

Orford House, Ugley, Essex



Historic Buildings Recording



November 2009

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Orford House, Ugley, Essex

Historic Building Survey and Archaeological Monitoring

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Summary

In late September 2008, Oxford Archaeology East undertook a historic building survey at Orford House in the parish of Ugley in Essex.

Orford House is an imposing Grade II Listed building thought to have been built in 1699 by Admiral Edward Russell (the younger brother of William Russell, the 1st Duke of Bedford) when he was given the title Lord Orford in that year. The property is exactly half way between his two residences in London and Chippenham Park near Newmarket. The original layout can still be traced, although from the outside, almost entirely obscured.*

Within the house a number of original features were recorded as well as impressive mouldings, staircase, ceilings and fireplaces added as new owners entered the house, keen to make their own impressions and statements. One of the rooms on the ground floor boasts an impressive asymmetrical Rococo design plasterwork ceiling and a moulded wooden fire surround with a carved Palladian lintel with mask and swags, which have been attributed by historians to the designer William Kent. The layout of an impressive Dutch Garden also survives, although somewhat overgrown.

A number of phases of alteration and building were identified during the survey, many of which could be attributed to new owners, the most extensive alterations took place in the mid 18th and late 19th century.

The survey included Orford House itself along with the Coachman's Cottage to the rear, a substantial timber barn and a Dutch garden. Other buildings associated with the house and estate were also briefly recorded as part of the group, including a dovecote.

As part of the brief, an archaeological watching brief was also required on any groundworks taking place – this monitoring occurred during several visits between October 2008 and October 2009. During the excavations of the foundations for proposed garages at the rear of the Coachman's Cottage and on the land between Orford House and the barn, an archaeologist was on site to monitor the work. The area behind the Coachman's Cottage was the only area where features were revealed. The area was cleaned and the ditches investigated which appeared to be associated with the the Dutch Garden and were dated to 19th century by pottery, brick and slate found within the fill.

1 INTRODUCTION

1.1 Scope of work

- 1.1.1 An historic building recording survey was conducted at Orford House, Pound Lane within the village of Ugley in Essex.
- 1.1.2 The work was undertaken in accordance with a Brief issued by Adam Garwood of Essex County Councils Historic Environment Management Team (Planning Application references UTT/0950/08/FUL, UTT/0951/08/LB, UTT/0952/08/FUL, UTT/0953/08/LB, UTT/0954/08/FUL and UTT/0955/08/LB). The brief was supplemented by a Specification prepared by OA East (Gane 2008).
- 1.1.3 The work was designed to adequately record the structure in its current state before the alteration work began.

The specific aims outlined in the brief were:

- Carry out a Level 3 survey (as defined by English Heritage 2006) of Orford House, the barn and the former coach house. This was to include a sketched plan of the structures, a photographic record of the inside and outside of the structures, together with any structural details, fixtures or fittings that may be relevant to the history of the building or lost through the planned development.
 - Carry out a Level 2 survey of the stables and other significant outbuildings prior to their demolition/alteration.
 - To carry out a low level photographic survey of the walls of the Dutch Garden.
 - To carry out an archaeological watching brief of all groundworks and landscaping (Appendix A).
 - To implement an excavation strategy should archaeological deposits be identified.
- 1.1.1 The site archive is currently held by OA East and will be deposited with Saffron Walden Museum in due course (accession number 2008.88).

1.2 Site Location

- 1.2.1 Orford House is located on Pound Lane on the east side of Cambridge Road, on the outskirts of the village of Ugley, and centred at grid reference TL 5155 2705 (Figure 1).
- 1.2.2 Ugley is situated on the Essex/Hertfordshire border, off the B1383 approximately 4 miles north of Bishops Stortford.

2 HISTORICAL BACKGROUND OF ORFORD HOUSE

2.1 The Previous Owners of Orford House (Also see Appendix B)

Admiral Russell's House

- 2.1.1 Orford House is thought to have been built c.1699 by Admiral Edward Russell (Plate 1). Russell was born in 1653, the younger brother of William Russell, the 1st Duke of Bedford.
- 2.1.2 In 1688 Russell was one of the “Immortal Seven”, a group of English nobleman who issued the Invitation to William, a document asking William of Orange to depose James II. In the subsequent War of the Grand Alliance, Russell served at sea, commanding a fleet after 1690. In 1692, Russell was Commander-In-Chief of the Anglo-Dutch force that fought the French fleet at Barfleur, and destroyed much of it at La Hogue, his victory there being the decisive naval battle of the war.
- 2.1.3 Russell became First Lord of the Admiralty in 1694, remaining in that post until 1699. He served in the Mediterranean from 1694 to 1695 and was created Baron Shingay, Viscount Barfleur, and Earl of Orford in 1697. These titles all became extinct on the childless Orford's death.
- 2.1.4 Russell was also an Member of Parliament for Cambridgeshire in 1695 and entered into the House of Lords in 1697 when his peerage was raised by his new titles (Ross, 1995).
- 2.1.5 Russell purchased from within his own family, an estate at Chippenham near Newmarket in Cambridgeshire in 1689 which was probably financed out of the profits of his naval career. Between 1698 and 1712 Russell had his Chippenham house reconstructed by the architect Thomas Archer, and the Chippenham estate remodelled, relocating the village and creating a walled park. The staircase at Chippenham Hall was embellished with paintings of Russell's victory at La Hogue. Two lines of lime trees in the park are said to have been planted to represent the positions of the French and Anglo-Dutch fleets at the battle. Similarly, a century later, Nelson and Emma recreated the Battle of the Nile in the configuration of the lake at their house in Merton, Surrey.
- 2.1.6 By the time he lived at Chippenham, Lord Orford had three other residences; one in King Street, Covent Garden, a country house in the grounds of Chelsea Hospital and a smaller house at Ugley (Ross, 1995). Russell again employed Thomas Archer to design his house at 43 King Street, Covent Garden in 1716. This replaced the earlier Russell residence, and is now the only survivor of that early fashionable period (www.coventgarden.co.uk).
- 2.1.7 Little information could be found about the building of Orford House. Most references to the history of the house suggest that it was built by Russell in 1699, which would certainly make sense. The house is almost exactly half way between Chippenham Park and London and located on a road which would have been a route between Newmarket and London. Orford House is very small in comparison with the Chippenham Park Estate where Russell appears to have spent most of his time and would have provided a convenient location to stop off, perhaps overnight or simply to change over horses during the 2 day ride between his houses. By looking at the details in one of Russell's account books from 1717-18 (Cambridge Archives Reference 683/A1), almost all of his expenditure listed was associated with his Chippenham house. There were a few

references to money spent on the upkeep of “the house at Ugly” including “cloth for my great stairs”, “paid the carpenter” and “paid glazier, plumber and painter”, however most references in this one year were to paying for horses to be kept, expenses to the coachman and most often, wages to Henry Rogers, who appears to have been based permanently at Ugley. However, this account book was only the record for one year and may not truly represent activities at other times.

- 2.1.8 Russell died in 1727 and although having married his cousin, Lady Margaret Russell, they had no children to leave his titles to. No information could be found regarding who inherited or purchased Orford House at this point, and records which survive regarding the fate of Chippenham Park failed to provide any evidence. Upon Russell's death, Chippenham Park passed under his will to his niece, Ann Tipping with reversion to her daughter Letitia who held it with her husband Samuel, Lord Sandys (www.british-history.ac.uk). Other names associated with Chippenham during the next 70 years after Russell's death included George Montgomerie in 1749, George Molineux in 1766 and a London merchant Drummond Smith who bought the estate in 1787. None of these names could be linked with Orford House.

Isaac Whittington

- 2.1.9 The next name associated with Orford House is Isaac Whittington (c.1710-1773). Whittington was elected as a Member of Parliament for Amersham in 1754 and was certainly in residence at Orford House in 1749 and died there in 1773 (according to a memorial in St Peters church, Ugley, plate 2).
- 2.1.10 Little information regarding Whittington's time at Orford was found during the research, however, it does appear that he made some alterations to the house. Whites Directory of Essex from 1848 provides a description of the village of Ugley, its location, population, church and its history. As part of the history, a reference is made to Orford House as follows :
- “Orford House, 1½ miles South of the church, is the seat and property of Colonel Chamberlayne. It is a large mansion, with pleasant grounds, and was built by Admiral Russell, who was created Earl of Orford in 1697. It was enlarged and much improved by the late Isaac Whittington, Esq. “
- 2.1.11 Whittington, like many others appears to have put his mark on the house and although the detail of exactly how he enlarged it is not clear from documentary research alone, this information should assist when attributing dates to phases and alterations made to the house later on in the report. Pevsners' guide to the buildings of Essex (Bettley and Pevsner, 2007) briefly describes Orford House and suggests that Whittington extended the house by two bays to the left and added the two storey canted bay window.

Samuel Leightonhouse

- 2.1.12 Samuel Leightonhouse is known from a memorial in St Peters Church, Ugley, to have lived in Orford House until his death in 1823. Although it is not known in which year he bought the house, an annual register of the “History, Politics and Literature” of 1794 shows that he was there in that year.
- 2.1.13 A weathervane on the clocktower of the Coachman's' Cottage has an inscription which states that “the clocktower was built Aug 4th – Nov 3rd 1821 for Samuel Leightonhouse by Thomas Livey”.

William Chamberlayne

- 2.1.14 William Chamberlayne and his family resided at Orford House from at least 1851 when they first appear there in the census. William Chamberlayne was according to the 1851 census a magistrate and his memorial states that he was Lieutenant General William Chamberlayne of the 2nd Dragoon Guards and was born in Ryes, Essex in 1788. Like the occupants before him, William Chamberlayne died whilst the owner of Orford House in 1869 and was buried in the local church where there is also a memorial to him. According to census data, his wife Sarah continued to live there until her death in January 1887, the last census record for her in Orford House was in 1881 and Kelly's Post Office Directory shows she was still there in 1882.

Robert Woodhouse

- 2.1.15 Major Robert Woodhouse was recorded living at Orford House between at least 1891 (source: 1891 census) and 1900 (source: Kelly's Directory), by 1912 it had again changed hands. It appears from Kelly's Directory of 1894 that he did not own the house; the owner was a Miss Brocket of Spain's Hall, Ongar. Later in 1900 the property is listed (again in Kelly's) as belonging to a Mrs Miller. No further information regarding the Brockets or Mrs Miller relating to Orford House was found during the research.

William Tennant

- 2.1.16 William Augustus Tennant (1861-1941) lived in Orford House with his wife Agnes until his death. When exactly he obtained the house is uncertain, however the first evidence is found in Kelly's Directory of 1912. William travelled every day to London to work for the family firm, Charles Tennant & Sons. Memorials to Tennant and other members of the family who lived in Ugley can be found in the parish church.

Agnes Dalrymple Tennant

- 2.1.17 Research found that Agnes Tennant (1897-2003), daughter of William Tennant was the last private owner/resident of Orford house before the HFT took over the property in the 1980's.

The Home Farm Trust

- 2.1.18 The Home Farm Trust (HFT) is a charitable organisation which provides long term support for people with learning disabilities and their families. The HFT acquired Orford House in 1983 and converted it into the C2 institutional use in which the property was found when the survey began.

2.2 Summary of Historical Sources (presented in chronological order)

Map of the County of Essex, Chapman and Andre, 1777 (Figure 2)

- 2.2.1 Orford House is labelled on the Chapman and Andre map of 1777, although it appears just on the edge of the map and unfortunately the whole estate cannot be seen. What this map does tell us however is that there was a significant amount of land which appears to be attached to the south of the estate at this time.

Deeds Relating to the Transfer of Orford House, 1816

- 2.2.2 Deeds relating to the transfer of Orford House were found in the Essex County Record Office and although much of the detail was difficult to interpret, a list of all of the rooms was provided in the house which provides a very useful source when trying to interpret the functions of various rooms during this period. There was no descriptions of the rooms or a plan to locate them, however, the list appears to have been compiled by describing the rooms from the top of the building down. The names of some of the rooms such as “Mr Leightonhouse's Room” and listing the outbuildings should give an impression of how the house was in 1816 and what of it can still be seen today.

Tithe Map and Associated Transcripts, 1839 (Figure 3)

- 2.2.3 The Tithe map is the earliest cartographic source showing the Orford House estate in any detail. There is very basic detail of the house itself as well as roads, land layout and wooded areas, unfortunately not enough information can be gathered to comment of the size or layout of the house or its associated buildings.
- 2.2.4 Tithe maps were drawn up for almost all rural parishes in Essex between 1837 and 1850, this was necessary because the Tithe Commutation Act of 1836 asked that payments of tithe in the form of farm produce should be replaced by a money payment. Tithe maps were not created to provide an accurate survey of the area as the aim was to show the boundaries of all areas for which tithe was owed, usually fields. The amount of other information given varies from map to map. If something does not appear on a map, it does not mean that it did not exist.
- 2.2.5 The plots marked on the map are all numbered separately and would have an accompanying apportionment. The apportionment gives the following information for every titheable piece of land on the map: the name of the owner, the name of the occupier, the name of the field or piece of land, the type of cultivation, the acreage and its tithe valuation. Every plot on the tithe map has a number on it and this matches the entry in the apportionment without which it is difficult to make any conclusions about the boundaries or the association of the buildings.
- 2.2.6 The map shows a long rectangular plot of land lying to the east of the house. Although there is no detail, a few trees are shown which may represent a small copse or wooded area. The accompanying transcript describes this plot (231) as “house, yards, gardens and pleasure ground” the landowner is William Chamberlayne Esq. who is also registered as the occupier. William Chamberlayne is registered as the owner of a further eight plots surrounding Orford House, most of which are described as woodland or field. The total area belonging to Orford House has been outlined in Figure 3.
- 2.2.7 This map also shows what appears to be a long tree-lined avenue leading up to the

house, set just to the right of the main road. This entrance approaches the house from the south, running parallel to the road and then seems to sweep around the back of Orford House (perhaps to the stables/coach house, as opposed to the more recent entrances directly from the road and most recently from Pound Lane. Although the line of trees along the route has now gone, it is still possible to see the iron railings which would have marked the edge of the estate from the road and it is also possible to locate the point at which carriages would have left the road to join the road leading to the house. Approaching from the south and along a tree-lined private road, the house would appear grand and impressive to visitors as well as passers by, especially with views across private land/parkland to the east. Although it is not possible to tell if this was the original approach to the house, it would certainly fit into the grand style of a house designed for and used by Russell, Whittington or Leightonhouse.

1st Edition Ordnance Survey Map (25" to 1 mile), 1876 (Figure 4)

- 2.2.8 The 1st Edition Ordnance survey map is the earliest cartographic record found which gives reliable detail of Orford House, grounds and associated buildings. By 1876 Orford House, the coachman's cottage and barn are all clearly present, however, they all differ slightly from their shape in plan as seen today (this is better covered in section 6 of the report.
- 2.2.9 Interesting points to note from this map include the water pump ("P") at the rear of the house which may suggest a close proximity to the kitchen/laundry, the clearly defined layout of the Dutch Garden including the garden wall which extend between the house and coachman's cottage, and the wooded area in the north-east of the estate which may be an orchard.
- 2.2.10 It is not possible to tell if the tree-lined "avenue" seen on the tithe map is still in use at this point. The track/road appears to be marked on the map and the trees are also still there. Interestingly however, the road which leads from Ugley to the west continues right up to the rear of the house as well as deviating around it to join the main road. Perhaps this rear entrance is for staff, tradesman or workman, whilst visitors and residents continue to use the avenue from the main road. The census data revealed that a lot of the staff working at the house came from Ugley and this rear access provides a perfect way in away from the front of the house.
- 2.2.11 To the east of the location of the formal/Dutch Gardens is where the walled "kitchen garden" is located and is still present today, housing the garden centre of the Home farm Trust. The outbuildings include what may be greenhouses (marked blue) and a "W" denotes a well there also.
- 2.2.12 Other buildings are present to the north of the house which are no longer there and may represent stables and barns.

2nd Edition Ordnance Survey Map (25" to 1 mile), 1897 (Figure 5)

- 2.2.13 In the 21 year period between the two Ordnance Survey maps, there have been a few minor alterations to the house, coachman's cottage, barn and some of the garden outbuildings appear to have been removed.
- 2.2.14 The 1897 map does not show the road/track which approaches the house from the south which may suggest that it is no longer in use at this point or simply the detail has

not been recorded on this map. Also, the road which led into the rear of the house from Ugley to the east has now been more clearly diverted around the estate to join Pound Lane as it is today. Although a road does continue up to the house, it seems that this is now a private access. This map is certainly less detailed than the previous 1st edition, for example, the Dutch Garden is not shown, nor is the kitchen garden.

- 2.2.15 The layout of the grounds has also changed since 1876. There is now an enclosed garden to the south of the house and an enclosed wooded area as opposed to the previous map which showed the a much smaller plot on this side and a huge open area beyond. This may be a result of parcelling up a smaller estate and grounds for the house and renting out land to the south for farming as this map shows other land divisions on the estate, possibly representing newly created fields. If this is the case, this would represent a change in the size and management of the estate.

Sale Catalogue, 1908 (Map from catalogue, Figure 6a and 6b)

- 2.2.16 A sale catalogue dating from 1908 which included the sale of Orford House is very useful as it lists all the the rooms floor-by-floor, with room dimensions, as well as all other buildings. This allows functions to be ascribed to each of the rooms and buildings recorded at least as they were in 1908 and before the property was converted to its most recent use. The full list of rooms and associated buildings can be found in Appendix C.
- 2.2.17 To accompany the descriptions, a map (Figure 6a) was included with the catalogue. This map, possibly deriving from an Ordnance Survey map, allows us to see the size of the estate has changed very little since the 1839 Tithe Map (Figure 3). Looking in more detail at the house itself, it is possible to see more alterations have taken place to all three buildings surveyed since the previous 1897 Ordnance Survey map including an extension on Orford House to the east on the southern wing. Little detail of the gardens is shown on this map and the dovecote appears to have not been included. The line of trees where the “avenue” noted on the tithe map is still present, although there is no sign of the road or track, suggesting the house/estate was accessed from another point by 1908.
- 2.2.18 Also included within the catalogue were photographs taken of the house and of the grounds (Figure 7). These are the earliest known photographs found during the research. The photograph of the house shows two very interesting features, firstly on the photograph of the house, there is no evidence of the door which is presently located on this elevation and has been previously thought to be significantly earlier in date, proving that this entrance was added after 1908. Secondly the photograph of the grounds taken from the north show a formal garden to the south of the house which was not present on the previous 1897 map. Following the path beyond the hedge, the grounds continue into the parkland-like space as seen on the second edition plan.

3 AIMS AND METHODOLOGY OF THE BUILDING SURVEY

3.1 Aims

- 3.1.1 The aim of this work was to carry out a Level 3 survey (as defined by English Heritage 2006) of Orford House, the barn and the former coach house. This was to include a sketched plan of the structures, a photographic record of the inside and outside of the structures, together with any structural details, fixtures or fittings that may be relevant to the history of the building or lost through the planned development.
- 3.1.2 The brief also required that a Level 2 survey was carried out of the stables and other significant outbuildings prior to their demolition/alteration. A low level photographic survey of the walls of the Dutch Garden was also requested.

3.2 Site Conditions

- 3.2.1 Conditions within the buildings were generally good, allowing measured and photographic survey to take place. At the time of the work, windows were being removed, renovated and replaced, and Orford House and the Coachman's Cottage were both covered with scaffolding to allow for this as well as re-roofing work to take place. Although this did not hinder the recording or analysis, the photography survey was restricted to internal detail only and the clients photographs taken prior to the start of renovation will be used for the report.
- 3.2.2 The buildings were vacant at the time of recording. All carpets and furniture had been removed. Lights and fittings were still in place although the lights were not in use and additional lighting for photographs was obtained using Halogen lamps.
- 3.2.3 Access to all parts of all structures was possible, including the cellars, attic and access to the roof was possible via the scaffolding.

3.3 Methodology

- 3.3.1 All building recording work carried out complied with standards and guidance set out in by the IFA (2001) and was supervised by an experienced buildings archaeologist. Scaled architects drawings, supplied by the client in CAD format, were used for field notes and were annotated and amended on site as necessary. Any necessary measured survey was carried out using basic equipment including: a distometer, tower tape, 30m tapes, hand tapes, a 30cm ruler and a plumb line.
- 3.3.2 Photographic survey (at Level 3) was carried out using a Bronica SQ-A Zenza camera providing a high quality record of the building internally. 35mm cameras (monochrome and colour slide) with additional digital photographs using a high resolution Canon 450D digital SLR camera was also used. Extra lighting was necessary in most of the rooms; this was achieved using two halogen lamps.
- 3.3.3 Elevations were drawn at a scale of 1:20 and full descriptions of the structure was carried out whilst on site. Each room was described individually on a specifically designed context recording sheet with descriptions and sketches of all fixtures and fittings of architectural detail. Architectural mouldings (skirting boards, dado/picture rails and cornices) were drawn at a scale of 1:1 using a profile gauge.

4 DESCRIPTION OF ORFORD HOUSE

4.1 External Description of Orford House

North Facing Elevation (Figure 8)

- 4.1.1 The north-facing elevation reveals at least four separate components to the building; three two-storey (one with dormer windows) and a single-storey extension, with a number of alterations. Closer inspection reveals several phases within this façade, which are better referenced in the Discussion section of this report (however, they are clearly expressed in Figure 8). All north-facing elevations of the different parts of the house are of brick construction and mostly in a Flemish bond with vitrified headers in no particular pattern. The mortar had an inscribed effect known as “flush scribed joint” (Parissien, 1999), often seen in 18th century work where the flush pointing is then inscribed with a rule and trowel end shortly before the mortar sets, producing a neat lined-out appearance in an otherwise relatively irregular work.
- 4.1.2 Dated graffiti was recorded on the single storey extension which dates this element of the building to 1797. A number of initials, together with the date were found which may represent the builders who worked on this extension (plate 3). Below this another date and initials (WB 1871) may indicate a date of alteration, building work or simply someone unconnected inscribing their initials.
- 4.1.3 Most of the windows on the single storey building were boarded over to prevent further vandalism or access, however, all windows were visible from the inside.
- 4.1.4 Two blocked-up windows were visible on this elevation. One was clearly bricked-up once out of use or as part of alterations, the other (on the right) seems to have been a “blind” window, deliberately created without any fenestration, either to keep symmetry within the elevation, or perhaps for aesthetic reasons as this part of the house would be in full view of the road as approached from the northern side.
- 4.1.5 The chimney stacks visible are all brick-built with replaced orange pots.

East Facing Elevation (Figure 8)

- 4.1.6 The east-facing elevation is located at the rear of the house, and faces the coachman's cottage (plate 4). Like the north-facing elevation, there are a number of phases and alterations noted, Figure 8 shows these more clearly along with the later discussion and phased floor plans.
- 4.1.7 All east-facing elements of the house are constructed in orange or dark orange brick in a Flemish bond with vitrified headers in no particular pattern and flush scribed pointing in the mortar, demonstrating a conscious effort to ensure continuity.
- 4.1.8 The fenestration varies between the components of the building reflecting different dates of construction and alteration, although most are elongated sash with brick arch surrounds.
- 4.1.9 Dated graffiti was also recorded on this elevation over a first floor window of the protruding southern extension. Although the graffiti was worn and weathered, it appeared to have been “JB 1896”.

South Facing Elevation (Figure 9)

- 4.1.10 The south-facing elevation fronts onto the formal garden/lawns and onto the “parkland” beyond (plate 5). This elevation shows at least three phases which are best represented on Figure 9 and discussed in more detail in section 6. All south-facing elevations of the house are of brick construction and in a Flemish bond with vitrified headers in no particular pattern and flushed scribed pointing in the mortar. This elevation shows a two-storey house with a parapet and attic with dormer windows.
- 4.1.11 All windows on this elevation, apart from those on the circular bay, have been replaced to match. They are all elongated wooden sash windows, four by four panes, painted white. Those on the circular bay are two, three-three elongated sash windows with large curved glass panes, also wooden and painted white.
- 4.1.12 The eastern-most element of the house comprising the three end windows appears to be a later addition. The brick on this part looks lighter in colour and the mortar is slightly lighter and grittier in composition. Dated graffiti bearing the initials and date of “RWCMW 1896”, the same as that recorded over the same part of the building on its east-facing elevation.
- 4.1.13 The entrance located on this elevation was dated from the cartographic sources as post 1908. The Doric doorcase with modillion pediment was constructed using a thin ply wood and timber, probably designed and constructed to match the stone porch on the west-facing elevation.
- 4.1.14 The circular bay is also a later addition and is typical of the first half of the 18th century when elliptical and semi-elliptical saloons were fashionable (Boutwood, 2004).
- 4.1.15 The external chimney on the far left of the elevation is dated by graffiti to 1959.

West Facing Elevation (Figure 9)

- 4.1.16 The west-facing elevation fronted onto the main road and faced open fields opposite (plate 6). All fenestration on this elevation matches, although, as with all other elevations there are a number of phases and alterations noted. All windows had nine-pane sash windows with cut brick lintels with decorative brushed keystones, distinctive of the early Georgian period (Calloway, 2005). Figure 9 shows these more clearly along with the later discussion and phased floor plans.
- 4.1.17 All west-facing elements of the house are of brick construction and in a Flemish bond with vitrified headers in no particular pattern and flush scribed pointing in the mortar.
- 4.1.18 There is a later addition of a hexagonal bay which has been attributed by Pevsner to Isaac Whittington (Bettley and Pevsner, 2007). Access to the cellar is provided by a doorway located on the left side of the bay. Beneath the window located immediately left is what appears to be a blocked-up opening, however, the in-fill brick is contemporary with its surround and looks as though it was created this way, perhaps to look like a blocked window to suggest a grander cellar or to create symmetry with the one recorded on the right-side of the façade.
- 4.1.19 Located to the immediate right of the bay is a stone pedimented doorcase on Doric columns with a triglyph frieze (plate 6).
- 4.1.20 A line in the brickwork to the right of the doorcase points to evidence of an extension of two bays on the right of the building where the brickwork is a brighter orange colour and the mortar was much whiter in colour. Also, the mortar does not have the lined finish

pointing on this part of the building. Beneath the ground floor window on the far right is evidence for a bricked-up door. All four windows on this extension were blocked up with false windows in their place. There were obviously once windows in this location, which may have been concealed to avoid window tax, yet retained on the outside to maintain symmetry and especially as this was part of the house visible from the main road.

- 4.1.21 This elevation also appears to have been extended by two bays on the far left, visible by a slight difference in the brick and mortar used. Beneath one of the windows is evidence of a blocked-up earlier doorway.

4.2 Internal Description of Orford House

Ground Floor (Figure 10)

G1

- 4.2.1 G1 was a single storey rectangular extension to the main house measuring approximately 12.27m x 5.50m. G1 was accessed via a door from the rear courtyard and internal doors provided access into G2, G4, G5 and G9.
- 4.2.2 The floor was covered with a dark green linoleum and the walls were painted beige with a buff colour above the picture rail. All modern light fittings, curtains and lampshades were still in place. This room had most recently been used as a kitchen and many of the ovens and appliances were still present during the survey.
- 4.2.3 A large open fireplace/cooking range was located in the centre of the room. It had been retained as part of the décor but no longer in use (plate 7). A wooden lintel spanned the width on both sides and a plaque was secured which read as follows:
- “C TURNER GARDENER ECT AT ORFORD HOUSE FROM MAY 3 1878 TO SEPTEMBER 29
1908 30 YEARS 4 MONTHS 3 WEEKS & 5 DAYS”*
- 4.2.4 The walls were constructed of brick and then plastered and painted. Some of the plaster had been removed as part of recent renovation works and exposed brickwork (plate 8). This elevation revealed that the door which leads into the rear of the house is not in its original location and is either a replacement of an earlier door or it has been inserted and the brick around has been in-filled and repaired. Within this elevation evidence of a removed original return wall was also recorded, suggesting that G1 may have originally been two rooms. The return wall was 0.36m thick and in alignment with the centre of the open fireplace. It is therefore likely that G1 was originally two rooms, the back-to-back fire would have provided heat/cooking facilities in each room.
- 4.2.5 Four windows were located on the northern elevation, two on the eastern and one on the southern, this arrangement would make the most of any light from the open space on the north side of the building as little would be gained from the enclosed south and western sides. All windows were the same, elongated double-hung sash windows with nine panes per sash in a three-three-three arrangement.
- 4.2.6 A wooden skirting board spanned most of the room as did a wooden picture rail (Figure 11).
- 4.2.7 This room has been dated from graffiti outside to 1797.

G2

- 4.2.8 G2 was a roughly square-shaped room located on the north side of the house and appears to be a contemporary build with G1 from the external evidence. This room

measured 3.35m by 3.16m and was accessed from G4 and another internal door provided access into G3.

- 4.2.9 The floor was covered with a dark green linoleum and the walls were painted white and in some places on the wall it appears that some tiles or plasterboard has been recently removed.
- 4.2.10 There was one window in this room, on the northern elevation. This window was a double-hung sash with sixteen panes per sash in a four-four-four-four arrangement.
- 4.2.11 The north-facing elevation (where access is provided to G1 and G4) has a structural brick support from floor level to almost ceiling height (plate 9). This is likely to have been built onto the external wall of G4 as support, and is evidence that this phase is a later addition extending the building to the north from G4.
- 4.2.12 There was no original architectural detail remaining. This room is part of the same phase as G1 (1797).

G3

- 4.2.13 This room was located on the west side of the building and is a later addition to G2. It is almost square shape in plan with one curved wall on the eastern side. G3 measures approximately 2.25m by 2.40m and is accessed from in internal door from G2 and has a door leading outside towards the front of the house.
- 4.2.14 This room has recently been altered and an internal partition removed. Plumbing and terracotta floor tiles suggest it was most recently used as a toilet/shower room. The floor tiles measured 6" by 6" and were the same as those recorded in G18. Breezeblock has been used to repair part of the wall where the plumbing has been inserted, suggesting this may not have been the original function of the room. As part of recent alterations, the ceiling has been removed exposing timber roof supports.
- 4.2.15 A single modern casement window comprising six panes was recorded on the north elevation, most of the glass had been broken.
- 4.2.16 The second edition Ordnance Survey map (Figure 5) shows a curved wall in this location, indicating that this small room was created from that wall, and is therefore later than 1897 in date.

G4

- 4.2.17 G4 was a small rectangular shaped room measuring approximately 3.57m by 1.90m and accessed from G1, G5 and G2 via internal doors, all of which were missing during the survey. This room was of brick construction laid in an English bond with a gritty white mortar which had been recently exposed as part of alteration work.
- 4.2.18 There was a single window in this room on the western wall. This window was a double-hung sash with nine panes in each in a three-three-three arrangement. The window in this room was the same as those recorded in G1 and as it appears too large for this small room, it may have been inserted when G1/G2 extension was created to allow for light. The brick on the dividing wall between G1 and G4 was relatively modern stamped brick which may be evidence that this sub-dividing into smaller storage areas happened within the last 50 or so years, suggesting this room is contemporary with G1 and G2 and that this wall was the western end of a much larger G1.

G5/G7

- 4.2.19 This was more of an open area rather than an enclosed room with any clear function. This area was accessed from G1, G4 and G6 via internal doors, all of which were missing during the survey. Walls had been decorated with paper, paint and plaster, all exposed to varying degrees from recent building work. This alteration work has also removed some of the modern internal partitions and exposed much of the brickwork as well (plate 10). The southern end of the room had a low ceiling above which was the underside of the “back stairs” landing (previously divided up to create another room - G7).
- 4.2.20 The back of a fireplace which served G8 was located in this area which was plastered and covered with wallpaper. Further investigation behind an air vent revealed that there was once a fireplace on this side, which may have served to heat this area or a smaller room located within it.
- 4.2.21 There was one window in this area on the northern elevation. This window was a two-part double-hung sash with six panes in each part in a three-three arrangement.

G8

- 4.2.22 This narrow rectangular room measured 9.0m by 2.58m and was located on the west side of the house, fronting the main road. It was accessed from room G5 via a wide opening where a doorway has been recently removed. As part of the substantial recent alterations in this part of the house, modern brick dividing walls had been removed where previously a small room had been located at the far north of the room. At the time the survey took place, this room was very dark as the windows were externally boarded up to prevent further damage from vandalism.
- 4.2.23 The floor was covered with a dark green linoleum which had been removed in places revealing concrete below and the walls were painted in duck-egg blue with patches of creamy beige exposed where recent fittings have been removed (plate 11). Where the smaller room at the northern end has recently been removed, the walls in that part of the room remained a creamy beige. Renovation work has exposed some brickwork on the western wall, revealing red brick construction in a Flemish bond.
- 4.2.24 A boarded-up fireplace was located on the eastern wall of the room and a second small fireplace was noted to the immediate left of it which appears to be a later addition and may have served the subdivided room, accessed from G5.
- 4.2.25 Three identical elongated, double-hung sash windows were located on the western elevation (plate 12) with nine panes in each, in a three-three-three arrangement with arched effect on the uppermost three panes. Wooden panelling survived beneath the two outer windows which extended from beneath the window sill to above the skirting. From the external evidence there was once a doorway in the location of the central window which would suggest the windows are in fact later than the panelling beneath.
- 4.2.26 On the northern elevation was located another window. This window was a smaller, two part double-hung sash with six panes per sash in a three-three arrangement per sash. This window may have been inserted when the room was subdivided and allowed additional light into this small room.
- 4.2.27 A wooden skirting board was recorded around most of the room as was a plaster ceiling cornice.

G9

- 4.2.28 This small rectangular room/area measured approximately 2.72m by 1.54m.
- 4.2.29 The external wall of G9 into the courtyard had been completely removed at the time of the survey as had the internal doors which provided access into G1 and G7 (plate 13).
- 4.2.30 There were no fixtures or fittings to describe; all walls were plastered and painted and the wall which divides G9 and G5 with a modern window casement was clearly constructed with modern brick and breezeblock.

G10

- 4.2.31 This small room measured approximately 1.25m by 1.05m and had most recently been used to store electricity meters. This room had been altered very little during recent work, however was in a poor condition at the time the survey took place. A small hatch had been cut into the brickwork of the external elevation – the reason for this was unclear. There was also evidence within this elevation of a bricked-up doorway which would have lead outside. This may have been the original entrance into this room. Together with G11, this may have been one of two toilets originally accessed from outside.

G11

- 4.2.32 G11 was located next to G10 and had the same dimensions ; 1.25m by 1.05m. It was accessed from G7 via an internal door, however a bricked up opening on the external elevation points at an earlier location of a door. The internal walls were all plastered and painted white. There were no other architectural features of interest in this room. Together with G10, this may have been one of two toilets accessed from outside.

G12

- 4.2.33 G12 comprised the corridor and area around the staircase on the ground floor. From here access was gained to G7, G13, G14, G15 and the basement via a door located beneath the stairs. At the time of the survey, this area was in good condition. The walls were of the corridor were covered with wallpaper and painted green above the dado rail and pink below (plate 14). The area around the stairwell was decorated with applied panelling and papered, then painted green.
- 4.2.34 This area provided access to the first floor and back landing L1 and L2 via a set of grand and imposing dog-leg staircase with a rounded curtailed end at the base (plate 15). The staircase had an open string with carved wooden brackets to tread ends, decorated with scrolls with foliage/feather detail (plate 16). These tread ends are very similar to examples dated to 1744, recorded in Sussex (Hall, 2007). Each tread had two turned balusters (plate 17) which is more common in the early half of the 18th century (Calloway, 2007). Each baluster had a bottle-shaped main shaft, a design common from around 1655 and popular until around 1700 after which they went out of use, suggesting that the balusters may have been reused from a staircase contemporary with the original build. The handrail was moulded, ramped and wreathed and was very similar to an example recorded which was dated to c.1734 from Surrey (Hall, 2007). The dado rail on the wall opposite imitates the moulding of the handrail (Figure 11). The stair treads were protected by a narrow carpet and the stairs had been painted either side. At the underside of the stairwell were two pendants with the same profile as the landing newel as the stairs changed direction (plate 18). No comparable dated example could be found similar to this flattened and moulded “ball” shaped design, however, it is

likely to be contemporary with the rest of the staircase fittings – c. early-mid 18th century.

- 4.2.35 The cornice recorded in G12 was made from plaster with a central and lower square projection with a very slight moulded “drip” on the central projection (Figure 11). During a visit to the house during an archaeological watching brief in December 2008, some of this ceiling cornice had been removed from the wall between the internal doors leading into G13 (plate 19). Here, the brickwork had been exposed revealing notches in the wall which would have been to support the original wooden ceiling cornice.
- 4.2.36 A plain wooden skirting board was recorded present throughout G12 (Figure 11).
- 4.2.37 From G12, access was gained to the outside of the house via the main front door. This door was set within a wide moulded doorcase with a pediment above, the same as those located over the entrances into G13 and G14 either side. The pediment above this door was plain and elegant with tiny dentil blocks and is very similar to an example recorded in York, dated to 1730s (Calloway, 2005). The door itself was made entirely of wood and comprised nine panes of glass in the upper half and two elongated relief panels below. The door had a hexagonal shaped handle and modern sliding security bolts. The style of the door is late Georgian (Calloway, 2007), although the thick glazing bars are different to the examples found from this date. It could be suggested that this door is a later addition with the nine pane arrangement which matches the fenestration on this entire elevation. During a return visit in December 2008, the pediment and door case had been removed, exposing the brickwork (plate 20). Within the brickwork was an archway, immediately above the door which had been in-filled with brick which looked to be 19th or 20th century in date. This arch may have formed the opening and support for a fanlight above the original/earlier doorway, a common feature in Early Georgian houses or it may have been a relieving arch. If the bricks which have in filled the arch are much later in date then the pediment which has been placed over it must be a later reproduction in an attempt to match the interior or have been positioned here from elsewhere.

G13

- 4.2.38 This room was located on the road-facing, west side of the house to the immediate left of the front door and was distinctive by its hexagonal canted bay and wealth of features. It measured 7.21m by 4.82m (including bay) and was accessed from the corridor/ground floor corridor G12 via two internal doors. The condition of this room was relatively good apart from some dust from recent alteration work, a small amount of damage to the fireplace from vandalism and black-spots of mould on the ceiling as a result of damp. The walls were painted beige, the ceiling and cornices white and the fireplace, chimney overmantle, doors, door frames, windows, shutter boxes and skirting were all covered with several layers of white gloss paint.
- 4.2.39 G13 boasted an elaborate and decorative fireplace surround with an equally decorative over-mantle mirror (Figure 12).
- 4.2.40 The fire surround was made from moulded wood with a carved Palladian lintel with mask and swags (Figure 12). The stone inset was removed by vandals, however surviving fireplaces in the rest of the house would suggest that it was made of marble. The grate had also been removed.
- 4.2.41 Above the fire surround was chimney piece over mantle mirror which extended to almost ceiling height. A dentilled broken pediment with central fruit basket design

provided a grand central decoration (Figure 12). Below the pediment was a frieze with foliage decoration and a pair of central griffin heads.

- 4.2.42 This room also boasts a decorative asymmetrical Rococo design plasterwork ceiling with central surface design, matching that on the fire surround lintel (Figure 13). The ceiling plasterwork incorporated flowers and foliage into its design, a theme reoccurring around the room in the cornices, overmantle, door cases and window surrounds. Interestingly, different floral motifs are located in the recesses either side of the fireplace. The design continues above the canted bay, although a separate pattern is contained within this area (Figure 13).
- 4.2.43 The floral theme continues from the ceiling into the heavily moulded modillioned ceiling cornice (plate 21) (Figure 11). Plaster/paper-made flowers have been applied between the plaster dentils and egg and dart design beneath onto the wall.
- 4.2.44 Two doorcases were recorded in this room, both stylistically early-mid 18th century in date. The door which led into the corridor area, to the immediate left of the canted bay had the most decorative and heavily moulded oak leaf garland pediment, repeating the theme of floral/foilage design (plate 22). The door frame was carved around the edge and a beaded design ran around the inside of the frame. The door itself comprised six panels (with two smaller panels at the top) with egg and dart detail, this six panel arrangement was a standard pattern for doors in the first half of the 18th century (Calloway, 2005). The second doorcase recorded was located to the immediate left of the fireplace and provided access to the stairwell area. This door was the same as the other recorded in this room, however the pediment was very different (plate 23). The pediment above this door was much plainer and more elegant with tiny dentil blocks. This pediment is very similar to an example recorded in York, dated to 1730s (Calloway, 2005). The reasons for the different styles of pediments may be attributed to status and “flow” in houses of the period. The decorative pediment over the door leading to the corridor may have been designed to be seen as guests entered and left through this door, whereas the other provided access/egress for staff towards the kitchens/servants areas at the rear of the house.
- 4.2.45 The windows within the canted bay were well preserved and almost in full working order retaining most of the original fixtures and fittings (plate 24). The windows themselves were elongated double-hung sashes with nine panes per sash in a three-three-three arrangement with segmental arched top. The windows were the same as those recorded in G8. These windows had the original wooden shutterboxes and shutters still in place. The shutters folded into the recesses on either side of the window and only layers of gloss paint restricted the movement. The shutters were in two parts, this was usually so that the upper part could be closed independently, allowing light to enter the room whilst protecting furniture and fabrics from direct sunlight.. The hinges were all “H” hinges and the hook-style bolts also appear to be original. Iron shutter bars which crossed over the inside of the closed shutters are likely to be a later addition to provide additional security and prevent the hooks from being opened from the outside. Secured upon a swivel fastener, this type of double, interlocking bar may be 19th century in date (Hall, 2007). Decorative scrolls flanked either side of each window and the window backs were panelled but undecorated. Bay windows like this came into fashion in the early 1750s and 60s; earlier ones tended to be canted as in G13 and then the fashion was for curved bays in the later 18th century (Yorke, 2007a).
- 4.2.46 This room had a dado/chair rail, as would have been present in more important rooms of the period. There were two designs of rail which ran around this room (Figure 11), both made from wood, the purpose being to protect the walls from the backs of chairs

stored or grouped around the edge of the room in the early Georgian period (Yorke, 2007a). The elaborate design of the rails incorporated the egg and dart design as well as the Greek key pattern (plate 25).

- 4.2.47 The walls were constructed with brick and plastered with applied panelling which was recorded around all of the room between the ceiling and the dado with smaller panels above the door.
- 4.2.48 A wooden skirting was also present in G13, more elaborately detailed than any of the other rooms recorded. Beaded and leaf patterns were used in this room (plate 26), echoing the themes above. The design of skirting boards like this have often derived from detailing of classical column bases (Calloway, 2005) and originally coloured paint was often used to pick out detail in the pattern.

G14

- 4.2.49 This room was located on the south west corner of the house and faced the formal gardens to the south and the road to the west. Measuring 4.88m by 4.0m, this room was almost square in plan. G14 was accessed from the corridor G12 only via an internal door. This room was in a fairly poor condition during the time the survey took place, as a result of recent alteration work, panelling had been removed from one wall exposing original brickwork detail and the floor was dusty with a number of dislodged floorboards.
- 4.2.50 This room was constructed with brick with wooden panelling applied, some parts of the panelling and a later blocked fireplace had been painted pink. The floor was constructed of wooden floorboards running east-west.
- 4.2.51 This room had one fireplace which was located between the windows on the southern elevation (plate 27). This fireplace appeared to be a later addition and graffiti inscribed on the chimney outside is dated 1959 which would match the brick used. The fireplace is no longer in use and has been blocked up with an inserted air vent.
- 4.2.52 The wooden panelling was secured to the brickwork by nails inserted into the wall at the time of construction. The panelling was all painted an off-white colour and where a chair/dado rail had been recently removed, brickwork behind was exposed.
- 4.2.53 The exposed brickwork on the western elevation revealed evidence about the origins of this part of the house and subsequent alteration and repair (Figure 14). Two blocked up windows were recorded and beneath the one on the left was evidence of a blocked up door which must have been in existence prior to that. This evidence ties in with that recorded on the external elevation where the blocked door could be seen and the “blind” windows were noted. These windows may have been concealed to avoid window tax, yet retained on the outside to maintain symmetry and especially as this was part of the house visible from the main road. Alternatively, the windows on the south-facing elevation may have been added at a later date and those on the other elevation no longer needed but retained on the outside for aesthetic reasons.
- 4.2.54 The two windows recorded in this room were located on the southern elevation (plate 27). They were both elongated double-hung sash window with four panes per sash in a two-two arrangement. The windows were within shutterboxes, however the shutters had been sealed in place by several layers of gloss paint. Window seats were located below, built within the recess with opening seats to allow for storage. Window seats were often set within panelled splayed recess of a window, often with boxed-in space below for storage and was a feature particularly found in modest houses in the Late

Georgian period (Calloway, 2005). The seats may not be contemporary with the window itself and could have been a later additional fitting

- 4.2.55 The door in this room which led into the corridor G12 was a heavy six-panelled wooden door with modern handle and lock. The plain H-hinges and finish of the panels point at this door being a 19th century replacement. The doorcase however may be earlier/original. The architrave was wide and moulded leading down to a square base.
- 4.2.56 A plaster cornice and plain wooden skirting board ran around the room. The wooden dado rail which was applied to and contemporary with the panelling was also recorded (Figure 11).

G15

- 4.2.57 G15 was located at the southern end of the house, facing the formal gardens to the south and distinctive by its rounded bay. This room measured 9.02m by 6.32m (including bay) and was accessed from the corridor G12 via two internal doors. This room was in good condition at the time of the survey, although the fireplace surround and insert had been completely removed by recent vandalism and black mould spots covered the ceiling as a result of damp.
- 4.2.58 The walls of this room were constructed from brick and plaster with applied moulded panelling creating panels all around the room and above the doors. All walls were painted a pinky beige colour and the ceiling, dado rail, skirting board and corniced in white. The floor was covered with a parquet covering and modern light fittings were still in place, although not in use.
- 4.2.59 Despite the attempted removal of the fireplace, some fragments remained in the room at the time of the survey, likely to have come from this room, which were photographed for the record (plate 28). The Listed Buildings description for the house includes a mention of this fireplace and suggests it dated from the 1770s (www.lbonline.english-heritage.org.uk).
- 4.2.60 This room had two doors leading from the corridor (G12) (plate 29), although the door on the left (as viewed from within G15) was missing and the door on the right had been sealed shut and no longer in use. The doorcase was still present on the left door which was panelled in the reveals (one on each side and one above) and flared slightly outwards into the room. The architrave was wide and moulded and a plain, elegant pediment with tiny blocks with small drilled holes rested on the top, the same as one recorded in G13 and likely to date to c.1730s (Calloway, 2005). The doorcase on the right side was the same as was the pediment above. The door was comprised of two vertically hung parts which would presumably open out into the room. No hinges or fittings were visible.
- 4.2.61 Like G13, this room had an elaborate and decorative ceiling cornice (plate 30). A moulded and bolectioned plaster cornice with floral motifs with foliage detail was applied with small rounded dentilled edges flush with the wall and ceiling.
- 4.2.62 A moulded wooden skirting board and dado/chair rail (Figure 11) were recorded around the room.
- 4.2.63 The rounded bay in this room had three windows (plate 31), each were double-hung sash comprising twelve panes; six per sash in a three-three arrangement. The glazing bars were thinner than recorded in any of the other fenestration and each window had a slight curve to fit the bay. All three windows retained their original shutterboxes. The shutters in this room were different to those in G13 and comprised two shutters per

window made up of two vertical panels each which covered the entire length of the window as opposed to any gap being left at the top. The shutters folded back into the recesses in each side and were panelled so that when the shutters were open, panels were visible and blended in. The same hook and fastening bars were used as in G13, which may be a 19th century securing and safety measure. The small rounded decorative handles on the shutters appear to be original and the window backs were panelled and a seat was located just below the timber cill which appeared to have been added later. Small plain “H” hinges were used on the shutter leaves and at the bottom of each shutter was a small bolt which was in every case concealed with several layers of gloss paint, a corresponding hole for the bolts could not be found, however they too may have been concealed by paint. Bay windows like this came into fashion in the early 1750s and 60s; earlier ones tended to be canted and later curved in the later 18th century (Yorke, 2007a). The external evidence shows this bay is an addition.

- 4.2.64 The location of two doors so closely together may hint at the function of the room. If this was a dining room, then it would not be unusual to have two doors for circulation of serving staff. The 1908 Sales Catalogue (Appendix C) describes this room as a dining room and as having “recess at side into which is fitted a Sheraton sideboard”. Although there is currently no visible evidence of this recess, a void was detected on the right-hand side (upon entering from the corridor) of the room by tapping the wall which may well have been the location of the sideboard recess.
- 4.2.65 During a return visit to the house in January 2009, part of the ceiling had been removed due to damp, exposing a substantial structural beam running the width of the room. This beam lines up with the southern elevation walls and must be the original supporting beam, part of the construction of this part of the house and prior to the addition of the rounded bay extension. The beam had carpenters marks representing the number 6 and appeared to have been oak.

G16

- 4.2.66 This room was located on the south side of the house and at the time of the survey was being used to store the internal doors awaiting renovation. G16 measured 4.88m by 3.73m and was accessed via an internal door from G17 and G20 and via an external door leading into the garden. The room was dusty and damp, but the walls and decoration were in a good condition.
- 4.2.67 The walls were constructed of brick and plaster and were painted a buff colour. The floor was covered with parquet, beneath which wooden floorboards were visible.
- 4.2.68 There was no fireplace present in this room, however the location of a bricked up fireplace was noted located at the rear of the chimney from G17. The rear of the fireplace located in G15 was also visible in this room.
- 4.2.69 One window was located in G16 (plate 32) which was a wooden elongated double-hung sash comprising eight panes, four per sash in a two-two arrangement, The window in this room was located very closely to the dividing wall with G15. The windowcase was slightly splayed and had panelled shutters which had been folded back into the shutterboxes and painted shut.
- 4.2.70 The door leading outside was rectangular with nine panes of glass in a three-three-three arrangement from the top and two recessed panels below (plate 32). The plain handle, lock and bolts all look to be early-mid 20th century in date.

- 4.2.71 This room had both a wooden skirting board and dado/chair rail (0.92m from the floor) around (Figure 11) and moulding has been applied to the walls to create a series of large panels. A plaster ceiling cornice was also recorded (Figure 11)
- 4.2.72 The internal doorway leading into G17 is ornate (plate 33) and unlike in any other internal doorways, was clearly meant to impress visitors coming through the door from outside. A large semi-circular fanlight with a prominent keystone allows daylight to enter into G17. The arched fanlight design rests upon column heads and applied panels create the illusion of pillars to the floor. Although the doors and hinges had been removed, the impression of where the hinges had been indicated there were double doors here.
- 4.2.73 From the dimensions of this room it is possible to work out the corresponding room in the 1908 catalogue (Appendix C). This room would have been the reading room leading from the Billiard Room (G17). Although the catalogue gives little more information, the associated photograph (Figure 7) shows the external door was not present at that time and therefore it post dates 1908 after which time this room may have been a lobby or entrance room. This information corresponds with the evidence; the door cuts through the applied panelling and the chair rail, although oddly, it stops 10cm short of the door on one side (plate 32) – perhaps the location of another window. If this room was not used as part of a new entrance from the outside until after 1908, this may imply that the arch around the door leading into G17 was created after in a successful attempt at retaining the style of the 18th century arches located elsewhere in the house.
- 4.2.74 If this was a reading room it would most likely have had a fireplace, either that shared with the chimney of G15 or G17.

G17

- 4.2.75 G17 was a roughly square-shaped room with a large fireplace and measured 7.02m by 6.61m. At the time of the survey, this room was empty and dusty, all walls were bare and plaster had been revealed in some places. This room was accessed via internal doors from G12, G16, G18 and G19.
- 4.2.76 The walls were painted pink and yellow. Modern light fittings were still in place although not currently in use and the floors were covered with parquet with wooden floorboards showing below in places.
- 4.2.77 Located on the eastern wall of this room was a large open fireplace, very different to any others recorded in the house (plate 34). Although it appears to be made from stone, this fireplace was constructed entirely from brick and plastered over to resemble stone using chamfered bricks around the segmental arch opening. This was often done in 16th and 17th century houses of lower status where good building stone was not available (Hall 2005). Two decorative floral motifs were inlaid above and either side of the opening – it is not possible to say if these were original or added later. The hearth was made of stone tiles and the fire surround was also stone. A cast iron fireback was located inside the rear of the fireplace bearing the date 1645.
- 4.2.78 The fenestration varied on the different elevations in this room. To the right of the fireplace, a substantial window was located. This casement window comprised nine square panes with thick glazing bars between in a three-three-three arrangement. The only part of the window to open was the central pane. A seat had been built into the opening, however, a narrower opening was recorded beneath, possibly the location of a door or window here previously. The external evidence also shows that this window has been inserted in this location possibly in the 1920s or 30s, with substantial repair on the

right (from outside) and below. On the northern elevation, facing into the courtyard, was an elongated double-hung sash with nine panes per sash in a three-three-three arrangement, the top three were curved.

- 4.2.79 A wooden skirting board and dado/chair rail ran around this room (Figure 11). An elaborate ceiling cornice was also located in this room (Figure 11). This cornice was made from wood, which may indicate a date of pre 1700 after which most cornices were made from plaster following the damaging effects of fire as witnessed in 1666, Great fire of London. Applied mouldings to the plaster created large panels around the room between ceiling cornice and the dado rail.
- 4.2.80 The rear of the arch leading into G16 which is the same as recorded in G16 above. An archway leading into the corridor where until recently doors were located, is the same as that located leading into G16. Where the doors had been recently removed, insulation foam and fibre glass was found, indicating that these are either relatively modern additions in keeping with the rest of the house or that they have been damaged and altered when the doors were put in.
- 4.2.81 To the immediate right of the arch was what appears to be part of a structural support or perhaps part of a removed wall. This continues on the ceiling above with two presumably structural support braces between.
- 4.2.82 The 1908 Sale Catalogue (Appendix C) refers to this room as a "Smoking Room"

G18

- 4.2.83 This small square-shaped room measured approximately 2.85m by 2.70m. It was accessed via an internal door from G17. At the time of the survey, this room was dusty but in generally good condition. Panes of glass had been broken in the window.
- 4.2.84 The walls of the room were plastered and painted an off white colour, although some brickwork had been exposed within a recess on one elevation. The floor was covered with glazed terracotta tiles which were visible below the cement which concealed much of the floor.
- 4.2.85 This room had just one window, a double-hung sash with six panes in the lower sash (three-three) and five panes in the upper sash (one central elongated pane which could be opened with two smaller panes on either side). This window was set back from the room in a panelled wooded case and was possibly late Victorian or Edwardian in date. The lower panes in the window had a frosted glass effect suggesting the room may have been a shower room or toilet.
- 4.2.86 The ceiling was much lower in this room than any other on the ground floor; inspection through an access hatch indicated that this was not original and was an inserted ceiling. On the other side of the hatch was evidence of an earlier window in the same location as that recorded above. The bricks which formed the arch were visible with infill below to the level of the ceiling. This evidence implies that the earlier window was blocked up and the later window inserted at the same time the ceiling was lowered (the distance between the inserted and the original ceiling was 0.65m). Evidence to support this was recorded on the external elevation (plate 35).
- 4.2.87 The door into this room was relatively modern, constructed of wood with six recessed panels. A plain wooden skirting board ran around most of the room.
- 4.2.88 Just inside the room, to the right of the door as you enter is a recess in the wall. The reason for this is still unestablished. Some of the brick was visible, although this did not aid interpretation.

4.2.89 The 1908 Sale Catalogue (Appendix C) refers to this room as a Gents Lavatory, which implies that the ceiling and window alterations had been made by this time.

G19

- 4.2.90 G19 was a square-shaped room measuring approximately 3.90m by 3.46m. At the time of the survey, this room was dusty and damp. Recent alteration work had removed showers/toilets and some of the plumbing remained in place. Some internal dividing walls had also been removed leaving brickwork exposed (plate 36) – these were probably constructed when the room became a shower block. The room was accessed via an internal door from G17 and an external door on the northern elevation led outside.
- 4.2.91 There were two different windows recorded in this room (plate 36). One window on the eastern elevation, facing the courtyard towards the Coachman's Cottage was a square double-hung sash window comprising sixteen panes; eight per sash in a four-four arrangement. On the southern elevation was a smaller elongated wooden casement window comprising twelve panes in a three-three-three-three arrangement.
- 4.2.92 The floor was mostly covered with concrete, although in places where the partitions had been removed glazed terracotta tiles were exposed – these appeared to be the same as those recorded in G3 and G18.
- 4.2.93 The door into G17 was missing. The external door leading outside was a wooden with six panes of glass in the upper half and vertical wooden panels below, this door also had a rectangular square fanlight above and probably dating to the mid-late 20th century.
- 4.2.94 The 1908 Sale Catalogue (Appendix C) refers to this room as “a room with brick built forge now used as a workshop” and is present on the 1st edition Ordnance Survey map (Figure 4) and therefore pre-dates 1876.

G20

- 4.2.95 This long rectangular room had until recently been four separate rooms. The partitions were likely to have been inserted when the building was adapted for use as a care home in the 1980s – all of the partitions had been removed by the time of the survey, reinstating the room back to its original form. The alteration work had resulted in some minor damage to the walls, floor and ceiling and further damage had been caused to the windows by vandals. The room was decorated in an off-white colour and measured approximately 8.06m by 5.40m. It was accessed via an internal door from G16 and there was an external door on the northern elevation. At the time the survey took place, the room was being used for the renovation of the windows from all over the house.
- 4.2.96 Three identical windows were recorded on the south-facing elevation. These windows were elongated double-hung sash windows with four panes per sash in a two-two arrangement and the same as those on the ground floor on the south-facing elevation in G14 and G16. The windows were all within splayed wooden shutterboxes, all with the shutters folded back into the recesses and painted shut in place. The window on the opposite elevation in this room was also the same, although the panes had been replaced with beaded glass – an alteration which must have been made when this part of the room was a toilet/shower. There had also originally been another window where the external door was located (plate 37) on the north-facing elevation, as evidence of the surround and shutterboxes was still visible. The door itself was the same as that recorded in G19.

- 4.2.97 A fireplace was recorded in this room at the western end (plate 38). Although the opening had been blocked up and an air-vent inserted, the marble surround was still in place. The moulding on the column capitals is very much like to a dated example from Gloucestershire from 1892 (Hall, 2007).
- 4.2.98 At the far end of the room, on the eastern elevation was a wide, but not very deep recess. This formed no obvious use other than perhaps for structural support and was visible from the outside continuing as far up as the first floor only.
- 4.2.99 Plaster ceiling cornices (Figure 11) and wooden skirting boards were recorded around the room .
- 4.2.100 This part of the house can be dated by graffiti on the ground floor and above a window in the attic room to 1896. Between two windows on the ground floor of G20 was found inscribed "18 R.W.C.M.W. 96". Cartographic sources also confirm this part of the house was not present in the 1st edition map of 1876 (Figure 4). This room was used as a "Billiard Room" in 1908 according to the Sales Catalogue (Appendix C).

Ground Floor-First Floor Landing (Figure 15)

L1

- 4.2.101 L1 was accessed from a landing half way up the main stairs and provided access to the rear stairs which led to F4. This area had undergone some recent alteration work, leaving open access on one side and the floors were simply exposed boards. There were no architectural features of interest to record in this area. This landing area was created to provide access from the service area G5/7 etc. to the contemporary northern wing comprising F6.

L2

- 4.2.102 This small landing area was accessed from a landing half way up the main stairs where it appears the wall had been cut through to create an opening into this space. Access was provided to L1 via a small step downwards. This landing had been badly damaged by leaking rain water and serious damp. Damage had also been caused to the floorboards.
- 4.2.103 There was a small elongated double-hung sash window located on the external elevation comprising eight panes (four per sash) in a two-two arrangement.
- 4.2.104 The access from the main stairs was clearly created to gain entry to the rear stairs and service wing from the back of the main stairs allowing easier circulation for service staff. This access and landing are contemporary with G9, 10 and 11 below.
- 4.2.105 Above the access between the main stairs landing and L2 was a large window (plate 39). This plain arched top window is part of an early Georgian stair window which filled the entire length of the gap prior to the opening being created. A longer window in place on this elevation and this would explain why part of the wall of the F6 first floor extension is angled, to prevent the light being blocked (this is best represented on the Figure 10, first floor plan).

First Floor (Figure 10)

F2

- 4.2.106 F2 represents the first floor corridor into which access is gained to F3, F7, F8, F9, F10, F12 and the attic via internal doors. A fire escape door was located at the eastern

end and a small room (F7) had been incorporated at the western end. This area measured approximately 15.05m by 1.97m and at the time of the survey, was in good condition and a modern internal partition (presumably for fire doors) had recently been removed. Wooden floorboards ran the length of the corridor and the walls were plastered and painted pink (plate 40).

- 4.2.107 A plaster ceiling cornice and wooden skirting board and dado rail (Figure 11) was present along the length of the corridor.

F3

- 4.2.108 F3 was distinctive by its hexagonal canted bay, the same as G13 below. It measured approximately 7.18m by 5.04m (including bay) and was accessed from the corridor F2 and F4 via internal doors. At the time of the survey, F1 was in a relatively poor condition; some floorboards had been removed as part of the alteration work, the ceiling was covered with black mould spots from damp and the fireplace had been removed by vandals, leaving parts of the decorative mantle piece on the floor.
- 4.2.109 The windows (plate 41) in this room were the same as those in G13 below; elongated double-hung sashes with nine panes per sash in a three-three-three arrangement with segmental arched top. The original wooden shutterboxes and shutters still in place. The shutters folded into the recesses on either side of the window and only layers of gloss paint restricted the movement. The shutters were in two parts, this was usually so that the upper part could be closed independently, allowing light to enter the room whilst protecting furniture and fabrics from direct sunlight. When closed, all of the window was covered. The hinges were all "H" hinges and like the windows on the floor below there were the same hook and clasp securing fittings. A wooden window seat had been built into the window back and the handles on the shutters had been replaced.
- 4.2.110 Although the fireplace had recently been removed from this room, the listed building entry (Appendix D) provides a very good description : "late 18th century chimneypiece with marble fireplace with moulded edge and anthemion decoration to frieze above". Fragments of the frieze were found in the room and it is assumed that this is where they were from as they fitted the impression left on the wall and also the listed building description (plate 42).
- 4.2.111 This room had an plaster ceiling cornice with tiny dentil detail (Figure 11) which had been concealed and damaged by several layers of paint and damp. A wooden chair/dado rail and moulded skirting board was also present around the room (Figure 11).
- 4.2.112 The floor comprised thin, tongue and groove fitting wooden floorboards approximately 11.5cm wide.
- 4.2.113 A recess was recorded in the northern wall which represents the location of an earlier window (plate 43).

F4

- 4.2.114 This small square-shaped room measured approximately 2.70m by 2.50m. It was accessed via an internal door and down a step from F3 and provided access to F5 and F6. At the time of the survey, this room was dusty but in generally good condition. The door leading into F3 was missing.

- 4.2.115 The walls of F4 were covered with wooden panelling which was applied directly to the brickwork and painted a creamy colour. The floor was covered with wooden floorboards, some of which had been damaged/removed during recent work.
- 4.2.116 There was just one window in this room which was located on the west-facing elevation. This window was an elongated, double-hung sash with nine panes in each, in a three-three-three arrangement with arched effect on the uppermost three panes. The window had two shutters on either side which would block the entire window when shut. The shutters folded back into the recesses in each side and were panelled so that when the shutters were open, panels were visible and blended in. The shutters could not be opened due to several layers of paint. A window seat was located below built within the window back.
- 4.2.117 A chair/dado rail was recorded around the room which was applied onto the panelling. The profile of the rail is very similar to a dated example recorded in Sussex from c.1699 (Hall, 2007).

F5

- 4.2.118 F5 was a rectangular shaped room which measured approximately 6.20m by 2.70m. This room was accessed from F4 via an internal door. At the time of the survey, this room was dusty and the ceiling was showing evidence of damp but in generally good condition. There was some wooden panelling still applied to some parts of the walls around the doorway on other walls this had been removed and plastered walls exposed (plate 44).
- 4.2.119 The distinctive eared fireplace in this room was marble with an egg and dart moulded wooden (?) surround (plate 45). The listed building entry for this room suggests the fireplace dates to the 1730s, however the hood itself which is cast iron and decorated with designs of fruit, and foliage has more of a Victorian design with a grate to hold coal (first used for domestic fires in 19th century) and is likely therefore to be later in date. If this date of the fireplace of 1730s is correct, this provides a date for this part of the house which has so far been undated by features recorded in the room/s below.
- 4.2.120 The window in F5 was the same as that in F4, an elongated, double-hung sash with nine panes in each, in a three-three-three arrangement with arched effect on the uppermost three panes. This window was set back in a wooden panelled recess, although there were no shutters and the recess was not deep enough to have ever accommodated hinged shutters.
- 4.2.121 Where the panels survived on the wall, there was evidence that a skirting board had been attached. The wooden floorboards continued through from G4. A hatch in the ceiling provided access to the attic space above.

F6

- 4.2.122 F6 was a large rectangular room which measured approximately 9.0m by 3.60m. This room was accessed from F4 via three steps leading upwards. At the time of the survey this room was in a relatively good condition. Recent alteration work removed some modern storage cupboards and wallpaper had been stripped from some walls (plate 46). modern light fittings were still in place, although no longer in use and carpets had been removed revealing wooden floorboards.
- 4.2.123 The only window in this room was located on the eastern elevation. It was a tripartite window with a central double-hung sash with six panes per sash in a three-three arrangement and two elongated sash either side, two panes per sash.

- 4.2.124 This room had a large fireplace with a marble insert with wide base and an egg and dart wooden surround and eared mantle (plate 46). The fireplace opening had been blocked and an air vent inserted. This egg and dart pattern has been recorded in other parts of the house, dated as mid/late 18th century.
- 4.2.125 Ceiling cornice, dado rail (Figure 11) and wooden skirting board were all recorded within this room.
- 4.2.126 There was a cupboard built into the wall at one end of the room with large shelves built into it. At the rear of the cupboard was a small door which provided access to the attic space above.
- 4.2.127 During a return visit in December 2008, some of the plaster had been removed from one of the walls on the western elevation, to the right of the doorway inside F6 as part of alteration/investigation work. Within the brickwork, it was possible to see the change in the brickwork as the extension of F5 was added. The brickwork contained vitrified headers and incised pointing in the mortar, suggesting this was an external wall and therefore F5 pre-dates the addition of F6.
- 4.2.128 The sale catalogue from 1908 (Appendix C) refers to what may be F4, F5 and F6 as the night and day nurseries and maids room, servants WC and housemaids sink.

F7

- 4.2.129 This was a small square room located at the western end of the corridor on the first floor located between F3 and F9. It measured approximately 2.32m by 1.97m. Tiles on the wall and plumbing indicated that this room was most recently used as a toilet/shower room. Recent alteration work had left the room in a poor condition and the lower part of the window was boarded up following vandalism. Fixtures and some tiles had been stripped from the walls and recent flooring removed, exposing wooden floorboards measuring between 0.19 and 0.24m wide which continued into the corridor (F2). This room was accessed from the corridor (F2) via an internal door which had been removed before the survey took place.
- 4.2.130 There was one window in this room on the only external wall (facing west). This window was the same as that in F4 and F5 (on the same elevation); an elongated, double-hung sash with nine panes in each, in a three-three-three arrangement with arched effect on the uppermost three panes. This window also had hinged shutters, which folded back into recesses at either side, however, unlike the other rooms, there was one shutter on each side, rather than the two-part shutters recorded elsewhere. These shutters did not fold back into recesses like the others recorded, instead they folded out around the inside of the window frame. There was a wide wooden cill beneath the window and a small recess below. An extractor fan had been inserted into the uppermost pane.
- 4.2.131 The ceiling cornice in this room (Figure 11) was made from plaster and was recorded around the room, but not on the dividing wall between F7 and the corridor, where it continued. This wall was constructed from plasterboard and seems to have been a later insertion (to create this room), hence the ceiling cornice not continuing around it. There is no reference to this small room in the 1908 Sales Catalogue (Appendix C), so therefore, it may have been created after 1908. The skirting board did continue on the inserted wall implying that it was added later.

F8

- 4.2.132 F8 was located in the south west corner of the first floor, measuring 4.87m by 4.0m. It was accessed from the corridor (F2) via an internal door. At the time the survey took place the room was in a relatively good condition, although recent alteration work had led to the removal of panelling from one wall exposing some brickwork. The room was decorated in an off-white colour and the removal of carpet had exposed the floorboards, each measuring approximately 0.25m wide.
- 4.2.133 There were two windows in F8, located on the south-facing elevation which were the same as those recorded in G14 immediately below; They were both elongated double-hung sash window with four panes per sash in a two-two arrangement. Unlike the same windows on the ground floor, there was no window seat/storage below the windows in F8 and the panelling in the windowback was simpler (plate 47). The panelled two-part window shutters were the same as those in G14, which folded back into recesses on either side of the window, however the shutters had been sealed in place by several layers of gloss paint.
- 4.2.134 The walls were covered with wooden panelling, secured to the brickwork by nails inserted into wooden batons in the wall at the time of construction. The panelling was all painted an off-white colour and where a chair/dado rail had been recently removed, brickwork behind was exposed.
- 4.2.135 The fireplace in this room was located in the corner of the room (plate 48), between the western wall and the dividing wall with F7 (see Figure 10). This fireplace was in a different location to that in G14 below which had a fireplace and external chimney on the outside of the building dated by graffiti to 1959, although there was evidence in the exposed brickwork on the western wall that G14 had a corresponding fireplace in the same corner of the room which had been removed (Figure 14). The fireplace in F8 had been blocked up and painted blue with an inserted air vent. The fire surround was marble with a cast iron mantle-piece decorated with egg and dart.
- 4.2.136 All the panelling had been recently removed from the western wall, exposing the brickwork. This wall revealed openings for two windows which had been blocked up. These windows were both visible on the external elevation where there appear to be windows, as on the reset of the elevation, elongated double-hung sash windows with nine panes per sash in a three-three-three arrangement. These windows may have been blocked up, perhaps to avoid window tax, however the windows themselves left in as "blind windows" to give the appearance of still being there and to maintain the symmetry of the elevation.
- 4.2.137 The door and frame leading from the corridor into this room was much taller than any other recorded in the house up until this point (plate 49). This long, narrow door comprised eight flat panels with simple mouldings visible from outside of the room, the detail on the internal side of the door was obscured by a panel covering it. No comparable examples to this door could be found, other than six panel doors which matched the lower part of the door, however there was no evidence to suggest the upper part of the door was added on. There were three sets of hinges equally spaced which looked to be contemporary with the door- these were plain "H" hinges with four screws. The handle was modern brass. The length of the door fits the door frame which was heavily moulded. Level with the upper panels and within the top part of the door frame were two horizontal panels. From the outside of the room, the door once closed would appear to be a six panel door and there was no evidence of the space above

4.2.138 Within the wall which separates F8 and F9 was an opening for a doorway linking the two rooms (plate 50). Small, square holes in the floorboards in F8 suggest that the panelling had concealed this access and was only recently exposed. Lathe and plaster on the F9 side (seen from F8) suggests the opening has been blocked for a significant period of time.

F9

4.2.139 This room was located directly above G15 and was characterised by its large rounded bay. This room measured 9.02m by 6.32m (including bay) and was accessed from the corridor F2, F8 and F12 via internal doors. This room was in good condition at the time of the survey, although the fireplace surround and insert had been completely removed by recent vandalism and there was damage to the ceiling and cornices as a result of damp. The room was painted a pale orange colour with white skirting boards, dado/chair rail, ceiling cornice and ceiling. Floorboards were recorded on the floor measuring approximately 0.16m wide. At the time of the survey the room was being used to store salvaged mouldings including dado rails, ceiling cornices and skirting boards recovered from around the first floor.

4.2.140 There was a large fireplace in this room which had recently been damaged by thieves. Most of the surround had been removed, although a small fragment of marble remained and the outline of the fireplace could still be seen on the wall (plate 51). The listed buildings description (Appendix D) provides a description of the fireplace as follows : "late C18th marble chimneypiece with fluting and centre panel to frieze carved with classical figures".

4.2.141 The windows in this room were all located within the rounded bay. Each window was a double-hung sash comprising twelve panes; six per sash in a three-three arrangement. The glazing bars were thinner than recorded in any of the other fenestration and each window had a slight curve to fit the bay. All three windows retained their original shutterboxes which comprised two shutters per window made up of two vertical panels each which covered the entire length of the window as opposed to any gap being left at the top. The shutters folded back into the recesses in each side and were panelled so that when the shutters were open, panels were visible and blended in. The same hook and fastening bars were used as in G13 and G15, suggesting a 19th century securing and safety measure. The small rounded decorative handles on the shutters appear to be original, also the same as those in G15. A seat was located just below the timber cill which appeared to have been added later. Unlike that in G15, the area below the seat was boxed in – this appears to have happened later as the skirting board here does not match the wall on either side. Small plain "H" hinges were used on the shutter leaves. Bay windows like this came into fashion in the early 1750s and 60s; earlier ones tended to be canted and later curved in the later 18th century (Yorke, 2007a). The external evidence shows this bay is an addition.

4.2.142 The ceiling cornice was very decorative in F9. Made from plaster, the moulded cornice had a series of long dentils with an Adams style vase and Palmette frieze below (Figure 11), (plate 52). This frieze continued around the entire room and into the rounded bay. The ceiling was plain, painted white with no decoration or moulding.

4.2.143 A chair/dado rail continued around the room (Figure 11) and a wooden skirting board (Figure 11) was also recorded which differed below the window seats.

4.2.144 Two doors were recorded in this room; one leading into the corridor and one into F12. The door leading from the corridor was off its hinges at the time of the survey. It was an eight panel door like that located in F8. It had been secured to the frame by three plain

hinges (as in F9) and the handle was a modern brass replacement. The doorcase itself was decorative; the architrave was wide and moulded and a plain, elegant pediment with tiny blocks with small drilled holes rested on the top, almost identical to those recorded in G15 below, however the very top part of the pediment (the eared part) was decorated in this room, with small moulded patterns in relief of vertical lines and flower heads. The door leading into F12 was the same eight-panels with plain hinges and modern handle. The doorcase was the same; wide and moulded. There was no pediment over the door.

F10

- 4.2.145 F10 was a large rectangular room measuring approximately 6.20m by 4.84m and characterised by its original panelling (plate 53). Recent alteration work removed a modern internal partition which split the room and has also removed some panelling to expose brickwork. The fireplace has been removed by vandals and most of the skirting board and all of the chair rail had also been removed. The floorboards had been exposed and had an average width of 0.21-0.27m; some had been removed/damaged during recent work. This room was accessed from the corridor via an internal door which was not present at the time of the survey. Access was also provided into F11 via an internal door – also missing.
- 4.2.146 The wooden panelling was secured to the brickwork by nails inserted into a baton built into the wall at the time of construction. The panelling was all painted an off-white colour and where panelling on the northern wall had been recently removed, brickwork behind was exposed.
- 4.2.147 There were two windows in F10, one on the northern wall and one on the eastern. The window located on the northern wall was a double-hung sash with nine panes in each in a three-three-three arrangement with arched effect on the uppermost three panes. This type of window was found throughout the house and is the same as the one recorded directly below in G17. The frame at the base of the window appears to slope, becoming narrower at one end (plate 54); this may indicate that there has been subsidence and the window has warped. The shutters were folded back into the recess and layers of paint prevented them from opening. A seat had been incorporated into the recess and the window back was panelled. No handles or hinges were visible. The window on the eastern elevation was different. This window was also a double-hung sash with nine panes in each in a three-three-three arrangement however the top of the window was not arched, there was no recess below the window, which was panelled.
- 4.2.148 The fire surround had been removed from this room leaving the brickwork and plaster exposed, however the inner surround and grate were still in place. These were both constructed from cast iron (plate 55) and appear to be contemporary, dating approximately to the late Regency/early 19th century (Yorke, 2007b).
- 4.2.149 The ceiling cornice in this room was made of wood with heavily moulded detail and large dentils (Figure 11). Wooden ceiling cornices tended to be less popular after the Great Fire of London (1666), which may suggest an early date for the detail in this part of the house.
- 4.2.150 The exposed brickwork on the northern wall revealed the location of an earlier doorway leading into F11 (plate 54). A partition in the location of the blocked doorway was recently removed (this can be seen in the ceiling cornice, see plate 54) which would have blocked the doorway. It appears that the door was moved to the right in order to insert this partition and create a separate access into F11.

F11

- 4.2.151 This small square room measured approximately 2.50m by 2.40m and was accessed via an internal door from F10. This room had most recently been used as a bathroom and some of the fixtures and fittings had recently been removed. The walls were all panelled and painted in shades of peach, cream and green. There was a hatch in the ceiling providing access to the attic space above.
- 4.2.152 There was one window in F11 located on the northern wall; an elongated, double-hung sash with nine panes in each, in a three-three-three arrangement with arched effect on the uppermost three panes. There was a shallow recess on this window and no evidence of there having been any shutters. The area beneath the window was panelled. The lower panes had been replaced with beaded glass; associated with the use of the room as a bathroom.
- 4.2.153 The ceiling cornice was the same as that recorded in F10 (Figure 11). A skirting board was recorded around the room (Figure 11) – the same as that in F10. This room had a plain dado/chair rail which had been removed in places.
- 4.2.154 The door which led into F10 was a six panel door with modern handle and plain two plain hinges. A similar dated example was found in Gloucestershire, dated to 1836 (Hall, 2007).
- 4.2.155 Wooden floorboards were exposed on the floor, some had been removed as part of the alteration work.

F12

- 4.2.156 This room was square-shaped, measuring approximately 4.88m by 3.73m and was accessed from F9 and the corridor via internal doors. The room was panelled, much of which had been removed recently as part of the alteration work; this left brickwork exposed in several places. The room was painted a pale pink colour and had exposed floorboards measuring approximately 0.20 – 0.25m wide.
- 4.2.157 Access from this room was also provided to F13 via a splayed doorway (plate 56). The thickness of the wall with a created opening indicates F13 is a later addition and the opening into it created to provide access as it is also beyond reach from the corridor.
- 4.2.158 This room had two windows, identical to those in G14, G16, G20 and F8; they were both elongated double-hung sash window with four panes per sash in a two-two arrangement. The windows were within shutterboxes, however the shutters had been sealed in place by several layers of gloss paint. Window seats were located below built within the recess and the area below was panelled.
- 4.2.159 A blocked up fireplace was located on the eastern wall which had an inserted air vent. No detail of the fireplace or the surround was visible.
- 4.2.160 The brickwork on the wall which divided F9 and F12 was visible following the removal of the panelling. This revealed the rear of the chimney which served F9 (there was no evidence of an opening to serve F12). The doorway into F9 was also exposed and on close inspection, the brickwork around the opening looks as though this doorway was a later insertion. This wall does not appear to have any timber batons incorporated into it to hold panelling, which is found around the rest of the room – was this wall inserted as the corresponding walls of the rounded bay was added..?
- 4.2.161 The doorway leading into the corridor was the same as that recorded leading into the corridor from F8 although the door itself was missing. There were the marks of three

sets of hinges equally spaced along the left side of the door frame. There was presumably a long door, which like that in F8, appeared smaller from the corridor as the panelled area above the frame on the inside would obscure the top of the door.

- 4.2.162 The skirting board which ran around the room (and into the opening into G13) is very similar to a dated example recorded in Wiltshire dated to 1849 (Hall, 2007) (Figure 11). This may indicate a date that the opening was created into the extension of F13.
- 4.2.163 The ceiling cornice had been entirely removed from the room, as had most of the chair/dado rail, however a short length survived *in situ* (Figure 11).

F13

- 4.2.164 This room measured approximately 8.41m by 5.40m and was accessed via an internal door leading from F12. Recent alteration work had removed internal partitions which had previously divided this room into three, the removal of the partitions reinstated the room to its original form. Despite this work, the room was in good condition at the time of the survey. The walls had been covered with painted wall paper which had been removed in places and the lath and plaster ceiling had been removed. The floorboards had been exposed and some were missing.
- 4.2.165 This room had five windows; three on the southern wall and two on the northern wall. All windows were the same elongated double-hung sash with four panes per sash in a two-two arrangement. The windows were set within shallow recesses with no evidence of shutters. On the southern wall only, a moulded ledge had been added between the window and the skirting board. Interestingly the windows on the southern wall were slightly higher than those on the northern wall (plate 57).
- 4.2.166 There was no evidence of a fireplace in this room. One possible location would be at the western end of the room, however, there is no evidence of a blocked opening and the skirting board here is unbroken. This part of the house has already been dated on the ground floor by graffiti to 1896.
- 4.2.167 A flight of stairs providing access to an attic room above were located at the far end of the room (plate 57). The case around the stairs was panelled with vertical tongue and groove boards, characteristic of the 19th century.
- 4.2.168 A thin picture rail ran around the room as did a skirting board which was the same as the one recorded in G12 dated c.1849 (Figure 11). A short length of dado rail had been applied to the right-hand side of the stair access (Figure 11). There was also evidence on the walls of a ceiling cornice, however this had all been removed by the time of the survey.
- 4.2.169 The recess located on the eastern wall to the right of the staircase is likely to be a structural support. Visible on the external elevation, this recess is not deep enough to be a fireplace, however it may have been intentional that it looks that way from inside.

Second Floor/Attic (Figure 15)

S1

- 4.2.170 Attic room S1 was accessed via a set of stairs located on the first floor corridor (F2) and a modern fire escape door was located at the eastern end of the room. It measured 14.15m by 6.20m and recent alteration work had removed partitions which had previously divided this area into three separate rooms. All plasterboard had been removed from the walls and ceiling, leaving the timber roof structures exposed. Despite alteration work, all attic rooms were in a reasonable condition.

- 4.2.171 There were two fire places located within this area. The fireplace at the eastern end had been boarded up and was inaccessible at the time of the survey due to building works taking place. However, the fireplace in this location would have shared the same chimney as those located in G17 and F10. The second fireplace further along the room was also blocked up, although the brick and plastered surround was still in place (plate 58). This fireplace would have shared its chimney with G13 and F3 below. This fireplace was simple and undecorated and was likely to have been inserted into the existing chimney breast when heating was required in the rooms used for servants accommodation.
- 4.2.172 Three dormer windows were recorded on the northern side of this area. At the time of the survey new windows were being inserted and the timber frame around was fully exposed. Although dormer windows have been in use in Britain since the medieval period, the “golden age” of the dormer was in buildings of Dutch -influence the later 17th century. New two-pitched roof buildings were ideal for dormer windows as the copious roofspaces were utilised for rooms (Parissien, 1999). All the framing around the windows indicate that all three were contemporary with this part of the house. Another dormer was located on the western elevation. Empty mortices and sawn timbers indicate that this one was a later insert.
- 4.2.173 The roof structure was fully exposed and enabled record to be made of the original construction techniques. This part of the house appeared to have been constructed in five bays. Carpenters marks on the principal rafters which correspond with the collar posts (where remaining) support this.
- 4.2.174 The butt purlins were tenoned into the principal rafters which is a more common building technique used in early eighteenth century buildings. This would suggest that the roof is later than this original part of the house and was replaced when the house was extended to the west (over S2).
- 4.2.175 The roof spaces located above F4 and F11 were also accessed from S1.

S2

- 4.2.176 Until recently, S2 had been divided up into two separate rooms by partitions which had been removed by the time of the survey, creating an area measuring 13.85m by 3.93m. S2 was accessed via a corridor leading from S1 which linked the two separate roof spaces. All plasterboard had been removed from the walls and ceiling, leaving the timber roof structures exposed. Despite alteration work, this area was in a reasonable condition (plate 59).
- 4.2.177 The location of a possible fireplace was located at the eastern end of S2. The wall had been repaired plastered over concealing any evidence of an opening, however, what appears to be a hearthstone was in place on the floor, suggesting there was an opening here previously. On the other side of this wall was attic room S3, with a fireplace. Although S3 was a later addition, fireplaces in G16 and F12 below indicate the possibility of a fireplace here.
- 4.2.178 Three dormer windows were recorded on the southern side of the roof. As in S1, new windows were being inserted, however, inspection of the frame indicated that these windows were contemporary with the roof structure around.
- 4.2.179 Carpenters marks on the principal rafters indicated that this roof was also constructed in five bays. Empty mortices in each of the tie beams indicate the removal of timbers linking each of the tie beams together. This may have supported a lath and plaster ceiling.

S3

- 4.2.180 Attic room S3 was accessed from the stairs located at the end of F13 and measured 8.36m by 5.04m. Recent alteration work to remove the plasterboard from the ceiling and roof had caused some damage and many floorboards were missing (plate 60).
- 4.2.181 There was a fireplace located at the western end of the room on the wall which divides S3 from S2 (plate 60). This simple brick built fireplace with brick surround, mantelshelf and hearth had been blocked up and an air vent inserted. This fireplace was not central to the chimney breast which also served G16/20 and F12/13 on the floors below.
- 4.2.182 There were three windows in this room; two dormers on the souther side and one elongated double-hung sash window with four panes per sash in a two-two arrangement.
- 4.2.183 This phase of build (G20, F14 and S3) was dated on the ground floor by graffiti dated 1896. On the external elevation, above the window (accessed by scaffolding) was further graffiti, although very worn which says "JB 1896". This room was possibly a maids room.

Basement (Figure 15)

The basement rooms were accessed via an internal door located behind the main stairs in G12. Other than the removal of a large electrical generator/unit, the basement has remained relatively untouched during recent renovation works and other than a lack of lighting in some areas, there were no restrictions on the survey. Halogen lamps were used for additional lighting for recording and photography.

B1

- 4.2.184 This long, rectangular room was accessed via an internal door on the immediate left at the bottom of the stairs. It measured 7.42m by 1.80m. This room appears to have once been part of the open plan cellar and has been enclosed by the addition of a modern red brick wall. This room served as the boiler room for the house.
- 4.2.185 Pipework continued into a void heading east. Although it was not possible to trace exactly where or how far this pipework continued, it may indicate the cellar once extended in this direction and had been blocked/sealed for a reason unknown. It is quite possible that it extended in this direction as it would continue beneath the footprint of the earliest part of the house.

B2

- 4.2.186 B2 was a square shaped room measuring approximately 4.88m by 3.70m accessed via an internal door. This room was empty and in good condition at the time of the survey. The floor had been coated with a terracotta coloured paint and the walls were all plastered and painted white; some upright and horizontal timber support posts were exposed (plate 61).
- 4.2.187 In one corner of the room was a brick ventilation hole/shaft. This, together with the treated floor may indicate this room has been used for the storage of food or perhaps production of ale? As the floor would be easily cleaned and impermeable and being below ground level, it would also be kept cold.

4.2.188 On the western wall (right upon entering the room) was a grille over what appears to be a window opening. The external west-facing elevation (Figure 9) does show a corresponding brick arched opening with a metal grille visible indicating light and air was once let into this room.

B3

4.2.189 B3 is the open area of the cellar from which the other rooms are accessed. This room measures approximately 7.22m by 6.69m, not including the hexagonal bay area to the west which measures 3.50m by 2.03m. The floor in this room was covered with unfrogged, orange bricks (plate 62). There was also a drainage gully created within the bricks; this was a common feature in Georgian and Regency houses to reduce the levels of damp (Yorke, 2007a).

4.2.190 Within this area was a hexagonal recess which corresponds with the bay recorded in G13 and F3 above. Within this recess were two openings, one on the left (as viewed from inside) which appears to be a window and a door on the right. Evidence within the brick (as well as on the floors above) shows that the bay was a later addition to the house.

4.2.191 Upon entering B3 from the stairs, there is a wooden plinth over the door which has a series of scratched marks which may be witching/apotropaic marks. These marks were often used in various parts of old houses to protect the building from evil spirits and witches. Witching marks can take a variety of forms, patterns and designs or sometimes, as in B3, simple scratches. Doorways are often seen as danger points, hence the location over a door suggests these may be such marks, however, it should be considered that they may simply be carpenters marks on a re-used timber or relate to another need to inscribe lines.

B4

4.2.192 This room was almost square shape, measuring 3.57m by 3.43m and was characterised by its vaulted ceiling (plate 63). Vaulted ceiling cellars were common in large Georgian and Regency houses and were used for the storage of wine and beer casks, dry goods and candles and hanging meat and game (Yorke, 2007a).

4.2.193 The floor of this room was covered with the same bricks as recorded in B3. The walls and ceiling were constructed of brick, plastered and painted white.

4.2.194 B4 was entered through a door and down a single step. The door was plain plank and batten door comprising vertical panels visible from the outside held together with horizontal and diagonal panels on the inside. An identical example from a Gloucestershire cellar dated to 1885 was found in Hall, 1997.

4.2.195 This room was most likely used for the storage of wine bottles as there was evidence on the wall of the removal of racks or shelves (plate 63)

B5

4.2.196 This room was entered through a door from B3 and had been most recently been used for the storage of large fuseboxes and electrical circuit boards which served the house. This room was constructed, at some point in the 20th century using breezeblock and utilising one wall which had a brick arch – either a supporting arch or a fireplace at the base of those recorded in G13 and F3 (plate 64).

4.2.197 The door leading into this room and part of the frame around has been re-used from elsewhere. The door was a plain plank and batten door with vertical planks and the

hinges are very similar to a dated example from The Isle of White dated to 1727 (Hall, 2007).

5 DESCRIPTION OF THE COACHMAN'S COTTAGE, BARN, DUTCH GARDEN AND OTHER STRUCTURES ASSOCIATED WITH ORFORD HOUSE

5.1 The Coachman's Cottage

External Description: (Figure 16)

- 5.1.1 This single storey, "L"-shaped building with attics was constructed of reddish orange brick and mostly in a Flemish bond. The mortar varied, but was mostly a white or beige gritty mortar with crushed flint inclusions. The pointing was plain.
- 5.1.2 At the time of the survey the roof and the dormer windows were all being replaced. Scaffolding had been erected all around the roof which allowed access for closer inspection.
- 5.1.3 The roof of the building was hipped and covered with orange clay peg tiles and a clock turret surmounts it centrally (plate 65). The clocktower had an octagonal open cupola and on top was a weather vane (plate 66) with an inscription (only visible in certain light!) which read ;

"This clocktower was built Aug 4th – Nov 3rd 1821

For Samuel Leightonhouse by Thomas Livey

This clocktower was again rebuilt August 1923

For William Agnes Tennant by Robert Livey"

No references could be found for either Thomas or Robert Livey who were possibly grandfather and grandson and local builders.

- 5.1.4 The ground floor front and rear fenestration was the same; elongated, double-hung sashes with six panes per sash in a three-three arrangement. The original dormer windows on the first floor had leaded light casements (popular among 19th century cottages and almshouses. Two small square casement windows were recorded on the northern elevation; one had four panes, the other had two – both were typically 19th century in date.
- 5.1.5 There was evidence within the brickwork on most elevations of blocked doorways and minor alterations. The porches on the east-facing elevation (Figure 16) are later additions, as are the extensions on the northern and southern sides.

Internal Description: (Figure 17)

- 5.1.6 At the time of the survey, the coachman's cottage was occupied by workers employed on renovation work around the site. As a result, most rooms were being used as bedrooms, although access was available to all rooms.
- 5.1.7 20th century alterations have disguised any original features which may be present within the house. The layout has been drastically altered and plastered and painted walls made it almost impossible to recognise any original fabric. For this reason, most of the phasing was carried out from analysis of the exterior elevations.
- 5.1.8 The windows were all set within wooden frames within shallow recesses. Simple sash fasteners were used to secure the windows shut, typically dating to the late 19th century (Hall, 2007).
- 5.1.9 Four blocked fireplaces were located within the house (two on each floor); their chimneys were visible on the north elevation (Figure 16), Although all fireplaces were

blocked they appeared to have been plain and fairly small. If any surrounds ever existed, there was no evidence of them now. The fireplaces were located at the western end of the building. Assuming none have been removed in the past from the other end, it could be suggested that this end of the house was for domestic use.

- 5.1.10 This part of the building was described as “Coachman's cottage with three bedrooms, two lower rooms and pantry” in the 1908 sale catalogue (Appendix C).
- 5.1.11 The east-west orientated part of the building located at the southern end, although attached, has a separate entrance. This part of the building was described in the 1908 sale catalogue (Appendix C) as a “coach or motor house with motor pit”. This part of the building was open to the roof (plate 67) and at the time of survey had suffered damage from rain coming through missing roof tiles. The floor was concreted and no evidence of the motor pit survived. The roof had been recently replaced, probably within the last 50 years and the original tiles re-laid, however, some original beams appeared to be *in situ*. Unfortunately, due to the conditions and height, it was not possible to carry out any further or closer investigation. A second room lead off from this part of the building which at the time of survey was used to safely store architectural fragments salvaged from the roof and interior of the house. This room had a door which lead outside which was a typical late 19th century plank and batten door with plain hinges and modern replaced handles and lock.

Discussion

- 5.1.12 This building appears to comprise four phases, although internal detail has mostly been lost or obscured, cartographic sources, external evidence and fixtures are relied upon to suggest dates. The building is almost as it appears on the first edition Ordnance Survey map (Figure 4) suggesting that it pre dates 1876 and the fenestration indicates a 19th century date. The roof structure however may indicate an earlier 18th century date, the butt purlins for example are the same as those in the main house roof. Alterations are evident though bricked-up doorways and changes in brickwork, however, the use of similar brick and bond all round would indicate that these changes all took place within a short time of each other. The main alterations are best illustrated in Figure 17.
- 5.1.13 The original lay-out of the building, appears to comprise a rectangular building with a wide opening at the southern end, facing into the courtyard, to allow access for horses. Fireplaces at the northern end of the house may indicate the location of living accommodation. A date for this build is difficult to establish, although the inscription on the weathervane on the clocktower may imply a construction date of 1821.
- 5.1.14 The next phase of development sees the addition of the east-west orientated extension at the southern end of the building which would allow for the stabling of more horses and with a wide enough entrance may allow the access of a cart. The narrow room built onto the southern-most end could possibly serve as a tack room or for storage. This phase of work may also have included the addition of the the new bay with central door and windows located either side at the accommodation end and a small single-storey extension to the northern elevation which may have been a larder.
- 5.1.15 Another phase of development sees the alteration of the east-west wing into a garage with motor pit as described in the 1908 catalogue (Appendix C), but this change has little impact on the layout or exterior appearance of the building.
- 5.1.16 Finally, during the early 20th century, a centrally located entrance porch is added, presumably when much of the interior was re-modelled to create more living

accommodation. This work may have coincided with the replacement of the roof and repair to the clocktower in 1923 for William Agnes Tennant as described in the inscription on the weathervane which surmounts it.

5.2 The Barn

External Description:

- 5.2.1 The barn was located to the immediate north of Orford House and at the time of the survey stood empty in a poor condition with some external doors damaged, missing or hanging off.
- 5.2.2 The roof was covered with plain red tiles and the outside was covered with horizontally laid weatherboarding with a brick plinth laid partially in an English bond visible in places (plate 68).

Internal Description: (Figure 18)

- 5.2.3 This long, single storey barn (plate 68) was orientated east to west and divided into two halves by an internal partition. It appears to be constructed in two phases:
- 5.2.4 **Phase 1, Aisled Barn** comprises the western half of the building closest to the road. This part of the barn was timber-framed, constructed upon a brick plinth in no particular bond, although English bond had been used in places/repairs. The roof covering both phases of barns was covered with terracotta tiles and was sagging significantly over the earlier phase 1 barn. The western end (nearest to the road) had evidence of repair of the plinth, raising it higher than in the rest of the barn – this was built entirely in English bond (plate 69).
- 5.2.5 Constructed in three bays with queen-post roof trusses, this single-aisled barn was rectangular in plan, measuring approximately 12.20m x 7.57m. The central space was separated from the side aisle by posts and braces.
- 5.2.6 The roof structure comprises principal and common rafters resting upon an aisle plate and arcade plate, strengthened with clasped purlins, which are likely to be a later addition. This barn had a substantial main frame which may date from the 17th century (Boutwood, 2004). An entrance has been created into the barn by the removal of two of the main posts and the associated bracing was also removed.
- 5.2.7 A number of timbers had been replaced and repaired throughout the building including the arcade post, tie beam and curved braces (plate 69). The studs and rafters are secondary framing and are later in date, possibly contemporary with the construction of the later adjoining barn in the 18th century. As the stud work is a later replacement it is not reliable evidence to date the construction of the barn, however, remnants of plaster on the studwork on the northern elevation reveals that it was once internally plastered (plate 70).
- 5.2.8 Evidence of repair was also evident in the roof structure. Plate 71 shows where a collar beam has been replaced or repaired and set away from the queen posts between a purlin and a rafter in front rather than tenoned into the queen-posts as would be expected.
- 5.2.9 This barn had two large openings, one on the northern elevation and one directly opposite on the southern side. The opening on the northern side comprised a set of double doors of simple plank and batten construction. At the base of the doorway was a collapsing board known as a “lift” which could be raised when the doors were open to

prevent animals entering the barn and kept manure in the yard as well as catching grain bouncing off the floor during flailing (Peters, 1981). The lift was held in place by a groove in the bottom of the door jamb. There were no obvious fixture or fittings to assist with dating, however the lift looks to be an original fitting, although the doors may have been replaced, perhaps in the 19th century. On the opposite side, on the southern elevation was another opening with a pair of plain wooden plank and batten doors, these appear contemporary with those opposite with a gap beneath for a lift which was no longer present, although the posts to support it were still there. The hinges on this door were all strap hinges (plate 72) which varied in length, presumably as broken hinges were replaced. Stylistically these hinges are early in date, the upper, longer one similar to a dated example found in Surrey dating to the mid 17th century (Hall, 2007,49). This would provide a date contemporary with the construction of the barn and therefore may be original.

- 5.2.10 The floor of the barn was covered with recently broken up concrete at the time of inspection and no original flooring was visible.
- 5.2.11 The partitioning wall between this and the Phase 2 barn is constructed partially from a lower course of bricks and then with horizontally laid boards. Evidence in this elevation shows where the original end of the phase 1 barn was and the bricks of the plinth removed to allow access into the extended addition. It appears that this was divided up fairly recently (perhaps within the last 50 years) to create two separate barns.
- 5.2.12 **Phase 2** comprises the eastern part of the building, and is a later addition to the barn to the west and probably dates to the 18th century (Boutwood 2004).
- 5.2.13 Constructed in five bays, also with a queen-post roof and common rafters (plate 73), this barn was rectangular in plan, with an outshot on the northern side to accommodate a large opening. Measuring approximately 15.80 x 5.40m this barn had opposite openings, like the phase 1 part of the building however there was an additional doorway on the eastern gable end (plate 74). The studwork in this barn is typical of an 18th century building, with narrow, relatively slender timbers.
- 5.2.14 This extension to the phase 1 barn is on the same alignment and the same width as the earlier barn, however, there was no evidence that this barn was ever aisled. The studding and bracing in this building are the same as the earlier barn suggesting repairs may have been made to it when this one was constructed approximately 100 years later. A face halved scarf joint with bladed abutments, a relatively complex scarf, has been used above the south doorway to allow the wall plate to extend the full length of the barn (Brunskill 1994, 145).
- 5.2.15 Two opposing double doors on the north and south elevations are the same in style, location and dimension. The doors in this part of the barn have wooden plank and batten doors, each door comprising several narrower panels than that of the other barn. Each door has a different set of hinges (two on each). The hinges on the exterior of the left-hand door were longer and thinner, than those on the right. They had both sustained a small amount of damage, the upper one had lost the very end of the strap and the lower one had the end completely missing, making it difficult to match to similar dated examples, however they both appear to be contemporary. The right-hand doors hinges were shorter and wider spearhead hinges and are probably 18th/19th century in date.
- 5.2.16 The doorway located on the eastern end of this phase of the barn appears to be in the original location, contemporary with the framing as viewed internally. The door itself however appears stylistically out of keeping with traditional barn/outbuilding doors. This

entrance comprised two doors painted in light green, which have the appearance of internal doors from a domestic rather than agricultural building. The doors were both comprised of three panels with a key hole fitting and small decorative handle on the right door and a modern Yale lock of the left. On closer inspection, it appears that this was possibly originally a single six-panel interior door with a central divide (a fashionable design in the Late Georgian period) to give the impression of double doors (Calloway, 2006). The small drop handle plate also looks like more of an interior door or perhaps re-used window handle – the ring missing and is also stylistically in keeping with the late Georgian period. If the door is c.18th century, it would be contemporary with the rest of the barn. The frame fits the opening and therefore the doors may have been reused from the house at this time.

- 5.2.17 There is evidence high up within the southern elevation and to the left of the doors in the eastern elevation (plate 75) of where windows or ventilation holes were located . Ventilation holes were common in threshing barns to allow in light and air, particularly during the winnowing process.
- 5.2.18 At the time the survey took place, the floor was covered with concrete with no evidence or indication of an original floor or level.
- 5.2.19 This barn also had evidence of modern repair and replacement of a number of timbers. The western end of the barn (the wall which separates this building from the earlier barn) has modern scissor bracing using recent straight, machine cut timbers (plate 76). other evidence of recent repair was present around the building with modern carpenters marks in black ink pen (plate 77).

Discussion

- 5.2.20 The barns are most likely to have been used as threshing barns and reflect the need for larger barns following improved grain yield in the late seventeenth and eighteenth centuries. The main purpose of threshing barns was to house the threshing floor and for storage (Wade Martin, 1991, pg 166). Generally they had at least one threshing floor with bays for housing the crops coming off of it and the threshing floor always ran across the barn, never along the length (Peters, pg 10). The size of the barn would depend on the size of the farm. The practice of storing all of the crops in barns and so of building larger ones, continued well into the 19th century in the south of England and East Anglia (Peters, 1981, pg 10). The barn recorded was one of the most common types found throughout Britain with a single threshing floor and a bay either side. The threshing barns at Orford House had two opposing high doorways. These were to allow carts and wagons to drive into the barn and unload from the threshing floor into one of the bays. The height also provided light for working and ventilation when winnowing the husks from the grain.
- 5.2.21 When the later phase of barn was added it appears that the eastern gable end of the original barn was opened up to create one large barn and it is only within the last 100 years or so that these were divided into two.
- 5.2.22 If these barns are 17th and 18th century in date, they are contemporary with the earliest phases of Orford House. They also demonstrate that the house was also part of a working farm during these periods and potentially continued to be, perhaps until the 19th century.
- 5.2.23 Cartographic sources suggest that this barn was significantly larger in the 19th century, if not earlier. The first and second edition Ordnance Survey maps show “wings” of the barn projecting toward the south (Figures 4 and 5), both of which are still present on the

sale catalogue map of 1908 (Figure 6a/b). The function of these buildings remains unknown, as is the approximate date of construction. However, it can be suggested that as part of a farm estate these additions to the barns may have been associated with agricultural use such as small holding pens or for storage.

5.3 The Dutch Garden

- 5.3.1 The Dutch Garden was located at the rear of the coachman's cottage (east of Orford House) and at the time of the survey, was almost completely overgrown.
- 5.3.2 The remains of a low flint wall was noted running on an east-west orientation. An architectural report carried out in July 2004 (Boutwood) suggests that the lower part of the garden walls probably date to the 18th century, but have been altered, re-built and lowered with no visible architectural or historical features (however, it is not entirely clear if Boutwood is referring to the flint wall in this case).
- 5.3.3 A small set of stone steps leading to a revetted terrace was also recorded in this garden area (plate 78) located at the western end of the wall (which continued to the western limits of the grounds). Located on the right-hand side of the summit of the steps was an architectural fragment/sculptured figure (plate 79). This sculptured figure appeared to be damaged and re-arranged. It includes torso with arm, and superimposed wing fragment, a possible chrysalis shape on two sides, and shapeless rear. It is possible that this is a metamorphosis theme of emerging butterfly and is likely to date from the 18th or 19th century (Julian Munby, *pers. comm.*).
- 5.3.4 Within the garden was also located an ornamental pond. This pond was brick and stone-built and was very overgrown, however, steps leading down to it and a statue of a sculptured figure of child standing on stone base, holding up and tipping forward a shell (plate 80). This figure is likely to be 19th or 20th century in date (Julian Munby, *pers. comm.*). The date of the pond is uncertain, however the bricks used in its construction appear 19th century in date, which would correspond with the statue (closer inspection was not possible for safety reasons). However, these bricks could have been re-used from a demolished building or brought in from elsewhere. The pond does not appear to be featured on the 1st Edition Ordnance Survey Map of 1876 (Figure 4), although a gap in the detail of trees may represent its location. During the preparation of this report, the client informed OA East that the pond ornament had been stolen from the site.

5.4 Other Buildings Associated with Orford House (Figure 1)

As part of the survey of Orford House and associated buildings, it is important to consider the surrounds and wider setting. This section briefly summarises other buildings within the limits of the estate which were not required by the brief to be recorded, however are important to mention as surviving elements of Orford House and grounds before recently divided up.

Dovecote

- 5.4.1 Although no longer within the grounds of Orford House, located on the northern side of the wall (now the property of the relocated Home Farm Trust) stands a dovecote which originally was part of the Orford House Estate (plate 81).
- 5.4.2 This small square-shaped building was timber-framed and plastered with a brick base, with a door located on the west side with a two-light window above.

- 5.4.3 The dovecote was not accessible during the time of the survey, however the listed buildings description (Appendix D) states that the interior has 350 nests. The roof was covered with peg tiles, like those on the Coachman's Cottage and a square wood and tiled cupola surmounted the top.
- 5.4.4 On the brick base of the west-facing elevation was dated graffiti which read "IV 99" and "IR 99". Although it cannot be certain that it is the same "IV" whose initials were inscribed on the outside of G1, the style is the same and that one was dated 1797. It could be suggested that "IV" are the initials of a local builder who was used in 1797 to work on extensions to the house and returned two years later to work on the dovecote.

Stables

- 5.4.5 Located to the immediate north of the barn was a brick-built stable block (plate 82), (Figure 19). This building does not appear on the map supplied with the 1908 Sale Catalogue (Figure 6), indicating it must date to the early-middle part of the 20th century. The windows located at either end of the building were casement windows in two parts with six panes in each in a two-two-two arrangement with concrete lintels above. The two-part stable doors were still present on the three central rooms and those at either end had simple plank and batten doors. The room located at the far northern end may have been for a blacksmith/stable hand as it had a small Aga/stove – the room at the opposite end was locked. One of the stalls had been converted into a laundry at some point with a large ceramic sink and washboard still *in situ*. The roof was tiled and double pitched at the front.

Granary

- 5.4.6 This north-south orientated building was located to the north of the the stables. This timber framed building had a replacement corrugated roof, a weatherboarded exterior and modern casement windows on the southern elevation only (plate 83 and 84).
- 5.4.7 This building, thought to have been a Granary was restored and rebuilt in 1986 by the Rotary Club of Bishops Stortford for the Home Farm Trust according to a plaque on the outside. This building may have been moved from its original location (perhaps not even within the grounds of Orford House) as it does not feature on any of the historical maps consulted, nor is it mentioned by the Listed Buildings Survey carried out in the 1970s.
- 5.4.8 It was raised from the ground by staddle stones which were only used to support granaries, the overhanging top stone was designed to prevent rats from getting into the building and raiding the stores. A similar example was found in Oxfordshire and was recently reconstructed in Hertfordshire, which dated to 1680 (http://freepages.family.rootsweb.ancestry.com/~oxladefamilyhistory/occup_agric.html). Such granaries are characteristic of the south-east of England and southern East Anglia where the timber framing is typically weather boarded.

Kitchen Garden Buildings

- 5.4.9 Within the grounds of the newly relocated Home Farm Trust, to the east of Orford House are two 19th century brick built structures which currently houses a potting shed and a small garden centre (plate 85).
- 5.4.10 These buildings, incorporated into the high garden walls of the estate, appear as one building on the second edition Ordnance Survey Map, 1897 (Figure 5) and as one of three other buildings on the first edition (Figure 4). The building looks as though it was

external to the walls of what may be a kitchen garden to the east and was possibly a building associated with the maintenance of the gardens and grounds. A high water tower is located centrally which may have provided water for the plants and trees.

5.4.11 Graffiti located on the left of the door dated this building to at least 1858.

6 DISCUSSION

Phasing – Orford House (*Figure 10*)

Phase 1 : 17th Century

6.1.1 Although there is no firm evidence of a building pre-dating Edward Russell's house, there are two reasons to believe there may have been a house here or that the earliest phase dates to around this time. Firstly, the dated fireback located in G17 may indicate a date of 1645 for this part of the house. As firebacks are rarely built into a structure it is impossible to rely on their dates for phasing and although the fireback in G17 is built into the brick at the rear, the brickwork suggests this was done at a later stage. Although not totally reliable, it is worth considering why it was here; was it simply an interesting decorative piece bought and added by an owner or does it have some link to this phase of the house or a previous house in this location? Secondly is the reference to Admiral Russell in a book In his book about Chippenham, M.J Ross states that the “manor house at Ugley was given to him by King William” and that “he never actually lived there”. If Ross is correct, perhaps having sourced information not available for this study, that suggests that there was already a house here in 1699 and this may provide evidence that Orford House is intact earlier in date. Also, the earliest phase of the barn, the dovecote and the granary may be contemporary with an earlier pre-1700 house.

6.1.2 Internally, this phase comprised the following rooms:

Ground Floor Room	First Floor Room	Basement	Attic Room
G12	F1	B1	S1
G13	F2	B3	
G17	F3	B4	
	F7		
	F10		

6.1.3 The construction of the early phases of the barn may also have taken place during this phase. The need for such a large barn may suggest agricultural activity was also taking place on the estate. Other associated buildings may have been present, although no upstanding evidence of this survives.

Phase 2 : c. 1700

6.1.4 In 1699, Admiral Russell built his house at Ugley which was half way between his house in Covent Garden and his primary home at Chippenham Park. The layout of the house (*Figure 10*) consisted a double pile house with the interior planned on the north-south axis which *may* have developed around an earlier house (phase 1) *or* have been a single phase construction (combine phases 1 and 2, *Figure 10*).

- 6.1.5 The entrance may have been located on the southern side of the house, as this was the direction of the approach from the main road, although the addition of the much later rounded bay has removed any evidence of this. The stairs were likely to have been in the same position as today on the north side of the house. The house/additions to existing house created a symmetrical layout, with large and small chambers or withdrawing rooms flanking either side of the stairs and entrance hall.
- 6.1.6 On the north side of the house, two additional “closets” were added, which would have projected out from this elevation, still retaining and emphasising the need and fashion for symmetry. These closets were a popular addition to houses at the time (Boutwood 2004). Research found that Russell’s house at King Street, Covent Garden built in 1716 also had closets which were located on the north side of the house (Figure 20). The floor plan of the King Street house was incredibly similar to that of Orford House although, unfortunately the accompanying key to room functions was not obtained in the research. The architect responsible for the design of the King Street house was Thomas Archer who Russell also employed to reconstruct his Chippenham house between 1689 and 1712 (www.british-history.ac.uk). Archer (1668-1743) is well known for “the most uncompromising baroque buildings in Britain” (Colvin, 1954). He is known to have worked on many famous and important buildings such as Chatsworth House and Wrest Park as well as churches in Westminster and Birmingham. Although no direct evidence could be found to show that Archer was employed to work on the house at Ugley, the fact that Russell was using him at his other houses and the layout of the later King Street house is almost the same strongly supports this suggestion.
- 6.1.7 Evidence from within the corridor (G12) shows that this phase had wooden ceiling cornices and the bottle-shaped balusters on the current stairs may have been reused from the original staircase of this phase.
- 6.1.8 Internally, this phase comprised the following additions:

Ground Floor Room	First Floor Room	Basement	Attic Room
G8 (part of)	F4	B2	S2
G14	F8		
G15 (minus bay)	F9 (minus bay)		
G16	F11		
G18	F12		

Phase 3 : Early-mid 18th Century

- 6.1.9 Phase 3 sees the most extensive of alterations and re-modelling of the interior of the house which is likely to coincide with new owners. Although it is not known the immediate fate of Orford House following the death of Russell in 1727, Isaac Whittington is the next known occupant until who lived there until 1773 and the changes in this phase may be attributed to him.

- 6.1.10 One of the most striking alterations made by Whittington was the addition of the two storey canted bay window and the elaborate interior within the corresponding rooms, particularly on the ground floor (G13). The Listed buildings Description (Appendix D) says that this room is said to have been partly designed by W Kent, however, other than from this source, no other link to Kent could be found. William Kent (1685-1748) was a renowned architect and painter of the period and specialised in the designing of stuccos, frames, chimney pieces, door surrounds and similar decorations (Colvin, 1954). Kent's finest architectural work is undoubtedly Holkham Hall, built for the Earl of Leicester in the Palladian style. Architecture then included more than simple house design, and Kent was involved in the creation of interior fittings and furnishings, most designed in an ebullient Baroque fashion. The list of works attributed to Kent is extensive and includes portrait painting and landscape gardening, however, some interiors designed by him include internal decoration at Chiswick House, a chimney piece at Burlington House, internal decorations at Houghton House, Norfolk, Richmond Park, St James' Palace and Westminster and Whitehall (Colvin, 1954).
- 6.1.11 This phase of development to the house also includes a two bay extension to the north on the western elevation. This extension has little detail internally and may have been used for servants rooms. (Figure 10).
- 6.1.12 When this extension was added, it appears that the entire fenestration on this elevation was replaced in order for it to all match. The cut brick lintels with decorative brushed keystones and nine-pane sash windows are distinctive of the early Georgian period (Calloway, 2007).
- 6.1.13 Internally, this phase comprised the following additions:

Ground Floor Room	First Floor Room	Basement	Attic Room
G6	F5	B3 (bay)	
G8 (part of)	F3 (bay)		
G13 (bay)			

Phase 4 : Mid-late 18th Century

- 6.1.14 This phase comprises the addition of a new wing added onto the back of the two bay extension at the front of the house, creating two new large rooms (G5 on the ground floor and F6 on the first floor) together with a new "rear staircase". This new staircase was added onto the rear of the main stair and by "cutting" an access into the rear wall of the first floor landing and allowing new access to F4. In order to prevent a complete loss of daylight through the original large window on the rear staircase, the first floor addition of F6 was angled to allow light to still enter and not block the window in any way.
- 6.1.15 These newly created rooms are likely to have been added for servants quarters/service

rooms; they were not only created at the rear of the house, but also as they allowed access to the main house via the new "back stairs" allowing for the flow of service staff and keeping them out of the main house.

6.1.16 This extension may also be attributed to Isaac Whittington who we know resided at Orford House in the mid/late 18th century until his death in 1773.

6.1.17 Internally, this phase comprised the following additions:

Ground Floor Room	Landing Room	First Floor Room
G5	L1	F6
G7 (part of)		

Phase 5a : 1797

6.1.18 This phase comprises the single storey kitchen/service extension (G1) and two rooms which served as storage rooms (G2 and G4). This phase was securely dated by builders marks on two elevations.

6.1.19 This extension was almost certainly added as the house required a separate, larger service wing and cooking range. This extension was likely to have been added by Samuel Leightonhouse who occupied Orford House until 1823. He was the next recorded occupier after Whittington who died in 1773. It was also around this time (1799) that work was carried out on the dovecote; as a brick base was added to keep out rats and vermin.

6.1.20 Internally, this phase comprised the following additions:

Ground Floor Room
G1
G2
G4

Phase 5b : Early 19th Century

6.1.21 This phase comprises the addition of the rounded bay/extension on the south side of the house, also added during the time of Samuel Leightonhouse. This phase *may* have also included the addition of the recess for the Sheraton cabinet in G15 as described in the 1908 Sale Catalogue (Appendix C), which typically date to the late 18th century. This rounded bay extension included the decorative frieze below the cornice and decorative fireplace on the first floor.

6.1.22 The addition/extension of this elevation may have shifted the focus of the house from

the front, facing the road, to the south side, overlooking the gardens and land beyond, ensuring that visitors to the house and those riding in the grounds etc. approaching from this side would see the new fashionable rounded bay .

6.1.23 Internally, this phase comprised the following additions:

Ground Floor Room G15 (rounded bay extension)	First Floor Room F9 (rounded bay extension)
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6.1.24 The inscription on the weather vain on the Coachman's cottage indicates that Leightonhouse had the original clocktower constructed around this time in 1821.

Phase 6 : mid-late 19th Century

6.1.25 The small square extension located on the east side of the house was difficult to date due to lack of internal features. This building was described as “a room with brick built forge now used as a workshop” in the 1908 catalogue and is present on the 1st edition Ordnance Survey map (Figure 4) and therefore pre-dates 1876.

6.1.26 Internally, this phase comprised the following additions:

Ground Floor Room G19

Phase 7 : 1896

6.1.27 This phase comprises the addition of the two storey wing which extends on the eastern side of the house and was dated stylistically to the late 19th century by cartographic sources, windows, fireplaces and other fixtures and dated by builders marks in two separate locations. Described as a billiard room by 1908, this room may have been used as a library or other recreation or for entertainment. On the first floor this extension allowed for yet another large bedroom with nursery or maids room in the attic above. This house was occupied by Robert Woodhouse and his family in the late 19th century, however the house did not belong to him (Appendix B) and census data revealed that Woodhouse had a large family and a large number of servants at Orford House. This large family and servants would have required a number of rooms and storage, hence the additions to the service areas seen in this phase.

6.1.28 Access was opened up from the main stairs to the service areas allowing better circulation of staff over all floors via a rear staircase and a walled area at the front of

the house was roofed and converted for storage.

6.1.29 This extension on the eastern side of the house not only made it appear larger when approaching from the southern drive or from the grounds, but it also destroyed the symmetry of this elevation, a fashion which was no longer a concern in the Victorian period.

6.1.30 Internally, this phase comprised the following additions:

Ground Floor Room	First Floor Room	Landing room	Attic Room
G20	F13	L2	S3
G3			
G7 (part of)			
G9			
G10			
G11			

Phase 8: Early 20th Century

6.1.31 During the time that William Tennant lived in the house, very little alteration work or construction was carried out. The sale catalogue from 1908 (possibly when Tennant acquired the house) provides a very useful source as to how the house was at that time as do the accompanying map and photographs. The photograph of Orford House from the south (Figure 7) show that the door and porch on elevation currently was not there during that time and that this addition together with the accompanying decoration internally around the door was added by Tennant, sympathetically and true to the original style of the house. The inscription on the coach house also tells us that Tennant was responsible for rebuilding the clocktower in 1923. The Dutch Garden may also have been created at around this time with the addition of the pond and statue.

Phase 9 : Late 20th Century

6.1.32 This phase sees very little actual building/construction work at the house, however much of the interior was altered as the building was adapted for use as a care home. Many internal partitions were added and a number of safety features added such as fire doors and escapes. Fortunately, much of the work carried out did not damage/alter the fabric of the house too much and has allowed it to be sympathetically restored.

7 CONCLUSIONS

- 7.1.1 The recording at Orford House has revealed a wealth of original features that indicate that the house has undergone a number of phases of development. Certain phases can be tentatively linked to the work of individual owners, such as Admiral Edward Russell, Sir Isaac Whittington and Samuel Leightonhouse. The associated buildings studied also retain much of their original fabric and structure allowing an accurate record to be made.
- 7.1.2 Despite the adaptation of the house for use as a care home over the previous 20 years, the changes were minor and mostly cosmetic, allowing for the early features and fabrics to be recorded with little difficulty or obstacle. Very few of the alterations were irreversible and would allow the house to be restored to its layout and appearance as a residential building.
- 7.1.3 The presence of so many early original features from securely dated phases makes Orford House quite unique in its character and survival and should continue to be recognised as a building of historical interest in the region.
- 7.1.4 This study of Orford House and its associated buildings allowed for historical background research and information gained from on-site survey to be collated to produce a comprehensive history and development of not only the structural fabric of the house, but also the social aspect of who lived there and the alterations they made to the house to make their mark. This project provides an opportunity to map the development of not only the house and buildings, but also the wider setting of the estate and other buildings which currently exist beyond the present boundaries which once made up part of this grand and imposing house.

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The brief for archaeological works was written by Adam Garwood who also visited the site to monitor the works.

APPENDIX A. ARCHAEOLOGICAL WATCHING BRIEF

A.1 Aims

- A.1.1 The objective of this watching brief was to determine as far as reasonably possible the presence/absence, location, nature, extent, date, quality, condition and significance of any surviving archaeological deposits within the development area.

A.2 Methodology

- A.2.1 The brief required that all groundwork likely to have an impact on archaeological deposits be suitably monitored and recorded. The work was conducted ahead of construction of three new garages on the site, which required excavation of foundation trenches as well as soakaways, drainage and associates services.
- A.2.2 OA East continued to have a presence on site for all service trenches which were excavated. These were located mostly to the north of the house and up to the entrance on Pound Lane.
- A.2.3 Machine excavation was carried out under constant archaeological supervision with a wheeled JCB-type excavator using a ditching bucket.
- A.2.4 All archaeological features and deposits were recorded using OA East's *pro-forma* sheets. Trench locations, plans and sections were recorded at appropriate scales and colour and monochrome photographs were taken of all relevant features and deposits.
- A.2.5 The development areas were surveyed by the author using a Leica TCR705 Total Station which was then tied into the Ordnance Survey grid using existing buildings. Drawn plans were incorporated with the survey data to accurately plot the position of the features.
- A.2.6 Conditions on site were good with occasional rain which did not hamper the machining or recording.

A.3 Results (Figure 21)

- A.3.1 The watching briefs carried out on six separate occasions revealed no evidence of any surviving archaeological features or and evidence of earlier buildings located in the area immediately north of the house up to Pound Lane.
- A.3.2 An area measuring approximately 8m by 5m was opened up in the footprint of a new garage building at the rear of the Coachman's cottage, on its eastern side (Figure 24). Within this area two ditches were recorded, these were investigated, photographed and recorded and are briefly described below:
- Ditch **02** was linear in plan measuring 5.50m in length and 0.70m wide. It was orientated approximately north to south, continuing beyond the southern edge of excavation and terminating to the north. It had a wide, shallow "U" shaped profile with gradual sloping edges and a maximum depth of 0.14m. It was filled by 01, a dark brown silty clay with no obvious inclusion. Finds retrieved included fragments of brick and slate (these were noted but not retained).

- Ditch **04** was linear in plan measuring 1.50m in length and 0.70m wide. It was orientated approximately east to west, continuing beyond the eastern edge of excavation and terminating to the west. It had a wide, shallow “U” shaped profile with gradual sloping edges and a maximum depth of 0.16m. It was filled by 03, a dark brown silty clay with small stone inclusions. Finds retrieved included fragments of glass and slate (these were noted but not retained).

A.4 Discussion and Conclusions

- A.4.1 These regular linear features were both post-medieval, dated by finds from c.19th century. They may represent features associated with horticulture and cultivation given that they are so regular and located within an area known to have been a garden. There was no evidence of any other buildings or archaeological features within the excavation or soil removed from the area.
- A.4.2 A continued presence on site during the excavation of service trenches found no evidence of any archaeological remains or any previous buildings located between Orford House and Pound Lane.

A.5 Summary of Environmental and Finds

- A.5.1 No environmental samples were necessary and the modern finds noted but not retained.

APPENDIX B. RESIDENTS OF ORFORD HOUSE

Table listing the owners/occupiers of Orford House from 1699-present

Years occupied / present	Name occupants	Occupation	Source
1699-1727	Admiral Edward Russell	High Lord of the Admiralty	
? - 1773	Isaac Whittington	MP	
? - 1823	Samuel Leightonhouse		
1841	William Wilkinson (head)	Farming bailiff	Census
	Ann Fuller	?	"
	Mary Sure(?)	?	"
1851	William Chamberlayne (head)	Colonel unattached(?), Magistrate	Census
	Sarah Chamberlayne (wife)		"
	Sarah Chamberlayne (dau)		"
	Caroline Chamberlayne (dau)		"
	Emily Jane ?	Assistant kitchen servant	"
	Mary ? (Great niece)	Ward in Chancery	"
	Stephen ?	Butler	"
	John Palmer	Footman	"
	Ann Isaacson	Cook	"
	Hannah Palmer	Lady's maid?	"
	Louisa ?	House maid	"
	Eliza Palmer (?)	Kitchen maid	"
	George Anderson	Masters(?) servant	"
	Jane Anderson	? maid	"
1862	Lieutenant General Chamberlayne		Kelly's Directory
1870	Mrs Chamberlayne		"
1874	" "		"
1878	" "		"
1881	Sarah Chamberlayne (head)	Widow	Census
	Elizabeth Perry	Servant / Housekeeper	"

	Anne Perring	Ladies maid	“
	Susan Squires(?)	Housemaid	“
	Marion Squires	Under maid	“
	Emma Harris	Kitchen maid	“
	John Brooke	Coachman	“
	Albert Ratcliffe	Footman / Domestic servant	“
1882	Sarah Chamberlayne		Kelly's Directory
1891	Robert Woodhouse (head)	Banker	Census
	Cecilia Woodhouse (wife)		“
	Brenda(?) Woodhouse (dau)		“
	Richard B Colman (visitor)	High Sheriff of ?	“
	Wilfred(?) Marshall (visitor)	?	“
	Hannah(?) Marshall (visitor)		“
	William Harris	Butler	“
	Albert Hasler(?)	Footman	“
	Emily Dale	Cook	“
	? Belle	Nurse	“
	Ellen Richards	Ladys maid	“
	Elizabeth Doe	Housemaid	“
	Susan Jennings	Kitchen maid	“
	Emma Whitt	Under house maid	“
	Alfred Currell	Valet	“
	Charles Esterby	Valet	“
	Thomas ? (head)	Coachman/Domestic Servant	“
	Anne “ (wife)		“
	???? (dau)		
	Margaret (dau)		“
	James Westerman (head)	Farmer	“
	Myra “ (wife)		“
	Linda “ (dau)		“
	William “ (son)		“
	Ada (dau)		“
	Emma (sister-in-law)		“

1894	Robert Woodhouse (occupier) owned by Miss Brocket of Spains Hall, Ongar		Kelly's Directory
1898	As above		"
1900	Robert Woodhouse, property of Mrs Miller		"
1901	Elizabeth Doe (head)	Housekeeper, domestic and caretaker	Census
	Jeannet Turner	Servant, domestic housemaid	"
1912	William A Tennant		Kelly's Directory
1917	William A Tennant, JP		"
?-1941	William A Tennant		Church memorial
1941-1983 (?)	Miss Agnes Tennant		
1983 -	The Home Farm Trust		

APPENDIX C. LIST OF ROOMS AND BUILDINGS FROM 1908 SALES CATALOGUE

Second Floor: 4 servants bedrooms with landings adjoining

First Floor: Back landing

3 Bedrooms

Large Bathroom with WC

Separate staircase leading to manservant's bedroom and cistern room

Large Front Landing: approached from the hall by a bold staircase

Panelled east bedroom 19' x 16' 6" and dressing room adjoining

South bedroom with circular bay 30' by 20'

Second south bedroom 16' 6" x 12' 6"

West bedroom 17' x 16' 6" exclusive of large bay

Second Back Landing : with staircase leading to the night and day nurseries and to the maids room, servants WC and housemaids sink

Ground Floor:

Front entrance hall

Lofty drawing room with ornamental ceiling 16' 6" x 16'

Panelled study 16' 6" x 12'

Dining room 30' x 20' with circular front, with recess at side into which is fitted a Sheraton sideboard

Billiard Room 27' x 17' 6" and reading room adjoining 16' x 12'

Smoking room 23' 6" x 18' with open fireplace

Gents Lavatory: also a room with brick built forge now used as a workshop

Domestic Offices: large kitchen with range, high pressure boiler and hotplate

Butlers Pantry

Butlers Bedroom

Servants Hall

Meat and Game Larder

Storeroom scullery

Small yard and Servants Lavatory

Paved yard at the Kitchen entrance leading to laundry and coalhouse

Basement: Large ale and wine stores

Note: deep well pump in the yard by kitchen entrance to supply house with drinking water

Coachman's Cottage : with 3 bedrooms, 2 lower rooms and pantry

Nag Stables : with 5 paved stalls and a large loose box with hay and straw loft over, 2 harness rooms, coach or motor house with motor pit, surmounted with a turret and striking clock.

APPENDIX D. LISTED BUILDING DESCRIPTIONS FOR ORFORD HOUSE AND ASSOCIATED BUILDINGS

Orford House

Building Name: ORFORD HOUSE

LBS Number: 413462

Grade: II*

Date Listed: 21/02/1967

Early C18 red brick house built by the First Earl of Orford circa 1700. considerably altered and added to at the rear. The front is of 2 storeys with a parapet. Three: three: three window range of double-hung sashes with glazing bars and segmental rubbed brick arches with fluted keystones. The centre part, of 3 window range breaks forward as a half hexagonal bay. The doorway has a Doric doorcase with a modillion pediment and a triglyph frieze. The roof is partly of slate and partly tiled.

Interior: Mid-C18 dog-leg staircase with open string with carved brackets to tread ends. 2 turned balusters per tread. Moulded, ramped, and wreathed handrail. Panelling above and below dado rail. Dado rail imitates rake of handrail. Quiet Room on ground floor has 2 mid C18 doorcases, one with heavily moulded and bolectioned cornice head, the other with cornice with egg-and-dart moulding with bay leaf frieze below, supported on scrolled brackets. Both have fielded 6-panel doors. Moulded and scrolled window surrounds with shutters to 3 windows. Mid C18 chimney piece with moulded decoration, including frieze with central carved face with swags. Heavily moulded and decorated over mantel, with dentilled broken pediment containing basket of fruit, with foliage frieze below. Heavily moulded and modillioned ceiling cornice. Rococo plasterwork ceiling with central sunface, c1760s. This room is said to have been partly designed by W Kent. Ground floor large room to south has c1770s marble chimney piece, with inlaid marble fluting and carved centre panel to frieze. 1st floor large bedroom has late C18 marble chimney piece with fluting and centre panel to frieze carved with classical figures. Moulded ceiling cornice with anthemion frieze. 1st floor bedroom to west has late C18 chimney piece with marble fireplace with moulded edge and anthemion decoration to frieze above. 1st floor corridor to east has c1730s chimney piece, with marble with moulded edge, and egg-and-dart moulded surround. There is a similar, larger chimney piece with a cornice mantelshelf, in the large room on the mezzanine floor.

Former Coach House

Building Name: ORFORD HOUSE COTTAGE AND GARAGE BLOCK 15 METRES TO EAST OF ORFORD HOUSE

LBS Number: 417195

Grade: II

Date Listed: 21/10/1982

Mid C18 former coach house with service cottage of Flemish bond red brick construction under a clay peg tile hipped roof with clock turret. One storey and attics the ends projecting forward slightly. The clock tower surmounted by an octagonal open cupola. Four lapped roof dormers with leaded light casements, contemporary doors and sash windows with glazing bars.

Barn

Building Name: BARN 40 METRES TO NORTH OF ORFORD HOUSE

LBS Number: 417197

Grade: II

Date Listed: 21/10/1982

C17th/18th. Timber framed; weatherboarded and clay e.g. tile roof which is gabled. 7-bay range with a gabled midstrey and a lean-to roofed midstrey on the north. The western three bays aisled on the north and there is a drop in ridge line to the eastern bay which has a wide casement window in its gabled elevation.

Dovecote

Building Name: DOVECOTE AT ORFORD HOUSE

LBS Number: 413464

Grade: II

Date Listed: 21/02/1967

Situated about 80m to the north-east of Orford House. C18 timber-framed and plastered dovecote with a brick base. Square on plan. There is a doorway on the west side with a 2-light window above. The roof is tiled, pyramidal, with a coved plaster eaves cornice and surmounted by a square cupola with a pyramidal tiled roof. The interior has 350 nests.

APPENDIX E. BIBLIOGRAPHY

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MAPS CONSULTED

British Geological Survey, 1978	Sheet XXX, England and Wales 1:50,000 Solid and Drift
Excerpt from Chapman and Andre, 1777 (Copy)	Essex County Records Office
Tithe Map. 1839 and associated transcripts	Essex County Records Office Ref. D/CT 371 A D/CT 371 B
1st Edition Ordnance Survey, 1876	Sheet XXII – 25” to 1 Mile
2nd Edition Ordnance Survey, 1897	Sheet XIII.12 – 25” to 1 Mile

OTHER SOURCES CONSULTED

Description	Essex County Records Office (CRO) Reference
Sale Catalogue, Franklin and Son Auctioneer and Estate Agent of Thaxted, Bishops Stortford and Saffron Walden 1908	D/F 35/7-686
Kellys Post Office Directories : 1846- 1917	Microfiche Copies
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Deeds of Orford House and land, Ugley and Stansted Mountfitchet 1777-1829	D/DB T670
Parish Records, Register of Baptisms, Marriages and Burials, St Peters, Ugley 1559-1721	D/P 373/1/1
Account Book belonging to Admiral Russell, Earl of Orford for the year 1717-1718	Cambridgeshire Archives Reference 683/A1
Census Returns : 1841, 1851, 1881, 1891, 1901	Web Address www.ancestry.co.uk
Listed Buildings Description	www.lbonline.english-heritage.org.uk
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Plan by Carter, 1800 in : 43 King Street Covent Garden, Restoration and Refurbishment	www.capstudios.co.uk

APPENDIX F. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	oxfordar3-52941		
Project Name	Historic Building Survey at Orford House, Pound Lane,Ugley, Essex		
Project Dates (fieldwork) Start	22-09-2008	Finish	16-12-2008
Previous Work (by OA East)	No	Future Work	Unknown

Project Reference Codes

Site Code	XEXOHU08	Planning App. No.	UTT/0950-55/08
HER No.	EHER UGOH08	Related HER/OASIS No.	n/a

Type of Project/Techniques Used

Prompt

Please select all techniques used:

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input checked="" type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
Building	Post Medieval 1540 to 1901	none	None
	Select period...		Select period...
	Select period...		Select period...

Project Location

County	Essex	Site Address (including postcode if possible)
District	Uttlesford	Orford House, Pound Lane Ugley, Bishops Stortford Essex, CM226HP
Parish	Ugley	
HER	Essex CC Historic Environment Team	
Study Area	c7000sqm	National Grid Reference TL 5155 2705

Project Originators

Organisation	OA EAST
Project Brief Originator	Essex Historic Environment Management Team
Project Design Originator	OA East
Project Manager	Toby Gane
Supervisor	Taleyna Fletcher

Project Archives

Physical Archive	Digital Archive	Paper Archive
Saffron Walden Museum	OA East Offices	Saffron Walden Museum
Accession No.2008.88	XEXOJU08	Accession No.2008.88

Archive Contents/Media

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	<input checked="" type="checkbox"/> Sections
	<input checked="" type="checkbox"/> Survey

Notes:

APPENDIX G. EHER SUMMARY SHEET

Site name/Address: Orford House, Pound Lane, Ugley, Essex	
Parish: Ugley	District: Uttlesford
NGR: TL 5155 2705	Site Code: XEXOBU08 OASIS record No. oxfordar3-52941
Type of Work: Historic Building Recording	Site Director/Group: Taleyna Fletcher, Oxford Archaeology East
Date of Work: 22nd September - 16th December 2008	Size of Area Investigated: House, Barn, Coachmans Cottage and Dutch Garden
Location of Finds/Curating Museum: Saffron Walden	Funding source: Client Funded
Further Seasons Anticipated?: No	Related HER No.s: n/a Related LB Nos.: 413462, 417195, 417197, 413464
Final Report: An Historic Building Recording Survey of Orford House and associated Structures, Ugley, Essex	
Periods Represented: Early – Late Georgian, Regency, Victorian, Modern	
SUMMARY OF FIELDWORK RESULTS:	
<p>In late September 2008, Oxford Archaeology East undertook a historic building survey at Orford House in the parish of Ugley in Essex.</p> <p>Orford House is an imposing Grade II Listed building thought to have been built in 1699 by Admiral Edward Russell (the younger brother of William Russell, the 1st Duke of Bedford) when he was given the title Lord Orford in that year. The property is exactly half way between his two residences in London and Chippenham Park near Newmarket. The original layout can still be traced, although from the outside, almost entirely obscured.</p> <p>Within the house a number of original features were recorded as well as impressive mouldings, staircase, ceilings and fireplaces added as new owners entered the house, keen to make their own impressions and statements. One of the rooms on the ground floor boasts an impressive asymmetrical Rococo design plasterwork ceiling and a moulded wooden fire surround with a carved Palladian lintel with mask and swags, which have been attributed by historians</p>	

to the designer William Kent. The layout of an impressive Dutch Garden also survives, although somewhat overgrown.

A number of phases of alteration and building were identified during the survey, many of which could be attributed to new owners, the most extensive alterations took place in the mid 18th and late 19th century. Some evidence survives which indicates an earlier date for the house than originally thought including a dated cast iron fireback from 1645.

The survey included Orford House itself along with the Coachman's Cottage to the rear and a substantial two-phase timber barn dating to the 17th and 18th centuries . Other buildings associated with the house and estate were also briefly recorded as part of the group including a dovecote and granary.

As part of the brief, an archaeological watching brief was also required on any groundworks taking place – this was mostly carried out in December 2008. During the excavations of the foundations for proposed garages at the rear of the Coachman's Cottage and on the land between Orford House and the barn, an archaeologist was on site to monitor the work. The area behind the Coachman's Cottage was the only area where features were revealed. The area was stripped and the ditches investigated which appeared to be associated with the the Dutch Garden and were dated to 19th century by pottery, brick and slate found within the fill.

Previous Summaries/Reports:

None

Author of Summary: Taleyna Fletcher

Date of Summary: 26th October 2009

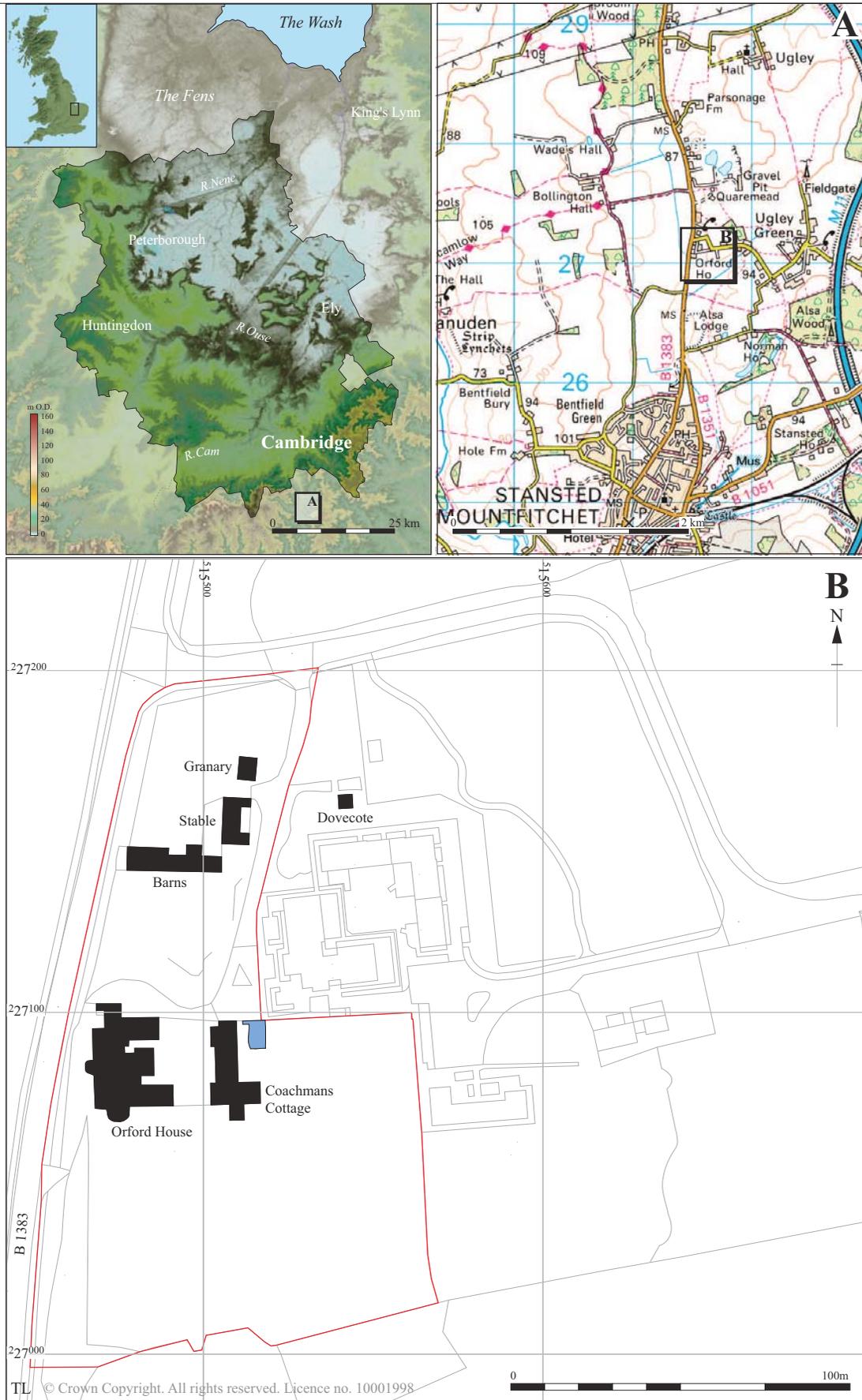


Figure 1: Site location map showing buildings surveyed (black), development area (red) and excavation area (blue)

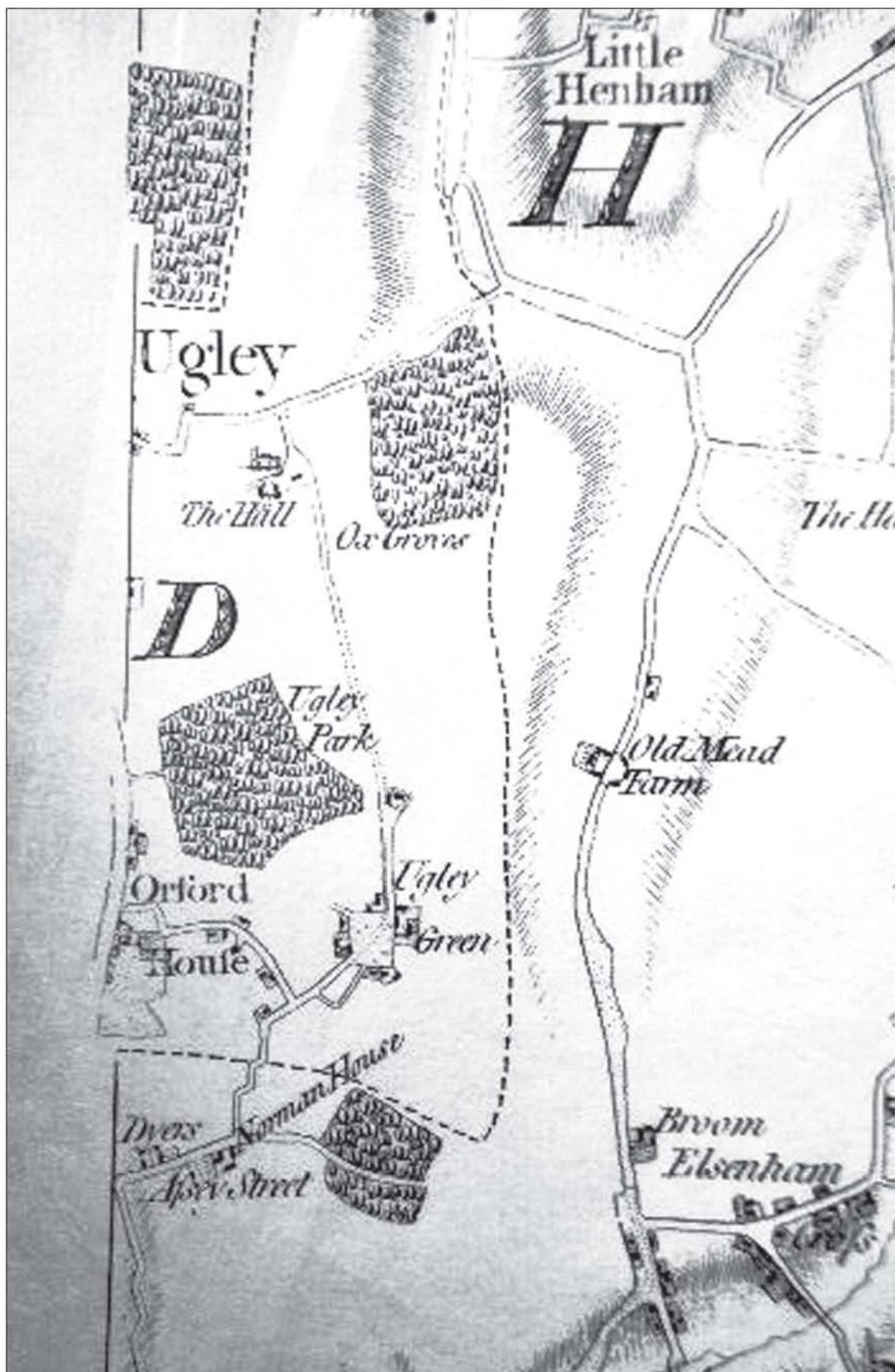


Figure 2: Excerpt from Map of the County of Essex, Chapman and Andre, 1777



Figure 3: Tithe Map, 1839, showing land belonging to Orford House (green)

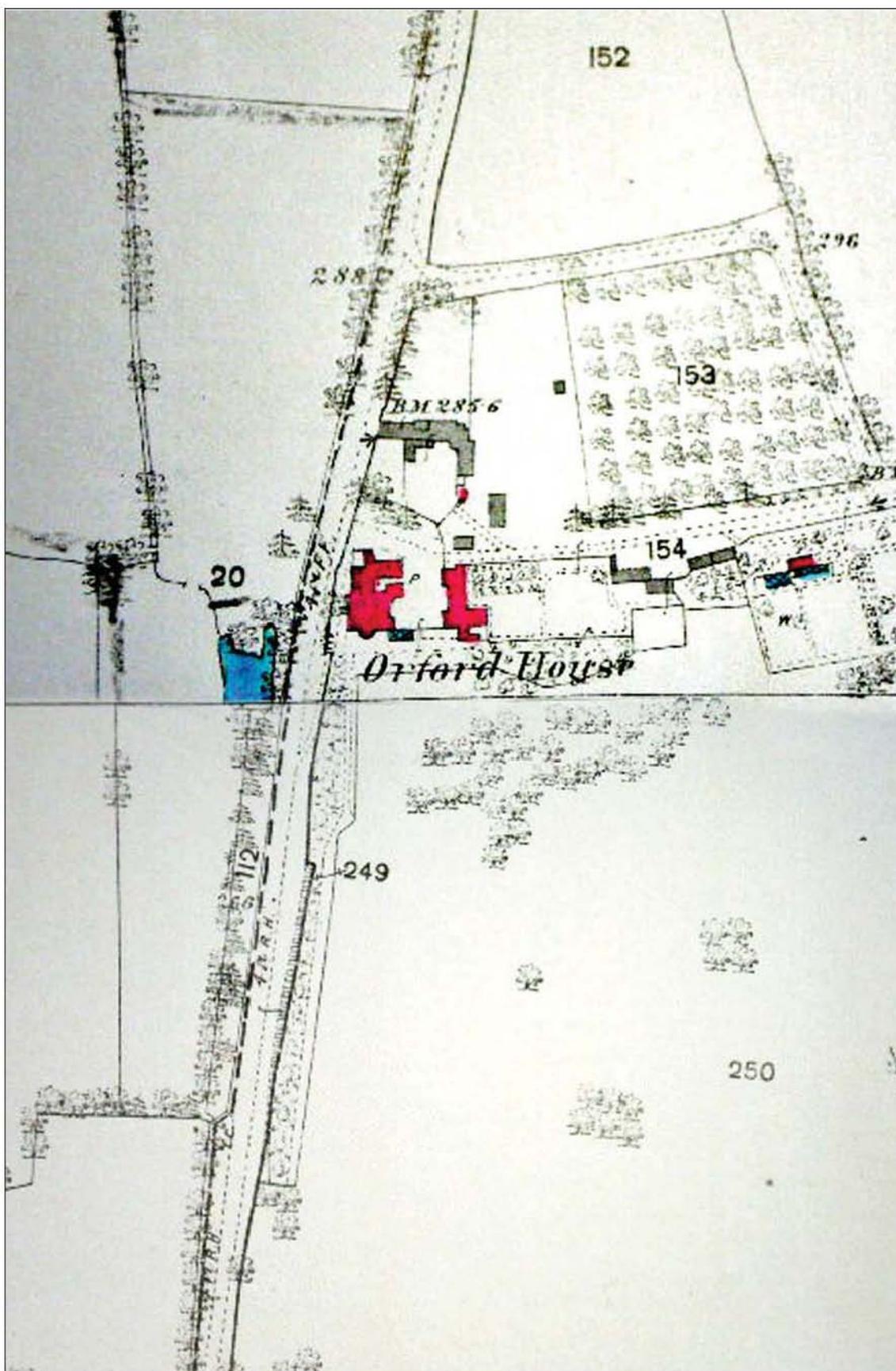


Figure 4: 1st Edition Ordnance Survey Map (25" to 1 mile), 1876

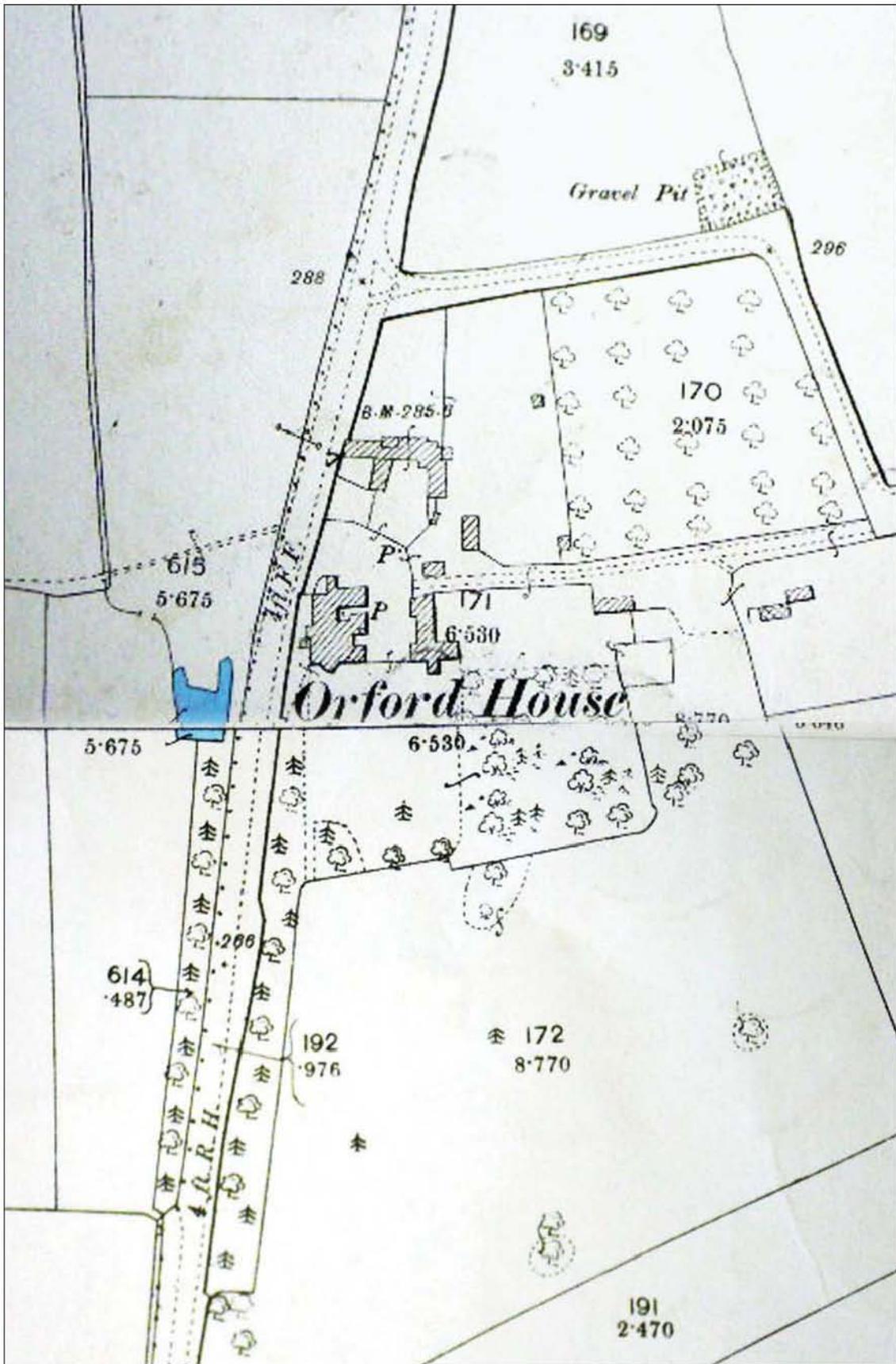


Figure 5: 2nd Edition Ordnance Survey Map (25" to 1 mile), 1897

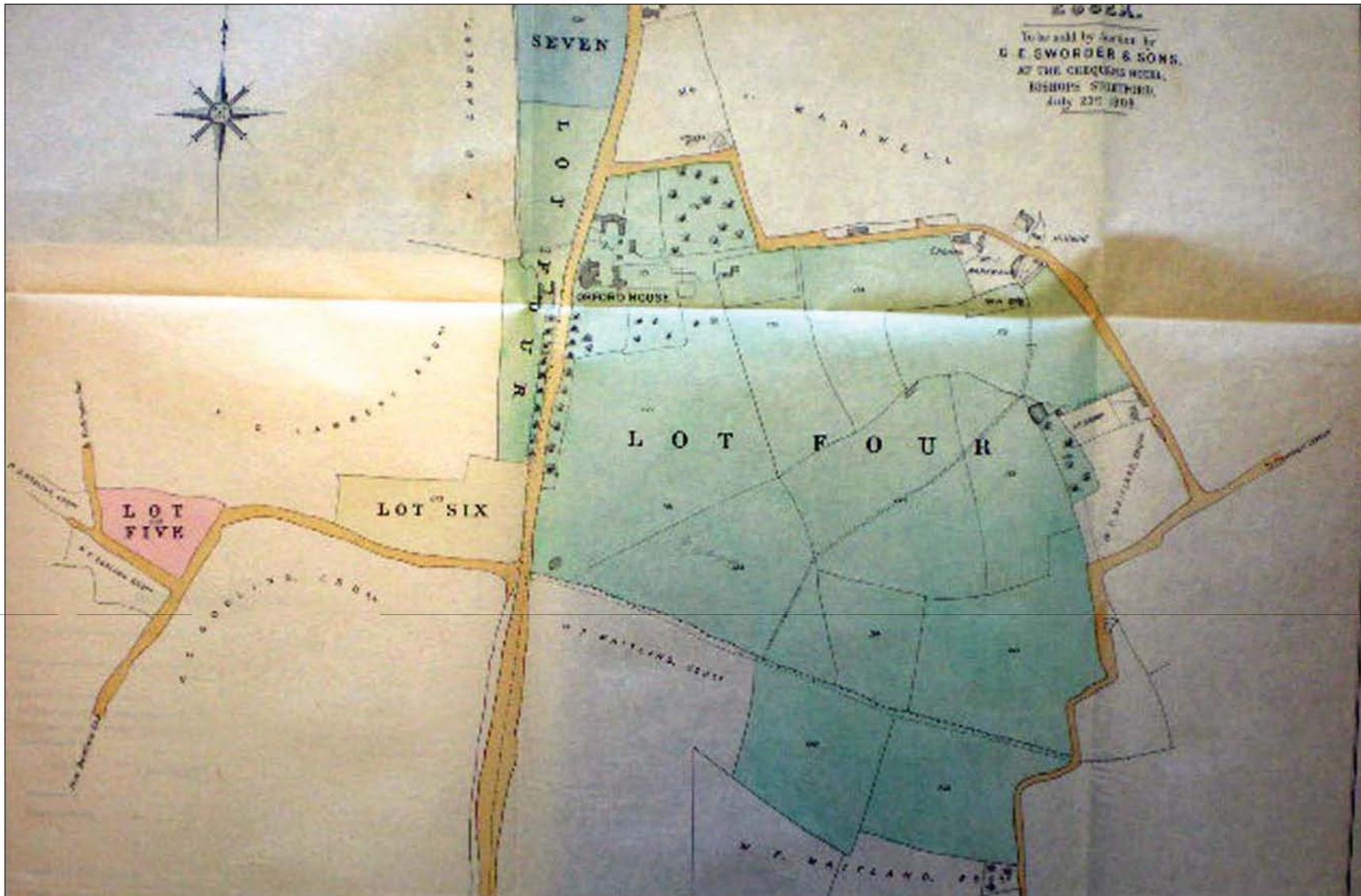


Figure 6a: Map from Sale Catalogue, 1908, showing the Orford House Estate (Lot four)

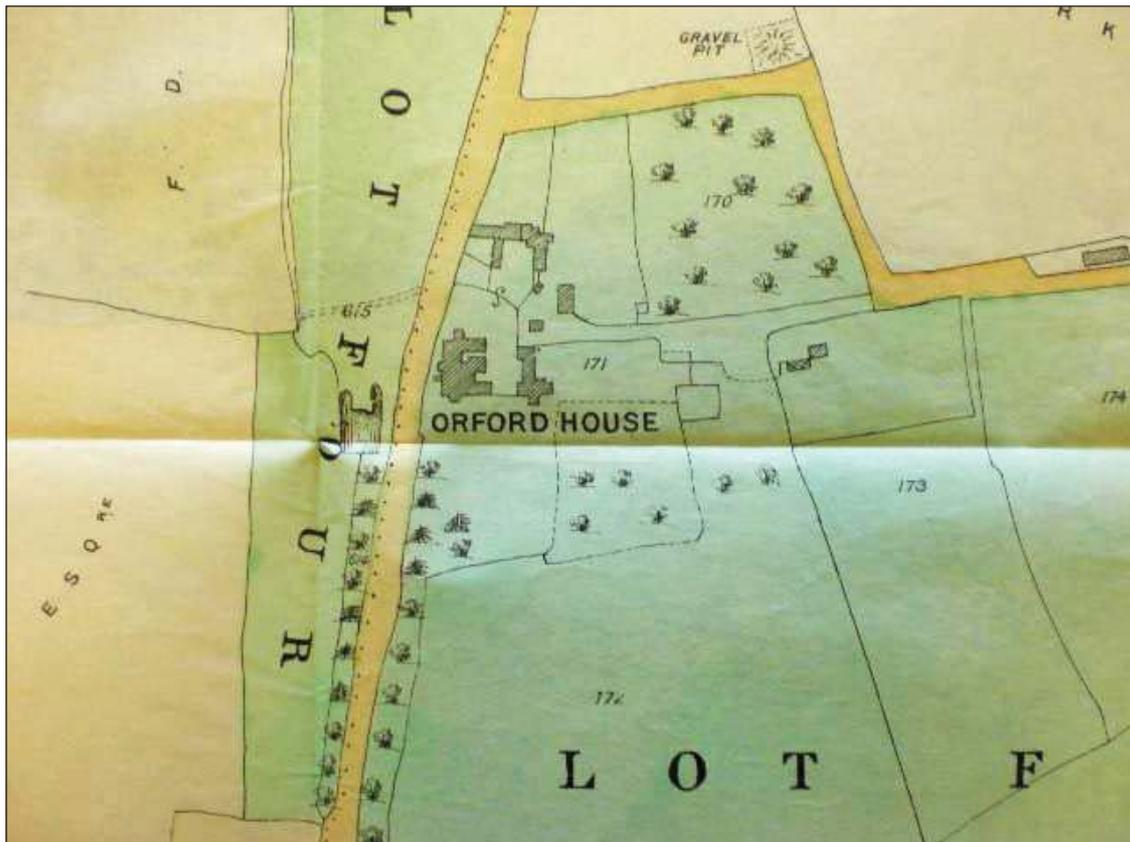


Figure 6b: Detail of Orford House from Sale catalogue, 1908



Figure 7a: Photograph from Sale Catalogue, 1908, showing Orford House, from south



Figure 7b: Photograph from Sale Catalogue, 1908, showing gardens, from north

Key to Phases

- 17th century
- c.1700
- Early to mid 18th century
- Mid to late 18th century
- 1797
- Early 19th century
- Mid to late 19th century
- 1896
- Early 20th century



North Facing Elevation



East Facing Elevation

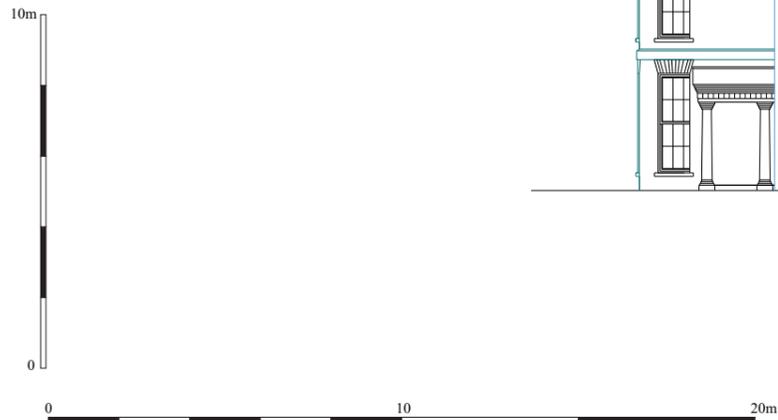


Figure 8: North and east facing elevations (with phasing), Orford House (from data supplied by Lowden Construction)

Key to Phases

- 17th century
- c.1700
- Early to mid 18th century
- Mid to late 18th century
- 1797
- Early 19th century
- Mid to late 19th century
- 1896
- Early 20th century



West facing Elevation



South Facing Elevation

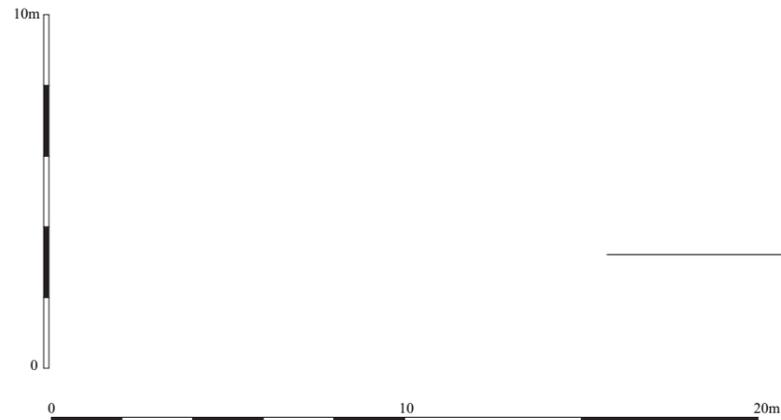


Figure 9: West and south facing elevations (with phasing), Orford House (from data supplied by Lowden Construction)

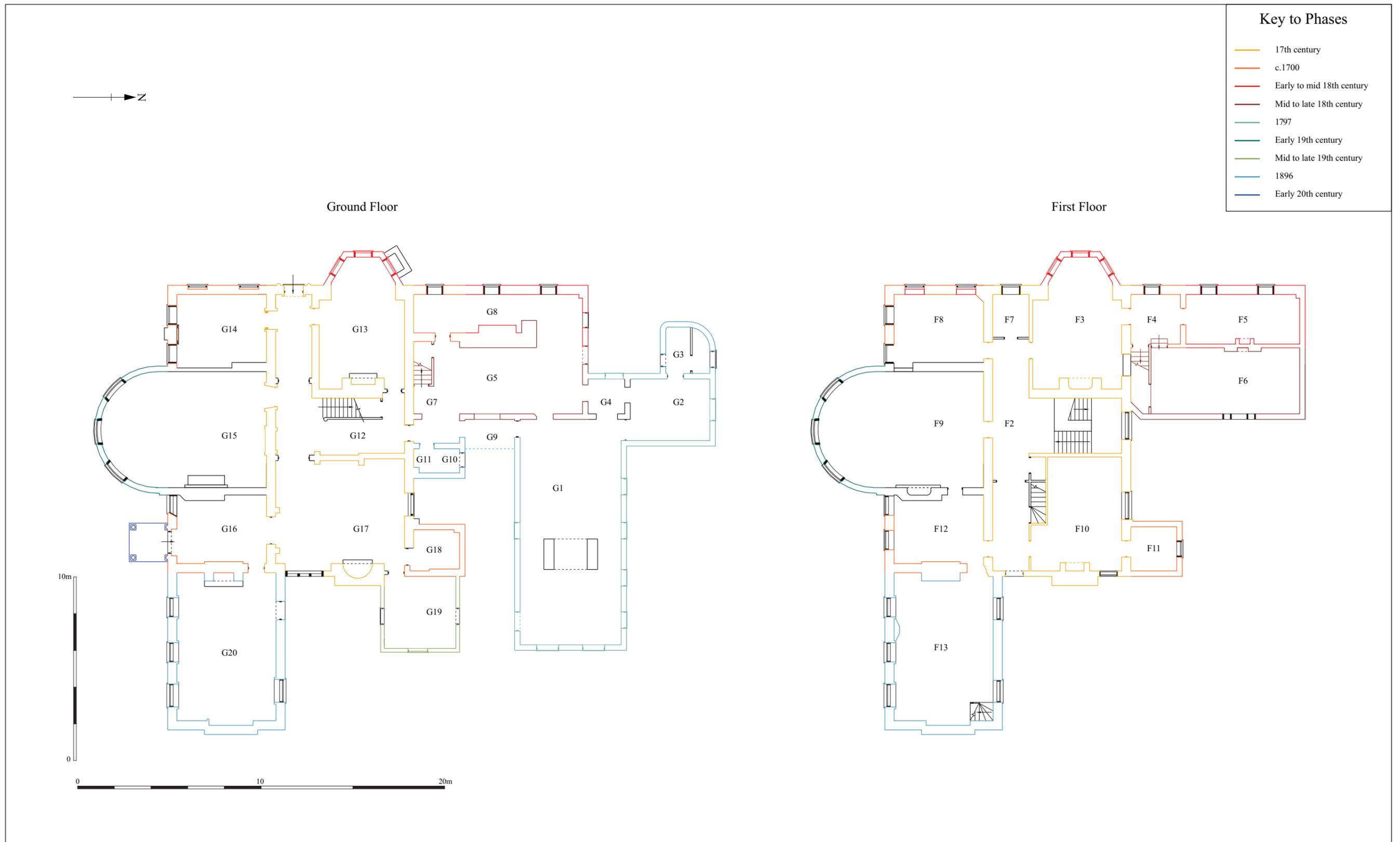


Figure 10: Ground and first floor plans (with phasing), Orford House (reproduced from data supplied by Lowden Construction)

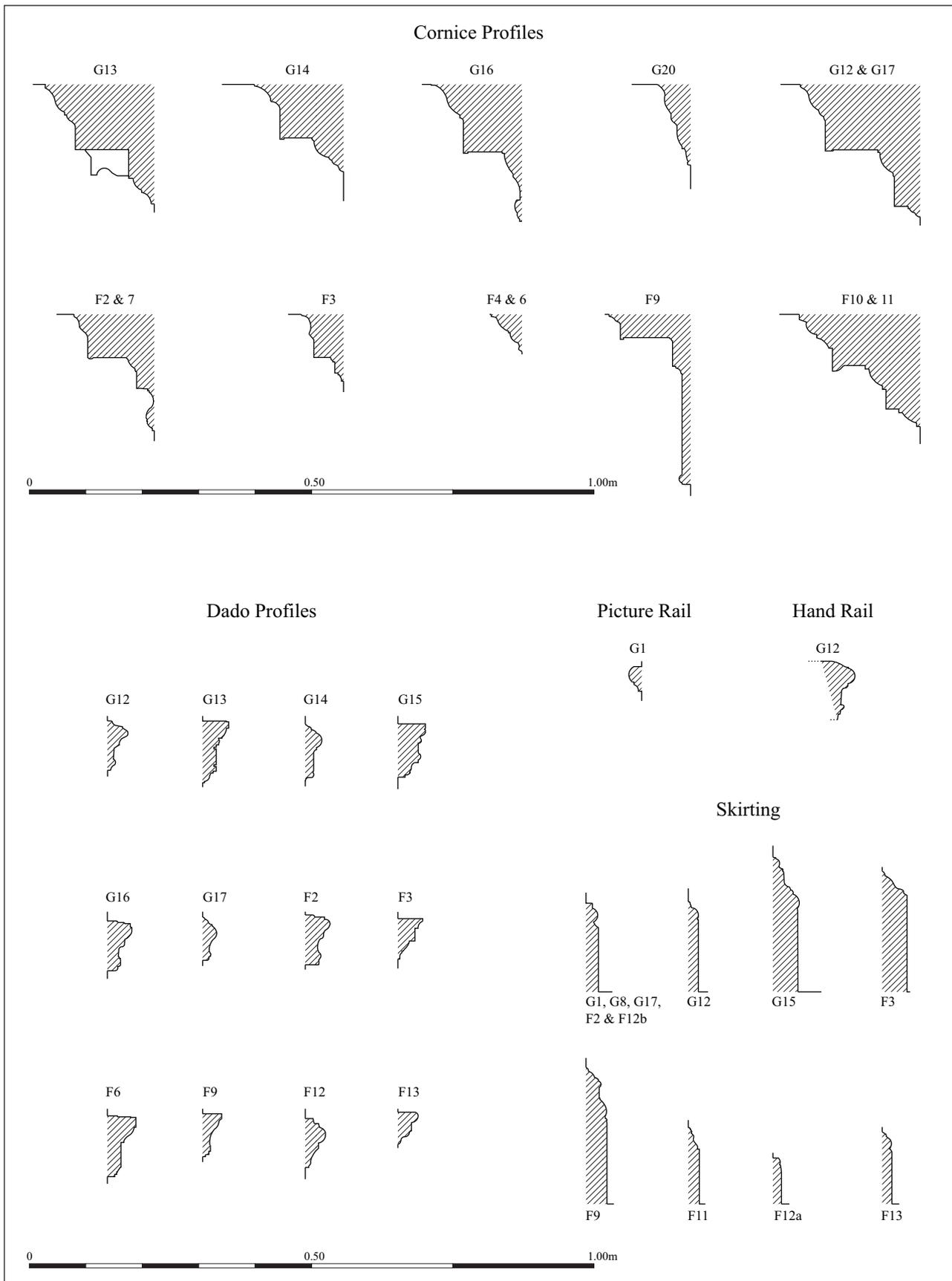


Figure 11: Profiles of cornices, dado rails, picture rails, hand rails and skirting boards



Figure 12: Rectified image of fireplace and carved chimney piece overmantle, G13



Figure 13: Reconstructed image of plaster work ceiling, G13

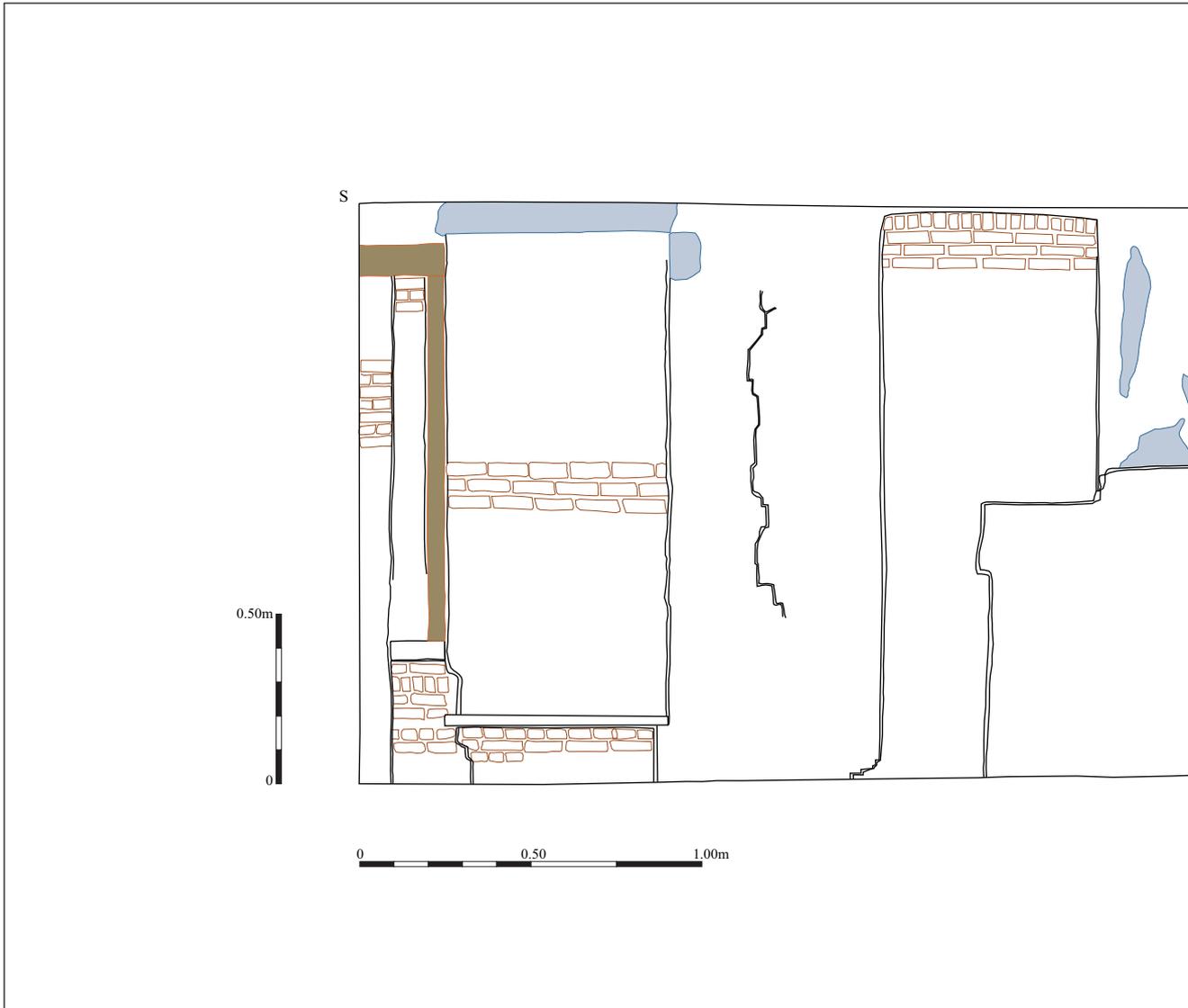


Figure 14: Exposed brickwork on east facing elevation G14

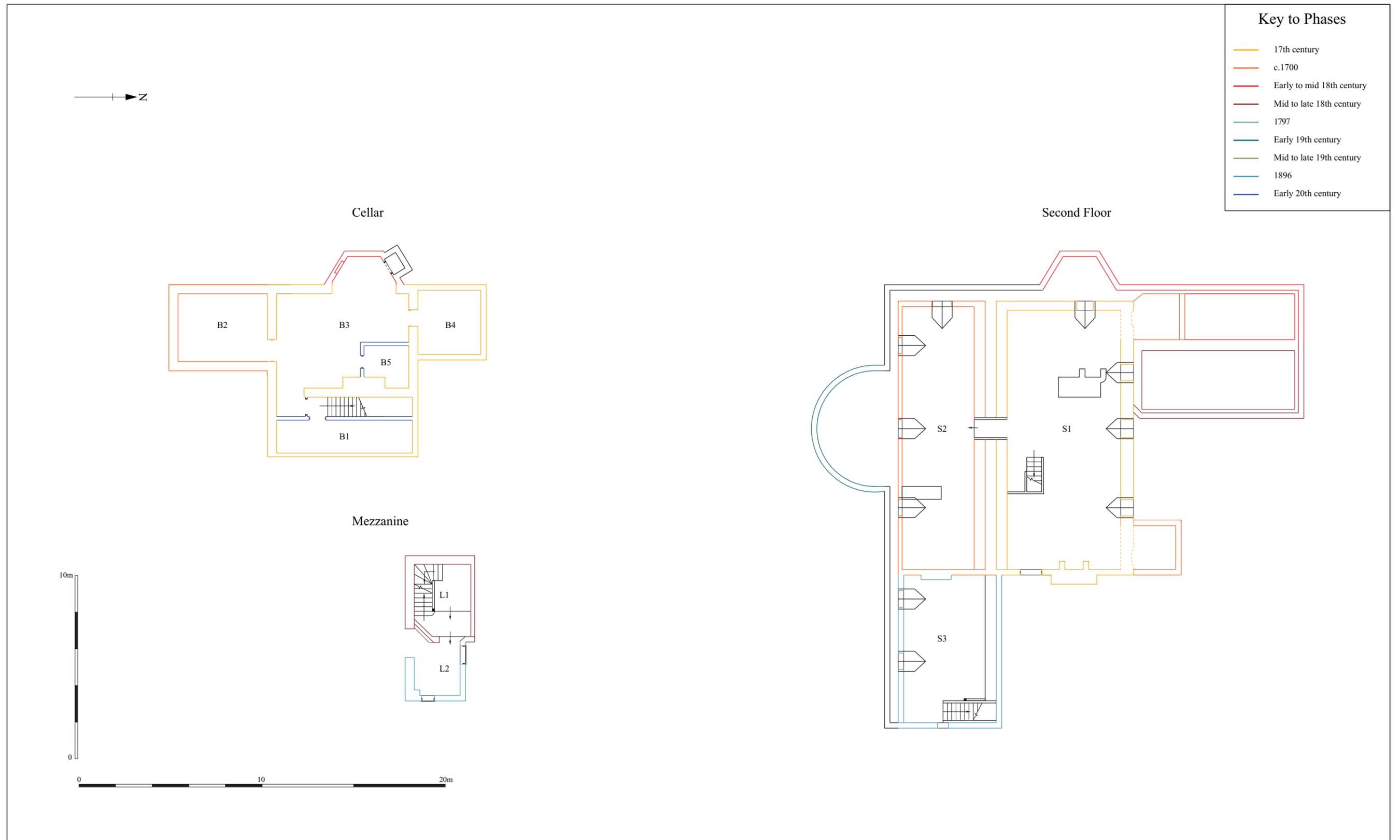
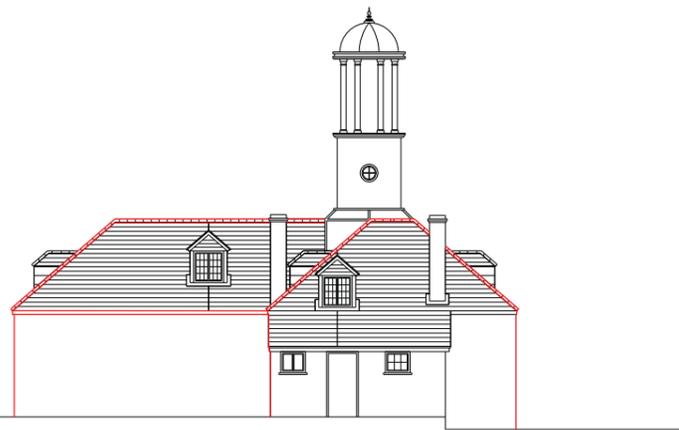


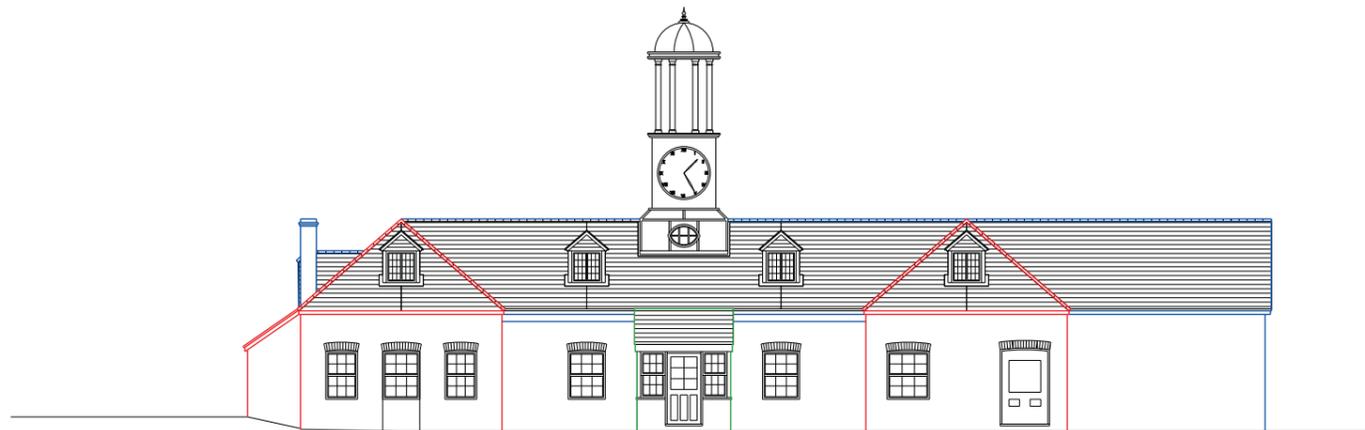
Figure 15: Attic rooms, cellar and first floor landing (with phasing), Orford House (from data supplied by Lowden Construction)

Key to Phases

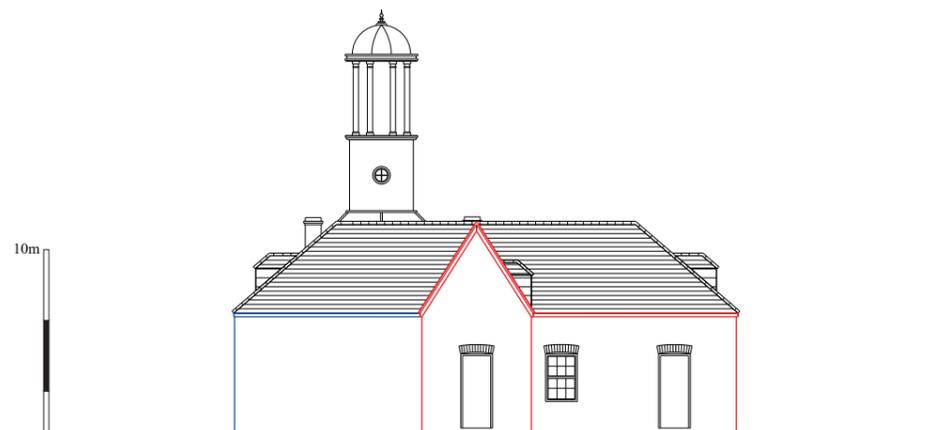
- Early 19th century
- Mid 19th century
- Early 20th century



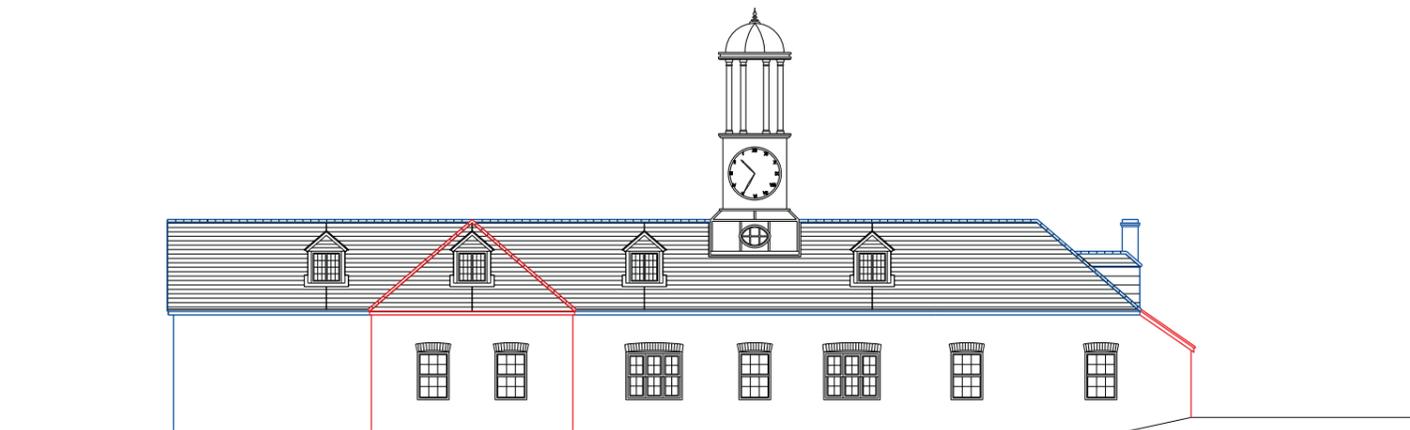
North Facing Elevation



West Facing Elevation



South Facing Elevation



East Facing Elevation

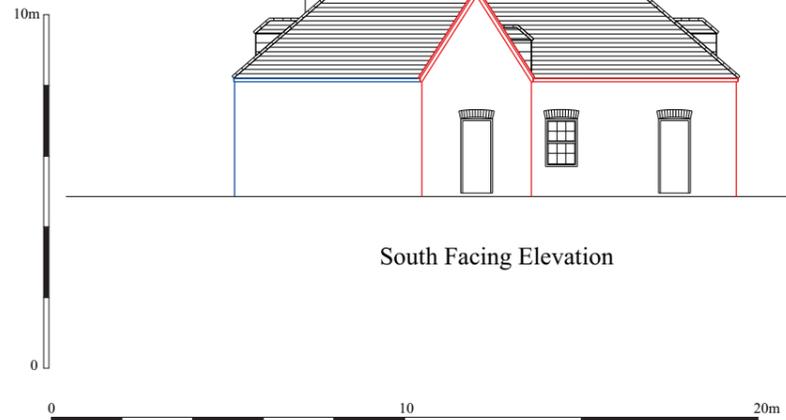
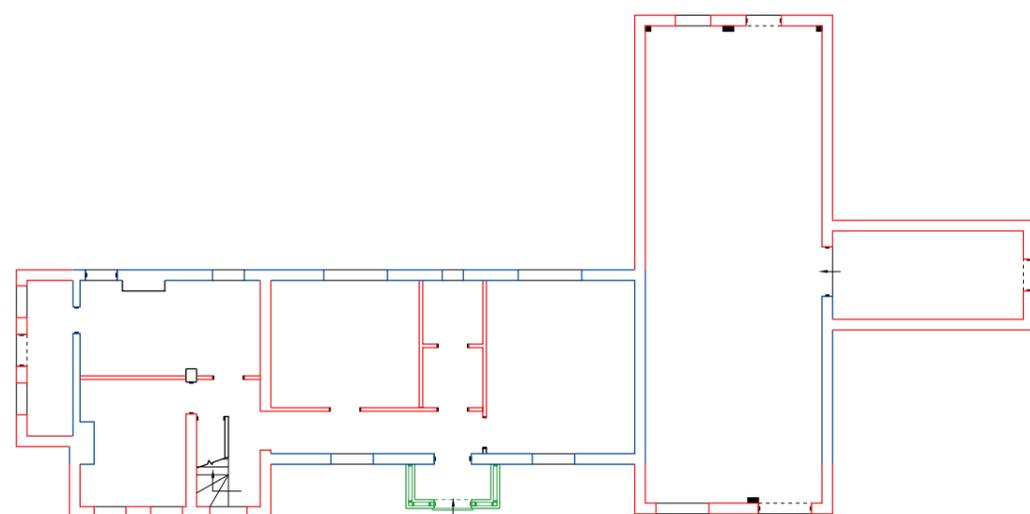


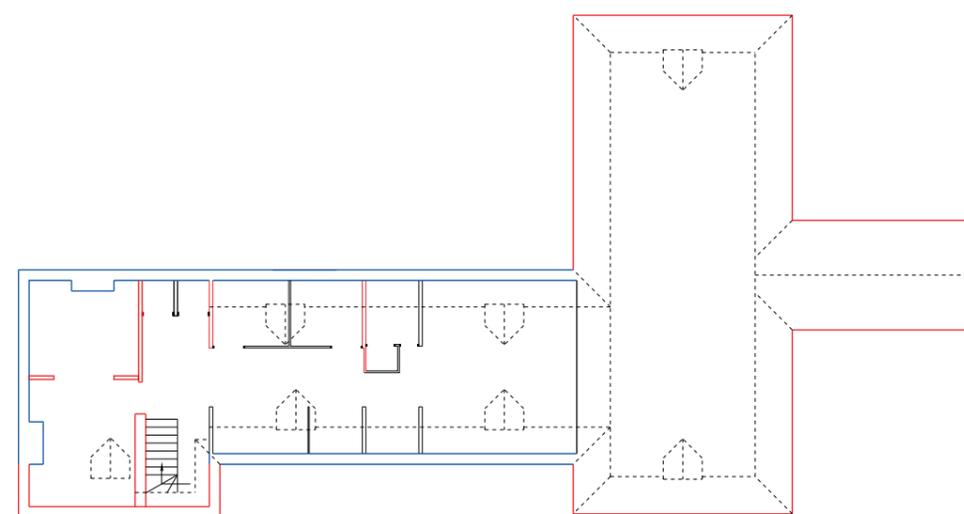
Figure 16: External elevations of the 'Coachmans Cottage' (data supplied by Lowden Construction)

Key to Phases

- Early 19th century
- Mid 19th century
- Early 20th century



Ground Floor Plan



First Floor Plan



Figure 17: Ground and first floor plans (with phasing), 'The Coachmans Cottage' (data supplied by Lowden Construction)

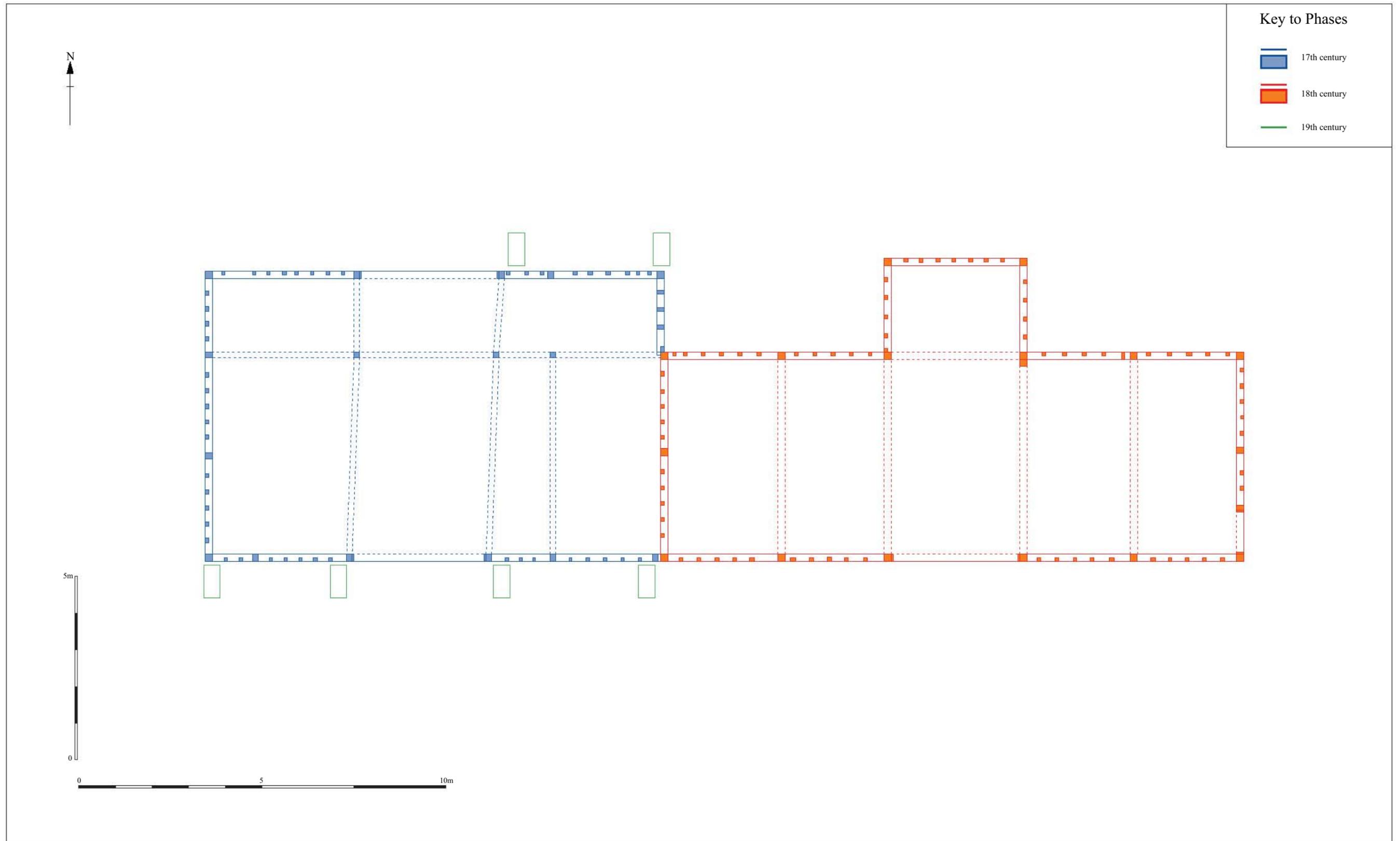


Figure 18: Floor plan of "The Barn" (with phasing) (data supplied by Lowden Construction)

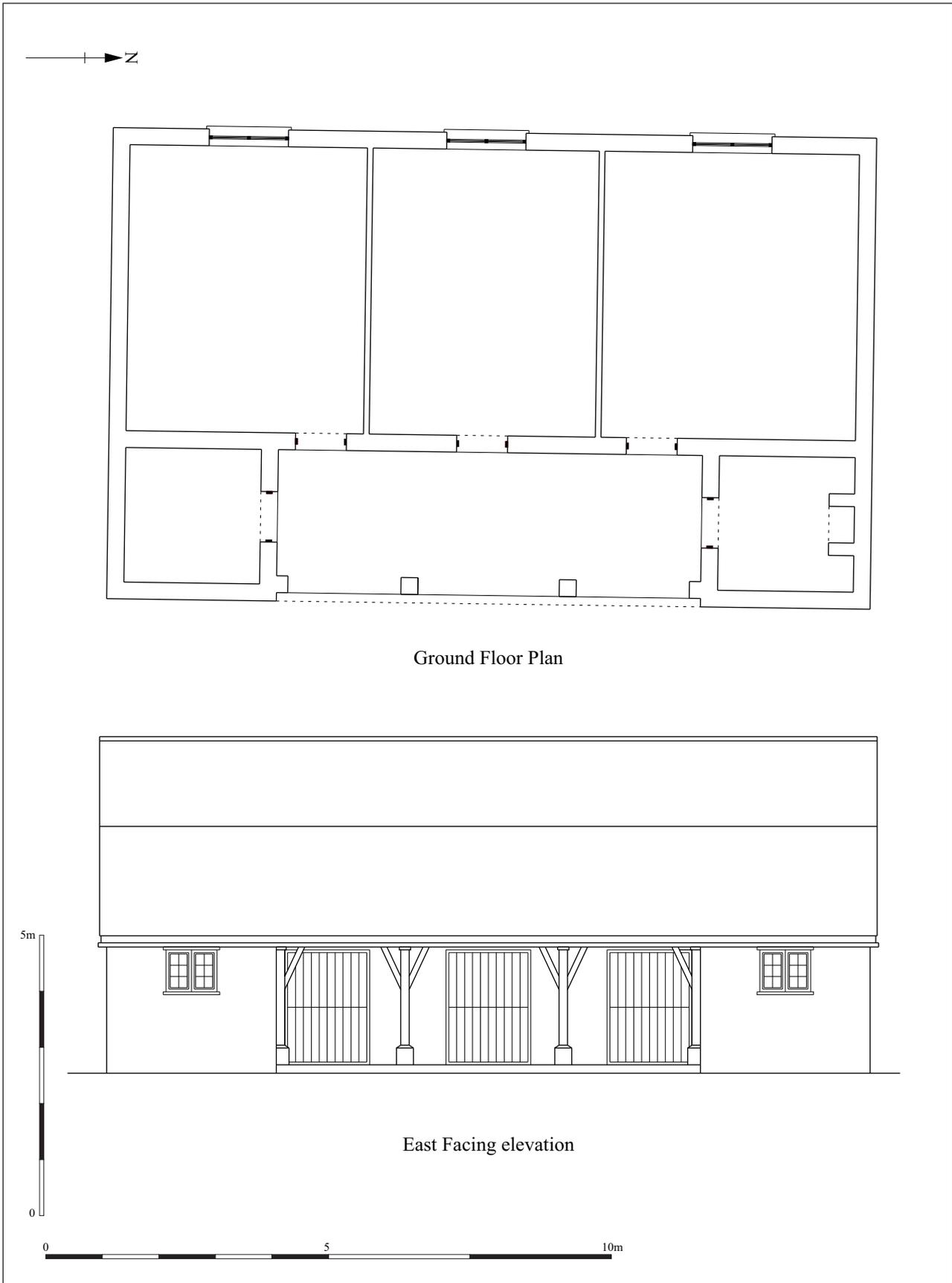


Figure 19: Floor plan and east facing elevation of the stables (from data supplied by Lowden Construction)

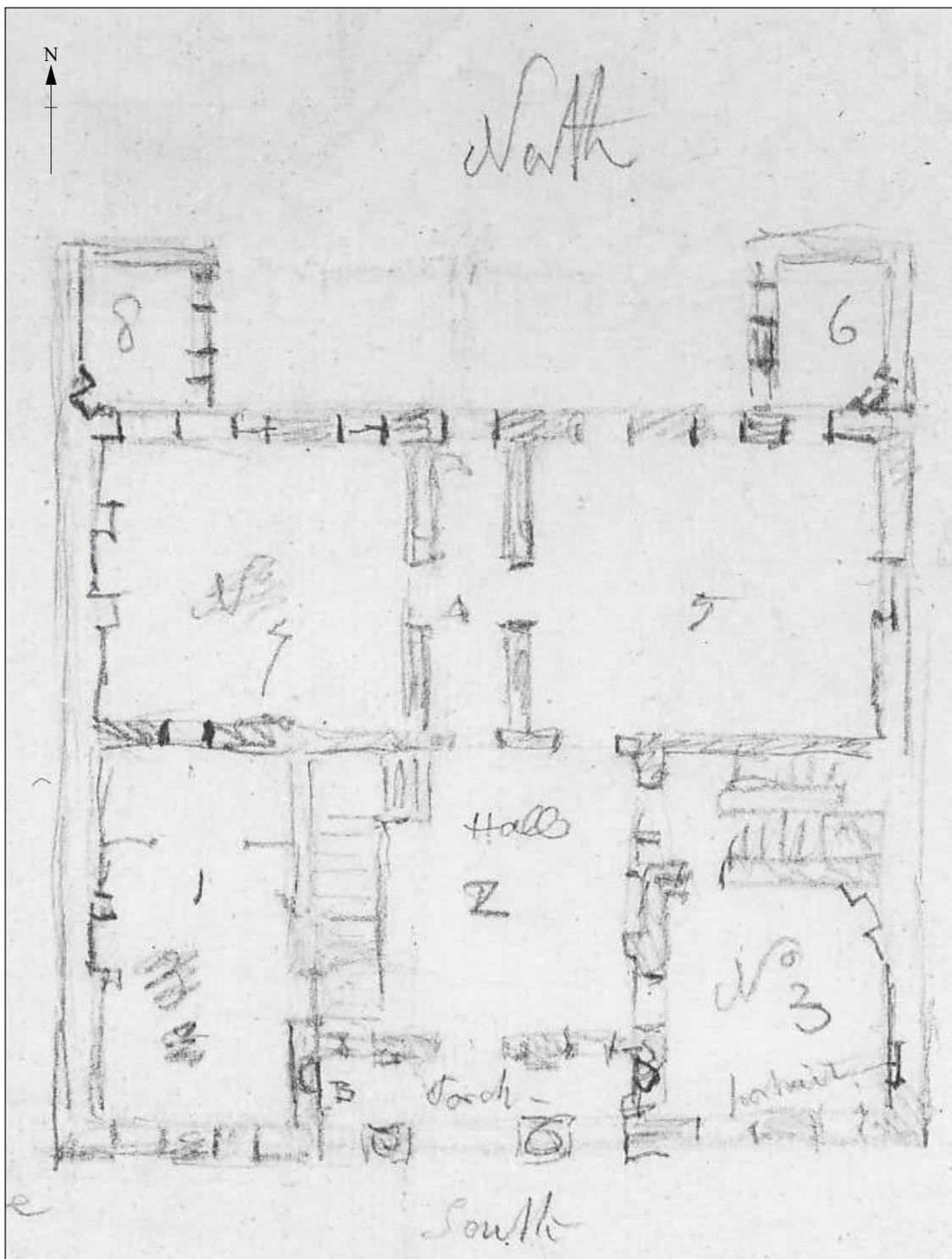


Figure 20: First floor plan of Russell House, 43 King Street, Covent Garden, by Carter, 1800 (image from CAP Studios and City of Westminster Archives)

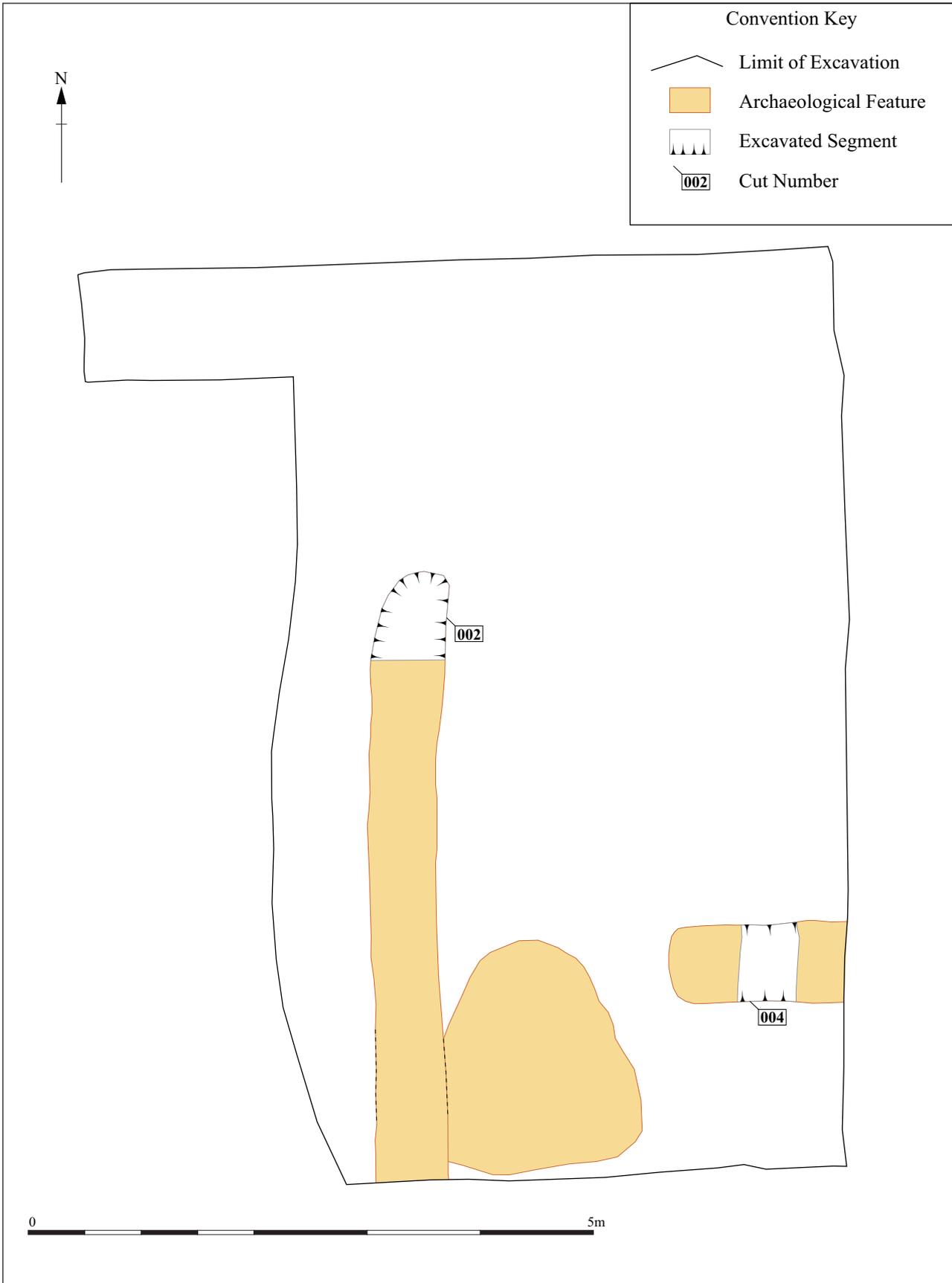


Figure 21: Excavation plan



Plate 1: Sir Edward Russell by Thomas Gidson 1715

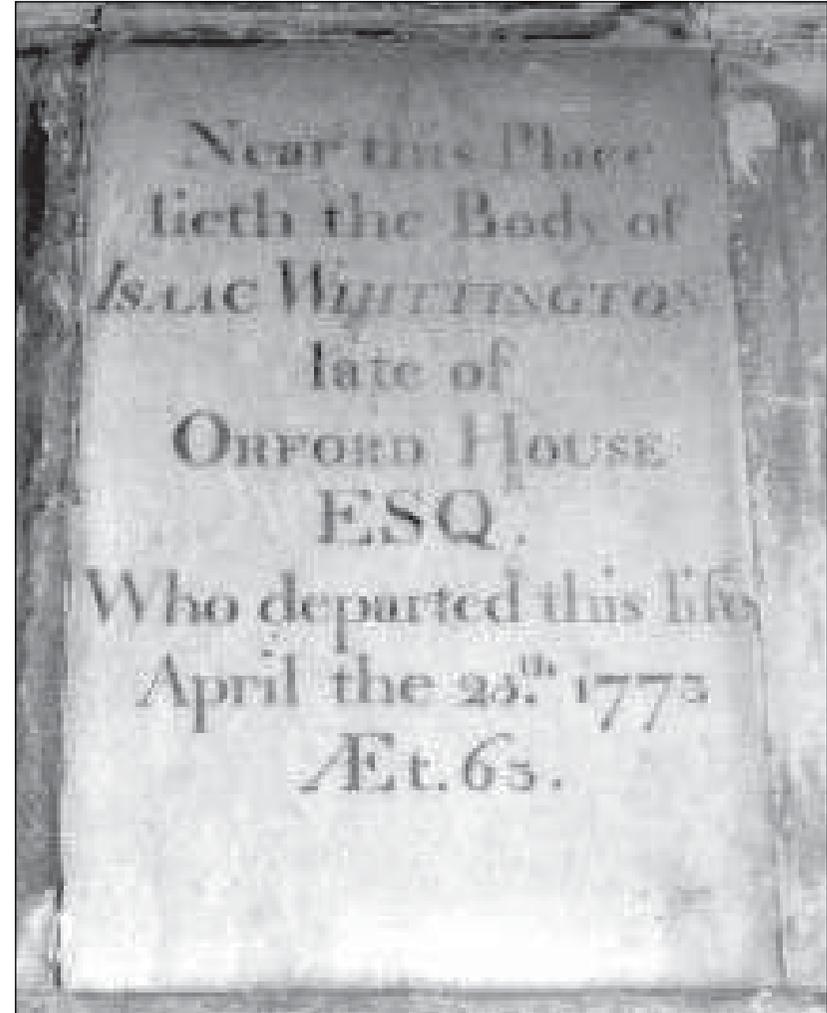


Plate 2: Memorial to Isaac Whittington, St Peter's Church, Ugley





Plate 3: Dated graffiti on exterior wall of G2



Plate 4: East facing elevation, Orford House



Plate 5: South facing elevation, Orford House



Plate 6: West facing elevation, Orford House



Plate 7: Fireplace/cooking range, G1



Plate 8: Exposed brickwork, G1 interior



Plate 9: Internal doorways, G2



Plate 10: G5/7



Plate 11: G8



Plate 12: Internal view of window, G8



Plate 13: View of G9, from external courtyard



Plate 14: Ground floor corridor, G12



Plate 15: Detail of staircase newel, G12



Plate 16: Detail of staircase tread-end, G12



Plate 17: Detail of staircase balusters, G12



Plate 18: Detail of staircase pediment, G12



Plate 19: Detail of exposed brickwork, G12



Plate 20: Detail of exposed brickwork above door, G12



Plate 21: Detail of ceiling cornice, G13



Plate 22: Detail of door, G13

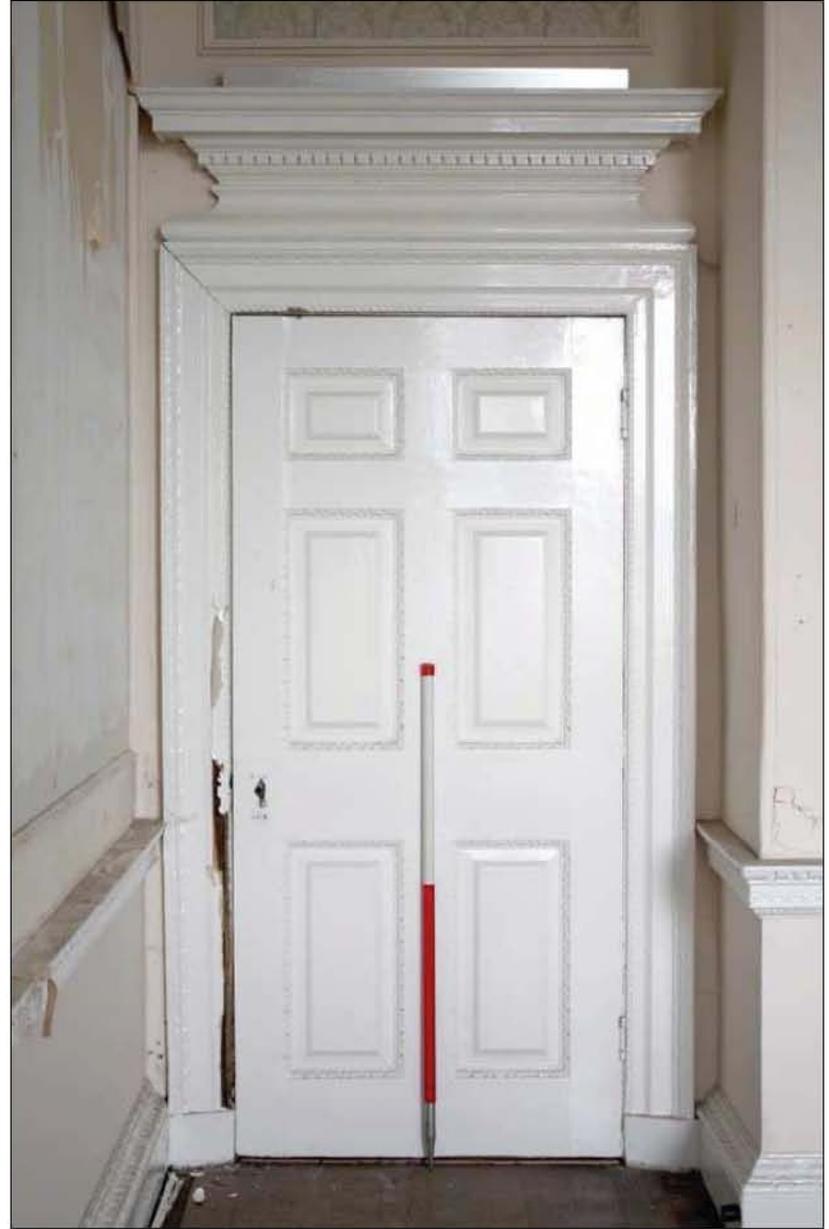


Plate 23: Detail of door, G13



Plate 24: Canted bay, G13



Plate 25: Dado/chair rail, G13



Plate 26: Skirting board, G13



Plate 27: G14



Plate 28: Marble fragment from fire surround, G15



Plate 29: Internal view of doors, G15

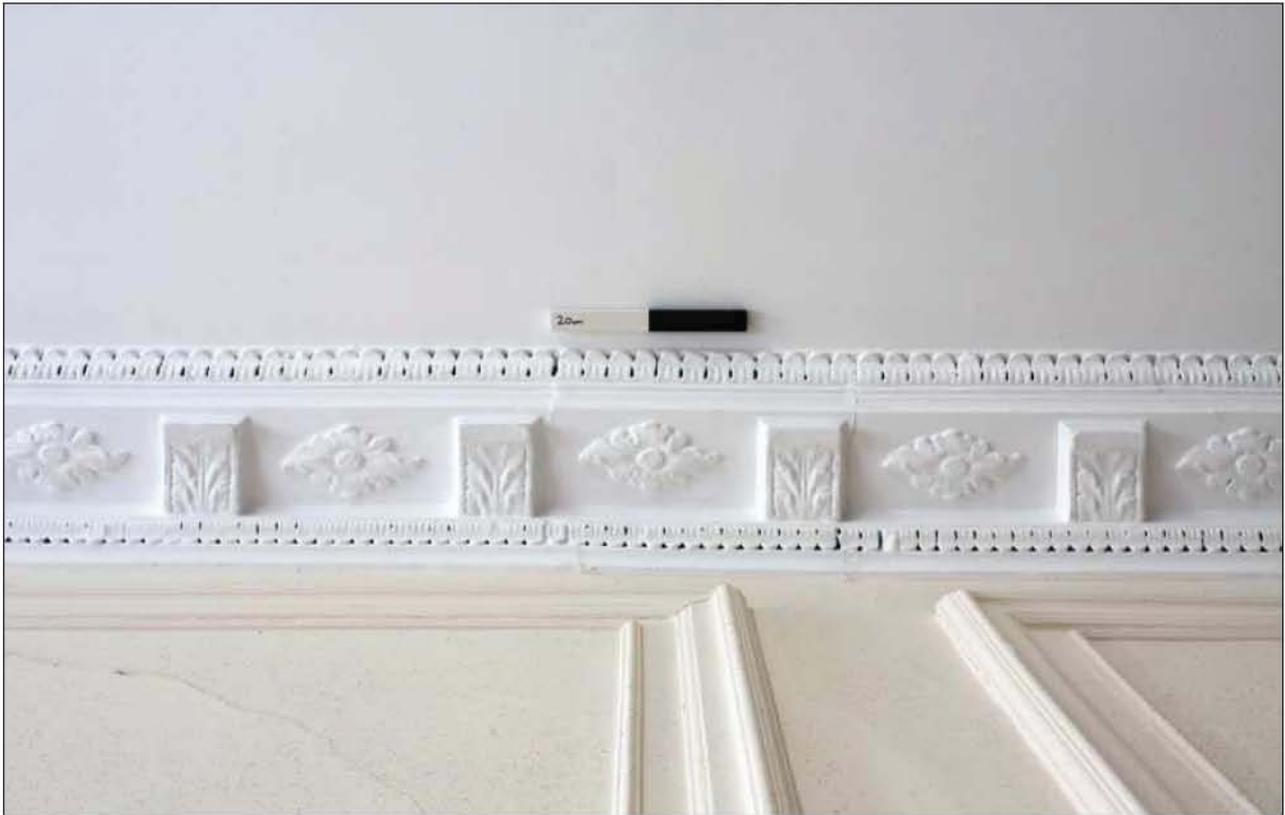


Plate 30: Detail of ceiling cornice, G15



Plate 31: Rounded bay, G15



Plate 32: Door and window, G16



Plate 33: Internal archway, G16



Plate 34: Fireplace, G17



Plate 35: External view of window, G18



Plate 36: Internal view, G19



Plate 38: Fireplace, G20



Plate 37: Door, G20



Plate 39: Window on ground-first floor landing



Plate 40: first floor landing, F2



Plate 41: Canted bay, F3



Plate 42: Detail from fireplace, F3



Plate 43: Blocked-up window, F3



Plate 44: General room shot, F5



Plate 45: Fireplace, F5



Plate 46: General room shot, F6



Plate 47: General room shot, F8



Plate 48: Fireplace, F8



Plate 49: Doorway, F8



Plate 50: Blocked up door, F8



Plate 51: General room shot, F9



Plate 52: Detail of ceiling cornice, F9



Plate 53: General room shot, F10



Plate 54: Exposed brickwork, F10



Plate 55: Fireplace, F10



Plate 56: Doorway from F12 looking into F13



Plate 57: General room shot, F13



Plate 58: Fireplace, S1 x



Plate 59: General room shot, S5/6



Plate 60: General room shot, S3



Plate 61: General room shot, B2



Plate 62: Detail of floor showing drainage channel, B3



Plate 63: Vaulted ceiling, B4

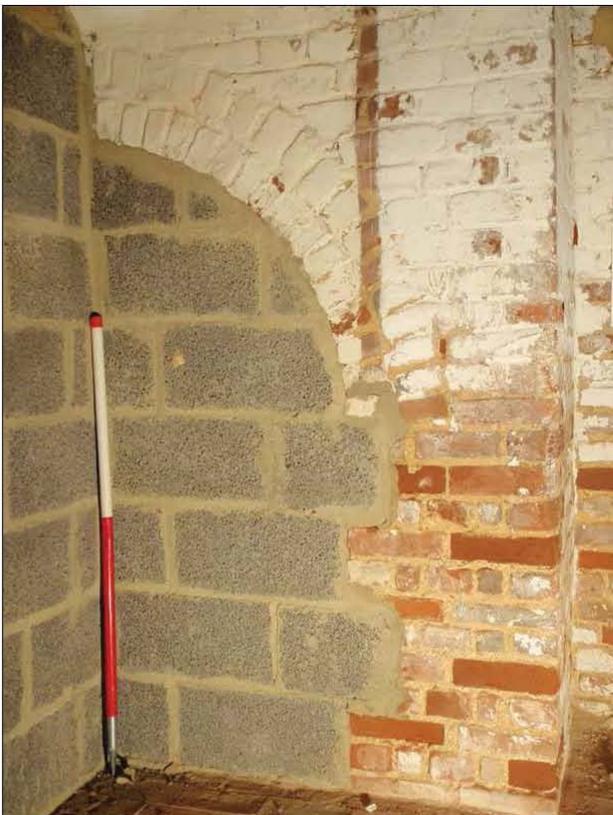


Plate 64: Blocked brick arch, B5



Plate 65: Coachman's Cottage



Plate 66: Weather vane, Coachman's Cottage



Plate 67: Interior of "motor house", Coachman's Cottage



Plate 68: South facing exterior of phase 1 barn



Plate 69: Interior, phase 1 barn



Plate 70: Detail of plaster within phase 1 barn



Plate 71: Detail of repair to roof structure, phase 1 barn



Plate 72: Detail of exterior of phase 1 barn door



Plate 73: Interior of phase 2 barn



Plate 74: East facing gable end of barn



Plate 75: Evidence of blocked ventilation hole above left of doors, phase 1 barn



Plate 76: Scissor bracing on rear elevation, phase 2 barn



Plate 77: Detail of modern carpenters construction marks



Plate 78: Steps within Dutch Garden



Plate 79: Detail of sculpted stone, Dutch Garden



Plate 80: Stone statue from the pond, Dutch Garden



Plate 81: Dovecote



Plate 82: East facing elevation of "The Stables"



Plate 83: Exterior view, "The Granary"



Plate 84: Interior view, "The Granary"



Plate 85: Outbuilding within the grounds of the HFT



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