



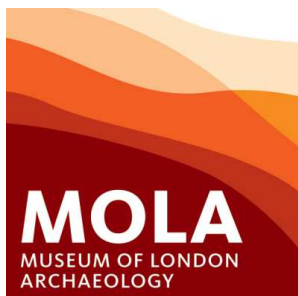
**Archaeological building recording at
2 Bridge Street, Brackley
Northamptonshire
May 2014**

S/2012/1583/FUL and S/2012/1584/LBC

Report No. 14/120

Author: Yvonne Wolfram-Murray

Illustrator: Amir Bassir



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OASIS REPORT FORM

PROJECT DETAILS		Oasis No. Molanort1-180870	
Project title	Archaeological building recording at 2 Bridge Street, Brackley Northamptonshire		
Short description	A programme of archaeological building recording was undertaken by MOLA Northampton on the 12th May 2014 for Neil Tanner Associates, on behalf of Dentalcare, in advance of the demolition of buildings to the rear of 2 Bridge Street, Brackley, Northamptonshire. The main building and barn, pre-dating the 18th century shop front, have undergone several phases of extensions and alterations from the 18th century through to the 20th century. The recording was carried out on the barn to the rear with its two brick extensions.		
Project type	Archaeological building recording		
Site Status	-		
Previous work	-		
Current land use	Former offices		
Future work	unknown		
Monument type and period	c 18th century frontage and buildings		
Significant finds	-		
PROJECT LOCATION			
County	Northamptonshire		
Site address	2 Bridge Street, Brackley		
Post code	-		
OS co-ordinates	SP 58430 36750		
Area (sq m/ha)	360sqm		
Height aOD	-		
PROJECT CREATORS			
Organisation	MOLA Northampton		
Project brief originator	NCC Assistant Archaeological Advisor		
Project Design originator	MOLA Northampton		
Director/Supervisor	Yvonne Wolfram-Murray		
Project Managers	Steve Parry		
Sponsor or funding body	Dentalcare		
PROJECT DATE			
Start date	12 May 2014		
End date	12 May 2014		
ARCHIVES	Location (Accession no.)	Contents	
Physical	Northampton Store	-	
Paper		Site records (1 small archive box)	
Digital		Client report PDF	
BIBLIOGRAPHY	Journal/monograph, published or forthcoming, or unpublished client report (NA report)		
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Date	18/07/2014		

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Archaeological building recording at 2 Bridge Street, Brackley Northamptonshire May 2014

Abstract

A programme of archaeological building recording was undertaken by MOLA Northampton on the 12th May 2014 for Neil Tanner Associates, on behalf of Dentalcare, in advance of the demolition of buildings to the rear of 2 Bridge Street, Brackley, Northamptonshire. The main building and barn, pre-dating the 18th century shop front, have undergone several phases of extensions and alterations from the 18th century through to the 20th century. The recording was carried out on the barn to the rear with its two brick extensions.

1 INTRODUCTION

MOLA was commissioned by Neil Tanner Associates to carry out archaeological building recording at 2 Bridge Street, Brackley, Northamptonshire (NGR SP 58430 36750, Fig 1) on the 12th May 2014. Planning and listed building consent has been obtained by Dentalcare for the conversion of 2 Bridge Street and the construction of dwellings at the rear of the building after the demolition of a stone barn and two extensions (S/2012/1583/FUL and S/2012/1584/LBC).

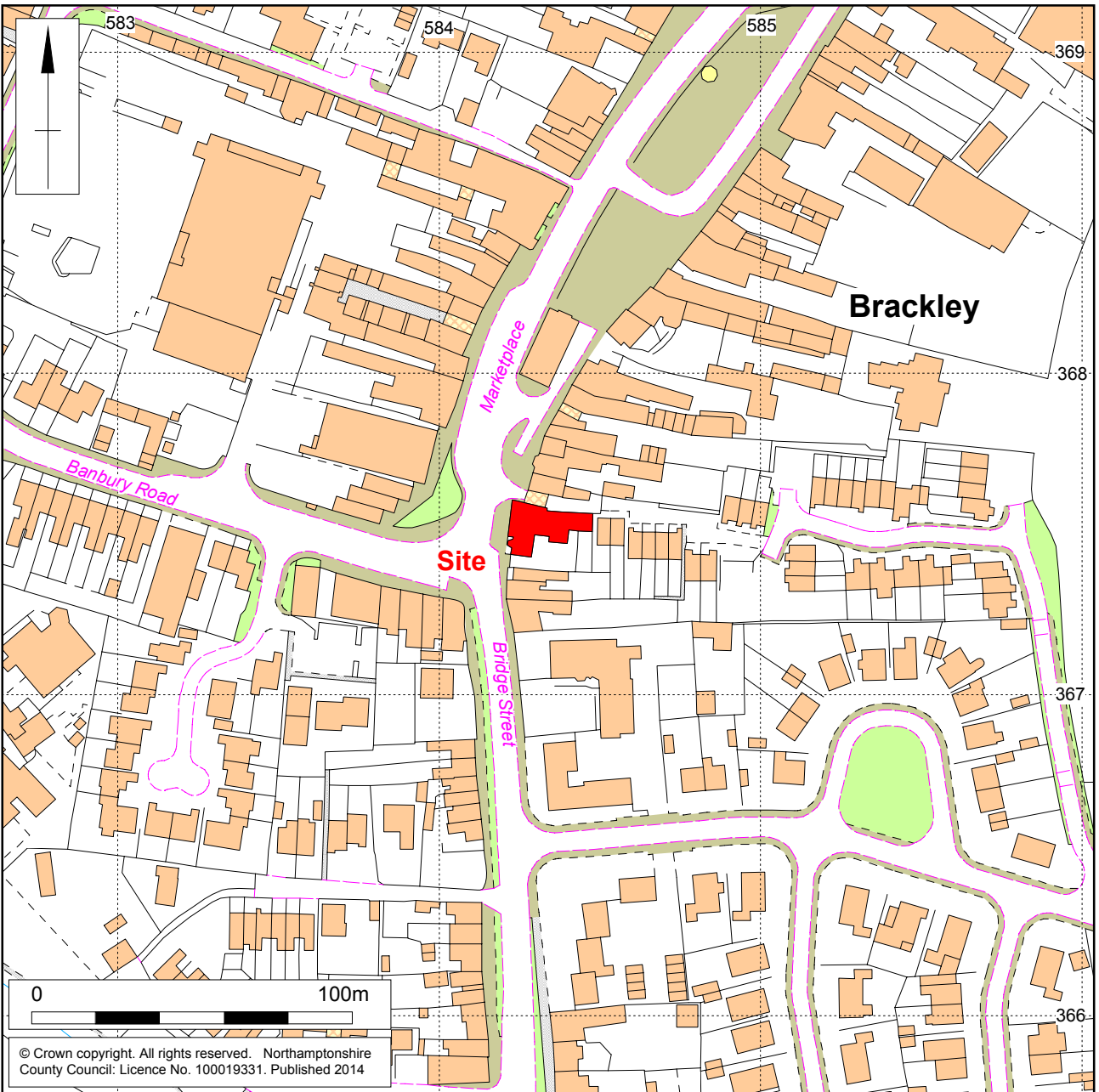
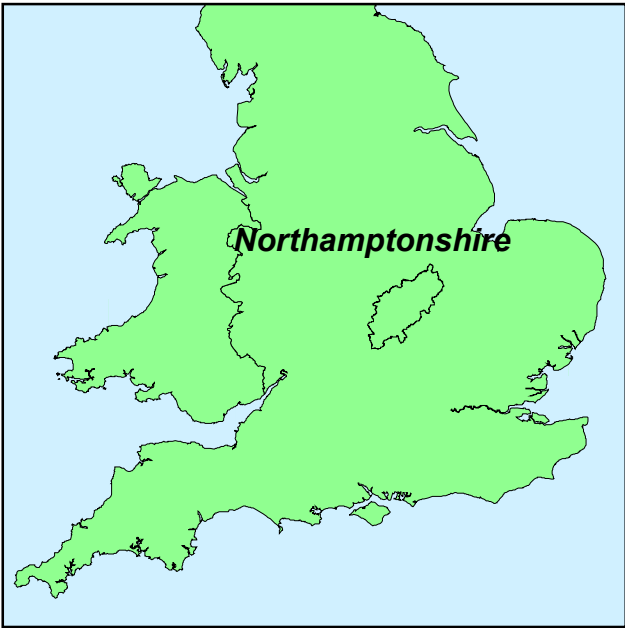
The works were required by the Assistant Archaeological Advisor for Northamptonshire County Council to provide a comprehensive visual record of the structure prior to the permitted demolition, as they represent upstanding archaeological/historical remains of local importance (Mordue 2014). A Written Scheme of Investigation was produced by MOLA Northampton (MOLA 2014). The works were monitored by the Assistant County Archaeological Advisor.

MOLA is an Institute for Archaeologists' (IfA) registered organisation. This document was prepared in accordance with the current best archaeological practice as defined in the Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (IfA 2013), the procedural documents *Management of Archaeological Projects (MAP2)* (1995) and *Management of Research Projects in the Historic Environment (MoRPHE)* (EH 2006).

2 BACKGROUND

2.1 Location

Brackley is in the southern part of the county of Northamptonshire and approximately 35km to the south-west of Northampton. The development area lies in the southern part of the town. The building is situated on the right side of northern end of Bridge Street and the frontage faces the junction of the Market Place, Banbury Road and Bridge Street.



Scale 1:2000

Site location Fig 1

2.2 Historical and archaeological background

Little evidence of prehistoric activity has been found beyond surface scatter. Romano-British activity consists mainly of unstratified pottery scatters or activity (HER134). The remains of a Norman Castle survive by the river south of the town centre (SNC 2011).

Brackley is mentioned in the Domesday Book of 1086 and listed as part of the lands of Earl Aubrey. Brackley is one of two medieval planned towns in Northamptonshire that were built away from the original village. The medieval layout survives with burgage plots along a wide central street, the main Oxford to Northampton Road. The two parts were known as the Old Town with the New Town to its south, which eventually joined up (SNC 2011).

Brackley benefitted from the wool trade and became wealthy during the medieval period. The town was also a market town for the surrounding area. With the shift of the wool trade in the late medieval period to the Cotswold, Brackley lost its wealth and had gone into decline by the 17th century. It gained through becoming a coaching town during the 18th and 19th centuries. Through to the present time Brackley has functioned as a market town (SNC 2011).

Until the 20th there was little industry in Brackley. To the east of 2 Bridge Street was a Brewery (HER 130/9/1 and 130/23/1) – Hopcraft and Norris Brewery .

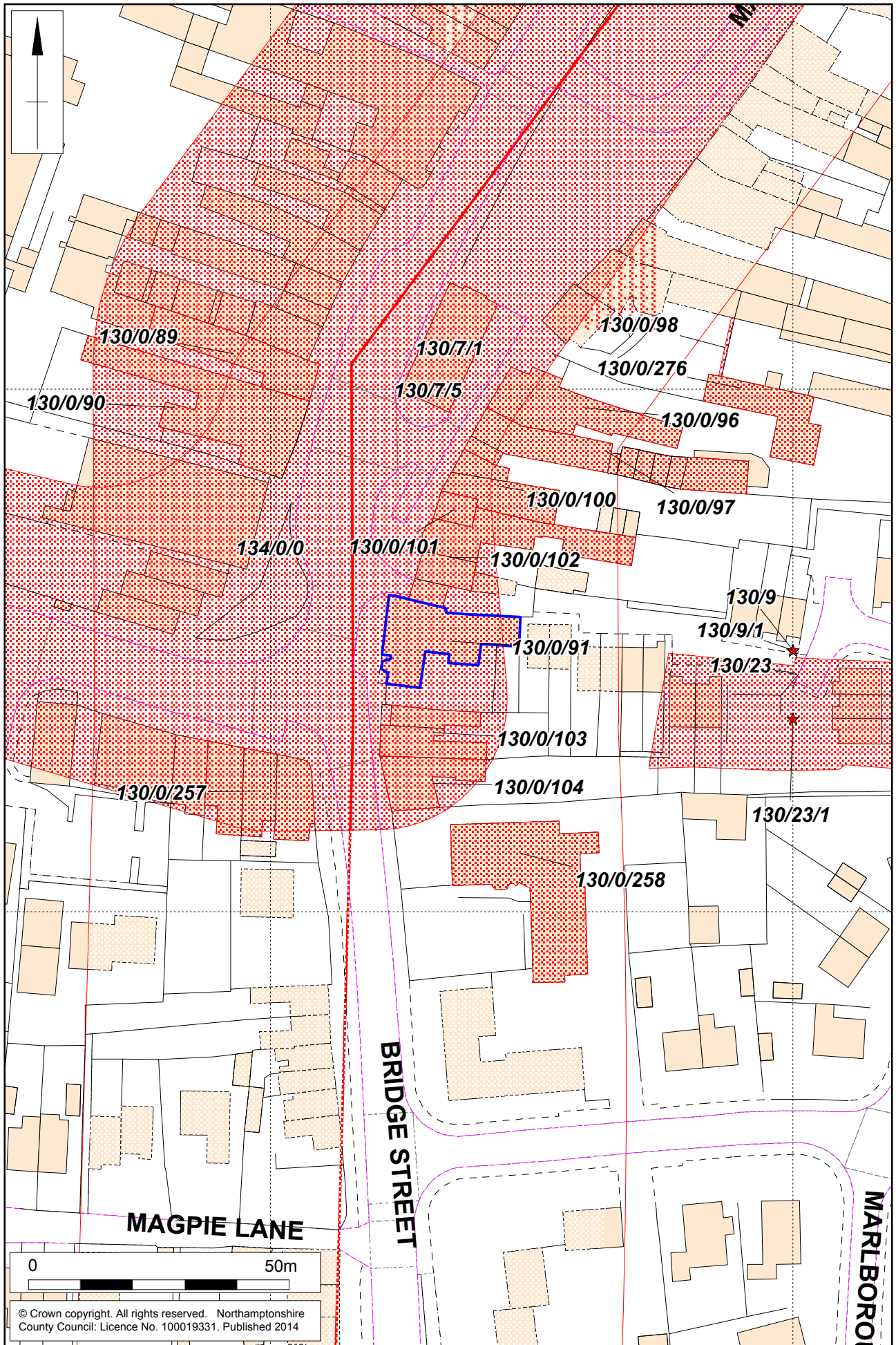
2 Bridge Street had been used by Bronnley Soap factory; magazines and a perfume flow chart dating to 1980s were found in the building. Also 2-8 Bridge Street were part of the Bronnley Works site, there are a number of planning application related to the demolition of buildings and the erection of dwellings, shops and garages.

South Northamptonshire Council occupied the main building until 2009. It was used by the Council as offices and Tourist Information Centre after planning permission was granted in 1990. The rear buildings were left unused by the Council. They appear to have been used as an area to store unwanted items.

The development area lies within the conservation area. There are a number of listed buildings in the vicinity of 2 Bridge Street (Table 1 and Fig 2).

Table 1: Sites recorded in Northampton Historic Environment Record data

HER No:	Name:
130/23	Bronnley soap Manufacturers (Former Hopcroft & Norris Brewery)
7378	Modern Transport & Communications Activity
130/9	Blackhall
130/7/5	Market Cross
134/0/0	Unstratified Romano-British Pottery
130/23/1	Industrial Building
130/9/1	Industrial Building
134	Possible Romano-British Activity
7378/1	Towcester to Weston-On-Green/Brackley Turnpike
9277/1	Banbury to Buckingham Turnpike
130/0/101	No. 5 Market Place
130/0/96	No. 11 Market Place (Red Lion Hotel)
130/0/90	No. 8 Market Place
130/0/89	No. 10 Market Place
130/7/1	Brackley Town Hall
130/0/98	Stone Gateway Behind No. 13 Market Place & Adjoining Back Wing of No. 15 Market Place
130/0/97	No. 9 Market Place
130/0/100	Nos. 7 & 7A Market Place
130/0/104	Nos. 6 & 8 Bridge Street
130/0/91	No. 2 Bridge Street
130/0/102	Nos. 1 & 3 Market Place
130/0/103	No. 4 Bridge Street
130/0/257	Possible Medieval/modern Building in Brackley
130/0/258	Possible Medieval/modern Building in Brackley
130/0/276	Possible Medieval/modern Building in Brackley



Scale 1:1000

Historic Environment Record (HER) data Fig 2

2.3 Historical map evidence

A cartographic search revealed maps dating to the early 19th century. The 1830 map depicts an L-shaped house fronting the street with two barns to the rear (Fig 3).



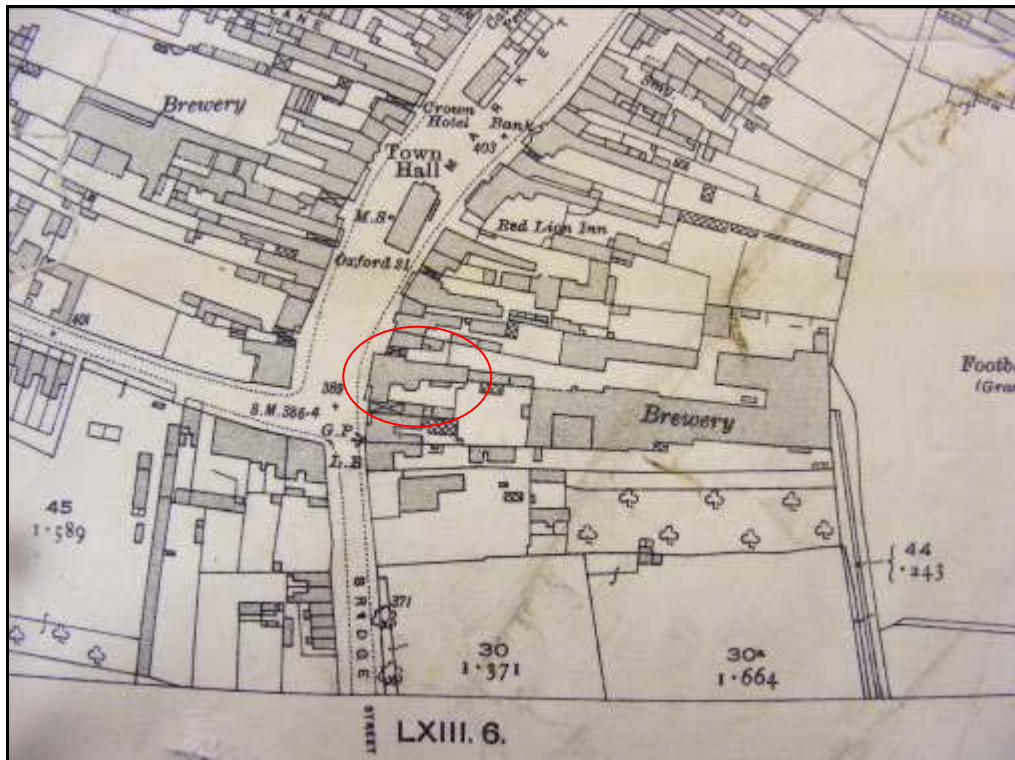
1830 map Fig 3

The 1880-82 Ordnance Survey map still show the basic building outline, but as one mass. There are the two barn extensions to the original building and smaller outbuildings and a new building to the east (Fig 4).



1880-82 Ordnance Survey map Fig 4

On the 1922 Ordnance survey map the property is divided at the end of the original set of buildings depicted on the 1830 map. The barns are still in place with the small outbuilding in the centre missing (Fig 5).



1922 Ordnance Survey map Fig 5

2.4 Listed building record

British Listed Buildings

2, Bridge Street, Brackley

Description: 2, Bridge Street

Grade: II

Date Listed: 22 April 1950

English Heritage Building ID: 233823

OS Grid Reference: SP5843636753

OS Grid Coordinates: 458436, 236753

Latitude/Longitude: 52.0261, -1.1497

Location: Old Brewery Walk, Brackley, Northamptonshire NN13 7EP

Locality: [Brackley](#)

Local Authority: South Northamptonshire District Council

County: [Northamptonshire](#)

Country: [England](#)

Postcode: NN13 7EP

Listing Text

BRACKLEY BRIDGE STEERP

1. 5328

No 2

SP 5836 1/29 22.4.50.

II GV

2. A C18 front on possibly earlier core. 2-storeyed colour-washed ashlar with a pedimented centrepiece breaking forward with a semi-circular lunette in it and below this, on 1st floor, is a Venetian window. Band at 1st floor and a cornice below the pediment. Brick stacks. On north side on 1st floor is a C18 sash window and a stone slate roof; shop front to ground floor. On south side of centrepiece, on 1st floor, is a C18 sash window and below this, on ground floor, a modern 3-sided bay window with sashes; tiled roof. The back is stucco; a Welsh slate roof.

Listing NGR: SP5843636753

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

3 OBJECTIVES AND METHODOLOGY

The main objectives of the archaeological building recording were to:

- compile a visual record of the building prior to the permitted demolition at English Heritage's Level 2;
- provide a detailed understanding of the nature and purpose of these building, and to provide the historical context, development and significance of the building in the context of the wider landscape.

The building was recorded in accordance with the standards, conventions and specifications defined in English Heritage, *Understanding Historic Buildings, A guide to good recording practice* (2006b). The building recording conformed to Level II, this provided a descriptive record.

Building plans establishing an accurate archaeological record of the building and sectional/sectional elevations illustrating the vertical relationships within the building at an appropriate scale of not less than 1:100 were completed. The drawn record was based upon the architects plans produced for the planning application, which were enhancement for purely archaeological purposes and accuracy was verified.

A photographic survey to English Heritage Level 2 was completed showing the buildings in their present state. A photographic record was maintained in monochrome film and colour digital format to ensure preservation by record prior to demolition.

4 THE BUILDING RECORDING

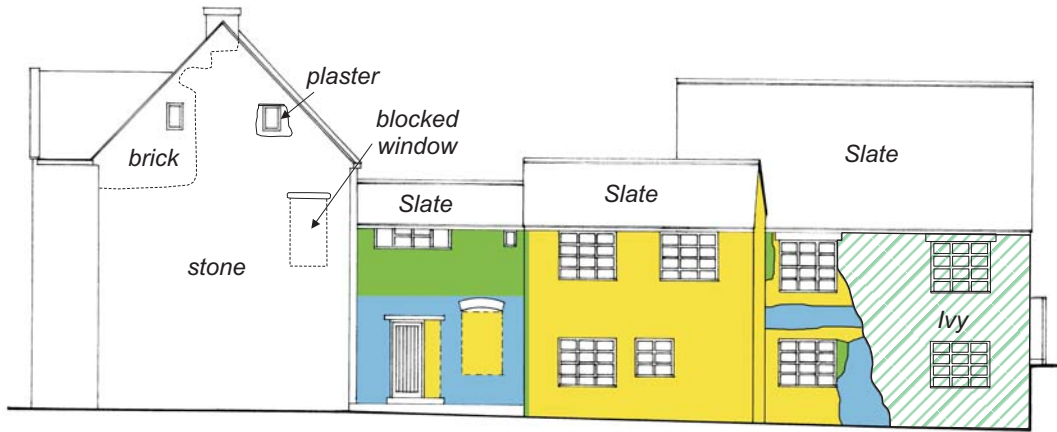
4.1 The exterior

The building presents a three bay two storey frontage, the central bay protruding with a semicircular lunette window (Fig 16). Below, the first floor is a Venetian window with sash windows to either side in the northern and southern bays. On the ground floor an 18th-century shop front covers the northern bay and part of the central bay, this is also the main access. A sash window remains off-centre in the central bay. The southern bay has a three cant-bay window (Fig 7). The building is constructed of coursed stone with brick alterations and repairs; the front and northern side are painted white with the windows and decorative details painted dark green. The rear and the northern side are bare stone, the north-eastern corner is constructed as a coach corner (Fig 8). The roof is slate. The building is in use by the Dental Surgery and therefore not further discussed below.

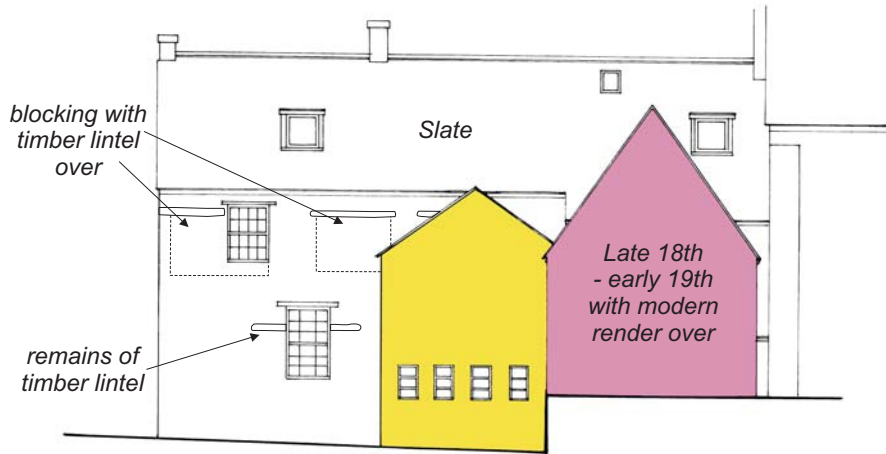
To the rear is a barn with extensions, all internally connected. The construction is of a mix of stone and brick. The northern wall of the barn along Brewery Walk is roughly coursed limestone; it had been re-pointed with a grey-beige mortar, which made it difficult to discern any changes between potential building phases (Fig 9). The western end is single storey with a door inserted at a later date with a concrete lintel and brick surrounding the door jamb (Fig 10). To the west of the door is a window blocked with stone externally (Fig 11).

The eastern part of the barn was two storey, the eastern gable was a boarded stone wall, which had been rendered and painted beige; quoins were only visible on the first floor level (Fig 9). The western gable end of the building was bare stone, possibly original (Fig 11). The southern elevation of the barn could only be partly seen due to ivy and comprises a mixture of stone and brick, later alterations could be noted with the use of a mottled light red/beige brick (Fig 12).

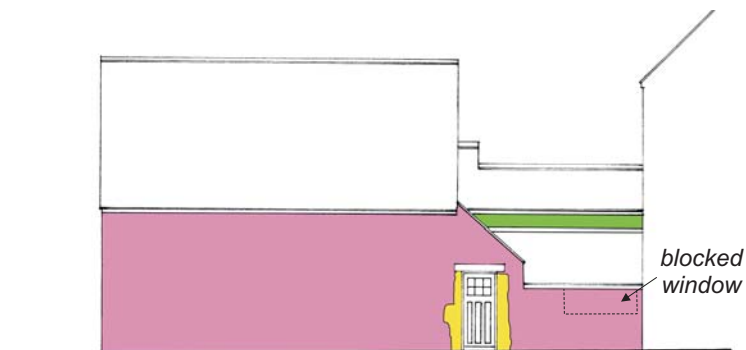
South Elevation



East Elevation



North Elevation



- Late 18th - early 19th century (stone)
- 18th century (stone)
- 19th century (brick)
- Mid 20th century (brick)

0 10m

On the southern side are two brick extensions, both two storeys high (Fig 13). The first one to be constructed butted against the main building and underwent two phases of alterations. It was initially a single storey building constructed of blue engineering bricks and dark red bricks in English garden wall bond, with the first floor extension in red brick with a Flemish bond. More recently the doorway was made narrower and the arched window was blocked with a mottled light red/beige brick (Fig 14). The upper floor is not further discussed as it was in use at the time of the visit.

The most recent extension is the toilet block with store room on the ground floor and further rooms on the first floor. The brick on the western end is of the same red brick as the first floor extension, the toilet block was possibly built at the same time. The southern and eastern faces of the extension are the mottled light red/beige brick with a Flemish bond. On the southern elevation at ground floor are a twelve light crittal style metal casement window and a six light crittal style casement window (Fig 15). The first floor windows are boarded up, but their size suggests further crittal style twelve light casement windows. At ground level on the western elevation are three two light metal casement windows and one six light metal casement window.



Frontage, looking east Fig 7



Coach corner, Fig 8



North elevation from Brewery Walk, looking south-west Fig 9



Door onto Brewery Walk Fig 10



North elevation from Brewery Walk, looking south-east Fig 11



South elevation, looking north-west Fig 12



South elevation with courtyard, looking north Fig 13



South elevation showing the door and window alterations, looking north Fig 14



Crittal style windows Fig 15

4.2 The interior: Ground floor

At the time of the visit the rooms had been filled with discarded items, making it difficult to move around and gain access to a room (Fig 16). The plaster and plaster boards made it difficult discern any phasing internally.

Room 1, extension

Rear access, through a wooden fire door clad in decorative plastic tongue and groove effect plastic sheet, lets into a narrow room, which acts as a corridor between the main house and the buildings and extensions to the rear. The walls are built up with floor to ceiling cupboards constructed of plywood/MDF (Fig 17). There are two further fire doors, a wooden door through to the surgery and another to the outbuildings. The floor is covered in screed; through gaps within the old floor tiles could be noted coloured red, black and light beige (Fig 18). The ceiling was covered with plasterboard.

Room 2, barn

The southern wall is bare brick with the western and northern walls beige painted plaster (Figs 19 and 20). On the eastern side the room is partitioned from the stairwell (room 5) and hallway (room 6) by a beige painted wooden partition (Fig 21). There are two doorways on the northern wall, these lead into two further rooms 3 and 4, the door to room 4 was designated as a fire exit (Fig 20). The door into room 3 has a flush surface on both faces and a single light window. A doorway into the main house is bricked up, the step up into the other building remains (Fig 19). The floor is concrete on hardcore, the ceiling consists of exposed tie beams with the light fitting fixed directly onto the beam.

Room 3, barn

The room was, together with room 4, probably used as a reception area. The walls are beige painted plaster or plaster board. The plaster over the stone work is up to 400mm thick. An inbuilt storage cupboard is situated in the north-western corner of the building, which has two shelves (Fig 22). The floor is concrete laid with grey square plastic tiles. The ceiling is covered with plasterboard and has an attic hatch. A dark brown wooden partition separates rooms 3 and 4 allowing the receptionist, in room 3, to deal with visitors (Fig 23).

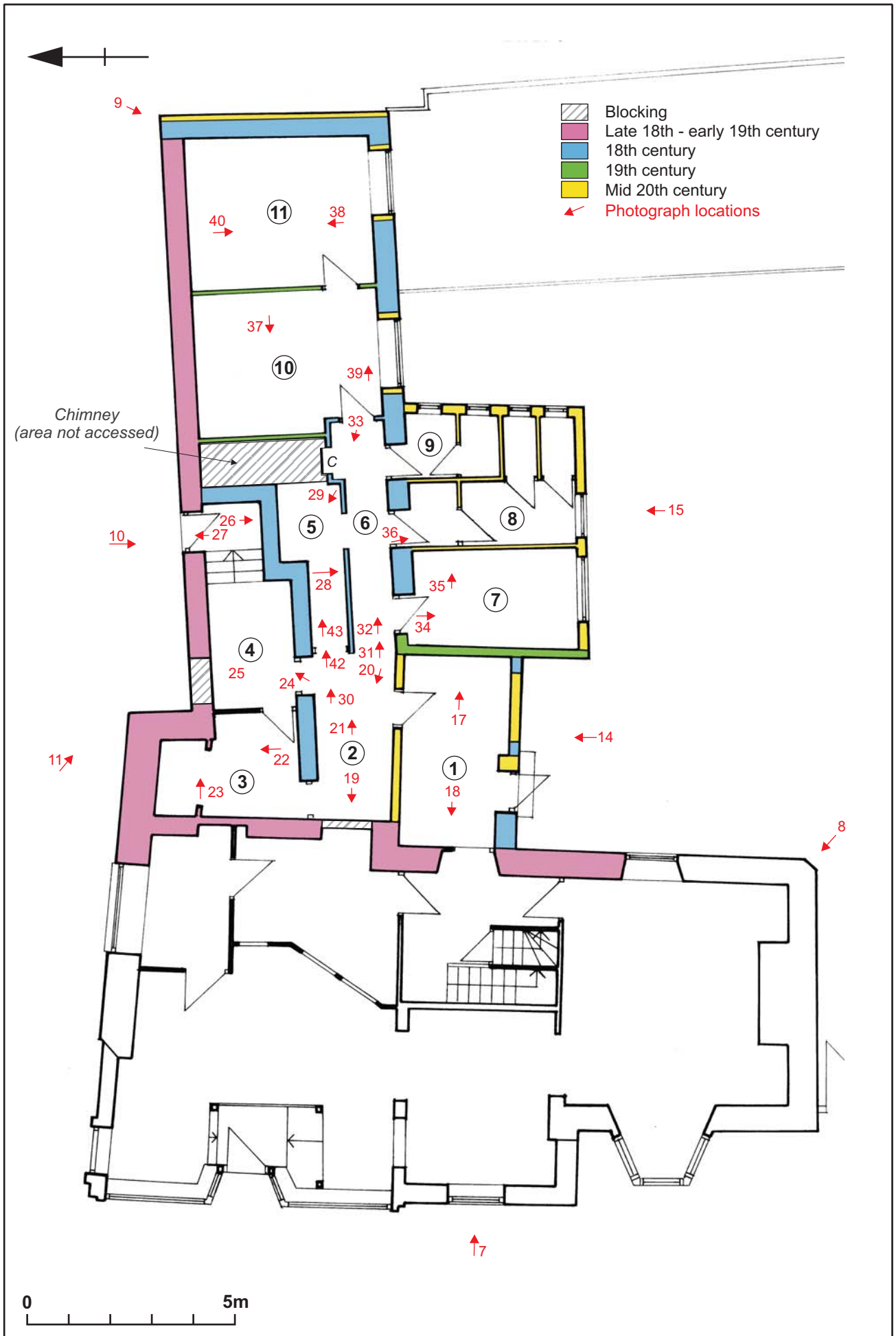
Room 4, barn

The walls are beige painted plaster and plasterboard. A window in the northern wall was blocked with breeze blocks, the window ledge was laid with red quarry tiles (Fig 24). The floor is concrete and the ceiling was covered in plasterboard.

At the eastern end of the room are four steps leading up to an exit onto Brewery Walk (Fig 25). The eastern and southern walls by the exit are exposed roughly coursed stone walls; the ledge in the recess within the southern wall was laid with red quarry tiles (Fig 26). The wooden panelled door has a boarded six light wire glass at the top. The door is furnished with a door closer, a letter box, a door knob internally and externally, and two locks (Fig 27).

Room 5, barn

This area is separated from the hallway (room 6) through a lath and plaster stud wall (Fig 28), the outer wall is plastered stone. Underneath the stairs is a storage area, a step up had to be taken from the lower lying hallway (Fig 29). The walls are painted light blue. The stairwell had been removed prior to the visit; this space had been wall papered and painted beige (Fig 30). The floor is concrete.



Scale 1:125

Phased Ground Floor plan Fig 16

Room 6, barn

The hallway leads into the storage room 7, kitchen/womens toilets 8, and mens toilets 9. The walls are plaster board painted beige. The floor is concrete laid with grey plastic tiles (Fig 31). There is a step down after the store room door, rooms 7 to 11 are at a lower level than the rooms 1 to 5. The ceiling, partially missing, is made with lath and plaster (Fig 32).

At the eastern end of the hallway, opposite the men's toilets is a small cupboard set within the stone wall. A wooden panelled door was still in place with an '*Offices, shops and railway premises 1963*' poster displayed on the outside. The inside of the cupboard is painted light blue and has three white painted shelves in place (Fig 33).

Room 7, extension

This room, along with the kitchen and toilets (rooms 8 and 9), comprise the extension. There is a single step down into the room spanning the entire width of the room. Full access to the room could not be gained due to the stored objects. The white gloss painted door has a flush surface on both sides with a single light glass window. The door has a bronze coloured lever handle and a key lock. The walls of the room are painted beige. The floor is concrete laid with grey tiles and the ceiling is wallpaper painted white (Fig 34). On the left side of the door are three shelves, sitting on the shelves are a few Bronnley magazines, Yellow Pages and an office catalogue dating to the 1980s. A sheep shearing machine was found in the room (Fig 35).

Rooms 8 and 9, extension

These rooms could not be accessed due to boards blocking the doors. A kitchenette is situated before the women's toilets (Fig 36). The area comprises a kitchen cupboard with a stainless sink and electric hot water unit fixed to the wall. The women's toilets are accessed through the kitchen. There are two toilet booths and a ceramic sink with a hot water unit. The men's toilet is accessed directly from the hallway. The white painted door had a ripple effect window. The room has two windows. The floors in the toilets are concrete and the walls were painted beige.

Rooms 10 and 11, barn

Rooms 10 and 11 (Figs 37 and 38) are situated in the most easterly of the buildings. The walls are beige painted plaster boards. The wooden flush doors have a single light window. Room 11 is accessed through room 10 (Fig 39). Each room has a single window in the southern wall, metal framed with twelve lights, the window sills were laid in quarry tiles (Fig 40). The floors are concrete with grey and red square plastic tiles. The ceiling is plaster board painted white. As the first floor is unstable, the ceiling is propped up by wooden beams (Figs 37-40).



Room 1, looking east Fig 17



Original floor tiles showing underneath screed Fig 18



Room 2 with bricked-up door, looking west Fig 19



Room 2 with doors, looking north-west Fig 20



Room 2, looking east Fig 21



Cupboard in room 3, looking north Fig 22



Wooden partition, looking east Fig 23



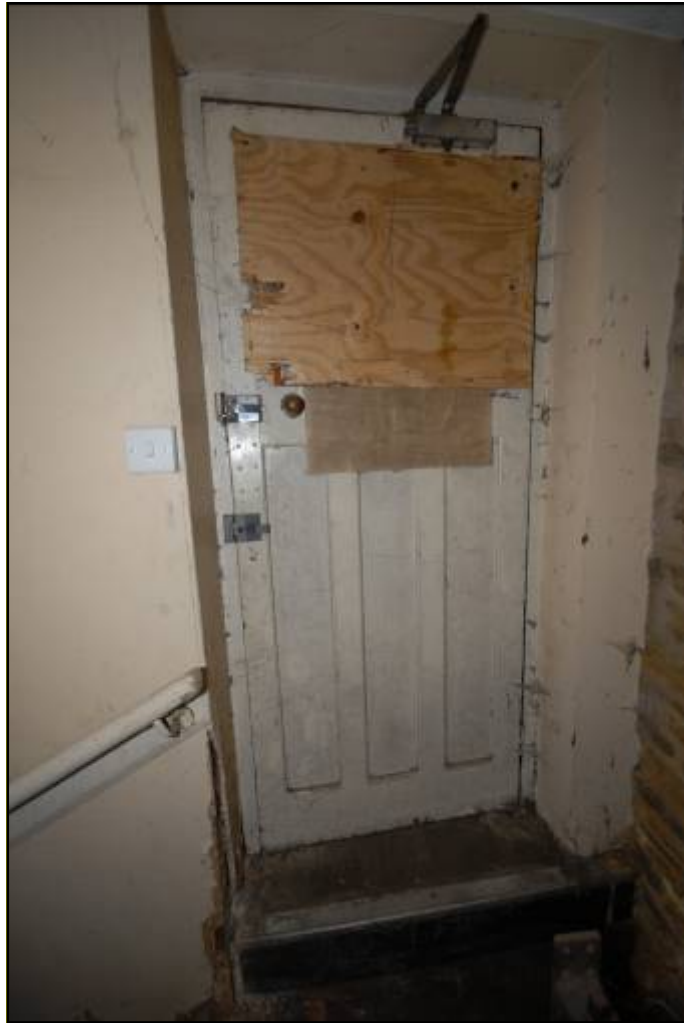
Blocked window in room 4 along northern wall Fig 24



Room 4 exit to Brewery Walk, looking east Fig 25



Exposed stonework with ledge, looking south Fig 26



Door Fig 27



Lath and plaster showing in stud wall Fig 28



Cupboard under the stairs, looking west Fig 29



Stairwell after removal of stairs, looking east Fig 30



Hallway, looking east Fig 31



Lath and plaster construction of ceiling Fig 32



Cupboard in the hallway Fig 33



Room 7, looking south Fig 34



Sheep shearing machine and shelves with Bronnley magazines Fig 35



Kitchenette with Ladies behind, looking south Fig 36



Room 10, looking west Fig 37



Room 11, looking north Fig 38



Room 10 with door to room 11, looking east Fig 39



Room 11 with window, looking south Fig 40

4.3 The interior: First floor

A first floor was present towards the eastern part of the building, comprising two main areas (Fig 41). Access would have been through a staircase in room 5. The staircase had been removed prior to the visit, possibly due to safety concerns as the floor was not safe and was being supported by wooden beams.

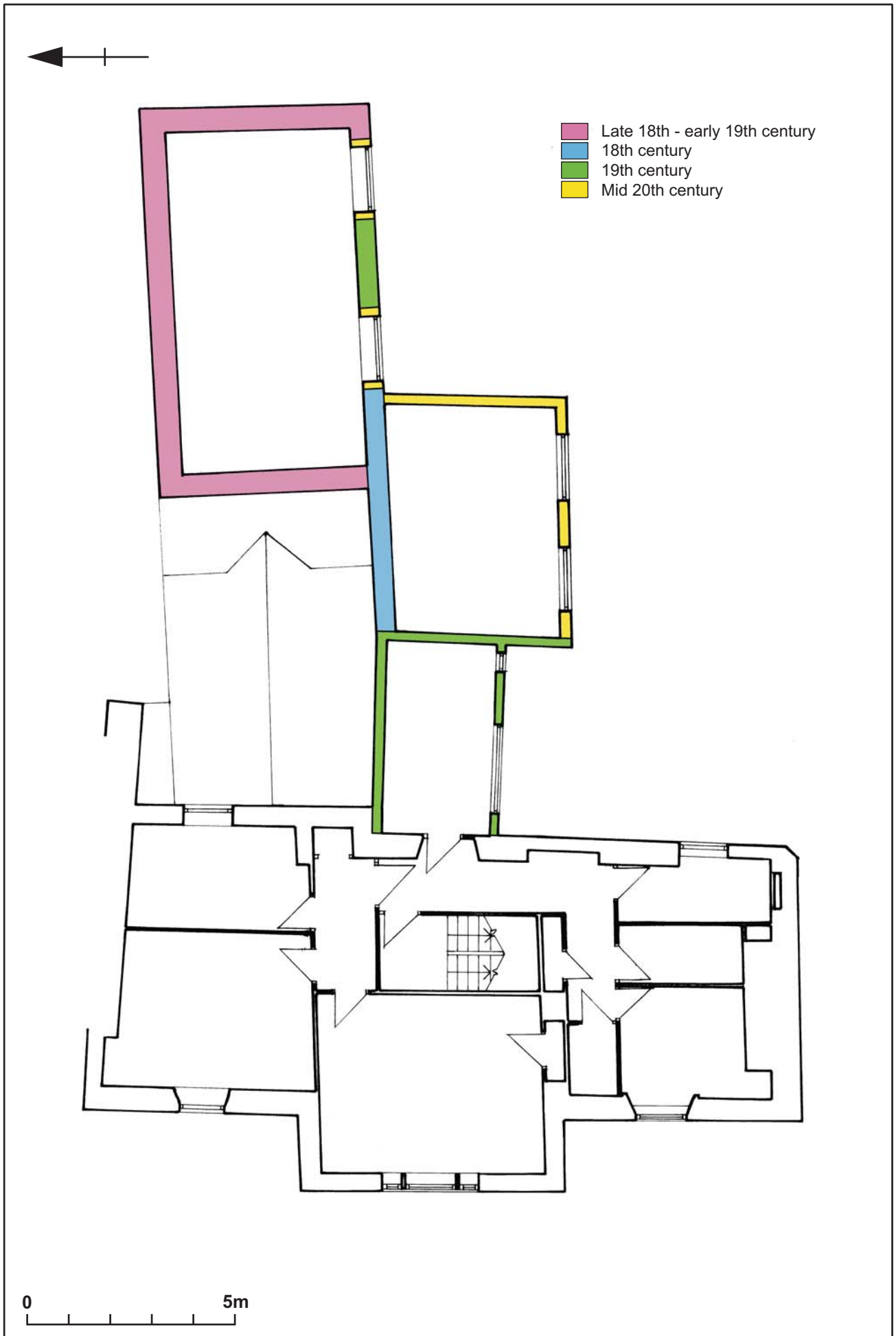
Photographs were taken looking through the gap left behind after the removal of the staircase (Figs 42 and 43).



Landing, looking east Fig 42



Landing, looking south-east Fig 43



Scale 1:125

Phased First Floor plan Fig 41

5 DISCUSSION

The British listing record dates the frontage to the 18th century with an older core (see above). An estates map dating to 1760 only depicts a rectangular building parallel with the road and no building to the rear (SNC 2011). By 1830 the main building is depicted to have an L-shape with two buildings to the rear (Fig 3). The later Ordnance Survey maps show this still in place with a third building to the rear and several extensions and a detached outbuilding (Figs 4 and 5).

The third rear building showing in the 1922 Ordnance Survey map has been demolished. The length of the remaining barn has been shortened, possibly back to the first barn depicted on the 1830 map, dating the barn as late 18th/early 19th century. There are only larger quoins at the first floor level where the barn would have joined; the demolished building may only have been single storey. As the eastern elevation has been boarded and rendered not all alterations are visible.

There were a number of alterations to the southern elevation of the barn with the wall comprising a mixture of stone and bricks. Stone is only visible up to the ground floor level; a wooden beam is partially visible behind the extension. Above this is a mixture of red brick, possibly from 19th-century alterations, and mottled light red/beige brick around the critchell style metal windows, as with the ground floor windows, which were installed probably in the mid 20th century. The Ordnance Survey maps depict an extension along the southern elevation. Due to the ivy a full assessment of the elevation could not be carried out. Internally the rooms are fully plastered and any alterations not visible.

Two extensions remain along the southern elevation. The brick extension built onto the main house and the rear barn was initially single storey, possibly dating to the 19th century. This was raised to include a first floor, possibly at a similar time a two storey extension was built next to it also in the 19th century. This extension had its southern and western walls replaced and the critchell style metal framed windows installed through the buildings. This work was possibly carried out in the middle of the 20th century.

Only few changes internally could be seen due to the building being plastered or plaster boarded. The internal divisions are a mixture of stone, brick, and lath and plaster walls. The walls between rooms 2 and 3, and rooms 4 and 5 are stone, whilst the wall between rooms 5 and 6 is lath and plaster, possibly dating to the 19th century. The dividing wall between rooms 1 and 2 was constructed of mottled light red/beige brick, this wall may be contemporary with the extension rebuilt and the critchell style window installation of the 20th century.

The roof structure comprises modern machine sawn pine beams, purlins etc. with a uniform slate roof. The roof was replaced and recovered, this meant any information regarding roof structures and potential phasing has been lost.

Between room 10 and the rear door in room 4 and the stairwell 5 is a space that could not be accessed. On the outer northern elevation around this area damp and plant growth can be noted. From hallway 6 a storage cupboard is recessed into this space.

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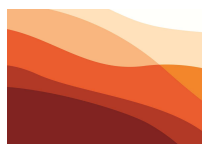
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