

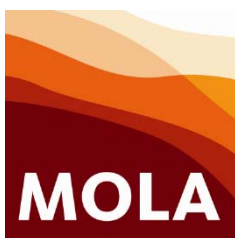


Historic Building Recording at The Old Rectory, Bulwick Northamptonshire

Report No. 14/204

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Northamptonshire**

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OAS/S REPORT FORM

PROJECT DETAILS		OAS/S molanort1-193046
Project title	Historic Building Recording at The Old Rectory, Bulwick, Northamptonshire, October 2014	
Short description	MOLA carried out a programme of historic building recording on an outbuilding associated with The Old Rectory, Bulwick, Northamptonshire. The surveyed building pre-dates the mid-19 th century, likely contemporary with the early 19th-century alterations of the main rectory. The building formerly functioned as a coach house, stores and stables with accommodation for coachmen over.	
Project type	Historic Building Survey	
Previous work	Unknown	
Future work	Unknown	
Monument type and period	Early 19th-century coach house and stable block	
PROJECT LOCATION		
County	Northamptonshire	
Site address	The Old Rectory, Bulwick	
NGR	SP 96332 94240	
Area	92 sq m	
PROJECT CREATORS		
Organisation	MOLA Northampton	
Project brief originator	Assistant Archaeological Advisor	
Project Design originator	MOLA Northampton	
Director/Supervisor	Jason Clarke	
Project Manager	Amir Bassir	
Sponsor or funding body	Mr Jamie Ward	
PROJECT DATE		
Start date	October 2014	
End date	October 2014	
BIBLIOGRAPHY		
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**Historic Building Recording At
The Old Rectory, Bulwick
Northamptonshire
October 2014**

Abstract

MOLA carried out a programme of historic building recording on an outbuilding associated with The Old Rectory, Bulwick, Northamptonshire. The surveyed building pre-dates the mid-19th century, likely contemporary with the early 19th-century alterations of the main rectory. The building formerly functioned as a coach house, stores and stables with accommodation for coachmen over.

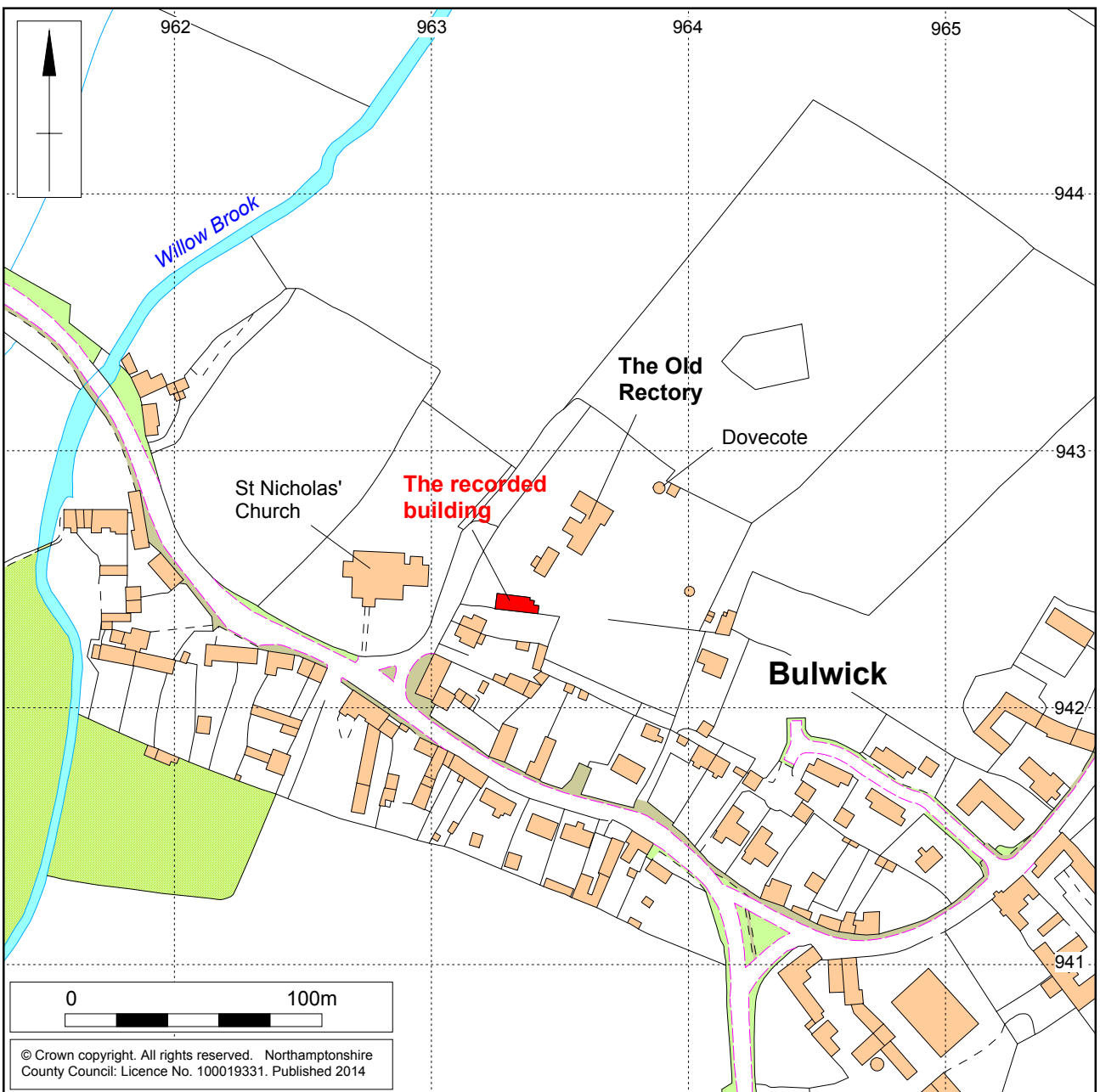
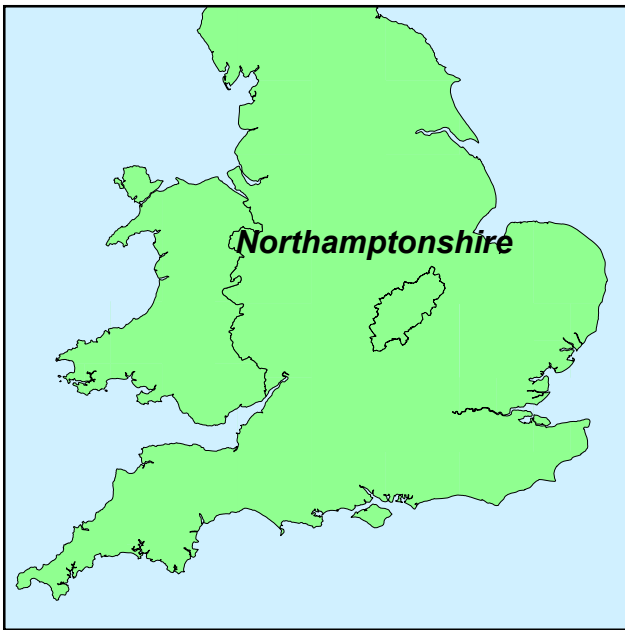
1 INTRODUCTION

MOLA was commissioned in October 2014 by Mr Jamie Ward to undertake a programme of historic building recording at The Old Rectory, Bulwick, Northamptonshire (SP 96332 94240, Fig 1).

Bulwick is located in the north-east of Northamptonshire, approximately 6 miles north-east of Corby and 5.5 miles to the south of Collyweston. It is a small village arranged around a central, east-west road. The Willow Brook runs north-south to the west of the main village. The Old Rectory is located at the northern edge of Bulwick, adjacent to St Nicholas' Church, a Grade I listed structure dating to the 13th century. The site is bound to the north by fields and to the south and south-east by residential dwellings.

The Old Rectory and the surveyed building are typical of the contemporary architectural style in the region, utilising locally available materials such as Collyweston slate.

The underlying geology is of Jurassic limestone and sandstone overlain by glacial till (<http://www.bgs.ac.uk/geoindex>).



Scale 1:2500

Site location Fig 1

2 OBJECTIVES AND METHODOLOGY

The level of recording was specified as Level 2 – a descriptive and analytical record (English Heritage 2006, 14).

This is defined by English Heritage as consisting of:

- A written account of the building's origins, development and use;
- An account of the evidence on which the analysis is based;
- A drawn and photographic record to illustrate the building's appearance and structure.

The objectives of this survey as set out in the Written Scheme of Investigation are as follows:

- Establish an archaeological record of the buildings to English Heritage Level 2 (EH 2006, section 5.3);
- An overall photographic survey of the building in its present condition comprising general and detailed shots taken in black and white with a high quality camera as well as digital photographs for reporting purposes;
- Written notes on the building's construction, present and former use and where appropriate, the buildings past and present relationship to its setting in the wider landscape;
- Produce measured plans and other drawings such as sections or elevations as appropriate.

Recording was carried out in October 2014 when the principal exterior elevations were photographed. The interiors were photographically recorded to include structural details that might be lost during the development and notes were made of any features and alterations. Measured plans and elevations were annotated to include any relevant features and alterations.

3 HISTORICAL BACKGROUND

The earliest recorded activity within the Bulwick area is a number of possible Roman ironworking sites, although only two sites have been confirmed.

Earthwork remains, formerly part of Bulwick village, lie immediately south (RCHME 1975, 24-26, Fig 35) of the existing village along the side of the main A43 road to Kettering. These include a large and deeply cut hollow-way, probably the predecessor of the present main road, running north-east, bounded by well-marked ridge and furrow. Further north, the main road has, on either side, rectangular closes or paddocks enclosed by low banks and scarps, which contain a number of building-platforms. To the south of the existing houses on the south side of the main street of the village are other square closes, with another hollow-way beyond.

To the north, in parkland, are the settlement remains of the hamlet Henwick, the remains consist one well-preserved house site with associated features along with indeterminate earthworks. All these remains were already deserted by the early 18th century.

Also to the north of the existing village is Bulwick Hall, within Bulwick park, a Grade II* listed building dating to the 17th century.

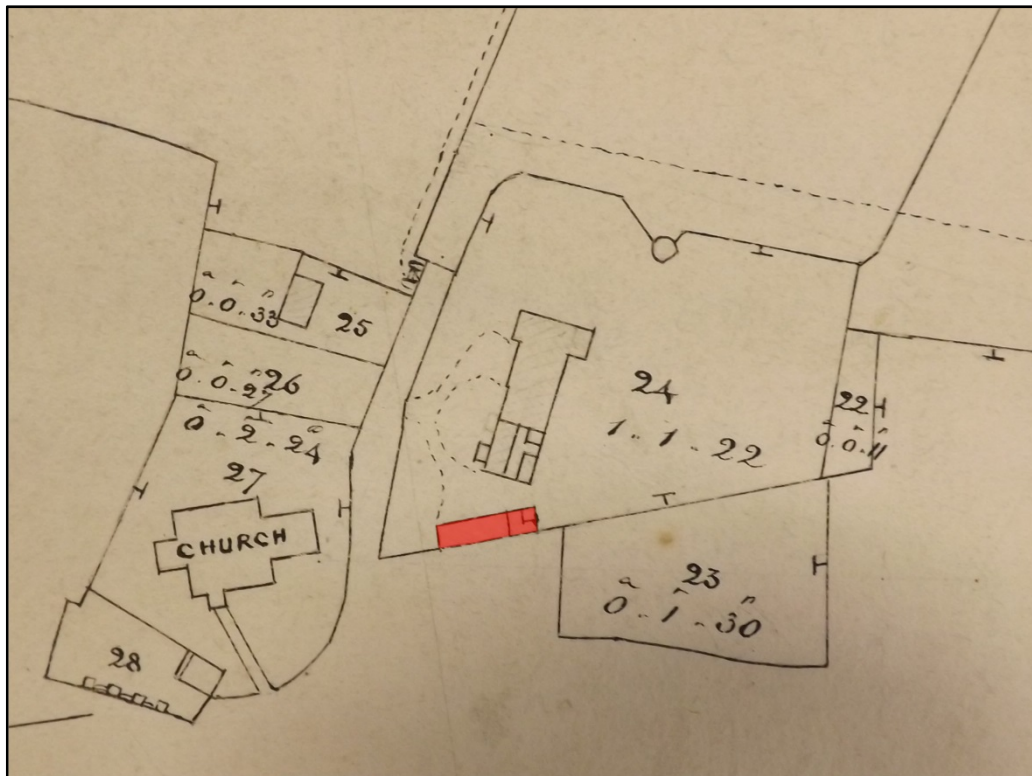
The Old Rectory is Grade II listed and the listing description is as follows:

Rectory. C17 origins, datestones J.T.T.1827, far Reverend J.T. Tryon, and 1868, altered mid C20. Squared coursed limestone with ashlar dressings and C20 plain tile roof. Original plan indeterminate, now irregular L-shape. 2 storeys with attic. Harden front is a 4-window range of unhorned sash windows, with glazing bars, under stone lintels with keyblocks. Windows reduced in height at first floor. French window, to left of centre, has similar head to other windows. Pair of arch head eaves dormers to centre of roof, Ashlar quoins. Mansard roof with ashlar gable parapets and ashlar end stacks with moulded cornices. Datestone J.T.T.1827 to centre, below eaves. Range to rear left of garden front has tall staircase window, with glazing bars, to right. 4-window range to left is c.1868, in similar style to garden front, but with a gabled roof. Datestone to right. Entrance front to right of garden front was remodelled mid C20, when a C17 range was removed, all in similar style. Evidence of C17 masonry at first floor level to rear wall of garden front. Interior: entrance hall has early C19 staircase with stick balustrade, around an open well. Rooms to garden front have reeded indo surrounds and panelled reveals. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p29)

The listing description of the Dovecote is as follows:

Dovecote. Probably late C17 or early C18. Regular coursed limestone with Collyweston slate roof. Circular plan. Conical roof with circular glover. C19, single-light, leaded-casement and small plank door under wood lintel. Interior retains nesting boxes. Probably converted to summer house C19. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p29)

A visit was made to the Northamptonshire Records Office to examine historic documentation relating to the site. Of particular interest is a plan of 1863 (Fig 2), showing the church and rectory as well as associated land and outbuildings. The plan depicts the surveyed building in its present layout with the ground floor extensions fully formed at the east of the structure. Earlier plans of the rectory could not be obtained, however, based on the structure of the building, an early 19th century date of construction, contemporary with the alterations of the main rectory seems likely.



Plan of the church and rectory, dated 1863, showing the surveyed building Fig 2

4 HISTORIC BUILDING RECORDING

The building recording was carried out in early October 2014. Access was gained to every room of the main building, though the use of the rooms as storage space meant that clear views were not always available. The ground floor sheds to the east of the main building could not be accessed as a key to them could not be found. The photographic survey commenced with general views of the external elevations and proceeded to the first and second floors.

The recorded building is rectangular in plan with two smaller sheds or store rooms and a covered wood store to the east (Figs 3 and 4). At ground floor two unequal sized rooms, rooms G1 and G2, are separated by a transverse hall housing a stair that rises to first floor level. The building has an open gable roof with gables at the east and west ends (Fig 4). Both the main structure and its extensions are covered with collyweston slate tiles.

The external elevations are constructed of squared, coursed limestone with ashlar quoins and ashlar dressings around the windows and doors. The north elevation has a somewhat irregular layout of fenestration (Fig 6). Three doors, two of a top and bottom opening stable type and the other, a central opening double door provide the only access to the ground floor rooms. The windows have plain, rectangular stone lintels with protruding keyblocks, plain stone lintels and ashlar dressings. They are of a style typical of contemporary architecture of the region. The south elevation is largely plain with two small ventilation openings at ground floor and one at first floor. A pair of windows look south from the first floor.

Two small ground floor sheds or store rooms are constructed against the east elevation, forming an L-shape (Fig 8). A simple open wood store is built against the northern wall of the larger of the two sheds. Both are constructed of coursed, limestone with ashlar dressings. The larger shed has a gable roof while the smaller has a lean-to roof against the east wall of the main building. The interior of the sheds could not be accessed for photography. No obvious join could be seen between the main building and the sheds, thus indicating that they are contemporary rather than the sheds being later extensions to the building.

4.1 The Ground Floor

The ground floor comprises two rooms, G1 and G2 separated by a central tack room (Fig 3). Room G1, the easternmost room is a former stable with two timber stable partitions surviving *in-situ* at the time of this survey (Figs 10-11). The stall partitions are constructed of upright timber planks with iron bars over. Off centre to each partition, a shaped timber post, chamfered at the top, rises from the floor to ceiling level, supporting a central joist that runs east - west to the room. This joist passes through the west wall of the room, continuing over the central wall where it meets the chimney breast.

Room G1 was in use as a workshop and storage area at the time of this survey. The room measures c6m by 5m and is plain with the walls rendered and plastered. Access is through a top and bottom opening stable door in the north wall. The door jambs have bullnose bricks internally to the room. A pair of fixed, two light windows with timber surrounds flank the door, looking north. The room has a brick floor laid east - west, stretcher side up with brick drainage gullies running north - south, central to each stall. The gullies end with cast iron grates set in cement, opening to drains below the building.

Room G2 at the western end of the building, measures c4.3 meters by 5 meters and formerly served as a coach house (Fig 3). At the time of this survey, it was in use a

garage (Fig 12). The room is plain with whitewashed walls, a simple brick floor and modern ceiling over. A pair of square ventilation holes with iron grates were built just above head height in the south wall (Fig 13). These had timber lintels and tapered outwards. The door opening is squared but a brick relieving arch can be seen just above floor level in the room over (Fig 23).

The central tack room is c2m wide with a stair providing access to the upper floor (Fig 14). The room is accessed through a top and bottom opening stable door in the north elevation. A brick chimney breast, central to the west wall, protrudes slightly into the room with a simple square fire opening at the base. A simple over mantle shelf is present over the fire opening. A machine sawn, pine joist which is the continuation of that seen in room G1 spans the width of the room (Fig 3). It has chamfers and fillets on the underside of the beam. As with the other ground floor rooms, the hall has a brick floor.

The stair is of a simple design with 14 pine risers and is built against the east wall of the Hall. It has a plain, pine handrail with no balusters and a simple newel post (Fig 14).

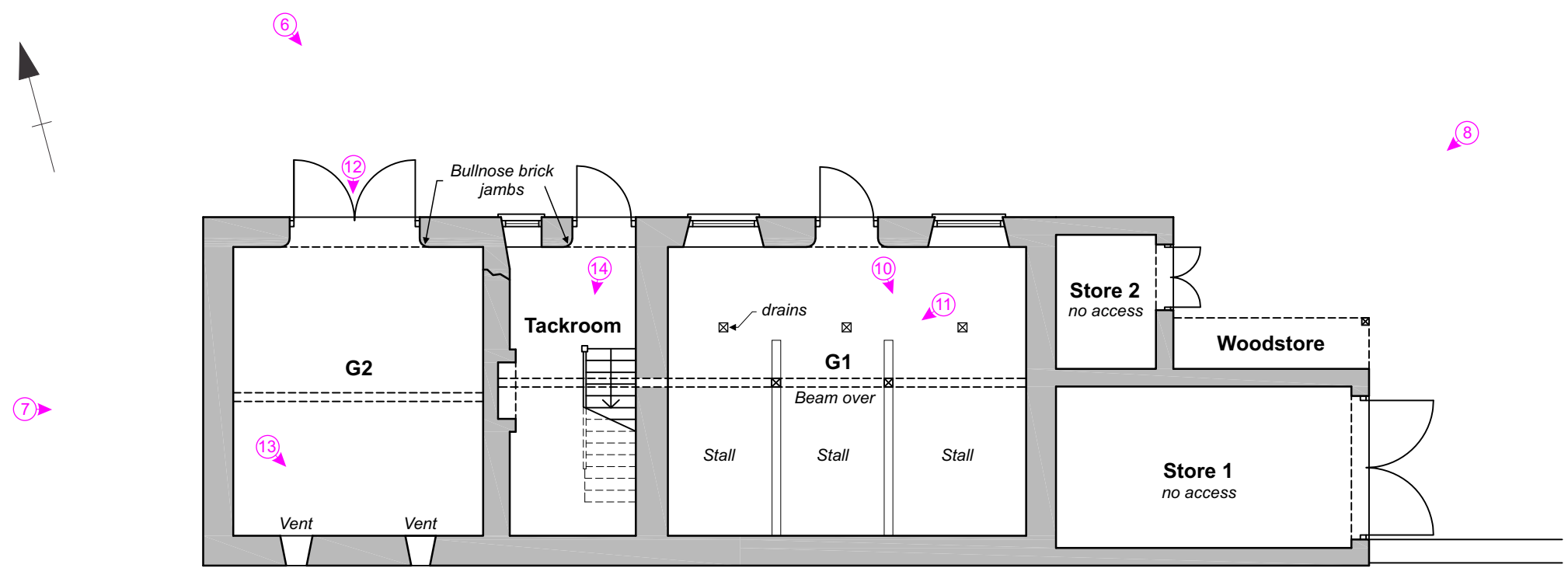
4.2 The First Floor

The first floor comprises two rooms of which room F1, located at the east is the largest, measuring c8.8m by 5m (Figs 3, 15,16). This room formerly functioned as a hay loft or accommodation for coach men and stable hands. At the time of this survey, the room served as a store and games room. The chimney breast rises through this room from the Hall but no fire opening was built into it at first floor level. Adjacent to the chimney breast, a doorway leads into room F2. Room F1 is well lit with two pairs of windows in the north and south elevations. The pair to the south are modern insertions of three light windows, two fixed and one side hung casement (Fig 17). The earlier windows have timber lintels over and timber sills below. The central first floor window of the north elevation seems to have formerly been a door, likely used to allow easy loading of feed and material to the first floor (Fig 18). This door was later filled in and converted into a two light casement window.

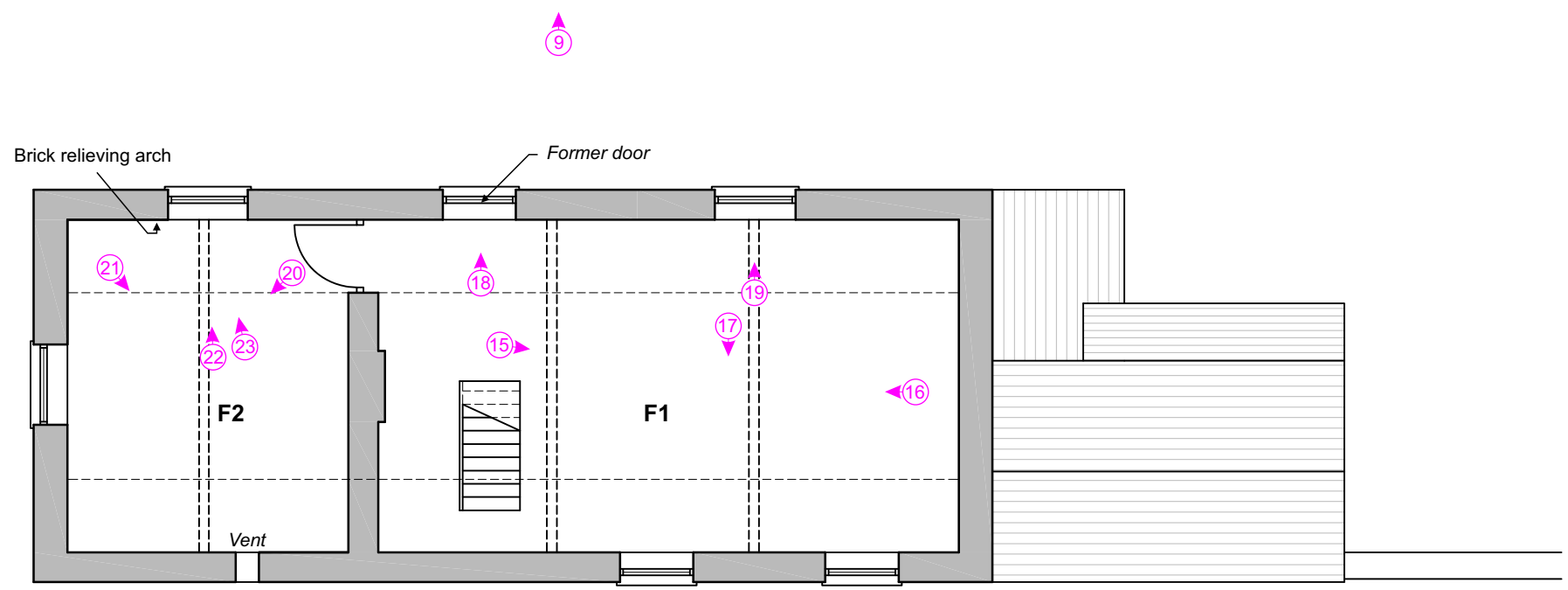
The walls are whitewashed internally with the red brick detailing around the windows exposed. The roof structure is of machine sawn pine with purlins carried over two queen post trusses with iron rods serving as the queen posts (Fig 15). The ends of the trusses are embedded in the fabric of the wall rather than resting on wall plates. These ends are supported in the wall by the window lintels and short timber beams.

Room F2 is a store room that occupies the western end of the first floor (Fig 3). The only access to the room is via room F1 at the east. It is a plain room with whitewashed walls and is lit by two eight light casement windows in the west, gable wall and the north wall. Unlike the other windows in the building, these have brick arches over the timber lintels (Fig 22). A wide, brick relieving arch, the width of the double door to room G3 can be seen below the window in the north wall (Fig 23).

Centrally to the room, a single, exposed queen post truss with iron rods carries the purlins that support the roof (Fig 21). As in room F1, this truss is embedded in the fabric of the north and south walls, rather than resting on a wall plate. The overlying rafters are hidden above a lath and plaster ceiling. A course of bonding timbers runs the length of the north and western walls (Fig 22). Further bonding timbers can also be seen in the east wall, adjacent to the door (Fig 21).



The Ground Floor

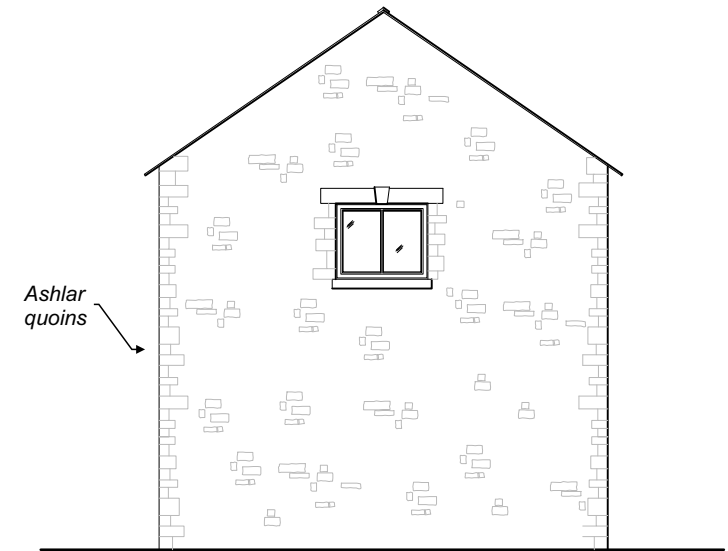


The First Floor

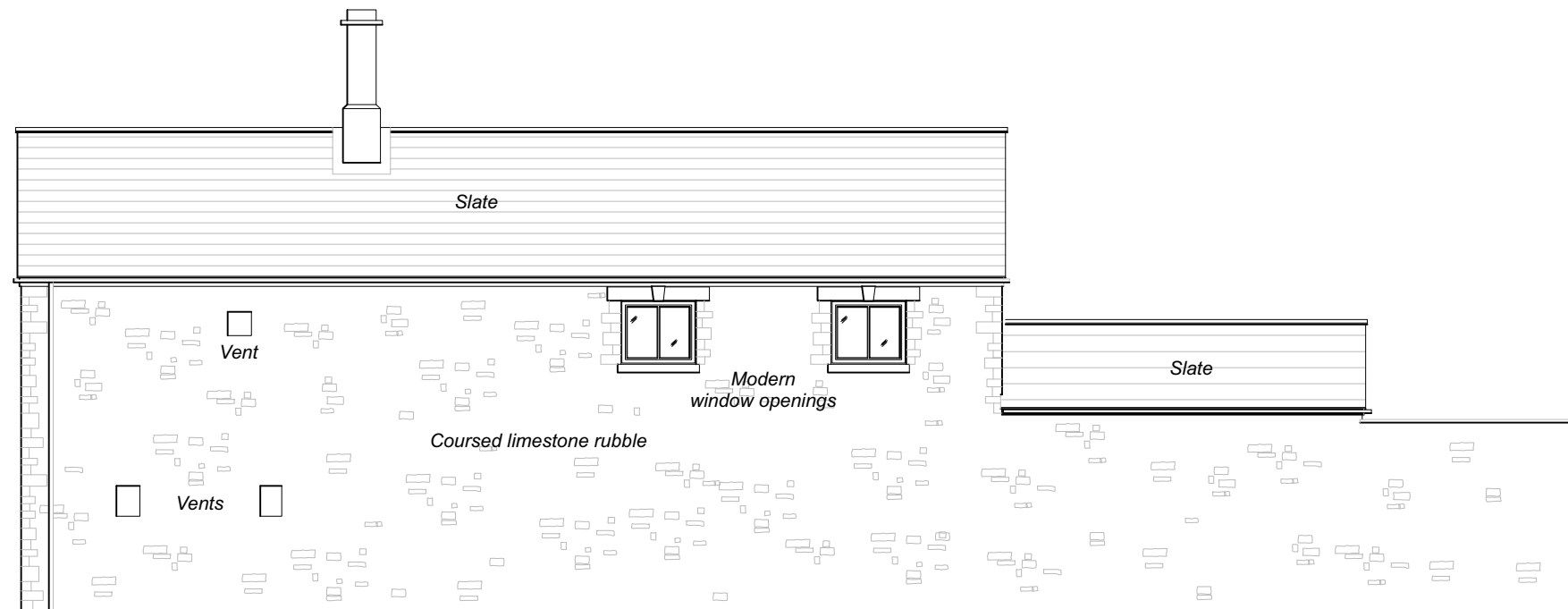




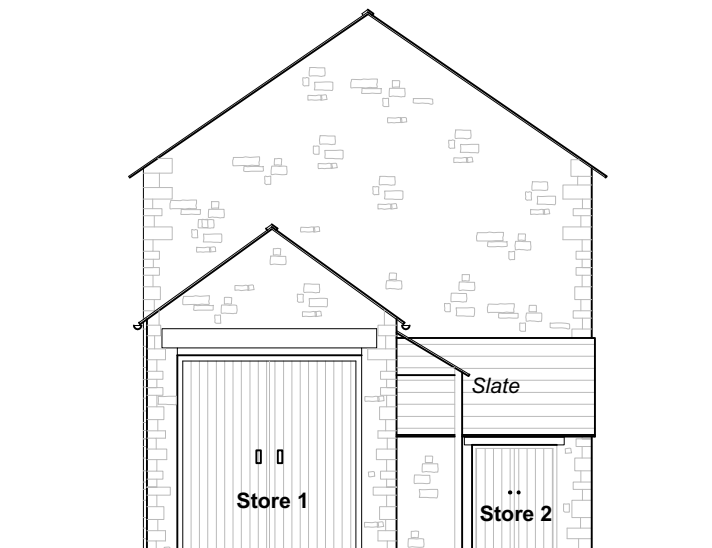
The North elevation



The West elevation



The South elevation



The East elevation





General view of the range in relation to the rectory, looking south Fig 5



The north elevation, looking south-east Fig 6



The west elevation, looking east Fig 7



The east elevation and sheds, looking west Fig 8



The south elevation, looking north Fig 9



Room G1, interior, looking south-east Fig 10



Room G1, interior, looking west Fig 11



Room G2, interior, looking south Fig 12



Room G2, detail of ventilation in south wall, looking south-east Fig 13



The tack room, looking south Fig 14



Room F1, looking east Fig 15



Room F1, looking west Fig 16



Room F1, modern windows inserted in the south wall Fig 17



Room F1, former door Fig 18



Room F1, detail of window with truss over Fig 19



Room F2, looking south-west Fig 20



Room F2, looking south-east Fig 21



Room F2, detail of window with timber bonding course over Fig 22



Room F2, brick relieving arch over the coach room door Fig 23

5 DISCUSSION

The surveyed building pre-dates the mid-19th century. The exact date of construction is uncertain though it is possible that they are contemporary with the early 19th-century phase of alterations to the main rectory. Stylistically, the roof trusses and the rectangular stone lintels of the windows and doors are in keeping with an early 19th century date. The single storey, eastern storerooms appear to be contemporary with the main structure as no obvious join between the two was evident during the survey.

The building is of two storeys and formerly served as a coach house, stable and stores with rooms for coach men and storage over. The structure is to be developed and converted for residential use.

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