



KDK ARCHAEOLOGY LTD

Historic Building Recording

1 The Green

Islip

Northamptonshire



Quality Check

| | | | | | |
|---------------|---------------------|----------------|-------------|-------------|------------|
| <i>Author</i> | Karin Kaye MA MCifA | <i>Version</i> | 701/ITG/2.1 | <i>Date</i> | 15.08.2022 |
|---------------|---------------------|----------------|-------------|-------------|------------|

| | | | | | |
|---------------|---------------------|----------------|-------------|-------------|------------|
| <i>Editor</i> | David Kaye BA ACifA | <i>Version</i> | 701/ITG/2.1 | <i>Date</i> | 31.08.2022 |
|---------------|---------------------|----------------|-------------|-------------|------------|

| | | | | | |
|-----------------|--|----------------|--|-------------|--|
| <i>Revision</i> | | <i>Version</i> | | <i>Date</i> | |
|-----------------|--|----------------|--|-------------|--|

© KDK Archaeology Ltd 2022 No part of this document is to be copied in any way without prior written consent.

Every effort has been made to provide as complete and as accurate a report as possible. However, KDK Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies, or omissions contained in this document.

© Ordnance Survey maps reproduced with the sanction of the Controller of Her Majesty's Stationery Office.
KDK Archaeology Licence No. 100053538



Unit 3 Leighton Road Leighton Buzzard Bedfordshire LU7 1LA
Tel: 01525 385443
Email: office@kdkarchaeology.co.uk
Website: www.kdkarchaeology.co.uk





Contents

| | |
|--------------------------------|----|
| Summary..... | 1 |
| 1. Introduction | 1 |
| 2. Aims & Methods | 6 |
| 3. Historical Background | 7 |
| 4. Description..... | 10 |
| 5. Conclusions | 14 |
| 6. Acknowledgements..... | 15 |
| 7. Archive | 16 |
| 8. References | 17 |

Appendices:

| | |
|-------------------------------------|----|
| 1. Recording Sheets | 19 |
| 2. List of Photographs | 39 |
| 3. KDK Archaeology OASIS Sheet..... | 43 |

Figures:

| | |
|---|----|
| 1. General location..... | 3 |
| 2. Site location | 4 |
| 3. Proposed development (scale 1:100) | 5 |
| 4. Extract from the 1800 Inclosure Map | 8 |
| 5. Extract from the 1886 Ordnance Survey Map..... | 8 |
| 6. Extract from the 1900 Ordnance Survey Map..... | 9 |
| 7. Extract from the 2003 Ordnance Survey Map..... | 9 |
| 8. Elevations | 12 |
| 9. Ground and first floor photo plans..... | 13 |

Plates:

| | |
|---|----|
| 1. North elevation from the northwest..... | 19 |
| 2. North elevation from the northeast..... | 19 |
| 3. North elevation: western unit..... | 20 |
| 4. North elevation: central unit..... | 20 |
| 5. North elevation: eastern unit..... | 20 |
| 6. West end..... | 21 |
| 7. East elevation..... | 22 |
| 8. South elevation | 23 |
| 9. South elevation: east end | 23 |
| 10. South elevation: west end..... | 24 |
| 11. G1: West wall | 25 |
| 12. G1: Northwest corner | 25 |
| 13. G1: Northeast corner | 26 |
| 14. G1: East wall..... | 26 |
| 15. G1: East wall..... | 26 |
| 16. G1: North wall ceiling, east of door..... | 26 |
| 17. G1: North wall ceiling, west of door..... | 26 |
| 18. G1: Southeast corner | 26 |
| 19. G1: Southeast corner | 27 |
| 20. G1: Ceiling timbers..... | 27 |
| 21. G1: Truss and purlin detail | 27 |
| 22. G1: Purlin detail (SE corner of room) | 27 |
| 23. G1: Timber detail (south wall)..... | 27 |



| | |
|--|----|
| 24. G1: Wattle and daub in east wall | 27 |
| 25. G1: Thatching detail in north wall | 28 |
| 26. G1: Cupboard to north of fireplace | 28 |
| 27. G1: Roof detail beneath dormer window | 28 |
| 28. G1: Plank and batten door to cupboard | 28 |
| 29. G1: Plank and batten door to cupboard (external face)..... | 29 |
| 30. G1: Plank and batten door to Room G2 | 29 |
| 31. G2: east wall..... | 30 |
| 32. G2: northeast corner | 30 |
| 33. G2: northwest corner | 30 |
| 34. G2: south wall | 30 |
| 35. G2: doors to staircase and understairs cupboard | 31 |
| 36. G2: understairs cupboard | 31 |
| 37. G2: cupboard door | 31 |
| 38. G2: former fireplace..... | 31 |
| 39. G3: north wall | 32 |
| 40. G4: east wall..... | 33 |
| 41. G4: northeast corner | 33 |
| 42. G4: north wall | 33 |
| 43. G4: Building fabric of stairs | 33 |
| 44. G4: northwest corner | 34 |
| 45. G4: southwest corner..... | 34 |
| 46. G4: south wall | 34 |
| 47. G4: southwest corner..... | 34 |
| 48. Store room off G4 | 34 |
| 49. F1: west wall | 35 |
| 50. F1: southwest corner | 35 |
| 51. F1: north wall | 35 |
| 52. F1: ceiling | 35 |
| 53. F1: floor..... | 36 |
| 54. F2: east wall | 37 |
| 55. F2: south wall | 37 |
| 56. F2: cupboard in northwest corner | 38 |
| 57. F2: cupboard in northwest corner | 38 |
| 58. F2: northeast corner | 38 |
| 59. F2: southwest corner | 38 |



Summary

In July 2022 KDK Archaeology Ltd carried out Historic Building Recording of Nicholas House, 1 The Green, Islip, Northamptonshire prior to it being renovated and converted to a single dwelling. The building is a one and a half storey, stone-built structure under a thatched roof that is in near ruinous condition. It is said to date to the medieval period and was lived in by the stonemasons responsible for building the adjacent church. A central stack and an upper floor were added in the late 16th or 17th century and by the 19th century if not earlier it had been upgraded to form three one up one down dwellings. In the 20th century it was used as a meeting house for a local youth group under the name of the Guild of St Nicholas.

1 Introduction

1.1 In July 2022 KDK Archaeology Ltd carried out Historic Building Recording of 1 The Green, Islip, Northamptonshire. The project was commissioned by CHBC Property Ltd, and was carried out according to a Written Scheme of Investigation prepared by KDK (Watson 2022), and approved by the Northamptonshire County Archaeology Team (NCAT), Archaeological Advisor (AA) to the Local Planning Authority (LPA), North Northamptonshire Council. The relevant planning application reference is NE/21/00651/FUL.

1.2 *Planning Background*

This project has been required under the terms of the National Planning Policy Framework (NPPF) as a condition of planning permission for the conversion of the building to residential use.

1.3 *The Site*

Location & Description

The property is situated in the village and civil parish of Islip, which is within the administrative district of North Northamptonshire Council. It is centred on National Grid Reference (NGR) SP 98696 78933 (Fig. 1)

Description

No 1 The Green, also referred to as Nicholas House, is located near the end of a *cul-de-sac* in the centre of the village at the north-eastern edge of the churchyard of the 14th/15th century Grade I listed Church of St Nicholas (NHLE: 1040326). It is bounded to the west and north by private residences and by a shared driveway to the east (Fig. 2).

Topographically, the immediate area stands at an approximate elevation of 47m AOD on land that slopes down to the east. The finished floor level of the property is, however, lower than the ground level of the adjoining churchyard

The property is Grade II listed, and described by Historic England as follows (NHLE: 1040291):

House, now meeting house for Guild of St. Nicholas. Medieval origins but mainly late C16/early C17. Regular coursed limestone and timber frame with brick infill. Thatch roof. 3-unit plan. Single storey with attic. 2-window range of small eyebrow dormers, some with leaded casement. 3 C19 plank doors with 3 small windows between. Remains of leaded casements; all under wood lintels. Left gable has timber framed apex and 2 casement windows, that at ground floor has leaded



lights. Rear elevation has 4 windows, 2 with remains of leaded lights. Interior has 3 open fireplaces with bressumers and winder stair. Used for a time as 3 houses. Original building said to have been occupied by stone masons working at Church of St. Nicholas (q.v.).

Listed Building Consent was granted by the former East Northamptonshire District Council to replace the thatched roof and for alterations to the internal layout (Ref: 20/01036/LBC).

Development Proposals

It is intended to restore the building and convert it to residential use (Fig. 3).

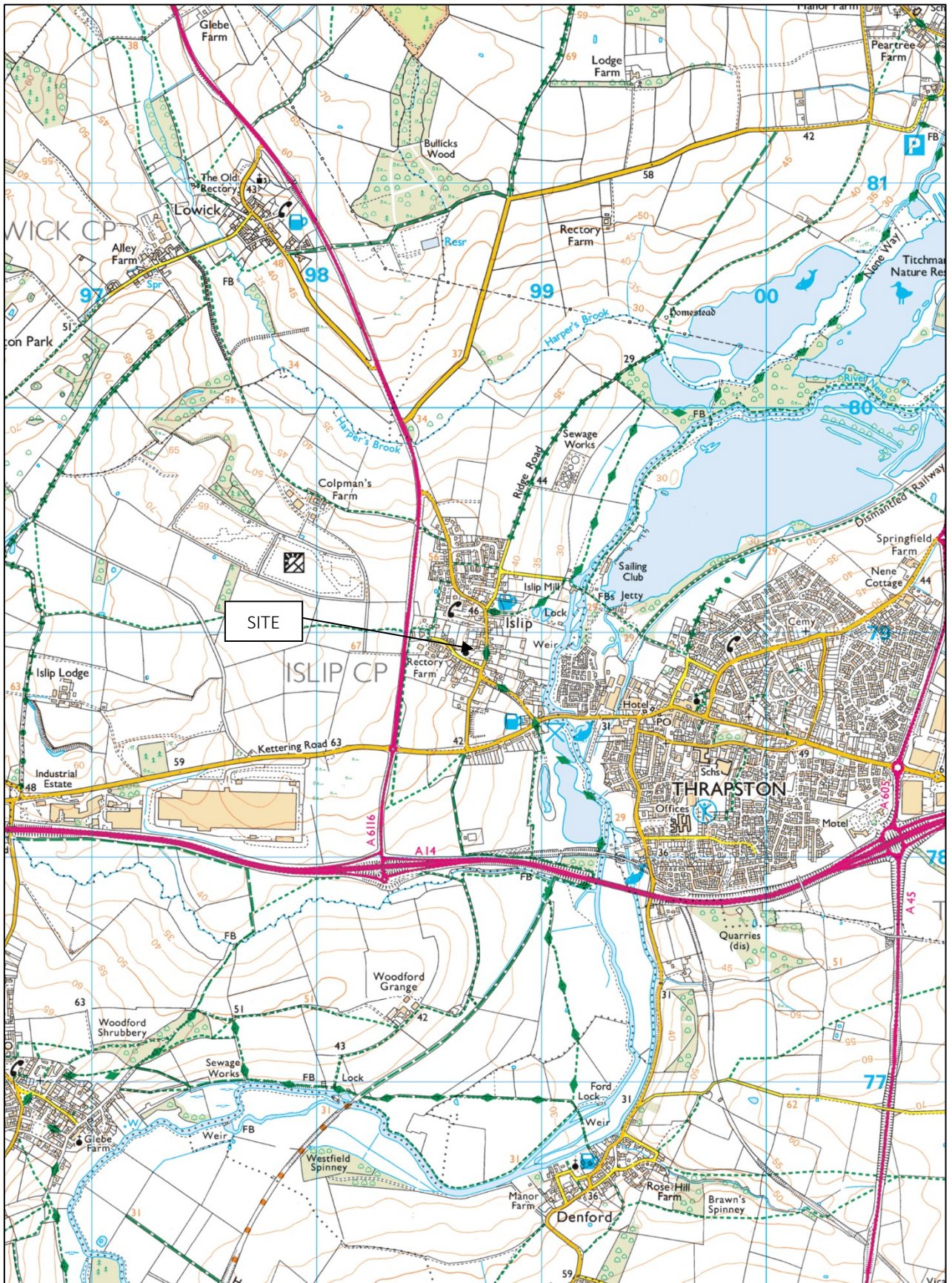


Figure 1: General location (scale 1:25,000)

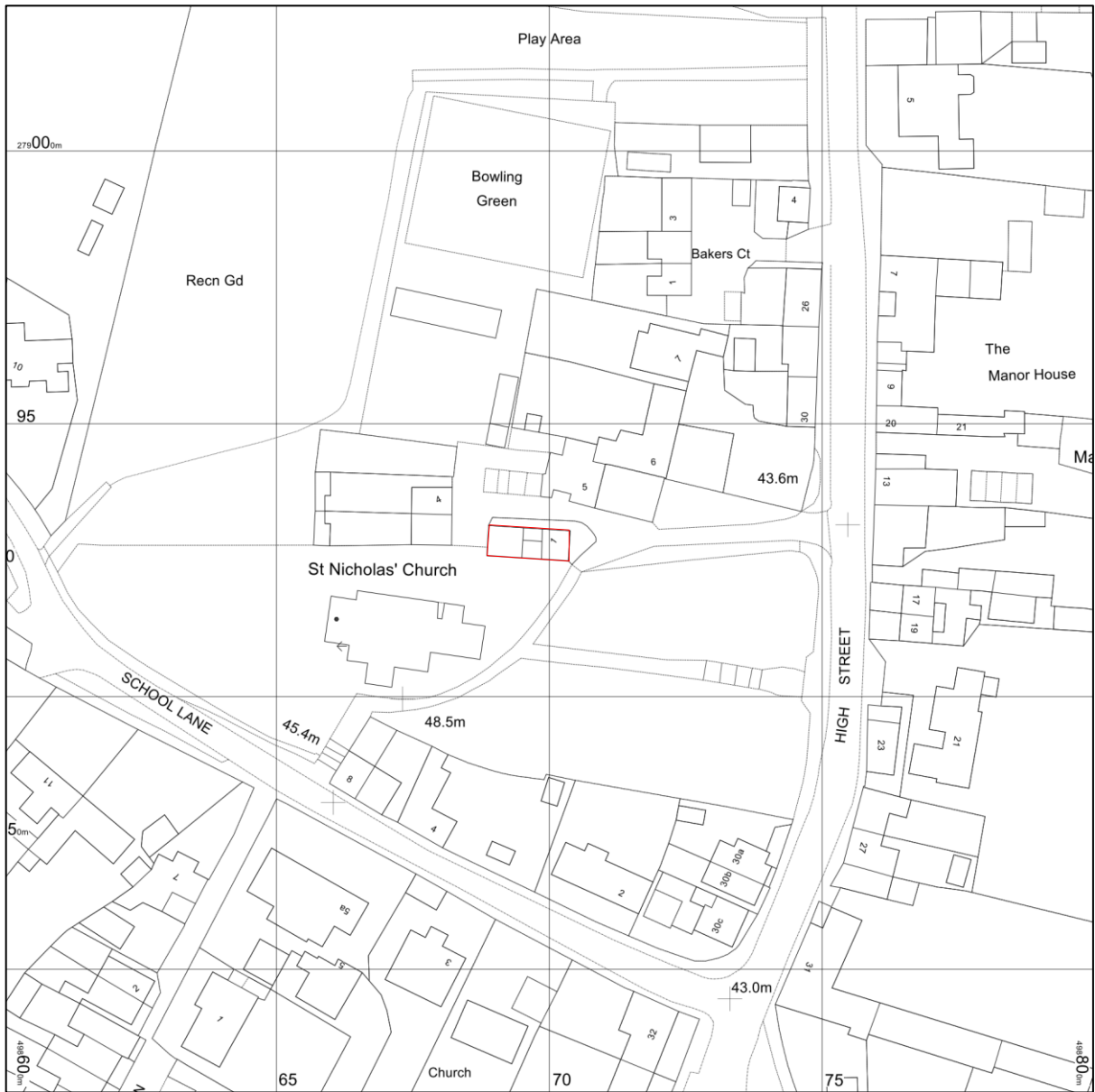


Figure 2: Site location (scale 1:1250)

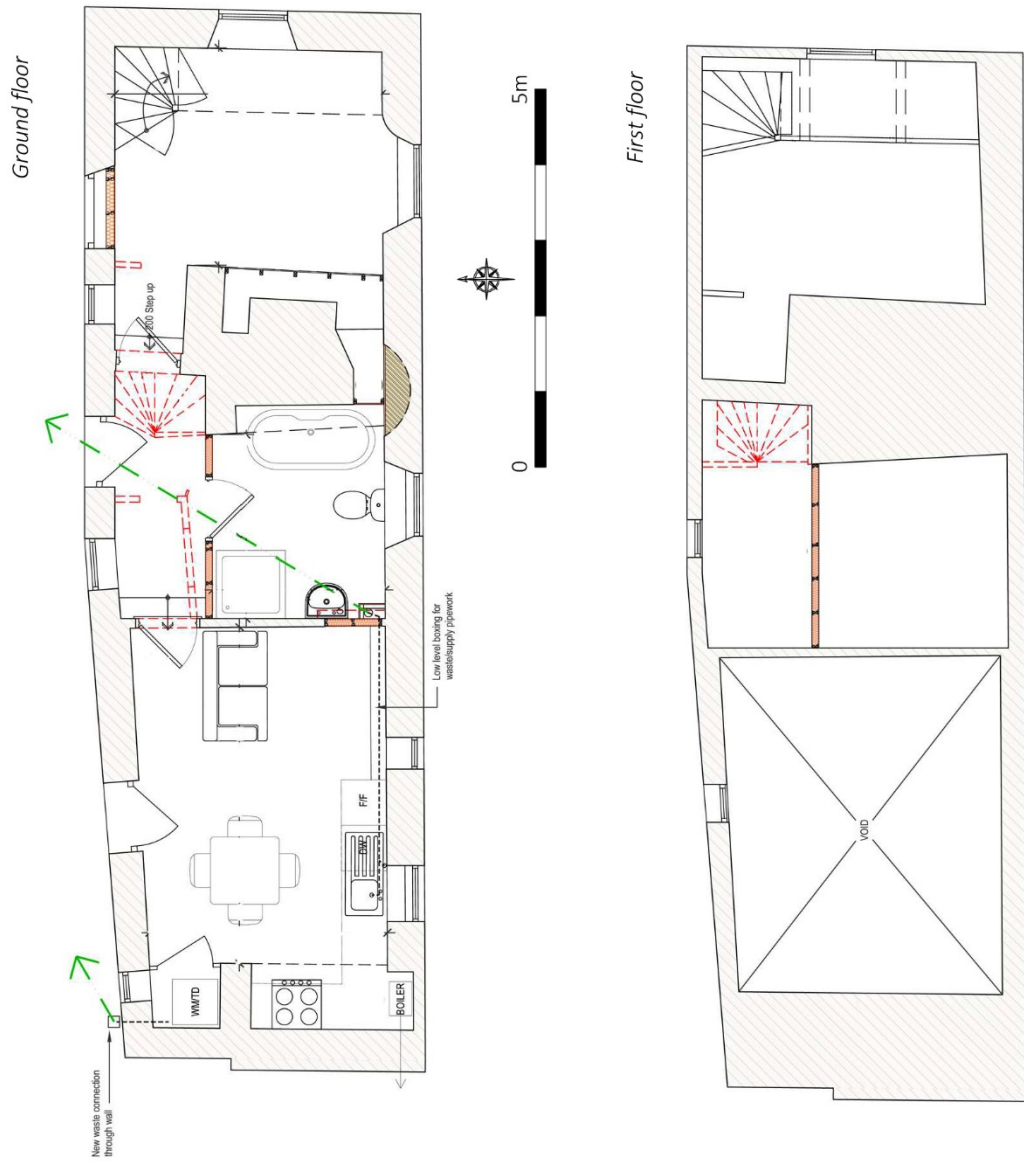


Figure 3: Proposed development (scale 1:100)



2 Aims and Methods

2.1 Aims

As described in the Written Scheme of Investigation, the aims of the project were:

- To compile a record of the building prior to conversion
- To examine the structural history and development of the building in relation to its historical and topographical context
- To provide sufficient information on the historic and architectural significance of the building to inform development proposals
- To provide a report that meets the requirements of the National Planning Policy Framework

2.2 Standards

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance for the Investigation and Recording of Standing Buildings or Structures* (CIfA 2020)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2019)
- Current English Heritage guidelines (HE 2015, 2016, EH 2008)

2.3 Methods

The work was carried out according to the Written Scheme of Investigation (Section 2.3), which required:

- A programme of historic building recording to Historic England Level 2 (HE 2016).

2.4 Constraints

As the thatched roof had partially collapsed, the upper floor in the central section of the building could not be safely accessed and was only photographed from the staircase.



3 Historical Background

- 3.1 The village of Islip is situated immediately west of Thrapston, and is bounded to the east by the River Nene. Human activity and settlement in the area dates from prehistory, followed by Roman and later Anglo-Saxon and medieval occupation.

The toponym means 'Slippery place by the River Ise', and as the parish is situated on the River Nene, some way from its confluence with the River Ise, it has been suggested that this part of the Nene may have once been called the Ise (KEPN 2022). The village is listed in the Domesday Book 1086 as *Islipe*, and over the centuries it has also been known by the names *Slepe*, *Islep*, *Isteslepe* (11th century), *Hystlepa* (12th century), *Eslep* and *Itteslep* (13th century) (ENC 2013: 14-16).

The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Northamptonshire Archives, reliable internet sources and KDK's own library.

- 3.2 **Medieval** (1066-1500)

There were two landholdings in Islip at the time of the Domesday Survey, both a little over one hide. The smaller of the two was held by Algar of the Bishop of Coutances and the other, at 1 hide and 3 virgates was part of the King's manor of Brigstock (Williams & Martin 2002: 151, 595). The bishop's land was forfeited and awarded to Aubrey de Vere, who subsequently granted the tithes to Thorney Abbey (VCH online).

The landholding belonging to the Brigstock estate is thought to have become Norwyches Manor by the early 13th century, and held the advowson to the church (*ibid*). The Grade I listed church, which is dedicated to St Nicholas, dates from the 14th and 15th centuries and was restored between 1854 and 1855 (NHLE 1040326).

Number 1 The Green is said to have been built to house the stonemasons responsible for the construction of the church (NHLE 1040291).

- 3.3 **Post-Medieval- Modern** (1500-present)

Islip remained a small yet significant settlement with a number of quarries exploiting the local white building stone as well as ironstone. Along with a number of ironstone quarries, the Islip Iron Company had three furnaces with a tramway linking the site to the railway line. Other local industries included matting and the production of horse collars (VCH online i). The Islip quarries closed in 1947 (Tonks 1991).

- 3.4 **Site Specific**

Until March 2022 the property, along with its neighbours, belonged to the Drayton Estate. The history of Islip and the Drayton estate can be traced back to at least the time of the Domesday Survey, when Islip was part of the Drayton Estate, both being held by Algar of the Bishop of Coutances (VCH online ii).

There is little recorded information for the cottage, but it is known that it was a meeting house for the Guild of St Nicholas, a charity established by Barbara Souster to help young people (<https://www.sousteryouth.org/about-us-1>).



3.5 Cartographic Evidence

The earliest readily available map is the Inclosure Map of 1800, which shows the church and the cottage only very faintly (Fig. 4). In contrast, the 1886 Ordnance Survey map shows both in some detail, and the cottage had already been subdivided into 3 units by this time (Fig. 5). By 1900 the central unit had been further subdivided and it stayed that way until at least 2003 (Figs. 6&7).



Figure 4: Extract from the 1800 Inclosure Map (not to scale)



Figure 5: Extract from the 1886 Ordnance Survey Map (scale 1:750)

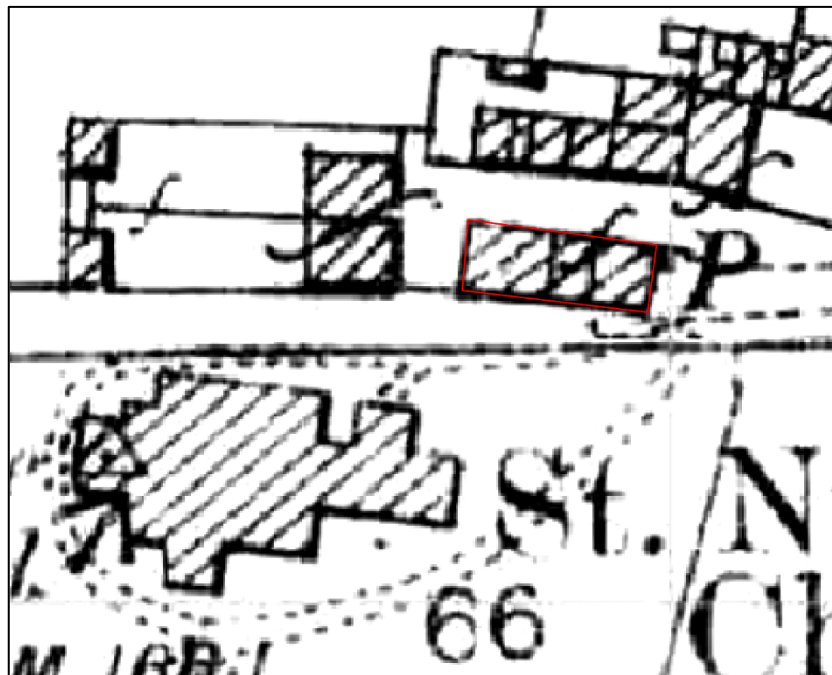


Figure 6: Extract from the 1900 Ordnance Survey Map (scale 1:750)



Figure 7: Extract from the 2003 Ordnance Survey Map (scale 1:750)



4 Description

4.1 General

Number 1 The Green is a detached, stone-built cottage under a thatched roof. It backs directly onto the churchyard, and fronts the driveway leading to the small cluster of buildings making up The Green. There is a very small piece of garden in front of the east elevation which overlooks the High Street. The building was formerly subdivided to form three units, each with its own front door to the north, but the units are now interlinked internally.

The descriptions below are based on the notes and photographs taken during site survey, and which can be found in Appendix 1.

4.2 Exterior (Fig. 8, Plates 1-10)

The main elevation has three plank and batten doors giving access into each of the three units that formed individual one up and one down cottages. Although the doors are all similar, the small windows lighting each unit are different, albeit all of timber. Each of the two eastern units has a dormer window, again with variable fenestration in each. Rectangular leaded lights were noted in the eastern dormer window, which also has a leaded window in the east elevation, and the dormer window in the central unit. Both these units also have leaded lights in the rear windows, although the western one has timber casements. None of the fenestration pre-dates the industrial period. Of particular interest are the breaks in the stonework, which are not paralleled in the south elevation. To the west of the central doorway is a c.15cm wide line of larger stone pieces set into the rubble walling. This is a common width of a vertical post within a timber framed building and it has been suggested that the unusual stonework is infill for a removed post. Although it would be unusual to have a timber post within rubble walling, there is a jowlpost within the building immediately to the west of the central doorway. The second break lies to the east of central doorway and consists of a seam where the rubble walling on either side abuts as opposed to being bonded in. This seam lines up with the east wall of the staircase behind it, and is probably the end result of the works to install/upgrade the central fireplace and stairs.

There is an external chimney stack on the west elevation constructed of smaller rubble pieces than in the adjoining wall. The end of a timber pole can be seen on either side of the stack. The elevation is built of well coursed, roughly worked limestone pieces including Ketton, Weldon and Blisworth type stone. The wall has been repointed in a cement-based mortar, and has a small concrete plinth at the base.

The upper floor of the west elevation is of brick infilled timberwork, although this does not appear to be of any great age. The studs are machine cut and the bricks have horizontal skintlings, a feature that date the bricks to no earlier than the mid 18th century. In this instance, the bricks are possibly reclaimed or even reproduction and have been set in a cement-based mortar. There is a timber casement window at first floor level and a leaded window in the floor below, above which is a chamfered timber lintel.

The south elevation has four timber windows of different sized and styles, and set at different heights within the wall. The western two windows are the most similar and both belong to the same unit. At the eastern end of the building is a projection that is just over 1m high. Its purpose is not clear.



4.3 **Ground Floor** (Fig. 9, Plates 11-48)

The ground floor rooms are all different, although it is likely that the same plan was initially drawn up for each unit, with a winder staircase in the northeast corner. However, whereas the eastern two units have a food storage/preparation area in the northwest corner, Room G1, which is no longer subdivided and has lost the upper floor, probably had food preparation area immediately south of the stairs where a second, smaller window survives. Each of the main rooms has a recessed window in the south wall, and another small window in the north wall lighting the food store, or in the case of Room G1, a coat cupboard.

At the western end of Room G1 is an inglenook fireplace. A more recent brick-built stack services back-to-back fireplaces in the other two units. Although the fire insert survives in Room G4, that in G2 has been removed, although the relieving arch over the former opening is still evident. The southern end of this stack has been opened up to provide access between Rooms G2 and G4. Within this access is a roughly hewn recess of no discernible purpose.

The fire insert surviving in G4 is obscured but appears to be early 19th century. The windows are also possibly of this date, although the fenestration in the eastern unit G4 has been updated since then.

All three units have ceramic flooring at ground floor level, although the central unit has quarry tiles as opposed to floor bricks.

The ceilings are plastered and painted reed.

4.5 **First Floor** (Fig. 9, Plates 49-59)

The upper floor survives in the western two units, of which only the westernmost is still accessible. The purlins have been crudely lengthened by timbers that are not scarfed into their neighbour. The upper walls are of wattle and daub, as can be seen in the west wall of F1 and the east wall of G1. The floorboards are exposed in F2, and consist of c.28cm wide boards aligned north to south.

4.6 **Roof**

The roof has clearly been reworked on more than once accession. At 6cm wide, the rafters exposed in the western end of Room G1 are more likely to be of 18th or possibly 19th century date. The rafters and battens beneath the dormer window in the eastern part of the same room are modern. The truss is rather rudimentary, with an adzed principal rafter and machine processed collars added at a later date. The purlins are only roughly worked and the joints are not scarfed together. The thatch has been tied to the rafters.

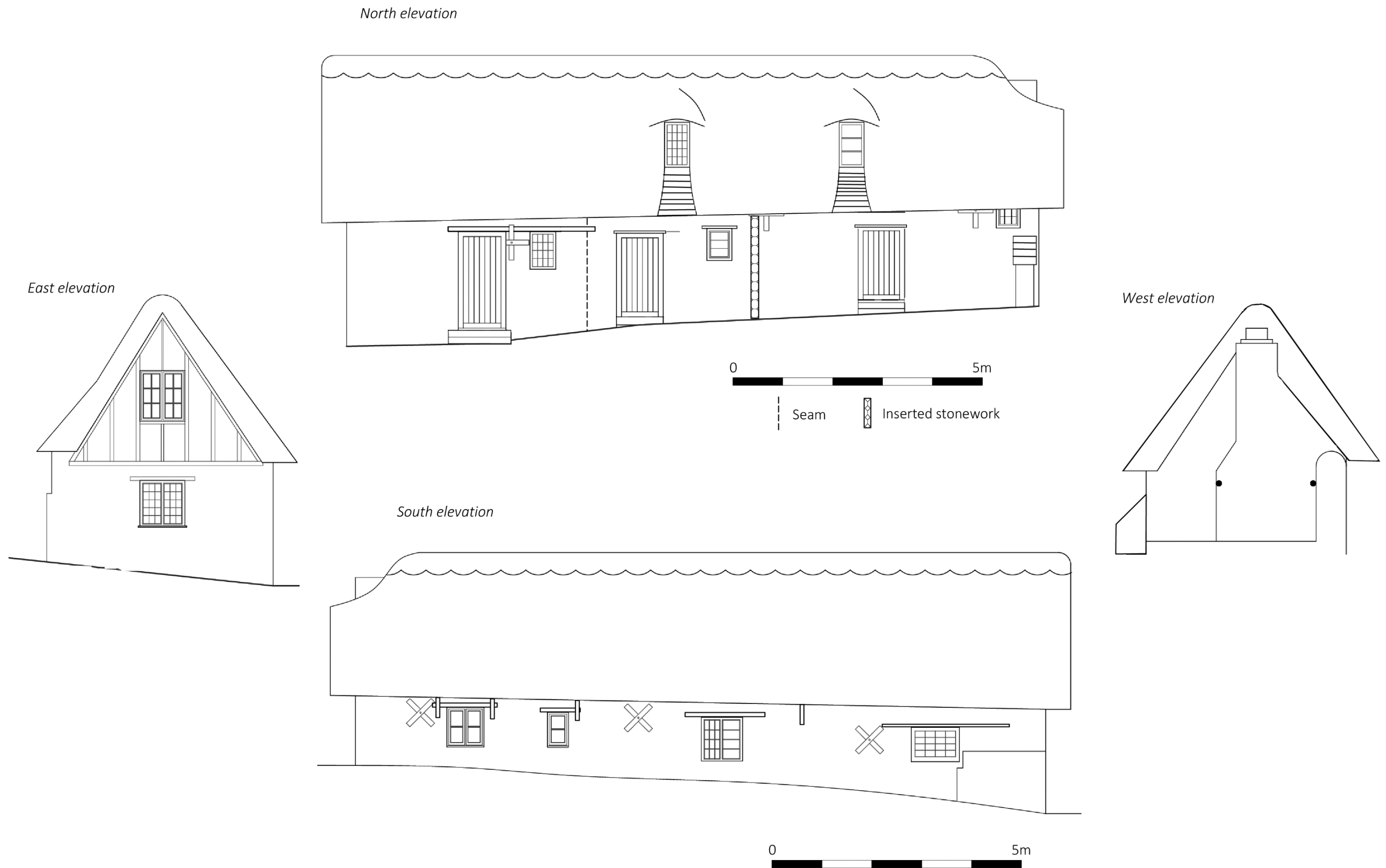


Figure 8: Elevations (scale 1:75)

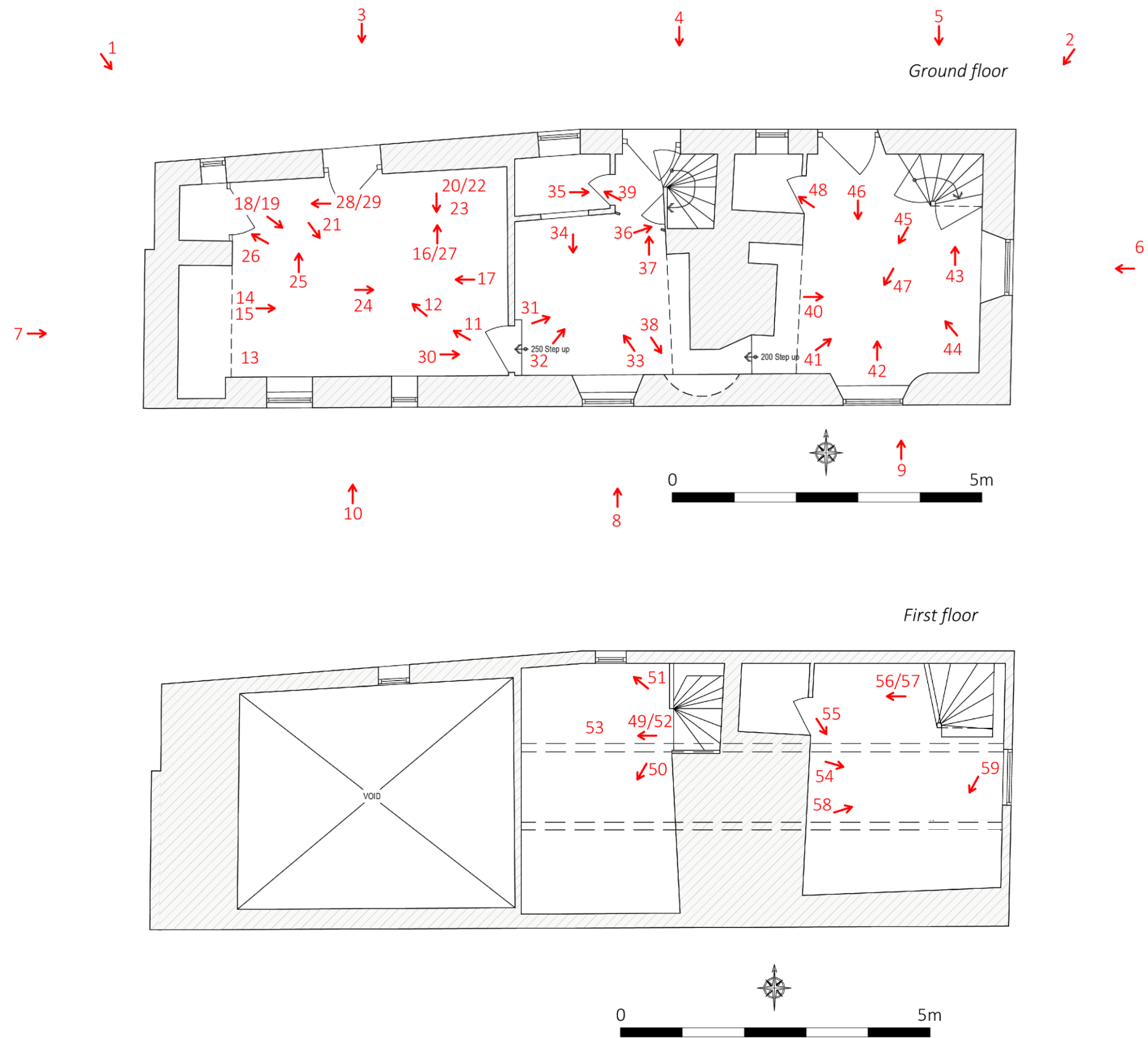


Figure 9: Ground and first floor photo plans (scale 1:75)



5 Conclusions

Nicholas House is stone built detached property that is considered to have been built by and for the stonemasons who built the parish church immediately to the south of the building. There are no structural details other than the wattle and daub at first floor level to confirm that Nicholas House is of medieval date, but its size and location could support to the theory.

The building is basically a 3-cell structure, each cell being a small dwelling with a single room that has a small area partitioned off in the northwest corner for storage/food preparation and a single room above. There is a small enclosed winder stair with a cupboard beneath in the northeast corner of the eastern two units, but the upper floor has been removed in the unit to the west. There is no running water in the building and was historically served by a pump at the eastern end.

That the building was originally a 3-cell structure is hinted at by the jowlpost next to the central door and the possible infill where a post may have been removed approximately 2m to the east of it.

An inglenook was added to the western end of the building as was a centrally located stack to provide back-to-back fireplaces for the eastern two rooms. The brickwork in the central stack indicates that it was later at least partially rebuilt, presumably in the 19th century when iron fire pieces were inserted.

The width of the panels in many of the internal doors as well as the use of long strap and L hinges suggest that the staircases (and by association the central stack) were inserted in the late 17th or 18th century. The width of the floorboards in Room F1 also suggest that they pre-date the industrial revolution.

Later installations include the front doors and windows and the iron grates in the two central fireplaces, possibly all in the 19th century. The west gable end was rebuilt and the east gable end repointed in the 20th century. The buttress at the west end of the north wall is probably also from this time.

The uniformity of the front doors contrasts with the variety of window styles and sizes and suggests that each tenant was responsible for his own cottage. This may also explain the differences in the flooring.



6 Acknowledgements

KDK Archaeology is grateful to CHBC Property Ltd for commissioning this report. Thanks are also due to the staff of the Northamptonshire Archives for their assistance in the historic research and to Rachael Townend of the Northamptonshire County Archaeology Team for monitoring the project.

Particular thanks to Helen Coleman for her help during the course of this project and hospitality during the survey. Bob Lymn is also to be thanked for his time and sharing useful information regarding Nicholas House and Islip in general.

The fieldwork was carried out by Karin Kaye MA MCIfA and Derek Watson PhD. The report was written by Karin Kaye, and edited by David Kaye BA ACIfA.



7 Archive

7.1 The project archive will comprise:

- Written Scheme of Investigation
- Report
- Historical & Survey notes
- Architect's survey drawings
- List of photographs
- CDROM with copies of all digital files.

7.2 The paper archive will be deposited with the Northamptonshire Archaeological Resource Centre (Accession number ENN110749).

7.3 The electronic archive will be store on the Archaeological Data Service.



8 References

Standards & Specifications

- CIfA 2019 *Code of Conduct* Reading: Chartered Institute for Archaeologists
- CIfA 2020 *Standard & Guidance for the Investigation and Recording of Standing Buildings or Structures*. Reading: Chartered Institute for Archaeologists
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England
- HE 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*. London: Historic England
- SMA 1995 *Towards an Accessible Archaeological Archive - the Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*. London: Society for Museum Archaeologists
- Walker K 1990 *Guidelines for the Preparation of Excavation Archives for Long-Term Storage*. London: United Kingdom Institute for Conservation, Archaeology Section

Books and Historical Sources Consulted

- British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- ENC 2013 *Islip Conservation Area. Character Appraisal and Designation Statement (Draft 21.5.13)*. East Northamptonshire Council
- East Midlands Research Framework:
<http://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/>
- Gray, Allan 1993 *Islip Northamptonshire: Over 100 years recalled in photographs*. Wollaston: Allison Printers
- Islip Parish Council 1995 *Islip Past, Present and Future*. Kettering: Attwood Dawes Printers
- Kelly's Post Office Directory 1847
- Kelly's Post Office Directory 1854
- Kelly's Post Office Directory 1869
- Kelly's Directory 1885
- KEPN 2022 *Key to English Place-Names: Islip*. University of Nottingham
<http://kepn.nottingham.ac.uk/map/place/Northamptonshire/Islip>
- Powell-Smith, A 2022 *Open Domesday: Islip*. <https://opendomesday.org/place/SP9878/islip/>
- RTA 2020 *heritage Impact Assessment (Rev A). Listed Building Consent Application. Refurbishment & Alterations at St Nicholas Guild, The Green, Islip, NN14 3JR, July 2020*. Ross Thain Architects.
- VCH online i: 'Parishes: Islip', in *A History of the County of Northampton: Volume 3*, ed. William Page (London, 1930), pp. 215-218. British History Online <http://www.british-history.ac.uk/vch/northants/vol3/pp215-218> [accessed 11 August 2022].



VCH online ii: 'Parishes: Lowick', in *A History of the County of Northampton: Volume 3*, ed. William Page (London, 1930), pp. 231-243. British History Online <http://www.british-history.ac.uk/vch/northants/vol3/pp231-243> [accessed 11 August 2022].

Souster Youth: <https://www.sousteryouth.org/about-us-1>

Tonks, E. 1991. *The Ironstone Quarries of the Midlands: Part V The Kettering Area*. Cheltenham: Runpast. pp. 106–149.

Maps

1800 Inclosure Map 180p/594

1886 Ordnance Survey map 25inch to 1 mile XXVI.11

1900 Ordnance Survey map 25inch to 1 mile XXVI.11

1973 Ordnance Survey map

1973-1975 National Grid map

1979-1983 National Grid map

1988-1993 National Grid map

2003 Landline map



Appendix 1: Survey sheets

| | | |
|--------------------------------------|---|------------------|
| Project No:701/ITG | Project: 1 The Green, Islip | Elevation: North |
| | | |
| Doors: | Three plank and batten doors under a timber lintel. Steps lead up to each door. The lintel over the eastern door extends over the adjacent window and the seam in the stonework discussed below. | |
| Windows GF: | Single light timber window to west. Timber window to east of central door, and leaded windows to east of western door. | |
| Windows FF: | Two eyebrow dormer windows with leaded lights lighting western two units | |
| Walling material: | Well coursed, roughly dressed limestone rubble | |
| Other Architectural Features: | There is a small buttress at the western end, three ties going through the building. To the east and west of the central door is a differentiation in the stonework, possibly indicating earlier structural components or subdivision. To the west is a line of vertical large stones that may have replaced an earlier timber post. To the east of the door is a simple line where the courses of stonework on either side abut rather than blend into each other. | |
| Recorder: KK & DW | Survey Date: 29.07.2022 | |



Plate 1: North elevation from the northwest



Plate 2: North elevation from the northeast



Plate 3: North elevation: western unit



Plate 4: North elevation: central unit



Plate 5: North elevation: eastern unit



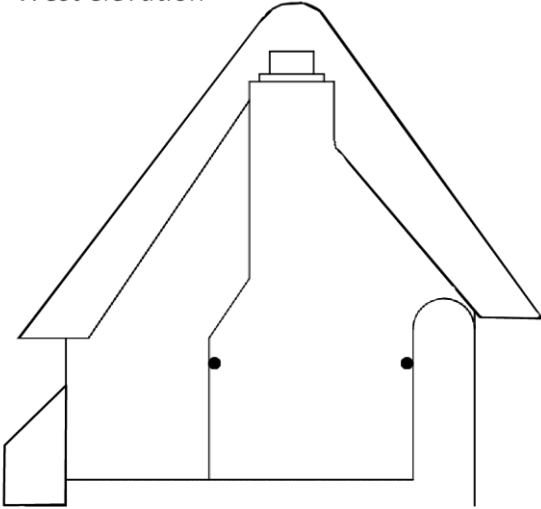
| | | |
|---|--|-----------------|
| Project No:701/ITG | Project: 1 The Green, Islip | Elevation: West |
| <p><i>West elevation</i></p>  | | |
| Doors: | - | |
| Windows GF: | - | |
| Windows FF: | - | |
| Walling material: | Well course, roughly dressed limestone rubble including Blisworth, Ketton and Weldon types. Repointed in cement based mortar. | |
| Other Architectural Features: | External chimney stack also built of limestone rubble but smaller pieces than the main wall. Brickwork at the top of the stack, but the chimney pot has been removed. On either side of the stack is the end of a timber pole. The wall has a concrete sill. | |
| Recorder: KK & DW | Survey Date: 29.07.2022 | |



Plate 6: West end



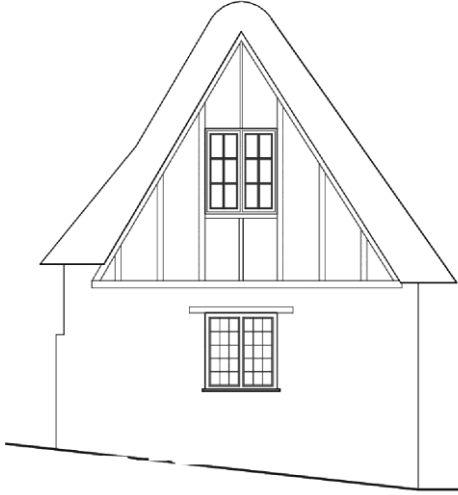
| | | |
|---|---|-----------------|
| Project No:701/ITG | Project: 1 The Green, Islip | Elevation: East |
| <p><i>East elevation</i></p>  | | |
| Doors: | - | |
| Windows GF: | 2-light timber casement with leaded lights under a machine cut chamfered lintel | |
| Windows FF: | 2-light timber casement with leaded lights | |
| Walling material: | Well coursed, roughly dressed limestone at ground floor level. Brick infilled studwork above. The bricks have horizontal skintlings and the studs are machine cut. With the exception of the stonework, the whole gable end appears to have been rebuilt in the 20 th century. | |
| Other Architectural Features: | | |
| Recorder: KK & DW | Survey Date: 29.07.2022 | |



Plate 7: East elevation



| | | |
|-------------------------------|---|------------------|
| Project No:701/ITG | Project: 1 The Green, Islip | Elevation: South |
| | | |
| Doors: | - | |
| Windows GF: | Four timber windows of various types, sizes and at various heights. The two to the west are 2-light timber casements and both light the same unit. The central window is also 2-light, but the western section has leaded lights and the eastern one has three horizontal bars. The easternmost window also has leaded lights, but has been installed landscape rather than portrait. | |
| Windows FF: | - | |
| Walling material: | Well coursed, roughly dressed limestone rubble with some cementitious repointing. A half height section projects slightly at the eastern end. The entire wall has a concrete sill. | |
| Other Architectural Features: | | |
| Recorder: KK & DW | Survey Date: 29.07.2022 | |



Plate 8: South elevation



Plate 9: South elevation: east end



Plate 10: South elevation: west end



| | | | |
|---|-----------------------------|-------------------------|--------------|
| Project No:701/ITG | Project: 1 The Green, Islip | | Room no: G1 |
| Location: West end of range | | Function: Living room | |
| Dimensions (m): | Length: 5.17 | Width: 3.43 | Height: 3.83 |
| Wall form & decor: Painted and plastered wattle and daub (small section on display in east wall) | | | |
| Ceiling / roof structure: Lath and plaster. Rafters 6cm wide on 35cm centring exposed in north wall. Thatch seen to be tied to the rafters. Modern rafters and battens noted beneath the dormer window. | | | |
| Windows: Dormer window to north. Rafters and battens beneath it are modern. Two recessed windows to south both with modern shutters. One to east single light casement with pig tail handle and stay. That to west is 3- light with turn key latch. All are timber built. | | | |
| Doors: Plank and batten door to north with bead moulded panels on the external face. Plank and batten door to G2 in the east wall. Third plank and batten door to cupboard right of the fireplace. It has a Suffolk latch and only 3 panels, 2 with bead moulding. | | | |
| Floor: Red bricks aligned east west that measure 23 x 11 cm | | | |
| Fireplace: Inglenook fireplace to west with a wavy timber lintel over. There is a small recess in the inglenook's southern wall. | | | |
| Staircase: Step down to G2 | | | |
| Other architectural details: Walk in cupboard to north of fireplace | | | |
| Recorder: KK & DW | | Survey Date: 29.07.2022 | |



Plate 11: G1: west wall



Plate 12: G1: northwest corner



Plate 13: G1: northeast corner



Plate 14: G1: east wall



Plate 15: G1: east wall



Plate 16: G1: north wall ceiling, east of door



Plate 17: G1: north wall ceiling, west of door



Plate 18: G1: southeast corner



Plate 19: G1: southeast corner



Plate 20: G1: ceiling timbers



Plate 21: G1: truss and purlin detail



Plate 22: G1: purlin detail (SE corner of room)



Plate 23: G1: timber detail (south wall)



Plate 24: G1: wattle and daub in east wall



Plate 25: G1: thatching detail in north wall

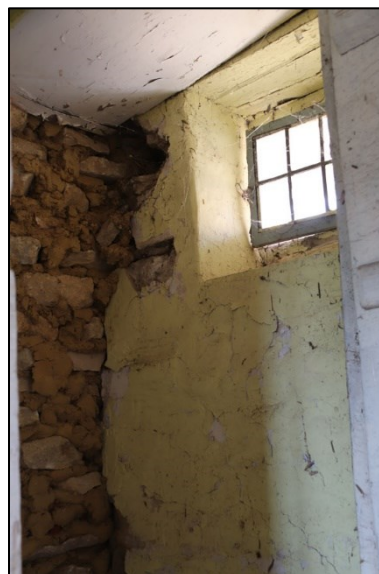


Plate 26: G1: cupboard to north of fireplace



Plate 27: G1: roof detail beneath dormer window

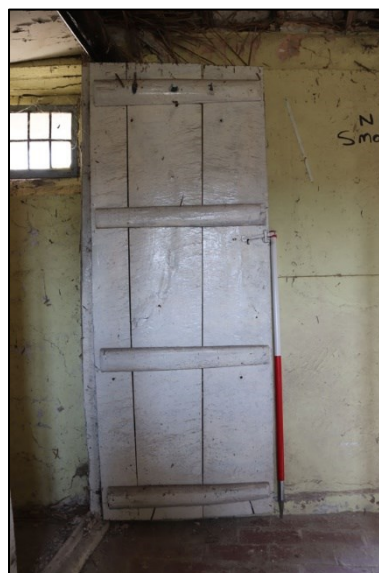


Plate 28: G1: plank and batten door to cupboard (internal face)



Plate 29: G1: plank and batten door to cupboard
(external face)

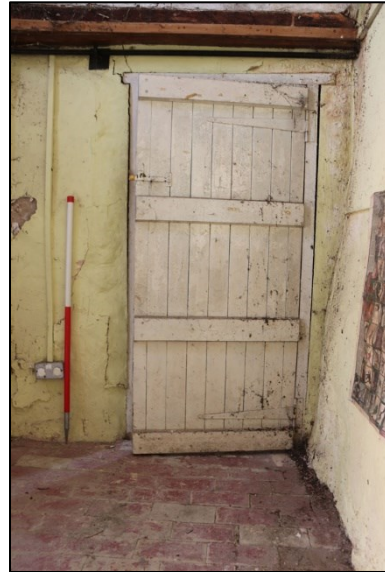


Plate 30: G1: plank and batten door to Room G2



| | | | |
|--|-----------------------------|-------------------------|--------------|
| Project No:701/ITG | Project: 1 The Green, Islip | | Room no: G2 |
| Location: Centre of range | | Function: Living room | |
| Dimensions (m): | Length: 2.78 | Width: 2.59 | Height: 1.93 |
| Wall form & decor: Painted and plastered but with brickwork in east wall. | | | |
| Ceiling / roof structure: Reed base, plastered and painted. North to south aligned beam in front of north wall | | | |
| Windows: 2 light timber casement in a stepped recess to south with modern shutters | | | |
| Doors: Plank and batten (front) door to north with timber jowlpost to the left. Plank and batten door with long strap hinges to staircase to right of the front door. Small plank and batten door to cupboard under stairs with L hinges | | | |
| Floor: Quarry tiles measuring 22 x 22cm | | | |
| Fireplace: Formerly in gap between G2 and G4 and in brick work in east wall | | | |
| Staircase: Winder stair in the north east corner behind plank and batten door | | | |
| Other architectural details: Hatch opening to G3 to north | | | |
| Recorder: KK & DW | | Survey Date: 29.07.2022 | |



Plate 31: G2: east wall



Plate 32: G2: northeast corner



Plate 33: G2: northwest corner



Plate 34: G2: south wall



Plate 35: G2: doors to staircase and understairs cupboard



Plate 36: G2: understairs cupboard



Plate 37: G2: cupboard door



Plate 38: G2: RECESS



| | | | |
|---|-----------------------------|-------------------------|--------------|
| Project No:701/ITG | Project: 1 The Green, Islip | | Room no: G3 |
| Location: North of G2 | | Function: Store | |
| Dimensions (m): | Length: 1.54 | Width: 1.12 | Height: 1.93 |
| Wall form & decor: Painted and plastered | | | |
| Ceiling / roof structure: Papered | | | |
| Windows: Single light timber window to north | | | |
| Doors: Plank and batten to east | | | |
| Floor: Quarry tiles | | | |
| Fireplace: | | | |
| Staircase: | | | |
| Other architectural details: Hatch to G2 to the south. Shelf under window. Another on west wall | | | |
| Recorder: KK & DW | | Survey Date: 29.07.2022 | |



Plate 39: G3: north wall



| | | | |
|--|-----------------------------|-------------------------|--------------|
| Project No:701/ITG | Project: 1 The Green, Islip | | Room no: G3 |
| Location: East end of range | | Function: Living room | |
| Dimensions (m): | Length: 3.62 | Width: 3.31 | Height: 1.85 |
| Wall form & decor: Painted and plastered | | | |
| Ceiling / roof structure: Artex | | | |
| Windows: Modern 2 light timber casement to east with modern shutters. Fitted to south. | | | |
| Doors: Plank and batten door with long strap hinges to north. Plank and batten door to staircase in the northeast corner and to cupboard under stairs. | | | |
| Floor: 23 X 11cm floor bricks, painted red | | | |
| Fireplace: Inglenook to west with possible 19th century fire insert. Cupboards to north of fireplace and gap to G2 to south. | | | |
| Staircase: Winder staircase in northeast corner | | | |
| Other architectural details: Small room in northwest corner with single light timber window to north and large shelf beneath | | | |
| Recorder: KK & DW | | Survey Date: 29.07.2022 | |



Plate 40: G4: east wall



Plate 41: G4: northeast corner



Plate 42: G4: north wall



Plate 43: G4: Building fabric of stairs



Plate 44: G4: northwest corner



Plate 45: G4: southwest corner



Plate 46: G4: south wall



Plate 47: G4: southwest corner

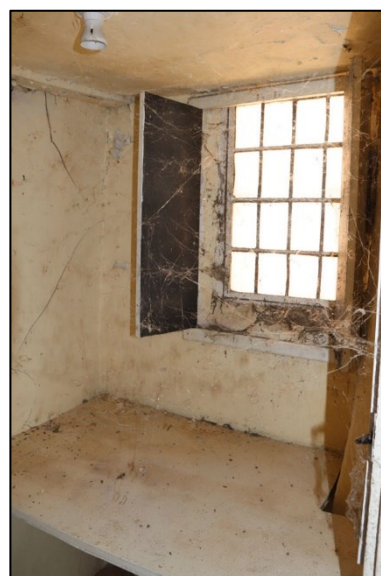


Plate 48: Store room off G4



| | | | |
|--|-----------------------------|-------------------------|-------------|
| Project No:701/ITG | Project: 1 The Green, Islip | | Room no: F1 |
| Location: Above G2 | | Function: | |
| Dimensions (m): | Length: 3.46 | Width: 3.16 | Height: |
| Wall form & decor: Painted and plastered. Wattle and daub evident in west wall. | | | |
| Ceiling / roof structure: Reed with painted plaster over. Purlins and beams in west wall (painted) | | | |
| Windows: Dormer window to north | | | |
| Doors: | | | |
| Floor: 28cm wide floorboards aligned north to south | | | |
| Fireplace: | | | |
| Staircase: Winder in NE corner | | | |
| Other architectural details: | | | |
| Recorder: KK & DW | | Survey Date: 29.07.2022 | |



Plate 49: F1: west wall



Plate 50: F1: southwest corner

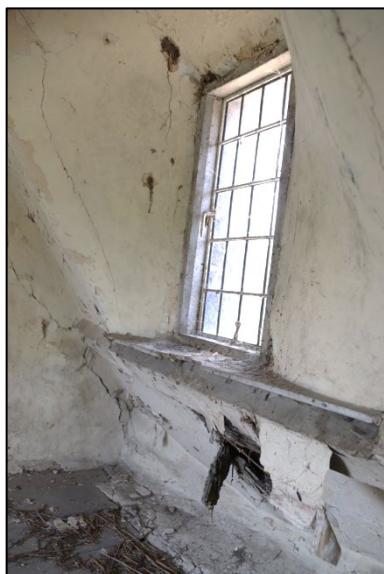


Plate 51: F1: north wall



Plate 52: F1: ceiling



Plate 53: F1: floor



| | | | |
|--|-----------------------------|-------------------------|--------------|
| Project No:701/ITG | Project: 1 The Green, Islip | | Room no: F2 |
| Location: Above G4 | | Function: | |
| Dimensions (m): | Length: 3.31 | Width: 3.91 | Height: 1.87 |
| Wall form & decor: Painted and plastered | | | |
| Ceiling / roof structure: Hipped with thatch showing through on south side. Purlins have extensions almost butted on not scarfed | | | |
| Windows: 2 light timber casement to east with small stained glass insert depicting bishops mitre | | | |
| Doors: Flush door to cupboard in north west corner | | | |
| Floor: Carpet over floor boards | | | |
| Fireplace: | | | |
| Staircase: Winder in NE corner | | | |
| Other architectural details: | | | |
| Recorder: KK & DW | | Survey Date: 29.07.2022 | |



Plate 54: F2: east wall



Plate 55: F2: south wall



Plate 56: F2: cupboard in northwest corner



Plate 57: F2: cupboard in northwest corner



Plate 58: F2: northeast corner



Plate 59: F2: southwest corner



Appendix 2: List of Photographs

| Shot | View | Subject |
|------|------|---|
| 1 | SW | North elevation from the northwest |
| 2 | SE | North elevation from the northeast |
| 3 | N | North elevation: western unit |
| 4 | N | North elevation: central unit |
| 5 | N | North elevation: eastern unit |
| 6 | E | West end |
| 7 | W | East elevation |
| 8 | N | South elevation |
| 9 | N | South elevation: east end |
| 10 | N | South elevation: west end |
| 11 | W | G1: West wall |
| 12 | NW | G1: Northwest corner |
| 13 | NE | G1: Northeast corner |
| 14 | E | G1: East wall |
| 15 | E | G1: East wall |
| 16 | N | G1: North wall ceiling, east of door |
| 17 | N | G1: North wall ceiling, west of door |
| 18 | S E | G1: Southeast corner |
| 19 | S E | G1: Southeast corner |
| 20 | SE | G1: Ceiling timbers |
| 21 | SE | G1: Truss and purlin detail |
| 22 | S E | G1: Purlin detail (SE corner of room) |
| 23 | S | G1: Timber detail (south wall) |
| 24 | E | G1: Wattle and daub in east wall |
| 25 | N | G1: Thatching detail in north wall |
| 26 | N | G1: Cupboard to north of fireplace |
| 27 | N | G1: Roof detail beneath dormer window |
| 28 | N | G1: Plank and batten door to cupboard (internal face) |
| 29 | W | G1: Plank and batten door to cupboard (external face) |
| 30 | E | G1: Plank and batten door to Room G2 |
| 31 | E | G2: east wall |
| 32 | NE | G2: northeast corner |
| 33 | NW | G2: northwest corner |
| 34 | S | G2: south wall |
| 35 | NE | G2: doors to staircase and understairs cupboard |
| 36 | NE | G2: understairs cupboard |
| 37 | NE | G2: cupboard door |
| 38 | SE | G2: recess |
| 39 | N | G3: north wall |
| 40 | E | G4: east wall |
| 41 | NE | G4: northeast corner |
| 42 | N | G4: north wall |
| 43 | N | G4: Building fabric of stairs |
| 44 | NW | G4: northwest corner |
| 45 | SW | G4: southwest corner |
| 46 | S | G4: south wall |
| 47 | SW | G4: southwest corner |
| 48 | NW | Store room off G4 |
| 49 | W | F1: west wall |



| Shot | View | Subject |
|------|------|----------------------------------|
| 50 | S W | F1: southwest corner |
| 51 | NW | F1: north wall |
| 52 | W | F1: ceiling |
| 53 | W | F1: floor |
| 54 | E | F2: east wall |
| 55 | SE | F2: south wall |
| 56 | W | F2: cupboard in northwest corner |
| 57 | W | F2: cupboard in northwest corner |
| 58 | NE | F2: northeast corner |
| 59 | SW | F2: southwest corner |



Appendix 1: OASIS and Site Data

| PROJECT DETAILS | | | |
|--|---|---|---------------------|
| Project Name & Address | Nicholas House, 1 The Green, Islip, Northamptonshire | Project Site Code | 701/ITG |
| OASIS reference | kdkarcha1-507490 | Event/Accession no | ENN110749 |
| OS reference | SP 9869 7893 | Study area size | N/A |
| Project Type | Historic Building Recording | Height (mAOD) | 47m AOD |
| Short Description | In July 2022 KDK Archaeology Ltd carried out Historic Building Recording of Nicholas House, 1 The Green, Islip, Northamptonshire prior to it being renovated and converted to a single dwelling. The building is a one and a half storey, stone-built structure under a thatched roof that is in near ruinous condition. It is said to date to the medieval period and was lived in by the stonemasons responsible for building the adjacent church. A central stack and an upper floor were added in the late 16th or 17th century and by the 19th century if not earlier it had been upgraded to form three one up one down dwellings. In the 20th century it was used as a meeting house for a local youth group under the name of the Guild of St Nicholas. | | |
| Previous work | No | Site status | Grade II listed |
| Planning proposal | Change of use from Class F1 (in connection with public worship) to Class C3 Dwellinghouse | Current land use | Derelict building |
| Local Planning Authority | North Northamptonshire Council | Planning application ref. | NE/21/00651/FUL |
| Monument type | Building | Monument period | Medieval |
| Significant finds | N/A | Future work | No |
| PROJECT CREATORS | | | |
| Organisation | KDK Archaeology Ltd | | |
| Project Brief originator | N/A | Project Design originator | KDK Archaeology Ltd |
| Project Manager | Karin Kaye MA MCIfA | Director/Supervisor | Karin Kaye MA MCIfA |
| Sponsor/funding body | CHBC Property Ltd | | |
| PROJECT DATE | | | |
| Start date | 29.07.2022 | End date | 29.07.2022 |
| PROJECT ARCHIVES | | | |
| | Location | Content (eg. pottery, animal bone, files/sheets) | |
| Physical | | N/A | |
| Paper | NARC (ENN110749) | WSI, Report, survey sheets | |
| Digital | ADS | Report, Survey sheets, photos | |
| BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report) | | | |
| Title | Historic Building Recording: 1 The Green, Islip, Northamptonshire | | |
| Serial title & volume | KDK Archaeology Ltd Report 701/ITG/2 | | |
| Author(s) | Karin Kaye MA MCIfA | | |
| Page nos | 45 | Date | 15.08.2022 |