



Iain Soden Heritage Services Ltd

Modern living in an historic environment

**Follow-up recording at Bailey's Cottage,
4 School Lane, Eydon, Northamptonshire, 2015**

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Bailey's Cottage, Eydon: Follow-up recording

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Summary

Bailey's cottage is a Grade II-listed 17th-century cottage built upon and out from an earlier boundary or precinct wall relating to the former Wakelyn's Manor of Eydon. It has been much altered and has been, until 2015, uninhabited for more than half a century. The current report, from recording made during consented alteration and up-grading, completes 2013 records made before Planning Consent was gained, with records made during stripping out of the interiors and new foundation-digging.

Background

Bailey's Cottage is a Grade II Listed Cottage on School Lane, Eydon, Northamptonshire (NGR: SP 54199 50080). The following is extracted from the official listing for Bailey's Cottage, which, in common with its physical link to the building next door, is bound together in the listing too. (No 4 is in bold type, below).

EYDON SCHOOL LANE SP5450 (North side) 8/87 Tudor House and No. 4 (Tudor 04/02/69 Cottage)

GV II

House and cottage. C16/C17. House to right, squared coursed ironstone, artificial stone slate roof, flanking brick and stone stacks. 2 storeys and attic, 3 bays. Gabled central porch, 2 storeys and attic, has entrance with 4-centred stone arch and square hood. Inner doorway has moulded 4-centred arch and C16/C17 ribbed plank door. 3-light window to left with square hood, wood mullions and old iron casement. Similar window to right, with wood lintel 3-light stone mullioned windows with stone hoods on first floor, Porch has 2-light stone mullioned window to attic. Coped gable ends with kneelers 3-light wood-mullioned window with stone hood to ground floor on right side. 3-light stone mullioned window to first floor and similar 2-light window to attic. **Cottage to left, now part of "Tudor House" late C17. Squared coursed ironstone. tiled roof, brick and stone stacks. 2 storeys, 4 bays. Entrance in left bay has segmental stone arch and ridged plank door. Two 3-light casement windows to right with wood lintels. One-light window with wood lintel in right bay. Similar window in right bay on first floor. Other first floor windows are 2-light with wood lintels.**

Bailey's Cottage was the subject of English Heritage-compliant Level 3 Historic Building Recording as part of the initial submission which accompanied the application to alter and upgrade the property in 2013 (Soden 2013). Full details of the historic background and the story of its origins and development can be found there.

When Listed Building Consent and Planning Consent were granted for the alterations, a condition was attached for additional records to be made during the stripping out process and the

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construction of the new rear extension, to ensure that any historic features were recorded which opening up would reveal for the first time, either prior to their loss or their eventual re-covering.

The records were made at the end of the property-clearance stage, and then at the start of the stripping-out phase of works, as upgrading began, in January 2015.

Follow-up field records

Ground Floor

Emptying the interior of five decades of stored gardening and other debris opened up the cottage for the first time and allowed the very simple basic rooms to be seen in their entirety for the first time since the 1960s. While the decayed inglenook fireplace downstairs in the western room had been drawn for the foregoing Level 3 buildings record, it had not previously been possible to photograph it unimpeded. These photographs can now be seen below and show in colour and contrast what the elevation drawing previously showed in line only.



Fig 1: The western room inglenook, fully cleared; scale 1m. Note the seat-niches and tankard-rest

The remainder of the walls in the western room were stripped of their wallpaper and plaster. Other than to show that the salt-cupboard adjacent to the inglenook was an inserted feature, using predominantly brick, the walls were as had been indicated in the previous recording.

The timber floor and joists on which it lay were taken out. Surprisingly, the floor was not very old and the void beneath was clear of any debris. At its base was a skim of modern concrete put down directly upon the (truncated) natural ironstone. Any earlier floor which may once have existed, had been dug out, probably in the 1960s.



Fig 2: The western room (hall), fully cleared, looking south-west towards the front door; scale 1m. Under the timber floor was a void of some 300mm, and beneath that, a skim of concrete over the natural ironstone.



Fig 3: The eastern room (kitchen), fully cleared; scale 1m

The same process was repeated for the eastern room, the kitchen. Here the brick-blocking of the former doorway between the two rooms was fully revealed, as was the relatively recent brick sides to the former kitchen fireplace. There were no other features revealed in the walls which were stripped of their plaster. The Victorian quarry-tiled floor was taken up, and revealed to have been lain directly onto the natural ironstone, with no evidence of any earlier floor.

Removal of the laths of the existing ceiling indicated that the ceiling joists formerly had neatly-stopped chamfers to their lower arrises. This indicates that this room was formerly the parlour, the higher in status of the two rooms lying downstairs.



Fig 4: Paring back to the stone and brick on the east wall of the eastern room (kitchen)



Fig 5: Blocked doorway from kitchen to hall;
scale 1m



Fig 6: Stopped chamfers on the ceiling joists of
the kitchen (former parlour).

At the rear of the property the ground was reduced with a small mechanical excavator for a new rear extension. This process was watched archaeologically. It showed that there were no surviving archaeological levels or features. The ironstone natural lay directly beneath the topsoil of the garden. There were no remains present of the previous rear extension.



Fig 7: The new extension footprint to the property's rear

First Floor

The same clearance process was applied upstairs, where the stripping-out followed on directly. This showed that there were no hidden features in the eastern bedroom which had not been previously detected.



Fig 8: the eastern bedroom, fully cleared, looking south-east; scale 1m



Fig 9: the eastern bedroom, looking south-east, pared back to the stonework; scale 1m

The western bedroom was similarly cleared and pared back to the stonework. It too revealed nothing which had not already been noted previously. Of note once more however, was the brick-blocked doorway through to the adjacent property, part of a corridor which allowed access along the whole range and still open when the current owner Mrs Turbett bought the property with her late husband. It was also clear that the doorway between the two bedrooms has been widened or rebuilt, being made good in brick.



Fig 10: The western bedroom, cleared, looking south-east; scale 1m



Fig 11: The western bedroom, pared back to the stonework, looking south.



Fig 12: Blocked diminutive access doorway in NW corner of western bedroom (to no 6, next-door); scale 1m



Fig 13: brick doorway alteration between bedrooms

The figure below updates the understanding of the property with the previously-presented phased plan of the building following the original recording of 2013.

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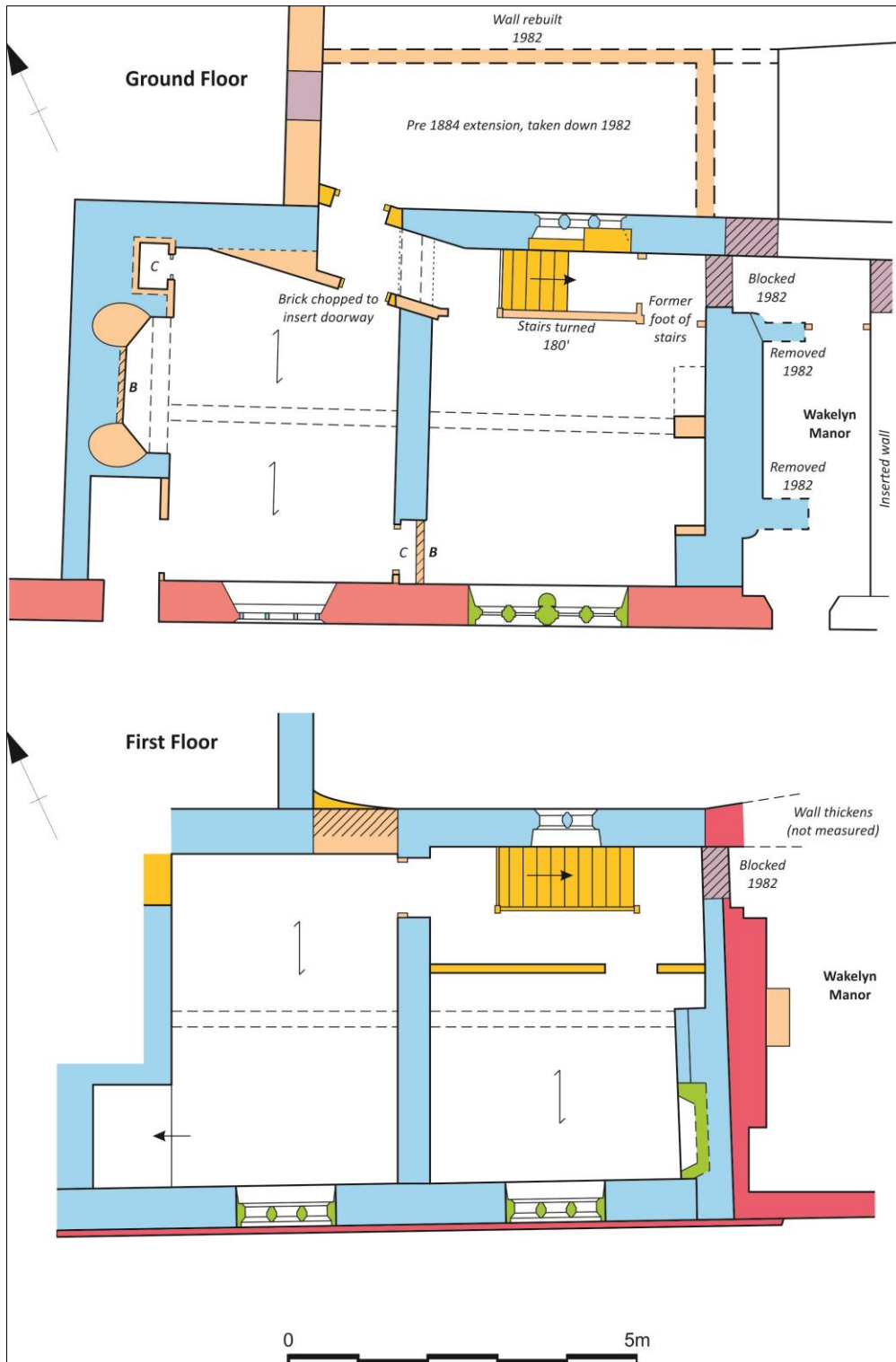
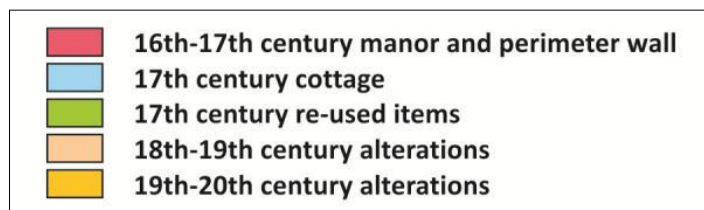


Fig 14: Phased floor-plans of the property, from the initial recording of 2013.



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On the building's exterior only one new aspect was noted. The ground floor window to the kitchen, already known to be a reuse of mullions from elsewhere, as most of the windows in the building are, was seen to have come from an even wider window, since the jamb can be seen to have been itself a re-used mullion, with a moulding hidden within the wall fabric; it was noticed only when mortar was weathered out of an existing joint..



Fig 15: A built-in face to a former mullion, reused as a jamb (south-wall, east room exterior)

Conclusions

Bailey's Cottage was the subject of English Heritage-Compliant Level 3 Building Recording in response to a Pre-application enquiry. Subsequently an archaeological watching brief was maintained on the building during stripping-out of the building after consent was granted for its upgrading and alteration.

This building seems to have been very readily understood in the previous recording, partly because it was very dilapidated and there were many views possible of the structure of the building. It is an admixture of re-used elements and stonework, thrown together at different times and probably from different sources, particularly the variety of windows. Few previously-unknown historic features were made apparent by the recent stripping-out and no features of additional historic significance were exposed. There were no buried remains present, nor earlier floors.

References

Soden, I, 2013 *The origin and development of Bailey's Cottage, 4 School Lane, Eydon, Northamptonshire*, IS Heritage Report



IS Heritage, 23 February 2015