

**HISTORIC BUILDING
RECORDING OF
THE MOUNT,
NO. 4 NORTH AVENUE,
ASHBOURNE,
DERBYSHIRE,
DE6 1EZ**

PCA REPORT NO. R12441

APRIL 2016



**Historic Building Recording of The Mount, No. 4 North Avenue, Ashbourne, Derbyshire,
DE6 1EZ**

Report by Adam Garwood

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DOCUMENT VERIFICATION

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DE6 1EZ

HISTORIC BUILDING RECORDING

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited (hereafter PCA) was commissioned by Pillar Construction Ltd to undertake a programme of historic building recording focused upon The Mount, a large late 19th century Gentleman's residence within landscaped grounds at No. 4 North Avenue, Ashbourne, Derbyshire, DE6 1EZ0, prior to its proposed demolition.
- 1.2 The historic building recording was undertaken at the request of Steve Baker, the Development Control Archaeologist at Derbyshire County Council, and in connection with planning permission to demolish The Mount and its outbuildings and the redevelopment of the site to provide no. 14 new flats with associated car parking, granted on appeal in 2010 by Derbyshire Dales District Council (planning ref APP/P1045/A/10/2129072).
- 1.3 Cartographic and documentary evidence show that The Mount was built after the compilation of the Tithe map in 1849 and had been constructed by the time of the First Edition Ordnance Survey map of 1880. Trade directories and census information has refined this date range because there is no mention of The Mount in the trade directory of 1864 or in the 1871 census, and it is first recorded in the Post Office Directory of 1876. At this time The Mount was occupied by a Mr Neville Beard, who presumably commissioned its construction between 1871 and 1876. The house was sold at auction to Mr Sidney Hall Bagshaw in 1926. Photographs of the house in the 1926 Sales Particulars show that at that time it had second floor rooms within a steeply pitch roof. It was during the Bagshaw's ownership between 1926 and c.1952 that the house suffered a disastrous event. On 18th December 1944, an aeroplane crashed into the house. Whilst the damage to the house was considerable it was not sufficient to merit its demolition and the house was reinstated to its present incarnation, of two floors with a new flat roof during the summer of 1945. The building has henceforth remained relatively unaltered apart from some internal rearrangement, particularly within the service block and modernisation of facilities.

2 INTRODUCTION

2.1 Background

2.1.1 Pre-Construct Archaeology Limited (hereafter PCA) was commissioned by Pillar Construction Limited to undertake a programme of historic building recording focused upon The Mount, no. 4 North Avenue, Ashbourne, Derbyshire, DE6 1EZ0, prior to its proposed demolition (**Figures 1 and 2**). The house is a large late 19th century Gentleman's residence within landscaped grounds.

2.1.2 The historic building recording was undertaken at the request of Steve Baker, the Development Control Archaeologist at Derbyshire County Council, and in connection with an archaeological condition (6) attached to planning permission (planning ref APP/P1045/A/10/2129072), granted on appeal by Derbyshire Dales District Council, for the redevelopment of the site with the construction of 14 new flats with associated car parking and the demolition of The Mount and its associated outbuildings.

2.1.3 Condition (6) for historic building recording required that:

'Prior to demolition works commencing on the site a programme for investigating and recording the archaeology of "The Mount", produced by a qualified Archaeologist or Buildings Historian, shall have been submitted to and agreed in writing by the LPA. That programme shall subsequently be carried out'.

2.1.4 The survey works were undertaken, as agreed in the Written Scheme of Investigation to a level equivalent with Level 2/3 survey as set out in English Heritage (2006) *Understanding Historic Buildings: A guide to good recording practice*.

2.2 Site Location and Description

2.2.1 The Mount is located at a short distance to the north of the historic core of Ashbourne, which developed from a medieval core around the focus of the Market Place, St John Street, Church Street, Union Street and Buxton Road (**Figures 1 and 2**). The house lies outside the boundaries of the Ashbourne Conservation Area, which is focused further to the south and in an area characterised by a wealth of historic buildings which predominantly reflect the medieval and later Georgian development of this small market town. Examples of prestigious Victorian properties are situated outside this core and on the periphery of the town, with The Mount one of three significant Victorian houses (the other two: Prospect Villa and Myddleton House) built during the late 19th century along North Avenue (formerly Offlars Lane; **Figures 5 to 7**).

2.2.2 At this date North Avenue formed the western urban extent of the town and these Villas were purpose-built to overlook a landscape of open countryside with distant views to Dovedale to the north-west and the townscape of historic Ashbourne to the south-east. The Mount is situated towards the northern end of North Avenue and next door to the Bowling Green Inn, which lies at the Buxton Road/North Avenue junction. Whilst the site of the house is biased towards North Avenue, it lies within a large plot surrounded by landscaped gardens on three sides, extending as far as the Buxton Road (formerly Low Top) and in the past included the former stable block and the Bowling Green Inn public house to the north. The latter are both now in private hands and whilst part of the former grounds have since been sold off for redevelopment, the house still lies central to and dominates its immediate landscape, presenting its principal elevations to the north, south and east, while backing onto North Avenue. From 1900, the house was and still is accessed by a sweeping driveway from North Avenue, from which it is obscured (visually) by a tall brick boundary wall. A detached garage and a dovecote, backing onto this boundary wall lie along the North Avenue boundary (**Plates 61 and 62**), while a late 20th century concrete pre-fabricated garage lies close to the main entrance (to the north; **Plate 64**) and a modern detached double garage lies to the east of the house (**Plate 63**). At the time of the survey, the owners were not in residence.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities 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 Statutory protection for historically important buildings and structures is derived from 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 the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and by the Planning Policy Statements (PPSs).

3.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work was to complete an appropriate level of historic building recording of the affected structures and their setting. This was to pay specific attention to those elements where demolition/conversion and/or alteration were proposed. The work was to be undertaken to a standard that would allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report was to be created as a result of the survey.

3.2.3 Planning permission was granted on appeal (planning ref APP/P1045/A/10/2129072), for the redevelopment of the site with the construction of 14 new flats with associated car parking, improvements to access and new pedestrian access and the demolition of The Mount and its associated outbuildings.

3.2.4 An archaeological condition (6) attached to the permission required that:

‘Prior to demolition works commencing on the site a programme for investigating and recording the archaeology of “The Mount”, produced by a qualified Archaeologist or Buildings Historian, shall have been submitted to and agreed in writing by the LPA. That programme shall subsequently be carried out’.

3.2.5 Steve Baker, Derby and Derbyshire Development Control Archaeologist at Derbyshire County Council, said in a telephone conversation on 17 March 2016 that he required a Level 2/3 record of The Mount as set out in English Heritage 2006 *Understanding Historic Buildings a Guide to Good Recording Practice*. He required documentary research to provide an historical background; ground and first floor plans annotated with historic detail, such as straight joints, blocked windows etc; photographic survey and a report on the results of the building recording. Steve also asked for drawn elevations if these could not be photographed flat on because of trees growing nearby.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording as set out in the Written Scheme of Investigation (Matthews, 2016) was to provide a record of the Mount and outbuildings prior to demolition. The purpose of the project was to clarify the development and history of the buildings on the site. This record was to be broadly in accordance with that defined by English Heritage's Levels 2/3. The aim was to provide a better understanding of the buildings and their development, to compile a lasting record, to analyse the results and to disseminate the results.

4.2 On-Site Recording

4.2.1 The historic building survey was carried out on 5th and 6th April 2016 by an historic buildings archaeologist (the author).

4.2.2 Ground floor, first floor and roof plans were provided by the Client as a scanned pdf. The plans were printed out to a scale of 1:50 and 1:100. These were used as base plans on site to which historic detail were added, such as the date of partition walls and windows etc. A scaled cellar plan was drawn on site by hand on permatrace using hand tapes and a Disto, electronic distance measurer.

4.2.3 A photographic survey using a high quality digital camera was undertaken recording all areas, historic structures, decorative treatments and external elevations. A selection of these photographs has been included in this report as **Plates 1 to 67**. **Figures 8 to 11** show the location and direction of the plates.

4.2.4 The historic building recording was undertaken in accordance with Level 2/3 as set out in English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*.

4.3 Project Archive

4.3.1 The project archive will be held temporarily at the offices of Pre-Construct Archaeology Limited in Market Harborough, Leicestershire under the site code MNAD16 immediately following the building recording. An all-digital archive will be prepared for submission to ADS within six months of the completion of the on-site recording. It is anticipated that this will be submitted through ADS-Easy (less than 300 files). The site archive, to include all project records produced by the project, is to be prepared in accordance with "Procedures for the Transfer of Archaeological Archives" (Museums in Derbyshire 2003).

4.3.2 Upon completion of the on-site work, the online OASIS form <http://www.oasis.ac.uk/> will be completed. Once the report has become a public document, following their incorporation into the HER, it will be uploaded to the Archaeological Data Service web site where it may be freely consulted.

4.4 Guidance

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

CIfA (2014) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*

English Heritage (now Historic England) (2005) *The Presentation of Historic Building Survey in CAD*

English Heritage (now Historic England) (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*

5 HISTORIC BACKGROUND

5.1.1 Introduction

5.1.2 The settlement of Ashbourne is located in a relatively shallow valley that runs north-east to south-west through which flows the Henmore Brook. Historically the settlement at Ashbourne occupied the south-eastern facing slope of this valley, to the north of the Henmore Brook and independent of another settlement, Compton, which developed to the south of the brook. They remained commercially separate until the 13th century when a market was established, although boundaries and local terminology (Up'ards and Down'ards) show that the persistence of two settlements has remained (Hollick, K. 1967).

5.1.3 Ashbourne is mentioned in Domesday as 'Esseburne' its place name Old English for 'a stream by ash trees'. At the time of the Domesday survey Ashbourne belonged to the Crown although it was no doubt preceded by a Saxon settlement, and whilst evidence of such no longer remains, the parts of St Oswald's church, dating from 1160, are believed to have replaced Saxon or Norman work. The medieval layout of the town can still be recognised in the layout and spatial associations of the historic buildings, particularly the narrow burgage plots still remaining either side of Church Street and St Johns Street and in the area of the Market Square. The town came to prominence in the 18th and 19th centuries as a way point at the meeting of six coaching roads, a development clearly reflected in the character and number of good quality 18th century buildings within the core of the town (Conservation Area Appraisal).

5.1.4 The earliest available relevant cartographic evidence is entitled '*Plan of the Township of Ashbourne, including portions of the adjoining Hamlets respectfully inscribed to the Freeholders and Inhabitants thereof, by the pupils of Mrs Jones Academy, Ashbourne, surveyed and drawn 15th December 1830*' (**Figure 3**). This map extract clearly shows that The Mount is yet to be constructed. The site is shown on the map as undeveloped land, possibly pasture with an enclosed rectangular plot annotated as the Bowling Green. This is undoubtedly the source of the name for the Bowling Green Inn, which is also depicted on this map extract. The bowling green was removed, as part of the re-landscaping of the grounds, when The Mount was built. It was replaced by the present pond feature and driveway to the north of the house. The 1830 plan also shows that North Avenue is yet to be developed and that many narrow burgage plots had survived within the townscape.

5.1.5 The Tithe map and Apportionment for the township of Ashbourne surveyed 1849 (**Figure 4**) records that plot 26, which comprises the majority of the site and covering an area of 1 acre, 1 Rod and 17 poles, was in the ownership of James Hawksworth and is described as a croft under meadow. The bowling green (plot 24) and the adjacent public house is also shown on this map, although the Mount has not yet been constructed.

5.1.6 The Mount and its newly created landscaped gardens are first shown on the First Edition Ordnance Survey map of 1880 (**Figure 5**). The main house has an L-shaped plan and includes a series of three, lesser, utility buildings adjoining onto the rear (western) elevation. The present dovecote and garage buildings are also shown built up against the Offlars Lane (now North Avenue) boundary, as is a small glasshouse, situated to the south-west of house and overlooking the garden. The extant drive to the north of the house is not shown on this map and the bowling green still appears to be extant.

5.1.7 There is no mention of The Mount in the Kelly's Directory of 1864 or the 1871 census and the first mention is recorded in the Post Office Directory of 1876, at which point it was occupied by a Mr Neville Beard (b.1836), who presumably commissioned its construction. Exactly when it was built remains unclear, although given the information from the census and the trade directories, it appears to have been constructed at some time between 1871 and 1876.

5.1.8 The Second Edition Ordnance Survey Map of 1900 (**Figure 6**) shows the site in some

detail, particularly the layout of the grounds with their landscape of terraced lawns and network of paths and borders. The utility range to the rear of the house appears to have been remodelled and a new stable block built adjacent to the new north site entrance and the public house. The extant sweeping drive to the north of the house is first shown on this map and replaced the bowling green between 1880 and 1990.

5.1.9 Neville Beard, referred to in the 1881 census records as a mechanical engineer, is listed in Kellys Directory as resident at The Mount until at least 1904. However, the 1908 trade directory lists Mrs Beard as sole resident. A stained glass window memorial to Neville Beard in St Oswald's Church, Ashbourne, states 'To the Glory of God, and in memory of Neville Beard who died on September 20th 1907. This window was erected by his widow'. The window was completed in 1910 by Messrs Percy Bacon & Bros, London. Neville was 71 years old when he died.

5.1.10 The *Derby Daily Telegraph* for 5th June 1926 records that 'The funeral took place at the Ashbourne Parish Church on Friday afternoon of Mrs Maria Beard, widow of Mr Neville Beard, of the Mount Ashbourne, deceased lady, who had attained the advanced age of 85'. Following her death, the Mount was put up for sale and the sales particulars of 1926 state that the sale was 'by direction of the Executors of the late Mrs Beard'. A number of external photographs of the house were included in the Sales Particulars (**Historic Plates 1 to 3**).

5.1.11 The Mount along with the Bowling Green Inn, which at this time were under the same ownership, were sold at auction by W. S. Bagshaw and Sons on 9th August 1926. The particulars state that the sale of the house gives the purchasers the control of a licensed inn (Bowling Green) and suggest the sale of the house presents a first class opportunity to redevelop it as a residential hotel.

5.1.12 The sales catalogue describes the site as 'standing on the outskirts of the Old World market town of Ashbourne, near Buxton Road, standing in its own well timbered grounds commanding beautiful and diversified views over the valley of the River Henmore and picturesque Dovedale. Tastefully laid out gardens and grounds with tennis and croquet lawns, walled kitchen garden, newly erected gardeners cottage, stable, garage and outbuildings, extending to 2 acres, 1 rod & 24 poles'.

5.1.13 The house is described as 'a substantial erection of brick with slated and tiled roofs approached by circular carriage drive with large sweep'. The accommodation comprises:

Outer Hall: (14ft x 7ft 6 in) with Minton tiled floor

Inner Hall: (39ft x 8ft) with a grey stone and Minton tiled floor (GF1; **Figure 8**)

Lavatory and Cloakroom: with pitch pine cupboard (GF4)

Study: (20ft x 15ft) with oak block floor fitted with half register grate, with tile hearth, marble sides and kerb and carved oak mantle. Open revolving oak bookcase. Two sets of bookshelves in recess. Store closet with fitted shelves. (GF5)

Double Drawing Room: with sliding doors 17ft by 15ft and large bay window, fitted with half register grate with white marble, uprights and kerb (GF3). 14ft by 18ft fitted with half register grate with white marble, uprights and kerb (GF2).

Well Proportioned Dining Room: (18ft x 15ft) with oak parquet floor, large bay window, fitted with steel grate and grey marble mantel, uprights and kerb (GF7)

Butlers Pantry: adjoining with lead lined wash-up and drainer, pine dresser with two cupboards and four drawers. Two fitted glass and China cupboards (GF6).

Domestic Offices

Large and Airy Kitchen: (GF10) with windows at either end, fitted with double oven Eagle range, Wrights Eureka Gas cooker in recess laid with Minton tiles. Large cupboards and dresser.

Scullery Fitted with oven and boiler range and pantry fitted with stone slab shelves

Capital Cellars including larder with stone throwls and wine cellar with bins in recesses

On First Floor

Approached by a pitch pine staircase with massive mahogany pillars and balustrade.

Three principal bedrooms: 14ft 6in x 18ft with bay window (FF3), 17ft x 15ft with large bay window (FF2) and 18ft x 15ft (FF4 and FF4A), each fitted with steel fire-grate with marble mantle, uprights and kerb. Good sized dressing room (FF5; **Figure 9**). Bath room and WC with partly tiled walls.

On Second Floor, approached by principal and secondary staircases, are three good bedrooms including three maids rooms and a store room.

- 5.1.14 The 1926 Sales particulars also mention: 'At the opposite end of the Grounds is: The Gardener's Cottage: a modern structure of brick with stuccoed walls and red tiled roof, containing sitting room, houseplace, scullery and two bedrooms. Separate garden and drying ground'.
- 5.1.15 The Ordnance Survey map extract of 1922 (**Figure 7**) completed just prior to the sale of the house in 1926 shows little discernible change to the footprint of the main house or the layout of the gardens close to house. A new detached building is depicted beyond the south-western boundary (possibly the gardeners cottage mentioned in the sales particulars) and the glass house appears to have been remodelled.
- 5.1.16 There is no mention of The Mount in the Kelly's Directories dating to 1928 or 1932 however a Mr Sidney Hall Bagshaw, possibly a relation of the auctioneers W.S Bagshaw & Sons, is listed as resident at The Mount in 1936. As a Mr Bagshaw is recorded in both the 1928 and 1932 directories as resident in North Avenue, it can be assumed that he purchased The Mount in the period 1926 to 1928 and was resident at the Mount, despite the lack of an explicit mention. The most recent available Kelly's Directory dated to 1941 records that Mr S. H. Bagshaw was still resident at this time.
- 5.1.17 It is after this date, on the 18th December 1944, that the house was seriously damaged in an aeroplane accident, and resulted in its rebuilding and remodelling during the summer of 1945. Due to the damage caused by the crash the house lost its original pitched roofline and the whole of the second storey (compare **Historic Plates 1** with **Plate 14** and **Historic Plates 2** with **Plate 9**). The elevations were taken down to just above the first floor windows and a new flat roof structure with enclosing parapet wall was added. Mr S.H. Bagshaw was still the owner of The Mount at the time of the incident.
- 5.1.18 The property was sold by W.S Bagshaw & Sons at auction on the 21st August 1952. The sale particulars poignantly read 'accommodation on two floors only' and 'substantial erection of brick with flat roof'. The descriptions of the ground floor rooms closely resemble those of the previous sales catalogue, although no mention is made of the marble fire surrounds in the Study and Double Drawing room. Instead, the Morning Room (former Study) has a 'modern Devon Grate' and the two rooms of the Double Drawing room each have 'a Hopton Cast Stone Low Grate and Hearth'. This indicates that the south ground floor French doors and first floor window above were inserted into the former chimney breast after 1952. The domestic offices appear to have changed little apart from the adaptation of the pantry into a small kitchenette (GF9; **Figure 8**).
- 5.1.19 The first floor is still described as 'three principal bedrooms' and two of these bedrooms (presumably FF2 and FF3; **Figure 9**) were fitted with 'lavatory basins' with 'mirror backs'. The third large bedroom (FF4 and FF4A) is described as 18' by 15' and was therefore divided into two rooms after 1952. The main part of the house also had a bathroom with partly tiled walls. Approached by a side corridor with separate staircase are 'Two smaller bedrooms', a 'bathroom' and separate WC with partly tiled walls, landing with large store cupboards and maids bathroom and toilet. Mention is also made of the Gardeners flat containing a small entrance, a downstairs room with Patent

Enamel Range (GF11), a first floor sitting room (FF9), Bedroom (FF11) and bathroom and WC.

- 5.1.20 Outbuildings included a range of modern brick and tiled buildings with a large garage for two cars, small garage, harness room with capital lofts. Yards and gardens included an enclosed wash-up yard and a stick yard, walled-in kitchen garden with lean-to greenhouse, tool house and good fruit trees. The gardens were noted for the succession of terraces with south aspect 'plentifully planted with Old Forest and Ornamental Trees, Shrubberies, Yew Hedges, Tennis and Croquet Lawns, Secluded Woodland Walks, Rock and Rose Gardens, Herbaceous Borders and a Small Fernery'.
- 5.1.21 The whole area for sale comprised a smaller plot than that sold in 1926, covering 1 acre, 3 rods and 13 poles. It appears that a portion of the estate, to the south of the house (now No. 4b North Avenue), was not included in the sale and was subsequently redeveloped as a single residence.

6 BUILDING DESCRIPTION

6.1 Introduction

- 6.1.1 The following text provides objective descriptions about the historic built fabric, fixtures and fittings at the time of the survey. Interpretation of function and phasing is based on the information gathered during the fieldwork and from available documentary sources.
- 6.1.2 The Mount is orientated on an approximate north-east to south-west orientation, presenting its principal elevations to the north-east, south-east and south-west, and its lesser rear elevations to North Avenue. For ease of reference the principal north-east facing elevation looking towards the Buxton Road will be referred to as north and accordingly its opposite (garden) elevation as south. Each principal space/room/bay within the house has been given individual numbers, pre-fixed with either: B (basement), GF (ground floor) or FF (first floor). The locations of these internal spaces are shown on **Figures 8 to 10**.
- 6.1.3 The Mount has the appearance of a large rambling Georgian Country house built over two storeys and under a parapet (**Plate 1**). Its present incarnation is however far from the building which was first built between 1871 and 1876, as a large villa residence constructed over two and a half floors with garret rooms and a cellar (see **Historic Plate 1**). This building was built with tall pitched roofs, tall chimney stacks, canted bays with mullioned windows, brick quoining and plastered elevations, in an eclectic Neo-Tudor style.
- 6.1.4 The house adopts an L-shaped plan comprising a two storey block including the principal ground and first floor rooms and a small cellar, and an attached two storey in-line service block built to the west (**Figures 8 to 10**). The latter also part encloses a small service yard to its south. The elevations are all built in brick, although the brickwork on the main elevations is covered, apart from brick quoining and parapets, using either ashlar render or plain render on the higher status elevations, or with whitewash on the lower status service range. The quoining and parapet walls have been latterly over-painted. The parapet walls were added in 1945 following the aeroplane crash. They were built directly off and incorporate the original brick eaves band (where present). The window fenestration is a mixture of original 19th century box sashes and 19th century casements and a broad mix of modern post-war joinery. The larger sashes are typically located within the higher status rooms at ground and first floor, which also incorporate single and two storey canted bay windows to the eastern (**Plate 14**) and southern elevations (**Plate 9**). The 'medieval' style of a jettied mullioned window along the northern elevation provides contrast to the canted bays (**Plate 5**), as does a tall, jettied, stairwell light with marginal glazing central to the garden (south) elevation (**Plates 9 and 10**). All of the chimneystacks were rebuilt above first floor level in the summer of 1945.

6.2 Northern Elevation

- 6.2.1 The northern principal elevation overlooks the formal circular drive and approach to the house from North Avenue. This drive was replaced the former bowling green between 1880 and 1900 (**Figures 5 and 6**). The north elevation has an un-balanced asymmetrical appearance and can be broadly divided down the centre (divided between GF5 and GF9 on **Figure 8**), with the eastern half relating to the main house and the western half forming the service range.
- 6.2.2 The main house part of the elevation incorporates a single storey out-shut cum entrance porch (**Plate 3**) which appears to have been added to the house between 1880 and 1900 (**Figures 5 and 6**). The open sided porch and out-shut wrap around the northern and eastern corner of the house forms the outer hall or vestibule, cloakroom (GF4) and northern end of the study (GF5; **Plate 3**). It is built with a shallow pitched slate covered hipped roof and includes decorative cogging (through exposed rafter feet) at the eaves.
- 6.2.3 A large mullion window with a moulded, stopped mullion, lights the former study (GF5)

while simpler openings with plain lintels and sills light the cloakroom (GF4) and outer hall. All three window openings retain their original horned box sashes (**Plate 4**). The open-sided porch, accessed by a pair of tall arches in the north and eastern sides (**Plates 1 to 3**), retains its Minton tiled floor which extends into the inner hall (**Plates 7, 15, 16, 17 and 19**). It appears that the open sided porch and outer hall were originally one space that had later been separated by the insertion of a bespoke timber (oak) and glass door and surround designed with a distinct late 19th century 'Art Nouveau' style (**Plate 7**). The first floor windows were flat headed (**Plates 3 to 5**), apart from a small round headed window, built into a return and lighting a WC (**Figure 9; Plates 1 and 2**).

- 6.2.4 The most dominant feature of the service range was a slightly off-centre, two storey forward-set bay comprising two light mullioned ground floor windows with box sashes and a jettied four light first floor window with casements (**Plate 5**). The jetty to the first floor window was built off three ogee brackets integral to the window mullions and supported an oriel window with plain chamfered mullions and transoms. A comparison of the 1880 and 1900 Ordnance Survey maps (**Figures 5 and 6**) suggest that the service range was either completely rebuilt between 1880 and 1900 or was extended to the north. The east wall of Bathroom FF7 (**Figure 9**) with the semicircular first floor window abuts the north-west corner of the main building near Bathroom FF6 and quoins in the north elevation disappear behind the abutting wall (**Plate 4**). No other straight joints were visible particularly in the west wall of GF11 (**Plate 8**) suggesting a complete rebuild of the service range shown on the 1880 map (**Figures 5, 6, 8 and 9**). It is possible that a single storey range was replaced with the two and a half storey range (**Historic Plate 1**).
- 6.2.5 A small single storey brick-built extension with a pitched roof and roof ventilator, abuts the western end wall of the two storey service range (**Plate 6**).

6.3 Western Elevation

- 6.3.1 The western elevation represents the end wall of the service range and accordingly was simple in its treatment. Two window openings were present to the north of a protruding chimneystack (**Plate 8**). Both openings were flat headed and built with plain protruding plastered lintels and sills and retained their box sashes. The chimneystack was overbuilt by a single storey extension built against the western elevation. A straight joint present to the north of the centre of its west elevation and a slight change in the pitch of the roof showed that this building had been later extended on its northern side. A timber louvered ventilator projecting through the roof-ridge suggests an original use as a scullery or laundry. This is possibly the 'Brick and Tiled Wash-house lined with Glazed Bricks, fitted Copper and Sink' described in both the 1926 and 1952 Sales Particulars.

6.4 Southern Elevation

- 6.4.1 The southern elevation can, in common with its corresponding northern elevation, be divided into two halves, with the western half comprising the service range (**Plates 12 and 13**) and the eastern half the main house overlooking the landscape gardens (**Plates 9 and 10**). As would be expected the treatment of the service range is much plainer than the higher status eastern end. The latter is distinctly asymmetrical comprising a single-storey, flat roofed, mullioned canted window bay with its original 19th century horned box sash, to the west and a later (after 1952) inserted pair of French doors in the corresponding bay to the east (**Plate 9**). This bay was set slightly forward and represents the former location of an in-wall chimneystack (**Historic Plate 2**). A door opening with a modern glazed door lies centrally below a forward-set and jettied central stairwell bay (**Plates 9 and 10**). The latter, supported on a pair of large moulded stone brackets and sill (since partly collapsed), incorporates a tall stair window with marginal glazing. The first floor comprised an original opening and sash to the west and a later (after 1952) inserted pair of French doors with a simple balconette to the east (above the corresponding French doors at ground floor level). The walls were covered using an ashlar render. A former window lighting the stairwell from the first floor to the former second floor had been infilled since the photograph included in the 1926 Sales Particulars (**Historic Plate 2**).

- 6.4.2 A modern kitchen with a slate covered lean-to roof and sympathetic ashlar render had been added into the angle between the main house and the service range (**Plate 11**). It lay below a canted flying first floor link, built off concrete beams, which had latterly been added to integrate the former gardeners flat (described in the 1952 Sales Particulars) into the body of the main building. The western service range was plainly built using painted brickwork (**Plate 12**). This showed that this elevation had been much altered. The lower courses of the elevation were built in Flemish bond while the remainder was built using an irregular stretcher bond. The eastern bay clearly formerly included a ground floor tall arched headed opening, as seen by the presence of a brick semicircular arch, under-built and blocked to facilitate the insertion of the present modern bow-fronted casement window (to GF10; **Figure 8**). This blocked arch was in turn a later insertion into a former window opening, as seen by another blocked-in under-built segmental brick arch.
- 6.4.3 An entrance central to the service range with a half-glazed door was covered using a gable ended canopy supported by an ornate cast-iron bracket on one side and a timber screen on the other. The first floor window openings both had segmental brick arches. The first floor windows were in different styles that to the west had a sash window while the larger window opening to the east had a casement. A large tie bar plate was present central to the elevation at first floor level and a pair of simpler bar ends above at parapet level.
- 6.4.4 The south facing elevation of the small laundry building had also been altered (**Plate 13**). The brickwork below the band of upper glazing appeared to have been rebuilt and the two lower casements were clearly later additions.

6.5 Eastern Elevation

- 6.5.1 The eastern elevation overlooks the lower terraced gardens to the east side and the town. It represents the eastern end wall of the main house and accordingly includes a pair of two storey forward set window bays, the northern windows within a cant ended bay and the southern windows set within a plainer forward set bay (**Plate 14**). Both retained large 2 over 2 horned box sash windows, flanked by narrower 1 over 1 side sashes and were built with mullions and window surrounds, decorated using an ovolo moulding with plain sills. The hipped roof shown in **Historical Plate 1** had been removed from the canted bay window and the top of the flush bay rebuilt.

6.6 Internal Descriptions

Ground Floor

- 6.6.1 The ground floor is divided into two areas, with GF1 to GF7 representing the higher status main house and GF8 to GF12, the service range (**Figure 8**).
- 6.6.2 The main house is entered from the porch via a small vestibule or 'outer hall' located towards the eastern end of the northern elevation (**Figure 8; Plates 1, 2 and 7**). The floor of the outer hall is covered with Minton Tiles (Stoke-on-Trent) comprising a grey 'stone' tile with small black diamond-set insets decorated with a golden star pattern (**Plate 17**). The outer hall gave access to the inner hall (GF1) through via a two leaf, half-glazed doors with glazing etched with a Greek key border and a central foliate design.

The Hall (GF1)

- 6.6.3 The Hall (GF1), for the most part, extended the full width of the house, with the principal stairs at its southern end and a small cloakroom and WC (GF4) to the north and adjacent to the main entrance (**Figure 8**). It gave access to the four main ground floor rooms and a passage and butler's pantry (GF6) that led into the service part of the building. The floor of the inner hall was covered in the same decorative Minton Tiles as present in the outer hall (**Plates 15 to 17**). The walls had been covered with plaster and wallpaper. They had high (11 inch) decorative skirting boards with moulded base cap and a moulded dado rail. The upper wall/ceiling was encircled by a heavily moulded plaster crown cornice and the ceiling included a central plaster quatrefoil ceiling rose and a modern pendant light fitting. The door openings off the hall all retained panelled

door cases with complex ogee moulded architraves and panelled doors (**Plates 19 and 20**). The doors were softwood with four moulded recessed panels, each panel enclosed by a moulded bead. Some examples (particularly to GF2, GF5 and GF7) retained original door furniture, with faux-ivory 'melon' handles to GF2 and GF5 (**Plate 30**) and a ribbed elliptical brass handle to (GF7) (**Plate 34**).

- 6.6.4 The principal stair within the hall is an open-well stair built with simple turned balusters, a moulded oak hand rail and a plain undecorated string (**Plates 16 and 18**). The newel posts were also simply moulded and topped with ball finials. The design of this stair does not match that described in the 1926 and 1952 Sales Particulars with their 'massive mahogany pillars and balustrade', suggesting it is a replacement stair.

Double Drawing Room (GF2 and GF3)

- 6.6.5 The Double Drawing Room (GF2 and GF3) is located on the eastern side of the Inner Hall (**Figure 8**). It comprises two rooms connected, on the line of the partition wall, via a large full height central opening with a retractable (sliding) timber screen (**Plates 21 and 22**). Both rooms are approached by separate doorways from the inner hall, but once the screen is retracted, together they form a large single space for entertaining. These two rooms were originally heated by their own fireplaces in the centre of the north and south wall of the double space. The fireplaces are described in the 1926 Sales Particulars as 'Half Register Grates with White Marble Mantels, Uprights and Kerbs' and in the 1952 Sales Particulars as 'Hopton Stone low grates and hearths'. The original fireplaces were replaced by the Bagshaws between 1926 and 1952 and the Hopton Stone fireplace still remains in GF3 (**Plate 25**). This fireplace was a single unit comprising an integral surround, curved fire back and hearth in polished faux stone. The mantel used a stepped detail and included a central panel with a rose and cross hatching set in relief, cavetto mould to the fireplace opening and a raised kerb to the hearth. The present fire grate is modern.
- 6.6.6 After 1952, the chimney breast and fireplace in the south wall of (GF2) were replaced by a pair of French doors (**Plate 23**). It is possible that this fireplace was moved to Study (GF5; **Plate 28**) at the same time since it matches that in GF3 (compare **Plates 25 and 28**). In addition, the Morning Room (former Study) fireplace is described in the 1952 Sales particulars as a 'modern Devon grate' suggesting it was different to the 'Hopton Stone grates' in the Double Drawing Room.
- 6.6.7 Room (GF2) has historically suffered from damp issues, with areas of wall plaster and decoration deteriorating (**Plate 23**). The room has typical decoration for the house with tall 12 inch high moulded skirting boards and a deeply moulded plaster cornice. The ceiling included a central plaster ceiling rose with foliate designs and a modern chandelier (**Plate 23**), a feature repeated in (GF3; **Plate 24**). The inserted French doors to the south wall were part-glazed and panelled, which together with the architrave, were designed to be sympathetic with the doors, although the panelling (to the door surround) was not repeated (**Plate 23**). The insertion of these doors clearly raised light levels within the room which was formerly lit by a narrow box sash and a large mullioned window in the east wall. The latter comprised a large central 2 over 2 horned box sash (on chords) flanked by a pair of tall narrow 1 over 1 box sashes, all with relatively fine glazing bars with a lambs tongue detail. This arrangement was repeated within the bay window in GF3, as was the detailing to the window surround, which were heavily moulded and used a Bolection-style detail (**Plate 24**). The cornice was deeply moulded but more angular in its form, contrasting with that used in the adjacent (GF3) which was similar to that used in the hall.
- 6.6.8 The central retractable partition was an original feature and one mentioned in the 1926 Sales Particulars. It comprised a pair of softwood panelled doors mounted on iron rails set into the floor and a guide rail to the top, which retracted back into a void integral to the partition wall (**Plates 21 and 22**). Both doors were unpainted and comprised four rows of tall narrow panels.

The Cloak Room and WC (GF4)

- 6.6.9 The Cloak Room and WC (GF4) was accessed from the inner hall via a door opening

with a typical panelled door and door case. What was atypical was the ornate glazed light over the door in the form of plate tracery, incorporating two obscure glass panels within a pair of trefoil arches springing off stylised columns and a small central ocular (**Plates 15 and 26**). Internally the decor and fittings were modern, although it did retain a simple cavetto cornice. A blocked opening within the ceiling related to an inserted roof light.

The Study (GF5)

- 6.6.10 The Study (GF5) was located along the northern side of the house, opposite the main entrance and next to the cloakroom/WC (**Figure 8**). It was clearly a prestigious room built with an impressive deeply moulded coffered ceiling that integrates with the encircling crown ceiling cornice (**Plates 27 and 29**). This ceiling was added when the room was extended to the north between 1880 and 1900 (**Figures 5, 6 and 8**).
- 6.6.11 No evidence of original light fittings or the revolving oak bookcase detailed in 1926 and 1952 Sales Particulars was recognised. The study is presently lit by a modern rotating fan-light fitting (**Plate 27**). The door case to the room was typical although the door, to raise light levels into the room, was half glazed. The walls were plainly plastered and include a dado rail (to three walls) and a pair of pilasters with typical panel decoration.
- 6.6.12 The fireplace was exactly the same in size and design as the fireplace described in Double Drawing Room GF3 (**Plates 25 and 28**). It may have been installed in Double Drawing Room GF2 between 1926 and 1952 and then moved to the Study (GF5) after 1952 when the chimney breast in GF2 was replaced with French Doors. The fireplace in Study (GF5) now accommodates a modern gas appliance.

Butlers Pantry (GF6)

- 6.6.13 The Butlers Pantry (GF6) was located between the study (GF5) and the dining room (GF7) and effectively was a passageway which connected the inner hall to the kitchen and service areas (**Figure 8**). It retained fitted shelving and cupboards for China, glassware and table linen along its northern wall and within the recesses on each side of the chimney breast (**Plate 31**). The cupboards were typically panelled, with sliding doors and hinged doors, the former punctuated with ventilation holes. To the west the shelving may have once held a washing-up area and drainer. This area was plain and undecorated apart from its quarry tile floor, laid either diamond-set or square, using contrasting black and red tiles.

The Dining Room (GF7)

- 6.6.14 Dining Room (GF7) was lit by a large south facing bay window, which extended along most of the south wall (**Plate 32**). The room was accessed via two doors, one for the owners and their guests, from the inner hall (east) and the other a service entrance connecting to the kitchens and utilities (**Figure 8**). The dining room repeated many of the typical features described with a panelled door case, architrave, dado rail, ceiling rose (as GF2) and 12 inch skirting boards. The bay window included the same box sashes and used the same style of mouldings. The floor was covered with oak parquet laid in herringbone but with a plain border and the room heated via a fireplace with an original grey marble surround, central to the western wall (**Plate 33**). Given the small size of the grate it appears that the original fireplace had been reworked (decreased in size) with the insertion of the present green slate fire back and hearth. This may have happened after the introduction of a central heating system, relegating the fireplace to a more decorative than functional feature.

Kitchen (GF8)

- 6.6.15 Kitchen (GF8) was a modern addition built up against the west side of the dining room (GF7) and superseding (functionally) the former kitchen which was originally located with (GF10) (**Figure 8**). It most likely replaced a small link building/passage, evidenced by a change in floor levels/step within the present kitchen, which connected the dining room (GF7) and pantry (GF6) with the service range and back stairs. All fixtures, fittings, decoration and fenestration in kitchen (GF8) were modern. To the north of the kitchen (GF8) were the service stairs to the first floor which was of dog leg construction

and built with plain stick balusters to the balustrade and softwood treads and risers (**Plate 36**). It was situated adjacent to the steps leading down into the cellars. The present door to the cellar and the brick steps to the cellar had been rebuilt in recent years, the latter moved further to the south and as part of a major rebuilding of the floor structure in the area of and below (GF9).

Former Pantry (GF9)

- 6.6.16 Former Pantry (GF9) now converted into a small kitchen with modern kitchen appliances including a hob, oven and a sink unit lay to the north of and rear of the back stair (**Figure 8; Plate 37**). All fixtures and fittings were modern, and given the presence of an external door with a letter box opening, may have serviced a residential annexe (with GF10 and GF11) and until recently, distinct from the main building.

Former Kitchen (GF10)

- 6.6.17 The former Kitchen (GF10) was described as a 'Large and Airy Kitchen with windows at either end' in the 1926 and 1952 Sales Particulars and on the plans provided by the Client is referred to as the Library. This large open room is accessed from (GF9) via a modern cellular door. It is lit by a large modern bow-fronted casement window of many small lights, with integral top-hung ventilating casements and plain mullions and sill to the south side (**Plate 38**) and a pair of original 2 over 2 box sashes set either side of a central mullion, to the north side. Evidence of the original fireplace for the range/oven survives along the west wall, although it has been partially blocked in and replaced by a new fireplace, crudely/unsympathetically built using rough faced stone block. This feature using stone block extends as built-in low shelving to either side of the fireplace. The fireplace is now occupied by a gas appliance and the appearance of the rebuilding would suggest a 1960s or 1970s for this remodelling.

Room GF11

- 6.6.18 Room GF11 lay to the west of and backed onto the former kitchen (GF10) (**Figure 8**). It appears given its entrance door from the south side (also with a letter box) that it latterly served as the 'Gardeners Flat' described in the 1952 Sales Particulars but not in the 1926 Sales Particulars. Room GF11 is now a hall allowing access, via the straight flight along its western flank wall, to the first floor bedrooms (**Plate 39**). The room showed little evidence of decoration and the casement window and the door to the south elevation were 20th century in date. It most likely formerly functioned as a utility room such as a scullery.

Former Laundry GF12

- 6.6.19 Former Laundry GF12 was a conversion of a former laundry into a modern bedroom with an en-suite (**Figure 8; Plate 40**). It was lit along the south side by a strip of casement lights set high in the wall and a further pair of 20th century casements below. The door opening between it and (GF11) was crude and looked to be an insertion.

First Floor

- 6.6.20 The first floor of the main house was very similar in its layout to that of the ground floor set out with a central axial hall (FF1) flanked by the principal rooms (FF1 to FF5; **Figure 9**).

Landing or Hall (FF1)

- 6.6.21 The first floor Landing or Hall (FF1) was similar in many ways to the inner hall (GF1), decorated with moulded dado rails and a simpler cavetto cornice with bead moulding (**Plate 41**). All of the door openings from the landing to the bedrooms used the same panelled door cases and four panelled doors, apart from a tall arched and panelled opening at the northern end (to the rear service) which, for convenience, was unfenestrated. This lay adjacent to an arched niche, possibly for display shelving, built into the northern end wall of the landing. Two quatrefoil plaster ceiling roses, of the same design as in (GF1) were present at each end of the landing, the southern over the stairwell now fitted with a modern oriental light fitting and the northern, a simple pendant light.

Bedroom (FF2)

6.6.22 Bedroom (FF2) was located within the south-east corner overlooking the gardens to the south and east (**Figure 9**). Whilst no evidence of a fireplace was present, it was originally heated by a fireplace, which along with the chimney breast, had been removed when the present French doors in the south wall were inserted in their place after 1952 (**Plate 43**). This presumably occurred after the introduction of an alternative modern heating system. The French doors were plain fully glazed doors set into an opening with undecorated jambs and a simple balconette. Original features included smaller 9 inch skirting boards, box sash windows with Bolection moulded surround to the east wall and a deeply moulded crown cornice. A fitted wash basin with mirror (mentioned in the 1952 sale particulars) was plumbed into the north-eastern corner of the room.

Bedroom (FF3)

6.6.23 Bedroom (FF3) was a similar dimension to (FF2) and was lit by a large bay window (**Figure 9**). Whilst the skirting boards, box sashes and mouldings to the bay window were the same design, the cornice was not as intricate with ogee and beaded mouldings (**Plate 44**). Unlike (FF2), this bedroom retained its chimney breast and fireplace. The latter built was with a simple original 19th century timber surround with mantel shelf on plain brackets and a fireplace opening, which like that in Dining Room (GF7) had been reduced in size using a stone infill (**Plate 45**). It now accommodates a gas appliance.

Bedrooms (FF4) and (FF4A)

6.6.24 Bedrooms (FF4) and (FF4A) were originally built as a single large bedroom, which is described in the 1926 and 1952 Sales Particulars as 18ft by 15ft. It was sub-divided to create two smaller bedrooms and an adjoining side passage after 1952 (**Figure 9**). This sub-division also entailed the blocking of the fireplace in the western wall, over which the studwork partition wall was built (**Plates 46 and 47**). This sub-division also entailed the formatting and moulding of replica matching cornices to conceal these works in the new bedrooms and the adjoining passage. The architraves to the doors are all modern but the doors have the same appearance as those to (FF2) and (FF3). There was a casement window to FF4A and a 2 over 2 box sash to FF4, both also furnished with a built-in sink unit (as the other bedrooms). The casement window in FF4A was presumably inserted after 1952 when Bedroom (FF4) and (FF4A) were subdivided.

Bedroom (FF5)

6.6.25 Bedroom (FF5) was originally built as a dressing room (referred to in the 1926 Sales Particulars as a 'Good sized Dressing Room') and was subsequently used as a small bedroom (**Figure 9**). This room was heated by a small fireplace (now removed and blocked) located off-centre along the south wall and lit by a 19th century casement window. The skirting boards were Torus moulded 9 inch examples and the cornice a plain cavetto type (**Plate 48**).

Bathroom (FF6)

6.6.26 Bathroom (FF6) was located along the northern elevation and was created using light-weight stud walling (**Figure 9**). The door and architrave to the bathroom were both modern as was the mullioned and transomed fixed window to the north wall. All the plumbing and fittings were modern as was the linoleum floor covering (**Plate 50**).

WC (FF7)

6.6.27 WC (FF7) was a small WC located to the rear of the back stairs (**Figure 9**). It was entered through a door opening with an original architrave and four panelled door. The walls were tiled to half height using later brown glazed hexagonal tiles with decorative band (**Plate 49**) and the room lit by a sash window set into an opening with a half-round arched head.

Bathroom (FF8)

6.6.28 Bathroom (FF8) was another bathroom, accessed directly off the rear stair (**Figure 9**). It showed little evidence of original decoration apart from a half glazed door. The casement window was modern as were the fitted cupboards and plumbing (**Plate 53**).

6.6.29 Adjacent to the WC and Bathroom was the stairs that formerly lead up to the second floor, but now lead onto the flat roof. The stairs were built with a quarter winder at the base and top with a straight flight between them. The door onto the flat roof was housed within a modern, presumably built 1945, projection. To the south of the rear stair was a small built-in laundry cupboard and a landing providing access to rooms (FF9) to (FF11).

Bedroom (FF9)

6.6.30 It appears that the door into Bedroom (FF9) from the landing was a modern insertion, created at the same time that a canted link was built between these two spaces (**Figure 9**). Bedroom (FF9) was very plain in decor with simple chamfered skirting boards and no evidence of a picture rail or cornice. A large chimney breast (from the kitchen below) formerly with a fireplace (now removed) was situated along the western internal wall and partially behind modern fitted bedroom units (**Plate 52**). The bedroom was lit by a 19th century casement window which retained its moulded architrave.

6.6.31 Room FF9 along with FF11 appear to have formed part of a large boudoir described in the 1926 Sales Particulars as 'Approached by a Side Corridor with separate staircase is a Boudoir, 17ft by 15ft, with a large Bay Window, Register Grate, and Hopton Stone Mantel and Uprights'. By 1952 this room had been divided into FF9 and FF11 and they are described in the 1952 Sales Particulars as 'Approached by a Side Corridor with separate staircase are Two Smaller Bedrooms'.

Hall (FF10)

6.6.32 Hall (FF10) was accessed from the ground floor via a straight flight of stairs built with a similar style of balustrade as the principal stair in (GF1) (**Figure 9; Plate 54**). It was also plainly decorated with no cornice and simple skirting boards. A small bathroom with a steel bath was present at the northern end of the hall and adjacent to a single WC. The doors to the bathroom, WC and (FF11) were identical plain softwood doors of four panels (1930s in appearance) set within openings with chamfered architraves. These divisions correspond with the description of the 'Gardeners Flat' in the 1952 Sales Particulars 'On the First Floor, Small Sitting Room, Bedroom, Bathroom with Enamelled Bath and Lavatory Basin and Separate WC' apart from the location of the small sitting room.

Bedroom (FF11)

6.6.33 Bedroom (FF11) was plainly decorated without a cornice and simple skirting boards (**Figure 9; Plate 55**). Most notable was the large stone transom and mullion bay window in the north wall with both fixed lights and casements. A built-in linen cupboard was located adjacent to the door. The south-west corner may have once been fitted with a small corner fireplace, otherwise the room was unheated.

6.6.34 Room FF11 along with FF9 appear to have formed part of a large boudoir described in the 1926 Sales Particulars as 'Approached by a Side Corridor with separate staircase is a Boudoir, 17ft by 15ft, with a large Bay Window, Register Grate, and Hopton Stone Mantel and Uprights'. By 1952 this room had been divided into FF9 and FF11 and they are described in the 1952 Sales Particulars as 'Approached by a Side Corridor with separate staircase are Two Smaller Bedrooms'.

The Cellars

6.6.35 The cellars could be accessed from both a rebuilt stair to the rear of the kitchen (GF8), adjacent to the back stair and via an original straight flight from the inner hall (GF1; **Figures 8 and 10; Plate 60**).

6.6.36 Access from Kitchen (GF8) was via a rebuilt stair which had been moved further to the

south in association with a rebuilding of the floor below kitchenette GF9. This was seen in the addition of a concrete beam floor structure supported on modern RSJs (Rolled Steel Joists). The rebuilt steps led down into a passage way which gave access to a pair of brick built vaults used for storage. The northernmost vault (B2) was slightly narrower than its corresponding vault to the south (B3) and included a circuit of low stone shelving built off brick piers, which extended around three sides of the vault (**Figure 10; Plate 56**). A basement light or chute, latterly blocked at ground level, was present within the northern side of the vault (**Figure 10**). The floor was laid with brick.

6.6.37 The southern vault (B3) also included built-in shelving, although it was only situated along the north side of the vault and were significantly different comprising three bays of shelves supported by intermediate brick piers (**Plate 57**). The floor was similarly laid to brick, while a recess or light well to the south-east included a glazed basement light, providing borrowed light from the kitchen. A heavy built plank and batten door with an original mortice lock was present in the eastern end wall of (B3). This gave access into the area of the wine and beer cellars (B4) and (B5) and accordingly could be locked from the wine cellar side (only).

6.6.38 The wine cellar (B4) was also built as a brick vault which was accessed from the south side via heck type plank door, enigmatically marked No. 6. It comprised a series of wine bins or stone flag shelving supported by intermediate brick walls of half brick thick (**Plates 58 and 59**). In total the shelves comprised three roughly equal sized bays and nine bins, numbered, either numerically 4 to 9 cut into the face of the stone flags (two lower tiers) or by Roman numerals I to III cut into the brick vault above the bins. The floor of the B4 and B5 were both laid using red flooring bricks in a stretcher half lap.

6.6.39 Cellar B5 was similarly vaulted and included another set of stone flag shelving, similarly built off brick piers (**Plate 60**). This area lead into a narrow passage to a straight flight of brick and stone treaded steps that rise up the ground floor and open into the inner hall via a modern door, below the boxed in under-stair.

6.7 Outbuildings

6.7.1 A brick-built utility store, with a dovecote built into its gable end (**Plate 62**) and a lean-to garage building (**Plate 61**), were situated to the west of the house and service range. The outbuilding was built backing onto the brick boundary wall (**Figures 2 and 8**). They were both built in brick in an irregular bond. The garage was built in brick of the same type as the boundary wall up to eaves level, and rebuilt above (**Plate 61**). Internally, both had a brick or sett floor. The internal north wall of the dovecote building had been replaced with an RSJ. The first floor structure to the dovecote buildings was extensively constructed of re-used roof rafters, which had presumably been sourced from the main house after the 1944 aeroplane crash.

6.7.2 A modern blockwork double garage was located just to the west of the main house (**Plate 63**) and a smaller pre-fabricated concrete panel garage lay close to the main entrance from North Avenue (**Plate 64**). Garden terraces shown on the 1880, 1900 and 1922 Ordnance Survey maps still survive to the south and east of the house along with examples of Victorian planting (**Figures 5 to 7; Plates 65 to 67**).

7 DISCUSSION

- 7.1 The historic building recording and documentary research focused on The Mount, North Avenue, Ashbourne, has shown that this large Victorian villa, built on the outskirts of historic Ashbourne has had an eventful and somewhat catastrophic history, whose outcome has had a significant bearing on its present appearance and structural condition.
- 7.2 Cartographic and documentary show that the construction of The Mount post-dates the compilation of the Tithe map in 1849 and pre-dates the First Edition Ordnance Survey map of 1880. Trade directories and census information has been able to refine this date range as there is no mention of The Mount in the trade directory of 1864 or in the 1871 census. It is first recorded in the Post Office Directory of 1876. At this time The Mount was occupied by a Mr Neville Beard, who presumably commissioned its construction, between 1871 and 1876.
- 7.3 Whilst the present building has the appearance of a large rambling Georgian Country house built over two storeys and under a parapet, its present incarnation is far from the building which was first built in the 1870s as a large villa residence constructed over two and a half floors with garret rooms under a steeply pitched roof and a cellar. Photographs of the house in the 1926 Sales Particulars (**Historic Plates 1 to 3**) show that it was built with tall gable ended pitched roofs, tall chimneystacks, canted bays with mullioned windows and brick quoining in a eclectic Neo-Tudor style. The same sales particulars, produced for the auction of the house by the executors of the late Mrs Beard, provide an insight into the size of the holding, which once covered an area of 2 acres, 1 rod & 24 poles of well timbered, landscaped grounds and included the freehold of the adjacent Bowling Green Inn. It is described in the particulars as 'a substantial erection of brick with slated and tiled roofs approached by circular carriage drive with large sweep' and with principal accommodation comprising outer and inner halls, a double drawing room, dining room, study, a large and airy kitchen, capital cellars; on the first floor: three principal bedrooms, a good sized dressing room, a large Boudoir and on the second floor three good maids bedrooms and a store room.
- 7.4 The house passed into the hands of Sidney Hall Bagshaw, quite possibly a relation of the local auctioneers of the house in 1926: W.S Bagshaw & Sons. It is during his period of ownership between 1926 and c.1952 that the house suffered a disastrous event. It occurred on 18th December 1944 and involved an 'accident with an aeroplane'. Whilst the damage to the house was clearly considerable it was not sufficient to merit its demolition and the house was repaired during the summer of 1945 with a new flat roof on two floors only and its former second floor rooms under steeply pitched roofs were removed.
- 7.5 Despite these re-instatement works the house, particularly the high status principal rooms within the main house, has retained much of its original internal spatial layout and Victorian architectural treatments and decoration. The principal rooms described in the 1926 Sales Particulars are still identifiable within the present building and many still retain original decorative fixtures and fittings such as doors, architraves and door cases, skirting boards, cornices, rails, in some cases door furniture and Minton floor tiles. Hierarchy of space is also in evidence with segregated accommodation and routes of circulation, as seen by back service stair to the service rooms on first and second floor and a butler's pantry at the interface between the service area and the main house.
- 7.6 As would be expected there were many alterations to the building associated with changes in taste and modernisation. After 1926, the original white marble fireplaces in the double drawing room (GF2) and (GF3) and Study (GF5) were replaced. After 1952, French doors replaced the chimney breast and fireplaces in the south wall of (GF2) and bedroom (FF2) to give views over the garden. Many of the remaining fireplaces were modernised and rebuilt (post-war) to accommodate a flue for a gas appliance or were left purely as decorative features. The principal staircase appears to have been replaced or significantly re-built (based on the description in the 1926 and 1952 Sales

Particulars). The flight of stairs to the second floor was removed in 1945. The windows of the principal rooms retained their horned box sashes (typical of the second half of the 19th century) and re-fenestration with simple casements was evident, particularly within the service range. The service range had been subject to the majority of the alterations, most notable was the relocation of the original kitchen (GF10) to the east and its rearrangement to form an annexe or rooms, along with the other rooms (such as the pantry and scullery) at ground floor level and bedrooms at first floor level for resident employees. These works may have been undertaken as a consequence of the loss of service rooms that were formerly on the second floor.

- 7.7 It appears that after c.70 years, the flat roof, which was added following the re-modelling of the house in 1945, is now no longer weathertight and fit for purpose. This was clearly evident in the levels of damp in some of the walls at both ground and first floor level, particularly marked in the rooms along the southern elevation. Otherwise the house, particularly the higher status building and its grounds survive as a good, if somewhat compromised example of a Victorian villa, which adds local character to the area but which, due to its post-war re-engineering, would not fulfil the criteria required for statutory protection.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank David Austin of Pillar Construction Ltd for commissioning the project. The collaborative role of Steve Baker, the Development Control Archaeologist at Derbyshire County Council, is also acknowledged.
- 8.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The historic building recording was carried out by Adam Garwood and the documentary research completed by Donald Sutherland. Adam wrote this report and the illustrations were prepared by Hayley Baxter.

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Kelly's Directory of Derbyshire 1928

Kelly's Directory of Derbyshire 1932

Kelly's Directory of Derbyshire 1941

Cartographic

Plan of the Township of Ashbourne, dated 1830

Tithe Map of the Township of Ashbourne surveyed 1849

First Edition OS map of 1880 (Sheet 43.2)

Second Edition OS map of 1900 (Sheet 43.2)

Third Edition OS Map of 1922 (Sheet 43.2)

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-248243

Project details

Project name	The Mount, No. 4 North Avenue, Ashbourne, Derbyshire, DE6 1EZ
Short description of the project	Pre-Construct Archaeology Limited was commissioned by Pillar Construction Ltd to undertake a programme of historic building recording focused upon The Mount, a large late 19th century Gentleman's residence within landscaped grounds at No. 4 North Avenue, Ashbourne, Derbyshire. The historic building recording was undertaken in connection with planning permission to demolish the house and replace it with an apartment block. Documentary evidence shows that The Mount was built between 1871 and 1876. By 1876 it was occupied by Neville Beard, a mechanical engineer. Neville died in 1907 and his widow lived at the Mount until she died in 1926. The house was sold at auction to Sidney Hall Bagshaw in 1926. Photographs of the house in the 1926 sales particulars show that at that time it had second floor rooms within a steeply pitch roof. It was during the Bagshaw's ownership, between 1926 and c.1952 that the house suffered a disastrous event. On 18th December 1944, an aeroplane, crashed into the house. Whilst the damage to the house was considerable it was not sufficiently deleterious to merit its demolition and the house was re-instated to its present incarnation, of two floors with a new flat, roof during the summer of 1945. The building has henceforth remained relatively unaltered apart from some internal rearrangement, particularly within the service block and modernisation of facilities.
Project dates	Start: 11-04-2016 End: 12-04-2016
Previous/future work	No / No
Any associated project reference codes	APP/P1045/A/10/2129072 - Planning Application No.
Any associated project reference codes	MNAD16 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	HOUSE Post Medieval
Methods & techniques	"Survey/Recording Of Fabric/Structure", "Photographic Survey"
Prompt	Planning condition
Project location	
Country	England
Site location	DERBYSHIRE DERBYSHIRE DALES ASHBOURNE The Mount, No. 4 North Avenue, Ashbourne, Derbyshire
Postcode	DE6 1EZ
Site coordinates	SK 17906 46994 53.019637617591 -1.733038694973 53 01 10 N 001 43 58 W Point

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Steve Baker
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Adam Garwood
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Pillar Construction Ltd

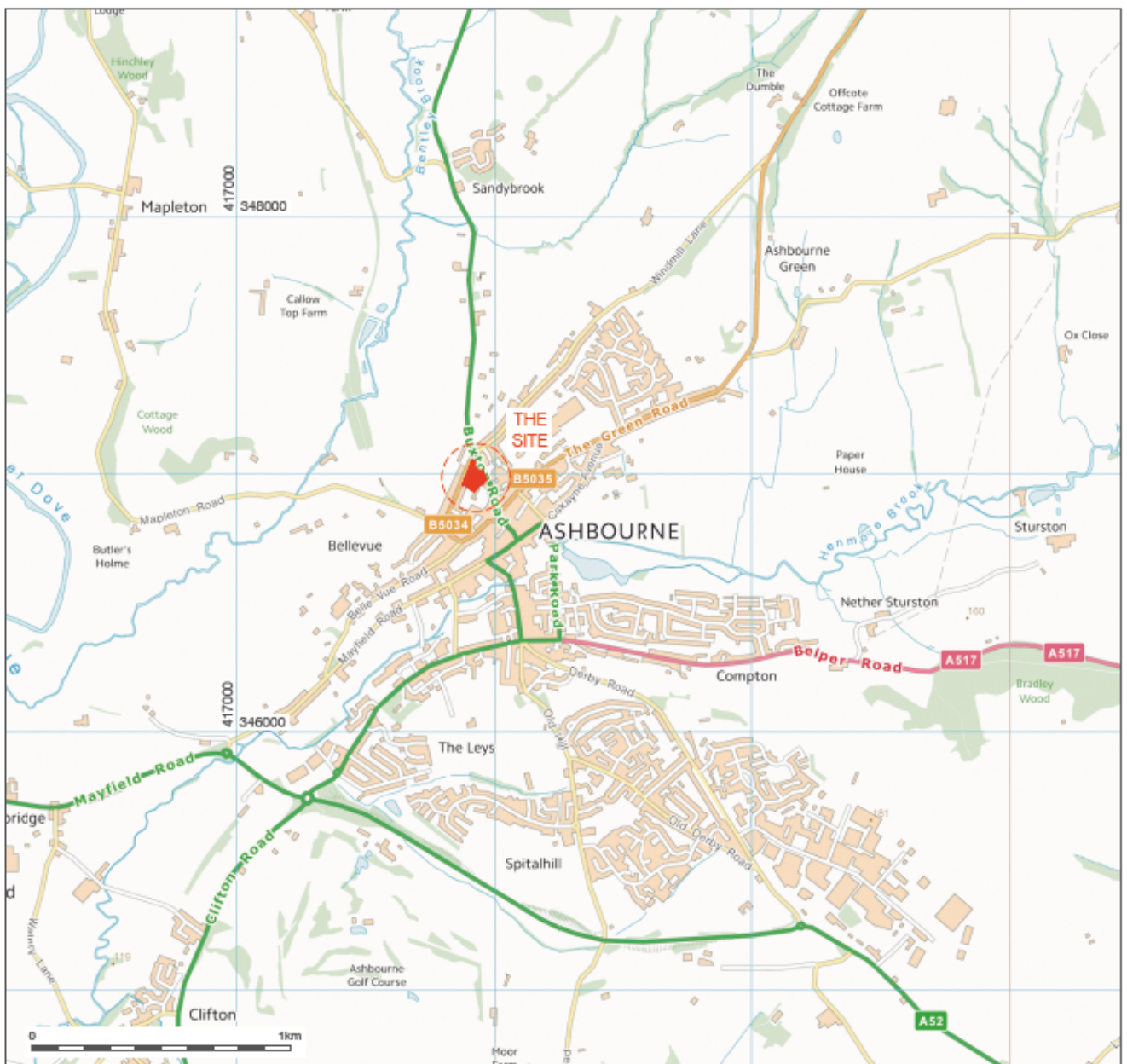
Project archives

Physical Archive Exists?	No
Digital Media available	"Text", "Images raster / digital photography"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of The Mount, No. 4 North Avenue, Ashbourne, Derbyshire, DE6 1EZ
Author(s)/Editor(s)	Garwood, A
Other bibliographic details	PCA Report No. R12441
Date	2016
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 Typescript

Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	26 April 2016



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Figure 1
 Site Location
 1:2,000,000; 400,000 & 25,000 at A4



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Figure 2
 Detailed Site Location
 1:1,000 at A4



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Figure 3
Plan of the township of Ashbourne, dated 1830
1:2,500 at A4



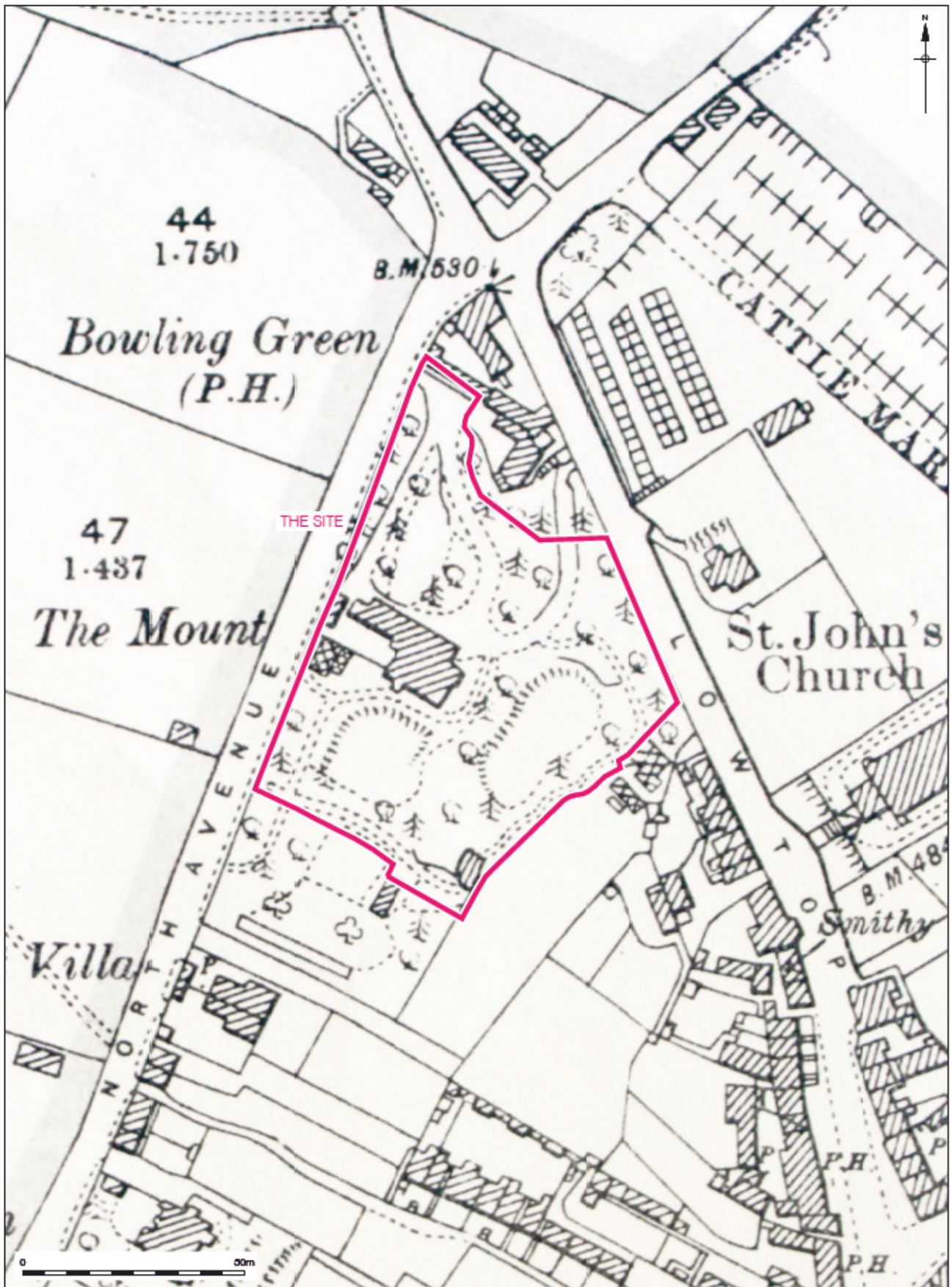
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Figure 4
Tithe Map of the township of Ashbourne surveyed 1849
1:1,250 at A4



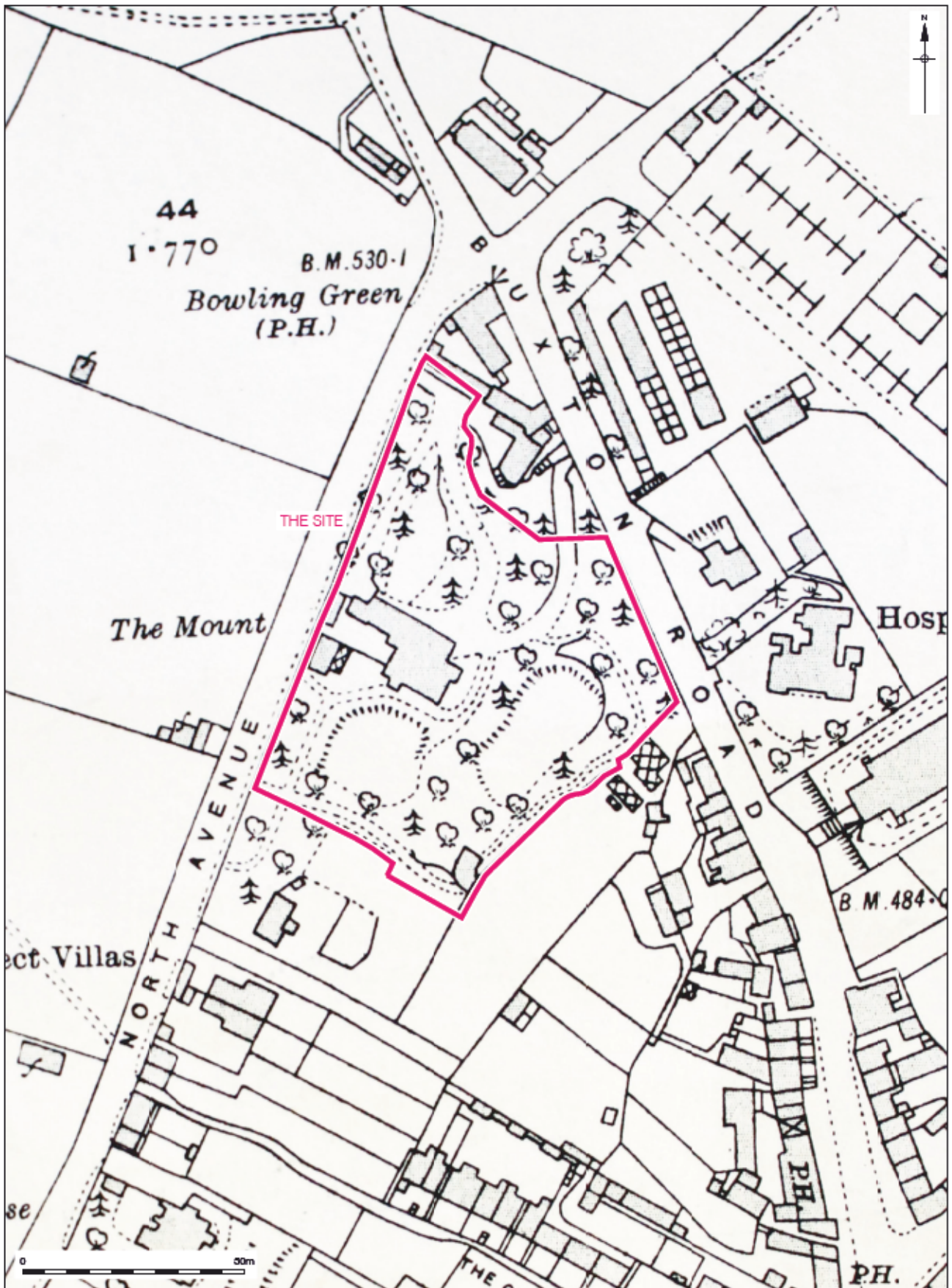
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Figure 5
 First Edition Ordnance Survey, 1880
 1:1,250 at A4



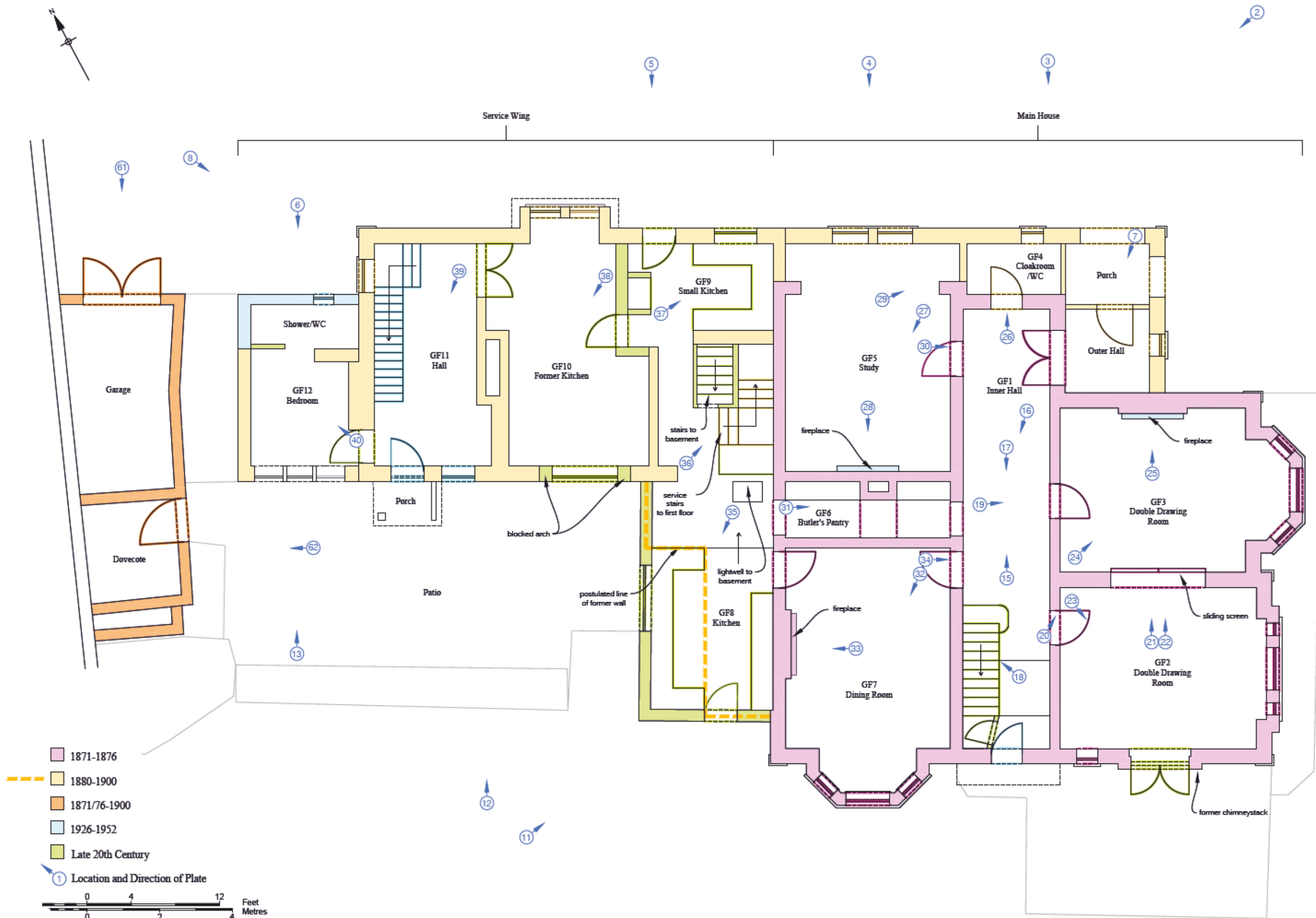
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Figure 6
Second Edition Ordnance Survey, 1900
1:1,250 at A4



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Figure 7
Third Edition Ordnance Survey, 1922
1:1,250 at A4



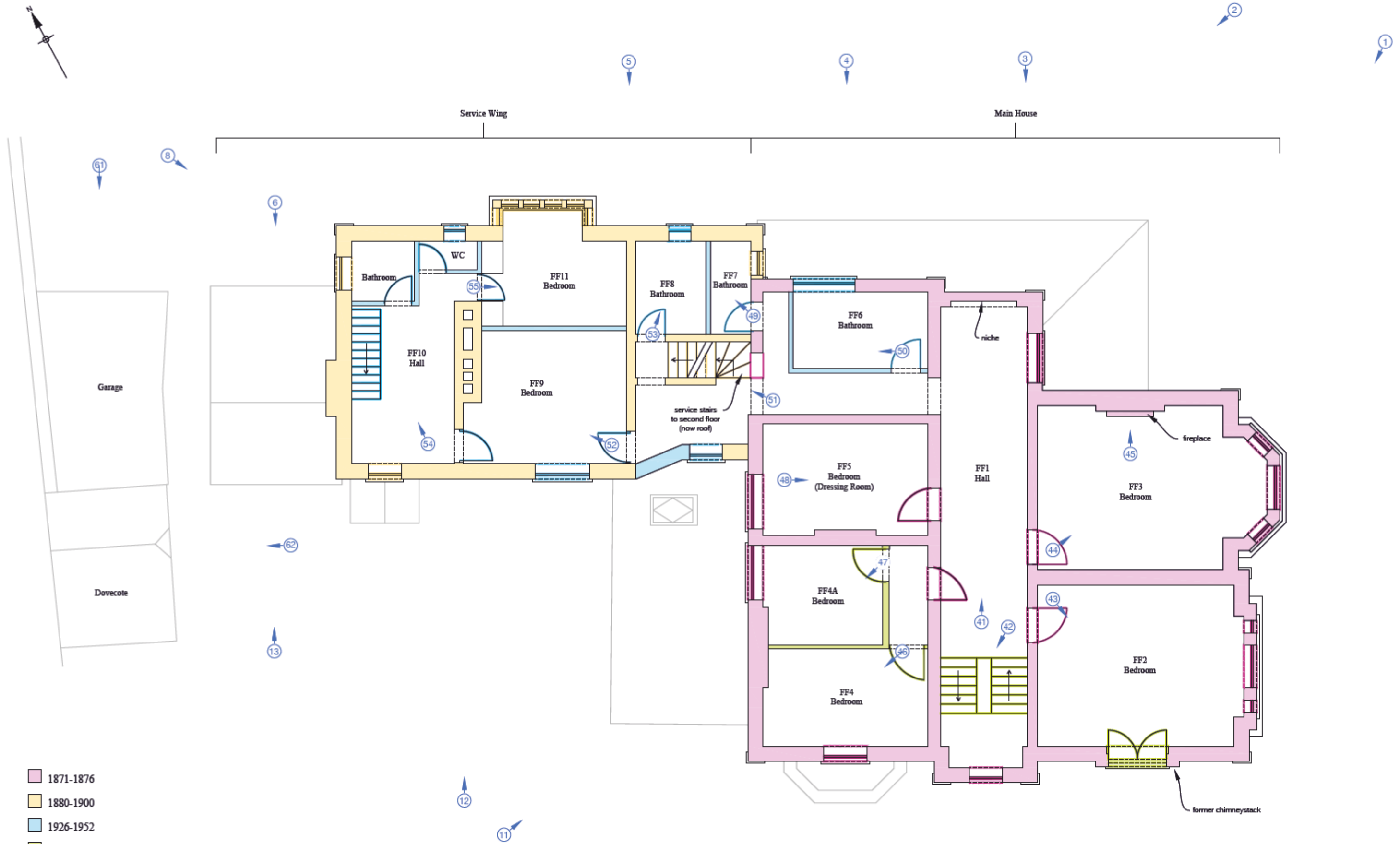
- 1871-1876
- 1880-1900
- 1871/76-1900
- 1926-1952
- Late 20th Century

① Location and Direction of Plate



Based on survey drawing 677/46 Rev F supplied by Jagdish Tolia Architects Ltd, 2009
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Figure 8
 Ground Floor Plan
 as existing with plate directions
 1:100 at A3



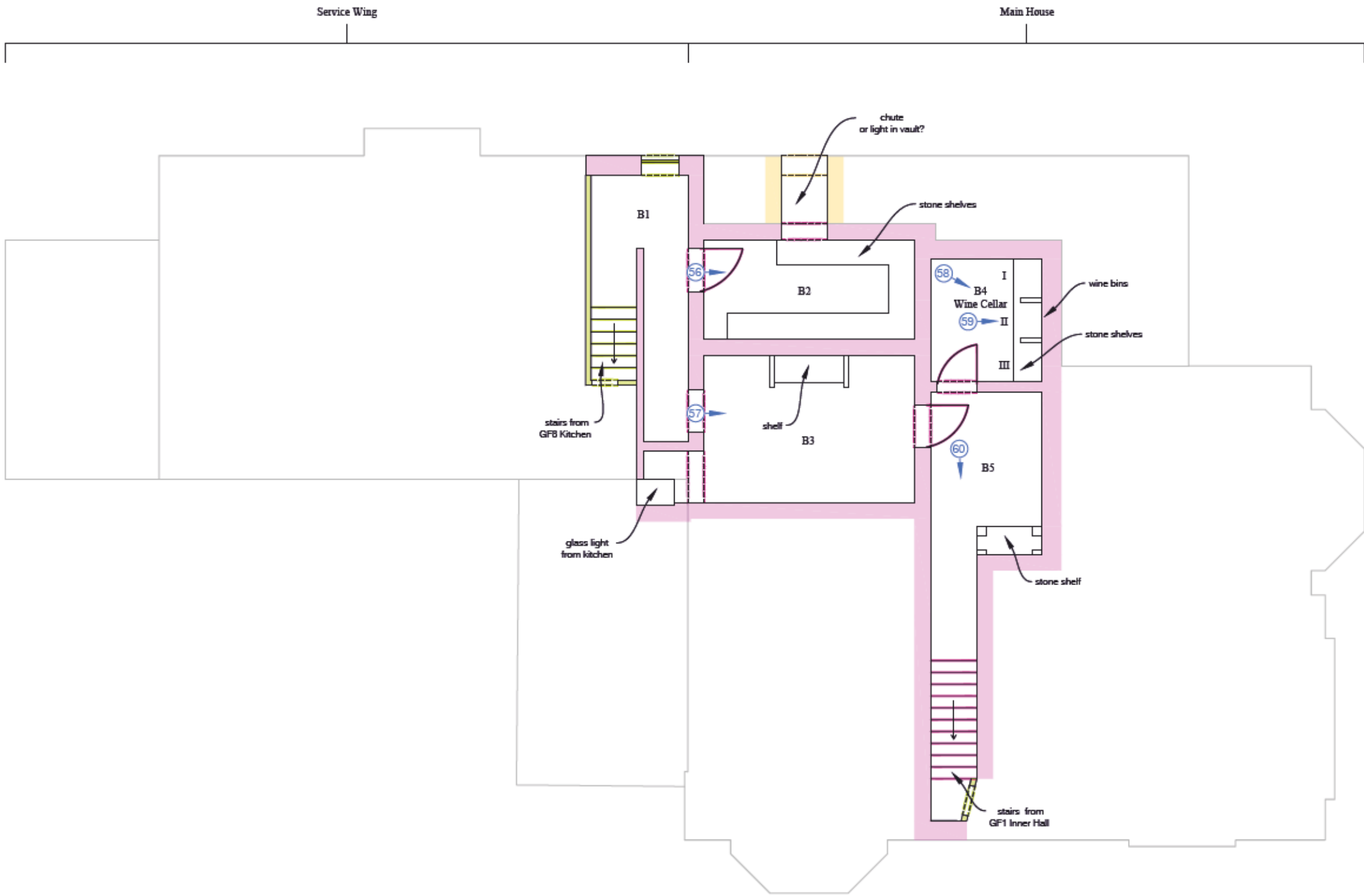
- 1871-1876
- 1880-1900
- 1926-1952
- Late 20th Century

① Location and Direction of Plate



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Figure 9
 First Floor Plan
 as existing with plate directions
 1:100 at A3



- 1871-1876
- 1880-1900
- Late 20th Century

— Footprint of building at ground floor above

1 Location and Direction of Plate



Based on survey drawing 677/46 Rev F supplied by Jagdish Tolia Architects Ltd, 2009
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Figure 10
 Basement Plan
 as existing with plate directions
 1:100 at A3





THE MOUNT

GENERAL VIEW

TAKEN SOME YEARS AGO, BEFORE THE TREES AND SHRUBS WERE FULLY GROWN

Historic Plate 1: Photograph of the Mount included in the 1926 Sales Particulars showing its original roof and elevations, looking west



THE MOUNT

VIEW OF SOUTH FRONT

Historic Plate 2: Photograph of the Mount included in the 1926 Sales Particulars (prior to the insertion of the French Doors after 1952), looking north



THE MOUNT

VIEW LOOKING NORTH-WEST FROM GROUNDS

Historic Plate 3 Photograph of the Mount included in the 1926 Sales Particulars, viewed from eastern terrace garden looking north-west



Plate 1 The Mount, looking south-west



Plate 2 North elevation, looking south-west



Plate 3 Eastern part of the north elevation, looking south



Plate 4 Central part of the north elevation, looking south



Plate 5 Western part of the north elevation, looking south



Plate 6 Former laundry (GF12) at the western end of the north elevation, looking south



Plate 7 Art Nouveau style glazed entrance to outer hall, looking south



Plate 8 Western end elevation, looking south-east



Plate 9 Southern elevation, looking north



Plate 10 Canted bay window and jettied stairwell bay in southern elevation, looking north



Plate 11 South elevation with modern kitchen, looking north-east



Plate 12 Southern elevation of service range, looking north



Plate 13 Southern elevation of the former laundry, looking north



Plate 14 Eastern End Elevation, looking west



Plate 15 Inner Hall (GF1), looking north

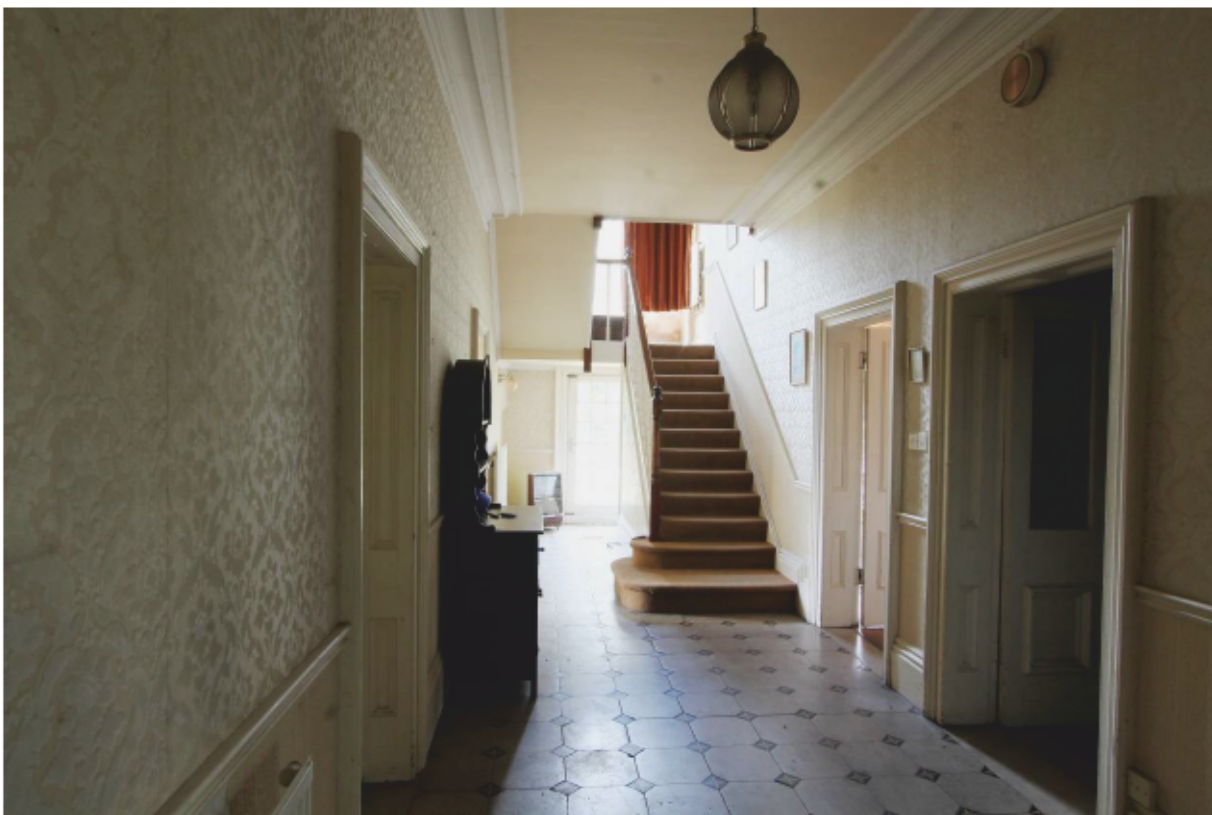


Plate 16 Inner Hall (GF1) looking south towards the stairs

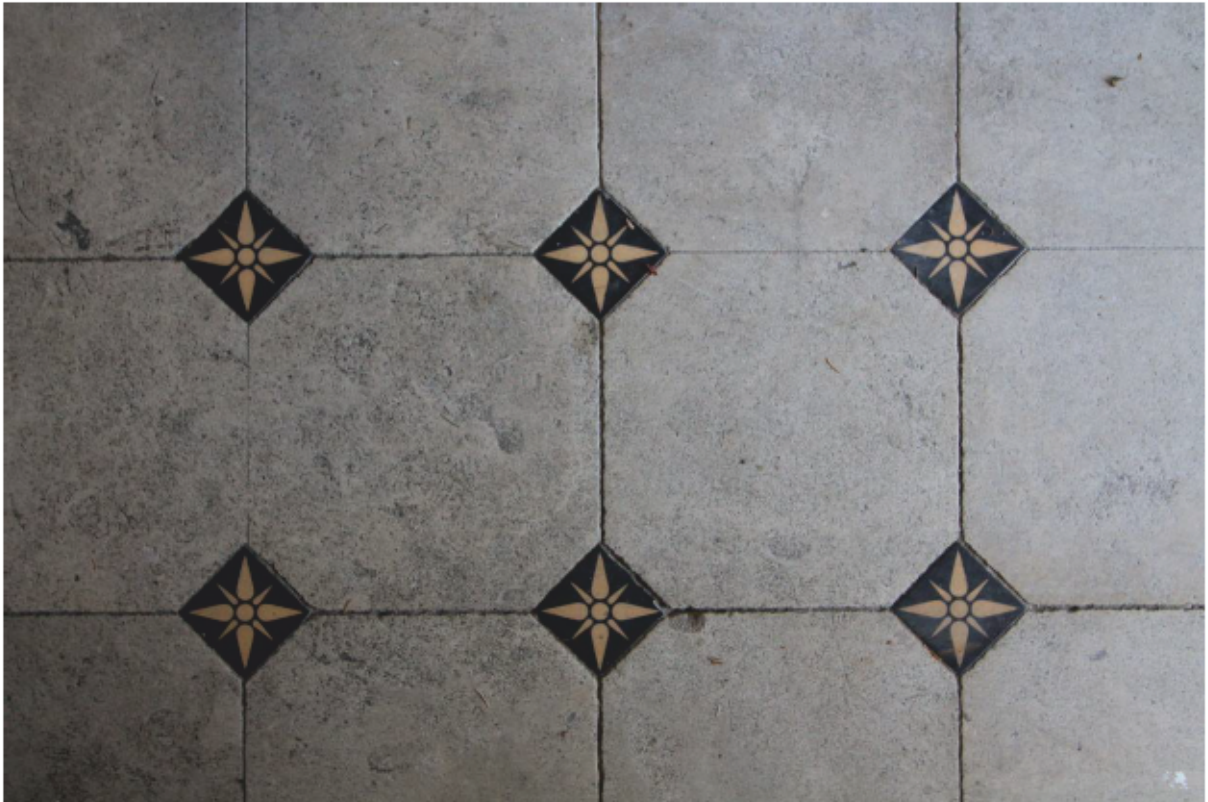


Plate 17 Detail of Minton Floor Tiles



Plate 18 Detail of Balustrade in (GF1), looking west



Plate 19 Typical door and architrave from Hall (GF1) into (GF3), looking east



Plate 20 Typical panelled doorcase (to GF2), looking north-east



Plate 21 Double Drawing Room, looking north from (GF2) to (GF3)



Plate 22 Double Drawing Room, showing internal sliding screen, looking north from (GF2) to (GF3)



Plate 23 Double Drawing Room (GF2), looking south-east



Plate 24 Double Drawing Room (GF3), looking north-east



Plate 25 Fireplace in (GF3) inserted by the Bagshaws between 1926 and 1952, looking north



Plate 26 Decorative light above doorway from Hall (GF1) to Cloakroom/WC (GF4), looking north



Plate 27 Study (GF5), looking south-west



Plate 28 Fireplace in Study (GF5) possibly inserted by the Bagshaws between 1926 and 1952 into GFGF2 and moved to GF5 after 1952, looking south



Plate 29 Detail of coffered ceiling in Study (GF5), looking north-east



Plate 30 Detail of door handle on door from Study (GF5) to Hall (GF1), looking east



Plate 31 Butlers Pantry (GF6), looking east



Plate 32 Dining Room (GF7) looking south-west



Plate 33 Fireplace in Dining Room (GF7) inserted by the Bagshaws between 1926 and 1952, looking west



Plate 34 Detail of door handle on door from Dining Room (GF7) to Hall (GF1), looking east



Plate 35 Kitchen (GF8) looking south-west



Plate 36 Back stairs and cellar door, looking north-east

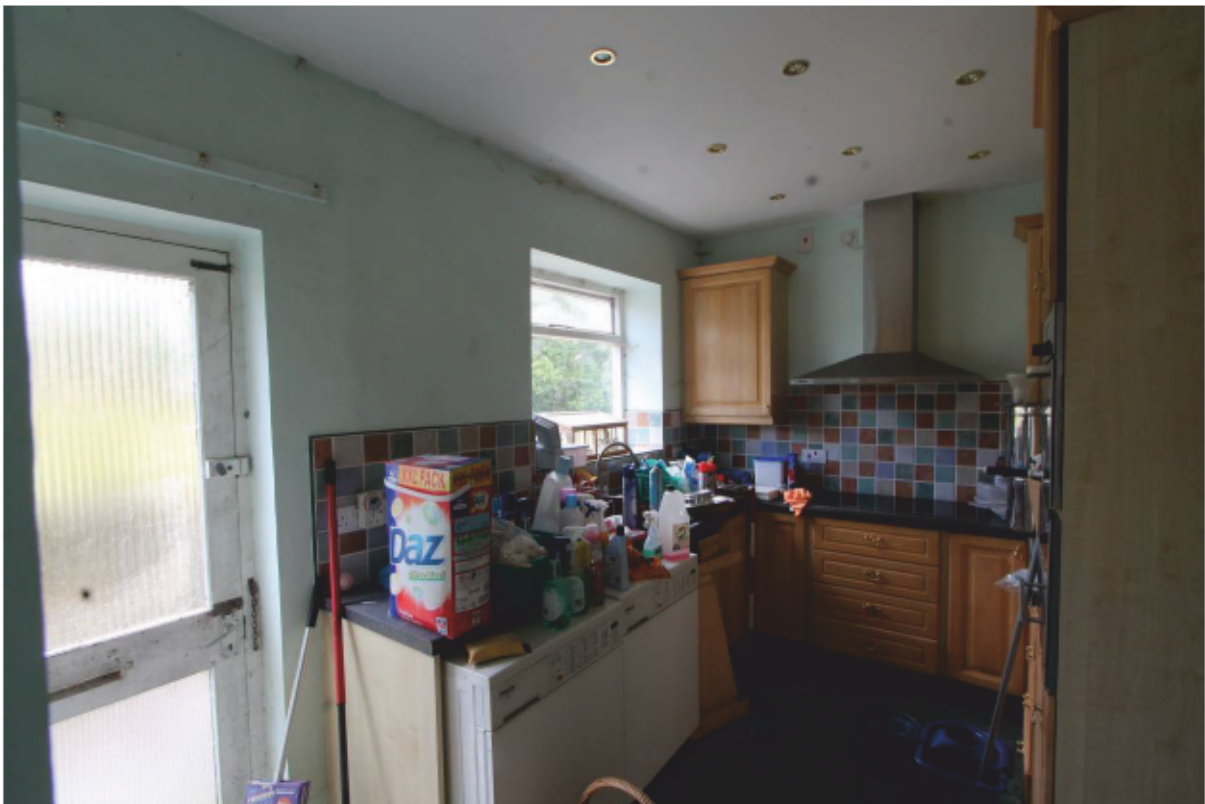


Plate 37 Small kitchen (former pantry GF9), looking east



Plate 38 Former Kitchen (GF10) looking south-west



Plate 39 Hall (GF11), looking south



Plate 40 Bedroom (GF12), looking north-west



Plate 41 First Floor Hall (FF1), looking north



Plate 42 Open well stair



Plate 43 Bedroom (FF2), looking south-east



Plate 44 Bedroom (FF3), looking east



Plate 45 Detail of fireplace in Bedroom (FF3), looking north



Plate 46 Bedroom (FF4), looking south-west



Plate 47 Bedroom (FF4A), looking south-west



Plate 48 Bedroom (FF5), looking east



Plate 49 WC (FF7), looking north-west



Plate 50 Bathroom (FF6), looking west



Plate 51 Back stair to second floor (now flat roof)



Plate 52 Bedroom (FF9), looking west



Plate 53 Bathroom (FF8), looking north



Plate 54 Hall (FF10), looking north-west



Plate 55 Bedroom (FF11), looking east



Plate 56 Cellar vault (B2), looking east



Plate 57 Cellar vault (B3), looking east



Plate 58 Wine cellar (B4), looking east



Plate 59 Detail of bins in wine cellar (B4), looking east



Plate 60 Shelving in cellar vault (B5), looking south



Plate 61 Garage, looking south-west



Plate 62 Outbuilding with dovecote looking west



Plate 63 Modern blockwork double garage, looking west



Plate 64 Modern pre-fabricated garage, looking north



Plate 65 Garden to the south of The Mount, looking east



Plate 66 Planting and terracing to the east, looking south



Plate 67 View towards the house from the lower garden terrace, looking north-west

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