

**NAU Archaeology**

Report No. 1115

**Building Recording Survey of Walnut Tree Farmhouse,  
Mattishall, Norfolk**

37335 MATT

B. Bartrum, March 2006

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BAU 1102



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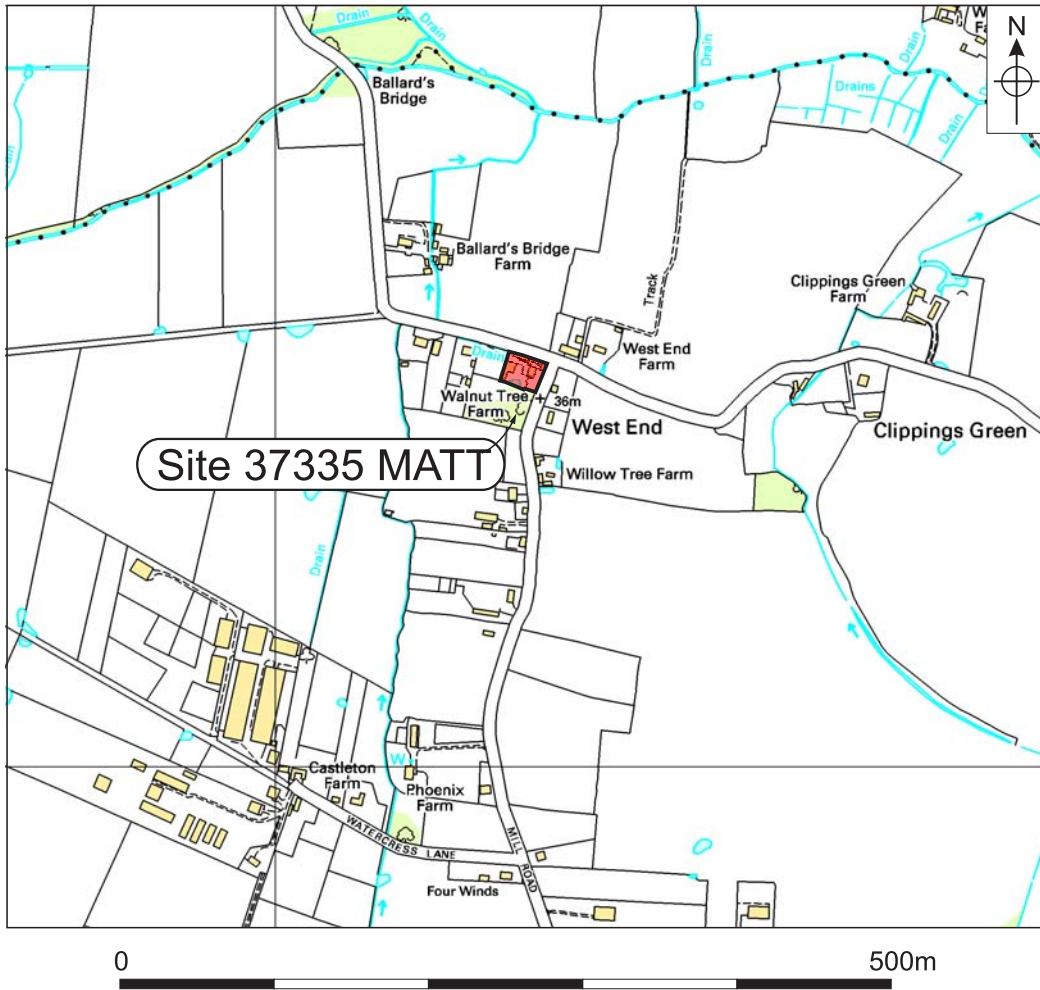


Figure 1. Site location. Scale 1:5000

**Local Authority No.100019340**

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Location: Walnut Tree Farmhouse, West End, Clippings Green,  
Mattishall  
District: Breckland  
Grid Ref: TG 0433 1251  
HER No: 37335  
Date of Survey: 28th September 2005

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## **Summary**

*Building recording was undertaken at Walnut Tree Farmhouse, Mattishall prior to demolition.*

*The survey revealed that Walnut Tree Farmhouse was probably built in the 14th century and since then has undergone many changes and additions that continued into the 20th century.*

*Before this survey was carried out a late 20th-century porch to the east elevation and a similar structure to the west elevation were dismantled.*

## **1.0 Introduction**

(Fig. 1)

Historic building recording prior to demolition of Walnut Tree Farmhouse, Mattishall was commissioned by the client Michelle Beavis, Dereham, Norfolk.

The work was undertaken in accordance with a Project Design and Method Statement prepared by Norfolk Archaeological Unit (NAU Ref: 1743/DW) and was designed to create a record following level 3 guidelines published by the Royal Commission on the Historical Monuments of England (Third Edition, 1996). The farmhouse was not listed and is to be replaced by a new domestic development.

## **2.0 Methodology**

The object of this survey was to create a record of the building to RCHME level 3 which requires:

- Background research.
- Written record.
- Drawn record:
  - Sketch plans.
  - Plans to show form and location of structural features of historical significance.
- Photographic record:
  - General exterior views.
  - Internal appearance.
  - Exterior details.
- To provide an interpretation of the building.

### **3.0 Building Survey**

(Plates 1 to 42)

Walnut Tree farmhouse is situated in the south-west angle of the road junction at Clippings Green, Mattishall and is aligned north-to-south. To the north-east is a 19th-century brick barn (Plate 1) and to the north is a 'L' shaped range of farm buildings (Plate 2) forming a courtyard with the barn. To the west of the farmhouse is a range of 20th-century farm buildings which are in the process of being dismantled and to the south-west is a pond (Plate 3); there is no evidence to suggest that the site was ever moated.

#### **3.1 External Survey**

##### ***East Elevation (Plate 4)***

The one and a half storey timber-framed construction forms the northern section to the east elevation and measures 8.3m long x 3.7m high. The timber frame is constructed of oak with wattle and daub infill panels and is in a very poor condition. Only fragments of the sole plate remain, while the lower section of the posts and intermediate timbers have decayed. The timber-frame is of three bays with posts and the sole-plate typically measuring 150mm x 150mm, the wall-plate 225mm x 150mm and intermediate vertical and horizontal members 125mm x 100mm. The timber frame infill is wattle and daub; the wattles are of whole hazel staves with the horizontal members held in holes in the side of the posts.

Entrance is *via* a centrally positioned doorway that is clearly a later insertion into the timber frame. Four modern casement windows have been inserted into the timber-frame which has evidence of the original fenestration in the form of three windows at first floor level and one at ground floor level (Plates 5, 6, 7 and 8); to the south of the centre there is a face-halved scarf joint to the wall plate.

There are four layers of external finish to the face of the timber-framed wall, the first is haired lime render to the wattle and daub. Over the lime render battens have been fixed to which weather-boarding has been nailed; chicken wire has later been attached to the weather boarding to give a bonding surface for a three coat cement based render which has later been coated with a Tyrelene finish (Plate 9).

At the southern end of the timber-frame is a mid-section brick gable and chimney stack that has a steeper pitch than the present roof. The brick gable returns along the east elevation by 1.3m and extends to a height of 3.7m, which is the height of the wall plate for the timber frame. The bricks used in the construction of the gable and return wall have diagonal skintlings and are laid in Flemish bond; a tall slender window pierces the return wall. The timber-frame and brickwork have been heightened by 0.6m with a secondary softwood frame constructed on and above the original wall plate. The brick sections of the east elevation have three layers of external finish, the first is a thin coat of red coloured render with ashlar-lining which has later been covered with chicken wire to form a bond for a two coat cement based render (Plate 9a). Tyrelene has again been applied over the render.

Abutting the southern mid-section gable wall is a two-storey brick extension measuring 4.2m x 4.6m that has later been rendered and coated with tyrelene; the bricks have horizontal skintlings and are laid in Flemish bond. The upper storey is lit by a centrally positioned window and at ground level is abutted by a lean-to

extension measuring 4.585m x 3.65m on plan and constructed of concrete blocks that have been rendered. A centrally positioned window lights the lower storey.

The northern end of the timber-framed section has been incorporated into a brick gable. The brick return has been built to bond with the timber-frame at wall-plate level (Plate 10). The bricks are laid in Flemish bond and have horizontal skintlings. The same brick has been used to form brick noggins to low sections of the timber from in the north-east corner.

### ***South Elevation (Plate 11)***

The south elevation shows a rendered brick gable end with twin flue chimney stack and the south wall of the lean-to extension. The wall measures 3.9m x 4.7m with the gable standing a further 2.1m above wall-plate level; the bricks have horizontal skintlings with average dimensions of 230mm x 115mm x 55mm and are laid in Flemish bond.

The gable end wall is narrower than the central gable wall that can be seen protruding 1.06m to the west of the brick extension (Plate 12). The eastern lean-to extension, which is block-bonded to the earlier brickwork, measures 4.585m with a height of 2.9m at the junction with the gable end and 2.3m at the lower end. The south wall of the lean-to extension is pierced by one centrally positioned window.

### ***West Elevation (Plate 13)***

As on the east elevation the main section is of oak timber-framed construction standing one and a half storeys in height. The timber-frame has suffered from more alterations than that of the east elevation and much of the southern end has been destroyed; the sole plate has almost completely rotted. The timber-frame section measures 7.55m long x 3.7m high. The frame was heightened by 0.6m with a secondary timber-frame made from softwood in the same manor as the east elevation and has had four external finishes applied in the same manner as the east elevation. Entrance is *via* a doorway positioned centrally to the timber framing roughly opposite the doorway in the eastern elevation. The present doorway is clearly a later insertion into the timber-frame.

There are three modern windows inserted at ground level and one at first floor level with evidence for two earlier windows being contemporary with the timber-frame, one at ground floor level and one at first floor level (Plates 13a and 13b). The present ground floor central window opening has been formed of fletton brick built within the timber frame and the head of the window opening has been formed with a steel angle-iron supporting the floor joist where the frame has been removed and weakened.

At the south end of the timber frame is the western brick return of the mid-section brick gable wall measuring 1.3m in length and 3.7m high. The brick return wall is built in Flemish bond and the bricks again have diagonal skintlings and terminate at the original wall plate level. Above wall-plate level the brickwork to the gable end forms a decorative corbel of six courses of brickwork that then rises vertically for approx 0.9m before forming the gable slope (Plate 14). The return wall is pierced by one small metal-framed window at ground floor level.

At the north end of the west elevation is a single story cob outhouse abutting the east elevation. The outhouse measures 4.5m x 3.02m on plan with an external



doorway at the west end of the south elevation and a single modern casement window slightly off-centre in the north wall. An internal doorway from the outhouse into the house is situated in the north-west end of the timber-frame (Plate 15) and had been covered with render externally. The cob walls are on average 325mm in thickness.

The north gable wall returns along the west elevation by 0.75m long and is 4.3m high, constructed of brick laid in Flemish bond; the brick having horizontal skintlings and matching in size and colour to those used for the construction of the brick extension to the southern end. The brick return has been built to bond with the timber-frame at the level of the original wall-plate level (Plate 16) and continues to the height of the existing wall-plate level, unlike the mid-section gable return. The north gable return is also abutting the east end of the cob out-house north wall (Plate 17). The brick wall sections have had the same applied surfaces finishes as described for the east elevation.

The first floor construction can be seen where the wattle and daub infill has been removed (Plate 18). The floor joists are of oak approximately 90mm deep and varying in width between 90 to 120mm. The floorboards are again of oak 22mm thick and vary in width between 150 to 225mm. The oak floorboards have been overlaid with softwood floor boarding 18mm in thickness and 150mm wide. Directly below the oak floorboards is a haired lime plaster ceiling.

Above the inserted central doorway is the remains of an oak post which was cut off above the doorway in order to form the opening, where this post joins to the wall plate the plate has rotted to expose the remains of a post-head and tie-beam lap (Plates 19 and 20); the angled cut at the end of the tie-beam demonstrates the pitch of the original roof. Adjacent to the lapped dovetail joint is a face-halved scarf joint on the wall plate.

### ***North Elevation (Plate 21)***

The north gable wall measures 5.28m wide x 4.3m high to the present wall-plate level; the gable end is a further 2.1m in height. The wall is built of brick in Flemish bond with a 65mm plinth at 675mm above present ground level with a render finish. There are two windows positioned centrally at ground and first floor levels, the ground floor window has a segmental brick arch. The brickwork has the same build up of plaster finishes as the east return.

### ***Mid-Section Gable and Chimney Stack***

After the demolition of the southern end brick and block extensions was complete the mid-section gable and chimney stack could be recorded more accurately (Plate 22). The pitch of the gable is much steeper than the present roof. The gable is built of brick with average dimensions of 222mm x 110mm x 50mm laid in Flemish bond; flared brick headers have been used to form a chequer-work pattern (Plate 23). The bricks are smaller than those of the southern extension and the north gable and have diagonal skintlings. On the eastern side of the gable the angle of the wall has been altered to allow for the new roof of the southern extension.

## 3.2 Internal

### ***Entrance Hall / Passage (4.8m x 2.18m)***

Entering the house from the east/front entrance one enters a hall/passage (Plate 24) that contained the stairs to the first floor. Below the staircase was a cupboard entered by a door to the east, a door to the north leads into the bathroom, a door to the south into the kitchen and opposite slightly to the east of centre is the west/rear entrance. The floor in this area was concrete and the ceilings have been under-drawn with hardboard. The stairwell wall has been built with breezeblocks that have been plastered and provide support for the central floor beam, at the southern end of which is a lambs-tongue chamfer-stop (Plate 25). The southern wall dividing the passage from the bathroom is of timber-frame construction.

### ***Bathroom (4.65m x 2.43m)***

To the north of the entrance hall/passage is the bathroom that is lit by two modern casement windows, one to the east and the other to the north. The floor is concrete and the ceiling has again been under-drawn with hardboard. The east, south and west walls have been covered with hardboard; the north wall is brick with plaster finish. In the north-west corner a recess in the wall indicates the internal blocking to the doorway into the outhouse (Plate 26).

### ***Kitchen (4.64m x 3.8m)***

The kitchen floor is concrete and a central beam running north-to-south, either side of which has been under-drawn with hardboard, divides the ceiling. There is a large fire opening on the south wall formed of modern brick with a course of large flint cobbles around the centre (Plate 27). Inside the fire opening is the remains of a small cooking range. The brick cheeks to the fire opening support a lateral tie beam at their northern end the beam can be seen forming the head of the pantry door opening to the west and spanning from to the ceiling to the east. This lateral tie beam marks the end of the timber framing at the abutment with the mid section gable and chimney stack (Plate 28). To the west of the fire opening is a small pantry, contained within the brick return of the mid-section brick gable. The pantry is lit by a small steel casement window in the west wall. To the east of the fire opening is the doorway into the brick extension.

A large modern window has been inserted into the west wall and two modern plastered brick piers have been formed to the north and south jambs of the window. Below the window a modern plastered brick stand has been built to support a butler sink (Plate 29).

The north wall is of timber stud and lathe and plaster construction with a doorway into the entrance hall/passage.

### ***Lounge / Dining Room (7.20m x 4.03m)***

The lounge/dining room is entered through the south-east doorway from the kitchen and is formed from the ground floor of the two-storey brick extension and the later rendered block lean-to extension. A steel beam has been inserted to support the first floor east wall of the brick extension creating one large area (Plate 30). The room is lit by three modern casement windows centrally in the east and west walls and one centrally in the south wall of the lean-to extension. There is a

fire opening positioned on the south wall which has been clad with reconstituted stone cladding to form a decorative surround which extends along the west wall (Plate 31).

The floor is concrete and the ceiling that is 350mm higher than the other ground floor ceiling is lathe and plaster.

### ***Stairwell and Landing (3.53m x 0.86m)***

The north wall of the stairwell is of timber frame construction and has been faced with 75mm Thermalite block; the south wall is of plastered block on a low level plinth and has also been faced with 75mm Thermalite blocks. The bottom step is formed of concrete and is much higher than the remainder of the steps that are made from softwood boards. The upper section of the stairwell south wall clearly shows the timber frame construction (Plate 32). The lateral semi-arched tie beam has been cut to insert a doorway. The eastern of the lateral tie beam in the stairwell south wall can be seen jointed to the wall plate of the east wall inside the landing cupboard (Plate 33). The construction of the east wall can also be seen from the inside of the landing cupboard (Plate 34), the wattle and daub panel blocks a window with a central diamond mullion and intermediate vertical bars. The north wall of the cupboard also has a semi-arched lateral tie beam jointed to the wall plate.

Off the landing are three doorways to bedrooms 1 and 2 and the landing cupboard.

### ***Bedroom 1 (4.52m x 2.36m)***

The north wall of the room is the internal face of the brick north gable end wall and has a central casement window. The east wall is of timber frame construction and has a modern casement window; the west wall is timber-frame and has been clad with hardboard. The south wall has again been clad with boarding that has been removed on the west side to reveal a timber lateral tie-beam (Plate 35). There is a cupboard in the south-west corner formed over the stairwell and the western end of the lateral tie beam seen in the south wall of the stairwell is visible (Plate 36). This is the tie beam end visible externally on the west elevation forming a post-head and tie-beam lap joint. The east and west walls are half storey height (1.6m) and the ceiling is formed of hardboard sheeting fixed to the underside of the rafters. The floor is a covered modern 150mm softwood floorboard.

### ***Bedroom 2 (4.54m x 5.31m)***

The east and west walls are half storey height (1.6m) and have been clad with 75mm Thermalite blocks. Two modern casement windows, one in the east wall and one in the west wall light the room. The north wall is of timber frame construction that has been rough-cast plastered. A small area of plaster has been removed adjacent to the door which leads to the landing revealing a timber post, part of a wattle and daub panel, some brick infill repair and evidence of lathe and plaster (Plate 37).

The south wall is dominated by the chimney stack that gathers towards the ceiling and has been plastered (Plate 38); on the west side of the stack there is a recessed area that could be a blocked window. The eastern side of the stack has been infilled to form a vertical jamb and a stud wall with a doorway has been

formed to create a lobby between bedrooms 2 and 3. From bedroom 2 there are three 125mm timber steps up into bedroom 3 (Plate 39). Brickwork of no particular bond can be seen where plaster has been removed from the south wall of the lobby (Plate 40).

The modern ceiling has been removed to tongue and grooved boarding fixed above and to the rafters. The floor is finished with 150mm softwood flooring that has been laid over oak floorboards varying in width from 150 to 225mm (Plate 41).

### ***Bedroom 3 (3.65m x 4.07m)***

The room is lit by a single modern casement window positioned centrally in the east wall. The east and west walls are taller than those of the timber-framed section standing 1.95m above the floor level. The south wall is the southern-gable end and has a central chimney breast with a fire opening containing a Victorian cast-iron fire grate and surround (Plate 42). The floor is covered with 150mm softwood floorboard. The ceiling is of lathe and plaster construction.

### ***Roofs***

The roof over the timber-framed section of the building is constructed of softwood with 140mm x 50mm principle rafters placed at 2.150m centres along the wall plate of the softwood extension to the oak timber-frame of the east and west walls. On top of the principle rafters are 65mm x 50mm purlins fixed at 950mm centres with 125mm x 13mm tongue and grooved vee-jointed softwood boarding fixed across them to form the ceiling. Above the boarding is bituminous roofing felt, 25mm x 38mm softwood tile battens and concrete tiles. A local source stated that prior to the flat roof being laid in the 1980s it had been covered with sheets of corrugated iron.

The roof to the brick extension is formed of 150mm x 50mm rafters at 400mm centres along a 100mm x 50mm wall plate and a 200mm x 38mm ridge board. The rafters are supported at the mid point by a 150mm x 75mm purlin and tied by a 125mm x 50mm collar/ceiling joist. The roof is covered by concrete tiles on 25mm x 38mm battens and bituminous roofing felt.

The outhouse roof has two close coupled rafter trusses spaced at 1/3 intervals along the plate with coupled-rafters spaced at approximately 400mm centres between them covered with bituminous roofing felt, 25mm x 38mm tile battens and concrete roof tiles.

## **4.0 Conclusion**

(Figs 2 and 3)

Walnut Tree Farmhouse has undergone many changes and additions throughout its history that can be summarised as four major construction phases.

The earliest surviving construction phase (Phase 1) of building at Walnut Tree Farmhouse is the remains of a three bay post and truss cross-frame house (Figures 2 and 3). The evidence points to a three-celled house with the hall of two bays at the southern end and the service quarter at the north, with the timber frame walls of the stairwell forming the screens passage; although evidence for opposing doors has been lost through later alterations to the frame. The semi-arched tie beams evident in the north and south walls of the stairwell would

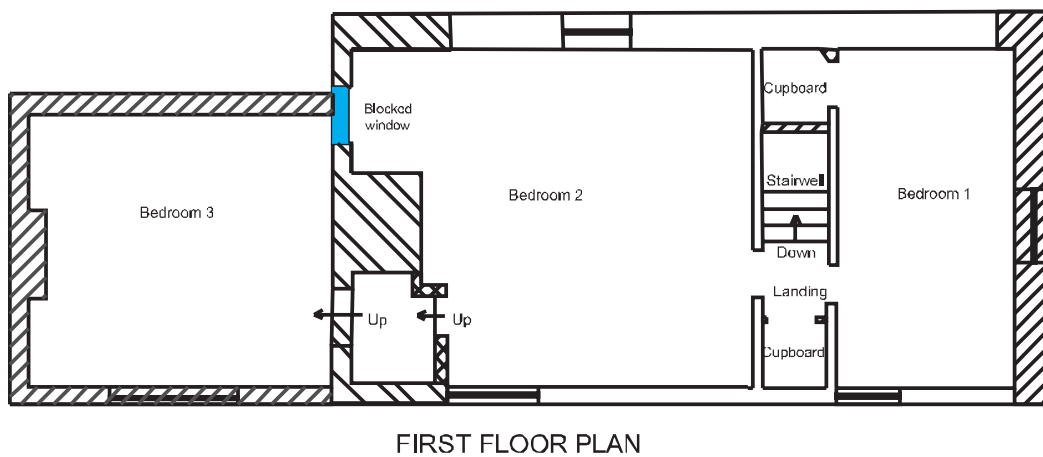
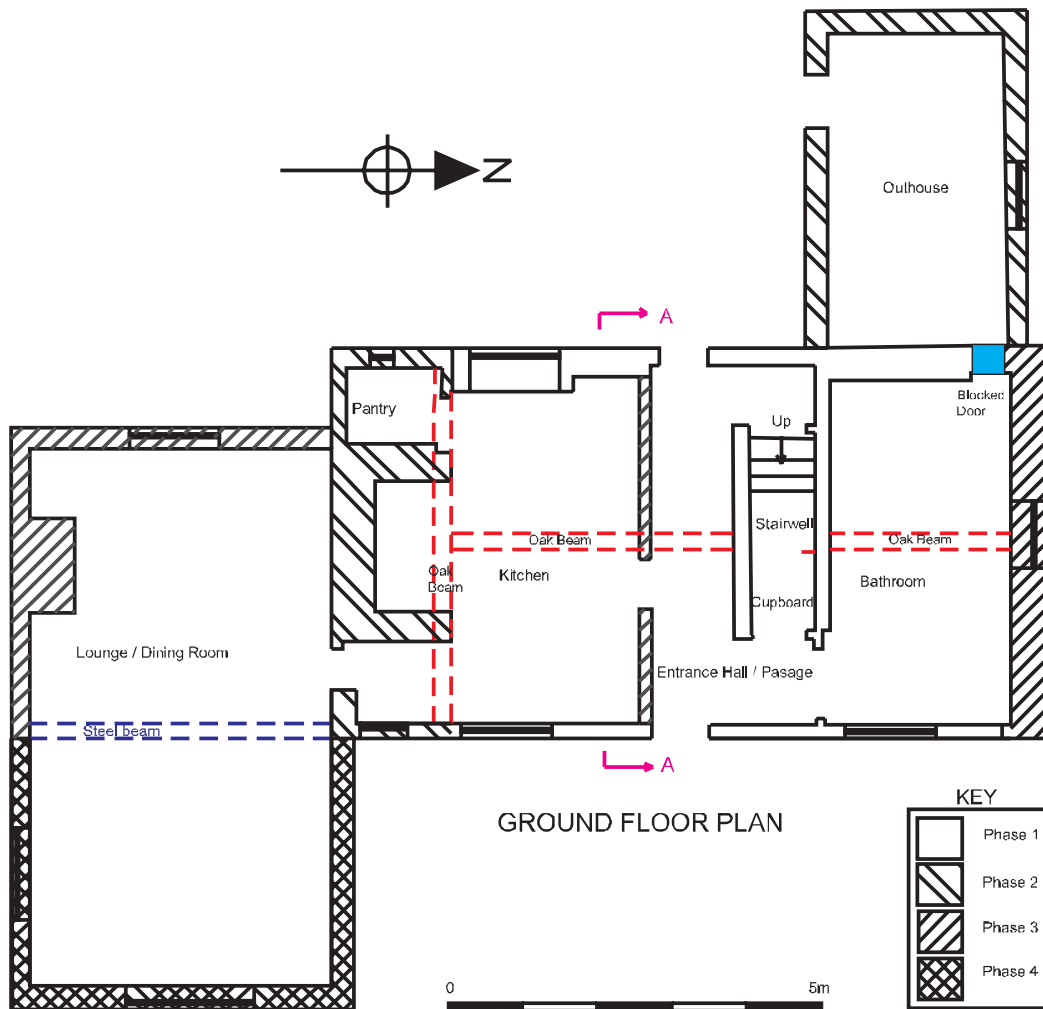


Figure 2. Ground floor and first floor plans. Scale 1:100

suggest an open hall. The hall would have extended from the mid-section gable end to the south wall of the stairwell as is evident by the chamfer stop on the central floor beam. The evidence for a steeper pitched roof can be seen by the height of the mid section gable, the depth of the corbel at the south-west corner would suggest a thatched roof and by the angle of the seat-cut to the lateral tie-beam end visible in the west elevation (Plates 19 and 20).

Without the evidence of the original roof it is difficult to establish a date for the earliest phase of construction, although the diamond mullioned windows (Plates 6, 8, 13a and 13b) and the post-head and tie beam lap joint (Plates 19 and 20) would suggest a 14th-century date. Hewitt (1980, 273-274) suggests post-head and tie-beam joints were in use from the 12th century.

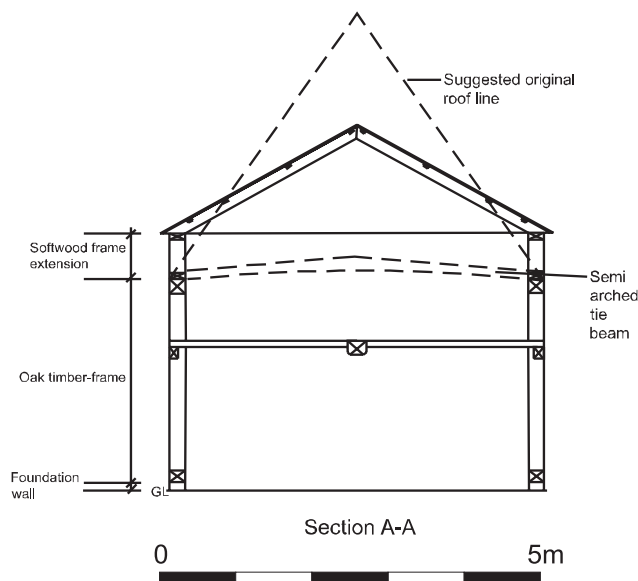


Figure 3. Section through the standing building. Scale 1:100

Phase 2 of Walnut Tree Farmhouse (Figures 2 and 3) was the addition of a brick chimney breast and stack to the southern end of the house and the insertion of the first floor level, closing the hall and creating a room above at first floor level. The Flemish bond brickwork with flared headers making a chequered pattern would point to a date from the late 17th or early 18th century. It is probable that alterations were also made to the frame at

this time with the addition of a diamond-mullion window with intermediate vertical bars at first floor level (Plate 7), a chamfered-mullion window with intermediate vertical bars at ground floor level (Plate 5) and the insertion of the door opening at the north end of the west elevation (Plate 15). The cob outhouse could also have been built during this phase of work.

In the 19th century further alterations and additions were made to the property shown as Phase 3 (Figures 2 and 3) of the building was the construction of the two-storey brick extension to the south elevation and the brick gable of the north elevation. Other alterations were made to the building at this time including the heightening of the timber-frame on the east and west elevations; the insertion of casement windows to at ground and first floor levels of the timber frame; weatherboard cladding to the east and west elevations; the construction of the present roof and the construction of internal partition walls. The ashlar lined coloured render may have been applied to the brickwork soon after construction, but more than likely dates from the early 20th century.

During the latter part of the 20th century Phase 4 (Figures 2 and 3) saw the addition of the concrete block extension on the east elevation and the application of the cement based render and tyrelene finish to the external walls would have also been applied to the wall surfaces during this phase of work. During this phase of building many alterations were made internally including the fire opening in the kitchen; the installation of a bathroom; the front and rear entrance porches; lining of the first floor walls with Thermalite blocks; the addition of ceilings and cladding to the southern chimney breast with reconstituted stone.

### ***Acknowledgements***

The client Michelle Beavis, Dereham, Norfolk, commissioned this work.

The author drew the plans and took the photographs. The report was edited by Alice Lyons and produced by David Dobson.

### ***Bibliography***

Hewitt C.A. 1980. *English Historic Carpentry*. London, Phillimore & Co Ltd.





## Appendix 1: Photographic Index

Black and white 35mm, film 1			
Frame No.	Description	Looking	Scale
3	East elevation	North-east	
4	South elevation	South	
5	West elevation	West	
6	North end of west elevation	South-west	
7	North elevation	North	
8	North-west corner	North-west	
9	North-west corner	North-west	
10	Chamfered mullion window	East	200mm
11	Diamond mullion window	East	200mm
12	South end of east elevation timber frame	North-east	
13	South end of east elevation timber frame	North-east	
14	Diamond mullion window	East	200mm
15	Diamond mullion window	East	200mm
16	Scarf joint	East	200mm
17	Scarf joint	East	200mm
18	Scarf joint	East	200mm
19	Scarf joint	East	200mm
20	Kitchen window opening	West	200mm
21	Kitchen window opening	West	200mm
22	Kitchen window opening	West	200mm
23	Mid section gable and stack	East	
24	Mid section gable and stack	North-east	
24A	Mid section gable and stack	North-east	
Black and white 35mm, film 2.			
OOA	Window cill	West	200mm
OA	Window cill	West	200mm
1A	Diamond mullion window	West	200mm
2A	Diamond mullion window	West	200mm
4	Window cill	South-west	
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7A	South end west elevation timber frame	South-west	
8A	Junction of timber frame and north gable	South-west	
9A	Applied finishes to timber frame	West	1m
10A	Applied finishes to timber frame	South-west	1m
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12A	Chamfered mullion window	North-east	200mm
13A	Diamond mullion window	East	200mm
14A	Diamond mullion window	East	200mm
15A	Diamond mullion window	East	200mm
16A	Diamond mullion window with Intermediate bars	East	200mm
17A	Diamond mullion window with Intermediate bars	East	200mm
18A	East elevation	East	
19A	Applied finishes to timber frame	South-west	
20A	Applied finishes to timber frame	South-west	
21A	Kitchen fire opening	North	
22A	Blocked door west wall of bathroom	East	
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24A	Landing cupboard east wall	West	

