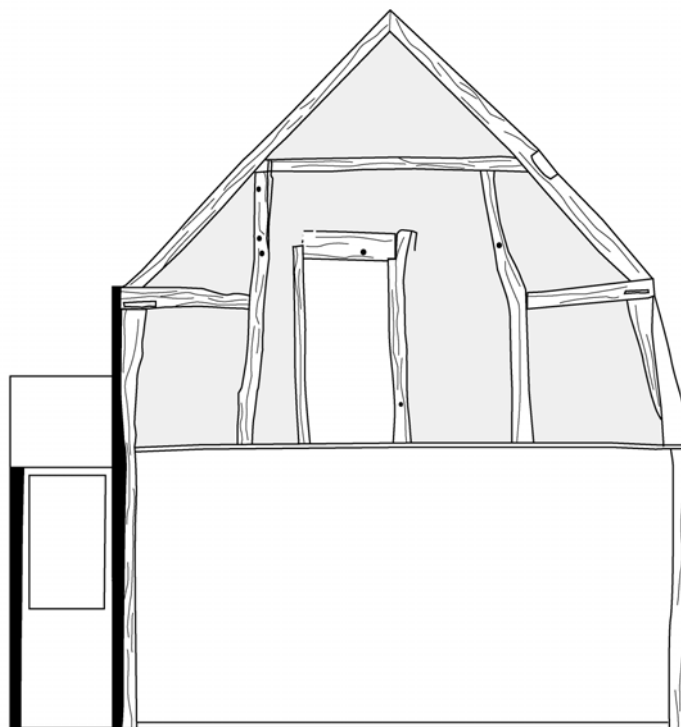


Historic Building Recording at
Fields Farm, Featherbed Lane,
Hunt End, Redditch, Worcestershire



Report 0809

March 2008

Historic Building Recording at Fields Farm, Featherbed Lane, Hunt End, Redditch, Worcestershire

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Summary

Archaeological building recording at Fields Farm, Featherbed Lane, Hunt End, Redditch was carried out on the former farmhouse prior to and during renovation work. The original 17th-century timber framed farmhouse had been subject to late 18th- to 20th-century alterations to the structure, including a new façade and extensions. However, many of the features of the original timber framing and internal features such as the fireplace survived.

1 Introduction

1.1 Planning permission was granted by Redditch Borough Council for the construction of an extension and refurbishment of an existing building (Planning Ref: 2002/551-2). The 17th-century building is Grade II listed (DOE LBS 156557) and included various 19th and 20th century additions and alterations. It was a condition of planning permission that the applicant should secure the implementation of a programme of archaeological recording to be carried out before the development commenced.

1.2 A programme of fieldwork, consisting of archaeological building recording and interpretation in accordance with an archaeological brief prepared by the Planning Archaeologist, on behalf of the Planning Authority, was commissioned from the Warwickshire Museum Field Archaeology Projects Group and carried out between October 2003 and February 2004. This report presents the results of that work. The project archive is temporarily stored at the Warwickshire Museum, but the archive comprising this report, field drawings and photographs will be deposited with the

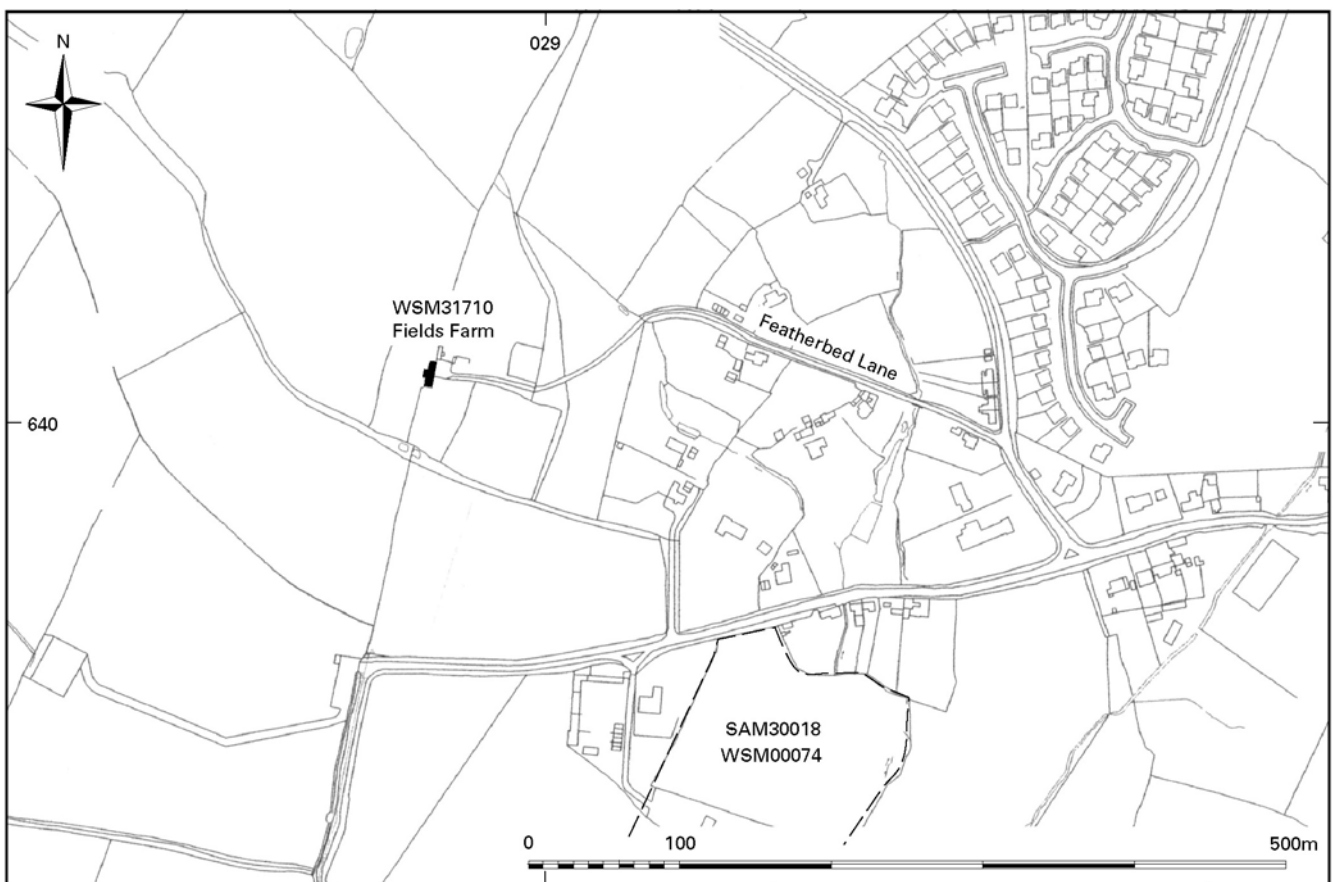


Fig 1: Site location

Worcestershire Historic Environment and Archaeology Service under the site code HE03.

2. Location

2.2 The site is located at the end of Featherbed Lane, Hunt End in the Borough of Redditch. The site is centred approximately at national grid reference SP 028 640. At the time of the survey the former farmhouse building was set in gardens and pastureland.

3. Methodology

3.2 The archaeological brief (Worcestershire County Council 2003) required historic building recording prior to the development of the site. An initial assessment visit was made prior to development and subsequent visits were then made to record and photograph the building. This survey included a detailed photographic and descriptive survey of the accessible parts of the building and any visible or revealed internal features.

3.3 All external elevations and internal rooms were photographed and catalogued. Any visible roof structures and architectural features were also recorded, along with functional features and phases of redevelopment of the building (RCHME 1996).

3.4 External location shots were taken to relate the building to the surrounding landscape. A phase plan and location plan showing internal features and photographs taken were completed. Elevations showing particular features were also drawn.

4. Archaeological and Historical Background

4.2 The site lies to the south-west of the centre of Redditch and close to the hamlet of Hunt End (Fig 1). The area was previously part of the parish of Feckenham, but now lies within the parish of Redditch. The town of Redditch may have been established by the 13th century when there is evidence for the place name and for its medieval urban status (Dalwood 1996). However, the site would have been located in the agricultural hinterland of the town.

4.3 Evidence for medieval agricultural farming and settlement is present in the area and the site lies 250m north-west of a medieval moated site at Hunt End, which is a Scheduled Monument (SAM 300018, Worcestershire Historic Environment Record WSM 00074). The moated site includes surviving earthworks, including a fishpond and other landscape features, and a 17th-century Grade II Listed barn (LBS no. 156558), reputedly formerly a chapel associated with Bordesley Abbey, although there is no evidence for this. A large fishpond or millpond (WSM 00075) is probably linked to the moated site and may be the site of a medieval mill.

4.4 Other Grade II Listed Buildings are recorded in the area (not shown on Fig 1) including a 17th-century barn (WSM 10247), a farmhouse at Love Lynn Farm (WSM 10248) and a 17th-century farmhouse at Upper Hunt End Farm (WSM 10249, LBS 156591).

4.5 By the 18th century Redditch had developed a manufacturing industry based on needle production (VCH 1913). Factories producing needles, fishing hooks and fishing tackle were built in the 18th and 19th centuries along the River Arrow. Beyond the town agriculture remained the main industry and Fields Farm was one of many farms producing goods for the growing population of the town.

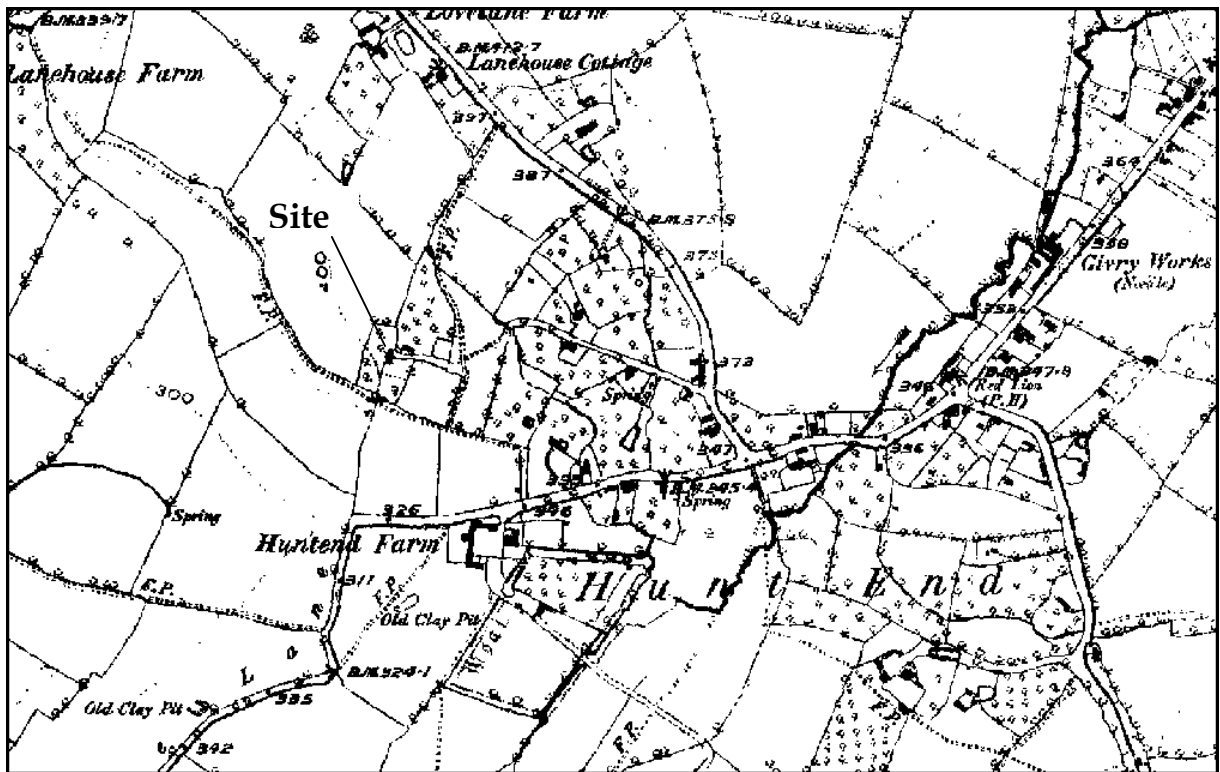


Fig 2: Detail of First Edition Ordnance Survey 1:10560 map of 1886

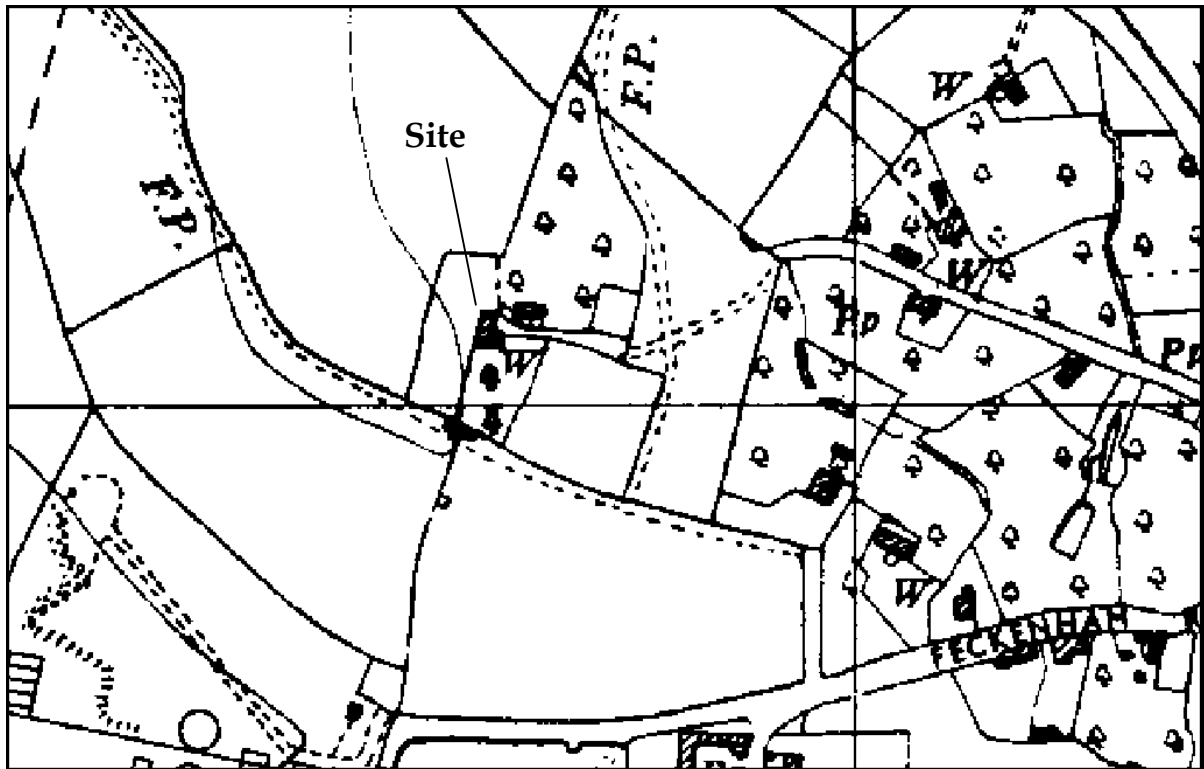


Fig 3: Detail from Ordnance Survey 1:10000 map of 1955

4.6 The Ordnance Survey First Edition 1:10650 map shows two unnamed buildings on the site of Fields Farm (Ordnance Survey 1886, Fig 2) including the farmhouse building and an associated outbuilding. Fields Farm house (WSM 31710) is a Grade II Listed Building (LBS 156557). The Listing description is given below:

“C17 with mid-C19 and mid-C20 alterations and additions. Timber-framed (roughcast) with brick refacing and replacement walling; plain tiled roof. Two framed bays aligned north/south; large chimney at south gable end enclosed by C19 addition which continues roof ridge. Single storey and attic with dormers; partly with dentilled eaves cornice. Framing: visible at rear; three panels from sill to wall-plate, short straight braces in upper corners; trusses not visible but original roof structure probably survives. East front elevation: three 2-light C20 casements inserted into C19 openings with cambered heads; three gabled dormers with 2-light casements; hipped-roofed porch to right of centre with C20 door and rectangular lights in side elevations. Interior: apart from front wall the framing appears largely intact. Large fireplace retained in south bay with winder staircase to east side of it. Birmingham fire insurance mark attached to central dormer. C20 flat-roofed extension with tall stack to rear of north bay”.

4.7 The 1955 map shows the farmhouse and two to three other outbuildings or barns (Ordnance Survey 1955, Fig 3). The house and some of the outbuildings were visible at the time of the survey.

5. Recording

5.2 A photographic survey (see Appendix) was conducted during three visits to the site when internal and external features of the building were recorded and a phase plan with descriptions was completed. At the time of the recording the two modern extensions on the north and west sides of the original building had been partially demolished and the internal floors partly removed. The interior was largely cleared and plaster had been removed from some surfaces. However, some of the walls throughout the building were plastered or decorated and showed little structural detail (Fig 4).



Fig 4: View of Fields Farm house

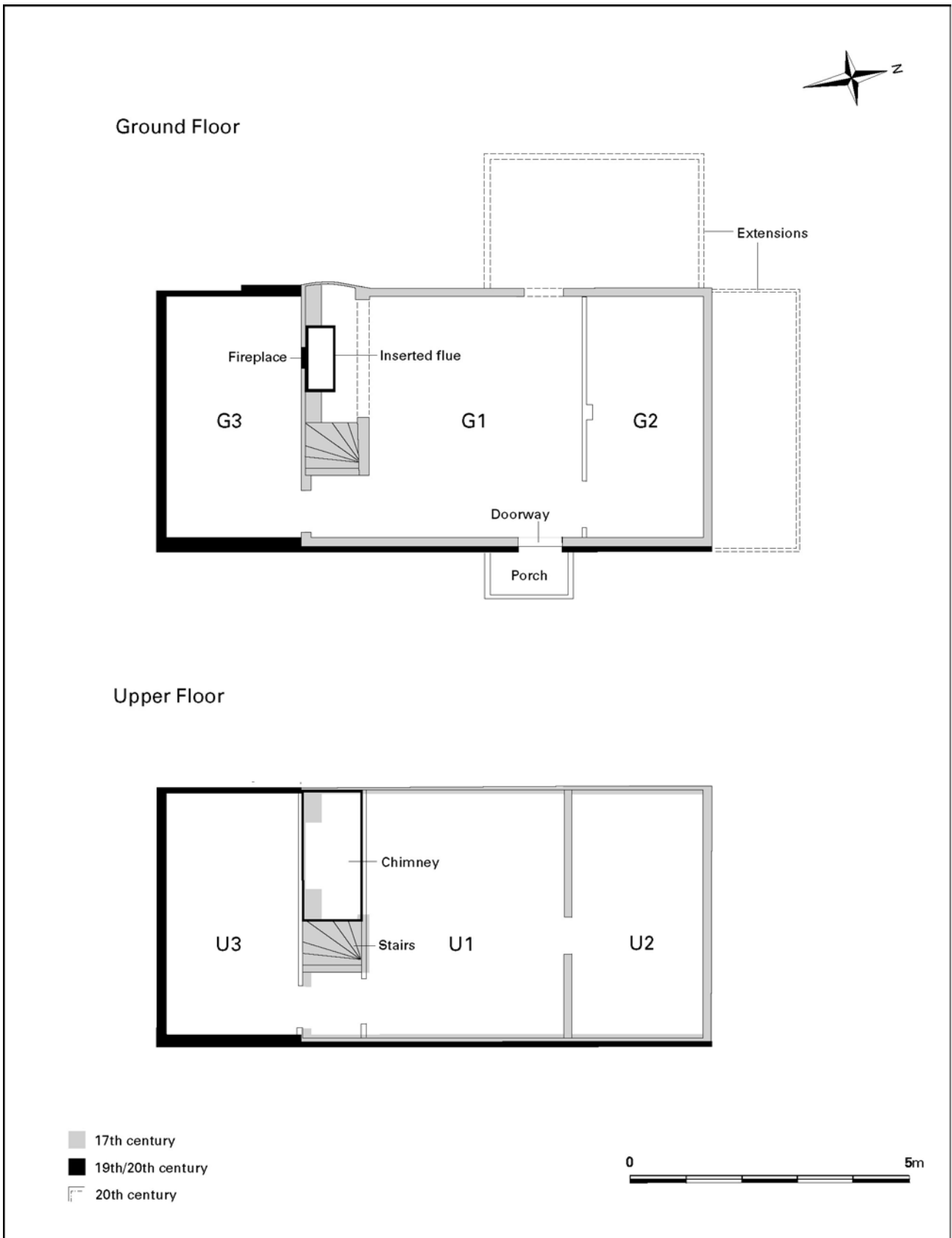


Fig 5: Plan of building showing ground and upper floors



Fig 6: Room G1 showing exposed beams, stairs and fireplace

5.3 The photographic survey included interior and exterior elevations and records of internal features. Photography on site was carried out using SLR cameras with 35mm black & white print and colour slide film. This was backed up, where appropriate, with digital photography.

5.4 The building appears to have had at least three distinct phases of construction or alteration. The first phase involved the construction of the timber-framed farmhouse during the 17th century. The building was subsequently extended southwards in the 19th century with the addition of a further ground floor and first floor room. The roofline was maintained and it is likely that the brick façade was also added to the front of the building at the same time. Further extensions were added in the 20th century to the west and north sides of the house. This provided additional rooms, including a bathroom. The northern extension with a sloping roof replaced a pitched roof structure.

5.5 The description of the building and recorded features is presented below and is divided into ground floor (G1, G2 etc) and upper floor rooms (U1, U2 etc) and external features (Fig 5).

Ground floor

Room G1 (17th Century)

5.6 The room was accessed directly from the front of the house through a small porch (Fig 5). The room was 4.8m long and 4.2m wide with a visible axial chamfered ceiling beam and associated joists. A fireplace and adjacent staircase were positioned on the south side of the room (Figs 6, 8 and 9).

5.7 Where plaster had been removed on the western wall timber framing was visible. The revealed timbers on the internal and external sides of the wall included several square panels of a box frame construction. These had both wattle and daub infilling, as well as brick nogging recorded between structural timbers. A 19th-/20th-century casement window was recorded in the western wall adjacent to the fireplace (Fig. 7). This appeared to have been set into the timber frame and the timber posts cut to allow the fitting of the window. No wall timbers were visible in the eastern wall, but this was mostly obscured by decorative paper or plaster.

5.8 A doorway in the west wall had been inserted opposite the front entrance. This doorway showed evidence for the cutting of the original timber framing and was probably created to provide access to the later rear extension (Fig 10).

5.9 The northern wall of the room was constructed of apparently modern machine-made brick and this appeared to be a 20th-century replacement wall dividing the ground floor rooms. An upright timber post at the eastern end of the wall formed part a doorway into the northern room (G2) although this was detached from the existing brickwork. The surviving timber suggested that it was part an original dividing wall to a second room.

Fireplace

5.10 A brick-built fireplace was set against the south gable end wall of the house. This was 2.4m wide, 1.56m high and 0.6m deep and occupied the south-west corner of the room (Fig 7). The fireplace was constructed with a chamfered timber beam set on top of the brickwork pillars. A late 19th- or 20th-century brick-built flue had been inserted into the back of the fireplace possibly associated with the installation of a boiler.



Fig 7: Fireplace with inserted brick flue



Fig 8: Staircase and fireplace (G1)



Fig 9: Detail of beam (G1)



Fig 10: Detail of doorframe (G1)



Fig 11: Exposed beams and doors (G1 and G2)



Fig 12: Timber frame in north wall (G3)

5.11 The brickwork on the eastern side of the fireplace showed significant wear, presumably from kitchen activities. However, no other features of the hearth were apparent.

Staircase

5.12 A winder staircase was located immediately to the left of the fireplace behind a wooden door (Fig 8). The staircase was 1m wide with irregular wooden treads and risers, which turned through ninety degrees. This provided access to upper rooms in the roof space.

Room G2 (17th Century)

5.13 A smaller room at the north end of the house was 4.3m long and 2.3m wide between a dividing wall constructed of probably 20th-century bricks and the northern gable end wall. The internal dividing wall is likely to represent a repair or rebuild of an original possible internal timber framed wall in a similar position as a timber post for an existing doorway was recorded at the eastern end of the wall and this appeared to be part of an original frame (Fig 11). A two-light metal-framed casement window was set into the eastern wall.

5.14 Access from room G1 was present at the eastern end of the room. This appeared to be an original doorway, but it had been subject to probable 20th-century repair work. An access point had also been inserted into the western wall of the room. This doorway provided access to the rear extension and originally the rear of the building. This was immediately adjacent to a doorway leading from the larger adjoining room (G1). Joints exposed in the upright timbers forming the door jamb suggested that either horizontal frame timbers had been removed to create the doorway or that reused timbers were used in the doorway (Fig 24).

5.15 Timber framing was visible in the northern gable wall, and square panels were recorded in the internal and external faces of this wall. Part of the wall had been subject to repairs in order to install modern wiring and pipes. Modern ventilation pipes and bricks had also been cut through or been set into the brickwork at the west end of the northern wall.

Room G3 (19th Century)

5.16 A small room, 2.5m long and 4.3m wide was accessed through a doorway created in the north wall of the room (the original south wall of the house). Plaster had been removed from the brickwork on parts of the north wall and repair and amendments were visible. A small fireplace with an iron grate had been inserted into the wall at the western end of the room. The fireplace appeared to be a 19th-century cast iron hearth and late 19th-century and 20th-century bricks had been used both to repair the wall and, apparently, to connect the fireplace to the main chimney in room G1.

5.17 Elsewhere in the north wall 17th-century brickwork was revealed and close to the doorway was a section of timber framing. Several reused oak beams were apparent with lath and plaster infill.

Upper floor

5.18 The roof of the building has been altered on at least one occasion. The pitch of the roof had been changed at the front to accommodate the new façade and dormer windows were probably added the front elevation at this time. The three windows are all of similar style with tiled roofs and casement windows. The middle dormer has a fire insurance plaque above the window (Fig 20).



Fig 13: Detail of doorway and partition between U1 and U2



Fig 15: Inserted fireplace and chimney (U1)



Fig 14: Detail of timber frame in north gable wall (U2)



Fig 16: Planked door (U1)

Room U1 (17th-century)

5.19 Three separate rooms had been created on the upper floor (Fig 5). The largest of the upstairs rooms was accessed directly from the staircase and a small landing. The door was constructed of two vertical planks and was probably an original feature (Fig 16). Timber frame panels were visible on the west and north walls of the room where decorative paper or plaster was absent.

5.20 Roof timbers were also visible, including some of the common rafters. On the eastern side a dormer window had been constructed into the roof.

5.21 At the southern end of the room the brickwork of the chimney was partly revealed (Fig 15) and a 19th-century fireplace had been inserted into the southern wall.

Room U2 (17th Century)

5.22 At the northern end of the upper part of the building a smaller room was accessed by a timber-framed doorway, which was 0.7m wide and 1.52m high (Fig 13). The timber frame appeared to include reused timber showing evidence of additional peg holes and joints. Reused roof beams were also visible in the cleared roof space (Fig 22).

5.23 The room was 2.4m long and 4.4m wide. The north and west walls had been stripped of paint and paper and showed evidence of timber framing, including posts, wall beams and collar rafter (Fig 14). Brick nogging was also recorded in the visible square panels.

5.24 The dormer window had been inserted into the roof on the eastern side of the room.

Room U3 (19th-Century)

5.25 The brickwork of the northern wall of the room was painted, but this still allowed the timber framing of the original gable wall to be recorded. However, the remainder of the walls were plastered and painted. A doorway had been inserted into the eastern end of the north wall. The adjacent post and wall plates showed evidence of having been recut or reused.

5.26 A single casement window with metal fittings was present in the south wall and a dormer window was recorded in the roof on the eastern side.

East Elevation (Front)

5.27 The building had a brick-built front elevation on the east side with three ground floor casement windows (Fig 17). The three windows were each positioned under a shallow brick arch and had metal frames and fittings. The smaller and most southerly positioned window had two casements and was set at a slightly lower level than the other two. The wall was painted and had no apparent evidence for timber frame or other timber features.

5.28 The front wall included denticulated brickwork immediately below the eaves and at each gable end. It is most likely that the wall was constructed as a façade to the building at the same time as the southern extension, the revealed brickwork suggesting it was built during the late 18th or 19th century.

5.29 A fire insurance plate was located above the central dormer window (Fig 20). The plate, probably lead or iron, depicted a figure (fireman) and fire engine included the word Birmingham underneath. The insurance plate is one of the Birmingham Fire Office Company (1805-1867), which was based in Birmingham. The plate probably dates to the mid 19th century.



Fig 17: View to the north-west of Fields Farm house



Fig 18: Northern gable end of the farm house



Fig 19: Southern gable end of the farm house

Porch

5.30 The brick porch was built on the front elevation at the front door and was 1.5m wide and 1m deep with a pitched tiled roof (Fig 17). The porch includes two single casement windows and was probably added in the 20th century.

West Elevation (rear)

5.31 The west wall formed the original rear wall of the building and was mostly rendered, but some timbers were visible except at the southern end, which is a later extension (Fig 23). Wall timbers, including wall posts and beams forming the timber framing were visible. Part of the upper element of the wall immediately beneath the eaves had the render removed and details were evident, including a brace between the corner post and the wall plate in the northern-most panel. Three other square panels were visible and these included both brick nogging and wattle and daub infills (Figs 21 and 24).

North elevation

5.32 The northern gable end of the building showed evidence of timber framing with two sets of small square panels with brick nogging infilling (Fig 18). A sill beam was evident set on a small plinth of sandstone blocks. Two posts were visible to eaves level, but other possible surviving timbers or framing were obscured by the render present over much of the gable end.

5.33 The north-western corner post had been subject to significant decay and movement, and had shifted outwards and away from adjoining brickwork and timbers. The foot of the post had moved substantially and the original joint had probably broken or decayed. The adjacent brickwork had been broken out and repaired on previous occasions, including previous work to insert ventilation pipes and flues and repaired with modern brickwork.

5.34 The scars of the rooflines of at least two structures, which had previously butted on to the gable wall, were visible on the elevation. These included 20th-century and probably late 19th-century lean-to structures.



Fig 20: Detail view of Birmingham Fire Insurance plate



Fig 21: Detail of timber frame showing brick nogging infill



Fig 23: West wall showing later extension



Fig 22: Reused roof beam (U2)



Fig 24: View of rear wall showing doorways

South elevation

5.35 The southern gable end of the building was brick built with two casement windows (Fig 19) and is part of the 19th-century extension to the building. The southern gable also shows the variation in the pitch of the roof suggesting changes to the front of the original building when the brick façade may have been added. The original southern wall of the house was recorded in the north wall of Room G3 where timber framing was revealed during the removal of plaster (Fig 22).

6. Conclusions

6.1 The photographic survey and recording carried out at Fields Farm house recorded at least three phases of construction or alteration.

6.2 The original farmhouse appears to be constructed in the later 17th century as a two unit building functioning as a dwelling, probably with associated outhouses, such as barns and store buildings of Fields Farm. The original building was a timber-framed structure with two ground floor rooms. The main hall, with a fireplace and an internal division for at least one, possibly two rooms including a possible parlour. A staircase provided access to the upper floor or loft. A store or outhouse may have been attached to the house.

6.3 During the 18th or 19th century the original house was extended with an additional room added to the south end. The new room was accessed by a doorway inserted adjacent to the stairs. At probably the same time or soon after a new brick front or façade was added to the front elevation of the house, and three dormer windows were constructed in the rebuilt or realigned roof. These would have increased the roof space and provided light for the upstairs space and new rooms.

6.4 During the 20th century the house was extended again with rooms added to the rear of the property, which were accessed by an inserted doorway at the rear of the house. Additional repair works may also have been carried out and the front porch may have been added at this time.

6.5 During the life of the house at least one other “lean-to” structure or outhouse was constructed at the north end of the house. This appears to have been subject to several alterations and these may have coincided with the main phases of construction on the house.

Acknowledgements

The Warwickshire Museum would like to thank Mr Neil Collett of Fields Farm for commissioning the work and Mr Michael Glyde Worcestershire County Council Planning Officer and Deborah Overton, Historic Environment Record Officer for their assistance. Work on site was carried out by Peter Thompson. This report was written by Peter Thompson and Kevin Wright with illustrations by Candy Stevens. It was checked by Ian Greig.

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Appendix: Photographic index (see Fig 25)

Ref No.	Print No.	Negative /Slide No.	Facing	Room*	Description
1		19	S	G1	Stairs (internal detail)
2		3		G1	Timber framing (internal)
3		5		G1	Roof beam detail (internal)
4		7		G1	Timber framing detail (internal)
5		13		E	Elevation
6		15	SW	G1	Fireplace
7		45	W	E	External: front elevation
8		18	S	G1	Fireplace & stairs (internal)
9		20		U1	Top of stairs? (internal)
10		21		U1	Doorway (internal)
11		24	-	U1	Top of stairs (internal)
12		32		E	Gable end
13		37	-		Internal
14		42	-	G1	Beam detail (internal)
15		44	W	E	External frontage
16		17	SSW		Corridor (internal)
17	1/01	5/31	S	E	North gable end (external)
18	1/02	35/36	S	G1	Stairwell (internal)
19	1/03	8	NW	E	South gable end (external)
20	1/04	6/43	S	E	North gable end (external)
21	1/05	1/25	W	E	Frontage (external)
22	1/06	9	N	E	South gable end (external)
23	1/07	3/30	N	E	South gable end (external)
24	1/08	4/29	N	E	South gable end (external)
25	1/09	7/33	SW	E	Frontage and Porch
26	1/10	17/34	S	G3	Internal
27	1/11	12/38		G3	Internal
28	1/13	11		G3	Internal
29	1/14	20		G2	Timber framing (internal)
30	1/15	23		G2	Timber framing (internal)
31	1/16	24		G2	Timber framing and pipework
32	1/17	26		G2	Timber framing (internal)
33	1/18	27	SE	G1	Looking through front door
34	1/19	28		G2	Timber framing (internal)
35	1/20	15		G3	Timber framing (internal)
36	1/21	10		G3	Internal
37	1/22	34		G1	Doorway (internal)
38	1/23	2/26		E	External
39	1/24	14			Internal
40	2/01	20/28	W	E	Frontage (external)
41	2/02	22	W	E	Middle Dormer window fire Insurance plate (external detail)
42	2/03	23	W	E	Middle Dormer window fire Insurance plate (external detail)
43	2/04	24	W	E	Middle Dormer window fire Insurance plate (external detail)
44	2/05	18/27	W	E	Frontage (internal)
45	2/06	19	W		Frontage (external)
46	2/07	35	S	G1	Chimney breast (Internal)
47	3/01	31/1	N	U1	Timber framing and door (internal)

Ref No.	Print No.	Negative /Slide No.	Facing	Room*	Description
48	3/02	32		U2	Timber framing and door (internal)
49	3/03	27	NNE	U1	Timber framing and door
50	3/04	29/2	S	U2	Timber framing and door (internal)
51	3/05	28	S	U2	Timber framing; (internal)
52	3/06	30/4	S	U1	Timber framing, roof joist (internal)
53	3/07	35/16	N	G3	Timber framing; modern light fitting (internal)
54	3/08	36/14	NE	G1	Timber framing; door frame (internal detail)
55	3/09	33	SW	U2	Timber framing (internal)
56	3/10	34	SSW	G1	Staircase and fireplace (internal)
57	3/11	26/6	N	U2	Timberwork
58	4/01	/9	NE	U1	Internal door and timber framing and roof timbers
59	4/02	11	NE	U1	Internal door and timber framing and roof timbers
60	4/03	12	NE	U1	Internal door and timber framing and roof timbers
61	4/04	6/9	S	G1	Internal door and fireplace
62	4/05	7/8	S	G1	Internal door and fireplace
63	4/06	8/10	S	G1	Internal door and fireplace
64	4/07	3	E	D	Internal door and timber framing
65	4/08	2	E	D	Internal stud detail timber framing
66	4/09	5	N	G2	Internal timber framing
67	4/10	4/12	NW	G2	Internal timber framing
68	4/11	34	S	G1	Internal fireplace
69	4/12	22	E	E	Internal door and timber framing
70	4/13	31	N	G1	Internal door and timber framing
71	4/14	32	SW	G1	Internal staircase & fireplace
72	4/15	33	SW	G1	Internal staircase & fireplace
73	4/16	20	SE	E	Internal doorway
74	4/17	14/23	SE	E	Internal doorway
75	4/18	16	SE	E	Internal fireplace (sawn timber studwork)
76	4/19	13	N	U1	Internal doorway & timber framing
77	4/20	23	E	E	Internal doorway
78	4/21	25	SE	E	Internal doorway & fireplace
79	4/22	24	SE	G1	Internal doorway & fireplace
80	4/23	27	E	G1	Internal doorway & studwork
81	4/24	26	SE	G1	Internal doorway
82	4/25	29	E	G1	Internal doorway & upper floor joists
83	4/26	28/11	E	E	Internal timber framing
84	4/27	17	E	E	Internal: looking towards porch
85	4/28	21	-	G3	Internal timber framing
86	4/29	18		E	External sill beam
87	4/30	30	SE	E	Internal doors
88	4/31	19		E	External sill beam
89	5/01	24	N	E	South gable end
90	5/02	26	N	E	South gable end
91	5/03	23	NW	E	Frontage
92	5/04	22	W	G1	Timber post
93	5/05	21	W	E	Dormer window detail
94	5/06	20	W	E	Porch detail
95	5/07	19		E	Detail
96	5/08	15/39	E	E	NW corner of house

Ref No.	Print No.	Negative /Slide No.	Facing	Room*	Description
97	5/09	16/41	E	E	NW corner of house
98	5/10	17/40	E	E	NW corner timber detail
99	5/11	18	S	E	North end gable
100	5/12	14	S	G1	Staircase (internal)
101	5/13	11/22	W	G1	Window by fireplace (internal)
102	5/14	13	SW	G1	Window by fireplace (internal)
103	5/15	10	N	G1	Doorframe detail (internal)
104	5/16	12/35	W	G1	Window by fireplace (internal)
105	5/17	8	N	G1	Brick wall & joists (internal)
106	5/18	9	N	G1	Doorframe detail (internal)
107	5/19	6	S	G1	Brickwork, to the right of stair
108	5/20	7	N	G1	Brick wall & joists (binder beam)
109	5/21	3	S	G1	Fireplace
110	5/22	4	S	G1	Fireplace
111	5/23	5	S	G1	Fireplace
112	5/24	29	NE	U3	Timber framing (internal)
113	5/25	28	NW	U1	Doorframe & timber framing (internal)

* E - external photographs

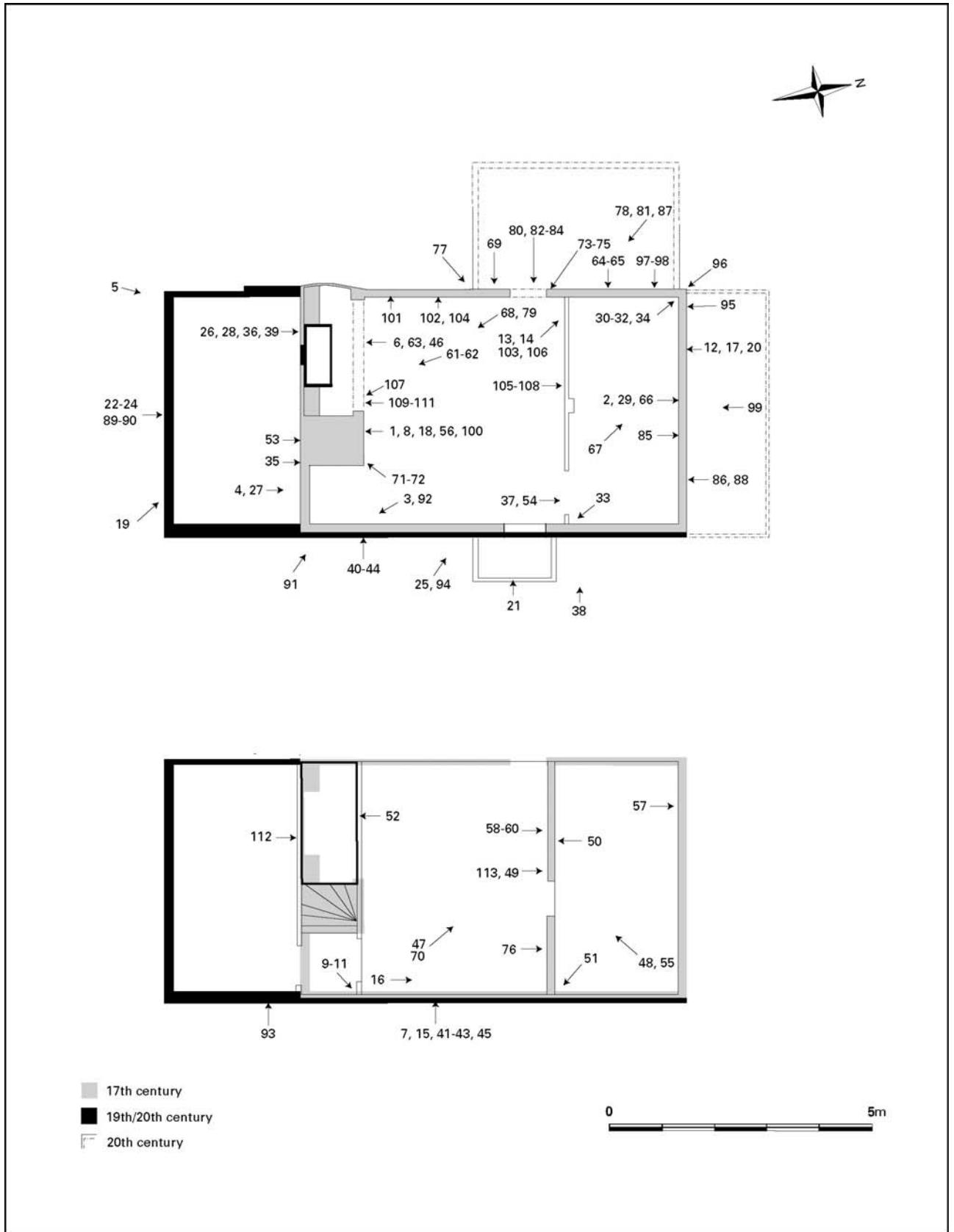


Fig 25: Plan showing location of photographic recording (Ref Nos 1-113)