

HERITAGE NETWORK



MANOR HOUSE **21 High Street, Baldock, Herts.**

HN503

Historic Building Record



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MANOR HOUSE,
High Street, Baldock, Herts.

HN503

Historic Building Record

Prepared on behalf of North Hertfordshire Homes

by

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with

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The cover photograph shows the front elevation of Manor House

Acknowledgements

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Summary

Site name and address:	Manor House, 21 High Street, Baldock, Herts.		
County:	Hertfordshire	District:	North Herts.
Village/town:	Baldock	Parish:	Baldock
Planning reference:	04/01057/1LB	NGR:	TL 33830 24555
Client name and address:	North Hertfordshire Homes, Rowan House, Avenue One, Letchworth SG6 2WW		
Nature of work:	Refurbishment	Present use:	Offices/flats
Site Code:	HN503	Other reference:	N/a
Organisation:	Heritage Network	Site Director:	David Hillelson
Type of work:	Building Recording	Curating Museum:	North Herts Museums
Related SMR Nos:	N/a	Periods represented:	Post-medieval/Modern
Previous summaries/reports:	N/a		

Synopsis: As the result of an archaeological condition on the planning permission for the refurbishment of Manor House, 21 High Street, Baldock, and its conversion to offices, the Heritage Network was commissioned by North Hertfordshire Homes to carry out a record of the buildings, and provide an overview of their development, prior to the start of the conversion works.

The building, which is Grade II* listed, was first built in the 1730s and extended in the early 19th century. Various internal and external alterations of the building were observed, which can be associated with particular owners and occupants of the property.

1. Introduction

1.1 This report has been prepared on behalf of *North Hertfordshire Homes Ltd* as part of a programme of historic building recording of Manor House, 21 High Street, Baldock, Herts. The listed building consent for the development (ref. 04/01057/1LB), granted by the *North Hertfordshire District Council* (NHDC), has been subject to a standard building recording condition, in accordance with the provisions of the Department of the Environment's Planning Policy Guidance Note 15 (PPG15). The scope of the required work follows the standard model *Design Brief for Historic Building Recording* used by the County Archaeology Office (CAO) of Hertfordshire County Council, acting as advisers to NHDC. A full specification for the work carried out is contained in the Heritage Network's approved *Project Design* dated December 2004.

1.2 Manor House is an 18th century three storey and cellared brick house set behind a forecourt on the north-east side of Baldock High Street. It is graded II* on the statutory List of Buildings of Special Architectural and Historic Interest, and is centred on national grid reference TL 33830 24555 (Figures 1 & 2). It was formerly used as offices on the ground floor, with residential accommodation above. The present development proposes the refurbishment of the building for use entirely as offices.

1.3 The aim of the present project has been to create a record of the building in its present condition, prior to the initiation of works which may affect structural or architectural features, in order to better understand the structure and its evolution. The study is also intended to contribute more generally to an understanding of the development of urban Baldock since the 18th century, a theme which has been highlighted in the regional archaeological research agenda (East Anglian Archaeology Occasional Paper 8, 2000).

1.4 The present report will be submitted to the planning authority and, subject to any requirement for further analysis and publication, as per the provisions of English Heritage's *Management of Archaeological Projects* (English Heritage 1991), will complete the requirements of the planning condition.

2. Historical Background

2.1 According to the *Abstract of Title of the Devises in Trust of Mrs Mary Cecil Cowell dec'd* (HALS: D/Ex 852/T2), the property upon which the Manor House stands was acquired in 1730 by the Sparhawke family, who were lords of the manors of Graveley and Chesfield, and had significant land holdings in Baldock. At that time, the site was occupied by two separate dwellings, each having a yard or garden extending back to the present line of The Twitchell.

2.2 By 1740, the property is described as a *capital messuage* with the implication that Manor House (first described by that name in a directory of 1878) had been built in the course of the 1730s.

2.3 The house was only occupied by the Sparhawkes for a short time. Having been let to tenants in the intervening period, it was acquired in 1769 by Mary Grave, the mistress of the Earl of Salisbury who lived at Quickswood, just outside the town. She expanded the grounds and is likely, also, to have undertaken improvements to the house itself. Mary Grave's will of 1789 specifically mentions a clock which stood on the common staircase (Havercroft 1999).

2.4 The house was inherited by James Cecil Grave, one of Mary's three sons by the Earl, who lived there until his death in 1820. He, in turn, passed the house to his daughter, Mary Cecil Cowell.

2.5 An auction notice from the Hertfordshire Mercury dated 28 July 1832 describes the property as:

... a capital Freehold Mansion House of handsome elevation, with portico entrance, lately the residence of Mrs. M. C. Cowell, deceased ... approached by a carriage sweep, with its domestic offices, walled pleasure garden, stable yard, coach entry and paddocks... .

This residence was repaired, enlarged, and made replete with every modern accommodation regardless of expenses within the last few years.... It contains a handsome paved entrance hall, dining room 25ft long, drawing room 25ft by 18ft, with plate glass windows commanding the pleasure ground, suitable breakfast room, and gentleman's morning room (now used as an office), three best bedrooms, each with a dressing room, three superior attics, two smaller rooms, spacious gallery, excellent front and back staircases, water closet, large, lofty and well lighted kitchen, and all the domestic offices, and wine, ale and other cellarage... . (HALS)

2.6 The property was acquired at auction by the Pryor family, owners of the adjacent High Street Brewery and Trustees of Mary Cecil Cowell's estate. It was occupied by Morris Pryor who is likely to have made further substantial internal changes, and who lived there until his death in 1871.

2.7 The house was occupied by a variety of tenants between 1871 and the 1940s and was acquired by Simpson's Brewery (the former High Street Brewery) during that time. In 1951, the house was divided into six flats (Figure 11), and by the early 1970s the ground floor had been turned into a doctor's surgery. More recently the ground floor has been occupied by a number of solicitors' firms.

3. Building Record

3.1 The development proposes the refurbishment of the building to provide office accommodation on all three floors. The modern partitioning for the former offices and residential accommodation was removed in advance of the grant of planning consent.

3.2 The present survey has broadly followed the requirements of a Level 3 record as defined in *Recording Historic Buildings: a descriptive specification, 3rd edition* (RCHME 1996) and includes measured drawings, photography and a written description. The measured drawings were produced by CSL Surveys, on behalf of the clients, and have been checked and annotated by David Hillelson. The photographic record was produced by Giles Sholl using medium-format *Hasselblad* equipment and *Ilford FP4-120* film, on 12 and 15 January 2005. The written record has been based on a visual inspection carried out by Adrian Gibson and David Hillelson on 11 January, 2005.

3.3 All orientations in the text, plans and photographs, take the front elevation of the building as facing west.

DESCRIPTION

General

3.4 The house is set behind a forecourt, formerly fenced with a cast-iron gateway at either end, and faces on to the High Street. It is built of red brick and is formed of a main block at the front of early 18th century date, with a two storey extension to the south side of the rear elevation, and a long single storey extension on the north side of the rear elevation, both of early 19th century date. The single storey extension falls outside the present development proposals and has, therefore, been omitted from the study.

Exterior Front Elevation

3.5 The front elevation consists of seven bays, on three floors, with the central three bays breaking forward and topped with a pediment (Figure 3, Photos 1/1-3, 7/12). There is a plinth at the base of the wall, with four courses of bricks visible. The brickwork has been ruddled and traces of tuck pointing can still be seen, for example, beneath the ground floor windows (Photo 1/9). Occasional burnt bricks can also be seen.

3.6 A high parapet with recessed panels encases the pediment. The parapet appears to be original, but there are signs of repair to the upper ten courses and the possible addition of a plain stone coping. A moulded string course exists at the base of the parapet, the moulding being repeated in the pediment.

3.7 The principal entrance, in the centre of the ground floor, is sheltered by a projecting Tuscan porch with simple cornice hood, and two freestanding columns with pilasters to rear (Photo 1/4). This is likely to be an early 19th century modification. Two steps in Portland stone rise to the door, with an ornamental footscraper attached on either side (Photos 1/7-8).

3.8 The doorway is arch headed, although it is now blank infilled and covered with plywood. The door case is essentially plain, but the lintel has reeded decoration which is typical of the Regency period. The door has ten raised and fielded panels, and has a lion's head door knocker (which is attached with modern screws and may, therefore, be secondary) (Photo 1/11).

3.9 The windows, which are unusually deep (but acceptable for a late 18th century date), all have brick dressings, stone sills, and straight voussoired heads with the centres raised in the form of a keystone. On the ground floor the windows are all double hung sashes without horns, with 15 panes (arranged 3 x 2 below 3 x 3). A lot of original crown glass survives.

3.10 The first floor windows are similar to those on the ground floor, but the centre three have shaped wooded casings for blinds fitted to their upper section (Photo 1/5).

3.11 The second floor windows are each of 6 panes (arranged 3 x 1 below 3 x 1) with plain heads touching the cornice, with the exception of the centre window, which is arch headed with a brick patterned keystone broken through cornice, of 12 panes (arranged 3 x 2 below 3 x 2) plus upper radial glazing.

Exterior north elevation

3.12 The northern elevation, to the left of the frontage, is constructed of plain brickwork, not ruddled but having some rather crudely done penny struck joints in lime mortar (Figure 4). A high frequency of burnt bricks was observed. The wall is topped by a continuation of the parapet observed on the front elevation, which is ramped towards the front and the rear. The moulded string course below the parapet returns along this elevation by three brick widths.

3.13 At the western end of the ground floor, there is a blocked window with a sill of Portland stone and a slightly segmental voussoired header (Photo 7/2). To the east of this is a small inserted 20th century casement, next to a double hung sash window of 8 panes (arranged 2 x 2 below 2 x 2) with thick framing in earlier 18th century style (Photo 7/3).

3.14 At the eastern end of the ground floor there is a recessed doorway with raised and fielded panelled reveals (Photo 7/4). The doorway head is a modern replacement of a simple cornice hood. The door set three steps above ground level. It has raised and fielded panels, originally eight but now reduced to four as a result of inserted glazing to the upper half. A footscraper is set within the plinth to the west of the doorway.

3.15 At first floor level, there is a single window, in line with the above the one at ground level, and in similar style. At second floor level, there are two 4 pane windows (each arranged 2 x 2), one in line with the two below, and one to the west. All the windows have stone sills and voussoired heads.

3.16 The servants' wing, which extends to the west of the main building, and which falls outside the scope of the present study, is single storey and brick built, showing signs of robust restoration.

Exterior south elevation (main block)

3.17 The southern elevation, to the right of the frontage, is constructed of plain brickwork, similar to northern elevation (Figure 5, Photo 7/10).

3.18 In the middle of the ground floor there is a modern doorway reusing a 19th century door of four recessed panels, the upper two now being glazed. To the east of this a 20th century Critall casement window has been inserted below the remnant of a voussoired head to quite a deep window.

3.19 Above this, on the first floor, is a double hung sash window of 6 panes (arranged 3 x 2 below 3 x 3) with exposed framing. Above this, on the second floor, a 20th century casement has been inserted in an existing opening, similar to those noted in the northern elevation. To the west of this, a further opening is now blind but may originally have been open.

Exterior East Elevation (main block)

3.20 A two storey extension has been added to the southern side of the rear elevation, and this is described separately. The rear elevation of the main block is constructed in plain brickwork, similar to the northern and southern elevations (Figure 3, Photo 7/9).

3.21 To the south of the extension, the ground floor brickwork projects east from the main elevation by the thickness of half a brick and is capped in tile at first floor level (Photo 7/6). Above this is a small blocked window in the style noted elsewhere. Above this, on the second floor, is a small double hung sash window of 4 panes with exposed framing. Rising adjacent and to the south of this is an original lead hopper for the rainwater down pipe serving the roof. The down pipe is a more recent replacement in cast iron.

3.22 At first floor level, to the north of the extension, a 20th century fire escape door has been inserted, possibly replacing an original window, but no trace of this survives. To the north of this is an original window aperture, now with modern glazing, and two small double hung sash windows of 4 panes with exposed framing.

3.23 At second floor level, to the north of the window noted above, is a four flue chimney stack. To the north of this is a double hung sash window of 6 panes in the house style, a 20th century fire escape door adapted from an earlier window opening in similar style, and a similar window converted to modern glazing. At the northern extent of the second floor, and matching a similar window at the southern extent, is a small double hung sash window of 4 panes with exposed framing. Rising adjacent and to the north of this is an original lead hopper and rainwater down pipe serving the roof (Photo 3/9).

Exterior southern elevation (Extension)

3.24 The inset two-storey extension to the rear of the main block is brick built, with a straight joint between the two structures, and a hipped roof in slate above projecting eaves (Figure 5).

3.25 At ground floor level, the northern elevation has a 20th century Crittall window on the western side. The sill may suggest that this is located on the site of an earlier window, but the head is modern and not voussoired. To the east is a broad plain projection for a three-flue chimney stack which rises through the eaves. The stack shaft is plain rectangular and has been considerably repaired.

3.26 At first floor level, above the modern window, is an inset double hung sash window of 12 panes with plain voussoired head.

Eastern elevation (Extension)

3.27 At ground level, the eastern elevation includes a single storey link with the servants' wing noted above (Figure 3; Photos 7/8-9). Three full height windows give on to the garden, each having architraves in severe Greek form with console brackets comprising upper *paterae* and lower *guttae*. The mannerist style is of probable Regency date and matches the Tuscan porch on front. All three windows are likely to have originally been French, the northern one now being infilled with double hung sash window of 12 panes.

3.28 At first floor level, in line with the French windows below, are two double hung sash windows of 12 panes. Above the third window is a parapet concealing a hipped slated roof with high level dormer facing north.

Northern elevation (Extension)

3.29 At first floor level, there is a double hung sash window of 12 panes in the house style at the western end, but the northern elevation is otherwise plain (Figure 4). Clear evidence of a straight joint at the junction of the extension with the main block can be seen.

INTERIOR

Entrance Hall

3.30 The entrance hall is roughly square, having a projecting stack with fireplace on north side (Figure 8). The fireplace has a square chimney piece in stone, having rounded corners with bead moulding (Photo 2/5).

3.31 To the east of this a doorway leads into the northern front room. Opposite, a later inserted doorway leads into the southern front room, the surrounding paneling having been remodeled to accommodate it (Photo 2/7). The original doorway is located at the western end of this wall. A decorative archway leads off to the east to the principal stairway (Photos 1/12, 2/6).

3.32 The room is paneled, with dado moulding and bolection moulded panels above and below (stated by J.T.Smith to be an early 20th century reproduction). The cornice has Greek key decoration and bay leaf decoration over archway which is essentially Doric, with fluted pilasters and Doric frieze. The actual arch is rusticated in Vanbrugh style, with a consoled keystone. It is similarly decorated on its reverse, but with a fluted keystone (Photos 3/4-7).

3.33 The window apertures, located on either side of the front door, have deep raised and fielded paneled reveals, with upper and lower shutters (Photos 2/8-9).

3.34 The floor appears to be a composition formed to look like stone, with an incised diamond pattern.

Ground floor – north front

3.35 The room, described in the 1832 auction particulars as the *gentleman's morning room*, is paneled in typical 18th century style, having a moulded dado rail with raised and fielded panels above and below, and typical quarter-round moulding. The boxed cornice is plain moulded. The northern wall shows evidence of replacement paneling over the site of the blocked window observed on the exterior. A hole in the paneling shows that the window reveal survives beneath.

3.36 To the south, the projecting stack incorporates a modern 20th century chimney piece, with good paneling surviving above (Photo 2/12). To the west of the stack, an arch-headed cupboard with panels in the room style appears to have been built into the alcove at a later date (but still during the 18th century) (Photo 3/1). The upper cupboard has two leafed doors, with interior doors of formed of flush panels. Both the inner and outer doors are lockable suggesting the cupboard's use as a safe. The lower cupboard has a simple two leafed door.

3.37 The windows are similar to those in the hall, but incorporating window seats, all paneled (Photo 2/11). A small modern window has been inserted at the eastern end of the northern wall.

3.38 A doorway in the eastern wall leads through to a small service room, and a cross passage leading from a side door, past the service stairway and cellar entrance, across the central passage and under the principal stairway (Figure 8).

Ground floor – south front

3.39 The room, described in the 1832 auction particulars as the dining room, extends to nearly the full depth of the main block. It is simply plastered with a dado rail, and plaster cornice with rosette and leaf decoration which could be mid- 19th century (Figure 8).

3.40 To the north, the chimney stack has been blocked. The original entrance to the room is to the left, and a new entrance has been cut through the full thickness of the wall to the right. To the east of this a blocked doorway leads to the space beneath the main staircase.

3.41 A doorway in the eastern wall leads through to a service passage and then to the south rear room.

3.42 The windows in the west wall are similar to those in the hall (Photo 3/2). A modern window and door have been inserted in the south wall.

3.43 A cast-iron gate pillar noted by Pevsner and shown in a photo dated 1950 (HALS AA50/7235), formerly positioned on the street frontage and one of four similar, with honeysuckle decoration in Adam style, was temporarily stored in this room (Photo 3/3).

Ground floor – south rear and central passage

3.44 The room, described in the 1832 auction particulars as the drawing room, extends to the full depth of the extension and shows considerable modern reworking (Figure 8, Photos 4/1-2). It is simply plastered with a picture rail, skirting board with bold moulding, and plaster cornice with rosette and leaf decoration, in typical early 19th century Regency style. There is the scar of central rosette in middle of ceiling.

3.45 The south wall shows the ghost of blocked fireplace, revealed also by the floorboard trimming and fletton brickwork behind the plaster. To the west, a modern window has been inserted.

3.46 The French windows in the east wall, giving on to the garden, have splayed reveals, with shutters to full height.

3.47 A door at the west end of the north wall leads through to the rear section of the central passage, and then to the servants' range.

3.48 The central passage has been considerably remodeled but the original arrangement is unclear (Figure 8). A tall 12 pane window, possibly originally a French window, looks on to the garden to the east and gives light to the passageway. A dormer window in the ceiling also provides light (Photo 3/10), and this may be the *large, lofty and well lighted kitchen* mentioned in the 1832 auction particulars. The floor repeats the diamond pattern, and is of the same composition, as the entrance hall. An archway leads through to the main block and the principal stairway. Two opposing blocked doorways with reeded architrave, beyond and on either side of the arch, give access to the cross passage described above. The southern door has four recessed panels.

Principal stairway

3.49 The stairway is arranged around a well, the ceiling of which has a boxed cornice with bold modillions (Photos 3/8, 4/3). The stairs are open string, with three balusters per tread. The handrail is ramped and shaped, with slender turned balusters, constructed in oak. At the base of the stairway, the handrail is scrolled around a Tuscan newel post. The area below the stair has been infilled in a later style with a cupboard and cross passage.

3.50 A tall niche stands at the first turn of the stair (Photos 4/4-5), possibly intended to accommodate the clock mentioned in Mary Grave's will, and the wall paneling mirrors the ramped rail noted previously. As the stairway approaches the first floor, the banister has been destroyed where the stairwell had been boxed in as part of the most recent remodelling.

3.51 Below the stairs, diagonally laid Cotswold stone flagging survives, and shelving which could be original.

CELLAR

3.52 Access to the cellar is through an arch headed, 19th century two-paneled door beneath the servants' stairway, and a modern flight of stairs. The cellar shows signs of considerable 20th century reworking although some features survive (Figure 7). It sits mainly beneath the entrance hall and front two rooms, the staircase and ante-room being beneath the northern rear service room and service passage.

3.53 The northern and southern rooms are largely open areas. Modern piers and RSJs support the ceiling. The northern room has a brick floor, a light well in the northern wall and two in the western wall. The southern of these may originally have provided a direct entrance from the front courtyard as shown in the 1951 plans for the conversion of the house to flats (Figure 11). The southern room is floored in octagonal tiles (Photo 3/12) and has light wells in the western and southern walls.

3.54 Beneath the entrance hall are two vaulted store rooms off a vaulted passage (Photo 6/10-12). The arched doors open to reveal brick piers supporting slate shelves crudely incised with Roman numerals. At the northern end of the passage is an arched cupboard which may block an earlier access to the northern room.

FIRST FLOOR

3.55 The principal stairway rises to a transverse landing on the first floor, with four paneled doorways with six-panel doors leading off (Figure 9, Photos 5/2-3).

First floor – centre front

3.56 The front central room, possibly a private sitting room, is decorated in early 18th century style, with raised and fielded paneling and dado rail. The boxed cornice has Greek key decoration.

3.57 The western wall is occupied by three windows having slightly splayed reveals with raised and fielded panels concealing upper and lower shutters (Photo 4/9).

3.58 To the north, the chimney piece is of reeded marble with paterae (which may be a later addition) with a 20th century inserted brick fireplace. Bell pulleys survive on either side of the chimney breast close to the ceiling (Photo 4/6).

3.59 To the south are two doorways, the eastern having a door with six raised and fielded panels, the western being a cupboard, the door having been removed (Photo 4/8).

First floor – south front

3.60 The south front room, which may have been a bedroom, is decorated in similar style to the front central room but with a plain boxed cornice.

3.61 To the north, the chimney piece is in marble, as before, but flanked by full height recessed pilasters, and with a 19th century hob grate in cast iron (Photo 5/4).

First floor – south rear

3.62 A lesser bedroom, or dressing room, occupies the south-east corner of the main block and is decorated in similar style to the front central room but with a plain boxed cornice (Photos 5/5-6).

3.63 To the east, the chimney piece is in marble, as before, but in a simpler version having a plain architrave with paterae.

First floor – north front

3.64 The north front room, possibly a bedroom, is decorated in similar style to the front central room but with a plain boxed cornice.

3.65 To the south, the chimney piece is in marble, as before, with a narrow cupboard with two-paneled door concealed on the western side of the chimney breast (Photos 4/10-11).

3.66 To the east are three doorways, the southern being the main entrance to the room, the northern having been blocked, and the centre being a modern insertion leading to a possible dressing room, occupying the north-east corner of the main block (Photo 4/12).

First floor – north rear

3.67 The north rear room, possibly a dressing room, is paneled in similar style to the other rooms on this floor, with an original partition, formed by studwork with primary bracing, creating an ante-room or toilet with two small windows (one a 19th century insertion). The doorway into the anteroom is a modern insertion, replacing an earlier doorway to the south. The ante-room appears to have had a doorway directly from the adjacent landing at some stage, but this has been blocked (Figure 9, Photo 5/1).

3.68 The landing outside the first floor north front and rear rooms gives access to the servants' stairway leading downstairs to the cross passage, and upstairs to the second floor. The stairway has been extensively remodeled to enclose the well, but on the first return an inspection box survives which reveals the service bell-pulley mechanism (Photo 3/11).

FIRST FLOOR EXTENSION

3.69 Access to the first floor extension is by a passageway leading off the main landing, and up three steps (Figure 9, Photo 5/7-8).

3.70 The southwest corner is occupied by a small room, possibly a dressing room. It is simply plastered with a small plain moulded cornice and a large window in the south wall in later style (Photo 5/9). This has splayed reveals with moulded recessed panels which open as upper and lower shutters. The floor against the west wall has been trimmed, revealing the location of a blocked fireplace.

3.71 A corridor or antechamber, with window in similar style to the southwest corner room (Photo 5/12), leads to a large bedroom, simply plastered with a small plain moulded cornice. To the south there is a marble chimney piece in simple form having pulvinated pilasters with two paterae (Photo 5/10). To the east are two windows in similar style to the southwest corner room (Photo 5/11).

SECOND FLOOR

3.72 Access to the second floor is from the servants' stairway, to the north of the principal stairway. This has been significantly remodeled in the 20th century to enclose the well. At the head of the stair, evidence for the balustrade survives and the paneling, below the window which lights the well, is decoratively ramped (Photo 6/3).

3.73 At the head of the stairs there is a large open landing or hall with six doorways leading off, plus a modern fire escape door inserted in the east wall (Figure 10, Photos 6/1-2). A small room has been partitioned off at either end of the hall but the original layout of this area is unclear. The northeast room has trimmed floorboards adjacent to the chimney breast showing the location of a fireplace in the east wall. The southeast room also has a chimney breast but shows no evidence of a fireplace.

3.74 Of the three doorways in the west wall, only the centre door is likely to be original. These give on to a narrow corridor giving access to three living rooms.

3.75 The south front room has simple undecorated recessed paneling but a moulded cornice. The entrance to the room has been reworked, and a 20th century brick fireplace has been inserted in the chimney breast in the north wall (Photo 6/4). To the left of the fireplace is a simple doorway through to the middle room which has been blocked and converted to a cupboard. In the south wall, a shelved area let in to the paneling, makes use of the embrasure to a blocked window (Photo 6/5).

3.76 The centre front room, which may have been a child's bedroom, is simply plastered with a plain moulded cornice. The central round headed window and the smaller side windows have splayed reveals but no evidence for shutters (Photo 6/7). The entrance to the room in the east wall has been relocated, possibly moved north along the same wall. A blocked fireplace is located within the chimney breast in the north wall. To the left of this the partition wall has been breached.

3.77 The north front room has been extensively remodeled with the insertion of a partition in the northeast corner. It is likely that, in its original form, it mirrored the layout of the south front room.

4. Discussion

4.1 Manor House is one of a number of Baldock houses to have been built in the early to mid-18th century. Others considered to be of contemporary date include Holford House (9 High Street), 11 Whitehorse Street, the Wilderness, and the front elevation of Oak House (22 Whitehorse Street) (Brendan King, pers.comm.). In its original early 18th century form, Manor House is likely to have consisted of the main block, with a number of service buildings, including the kitchen, existing in the grounds to the east. A number of other houses in the town had separate or semi-separate extensions for their kitchen blocks at this time (Brendan King, pers.comm.), and the deeds suggest that the old outbuildings, including the brewhouse, were retained by William Sparhawke when he built himself his grand Georgian-style mansion (Havercroft, 1999).

4.2 A number of alterations to the house can be dated to the later 18th century, including the re-fenestration of the front elevation noted by Pevsner, and the insertion of the alcove cupboard in the ground floor north front room. These alterations may be associated with the acquisition of the property by Mary Grave. It is possible that the principal staircase was remodeled at this time; it is certainly tempting to associate the niche on the first turn with the clock detailed in Mary Grave's will (Havercroft 1999), and this would provide a logical explanation for an unusual feature.

4.3 The repair and enlargement of the house described in the 1832 auction particulars is likely to include the two extensions to the east, although the crude way that they have been linked suggests that they are not contemporary, the two storey extension possibly being the earlier. Nevertheless, the dormer windowed space at the end of the central passage is certainly a candidate for the lofty and well lit kitchen described in the particulars. The construction of the Tuscan entrance porch, and the blocking of the window on the ground floor north, is likely to date to this period, as well.

4.4 While further internal alterations are likely to have taken place during the occupation of the Pryor family, these are difficult to isolate, although the hob grate in the first floor rear front room may date from this period. Subsequent major alterations are all modern, involving the installation of partitions, and new windows and doors, to create six self-contained (or nearly self-contained) flats in the 1950s, and the later conversion of the ground floor to create a doctors' surgery and, then, offices.

4.5 The present development has the advantage of returning the majority of the building to single occupation, and of refurbishing and repairing the large number of original features which survive. This includes the first floor balustrade and upper banister rail to the principal stairway, which were crudely hacked away during the most recent stage of remodeling. This saw the boxing in of the entire stairway and the insertion of a new fire exit for the upstairs flats, which crossed the head of the stairs.

5. Bibliography

Havercroft, J., 1999, The Stories Behind Six Baldock Houses, unpublished exhibition text. Baldock Museum and Local History Society

Lever, J. & Harris, J., 1993, Illustrated Dictionary of Architecture 800-1914, 2nd edition. Faber

Pevsner, Sir N. & Cherry, B., 1977, Hertfordshire (The Buildings of England series), 2nd edition. Penguin

Smith, J.T., 1993, Hertfordshire Houses: Selective Inventory. RCHME

6. Archive

In addition to the photographic negatives listed in the Appendix, the archive for the project includes the following original source material:

- CD containing architect's survey plans and drawings
- CD containing architect's working photographs (digital)
- Scanned copies of architect's drawings dated 1951
- Manuscript correspondence from Brendan King, Baldock Museum and Local History Society

7. Illustrations

Figure 1	Site Location
Figure 2	Site Layout
Figure 3	Front and Rear Elevations
Figure 4	North Elevation
Figure 5	South Elevation
Figure 6	Section
Figure 7	Cellar Plan
Figure 8	Ground Floor Plan
Figure 9	First Floor Plan
Figure 10	Second Floor Plan
Figure 11	Proposed Conversion to Flats, c. 1951

Appendix 1

Photographic Log

Roll No	Frame	Details	Facing	Floor
1	1	Front elevation	E	Exterior
1	2	Front elevation	E	Exterior
1	3	Front elevation	NE	Exterior
1	4	Front door: detail	E	Exterior
1	5	First Floor, Central window	E	Exterior
1	6	First & Second Floor, Central windows	E	Exterior
1	7	Foot Scraper: detail	E	Exterior
1	8	Foot Scraper: detail	S	Exterior
1	9	Tuck Pointing: detail	E	Exterior
1	10	Tuscan Porch, Column Base: detail	E	Exterior
1	11	Door Knocker: detail	E	Exterior
2	1	North elevation, ground floor & extension	SE	Exterior
2	2	North elevation, ground floor	SW	Exterior
2	3	North elevation	SW	Exterior
2	4	North elevation	SW	Exterior
3	9	Rainwater Hopper, Northeast corner	NW	Exterior
3	10	Dormer to extension north: detail	W	Exterior
6	9	Exterior eastern elevation	W	Exterior
7	2	Ground Floor exterior, North elevation, Blocked Window	S	Exterior
7	3	Ground Floor exterior, North elevation, Window: detail	S	Exterior
7	4	Ground Floor exterior, North elevation, Door & Scraper: detail	S	Exterior
7	5	Southern exterior elevation, Main Block	NW	Exterior
7	6	Southern exterior elevation, Junction of extension: detail	NW	Exterior
7	7	Southern and Eastern elevations	NW	Exterior
7	8	Extension, Eastern elevation	NW	Exterior
7	9	Rear elevation	W	Exterior
7	10	Southern exterior elevation	NW	Exterior
7	11	Southern & Western elevations	NE	Exterior
7	12	Front elevation	NE	Exterior
3	12	Cellar flooring: detail	S	Cellar
6	10	Cellar, Cross passage & Cupboard, looking North	N	Cellar
6	11	Cellar, Store room	W	Cellar
6	12	Cellar, Store room interior	E	Cellar
1	12	Entrance Hall, East door: detail	E	G
2	5	Entrance Hall, North elevation	N	G
2	6	Entrance Hall, East elevation	E	G
2	7	Entrance Hall, South elevation	S	G
2	8	Entrance Hall, West elevation	W	G
2	9	Entrance Hall, West elevation	W	G
2	10	North front, south and west elevations	SW	G
2	11	North front, West elevation	W	G
2	12	North front, South elevation	S	G
3	1	North front, Cupboard: detail	S	G

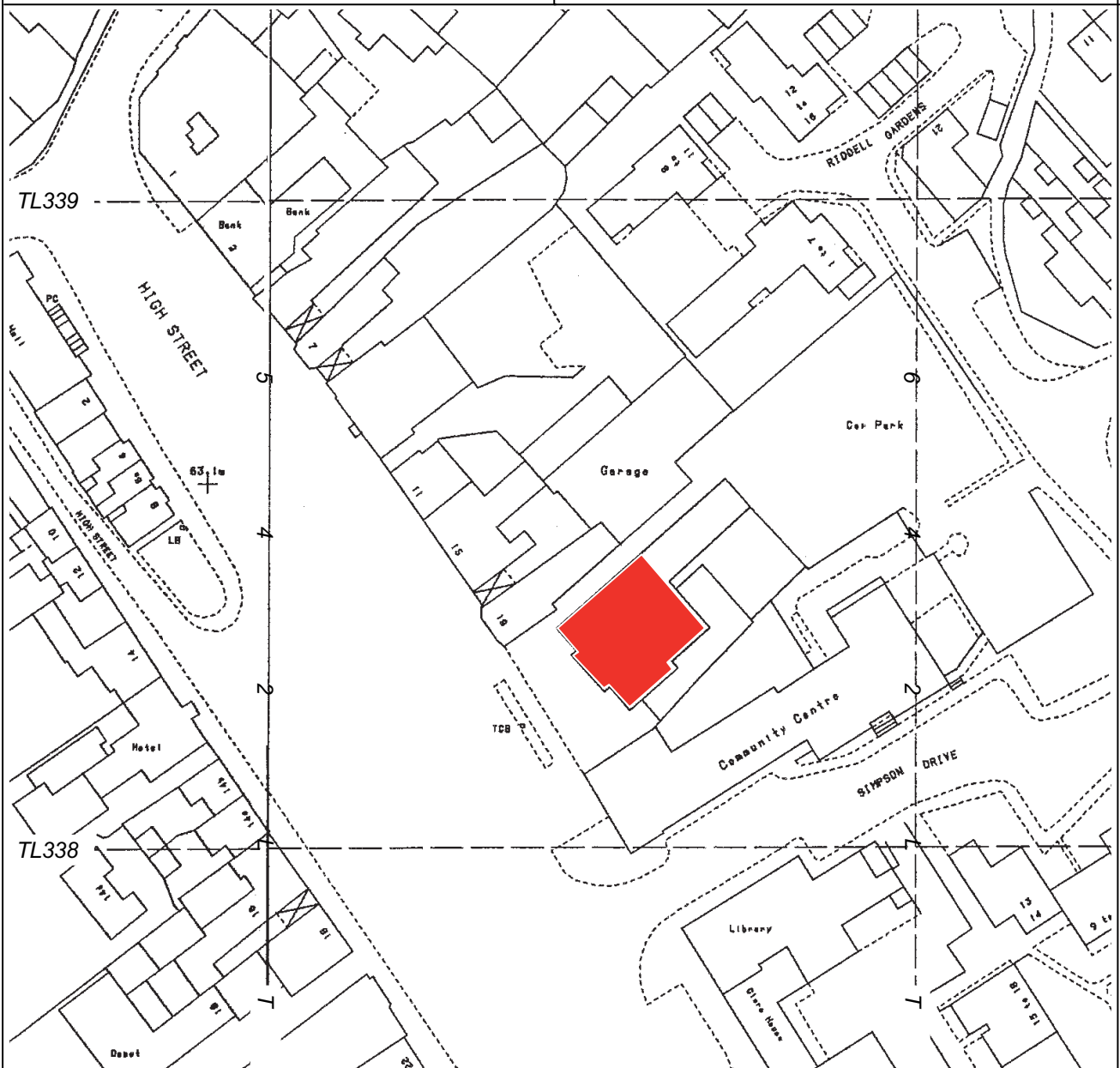
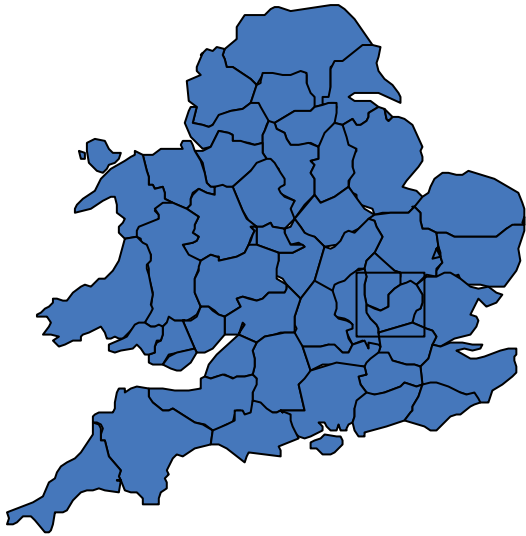
3	2	South front, West elevation	W	G
3	3	Cast iron gatepost: detail	N/A	G
3	4	Central passage, looking west	W	G
3	5	Central passage, looking west	W	G
3	6	Central passage, looking west	W	G
3	7	Central passage, looking west	W	G
3	8	Bottom of Principal Stairway	SW	G
4	1	Extension, Principal Room, looking east	SE	G
4	2	Extension, Principal Room, looking north	NW	G
4	3	Principal stairway	SE	G
4	4	Staircase niche	S	G
4	5	Staircase niche	S	G
7	1	Ground Floor, Service Passage, looking South	S	G
4	6	First Floor, Centre Front, North elevation	N	1
4	7	First Floor, Centre Front, East elevation	E	1
4	8	First Floor, Centre Front, South elevation	S	1
4	9	First Floor, Centre Front, West elevation	W	1
4	10	First Floor, North Front, South elevation	S	1
4	11	First Floor, North Front, Cupboard : detail	SE	1
4	12	First Floor, North Front, East elevation	E	1
5	1	First Floor, North Rear, looking north	N	1
5	2	First Floor Landing	SW	1
5	3	First Floor, Principal Corridor	N	1
5	4	First Floor, South Front, North elevation	N	1
5	5	First Floor, South Rear, East elevation	NE	1
5	6	First Floor, South Rear, South elevation	NE	1
5	7	First Floor, East - West Corridor	E	1
5	8	First Floor, East - West Corridor	E	1
5	9	First Floor Extension, Southeast, South elevation	S	1
5	10	First Floor Extension, Principal Room, South elevation	SE	1
5	11	First Floor Extension, Principal Room, East elevation	SE	1
5	12	First Floor Extension, Corridor / Anteroom	W	1
6	1	Second Floor Landing, looking South	S	2
6	2	Second Floor Landing, looking North	N	2
6	3	Second Floor, Window & Balustrade: detail	E	2
6	4	Second Floor, South Front, North elevation	SE	2
6	5	Second Floor, South Front, South elevation	W	2
6	6	Second Floor, South Front, West elevation	W	2
6	7	Second Floor, Centre Front, West elevation	NW	2
6	8	Second Floor, Centre Front, West elevation	W	2
3	11	Bell Pulleys, first landing rear stairs	S	

Appendix 2

Index to photos, by location

Roll	Frame	Details	Facing	Location
1	1	Front elevation	E	Exterior
1	2	Front elevation	E	Exterior
1	3	Front elevation	NE	Exterior
1	4	Front door: detail	E	Exterior
1	5	First Floor, Central window	E	Exterior
1	6	First & Second Floor, Central windows	E	Exterior
1	7	Foot Scraper: detail	E	Exterior
1	8	Foot Scraper: detail	S	Exterior
1	9	Tuck Pointing: detail	E	Exterior
1	10	Tuscan Porch, Column Base: detail	E	Exterior
1	11	Door Knocker: detail	E	Exterior
2	1	North elevation, ground floor & extension	SE	Exterior
2	2	North elevation, ground floor	SW	Exterior
2	3	North elevation	SW	Exterior
2	4	North elevation	SW	Exterior
3	9	Rainwater Hopper, Northeast corner	NW	Exterior
3	10	Dormer to extension north: detail	W	Exterior
6	9	Exterior eastern elevation	W	Exterior
7	2	Ground Floor exterior, North elevation, Blocked Window	S	Exterior
7	3	Ground Floor exterior, North elevation, Window: detail	S	Exterior
7	4	Ground Floor exterior, North elevation, Door & Scraper: detail	S	Exterior
7	5	Southern exterior elevation, Main Block	NW	Exterior
7	6	Southern exterior elevation, Junction of extension: detail	NW	Exterior
7	7	Southern and Eastern elevations	NW	Exterior
7	8	Extension, Eastern elevation	NW	Exterior
7	9	Rear elevation	W	Exterior
7	10	Southern exterior elevation	NW	Exterior
7	11	Southern & Western elevations	NE	Exterior
7	12	Front elevation	NE	Exterior
3	12	Cellar flooring: detail	S	Cellar
6	10	Cellar, Cross passage & Cupboard, looking North	N	Cellar
6	11	Cellar, Store room	W	Cellar
6	12	Cellar, Store room interior	E	Cellar
1	12	Entrance Hall, East door: detail	E	G
2	5	Entrance Hall, North elevation	N	G
2	6	Entrance Hall, East elevation	E	G
2	7	Entrance Hall, South elevation	S	G
2	8	Entrance Hall, West elevation	W	G
2	9	Entrance Hall, West elevation	W	G
2	10	North front, south and west elevations	SW	G
2	11	North front, West elevation	W	G

Roll	Frame	Details	Facing	Location
2	12	North front, South elevation	S	G
3	1	North front, Cupboard: detail	S	G
3	2	South front, West elevation	W	G
3	3	Cast iron gatepost: detail	N/A	G
3	4	Central passage, looking west	W	G
3	5	Central passage, looking west	W	G
3	6	Central passage, looking west	W	G
3	7	Central passage, looking west	W	G
3	8	Bottom of Principal Stairway	SW	G
4	1	Extension, Principal Room, looking east	SE	G
4	2	Extension, Principal Room, looking north	NW	G
4	3	Principal stairway	SE	G
4	4	Staircase niche	S	G
4	5	Staircase niche	S	G
7	1	Ground Floor, Service Passage, looking South	S	G
4	6	First Floor, Centre Front, North elevation	N	1
4	7	First Floor, Centre Front, East elevation	E	1
4	8	First Floor, Centre Front, South elevation	S	1
4	9	First Floor, Centre Front, West elevation	W	1
4	10	First Floor, North Front, South elevation	S	1
4	11	First Floor, North Front, Cupboard : detail	SE	1
4	12	First Floor, North Front, East elevation	E	1
5	1	First Floor, North Rear, looking north	N	1
5	2	First Floor Landing	SW	1
5	3	First Floor, Principal Corridor	N	1
5	4	First Floor, South Front, North elevation	N	1
5	5	First Floor, South Rear, East elevation	NE	1
5	6	First Floor, South Rear, South elevation	NE	1
5	7	First Floor, East - West Corridor	E	1
5	8	First Floor, East - West Corridor	E	1
5	9	First Floor Extension, Southeast, South elevation	S	1
5	10	First Floor Extension, Principal Room, South elevation	SE	1
5	11	First Floor Extension, Principal Room, East elevation	SE	1
5	12	First Floor Extension, Corridor / Anteroom	W	1
6	1	Second Floor Landing, looking South	S	2
6	2	Second Floor Landing, looking North	N	2
6	3	Second Floor, Window & Balustrade: detail	E	2
6	4	Second Floor, South Front, North elevation	SE	2
6	5	Second Floor, South Front, South elevation	W	2
6	6	Second Floor, South Front, West elevation	W	2
6	7	Second Floor, Centre Front, West elevation	NW	2
6	8	Second Floor, Centre Front, West elevation	W	2
3	11	Bell Pulleys, first landing rear stairs	S	

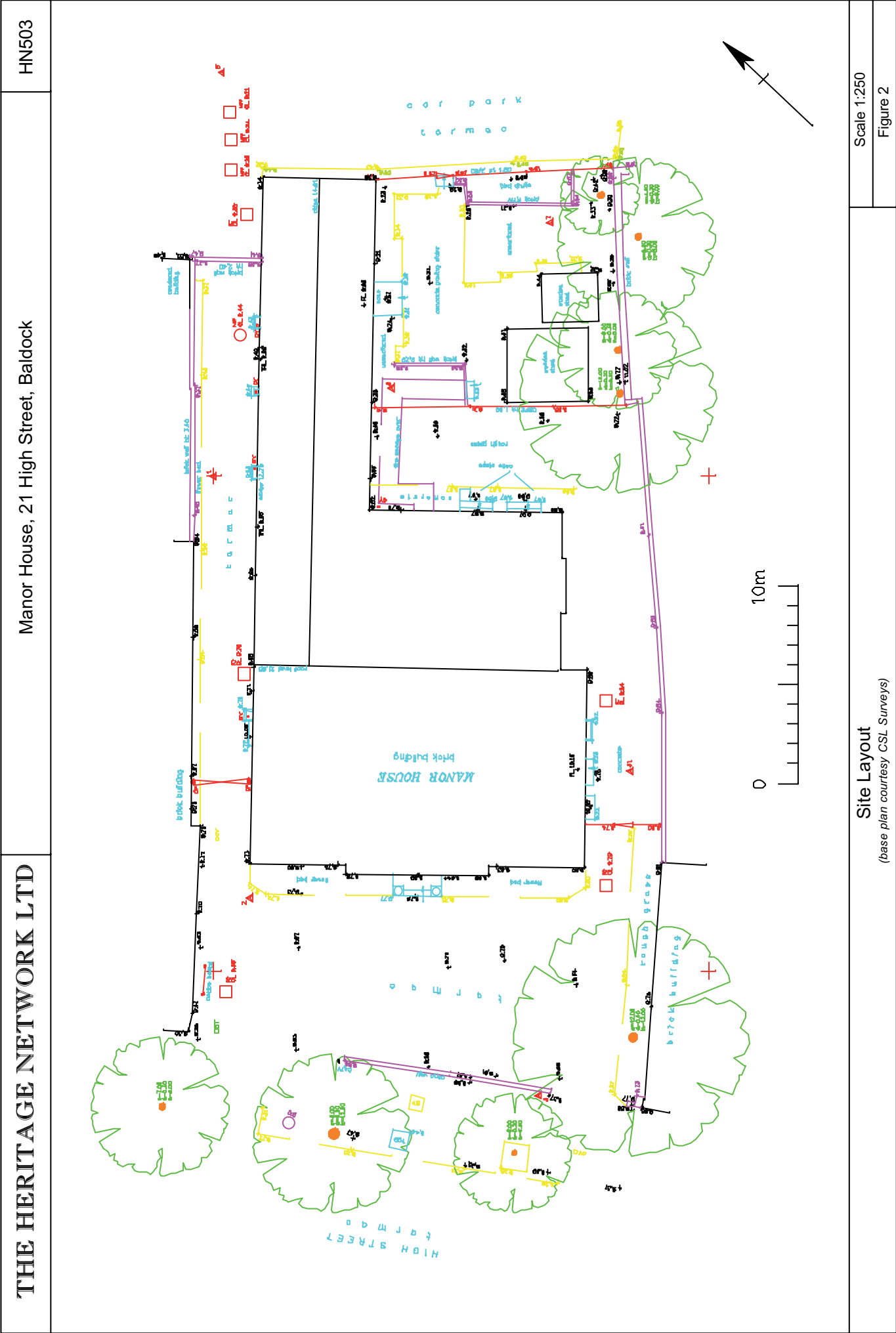


Site Location

Scale 1:1000

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Figure 1

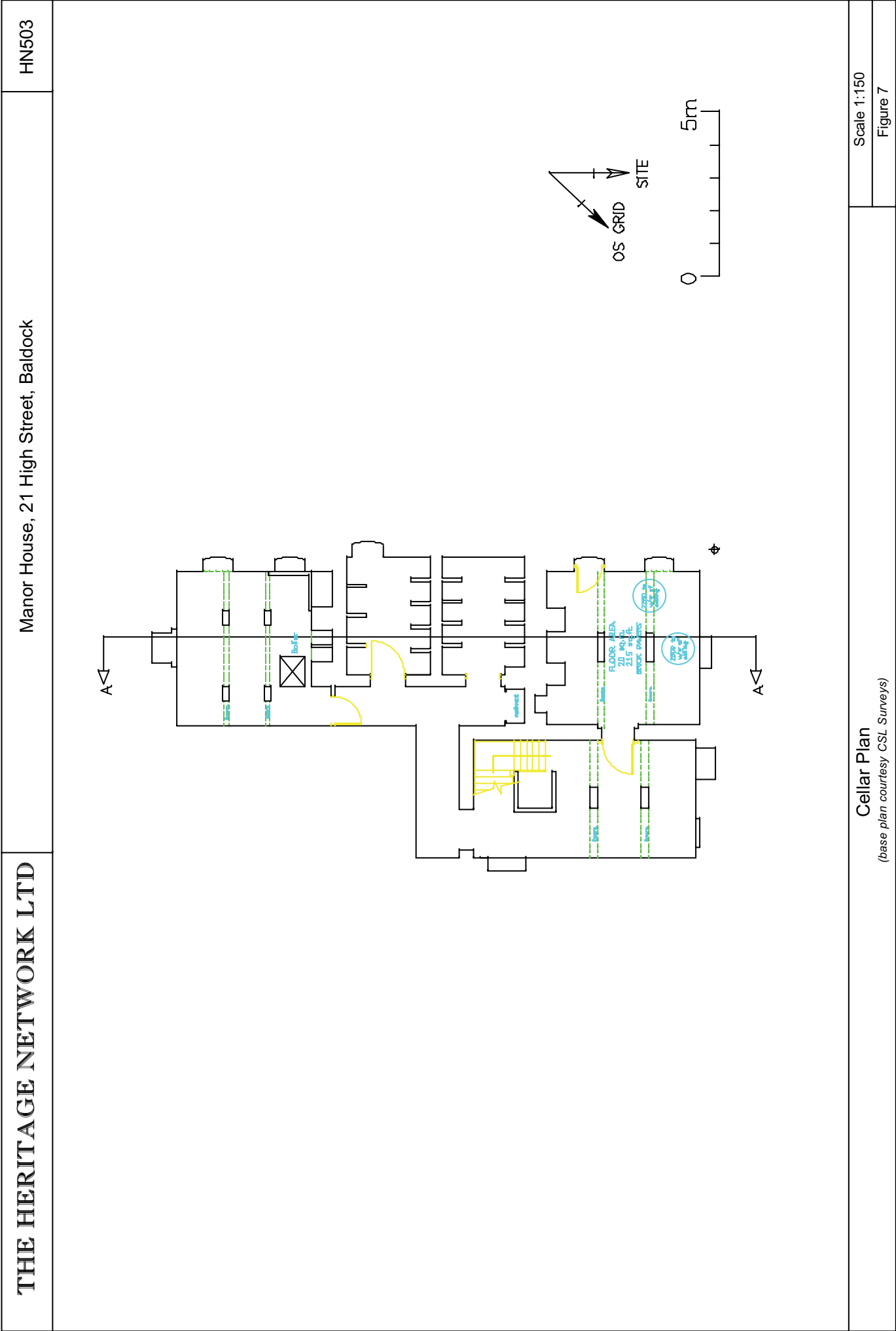


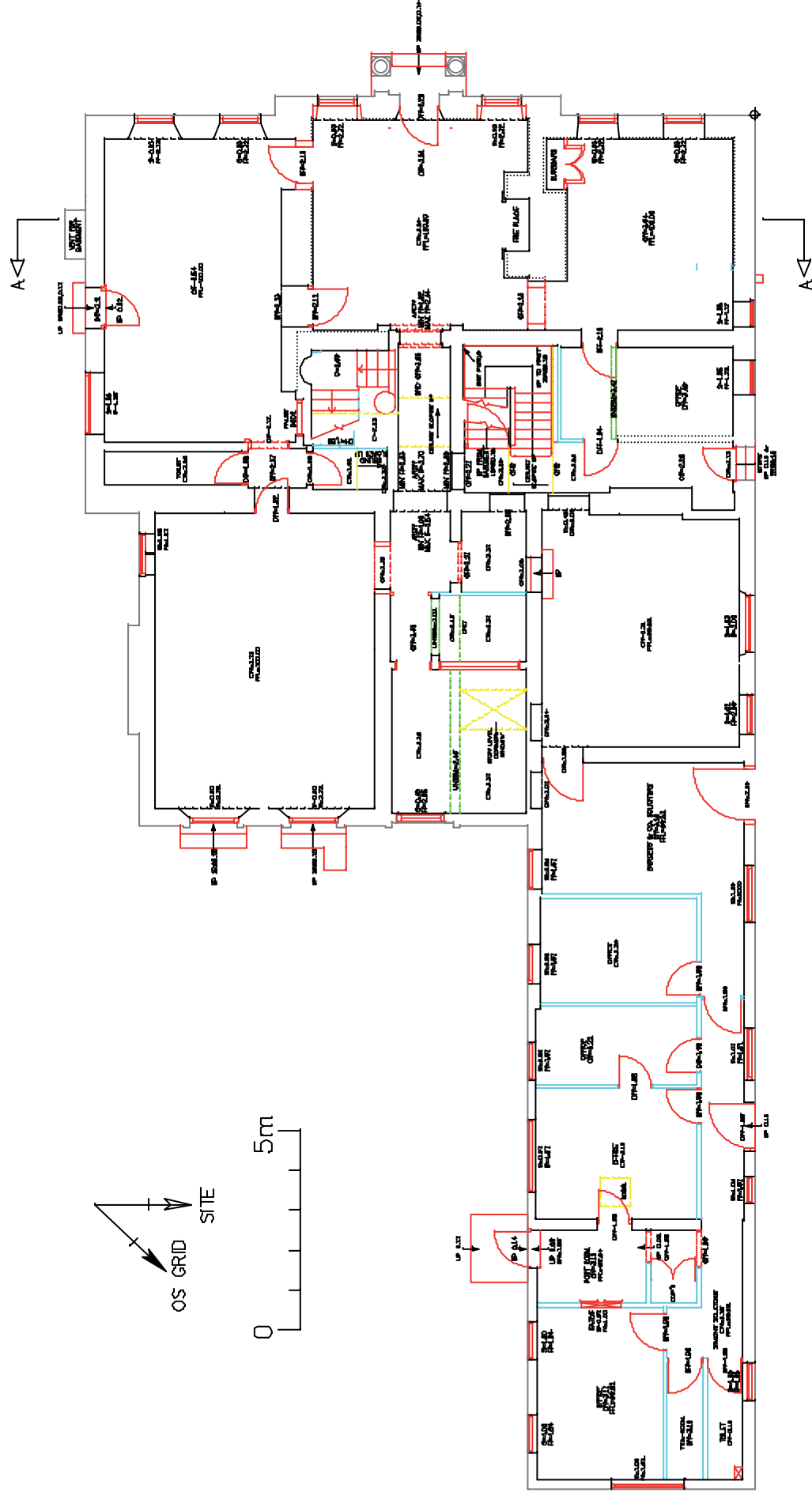
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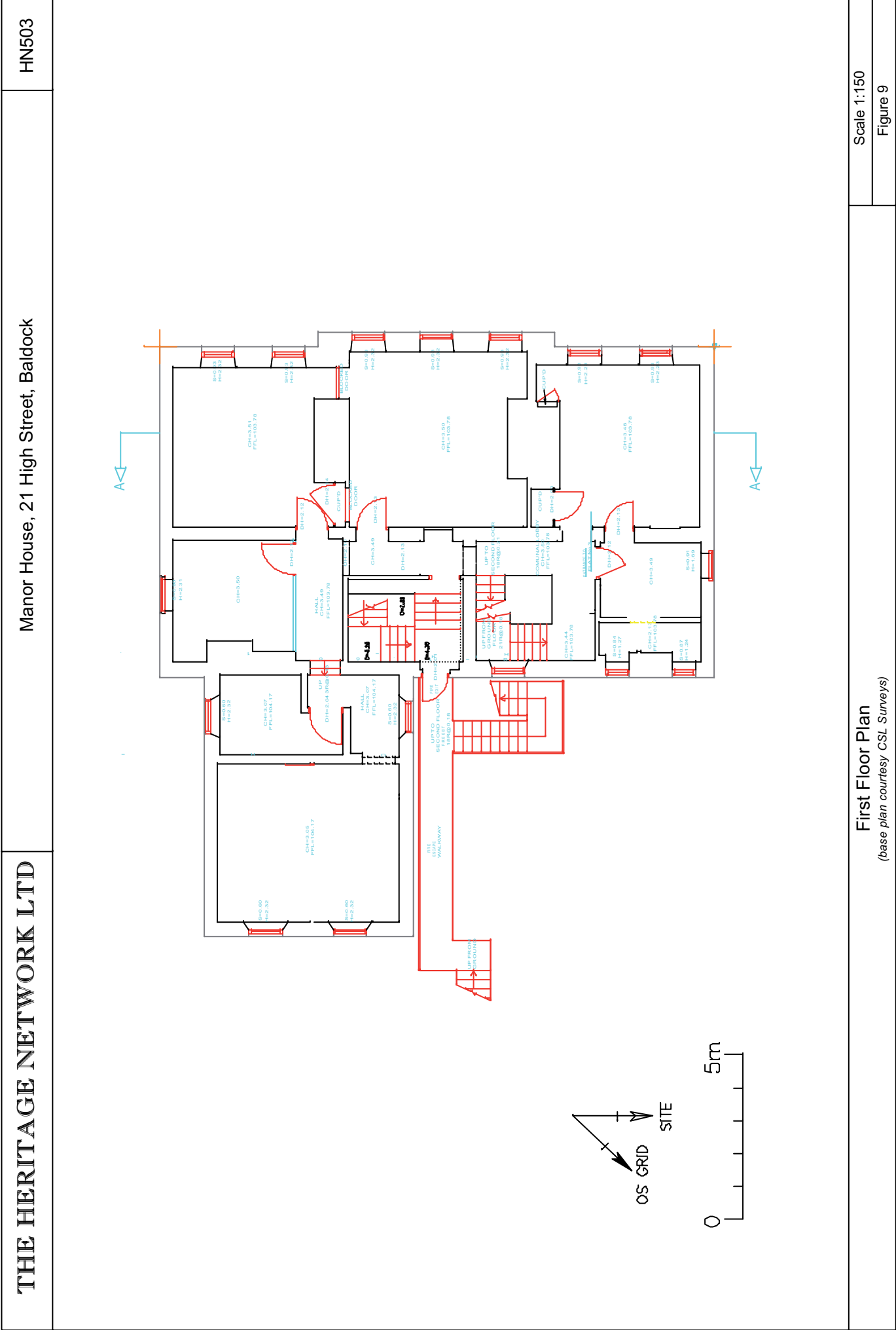
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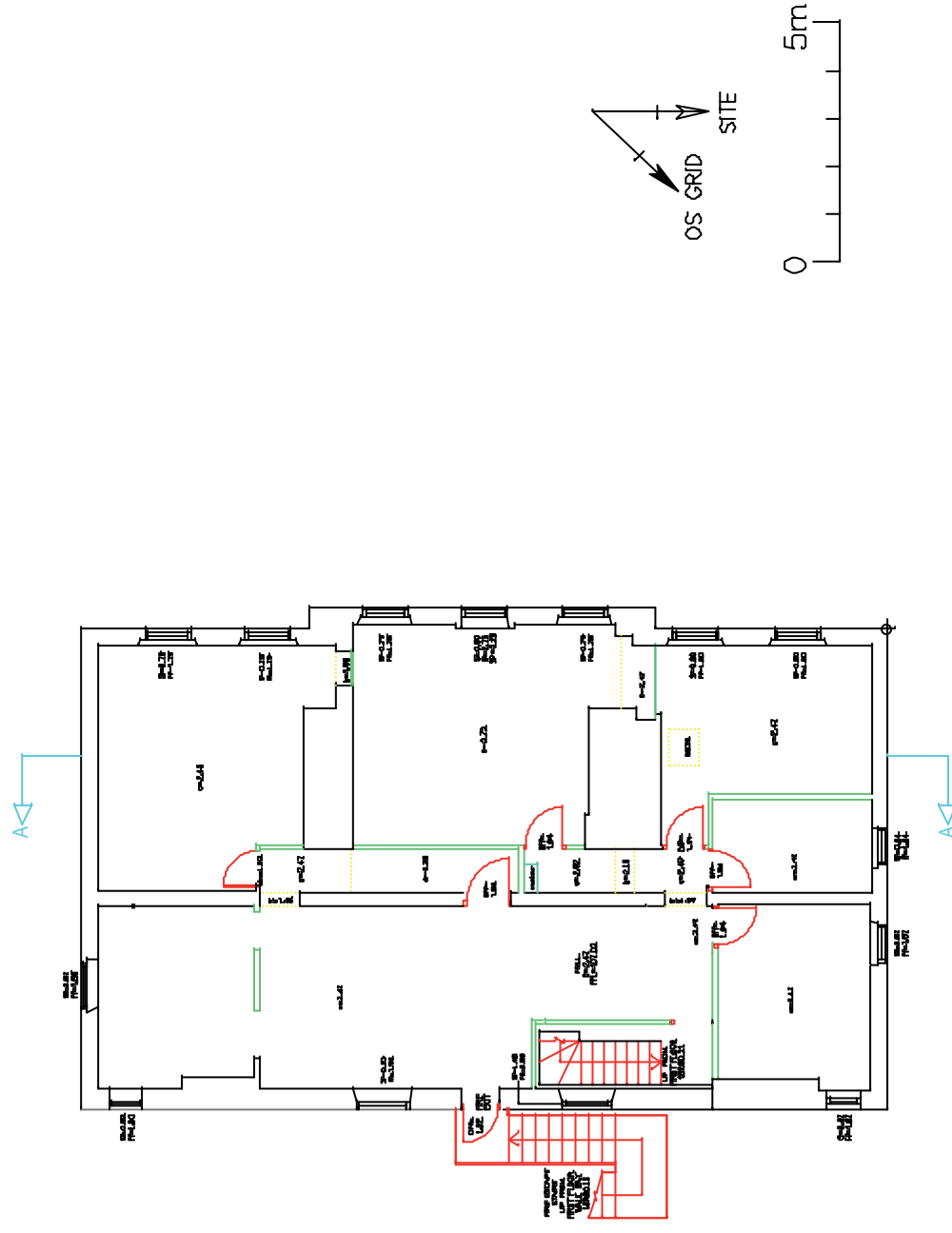
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Ground Floor Plan
(base plan courtesy CSL Surveys)

















Second Floor Plan

(base plan courtesy CSL Surveys)

Scale 1:150

Figure 10

<div data-bbox="111 1406 188 2132">THE HERITAGE NETWORK LTD</div> <div data-bbox="111 107 188 1406"> <div data-bbox="111 107 188 1075">Manor House, 21 High Street, Baldock</div> <div data-bbox="111 1075 188 1406">HN503</div> </div>	<div data-bbox="244 342 1335 2007"> </div>	<div data-bbox="1410 107 1484 1075"> <div data-bbox="1410 107 1484 1075">Proposed Conversion to Flats, c. 1951</div> <div data-bbox="1410 1075 1484 1406">(drawn by EHC Inskip & Son, Architects, Bedford)</div> </div> <div data-bbox="1410 1406 1484 2132"> <div data-bbox="1410 1406 1484 1980">Scale 1:250</div> <div data-bbox="1410 1980 1484 2132">Figure 11</div> </div>
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THE HERITAGE NETWORK LTD		Manor House, 21 High Street, Baldock	HN503		
1/1		1/2		1/3	
Front Elevation		Front Elevation		Front Elevation	
1/4		1/5		1/6	
Front door : detail		First floor, central window: detail		First & second floors, central windows	
1/7		1/8		1/9	
Foot scraper : detail		Foot scraper : detail		Tuck pointing : detail	
1/10		1/11		1/12	
Tuscan porch, column base: detail		Door knocker : detail		Entrance Hall, east archway: detail	
Roll 1					



2/1

North elevation ground floor & extension



2/2

North elevation ground floor



2/3

North elevation



2/4

North elevation



2/5

Entrance Hall, North elevation



2/6

Entrance Hall, East elevation



2/7

Entrance Hall, South elevation



2/8

Entrance Hall, West elevation



2/9

Entrance Hall, West elevation



2/10

North front, south and west elevations



2/11

North front, West elevation



2/12

North front, South elevation

3/1



North front, Cupboard : detail

3/2



South front, West elevation

3/3



Cast iron gatepost : detail

3/4



Central passage, looking west

3/5



Central passage, looking west

3/6



Central passage, looking west

3/7



Central passage, looking west

3/8



Bottom of Principal Stairway

3/9



Rainwater Hopper, northeast corner

3/10



Dormer to extension north: detail

3/11















Bell pulleys, first landing service stairway

3/12



Cellar flooring: detail

THE HERITAGE NETWORK LTD		Manor House, 21 High Street, Baldock		HN503	
					
4/1		4/2		4/3	
Extension, Principal Room looking east		Extension, Principal Room looking north		Principal Stairway	
					
4/4		4/5		4/6	
Staircase niche		Staircase niche		First Floor, Centre Front North elevation	
					
4/7		4/8		4/9	
First Floor, Centre Front East elevation		First Floor, Centre Front South elevation		First Floor, Centre Front West elevation	
					
4/10		4/11		4/12	
First Floor, North Front South elevation		First Floor, North Front Cupboard : detail		First Floor, North Front East elevation	
Roll 4					



5/1

First Floor, North Rear
looking north



5/2

First Floor Landing



5/3

First Floor, Principal Corridor



5/4

First Floor, South Front
North elevation



5/5

First Floor, South Rear
East elevation



5/6

First Floor, South rear
South elevation



5/7

First Floor, East - West Corridor



5/8

First Floor, East - West Corridor



5/9

First Floor Extension, Southeast
South elevation



5/10

First Floor Extension, Principal Room
South elevation









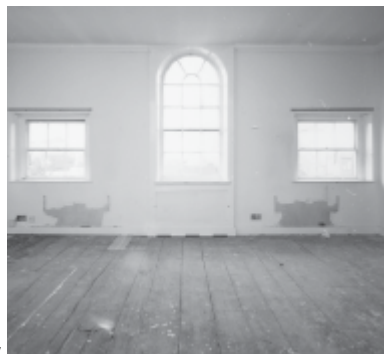





5/11













First Floor Extension, Principal Room
East elevation



5/12

First Floor Extension
Corridor / Anteroom

THE HERITAGE NETWORK LTD		Manor House, 21 High Street, Baldock		HN503	
6/1		6/2		6/3	
Second Floor Landing looking south		Second Floor Landing, looking north		Second Floor Window and Balustrade: detail	
6/4		6/5		6/6	
Second Floor, South front North elevation		Second Floor, South front South elevation		Second Floor, South front West elevation	
6/7		6/8		6/9	
Second Floor, Centre Front West elevation		Second Floor, Centre Front West elevation		Exterior eastern elevation	
6/10		6/11		6/12	
Cellar, Cross passage & Cupboard looking north		Cellar, Storeroom		Cellar, Storeroom interior	
Roll 6					

THE HERITAGE NETWORK LTD		Manor House, 21 High Street, Baldock		HN503	
7/1		7/2		7/3	
Ground Floor, Service Passage looking south		Ground floor, North elevation Blocked Window		Ground Floor, North elevation Window: detail	
7/4		7/5		7/6	
Ground Floor, North elevation Door and scraper: detail		Southern exterior elevation Main block		Southern exterior elevation Junction of Extension : detail	
7/7		7/8		7/9	
Southern and eastern elevations		Extension, Eastern elevation		Rear elevation	
7/10		7/11		7/12	
Southern exterior elevation		Southern & Western elevations		Front elevation	
Roll 7					