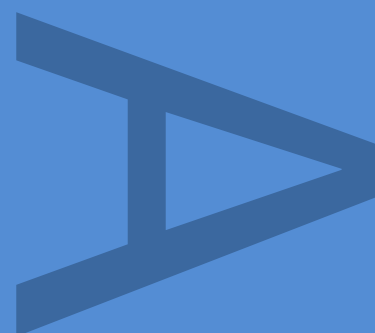


HISTORIC BUILDING
RECORDING OF NOS 21 AND 23
ST ANDREWS LANE,
TITCHMARSH,
NORTHAMPTONSHIRE, NN14
3DN



DECEMBER 2011

PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

21 AND 23 ST ANDREWS LANE, TITCHMARSH, NORTHAMPTONSHIRE

HISTORIC BUILDING RECORDING

Quality Control

Pre-Construct Archaeology Limited Project Code			K2655
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**Historic Building Recording of Nos 21 and 23 St Andrews Lane, Titchmarsh,
Northamptonshire**

Ordnance Survey National Grid Reference: TL 02684 79515

Written by Nick Pankhurst

Project Managers: Mark Hinman and Charlotte Matthews

Commissioning Client: M Farrow

Site code: NALT11

PCA Report Number: R11134

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December 2011

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1. NON TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Ltd was commissioned by Mr M. Farrow to undertake building recording of nos 21 and 23 St Andrews Lane, Titchmarsh, Kettering, Northamptonshire, NN14 3DN, centred on Ordnance Survey National Grid Reference TL 02684 79515.
- 1.1.2 No.23 is a Grade II Listed Building, which is described in its listing description as 'House. Early C18. Limestone, now rendered, with thatch roof. 2-unit plan. Single storey with attic. 2-window range of casements, with glazing bars, under wood lintels. Similar casements, under eyebrow dormers, to attic. Central 4-panel door also under wood lintel. Ashlar gable parapet to left and brick stacks at ends. Interior not inspected but noted as having remains of open fireplace'. The adjoining property, no.21, is not listed. The cottages are not located within a Conservation Area, although they both lie just to the north of the Titchmarsh Conservation Area. No. 23 has been tenanted for some years but no. 21 is derelict.
- 1.1.3 The building recording was required by the Local Planning Authority in connection with Planning Permission for the partial demolition of no.21, leaving the front wall in situ, and the construction of an extension to no.23, along with internal renovations and improvements. A condition attached to this permission required the building recording of the cottages to be carried out before any demolition, rebuilding or renovation work.
- 1.1.4 The building recording was undertaken in accordance with a Brief and a Written Scheme of Investigation. It was carried out on 23rd November 2011 broadly in accordance with that defined by Levels 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.
- 1.1.5 No. 23 St Andrew's Lane is dated to the early 18th century in its listing description. It is constructed with limestone walls with a thatch roof supported by timber trusses, purlins and common rafters. A timber truss appears to have been incorporated in its party wall with no. 25 St Andrew's Lane suggesting that nos. 23 and 25 were built at the same time. No. 23 has two brick chimney stacks, which have been covered in cement render. These lie at each end of the building which is a typical 18th century arrangement. The inglenook fireplace in the lounge is a type common in 17th century buildings.
- 1.1.6 No. 21 St Andrew's Lane butts no. 23 and a late 18th century date is suggested by graffiti 'TB 1784' on a stone in the west wall and the fire insurance plate on the front (south) wall. This building is also constructed with limestone walls. It has a thatch roof supported by common rafters, a few of which have collars supporting a purlin down each side of the roof. These roughly hewn timbers suggest that the building may be earlier than late 18th century in date.

2. INTRODUCTION

2.1 Project Background

- 2.1.1 Pre-Construct Archaeology Ltd was commissioned by Mr M. Farrow to undertake building recording of nos 21 and 23 St Andrews Lane, Titchmarsh, Kettering, Northamptonshire, NN14 3DN, centred on Ordnance Survey National Grid Reference TL 02684 79515.
- 2.1.2 No.23 is a Grade II Listed Building, which is described in its listing description as 'House. Early C18. Limestone, now rendered, with thatch roof. 2-unit plan. Single storey with attic. 2-window range of casements, with glazing bars, under wood lintels. Similar casements, under eyebrow dormers, to attic. Central 4-panel door also under wood lintel. Ashlar gable parapet to left and brick stacks at ends. Interior not inspected but noted as having remains of open fireplace'. The adjoining property, no.21, is not listed. The cottages are not located within a Conservation Area, although they both lie just to the north of the Titchmarsh Conservation Area. No. 23 has been tenanted for some years but no. 21 is derelict.
- 2.1.3 The building recording was required by the Local Planning Authority in connection with Planning Permission (Ref: EN/11/01001/FUL & EN/11/01002/LBC) for the partial demolition of no.21, leaving the front wall in situ, and the construction of an extension to no.23, along with internal renovations and improvements. A condition attached to this permission required the building recording of the cottages to be carried out before any demolition, rebuilding or renovation work.
- 2.1.4 The building recording was undertaken in accordance with a Brief (Mordue 2011) and a Written Scheme of Investigation (Hinman 2011), which had been approved in advance of the work by Liz Mordue, Assistant Archaeological Advisor at Northamptonshire County Council. It was carried out broadly in accordance with that defined by Levels 2 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.

2.2 Site Location

- 2.2.1 Nos 21/23 St Andrew's Lane are located on the north-eastern edge of the village of Titchmarsh in Northamptonshire and on the north side of St Andrew's Lane (**Figure 1**). The site is bounded to the north by allotments.

3. PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of historic buildings and structures within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities, in this instance Northamptonshire County Council, are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Protection for historically important buildings and structures is principally based upon the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by *Planning Policy Statement 5: Planning for the Historic Environment* issued by the Department for Communities and Local Government in 2010.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.4 No.23 is an 18th century cottage, listed at Grade II. It retains its thatched roof and inglenook fireplace, and has been subject to a number of internal alterations especially in the 1960s. The adjoining property, no.21, is not listed and is in a state of disrepair. Its construction date is not known although buildings are shown on this location on the First and Second Edition Ordnance Surveys.

4. METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of this study as set out in the Brief (Mordue 2011) was to comprise the following:

- The archaeological building recording (to Level 2) of the existing buildings, and any additional recording and research necessary to place the findings of the recording into their proper context.
- Detailed recording of significant structural features, including any architectural detailing and decoration, timber framing, graffiti, ritual marks or carpenter marks.
- The provision of an adequately detailed project report
- The dissemination and publication of the project results, as appropriate.

4.2 On-Site Recording

4.2.1 The on-site recording and photographic survey were carried out on the 23rd November 2011. Outline building plans and elevations were provided by the client and annotated on site with phasing and other details. A photographic survey including high quality digital images, 35mm colour slide 35mm and black and white photographs recorded key features, interior spaces, external elevations and the setting of the buildings.

4.2.2 An illustrative selection of photographs can be found in this report.

4.3 Project Archive

4.3.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Stapleford, Cambridgeshire under the site code NALT 11. It is anticipated that the archive (copies of the report, drawings and photographs) will be lodged with a suitable depository in Northamptonshire once such a facility becomes available.

4.4 Guidance

4.4.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers: *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (1997)
- British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
- British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
- English Heritage (Clark K): *Informed Conservation* (2001)
- English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
- IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)
- English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

5. BUILDING DESCRIPTION

5.1 No. 21 St Andrew's Lane

- 5.1.1 No. 21 St Andrew's Lane is a 2 storey limestone cottage with a rectangular footprint, adjoining and partially set back from no. 23 (**Figure 2; Plate 1**). The fairly steeply pitched roof is thatched at the front (south) yet at the rear (north) the thatch has been replaced with corrugated asbestos sheeting (**Plate 2**). The exterior of the building is almost entirely covered with concrete pebble dash render with the exception of the west gable elevation. Here, the recent demolition of the adjoining property has revealed the limestone gable wall. The pebble dash around the timber two and three light windows at ground floor level is lighter in colour than that of the rest of the wall, suggesting that they had been altered or inserted after the wall had been rendered. The concrete sills of these windows suggest that they are 20th century in date. The two and three light windows at first floor level have 20th century metal frames and concrete sills although the timber lintels are possibly from earlier or even original window openings. A Union fire insurance mark located below the eaves, central to the south wall is heavily corroded yet is likely to date to the late 18th or early 19th century (**Plate 3**).
- 5.1.2 Inspection of the exposed west gable elevation revealed a number of repairs and additions to the original fabric of the cottage (**Figure 3**). The wall was built of roughly hewn well coursed limestone blocks with a buff lime mortar, with larger more regular ashlar quoins at the south-west corner. A number of the lower quoin stones show a variety of tool marks, both vertical and diagonal. Three rectangular slots cut into the lower stones are likely to have housed timber bars perhaps associated with a gate or fence (**Plate 4**). Graffiti on one of these modified quoins contains the initials and date 'TB 1784', perhaps giving a later 18th century date for the construction of this cottage, although this stone may have come from an earlier building.
- 5.1.3 A diagonal scar runs across the west elevation from a height of 1.5m on the south side to a height of approximately 3.9m on the north side. The stonework to the north and below this scar comprises more regularly cut blocks than that to the south and above the scar, which consists of coursed rubble with the remains of a straw rich lime based plaster (**Figure 3, Plate 5**). The scar may represent the roofline of a former cottage/structure to the west (the footprint of the recently demolished cottage (no. 19) shown on **Figure 2** does not appear to correspond with this roofline) with weathering to the stone wall to the south and above the scar and the remains of an external lime plaster.
- 5.1.4 The two internal doors in the west elevation at ground floor and first floor are later insertions, with evidence of brick and concrete patching where the openings were knocked through (**Figure 3; Plate 6**). These doorways connected no. 19 with no. 21 St Andrew's Lane before the former was demolished. There was no evidence for an original or earlier doorway in the west elevation. Scorching towards the central lower part of the elevation may indicate the location of a fireplace associated with the now demolished cottage to the west.
- 5.1.5 The north side of the west elevation of the cottage was built of unfrosted brick and stone suggesting that the rear (north) wall was rebuilt in the 19th century (**Figure 3; Plate 6**). Similar brickwork capped the west gable wall and butted the brickwork of the chimney stack. To the rear (north) of the cottage is a low brick wall which supports a 20th century lean-to with a corrugated iron roof (**Figure 4: Plate 2**). This wall was poorly constructed but at its east end, it sits on a stone foundation which might have been the remains of a stone wall associated with an earlier phase of the cottage.
- 5.1.6 The ground floor is divided into two main rooms by a modern partition located towards the east end of the cottage (**Figure 4; Plate 7**). The main living room/kitchen has three doorways: one in the north wall, one in the east partition wall and another at the north end of the west wall. The north doorway has been blocked with a sheet of tin plate on the exterior possibly at the same time that the west door was inserted (see above). The three windows set into the south wall appear to be late 20th century in date and each has associated benches set low down in the wall (**Plate 7**). Other late 20th century additions include a stone built fireplace against the west wall, the parquet flooring and the plywood panelling around the room.

- 5.1.7 Beyond (east of) the partition lies a narrow utility room/pantry that contained an alcove with built in shelves within the east wall and shelving against the north wall and unfrogged brick flooring (**Figure 4; Plate 8**). To the south of this lies a narrow projecting room in use as a toilet but likely to have functioned previously as a porch given the location and external access within the west wall.
- 5.1.8 No original means of accessing the first floor of no. 21 survives and access at the time of the site visit was achieved via a ladder. The first floor comprises a single master bedroom with a 20th century inbuilt wardrobe at the east end (**Figure 5; Plate 9**).
- 5.1.9 The roof of cottage is a timber 'A' frame construction consisting of common rafters and a number of collars with a purlin on each side of the roof lying over the collars. Two of the collars are original with a further modern collar at the west end. The modern plaster board ceiling of the first floor is suspended from saw cut timbers nailed to the purlins (**Plate 10**).

5.2 No. 23 St Andrew's Lane

- 5.2.1 No. 23 St Andrew's Lane is a limestone cottage with ground and first floor accommodation. The latter utilises some of the attic/roof space. This cottage has also been rendered with cement pebble dash (**Plate 11**), which made any examination of the stonework impossible. The windows in the front (south) elevation have timber lintels with the ground floor east window sharing a lintel with the 4 panelled front door. A pheasant hanging hook and another cast iron hook had been attached to the lintel above the front door (**Plate 11**). The first floor windows have eyebrow dormers. All of the openings in the front (south) elevation appeared to be original. The pitched roof is thatched at both front (south) and rear (north) and the west gable elevation is capped with an ashlar parapet (**Plate 12**). The cottage has rendered brick chimney stacks at the west and east ends of the building.
- 5.2.2 The front door opens into the lounge with an inglenook fireplace in the east wall (**Figure 4; Plate 13**). This has a mantel shelf, an inserted tiled 20th century fire surround, a small shelf set into the alcove on the west side and a single door cupboard in the north wall of the inglenook fireplace. To the north of the fire place is a cupboard under the stairs with a ledge and brace door. Within the cupboard a modern plaster board backing has been partially removed in order to prop the stairs, which has revealed the coursed rubble north wall of the cottage (**Plate 14**). To the north of the cupboard is the ledge and brace door to the stairs to the first floor. Set within the north wall is a panelled door with glazing in the upper half that may have filled an original opening (**Plate 16**). This leads into the rear (north) lean-to. The joists of the first floor are exposed in the lounge with a chamfered east-west principal floor joist supporting numerous north-south secondary floor joists (**Plate 13**). The floor of the lounge is 20th century concrete screed.
- 5.2.3 An early or original partition wall separates the lounge from the kitchen to the west. Set within the west wall to the south of the chimney breast in the kitchen are two in built double door cupboards, the upper possibly being a later addition (**Plate 15**). The fireplace is blocked and contains a modern vent. The ceiling is plastered and supported by a single boxed in beam. The kitchen has a concrete screed floor like that in the lounge. A modern partition separates the kitchen from a bathroom and toilet. Within the north wall is a single light window with a timber lintel likely to be a later addition. Its splayed opening may suggest that this is an original opening; the only other opening with a splay is the west side of the south window in the kitchen (**Figure 4**).
- 5.2.4 Accessed via the lounge is a lean-to supported by a plastered brick wall (**Plate 16**). The north side of this wall showed that it comprised 9 courses of Flemish bond brickwork. The wall supports a late 20th century corrugated plastic roof. The floor is constructed of brick and a low late 20th century stone and paving slab wall has been inserted towards its west end (**Figure 4**).
- 5.2.5 The first floor is accessed by a circular staircase with a wooden banister attached to the wall with metal pins (**Plate 17**). The landing is divided from bedroom 1 by a late 20th century plasterboard partition wall to the south (**Figure 5**). In the north-west corner of the landing is a late 20th century cupboard housing the boiler (**Plate 18**). Although plastered, the east wall in bedroom 1 appeared to incorporate a roof truss on the party wall with no. 25 St Andrew's

Lane, next door. Another truss is partially exposed between the landing/bedroom 1 and bedroom 2 (**Figure 5; Plates 18 to 22**). Visible elements of the truss include the principal rafters, the collar and tie-beam. The purlins are visible in bedroom 2 (**Plate 21**), but had been sawn off in bedroom 1 and on the landing (**Plates 18 to 20**). To the west the roof was built into the gable wall of the cottage. The chimney breast against the gable wall may have contained a blocked fireplace.

- 5.2.6 On the north side of bedroom 2, a low plaster board wall had been partial removed to reveal the rafters on the north side of the roof and some upright timber posts which appeared to have formed a previous east-west partition (**Plate 23**).

6. CONCLUSION

- 6.1.1 No. 23 St Andrew's Lane is dated to the early 18th century in its listing description. It is constructed with limestone walls with a thatch roof supported by timber trusses, purlins and common rafters. A timber truss appears to have been incorporated in its party wall with no. 25 St Andrew's Lane suggesting that nos. 23 and 25 were built at the same time. No. 23 has two brick chimney stacks, which have been covered in cement render. These lie at each end of the building which is a typical 18th century arrangement. The inglenook fireplace in the lounge is type common in 17th century buildings.
- 6.1.2 No. 21 St Andrew's Lane butts no. 23 and a late 18th century date is suggested by graffiti 'TB 1784' on a stone in the west wall and the fire insurance plate on the front (south) wall. This building is also constructed with limestone walls. It has a thatch roof supported by common rafters, a few of which have collars supporting a purlin down each side of the roof. These roughly hewn timbers suggest that the building may be earlier than late 18th century in date.

7. ACKNOWLEDGEMENTS

- 7.1.1 Pre-Construct Archaeology Limited would like to thank Mr M Farrow for commissioning the building recording. The collaborative role of Liz Mordue, Assistant Archaeological Advisor at Northamptonshire County Council, is also acknowledged.
- 7.1.2 The project was managed for Pre-Construct Archaeology Ltd by Mark Hinman and Charlotte Matthews. Nick Pankhurst undertook the on-site building recording, photographic survey and wrote this report. Hayley Baxter and Amanda Hayhurst prepared the figures.

8. BIBLIOGRAPHY

English Heritage 2006 *Understanding Historic Buildings. A guide to good recording practice.*

Hinman, M. 2011 *Written Scheme of Investigation for Historic Building Recording at 21/23 St Andrews Lane, Titchmarsh, Kettering, Northamptonshire, NN14 3DN.* Pre-Construct Archaeology Ltd, Cambridge.

Mordue, E. 2011 *Brief for Historic Building Recording at 21/23 St Andrews Lane, Titchmarsh, Kettering. Northamptonshire, NN14 3DN.*

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-115820

Project details

Project name	Building recording at Titchmarsh
Short description of the project	Pre-Construct Archaeology Ltd undertook building recording of nos 21 and 23 St Andrews Lane, Titchmarsh, Kettering, Northamptonshire, NN14 3DN,
Project dates	Start: 21-11-2011 End: 14-12-2011
Previous/future work	No / No
Any associated project reference codes	NALT11 - Contracting Unit No.
Any associated project reference codes	EN/11/01001/FUL and EN/11/01002/LBC - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	'Annotated Sketch','Photographic Survey'
Prompt	Planning condition

Project location

Country	England
Site location	NORTHAMPTONSHIRE EAST NORTHAMPTONSHIRE TITCHMARSH 21 and 23 St Andrews Lane, Titchmarsh, Northamptonshire
Postcode	NN14 3DN
Study area	100.00 Square metres
Site coordinates	TL 02684 79515 52.4036135745 -

0.490448567432 52 24 13 N 000 29
25 W Point

Height OD / Depth Min: 100.00m Max: 100.00m

Project creators

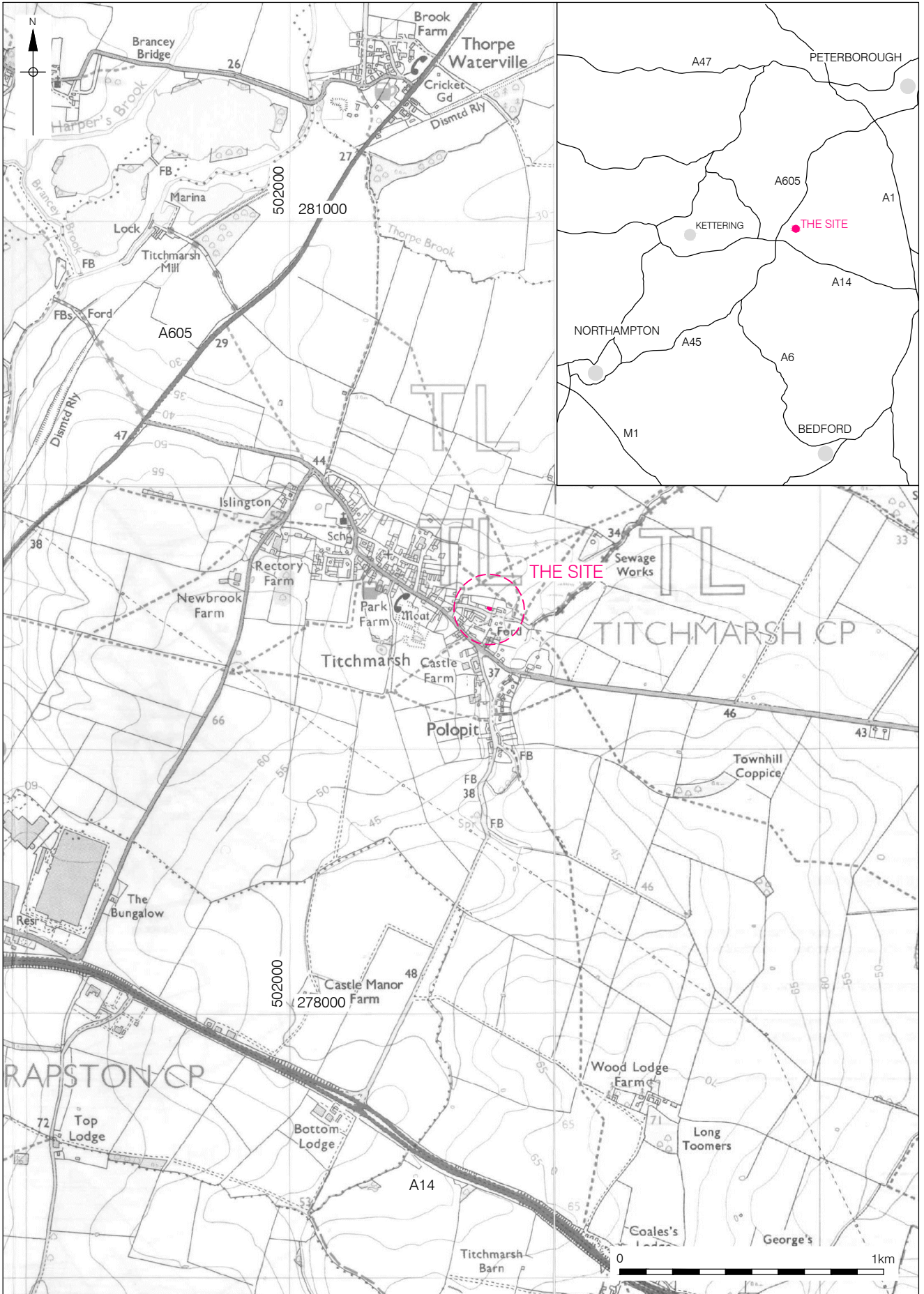
Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Northamptonshire County Council
Project design originator	Mark Hinman
Project director/manager	Mark Hinman
Project supervisor	Nick Pankhurst
Type of sponsor/funding body	Developer
Name of sponsor/funding body	MJFarrow

Project archives

Physical Archive Exists?	No
Physical Archive recipient	PCA Central Office
Physical Archive ID	NALT11
Digital Archive recipient	PCA Central Office
Digital Archive ID	NALT11
Digital Contents	'none'
Digital Media available	'Images raster / digital photography','Images vector','Text'
Paper Archive recipient	PCA Central Office
Paper Archive ID	NALT11
Paper Contents	'none'
Paper Media available	'Drawing','Photograph','Plan','Report'

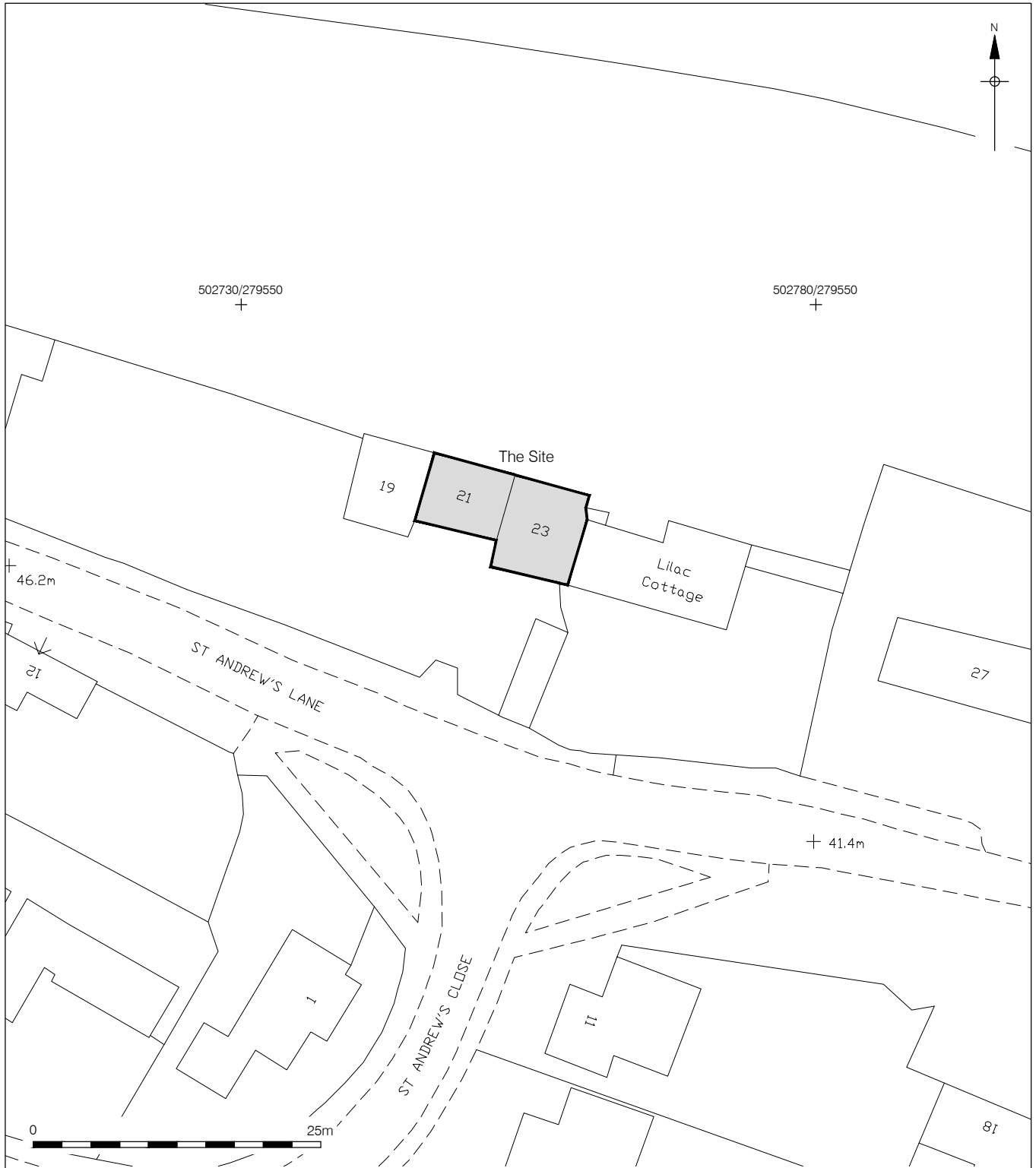
Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of Nos 21 and 23 St Andrews Lane, Titchmarsh, Northamptonshire
Author(s)/Editor(s)	Nick Pankhurst
Other bibliographic details	R11134
Date	2011
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	Grey Report
Description	A4 report
Entered by	Mark Hinman (mhinman@pre-construct)
Entered on	14 December 2011



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Figure 1
 Site Location
 1:20,000 at A4



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Figure 2
 Detailed Site Location
 1:500 at A4

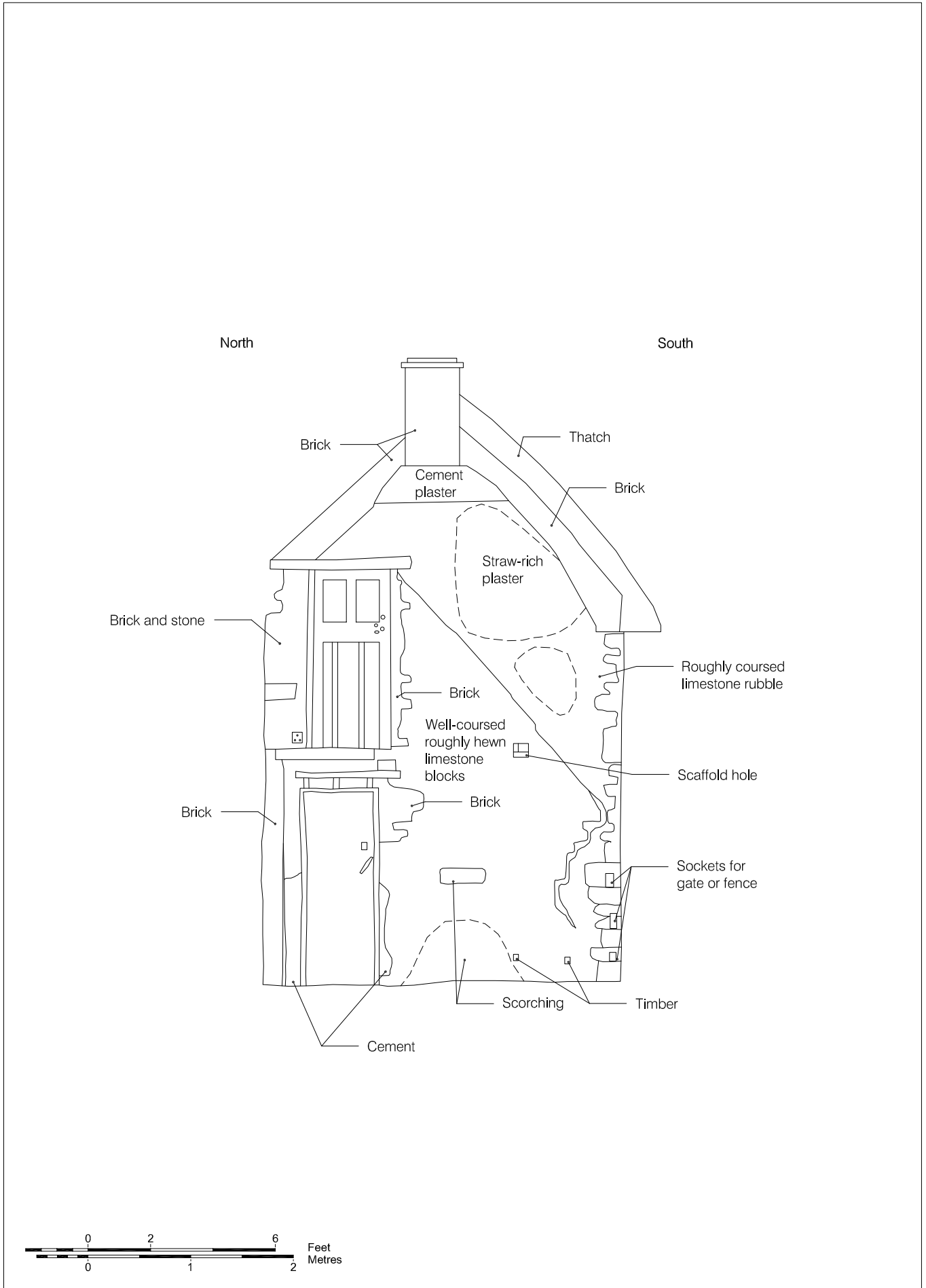


Figure 3
 Western elevation
 No.21 St Andrew's Lane
 Titchmarsh, Northamptonshire
 1:50 at A4

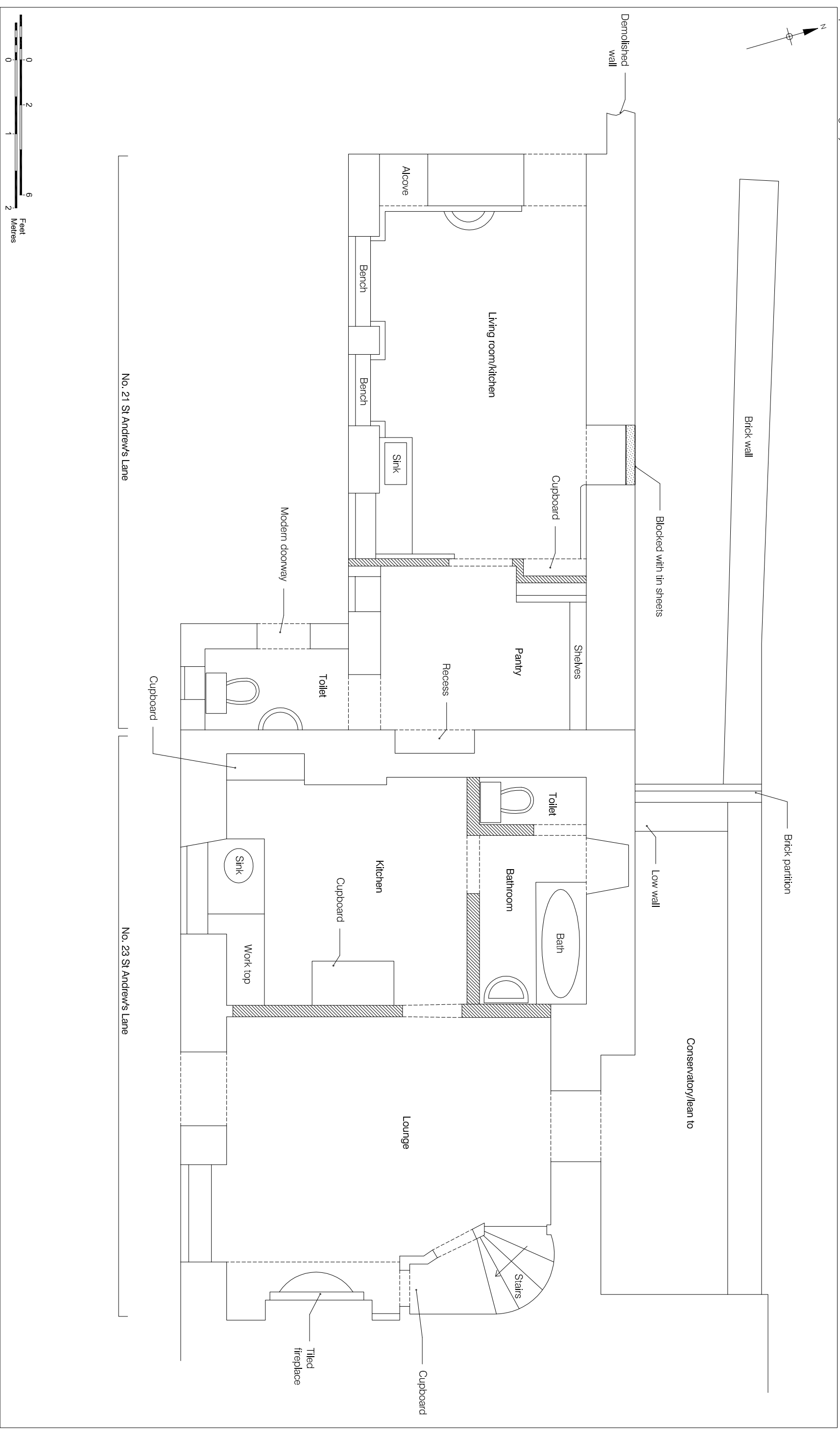


Figure 4
Ground floor plan
Nos. 21 and 23 St Andrew's Lane
Titchmarsh, Northamptonshire
Approx 1:50 at A3

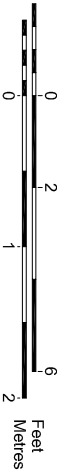
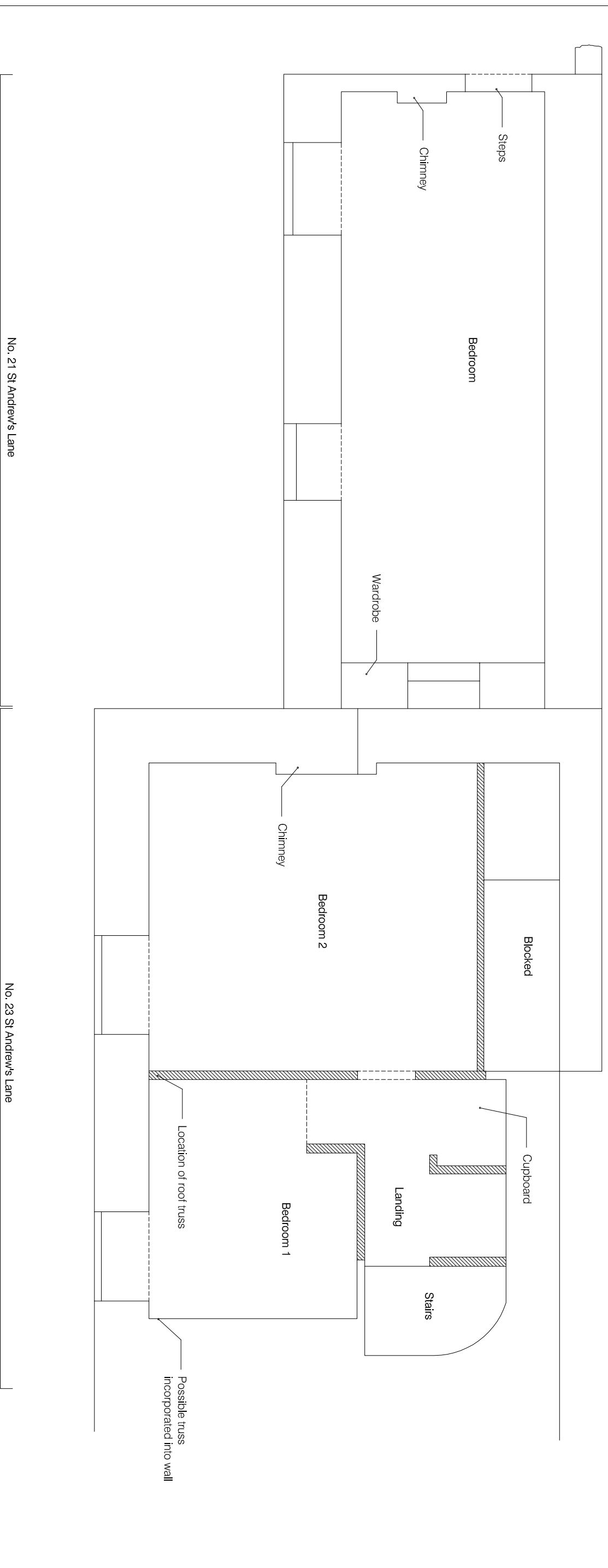


Figure 5
First floor plan
Nos 21 and 23 St Andrew's Lane
Titchmarsh, Northamptonshire
Approx 1:50 at A3



1. Cottage 21 southern exterior



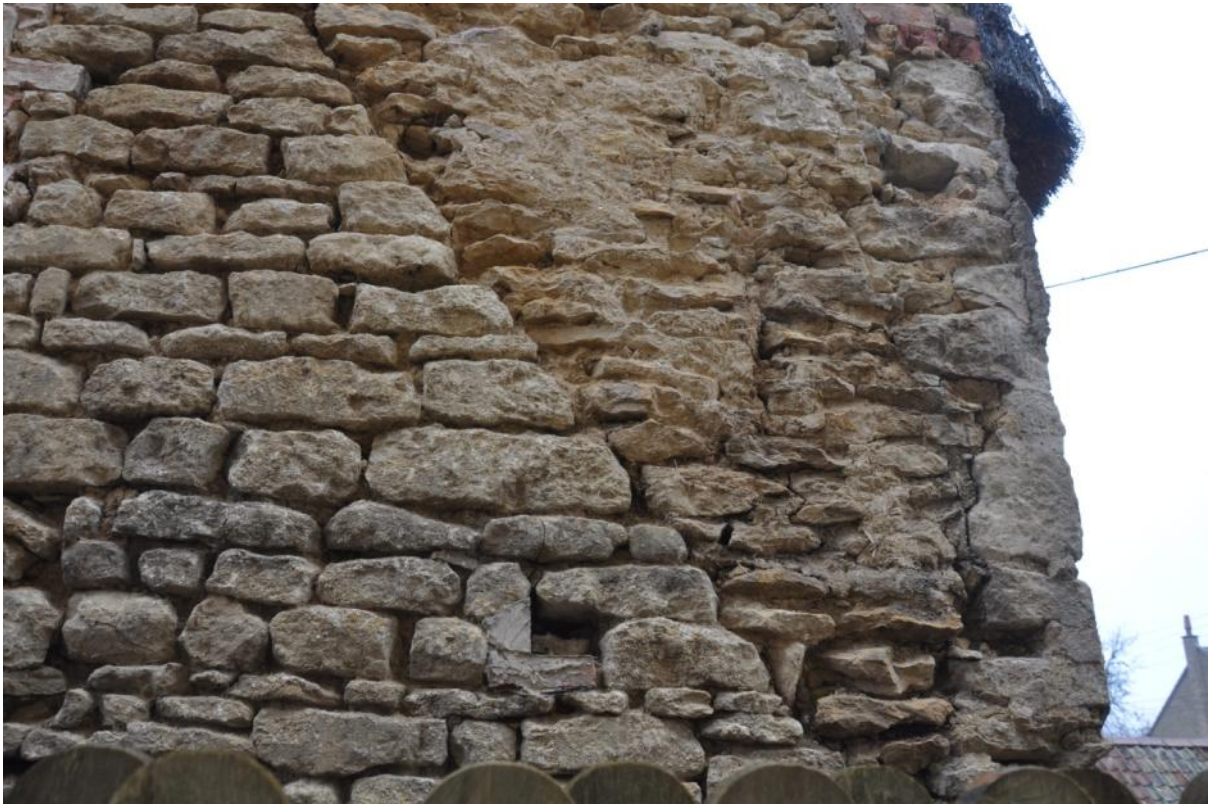
2. Cottage 21 northern rear exterior showing lean to and low brick wall.



3. Fire insurance plate below eaves on the southern exterior wall.



4. Northern quoins on western gable wall showing vertical and diagonal tooling, fence or gate sockets and graffiti dated 1784.



5. Western gable wall showing diagonal scar showing roughly hewn blocks and coursed rubble .



6. First floor doorway showing brick patching and later brick and stone southern wall.



7. Ground floor living room/kitchen.



8. Ground floor pantry.



9. First floor master bedroom showing built in wardrobe.



10. Cottage 21 roof showing replaced brace to rear and modern suspended ceiling.



11. Pheasant hook over cottage 23 door lintel.



12. Cottage 23 showing dormer windows, lintels and ashlar parapet.



13. Cottage 23 ground floor living room showing inglenook fireplace and cupboard.



14. Propped stairs and original coursed rubble exterior wall of cottage 23.



15. Kitchen showing early or original cupboards and blocked chimney breast.



16. Lean to at rear of cottage 23.



17. Staircase between ground floor and attic.



18. Landing showing revealed truss.



19. Detail of truss showing principal rafter and collar and sawn off purlin.



20. Detail of truss in bedroom 1 showing truss with sawn off purlin.



21. Sawn off tie beam in bedroom 2.



22. Rafters and braces in partitioned roof space in bedroom 2.

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