



**Historic building recording
at Thornbrook House
Stoke Mandeville, Buckinghamshire
March 2021**

Report No. 21/039

Author: Lauren Wilson

Illustrator: Carla Ardis



Historic building recording at Thornbrook House Stoke Mandeville, Buckinghamshire March 2021

Accession number: AYBCM:2021.3

Report No. 21/039

Project Manager: Adam Yates

Quality control and sign off:

Issue No.	Date approved:	Checked by:	Verified by:	Approved by:	Reason for Issue:
1	05/05/21	Tracy Preece	Chris Chinnock	Adam Yates	Final version

Author: Lauren Wilson

Illustrator: Carla Ardis

© MOLA Northampton 2021

Kent House
30 Billing Road
Northampton
NN1 5DQ
01604 809 800
www.mola.org.uk
business@mola.org.uk

STAFF

Project Manager: Adam Yates BA MCIfA

Supervisor: Lauren Wilson BA MA ACIfA

Fieldwork: Lauren Wilson

Text: Lauren Wilson

Illustrations: Carla Ardis MA PhD

OASIS REPORT FORM

Project: Thornbrook House, Stoke Mandeville		OASIS No: molanort1-501583	
ACTIVITY TYPE			
Project/ Activity type	Historic building recording Level 2/3		
Reason for investigation	Planning		
Development type	Demolition		
Planning reference ID	20/00002/NONDET		
PROJECT LOCATION			
National grid ref	SP 83492 09891		
Site name	Thornbrook House, Stoke Mandeville		
REVIEWERS/ ADMIN			
HER for project	Buckinghamshire HER		
National organisation	Historic England		
WORK UNDERTAKEN			
Methodological summary	MOLA (Museum of London Archaeology) was commissioned by RPS, on behalf of Kier, to undertake a programme of Level 2/3 historic building recording at Thornbrook House, Stoke Mandeville, Buckinghamshire. This was required prior to works being undertaken on the building for demolition of the buildings on site.		
Previous works?	None	Future works?	None
Dates - Start date:	10/03/2021	End date:	05/05/2021
Scientific dating done?	n/a	Type:	n/a
Enviro sampling done?	n/a		
BIBLIOGRAPHY			
Title	Historic building recording at Thornbrook House, Stoke Mandeville, Buckinghamshire, March 2021		
Author(s)	Lauren Wilson		
Date of publication	5th May 2021		
Publisher	MOLA		
Place of publication	Northampton		
Report number	21/039		
Report release delay?	6 months		
PEOPLE			
Organisation	MOLA		
Project manager	Adam Yates		
Project officer/ supervisor	Lauren Wilson		
Funding body	RPS group		
KEYWORDS			
Monuments found/ date	Early 19th century Georgian farmhouse		
Finds types found/ date	n/a		
RESULTS			
Description of outcomes/ summary of research framework contribution	The house is a good example of the early/mid-19th century double-pile arrangement in its floor plan and the routes of access and hierarchy of the house when first constructed can still be understood. Several original doors, and their door furniture survive, as well as the original staircase. Although later converted to a hotel it seems much of its original character has been preserved. The constructional sequence can be well read by analysing the roof types above the main range and the various rear extensions. Although these have likely been re-roofed in the 20th century the distinguishing roof forms give a good indication of the varying phases of the building.		
ARCHIVES			
Accession ID	AYBCM:2021.3		
Finds Archive repository	n/a	Expected date of submission:	-
Paper Archive repository	Buckinghamshire Museum	Expected date of submission:	November 2021
Digital Archive repository	ADS	Expected date of submission:	November 2021

Contents

1	INTRODUCTION	1
2	BACKGROUND	3
2.1	Location, geology and topography	3
3	AIMS AND OBJECTIVES	3
4	METHODOLOGY	4
4.1	Physical investigation	4
4.2	Written records	4
4.3	Documentary research	4
4.5	Photographic records	4
4.4	Drawn records	4
5	HISTORICAL BACKGROUND	5
6	THE BUILDING	8
6.1	Exterior	8
6.1.1	<i>East elevation (Fig 6)</i>	<i>8</i>
6.1.2	<i>North elevation (Fig 10).....</i>	<i>11</i>
6.1.3	<i>West elevation (Fig 12)</i>	<i>14</i>
6.1.4	<i>South elevation (Fig 16)</i>	<i>16</i>
6.1.5	<i>Outbuildings</i>	<i>20</i>
6.2	Interior	21
6.2.1	<i>Ground Floor (GF01-12).....</i>	<i>21</i>
6.2.2	<i>First Floor (FF01-13)</i>	<i>51</i>
6.2.3	<i>The roof space</i>	<i>78</i>
7	DISCUSSION	83
	BIBLIOGRAPHY	84

Figures

Front cover: Thornbrook House main elevation, looking north-east

Fig 1: Site location plan

Fig 2: Inclosure map of Stoke Mandeville, 1798 (IR/9)

Fig 3: Ordnance Survey map, dated 1899, Buckinghamshire XXXIII.8

Fig 4: Ordnance Survey map, dated 1921, Buckinghamshire XXXIII.8

Fig 5: The east elevation comprising the main range, looking north-west

Fig 6: East elevation

Fig 7: The long north elevation, looking west

Fig 8: The rear ranges on the north elevation, looking south-west

Fig 9: The join in the rear ranges between phases, looking south-west

Fig 10: North elevation

Fig 11: The west elevation, looking east

Fig 12: West elevation

Fig 13: The south elevation, looking north-east

Fig 14: Canted section of wall between the bay window and southern extensions, looking north

Fig 15: Junction of rear ranges along the south elevation, looking east

Fig 16: South elevation

Fig 17: Outbuildings to the south-east of the house, looking south-east

Fig 18: Outbuildings to the south-east of the house, looking south-west

Fig 19: General view of GF01, looking north-west

Fig 20: Entrance door into GF01 from the exterior, looking south-east

Fig 21: Typical door type seen in the main range, looking south-east

Fig 22: Staircase in GF01 giving access to the first floor, looking north

Fig 23: Evidence of paint on the stair balusters in GF01, looking north

Fig 24: Area beneath the stairs in GF01, looking east

Fig 25: Door from GF01 giving access into the rear ranges, looking north

Fig 26: General view of GF02, looking north

Fig 27: Detail of the cornice in GF02, looking north-east

Fig 28: Detail of the skirting to the blocked aperture in GF02, looking north-west

Fig 29: Interior of the cupboards in GF02, looking north-east

Fig 30: Bay window in GF02, looking south-east

Fig 31: Chamfered and stopped corner to the bay window aperture, looking east

Fig 32: Window catch in GF02, looking south-east

Fig 33: Window stay bar in GF02, looking south-east

Fig 34: General view of GF03, looking north-east

Fig 35: Door from GF01 in GF03, looking west

- Fig 36: Fireplace in GF03, looking north-east
- Fig 37: Service hatch through to GF02, looking south
- Fig 38: General view of GF04 from GF05, looking south-east
- Fig 39: Window catches in GF04, looking south-east
- Fig 40: Fireplace in GF04, looking south-west
- Fig 41: Picture rail returning along the partition between GF04 and GF05, looking west
- Fig 42: General view of GF05, looking west
- Fig 43: Door to GF06 from GF05, looking south-east
- Fig 44: Door into GF06 from GF05, looking north-west
- Fig 45: General view of GF06, looking south-east
- Fig 46: Series of bookcases in GF06, looking north
- Fig 47: Door from GF01 into GF07, looking east
- Fig 48: Southern area of GF07, looking south
- Fig 49: Moulded glazing bars to the window in GF07, looking south-west
- Fig 50: Decorative window catches in GF07, looking south-west
- Fig 51: Double doors in GF07, looking west
- Fig 52: Central area of GF07, looking north-east
- Fig 53: Central area of GF07, looking south-west
- Fig 54: Northern area of GF07, looking north-east
- Fig 55: Door to GF09 from GF08, looking north
- Fig 56: Interior of GF09, looking north
- Fig 57: Door to GF10 from GF08, looking south-west
- Fig 58: Interior of GF10, looking west
- Fig 59: Window in GF10, looking west
- Fig 60: Door to GF10a, from GF10, looking north-east
- Fig 61: Interior of GF10a, looking south
- Fig 62: Door to GF11 from GF08, looking north-east
- Fig 63: Interior of GF11, looking north
- Fig 64: Door to GF12, in GF11, looking north-west
- Fig 65: Interior of GF12, looking north-east
- Fig 66: Interior of GF12, looking south-west
- Fig 67: Ground floor plan
- Fig 68: Landing in the main range, FF01, looking south-east
- Fig 69: Area above the stairs looking west towards FF07
- Fig 70: Section of balustrade in FF01, looking east
- Fig 71: Door to the linen closet in FF01, looking south-east
- Fig 72: Interior of FF01a, looking north
- Fig 73: Rear of the door to FF01a, looking north

- Fig 74: Detail of inserted east wall in FF01a cut around original skirting, looking south-east
- Fig 75: Interior of FF02, looking north-east
- Fig 76: Interior of FF02, looking south-west
- Fig 77: Interior of FF02a, looking south-west
- Fig 78: Swivel hinges on the door to FF03, looking north
- Fig 79: Fitted cupboards in FF03, looking north-east
- Fig 80: Fireplace in FF03, looking south-east
- Fig 81: Doorway between FF03 and FF05, looking north-west
- Fig 82: Interior of FF03a, looking north
- Fig 83: Window in FF03, looking south-east
- Fig 84: Interior of FF05, looking north-east
- Fig 85: Interior of FF05, looking north-west
- Fig 86: Interior of FF06, looking north-west
- Fig 87: Window in FF06, looking north-east
- Fig 88: East wall of FF07, looking west
- Fig 89: South wall of FF07, looking south-west
- Fig 90: Area to the north of FF07, looking north
- Fig 91: Interior of FF08, looking south-west
- Fig 92: Door from FF07 into FF08, looking north
- Fig 93: Interior of FF08a, looking south
- Fig 94: Interior of FF09, looking south-east
- Fig 95: Door from FF06 into FF09, looking south-east
- Fig 96: Door from FF07 into FF09, looking south-west
- Fig 97: Window in FF09, looking north-east
- Fig 98: Door from FF07 into FF10, looking south-east
- Fig 99: South area of FF10, looking south-west
- Fig 100: Door to FF11 from FF10, looking north-west
- Fig 101: Interior of FF11, looking north-west
- Fig 102: Rear of the door in FF11 from FF10, looking east
- Fig 103: Window in FF11, looking north-west
- Fig 104: Window in FF11, looking south-west
- Fig 105: Interior of FF12, looking north-west
- Fig 106: Window on the north wall of FF12, looking north-east
- Fig 107: Interior of FF13, looking north
- Fig 108: Interior of FF13, looking south-west
- Fig 109: Interior of the cupboards in FF13, looking north-east
- Fig 110: First floor plan

Fig 111: Formerly boarded attic space over the main range, looking west

Fig 112: Lath and plaster around a former roof light, looking west

Fig 113: Roof structure over the main range, looking north-east

Fig 114: Suspected Baltic mark in the roof structure over the main range, looking north

Fig 115: Roof structure over the rear range, accessed from FF09, looking east

Fig 116: Cross-section

Fig 117: Cross-section

Back cover: Outbuildings on the site, looking south-west

Tables

Table 1: Planning applications associated with Thornbrook House

Historic building recording at Thornbrook House Stoke Mandeville, Buckinghamshire March 2021

ABSTRACT

MOLA (Museum of London Archaeology) was commissioned by RPS, on behalf of Kier, to undertake a programme of historic building recording at Thornbrook House, Stoke Mandeville, Buckinghamshire. This was required prior to works being undertaken on the building for demolition of the buildings on site. The site comprises the detached dwelling known as Thornbrook House, with associated outbuildings to the south.

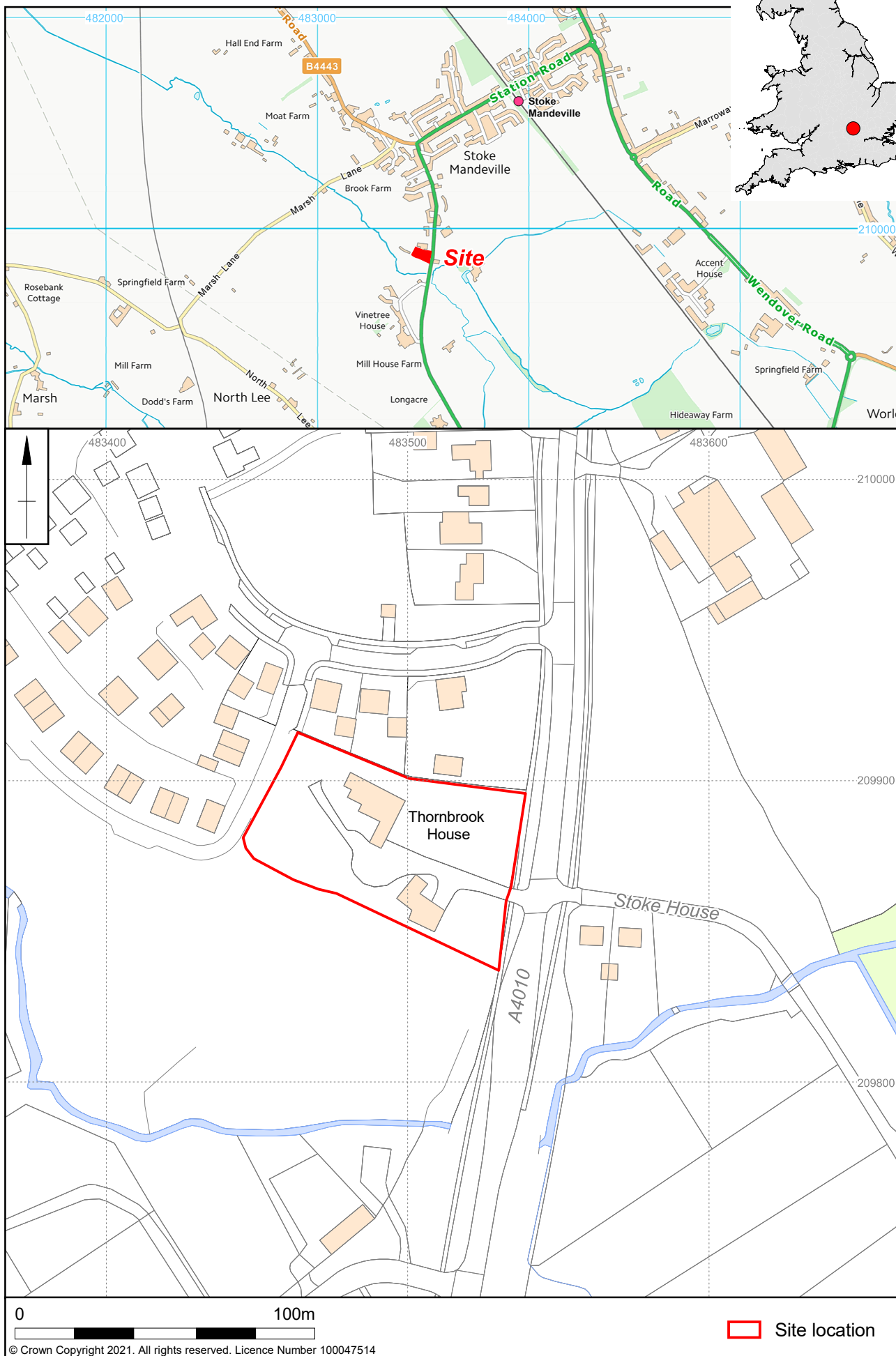
The house is a good example of the early/mid-19th century double-pile arrangement in its floor plan and the routes of access and hierarchy of the house when first constructed can still be understood. Several original doors, and their door furniture survive, as well as the original staircase. Although later converted to a hotel it seems much of its original character has been preserved. The constructional sequence can be well read by analysing the roof types above the main range and the various rear extensions. Although these have likely been re-roofed in the 20th century the distinguishing roof forms give a good indication of the varying phases of the building.

1 INTRODUCTION

MOLA (Museum of London Archaeology) was commissioned by RPS, on behalf of Kier, to undertake a programme of historic building recording at Thornbrook House, Stoke Mandeville, Buckinghamshire (NGR SP 83492 09891, Fig 1). This was required prior to works being undertaken on the building (Planning Ref. 19/01973/AOP and 20/00002/NONDET) for demolition of the buildings on site.

The site comprises the detached dwelling known as Thornbrook House, with associated outbuildings to the south. It is located west of Risborough Road which runs southwards from the centre of Stoke Mandeville. The house is considered a Non-Designated Heritage Asset (NDHA).

MOLA would like to thank RPS for commissioning the project, on behalf of their client Kier Living. All fieldwork was conducted in accordance with MOLA's *Archaeological fieldwork manual* (2014). Projects undertaken by MOLA conform to the Chartered Institute of Archaeologists' *Code of Conduct (CIfA 2019)*, and Historic England's *Management of Research Projects in the Historic Environment (MoRPHE; HE 2015)*.



Scale 1:1750

Site location Fig 1

2 BACKGROUND

2.1 Location, geology and topography

Stoke Mandeville is a village located to the south-east of Aylesbury in the county of Buckinghamshire. Thornbrook House lies to the south of the settlement along Risborough Road which is now the A4010; connecting the village, and Aylesbury, with Monks Risborough to the south-west, and further afield High Wycombe.

The house lies in a generous plot set back from the road, and opposite the access road to Stoke House. Recent modern housing development have surrounded what is left of the site, in what would have been surrounding farmland. As a result, the house stands in isolation from its historical setting, with the area to the south of the building utilised as a car park for the development. Even some of the front garden has been given over to accommodate vehicles and some of the former front lawn dug up.

The geology of the area comprises the Gault formation and Upper Greensand formation; formed in the Cretaceous period (BGS 2021).

3 AIMS AND OBJECTIVES

The objective of the Historic Building Survey was to fulfil the need for a recording of the built heritage assets within the site to a Level 3 standard, as described in the Historic England guidance document *Understanding Historic Buildings* (HE 2016a). This was set to address the buildings' structural and architectural detail and archaeological evidence, to produce a complete record of the building building before the commencement of the proposed work with the aim of elucidating its use and structural history. The specific objectives and research aims of the historic building recording were defined fully in the Written Scheme of Investigation (WSI; Wilson 2021).

Thus the historic building recording had the following main components:

- Undertake a comprehensive photographic record of the building. The photographic record to include detailed and general shots of the interior and exterior fabric, where this could be safely done;
- Investigate, analyse and describe the fabric of the building before the commencement of the proposed work with the aim of elucidating its use and structural history, and record and analyse the resulting evidence for this history using applicable archaeological methods;
- Create a detailed record of the existing building in its present condition, by means of photography and production of measured drawings;
- Study documentary sources for the history of the building and the site. The level of historic documentary research was limited to keeping the depth of the recording as a Level 3 survey, and;
- Report the results in a suitable form, publish a summary and register the report through the Historic England OASIS form.

4 METHODOLOGY

In addition to the Historic England and ClfA guidance referred to above, the historic building recording was carried out in accordance with the site-specific WSI (Wilson 2021). All work was carried out in accordance with Historic England specifications in *Understanding historic buildings: a guide to good recording practice* (HE 2016a) and the Chartered Institutes for Archaeologist's *Standard and guidance for archaeological investigation of standing buildings or structures* (ClfA 2020b).

4.1 Physical investigation

The buildings were inspected on the 10th March 2021. Physical investigation of the building was carried out on site before the proposed intervention to the original fabric of the building. This aspect of the investigation aimed at elucidating significant details regarding fabric, function, or the elements, methods/order of construction and development. As far as was possible, all accessible areas were recorded.

4.2 Written records

Handwritten descriptive notes were produced on-site to record the findings of the physical investigation. The notes recorded details such as the fabric, form and function of the structure, along with evidence of any alterations and development over time. The written account comprises the building's construction, present and former use and where appropriate, the building's past and present relationship to its setting in the wider landscape.

4.3 Documentary research

Formal historical research was conducted, the main sources of information was online sources largely due to the COVID-19 pandemic. Provision was made for sufficient initial documentary research in order to enable the overall research aims to be realised. These were consulted to the extent necessary to furnish information as to dates of construction and modification of the buildings, and on the social, economic and cultural context in which the buildings were constructed and used, and later modified in form and use (Figs 2-4).

4.5 Photographic records

A comprehensive photographic record of the buildings was made during the investigation. Photographs were taken using a Nikon D7200 (24 megapixels) with an 18-105mm and wide angle 10-20mm lens. Weather conditions were poor at the time of the survey. This survey has generated an archive of approximately 248 digital photographs of which a selection is used in this report for illustrative purposes (Figs 5-115) and their locations recorded on plans.

4.4 Drawn records

Measured drawings were provided by the client and altered in the office, conforming to Historic England's guidance for the illustration of historic buildings (HE 2016b). These drawings were annotated on site with information relating to the historical significance of features and are reproduced as part of this report (Figs 6, 10, 12, 16, 67, 110, 116-117).

5 HISTORICAL BACKGROUND

Whitethorne Farm is mentioned as an outlying farm in the Victoria County History (Page 1908). The settlement of Stoke Mandeville was originally located further south around the now archaeological site of The Church of St Mary the Virgin c200m south of Stoke House (Haynes 2019). It remains unknown why the village emigrated north however the building of the turnpike in 1822 would have recentred the village.

On the 1798 tithe map (Fig 2) there are several buildings located within Plot #116. The listed occupier is a William Brill and W. Pain and is identified as a homestead and homeground (Haynes 2019). The buildings include a long L-shaped agricultural range, two smaller outbuildings and what is most likely the main house; an L-shaped building. There remains some question as to the depiction of the site at this time. Cartographic sources of this date should not be heavily relied upon to be accurate depictions for several reasons. The layout and orientation of buildings is known to be inaccurate. Furthermore, whomever was commissioning the map may also have had a stake in how land or buildings were depicted. As a result, this illustration gives little indication as to the likelihood of the farmhouse depicted being the existing building. Other than to confirm there was a house on the site at this time.



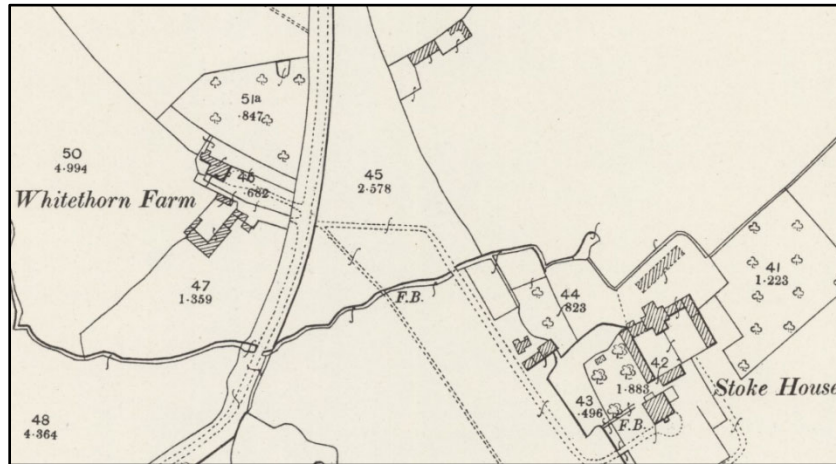
Inclosure map of Stoke Mandeville, 1798 (Bucks Archive ref. IR/9), reproduced with permission from Buckinghamshire Archives Fig 2

In the 1860s to 1890s a series of tenant farmers are listed as the occupants on various historical directories. These include Mrs Maria Gurney, farmer and landowner in 1864 (Kelly 1864, 497), John Birch, farmer, landowner & dealer in 1883 (1883, 389), and Miss Florence Freebourn, farmer in 1899 (Kelly 1899, 162). During this time the site also has various name alterations including White Thorn House, Whitethorn Farm, and White Thorn Farm.

The farm was auctioned in 1879 and the particulars lists a “entrance hall, drawing room, dining room, 5 bedrooms, attic, front and back kitchen, store room, cellarage, dairy, W.C....” (Bucks Archives ref. D-WIG/2/5/37).

The earliest cartographic source dates from the 1890s and Whitethorn Farm lies on the outskirts of Stoke Mandeville (Fig 3). Its entrance lies opposite the access from Stoke House; an 18th century house on a former moated site. The house is depicted as a roughly square building with small outshut to the front elevation. The access track appears to extend up to the front of the house were this is a turning circle. This differs

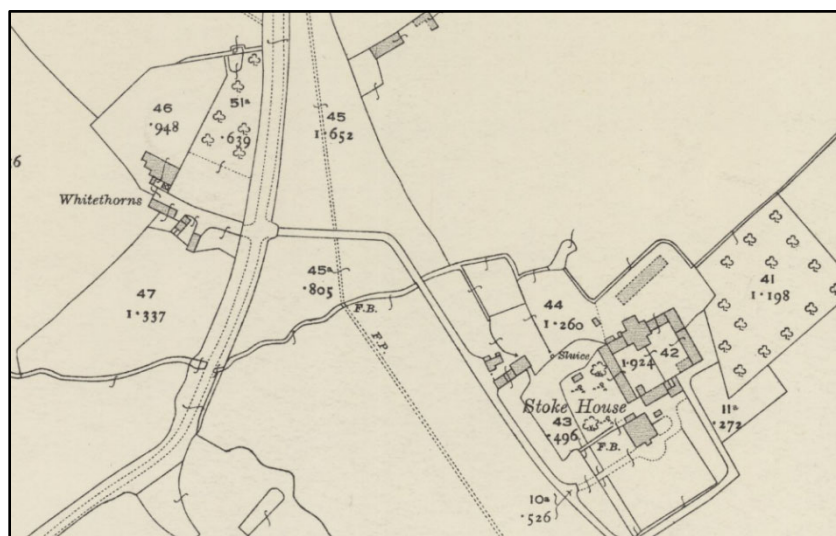
to the current arrangement. To the rear is a range extending to the west with a short north outshut. To the south-east is a set of farm buildings.



Ordnance Survey map, dated 1899, Buckinghamshire XXXIII.8, reproduced with permission National Library of Scotland Fig 3

In 1911 Oswald Mosley is listed as the occupant of Whitethorns (Kelly 1911, 189). The previous historical directory notes the farm bailiff to Oswald Moseley occupies a different residence in Stoke Mandeville, but there is no mention of Mr Mosley in residence elsewhere or at Whitethorn House (Kelly 1907, 179). However, by 1915 a Harry Midgley Kirkham is listed as resident (Kelly 1915, 190).

On the subsequent 1920s edition (Fig 4) the name of the farm has been altered to 'Whitethorns'. Whitethorn Farm lies further south perhaps suggesting a separation of this house from its former agricultural activity. The driveway now extends to the south of the house which has had a rear extension added. To the south elevation of the house a greenhouse is shown and a further small addition. The outbuildings to the south-east have also changed and have been reduced.



Ordnance Survey map, dated 1921, Buckinghamshire XXXIII.8, reproduced with permission National Library of Scotland Fig 4

On the 1970s edition of the Ordnance Survey (not illustrated) the building has a large eastern extension and is labelled Belmore Hotel. There are further outbuildings to the south-east. Subsequent Ordnance Survey maps suggest the building was used as a hotel until 1999 when the Belmore moved elsewhere in Stoke Mandeville (The Belmore Hotel 2021). Planning applications from this time onwards suggest several redevelopment schemes, however there is no way of knowing if these schemes were enacted or not.

Table 1: Planning applications associated with Thornbrook House

Ref No.	Description
78/00861/AV	Erection of single storey block of 6 bedrooms as extension to existing hotel
83/00987/AV	Extension to hotel
84/00987/AV	Conservatory
86/02076/AAD	Two illuminated hotel entrance signs
86/02128/AOP	Single storey block of 6 bedrooms
89/02128/AOP	Erection of single storey block of 6 bedroom as extension to existing hotel
89/02575/APP	Store room extension to BS restaurant
91/00788/AOP	Site for 15 dwellings
92/00846/APP	Change of use of 4 hotel rooms to treatment rooms and 4 hotel rooms to offices
92/01555/AOP	Single block of 6 bedrooms as extension to existing hotel
97/02308/APP	Single storey side extension and change of use from restaurant to residential
98/00839/APP	Single storey rear extension
98/02661/APP	Single storey rear extension
06/00838/APP	Change of use of existing building from hotel to single dwelling
06/10464/INF3	Proposed new dwelling
06/01542/APP	Change of use of existing building from hotel to private residence and elevational alterations
07/1255/AOP	Site for three new two storey detached dwellings with parking
08/00195/AOP	Site for three two-storey detached dwellings
16/03036/SO	Screening opinion for proposed 120 dwellings
16/04243/AOP	Outline planning application, demolition of house and erection of up to 74 dwellings
19/01973/AOP	Outline planning permission for demolition of existing dwelling and garage to erect 6 detached dwellings

6 THE BUILDING

6.1 Exterior

The building is a formal residence, typical of its date. There have been some later accretive additions to the rear and south but for the most part it is evident where it has been altered.

The main range is a two-storey brick-built house, now painted white, with a hipped slate roof of shallow pitch. To the south this has been extended with a single-storey room built of firebricks with a shallowly pitched hipped roof and chimney to the southern end. The rear of the house has then been extended several times and this is described in more detail below along the north and south elevations but are also of brick construction, painted white with slate roofs. The consistency in the roof tiles suggest they have all been re-roofed sometime in the 20th century.

There is some consistency in the window arrangement which is of interest. The majority of examples are timber, the frames have been painted black and the windows white, and most are casements. There is some consistency in the glazing bar mouldings to suggest there have been some phases of replacement.

6.1.1 East elevation (Fig 6)

This is the principal elevation facing a former lawn area to Risborough Road. The main range is symmetrical in its arrangement with central door and flanking windows (Fig 5). To the south this symmetry is interrupted by the extension of firebricks mentioned above.

To the ground floor a central entrance door sits between two bay windows within a porch created by extending the lower walls of the bays, and the roof above them across the façade. Above to the first floor are three modern windows within historic apertures. Several symmetrical air bricks and vents mark the façade, as do several rainwater pipes. Above two chimneys flank the main range.



The east elevation comprising the main range, looking north-west Fig 5

The porch mentioned above has two concrete steps with a red tile floor, the main door has a stone sill. The central door is painted black with a glass upper pane and boarded panel below. An iron letterbox is present. The bay windows each rise from brick dwarf walls to a five-light timber window, two outer examples being the canted sides of the bay. Each light has a lower fixed pane and an upper square light with leaded comes. As the dwarf wall extends across the elevation this area is framed by three arches with supporting columns. The central example elliptical, the outer two are semi-circular headed. Above this whole arrangement extends a peg tile roof with hips at either end.

Matching the symmetry to the ground floor, the first floor retains three windows. The central is a six-over-six modern replacement. The outer examples are also modern replacements but are a larger eight-over-eight. They are in the style of sashes but are likely casements and sit in black timber frames. They have stone sills painted black.

The eaves sit low on the façade below the shallow hipped roof. The two chimney stacks are constructed of brick and painted white on their shafts. They are topped by courses of moulded bricks and have two pots each.

The southern range on this elevation is fairly plain. The single window is of four-lights, each ten panes. The glazing bars are ovolo-moulded but have a robust nature which suggests an early/mid-20th century date. There are several security devices on this elevation, linked to the buildings current use as an office for the development on the rest of the site. A single chimney pierces the roof to the south-east in Fletton brick, with a single clay pot.

Scale 1:50



East Elevation Fig 6

0 2m

AYBCM:2021.3

6.1.2 North elevation (Fig 10)

The north elevation currently faces the modern residential development and would have historically faced open land. It is formed of three two-storey components including the main range and two subsidiary rear ranges (Fig 7).



The long north elevation, looking west Fig 7

The main range is fairly plain with painted white brick face only being marked by a modern first floor window of eight-over-eight form and a small outshut which spans across to the adjoining rear range. The upper window sits in an aperture with cambered head and a black painted sill. Its timber frame has been painted black.

The outshut is constructed of brick and is painted white like the rest of the façade. The bricks do not appear jointed-in where they meet the main range. Early/mid-20th century timber doors lead to the ground floor rooms and appear to be of the same date. These include a pair of multi-pane French doors with side lights, a split-leaf door, and a single multi-pane door. A lean-to peg-tile roof spans across the small outshut. There are three metal lanterns, probably modern, which light this area.

Further to the west the roof line drops to the second rear range which like the main range is brick construction, now painted white, with a slate roof. There are straight joints to both the main range and the tertiary rear range to suggest its place in the constructional sequence. It has a chimney rising from the former west end of this range, now enveloped within a later range. It is a tall brick example similar to those to the main range, with two clay pots.

The ground floor is partially obscured by the outshut described above, but the rest of the façade is of some interest (Fig 8). The lower section has been rendered across in the manner of a dwarf wall. Above this are two apertures within cambered-arched heads, and two panels of exposed stone. The exposed stone panels are a mixture of pebbles, brick, and rubblestone. The two apertures are both in recessed reveals with sloped bricks and tile sills, with voussoirs above. The windows all have painted black timber frames. That to the east is a casement window with four-pane fixed, and two upper panes formed a top-hung casement. The second aperture to the west is a three-light window in black frame, each light has eight panes. Above this a partial line of

protruding bricks spans part way across this secondary range. To the first floor are two apertures set below the eaves. Both are three-light windows with each light of eight panes. The sills are sloped bricks with protruding tile sills.



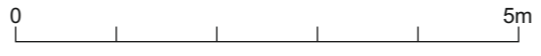
The rear ranges on the north elevation, looking south-west Fig 8

Further to the west again is the third part of this elevation. It is marked by a straight joint in the brickwork and a rainwater pipe to the secondary rear range (Fig 9). It is brick construction like its counterparts with a shallow slate roof. The façade is fairly plain only being marked on the ground floor by two apertures. That to the east is a timber window flush with the brickwork set below a small drip hood. It is a two-light casement. The other is a recessed fixed single light window with a sloped brick and protruding tile sill like the examples seen previously.



The join in the rear ranges between phases, looking south-west Fig 9

Scale 1:75



North Elevation Fig 10

AYBCM:2021.3

6.1.3 West elevation (Fig 12)

The west elevation (Fig 11) is the shortest, although it continues to the south to the stepped rear ranges, these will be described below with the south elevation.

It is fairly plain with a single window to the ground floor and two to the first floor. There are several modern security devices fixed to the brickwork.

The ground floor aperture is a modern window with a fixed lower single pane and narrow top-hung casement. The aperture itself has a brick voussoir but the head is square. The sill has sloped bricks and a protruding tile course.

To the first floor the apertures have the same sills and sit below the eaves. That to the north is a two-light casement with six panes to each light. That to the south has four-lights. Although the sills are consistent their glazing bars differ in profile.



The west elevation, looking east Fig 11

Scale 1:50



West Elevation Fig 12

AYBCM:2021.3

6.1.4 South elevation (Fig 16)

The south elevation displays the most complexity and is a good indication of the various phases of this building. These comprise the two-storey main range and a short rear extension, and two longer two-storey rear ranges, as well as the southern single-storey projection described briefly above (Fig 13).



The south elevation, looking north-east Fig 13

The southern single-storey projection has a hipped slate roof of shallow pitch. The south elevation has a single window of the same form and style as the east elevation. The west elevation returns to the main range with a canted wall (Fig 14). The elevation retains a set of French double doors with side lights in the same moulding and style as seen elsewhere and attributed to the early/mid-20th century. The chamfer return has a single fixed light window in black frame with a small sill. The roof arrangement here is awkward as the chamfer has a flat-roof.



Canted section of wall between the bay window and southern extensions, looking north Fig 14

The main range is largely obscured by the southern projection at ground floor level but to the west a bay window in the same manner as those seen to the east is visible. Above this is a single aperture with cambered head and black stone sill. The window is a modern replacement of eight-over-eight form. Otherwise this elevation is plain and continues without a straight joint in the brickwork to the short rear range.

As the main range continues across there is a single aperture to the ground and first floor. Each is a two-light casement in the same manner as elsewhere with black frames and white windows. Each light has six panes with sloped sills and protruding tiles below. The lower example has a cambered arched head. The return of this rear range retains a set of double doors beneath a cambered head to the ground floor, and a single upper window. This range has a pyramidal roof with a chimney at its apex, which sits awkwardly with the main range's roof on this elevation. The chimney is brick with three clay pots.

Further to the west a longer rear range is evident, and matches that seen on the north elevation, although its roof arrangement suggests it is a later phase. There is an irregular arrangement of windows of differing forms. To the ground floor are two examples; a fixed six pane with cambered head and sloped sill. The glazing bars are slender and suggest some age. The other example is a three-light example, the west light of six panes, the east light of lower four, and upper two to form a top-hung casement. This sits beneath a cambered head and above a sloped sill. To the first floor is a cambered headed two-light casement with protruding tile sill. Its slender glazing bars suggest it is of some age. To the west below the eaves sits a copy of the three-

light window seen to the ground floor with the same early/mid-20th century moulded glazing bars. The return of this rear range has two windows mirrored at ground and first floor level. Both are two-light, six pane casements with sloped sills and protruding tile courses, with slender glazing bars. The lower example has a cambered head and a brick voussoir. The upper example sits directly beneath the eaves. The roof over this range is awkward with the adjoining rear range seen on the north. It has its own hipped roof sitting adjacent to the hipped roof of the rear range on the north.

Lastly along this elevation the south elevation of the western rear range is evident (Fig 15). On the ground floor tucked into the return is a short wind lobby open to the outdoors but creating a short passage with step up to a tiled floor and entrance into the service areas of the house. The door here is four-panelled with two glazed upper panels, a brass letterbox and brass doorknob. The concrete step into the house retains the paw prints of a small mammal, created when set. Adjacent to this entrance is a timber and glass door of fifteen panes of early/mid-20th century date, with single fixed side light. To the first floor above is a three-light fixed window with chunky glazing, each light has six panes, and the aperture has a sloped sill with protruding tile shelf.



Junction of rear ranges along the south elevation, looking east Fig 15

Scale 1:75



South Elevation Fig 16

AYBCM:2021.3

6.1.5 Outbuildings

To the south-east of the main building is a series of outbuildings, not covered by the remit of this survey but photographed during the site visit for context (Figs 17-18). They comprised a single-storey red brick barn with pitch peg tile roof. This had several windows in the same manner as the house and a large lantern to its gable end, as well as two tie-plates to the west elevation. There was a timber garage with pitch roof and large double doors to its north gable end. In between the garage and the barn was a series of flat-roof ranges which spanned the gap between them. These were weather-boarded to the sites.



Outbuildings to the south-east of the house, looking south-east Fig 17



Outbuildings to the south-east of the house, looking south-west Fig 18

6.2 Interior

The interior of the building also presents a complex arrangement of different phases and extensions. The main range to the east can be understood and is typical of a double-pile arrangement with a central hall with four reception rooms. This range retains its period fixtures and fittings. To the rear the several extensions provide the service areas for the house and have more utility. These sections should be read in conjunction with Fig 67.

6.2.1 Ground Floor (GF01-12)

Entrance Hall (GF01)

Entered from the east, the entrance hall stretches the length of the main range and gives access to the reception rooms within the main range, the first floor and the service ranges to the rear (Fig 19). It is finished with decorative features with a high moulded skirting rising to wallpapered walls with a high picture rails. Midway along the hall, and marking the division of reception rooms to the north and south, is a decorative archway. This rises from shallow pilasters with moulded short capitals to an elliptical arch. The spandrels are plain, but the soffit has three panels carved. Above this a moulded cornice sits below a textured wallpaper to the ceiling. The ceiling retains a ceiling rose with decorative foliage plaster finish. Some staining is evident to suggest heat/smoke damage. Beyond the archway to the rear of the hall the decorative finishes are less evident. There is no picture rail, no cornice, and the area has no evidence of being lit.

The door from the exterior sits in a moulded frame and rests on barrel hinges to the east (Fig 20). The door has a large upper glazed panel, and four lower recessed panels. Above this the picture rail does not extend across this wall.

There are three doors within this space that lead to the various reception rooms. A fourth would have been present along the south wall originally. However, this was likely blocked when the two southern reception rooms were amalgamated. The remaining follow a type which is continued throughout the main range (Fig 21). The door frames are moulded and the doors themselves are four-panelled, the upper panels being larger than the lower. The panels are all moulded and recessed. There is a brass doorknob present, a brass keyhole and a reeded brass finger plate. The doorknob to GF03 is simpler in design and may be a replacement.

To the rear of the hall the stairs rise in straight flight initially but turn in dog-leg with a winder and quarter-landing (Fig 22). They are carpeted now but presumably had a runner originally. They are open string with straight plain balusters to a mahogany handrail. The newel post is simply carved but the whole arrangement has some measure of elegance to it. Some of the paint from the balusters has flaked off and colours revealed underneath include a dark forest green, a muted olive green, and a mustard yellow (Fig 23).

The area beneath the stairs is open to the hall and the underside of the stairs are boarded. A single post supports the rise of the stairs as the string turns to accommodate the winder above (Fig 24). As the 1879 lists the house as having a cellar this may have been the entrance, the underside of the stairs being boarded from the outset is a good indication. Above a small arch in the ceiling bridges this gap between the southern wall and marks the change in sloping underside of the stair to flat ceiling again. Both retain the textured wallpaper seen elsewhere.

To the western wall a single door gives access into the service ranges to the rear of the building. This door is of simpler form than elsewhere but is still of four panels all moulded and recessed with a single doorknob (Fig 25).



General view of GF01, looking north-west Fig 19



Entrance door into GF01 from the exterior, looking south-east Fig 20



Typical door type seen in the main range, looking south-east Fig 21



Staircase in GF01 giving access to the first floor, looking north Fig 22



Evidence of paint on the stair balusters in GF01, looking north Fig 23



Area beneath the stairs in GF01, looking east Fig 24



Door from GF01 giving access into the rear ranges, looking north Fig 25

Reception Room (GF02)

This is one of the main reception rooms on the ground floor and shows the best examples of surviving fixtures and fittings (Fig 26). There is carpet present, a high moulded skirting rises to plaster walls and a high picture rail. Above this a highly decorative moulded cornice has roll-mouldings and corner flower motifs and sits below a textured wallpapered ceiling (Fig 27). There is no ceiling rose, instead modern wall sconces lie to the east and west.

The door from the entrance hall lies on the south wall which is otherwise plain. The door rests on barrel hinges and retains its ironmongery.

The west wall retains a service hatch to the south with a plain frame with shelf and hatch opening to GF03. To the north a blocked doorway sits in a plain aperture. The skirting stops either side of the aperture and a lower, plainer skirting continues into the aperture (Fig 28).

To the north a central fireplace and stack is flanked by two low double-doored cabinets. The picture rail and cornice accommodate the stack which has a decorative marble fire surround. The fireplace has blue glazed slips with a cast-iron grate. The cabinets have finely moulded frames and single-panelled doors. The skirting continues into these cabinets where wooden floorboards are revealed (Fig 29), and a mustard yellow wallpaper.

The east wall retains the bay window seen externally (Fig 30). The aperture into the bay has chamfered edges with an ovolo moulding running to plain stops part way to the skirting (Fig 31). The arrangement is somewhat obscured by a modern curtain rail and secondary glazing. The texture wallpaper to the ceiling in the main part of the room also exists in the ceiling of the bay. The canted lights of the window have casements to the lower sections. They retain a curved handle and a stay bar (Fig 32-33). The two

outer lights of the straight section of the bay have stay bars also, although one has been lost.



General view of GF02, looking north Fig 26



Detail of the cornice in GF02, looking north-east Fig 27



Detail of the skirting to the blocked aperture in GF02, looking north-west Fig 28



Interior of the cupboards in GF02, looking north-east Fig 29



Bay window in GF02, looking south-east Fig 30



Chamfered and stopped corner to the bay window aperture, looking east Fig 31



Window catch in GF02, looking south-east Fig 32



Window stay bar in GF02, looking south-east Fig 33

Parlour (GF03)

This room is accessed from the entrance hall and formerly from the reception room to the east, and from the service ranges to the west. Presumably the former kitchen or parlour this room has large flagstones to the floor and a simpler decorative finishes than the other reception rooms. A plain skirting rises to wallpaper and plaster walls with no cornice and a plaster ceiling. The room has been pushed out to the north as seen from the north elevation and houses French doors with modern fixtures (Fig 34).

The door from the entrance hall lies on the south wall and sits on barrel hinges. The four panels are much simplified and retain no mouldings. There is a lock case and plain doorknob (Fig 35). It appears the skirting has been removed along this wall.

To the west a central chimney stack has an exposed brick surround with large aperture to a wood-burning stove (Fig 36). The aperture has a cambered timber lintel. It appears the plaster has been removed from the surround to expose the underlying brick. A low bench lies to the north. To the south is the door through to the service ranges within a moulded frame. The moulding differs from those seen in the entrance hall. The door sits in a deep reveal and is of plain four-panel form, each panel is recessed. There is a plain doorknob and a key plate.

The door from the adjoining reception room (GF02) is boarded from this side. To the south the other side of the service hatch is visible. It is simple in design to fit its utilitarian purpose, but mouldings to the upper and lower panels suggest some elegance in design (Fig 37). It sits below a wall sconce that are also present to the east and west walls.



General view of GF03, looking north-east Fig 34



Door from GF01 in GF03, looking west Fig 35



Fireplace in GF03, looking north-east Fig 36



Service hatch through to GF02, looking south Fig 37

Reception Rooms (GF04 and 05)

These two rooms have been amalgamated into one room but were most likely originally two formal reception rooms.

To the east GF04 has floorboards laid north to south. This room has the same formal decoration as GF02. There is a high skirting rising to plaster walls and a picture rail (Fig 38). Above the rail a moulded cornice marks the ceiling which has a textured wallpaper. The bay window to the east wall is seen externally and matched in GF02. The bay opening has the same ovolo-moulded chamfer and stops. This bay window like its counterpart has brass handles and stay bars to the lower canted sections and stay bars to the upper square sections. The brass handles here are more decorative with reeded decoration (Fig 39). The chimney stack to the south walls has a plain surround with wooden shelf and raised tile hearth (Fig 40). This may have been replaced. To the west of the stack is a low cupboard with double doors which appears modern and straddles the divide between the two spaces.

It is presumed this room once had access into the entrance hall but no obvious place for a door has been located. There is no obvious break in the skirting or mark on the plastered wall which would suggest a likely blocked aperture. However, a radiator obscures part of the wall to the west.

The division between the two rooms is marked by a downstand and a column on the north wall. The picture rail returns a short distance to the south but does not appear cut or disturbed (Fig 41). The skirting also continues along this division, at least to the north where it is visible.

To the west GF05 has a concrete floor and is accessed from the entrance hall via the door type described above (Fig 42). There is a skirting, but this space lacks the picture

rail and cornice seen elsewhere. The west wall appears flush but plans reveal a central chimney stack, but the fireplace has been blocked. It is flanked by fitted cabinets with lower cupboards and upper shelving. These have boarded reveals and delicate modern handles. To the south the bay window seen externally matches its counterparts in GF04 and GF02, but the eastern cant has been filled with a door giving access to GF06 (Fig 43). The door has a reeded doorknob and key plate. It is of two panels, the upper is recessed and fielded, the lower is moulded and recessed.



General view of GF04 from GF05, looking south-east Fig 38



Window catches in GF04, looking south-east Fig 39



Fireplace in GF04, looking south-west Fig 40



Picture rail returning along the partition between GF04 and GF05, looking west

Fig 41



General view of GF05, looking west Fig 42



Door to GF06 from GF05, looking south-east Fig 43

Study (GF06)

The study is located in the southern extension which is awkwardly placed along the southern elevation of the building. The canted corner seen externally marks the access into the space from the reception rooms described above. The canted side of the bay window has been removed and this creates a short access corridor into the space (Fig 44).

The room retains most of its original decorative features which can be placed sometime in the mid 20th century (Fig 45). The floor retains floorboards with a darker inlaid border which respects the fireplace, cupboards, and the steps into the room from GF05. There is a plain skirting and plaster walls and a plain plaster ceiling.

The room is accessed via a two-panel narrow door from GF05 with doorknob and key plate. The floor level is lower than that of GF05 and there are two steps into the room. The short space filling the gap between the main house and the extension retains a single fixed window to the south-west wall. To the south this west wall has a pair of double doors with side lights. These are modern with modern fittings.

To the north a series of fitted cupboards and shelves fill this wall (Fig 46). These comprise lower double-door cupboards with upper shelving and are original to this room.

To the east the four-light window see externally can be inspected. The outer opening casements have modern ironmongery. Folding shutters are also present but although these has panels, they have modern fixtures.

The south-east corner of the room is canted and has a modern gas fire installed. This may be a replacement to an earlier fireplace as it corresponds with the chimney stack seen externally.

To the south wall the same style window is seen as to the east.



Door into GF06 from GF05, looking north-west Fig 44



General view of GF06, looking south-east Fig 45



Series of bookcases in GF06, looking north Fig 46

Kitchen (GF07)

The current kitchen is housed in various parts of the rear extensions and leads into the rear corridor of GF08. The door from the entrance hall is a plain four-panelled example with a brass doorknob and lock case (Fig 47). There is a step down into this space which has a modern tile floor, plain skirting and modern fixtures and fittings. It can be subdivided for ease of description.

To the south this area is housed in the rear extension seen externally and was consistent with the main range, but had a lower roof form. Here the rear of the chimney stack to GF05 is visible and is flanked by two fitted dressers with lower cupboard and upper shelving we have seen elsewhere (Fig 48). To the south wall is a window within a moulded frame and secondary glazing. The moulding to the glazing bars suggests

some age (Fig 49), and the handles are the reeded examples with some Art Deco influence (Fig 50). To the west wall is a set of French doors, which are entirely modern (Fig 51).

The actual kitchen area is housed opposite the door from the entrance hall and appears to be within a separate rear extension (Fig 52). A boiler cupboard protrudes into the space and retains curved edges, which is of interest. A four-panel plain door with modern handle gives access. Kitchen cupboards and an island fill the space otherwise but overhead a downstand suggests this area straddles two phases of rear development (Fig 53). A modern window lies to the south.

To the north of the kitchen a separate area gives access into the parlour (GF03) and access to the exterior. This space has a chimney stack with stove to the east wall to the rear of the stack seen in GF03 (Fig 54). There is a high shelf above and a raised tile hearth. To the south the door providing access is a plain four-panel example with doorknob and lock case. To the north of the stack is a low fitted cupboard and shelf. To the north a sloped corridor gives access to the modern multi-pane door seen externally. Also in this short corridor section is a louvred door giving access to a small cupboard.



Door from GF01 into GF07, looking east Fig 47



Southern area of GF07, looking south Fig 48



Moulded glazing bars to the window in GF07, looking south-west Fig 49



Decorative window catches in GF07, looking south-west Fig 50



Double doors in GF07, looking west Fig 51



Central area of GF07, looking north-east Fig 52



Central area of GF07, looking south-west Fig 53



Northern area of GF07, looking north-east Fig 54

Rear Hall (GF08)

This space is open to GF07 to the east and gives access to the various service rooms housed in the rear extensions. These include a utility room (GF09), a study (GF11), and a WC (GF10 and 10a). One room was inaccessible at the time of the survey. To the west the four-panelled door seen externally from the wind lobby provides service access into the house.

Utility (GF09)

This room is accessed from the rear hall via a four-panelled door (Fig 55). The door has two upper glazed panels and two lower recessed panels. There is a modern doorknob present. The room has modern fittings and fixtures consistent with a secondary kitchen/preparation area, including in the north-east corner a ceramic butler sink (Fig 56). The window on the north wall is modern with modern stay bar to the upper casement.



Door to GF09 from GF08, looking north Fig 55



Interior of GF09, looking north Fig 56

Rear WC (GF10)

Like GF09 this room is accessed via a four-panelled door with upper glazed panels and lower recessed panels (Fig 57). There is a doorknob and keyhole, there is a lock case to the rear. The room has a tiled floor, simple skirting and plaster walls painted yellow (Fig 58). There is a suspended clothes rack hanging from the ceiling. The window to the west wall seen externally has modern catches and a decorative stay bar (Fig 59). The glazing bars are robust but lack mouldings.

To the east a four-panelled door gives access to a WC (Fig 60-61). The interior is similarly plain. The window on the south wall has robust glazing bars and modern catch and stay bar.



Door to GF10 from GF08, looking south-west Fig 57



Interior of GF10, looking west Fig 58



Window in GF10, looking west Fig 59



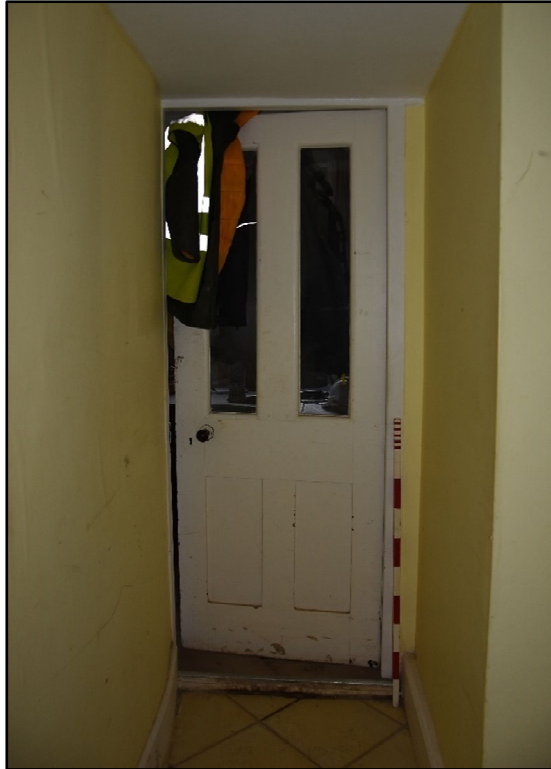
Door to GF10a, from GF10, looking north-east Fig 60



Interior of GF10a, looking south Fig 61

Study (GF11)

This room is accessed via a short corridor from the rear hall. The door is four-panelled and the same form as seen elsewhere in this area (Fig 62). There is a small step up into this room that has a carpeted floor and is fairly plain in decoration. The window to the north wall has the reeded catches and stay bars as seen elsewhere on the ground floor (Fig 63). To the west an early 20th-century door gives access into GF12 (Fig 64). This door has one large square upper panel and three elongated lower panels.



Door to GF11 from GF08, looking north-east Fig 62



Interior of GF11, looking north Fig 63



Door to GF12, in GF11, looking north-west Fig 64

Rear room (GF12)

This room steps down from GF11 where the door described above has a lock case on the reverse. The room has a linoleum floor and a skirting but is otherwise plain (Fig 65). There are two small downstands to the ceiling to the north and south. It is currently being used as storage for the development site.

There are two windows to the north wall. The larger example has moulded glazing bars and curled catch and stay bar. The window to the west is modern and has a top-hung casement.

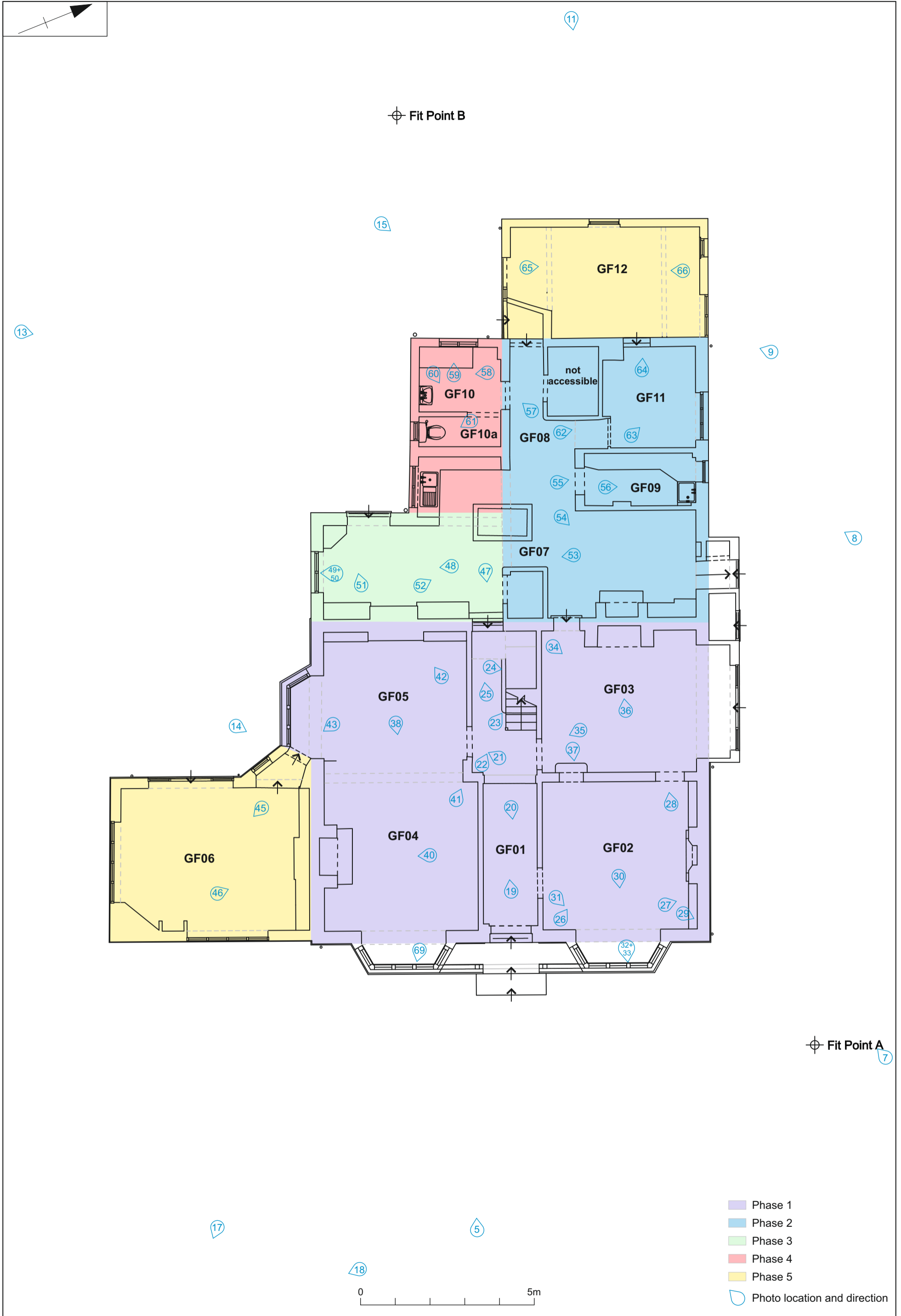
To the south the south-east corner cuts into the room to accommodate the wind lobby seen externally. The multi-pane door and side light here are modern (Fig 66).



Interior of GF12, looking north-east Fig 65



Interior of GF12, looking south-west Fig 66



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Photo location and direction

6.2.2 First Floor (FF01-13)

Landing and linen closet (FF01 and 01a).

The staircase from the entrance hall is the only access onto the first floor. As the winder turns back to the east there is a quarter-landing. Further steps to the east access the rooms over the main range (Fig 68), and to the west where the original exterior wall has been pushed access is given through into the rear ranges (Fig 69).

Both areas retain the same decoration with skirting, wallpapered walls and a plain plaster ceiling. There are more decorative elements to the east in the main range. The rear landing is described in more detail below as FF07.

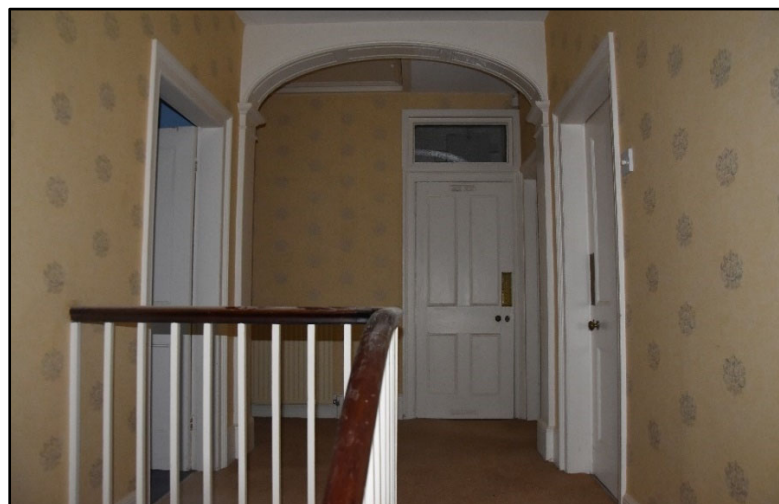
The landing in the main range is an open area reached by several steps from the half-landing. The balustrade returns sharply to the east rising with the stairs and then returning into the north wall (Fig 70). There are five doors here to four bedrooms and a linen closet.

Upon reaching the landing two doors sit opposite each other giving access into the Light Blue Bedroom to the south (FF05) and the Blue Bedroom to the north (FF06). These doors follow a pattern which extends to all the doors in this area. They follow the pattern established on the ground floor of moulded frames and four-panelled doors. Each panel has a moulded recess and there is a reeded fingerplate present, a brass doorknob and a keyhole. However, the door to FF06 is missing its finger plate.

Crossing this landing area is an archway of the same decoration as seen to the ground floor in the entrance hall (GF01). Beyond this, two doors sit opposite to the north and south giving access into the Striped Bedroom to the north (FF02) and the Magnolia Bedroom to the south (FF03).

The door to the linen closet lies on the east wall and is of the same form as elsewhere. The only distinction is a single over light above, and upper and lower louvred panels for ventilation (Fig 71). This is likely the fifth bedroom described in the sales particulars of 1879, potentially later the bathroom, but has been subdivided to provide FF03 with an ensuite. It is currently used as a storage cupboard with modern shelving (Fig 72).

The rear of the door is plain, but the upper and lower rails are pierced by a series of circular holes (Fig 73). These are likely an early ventilation system before the plastic panels were added to the door. The interior of the cupboard is plain but of note is a moulded skirting which does not return along the east wall (Fig 74). Instead, the skirting runs into the wall and can be seen within the adjoining bathroom of FF04.



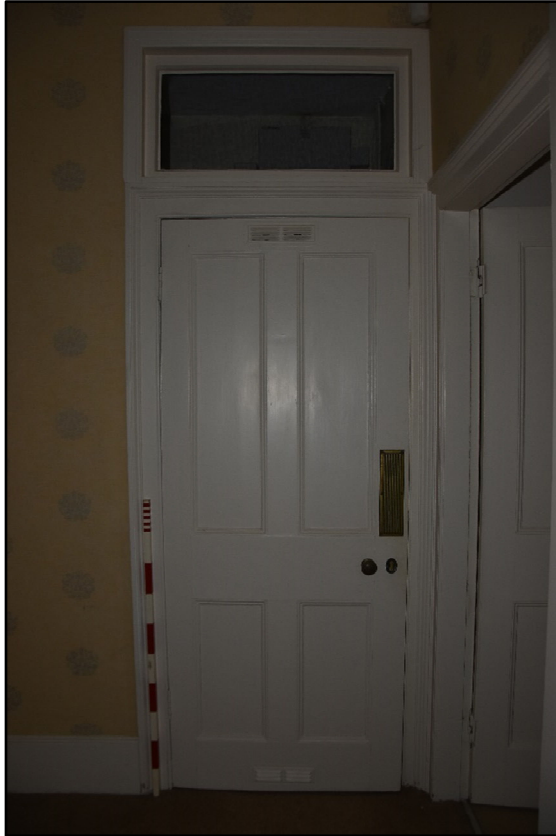
Landing in the main range, FF01, looking south-east Fig 68



Area above the stairs looking west towards FF07 Fig 69



Section of balustrade in FF01, looking east Fig 70



Door to the linen closet in FF01, looking south-east Fig 71



Interior of FF01a, looking north Fig 72



Rear of the door to FF01a, looking north Fig 73



Detail of inserted east wall in FF01a cut around original skirting, looking south-east Fig 74

Striped Bedroom (FF02)

The rear of the door from the landing is plain with its original doorknob. The room is decorated with a high skirting, a moulded picture rail and wallpapered walls (Fig 75). The ceiling is plastered and plain, there is no cornice.

To the north wall is a chimney stack and fireplace with tile hearth. The deep red glazed slips flank a cast-iron grate. The surround is typical of an early 19th century date with a finely reeded border with corner patera below an eared moulded shelf.

To the east is a single window within a recess with moulded surround. The window is a modern replacement (Fig 76).

On the south wall part of the room has been subdivided to create an en-suite. The double doors giving access sit within a moulded frame and have modern handle. Each door is slender in width and has a moulded panel in the style of bolection moulding. The skirting appears to continue uninterrupted but the moulding either side of the access door differs in profile. However, there is no obvious interruption in the picture rail. Within the bathroom the skirting is present, wallpaper decorates the walls and the fittings are all modern, perhaps of mid-20th century date (Fig 77).



Interior of FF02, looking north-east Fig 75



Interior of FF02, looking south-west Fig 76



Interior of FF02a, looking south-west Fig 77

Magnolia Bedroom (FF03)

The door from the landing sits in the moulded frame with a doorknob and a lock case. It is on swivel hinges which differs from other doors seen elsewhere (Fig 78). The room has skirting and plastered walls to a plain ceiling, there is no evidence of a picture rail. The skirting is moulded along the north wall but is much plainer along the south.

Along the north wall is a series of fitted wardrobes and cupboards which reach from floor to ceiling (Fig 79). The furthest eastern door gives access into the en-suite (FF04) housed within the former bathroom likely given access from the landing. This is described in more detail below. The fitted wardrobes have plainly recessed doors on barrel hinges and have had their handles removed. There is little of interest inside them but of note the skirting continues along the north wall.

To the east wall the window sits in a recess with moulded surround, like in FF02. The window is modern and has been replaced sometime in the later 20th century.

On the south wall a chimney stack has a matching fireplace to that in FF02 (Fig 80). The hearth has been carpeted over, and the surround is simpler. The south-east corner of the room has a low corner shelf with curtains.

The west wall retains a doorway to the adjoining FF05 bedroom, this has a moulded door frame, but the door has not survived (Fig 81).



Swivel hinges on the door to FF03, looking north Fig 78



Fitted cupboards in FF03, looking north-east Fig 79



Fireplace in FF03, looking south-east Fig 80



Doorway between FF03 and FF05, looking north-west Fig 81

Bathroom (FF04)

As described above this bathroom is given access through the wardrobes in FF03, but presumably was once joined with FF01a to form a larger room. There is a semi-circular arch where the wall would have been pushed through (Fig 82).

A skirting continues around, with the exception of the inserted west wall. The walls have wallpaper and rise to a plain ceiling. The fittings are all modern and are not described further.

To the east wall a modern window sits in a simple recess with moulded frame, matching those to FF02 and FF03 (Fig 83). Below the window, where the other examples are obscured by modern radiators, are two moulded and recessed panels.



Interior of FF03a, looking north Fig 82



Window in FF03, looking south-east Fig 83

Light Blue Bedroom (FF05)

This room is accessed from the main landing and from the adjoining Magnolia bedroom to the east. The rear of the door from the landing has a lock case and doorknob, and swivel hinges are visible (Fig 84). The door surround from FF03 retains part of a lock case, but the door has been lost.

The room retains its high skirting, picture rail and fireplace to the west, which matches that seen in FF03 next door. The chimney stack projects into the room and has fitted cupboards and shelves either side (Fig 85). The cupboards have moulded panelled doors and modern knobs.

The window to the south is modern and sits in a moulded surround.



Interior of FF05, looking north-east Fig 84



Interior of FF05, looking north-west Fig 85

Blue Bedroom (FF06)

The door from the landing is on barrel hinges and retains a lock case with knob and a finger plate. The room has carpet with a high skirting and painted walls. There is no picture rail or cornice.

To the west a chimney stack retains a simple timber surround and cast-iron grate (Fig 86). To the south a door gives access into FF09, housed in a rear extension. This door has four fielded panels, a simple moulded surround and a lock case. To the north of the stack the space is filled with fitted cupboards, the knobs have been removed. The cupboard doors have moulded and recessed panels.

The window to the north (Fig 87) is modern and sits in a moulded surround with similarities to that seen in FF05.



Interior of FF06, looking north-west Fig 86



Window in FF06, looking north-east Fig 87

Rear Landing (FF07)

This area is housed on the first floor of two of the rear extensions and bridges the gap between them that is visible in the roof arrangement and corresponding to the downstands seen in the kitchen below (GF07). This is marked by a step down in the floor, two columns to the east and west supporting a downstand in the ceiling. Either side of the downstand the ceiling slopes upwards matching the roof pitches of the rear extensions this space inhabits. The decoration is plain, but it does retain a plain skirting around, there is carpet to the floor and the same wallpaper continues through from the main landing.

The east wall (Fig 88) retains the simple recess from the main landing, as well as a boxed-out pilaster presumably for the running of services which has a small moulding to the corners. To the north is an alcove, open to the stairs, with ogee-arch. It is narrow and has a simple timber shelf.

The south wall houses the two doors giving access into the bathroom (FF08) and WC (FF08a) (Fig 89). That to the bathroom is within a moulded surround which is simpler than the examples to the main landing, and seen on the ground floor, within the main range. The door is of four moulded panels with modern doorknob. There is a glazed over light above. The door to the WC also sits in a moulded surround and is of the same form with Bakelite-style doorknob.

The north wall (Fig 90) is plain but for the door to the Beige bedroom described below (FF09). The surround is moulded but the four panels are simply recessed. To the west the door to the master suite is of the same form (FF10-13).



East wall of FF07, looking west Fig 88



South wall of FF07, looking south-west Fig 89



Area to the north of FF07, looking north Fig 90

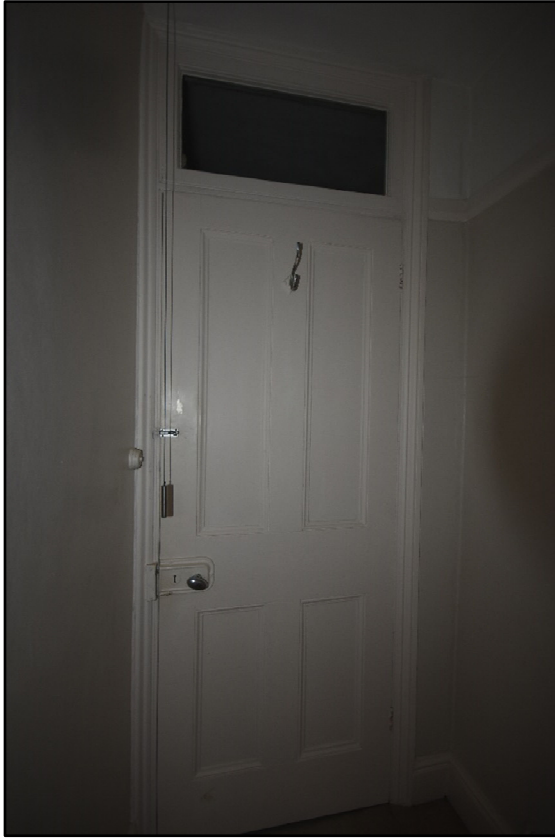
Bathroom and WC (FF08&08a)

The bathroom has a modern skirting but the walls and ceiling are plain (Fig 91). There is carpet to the floor and the fittings are all modern. The door from the rear landing has moulded panels with a modern doorknob and historic lock case (Fig 92). A glazed window gives light to the WC adjacent and has two-lights of frosted glass within a moulded frame. A window to the south has modern handles and stay bars but sits in a moulded frame. The glazing bars have a slender ovolo-moulding, suggesting some age.

The adjacent WC has modern fittings but has a single recessed window in moulded surround (Fig 93). This window has modern handle and stay bar but retains moulded glazing bars.



Interior of FF08, looking south-west Fig 91



Door from FF07 into FF08, looking north Fig 92



Interior of FF08a, looking south Fig 93

Beige Bedroom (FF09)

Accessed from the adjoining Blue bedroom (FF06), and the rear landing (FF07), this room is fairly plain in decoration (Fig 94). The skirting is plain in profile and there is no picture rail or cornice, nor a decorative fire surround. This room is housed partly in the roof space of this range, with a sloping ceiling to the north. There is a roof hatch in this space that is described in more detail below.

The rear of the door from FF06 has four fielded panels and a doorknob and sits in a recess with moulded surround (Fig 95). From FF06 there is a step down in floor level. The door from the landing to the south has four recessed panels and a lock case with doorknob (Fig 96).

The window to the north sits in a moulded surround but has modern handles and stay bars (Fig 97). The glazing bars are simply chamfered.

The chimney stack to the east is robust but plain, the aperture has no surround, nor grate and only retains two timber shelves.



Interior of FF09, looking south-east Fig 94



Door from FF06 into FF09, looking south-east Fig 95



Door from FF07 into FF09, looking south-west Fig 96



Window in FF09, looking north-east Fig 97

Master Bedroom Lobby (FF10)

The series of rooms to the west are all housed in the multiple rear extensions seen externally. They form a master suite including a lobby, bathroom, bedroom and dressing room.

The lobby is accessed directly from the rear landing through the door described above (Fig 98). The rear has four plain recessed panels with a brass lock case and doorknob, all set within a moulded surround. There is a plain skirting but otherwise there is no decorative elements present.

The room straddles two rear ranges as seen on the rear landing with the same downstand and sloped ceiling to each side. The floor is carpeted and steps down to the south (Fig 99). Along this south wall is a window within a moulded surround. The glazing has a chamfered profile and are slender. There is a catch handle of interest and a stay bar to the west casement.

To the north of the room there is a moulded doorway through to the bedroom (FF12) the door has been lost, and a door to the bathroom (FF11). The door to the bathroom is of four plain recessed panels with modern doorknob and key plate (Fig 100).



Door from FF07 into FF10, looking south-east Fig 98



South area of FF10, looking south-west Fig 99



Door to FF11 from FF10, looking north-west Fig 100

Master Bathroom (FF11)

This room shares characteristics with the rear landing, and master lobby (FF07 and 10) in that it straddles two rear ranges. The defining feature is the downstand which extends east to west. As such the ceiling slopes to accommodate both roof pitches. A hip rafter is visible to the south-west.

The room has modern fittings and fixtures and is carpeted with little decoration (Fig 101). The rear of the door from the lobby has a modern lock case and doorknob that has clearly replaced a historic example (Fig 102). A window to the west has a moulded surround with chamfered glazing bars and a catch and stay bar matching that to the lobbies window described above (FF10) (Fig 103). To the south a mid 20th-century window lies in a moulded surround with stay bars and catches (Fig 104).



Interior of FF11, looking north-west Fig 101



Rear of the door in FF11 from FF10, looking east Fig 102



Window in FF11, looking north-west Fig 103



Window in FF11, looking south-west Fig 104

Master Bedroom (FF12)

Accessed only from FF10 this room is similarly decorated with a simple skirting and plain walls (Fig 105). There is a sloped ceiling to the north and west in line with the roof pitch above. A rafter is visible to the north-west to match that seen in FF11.

To the north is a single window in moulded surround and secondary glazing. The catches and stay bars are modern (Fig 106). The glazing bar profile is simply chamfered.

To the west the room also gives access to a former dressing room housed in another rear extension. Either side of chimney stack the wall opens up and the floor steps down

into that space, described below (FF13). The stack has a tall timber fire surround with cast-iron and glazed ceramic grate.



Interior of FF12, looking north-west Fig 105



Window on the north wall of FF12, looking north-east Fig 106

Master Dressing Room (FF13)

Accessed only from FF12 this room is decorated in the same manner as the other rooms within this area. Formerly the dressing room there are fitted wardrobes to the north wall (Fig 107). The room is partly housed in the roof space with sloped ceilings to the west, south and north.

There is a single window to the south wall in a simple moulded frame (Fig 108). The glazing bars are robust with a simple chamfer in profile. The catch and stay bars are

modern. To the west there are two windows. The southern window is of the same style as the window to the south wall. The window to the north has slender moulded glazing bars and a moulded surround.

The cupboards to the north are modern and the skirting can be seen within them. The rafter to the north-west is also visible within, continuing towards the outer corner of the room (Fig 109).



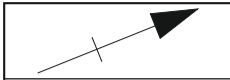
Interior of FF13, looking north Fig 107



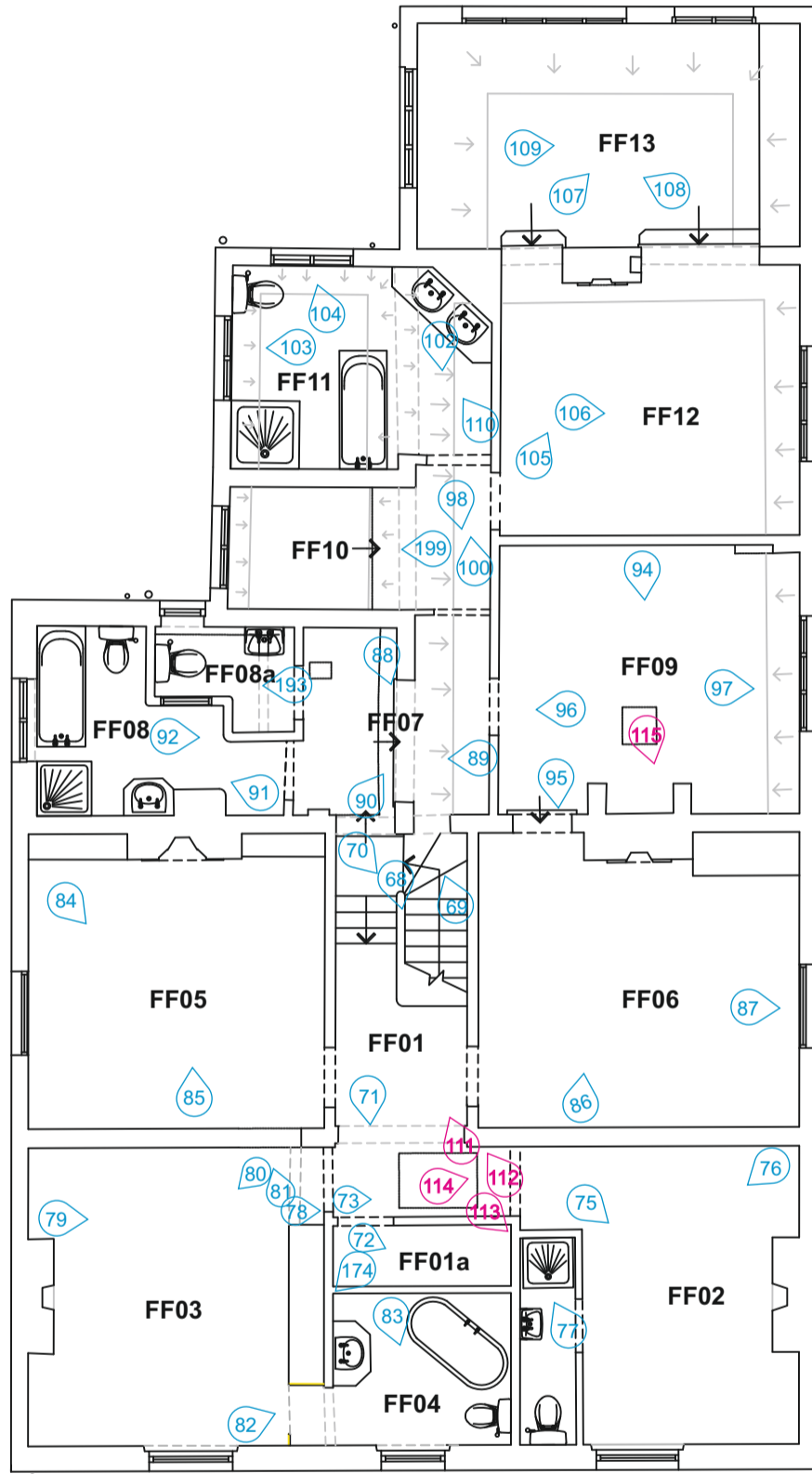
Interior of FF13, looking south-west Fig 108





Interior of the cupboards in FF13, looking north-east Fig 109



⊕ Fit Point B



⊕ Fit Point A

-  Photo location and direction
-  Photo location in roof space



6.2.3 The roof space

Roof above the main house

The roof hatch in FF01 provides access into the roof over the main range. It rises into the central area of the roof. This appears to have once been boarded and used for storage and confirms the sales particulars of 1879 entry as having attic space (Fig 111). Walls have been created using posts and timber boards. Above this the roof pitch exposes lath and plaster used to seal the area. This may have been here from the outset. There is a boarded roof light to the north (Fig 112).

The timber is softwood and machine-sawn being square in profile. There seemed to be no evidence of pegging, but close inspection was not possible due to the lack of safe access into the roof space. It was inspected from the hatch only.

The construction comprises a series of regularly spaced rafters and jack rafters which rise to meet the hip rafters. There are two purlins over which the rafters rise. To the corners the lower purlins are supported by two raking struts, and there is a central support along each elevation (Fig 113). The rafters show evidence of a felt covering, which has mostly now been removed but survives to the northern pitch.

There is one example of a carpentry mark, thought to be a Baltic bracking mark, to the upper purlin opposite the hatch (Fig 114).



Formerly boarded attic space over the main range, looking west Fig 111



Lath and plaster around a former roof light, looking west Fig 112



Roof structure over the main range, looking north-east Fig 113



Suspected Baltic mark in the roof structure over the main range, looking north

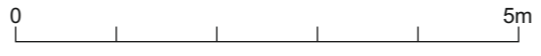
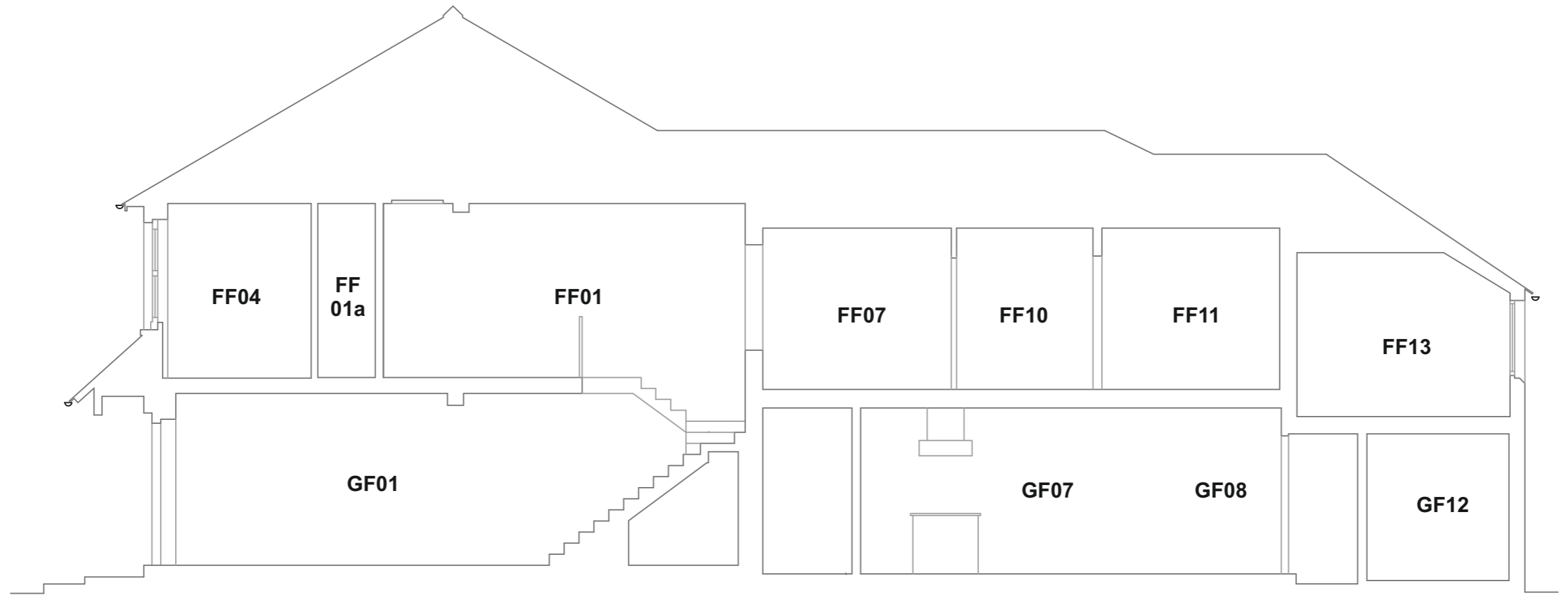
Fig 114

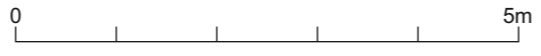
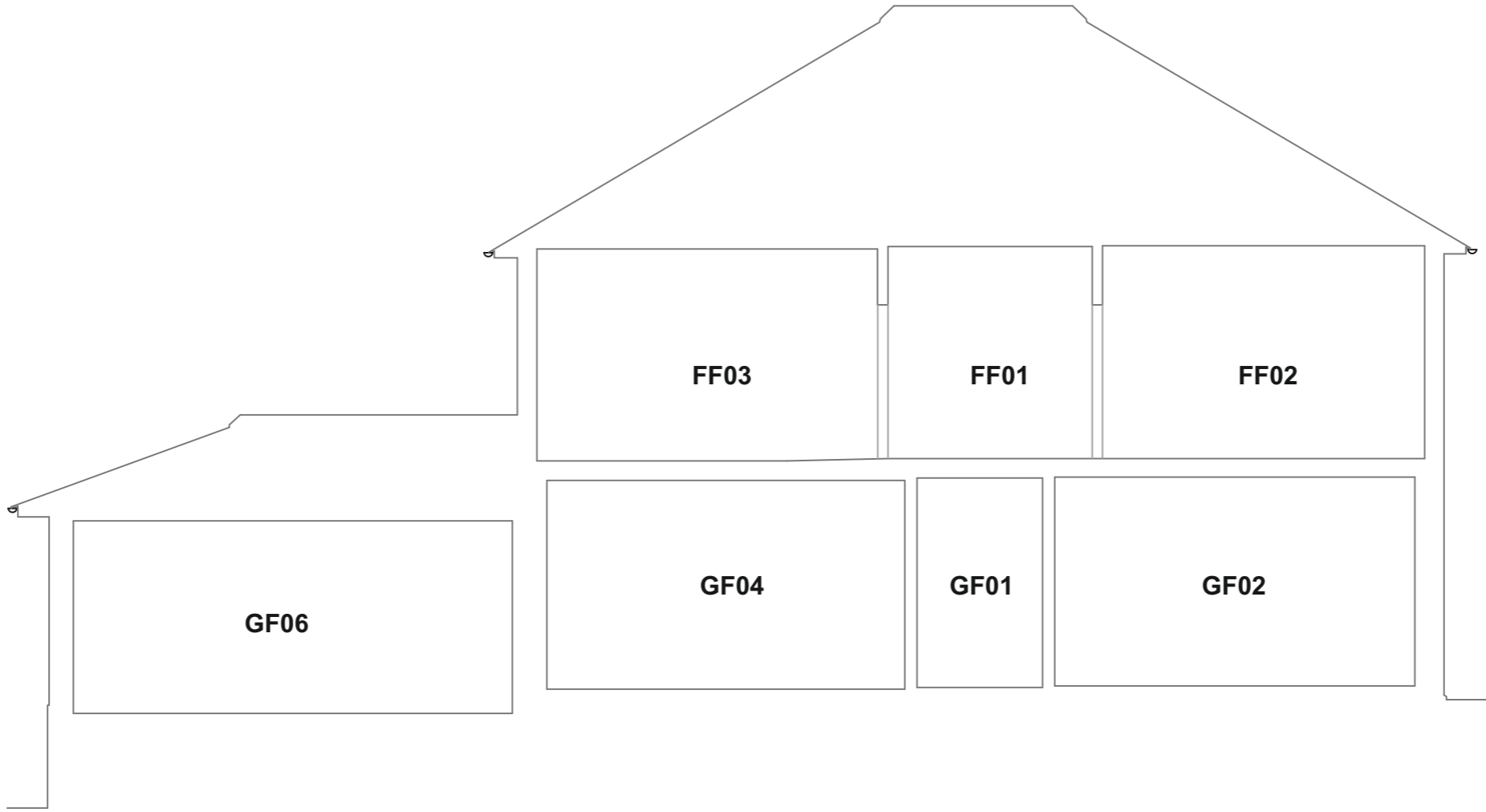
Roof above the rear range

From a roof hatch in FF09 the roof of one of the rear ranges is visible. It could only be viewed from within the room, so information is limited. The brick stack rising through the roof can be seen (Fig 115). This accommodated the fireplaces in FF06 and FF09 presumably. The roof structure that was visible comprised softwood rafters rising to a ridgeboard. It appeared regular and the scantling was cleanly cut, presumably mechanically sawn.



Roof structure over the rear range, accessed from FF09, looking east Fig 115





7 DISCUSSION

The constructional development of the building is fairly clear and can be seen with clarity upon inspection of the different roof ranges. Historic fixtures and fittings are fairly well preserved, in some rooms better than others, but the buildings conversion to a hotel has certainly necessitated the removal of these.

The main range (Phase 1) lies to the east and is a typical arrangement of double-pile construction with central hall and flanking reception rooms, mirrored by a landing and bedrooms above. Sales particulars mention a cellar which was not identified during the survey. It may be that further information on this will be identified during later development works. The decoration of the rooms may be a result of mid/late 20th century taste, but the fireplaces give some indication of higher and lower status. The interconnecting doors between first floor bedrooms are likely original and are typical of the period.

The almost symmetrical arrangement on the ground floor is disturbed by the lack of access between the entrance hall and one of the main reception rooms (GF04) which has now been amalgamated with the room adjacent (GF05). Although there is no clear evidence of GF04 having access directly into the entrance hall, it would be unusual to be missing. If the typical arrangement was followed GF02 and GF04 would have been the more formal rooms; perhaps the drawing room and dining room. To the rear GF03 and GF05 comprising lesser status; perhaps a parlour and front kitchen. The staircase rises with simple elegance to the five bedrooms, the fifth later a bathroom and now subdivided into a bathroom and linen closet.

The northern rear extension (Phase 2) comprises part of the kitchen (GF07) and other rear service areas (GF08, 09 and 11), below two bedrooms (FF09 and 12) and parts of other rooms which were created by removing the formerly external south wall of the range at first floor level (FF07, 10 and 11). This range was likely used for service activities connected to the house and its inhabitants, the rear door giving access into the garden. This is likely the location of the back kitchen, dairy and storeroom listed in the sales particulars. In addition, it was likely initially given access to the main house through GF03 which may have had more of a utilitarian purpose. It is likely this range was a single-storey range until much more recently.

The southern rear extension (Phase 3) fits into the corner created by the main range and the northern rear extension. It is a small addition, but the independent roof structure confirms its separate part of the sequence. On the ground floor it forms part of the kitchen (GF07) and on the first floor it houses the second half of the rear landing (FF07), a bathroom and WC (FF08 and 08a). Any original arrangement is now unclear as it has been amalgamated with the northern rear extension.

The second southern rear extension (Phase 4) has again been slotted into the corner created by the first southern rear extension and the northern rear extension. On the ground floor this creates additional service rooms (GF07 and 10), and to the first floor creates a lobby to FF10 and a bathroom to the master suite (FF11).

The western rear extension (Phase 5) provides an additional reception room to the ground floor (GF12) and a dressing area to the master suite (FF13). This extension has been created in a way to respect the existing rear access into the building.

BIBLIOGRAPHY

- BGS 2018 The British Geological Survey GeoViewer, available at <http://mapapps.bgs.ac.uk/> (last accessed 6th April 2018)
- CifA 2019 *Code of Conduct*, Chartered Institute for Archaeologists
- CifA, 2020 *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*, Chartered Institute for Archaeologists
- Haynes, D, 2019 *Heritage Statement: Thornbrook House, Stoke Mandeville*, Bidwells
- HE 2015 *Management of Research Projects in the Historic Environment (MoRPHE)*, Historic England
- HE 2016a *Understanding Historic Buildings: A guide to good recording practice*, Historic England
- HE 2016b *Drawing for understanding: Creating interpretive drawings of historic buildings*, Historic England
- Kelly, E, R, 1864 *Post Office directory of Buckinghamshire*, Kelly & Co.
- Kelly & Co. 1883 *Kelly's directory of Buckinghamshire*, Kelly's Directories Ltd
- Kelly & Co. 1899 *Kelly's directory of Buckinghamshire*, Kelly's Directories Ltd
- Kelly & Co. 1907 *Kelly's directory of Buckinghamshire*, Kelly's Directories Ltd
- Kelly & Co. 1911 *Kelly's directory of Buckinghamshire*, Kelly's Directories Ltd
- Kelly & Co. 1915 *Kelly's directory of Buckinghamshire*, Kelly's Directories Ltd
- MOLA 2014 *Archaeological Fieldwork Manual*, MOLA Northampton
- Page, W, 1908 Parishes: Stoke Mandeville, in *A History of the County of Buckingham: Volume 2*, available at <https://www.british-history.ac.uk/> [last accessed 24th March 2021]
- The Belmore Hotel 2021 About The Belmore Centre, Aylesbury, available at <https://www.belmorecentre.co.uk/> [last accessed 24th March 2021]
- Wilson, L, 2021 *Written Scheme of Investigation for Historic Building Recording at Thornbrook House, Stoke Mandeville, Buckinghamshire*, MOLA Northampton

MOLA

May 2021



MOLA
Kent House
30 Billing Road
Northampton
NN1 5DQ
01604 809800
www.mola.org.uk
business@mola.org.uk