-/late 17th century roof structure. It appears that the bakehouse (formerly lying immediately to the west, and most likely originally built as a single storey building), was provided with a second storey towards the end of the 18th century/early 19th century. At this time, it is likely that the western part of the northern rear range roof was dismantled and subsequently re-built, and extended westwards so to incorporate the heightened bakehouse structure also (see 8.7).

Southern rear range (*figures 16, 18 & 21; plates 17, 93, 94, 96, 98, 130*)

At the time of survey, the attic floor was missing and there was open access to the roof. The most recent means of reaching attic level would have been via a staircase rising up from within room 64/8, which previously lay adjacent to the eastern wall. It is uncertain when this staircase was inserted and also if its position represents the original location of the attic stairway, which *might* have been positioned in the southwest corner of the attic in the late 17th/early 18th century when the southern rear range was built (see 7.23, room 64/8 text). The east wall staircase and attic floor were probably removed, however, relatively recently and at the same time.

The small, square hatch at the southern end of the east wall, just above the tiebeam, provides direct access from the attic space above room 64/8 into the front range attic space above room

64/9 (and also rooms 65/13 and 65/18). The hatch may have been inserted in the early 19th century during the extensive re-arrangement of internal divisions within the property when no.64 and no.65 became two separate occupancies. Alternatively, the hatch may have been inserted to facilitate immediate through access at the time when the southern rear range was built in the late 17th/early 18th century (see above).

The attic window, contained within the west gable wall, is largely obscured by a plastic sheet. From external examination, however, the casement dates to the early 19th, although the opening itself is almost certainly primary and belongs to the late 17th/early 18th century wall build.

The attic space within the southern rear range has almost certainly been utilised since the time the range was built. The attic was most likely used primarily for storage, but has probably served as living quarters too over the years; its function has undoubtedly evolved throughout the centuries.

The clasped-purlin roof structure is an original feature and dates to the late 17th/early 18th century when the southern rear range was built. There are numerous timber repair insertions and modern, supplementary support members incorporated within the existing roof structure; several of the collars are modern, and many of the original collars have been re-attached to the rafters using nails. Only a few appear to remain *in situ*, and are still pegged to the rafters (plate 130).

8. Phasing

Ten distinct phases of development are identifiable at the property from studying the structures themselves (the physical evidence), documentary records and also cartographic sources. These ten phases provide a relative, though not a continuous, chronology, and although in some instances it has been possible to ascribe an absolute date to walls and features, in most cases each phase identified can provide no more than a *terminus post quem* and *terminus ante quem*.

The structural development of the property is complicated. In addition to the ten main phases of development which have been identified, there is evidence for numerous episodes of minor building work (particularly internally) and repairs throughout the centuries. The arrangement of internal divisions within the property at the time of survey is particularly complicated, and often inconsistent. An attempt to trace the ever-changing arrangement of internal divisions within the property throughout the centuries has not been easy. The extensive re-use of often diagnostic materials within later walls, openings and in blockings has made interpreting the chronological development of these internal divisions particularly difficult.

8.1 Phase 1 - pre-early 17th century (figures 11, 19-22; plate 131)

From the late 15th to early 17th century the long, narrow tenement plot predominated in Stamford (Pantin, 1970, 8). It seems likely that the original house at 64/65 High Street St. Martin's was most likely built at the street end of its long tenement plot during the late 15th or 16th century.

The original layout of the house is uncertain, but it most probably had two storeys and certainly a cellar. The cellar would have had direct access to the High Street to the east, but its main access would have been externally, at the rear of the house, probably via a set of sunken steps. It is likely that the ground floor of the house comprised a hall to the south and a buttery and parlour or shop to the north. A central cross passage with a doorway at each end would have divided the "higher part" of the house to the south, from the "lower" (service end) of the house to the north (Brown,1986,241; Pantin,1962-3,205; see figure 22). The upper storey rooms would probably have served as general living quarters. The cellar might have been used for storage or perhaps as a workshop (Pantin in Rogers,1970,9; see figure 22).

At the back of the tenement there would have been numerous rubbish pits, latrine pits and probably a well. The land at the rear of tenements at this time sometimes enclosed a small orchard and vegetable patch, or it may have been used for livestock and have contained sheds, barns or stables for animals pastured on town fields. Alternatively, the rear of the tenement might have been used for industrial purposes and have accommodated workshops, a brewhouse or bakehouse (Pantin in Rogers,1970,8).

The remains of this original, *pre-* early 17th century building, are almost certainly represented by the discrete sections of coursed rubble plinth which are visible within the east wall of the present front range (see 7.11 & 7.21), and also by the cellar (see 7.22). The rubble plinth would have supported both a ground and first floor timber-framed wall, similar to The Old Bakehouse at Alderton near Tewksbury in Gloucestershire (plate 131). A conjectural reconstruction of the *pre-* early 17th century ground and cellar plan of the building, which also indicates the extent of extant Phase 1 fabric, is reproduced as figure 22 in *Appendix A*.

The 14th and 15th centuries were a period of extensive street development and timber-framed house building in Stamford, which reached its peak in the 16th century. Many of the timber-framed buildings which lined Stamford's streets (as almost certainly at 64/65 High Street St.Martin's) would have had a jettied or over - hanging first floor, they were generally one room deep, and were often used for the manufacture and sale of goods. The ground floor would therefore frequently contain a shop and the first floor would serve as living accommodation (Pantin in Rogers,1970,47).

The now-demolished 62 and 63 High Street St.Martin's (replaced in 1878 by the Burghley Estate Office, which lies immediately adjacent to the south side of the present no.64), are known to have been jettied, timber-framed houses probably built during the 16th century (Smith,1992,68). It is possible that these each had a rubble plinth upon which a timber-framed wall was set, similar to no.64/65; drawings of the two demolished houses, produced by Martin Smith (1992,70), suggest that this is possible (figure 11a).

8.2 Phase 2 - early 17th century (figures 17-19, 21, 23)

After 1600, with the growing shortage in supplies of timber and the increasing availability of alternative building materials, timber-framed building gradually fell out of fashion and into decline. The formal, more visible elevations of a building were increasingly built using brick and stone to indicate wealth of owner; the sides and rear of a building often continued to be timber-framed for longer than their frontages (Cave,1981,55).

Many timber-framed buildings have survived in Stamford which have been subsequently re-fronted in stone, and it is not always easy to discern whether an earlier, timber-framed, jettied building lies behind a later stone frontage (Smith,1992,8; Rogers,1970,47; see 5.3). At no.64/65 High Street St.Martin's, however, it appears that the *pre*-early 17th century, Phase 1 timber-framed structure, which would have been set upon the remaining rubble plinth (see 8.1), was completely dismantled prior to the re-building of the existing Phase 2, front-range stone-built house. This Phase 2 house incorporates the existing rubble cellar and plinth walls identified during survey into the new build, which itself displays many aspects of the new style of stone-built house in Stamford, with its rectangular window bays, kneelered gables and finials, ovolo-moulded stone mullioned windows and Collyweston tiled roof (see 5.3 & 6.21).

The Royal Commission for the Historical Monuments in England, who undertook a brief survey of the property in 1977, record that the present front range building (Phase 2 in this report), belongs to the early 17th century (RCHME,1977,101) and falls within their class 6 classification of house types in Stamford. Class 6 comprises "a two-room storeyed house with stack at one gable end" (RCHME,1977,li). It is almost certain that there were, in fact, two Phase 2 stacks, the second one built into the north end of the rear, west wall of the property; the Royal Commission acknowledge, however, that their classification which contains fifteen different classes of house, is deliberately broad and concentrates upon the general aspects of planning.

A detailed description and analysis of extant features and fabric which belong to the Phase 2, front range building (figure 23) may be found in 6.21, 6.31, 6.33 and 7.11, 7.21, 7.23 respectively. In the early 17th century, the Phase 1 cellar would have continued to be entered externally from the west, and there was still probably direct access to the High Street through an opening within the east cellar wall. The arrangement of Phase 2 internal divisions at ground floor level is uncertain, but it is likely that there was a hall to the south (as in Phase 1, figure 22), which featured the extant dressed stone, moulded fireplace set within the gable end wall. The similar, extant fireplace lay in the west wall of a parlour/shop to the north. The central part of the house was most likely partitioned off from the hall and parlour/shop; within its east (front) wall lay the front doorway with ovolo-moulded jambs, which is visible today. There would also most likely have been a back door to the west, and a steep wooden staircase built up against the rear, west wall which would have led up to the first floor (figure 23).

The north and south first floor chambers each had a fireplace, the remains of which are visible today, and were most likely used as the family's living quarters. The chamber in between could have been a service room. The two extant east-west partition walls largely comprise Phase 2 fabric (figure 23). There would almost certainly have been an attic also, which would most likely have been used (initially at least) for storage.

The early 17th century layout of the rear of the tenement is unknown, but it would have contained rubbish and latrine pits and almost certainly subsidiary structures such as a kitchen, brewhouse, bakehouse and sheds. From the 17th century onwards, the practice grew up of building secondary cottages at the back of the tenement also (*Pantin in* Rogers,1970,8). No documentary references relating to the ownership or layout of the property were discovered which date to the early 17th century. It seems likely, however, that the owner of the property at the time of the Phase 2 re-building of the house was a gentlemen of some

means (perhaps a leading merchant or of the local gentry), who more than likely lived at and occupied the property himself, together with his family and any members of his domestic staff.

8.3 Phase 3 - mid-/late 17th century (*figures 17-19, 21, 23*)

It is likely that the northern rear range (Phase 3) was built relatively soon after the Phase 2 front range; the coursed rubble walls of the northern rear range are similar in their construction, and also in thickness, to the walls of the front range. The addition of the northern rear range to the existing front range of the property towards the middle/end of the 17th century, was very likely undertaken in order to provide additional service rooms.

Towards the end of the 16th century the popularity of detached kitchens was in decline and attached service rooms were increasing built onto the rear of the house. The kitchens themselves often comprised such service rooms as bakehouses and milkhouses, and the upper chambers provided extra storage space and living accommodation, particularly for servants and domestic staff (Martin, D&B, 1998, 85-91). It is likely that the northern rear range was built to serve just such a function.

The original, mid-/late 17th century layout of the range, which would then have been some 2.0 metres less in length than it is today (7.21, room 65/4 text), is reconstructed as figure 24 in *Appendix A*. The extent of extant Phase 3 fabric is also indicated on figure 24. The northern rear range was originally built as two storeys and an attic. At ground floor level there would have been external access to the south and possibly also to the north, via an inserted door opening located immediately opposite the flue north side wall. There was also direct access inserted between the Phase 2 front range and Phase 3 northern rear range, on the north side of the dividing flue wall (figure 24). The original arrangement of internal divisions within the range is unknown.

The layout of the rear of the tenement in the mid-/late 17th century is unknown, but besides the usual rubbish/latrine pits and subsidiary structures, there was almost certainly a bakehouse (see note on Thomas Kettleborough, baker, below). It is also likely that there was a cottage or two at the back of the tenement.

The earliest known documentary reference directly relating to the entire property dates back to 1659 (Rimmer:Doc.1), and to approximately the time when the northern rear range might have been built (see 5.41). At this time the property is referred to as a *copyhold messuage* which lay upon land belonging to Stamford Baron (Rimmer:Doc.1). In 1659 a Thomas Kettleborough, baker, and an Elizabeth Rymes acquired possession of tenure from a ?John Chirme and his wife, Margaret. By 1662, Anne Warren appears to have taken over Elizabeth Rymes' rights of tenure (Rimmer:Doc.1). The relationship (if any) between these people is unclear, and it is also uncertain to which specific parts of the property each had rights. It is likely that Thomas Kettleborough, who was a baker, and who remained at the property until he died in 1704, operated a bakehouse at the rear, however (see 5.41 & 5.42).

8.4 Phase 4 - late 17th/early 18th century (*figures 18, 19, 21, 25*)

The construction of the southern rear range comprises a fourth major period of building at the property. This timber-framed range with its brick infill panels dates to the late 17th/early 18th

century; conjectural reconstruction plans of the range, which indicate the extent of extant Phase 4 fabric, is reproduced as figure 25 in *Appendix A*.

The range was most likely built onto the rear of the Phase 2 front range in order to provide the existing property with an additional ground floor service room, and also extra first floor (and attic) storage and accommodation facilities. As today, the original range comprises a single room on the ground and first floor, and also an attic. Original external access was through a door in the north wall only. Direct access to the front range was through an inserted opening created at the north end of the existing east wall. Both the ground and first floor have an original fireplace in the southeast corner of each room, although the ground floor fireplace has been significantly adapted throughout the centuries. Each fireplace utilises the Phase 2 flue which is located within the southern gable end wall of the front range.

The layout of the tenement at the rear of the property at the end of the 17th/beginning of the 18th century is again uncertain; no historical maps were discovered dating to this period which might indicate the location of any subsidiary buildings. Primary sources indicate that it is likely, however, that there were at least a number of barns, stables and outhouses, together with a bakehouse in use around this time. Thomas Kettleborough, baker (see above), most likely had a bakehouse at the rear, which he operated from at least 1659 to 1704 (Rimmer: Doc.1; see 5.41 & 5.42). A Samuel Symonds also appears to have held part tenure of subsidiary buildings at the property in 1704, at the time when Thomas Kettleborough died, and he continued to do so after Thomas Kettleborough's death. Fifteen years later Symonds is documented as holding tenure of "... barns, stables and outhouses ...", (Rimmer:Doc.1), and it is probable that he did so in 1704 also.

The Will of Thomas Kettleborough, dated 20th June 1704 (Rimmer:Doc.1) records that his part of the copyhold tenure was to be handed down to his son-in-law Robert Curtis, mercer. Unfortunately, it is unknown which specific part of the property this was. The extent of Samuel Symond's part tenure at this time is also unknown, although it is most likely that he had the use of several outbuildings at the rear of the tenement (see above). Similarly, when Thomas Curtis inherited his father's right of tenure in 1706, it is unknown to which parts of the property he had use (Rimmer:Doc.1; see 5.42).

Further early 18th century documentary references (Rimmer:Doc.1) record details of a complex series of joint tenureships which indicate that the property was divided up into several separate (but regrettably unspecified) *moieties* (parts) at this time (see 5.42). Following Thomas Curtis' death in 1719, and until about 1736, details of tenureship and property division are unclear. A Mary Curtis was given "*one third part*", an Anne Peck (?nee Curtis) another third, and a Hannah Curtis another (Rimmer:Doc.1). In August 1720 the property was referred to as a "*Triple Lot*". Four months later Anne Peck and (?daughter) Frances formally surrendered their third part of the house to the manor...and were soon after formally admitted to their "*undivided third part of the customary messuage and appurtenances*" (Rimmer:Doc.1). On 29th December 1722, Francis and Anne Peck and Hannah Curtis surrendered into the hands of the manor their two third parts of the customary messuage. Thereafter it appears that Mary Curtis (married around this time to William Read) and her husband were admitted to each "*undivided third part*" of the house. When Mary died in 1736, her Will bequeathed "*one moiety*" (half or part) of the property back to Hannah Curtis, and another part back to Anne Peck. William Read obviously retained a share of the

house as Mary's widower. Samuel Symonds' rights of tenure as regards the barns, stables and outhouses at the back of the property remained (Rimmer: Doc.1).

8.5 Phase 5 - Early/mid-18th century (figures 5, 19 & 21)

This phase of building work includes the blocking of the ground and first floor windows in the north walls of both the front (Phase 2) range and northern rear range (Phase 3). This was occasioned by the building of no.66 High Street St.Martin's immediately adjacent to the north walls of the property during the second quarter of the 18th century (RCHME,1977,101; see 7.21). Cartographic evidence confirms that since at least the mid/late 18th century there was a building upon the site of no.66 (see figure 5).

It is likely that the oblique-angled opening (walk-in cupboard at the time of survey; see 6.31, room 65/3 text), which is located at the eastern end of the south wall belonging to the northern rear range, was inserted through the south wall of the range around the time of the early/mid-18th century (see 7.21, room 65/3 text). The oblique-angled sides of the opening appear to be designed to facilitate access to and from the southwest, and it seems that the opening was so-constructed to provide ease of circulation to the eastern end of the northern rear range (room 65/4) from the rear of the tenement. It is almost certain that the opening led in directly from outside and was inserted for a very specific purpose prior to the building of the present kitchen area (65/3) in the early 19th century (Phase 7), and the back kitchen (65/5) during the mid-/late 20th century (phase 10). The opening obviously post-dates the construction of the wall itself (Phase 3, mid-/late 17th century), so it may be deduced that its insertion probably occurred sometime between 1675 and 1825, and most likely in the early/mid-18th century (Phase 5).

8.6 Phase 6 - Mid-/late 18th century (figures 5 - 7, 19, 21, 25)

Documentary evidence suggests that during the mid-/late 18th century a single storey, rubble-built bakehouse was constructed adjacent to the original (Phase 3) west end gable wall of the northern rear range (Rimmer:Doc.3 & 4). An earlier bakehouse at the rear of the tenement, possibly in an alternative location, almost certainly preceded the Phase 6 bakehouse structure. An extensive bakery business is known to have operated at the property from at least the mid-18th century, probably earlier, and continued up until the mid-20th century (see 5.4, 7.13, 7.21). The remains of the Phase 6 bakehouse, which include the remains of a bread oven and associated hearth revealed during "opening-up" work, are today incorporated within the western ends of the south and north walls respectively, of the northern rear range (see 7.21, room 65/4 text). A conjectural reconstruction plan of the bakehouse, which includes the extent of extant Phase 6 fabric, is reproduced as figure 25 in *Appendix A*.

Late 18th century historical maps (figures 5-7) show the bakehouse and northern rear range, front and southern rear range as one single block. These maps also indicate the possible layout of subsidiary buildings at the rear of the tenement at this time; their function is uncertain, but one or more were most likely built as cottages. According to William Murray's map of 1773 (figure 5), a small, independent structure is situated at the back of the tenement, adjacent to the southern property boundary wall. This structure was replaced by another in a similar position, according to Baxter's map of 1779 (figure 6). A third map, dating to around 1800 (figure 7), shows the structure depicted upon Baxter's map, and also another, adjacent structure, which has been added on to the east. Each of these maps also shows a structure

situated in the southwestern corner of the tenement plot, which almost certainly represents a cottage.

The present western end of the yellow-brick lean-to structure (rooms 64/3-6), which comprises a variety of building fabric within its external face (see 7.13), almost certainly represents the southern end of the eastern wall of the structure depicted upon Baxter's map of 1799, which lies adjacent to the southern property boundary wall towards the centre of the tenement plot (figure 6). A conjectural reconstruction plan of this structure, which shows the extent of extant Phase 6 fabric, and which also includes the outline of the adjacent structure, is reproduced as figure 25 in *Appendix A*.

A Conveyance records that the property was transferred from William Read to a Marmaduke Skurray, Innkeeper, and his wife Jane in 1761 [Rimmer:Doc.3]. William Symonds, baker, was William Read's undertenant at the time the property changed hands. Apart from operating the bakehouse, it is uncertain which other parts of the property Symonds used and lived in at this time. It is likely that Symonds remained as undertenant until 1765, when "... *all that customary or copyhold messuage or tenement with the yards, barns, stables, buildings, outhouses and appurtenances thereunto belonging...*" [Rimmer:Doc.5], was conveyed to him and his wife, Elizabeth Symonds [Rimmer:Doc.4]. In 1791 James Symonds, baker, inherited the copyhold estate from his parents and carried on the bakery business himself until 1819, when he died [Rimmer:Doc.5].

It is clear that an extensive bakery business operated at the property during the mid-/late 18th century, which was run by the Symonds family. What is not known, however, is how (if at all) the house itself was divided. It may have been that the Symonds family occupied the entire house during this time, although various cottages and outbuildings at the rear of the tenement probably had undertenants.

8.7 Phase 7 - Early 19th century (figures 17 - 21)

Knipe's map of 1833 (figure 10) clearly shows the extent of the property by the early 19th century, but unfortunately he does not indicate the outline of independent ranges or detail any internal divisions. Map evidence shows that the overall layout of the property altered considerably between the late 18th century and 1833 (figures 5 - 7 & 10). Archaeological evidence also indicates that the early 19th century represents a period of extensive building work and re-organisation of the internal divisions within the property (see 7.21 - 7.24). It was at this time that no.64 and no.65 were created as two, very separate occupancies.

The extent of this Phase 7 building programme, and an analysis of the internal re-organisation of partition walls and points of access at this time, is illustrated on a series of colour phase plans (figures 17 - 21). Notably, the central rear range was inserted between the southern rear range and northern rear range; a set of early 19th century casements were inserted into the walls of the rear ranges; re-building work was undertaken at the lower reaches of the southern rear range wall; the yellow-brick, lean-to outbuilding was constructed (probably as a cottage); the tall brick wall which divides the two yards 64/7 and 65/6 at the rear of the property was also built, possibly along the line of an earlier wall. During the very late 18th/early 19th century the single-storey bakehouse (Phase 6), appears to have been provided with a second storey. It is likely that the western part of the northern rear range roof was dismantled at this

time and subsequently re-built and extended westwards so to incorporate the heightened bakehouse structure (see 7.24).

Within the front range, the most notable 19th century building work includes the re-building of the majority of the east wall of the northern gabled window bay, the insertion of a shop window within the bay at ground floor level, the insertion of a 19th century replica replacement ovolo-moulded mullioned window at first floor height and a single casement at attic level also; a second front door was inserted adjacent to the existing, early 17th century front doorway in order to provide direct access to the newly created no.64, and the porch was built. Numerous internal wall re-alignments, doorway and window insertions, blockings, staircase insertions and re-arrangements are datable to this Phase 7 period of building work, at all floor levels.

In 1819, after the death of James Symonds, an agreement for the sale and purchase of the copyhold estate was drawn up and the property was sold by auction (see 5.43). The Sale Particulars describe the property as "... *most desirable ... and for many years occupied by the late Mr Symonds who carried on an extensive baking business ...*" [Rimmer:Doc.4]. The *Surrender Absolute* drawn up at the time [Rimmer:Doc.6], describes the "*customary or copyhold messuage ... [as comprising] ... cottages, and tenement with the bakehouse, yards, barns, stable-buildings, outhouses and appurtenances ...*". A William Blissett, baker/flour dealer, paid the sum of £760 for the "... *absolute purchase of the property ...*" [Rimmer:Doc. 6]. The document suggests that Mr Blissett and his family lived in the house itself, and indicates that a Rob Nicholls and Joseph Adams continued as undertenants at the property, and paid rent for the use of part or all of the outhouses. It is likely that there were also several other undertenants at this time who paid rent for the use of a cottage or other subsidiary buildings.

At the time of sale to Mr Blissett in 1819, the property appears to have been undivided. But by the middle of the 19th century, no.64 and no.65 are specifically referred to as separate occupancies in several local trade directories (Dolby,1854; Post Office,1855; Morriss,1865; see 8.8). The reason for the decision to divide the property into two very separate parts during the early 19th century is unknown, but it must have involved a considerable amount of cost and planning.

8.8 Phase 8 - mid-/late 19th century (figures 11, 19 & 21)

According to Post Office directories (1855, 1861) an Alfred Scotney, carver and gilder, and John Scotney, shopkeeper and shoemaker, both lived at no.64 around the middle of the 19th century. Although the front room of no.65 certainly seems to have served as a shop (almost certainly for the bakery, see below) at this time, it is unlikely that the front part of no.64 operated as one, and John Scotney most probably had his shop elsewhere in St.Martin's. It is quite likely, however, that the Scotneys each carried out work for their trade at no.64 (see 5.43).

Between 1863 and 1869 the property remained divided; John and Ezekiel Scotney lived at no.64, and a William Edgson, baker, lived at no.65 (Post Office Directory,1855,1861; Morriss and Company Directory,1861); Edgson took over the bakery business from William Blissett.

An Indenture dated 21st November 1868 records that Ezekiel Scotney married Frances Blissett after William Blissett's death, and at this time the property comprised "... *four cottages, bakehouse, yards, buildings, outhouses, and appurtenances thereto adjoining ... heretofore in tenure or occupation of said Ezekiel Scotney, William Edgson, John Clarke, William Bickell Granger, Isaac Taylor and now in occupation of said Ezekiel Scotney, Hannah Chambers, Thomas Shilcock, Rebecca Eaglesfield, John Thomas Dixey and George Hales...*" (Rimmer.Doc.9).

From 1872 (White's Directory, 1872) until the early 20th century (Kelly's Directory, 1910), Ezekiel Scotney, a "private resident", lived at no.64 with his wife. William Edgson continued to operate the bakery at no.65 until 1874, when a John Chambers, baker, is recorded as living there (Whellan, 1874), which he continued to do until 1877. From 1878 to 1891 Elizabeth Chambers, presumably his wife, continued the bakery business at no.65 (Kelly's Directory, 1885, 1890, Rimmer:Doc.9).

In the second half of the 19th century the front room of no.65 (room **65/1**) certainly served as a shop, most probably for the bakery. The large shop window was inserted in the early 19th century (Phase 7), and the later re-positioning of the south wall and doorway (Phase 8) within room **65/1**, appears to represent the desire to facilitate customer access and provide additional shop space during the later 1800s (see **7.21**, room **65/1** text).

In the late 19th century 64/65 High Street St.Martin's comprised part of a continuation of supra-vernacular buildings which lay immediately adjacent to the south (figure 11a). Around 1877, however, several of these buildings were demolished when the site was chosen for the new Burghley Estate Office (figure 11b). A *Compensation Agreement* made between James Martin Esquire [agent] for the Most Honourable the Marquis of Exeter (William Alleyne) and Ezekiel Scotney, dated 8th February 1878 (Rimmer:Doc.8), records the impact that the adjacent building work would have had upon Mr Scotney's property at no.64 (see **5.43**). The Marquis, owner of the property to be demolished and proposer of the new Burghley Estate Office, recognised that "...*in order to complete such an erection it is necessary to take down the south walls of the house and buildings of the said Ezekiel Scotney*". The extent of demolition and disturbance to the south walls of the house and buildings is uncertain, but there must have followed extensive rebuilding of the south walls. This phase of building work at the property is represented as Phase 8 on figures 19 & 21).

8.9 Phase 9 - early/mid 20th century (figures 12, 19, 20 & 25)

The extent of the property in the early 20th century is indicated by the second edition Ordnance Survey map of 1901 (figure 12). This shows several subsidiary structures situated at the rear of the tenement at this time, although it is not possible to identify these buildings individually. It is likely, however, that they largely represent the "...*four cottages, bakehouse, yards, buildings and outhouses...*" referred to as part of the property in 1868 (Rimmer:Doc. 9). The two brick sheds situated at the back of yard **65/6**, however, were probably built during the early part of the 20th century (Phase 9; see figure 25). The main area of the house appears to have remained divided at this time, and Kelly's directories of 1903 and 1906 record that Ezekiel Scotney was still in residence in no.64, and a Harry Hill, baker, had replaced a Hannah Chambers, baker, at no.65. By 1910, there was a Mrs Metcalf living at no.64 (a tenant of Ezekiel Scotney) and Harry Hill still lived at no.65 (Kelly's Directory, 1910).

In 1910 the property was put up for sale after the death of Ezekiel Scotney and "... all that shop, dwellinghouse and cottages..." were sold to Harry Hill (Rimmer:Doc.11). A *Compensation Agreement* (Rimmer:Doc.14) between the Marquis of Exeter and Harry Hill, dated 22nd November 1933, records the discharge of all rents to the lord of the manor and compensation for monies paid following the 1922 Property Act. Copyhold tenure was abolished by this Act and surviving copyholds were enfranchised in 1926, and they then became ordinary freeholds. The Agreement also records that of "... those four cottages lying at the back [of 64/65 High Street St.Martin's] and known as 'Blissits Court'...", by 1933 three had been demolished. Entries in Kelly's directories record that Harry Hill, baker, occupied the entire property up until at least 1940, and owned it up until he died in 1967 (Rimmer:Doc.15).

8.10 Phase 10 - mid-/late 20th century (figures 18, 19 & 21)

By 1954 Harry Hill appears to have rented out part, if not all the property (Rimmer:Doc.15) to a J.C.Frisby, baker and confectioner (Dolby,1954). Two years later, however, the property was again certainly split and a J.A.Smith was registered at no.64 and Jacey Gem Company occupied no.65 (Dolby,1956). Between 1959 and 1963 J.A.Smith remained at no.64 and St.Martin's Jewellers (Mrs R.F.Easy) is recorded as living at no.65 (Dolby's directories).

After the death of Harry Hill in 1967 the property was sold to the Peppers, who were renting no.65 at the time (Rimmer:Doc.15). J.A.Smith continued to rent out no.64 until at least 1977 (Dolby,1969,1971; Spiegl and Company,1976,1977). The *Conveyance* agreement (Rimmer:Doc.15) made between the executors of Harry Hill's Will and the Peppers, records that 64/65 High Street St.Martin's and 19 Church Court, the latter "... formerly in the occupation of Mr Hudson ... and now in the occupation of Pugh Friend Toon and Mrs Shilcock...", were sold to Leslie Cecil Pepper, carpenter and joiner, and his wife, Ida. (The cottage at 19 Church Court comprised part of the freehold, and at this time was the only cottage remaining at the rear of the house).

The Peppers lived together at no.65 until 1969, when Ida Pepper appears to have conveyed all her rights to the freehold to her husband (Rimmer:Doc.16). By 1976 Leslie Pepper and a Ms R.de Pellette were living together at no.65 and a Ms M.A.Perkins had joined J.A.Smith at no.64! (Spiegl,1976-7). Dolby's Almanack (1984,1985) makes no mention of anyone living at no.64 by 1984, and records only Leslie Pepper as occupying no.65. It appears that after the mid-1980s the property reverted back to a single residence.

It seems almost certain that Leslie Pepper was responsible for the most recent elements of building work undertaken at the property, which probably date to the mid-1980s, perhaps a little later (see 7.21 & 7.23; figures 19 & 21). The demolition of the bakehouse and re-positioning of the west gable end wall of the northern rear range were undoubtedly undertaken around this time, together with the insertion of the back kitchen (room 65/5). Areas of the property appear to have undergone extensive modernisation (room 65/3 - 65/5) at this time, whilst other parts of the house were neglected and probably disused (southern rear range).

9. Archive

The project archive has been prepared for deposition with the City and County Museum, Lincoln according to the guidelines outlined in Chapter 16 of the *Lincolnshire Archaeological Handbook*. It comprises all reports, notebooks, field drawings, photographic prints and negatives etc.as defined in *Management of Archaeological Projects*, second edition, English Heritage, 1991 (para.5.4, Appendix 3).

Network Archaeology Ltd will ensure that the project archive conforms with the conditions for the acceptance of project archives for long-term storage by relevant national guidelines (UKIC 1990, MGC 1992).

10. Acknowledgements

We would like to thank Mr and Mrs T. Rimmer, the present owners of no.64/65 High Street St.Martin's (the client), for making available to us a set of primary documents relating to the property for the purposes of this study. We would also like to thank them for their considerable patience whilst waiting for the production of this final report. We are grateful to Mark Charity, Mark Green and Andy Selby, the contractors on site, for their assistance and co-operation throughout our investigations during "opening-up" work. Thanks are also due to Carol Pyrah, English Heritage Inspector, and Beryl Lott, Lincolnshire County Council Conservation Services, for their helpful comments and guidance.

We would like to thank Wilson and Heath, Architects, for supplying Network Archaeology Ltd with a set of base drawings of the property at the start of work, and for their advice during the project. Shawn Tyas, of Paul Watkins Publishing, kindly gave permission for the reproduction of drawings by Martin Smith (*Stamford Then and Now*", 1992), which are presented in this report as figure 11. Thanks are finally due to both the Lincolnshire and Northamptonshire Record Office and Local Studies Library staff, for their assistance in locating, reproducing and making available a variety of directories, maps and documents during the programme of historical research.

11. References

LRO - Lincolnshire Record Office
LLSL - Local Studies Library, Lincoln
NRO - Northamptonshire Record Office

Primary sources

Documents

(The following are held privately by Mr and Mrs T.Rimmer, St.Martin's, Stamford)

Abstract of Mr.William Read's Writings and Title to a Copyhold Messuage in St.Martin's, Stamford Baron, in the County of Northampton. 1760. [Rimmer: doc.1]

Copy of Surrender Absolute. Conveyance from William Read to Marmaduke Skurray, Innkeeper, and his wife, Jane. 1760. [Rimmer: doc.2]

Conveyance from William Read to Marmaduke Skurray, Innkeeper, and his wife, Jane. 1761. [Rimmer: doc.3]

Conveyance of a Copyhold Estate from Marmaduke Skurray, Innkeeper, and his wife, Jane to Elizabeth and William Symonds. 1765. [Rimmer: doc.4]

Abstract of the Title of Mr John Davies and Mr Matthew Rooe, Devises in Trust named in the Will of Mr James Symonds, to a Copyhold Estate. 1761. [Rimmer: doc.5]

Surrender Absolute. the Devises in trust of Mr James Symonds (deceased) to Mr William Blissett. 1820. [Rimmer: doc.6]

Conditional Surrender between Mr william Blissett and Messrs.Davies and Rooe. 1820. [Rimmer: doc.7]

Agreement between James Martin Esquire (as agent for) the Most Honourable the Marquis of Exeter ... and Mr Ezekiel Scotney. 1878. [Rimmer: doc.8]

Admission of Mr Ezekiel Scotney, Devisee of Frances Scotney. 1891. [Rimmer: Doc.9]

Abstract of Title Deeds of Messrs.Alfred Scotney, John Thomas Scotney and James Bridgman Finch to a Copyhold Dwelling House, Shop and Cottages in St.Martin's, Stamford Baron in the County of Northampton. 1910. [Rimmer: Doc.10]

Messrs.Alfred Scotney, John Thomas Scotney and James Bridgman Finch to Mr Harry Hill. Bargain and Sale of Copyhold Messuages, Shop and Cottages situate in High Street St. Martin's, Stamford Baron in the County of Northampton. 1910. [Rimmer: Doc.11]
Admission. Harry Hill under a Bargain and Sale from Alfred Scotney, John Thomas Scotney and James Bridgman Finch. 1910. [Rimmer: Doc.12]

Conditional Surrender. Mr Harry Hill to Mrs Maria Cunningham. 1910. [Rimmer: Doc.13]

Compensation Agreement between the Most Honourable The Marquis of Exeter and Mr Harry Hill. 1933. [Rimmer: doc.14]

Conveyance of nos.64 and 65 High Street and no.19 Church Court, St.Martin's, St.Baron in the County of Northampton. The Personal Representatives of Mr Harry Hill deceased to Mr and Mrs L.C.Pepper. 1967. [Rimmer: Doc.15]

Conveyance of property at nos.64 and 65 High Street and no.19 Church Court, St.Martin's, St.Baron in the County of Northampton, from Ida M.Pepper to Leslie Cecil Pepper. 1969. [Rimmer: doc.16]

Mortgage of nos.64 and 65 High Street and no.19 Church Court, St.Martin's, St.Baron in the County of Northampton, by Leslie C.Pepper Esq.to The Stamford Permanent Benefit Building Society. 1969. [Rimmer: doc.17]

Maps and plans

A map of St.Martin's Lordship, surveyed and drawn by William Murray. 1773. (NRO. Map 4121/4).

Plan of the Borough of Stamford and St.Martin's, Stamford Baron, from an actual survey in the year 1833, by James A. Knipe. (NRO.3109a).

Map of Borough of Stamford and St.Martin's. 1824. (NRO. Map 2815).

Plan of St.Martin's Lordship. 1839. (NRO. Map 4373).

A Plan of the Lordship of St.Martin's Stamford Baron in the County of Northamptonshire by T.Baxter. 1779. (NRO. Map 4122/2).

Plan of St.Martin's Lordship by c.1800. (NRO. Map 4135/1).

Plan of Stamford. 1839. (LRO.Brace 19/15).

Map of Borough of Stamford. 1835. (LRO. Misc.Don.233A/2).

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1969-1971 1984, 1985 |
| History, Topography and Directory of Northamptonshire | 1874 |
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1906, 1910, 1914, 1920, 1924,
1928, 1931, 1936, 1940 |
| Morriss and Company's Directory, Lincolnshire | 1863 |
| Post Office Directory of Lincolnshire | 1855, 1861, 1868 |
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| Spiegel and Company's Directory of Stamford | 1976, 1977 |
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Pictorial

Drawing of St.Martin's Church from the south, by Charles Nattes, 1804.
(In *Religious Foundations of Medieval Stamford*, Hartley and Rogers, 1974).

Painting of High Street St.Martin's looking north, by J.M.W.Turner, c.1829.
(In *Stamford*, Alec Clifton-Taylor, 1978).

Maps

Map of Stamford by John Speed, c.1610
(In *Stamford Then and Now*, Smith, 1992)

Ordnance Survey map 1901 1:2,500 scale Second Edition. Lincs.151.5/Northants 11.5
[LLSL]

Ordnance Survey map 1985 1:25,000 scale Stamford and Peterborough. Sheet 00/10
[LLSL]

Appendix A: Figures 1 - 25

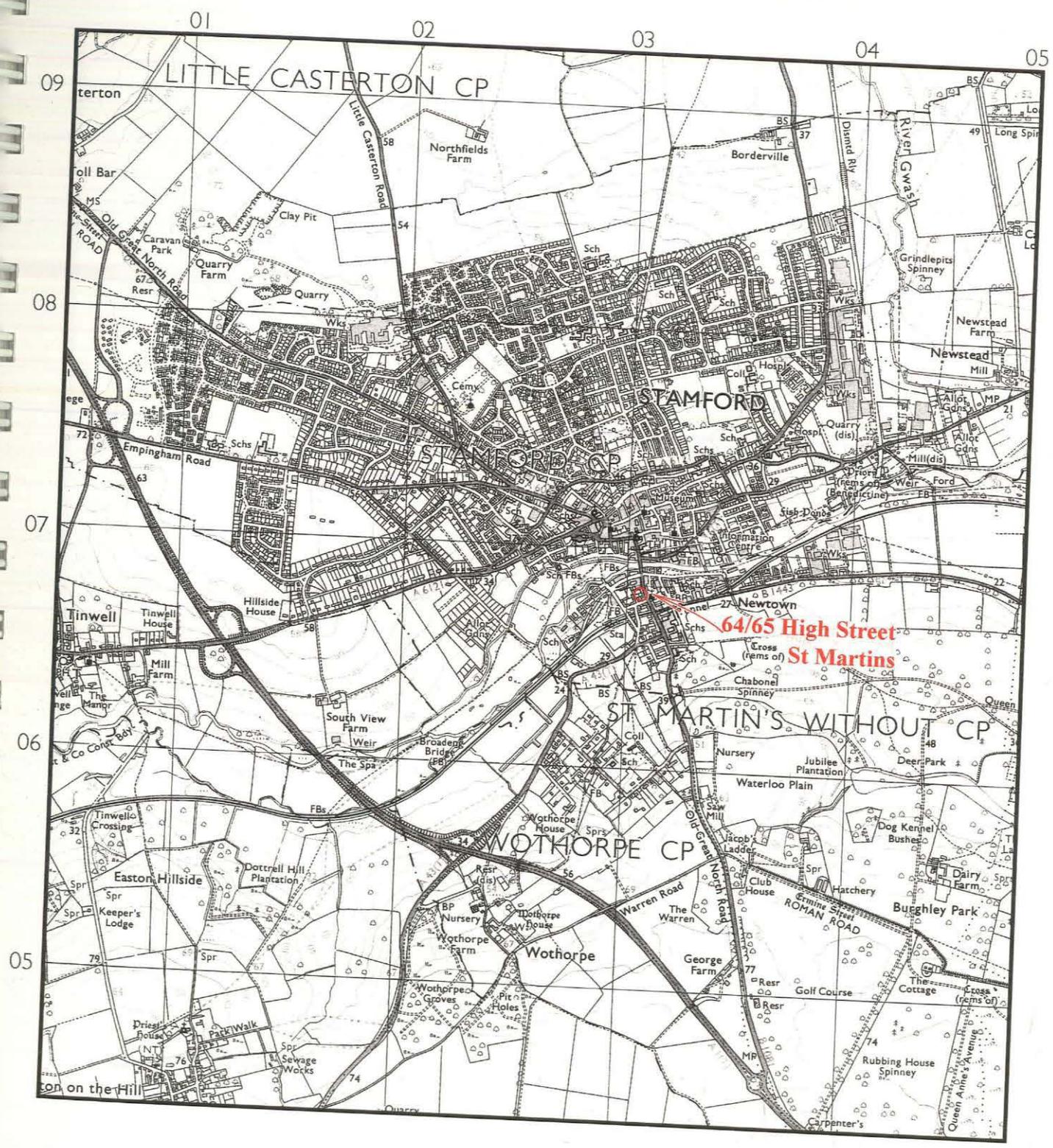


Figure 1: Location of 64/65 High Street St.Martin's, Stamford.

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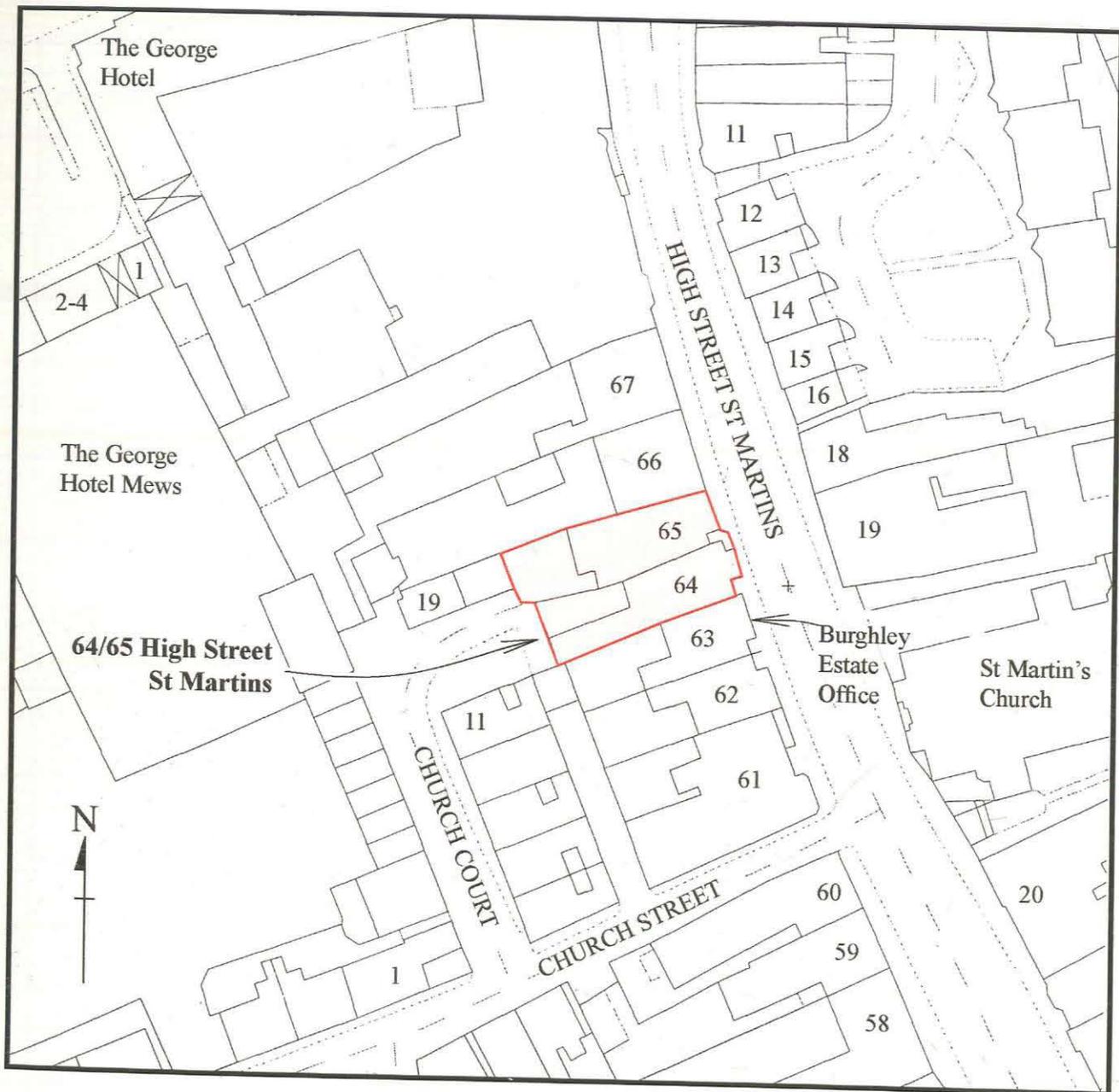


Figure 2: Modern plan showing the layout of 64/65 High Street St. Martin's; the Burghley Estate Office stands adjacent to the south and St. Martin's Church lies opposite to the east. The George Hotel is situated to the north.

Based upon the plan which accompanied the Project Brief, Lincolnshire County Council, Archaeology Section.

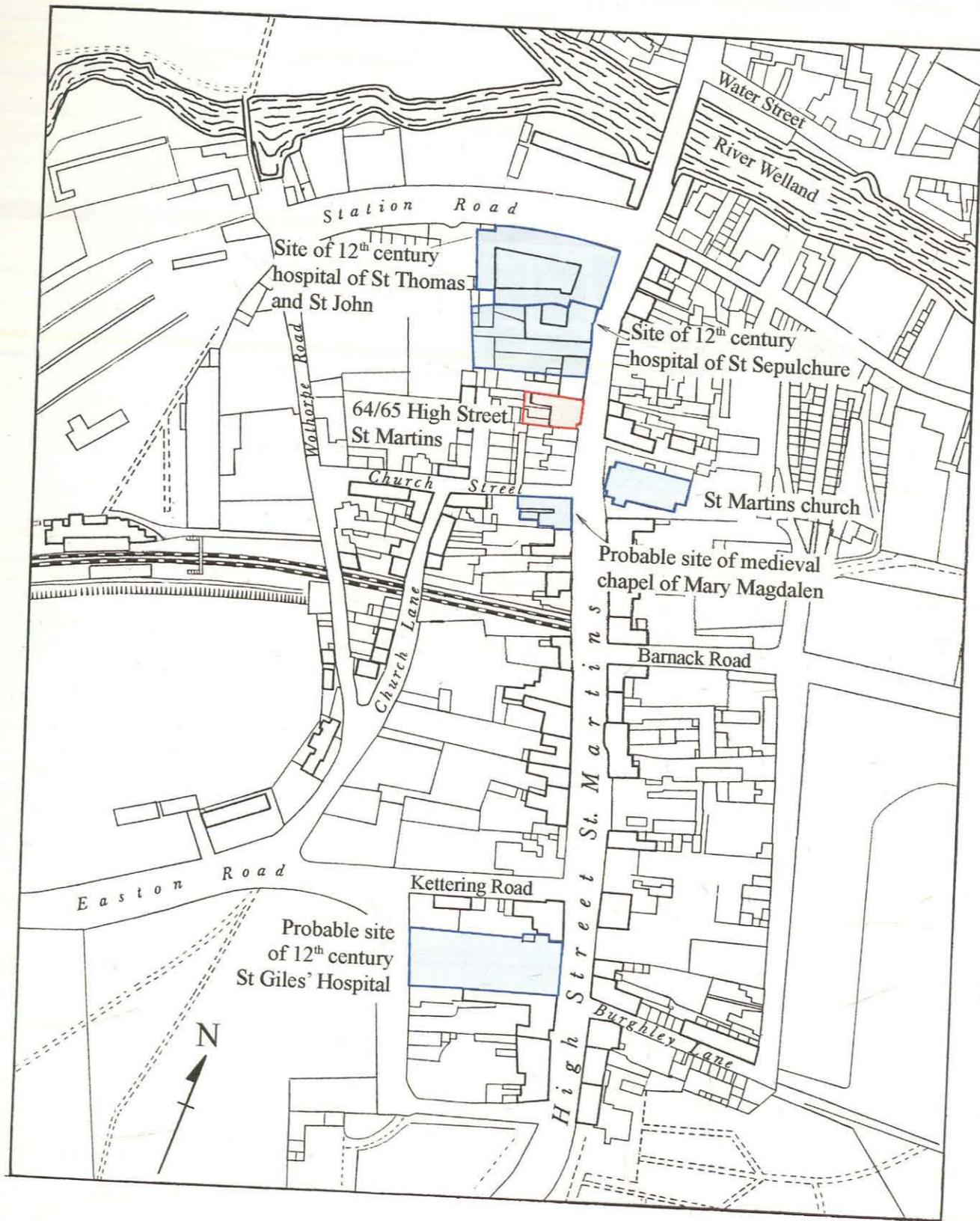


Figure 3: St. Martin's, Stamford. Map showing the location of 64/65 High Street and sites of historical interest in close proximity.

Based upon a RCHME map in "The Town of Stamford", 1977.

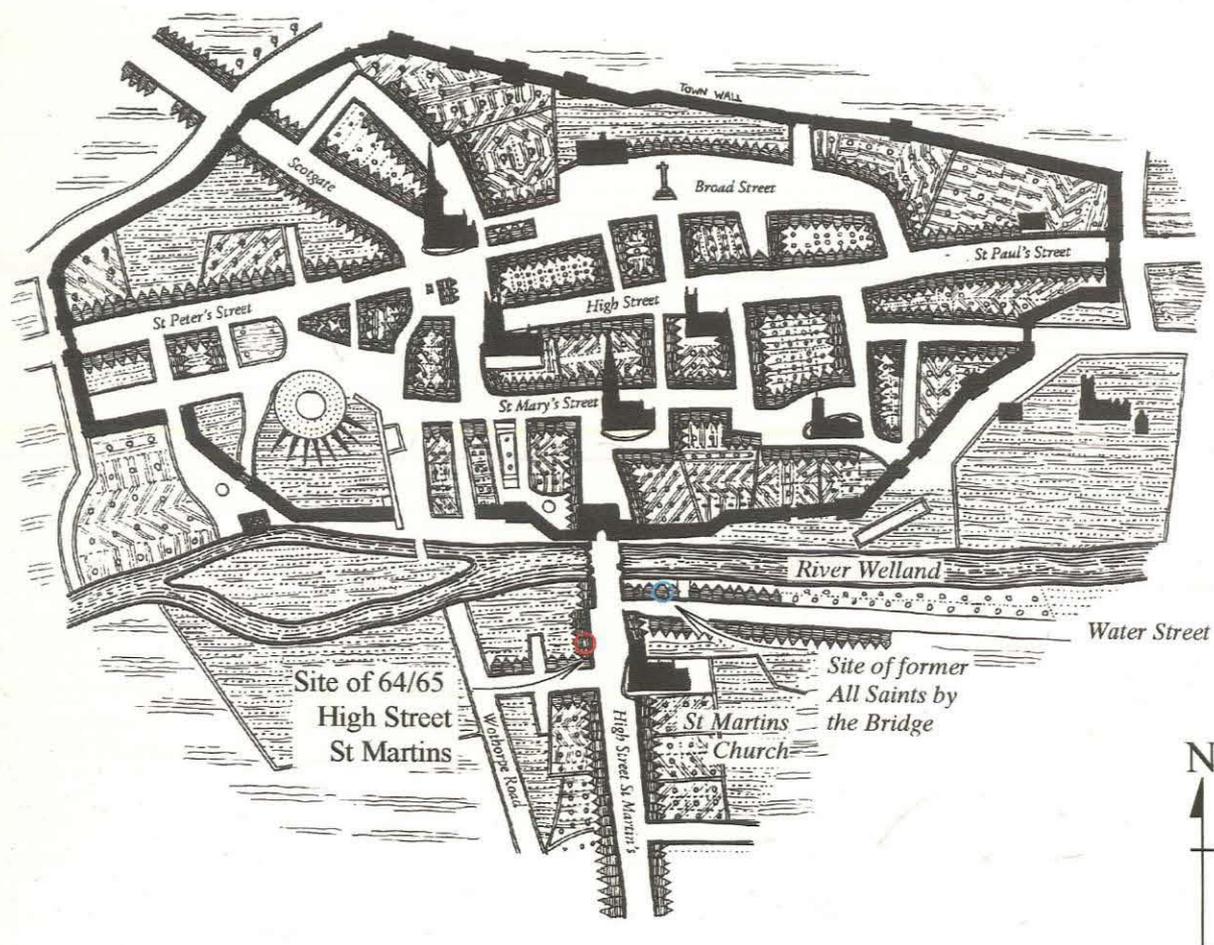


Figure 4: Stamford, based on John Speed's map of c.1610, showing the approximate location of the site of 64/65 High Street St.Martin's.

Plan based upon Martin Smith's re-drawing ("Stamford Then and Now", 1992) of John Speed's "Map of Rutlandshire" c.1610, which includes the earliest surviving street plan of Stamford.

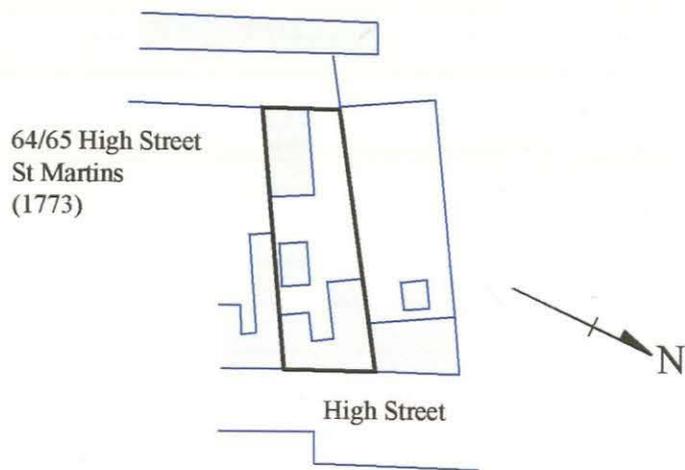


Figure 5: 64/65 High Street St. Martin's in 1773.
 Redrawn extract from map of "St. Martin's Lordship"
 by William Murray, 1773. (NRO 4121/4.)

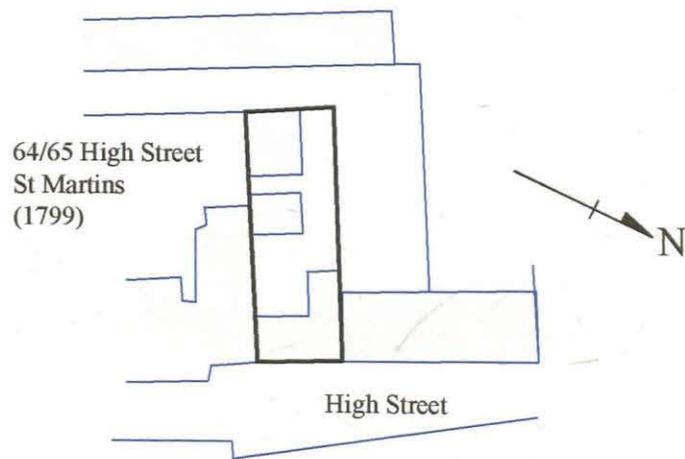


Figure 6: 64/65 High Street St. Martin's in 1779.
 Redrawn extract from map of "St. Martin's Lordship"
 by T. Baxter, 1779. (NRO 4122/2.)

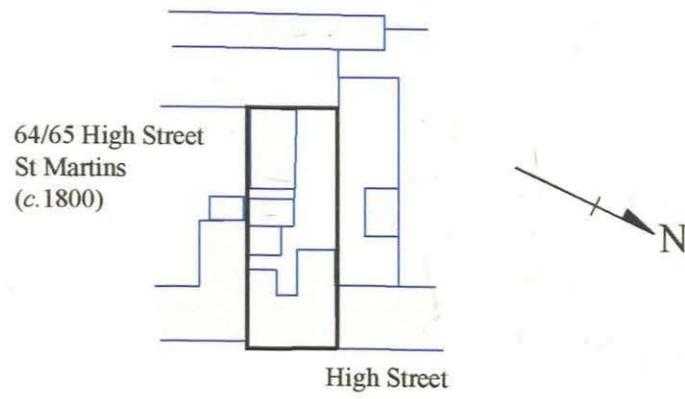


Figure 7: 64/65 High Street St. Martin's in c. 1800.
 Redrawn extract from map of "St. Martin's Lordship"
 c. 1800. (NRO 4135/1.)

Approximate position of 64/65
High Street St Martins
(The gabled bay arrowed below
may represent number 65)

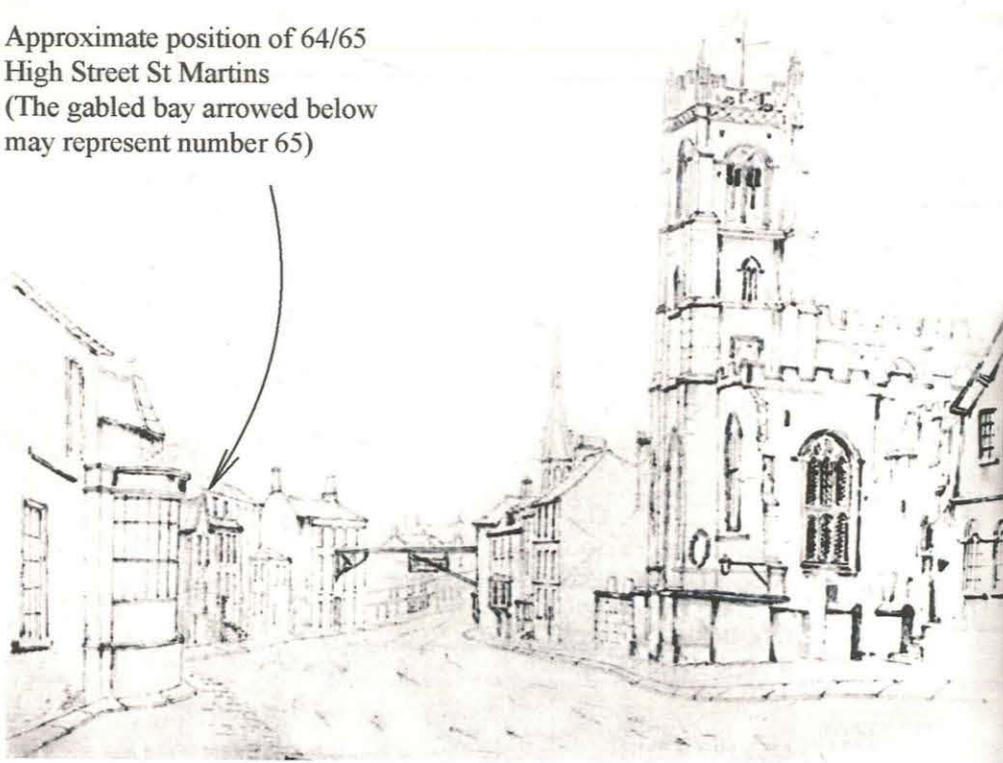


Figure 8: Drawing of St. Martin's Church from the south by Charles Nattes, 1804, showing the approximate location of 64/65 High Street St. Martin's.

From "The religious foundations of medieval Stamford", Hartley and Rogers, 1974.



Figure 9: Painting of High Street St.Martin's looking north, by J.M.W.Turner c.1829.
From "Stamford", Alec Clifton-Taylor, 1978.

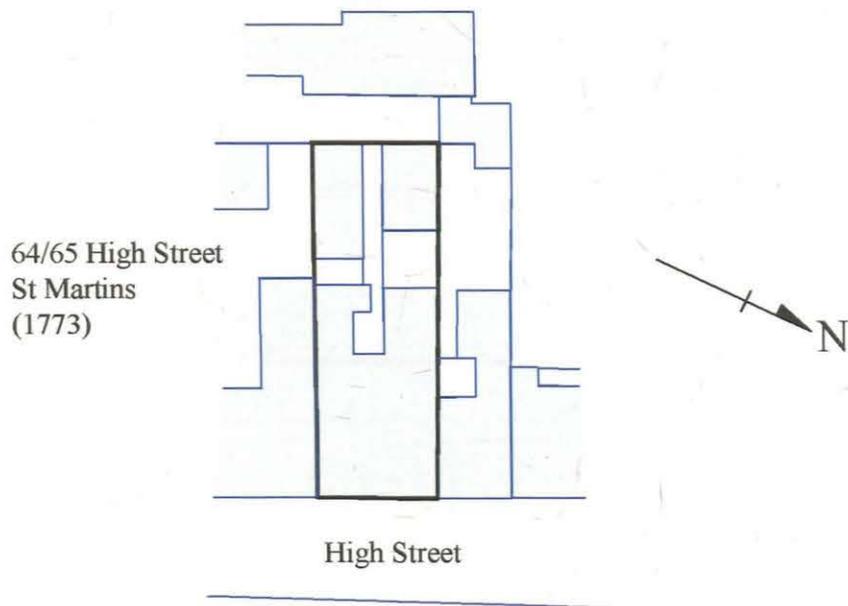


Figure 10: 64/65 High Street St.Martin's in 1833.
Redrawn extract from map of "Borough of Stamford
and St.Martin's" by James Knipe, 1833. NRO 3109 (a).



High Street St Martins



High Street St Martins

Figure 11: (a) Nos.61-64 High Street St.Martin's prior to demolition in c.1877.
(b) Burghley Estate Office High Street St.Martin's, showing original decoration.

Reproduced from "Stamford Then and Now", Martin Smith, 1992, with the kind permission of Paul Watkins publishing.

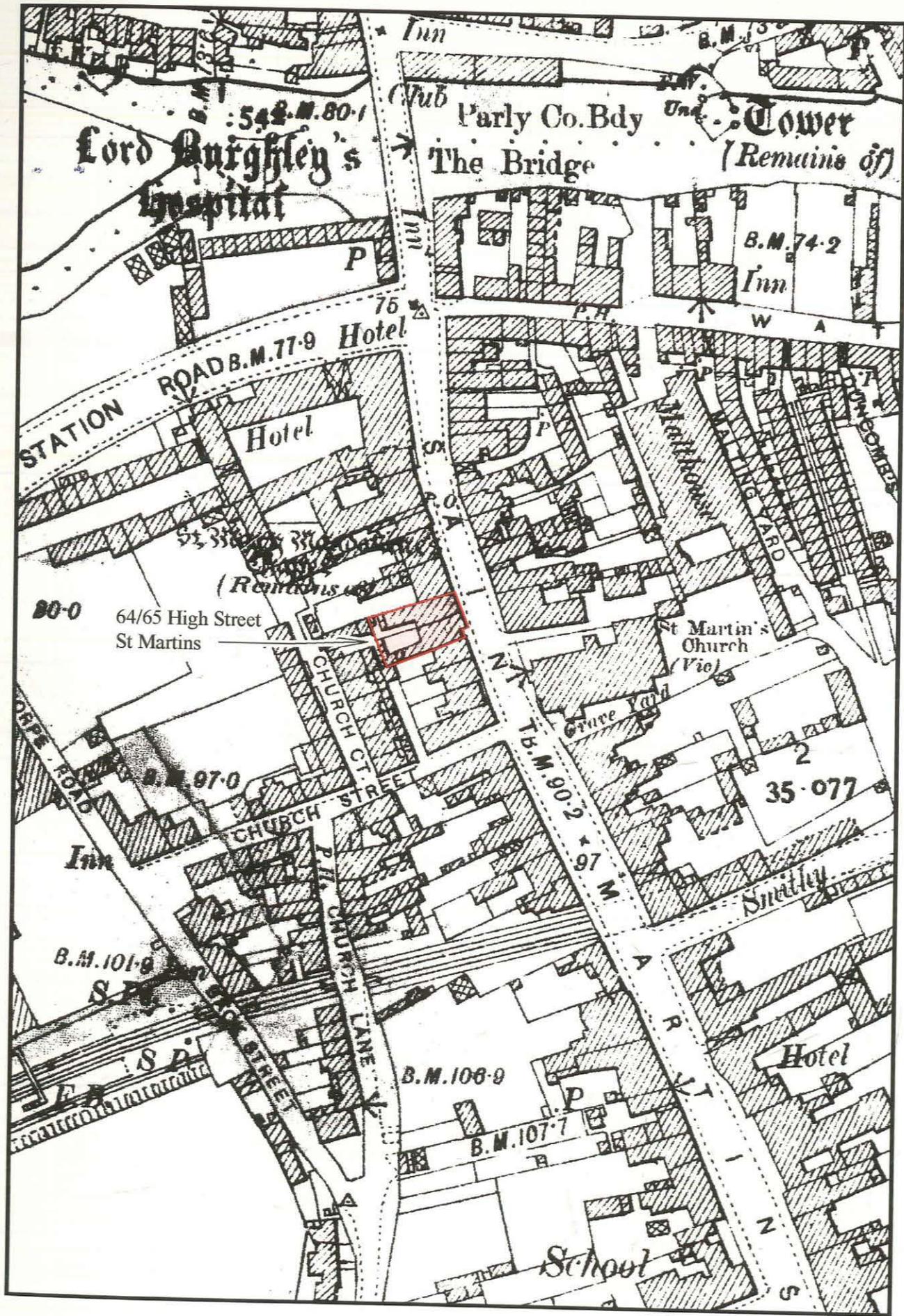
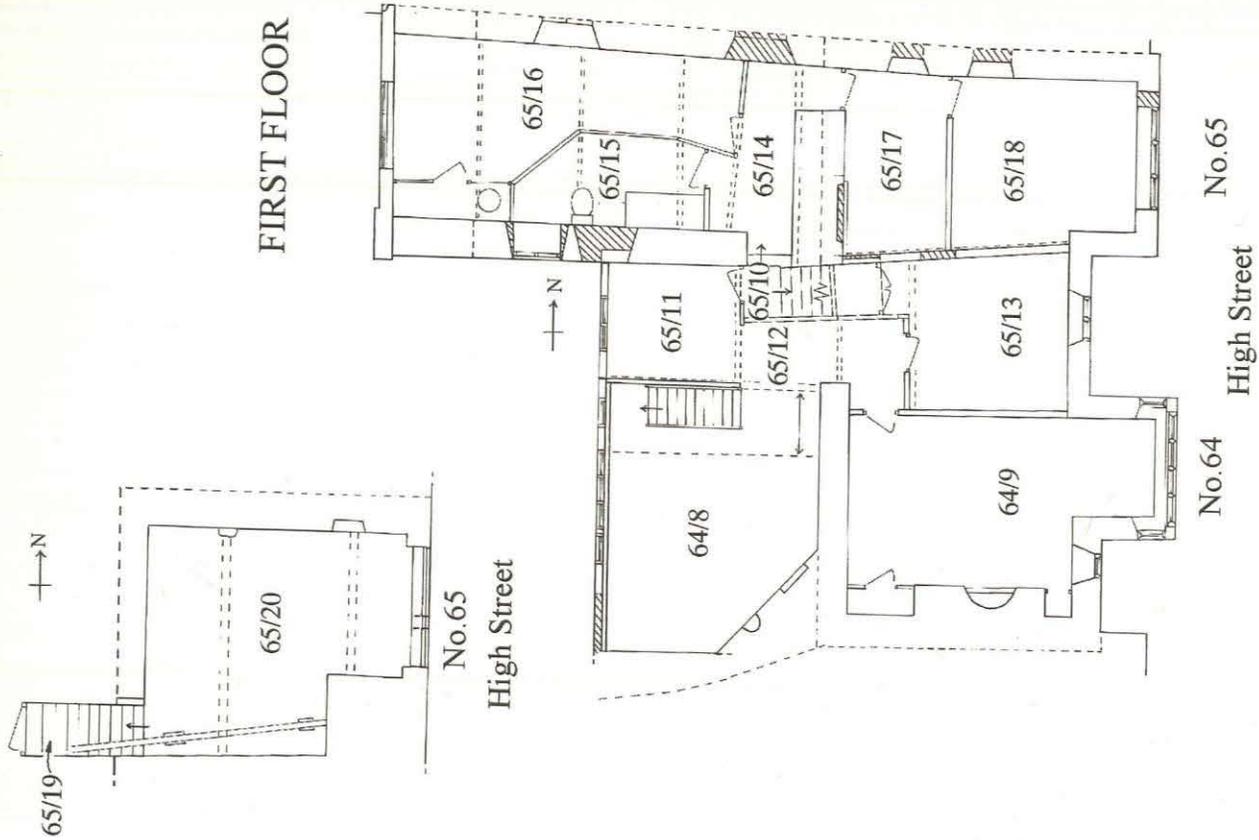
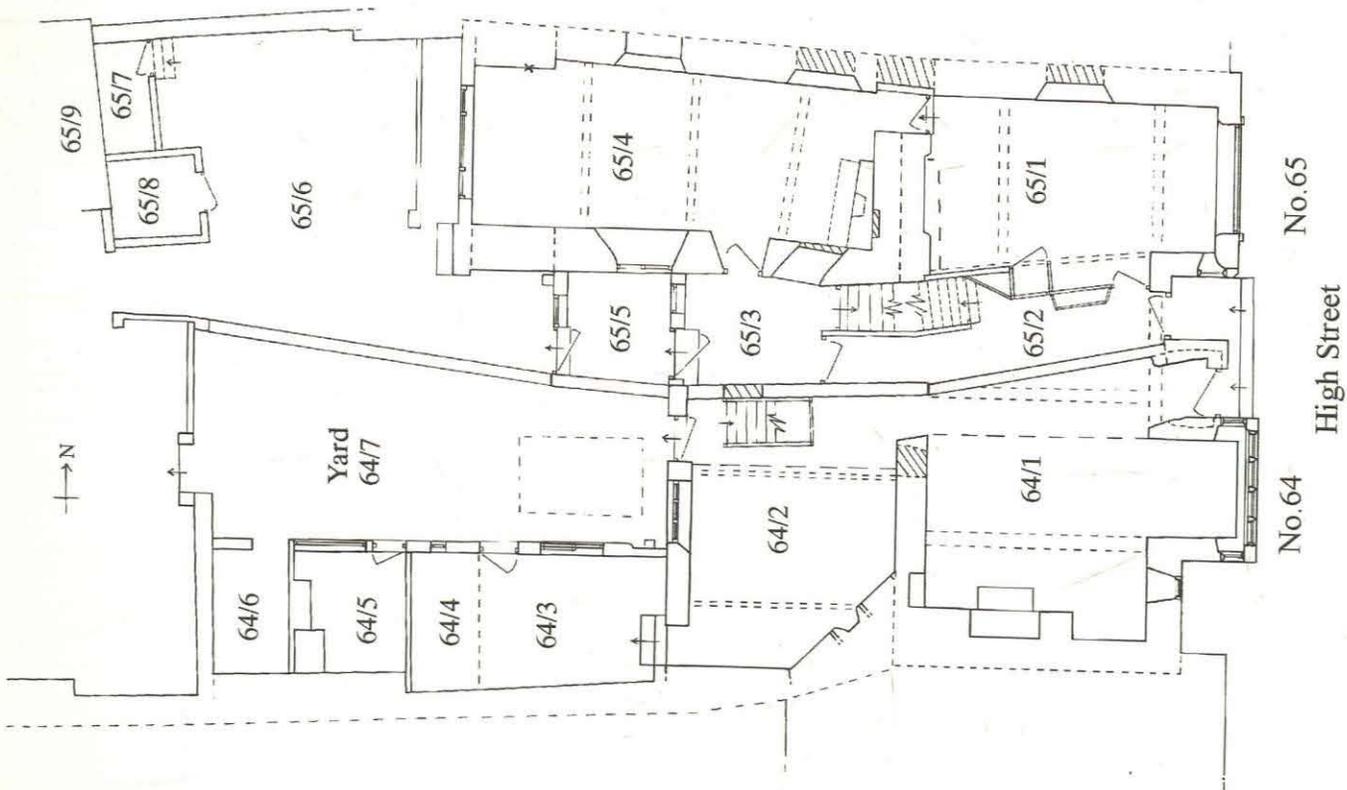


Figure 12: Extract from the Second Edition Ordnance Survey map, 1901, showing the location and layout of 64/65 High Street St.Martin's. Scale 1:2500.

CELLAR



GROUND FLOOR



FIRST FLOOR

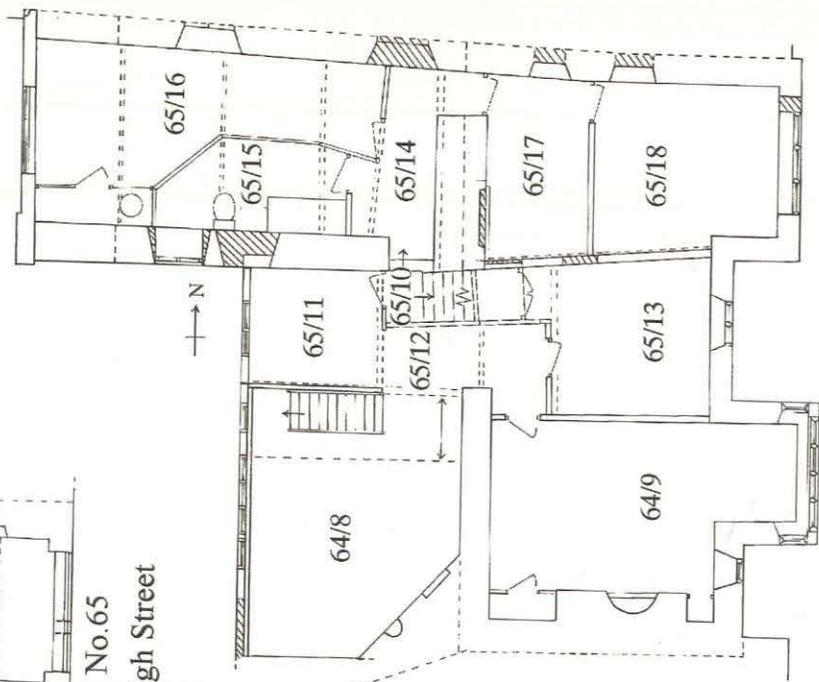


Figure 13: Outline plan of the cellar, ground and first floor showing identifying area/room numbers allocated at the start of the archaeological appraisal. (Not to scale.)

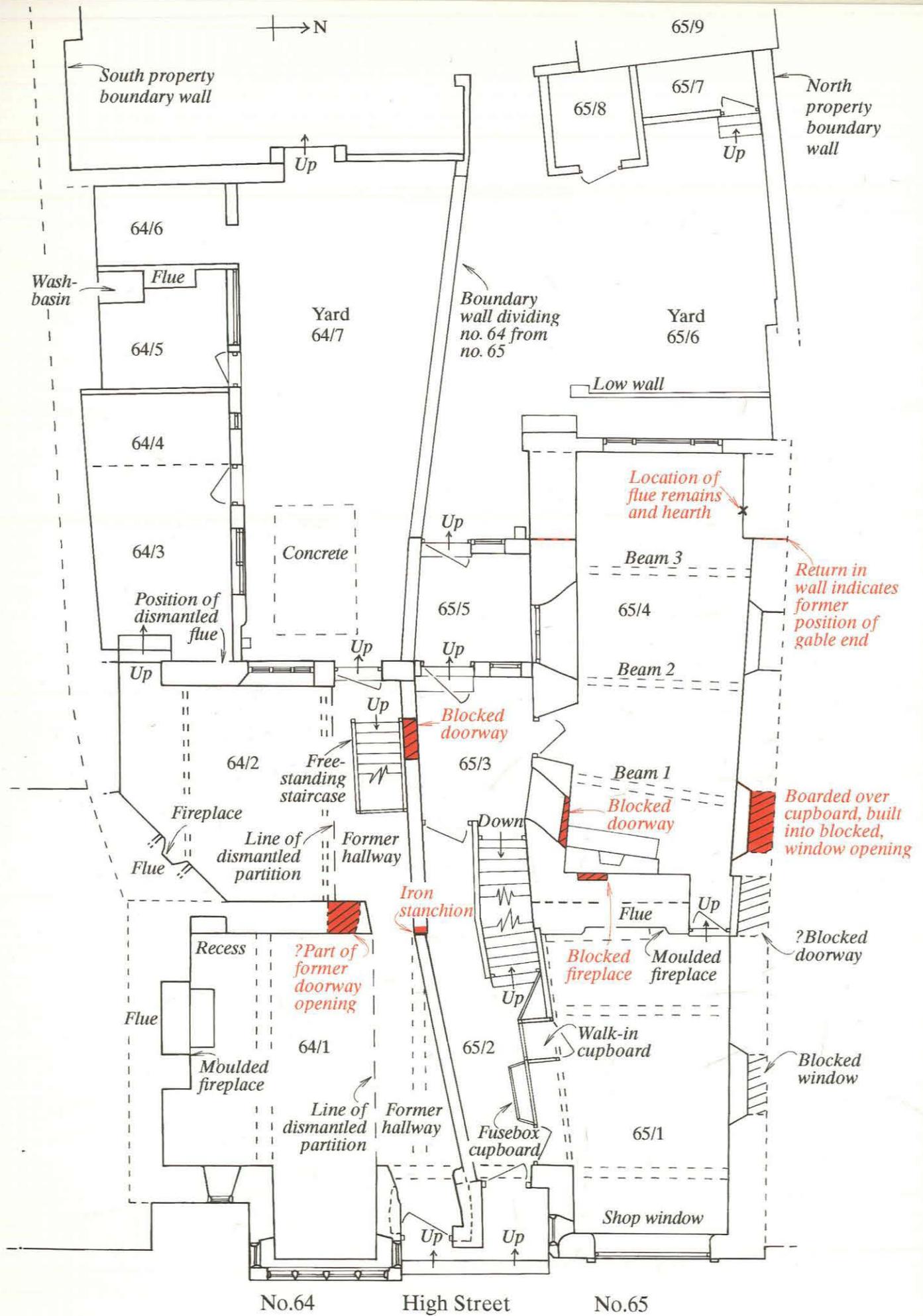


Figure 14: Ground floor plan (1:100 scale)
 Features shown in red were discovered during the 'opening-up' programme.
 Figure redrawn and based on plan provided by Wilson and Heath, Architects.

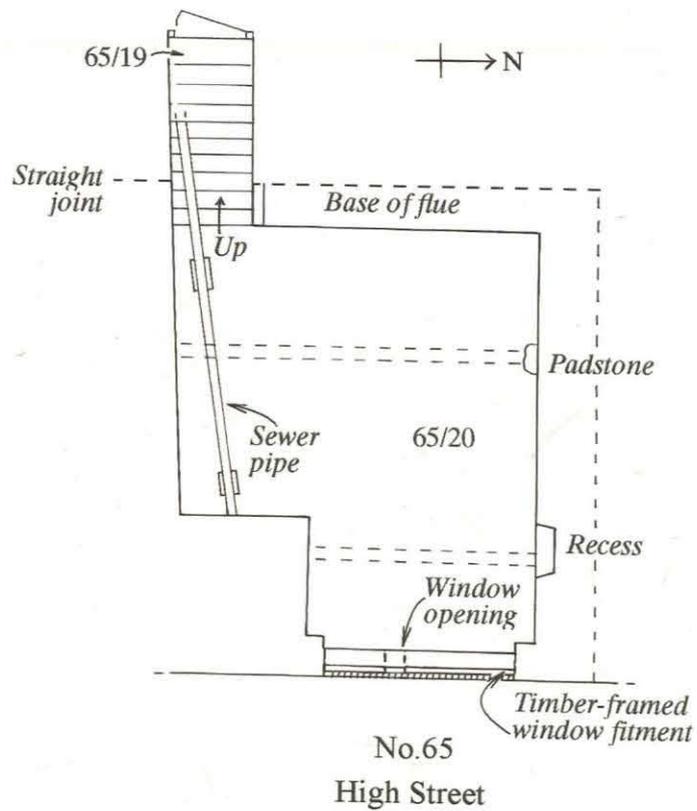


Figure 15: Cellar plan (1:100 scale)
 Figure redrawn and based on plan provided by Wilson and Heath, Architects.

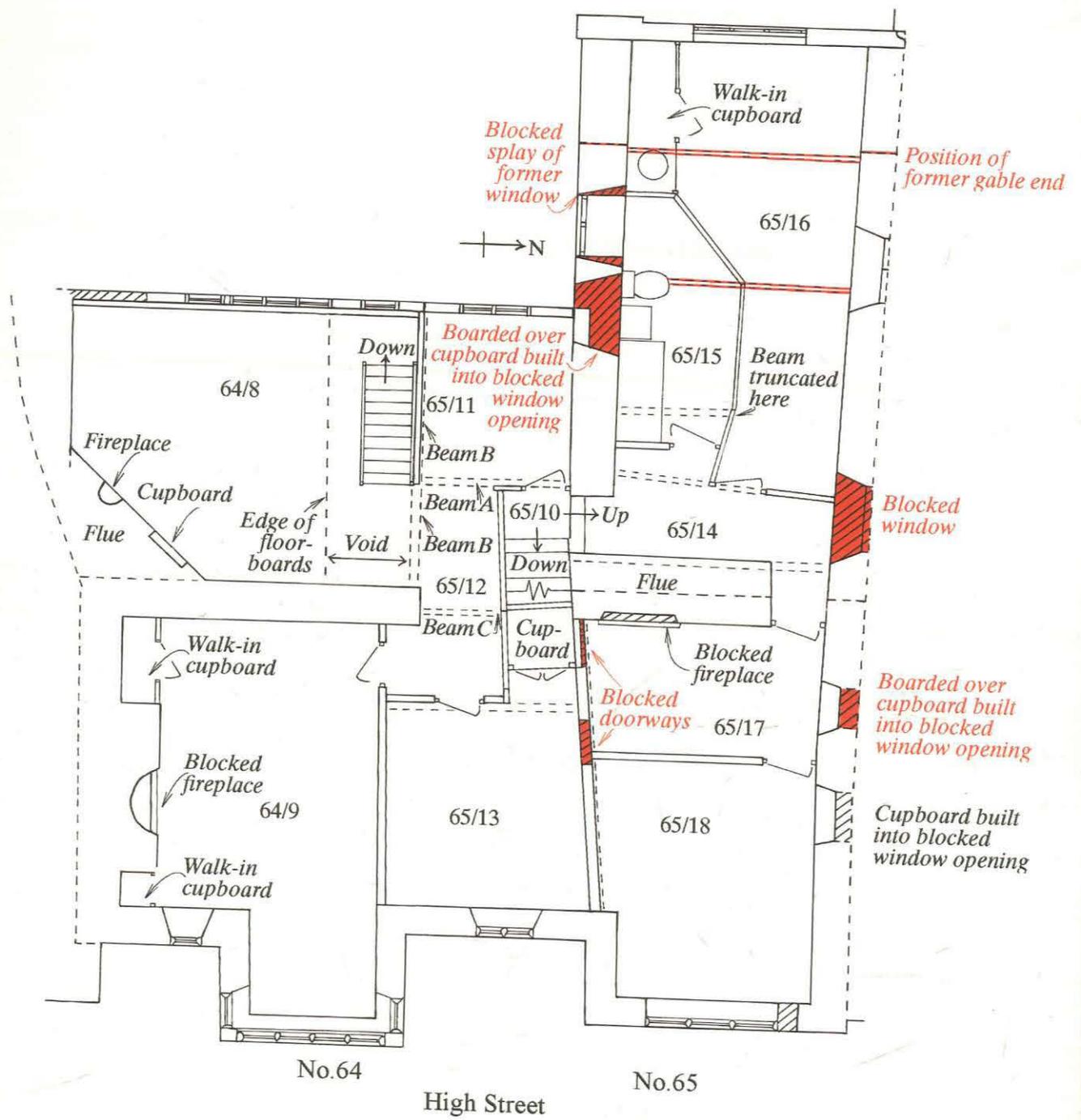
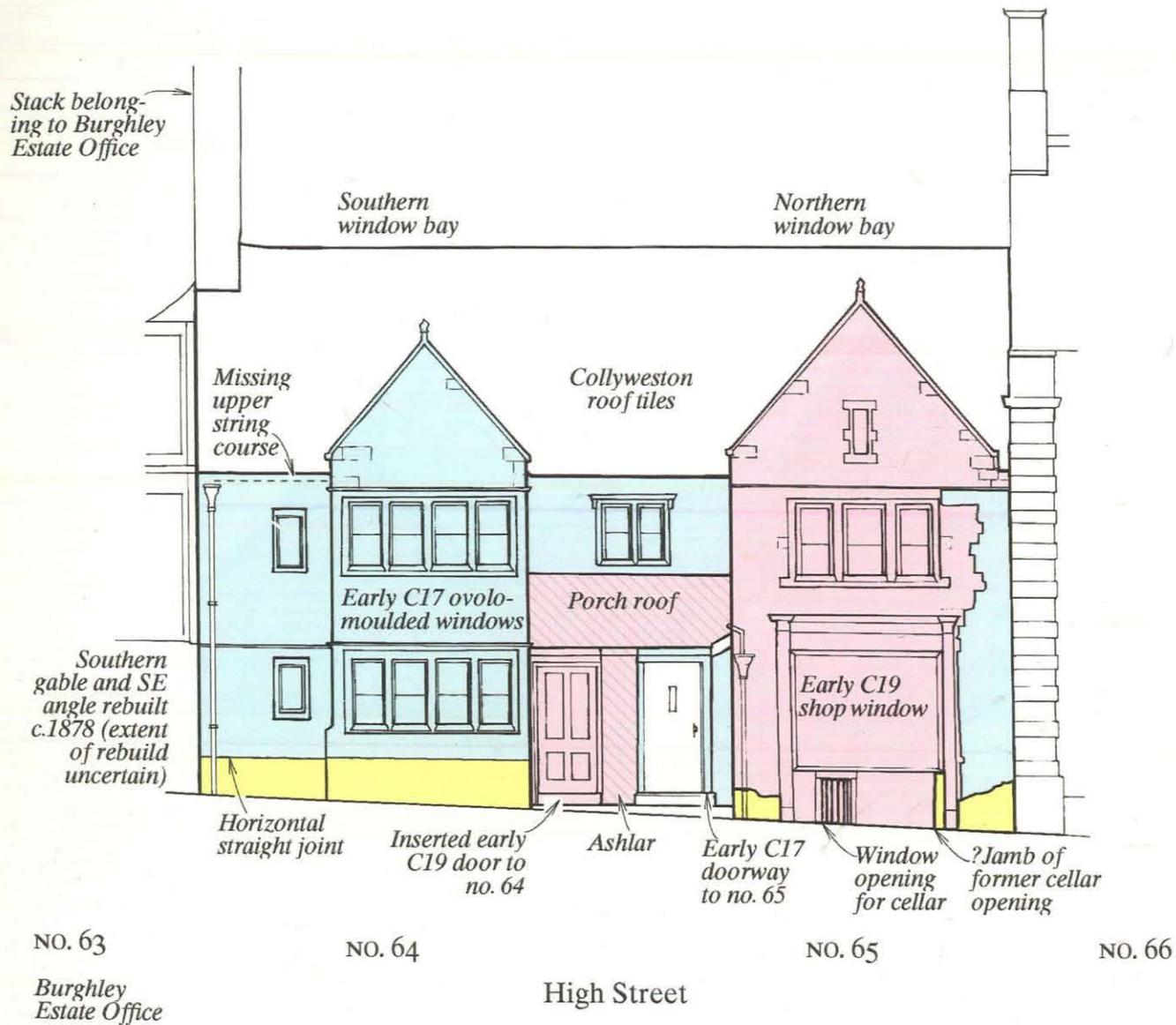


Figure 16: First floor plan (1:100 scale)
 Features shown in red were discovered during the 'opening-up' programme.
 Figure redrawn and based on plan provided by Wilson and Heath, Architects.



KEY

	PHASE I.	Pre-early C17 remains of coursed rubble plinth
	PHASE 2.	Early C17 coursed rubble walling
	PHASE 7.	Early C19 rebuild in limestone rubble
	PHASE 7.	Early C19 porch insertion

Figure 17: 64/65 High Street St. Martin's; east (front) elevation showing range of building materials and inserted features

Based upon and redrawn from an illustration supplied by Wilson and Heath, Architects

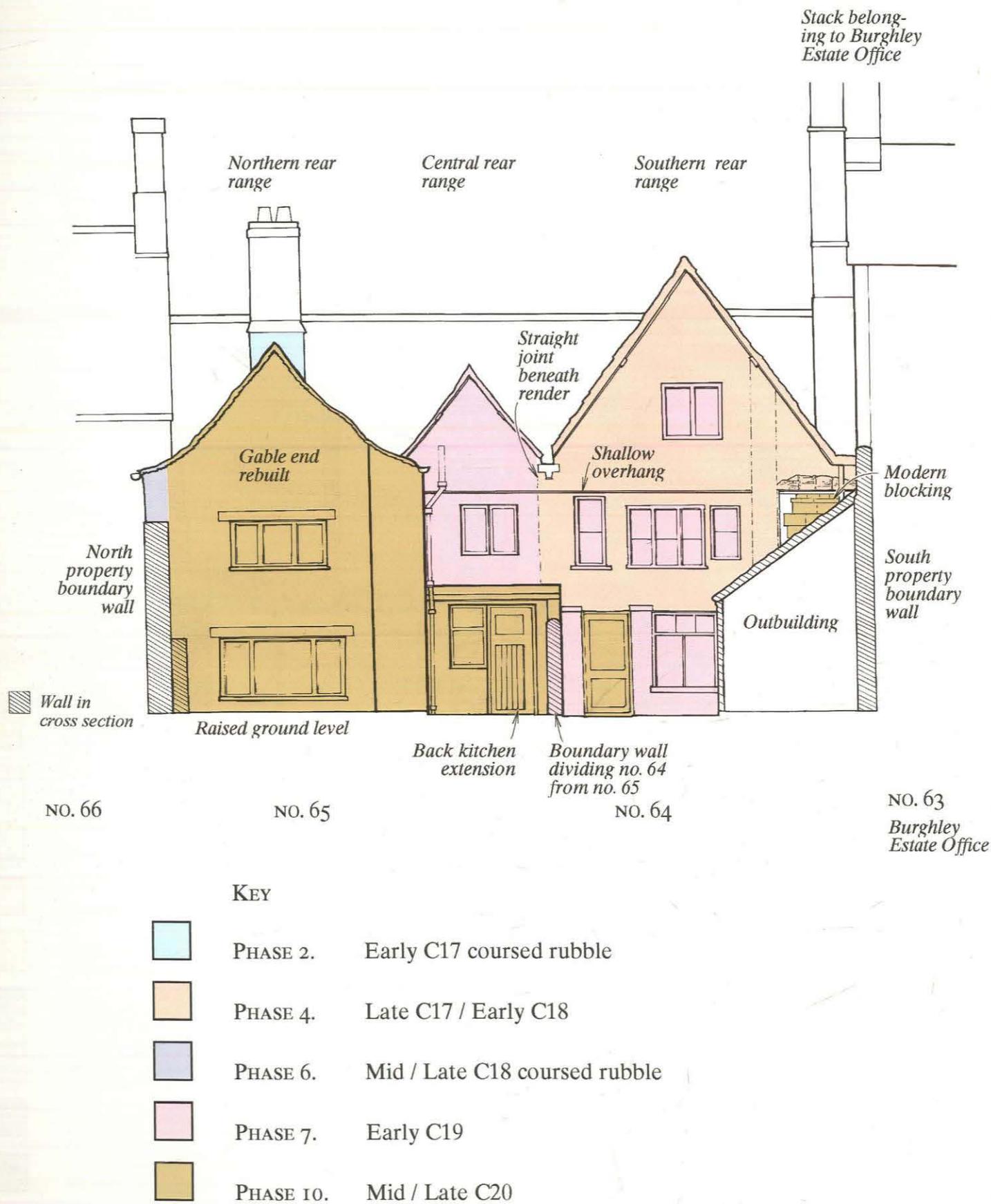


Figure 18: 64/65 High Street St. Martin's; west (rear) elevation showing range of building materials and inserted features

Based upon and redrawn from an illustration supplied by Wilson and Heath, Architects

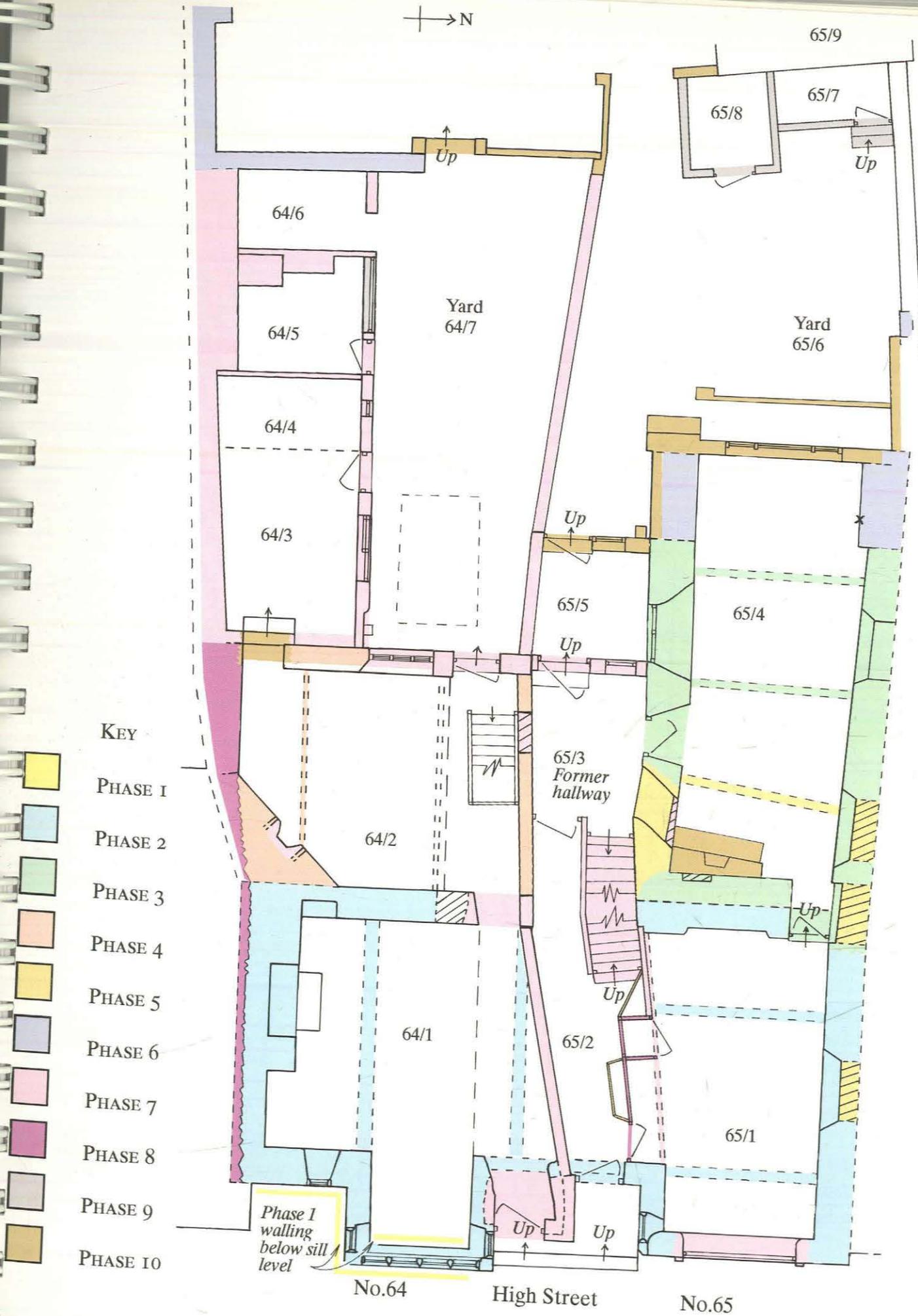
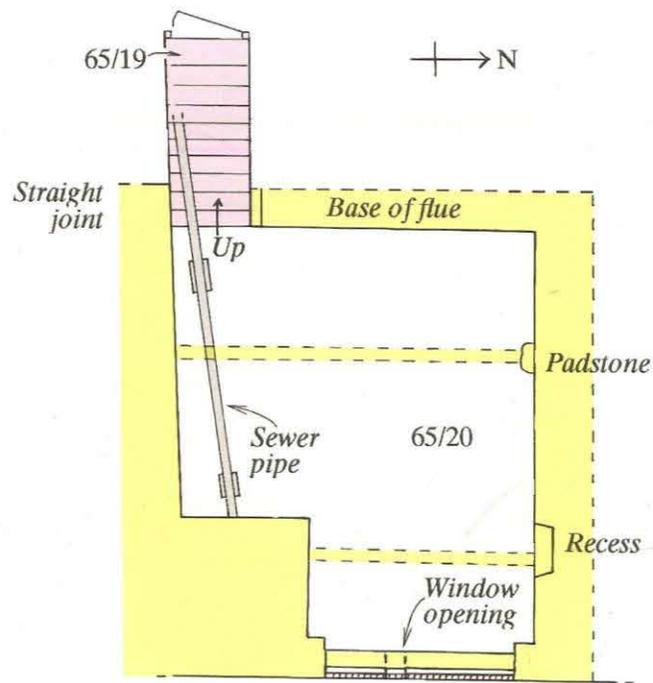


Figure 19: Composite phase plan of ground floor (1:100 scale)
 Figure redrawn and based on plan produced by Wilson and Heath, Architects



No.65
High Street

- KEY
- PHASE I
 - PHASE 7
 - PHASE 9

Figure 20: Composite phase plan of cellar (1:100 scale)
Figure redrawn and based on plan provided by Wilson and Heath, Architects

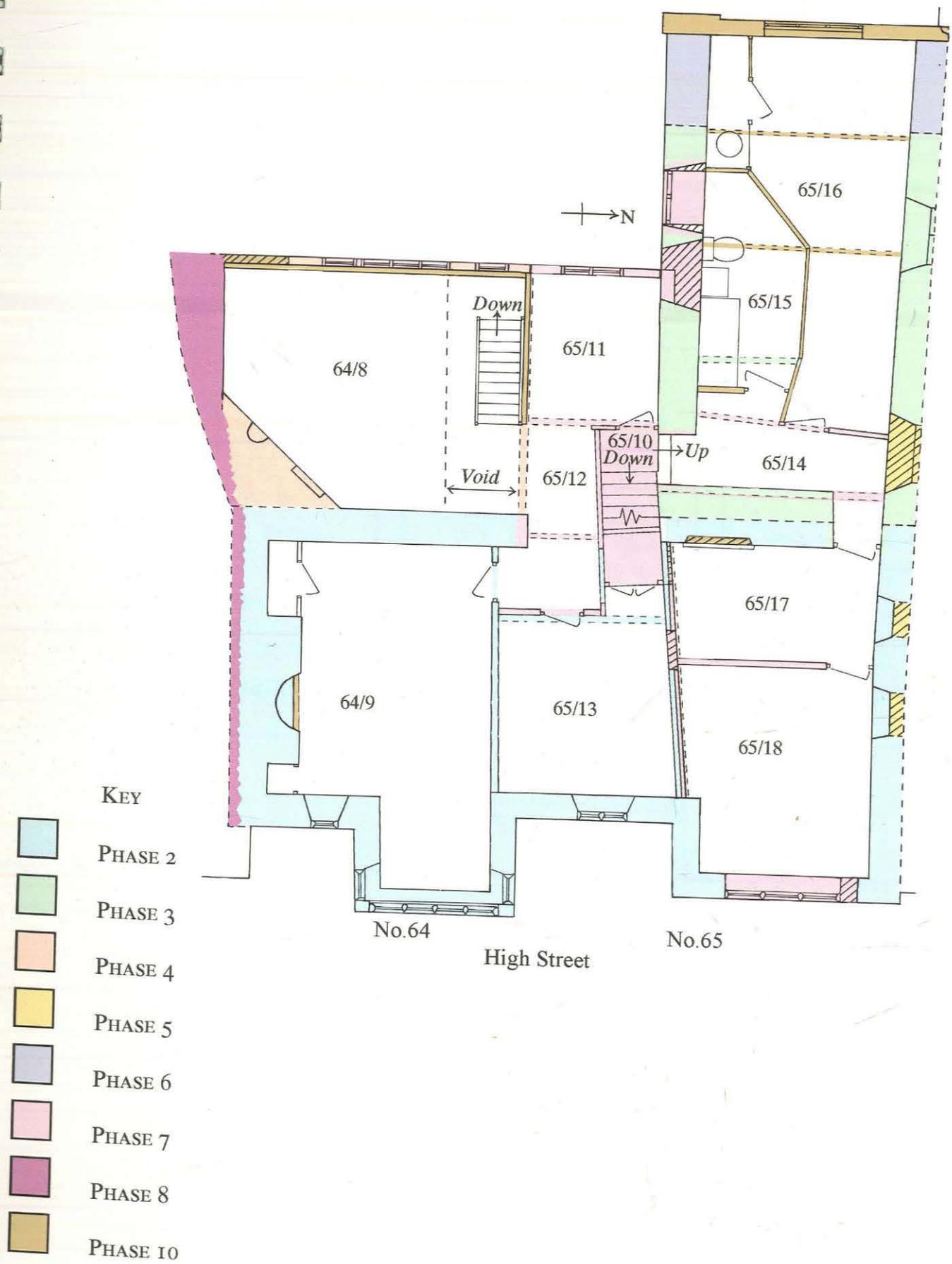
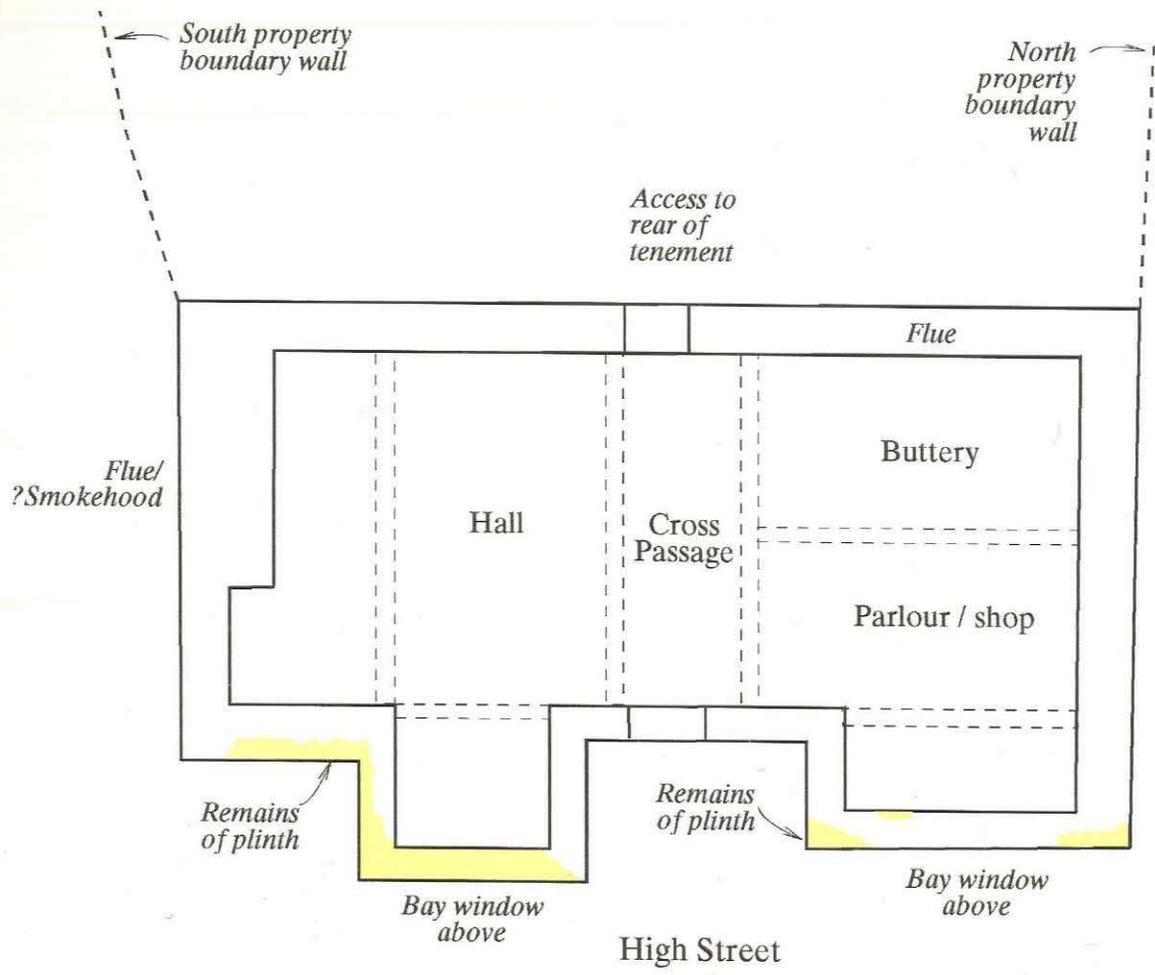
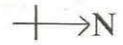


Figure 21: Composite phase plan of first floor (1:100 scale)
 Figure redrawn and based on plan produced by Wilson and Heath, Architects



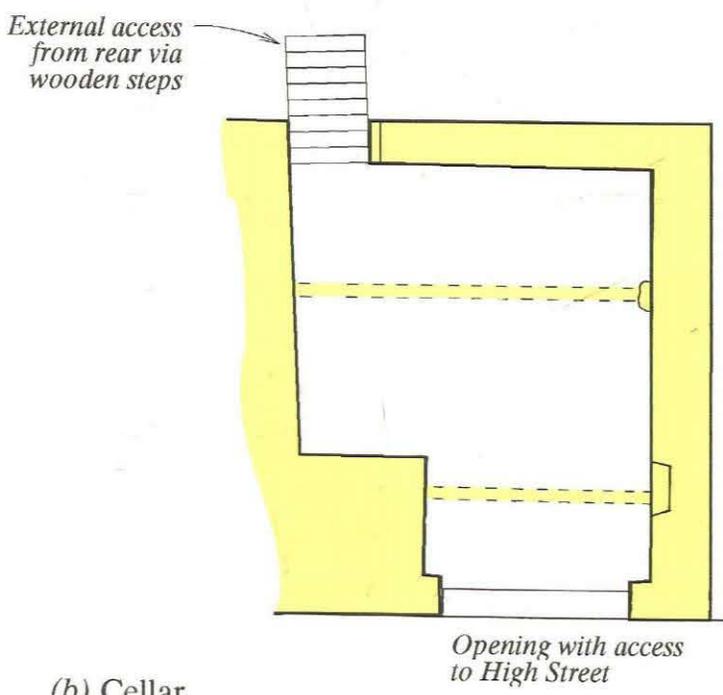
(a) Ground floor



KEY

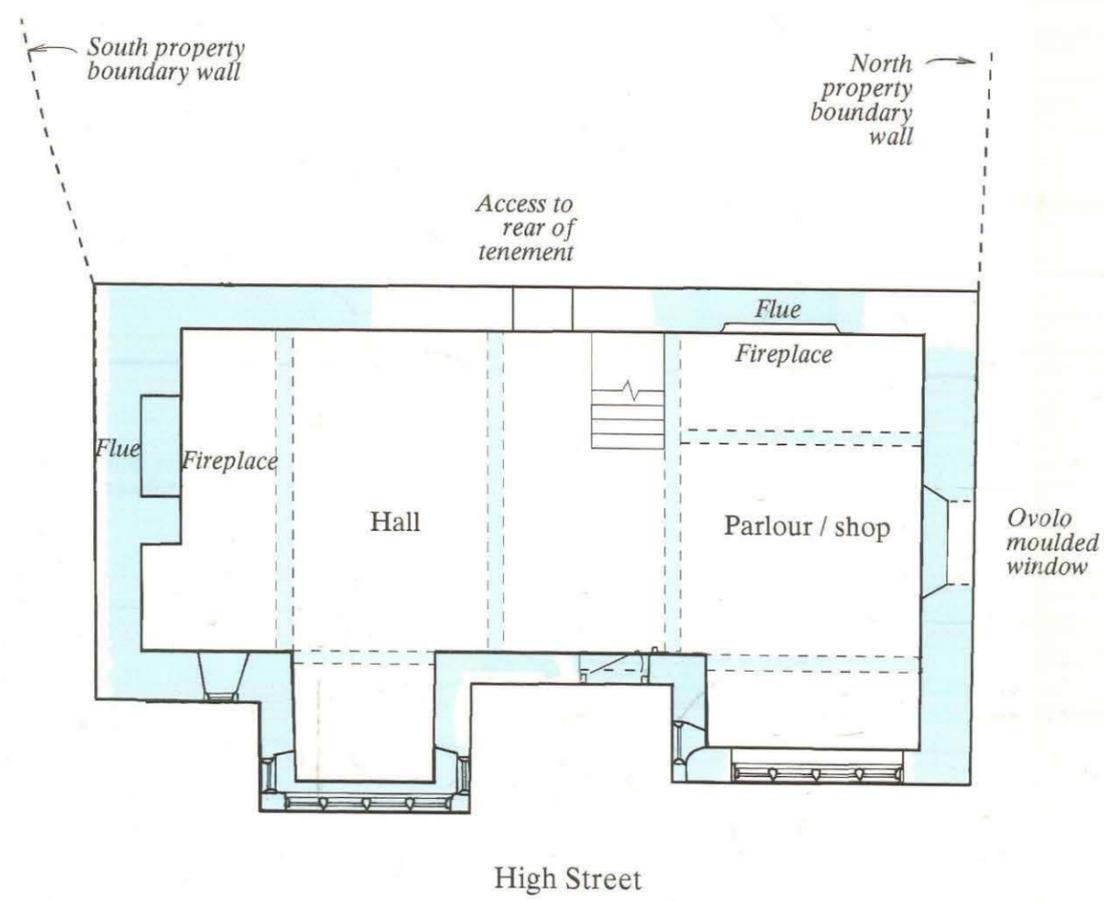
PHASE I

CONJECTURAL

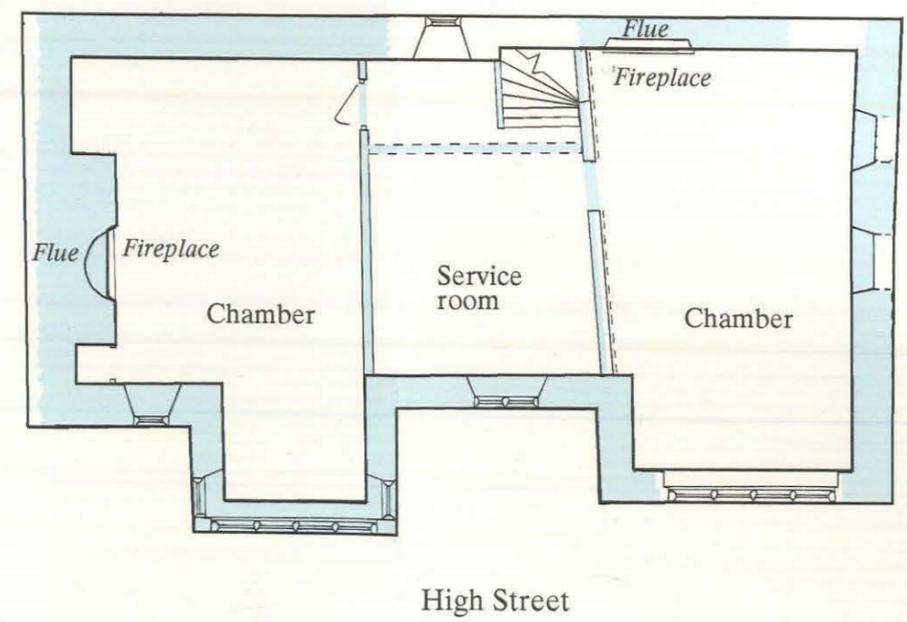


(b) Cellar

Figure 22: Phase 1 - Conjectural reconstruction plans. (a) Ground floor and (b) Cellar plans (1:100 scale). Extant Phase 1 fabric shown in yellow.



(a) Ground floor

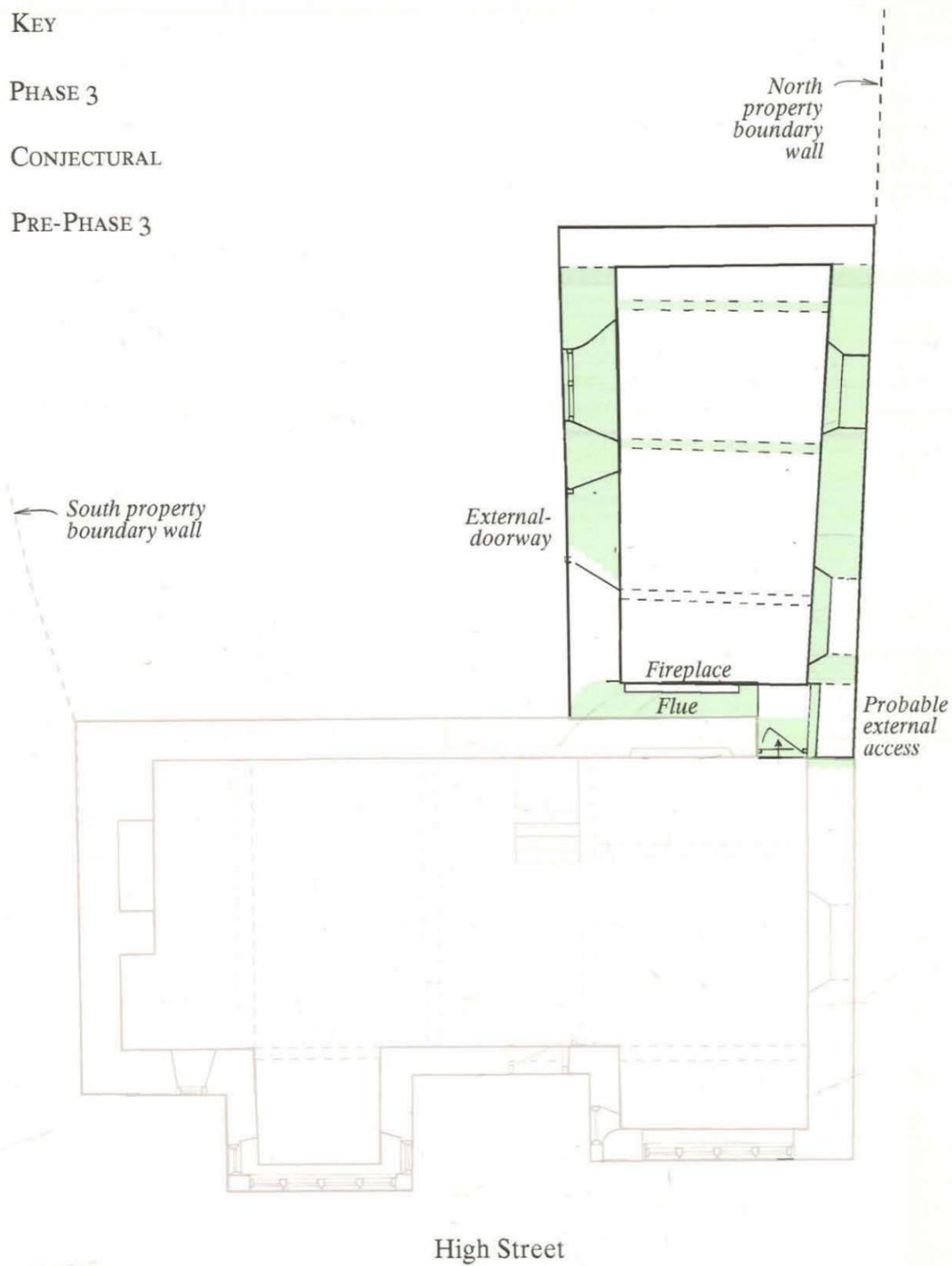


(b) First floor

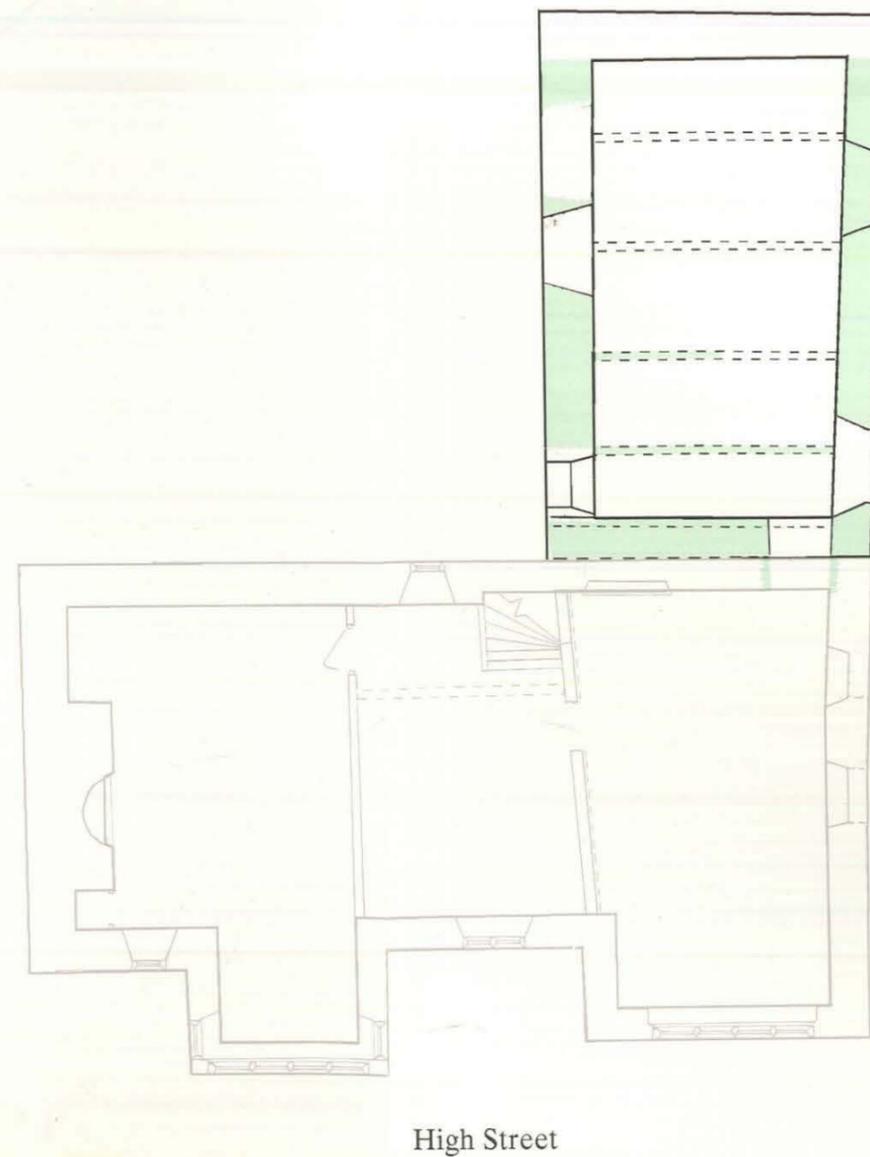
KEY
 [Light blue square] PHASE 2
 [White square] CONJECTURAL

Figure 23: Phase 2 - Conjectural reconstruction plans. (a) Ground floor and (b) First floor plans (1:100 scale). Extant Phase 2 fabric shown in light blue.

- KEY
- PHASE 3
 - CONJECTURAL
 - PRE-PHASE 3



(a) Ground floor



(b) First floor

Figure 24: Phase 3 - Conjectural reconstruction plans. (a) Ground floor and (b) First floor plans (1:100 scale). Extant Phase 3 fabric shown in green.

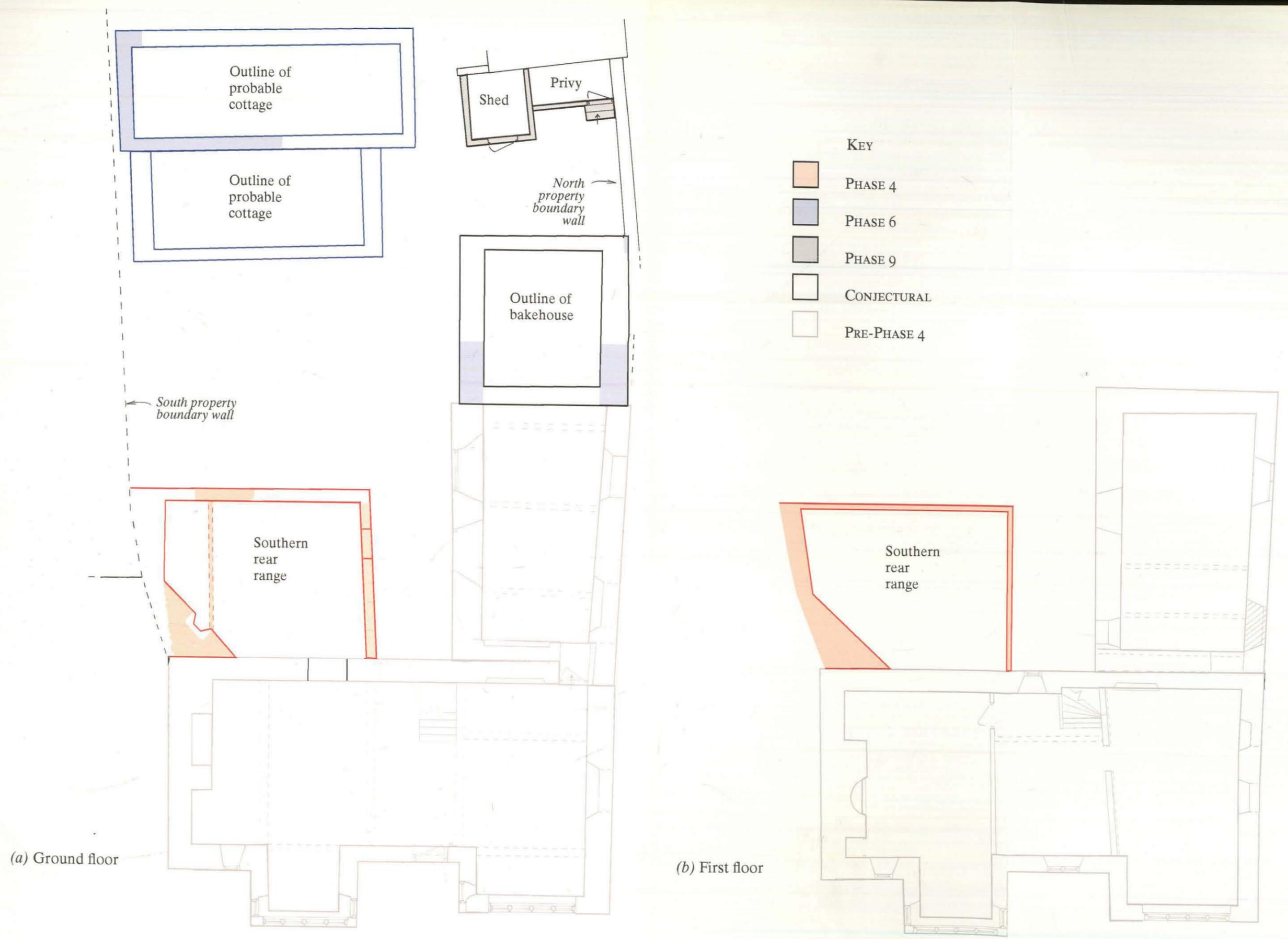


Figure 25: Phases 4, 6 and 9 — Conjectural reconstruction plans. (a) Ground floor and (b) First floor plans (1:100 scale).

Appendix B: Plates 1 - 131



Plate 1: Front (east) elevation of 64/65 High Street St. Martin's, featuring the Burghley Estate Office adjacent to the south, and no.66 adjacent to the north.

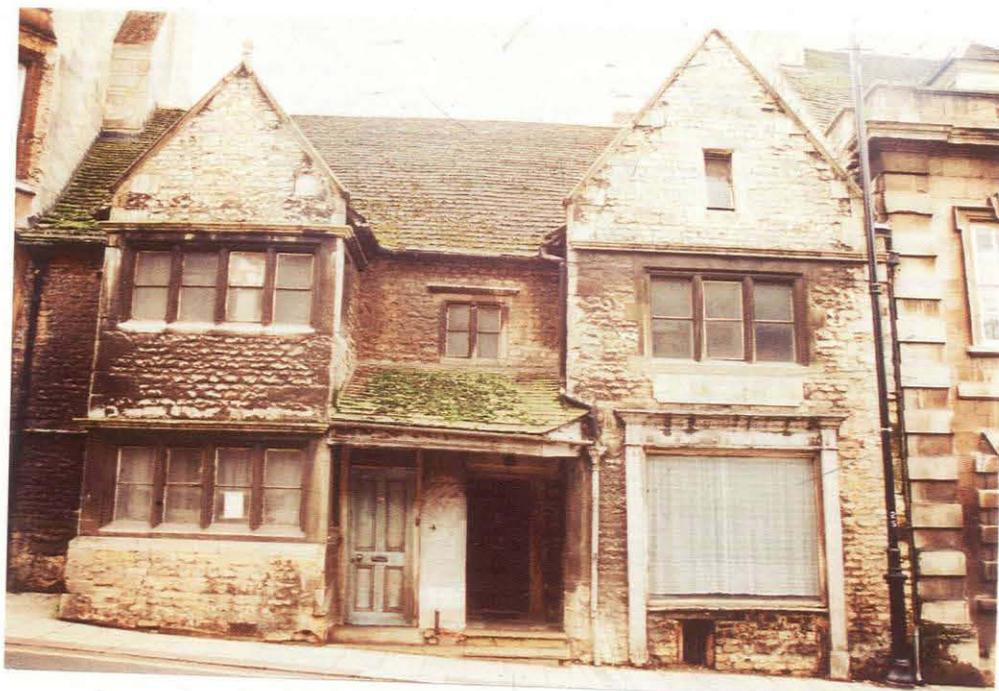
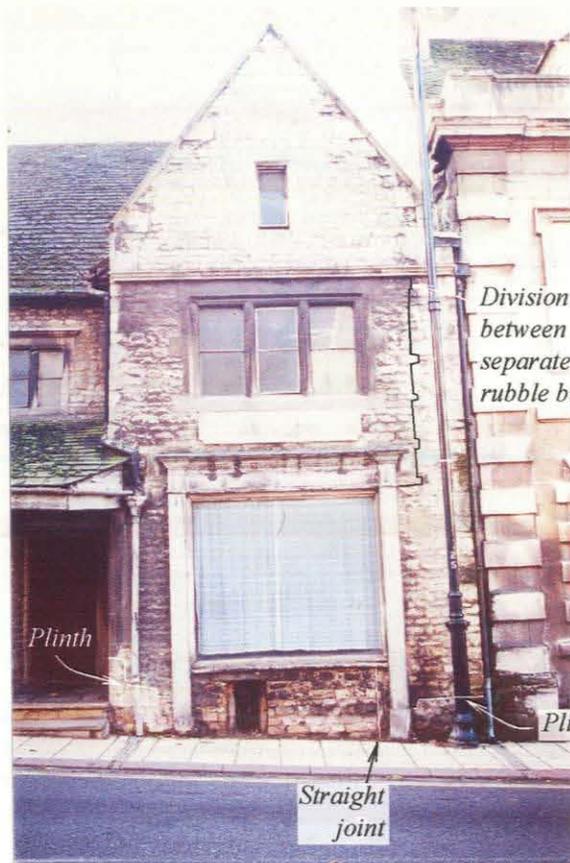


Plate 2: Front (east) elevation of no.64/65 overlooking the High Street.



Plinth

Plate 3: East elevation, no.64; frontage features ground and first floor four-light, square-headed windows with splayed, ovolo-moulded mullions set within a rectangular gabled window bay, with a kneelered gable and finial.



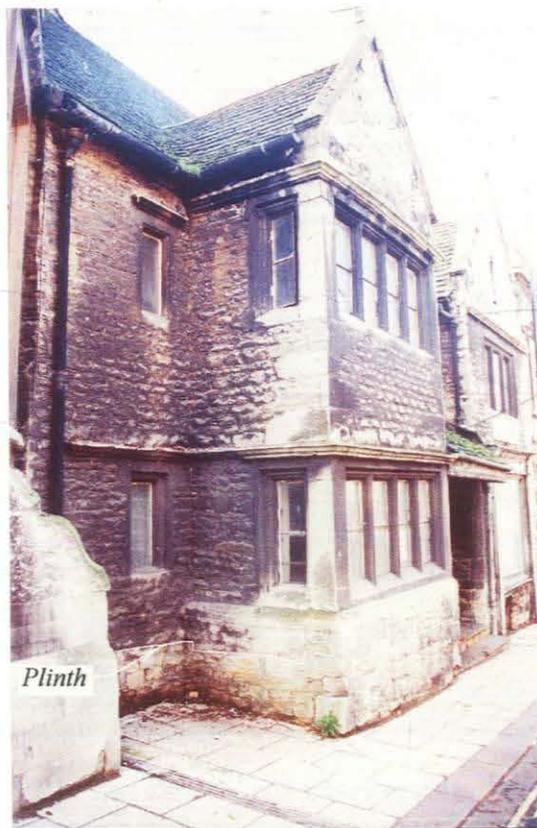
*Division
between two
separate
rubble builds*

Plinth

Plinth

*Straight
joint*

Plate 4: East elevation, no.65; showing street frontage fenestration detail set within a full-height rectangular gabled window bay.



Plinth

Plate 5: East elevation, looking northwest



Plate 6: East elevation; view of the porchway which contains the two adjacent front doors, one providing access to no.64 and the other to no.65.



Plate 7: East elevation, no.65; view of the single-light window contained within the south side wall of the window bay, just inside the porch.



Plate 8: East elevation; view of the upper storey window located centrally within the recess between the north (no.65) and south (no.64) window bays, lying just above the sloping porch roof.



Plate 9: West elevation: view of the three gable ends of the rear ranges (no.64 to the right), which overlook several brick outbuildings and the two concrete yards.



Plate 10: West elevation, northernmost gable end; showing area of stonework in the top corner of the gable just below the eaves. The abutting stone wall below is the northern property boundary wall which runs westwards.

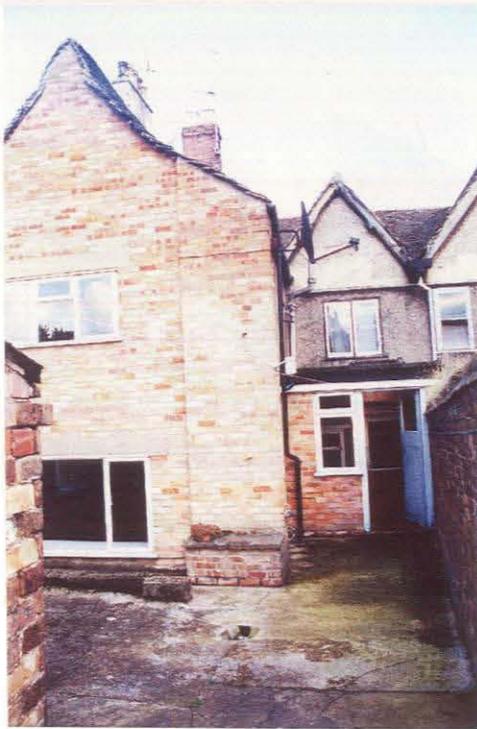


Plate 11: West elevation, northernmost gable end (no.65) is featured on the left-hand side of the shot. Note the 1.2 metre wide brick "buttress" feature built down the southern side of the gable wall



Plate 12: West elevation, northernmost gable end (no.65) - in the foreground; showing two large casement windows with concrete lintels.



Plate 13: West elevation, northernmost gable end (no.65); note the raised ground level of Yard 65/6 which lies only just below the bottom of the window sill.



Plate 14: Rear ranges of nos. 64/65 showing the southern side wall of the northernmost range (no. 65), the (western) central gable end of no. 65 and part of the southernmost gable end of no. 64.



Plate 15: Looking northeast from the back of the property. The apex of the gable end featured on the right belongs to the central gabled range (no. 65). The brick and stone stack serves the fireplace located within the west wall of Room 65/1 and Room 65/4. (The tall ashlar and rubble stack behind belongs to house no. 66).



*Straight joint
beneath render*

Plate 16: West (rear) elevation, central end gable (no. 65)



Plate 17: Upper reaches of the western (rear) elevation, southernmost gable end (no.64).

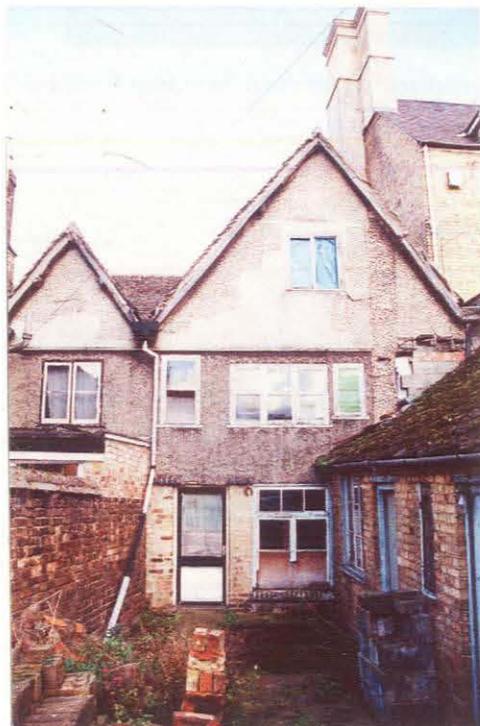


Plate 18: West (rear) elevation of nos.64/65, showing the brick outbuilding abutting the southern side of the southernmost gabled range.

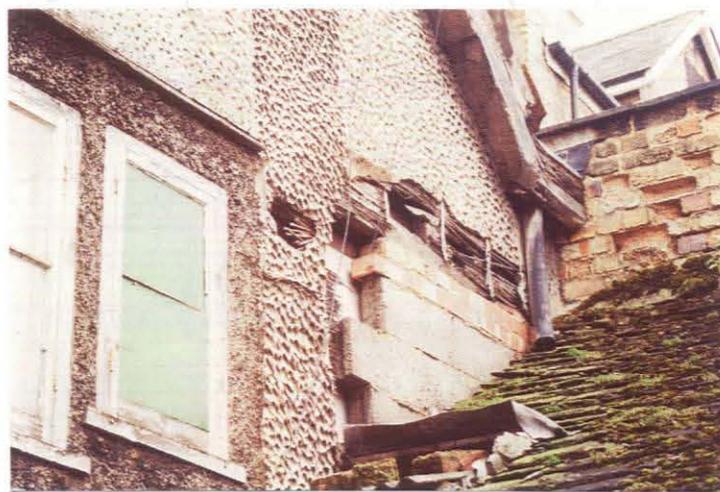


Plate 19: West (rear) gable end of the southernmost range (no.64), looking southeast; showing area of disturbance and repair work in building fabric. Note the exposed timber work and reeded infill panels above the brick and breeze block insertions.



Plate 20: West (rear) gable end, north side of southernmost range (no.64).

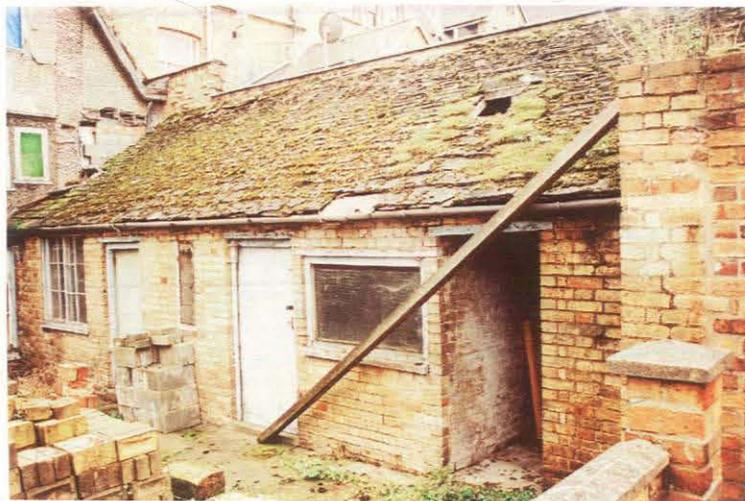


Plate 21: Outbuilding (Rooms 64/3 - 64/6) situated in Yard 64/7 at the rear of the property, looking southeast



Plate 22: Outbuilding (Rooms 64/3 - 64/6) situated in Yard 64/7 at the rear of the property, looking southwest.



Plate 23: View of rear of property looking southeast from concreted area in front of no.19, Church Court.



Plate 24: View of no.19, Church Court and adjacent lean-to Outhouse 65/9, looking north.



Plate 25: Sheds 65/7 and 65/8 in Yard 65/6 at the rear of the property, looking west.



Plate 26: Outhouse 65/9 and the south side of shed 65/8 at the rear of the property, looking north.



Plate 27: View of tall, brick wall which divides Yard 64/7 (of no. 64) from Yard 65/6 (belonging to no. 65), at the rear of the property. Shot is taken from Yard 65/6, looking southwest.



Plate 28: View of the northern property boundary wall taken from Yard 65/6, looking north. Note the variety of building fabrics, different periods of build, mortice slots and areas of blackening upon the wall.



Plate 29: Front room 65/1, no.65; "shop" window featured within the east wall.



Plate 30: Front room 65/1, no.65; west wall features a dressed stone, moulded fireplace and a second, inserted fireplace set within it. The doorway to the north (right) of the flue leads into Room 65/4.



Plate 31: Front room 65/1, no.65; the west wall features a north-south beam set within the flue wall, and slightly protruding from it. The north end of this timber terminates about 1.80 metres from the north wall; the south end is supported by an east-west beam which lies somewhat obliquely along the top of the south wall.



Plate 32: Front room 65/1, no.65; dressed stone, moulded fireplace set within the west wall. Set within the stone fireplace opening is a second (later) fireplace with a cast iron grate, tiles and wooden surround.

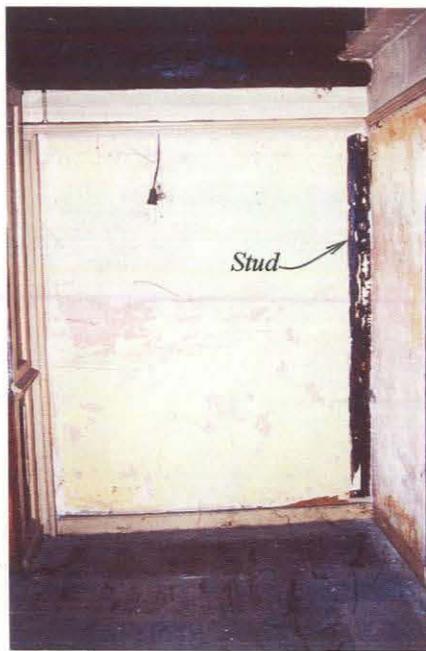


Plate 33: Front room 65/1, no.65; west end of the south wall featuring a single, upright timber in the western corner of the room.



Plate 34: Front room 65/1, no.65; panellled door of walk-in cupboard featured midway along the south wall. Note the L-Hinges (CBA,1994,25) and moulded frame.



Plate 35: Front room 65/1, no.65; looking southwest, featuring the walk-in cupboard (and free-standing shelving unit behind!)

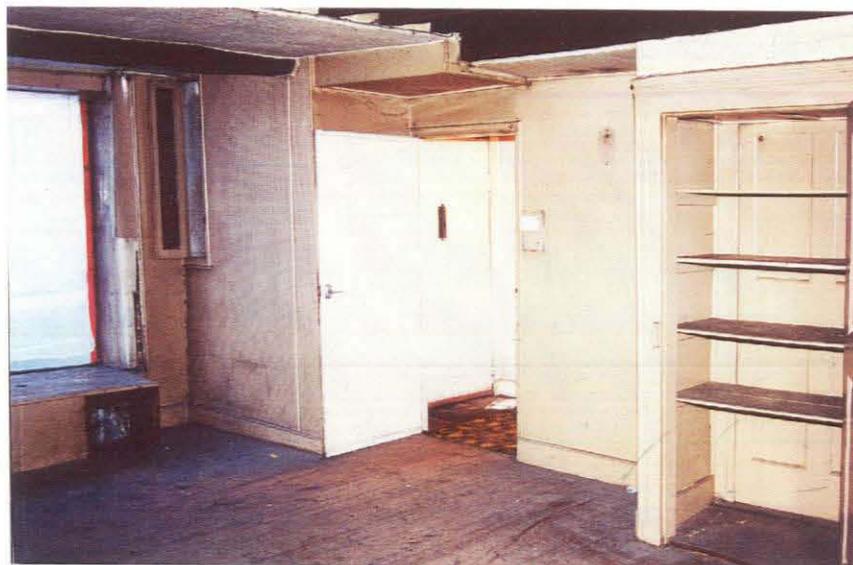


Plate 36: Front room 65/1, no.65; looking southeast, featuring doorway within the south wall, walk-in cupboard and the southern end of the "shop" window.



Plate 37: Front room 65/1, no.65; looking northwest, view of the blocked window with ovolo-moulded jambs and mullions set within the north wall.



Plate 38: Hallway 65/2, no.65; looking east towards the doorway which leads out onto the High Street.



Plate 39: Hallway 65/2, no.65; looking west up the straight flight stairway which leads up to Landing 65/10.



Plate 40: Hallway 65/2, no.65; looking west towards the doorway which leads into Kitchen 65/3.

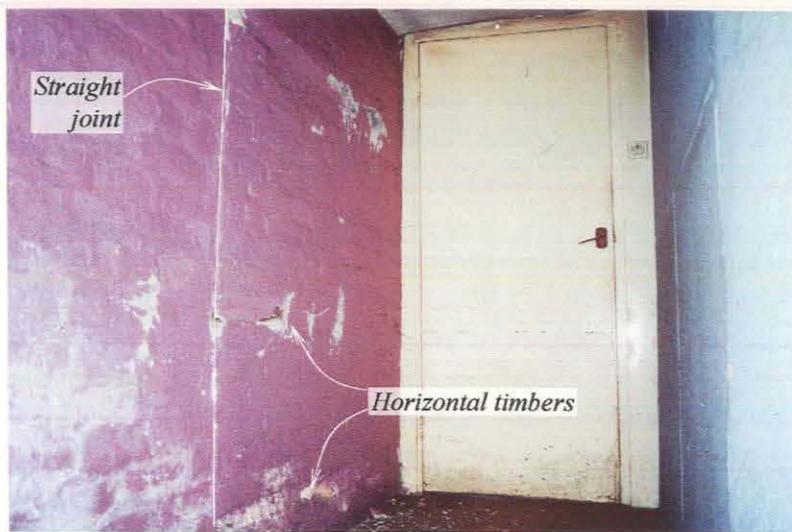


Plate 41: Hallway 65/2, no.65; looking west towards the doorway which leads into Kitchen 65/3. Note the straight joint in the brick wall on the left; this wall forms a division between no.64 and no.65.



Plate 42: Kitchen 65/3, no.65, looking west; the walls of the kitchen area are completely obscured by plywood, fitted units and modern fixtures/fitings.



Plate 43: Kitchen 65/3, no.65; northeast corner of kitchen area featuring the door which leads down to Cellar basement 65/20 (right), and a walk-in cupboard to the left.

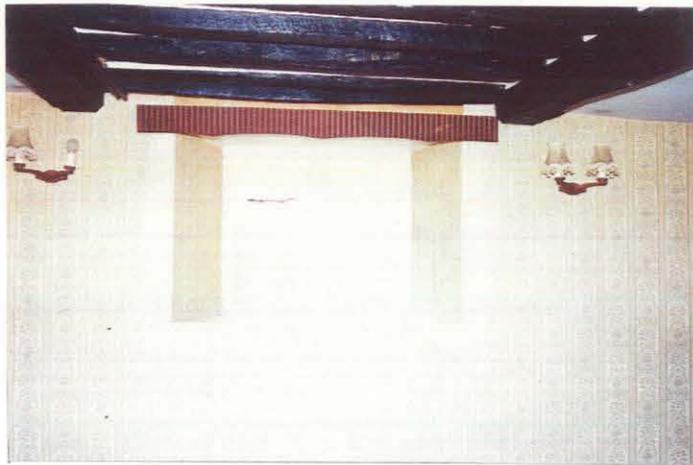


Plate 44: Lounge 65/4, no.65; north wall featuring splayed window opening at the its western end.



Plate 45: Lounge 65/4, no.65; northeast corner of the room featuring door leading down into Front room 65/1, and a cupboard built into the lower half of a recess within the north wall.



Plate 46: Lounge 65/4, no.65: looking east towards the fireplace. Note the papered walls, and modern cladding material attached to the flue wall. The splayed window opening in the south wall (right) today looks through into Back Kitchen 65/5.



Plate 47: Lounge 65/4, no.65; looking over towards the southwest corner of the room and featuring a splayed window opening in the south wall (left), which today looks through into Back Kitchen 65/5.



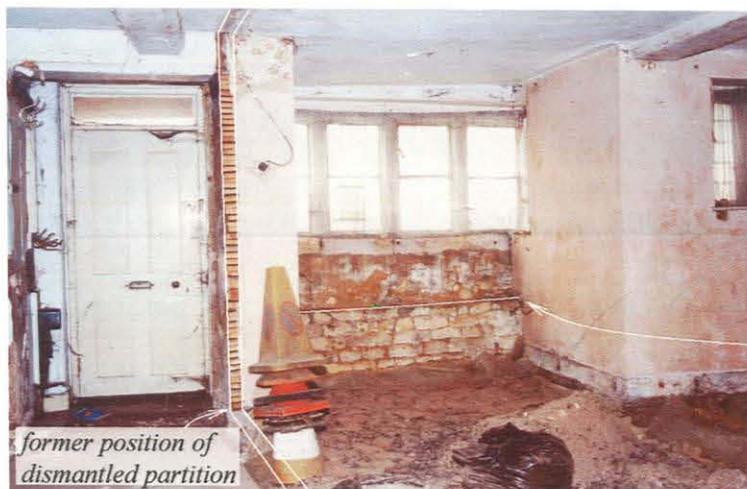
Plate 48: Lounge 65/4, no.65; looking west towards the large, modern casement set within the end gable wall.



Plate 49: Back Kitchen 65/5, no.65; northeast corner of room.



Plate 50: Back Kitchen 65/5, no.65;
looking west and out into Yard area 65/6.



Thickness of wall much greater below this line. (Remains of plinth; see section 7.21).

Plate 51: Front room 64/1, no.64, looking east; the doorway (left) leads out onto the High Street. Note the ovolo-moulded mullion window within the window bay, with its four east-facing lights, the thicker section of walling below, and the excavated floor surface.



Plate 52: Front room 64/1, no.64; southeast corner of room. Note the small, splayed window opening in the east wall. The eastern corner of the moulded, dressed stone fireplace is just visible to the right of the picture.



Plate 53: Front room 64/1, no.64; featuring the dressed stone fireplace set within the southern wall.



Plate 54: Front room 64/1, no.64; southwest corner of the room featuring the dressed stone fireplace and a square-shaped recess built into the corner of the western wall.

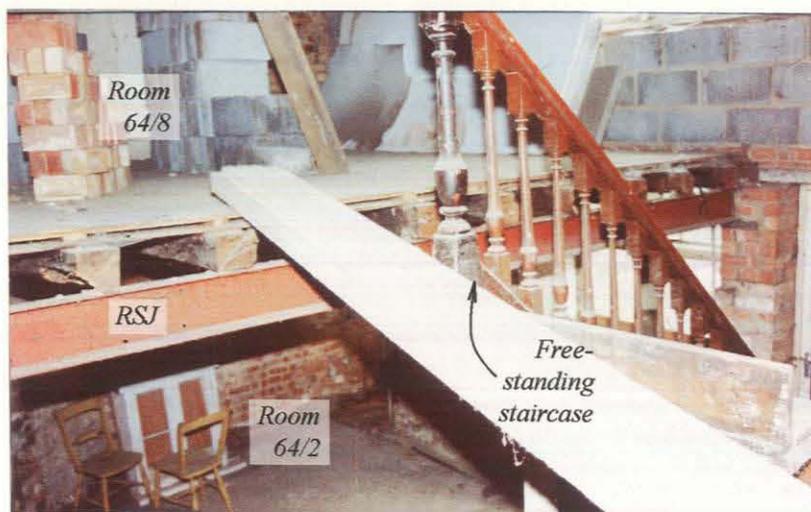


Plate 55: Rooms 64/2 & 64/8, no.64; looking southwest and featuring the steel, east-west aligned RSJ which supports the joists and remaining floorboarding which belong to Room 64/8. The ceiling area between the RSJ and the north wall of 64/2 & 64/8, has been completely removed.



Plate 56: Room 64/2, no.64, looking into the northwest corner of the room. Note the free-standing staircase and steel RSJ which is supported at its western end by a brick pillar.

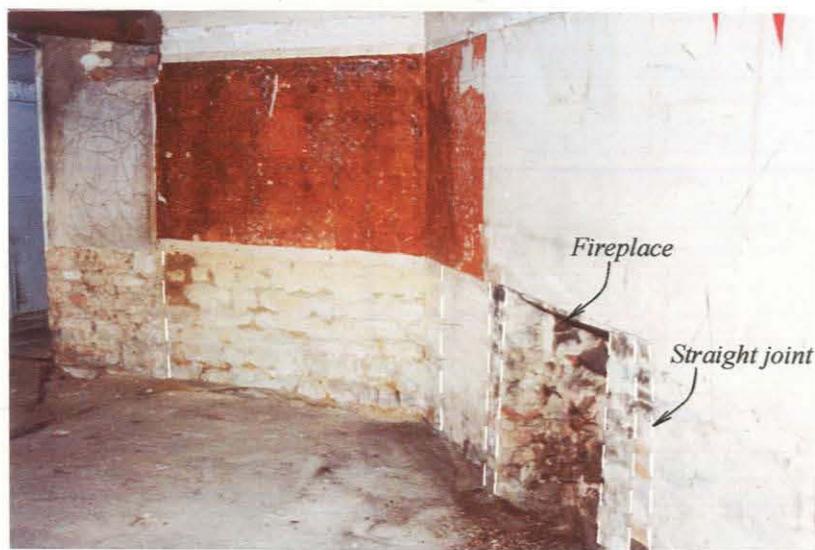


Plate 57: Room 64/2, no.64, looking east-southeast; the walls display a complicated sequence of building and re-building and comprise discrete areas of brick and roughly coursed limestone rubble. The southeast wall (right of picture) features a stone-built fireplace with iron lintel, now partly blocked with bricks.

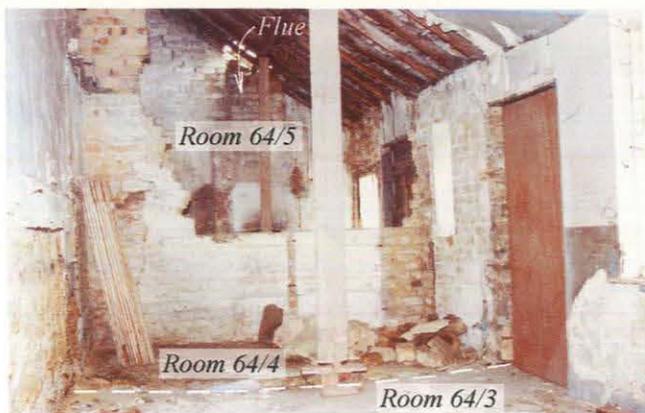


Plate 58: Outbuilding rooms 64/3 & 64/4, looking west; view through the two rooms and featuring the partly demolished partition wall which divides Room 64/4 from 64/5.



Plate 59: Outbuilding room 64/3, looking east; featuring a doorway leading down into Room 64/2 and, to the left, a wall scar and the remains of the inner lining of a flue which was once positioned here. Note the void in the roof above through which the flue would have risen.

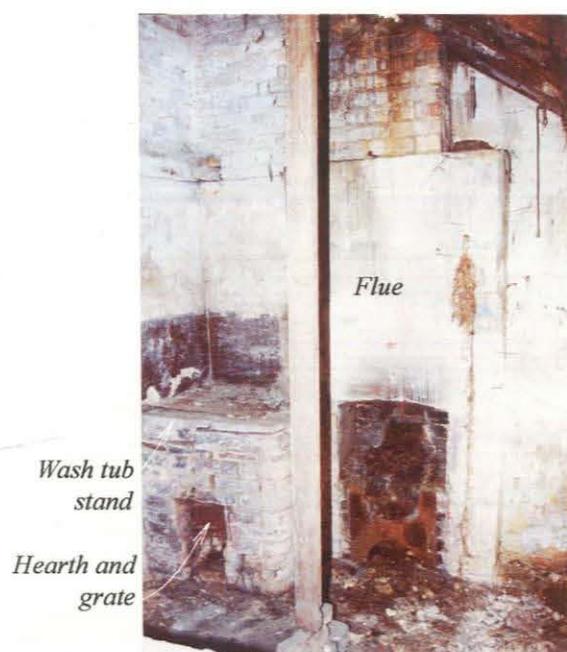


Plate 60: Outbuilding room 64/5, looking southwest; featuring a fireplace and flue built into the west wall, together with a brick-built, iron wash tub stand with a hearth and grate.

Sewage pipe



Plate 61: Cellar stairway 65/19, no.65; looking west and up the steps towards the doorway which leads through into Kitchen 65/3.

Infill panel *Stud*

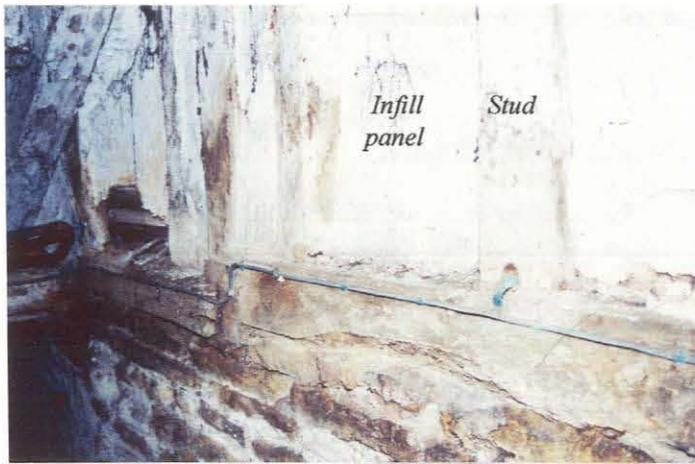


Plate 62: Cellar stairway 65/19, no.65; south side of stairway wall. The lower reaches comprise rubble, but the upper reaches of the wall display vertical posts (studs) set upon a wooden sill beam, with lath and plaster and reed infill panels between.

Sewer pipe

Straight joint



Plate 63: Cellar basement 65/20, no.65; looking southwest towards the steps (65/19) which lead up to Kitchen 65/3. Note the straight joint within the south stairway wall.

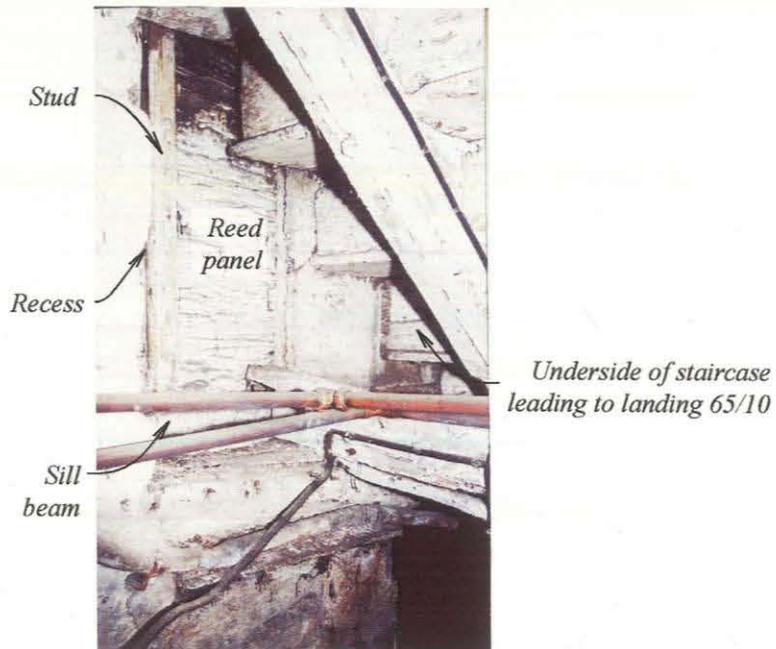


Plate 64: Cellar stairway 65/19, no.65; north side of stairway wall featuring a shallow recess set within the upper part of the wall at the eastern end. Note the sill beam beneath the recess and the reed infill panel at the back

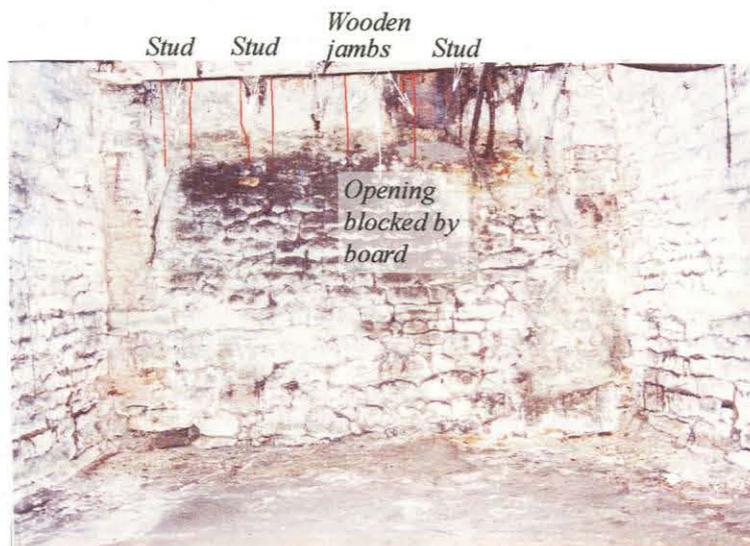


Plate 65: Cellar basement 65/20, no.65, looking eastwards; this wall lies directly below the "shop" window set within the east wall of Room 65/1 on the ground floor above. Note the wooden sill beam which supports a series of wooden studs and plastered over reed infill panels, and also the blocked opening.

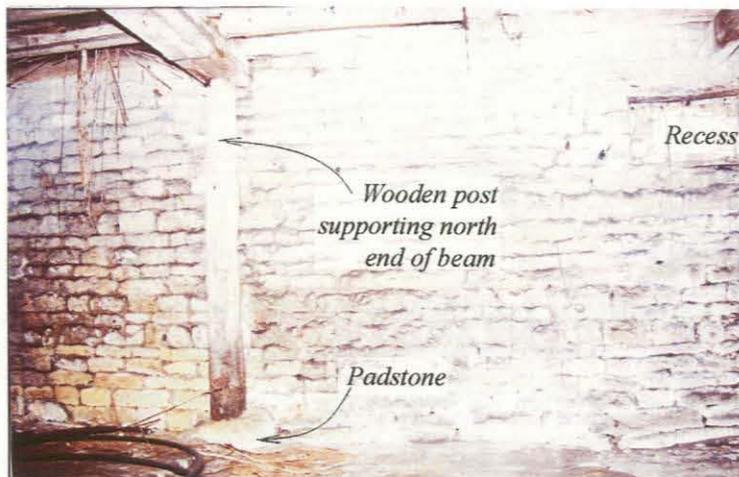


Plate 66: Cellar basement 65/20, no.65, looking north; featuring a small, rectangular splayed recess (far right of picture) set about two-thirds of the way up the wall, and also the northern end of the westernmost beam which is supported by a wooden post, itself positioned upon a padstone.



Plate 67: Cellar basement 65/20, no.65; north-western corner of the cellar, featuring the remains of a raised, rectangular cobbled floor surface.



Plate 68: Stairway and Landing 65/10, no.65, first floor, looking down the stairway and into Hallway 65/2.



Plate 69: Room 65/11, no.65, first floor; view looking south east through the void in the east wall, and into Corridor 65/12 and Room 64/8. Note the single vertical partition board, lying adjacent to the doorway leading onto Landing 65/10, which represents the remains of the former plank and muntin partition wall.



Plate 70: Room 65/11, no.65, first floor; northwest corner of room featuring a partly-blocked cupboard/former window opening, which is dissected by the west (external) wall of Room 65/11.



Plate 71: Room 65/11, no.65, first floor, west wall of room, featuring a square, two-light window with side-hung wooden casements and wooden glazing bars. Note the Spiral Handle and Cockspur Catch, together with the Spiral Stays, attached to each casement. Note also the partly-exposed brick and timber-framed wall.



Plate 72: Room 65/11, no.65, first floor, southwest corner of the room.



Plate 73: Corridor 65/12, no.65, first floor. View looking east down the corridor from Room 65/11 and into Room 65/13. The west wall of the corridor is missing and the western half of the south wall has also been demolished. There is presently open access between the corridor and Rooms 65/11 & 64/8.



Plate 74: Corridor 65/12, no.65, first floor, featuring the underside of the east-west aligned beam which runs along the top of the south wall. Note the mortice slots.

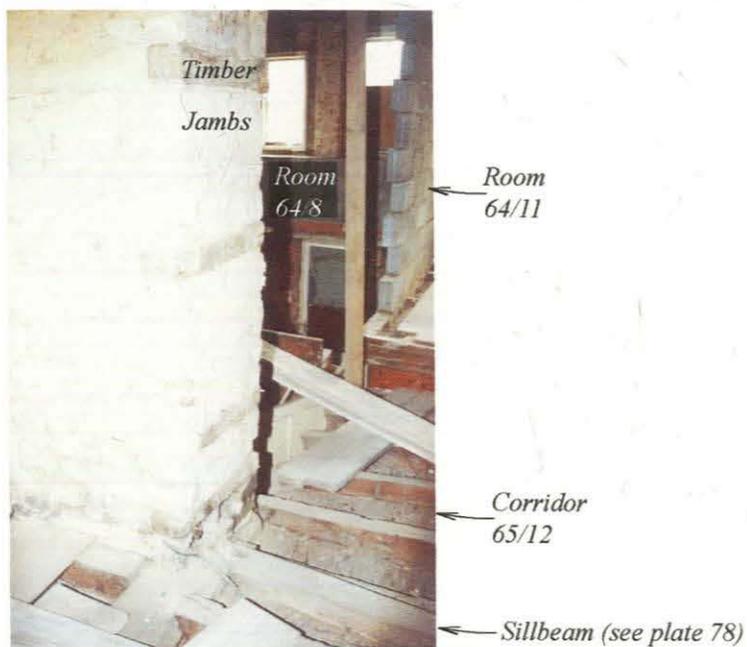


Plate 75: Corridor 65/12, no.65, first floor, looking southwest from the corridor, view of the northern end of the rubble wall which forms the division between Rooms 64/8 & 64/9. Note the ashlar jambs and horizontally-laid sections of timber built into the wall end.



Plate 76: Corridor 65/12, no.65, first floor, western side of north partition wall.



Plate 77: Corridor 65/12, no.65, first floor, eastern side of north partition wall.



Plate 78: Corridor 65/12, no.65, first floor; most of the corridor floor boarding has been lifted and the joists and reeded ceiling below are exposed. Note the north-south aligned sill beam which contains mortice slots.



Plate 79: Room 65/13, no.65, first floor; northwest corner of the room featuring a built-in cupboard and the doorway leading out into Corridor 65/12.



Plate 80: Room 65/13, no.65, first floor; view of the double-light window with splayed, ovolo-moulded mullions set within the east wall. Note the southern light possesses a Spiral Handle and Cockspur Catch, similar to that seen in Room 65/11.



Plate 81: Corridor 65/14, no.65, first floor; looking north.



Plate 82: Bathroom 65/15, no.65, first floor, looking east; featuring the doorway which leads out into Corridor 65/14 and a north-south aligned chamfered beam with a run-out stop at its south end.



Plate 83: Bathroom 65/15, no.65, first floor; view of the casement set within the south wall. Note the Spiral Handles and Cockspur window catches, similar to those seen in Rooms 65/11 & 65/13.



Plate 84: Bathroom 65/15, no.65, first floor, looking west; note the return in the ceiling - the ceiling height to the west of the return sits a few centimetres lower than that to the east.



Plate 85: Room 65/16, no.65, first floor, looking east; note the large, splayed window set within the north wall.

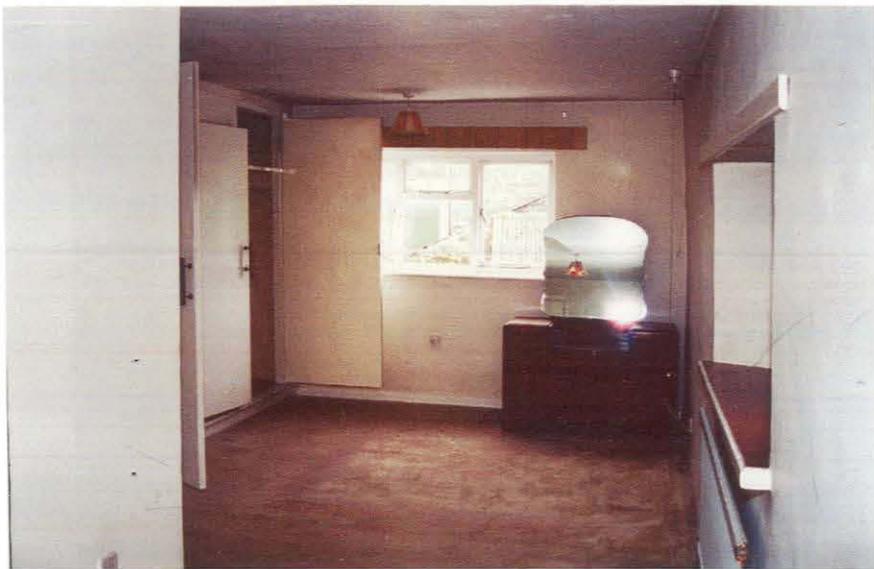


Plate 86: Room 65/16, no.65, first floor, looking west; note the modern window set within the west wall and the walk-in cupboard to the south (far left of picture).

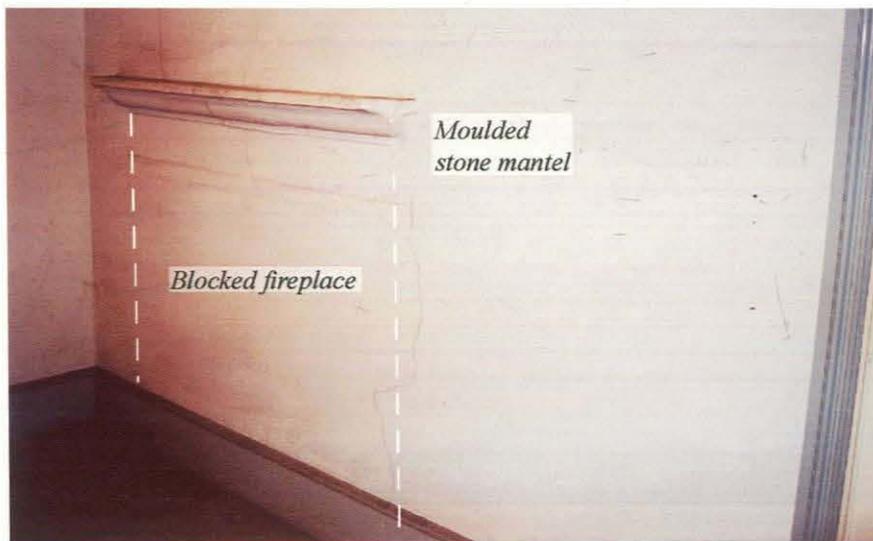


Plate 87: Room 65/17, no.65, first floor, west wall, featuring a blocked-in fireplace.



Plate 88: Room 65/17, no.65, first floor; cupboard feature set within north wall (probable former window).



Plate 89: Room 65/18, no.65, first floor; northwest corner of the room, featuring the doorway which leads into room 65/17, and a cupboard built into the north wall (probable former window).

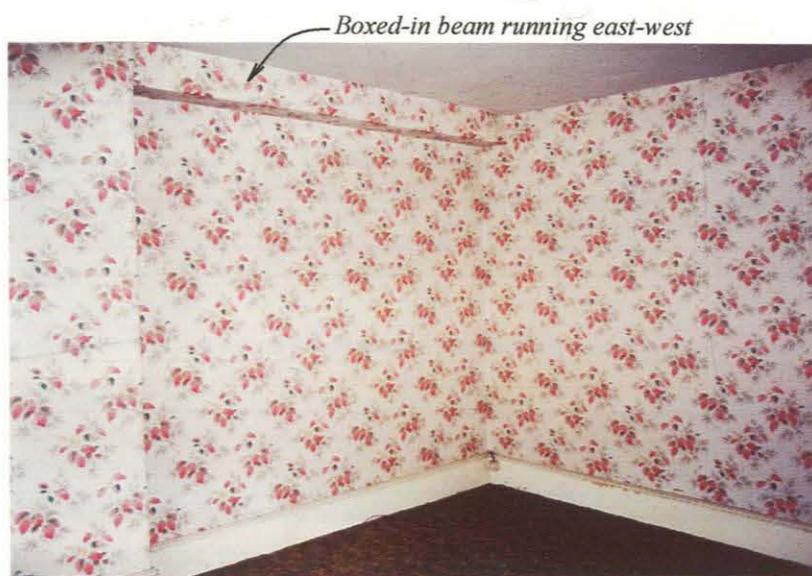


Plate 90: Room 65/18, no.65, first floor; southwest corner of room featuring a boxed-in beam aligned east-west, and the south wall return.



Plate 91: Room 65/18, no.65, first floor, east wall featuring a three-light window with ovolo-moulded stone mullions, with wooden framed internal rebate.

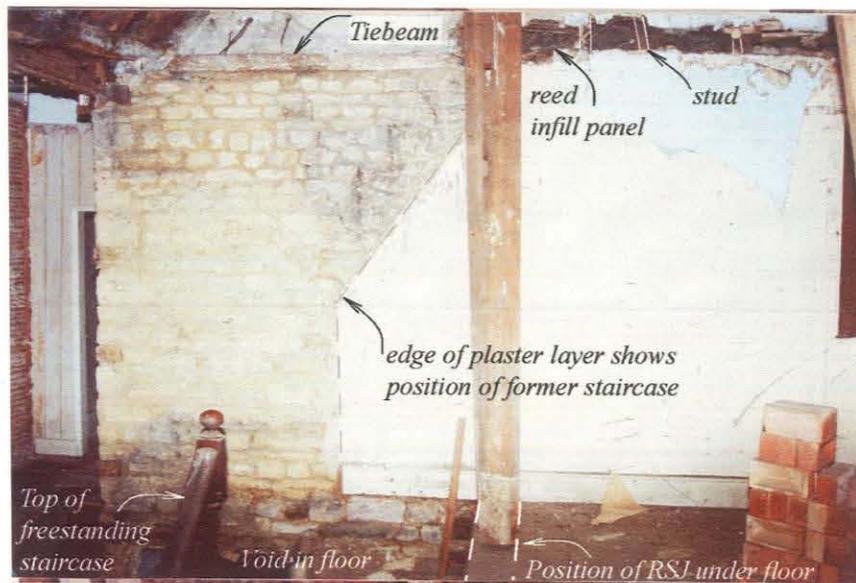


Plate 92: Room 64/8, no.64, first floor, looking east.

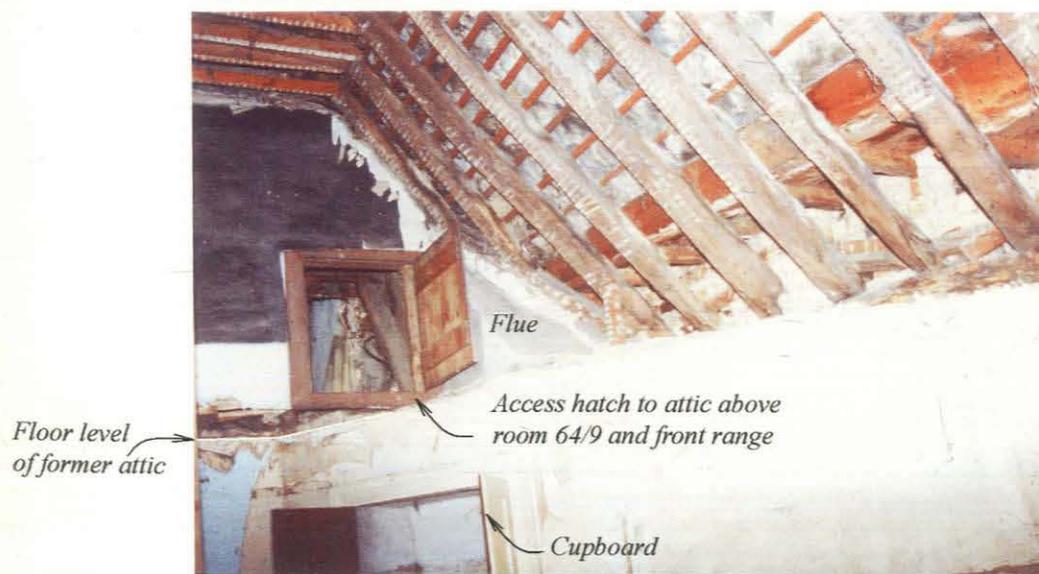


Plate 93: Room 64/8, no.64, first floor, southeast corner of room, featuring a square hatch set within the southern end of the east wall. The hatch provides access to the attic space above the first floor of the front range. The first floor ceiling/attic floor belonging to room 64/8 has been removed.

Floor level
of former attic

Built-in
cupboard

Fireplace

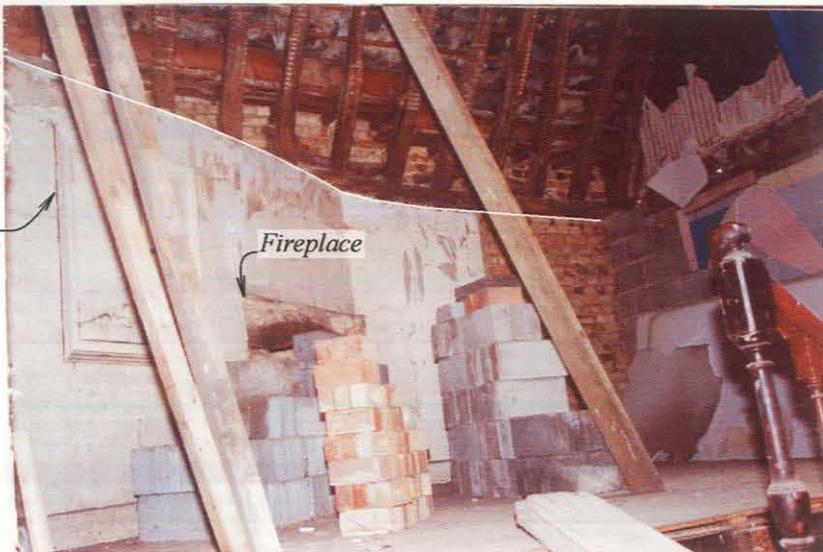


Plate 94: Room 64/8, no.64, first floor; featuring the southwest corner of the room.



Plate 95: Room 64/8, no.64, first floor; fireplace set within the southeast wall

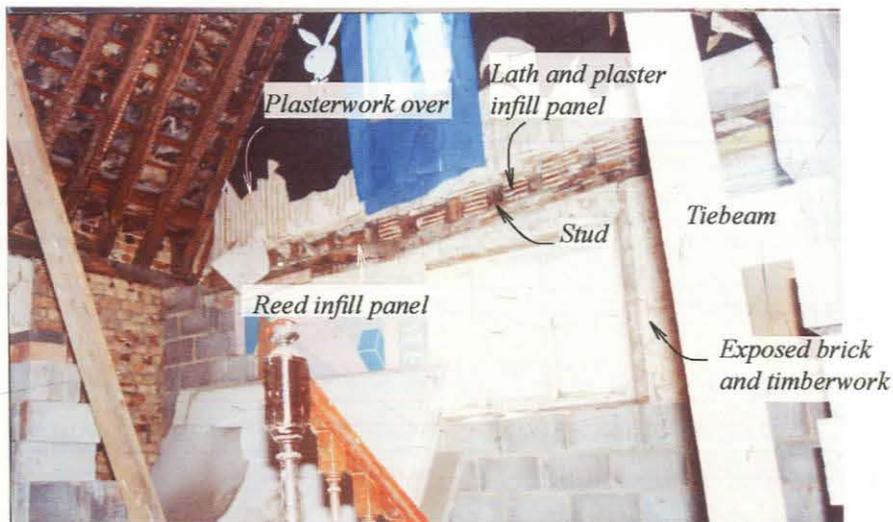


Plate 96: Room 64/8, no.64, first floor; southwest corner of the room, and featuring a breeze block area of rebuild within the west end gable. Note the brick and timberwork above and to the north (right) of the three-light window, and the studs with reed/lath and plaster infill panels between them, just above the tiebeam



Plate 97: Room 64/8, no.64, first floor, north half of the west end gable wall. Note the brick and timberwork above and to the north (right) of the three-light window, and the studs with lath and plaster infill panels between them, just above the tiebeam.



Plate 98: Room 64/8, no.64, first floor, looking southwest up into the roof space.



Plate 99: Room 64/8, no.64, first floor, view of a section of the tiebeam and close studding above within the west wall. Note the reed and also lath and plaster infill panels



Plate 100: Room 64/9, no.64, first floor, view of the north-south beam running in front of the window bay on the east side of the room. Note that the ceiling behind the beam (within the window bay itself) is missing and the roof timbers are exposed.



Plate 101: Room 64/9, no.64, first floor, view of the fabric comprising the apex of the window bay gable wall.



Plate 102: Room 64/9, no.64, first floor, looking east, featuring a large rectangular window with splayed ovolo-moulded stone mullions and four lights set within the window bay, and a single side-hung casement at the southern end of the east wall.



Plate 103: Room 64/9, no.64, first floor, east wall window bay; northernmost light within the large, rectangular window with splayed ovolo-moulded stone mullions. Note the Spiral window handle and Cockscur Catch.



Plate 104: Room 64/9, no.64, first floor; southeast corner of the room, featuring the walk-in cupboard to the left (east) of the flue wall, and the blocked-in fireplace.



Plate 105: Room 64/9, no.64, first floor; west end of the south wall, featuring walk-in cupboard.



Plate 106: External west wall of the brick-built outbuilding located within Yard 64/7, (Rooms 64/3 - 64/6), featuring a variety of different fabrics and building phases.



Plate 107: View looking westwards of Yard 65/6 after its excavation and the removal of sheds 65/7 and 65/8 during the programme of building work.

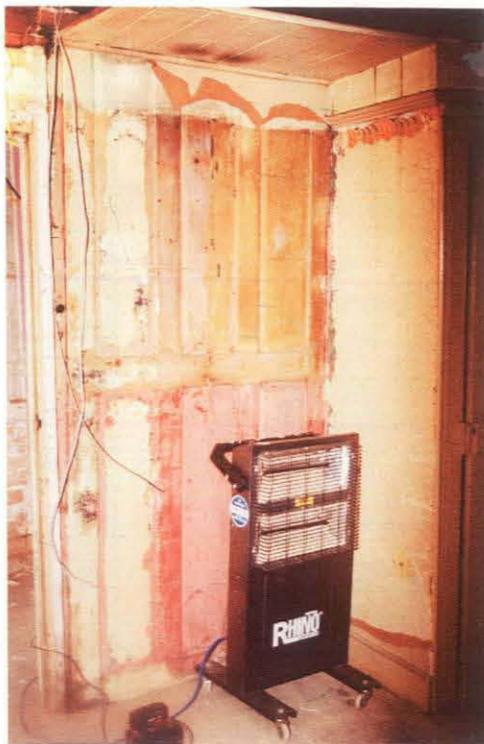
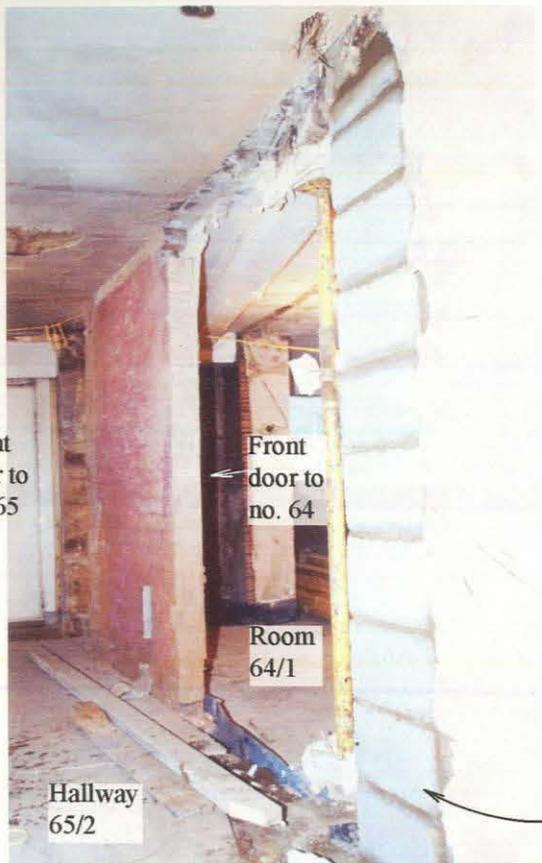


Plate 108: Room 65/1, no.65; view of the partition wall located between the present door within the south wall and the walk-in cupboard, after the plasterwork had been removed during the "opening-up" programme.



Front door to no. 65

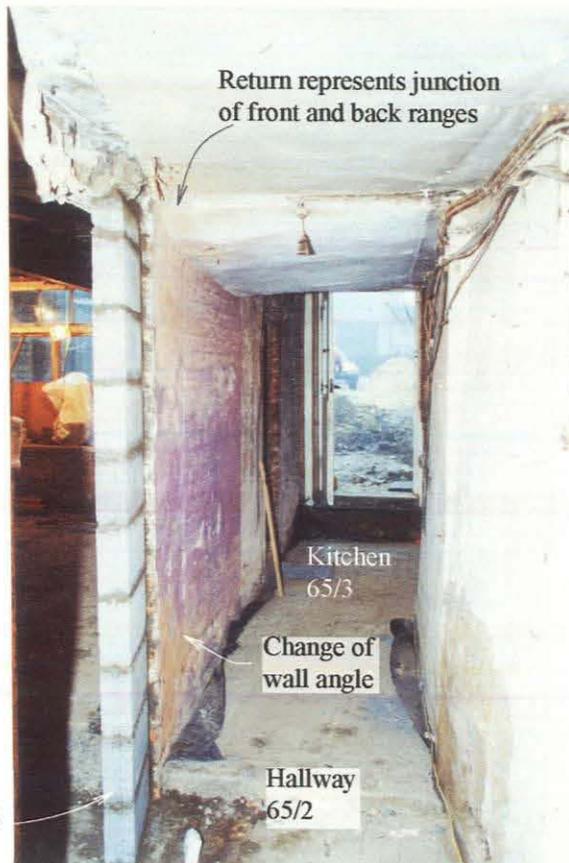
Front door to no. 64

Room 64/1

Hallway 65/2

Breeze blocks inserted during building work.

Plate 109: Hallway 65/2, no.65, looking east; view of the partially demolished south brick wall which separated no.65 from no.64 at the time of initial survey.



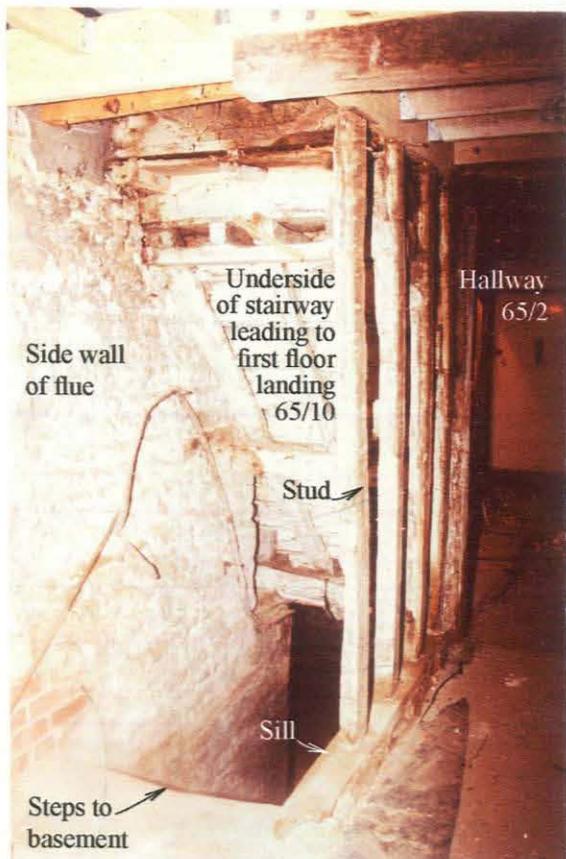
Return represents junction of front and back ranges

Kitchen 65/3

Change of wall angle

Hallway 65/2

Plate 110: Hallway 65/2, no.65, looking west; view of the partially demolished south brick wall which separated no.65 from no.64, and featuring the shallow return in the ceiling which represents the junction between the front and back ranges.



Side wall of flue

Underside of stairway leading to first floor landing 65/10

Stud

Sill

Steps to basement

Hallway 65/2

Plate 111: Hallway 65/2, no.65, looking east; view of revealed timberwork belonging to the south side wall of the stairway leading up to Landing 65/10. (The wall and doorway formerly separating Hallway 65/2 and Kitchen 65/3 has been removed).



Dressed stone jamb

Room 65/4

Brick

Kitchen 65/3

Plate 112: Kitchen 65/3, no.65, looking northwest; featuring the exposed wall fabric of the northwest corner of the room. Note the brickwork contained within the western door return and also the dressed stone door jamb.

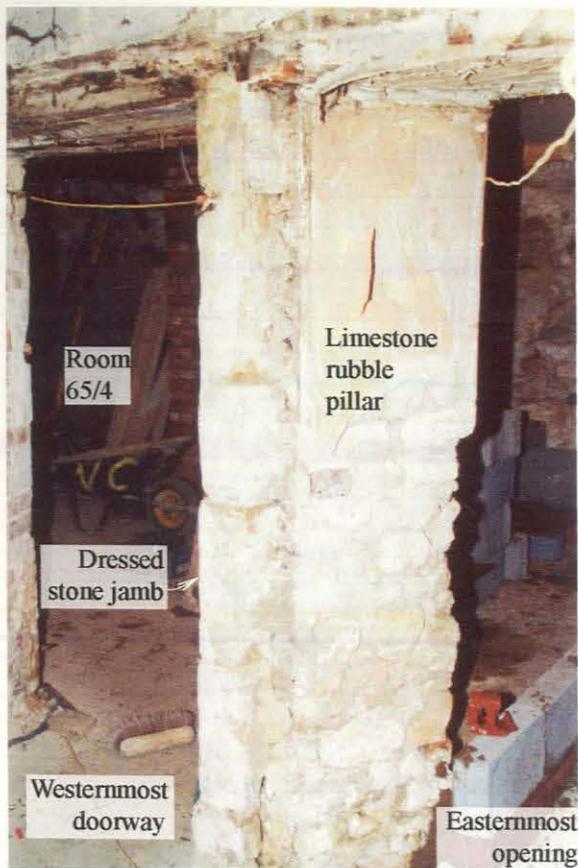


Plate 113: Kitchen 65/3, no.65, looking north; featuring the rubble pillar which divides the two adjacent openings in the north wall. Note the dressed stone jambs of the western doorway.

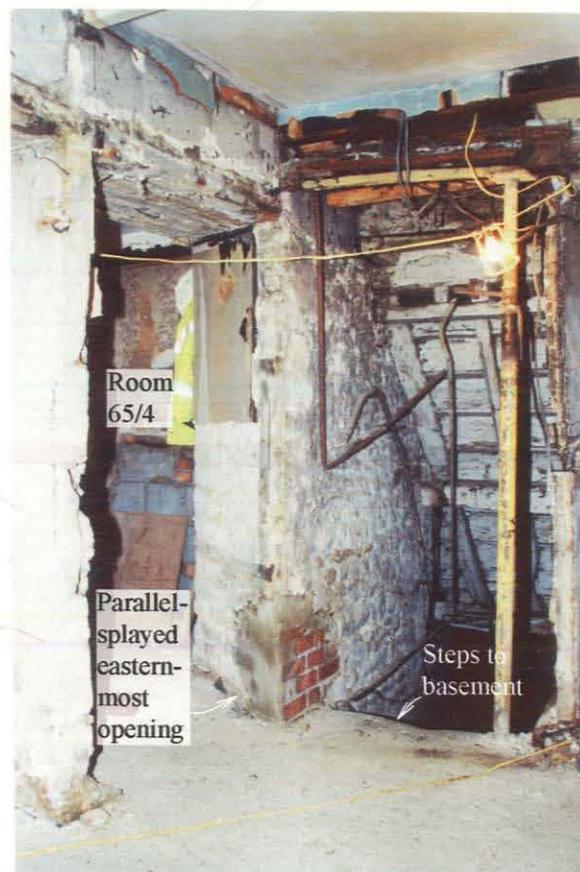
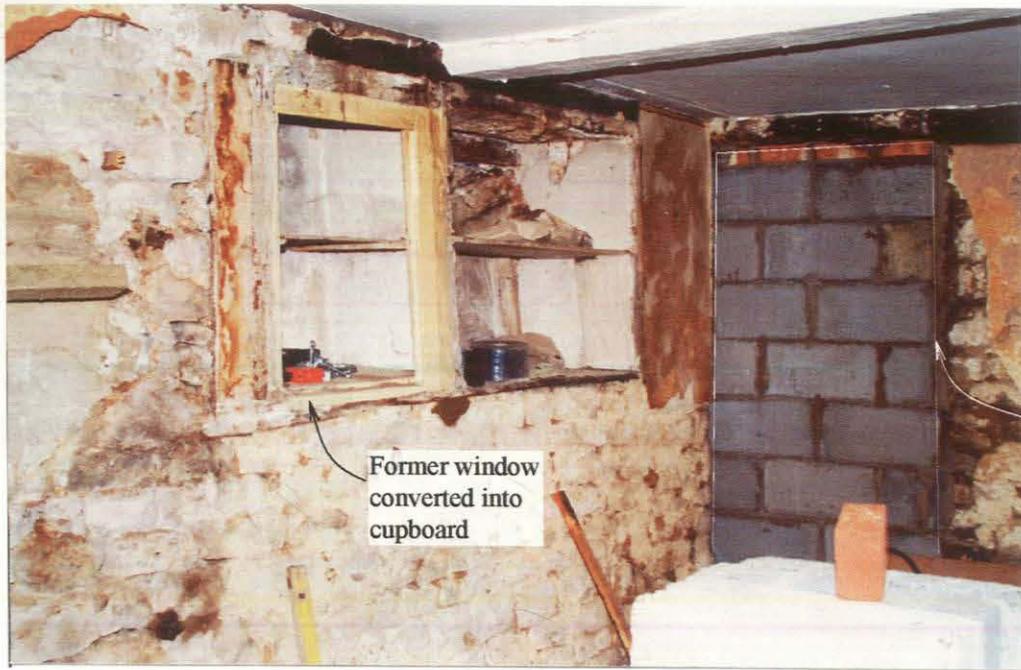


Plate 114: Kitchen 65/3, no.65, looking northeast; featuring the easternmost opening within the north wall, formerly a walk-in cupboard. Note also the steps leading down into the cellar.



Plate 115: Kitchen 65/3 and Room 64/2, nos.65 and 64 respectively; view of the formerly blocked doorway revealed within the south wall of the kitchen/north wall of Room 64/2 during "opening-up" work. (Shot taken from Room 64/2).



Former window converted into cupboard

Doorway to Room 65/1, blocked during building work

Plate 116: Room 65/4, no.65, north wall; showing former window opening which has been converted into shelving. The feature was uncovered during building work.



North west corner of Room 65/4

Back of dismantled flue

Truncated beam represents former position of west end gable

Plate 117: Room 65/4, no.65; exposed west end of north wall featuring the protruding (cut) end of a beam, a probable hearth and a complicated series of features, varied wall fabric and periods of build.

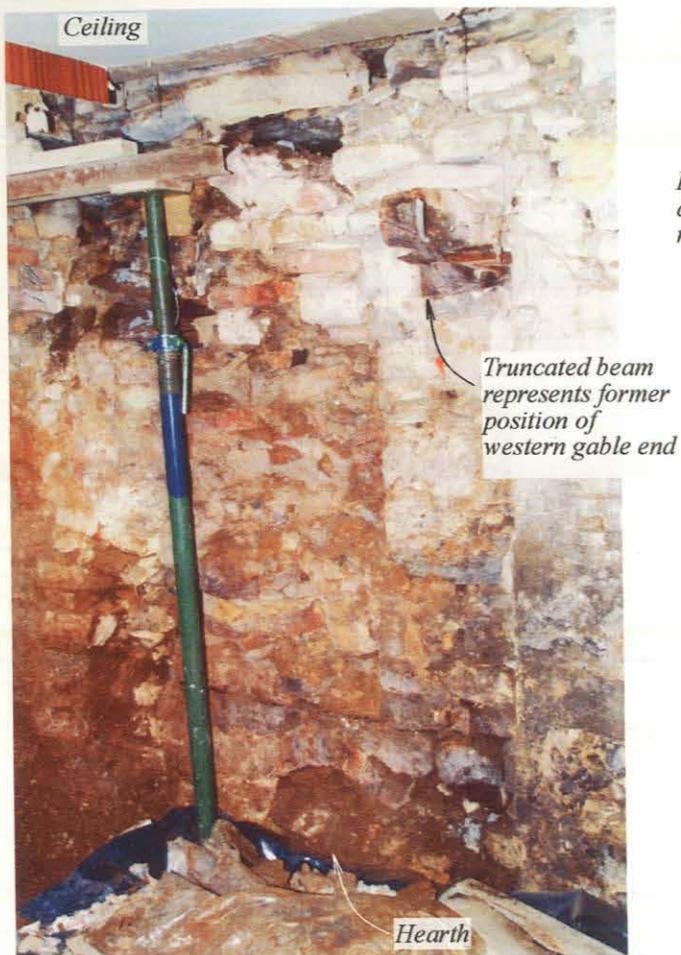


Plate 118: Room 65/4, no.65; exposed west end of north wall after "opening-up".



Plate 119: Front room 64/1, no.64; view of northeast corner of porch after "opening-up". Note the clear straight joint between the inserted brickwork to the east and the earlier limestone walling to the west.



Inset of Plate 118 - close-up shot of hearth.

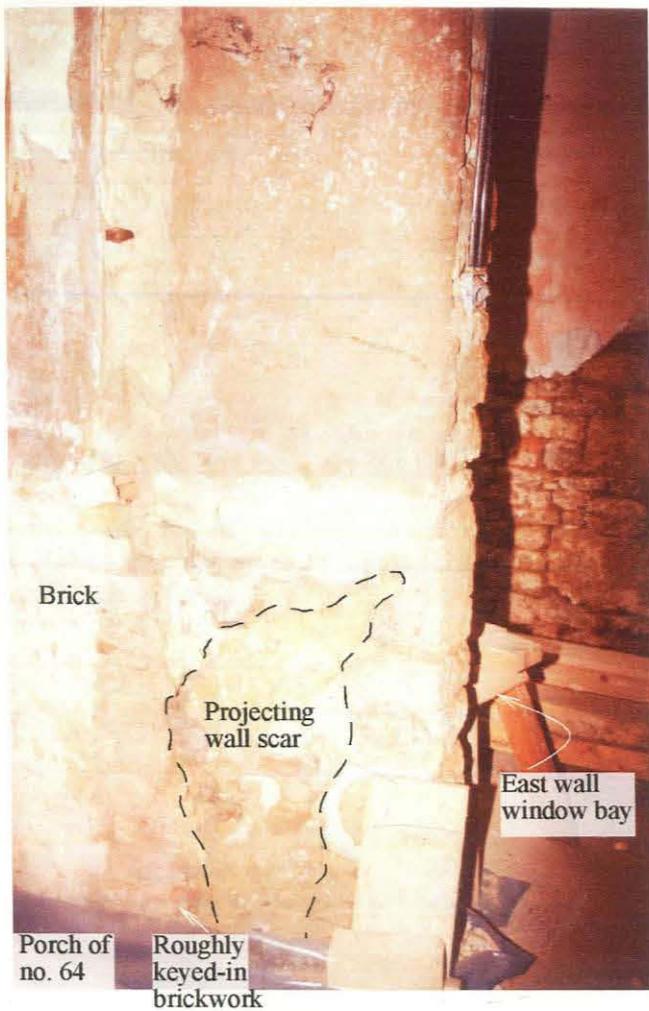


Plate 120: Front room 64/1, no.64, looking southeast; view of the western end of the southern section of porch wall. Note the roughly keyed-in brickwork built into the east side of the existing rubble wall, and the wall scar on the north face of the rubble wall.



Plate 121: Front room 64/1, no.64, looking east; featuring the re-alignment of the northernmost beam which is supported at its western end by an iron stanchion.



Early C17 →
timber-framed
partition wall

Early C19 lath and
plaster partitions

Room 65/13

Plate 122: Room 65/13, looking north; early 17th century doorway revealed within north partition wall during "opening-up" work.



Window revealed
during "opening-
up" work

Plate 123: Corridor 65/14, no.65, looking north; mid-/late 17th century window revealed within the north wall during "opening-up" work.



Timber lintel →

Blocked
window
opening →

Plate 124: Bathroom 65/15, no.65, looking south; mid-/late 17th century blocked window revealed within the south wall during "opening-up" work.

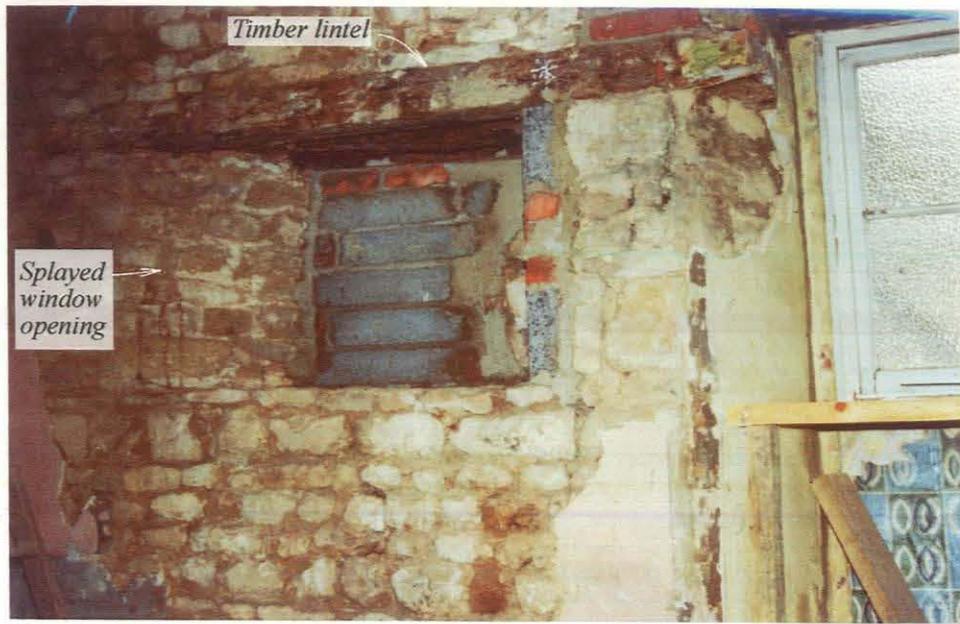


Plate 125: Bathroom 65/15, no.65, looking south; formerly blocked, mid-/late 17th century splayed window opening revealed within the south wall during "opening-up" work.

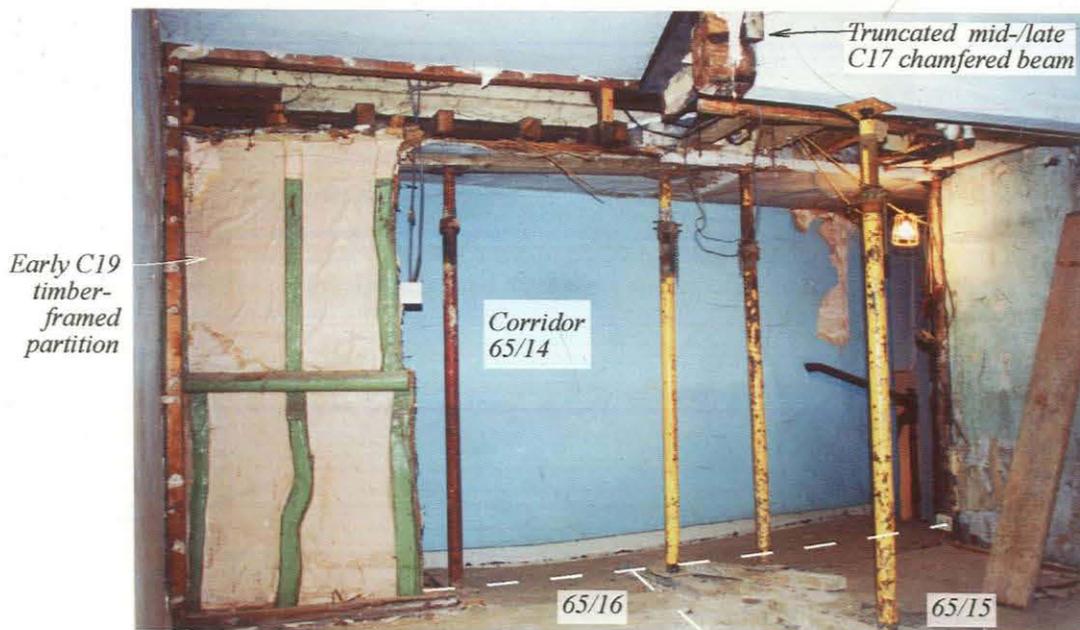


Plate 126: Rooms 65/14-16, no.65, looking east; view of first floor space after the removal of bathroom 65/15 partition panels. Note the truncated mid-/late 17th century chamfered beam and exposed timber-framed, east partition wall.

Mid-/late C17
window (blocked)

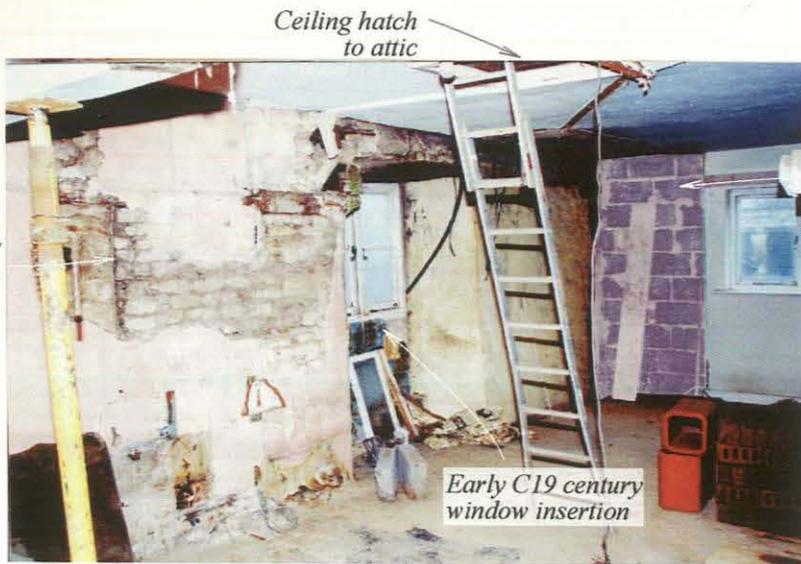


Plate 127: Rooms 65/15-16, no.65, looking southwest; view of the first floor space after the removal of bathroom 65/15 partition panels during "opening-up" work. Note the exposed breeze blocks within the rebuilt, west gable end wall.

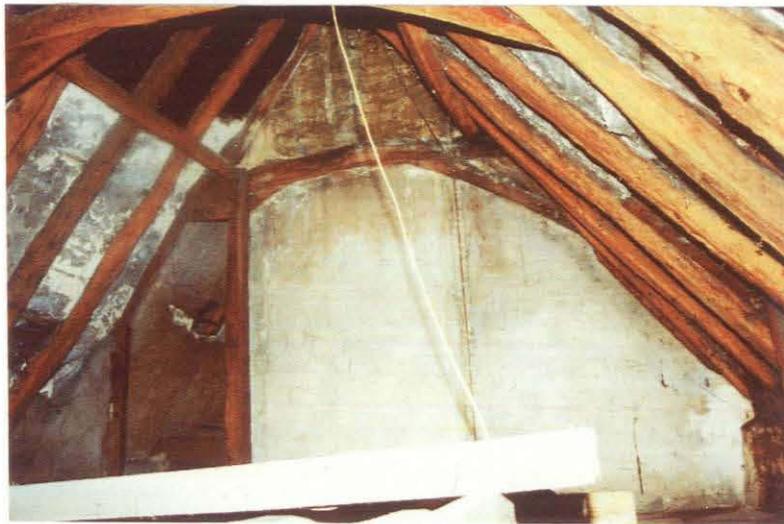


Plate 128: Attic space above Corridor 65/14, looking east; view of timberwork and upper reaches of the flue wall exposed after the removal of the ceiling during "opening-up" work.



Plate 129: Attic space above Room 65/16, looking west; view of timberwork and rebuilt, west gable wall exposed after the removal of the ceiling during "opening-up" work.



Plate 130: Roof timbers and attic space above Room 64/8, looking west; view of the roof timbers and attic window within the west gable.



Plate 131: The Old Bakehouse, Alderton, Tewksbury, Gloucestershire; mid-late 17th century cottage comprising timber-framed walls set upon a coursed limestone plinth.

