

Old Manor House, Wormley Broxbourne, Hertfordshire Historic Building Assessment

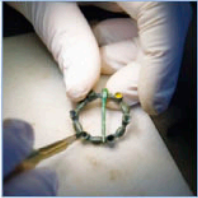
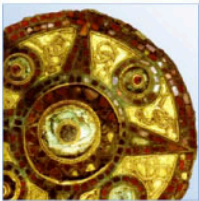
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ARCHAEOLOGY

HERITAGE

CONSERVATION

Old Manor House, Wormley Broxbourne, Hertfordshire Historic Building Recording

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Summary

An Assessment of the Old Manor House at Wormley, Broxbourne, Hertfordshire, was made in advance of a Planning Application for work on the site. At first inspection, the Old Manor House appears to be of 16th century date with late 16th and 17th century additions, plus changes of more recent date. However there is the possibility that the core of the house is older than apparent, with at least one significant feature, a wall-painting in the attic appearing to be of medieval date.

The grounds of the property extend westwards from High Road, Wormley to the New River, and contain a timber granary and a brick stable/ coach-house. Also of interest in the grounds is a level platform 15m west of the house.

This document offers a record of the property. Any further recording may be required depending on the nature of alterations or repairs to the property, and any planning condition that may be placed upon it, given its listed status and age.

1 Introduction

1.1 Overview

1.1.1 This document presents the results of a Historic Building Assessment of the Old Manor House at 72, High Road, Wormley. At least six phases of building works have been identified, between the 16th and 20th centuries. The assessment included making plans of all floors, profiles through the buildings, a limited study of the roof assemblies, a drawn record of fittings and field notes. Building materials were examined, and relationships between phases of construction determined. No surfaces were removed to examine underlying paint schemes or materials.

1.2 Site Location

1.2.1 The site is located at 72, High Road, Wormley in the Borough of Broxbourne, Hertfordshire. It is on the west side of the High Road, with the New River to the west of the grounds, a garage to the south and residential properties to the north. The National Grid Reference (NGR) is **TL 3645 0538** (Figure 1).

1.3 Planning Background

1.3.1 The property includes the building known as the Old Manor House, a timber granary and an outbuilding, probably a former stable. Its lands stretch westwards to the New River (Figure 2).

1.3.2 The Old Manor House is Grade II listed. The listing is reproduced here: Wormley No 72 (The Old Manor House) TL 3605SW 10c/125 30.0.81 (Formerly listed as The Old Manor House) II 2. C16 or C17 timberframe. Roughcast, old tile roof. 2 storeys. 2 parallel ranges in L-shape. Front range with over-sailing gable, 3 ground floor 6/6-pane flush sash windows and 1 1st floor small pane casement. Rear range is 2 window with similar fenestration, and S gable end has raised timber frame pattern underneath rendering. Door hood on S side of front range with cut brackets and curved roof.

1.3.3 Also listed is the brick building next to the High Road: Outbuilding on south side of No 72 Grade II Early C19 barn or stables on S side of property alongside road. Yellow stock brick, old tile roof, dentilled brick eaves. Weatherboarded gables, S one with sack hoist door. Included for group value.

1.3.4 The local planning Authority is Broxbourne Borough Council. Archaeological advice to the council is provided by Hertfordshire Borough Council. Listed building consent may be needed in advance of any work to the property, and may have conditions imposed beyond the content of this report.

1.3.5 The building record has been made after prior to any work.

1.4 Development Proposal

1.4.1 The property is suffering from neglect and damp, although many areas are structurally sound. New services and surfaces will be required to make the property fully habitable. Within the grounds, new buildings are proposed towards the west as enabling development.

1.5 Methodology

1.5.1 The Survey work and resultant report corresponds to an approximate Level 2-3 of English heritage Guidelines (English Heritage 2006). The scope of recording is based upon these guidelines.

- 1.5.2 The record is **descriptive** and **analytical**. It is suitable for this building which requires remediation work to prevent further decrepitude. It also serves to provide enough information to inform requirements for any future recording work or condition that may be imposed on planning applications. It discusses in limited detail the evidence on which these conclusions are based.
- 1.5.3 The site records and archive are identified by the Site Code OMH 09. Each room is given an alphanumeric identifier; the ground Floor is prefixed with the letter 'G', and the first floor with 'F'. The Granary has also been recorded, as has the outbuilding next to the High Road.

1.6 Topography and Geology

- 1.6.1 The site is broadly flat, at around 25mOD, located within the wide river valley of the River Lea. The Lea has meandered widely throughout its course, leaving deep deposits of alluvial silt.

2 Historical Background

2.1 Palaeolithic to Mesolithic (c.500,000 to 4.500 BC)

- 2.1.1 The settlement pattern of Broxbourne Borough has its earliest origins in the prehistoric period. At the end of the ice age around 10,000 BC as the ice retreated from the Lea Valley and more mature woodland developed in the area from the preceding tundra. Small groups of nomadic hunters created temporary camps in the area; the remains of one of these Mesolithic camps has been found near Broxbourne Station, c. 1.8km to the south of the site, and at Dobb's Weir, c. 5.9km to the north-east of the site. However, there are no such remains in closer proximity to the site.

2.2 Neolithic to Iron Age (c.4,500 BC to 43 AD)

- 2.2.1 While there is evidence of landscape utilisation during the later prehistoric (Broxbourne Borough Council, 2008), this does appear to have been as concentrated as in other areas of the wider region and it may be that settlers avoided the more thickly wooded and heavy clay soils of the Broxbourne area, preferring the lighter soils of the river valley. There is however evidence of human activity within the area including cropmarks that probably represent the remains of two ploughed down Neolithic or Bronze age barrows, 800m to the west of the site, two finds of Bronze age weapons 850m northeast of the site and a gold coin of Iron Age date found 500m to the southwest.

2.3 Roman and Early Medieval (c.43AD to 1066AD)

- 2.3.1 The Roman road of Ermine Street, which ran from London to Lincoln and York, lies along the western side of Broxbourne Borough. There is little evidence dating to the Roman period within a kilometre of the site, although the line of the Roman road certainly influenced the landscape, later becoming one of the four main highways of Saxon England and eventually the A10 London Road.
- 2.3.2 The Romans withdrew from England early in the 5th century, which led to a variable but general period of socio-economic decline over the whole country. Not only is there a general paucity of archaeological remains throughout the period, there is also a lack of historical documentation from the early part of this period and almost no surviving Anglo-Saxon documentation for the Broxbourne area.
- 2.3.3 Wormley is Old English for 'forest clearing with snakes', and Broxbourne derives from '*Brocc's Burna*' meaning Badger Stream. Wormley formed one of the manors that were granted by Harold, son of Godwin, to the canons of Waltham Holy Cross. It was still held by the canons at the time of the Domesday Survey in 1086, when the name of this area was recorded as *Wermlea*

2.4 Later Medieval (1066 AD to 1545 AD)

- 2.4.1 During the later medieval period, the Borough of Broxbourne divided into estates and subdivided into manors owned by lords and farmed by tenants in networks of fields. A number of moated sites were built throughout this period and were generally regarded to be prestigious residences, rather than practical military defences. Remains of such a site survive at the Scheduled site of Hell Wood Moated Site and Enclosure c.865m to the south-west of the site.
- 2.4.2 During the reign of Henry II, the king granted Wormley with the church to the regulars of the Augustinian order. In 1220, the canons of Waltham constructed an aqueduct to transport water to the Abbey and town of Waltham from springs in Wormley (HHER 6110), c. 305m to the northeast of the site. A large part of a wooden conduit (HHER 6090) was unearthed in this same area in 1907 and was assumed to represent the medieval conduit system. A priory cell for Augustinian canons was later set up at Wormley between 1260 and 1280, c. 525m to the south-west of the site, though this had ceased to exist by c. 1510.
- 2.4.3 It is to this later medieval period that the historical record for Wormley dates. Originally, the settlement lay in the area of the 12th century St. Lawrence's Church, adjacent to Wormleybury Park, 1km to the north-west of the site. At some point, probably between the 14th to 16th centuries, the village migrated away from this location to the High Road along which it now lies.
- 2.4.4 The length and width of the site suggests it may cover two or three medieval burgage plots, and therefore the Old Manor may stand on the site of an earlier house. The 1st edition Ordnance Survey Map of 1880-85 shows the Old Manor House named as Manor Farm, and this may be a relict title. On-site evidence for other activities includes large fragments of millstones and a flat platform to the rear of the house which may have a stone perimeter, strongly suggestive of a windmill on the site. These agricultural burgage plots would have extended the boundaries of the medieval settlement of Wormley along the road network, creating linear strip development radiating from the historic settlement core around the triangular core in the vicinity of 'The Square', known once to have been a village green with a pond, lock-up & stocks, a maypole and a pound for stray animals.

2.5 Post medieval (1540 AD to present)

- 2.5.1 The manor of Wormley remained in the hands of the monastery of Waltham until the Dissolution of the monasteries. In 1541, it was granted to Edward North, Treasurer of the Court of Augmentations, following which it was passed through a number of family's hands.
- 2.5.2 It is to this period that a number of surviving properties in Wormley date, including the Grade II Listed Old Manor House. This post-medieval timber-framed house, of 16th or 17th century date, is the oldest surviving building on the High Road in Wormley. If 17th century date, it may be contemporary with the development of the New River, the man made channel at the back of the property, which was opened in 1613 to transport clean drinking water to the city of London. However, it has also been identified as *Dowsyns*, a property mentioned as early as 1467, the title deeds of which are said to go back more than 250 years. In 1937, some fifteenth-century wall paintings were found in *Dowsyns*. They represented hunting scenes and other phases of rural life. Unfortunately, many were destroyed in the redecoration of the house. It is supposed that Richard Houghton, who died in 1549, lived at *Dowsyns* (Lomewood Museum 2009).
- 2.5.3 Other listed buildings on the High Road include the Queens Head public House, which is probably 17th century, 31 and 37 High Road, which have timber frames obscured by later renovations, and 54 High Road, the post office, which is also of 17th century date.

- 2.5.4 By the mid-eighteenth century when stagecoaches were running regularly, the trade of the wayside taverns in Wormley must have been one of the principal industries of the village. The Queen's Head is a reflection of the use of the High Road by passing traffic during this period.
- 2.5.5 The post-medieval also saw the development of Wormleybury Grade II Park and Garden of Special Historic Interest (NMR 1165), c. 445m to the west of the application site. This 57ha landscaped park surrounding a country house was developed from an earlier formal scheme in the 1770's and the remnants of an early nineteenth century garden famed for its international plant collection.
- 2.5.6 While the history of Wormley and the saw many changes in the population levels and forms of industry undertaken since the 16th century, the modern history of the town is represented on the Hertfordshire Historic Environment Record almost exclusively by World War II defensive remains. These comprise pill-boxes and anti-tank obstacles.

3 Building Record

3.1 External Description, Main building

(Plates 1-5)

- 3.1.1 Each face of the Old Manor is painted white, with black window surrounds and a red ceramic tiled roof. The chimneystacks are unpainted brick. The roadside, east-facing aspect is a two-storey three-bay painted face with a gable at the north end and a pitch at the south. The remainder of the east face is set back and is two-storey, two-bay with the pitch of a gable also presenting eastwards. The south face is dominated by a two storey two bay gable end of greater height than the east face. It has supporting brick pilasters for its full height that are rendered and painted white, plus an S-shaped tie-bar head. The location of the far end of the tie-bar was not found. A lower gable next to the road is two-storied, and contains the main entrance, a large, wide front door with cut brackets and curved roof, concave on both sides above the door. There is a secondary entrance into a kitchen at the west of the building.
- 3.1.2 The west elevation features a two-storey gable towards the north, a small extension containing a bathroom, an extension housing a kitchen, the pitch of the roof from the south-facing gable, and a tall chimney serving the south building. A former stair-tower at the front of the building projects outwards and has a door in the base. The north side of the building is also two-storeyed: two pitched roofs of two building phases are visible, and the chimneys that serve these suites of rooms. A fourth door is visible in the west end of the north face.

3.2 Ground Floor

Figures 3, 5 and 6

- 3.2.1 The main front door opens inwards into a wide hall (**G6**) with access to a study (**G5**) directly to the north and a further corridor (**G4**) that forms the main route through the house and has a stair to the first floor. A large lounge lies to the south of this with a high ceiling (**G8**), and an anteroom (**G3**) to the north, which leads to a sub-basement, a small room (**G2**) and a polygonal room (**G7**) likely to have held a spiral stair. Beyond a large internal chimneystack lie further rooms, a dining room in the northwest corner of the building (**G1**) and a kitchen (**G9**) and bathroom (**G10**) to the south and west respectively. A wall has been added to the south of the kitchen, forming a small boiler room (**G11**).

Room G1

- 3.2.2 The northeastern room is currently a Dining Room, well lit with a window in the north and west walls, accessed from the main corridor and with an external door in the north wall. There is a fireplace with a large bressumer set into the brickwork of the chimneystack and a cool room with a vented window

along the north side of the chimney. The location of this in a cool part of the house suggests this was a pantry, and added to the probable size of the fireplace hinted at by the 0.25m square bressumer suggests that the whole room was formerly a kitchen. The principal joist supporting the floor above is visible, oriented east west and sloping down westwards, indicating subsidence of the property westwards. The wooden boarded floor, however, is level, and therefore probably later. The exterior walls of this room are 0.38m wide, the wall with the door from the corridor is 0.1m thick and is a stud partition.

- 3.2.3 Of the fittings in the room, the windows are of the same type: three units with a central casement each with eight lights set in a plain frame. The window posts are roughly octagonal: square posts with the corners chamfered. The window furniture is also identical: the iron catches and latches are typified by short spiral handles. The external door is formed of four planks and three frieze rails. The lock is set in the upper portion. The door is mounted on long tapering T-hinges with long, five-bolt heads. The door to the pantry has moulded frieze rails, is cut to fit a previously warped frame, and is probably later than the frame. The pantry itself is featureless, barring a small gridded window that lets in air but little light.
- 3.2.4 The fireplace has been converted to a cupboard, the bressumer above 1.40m from the floor. The fireplace is 0.62m deep and retains a cement base for a hearth 0.27m wide.

Room G2

- 3.2.5 On the eastern side of the large chimneystack is a room showing similar falling westwards as Room G1. The ceiling drops from 2.20m height to 1.92m over the 4.5m length of the room, and may be showing that the chimneystack is sinking. A principal joist in the ceiling runs east-west. This is tied into the northern wall, and terminates at a post with an angled strut in the sub-basement to the immediate south.
- 3.2.6 This room is poorly lit by natural light, having only a single window in the north side, a two-part window casement. A fireplace in the west wall is probably of 1930s date, and likely inserted within a larger opening. There is a 1.25m wide opening in the east wall. This is a major structural wall, 0.45m thick and the opening may have once been a doorway, since it almost reaches the ceiling. It is now a cupboard, the doors attached with H&L hinges. In the north wall is another door, which leads to the polygonal room (G7). The south wall of the room is built of modern brick and therefore a repair or addition. This also forms one wall of the sub-basement. The room is accessed from the main corridor via small antechamber which also gives access to the sub-basement.

Room G3

- 3.2.7 Room G3 has no solid walls, and seems to have been formed by partitioning of Room G2. The eastern part has an irregular shape caused by a cupboard beyond. There is a door in the south wall from the corridor, and a door in the west leads to the basement.

Room B1

- 3.2.8 This basement lies at the foot of four stairs, it is not a full basement, only a panelled partition between the corridor and Room G2. The floor is concrete, and the north wall brick, but a number of features offer interpretation to the development of the ground floor of the property. A low section of the western wall is actually constructed of blocks of squared stone. These may represent the foundation courses of the chimneystack, 0.73m beneath floor level. The brick wall on the north side is a modern wall. The east side of the basement is formed of panelling, generally panels 0.40m by 0.28m. These are supported by a large post that rises to the ceiling and affixed to the principal joist seen in the ceiling of Room G2. The joint is supported by a concave brace. Towards the northern end of the basement, a panelled door has been used as part of the wall material. The west end of the basement is also panelled, above the stone footings. This is better quality panelling than that of the south side, being regular panels 0.42m by 0.32m.

Room G4

- 3.2.9 This corridor runs the length of the house from the front of Room G2 to the rear of G1. At its western end it is 1.29 m wide. A north-south ceiling beam at ceiling level continues the line of the end wall of Room G1, and has been roughly cut with an axe to provide headroom for accessing the Bathroom (G10). On the south side near this, it has been cut again to allow for access into the kitchen (G9). Next to the kitchen, a stair rises to the first floor. The beam is not present here, since it would have blocked the stairway. East of here, both sides of the corridor are panelled and is offset 0.26m south as it negotiates the chimney stack, into which is set a recess now a cupboard. The cupboard doors are mounted with back-flap hinges, probably blacksmith-made.
- 3.2.10 Next to the cupboard is a door which separates the west end of the corridor from the east. The two panelled sides of the corridor are clad with different panels. On the north side, backing against the sub-basement are regular panels 410mm by 210mm with slightly rounded upper recesses and wave moulding. These cover the whole wall from floor to ceiling. On the south side are larger panels 0.65m wide, between 0.10m bars, to only 1.44m height, and clearly of different date. At this eastern end of the corridor is a door south to Room G8, north to G2 and G3, and opens out into the entrance hall G6.
- 3.2.11 A decorative beam and architrave around the east, north and west parts of the eastern end of this corridor show that the southern wall is a later partition of this space. The ceiling is also higher than the western end.

Rooms G5 and G6

- 3.2.12 The two rooms at the front of the property face directly onto Wormley High Road and may be considered together. The floor is 0.10m lower than the corridor: a low step. The room height is higher than rooms G1 to G4, at 2.72m. The northern of the two rooms (Room G5) has a fireplace in the northern wall and two large sash windows set in recesses with window seats. Each sash has six lights: no window furniture except for locks is present. The fireplace is set into a chimneybreast and is of 1950s or similar date. The room is panelled to 1.03m height with 1.40m wide panels: this continues on all walls. A visible stopped beam in the ceiling runs east-west and holds common joists of the floor above. The stopping is wave moulded on a chamfer. Both ends are moulded, indicating that the beam is probably of primary use. The door of the room is panelled and held on H&L brackets, slightly larger than those on the cupboard/ former doorway in Room G2, but otherwise identical.
- 3.2.13 Room G6 is an entrance hall, the principal entrance to the house. It is lit by another large sash in the eastern, roadside wall, and the main door is in the south wall. The window like the others in this front wall is a recessed sash, with window seat. The same, wide panels as Room G5 are also present. The main door of the house is large, 1.94m (6'4") tall and 1.12m (3'8") wide. It hangs on a pair of large tapering T-hinges. The door has four panels with a central lock bar and a top and bottom rail. The lock is probably an original fitting of the door: a large wooden box is bolted on, housing the lock mechanism. It is locked with an iron rotary key with a round handle and a bit with two clefts. There is a bolt on the top of the door, with a 12mm wide rectangular profile and a cross stamped in one end.
- 3.2.14 In the western end of this room is an open cupboard with an arched recess. This has been recently painted, and its date or phase was not determined.

Room G7

- 3.2.15 This is a small room of polygonal form on the inside and the outside. It most recently held the fuse box of the house with a shallow cupboard. It can be accessed from Room G2, or from a tall external door in the west with three window lights above. The ceiling is set 2.77m from the floor. The smallness of the room and odd angles strongly suggest that this is a stair turret. The access from

Room G2 means that the supposed stair could be accessed from inside and out, perhaps a newel or spiral stair rising clockwise.

Room G8

- 3.2.16 Most recently used as a lounge, this is a well-lit, high-ceilinged room. There are two large sash windows in the east side and one in the south. All windows are set in recesses, and each sash is six-light. Locks are the only associated window furniture. The fireplace in the western wall backs onto a large chimneystack. This is a 20th century brick fireplace with a visible bressumer above, and a secondary horizontal relieving beam higher up. The principal feature of interest is the high ceiling, which has moulded architrave around three edges: the east north wall is a later partition, proved by the presence of the same moulding continuing into the corridor G4. This moulding is a complex and deep wave moulding, and is also present on two beams that support the ceiling, crossing in the centre of the room. The east-west beam is the principal joist for the common joists of the first floor: the north-south sections appear to be jointed to the east-west beam.

Room G9: Kitchen

- 3.2.17 A kitchen is located at the west of the house and clearly a later addition to the property: It abuts the side of Room G8 and its chimneystack, and a separate flue has been added. Windows in the east wall of the kitchen overlook the stairs through a chamfered opening in the brick wall, windows which are now internal. The kitchen is oriented north south, lit by casement windows in the west wall over sinks and working surfaces. It has its own external door to the south, and can be accessed from the principal corridor (**G4**). The doorframe to the corridor has a concave moulding with a poppy-head stop. Unusually, this is set upside down from the usual position. The kitchen has a smooth brick floor and is fitted with cupboards and kitchen units of 1950s date. The roof of the kitchen is formed of simple rafters against the wall of the prior build, and tiled. Of interest is an east-west beam above the western main window, from which a wooden hook hangs. The function of the hook is unknown, but may have held a shutter for the window or be part of a kitchen fitting which has since been removed.

Room G10, Bathroom

- 3.2.18 This room is a small square extension to the west of the house, accessed from the main corridor. A beam has been cut through to make comfortable headroom, suggesting that the rear wall of the building has also been cut. The room contains a lavatory, bath and basin. This appears to be an addition of fairly recent date. There were no historical features apparent. The room is accessed up a single step, which may be a symptom of the underlying topography rising slightly westwards.

Room G11, Boiler Room

- 3.2.19 A short length of brick wall has been added to the corner between the large south Room G8 and the kitchen (G9). This contains a boiler and is unpainted. The roof leans to, against the south wall of the kitchen.

3.3 First Floor

Figures 4, 5 and 6

- 3.3.1 The first floor is only accessible from the main stair to the west of the building, and leads to a long landing (**Room F2**) running east-west which accesses all first floor rooms. A second short stair leads to the southern part (**Room F8**). A short flight of stairs also gives access to a pair of rooms at the east end and the disused stair tower (**Rooms F5-F7**) from a short corridor (**Room F4**).

3.3.2 Room F1

- 3.3.3 This room at western end of the house lies directly west of the top of the stairs, and was most recently a bedroom. Its doorway has an ogee lintel that is decorative applied to the base of a principal joist running north-south. The room has its own fireplace in the main chimneystack, now

blocked, and a cupboard on the north side of the stack, the door hung on H hinges. There is a window in the east wall, and like the room below (G1), it is a three-part window of eight lights each, the central casement opening. The window furniture is also the same, with spiral iron handles.

Room F2

- 3.3.4 This is the upstairs corridor or landing, and is accessed from the main stair. The stair rises from the south and is a dog-leg stair with winders. It is lit as it rises by windows in the west wall, windows now internal to the kitchen (**Room G9**). This wall is solid brick, and the reveal chamfered. The south wall is also the chimneystack serving rooms G8 and F8, This supporting of the stairway to masonry results in a very secure feature.
- 3.3.5 The first floor corridor runs east from the stair and Room F1, the chimneystack rising on the north, stepping in, accommodating internal changes in the flues. Next to the stair is a short flight of five stairs that leads to Room G8. The stairs have a short length of banister: flat, with double ogee carving and a moulded rail above. The north and south walls of the corridor are formed of studs with lath and plaster between. The southern wall appears to have suffered some movement downwards, since wedges have been added at the top of each stud. The north side is a more flimsy construction and seems to be a replacement wall: the ceiling beam has treenail holes that do not marry with the rising studs. However, entrance to a narrow passage partitioned of Room F3 next to the east side of the main chimneystack has an applied ogee lintel decoration identical to that to Room F1. There is a third ogee carving on the turn at the east to the next section of corridor (Room F4). The eastern end of the corridor is lit by high-level windows in the room to the north, Room 3.

Room F3

- 3.3.6 Room 3 is separated from the corridor behind by lath and plaster partitioning between studs. These are not considered an original feature, in that the studs have no relationship with trenails in the ceiling joists. The room is lit by a window directly above that in the room below, of the same form as the windows in Rooms G1 and F1, with three windows of eight lights, the central one casement with window furniture characterised by short spiral handles. This room is currently used as a bathroom, the suite of 1970s date. The ceiling bows in the middle the result of sagging of joists above between the chimneystack and the end wall above F4.
- 3.3.7 The west wall of the room is formed of assorted pieces of panelling, which partition a narrow passage against the disused fireplace of the main stack. The varied panelling consists the following: in the north, a door hung on butterfly hinges flanked by long panels 0.47m wide and a double window above, flanked by short panels set upside-down. The rest of the wall consists of four panels of varied sort, retained by a narrow horizontal beam. The door to this small passage is formed of four planks, a lock bar and a rail at top and bottom. This small passage has, in its ceiling, the entrance to the attic. Also attached to the ceiling are two pulleys, part of a Victorian 'hanging butler' contraption, and against the east wall a short row of coat hooks, and at the south end a bamboo pole set horizontally. The entrance to the attic is unhinged.

Room F4

- 3.3.8 Room F4 is a short passage that leads to three rooms at the east end of the property. Its west side is formed by a partition forming Room F3, which may be a repair or rebuild, since there is little correlation between the studs and trenails in the ceiling beam. The north side forms the rear walls of Rooms F5 and F6, which are also studwork. At the north end of the corridor is polygonal room above Room G7. The passage is reached up three stairs; the height of the room below requires this rise.

Rooms F5 and F6

- 3.3.9 These rooms have a clear relationship, so may be described together. Both are accessed from the passage (Room F4). Room F5 to the north has a window in the east wall under the attic gable and a fireplace in the north wall. Next to the fireplace is a cupboard, its lower doors on H hinges, its upper

on back-flap hinges. The window has a seat projecting 0.36m from the wall, and the window itself is three part with a central casement, each window with ten lights and spiral-handled furniture. There is a blocked doorway to Room F7 to the west, which is strongly suspected as being a stair turret. Therefore, the stairs would have led directly into this room. There is also a door leading directly to Room G6. The doorframe is heavily warped, and a door hanging in the frame has been considerably reshaped to fit the frame. The frame would have warped with movement of the property: this is probably not an original door, but the frame probably is, with plain roll-moulding. The door hangs on ornate H-hinges. The distortion of the frame is apparent in the floor, which dips notably westwards.

- 3.3.10 Room F6 is lit by a window under the attic gable of this section of the house, the window three part with a central casement, each window with ten lights and spiral-handled furniture. Directly east of the window are horizontal shadows in the wall, which may be part of a timber frame, showing through. A principal joist visible in the roof space is bowing to a large degree, but has been boxed in, so its condition could not be proved.
- 3.3.11 The hinges and doors of both rooms from the passage (F4) are of Victorian or modern date. However, the doorway to Room F6 is cut through a principal north-south beam this could indicate a new doorway, or a re-establishment following distortion.

Room F7

- 3.2.20 Like the room below, this room is a polygonal space. It is lit by a window in the north side, a small casement with frosted glass that owes more to its current use as a bathroom than historical use. It has a blocked doorway leading eastwards to Room F5. It was not determined whether the doorway from the passage F4 is an addition to the original form, but it is not impossible. The door itself is quite modern, with glazing covered with thin decorative paper.

Room F8

- 3.2.21 The largest Room on the floor, this Room is lit by three windows and has a fireplace set in a large chimneystack in the west wall, the same chimneystack in Room F8 below. The pitch of the roof starts in this room, the ceiling set 0.35m above the wall-plates. A principal joist in the ceiling is chamfered with poppy-head stops at each end and is oriented east-west, parallel to the gable end above. A window in the south and a window in the east walls provide the principal light to the room: there are no windows in the west wall. These are large three part windows with a central casement, each window with ten lights and spiral-handled furniture. A third window in the east wall near the junction with the gable above the door is two-part window, and narrower. This lights part of the room that has been semi-partitioned from the main area, and there is a small cupboard next to it, the door hanging on ornamental H-hinges. The floor of the room is remarkably level, compared with the rest of the house, and boarded with narrow boards. This may indicate that the floor has been levelled with the addition of new boards over old.
- 3.2.22 The part of the room next to the carved banisters has a plasterboard partition with glazing above. This gives light to the stairs, but prevents falling over the banisters. This suggests that the room was formerly a single large space, since the banisters form more of a guard next to the stairs than any other function.

3.3 Attic and Roof Assemblies

- 3.3.1 The attic and roof assemblies can be best described in relation to the rooms which they overlie. Above Room F1, the roof has a west-facing gable of lath and plaster over studs to the east, it terminates at the chimneystack, and a truss 0.6m west of the stack is again lath-and-plastered on studs between the principal joist and the , the plaster facing east. This is an internal division, but the plastering so close to the stack is unusual. The pitched roof is a single collar rafter roof, halved and pegged at the ridge most of the collars are bowing, and struts have been added between the joists and rafters. The ridge is 3.5m above wall plate height, from which the common rafters spring.

- 3.3.2 The plastered east-facing truss contains a panel of lath and plaster or board which has been decorated with a painted motif of tendrils or branches. The panel is an irregular shape and appears to have been nailed in position with a baton above to a collar between rafters. The image is faded, but appears to be of curling branches from which bunches of grapes or flowers hang. The irregular shape of the panel suggests it may have been reused from elsewhere, but the motif strongly resembles a 16th and 17th century schemes elsewhere. The date when this was added may be part of the earliest phase of the house, or even the latest. Further work may determine the origin of this panel, which is a rare item.
- 3.3.3 The roof above Rooms F2, F3 and F4 is narrower and slightly lower than that to the west, running from the chimneystack to the edge of Rooms F5 and F6. This too is a single collar rafter roof halved and pegged at the ridge. The north side rafters spring from a wall plate, but the south side rafters spring from a beam that spans edge of Room F8 below. However, there are additional struts, posts and beams that relate to the construction of the wing that holds room G8 and F8. This construction comprises a beam beneath the collar beams between the chimneystack and the eastern end of F4. This extra beam is supported by a post above a tie beam at F4/ F6, and another near the chimney upon a slim common rafter which is has notable distortion. Uprights rising from this beam support the northern sub-gable of the roof above F8. The pitch of the roof of F8 overlies diagonal timbers from its wall plates that adjoin the ridge above F2-F4.
- 3.3.4 The roof above F8 is a simple clasped purlin roof with a ridge-piece. There are four trusses in this section. The gable end is brick. Access to this roof space is through an opening in studs that run between the rear wall of F8 and first truss.
- 3.3.5 Access beyond the old gable above F4 is limited because of extant lath and plaster. The east gable beyond here at the end of Room F5 is lath and plaster over studs, and there is a truss at the gable end, and one between, making this a Queen Post roof with clasped purlins. There is a wind-brace on the north side between the central truss and the end wall plate, and another on the south between the central truss and the tie beam above F4. The roof above F6 is gabled southwards and contemporary with this roof. Access to this was more limited than access to that above F5, but it was seen to be a clasped purlin roof, the gable formed of studs, lath and plaster.
- 3.3.6 The top of F7 is hipped with a sub gable above it facing west. It appears to be contemporary with the construction of Room F7.

3.4 The Granary

Figure 7

- 3.4.1 A square plank-clad building with a hipped roof has the characteristic style of a granary, raised upon brick and stone piers. The piers are 0.80m tall above ground level and are mostly brick, although there are two that are stone. There is a pier at each corner of the building and one centrally to each side. There may be a central pier, but accumulated debris beneath the building meant that this was obscured. An additional brick pier has been added on the north side. Entrance to the building is up three blocks of broken millstones, in the centre of the east side. There are two windows in the north side, one in the west and one in the south. The building is clad in boards, each with smooth deliberately round edges, almost roll-moulded.
- 3.4.2 The building is founded on four sill beams forming the base frame with a central beam oriented north-south. Joists span between the central beam and the frame, and planks atop this form the floor. Major posts rise from each corner with studs between. Most of the interior is clad: on the south side with boards, on the north side with asbestos panels. However, a few boards missing on the east side reveal a brace running from the top of the southeast corner to the doorway, so it can be assumed that the frame is braced on all sides. The visible parts of the posts appear to axe-cut not sawn. The internal boards are square-edged, in comparison to the exterior.

- 3.4.3 The building is separated into two parts by a central partition. On the south side, the room seems to have been converted into a mushroom-growing room with a trough at waist-height. On the north side, two rooms are present, all clad with asbestos boards. The western room has a chair, the eastern room an odd assortment of small agricultural tools and items, including buckets and rope.
- 3.4.4 The windows of the building all rotate around a central horizontal pivot, and are generally in poor condition, the frames soft and failing. These pivoting windows would help ventilate the grain within.
- 3.4.5 The roof is in remarkably good condition, possibly indicating a repair or full rebuild. The hips rise to a single point, the principal beams supported by struts to a purlin on all sides. The whole roof is tiled.

3.5 The Outbuilding

Figures 8 and 9

- 3.5.1 A brick outbuilding backing onto the High Road lies south of the Old Manor House and has been considerably repaired and rebuilt from its original form. The basic build is largely yellow stock bricks with occasional red, laid in Flemish bond pointed in a cement-rich mortar. The roof is pitched and tiled. The roadside wall is blank brickwork, relieved only by slight stepping out at foundation level and a dentil brick course at eaves level. There is a patch of rebuild in the northern part of the wall, but this does not seem to be a blocking, rather a rebuild following collapse.
- 3.5.2 The west face has two large openings with double doors. Both the openings have concrete-bound I-beams supporting them of clear 20th century date, but above the northern one is a short brick arch, as if a former doorway or window here was widened. Rebuild of this side includes the entire top of the wall under the wall plate. The roof above also appears to be a complete rebuild of 20th century date. The ceiling is held by two tie beams that support joists with a boarded floor on top. The floor of the attic slopes down east and west towards the east and west walls.
- 3.5.3 The south wall of the building is obscured by a lean to of modern date, but the gable is boarded, with a sack-hoist door. This strongly suggests the function of the roof space is a hayloft. There is a window in the northern end gable which is also weatherboarded. There are two rooms within the block. The northern room is the smaller of the two, and has a concrete floor. There is a small arched opening in the north wall which is probably a drain. There are no fittings that suggest a prior use, but clearly, something that required a drain. The southern room is larger, and at the time of the visit, filled with shelving and abandoned tools. This room is notable for its lack of historic features. The tie-beams are suffering distortion, and are propped by steel joists. The rebuild of the tops of the walls has removed wall plates and the tie beams now rest on metal brackets. The failure of the tie-beams may have been caused by load above: these beams were not replaced when the roof was replaced.
- 3.5.4 Due to the changes to the rear wall and the replacement timbers of the roof, the outbuilding is of reduced historical value, although still part of the curtilage of the listed building, and part of the streetscape of Wormley

4 Conclusions and Interpretation

4.0.1 There appear to be five phases to the building, but further research or recording may refine these phases into sub-phases, or expose more events not apparent with the finishes still on the walls (Figure 10). It is proposed to refurbish the parent building, the granary and to rebuild the coach-house, and if this is carried out sympathetically, this should result in the historic fabric being retained for posterity, a substantial gain for the historic character of Wormley

4.1 Phase 1 (Early 16th century?)

4.1.1 The earliest phase has been tentatively dated to the early 16th century, this date is largely based on constructional details and is not proven. Surviving elements of this phase comprise of the Dining Room (G1) and the area currently Rooms G2-G4 plus the basement on the ground floor, and the bedroom (F1), landing (F2) and bathroom (F3) on the first floor, plus the large internal chimneystack. This makes a two-storey rectangular building 10.6m by 5.6m with gabled ends facing east and west. The large opening in the front wall of Room G2 is a good candidate for the position of a first phase front door: the opening is 1.11m wide. The north wall of this phase survives largely intact, and the two windows in Room G1 and one in Room G2 may be in their original location. The exterior door in the northwest corner of Room G1 may also be a Phase 1 feature. The south wall of the early phase has been broken through for access to the bathroom, and a beam across the doorway is probably a major beam that has been cut away to allow headroom. Locally-made fittings on cupboards and doors may not be original, and it is assumed that the windows are later replacements in original openings. A true date for the structure could be obtained from Dendrochronology.

4.1.2 The south side of the Phase 1 building has been largely removed through additions to the south side as the building has evolved. In the west, a doorway into the kitchen has been cut, the beam supporting the first floor being cut again for headroom. A small section of the north wall is then present between the kitchen door and the stairway, then the entire wall is missing where Room G8 is present: its height, greater than the rest of the ground floor, has required the complete removal of the south wall, except for the southeast corner, where the wall joins the east end. Although this may be considered a structural weakness, Rooms G8 and F8 have their own structure which compensates for the loss of the south wall. Room G1 has a principal north-south joist: the common joists run east west and there is sufficient beam remaining to join these to the south beam. In the east of the building, the principal joist runs east west and is supported by a post and strut visible in the sub-basement.

4.1.3 The location of a first-phase staircase may be considered. There are few spaces where a staircase could feasibly rise, but unless the staircase was external, it may have risen up the side of the chimney, possibly the north side where the pantry is located. If the stair rose westwards, then the pantry could have started as an understair store, even retained into later phases...

4.1.4 The first floor rooms show the same layout: a room at the front and a room at the rear, both heated by the same stack. The rear room F1 has much the same form as originally, whereas the front room has been partitioned to become a bathroom, and the chimneystack become redundant. The south wall of this early phase was removed when Phase 3 was added to the south. None of the internal walls of Room F3 can be said to belong to Phase 1.

4.1.5 Inspection of the roof shows that the eastern end was formerly the external wall of the building, with lath and plaster evident on the east-facing side. The lath is painted white. The painted wall next to the chimney has no parallel in the rest of the building. Its very patchy form and proximity to the chimney stack means that it would not be visible if there were attic rooms. However, there was no evidence for dormers in the attic, so there may not have been rooms here. The patchy form of the panel makes it likely that the painted design is part of an old panel reused in an attic partition, although it is unclear why the attic needed such a partition. However, much of the roof appears to

have been rebuilt, probably during Phase 3 alterations, and features such as dormers could have been lost.

4.2 Phase 2 (c.1550-1600):

- 4.2.1 Phase 2 of the Old Manor appears to be an extension of the house towards the High Road, with a chimneystack for the new rooms added, plus a new polygonal stair tower built to access the first floor.
- 4.2.2 The apparent doorway in Room G2 was blocked, and the new entrance made in the new hall (G6). This would have required removal of some of the front wall of the first phase, to get access into the rear of the building. The location of the entrance in the side of the building rather than the roadside may just be functional, to provide some privacy of entrance. The new rooms at the front are very light, with large windows and high ceilings. These sash windows may not be original materials of this phase 2, but the openings themselves appear to be. The establishment of a second chimneystack on the north front is testament to the requirements of the property, needing to heat all rooms. It may be noted that the entrance hall is not heated, but this is not a dwelling room rather a receiving area. The moulded beam in the ceiling of room G5 does not mark the extension as expensive of high status, this being a typical moulding that could have been easily carried out by local artisan.
- 4.2.3 The polygonal tower in the corner created by the Phase 2 extension next to Room G2 is such an odd element that a stair tower seems to be the only interpretation: it is a small space with a very high ceiling that does not require this if it is only an antechamber to Room G2. Also, it can be recognised that a staircase is necessary to achieve the first floor, and the stair leading from the corridor F4 is part of the third phase. The angled internal walls may be evidence of functional build, the angles providing the necessary supporting structure for a spiral stair. In addition, the upper part of the tower has a blocked doorway into Room F5, giving direct access. If the door from the passage F4 is a later insertion, then it is possible that the stair was for private use only, to access the new upstairs rooms. This polygonal form of the tower is a typical mid-16th century feature.
- 4.2.4 The ground floor's extra height required the addition of a short flight of stairs on the first floor to travel directly from the old house to the new front. This will have required a modification to the layout of Room F3. However, the requirements of Phase 3 seem to make partitioning of Room F3 part of that later phase. The reason for making the ground floor high may be fashion, or prosperity indicated by the height of the new windows. It cannot be said to be governed by the character of the tower stair, since this could have been ordered to fit as necessary.
- 4.2.5 The first floor of the new build may have held one single room: the wall between the two rooms here is only 0.12m thick, so may be a later partition. However, there is a door between the two. The floor of the first floor slopes down notably westwards and the doorframe between the two rooms heavily warped: the hanging door has been cut to fit this extreme trapezoidal shape. The great distortion may indicate that the doorway is an original feature to this phase. The flow of people and function of these rooms must be dictated by private mores. Possibly, they were individual rooms for a couple who occupied the property, with the interlinking door for use as necessary.
- 4.2.6 The beam crossing the ceiling of the southern of these two rooms is heavily bowed. However, examination of the roof indicates that the principal joist here crosses north-south. This may be supporting part of the roof assembly for the south-facing gable of this phase. Access to this part of the roof was not possible without a further inspection of structural security. It appears that the gable end above Room F5 facing east and the gable above F6 facing south are contemporary: the continuation of the gable end of phase 1 towards the road reduces the need for creating a hip for the return, and may be cheaper in not requiring tiling. This new extension has its own chimney; the first

floor Room F6 and the entrance hall on the ground floor are the only living space apart from corridors without fireplaces in the whole building.

4.3 Phase 3 (c.1600-1700)

- 4.3.1 This phase sees the addition of the two large rooms with a new south-facing gable. The addition of these rooms saw major remodelling of the interior spaces and the removal of considerable portions of the fabric of Phase 1, including part of the roof assembly.
- 4.3.2 On the ground floor, all of the Phase 1 south wall where abutted by the Phase 3 extension has been removed. The high ceiling of Phase 3, at 2.8m, is considerably higher than that of Phase 1, at around 2.00m. The building has been cut back to the chimneystack to receive the new build. This action has resulted in the roof of Phase 1 being rebuilt between the chimney and the Phase 1 east wall: the western rafters now rise from a beam at the rear of the G8/F8 build.
- 4.3.3 The large moulded beam that supports the ceiling of the ground floor room G8 is a not untypical early 16th century moulding and strongly suggests that the southern addition is of 16th century date. It is certainly an addition and not part of the original form of the building. The use of brick in its construction, for piers that rise up the south face, the brick gable and the brick surround for the staircase may be indicative of new wealth, an new owner, or a new fashion, departing from the basic timber frame construction apparent in the old builds of Phases 1 and 2.
- 4.3.4 The north wall of Room G8 was against the line of the Phase 1 chimneystack, so access through the entrance Hall G6 would have led directly into this new room. The associated removal of the south wall of Room G2 for this build would have required some reordering of space. This suggests that the panelling on the north side of the corridor G4 is contemporary, since the moulding around the edge of Room F8 continues up to it. The removal of the south wall also would have left a principal joist of Room F3 above with no support, and a post in the sub-basement with strut appears to be a new structural member to replace the lost wall. Since the post rises from the basement, the basement must be of this date too.
- 4.3.5 The addition of these two rooms changed the pattern of movement around the building. The new staircase provides access from the ground floor, and may have made the tower staircase redundant. All depends on the activities or living arrangements carried out in Rooms F6 and F7. If Room F8 became the main bedroom, then these two would have been subsidiary. However, if Room F3 was not yet partitioned, then the stair tower may still be required.
- 4.3.6 The date of this phase may be obscured by the windows: They are of a size indicating a date no earlier than 1650: either the moulded beams are reused, or the windows have been altered.

4.4 Phase 4, c.1600-1900

- 4.4.1 Little direct building events appear to have occurred during this phase, except for the kitchen, which is the major structural addition to the building of this phase, and while it may be earlier than 1900, there is little decorative scheme apparent to determine a date. Its new chimney flue accesses the rear of the Phase 3 chimneystack. All fittings are of 1950s date or more recent.
- 4.4.2 The regular windows and fittings on the first floor may be fittings of this date: all are casements of the same style. The sash windows at the front of the house and the ground floor of Phase 3 may also represent a modification and general upkeep of the property after the Phase 3 building event, since the window openings appear to be of different dates.
- 4.4.3 Reorganisation of internal spaces also occurred during these years. The partitioning of room G8 to form the corridor along the length of the building occurred during these years, the panelling of much

large, wider form than that on the north side of the corridor. It is not well applied, and may be just cut to fit, perhaps reused form elsewhere.

- 4.4.4 Reorganisation of the Phase 1 and 2 room F3 probably also dates to during these years: A partition on the north side of F2 may be of this date as is the west partition, blocking the fireplace form the room. This partition is made of disparate elements, probably salvaged and reused from elsewhere. The creation of this new corridor may be a result or cause of the stair turret falling into disuse. Certainly, with this corridor access to the new rooms, the stair is no longer required. This room may have been partitioned solely to form a bathroom.

4.5 Phase 5, c.1950

- 4.5.1 This phase sees the addition of a small boiler house in the corner formed between the Phase 4 kitchen (G9) and the high south wing of Phase 3. It seems likely that the ground floor bathroom is an addition of approximately this phase. The extant fireplaces in the building are of mid 20th-century date too.

4.6 Granary

- 4.6.1 The granary is a typical wooden building of square form and pitched roof; it appears to be structurally sound in some places and weaker in others. Some of the plank cladding is departing from the upright studs of the walls, particularly near the base, suggesting the floor of the structure may be failing. The guttering too is not perfect, although the roof appears to be in very good condition. The date of the initial construction is unknown, but it is of post-medieval date, and indicates an agricultural slant to the history of the site. Whether the grain stored within was used for brewing, for flour or animal feed is as present undetermined.

4.7 Outbuilding

- 4.7.1 The brick outbuilding backing onto the High Road lies south of the Old Manor House and has been considerably altered and repaired. It may have been a stable or coach-house or both, although there is scant evidence for any significant historic use. The hints of historic use are the remnant arch, the small drain outflow in the north wall and the door in the loft. The drain may therefore be evidence for it being a stable, the coach-house part in the south of the building. Possibly this was more of a loose box.
- 4.7.2 There are plans to redevelop the site, which may entail the relocation of this coach-house slightly northwards. These redevelopment works are enabling works that will provide the funding for the substantial restoration of the parent building, the granary and the grounds within the curtilage of the site. The client hopes to enable the safeguarding of this historic building by relocation would enable a new safe vehicular accessway into the site serving both the listed building and enabling new development housing. It should be possible to accurately survey the building and reclaim all building materials for re-use, to conserve the historic character of the site. By accurately surveying the present structure, it could be rebuilt in its present form. Despite the new materials of the roof, its form is likely to be very close to the original. The south side of the property has been the most affected by repairs. It is understood that the client will enter into a unilateral undertaking with respect to all these substantial renovation and restoration works, and by doing so this should result in the historic fabric being retained for posterity, a substantial gain for the historic character of Wormley
- 4.7.3 Moving the building could also enable an examination of below ground-remains, which would benefit any further reporting on the history of the site.

4.8 Grounds

- 4.8.1 The grounds run mostly regularly westwards back from the road, in areas until recently gardened. The ground slopes slightly uphill towards the rear of the property towards the New River. Some 10-20m west of the house is a flat platform which may be a garden feature. It is roughly circular, with stone on it north and east side. Also around the grounds are fragments of millstone used as paving, and there are pieces of millstones used as steps up to the granary. These items are heavy objects unlikely to have travelled far, and may suggest the presence of a mill on site in the past. The presence of a granary on the site also suggests the need for a mill of some kind, unless the grain is being brewed, in which case, a brew house might be expected. However, the Hertfordshire environment records only record three mills for the area, at Conduit Lane, Hoddesdon, Mill Lane Broxbourne and Mill Lane Cheshunt. If these millstones derive from a historic mill on or near the site, this is not recorded.

4.9 Assessment of the Documentary Evidence

- 4.9.1 Based on the documentary and cartographic evidence, there are conflicting titles for the property. The site is defined as Manor Farm on the first edition Ordnance Survey map, and the presence of a stable block and granary could be a strong indicator of function. The local medieval manors do not include this site, the nearest manor is Wormleybury, so the name 'Old Manor House' may be a misnomer. However, the fact that grain is being stored here, and the owners have sufficient means to enlarge the property suggests a degree of wealth.
- 4.9.2 The report that 'Dowsyns' farm was found to contain wall paintings in 1937 is very tempting to relate to The Old Manor House because of the fragmentary painting in the attic.

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Figure 1: Site Location.

Figure 2: Detailed Building location Plan

Figure 3: Manor House: Ground Floor Plan

Figure 4: Manor House: First Floor

Figure 5: Manor House: Profile through the Northern side

Figure 6: Manor House: Profile through the southern part of the house.

Figure 7: Granary, Plans and elevations.

Figure 8: Outbuilding Plan and Profile

Figure 9: Outbuilding elevations

Figure 10 Manor House development phases.

Plates

Appendices

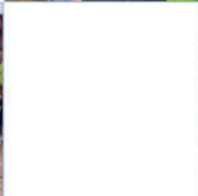
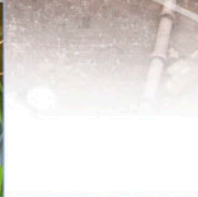
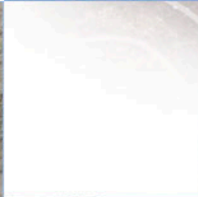
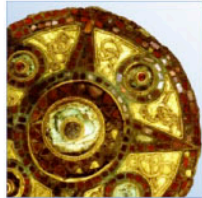
Appendix A, Photographic Register

| Photo | Description | View | Digital | B/W |
|-------|-----------------------------|------|---------|-----|
| 001 | East elevation | SW | Y | |
| 002 | East elevation | SW | Y | |
| 003 | East elevation | W | Y | |
| 004 | East elevation | W | Y | |
| 005 | External view | NW | Y | |
| 006 | External view | NW | Y | |
| 007 | External view | NW | Y | |
| 008 | East wall | N | Y | |
| 009 | Front door | N | Y | |
| 010 | Windows of G8 | N | Y | |
| 011 | Windows of F8 | N | Y | |
| 012 | South elevation | N | Y | |
| 013 | External view | NE | Y | |
| 014 | External view | NE | Y | |
| 015 | West elevation | E | Y | |
| 016 | West elevation | E | Y | |
| 017 | External view | SE | Y | |
| 018 | External view | SE | Y | |
| 019 | External view | SE | Y | |
| 020 | External view | SE | Y | |
| 021 | Stair turret | SE | Y | |
| 022 | Stair turret door | SE | Y | |
| 023 | Stair turret angled profile | E | Y | |
| 024 | Eaves | SW | Y | |
| 025 | Eaves | S | Y | |
| 026 | Eaves | SW | Y | |
| 027 | Room B1 basement | S | Y | |
| 028 | Room B1 basement | S | Y | |
| 029 | Room B1 basement | SE | Y | |
| 030 | Room B1 basement | SW | Y | |
| 031 | Room B1 basement | W | Y | |
| 032 | Room G1 old kitchen | NE | Y | |
| 033 | Room G1 old kitchen | NW | Y | |
| 034 | Room G2 | E | Y | |
| 035 | Room G2 | S | Y | |
| 036 | Room G2 | W | Y | |
| 037 | Room G4 ceiling beam | W | Y | |
| 038 | Room G4 cupboard in stack | N | Y | |
| 039 | Room G4 cutaway beams | W | Y | |
| 040 | Room G4 door to G3 | N | Y | |
| 041 | Room G4 from G6 | W | Y | |
| 042 | Room G4 panel, north side | N | Y | |
| 043 | Room G4 panel, north side | NW | Y | |
| 044 | Room G5 beam | NW | Y | |
| 045 | Room G5 door | S | Y | |
| 046 | Room G5 | NW | Y | |
| 047 | Room G5 window | E | Y | |

| Photo | Description | View | Digital | B/W |
|-------|--------------------------------|------|---------|-----|
| 048 | Room G6 alcove | W | Y | |
| 049 | Room G6 front door | S | Y | |
| 050 | Room G7 | NW | Y | |
| 051 | Room G7 | SW | Y | |
| 052 | Room G8 ceiling beam | W | Y | |
| 053 | Room G8 ceiling crossing beams | W | Y | |
| 054 | Room G8 fireplace | W | Y | |
| 055 | Room G8 windows | E | Y | |
| 056 | Room G9 catch | E | Y | |
| 057 | Room G9 cupboard | SE | Y | |
| 058 | Room G9 floor | S | Y | |
| 059 | Room G9 | NW | Y | |
| 060 | Room G9 | S | Y | |
| 061 | Room G9 kitchen units | W | Y | |
| 062 | Room F1 | W | Y | |
| 063 | Room F2 balusters to F8 | SE | Y | |
| 064 | Room F2 chimney stack | N | Y | |
| 065 | Room F2 chimneystack | NE | Y | |
| 066 | Room F2 door | W | Y | |
| 067 | Room F2 doorframe | W | Y | |
| 068 | Room F2 | E | Y | |
| 069 | Room F2 | E | Y | |
| 070 | Room F2 | W | Y | |
| 071 | Room F3 door to F3 west | W | Y | |
| 072 | Room F3 | NE | Y | |
| 073 | Room F3 west | S | Y | |
| 074 | Room F3 west | SE | Y | |
| 075 | Room F3 west side doorframe | N | Y | |
| 076 | Room F4 | S | Y | |
| 077 | Room F4 moulding | S | Y | |
| 078 | Room F5 blocked door to F7 | W | Y | |
| 079 | Room F5 cupboard door | N | Y | |
| 080 | Room F5 door to F6 | S | Y | |
| 081 | Room F6 door to F5 | N | Y | |
| 082 | Room F6 frame | S | Y | |
| 083 | Room F6 | NE | Y | |
| 084 | Room F6 window catch | S | Y | |
| 085 | Room F6 window | S | Y | |
| 086 | Room F7 | N | Y | |
| 087 | Room F8 beam | N | Y | |
| 088 | Room F8 cupboard | E | Y | |
| 089 | Room F8 | NW | Y | |
| 090 | Room F8 window | SE | Y | |
| 091 | Stairwell | S | Y | |
| 092 | Stairwell | W | Y | |
| 093 | Attic painting | W | Y | |
| 094 | Attic painting | W | Y | |
| 095 | Attic painting | W | Y | |

| Photo | Description | View | Digital | B/W |
|-------|----------------------------------|------|---------|-----|
| 096 | Attic painting | W | Y | |
| 097 | Attic painting | W | Y | |
| 098 | Attic painting | W | Y | |
| 099 | Attic painting | W | Y | |
| 100 | Attic above F5 | E | Y | |
| 101 | Attic above F5 | E | Y | |
| 102 | Attic above F5 | NE | Y | |
| 103 | Attic above F6 | S | Y | |
| 104 | Attic above F2 | SW | Y | |
| 105 | Attic above F3 | W | Y | |
| 106 | Attic above F3 | W | Y | |
| 107 | Attic above F3 | W | Y | |
| 108 | Attic above F3 | W | Y | |
| 109 | Attic above F3 | NW | Y | |
| 110 | Attic above F3 | NW | Y | |
| 111 | Attic above F8 | S | Y | |
| 112 | Attic new gable peak above F3 | N | Y | |
| 113 | Attic over F2 to F1 | SW | Y | |
| 114 | Attic part above of F2, w side | W | Y | |
| 115 | Attic painting | W | Y | |
| 116 | Attic north side of chimneystack | W | Y | |
| 117 | Attic lath and plaster behind F6 | E | Y | |
| 118 | Granary external | W | Y | |
| 119 | Granary external | S | Y | |
| 120 | Granary external | E | Y | |
| 121 | Granary external | N | Y | |
| 122 | Door detail | W | Y | |
| 123 | Door detail | SW | Y | |
| 124 | S side internal | W | Y | |
| 125 | Internal boards | S | Y | |
| 126 | N side | W | Y | |
| 127 | N side | NE | Y | |
| 128 | Roof assembly | W | Y | |
| 129 | Roof assembly | W | Y | |
| 130 | Roof assembly | W | Y | |
| 131 | External | E | Y | |
| 132 | External | E | Y | |
| 133 | External | NE | Y | |
| 134 | External | S | Y | |
| 135 | External | W | Y | |
| 136 | N side | E | Y | |
| 137 | N side | W | Y | |
| 138 | S end | SE | Y | |
| 139 | S joists | NE | Y | |
| 140 | Roof | N | Y | |
| 141 | Roof | S | Y | |

Appendix B, OASIS Form



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