

Archaeological  
Building  
Recording  
Services

**An Archaeological Standing Building Survey  
54b & 54c High Street  
Daventry  
Northamptonshire**

**(NGR SP 57227 62546)**

**On Behalf of Mr J. Creek**



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**September 2018**

**ABRS Project No 2017-HSDN**

**Planning Permission No DA/2017/0041**

**Northamptonshire County Council  
Historic Environment Record Event  
No. ENN109218**

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**An Archaeological Standing Building Survey of 54b & 54c High Street, Daventry,  
Northamptonshire (NGR SP 57227 62546).**

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## **An Archaeological Standing Building Survey of 54b & 54c High Street, Daventry, Northamptonshire (NGR SP 57227 62546).**

### **Summary**

*This document is an archaeological standing building survey of 54b & 54c High Street, Daventry, Northamptonshire (SP 57227 62546), commissioned from Archaeological Building Recording Services (ABRS) by Mr J. Creek in advance of the proposed conservation of the building and conversion to residential use.*

*54b & 54c are a historically interesting range of buildings. The building occupies part of a probably medieval in origin burgage plot; cartographic sources suggest 54b & 54c may occupy the footprint of an earlier building. The only potential physical evidence of which is the stone built east facing elevation. The building has clearly undergone some significant, if not total 19th century re-building work, leaving an essentially 19th century building of limited architectural interest.*

*The building has an interesting history, having had a variety of uses ranging from school room to public house to coopers workshop, reflecting the origins and evolution of such buildings in small to medium regional market towns.*

*The archive will be retained by ABRS until deposition with Northamptonshire County Council can be arranged under the Event Number ENN109218.*

### **1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by Mr J. Creek to undertake an archaeological standing building survey of 54b & 54c High Street, Daventry, Northamptonshire (SP 57227 62546 (*Figures 1, & 4*)). Listed Building Consent has been granted for the conservation of the building and conversion to residential use (PA Number DA/2017/0041). The building is a traditionally built projecting rear wing to 54 High Street, Daventry, a commercial premises believed to date from the late 18th century. Daventry District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be carried out prior to any proposed works being carried out. The building is listed at Grade II (HER Ref MNN638/0/49, NHLE 359935). The building is located to the rear of 54 High Street on the north side of the High Street, within the centre of the medieval settlement core of Daventry.

A Brief for a programme of archaeological building recording was not issued. The Conservation Officer (CO), Daventry District Council has been consulted and a Written Scheme of Investigation (WSI) was produced by ABRS (2017-HSDN\_WSI) and approved by the CO. The project was completed following this WSI and the Chartered Institute for Archaeologists (CIfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).



**Figure 1**  
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.  
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The Parish of Daventry has established medieval origins (HER Ref MNN638). Writing in the reign of Elizabeth the surveyor of the Duchy of Lancaster described Daventry as “*a markett towne and a thorough ffaire most usuall from London to north partes*” and in 1655 the parliamentary commissioners recommended that the minister there be granted an increased stipend, since he served “*a great market town*”, the Wednesday Market being described in 1673 as being well served with horses, cattle, sheep, corn and provisions.

In 1301 there were some 16 non-agricultural occupational names recorded in Daventry, including cooks, a miller, and a fisher; the leather trades included two tanners, a shoemaker and a glover. Other trades included smiths, wheelwrights and drapers, the trades expected to be found in a medieval town. Shoemaking had been Daventry's main craft since the 16th century, but from the late 1790s it developed into an industry making footwear not just for local needs but for wholesale distribution.

Daventry's earliest borough charter dates from 1576, although the language implies that the purpose was to restore and renew institutions which had fallen into decay, suggesting an earlier charter was in place. The charter of 1576 was confirmed in 1606-7 and 1674-5, and the system of government introduced in 1576 lasted for upwards of 250 years.

A deliberate act of planning and re-organisation, possibly linked with the establishment of the priory, saw the conversion of some former peasant tenements into burgages, with others remaining agricultural holdings. The detailed survey of all the tenements in Daventry in 1571 listed a total of some 116 cottages, most of them with a yard, backside or garden, they were located throughout the town, some of them occupying plots which had been subdivided since the medieval period, some of them built on the backsides of properties which fronted the street. It is likely that 54 High Street and its accompanying back plot was included in this.

The earliest documentary evidence to relate directly to the proposed development area is an Indenture dated October 1787 supplied by Mr Creek; it describes the building as "*Messuage Tenement or Dwelling House with brewhouse and two workshops consisting of six bays of buildings TOGETHER WITH all that the east part or side of the yard late belonging to the said messuage tenement or dwelling house*". Some four months later "*A Plan of The Streets of Daventry in the County of Northampton which are intended to be New Paved*" was produced (NA Ref Map 1701 (*Figure 2*)), the map only records the frontages of buildings, but indicates that the proposed development area, was at the time owned by a Mr J. Checkley.

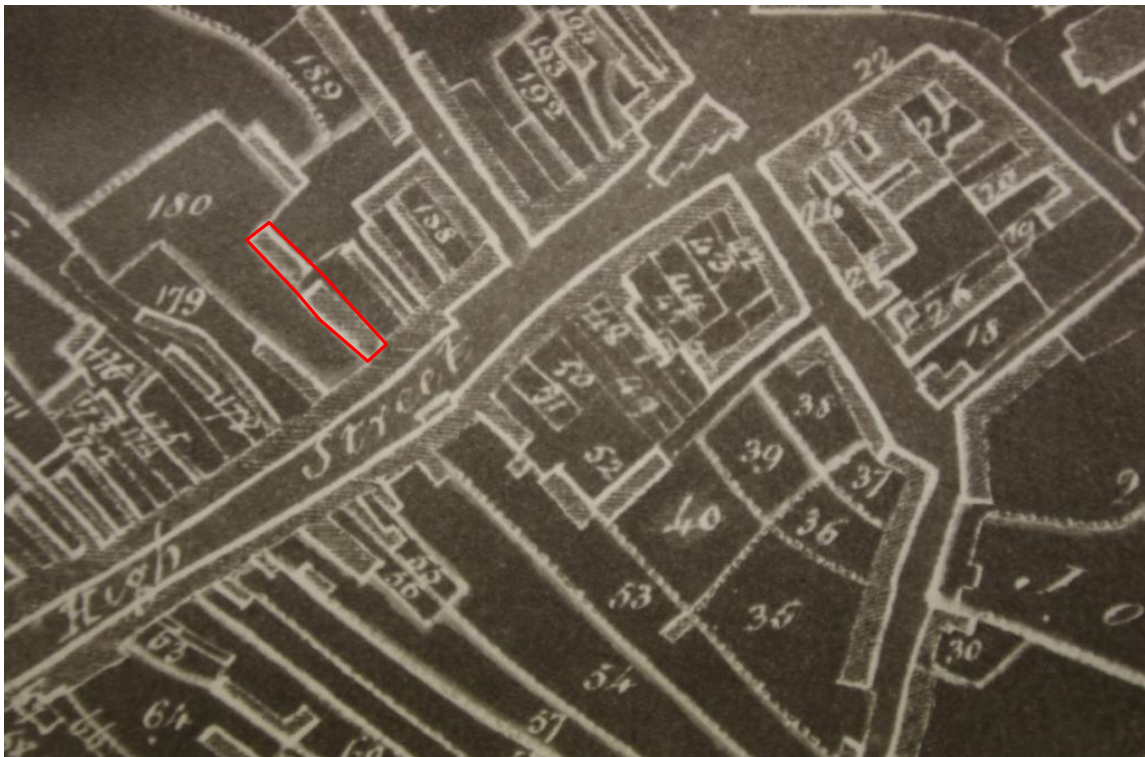
Some 15 years later in 1803 the Parish was enclosed and the accompanying Inclosure Map (NA Ref 3005 a – c (*Figure 3*)) was produced. The proposed development area was not subject to enclosure, and is therefore not included in the apportionment document, the map however records the proposed development area as a building fronting High Street with a long, narrow projecting rear range.

In 1859 the property was placed up for sale by auction, the sales particulars (supplied by Mr Creek) described the property as "*...substantial and commodious brick built and slated dwellinghouse containing front shop, large and small parlours, back and underground kitchens, ale and wine cellars, with front sitting room, six bedrooms and three closets, large room now used as a schoolroom, workshop, warehouses, and necessary outbuildings; with yard and side entrance to the same advantageously situated on the centre of the High Street Daventry in the occupation of Mrs Bailey.... An extensive and lucrative retail music, stationary, toy and fancy business has been carried on in the above premises for upwards of 50 years... There is an excellent soft water tank and pump upon the premises*". Trade Directories of the era list Ann Cox and Richard Hewitt as school heads on the High Street in 1840, either of which could have occupied the above mentioned schoolroom. In 1854, Kelly's Directory lists Miss Mary Applebee and Thomas Bailey, Fancy Repository, High Street, potential predecessors to Mrs Bailey, it also lists Edward Thomas Bailey, Cooper, High Street, and it is possible that Edward operated from the workshops mentioned in the sales particulars.



**Figure 2**

A Plan of The Streets of Daventry in the County of Northampton which are intended to be New Paved (1788).

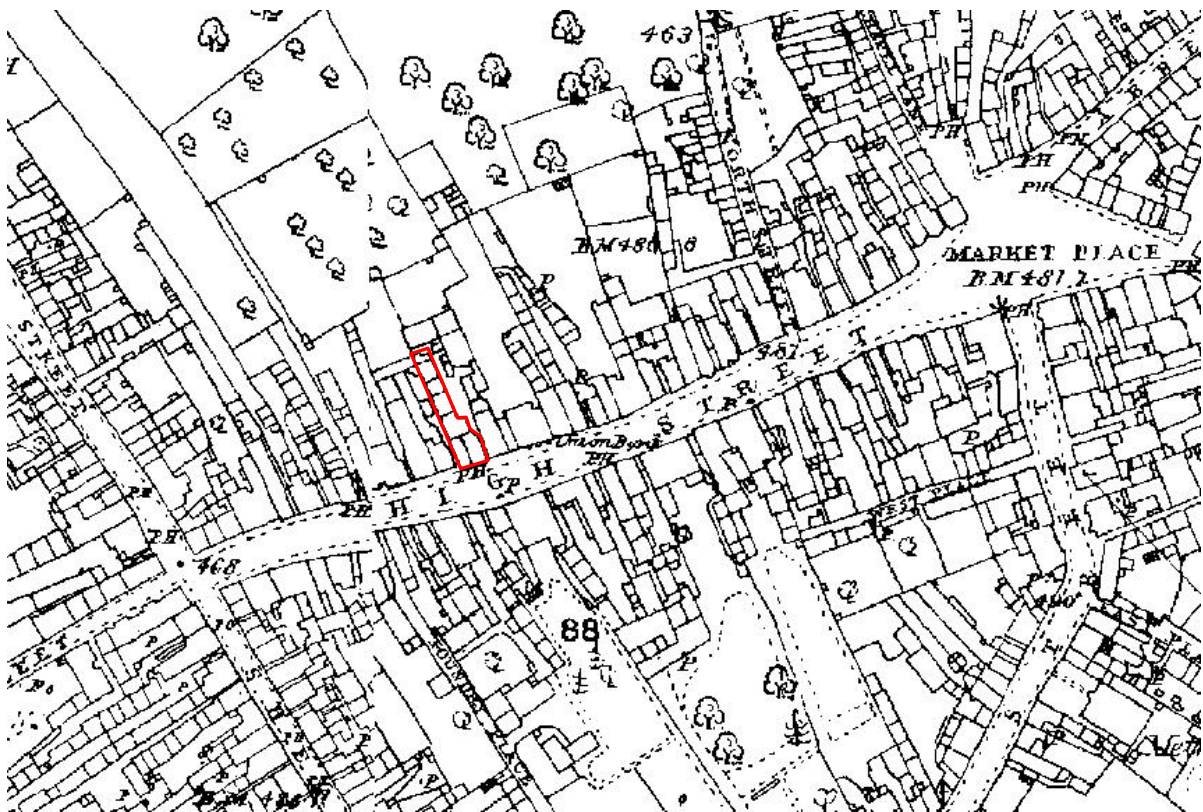


**Figure 3**

Daventry Inclosure Map (1803).



An Indenture dated 1886 (supplied Mr. Creek) describes the property as “...*messuage tenement or dwellinghouse situate and being on the north side of the High Street in Daventry aforesaid now used as an Inn called “the Warwick House” with the yard stabling and outbuildings thereunto belonging... And also all that building now used as a warehouse and loft situate at the north end of the said messuage or tenement and premises...*”. The earliest available reference to Warwick house is Kelly’s Directory of 1869, which lists Thomas Hancock as landlord. Hancock remained until at least 1894 when Kelly’s lists Joseph Hickman, Hickman remained until at least 1910.



**Figure 4**  
First Edition Ordnance Survey (1884).  
(Sheet XLIII.2)

The first edition Ordnance Survey (NA Ref XLIII.2 (*Figure 4*)) was published in 1884, it is the earliest available modern map of the proposed development area, and it records the building as a Public House, but does not identify it by name. The frontage building is clearly divided into two and the rear range, including the proposed development area, is divided into five bays.

In September 1922 the property was conveyed to Thomas Wood Leech, and the ground floor front became a butchers. Kelly’s Directory of 1924, however still lists the Warwick House Inn, under Leech, it was not uncommon for pubs and butchers to operate from the same premises. Kelly’s Directory of 1931 is the first to specifically identify number 54 as a butchers owned by Jason and Frank Clarke; Kelly’s Directory of 1936 lists Christopher Frank Clarke, a butcher at the address, a probable descendent. Christopher remained until at least 1940.

In August 1950 the property was conveyed by James Ernest Clarke to Harry Creek, the father of the current owner, a butcher. The property comprised a butchers shop and preparation room on the ground floor of the frontage, over which was the family home. The rear range, including the proposed development area consisted of a further preparation room, an outside toilet and a stable used as a coal store and general storage area. Part of the first floor comprised bedrooms and a bathroom, the remainder was derelict. In 1967 the butchers was sold and the living accommodation above became vacant. In 1987 the rear range was let as commercial premises to a glazier and remained as such, under a different occupier since.

54 High Street (including the proposed development area) was listed at grade II in 1977 (NHLE 359935). The listing description describes the building as...

*(North Side) Nos 52 and 54 SP 5762 1/38 II GV 2. Late C18. Pebbledash on brick. 2 storeys, 2 sash windows with glazing bars, 1st floor windows 3 light, bow on right, canted bay on left. Early C19 shop fronts with modern glazing. Included for group value.*

## **2. Aims and Methodology**

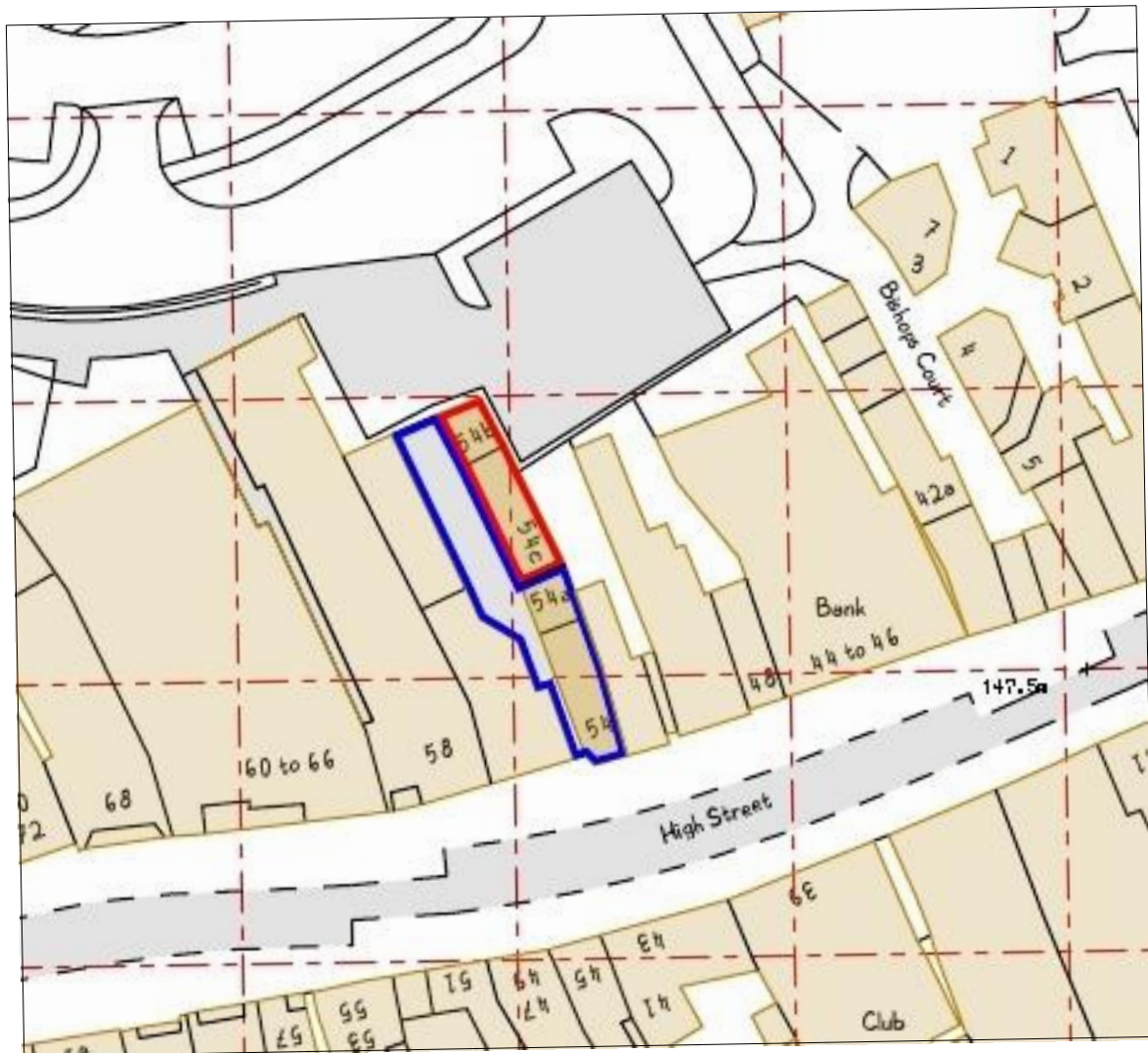
The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- The project report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Northamptonshire Historic Environment Record (HER) & Northamptonshire Archives (NA).

The Historic Building Recording verified existing measured survey drawings (supplied by the client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be retained by ABRS until deposition with Northamptonshire County Council can be arranged under the Event Number ENN109121. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

*Orientation:* The building subject to this historic building recording is linear in plan, orientated north-north west – south-south east (*Figures 5 & 14*) for ease of description north to south will be used. The principal elevation faces west. Where the terms 'left', 'right', 'front' and 'back' etc are used in the report, this is in relation to this principal elevation, as viewed from the west. For the purposes of this historic building recording a number suffix has been added for significant partitions where required.



**Figure 5**  
Plan of the Proposed Development Area in Blue, Recorded Building in Red.  
(Provided by client. 1:1250).

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the buildings.

The site visit was carried out by Gerwyn Richards on September 11th 2018.

### 3. Description of the Building

The building consists of a linear range aligned north – south abutting the rear elevation of 54 High Street (*Figure 5*). The range is two storeys under a pitched roof of modern concrete tiles with an end stack to the south. The east facing long elevation is part stone and part brick-built (*Figure 6*), suggesting possible re-building work, this is confirmed to some extent by the brick dimensions, the 9inch x 3inch x 4inch red bricks are almost certainly mid to late 19th century in date. The bricks themselves are laid in a Flemish Garden Wall bond (three

stretcher bricks to one header brick in each course) and there is a single blocked window on the ground floor as well as a further two windows on the first floor, also blocked. The brickwork is finished with corbelling at eaves level. The masonry is roughly squared and coursed local stone.

Both the west facing principal elevation and the north facing gable are rendered with modern cement render, there are limited traces of brickwork visible as a result of damaged render, the gable bricks are similar to those on the east facing elevation and may, therefore be contemporary. The principal elevation contains a significant number of windows (*Figure 7*), both on the ground floor and more noticeably on the first floor, where there is also evidence of blocked and altered windows (*Figure 8*). It is likely that this reflects the past use of the building as workshops.

Access to the building is via three doors on the principal elevation, the fourth door leads only to a toilet, it is not clear if any of the doors are original, however the bull nosed brick reveals would suggest it at least dates to the 19th century and may represent what was originally a stable door. Internally, the ground floor is divided into two principal bays, (1) to the south and (2) to the north (*Figure 14*). Beyond the historic fabric and plan form there is little of architectural or historical interest at ground floor level or any indication of previous function and use (*Figure 9*). Within (1) is a single bridging beam in deal, interestingly for what is likely to be a 19th century feature the beam is chamfered and stopped (*Figure 10*), this suggests (1) at some time had a more domestic use. There is a chimney breast on the north facing wall, again supporting a possible domestic use.

There is a brick-built cross wall dividing (1) and (2), in which is evidence of a blocked opening. (2) houses a modern steel built staircase and little else. The exposed brickwork, does however lay bare the internal structure of this part of the building and shows evidence of altered and blocked openings on the principal elevation (*Figure 11*). There is also a blocked opening on the northernmost gable, (*Figure 12*), still housing a timber door the opening is confirmation that the plot, if not the building, originally continued further to the north. Part of the plot was purchased in 1989 by Daventry District Council in order to construct the car park and Millennium Way. To the east of this door two brick columns carry the first floor chimney breast, suggesting this bay was not heated and therefore, unlikely to have had a domestic role.

The first floor consists of six bays (*Figure 14*), most of which are modern partitions in plasterboard. There is a single, probably brick built wall between (6) and (7) that may be earlier. There are chimney breasts on each gable, the southernmost being finished in an attractive flat cambered arch (*Figure 13*).

A very limited view of the roof structure indicates it is of deal construction and therefore likely to be mid to late 19th century in date.

#### **4. Conclusion**

54b & 54c are a historically interesting range of buildings, if a little less interesting architecturally. The building occupies part of a probably medieval in origin burgage plot, the frontage building, 54 High Street is likely to date to the late 18th century, probably on the footprint of an earlier building. Cartographic sources suggest 54b & 54c also occupy the footprint of an earlier building. The only potential physical evidence of which is the stone

built east facing elevation. The building has clearly undergone some significant, if not total 19th century re-building work, leaving an essentially 19th century building of limited architectural interest.

The history of the building however is of greater interest, documentary references indicate the building had a variety of uses ranging from school room to public house to coopers workshop. It is these uses which reflect the origins and evolution of such buildings in small to medium regional market towns.

## 5. Archive & Publication

The site archive consists of

- 1 A3 permagraph sheets containing plans & notes
- 2 A2 paper plan
- 1 DVD containing 43 digital images
- 43 B&W negatives & contact sheets
- 2 A4 contact sheets
- 2 A4 photo record sheets
- 2 A4 handwritten/typed notes
- 1 Unbound copy of this report

The archive will be held by ABRS under the temporary site code 2018-HSDN until deposition with Northamptonshire County Council can be arranged under the Event Number ENN109218.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

### 5.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-329079
Project Name	An Archaeological Standing Building Survey of 54b & 54c High Street, Daventry, Northamptonshire.
Site Co-ordinates	NGR SP 57227 62546
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/No
Current Land Use	In Use As Building
Development Type	Residential
Prompt	Listed Building Consent
Archive Recipient	ABRS

## 6. References & Sources

Alycock, N.W & Hall, L. 2007 *Fixtures and Fittings in Dated Houses 1567-1763*. Ripponden.

Brunskill, R.W. 2008 *Houses and Cottage of Britain Origins and Development of Traditional Buildings*. Yale

Hall, L. 2004 *Period House, Fixtures & Fittings 1300-1900*. Newbury

Historic England. 2016 *Understanding Historic Buildings: A guide to good recording practice*. London.

M<sup>c</sup>Kay, W.B. 1945 *Building Craft Series, Brickwork*. Longmans, Green & Co.

Northamptonshire Historic Environment Record (HER). Accessed September 2018.

Northamptonshire Archives (NA). Accessed September 2018.

Peters, J.E.C. 1988. 'Post-medieval Roof Trusses in some Staffordshire Farm Buildings' in *Vernacular Architecture* Vol. 19, 24-31.

## 7. Colour Plates



**Figure 6**  
East – North East Facing Long Elevation (Looking West – South West).



**Figure 7**  
Principal Elevation (Looking South East).



**Figure 8**  
Principal Elevation, Evidence of Blocked Window at First Floor Level.



**Figure 9**  
Room (1), General View (Looking South – South East).





**Figure 10**  
Room (1), Chamfered and Stopped Bridging Beam.



**Figure 11**  
Room (2), Blocked Openings on Principal Elevation, Internal (Looking West – South West).

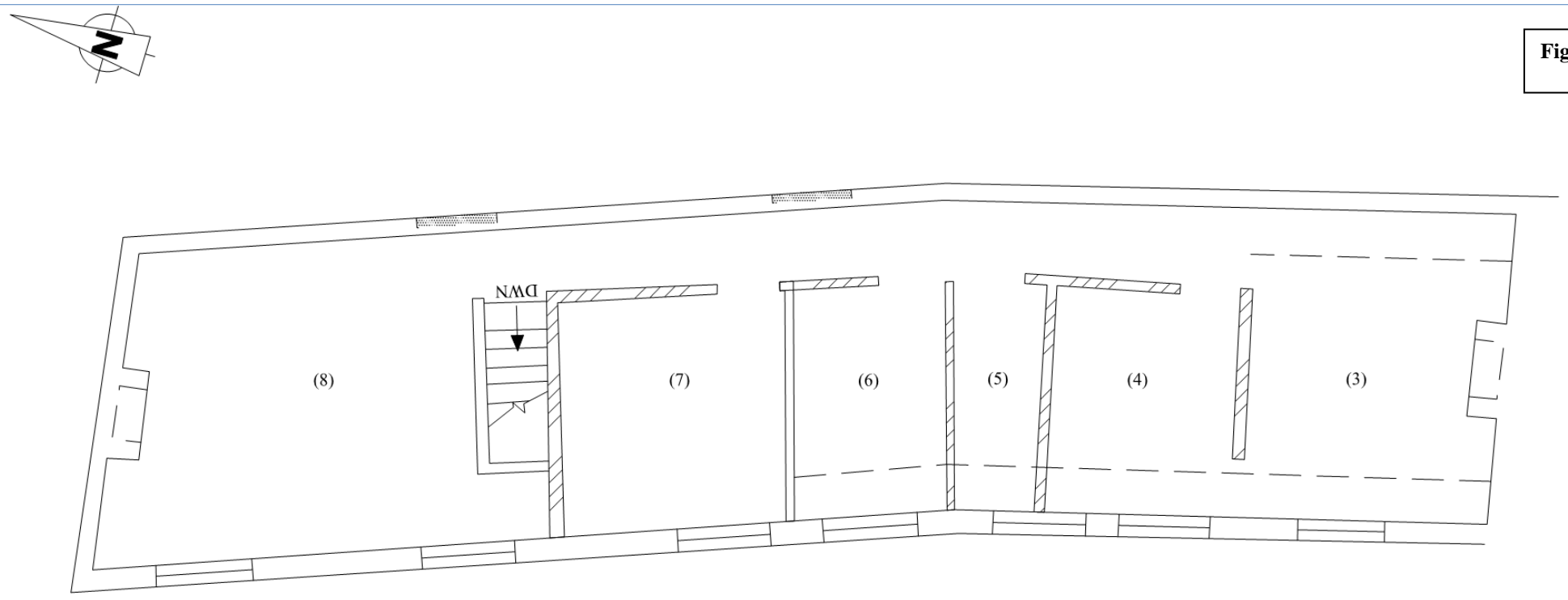


**Figure 12**  
Room (2) South Facing Gable Showing Earlier Door (Left) and Brick Columns Supporting First Floor Chimney  
(Looking North – North West).

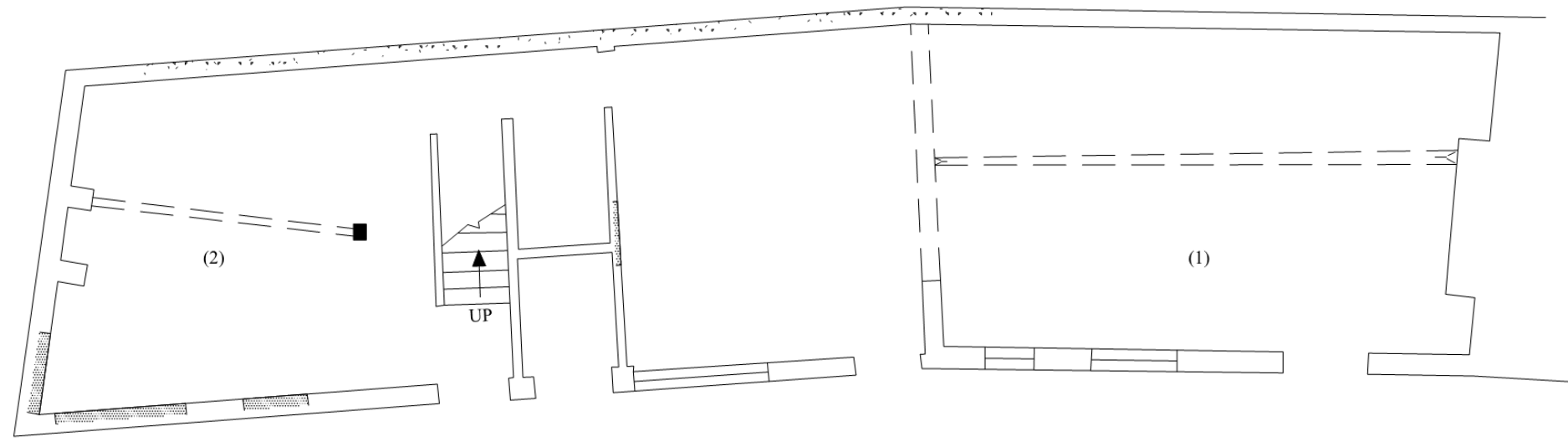


**Figure 13**  
Room (3) Chimney Breast (Looking South).

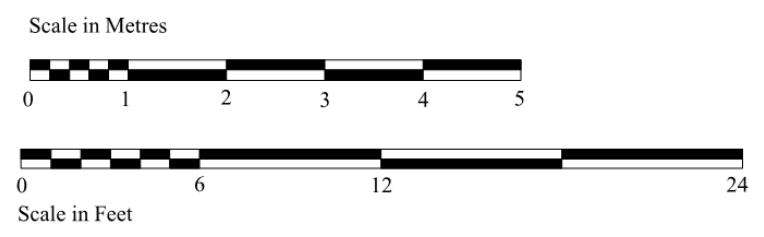
Figure 14 Floor Plans.



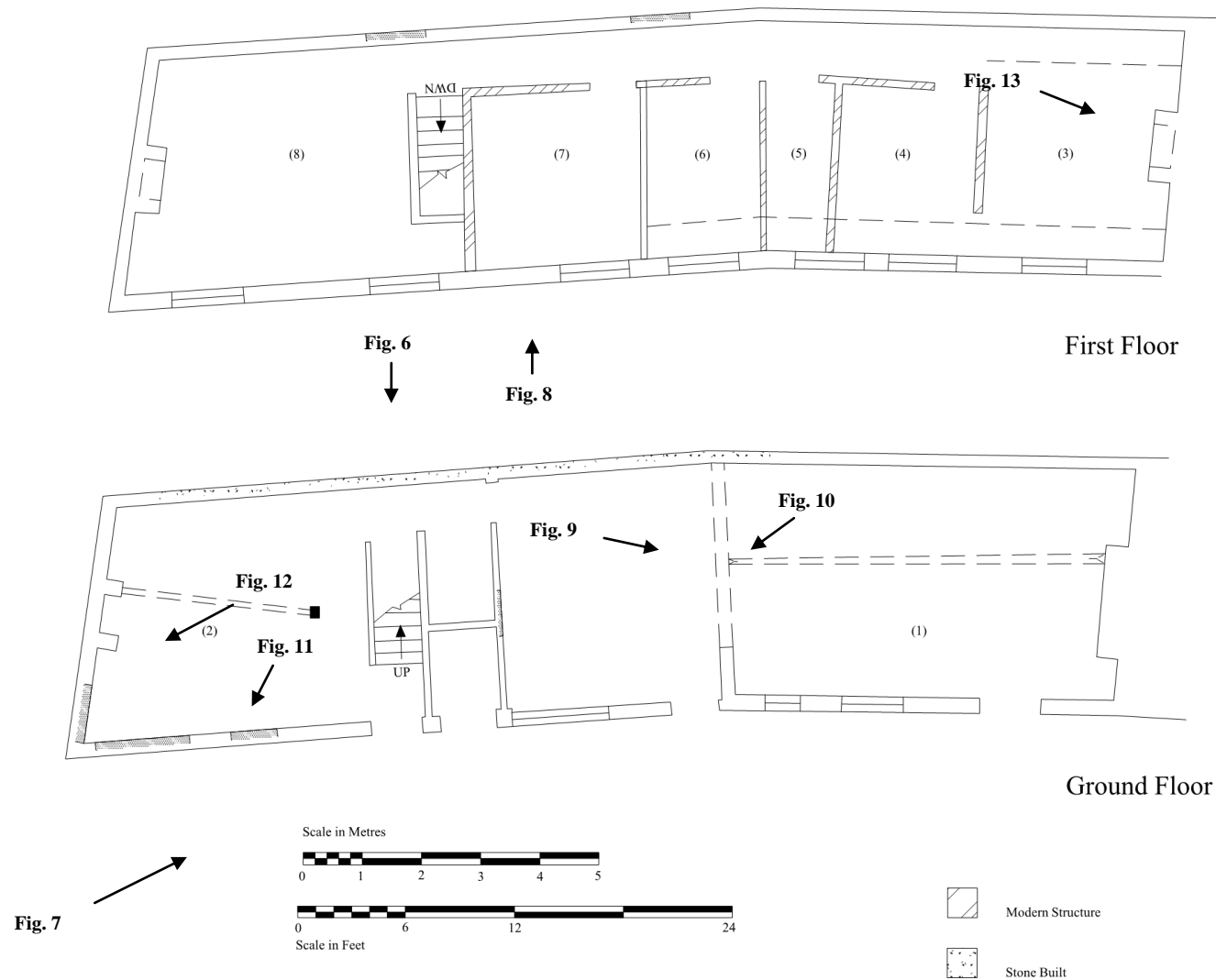
First Floor



Ground Floor



**Figure 15** Locations of Photographs Included in Report.



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