

Avenue House, Rockingham Road,
Kettering, Northants.
(A Victorian Villa & Early 20th
Century Mansion at the former
SATRA Innovation Centre)

Historic Building Record

Northants HER Event No. 109158
Planning App. Ref. KET/2018/0503



November 2018

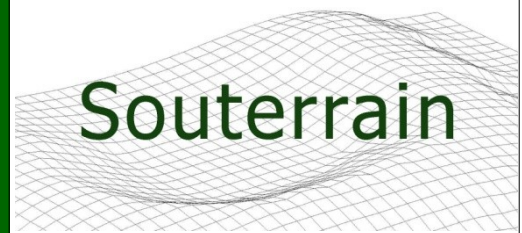
Souterrain Archaeological Services Ltd

for

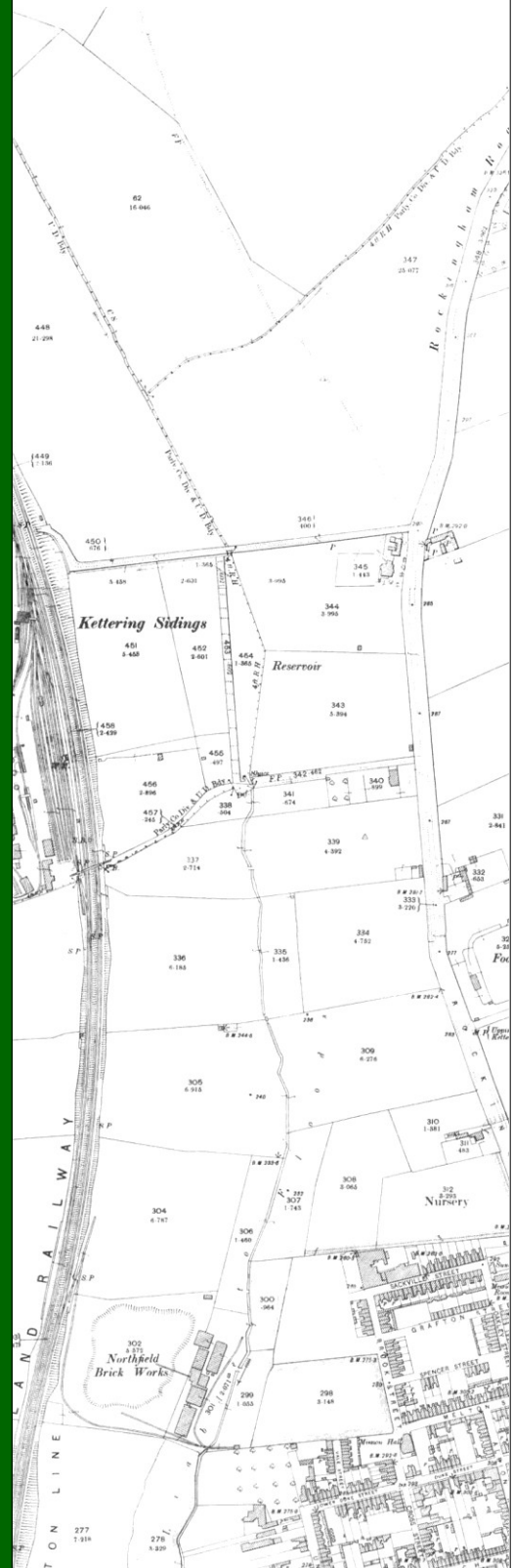
Holden & Lee

on behalf of

AH Kettering 1 Ltd



Archaeological Services Ltd



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(A Victorian Villa & Early 20th Century Mansion
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(NGR 486443, 280182)

Kettering Borough Council
Planning App. Ref. KET/2018/0503
Northamptonshire Historic Record Event No. 109158
Souterrain Project SOU18-602

November 2018

Produced for:

Holden & Lee

On behalf of:

AH Kettering 1 Ltd.

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CONTENTS

	List of Figures	3
	Summary	4
	Preface	5
1.	THE HISTORIC BUILDING RECORD	6
2.	PLANNING BACKGROUND	7
3.	LOCATION & ASPECT	7
4.	HISTORICAL CONTEXT OF AVENUE HOUSE	8
	The Socio-political Context	8
	Avenue House: The Preston Interior	12
	The Post-Preston Era	13
5.	OBSERVATIONS	13
	Exterior	13
	The Interior	15
	The Ground Floor	15
	The East-West Wing	15
	The North-South Wing	16
	The First Floor	17
	The East-West Wing	17
	The North-South Wing	18
	Roof space/Attic room	19
	Gate-keeper's lodge	19
6.	ARCHIVE & REPORT	19
7.	COPYRIGHT	20
8.	REFERENCES	21
	Historic maps & documents	21
9.	FIGURES	22
10.	HISTORIC BUILDING RECORD PHOTOGRAPHS (2018) & INDEX	22

(Illustrations are at the end of the report)

List of Figures

Figure 1	Location of the Site
Figure 2	The Application Site: layout of existing buildings and location of Avenue House
Figure 3	Avenue House 2018. Viewed from the northeast (Victorian Wing on right)
Figure 4	Avenue House 2018: The early C 20 th Wing. Viewed from the southwest
Figure 5	Avenue House: expansion of the property
Figure 6	OS survey of 1899, with Application Site superimposed
Figure 7	OS survey of 1924, with Application Site superimposed
Figure 8	External plan. Direction of photographs (1-51)
Figure 9	Ground floor plan. Direction of photographs (52-94)
Figure 10	First floor plan. Direction of photographs (95-144)
Figure 11	East elevation
Figure 12	South elevation
Figure 13	West elevation
Figure 14	North elevation
Figure 15	Sections
Figure 16	Approximate location of 19 th century villa

Summary

In September 2018 a Level II historic building record was made of an early 20th century mansion house on the northern periphery of Kettering town, Northamptonshire, prior to its conversion of the building to residential care apartments.

The historic significance of the building in relation to Kettering's industrial heritage was identified by the county council's Archaeological Advisor.

Formerly known as Avenue House, the historic building originated as villa in the late 1890s, when it was purposefully-built in relative proximity to Kettering Furnaces, by the Kettering Coal and Iron Company, for the company's managing director and his family.

Essentially, the historic account explores the raison d'être of the building's construction and its social-political context within late 19th and early 20th century Kettering; predominantly by means of primary sources.

The report provides a comprehensive descriptive and illustrative account of the building in its present 'as found' state by means of photography and scaled elevations and plans. In addition, the main phases of the building's historic development are identified.

Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of information or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of statements or opinions expressed in this document.

Historic Building Record & Report

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1. THE HISTORIC BUILDING RECORD

- 1.1 This document presents an illustrated and descriptive ‘as found’ record of a historic building in Kettering, Northamptonshire, prior to its conversion to apartments. It has been prepared in accordance with Condition 8 of Kettering Borough Council (KBC) Planning Permission KET/2018/0503.
- 1.2 The historic building, formerly known as Avenue House, is a late Victorian villa which was significantly enlarged in the early 20th century. It has been more recently known as SATRA House, having formed an integral part of a scientific research centre since the mid 20th century. The present Historic Building Record concerns only the former residence.
- 1.3 The Historic Building Record has been prepared by Souterrain Archaeological Services Ltd for construction consultants Holden & Lee, on behalf of AH Kettering 1 Ltd., of Unit 3 Cygnet Way, Swan Valley, Northampton NN4 9BS (the Planning Applicant & Developer).
- 1.4 The Historic Building Record conforms to the requirements set out in consultation advice by Liz Mordue, Archaeological Advisor for Northamptonshire County Council¹ and statutory heritage consultant for KBC. As such, the creation of the Record is consistent with paragraph 141 of National Planning Policy² which requires the developer to record, and to advance understanding of, the significance of heritage assets that are to be lost, wholly or in part, due to development. One purpose of the Record is to inform future conservation decisions and subsequent management of the structure.
- 1.5 The Record observes the current national guidance of Historic England (*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*, 2016). It comprises:
- a descriptive account;
 - a historical account;
 - a photographic archive, and;
 - measured plans and elevations.
- 1.6 The report provides a comprehensive visual documentation of the historic building prior to the permitted conversion. Integral to the record is a historical account of the building which is largely derived from primary archive sources, the aim of which has been to gain an understanding of the building’s local and regional historical context. The record falls within the overarching scope of East Midlands Heritage, Regional Research Objective No. 9 (Knight, Vyner & Allen 2012)³, contributing to the long-term study of the manner in which issues of power, control and status are reflected in regional building types of the period⁴.
- 1.7 Archive repositories examined in the course of the research comprise: Northamptonshire Archives; Northamptonshire Historic Environment Record; The British Newspaper Archive; and

¹ Consultation response 20th Feb 2018: Liz Mordue, Archaeological Advisor, Planning, Northampton CCC to Alan Chapman, Planning Officer, Kettering BC, Re. Planning App. Ref. KET/2018/0038

² DCLG 2012, National Planning Policy Framework (NPPF)

³ Knight D, Vyner B. & Allen C. 2012. *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*, Nottingham Archaeological Monographs 6 (Nottingham/York)

⁴ Objective 9. 2. 4

Northampton Public Reference Library. Other local archive repositories, Kettering Museum and Kettering Civic Society, were also approached but contained no relevant material.

- 1.8 The report and archive is to be available as a public-accessible record.

2. PLANNING BACKGROUND

- 2.1 Planning Permission (subject to conditions) was granted (22nd May 2018) to Avery Healthcare (AH) Kettering 1 Ltd, for '*Redevelopment of site to provide a 42 bedroom dementia care home, a 77 bedroom nursing home, and conversion of Victorian villa to provide 8 no. assisted living apartments, together with associated parking, landscaping, and amenity spaces*'. The area of the proposed development is defined on the drawings (latest revisions) by TDC Architects Ltd., submitted with the planning application⁵.
- 2.2 On account of the historic interest of the Application Site, Condition 8 of the Planning Permission required the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation. The Archaeological Advisor drew attention to the historic significance of the late Victorian/ early 20th century building which lies in its associations with the industrial heritage of Kettering as well as its historic fabric⁶ and disposition. In view of this she duly advised that a Level 2 historic building record is to be compiled as defined by Historic England⁷ (2016)⁸.
- 2.3 The anticipated nature and extent of the Historic Building Record was subsequently discussed between the Archaeological Advisor and Martin Wilson of Souterrain on the 12th July 2018 and an appropriate Scheme for a Historic Building Record⁹ was subsequently agreed.

3. LOCATION & ASPECT

- 3.1 The Application Site is located about 1.7 km north of Kettering town centre, on the west side of Rockingham Road (Fig. 1). The historic building is situated towards the north-eastern corner of the Application Site (Fig. 2), centred at National Grid Reference 486443, 280182. The building occupies a footprint of about 342 sq. m.
- 3.2 Topographically, the site slopes down from east to west between the 90 m and 80 m contours. The historic building is located at c. 85 m OD. The underlying geology is recorded as Whitby Mudstone Formation, formerly known as Upper Lias Clay¹⁰. The site is enclosed on its northern and eastern sides by a high brick wall and tree screens, and on its western and southern sides by metal railings or wooden fencing. Views of the historic building from outside of the site are restricted to the entrance on Rockingham Road. The property is bounded to the north, west and south by 20th century residential estates.
- 3.3 The historic building is a Non-Designated Heritage Asset (i.e. not a Listed Building) and is not located within a Conservation Area. Recent use of the building has been for office and commercial purposes.

⁵ TDC Architects Ltd. Drawing no. LA A172009 AL(9)900 B 'Proposed Care Homes, Kettering, Site Location Plan', Aug 2017

⁶ *Op. cit.* Consultation response 20th Feb 2018

⁷ Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

⁸ *Op. cit.* Consultation response 20th Feb 2018

⁹ Souterrain Archaeological Services Ltd., July 2018. Scheme for a Historic Building Record: The Victorian Villa at the former SATRA Innovation Centre, Rockingham Road, Kettering, Northants (NGR 486443, 280182), HER No. 109158, SOU18-602, 2018

¹⁰ British Geological Survey 2018 <http://www.bgs.ac.uk>

4. HISTORICAL CONTEXT OF AVENUE HOUSE

The Socio-political Context

- 4.1 Avenue House is demonstrably an example of a privileged residence, purposefully built by a private industry to enable its proprietors to exercise a tighter grip on company operations and, importantly, their workforce.
- 4.2 The house was built and owned by the Kettering Iron and Coal Company, which operated Kettering Furnaces¹¹, founded in 1877 by fellow iron masters Frederick Walter Preston and Herbert Sartoris. The industry was located on the west side of the Slade Brook, alongside the Midland Railway, several hundred metres beyond the northern periphery of Kettering town. The furnaces were worked continuously, day and night by shift; raw material brought in by quarry tramways and iron product distributed via the company's rail sidings. The ore was largely used for the manufacture of drainage pipes, gutters and covers, railings, and numerous domestic fittings such as baths, heaters, cookers; and also for steel-making¹². In 1881, around 100 families from Kettering and environs were dependent on the company¹³. By 1911, the number of employees had risen to around 600¹⁴.
- 4.3 Avenue House was a substantial villa with an M-shaped roof (Fig. 3). It was built in full view of the furnace works, about 380 m to the east¹⁵. Its name was probably derived from the tree-lined track and public footpath (Fig. 5) which ran beyond the northern boundary of the property. Indeed, the footpath, between Rockingham Road and the Kettering Furnaces was the main route to work for most of the furnace men. The precise date of the construction of Avenue House has not been established, although it was evidently not in existence in 1888, when the first detailed Ordnance Survey of Kettering was carried out (Fig. 5a); it first appears (i.e. in its early form) on the second edition map, surveyed in 1899 (Figs. 5b & 6). By then, it was the family home of F W Preston's son, Henry James (aged 36), skilled engineer and furnace manager, his wife Lidia (née Headley), their son Francis and daughters Jennie, May and Kathleen. Construction of the house may have been completed in late 1898 or early 1899, for a series of advertisements for a General Servant were placed in the *Stamford Mercury* between January and February 1899 by Mrs Preston of Avenue House¹⁶.
- 4.4 The decision to construct Avenue House in proximity to Kettering Furnaces should be considered against the socio-political backdrop of the period. The late 1880s and the 1890s witnessed the foundations of British manufacturing disrupted by escalating worker-unrest on a nation-wide scale, which frequently culminated in major industrial disputes. Employees worked long hours, commonly for payment barely above subsistence level, and frequently in conditions harmful to health or openly hazardous. As a consequence, workers formed unions and leagues in order to negotiate better payment and conditions from their employers. Naturally, business owners were opposed to any action that might interfere with the running of their company and its profits. A major landmark for workers had been the Employers and Workmen's Act of 1875, which technically placed employer and employee on an equal footing with regard to

¹¹ See NRO 1910 Land Valuation Book for Kettering: Assessment Nos. 5984 -6 (house, stabling, garden and land)

¹² Ireson, T 1992, *Old Kettering – A View from the 1930s*, Book 2 (Irthlingborough)

¹³ *Northampton Mercury* - Saturday 08 January 1881

¹⁴ *Kettering, Temp. George V* (Brighton)

¹⁵ A view of the works taken from the grounds of Avenue House, c.1912, is shown in *Kettering, Temp. George V* (Brighton)

¹⁶ *Stamford Mercury* - Friday 06 January 1899; *Stamford Mercury* - Friday 17 February 1899; The Preston's were living at 'Woodville' villa, Kettering in June 1896, *Stamford Mercury* - Friday 01 May 1896

employment contract. No longer was a breach of contract on the part of an employee a criminal offence. But in reality, it seems that the old Master and Servant working conditions changed little, as factory owners enforced stricter contracts on their employees. Business owners were fearful of the infiltration of unionism and the economic ramifications employer-employee conflict. In the meantime, the unions and leagues began to draw support from the semi-skilled and the unskilled. It has been estimated that by the end of the 19th century around 2 million workers belonged to a trade league or union of one kind or another¹⁷.

- 4.5 As early as 1881, F W Preston and Sartoris took steps to foster harmonious relationships between employer and employee at the Kettering Iron and Coal Company. They laid on a New Year dinner for about 100 employees at the George Hotel in Kettering, where ‘the toast of the evening’ was “The health of the Workmen employed by the Kettering Iron Company's furnaces”. Accordingly, the event was brought to the attention of the Northamptonshire press, where it received positive publicity¹⁸. The reporter particularly noted how gratifying it was to see that such “agreeable gatherings appear to pull down the middle wall of partition, which, to the injury of the wellbeing of all, appears too often to exist” and “hope[d] that the good understanding which appears to exist between them may continue’.
- 4.6 It is uncertain whether this show of company well-being was repeated in succeeding years, but in the spring of 1890 a serious industrial dispute hit the Kettering Furnaces¹⁹. It was during Henry James Preston’s management. Initially, six men were ‘locked out’ for alleged infraction of the Employers and Workmen’s Act. The company took the men to the Petty Sessions Court, but subsequently withdrew the case; it was thought that the company’s directors feared to lose. Nonetheless, the unemployed men suffered court costs each of 4s. 6d. (F W Preston was Justice of the Peace). Immediately afterwards, the company issued 14 days notice to the entire workforce, with the intention of ‘re-contracting’ the men after the introduction of a newly written code of rules. By doing so, the company would not be seen to be in breach of the law. The main argument appears to have been the company’s insistence that a worker must not affiliate (i.e. join a union or league) if he wished to keep his job. Many saw this as signing away their ‘right’ and liberty. Fifty men who refused sign up to the new company code were instantly ‘locked out’. Many of them were exposed as members of the Kettering branch of the relatively newly formed Midland Counties Labour League. One month on, the dismissed men were still agitating sympathy and support from the Kettering public. They succeeded in rallying fellow workers at a large gathering in the nearby town of Rothwell (4.5 km WNW), where ‘a huge placard’ bore the words ‘locked out because we refused to be slaves’²⁰. Although it was claimed by the company directors that the lockout did not interfere with production, the fear of disruption was probably ever-present.
- 4.7 Throughout this period, it is notable that F W Preston lived at Burton Latimer, to the southwest of Kettering, while Mr Sartoris resided at Weekley, a village to the northwest. By this time, both men were in middle age. They were certainly comfortably settled, neither with a desire to move closer to their industry, but they undoubtedly realised the increasing need to constantly assert their authority. It could only be done by maintaining a permanent presence of power. The decision was evidently taken to install their tough managing director, Henry James Preston, in proximity to the works. The impression one gains from snippets of press reports, is that H J Preston was a single-minded and stubborn fellow, imbued with tradition and a self-belief in the powers vested in his inherited upper middle class status. Before moving to Avenue House he

¹⁷ Thompson, d 1991. *England in the Nineteenth Century*, 187

¹⁸ Northampton Mercury - Saturday 08 January 1881

¹⁹ Northampton Chronicle and Echo - Tuesday 22 April 1890

²⁰ Northampton Chronicle and Echo – Thursday 1st May 1890

and his wife resided at 3 Wood Street, a smallish Victorian villa off the Rockingham Road, about 1.2 km southeast of Kettering Furnaces²¹. The couple's shared temperament was probably well-recalled throughout the town after a county court case brought against them by a former female domestic servant for unfair dismissal and non-payment of due wages²².

- 4.8 The 1890s saw H J Preston busily expanding his influence over the lower echelons of Kettering society. From at least 1896 he sat on the Committee of Kettering Urban District Council, where he represented the Western ward²³. But public office was not to be without conflict of interest. At the turn of the century Henry was alleged to have made a copy of the council's proposed plans for the town water supply and sanitary arrangements, in the interests of the Kettering Iron and Coal Company. The question had been raised over the company's right to use The Slade Brook, much needed by the furnaces. He was subsequently obliged to resign from the Council's Water Committee when his company opposed the Council's Water Bill²⁴.
- 4.9 Meanwhile, the Kettering Iron and Coal Company wielded power over the Kettering workers. Conditions for the furnacemen were harsh. Over the years there were several accounts of serious injury or death reported by the local press. Those workers who left, or stayed away, without notice (even for illness) risked summons before Kettering Divisional Petty Sessions²⁵. As manager of the Kettering Iron and Coal Company, in 1905 H J Preston entered into a bitter dispute with his furnacemen, who believed they had just grounds for a pay increase. The disagreement lasted for several weeks. Preston was riled by the intervention of the Blast Worker's Union, the Kettering branch of the National Society of Blast Furnacemen and Kindred Trades, who wished to negotiate on behalf of his workmen. He 'firmly refused', 'expressed his determination not to allow his business methods to be questioned'²⁶ and promptly served notice of dismissal to 63 men. As if to rally public sympathy for his conduct he publicly intimated that a consequence of the men's actions could lead to the 'damping down' of the furnaces and, ultimately, a weekly loss of £500 for Kettering town. It seems that Preston felt that he had Kettering in his grip. Undoubtedly, assisted by informers in his employment, he kept a constant watchful eye on the state of affairs from Avenue House. It was recalled that he kept a pair of binoculars at hand to observe the works²⁷. Four days before the termination of the men's engagement Preston turned up at the furnaces and received deputations from both the day shift and the night shift. Through what seem to have been to a mix of diplomacy, guile and threat, he obtained a complete withdrawal of the men's pay claims, and persuaded all but one employee to sign a document agreeing to abide by the company rules, which effectively meant withdrawing affiliation to any trade union organisation.
- 4.10 In 1907, H J Preston took over as Managing Director of Kettering Iron and Coal Company when his father finally succumbed to a late but a 'prosperous retirement'²⁸. F W Preston died in 1913, whereupon Henry received significant shares in the company²⁹. A substantial re-development of Avenue House followed. A grand east-west wing doubled the size of the villa, effectively transforming it to a mansion house - the building that exists today (Figs. 3, 4 & 7). A date stone on the east-west wing marks the completion of the enlargement of the Preston residence in 1914. At the same time, additional (agricultural) land was acquired to create extensive gardens

²¹ Since at least 1894, *c.f.* Kelly's Directory of Northamptonshire, 1894, 110

²² Northampton Chronicle and Echo - Tuesday 16 August 1892

²³ Kelly's Directory of Northamptonshire, 1896, 110

²⁴ Northampton Mercury - Friday 11 January 1901

²⁵ Northampton Mercury - Friday 17 September 1897

²⁶ Northampton Mercury - Friday 28 July 1905; Northampton Mercury - Friday 14 July 1905

²⁷ Ireson, T, 1993. *Old Kettering: A View from the 1930s, Book 2* (Irthlingborough), 168

²⁸ *Ibid.*, 165.

²⁹ Northampton Mercury - Friday 25 July 1913

and grounds³⁰ (Fig. 5) which stretched westward as far as the Slade Brook, beyond which lay the furnaces. For the furnace workers who trudged along the footpath twice a day, Avenue House was a constant reminder of the power of their employer.

- 4.11 During the short reign of Edward VII, displays of luxury and conspicuous consumption had become fashionable amongst the upper classes; following the lead of the king³¹. The trend was emulated by many of the wealthy business classes; and indeed, seems to have appealed to H J Preston. His love of sumptuous surroundings, and taste for the highest quality craftsmanship and materials, may be seen from a 'Portion of The Superior Household Furniture and Effects' auctioned by his wife after his death (*post*, 4.15). Home-bred hunting horses roamed the grounds of Avenue House, the finest specimens exhibited at the Northamptonshire and Warwickshire county shows. To a man of such local standing as H J Preston well-publicised acts of munificence were also greatly important. One of the more unusual instances was a public demonstration of a lifeboat launch that took place one Saturday afternoon in summer 1908, whereby Preston placed the furnace reservoir at the disposal of the organisers and had an 'ornamental sheet of water' placed near the furnaces. As with most public occasions of the time, it was preceded by a large parade through the town³². In celebration of the coronation of George V (1911), Preston granted use of his field at The Headlands for sports and entertainments.³³ Kettering's dignitaries found the Accession an excellent opportunity to proudly celebrate their own achievements in the town with a publication entitled 'Kettering Temp. George V'. A portrait photograph of Henry James Preston appears with a short résumé of the man and the company³⁴. (There is also a view of Kettering Furnaces which appears to have been taken from a first floor window of Avenue House³⁵). Re-enforcing his interests in the local political scene in 1913, Preston was elected a vice-president of the East Northants Conservative and Unionist Association³⁶.
- 4.12 Unfortunately for Preston, the year of the outbreak of the Great War coincided with the completion of his mansion house. Indeed, for a certain ilk of society the 'European struggle' was simply an inconvenience to their way of life, and it appears that Preston shared their sentiments. One year into the conflict the Warwickshire Agricultural Society was obliged to cut its number of show days, but notwithstanding this it hosted 'one of the most successful displays of livestock produce and farm machinery', thus enabling Preston to exhibit a favourite hunting horse, 'Lark's Pride'³⁷. The war undoubtedly brought profits for the iron-smelting business from government contracts. Enormous quantities of high grade haematite ore were imported from Sweden and Spain for British furnaces³⁸. As a 'captain of Industry' it is likely that a sense of impunity led to Preston's prosecution at Leicester in 1917³⁹, after being caught travelling by private motor-car (instead of using the train service) during the ban on public consumption of petrol. For his defence he believed that he was 'within his rights', since he was on company business.

³⁰ TDC Architects Ltd n.d *Proposed Care Home & Assisted Living Units, 77 bed Care Home & 42 bed Dementia Care Home, Redevelopment of Existing Villa to 8 No. Assisted Living Units at Former Satra Innovation Centre, Rockingham Road, Kettering. Heritage Statement A172009, DOC008A, Rev A*

³¹ c.f. Hobsbawm, E J, 1970 (1999) *Industry and Empire*, 166

³² Northampton Mercury - Friday 03 July 1908

³³ Stamford Mercury - Friday 14 April 1911

³⁴ Kettering Temp. George V, lxxii, (Brighton) 1912, NRO Lby 232

³⁵ *Ipsse. lxi*

³⁶ Northampton Mercury - Friday 28 February 1913

³⁷ Warwick and Warwickshire Advertiser & Leamington Gazette - Saturday 28 August 1915

³⁸ Churchill, W S, 1938, *The World Crisis 1911-1918*, 1192-3 (London)

³⁹ 'A Petrol Prosecution', Northampton Mercury - Friday 23 November 1917. Preston travelled by chauffeur-driven Renault limousine, see Ireson, T 1992, 168

- 4.13 In 1919, H J Preston again followed in the footsteps of his father, by being appointed a magistrate for the Northamptonshire Commission of the Peace⁴⁰. After a short post-war boom the nation sank into long-term recession, which struck at the heart of Northamptonshire's coal and iron industries. By October 1920 the furnaces of the Kettering Iron and Coal Company ran short of coal⁴¹; followed by 'damp down' and protracted closure, throwing numerous Kettering families into destitution. The furnaces were stated to have been 're-kindled' in August 1921, although the high price of fuel seriously hampered their output⁴².
- 4.14 H J Preston expired on 27th December 1923. He left an estate valued at £25,275 13s. 4d with 'personalty' of £27,081, 18s. 6d⁴³. To put this sum into perspective, the average adult man (lower and middle classes combined) in full-time employment earned £77 a year, while the average adult woman £35 a year⁴⁴. The highest paid skilled furnace workers earned 25 shillings per week for a daily 10-hour shift, while those who dug the ore and loaded the trains were on piecework rate of 2 ¼ d a ton⁴⁵.

Avenue House: The Preston Interior

- 4.15 In July of the following year Mrs H J Preston put to auction a great quantity of Avenue House furnishings. A glimpse of the lavish interior of Avenue House may be gained from the auction list that was posted in the *Market Harborough Advertiser and Midland Mail* ⁴⁶:

**AVENUE HOUSE, KETTERING.
A PORTION of the SUPERIOR HOUSEHOLD FURNITURE and EFFECTS.**

The whole of the content of the **BILLIARD ROOM**, including a **HANDSOME FULL-SIZED BILLIARD TABLE BY THURSTON**, executed in carved oak; **A CARVED OAK BILLIARD CABINET**. 4ft. 3in., with full complement of balls, cues, and rests; set of 8 light oak Gothic design elbow chairs in red morocco, grandfather clock with brass dial in carved oak case. 2 mahogany bookcases, 2 **ELIZABETHAN DESIGN OAK WRITING TABLES**, oak gun case. 4 Turkey rugs, etc.

Part of the **DINING DRAWING** and **BREAKFAST ROOM FURNITURE** viz.: **HANDSOME CARVED AND FRETTED ORIENTAL CABINET, VERY FINE DARK OAK** 6ft. **SIDEBOARD OF JACOBAN DESIGN**. Charles H. style settee, walnut dining room suite in blue plush, part mahogany ditto. mahogany extending dining table. mahogany 5ft. sideboard, 5ft. bookcase in walnut.

Excellent **PERSIAN, TURRET, WILTON PILE**, and **AXMINSTER CARPETS** and **RUGS**, skin rug, all brute and brass rant kerbs, 4 carved oak hall chairs, handsome alabaster two-handed ornamental vase on pedestal 6ft. high.

A NUMBER OF VERY FINE SPORTING PRINTS and **ENGRAVINGS. BEDROOM APPOINTMENTS**, comprising: **A VERY HANDSOME COMPLETE EXHIBITION SUITE** in walnut with light oak inlay, by Schoolbred; a suit in ash, mahogany washstands and dressing tables, occasional tables, invalid's carrying chair, Axminster, pile, and Brussels bedroom carpets, mahogany 6ft. gent.'s wardrobe, iron and brass bedsteads, bedding, rosewood chimney glue, toilet ware, etc.

CHINA, EARTHENWARE, and KITCHEN REQUISITES.

⁴⁰ Northampton Mercury - Friday 15 August 1919

⁴¹ Northampton Chronicle and Echo - Tuesday 19 October 1920

⁴² Nottingham Evening Post - Friday 26 August 1921

⁴³ 'Local Wills. Estate of the late Mr H J Preston, J P, of Kettering'. Northampton Mercury - Friday 04 January 1924

⁴⁴ Hobsbawm, E J, 1970 (1999) *Industry and Empire*, 167

⁴⁵ Ireson, T, 158

⁴⁶ *Market Harborough Advertiser and Midland Mail* - Friday 04 July 1924

... the sales list continues, to include a gig on rubber tyres, eleven fowl houses, wire garden netting, garden roller, dog kennel, two pedestal stoneware vases, and numerous effects.

- 4.16 The advertisement is also significant in that it is perhaps the only time that we learn of the specific function of some of the rooms within Avenue House. For example, separate from the Dining Room there was a Breakfast Room, while the Elizabethan style writing tables and mahogany bookcases suggest a Study/Library. The Billiard Room has been reported as being on the west side of the house⁴⁷. It would have been where Preston relaxed with male guests and was probably adorned with the fine sporting prints and gun case (pheasants were reared in the grounds, where he held shooting parties⁴⁸). But since the house is now but an empty shell, it may only be surmised where these rooms were located.

The Post-Preston Era

- 4.17 The status of Avenue House in the late 1920s is presently uncertain. In September 1926 an advert appeared in the *Sheffield Daily Telegraph* placed by Mrs Simpson White of Avenue House, Rockingham Road, Kettering, who 'owing to removal' wished to sell 'a few Rhode Island Red Pullets'⁴⁹. Two years later a Mrs Barnes of Avenue House, Rockingham Road, Kettering, placed the following advertisement in the *Market Harborough Advertiser and Midland Mail*⁵⁰: 'Wanted, good General and House Parlour maid for Kettering; two in family; help given; good outings and wages'. The local directory for the year gives two names at 188 Rockingham Road (i.e. Avenue House): that of Mrs Barnes and Councillor Thomas Seddon OBE⁵¹. By the early 1930s Avenue House had become the residence of Dr Daniel Drake-Lee, an elderly Kettering surgeon of great renown. In 1934, his wife Jane advertised for a Cook-General for 'labour-saving house, two in family', at which time there were two other servants⁵². Dr Daniel Drake-Lee died in 1935, leaving the household effects and an annuity to his wife. After WWII, the property was purchased by SATRA (British Boot, Shoe and Allied Trades Research Association) to construct a new research centre⁵³. The villa was re-named SATRA house. In the late 1940s, substantial laboratories with an E-shaped footprint were built to the immediate west and south-west of the villa, and linked to its western elevation by means of an internal walkway.

5. OBSERVATIONS

- 5.1 For ease of description, rooms and open spaces within the building have been numbered. In the description which follows, the numbers in bold refer to room number (encircled) on the building plans (Fig. 8 to 10). Non-bold numbers in square brackets refer to photograph numbers (Section 10). The viewpoints of photographs are shown on Figures 8 to 10. The red and white metric scales which appear in the photographs are normally 2 m in length with divisions of either 0.5 m or 0.2 m.

Exterior

- 5.2 The building is a large and impressive two-storey detached villa (or mansion) with L-shaped plan (Fig. 8): a north-south wing and an east-west wing. It is built in brick with limestone dressings and a tiled roof. There are broadly three phases. The north-south wing was erected in the late Victorian period as a moderately large detached villa. The building was then enlarged during the reign of George V, by the addition of an east-west wing completed in 1914. The third phase concerns the construction of the adjacent laboratories in the mid 20th century, whereby

⁴⁷ Ireson, T, 1992, 168

⁴⁸ Ibid. 168

⁴⁹ *Sheffield Daily Telegraph* - Wednesday 03 March 1926

⁵⁰ *Market Harborough Advertiser and Midland Mail* - Friday 07 September 1928

⁵¹ *Kelly's Directory of Northamptonshire*, 121-122

⁵² *Market Harborough Advertiser and Midland Mail* - Friday 18 May 1934

⁵³ https://www.satra.com/about/the_satra_story.php

alterations severely affected the western elevation of the late Victorian house, resulting in uncertainty as to its original appearance.

The East-West Wing

- 5.3 The building's salient architectural features largely belong to the east-west wing (Fig. 8), a significant aspect of which is the symmetry of its southern elevation (Fig. 12, [13-14]). This has two sub-octagonal stone-dressed turrets situated at the southern corners [12, 24, 25, 27], and two, two-storey and stone-dressed bays windows [16, 17, 19-21], all of which are united by an ashlar parapet and moulded stringcourse. Each bay window has a gable, which is set back from the parapet. The gables have date-stones commemorating the erection of the east-west wing in 1914 [18, 22]. Rainwater run-off from the south side of the roof is channelled behind the parapet to a series of cast-iron downpipe hoppers [10, 12] set at defined intervals. A complementary single-storey stone-dressed bay window with ashlar parapet is located on the north side of the wing [1, 3, 5-6]. The brick colour of the east-west wing is distinctively deep reddish-orange to deep reddish brown. The brickwork is stretcher-bonded throughout. The roof of the east-west wing is primarily gable-to-gable (i.e. dual-pitched) with two intersecting gables above the two-storey bay windows of its southern elevation. An external buttress chimney was constructed at the east end of the wing [9, 11], as was a centrally-located chimney system, whilst at the west end an existing chimney was adapted [29].
- 5.4 The main entrance was also a feature of the early 20th century conversion, built in the form of an aedicule (3.2 m high x 1.6 m wide) within the inner angle of the L-shaped plan of the enlarged house (Figs. 8, 11 & 14; [1-4]). The body of the aedicule is brick-built, while its façade is composed of dressed limestone. The façade has a segmental pediment and panel, with flanking pilasters upon plinths. The upper third of the architrave is reeded, and headed by a shallow ogee. The glass-panelled door is a late 19th /early 20th century replacement. Modern signage ('SATRA House') obscures the panel /frieze and perhaps conceals the former name, Avenue House.

The North-South Wing

- 5.5 The late 19th century house contrasts with the east-west wing. It has a double-gabled (M-shaped) roof (Fig. 14, [42-44]) with a cross-gable on either side (off-set); the ridges were later extended to intersect with the roof of the east-west wing. The external appearance of the house reflects Victorian eclecticism. The most conspicuous architectural components comprise: a first floor corner window to the northeast (Figs. 11 & 14, [44-45]); a stone-dressed external chimney breast rising from a first storey gable end (Fig. 11 & 14, [46]); and a wide two-storey canted bay window on the west side of the building (Fig. 13, [29-30]), the lower bay of which has a central Romanesque arch and spandrel lights. Other architectural detail comprises dressed stone corncicing, string coursing, corniced eaves and eaves stops [31, 43, 45, 48]. At the northern valley end of the roof there is a cast-iron rainwater outlet held by a dressed-stone collar [47].
- 5.6 The location of the former front entrance to the 19th century house is not known, although the most feasible position would have been where the 20th century aedicule is attached.
- 5.7 There is notable variability in the use of brick bond in the 19th century house. Above the string course, stretcher bond has been employed throughout, whereas English bond was the preferred choice below the stringcourse (i.e. at ground floor level); an exception being the western elevation between the aedicule and the eastern gable end [2] where stretcher bond is used. It is presumed that English bond was also employed below the string course of the northern elevation, now obscured by a late 20th century brick skin [42-43]. Comparison of Ordnance Survey maps of 1900 and 1926⁵⁴ (Figs. 6 & 7) shows that a small extension (just over 3 m in length) was,

⁵⁴ surveyed 1899 and 1924 respectively

at some juncture, attached to the northern elevation. It was evidently a single-storey outshot structure; the brick skin was presumably added to hide building scars after its removal. A rectangular brick-paved area suggests the footprint of the extension [43-44].

- 5.8 In the mid-20th century, the western elevation was severely disrupted by the construction of brick walkway to the laboratories of the Innovation Centre. This was built immediately north of the two-storey bay window (Figs. 13 7 14, [42]). In the same period the western elevation on the north side of the passageway underwent further alterations: the insertion of a ground floor window and the construction/replacement of a flight of steps from a rear door [37, 42]. The former entrance to the cellar/basement of the 19th century house was also in this area [39-40], although the precise point of access and its original appearance is indeterminable due to the severity of the alterations. (Inspection of the basement was precluded during the survey on account of asbestos hazard). At basement level there is a remnant of a mullioned lintel which belonged to a large window [38].
- 5.9 At the southern end of the western elevation differential brick colour betrays the union of the 19th century house and the early 20th century wing; in particular, the gables, and chimney extension [29, 32-34].

The Interior

The Ground Floor

- 5.10 The interior of the building has undergone various stages of modernisation and redecoration in the late 20th century and very few original fixtures and fittings survive. As a result, the original function of rooms may only be hypothesised. The walls are painted, largely over wallpaper, while all second fix carpentry is painted white.

The East-West Wing (Fig. 9)

- 5.11 A small lobby within the aedicule (1.44 m x 0.83 m) opens to a rectangular vestibule (1) (6.86 m x 2.71 m) [52, 53]. Doors on the south and southwest sides of the vestibule lead off to main components of the East-West wing (i.e. the enlarged part of the house). The stairway to the first floor is located on the north side of the vestibule [86]. A modern WC (10) is situated beneath the return flight [88]. At the northwest corner of the vestibule a corridor runs along the centre of the North-South Wing, permitting access to rooms on either side [86]. The vestibule is featureless other than modern fittings. The antiquity of 'period' second fix carpentry (e.g. dado rail and skirting board) is uncertain.
- 5.12 There are three rooms at ground level in the East-West Wing. The main living room (2), possibly the dining room, is situated at the east end of the wing. It is notably spacious - 9.18 m by 6.08 m with a ceiling height of 3.16 m - and maximising light from three large canted bay windows. One of the windows is located in the north wall where it oversees the main entrance and access to the property from the Rockingham Road [57]. The bay is 5-sided, 2.24 m wide, occupying c. 3.21 sq. m. A larger, 5-sided bay (c. 2.6 m wide) is formed by the southeast turret which extends from the southeast corner of the room [54, 56], where it provides an additional 6.5 sq. m of floor space. The rear garden may be accessed from a double-door on the southwest side of the bay [56]. The third bay window is located the south wall where it also provides views of the rear garden [64]. This is 3-sided, c. 2.26 m wide, and has a floor space of c. 1.88 sq. m. None of the original window fittings survive – all having been replaced by late 20th century UPVC frames.

- 5.13 A main fixture of the living room (2) is a large oak fireplace surround and overmantel carved in the Jacobean style. Situated in the centre of the east wall, and juxtaposed with the large bay of the southeast turret [54, 58, 59], it stands c.2.58 m high and is c.2. 36 m wide. The overmantel has a breakfront corniced top, resting on three pilasters, between which are two arched panels. The shelf is a projecting lintel-entablature with barrel frieze of acanthus foliage in low relief, divided by three carved lion masks [60]. The jambs have pilasters, headed with ionic volutes. The shafts are adorned with descending festoons of fruit and flowers [61]. A stone opening to the firebox has been painted white. The fireplace surround is probably of late 19th century or Edwardian date and, as such, an *in situ* feature of the Preston mansion interior.
- 5.14 The doorway in the southwest corner of room 2 retains an Edwardian five-panel door [55, 62] with door-knob and lock fixtures [63]. The room has moulded coving and skirting throughout, but has otherwise been thoroughly modernised. A residual patch of wallpaper provides an impression of the room's late 20th century décor [65]. It is possible that a blocked fireplace exists in the west wall, as suggested by the number of pots on the chimney stack at this point⁵⁵.
- 5.15 Adjoining the main living room to the west is a less spacious, centrally located room (3, [66-68]. This may have been either an ante room, or a serving room. It measures c. 5.86 m by c. 4.66 m, with a ceiling height of c. 3.1 m⁵⁶, and is well-lit from a 3-sided canted bay window in its south wall [69]. The window is identical to the southern window of Room 1. The room was formerly heated from an open fire in its east wall, the fireplace long since blocked and mantel removed [66]. The walls have moulded coving, picture rails, dado rails and skirting boards. The rails and skirting around the chimney breast are evidently later additions, and it is uncertain whether the rest dates to an earlier period. There are three points of access: from the vestibule (northwest corner), from Room 2 (southeast corner) and from Room 4 (west wall).
- 5.16 The third room (4), located at the west end of the wing, appears to have been well-placed as a drawing room. Internally, it may be accessed from Room 3, or via a door in the northeast corner from the vestibule. The room is c. 7.14 m in length and c. 4. 81 m wide, and has a ceiling height of c. 3.14 m. The main feature is a five-sided bay window formed by the south-western octagonal turret [70-71], which provides the main source of natural light and an additional 6.58 sq. m of floor space. The rear garden was formerly accessed from the west side of the bay window [72] (*c.f.* [25-27]). This point of access is betrayed (on the inside) only by a flat-faced lintel (*i.e.* as opposed to moulded). The west wall of the room [70, 73] belongs to the 19th century phase of Avenue House, including the rectangular window-opening. The walls have moulded coving, picture rail, dado rail and skirting. Notably, the northeast doorway from the vestibule is angled and panelled [76-77], although the reason for the angle is uncertain. A blocked fireplace is located in the middle of the west wall. Scars on the wall, ceiling and floor denote the position of a modern (recent) stud partition wall [73]. The main access from the outside was via an integrated porch in the northwest corner of the room [73, 74], which also belongs to the original 19th century house. On the north side of the porch is a blocked doorway [75], latterly used as a cupboard, beyond which is a living room (5) of the north-south wing.

The North-South Wing (Fig. 9)

- 5.17 The creation of the east-west wing required almost the entire absorption of the southern third of the 19th century house (Fig. 16), the former interior layout of which is now indeterminable. Approximately 18 sq.m of the southwest end of the house was incorporated into a new living

⁵⁵ There are four pots on the stack at this point, which may suggest that the breast in the adjacent room (3) contains two flues, whilst a similar arrangement may exist on the first floor..

⁵⁶ N.B the floor was carpeted at the time of the survey

room at the western end of the wing (4). New room 3 absorbed another c. 12 sq.m, whilst a further c. 12 sq.m (c. 2.7 m x 4.5 m) was used to create the western half of the vestibule.

- 5.18 Room 5 [78] was probably the main living room of the 19th century house. Its main feature is a three-sided canted bay window with a central Romanesque arch and spandrel lights (*ante*, 5.5) [79]. The window undoubtedly provided views of the grounds to the west, towards the Slade Brook and, indeed, the Kettering Furnaces. The window frames have been replaced by UPVC. A moulded pelmet arch with side panelling is considered to be an original feature [79-81], whilst a cast-iron radiator at the foot of the window [83] appears to have been an early/mid 20th century installation. The main floor space of the room is c. 27.5 sq. m (c. 5.17 by 5.44 m), the bay providing an additional c. 2.95 sq.m with a ceiling height of 3.11 m. A blocked fireplace is located in the north wall [84] (the chimney stack has been removed from the roof). The room later became the Reception of the Innovation Centre, at which point the east wall was demolished to create an 'open plan' between the entrance and stairway [82, 85].
- 5.19 The dining room of the 19th century house was quite possibly Room 6, which is located in the northwest end of the wing. If so, it may have later become the Breakfast Room (*ante*, 4.15- 4.16). It was originally c. 10.14 m long and 4.20 m wide with a ceiling height of 3.11 m. Its southern end was foreshortened by c. 1.5 m in the late 1940s to create a walkway to the research laboratories [87], thus annulling an open fireplace in its south wall. At least two, but possibly four, rectangular (sash) windows lit the room from its west wall [92] (see also [37]). A door in the northwest corner provided external access to the garden and to a cellar/basement. In the north wall a small window/hatch with segmental brick arch [89-91] has been partially revealed by opening-up work. The window/hatch is of uncertain function, but was blocked in the late 20th century. It is understood that a single storey outshot formerly stood beyond the window/hatch (*ante*, 5.7). The room is otherwise featureless.
- 5.20 The kitchen (7) of the Innovation Centre was located on the east side of the central corridor. It is, however, uncertain whether this was the site of the 19th century kitchen. Other than the remains of modern fittings [93-94], the room is featureless. South of the kitchen is a modern-fitted W.C. (8), (2.71 m by 1.82 m), which is probably the location of the 19th century W.C. The W.C is entered via a featureless cell, 2.62 m by 1.76 m (9), whose position below the first floor bathroom suggests that it may have been likewise.

The First Floor (Fig. 10)

- 5.21 The mansion is served by a single stairway [86, 95, 96] which is understood to have been built at the time of the building's conversion to the research centre, in the 1940s. The stairway is U-shaped, with a short intermediate flight and of double-width (1.28 m). It appears to have been constructed in steel-reinforced concrete. It has a shuttered balustrade and a plain wood banister rail. On the first floor the stairway and well is entirely enclosed by a timber framed wire glass screen [97] with a fire door. It is probable that the original staircase was also at this location (indeed the 19th century staircase may have been replaced during the conversion to mansion). The landing is in two parts, divided by a stud partition wall. The eastern part (11E, [98-99]) is, moreover, a small connecting room (2.68 x 2.58 m) situated above the aedicule, where it provides access to rooms 12 and 13 on the eastern side of the east-west wing. Access to the rest of the first floor is via the west landing (11W). In the same manner as the ground floor a central corridor runs along the north-south wing.

The East-West Wing (Fig. 10)

- 5.22 The eastern half of the wing was divided into two inter-connected rooms, one large (12), one small (13). Each of the rooms could be separately accessed from the landing (11E). The larger of

the two has an air of space and light. The main part of the room is rectangular, 6.08 m by 5 m with a ceiling height of 2.74 m. This is richly enhanced by a five-sided bay window in its southeast corner within the octagonal turret [101-103], an additional c. 6 m sq. m. The room is also lit by a large north-facing window overlooking the front of the building [104] and a single window in the east wall [100-101], that once probably once was a sash (all of the window frames are now formed of 20th century UPVC). Between east window and the turret bay is a fireplace (now blocked) [101] with an external breast (see [9]). The room was undoubtedly a bedroom, whilst the smaller adjoining room (**13**) was quite possibly a dressing room. The smaller room measures 4.9 m by 3.7 m, also with a ceiling height of 2.74 m and is reasonably well-lit from a wide (2.26 m) bay window in its south wall [105-106] which adds c. 1.88 sq. m to the floor space. An interesting feature is an airing cupboard (0.72 m by 0.94m) with panelled and vented door, located in the northwest corner of the room [107-109]. It is possible a blocked fireplace exists in the west wall, in line with Room **2** on the ground floor (*ante*, 5.14).

- 5.23 On the west side of the wing, Room **14** was formerly two separate, fairly spacious bedrooms [111]. The dividing wall is likely to have been demolished during the 1940s conversion. The eastern room (5.86 m by 4.66 m; ceiling height 2.93 m) was lit by a south-facing bay window [112] overlooking the rear garden, and was heated by a fireplace (now blocked) in the east wall [116]. The spacious western bedroom (7.14 m by 4.13 m; ceiling height 2.85 m) profited from a large bay window of an octagonal turret in its southwest corner [113], offering views of the garden and grounds to the south and west. It was further lit by two windows in the west wall [114-115], formerly features of the 19th century house. The room was heated by a fireplace in the west wall, also a residual feature of the original house. (On photo 115, the blocked fireplace is located between the two windows, behind the recent partition wall).

The North-South Wing (Fig. 10)

- 5.24 On the west side of the wing, a spacious room (**15**) (30.45 sq.m) is located above the main living room of the 19th century house (i.e. Room (**5**)), and shares an identical floor plan. The ceiling height is 2.65 m. This was probably the main bedroom of the 19th century house. A large bay window [117] offered fine views across the grounds of the property, and beyond the Slade Brook to the Kettering Furnaces. In the north wall there is a large chimney breast with blocked fireplace [117,119], while on the south side of the room, opening-up works exposed evidence of a fitted washbasin and former décor [120-121]. Interestingly, this west-facing room would have been of sufficient size to have installed the aforementioned full-sized Thurston billiard table (3.86 m x 2.05 m) leaving ample room for the players. It is presumed that the Billiard Room of the early 20th century mansion was located on the first floor; from where H J Preston kept an eye on the furnaces (*ante*, 4.9).
- 5.25 The adjacent bedroom to the north (**16**) is roughly square in plan with a floor space of c. 17 sq. m and ceiling height of 2.85 m. It is lit by a window in the west wall [129] and has a chimney breast with blocked fireplace [126]. The room retains two Art Deco (c.1920s) Bakelite light fittings, a sconce affixed to the chimney breast [127] and a switch on the north wall [128].
- 5.26 The northern end of the central corridor terminates at a stud wall angled to the northwest at 30° [131]. Beyond it is a large room which spans wing (**17**). The room has two entrances, one on either side of the corridor. It was formerly two separate rooms. The room on the east side (**17E**) is rectangular (c. 23 sq.m) and has a decoratively attractive aspect. In the northeast corner there is a four-sectioned corner window [132], possibly the location of a window seat. The window is formed of dressed stone and mullioned. An ovulo architrave appears to be contemporary, although the wooden frame has been replaced. Additional natural light comes from an east-facing window [135]. In the north wall, juxtaposed with the window, there is a fireplace adorned with a

Georgian style wood-carved mantel, possibly with a stone inset (now painted) [132]. The chimney breast is external (see [44-46]). The mantel is possibly a relic that was introduced to the 19th century house. The room is further embellished with ornate mouldings: picture rail, (ovulo with beading), coving (ovulo with reeding), and skirting (ovulo) [134]. The west wall has been opened-up (below the picture rail) to the west room and a boxed- lintel inserted to the gap [137-140]. This alteration probably occurred in the 1940s conversion.

- 5.27 The room on the west side (**17W**) has a roughly square floor plan of c. 18.44 sq.m and a ceiling height of 2.8 m. It is lit by two windows in its west wall [137]. In contrast to the east room, there is no moulding or other décor, and no fireplace. The absence of an architrave gap adjacent to the leading stile of the door indicates that the doorway is a later insertion [138,139].
- 5.28 It is considered that there was initially only one entrance, and that the two rooms were interconnected by a door in the, now demolished, central dividing wall. The level of embellishment of the east room suggests that it was to impress (e.g. visitors). It is quite possible that this room (**17E**) was a guest bedroom, with an adjoining changing room (**17W**). The insertion of the western door suggests that at some later time two distinctly separate rooms were required.
- 5.29 A W.C. with attached washroom (**18**) was located on the east side of the corridor directly above the ground floor W.C. and it seems logical that an adjacent bathroom (more recently a shower room) followed the same pattern. The bathroom (**19**) has been thoroughly modernised and retains none of the original features or fittings [122]. The W.C. retains an 'Edwardian' five-panel door (probably solid pine) with brass doorknob [123, 129] and a patented lock mechanism [124, 125]. On the south side of the washroom a vertically-fixed pinewood ladder permitted access to the roof space [123].

Roof space/Attic room

- 5.30 Due to health and safety constraints, views of the roof space were very restricted. It was possible, however, to hold a camera and work lamp above a loft opening above the first floor W.C./washroom in the north-south wing. Interestingly, it revealed that a part of the roof space, above the bathroom and stairway, was used as an attic room, presumably a servant quarters [140-142]. At least two stud partitions in-filled with plaster and lath were present, electric lighting had been installed, and the walls papered. A limited view of the roof frame at the north end of the wing (above room **17E**) was also obtained [143, 144]

Gate-keeper's lodge

- 5.31 A small rectangular brick building [8, 41 & 51] is situated immediately to the northeast of the 19th century wing of Avenue House, which is probably the lodge of the gate-keeper or grounds-man. The building is first depicted on the Ordnance Survey map of 1926 (surveyed 1924) and is probably contemporary with the construction of the east-west wing. It has a hipped roof covered in terracotta tiles, and short ridge with two ball-on-peg terracotta finials. On the south face of the roof there is a blocked light. The front of the lodge has a single four-light sash window with a sill of engineering brick, and plain boarded door. The building interior was not accessed.

6. ARCHIVE & REPORT

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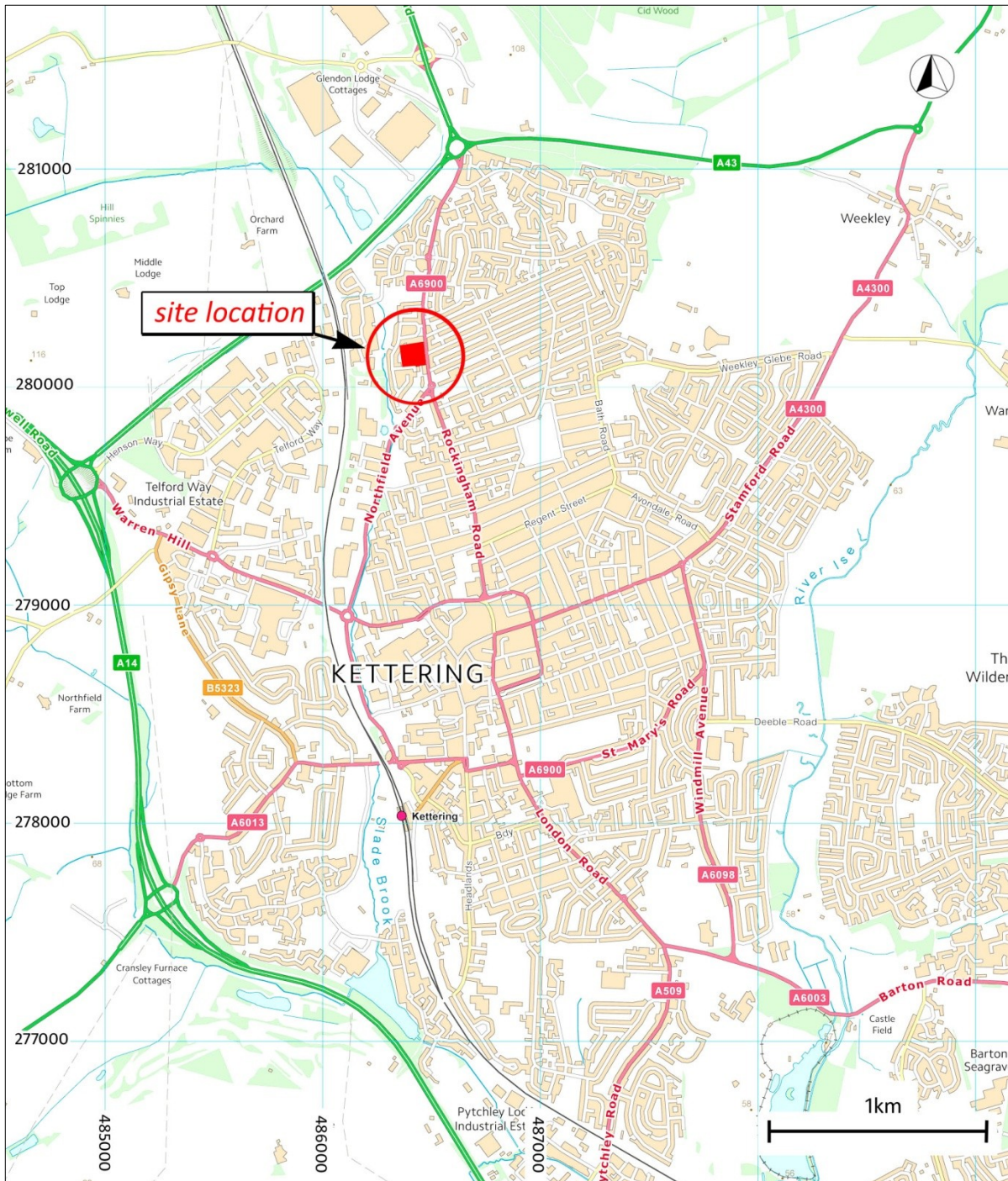


Figure 1. Location of the Site

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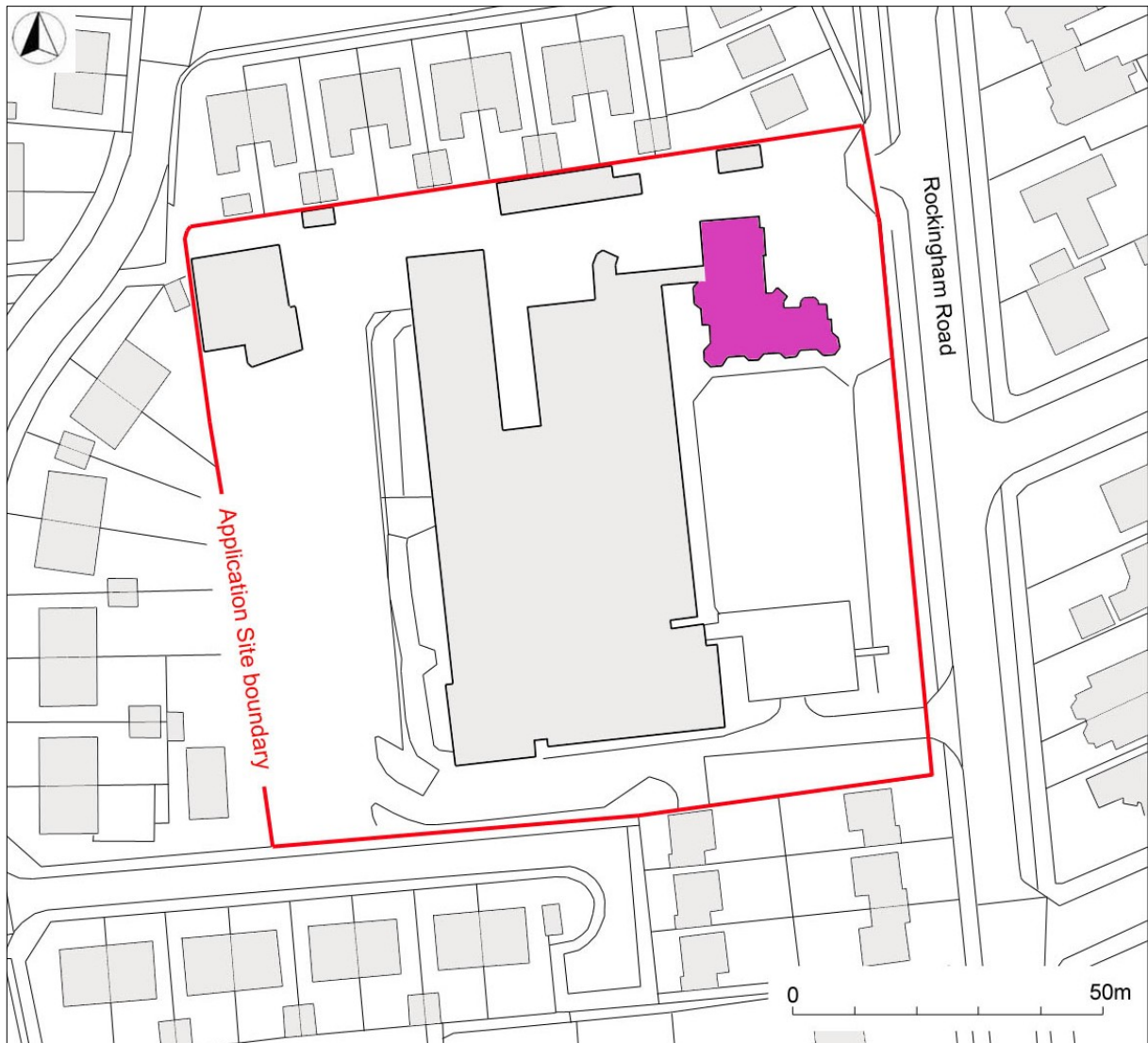


Figure 2. The Application Site: layout of existing buildings and location of Avenue House (purple)



Figure 5. Avenue House: expansion of the property

(base map extracts: Ordnance Survey 25" maps 1884, 900 & 1926, © Crown Copyright. All rights reserved. Licence number AL 10001565)

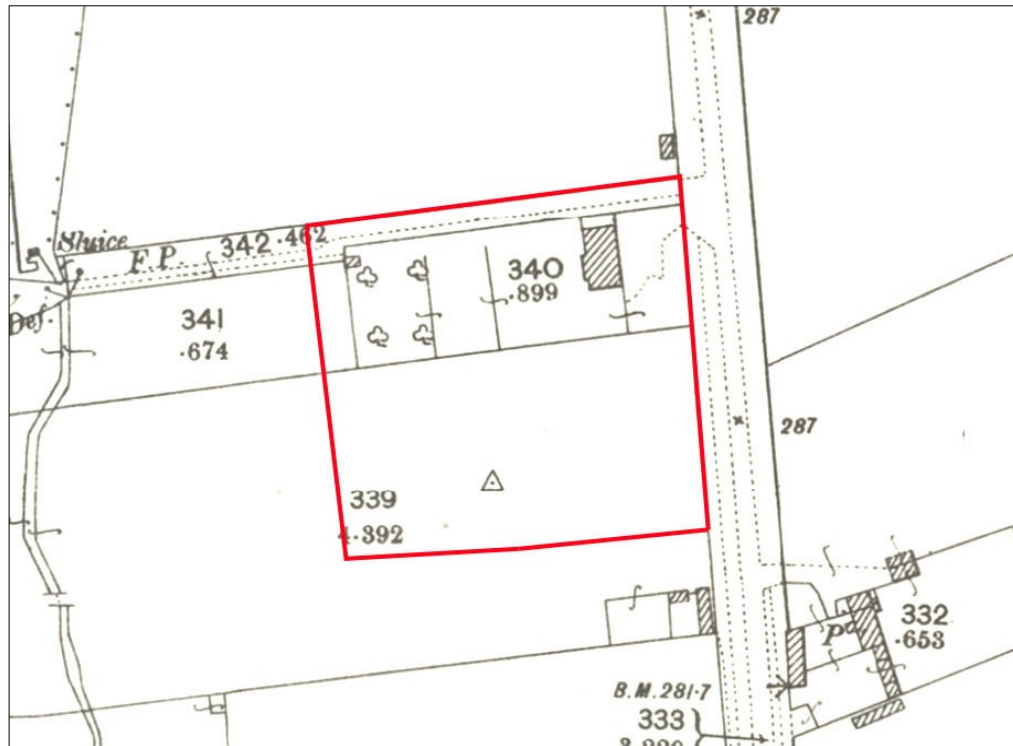


Figure 6. OS survey of 1899, with Application Site superimposed

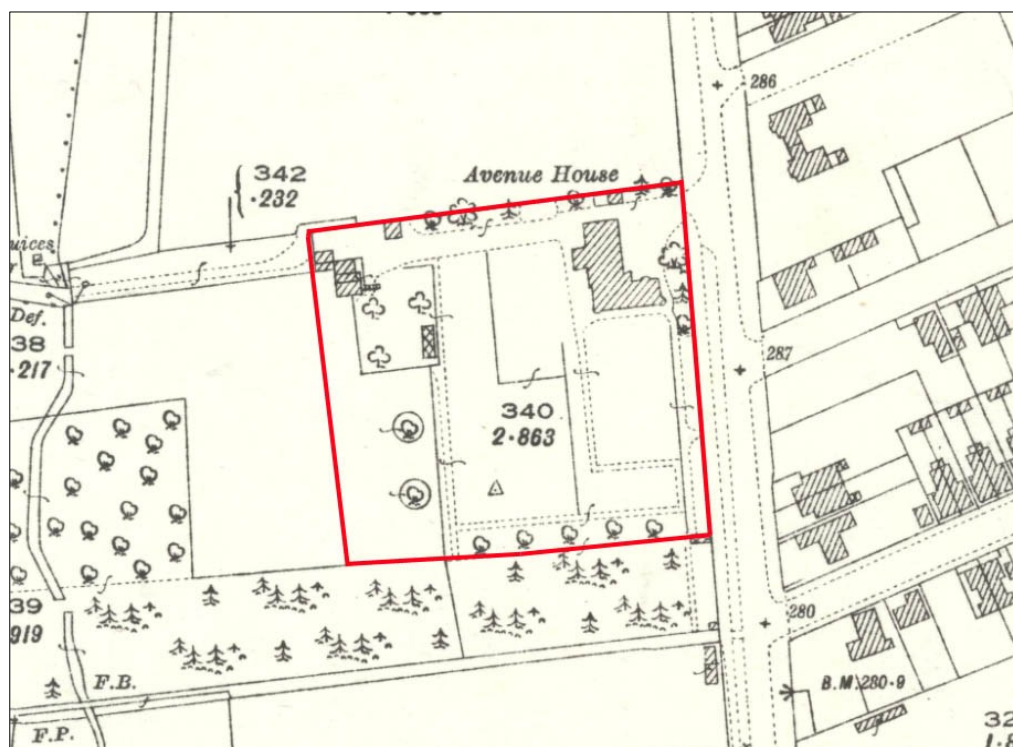


Figure 7. OS survey of 1924, with Application Site superimposed

(base map extracts: Ordnance Survey 25" maps 1900 & 1926, © Crown Copyright. All rights reserved. Licence number AL 100015565)

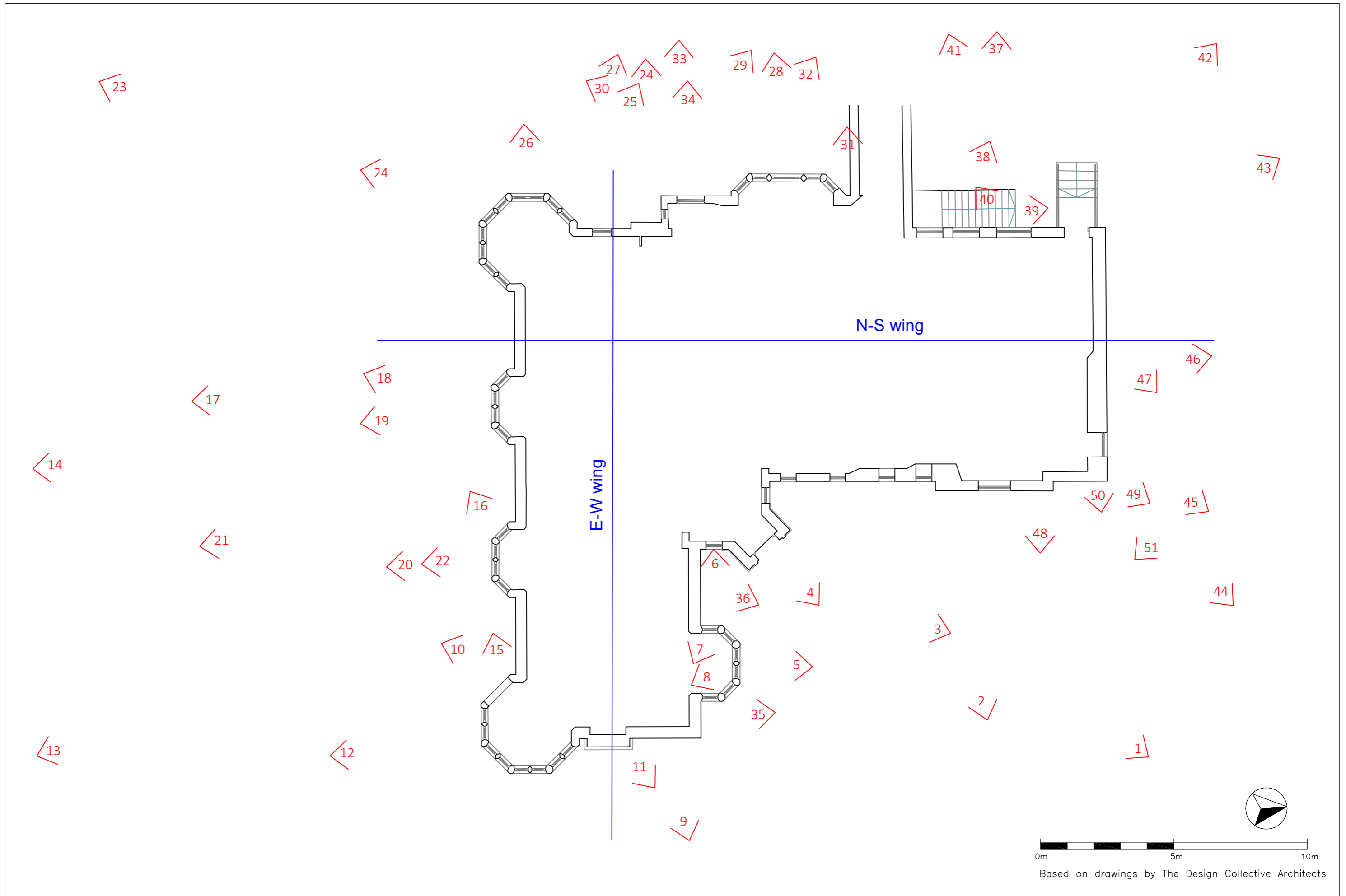


Figure 8: External plan. Direction of photographs (1-51)

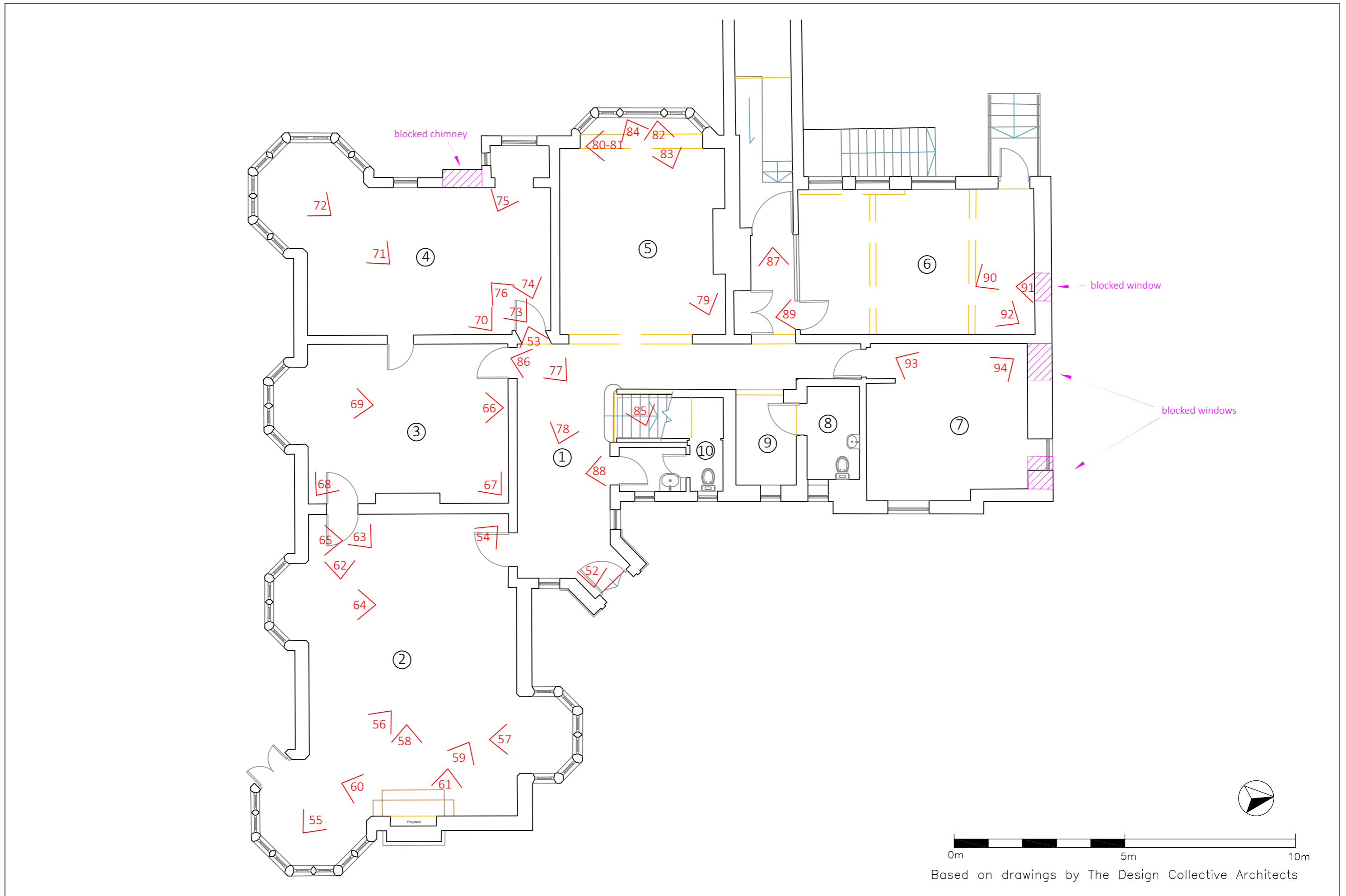
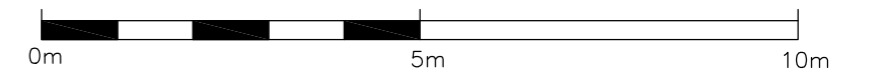
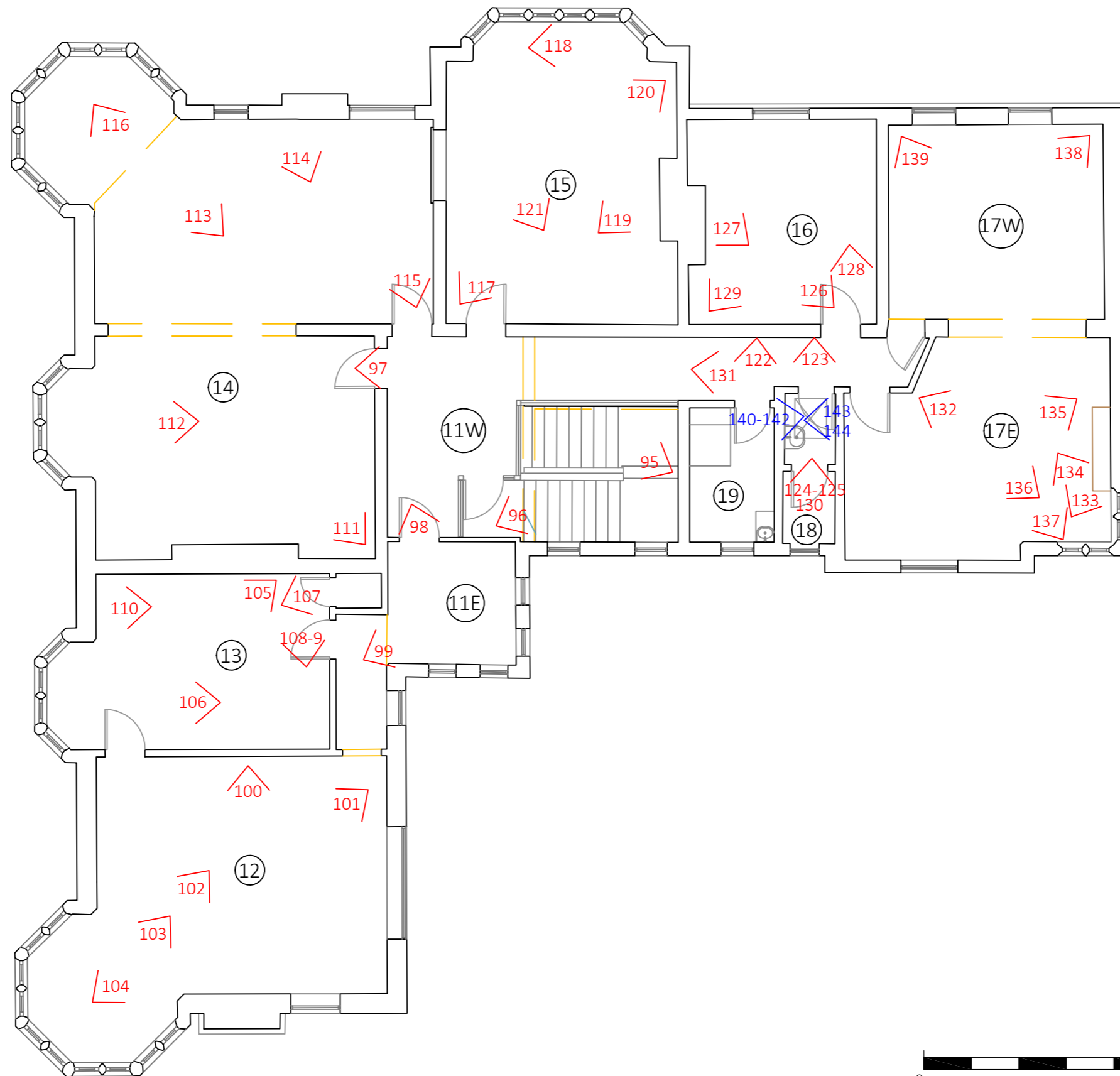


Figure 9: Ground floor plan. Direction of photographs (52-94)



Based on drawings by The Design Collective Architects

Figure 10: First floor plan. Direction of photographs (95-144)



Figure 11: East elevation



m: modern brick
 a: early C20th brick
 b: blue engineering brick

0m  5m
 Based on drawings by The Design Collective Architects

Figure 12: South elevation



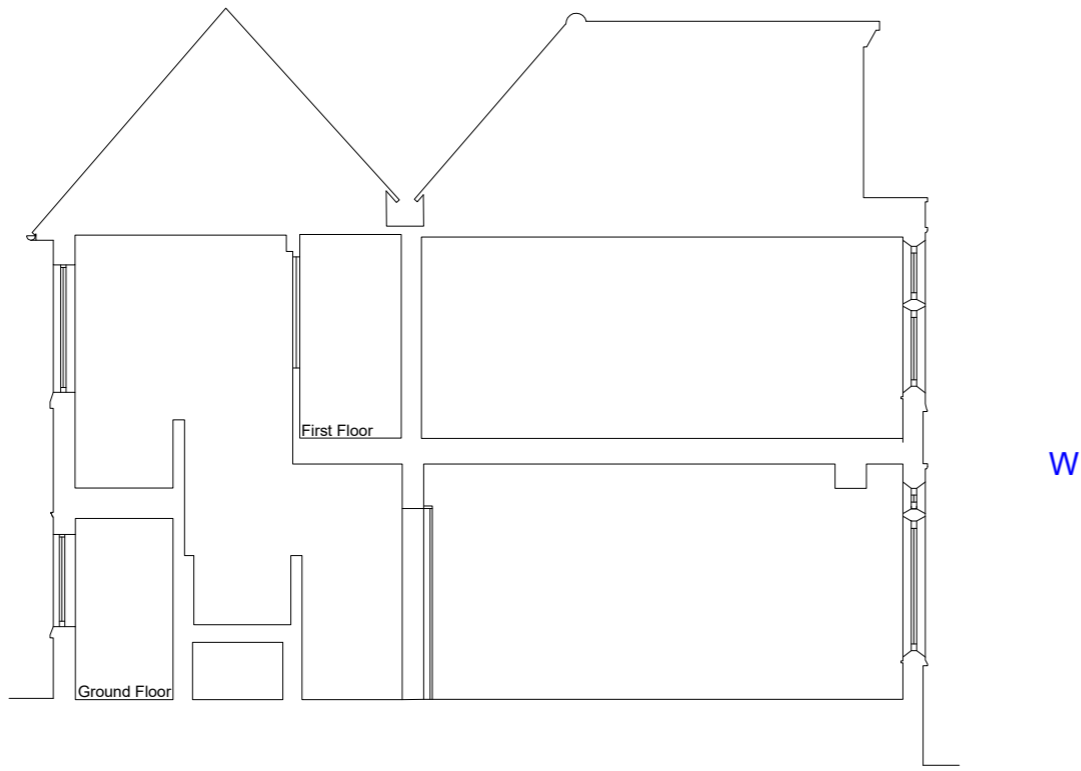
m: modern brick
 a: early C20th brick
 b: blue engineering brick
 c: concrete

0m 5m
 Based on drawings by The Design Collective Architects

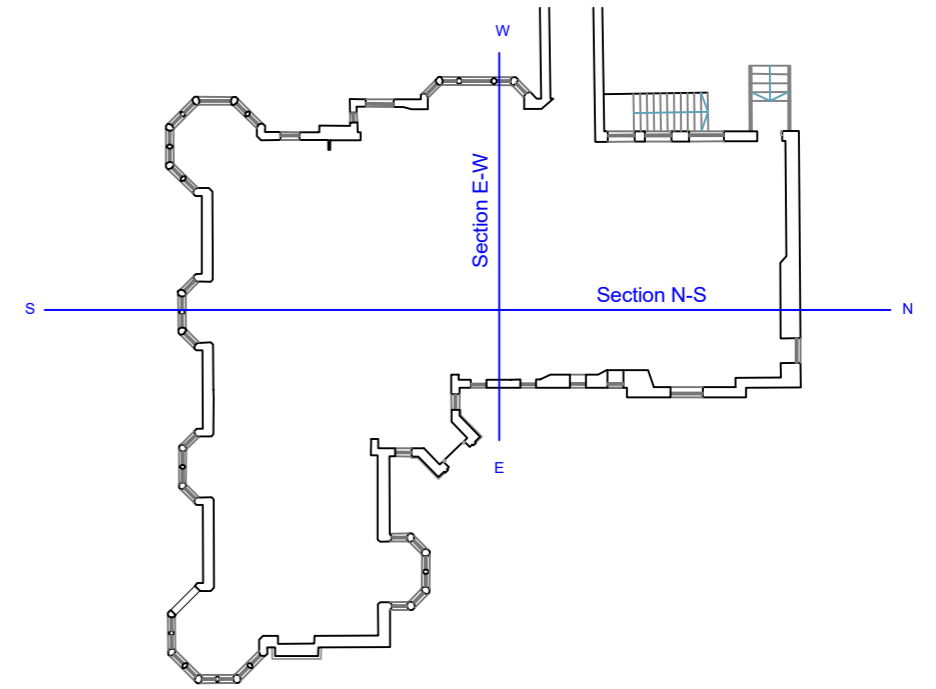
Figure 13: West elevation



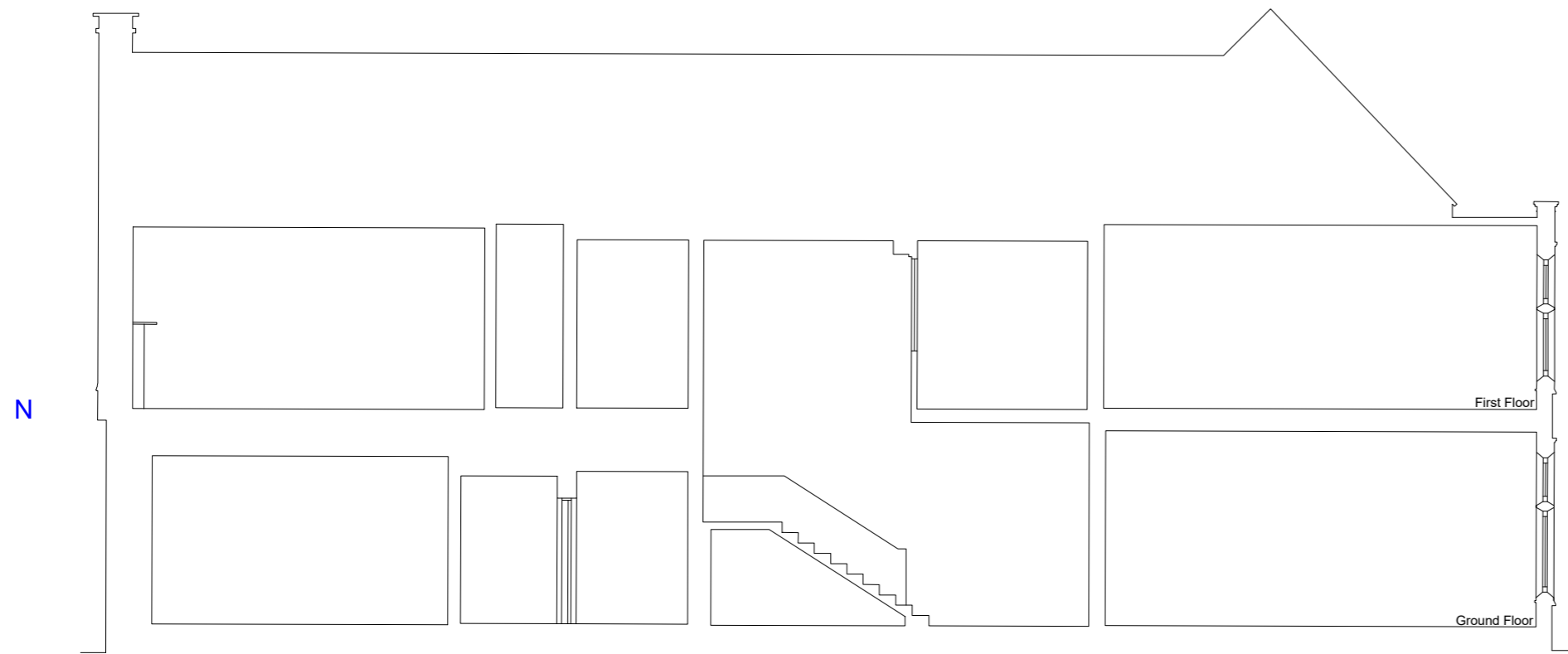
Figure 14: North elevation



Section E-W



0m 5m 10m



Section N-S

0m 5m 10m

Based on drawings by The Design Collective Architects

Figure 15: Sections

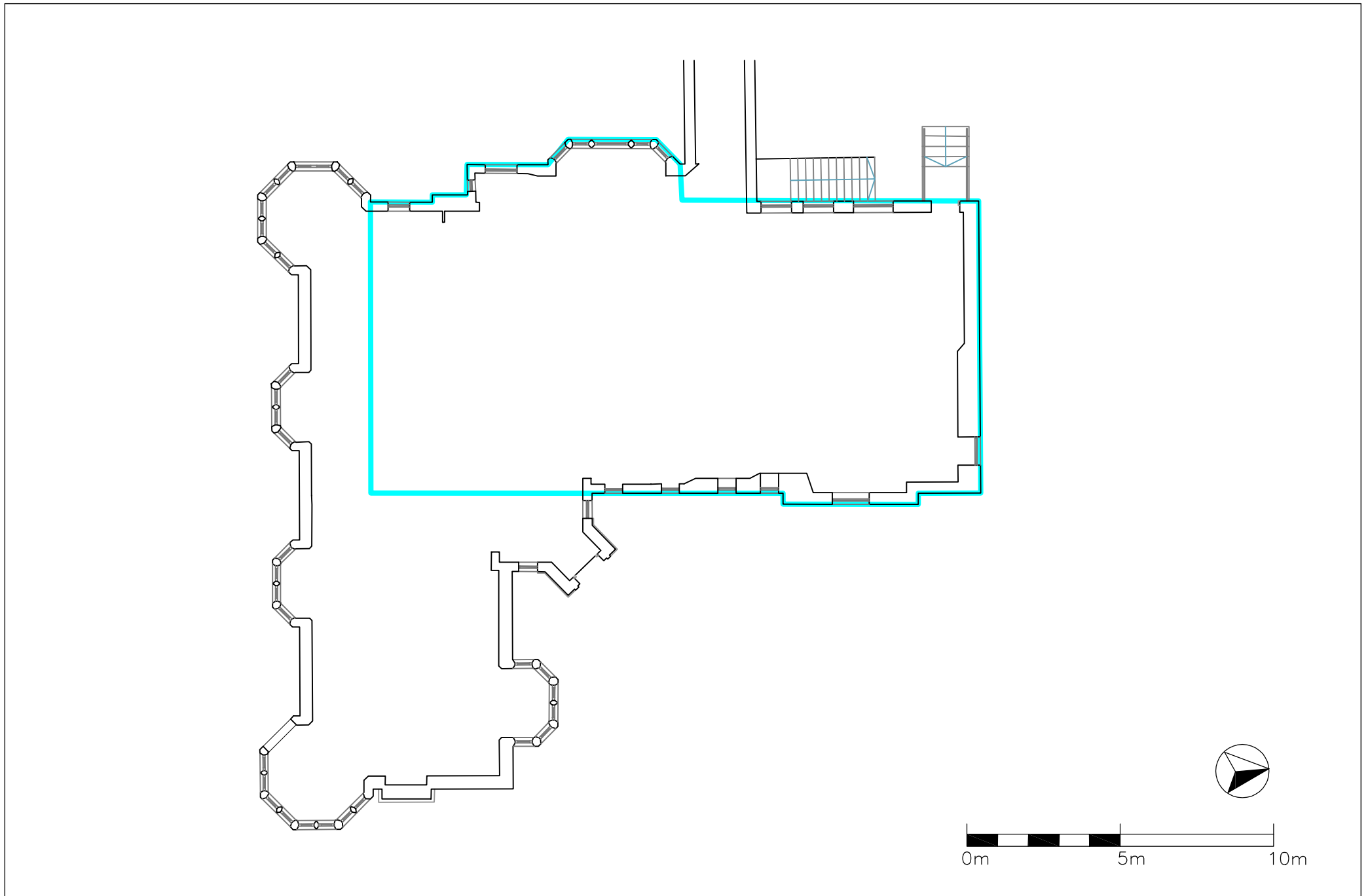


Figure 16: Approximate location of late 19th century villa (blue)

10. Historic Building Record Photographs (2018) & Index

1. Overview of the front of the building.

Facing SW from Rockingham Road.



2. Front of the building. N-S wing, East elevation and entrance. Facing W





3. Front of building. E-W wing, northern elevation and entrance. Facing S



4. Front entrance. Facing SW



8. Overview of N-S wing frontage (viewed from first floor of E-W wing). Gatehouse to right. Facing NW



5. E-W wing. Bay window, east (front) elevation. Facing S



6. Front bay window parapet. Viewed from first floor, N-S wing



7. First floor landing. Viewed from E-W wing. Facing W



9. E-W wing, eastern elevation. Facing SW



10. E-W wing, view of chimney and cast-iron rainwater hopper head. Facing NE



11. E-W wing, Chimney buttress. Facing SW



12. E-W wing, southern elevation. SE turret. Facing N



13. E-W wing. Overview of the rear (S) elevation. Facing NW



14. E-W wing. Overview of the rear (S) elevation. Facing N

REAR (S) ELEVATION, E-W WING



15. Access to garden from SE turret



17. Two-storey bay window (W half of wing)



19. Upper bay window & parapet (W half of wing)



21. Two-storey bay window (E half of wing)



16. Ground floor bay window (E half of wing)



18. Date stone ('Enlarged') on W gable



20. Upper bay window & parapet (E half of wing)



22. Date stone ('1914') on E gable

23. Overview of the rear of the building (E-W wing). Facing NE



REAR (W) ELEVATION



24. SW turret. Facing NE



25. SW turret. Facing SE



27. SW turret. Facing SE



26. Former rear access from SW turret. Facing E



28. W elevation. Facing NE

REAR (W) ELEVATION



29. N-S wing. Brick colour (orange-red) distinguishing the late 19th house from the early 20th century enlargement. Facing SE



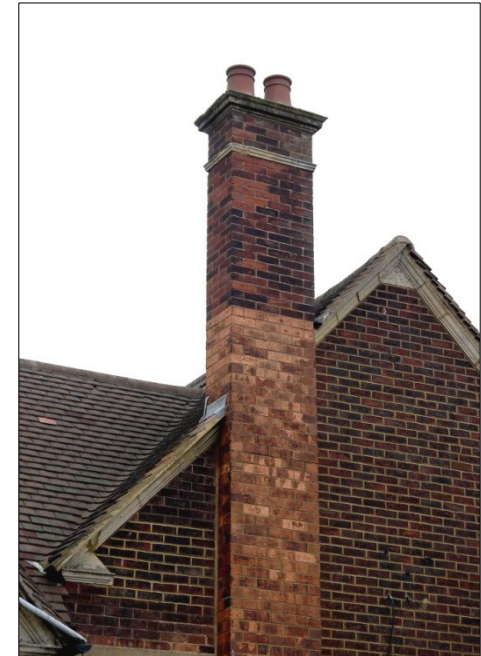
30. N-S wing. Gable with two storey bay window of the late 19th century building. Facing NE



31. N-S wing. Eave return (late 19th century building)



32. N-S wing. Gables



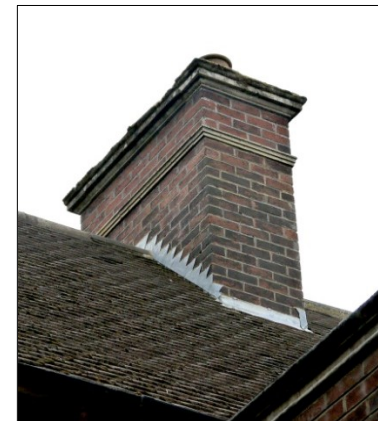
33. N-S wing. 1914 gable and chimney extension



34. Lower SE corner of the original (C19) house and former door (left)



35 E-W wing. East end chimney stack. Facing SE



36. E-W wing. Chimney stack, Facing SW

REAR (W) ELEVATION, N-S WING



37. Rear aspect of the west elevation (northern end). Facing E



38. Stone mullioned lintel (with blocking) denoting former lights of lower ground level. Facing N



39. Basement access. Facing S



40. Side hatch /light to basement. Facing NE

N-S WING



41. Rear aspect of the west elevation (northern end). Facing NE



43. North elevation. Facing SE



44. North elevation. Facing SW



42. Rear aspect of the west elevation (northern end). Facing SE



45. North elevation. Corner window



46. North elevation. Corner window and external chimney breast

N-S WING



47. North elevation. Cast-iron rainwater outlet. Facing SW



48. East elevation. Eave return and end chimney stack. Facing NW



49. East elevation. Carved O.S benchmark near NE corner



50. East elevation. O.S benchmark



51. Gatehouse to the north of the house. Facing NW

GROUND FLOOR



52. E-W Wing. Room 1. Vestibule. Facing W



54. E-W Wing. Room 2. Living room. Facing SE



55. E-W Wing. Room 2. Living room. Facing NW



53. E-W Wing. Room 1. Vestibule. Facing E



56. E-W Wing. Room 2. 5-sided bay window (SE turret) overlooking rear garden. Facing SE



57. E-W Wing. Room 2. 5-sided bay window overlooking front access from Rockingham Road. Facing N



58. E-W Wing. Room 2. Ornate wood firelace mantel. Facing E



59. E-W Wing. Room 2. Ornate wood fireplace mantel. Facing SE



60. Room 2. Detail mantel shelf. Facing NE



64. E-W Wing. Room 2. 3-sided bay window overlooking rear garden. Facing S



61. Detail of mantel leg



63. E-W Wing. Room 2. Early C20 doorknob and key hole cover



62. E-W Wing. Room 2. Early C20 panelled door. Facing W



65. E-W Wing. Room 2. Residual C20 patterned wall paper



66. E-W Wing. Room 3. Living room. Chimney breast and blocked fireplace in east wall. Facing SE



67. E-W Wing. Room 3. Living room. Facing SW



68. E-W Wing. Room 3. Living room. Facing NW (Room 4 to left)



69. E-W Wing. Room 3. Living room. 3-sided bay window overlooking rear garden. Facing S



70. E-W Wing. Room 4. Living room. Facing SW



71. E-W Wing. Room 4. Living room. 5-sided bay window (SW turret) with former access to rear garden (see also photos 72 and 25-27). Facing SW



72. E-W Wing. Bay window in SE turret. Central panel denotes site of former rear door to garden. Facing SW



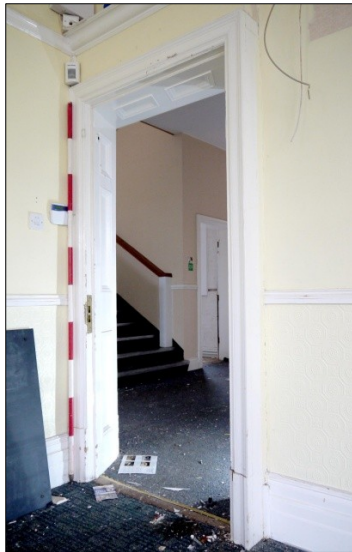
73. Room 4. Facing SW Former rear entrance (to right).



74. Room 4. Former rear entrance. Facing W



75. Room 4. Blocked doorway to Room 5; latterly used as cupboard Facing NW



76. Left: panelled doorway in NE corner of Room 4; view NE towards vestibule.



77. Right: panelled doorway to Room 4; view SW from vestibule.



78. N-S Wing. Room 5; view from vestibule. Facing NW



79. N-S Wing. Room 5. Bay window of original C19 house with moulded pelmet. Facing SW



82. N-S Wing. Room 5. View towards vestibule. Facing SE



80. Left . lower part of moulded pelmet. Facing N



81. Right. Upper part of moulded pelmet. Facing N



83. Cast-iron radiator in window bay. Facing SW



84. N-S Wing. Room 5. Chimney breast with blocked fireplace in north wall. Facing NE



85. N-S Wing. Room 5. View from stairway



86. N-S Wing. Central corridor and stairway. Facing N



87. N-S Wing. Passageway between Rooms 5 and 6. View across central corridor to Room 9. Facing E



88. E-W Wing. Room 10. W.C. beneath stairway. Facing N



89. N-S Wing. Room 6. Overview, Facing N



90. N-S Wing. Room 6. Former window opening in north wall.



91. Room 6. Upward view inside former window opening. Outer brick walls at top



92. N-S Wing. Room 6. Overview , facing SW



93. N-S Wing. Room 7. Kitchen. Facing E



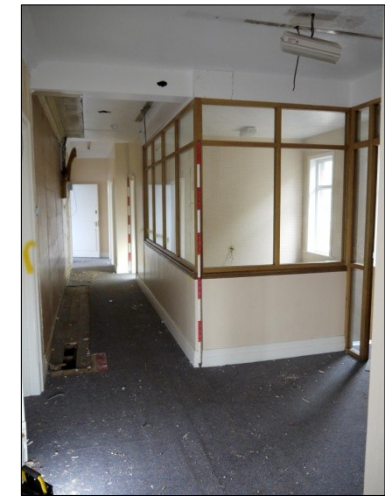
94. N-S Wing. Room 7. Kitchen. Facing S (central corridor to right)



95. N-S Wing. Stairway. View towards vestibule (Room 5 to right) Facing SW



96. Stairway, upper flight. Facing NW



97. N-S Wing. First Floor. Central corridor and stair well. Facing N

FIRST FLOOR



98. Room 11. Connecting room above lobby. Facing NE



99. Room 11. Connecting room above lobby. Facing NW



100. E-W Wing. Room 12. Position of former fireplace on right side of ranging rod. Facing E



101. E-W Wing. Room 12. Overview, facing SE



102. E-W Wing. Room 12. Overview, facing SE



103. E-W Wing. Room 12. 5-sided bay window (SE turret) overlooking rear garden. Facing SE



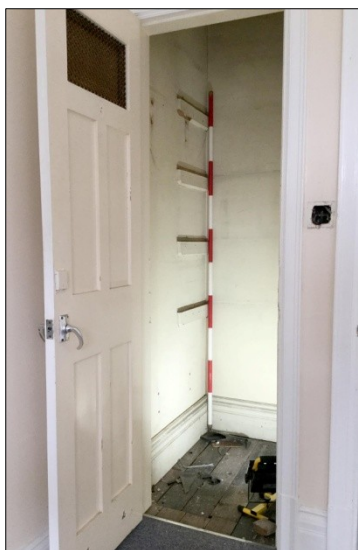
104. E-W Wing. Room 12. Facing NW



105. E-W Wing. Room 13. Facing SE



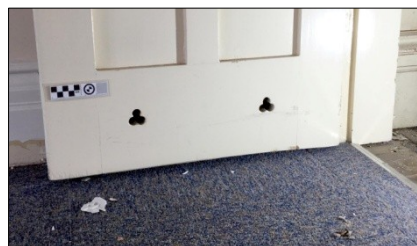
106. E-W Wing. Room 13. 3-sided bay window overlooking rear garden. Facing S



107. E-W Wing. Room 13. Airing cupboard in NW corner of room



108. E-W Wing. Room 13. Vented door of airing cupboard



109. E-W Wing. Room 13. Lower vents of airing cupboard



110. E-W Wing. Room 13. Residual C20 patterned wall paper on south wall

111.
E-W Wing.
Room 14
(bedroom).
Overview.
Facing SW



112. E-W Wing. Room 14. Bedroom. 3-sided bay window overlooking rear garden. Facing SW



113. Room 14. 5-sided bay window (SW turret). Facing SW



114. Room 14. Sash window in west wall (SW corner of original C19 house). Facing SW



115. N-S Wing. Room 14. West wall (SW corner of original C19 house). Facing SW



116. E-W Wing. Room 14. Facing NE



117. N-S Wing. Room 15. 3-sided bay window of original C19 house. Chimney breast in north wall to right. Facing NW



118. Room 15. Lathwork exposed above window bay



119. N-S Wing. Room 15. Blocked fireplace in north wall. Facing NW



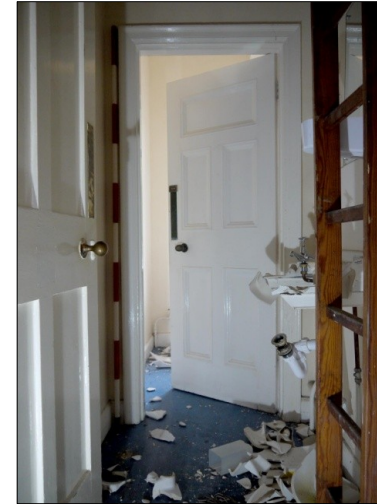
120. N-S Wing. Room 15. Residual décor: Site of wash-basin and fitted cupboards in south wall. Facing NE



121. N-S Wing. Room 15. Residual décor: site of wash-basin and fitted cupboards in south wall. Facing SW



122. N-S Wing. Room 19. Probable former bathroom). Facing E



123. N-S Wing. Room 18 (W.C.). Attic ladder to right. Facing E



124. Room 18 (W.C.). Patent door lock



125. Room 18 (W.C.). Patent door lock



126. N-S Wing. Room 16. Chimney breast /blocked fireplace in south wall. Facing SW



127. Room 16. Bakelite light fitting on chimney breast



128. Room 16. Bakelite light switch



129. N-S Wing. Room 16. Facing NW



130. N-S Wing. Room 18. W.C. Late C19 brass doorknob & keyhole cover



131. N-S Wing. Angled terminus of central corridor Facing N



132. N-S Wing. Room 17E (bedroom). Juxtaposition of fireplace mantel and corner window. Facing NE



133. Room 17E. Juxtaposition of Fireplace mantel and corner window. Facing NW



134. N-S Wing. Room 17E. Ornate picture rail



135. N-S Wing. Room 17E (bedroom). Entrance from corridor to right. Facing SE.



136. N-S Wing. Room 17E (Room 17W to right). Facing SW.



137. N-S Wing. Room 17E (bedroom). View towards Room 17W. Facing SW



138. N-S Wing. Room 17W (bedroom) View towards Room 17E. Entrance from corridor to right. Facing SE



139. N-S Wing. Room 17W (bedroom). View towards Room 17E. Entrance from to right. Facing NE



140. N-S Wing. Wall-papered attic room (east side of roof). Facing S



141. Detail of attic room wall-paper



142. N-S Wing. Attic room. Stud wall with plaster & lath infill. Facing SE

143 (top) & 144 (bottom). N-S Wing. Roof frame (east side of roof) Facing N



2018. Historic Building Record Photographic Index

(REPORT & ARCHIVE: CD)

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Historic Building Record, SATRA House, Kettering			Date: 10th & 11th September 2018
<i>No. in report</i>	<i>Image No.</i>	<i>Direction (facing)</i>	<i>Description</i>
1	1_P1140869	SW	Overview of the front of the building. from Rockingham Road
2	2_P1140880	W	Front of the building. N-S wing, East elevation and entrance
3	3-P1140872	S	Front of building. E-W wing, northern elevation and entrance
4	4_P1150006	SW	Front entrance
5	5-P1140882	S	E-W wing. Bay window, east (front) elevation
6	6-P1150080	E	W-E wing. Front bay window parapet. Viewed from first floor, N-S wing
7	7-P1150085	W	First floor landing. Viewed from E-W wing
8	8-P1150084	NW	Overview of N-S wing frontage (viewed from first floor of E-W wing). Gatehouse to right
9	9-IMG_3808	SW	E-W wing, eastern elevation
10	10-P1140964	NE	E-W wing, view of chimney and cast-iron rainwater inlet hopper
11	11-P1140900	SW	E-W wing, Chimney buttress
12	12-P1140933	N	E-W wing, southern elevation. SE turret
13	12-IMG_3819	NW	E-W wing. Overview of the rear (S) elevation
14	14-P1140917	N	E-W wing. Overview of the rear (S) elevation
15	15-P1140937	E	Access to garden from SE turret
16	16-P1140936	E	Ground floor bay window (E half of wing)
17	17-P1140931	N	Two-storey bay window (W half of wing)
18	18-P1140994	N	Date stone ('Enlarged') on W gable
19	19-P1140998	N	Upper bay window & parapet (W half of wing)
20	20-P1140995	N	Upper bay window & parapet (E half of wing)
21	21-P1140929	N	Two-storey bay window (E half of wing)
22	22-P1140997	N	Date stone ('1914') on E gable
23	23-P1140944	NE	Overview of the rear of the building (E-W wing)
24	24-P1140988	NE	SW turret
25	25-P1140951	SE	SW turret
26	26-P1140982	SE	SW turret
27	27-P1150095	E	Former rear access from SW turret
28	28-P1150097	NE	W elevation
29	29-P1150092	SE	Rear (W) elevation. N-S wing. Brick colour (orange-red) distinguishing the late 19 th house from the early 20 th century enlargement
30	30-P1150097	NE	Rear (W) elevation. N-S wing. Gable with two storey bay window of the late 19 th century building
31	31-P1150105	E	Rear (W) elevation. N-S wing. Eave return (late 19 th century building)
32	32-P1150103	E	Rear (W) elevation. N-S wing. Gables
33	33-P1150101	SE	Rear (W) elevation. N-S wing. 1914 gable and chimney extension
34	34-P1140981	E	Rear (W) elevation. N-S wing. Lower SE corner of the original (C19) house and former door (left)
35	35-P1150107	SE	E-W wing. East end chimney stack

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Historic Building Record, SATRA House, Kettering			Date: 10th & 11th September 2018
No. in report	Image No.	Direction (facing)	Description
36	36-P1150109	SW	E-W wing. Chimney stack
37	37-P1150042	E	N-S Wing. Rear (W) elevation. Rear aspect of the west elevation (northern end)
38	38-P1150049	N	N-S Wing. Rear (W) elevation. Stone mullioned lintel (with blocking) denoting former lights of lower ground level
39	39-P1140862	S	N-S Wing. Rear (W) elevation. Basement access
40	40-P1150053	NE	N-S Wing. Rear (W) elevation. Side hatch /light to basement
41	41-P1150046	NE	N-S Wing. Rear (W) elevation. Rear aspect of the west elevation (northern end)
42	42-P1150040	SE	N-S Wing. Rear aspect of the west elevation (northern end)
43	43-IMG_3899	SE	N-S Wing. North elevation
44	44-P1150010	SW	N-S Wing. North elevation
45	45-P1150016	SW	N-S Wing. North elevation. Corner window
46	46-P1150021	S	N-S Wing. North elevation. Corner window and external chimney breast
47	47-P1150032	SW	N-S Wing. North elevation. Cast-iron rainwater outlet
48	48-P1150111	NW	N-S Wing. East elevation. Eave return and end chimney stack
49	49-IMG_3896	SW	N-S Wing. East elevation. Carved O.S benchmark near NE corner
50	50-P1150019	SW	N-S Wing. East elevation. O.S benchmark
51	51-P1150054	NW	Gatehouse to the north of the house
Interior: Ground Floor			
52	52-P1140720	W	E-W Wing. Room 1. Vestibule
53	53-P1140718	E	E-W Wing. Room 1. Vestibule
54	54-P1140641	SE	E-W Wing. Room 2. Living room
55	55-P1140646	NW	E -W Wing. Room 2. Living room
56	56-P1140643	SE	E-W Wing. Room 2. 5-sided bay window (SE turret) overlooking rear garden. Door to garden at right
57	57-P1140648	N	E-W Wing. Room 2. 5-sided bay window overlooking front access from Rockingham Road
58	58-P1140658	E	E-W Wing. Room 2. Ornate wood fireplace mantel
59	59-P1140661	SE	E-W Wing. Room 2. Ornate wood fireplace mantel
60	60-IMG_9925	NE	Room 2. Detail mantel shelf
61	61-P1140663	E	Detail of mantel leg
62	62-IMG_9904	W	E-W Wing. Room 2. Early C20 panelled door
63	63-IMG_9910	-	E-W Wing. Room 2. Early C20 doorknob and key hole cover
64	64-P1140650	S	E-W Wing. Room 2. 3-sided bay window overlooking rear garden
65	65-IMG_9911	S	E-W Wing. Room 2. Residual C20 patterned wall paper
66	66-P1140672	SE	E-W Wing. Room 3. Living room. Chimney breast and blocked fireplace in east wall
67	67-P1140676	SW	E-W Wing. Room 3. Living room
68	68-P1140680	NW	E-W Wing. Room 3. Living room. (Room 4 to left)
69	69-P1140678	S	E-W Wing. Room 3. Living room. 3-sided bay window overlooking rear garden
70	70-P1140683	S	E-W Wing. Room 4. Living room. Facing

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Historic Building Record, SATRA House, Kettering			Date: 10th & 11th September 2018
No. in report	Image No.	Direction (facing)	Description
71	71-P1140685	SW	E-W Wing. Room 4. Living room. 5-sided bay window (SW turret) with former access to rear garden (see photos, 25-27 and 72). Facing SW
72	72-IMG_9945	SW	E-W Wing. Bay window in SE turret. Central panel denotes site of former rear door to garden
73	73-P1140712	SW	Room 4. Former rear entrance (to right).
74	74-P1140690	W	Room 4. Former rear entrance
75	75-P1140698	NW	Room 4. Blocked doorway to Room 5; latterly used as cupboard
76	76-P1140722	NE	Left: panelled doorway in NE corner of Room 4; view NE towards vestibule.
77	77-P1140692	SW	Right: panelled doorway to Room 4; view SW from vestibule.
78	78-P1140701	NW	N-S Wing. Room 5; view from vestibule
79	79-P1140703	SW	N-S Wing. Room 5. Bay window of original C19 house with moulded pelmet
80	80-P1140707	N	Left . lower part of moulded pelmet
81	81-P1140710	N	Right. Upper part of moulded pelmet
82	82-P1140714	SE	Room 5. View towards vestibule
83	83-P1140706	SW	Cast-iron radiator in window bay
84	84-P1140716	NE	N-S Wing. Room 5. Chimney breast with blocked fireplace in north wall.
85	85-P1140861	SW	N-S Wing. Room 5. View from stairway
86	86-P1140727	N	N-S Wing. Central corridor and stairway
87	87-P1140730	E	N-S Wing. Passageway between Rooms 5 and 6. View across central corridor to Room 9
88	88-IMG_0016	N	E-W Wing. Room 10. W.C. beneath stairway
89	89-P1140732	N	N-S Wing. Room 6. Overview
90	90-P1140734	NW	N-S Wing. Room 6. Former window opening in north wall
91	91-IMG_9997	-	Room 6. Upward view inside former window opening. Outer brick walls at top
92	92-IMG_9999	SW	N-S Wing. Room 6. Overview
93	93-P1140739	E	N-S Wing. Room 7. Kitchen
94	94-P1140744	S	N-S Wing. Room 7. Kitchen. (central corridor to right)
95	95-P1140859	SW	N-S Wing. Stairway. View towards vestibule (Room 5 to right)
96	96-P1140749	NW	Stairway, upper flight
97	97-P1140814	N	N-S Wing. First Floor. Central corridor and stair well
Interior: First Floor			
98	98-P1140753	NE	Room 11. Connecting room above lobby
99	99-P1140752	NW	Room 11. Connecting room above lobby
100	100-P1140773	E	-W Wing. Room 12. Position of former fireplace on right side of ranging rod
101	100-IMG_0027	SE	E-W Wing. Room 12. Overview
102	102-P1140758	SE	E-W Wing. Room 12. Overview
103	103-P1140766	SE	E-W Wing. Room 12. 5-sided bay window (SE turret) over-looking rear garden
104	104-IMG_0034	NW	E-W Wing. Room 12

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Historic Building Record, SATRA House, Kettering			Date: 10th & 11th September 2018
No. in report	Image No.	Direction (facing)	Description
105	105-IMG_0039	SE	E-W Wing. Room 13
106	106-IMG_0040	S	E-W Wing. Room 13. 3-sided bay window overlooking rear garden
107	107-IMG_0050	NW	E-W Wing. Room 13. Airing cupboard in NW corner of room
108	108-IMG_0045	W	. E-W Wing. Room 13. Vented door of airing cupboard
109	109-IMG_0052	W	E-W Wing. Room 13. Lower vents of airing cupboard
110	110-P1140779	S	E-W Wing. Room 13. Residual C20 patterned wall paper on south wall
111	111-IMG_3921	SW	E-W Wing. Room 14 (bedroom). Overview
112	112-IMG_0056	SW	E-W Wing. Room 14. Bedroom. 3-sided bay window over-looking rear garden
113	113-P1140792	SW	Room 14. 5-sided bay window (SW turret)
114	114-P1150076	SW	Room 14. Sash window in west wall (SW corner of original C19 house)
115	115-IMG_0071	SW	N-S Wing. Room 14. West wall (SW corner of original C19 house)
116	116-IMG_0074	NE	E-W Wing. Room 14
117	117-P1140805	NW	N-S Wing. Room 15. 3-sided bay window of original C19 house. Chimney breast in north wall to right
118	118-IMG_0086	N	Room 15. Lathwork exposed above window bay
119	119-P1140810	NW	N-S Wing. Room 15. Blocked fireplace in north wall
120	120-IMG_0079	NE	N-S Wing. Room 15. Residual décor: Site of wash-basin and fitted cupboards in south wall
121	121-P1140809	SW	N-S Wing. Room 15. Residual décor: site of wash-basin and fitted cupboards in south wall
122	122-P1140830	E	N-S Wing. Room 19. Probable former bathroom)
123	123-P1140840	E	N-S Wing. Room 18 (W.C.). Attic ladder to right
124	124-P1140832	-	Room 18 (W.C.). Patent door lock
125	125-IMG_0113	-	Room 18 (W.C.). Patent door lock
126	126-IMG_0090	SW	N-S Wing. Room 16. Chimney breast /blocked fireplace in south wall
127	127-P1140821	-	Room 16. Bakelite light fitting on chimney breast
128	128-P1140826	-	Room 16. Bakelite light switch
129	129-P1140819	NW	N-S Wing. Room 16
130	130-P1140837	-	N-S Wing. Room 18. W.C. Late C19 brass doorknob & keyhole cover
131	131-P1140827	N	N-S Wing. Angled terminus of central corridor
132	132-IMG_0125	NE	N-S Wing. Room 17E (bedroom). Juxtaposition of fireplace mantel and corner window
133	133-P1140844	NW	Room 17E. Juxtaposition of Fireplace mantel and corner window
134	134-P1140845	NE	N-S Wing. Room 17E. Ornate picture rail
135	135-P1140848	SE	N-S Wing. Room 17E (bedroom). Entrance from corridor to right
136	136-P1140850	SW	N-S Wing. Room 17E (Room 17W to right)
137	137-P1140852	SW	N-S Wing. Room 17E (bedroom). View towards Room 17W
138	138-P1140854	SE	N-S Wing. Room 17W (bedroom) View towards Room 17E. Entrance from corridor to right
139	139-P1140855	NE	N-S Wing. Room 17W (bedroom). View towards Room 17E. Entrance from to right
140	140-P1150057	S	N-S Wing. Wall-papered attic room (east side of roof)

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Historic Building Record, SATRA House, Kettering			Date: 10th & 11th September 2018
No. in report	Image No.	Direction (facing)	Description
141	141-P1150061	-	Detail of attic room wall-paper
142	142-P1150058	SE	N-S Wing. Attic room. Stud wall with plaster & lath infill
143	143-P1150066	N	N-S Wing. Roof frame (east side of roof)
144	144-P1150067	N	N-S Wing. Roof frame (east side of roof)

OASIS DATA COLLECTION FORM: England

OASIS ID: souterra1-333285

Project details

Project name	Avenue House, Rockingham Road, Kettering, Northants (A Victorian Villa and Early C 20 th Mansion): Historic Building Record
Description of the project	In September 2018 a Level II historic building record was made of an early 20 th century mansion house on the northern periphery of Kettering town, Northamptonshire, prior to its conversion of the building to residential care apartments. The historic significance of the building in relation to Kettering's industrial heritage was identified by the county council's Archaeological Advisor. Formerly known as Avenue House, the historic building originated as villa in the late 1890s, when it was purposefully-built in relative proximity to Kettering Furnaces, by the Kettering Coal and Iron Company, for the company's managing director and his family. Essentially, the historic account explores the raison d'être of the building's construction and its social-political context within late 19 th and early 20 th century Kettering; predominantly by means of primary sources. The report provides a comprehensive descriptive and illustrative account of the building in its present 'as found' state by means of photography and scaled elevations and plans. In addition, the main phases of the building's historic development are identified.
Project dates	Start: 10-09-2018 End: 28-10-2018
Previous/future work	No / No
Associated project reference codes	109158 - HER event no.
Associated project reference codes	SOU18-602 - Contracting Unit No.
Associated project reference codes	KET/2018/0503 - Planning Application No.
Type of project	Building Recording
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	DETACHED HOUSE Post Medieval
Monument type	GREAT HOUSE Modern
Significant Finds	N/A None
Significant Finds	N/A None
Methods & techniques	"Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	National Planning Policy Framework - NPPF
Prompt	Planning condition
Project location	
Country	England
Site location	NORTHAMPTONSHIRE KETTERING KETTERING Avenue House, Rockingham Road,
Postcode	NN16 9JD
Study area	750 Square metres
Site coordinates	SP 86443 80182 52.41241938331 -0.728964503461 52 24 44 N 000 43 44 W Point

Height OD / Depth Min: 85m Max: 85m

Project creators

Name of Organisation Souterrain Archaeological Services Ltd

Project brief originator Contractor (design and execute)

Project design originator Souterrain Archaeological Services Ltd

Project director/manager M D Wilson

Project supervisor M Wilson

Type of funding body Developer

Name of /funding body AH Kettering 1 Ltd.

Project archives

Physical Archive Exists? No

Digital Archive recipient Archaeological Data Service

Digital Archive ID HER Event No.109158

Digital Contents "none"

Digital Media available "Images raster / digital photography"

Paper Archive recipient Northamptonshire Historic Environment Record

Paper Archive ID HER Event No.109158

Paper Contents "none"

Paper Media available "Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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