



HERITAGE NETWORK



THE MASTER TANNER'S HOUSE **12 High Street, Buntingford, Herts.**

HN686

Historic Building Record



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THE MASTER TANNER'S HOUSE 12 High Street, Buntingford, Hertfordshire

HN686

HISTORIC BUILDING RECORD

Prepared on behalf of Lantern Construction Ltd

by

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The cover photograph shows the west (front) elevation of the Master Tanner's House

Acknowledgements

The field recording was undertaken by David Hillelson, Giles Sholl and Katie Watkins. The report was written by Katie Watkins, Sallianne Wilcox and Helen Ashworth and edited by David Hillelson.

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Summary

<i>Site name and address:</i>	12 High Street, Buntingford, Herts., SG9 9AG		
<i>County:</i>	Hertfordshire	<i>District:</i>	East Hertfordshire
<i>Village/town:</i>	Buntingford	<i>Parish:</i>	Buntingford
<i>Planning reference:</i>	3/07/1055	<i>NGR:</i>	TL 363 295
<i>Client name and address:</i>	Lantern Construction Ltd, 56 West Hill, Hitchin, SG5 2HY		
<i>Nature of work:</i>	Conversion & refurbishment	<i>Former use:</i>	Residential
<i>Site Status:</i>	AAS; Listed Building	<i>Reason for investigation:</i>	Direction of LPA
<i>Position in planning process:</i>	After full determination	<i>Project brief originator:</i>	Local authority
<i>Size of affected area:</i>	c.1075m ²	<i>Size of area investigated:</i>	c.1075m ²
<i>Site Code:</i>	HN686	<i>Other reference:</i>	n/a
<i>Organisation:</i>	Heritage Network	<i>Site Director:</i>	David Hillelson
<i>Project type, methods etc...</i>	Building Record	<i>Archive Recipient:</i>	Hertfordshire Archives
<i>Start of work</i>	18 September, 2007	<i>Finish of work</i>	29 April, 2008
<i>Related HER Nos:</i>	n/a	<i>Periods represented:</i>	Medieval - Modern
<i>Oasis UID:</i>	heritage1-59482	<i>Significant finds:</i>	n/a
<i>Monument types:</i>	Grade II Listed Building		
<i>Physical archive:</i>	n/a		
<i>Previous summaries/reports:</i>	None		

Synopsis:

In response to a condition on the planning consent for the remodelling and refurbishment of the Master Tanner's House, 12 High Street, Buntingford, Hertfordshire, and the conversion of its east range to living accommodation, the Heritage Network was commissioned by the developers to undertake a historic building record prior to any works, and to conduct archaeological monitoring during the proposed alterations.

The present project has demonstrated that the building has been remodelled and extended on a number of occasions over its lifetime. It is thought that the frontage originally consisted of two single storey late medieval cottages, lying on either side of an alley running back from High Street. A window frame of late 14th century date is located in the cupboard at the western end of the entrance hall, overlooking the supposed alley. The cottages appear to have been amalgamated and extended in the late 16th century, with a jettied upper storey added. The frontage was altered in 1720, to create a flush and symmetrical facade with an imposing central doorway and new sash windows.

Around 1660 the property became the 'Red Lion Inn' and a number of major works were undertaken. These included the construction of a range of rooms across the back and a rear range extending east from the north-eastern corner. A room over the carriageway to the south of the frontage was also added and the works may have included the excavation of two cellars. The original rear range was replaced with the present block in about 1720. The former kitchen wing appears to have been added in the 19th century, built against an existing chimney at the west end of the east range, which was adapted to serve it. At the same time the south elevation of the east range was refronted in brick. A small two-bayed timber-framed store, originally of 16th or 17th century date, may have been re-erected at the eastern end of the east range as part of these works.

In the 1930s part of the main block briefly became a doctor's surgery. A new entrance was inserted from the carriageway, which led into a new interior corridor partitioned off from the existing room. This entrance was later blocked off and the corridor further partitioned to create a lavatory.

1. Introduction

1.1 This report has been prepared at the request of *Brent Smith Associates*, acting on behalf of *Lantern Construction Ltd*, as part of the archaeological recording of The Master Tanner's House, 12 High Street, Buntingford, Herts. Planning permission for the refurbishment and conversion of the main house and the adjoining barn into three dwellings (ref. 3/07/1055) was granted by the East Hertfordshire District Council (EHDC), subject to a standard archaeological condition, issued in accordance with the provisions of the Department of the Environment's *Planning Policy Guidance Note 16* (PPG16). The scope of the required work was defined in correspondence from the *Historic Environment Unit* (HEU) of Hertfordshire County Council, acting as adviser to EHDC and follows the approved Project Design by the Heritage Network (Winter 2007).

1.2 The Master Tanner's House is located on the east side of the High Street, centred on NGR TL 363 295 (Figure 1). The house lies directly on the street frontage, with a carriageway on its south side. The property includes a two storey rear wing (the kitchen wing) on the north-eastern corner with an attached coach house and barn. A ditch located at the rear of the property, beyond the site's eastern boundary, formed part of a water course which fed into the River Rib and is associated with the use of the adjacent area as a tannery.

1.3 The property lies within an Area of Archaeological Significance (AAS 45) identified on the district local plan which defines the medieval core of Buntingford. Both the house and barn are Grade II Listed Buildings, dating to the 16th century (LBS no.159750). The listing description reads:

House. C16, refronted and interior modernised in early C18, C19 parallel rear range and kitchen wing linking to C16 and later barn range running E. Timber frames on stucco plinths, plastered parapeted street front facing W, but painted brick parallel rear range and kitchen, and added facade to barn range which is dark weatherboarded to N side and E end. Steep old red tile roofs generally, but lower pitched slate roof to parallel rear range. A long 2-storeys and attics, 5 windows symmetrical house with a room extending over the high carriageway to the right. A 2-cell central passage plan imposed on an older building probably formerly having a continuous front jetty. A large central chimney backing onto the through passage serves the N part. A small S-gable chimney serves the S part. Former 3-bay C16 building and 2-bay C18 barn linked to house by C19 extension, now part of rear range. Front has ambitious C18 facade with moulded cornice, wooden rusticated quoins, flush box sash windows, with 6/6 panes, moulded surrounds with triple keystones and bracketed sills, aprons to upper windows, central doorcase with pilastered Gibbs surround, open pediment, cusped radial fanlight, and 6-panel raised and fielded door. Heavy double gates to carriageway disguised as a rusticated screen with similar 6-panel fielded doorway in bolection surround. Interior has 2-panel ovolo moulded doors with H-hinges, plaster cornices, Gibbs type archway in entrance passage. Remains of wattle and daub in attics but roof trusses renewed in C19. (Website 1)

AIMS AND OBJECTIVES

1.4 The aim of the project has been to provide:

- an historic building record of 12 High Street, Buntingford, which broadly follows the requirements of a Level 2 record as defined in *Understanding Historic Buildings: a guide to good recording practice* (English Heritage 2006);

- an analysis of the history and development of 12 High Street, Buntingford, and a consideration of its local context;
- a record of any hidden elements of the building exposed during the course of works;
- a record of any archaeological features and deposits exposed in the course of groundworks;
- an archive and report which will complete the requirements of the planning condition and be deposited at Hertfordshire Archives and Local Studies (HALS).

1.5 As part of the background research the following repositories have been consulted:

- Hertfordshire Archives and Local Studies (HALS)
- Heritage Gateway (for Hertfordshire Historic Environment Record & Listed Building information).

2. Historic Evidence

TOPOGRAPHY AND GEOLOGY

2.1 Buntingford lies in the shallow valley of the River Rib, with the land rising gently to the east and west. The present site is located at the south-eastern end of Buntingford High Street, at approximately 90m AOD.

2.2 Locally the soils consist of the Hanslope Association (411d), described as *Slowly permeable calcareous clayey soils. Some slowly permeable non-calcareous clayey soils. Slight risk of water erosion.* (SSEW 1983). The natural geology is chalky till.

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.3 Although Buntingford was not established until the medieval period, evidence for earlier activity has been recorded from the vicinity of the town, including a Neolithic axe (HER 219) and a Bronze Age arrowhead (HER 220). Aerial photographs have also revealed cropmarks of enclosures and linear ditches of possible prehistoric or Iron Age date (HER 1106/1109/10714). The line of Ermine Street, a major Roman route between London and Lincoln, runs along the present High Street. Roman occupation in the area is hinted at by finds of coins and pottery at Alswick Farm around 1890 (HER 1346) and the identification of a linear feature, containing pottery dating to the 2nd century AD, during archaeological observations on the line of the Buntingford By-pass (HER 2257).

2.4 Buntingford is located at the point where Ermine Street crossed Hare Street and forded the River Rib. Five parishes met at this point, Wyddial, Alswick, Layston, Throcking and Aspenden. The name is thought to mean the 'Ford of the people of Bunta' (Gover et al 1938, 182). However, no evidence for Saxon occupation at Buntingford has, so far, been discovered (Seddon 1999, 2). A hamlet appears to have been first established in the late 12th century, possibly by the Knights Templar who held lands in this area at the time and may have 'planted' the town to take advantage of the favourable trading location (Seddon 1999, 2). However, Buntingford failed to obtain an official license to hold a market, possibly as result of competition from nearby legitimate markets, such as Standon and Chipping (ibid, 3). Buntingford is not named as a settlement in its own right in lay subsidy returns in the early 14th century, suggesting that it was included in the returns for other parishes, most probably Layston (ibid).

2.5 The hamlet grew in the later 14th century, when the lady of Pope's Hall manor in Buckland, Elizabeth de Burgh, received a license to transfer the failed market at Chipping to the King's Highway at Buntingford (ibid). The charter granted the right to hold a weekly market on Friday and an annual fair. Following Elizabeth de Burgh's death in 1360, Pope's Hall manor came to Lionel, Duke of Clarence, who held the manor of Standon with its established market. The market at Buntingford was obviously a threat to surrounding markets as Clarence petitioned the king for the removal of the Buntingford charter on the grounds that it was causing damage to his town. As a result Edward III revoked the charter in 1367, replacing it with a Friday market at Standon. However, the people of Buntingford were able to prove that de Burgh had transferred all market rights from her manor to them, forcing the king to regrant their charter, though the day was altered to Saturday. The situation where the market rights were held by the inhabitants, rather than the lord of the manor or burgesses, is thought to be unique, and any attempts to reduce their independence were resisted (ibid).

2.6 Owing to its location straddling several manors and parishes, but not belonging to any one, Buntingford was constitutionally autonomous and evolved a system of self government with two

elected bailiffs. Despite this, by the mid 16th century the market was apparently attached to the manor of Corneybury. In 1542, a new charter granted the lord of Corneybury manor, his tenants, and the inhabitants of Buntingford, the right to hold a market in the High Street every Monday and to hold two annual fairs. It appears that the market ceased trading in the late 18th century.

2.7 There is limited evidence for industry in medieval Buntingford, though it appears that cloth-working was carried out (Seddon 1999, 9). Two dyers are recorded in the town in 1355 and field names, including ‘Madorfield’ (madder was used as a dye) and ‘Teyntorfield’ (tentors were stretching frames used by cloth makers) appear in 15th century records (ibid). Thirty-six broadcloth manufacturers were also recorded in Royston and Buntingford in a late 14th century document. Documentary evidence from the mid 15th century suggests that a variety of trades were practiced in the town, including malting, iron smithing, skinning, barking, tailoring and carpentry. Trading links with London are also recorded. In 1429, the smith is known to have bought his raw iron in the capital and it is likely that the malt was taken to larger markets, such as Ware, and thus on to London (ibid, 10).

2.8 Between the 15th and 18th centuries, road traffic increased significantly and a number of inns were established to cater for passing travellers along Ermine Street and Hare Street, contributing significantly to the economy of the town. Possibly the earliest inn is the ‘Black Bull’ at 16 High Street (HER 10100), which was recorded in 1434. The present building is thought to date to the 16th century, or earlier. At least eight other inns were established along the High Street, including the possible ‘Kings Head Inn’ at 18 High Street (HER 10118), the former ‘Bell Inn’ at 42-43 High Street (HER 10103), the former ‘George and Dragon Inn’ at 34 High Street (HER 10102) and the ‘Crown Public House’ at 17 High Street (HER 10107).

SITE SPECIFIC EVIDENCE

2.9 The historic details in the following section are taken from a variety of sources, including an unpublished typescript history of the tannery by J. Dingley (Dingley 1990), a series of handwritten notes on a bundle of original documents held at HALS (HALS ref. D/EX15/T1) and the Design and Access Statement (DaS) compiled by Brent Smith. Copies of the typescript and notes were provided by the owners of the property, Mr and Mrs Thomas. The Design and Access Statement was provided by Brent Smith.

2.10 The property at 12 High Street is known as the Master Tanner’s House. The house, and the barn to the rear, formed part of the former Buntingford Tannery complex (HER 10380). The statutory listing details suggest that the Master Tanner’s House was constructed in the 16th century (Website 1; HER 10179). However, it has since been suggested that the property originally comprised two cottages, built in the late 14th century (DaS). Part of a window frame in the south elevation of a cupboard at the western end of the hall, which overlooks a possible passageway to the south (now the entrance hall to the house), has been dated to around 1380 (ibid). The early cottages were merged, probably in the late 16th century, to form one house with an added jettied first floor (DaS). Timber work of this period survives at the front of the building and the inglenook fireplace in Room 1 also dates to the late 16th century. The size of the fireplace suggests that it originally served a larger room and it is possible that the house extended into what is now London House (ibid).

2.11 The property became the ‘Red Lion Inn’ in the mid 17th century, at which time it was extended by constructing a range of rooms across the rear of the house and building the barn, which has been dated to around 1660, at the rear. The coaching gateway, which was a ‘flying freehold’, has also been dated to this period (DaS). A number of alterations were carried out in 1720, including the addition of a new flush facade, which was rendered to resemble ashlar stonework, the insertion of sash windows and a new imposing front doorway.

2.12 In the late 18th century, around 1792, the land to the rear became the site of the Buntingford Tannery, though it appears that the house remained separate until the early 19th century. The rear part of the house, which had been built as part of the 'Red Lion Inn', was demolished in 1795 and replaced by the east rooms (Rooms 3 & 4 on the ground floor, Rooms 8-10 on the first floor). The former kitchen wing appears to be a 19th century addition. The inglenook fireplace in the east elevation, with the twisted chimney above, dates to the 17th century, and may be a survival from the demolished range associated with the 'Red Lion Inn'.

2.13 Various documents survive relating to the Master Tanner's House (HALS D/EX15/T1). A 'Deed of Leasement', dated 31st March 1684, records that Robert Adams (Husbandman) sold the lease of the present site to Thomas Dane (Carpenter) for the sum of *thirty seven pounds of lawful English money*. The property is described as a *cottage or home with all and singular houses, outhouses, diverse buildings, yards, gardens, orchards, woods and banksides*. The barn is specifically referred to in a document dated 10th June 1685, relating to the release of a piece of ground by Sarah Edridge to Thomas Dane. The area released measured *four poles, nine foote* (sic) *and one half* (approximately 102m²) on the south side of the barn.

2.14 In 1705, the property is recorded as being willed to Isaac Ruff, William Smith and John Smith by Sampson Tibballs. The legatees then sub-let the property to Miles Thurgood on the 10th September, 1706. Records show that the leasing, re-leasing and mortgaging of the property continued through the late 17th to the early 19th century. The Master Tanner's House is named as 'Cheriton' in a document of 1710. Although the origins of this name are not definitely known, there is a theory that it came from the village of Cheriton, to the east of Winchester, which may have been the birthplace of one of the occupants.

2.15 By 1811, the house appears to have fallen into a poor state. This is demonstrated by a letter from a Mr. Bowman to Mr. Mikley, dated 23rd February, 1811, requesting approval of plans to prevent its dilapidation. In 1838, the house and tannery were bought by Thomas Peggram, who appears as the owner on the Tithe Award (HALS DSA4 65/1). He had previously been a currier and leather seller in the town (Dingley 1990) and went on to be a successful tanner. He emigrated to Australia in 1854, to set up another successful tannery there (ibid).

2.16 George Mickley acquired the house and tannery in 1854. His family had previously owned the land the tannery stood on (Dingley 1990). In 1855, George Mickley insured his investment with a County Fire Insurance policy, and then in 1875 he insured the Tannery with the Sun Insurance Company. Mickley ran the tanning business until his death in 1894, when it was sold at auction to Henry Samuel Ashford, a tanner from Woking in Surrey, for £1150. He ran the tannery, employing between 12 and 24 men, until his retirement in 1918, when it was purchased by Amalgamated Tanneries Ltd. The company failed and went into liquidation in 1925, forcing the closure of the tannery. Its site is now occupied by a small housing estate called The Tannery.

2.17 A small artificial watercourse, which originally measured approximately 1.10m deep by 1.10m wide, was created to serve the tannery. It is shown on 19th and mid 20th century maps as a mill race running south from the River Rib, through the grounds of several other properties, before rejoining the river at the southern edge of the town. It was controlled by sluice gates at either end. A narrow ditch across the back garden of the Master Tanner's House now marks the line of the feature.

2.18 After Henry Samuel Ashford's death, the house was maintained by his three daughters until 1935, when it was leased as a surgery to Dr A S Wigfield for £45 per annum. Dr Wigfield bought the property in 1945, but then sold it to Mrs J Bailey in 1946.

2.19 Mrs Bailey also bought the site of the Tannery in 1955. She then sold both the house and land to Squadron Leader Monty Burton in 1958. He sold the tannery site for development in 1967, but he retained the right of way to the south of the property.

2.20 The previous owners purchased the Master Tanner's House in 1980 and in 1983 bought the freehold of the driveway to the south of the house. In 1985, they acquired the land to the north of the barn, situated between the barn and 'The Black Bull' Public House.

Cartographic Evidence

2.21 Dury and Andrews' map of Hertfordshire, dated 1766, depicts Buntingford as a substantial town. It shows a line of properties on both sides of the High Street, with the River Rib to the south and east of the settlement (Figure 3). The Master Tanner's House is not shown in detail, but appears as part of the line of properties on the eastern side of High Street. No details of the rear grounds are shown, but they appear to have been bounded by lines of trees or hedges which ran east to the riverbank. There is no evidence for the tannery at this period.

2.22 Buntingford appears on the 1838 Tithe map for the parish of Layston (HALS DSA4 65/2). The map shows the house and rear buildings as part of Plot 120 (Figure 4). The house and the attached kitchen wing at the rear are marked in red, indicating residential use, while the rear range is shown in grey. The room above the carriageway, which adjoins the property to the south, is also shown in grey.

- The map indicates that a further structure once adjoined the eastern end of the rear range, with a further small square structure just to its east, on the western bank of the tannery leat.
- A boundary is shown between the rear gardens to the east of the house and the yard to the south. A second boundary divides the Master Tanner's House from the adjacent property to the north. The present site extends beyond this boundary.
- Plot 120 extends east and south-eastwards to the River Rib. The line of the tannery leat runs roughly bisects the property. The tannery buildings are shown to the south of the present site, to the rear of no.10 High Street.
- The 1842 Tithe Award (HALS DSA4 65/1) records Plot 120 as owned and occupied by Thomas Peggram. It is described as comprising a 'house, shop, stables and tan yard'. Thomas Peggram is also listed as owning other properties in the Buntingford area.
- The present site also extends into Plot 121 to the north. This is listed in the Tithe Award as a 'house, shop, barn & yard', occupied by George Matthews.

2.23 The 1st edition Ordnance Survey of 1877 shows no change to the layout of the house and rear range (Figure 5). It appears that the course of the tannery leat has been culverted through the rear garden of the Master Tanner's House. The gardens are laid to lawns and paths with trees and a small shrubbery. A rectangular glass house is shown on the northern boundary and a small structure located over the course of the leat.

2.24 A plan of the tannery site was prepared for the auction sale particulars in 1894, (Figure 11). The house, with attached kitchen, back kitchen and coach house, are shown to the north side of the gateway.

- A small square extension is shown at the eastern end of the rear range.
- The various tannery buildings to the south are identified on the plan, with a shop, carrier's shop and stables forming the southern boundary to the study area. Two small structures are located on the southern boundary, at the eastern end of the stable block. They are not identified.

2.25 No significant changes are shown on the 2nd edition Ordnance Survey of 1897 (Figure 6).

2.26 A number of small changes are marked on the 1921 Ordnance Survey map (Figure 7). The small extension at the eastern end of the rear range, shown on the plan of 1894, has disappeared by this time. The tannery leat also appears to have been partially re-excavated in the garden.

2.27 The larger-scale Ordnance Survey map of 1948 is based on the survey of 1919, with additions made in both 1946 and 1948 (Figure 8). No significant changes are shown to the study area itself, though several changes are shown in the immediate vicinity.

- The property to the north appears to have been extended eastwards, with a rear extension running the length of the rear range on the present site.
- Most of the tannery buildings to the south have disappeared.

2.28 The 1960 Ordnance Survey map, also of larger-scale, appears to show limited changes to the present site (Figure 9). The greenhouse on the northern boundary has disappeared by this period.

2.29 A number of changes are shown on the Ordnance Survey map of 1975 (Figure 10). The tannery leat is shown as a narrow ditch to the south of the present site, but its course is not marked in the rear garden.

- The property to the north (14 High Street) including the rear extension shown on the map of 1946/48, has been demolished.
- The site of the tannery has been developed as a small housing estate, called The Tannery.

Historic images

2.30 The Master Tanner's House appears in a number of photographs taken in the late 19th and early 20th century. The clearest of these dates to around 1910, and was taken looking down Buntingford High Street, with the present site in the foreground (Plate 69). In 1910, the house frontage and its carriageway appear much as they do today. There are slight differences in the surroundings as the road is un-made and the shop beyond the carriageway is shown with two bay windows.

2.31 Another photograph was taken looking north along High Street in 1925 (Plate 70). There is no difference in the appearance of the house frontage compared to 1910, but once again the surroundings have changed as the road has been paved and the shop to the south of the carriageway is shown with new windows.

3. Historic Building Record

GENERAL DESCRIPTION

3.1 The present site is located on the east side of the High Street, facing west, and adjoins no.10 High Street to the south, and no.14 to the north. The front door opens directly onto the High Street, with a carriageway, which gives access to the rear yard and garden from High Street, located immediately to the south of the house. A narrow rectangular range runs east from the north-eastern corner of the house.

3.2 The historic building record was undertaken in two parts. The main house and the dining room (the former kitchen) were recorded during the first visit (18/09/2007), whilst the rear range, the interior of which was largely obscured by the previous owner's possessions, was recorded on a second visit (29/04/2008).

3.3 The following record deals with the main house first, followed by the adjoining former kitchen wing and then the rear range.

THE MASTER TANNER'S HOUSE

Exterior Elevations

West elevation

3.4 The west (front) elevation of the Master Tanner's House faces onto the High Street (Plate 1, Figure 12). The frontage is Georgian in date and is thought to have replaced a 16th century jettied timber frontage in 1720. The façade is rendered to look like ashlar stonework and is painted a deep burgundy. The windows and doorway are painted white, whilst the door is black. There is a plaque located to the right of the entrance which reads *A 16th Century house Re-fronted in 1720, formerly the Tanner's house.*

3.5 The main doorway is set in the centre of the elevation. It has an ornate frame with a triangular pediment. The wooden door has six panels showing mouldings and raised panels. There is a decorative wooden fanlight above the door.

3.6 There are four windows at ground floor level, two on either side of the doorway. These windows are 6-over-6 Georgian style sash windows with projecting sills and decorated timber lintels. The first floor contains five windows of the same design. One window is located directly above the doorway, with the other four directly above the windows on the ground floor.

3.7 A carriageway to the south, with flying freehold above, gives access to the rear of the property. This has been dated to around 1660 and was established when the property became the 'Red Lion Inn'. The carriageway is closed by a pair of large black wooden gates across the western end.

3.8 The roof is gabled and covered in plain clay tiles. There are two chimneys, one centrally placed which runs through the ridge. A smaller chimney is located at the southern end of the house. Both are rectangular, with a single chimney pot set in the centre of the stack.

South elevation

3.9 The south elevation of the main house faces on to the carriageway (Plate 3, Figure 12). A two-light casement window in a black painted frame occupies a blocked doorway towards the eastern end at ground floor level. Corbelled brickwork to the west of the window indicates the presence of the chimney for the fireplace in Room 2. A blocked opening, with a boarded chute, is located at ground level at the western end of the elevation. This leads down to Cellar 2 and was probably intended for coal deliveries.

3.10 A small recessed sash window is located at first floor level to the east of the room above the carriageway.

East elevation

3.11 The east (rear) elevation of the Master Tanner's House faces into the rear courtyard (Figure 13). It is constructed of brick, painted white. This elevation may date to the late 18th century, when a significant remodelling of the rear of the house was undertaken.

3.12 The rear entrance is located towards the northern side and has a modern door set in a wooden frame below a timber lintel (Plate 2). A 6-over-6 sash window, with a splayed brick header painted light blue, is located to the north of the doorway and a bay window, with a timber lintel, to the south. The sash window is similar in style to those in the south elevation of the kitchen wing and is doubtless contemporary. Three 6-over-6 sash windows, with projecting sills but no header, are located below the eaves.

3.13 The east elevation above the carriageway is largely masked by ivy (Plate 4). A sash dormer window, with timber frame and flat roof sits above the eaves level.

Interior: Cellars

3.14 The basement is divided into two cellars, Cellar 1 is located on the north-eastern side of the house, below Rooms 3 & 4 (Figure 14). Cellar 2 adjoins the south-western corner of Cellar 1 and lies below Room 2. A smaller room, Cellar 2A, is a later addition to the eastern side of Cellar 2.

Cellar 1

3.15 Cellar 1 is brick lined, with bricks measuring 9¼" x 2¾" x 4¼" and laid in English bond. The floor has been laid in a mixture of brick and ceramic tile, with the oldest portion located in front of a blocked doorway to the eastern courtyard. The east elevation has a string course at 0.8m above floor level. A blocked doorway, which measures approximately 1.20m wide, is visible in the east elevation at 2.40m from the northern end. It has been blocked with red machine-made bricks measuring 8¾" x 2½" x 4¼". A wooden ledged door, presumably removed from the opening, sits on its side adjacent to the doorway. A relieving arch in the south elevation suggests the presence of a former chimney in the floor above, which is no longer extant. The ghost of a former staircase can be seen in the north elevation (Plate 5). The setting in the floor for the foot of the stairs is still visible, while the ceiling above shows modern blocking. The present access is by way of a ladder in the north-east corner.

3.16 Timber joists, with lath and plaster infill to provide insulation to the rooms above, are exposed in the ceilings. These are similar to joists noted in the ceilings of the rear range, which dates to the mid 17th century, suggesting that they are contemporary. The ceiling itself is supported throughout by modern brick piers. The line of a former passageway, on the ground floor above, is marked by the presence of additional bracing between the adjacent joists and the absence of lath and plaster infill (Plate 5).

Cellar 2

3.17 Cellar 2 is also brick lined. The bricks measure 9" x 2¼" (width uncertain) but are laid in an indistinct bond. The floor in this area is different to that of Cellar 1 in that it comprises concrete over earth. The top two courses of the western elevation are corbelled, each stepping by 0.02m. At the western end of the south elevation, approximately 1.40m above floor level, is an opening with a boarded chute probably intended for coal deliveries (Plate 6). A chamfered beam crosses the cellar from north to south and joins the south elevation where a partial brick vault supports a chimney (Plate 9). The beam appears to have been cut to accommodate the vault, but the actual relationship

has been obscured by a modern brick pier. At the northern end of the west elevation an opening has been created into Cellar 1.

3.18 A later opening, leading to a small extension with a brick floor (Cellar 2A) has been inserted through the centre of the east wall in Cellar 2. The floor in Cellar 2A is slightly raised in relation to Cellar 2, and the west elevation is divided into three bays by brick piers, supporting slate shelves. The piers are constructed in modern fletton bricks (Plate 7).

Interior: Ground floor

Entrance hall

3.19 The front door leads in to an east - west aligned entrance hall (Figure 14), with torus moulded skirting and modern dado rails (Plate 10). It has been suggested that the hallway follows the line of a medieval alley running back from High Street. The cottages on either side were subsequently joined, possibly in the mid 16th century.

3.20 An arched opening in the north elevation leads into a short vestibule and then into Room 1 (Plate 8). To the east of the arch, a fireplace, which backs on to the inglenook fireplace in Room 1, appears to be purely decorative. To the west of the arch, a closet incorporates the remains of a wooden framed window of late 14th century date (Plate 11). The window faces into the hallway and it has been suggested that it overlooked the postulated alley running between the two original cottages. Timber framing, possibly of the same date, also survives (Plate 12).

3.21 At the eastern end of the southern elevation, a doorway, with moulded architrave, leads into a vestibule giving access to Room 2 and its adjacent cloakroom. A blocked opening can be seen opposite the arched opening in the north elevation.

3.22 An arched opening at the eastern end of the hall leads into Room 4.

Room 1

3.23 An 18th century door, with six raised and fielded panels, leads into Room 1 located in the north-western corner of the house, to the north of the entrance hall (Figure 14). A number of interesting features survive in this room.

3.24 A large inglenook fireplace and chimney occupy the east side of the south elevation (Plate 13). This is built of brick, and has been heavily remodelled, the brickwork and jambs on either side having been cut back. The jambs are possibly in 16th century brick, with the individual bricks measuring 9" x 2" x 4". The bressummer beam above the fireplace has cut outs for brackets to support a mantelshelf. A vaulted ceiling on the left hand side may indicate an entrance to Room 1 within the fireplace, or may have been associated with the later insertion of an additional flue.

3.25 Half-height wooden panelling, with moulded styles and rails, survives on the eastern, northern and western walls (Plate 14). This is possibly Jacobean in date and this is the only room in the house in which this feature survives intact. A break was noted in the coving on the north elevation in line with a change in the panelling and a shadow in the wall above. The panelled infill measured c.1.18m wide and it is possible that this could mark a blocked doorway into London House to the north.

3.26 Two 6-over-6 double-hung sash windows are located in the west elevation (Plate 15). Both windows are shuttered, with cupboards on either side and wooden window seats below (Plate 16). The window seat to the southern window has an opening panel beneath it.

Room 2

3.27 Room 2 is located in the south-western corner of the main house, to the south of the entrance hall (Figure 14). A modern partition wall has been inserted along the eastern side of the room, to

create a passage from the carriageway to the hallway with a door into the room itself at the northern end. This work was probably carried out in the 1930s, when the property was used as a doctor's surgery. The doorway onto the carriageway has since been blocked and replaced with a modern two-light casement window, and the passage partitioned to create a cloakroom.

3.28 There are two 6-over-6 double-hung sash windows in the west elevation, set in deep embrasures with a moulded frame and roundels (Plate 17). Brackets were noted between, and on either of the windows, suggesting that the ceiling has been lowered at some time.

3.29 A blocked fireplace was noted in the south elevation during the initial site visit in September 2007. This had been exposed by the time of the second visit in April 2008.

Cloakroom

3.30 This is located to the east of Room 2 (Figure 14). It was formerly a passage from the carriageway to the south which was created by the insertion of the partition wall along the eastern side of Room 2. The door from the cloakroom to the passage is typical of the 1930s, comprising one panel at the top with three panels below.

Room 3

3.31 Room 3 is located in the south-eastern corner of the main house, to the east of Room 2 (Figure 14) and the south of Room 4. Access is through a doorway, with a moulded architrave and a Georgian six panelled door, at the western end of the north elevation (Plate 18). All elevations have a deep skirting board with a reeded top, and a moulded picture rail. A large bay window, with 4-over-4 sashes on either side and an 8-over-8 sash in the centre, is located in the west elevation (Plate 19). This was inserted in the later 19th century. A large fireplace is offset to the left hand side of the south elevation.

Room 4

3.32 Room 4 is located in the north-eastern corner of the main house, to the east of Room 1 and north of Room 3 (Figure 14). The dado and cornice on all elevations are modern, suggesting recent redecoration. The main access into the room is through an open archway in the west elevation, leading from the entrance hall (Plate 20). There is a blocked doorway with an arched head immediately to the north, which would have led into Room 1 through the inglenook fireplace. A door into Room 3 is located at the western end of the south elevation (see Plate 20).

3.33 The staircase to the first floor is located in the north-western corner of the room. It has turned balusters, painted white, with plain newel posts and handrails (Plate 21). The understair cupboard is to the west, with a four panelled door and a carved and moulded frame. An ornate Adam-style fireplace is located to the east of the stairs (see Plate 21). However, this is purely decorative and was installed by the previous owners.

3.34 There are two doors in the east elevation: a glazed window on the south side leads into the rear courtyard and a six panelled Georgian-style door, in a moulded architrave, on the north side leads into the kitchen (Plate 22). An original 6-over-6 sash window, in a moulded architrave, is located between the two doors.

Interior: First floor

Landing

3.35 The landing runs north to south across the full width of the first floor and at right angles to the ground floor entrance hall (Figure 15). It is accessed at its northern end from the dog-leg stairway with half-landing, which rises from Room 4 (Plate 23). The walls have torus moulded skirting, with a dado above. The floor is boarded with wide planks of 18th or 19th century date. An

original sash window, in a moulded architrave, is located in the south elevation overlooking the carriageway (Plate 24). Seven doorways, with moulded architraves, lead off from the landing into the various rooms.

Room 5

3.36 Room 5 is located in the north-western corner of the house, above Room 1 (Figure 15). The floor level in this room is lower than that of the hallway. The ceiling is plain plastered with none of the timber beams exposed while the floor is narrow boarded and is probably Victorian in date. All elevations have pine coving of 18th century date, which has been cut away on either side of the chimney breast (Plate 25). Access is through a doorway at the southern end of the eastern elevation, with a Georgian six panel door. A second doorway at the western side of the south elevation leads into a closet or boudoir which forms a passage through to Room 6. This has a two panelled door of mid 18th century date (see Plate 25). There is a possible blocked doorway on the eastern side of the south elevation which may indicate a blocked void to the east of the chimney.

3.37 There is a central fireplace on the south elevation, with wooden mantelpiece decorated with twin roundels on raised square blocks, dating to the mid 19th century (see Plate 25). The grate has been replaced by a bookshelf. The two windows in the west elevation are original Georgian 6-over-6 double hung sash windows (Plate 26). They may once have had shutter boxes below. Part of the wall plate has been exposed in the east elevation (Plate 27).

Room 6

3.38 Room 6 is located to the south of Room 5, straddling the entrance hall and part of Room 2 (Figure 15). The ceiling in this room has exposed beams and joists (Plate 28). The principal post is also exposed in the south-eastern corner (see Plate 28). The main east-west beam runs in line with the north elevation.

3.39 Access is through a doorway in the east elevation, with a Georgian six panelled door in a moulded architrave. A modern built-in wardrobe occupies the southern end of the east elevation. The north elevation has a doorway to the boudoir (noted above) at its west end and a narrow cupboard set into the wall at its east end. A blocked cupboard in the void to the east of the chimney was recorded to the west of the present cupboard. A remodelled fireplace, with a plain mantelpiece, is located in the centre of the north elevation. There is a single Georgian 6-over-6 double-hung sash window set in the west elevation. The floor in this room was carpeted and none of the floorboards were visible.

Room 7

3.40 Room 7 is located to the south of Room 6, above Room 2 (Figure 15). As with Room 5 the floor level is lower than that of the landing. No beams or joists are exposed in this room as the ceiling is plastered, the walls are papered and the floor is carpeted.

3.41 The north elevation has a rebate at its western end where it meets the northern window opening (Plate 29). This may have been forced by the remodelling of the frontage in the early 18th century. There are two 6-over-6 double hung sash windows in the west elevation, both of early 18th century date. An 18th century fitted cupboard, with a boxed post to the west, is located at the eastern end of the south elevation (Plate 30).

Room 8

3.42 Room 8 is located in the south-eastern corner of the main house, to the east of Room 7 and above Room 3 (Figure 15). The walls, ceiling and floor were covered, so structural timbers were visible. Access is through a doorway at the northern end of the west elevation, with a six panelled door in a moulded architrave (Plate 31). A projecting chimney breast, with a tiled modern fireplace,

occupies the western end of the south elevation. A small built-in cupboard, with a four panelled door, is located in the alcove on the western side of the chimney (see Plate 31). An original 6-over-6 double hung sash window is set in the centre of the east elevation.

Room 9

3.43 Room 9 is located to the north of Room 8 and above Rooms 3 and 4 (Figure 15). The walls, ceiling and floor were covered, so structural timbers were visible. Access is through a doorway, with a six panelled 18th century door in a moulded architrave at southern end of the west elevation. A modern wardrobe has been built at the eastern end of the south elevation. An original 6-over-6 double hung sash window is set towards the southern end of the east elevation (Plate 32).

Room 10

3.44 Room 10 is located in the north-eastern corner of the house, to the north of Room 9 and above Room 4 (Figure 15). The walls, ceiling and floor were covered, so structural timbers were visible. Access is through a doorway, with a six panelled door in a moulded architrave, at southern end of the west elevation (Plate 33). A second doorway, at the northern end of the east elevation, leads to former kitchen wing. A small window is set into the north elevation and an original 6-over-6 double hung sash window is located at the southern end of the east elevation (Plate 34).

Room over the carriageway

3.45 This is located above the carriageway to the south of Room 7 (Figure 15). It was originally a flying freehold as the carriageway did not belong to the present property. Access is via a set of steps which enter the room at the eastern side of the north elevation. A further set of steps on the north wall leads to the attic through a plain planked door (Plate 35). A jewelled principal post is visible in the stud work on the western side of the north elevation (see Plate 35).

3.46 A partition in the south elevation, in line with the chimney, suggests that this room had a different purpose, possibly industrial rather than domestic (Plate 36). The tie beam is visible at the western end of the south wall, but is hidden by plaster at the eastern end (see Plate 36). A dormer window is set into the east elevation (Plate 37).

Interior: Attic

3.47 The attic extends across the front part of the house and is divided into six bays, numbered 1 to 6 from the north. A timber framed partition, incorporating original wattle and daub infill, separates the two southern bays (Bays 5 and 6) from the four northern bays (Plates 38 & 39).

3.48 Bay 2 is occupied by a brick chimney, offset to the east, which slopes steeply on the eastern side but is vertical on the west (Plate 40). The bricks, which measure 9" x 2¼" x 4¼" are laid in stretcher bond. The tie beams on either side of the chimney appear to be original, although the raking queen struts date to the replacement of the roof in about 1900.

3.49 The floor consists of a central joist, which runs south to north, with dovetail joints for braces running west to the wall plate (Plate 41). The two braces in Bay 2 survive in situ, one brace is missing in Bay 1, although mortices for the braces running east are visible in the east face of the joist (Plate 42). The floor in Bays 3 and 4 is boarded with wide boards measuring 0.36m. The timber framed parapet to the Georgian front is visible at the base of the rafters on western side (Plate 43).

3.50 The roof structure consists of a central ridge piece, supported on pairs of common rafters, some of which appear to be original, springing from a wall plate. The single purlin in each slope is supported by raking queen struts dating to c.1900, and complete replacement trusses separate Bays 3 & 4, and Bays 5 & 6 (Plate 44).

3.51 The north gable is timber framed, with studs above and below a collar (Plate 45).

3.52 The roof space above the carriageway is not as high as the attic in the main house. Its structure consists of a ridge piece with common rafters springing from a wall plate (Plate 46).

FORMER KITCHEN WING

Exterior

3.53 This appears to have been a later addition to the house, possibly built in the 19th century. It is likely to have replaced either part of the late 18th century rebuilding at the rear of the main house, or the western end of the mid 17th century barn.

3.54 The south elevation is partially obscured by a tree (Plate 47, Figure 12). It is built of brick, now painted white, and has a sash window with a projecting sill at ground floor level. The present opening appears to be a later insertion as a narrow brick arch above the window is visible on the interior wall. A splayed header has been painted in light blue above the window, to match the house and barn elevations. A similar window, without the painted header, is located on the first floor, directly above.

3.55 The north elevation is abutted at ground floor level by the adjoining property, London House (Figure 13, Plate 48). It is in rendered brick, which has been painted white. Two sash windows, with slightly curved heads, are visible at first floor level.

Interior

Ground floor

3.56 The present kitchen and dining room is located to the north-east of Room 4 (Figure 14). It is entered from Room 4 through a doorway at the southern end of the western elevation. A second door, in the east elevation to the south of the chimney (bricked up as part of the present refurbishment), leads through into the Pantry in the rear range.

3.57 A disused fireplace, with a cupboard to the north, is offset to the north in the east elevation (Plate 49). The fireplace was later exposed to reveal two brick piers supporting a substantial weathered bressummer beam and an open fireplace behind (Plate 50). The bressummer extends well beyond the fireplace opening to the north and the space may have accommodated a bread oven. The fireplace was vented through a twisted chimney which is exposed on the first floor of the rear range. Although some of the brickwork at the back of the fireplace is bonded with a similar soft dry mortar as the chimney stack above, the fireplace opening must be contemporary with this block. It had been reduced in size on various occasions as demonstrated by the presence of a brick partition resting on an iron lintel, located approximately 0.65m from the southern pier, and a circular liner, measuring approximately 0.70m in diameter, in the centre of the flue. There is possible evidence for a smaller flue running north from the chimney, which may confirm the presence of a bread oven.

First floor

3.58 The first floor of the kitchen wing has been sub-divided into two small rooms and two cupboards that come off a hallway accessed from the north-eastern corner of Room 10 (Figure 15). The doorways are all similar in style and consist of four panelled raised and fielded doors in moulded architraves (Plate 51). The walls have torus moulded skirting.

3.59 No distinctive features were recorded in any of the rooms in this area. The windows in the north elevations of the two rooms are sash windows, similar to those noted in other rooms.

REAR RANGE – (Pantry, Well Room, Garage & Store)

Exterior

South Elevation

3.60 The rear range adjoins the eastern side of the former kitchen wing (Figures 14). It is a two-phase structure, with the western end (the Pantry, Well Room and Garage) thought to have been built around 1660. A two-bay structure (the Store) was added at eastern end at an unknown date. Although most of the range is timber framed it was later refronted in brick. This probably occurred in the 19th century when the kitchen wing was added. The Store may have been erected at the same time, or have been added at some earlier point.

3.61 The south elevation is built of brick, now painted white (Figure 12). There are three windows at ground floor level. The westernmost is a bow window, which is a later insertion though the window may be of 18th century date and have come from London House to the north (Mr Thomas, pers.comm.) (Plate 52). This has a false splayed header, in paint. To the east is a modern 10-over-10 sash window, also with a painted header, and a projecting sill. A third small sash window, possibly a later insertion, is located to the east of the western doorway.

3.62 There are three doorways at ground floor level. An original doorway, with splayed brick header, is located in the centre of the range, whilst a set of modern timber double doors, with a timber lintel, has been inserted to the east of the small sash window (Plate 53). A loft door gives access to the upper floor above the bow window, and a further door is located above the double doors.

3.63 The south elevation to the Store is in brick, laid in English Bond and painted white (Figure 12). A modern three-light metal casement window, with a timber lintel and tile sill, has been inserted at ground floor level (Plate 53). A set of timber double doors, to the west of the window, gives access to the Store.

3.64 The roof of the entire range is covered in plain clay tiles and is gabled at the western end, whilst the eastern end is half-hipped. Carpenter's marks were visible on three of the rafters of the Store at the eastern end, exposed during the present works (Plate 54). These may have been re-used when the rear range was re-roofed in about 1900.

East and North elevations

3.65 The east elevation of the Store has pine weatherboarding above the middle rail and brick noggin below, hidden by ivy (Figure 13, Plate 55). The north exterior elevation at the eastern end is weather boarded in pine, with the frame sitting on a rendered brick plinth (see Plate 55). In the centre of the range the elevation is weatherboarded to mid rail height, with plaster and render above. This is now dilapidated, exposing the laths and timber frame underneath (Plate 56). On the exterior of the Pantry, immediately east of the junction with the kitchen wing, a rendered wall has been inserted to the height of the mid-rail, with dilapidated lath and plaster above.

Interior

Ground Floor

3.66 The rear range comprises four rooms on the ground floor (Figure 14). The Pantry at the western end, the Well Room and the Garage beyond, date to about 1660 whilst the Store may be roughly contemporary, but was added to the eastern end of the range at a later date.

Pantry

3.67 This is accessed from the kitchen wing via a ramp alongside the chimney (noted above), in the south-western corner. The west elevation is occupied by the base of the chimney, with an alcove to the north (Plate 57). The north elevation is in brick at the western end, and timber framed at the eastern end (Plate 58). The timber joists, and a tiebeam, for the upper floor are exposed in the ceiling. The joists are similar to those exposed in the cellar ceilings, indicating that the rear range and the cellars may be contemporary.

Well Room and hallway

3.68 An opening at the southern end of the east elevation of the Pantry leads into a small hallway. This has a flagged floor and exposed timber joists in the ceiling (Plate 59). A door in the south elevation leads into the courtyard, whilst a second door leads into a lavatory partitioned off from the garage to the east. A third door through a screened partition gives access to the Well Room.

3.69 The Well Room is so named because it houses two wells (Plate 60). The timber joists for the upper floor are exposed in the ceiling and the timber studwork is visible in the west elevation. A modern 2-light window is located in the centre of the north elevation, but is blocked on the exterior by laths. The east elevation is built of brick, laid in Monk bond and dates to the late 19th century, it may replace an earlier wooden partition. The south elevation comprises metal mesh against timber framing (Plate 61). A boarded and ledged door with a wooden finger catch, dating to the 17th century, is located on the eastern side of the elevation.

The Garage

3.70 This is located to the east of the Well Room and has been sub-divided to allow for the insertion of a small lavatory in the south-eastern corner (Figure 14). This is accessed from the hallway by a two-panelled door, possibly of mid-late 17th century date (see Plate 58).

3.71 No significant features were observed in the Garage, which was lined with plasterboard.

The Store

3.72 This is located at the eastern end of the rear range (Figure 14). It may be contemporary with the structure to the west, but was added to the present property at a later date. It was recorded during the second site visit, in April 2008, by which time it had been largely stripped back to its timber framing. The barn is divided into two bays (Bay 1 to the west and Bay 2 to the east – see Figure 15) and forms a single phase of construction.

3.73 The north elevation is in frame and truss construction, comprising four panels with a mid-rail and diagonal bracing (a single brace in Bay 1 and paired braces in Bay 2) (Plate 62). The studs above the bracing on the upper storey have clearly been reused. Cut outs for floor joists, running north to south, are visible in the south face of the mid rail (see Plate 62). The wall plate is in two sections which meet at the middle truss.

3.74 The east elevation is of similar construction, with single bracing to each storey (Plate 63). As with the north elevation, the studs above the bracing on the upper storey have been reused. The eastern elevation has weatherboarding above the mid rail and brick noggin below. A doorway appears to have been inserted through the southern end of the elevation, below the mid rail. The replacement post is in soft wood and the studding in the southern corner has been removed and replaced with brick. This may be contemporary with the refronting of the south elevation of the rear range.

3.75 The south elevation is constructed in brick, with piers (see Plate 63). A 20th century metal window, with cement mullions and a timber lintel, has been inserted between the western two piers.

3.76 The west elevation is open, the paired trusses showing that the store has been butted against the western end of the rear range. Framing for the partition wall of the garage can be seen beyond (Plate 64). A wooden staircase giving access to the upper storey is set against the west elevation.

3.77 The roof structure is formed of paired rafters clasping a ridge piece, with collars supported on vertical queen struts and a single clasped purlin in each slope (Plate 62).

Rear Range, western end – First floor

3.78 The western end of the rear range is in three bays (numbered 1 to 3 from the west) of post and truss construction. Bays 1 & 2 lie above the Pantry and Well Room, and Bay 3, which is separated by a partition wall, is above the Garage.

3.79 Jowled posts survive in the northern elevation, with studs of elm on 22-inch centres between the mid rail and the wall plate. An area of original wattle and daub infill survives in the north elevation in Bay 1 (Plate 65). Oddly, the north-east corner post, in Bay 3, which has a gently splayed jowl, faces east rather than south.

3.80 Much of Bay 1 is occupied by a twisted chimney to the fireplace serving the kitchen wing and the Pantry (Plate 67). The chimney is built of red bricks, measuring 8¼" x 4" x 2½", laid in stretcher bond and pointed in very soft yellow mortar which crumbled when touched.

3.81 The north-west corner post, in Bay 1, has a gunstock jowl and a diagonal brace crossing the western elevation to a supposed mid rail (Plate 66). A small boarded and ledged door is located in the south-western corner. The floor level is lower by the door, suggesting that the original floor level has been raised, possibly when the kitchen wing was added and the southern elevation of the east range rebuilt in brick.

3.82 A brick cross wall, probably contemporary with the brick frontage, has been inserted between Bays 2 and 3, just to the west of the truss whose principal post has a gently splayed jowl. To the east of the cross wall, the brick-built southern elevation has been strengthened with a series of piers, each measuring 0.33m wide and extending 0.11m from the face of the wall, on 2.33m centres. From these, it may be suggested that Bay 3 was originally open from floor to roof, like the Store, the floor only being inserted when the Garage was created below.

3.83 The roof structure is formed of common rafters which clasp a ridge piece. They are supported by collars and queen posts with a single clasped purlin in each slope. Wind braces link the tie beams and principal posts (Plate 68). An additional tie beam has been inserted in Bay 2.

4. Discussion

4.1 The Master Tanner's House is located on the east side of Buntingford High Street. It comprises the main house which lies on the street frontage, with a carriageway to the south and an attached kitchen wing to the rear. A timber framed rear range extends east from the kitchen wing. It has undergone several phases of reconstruction, extension and refurbishment between the late medieval period and the 19th century (Figure 16).

4.2 The earliest dating evidence for the building takes the form of a late 14th century timber framed window, which survives in the hall cupboard (Plate 11). It is thought that this may be a vestige of a single storey late medieval cottage, which lay on the northern side of an alleyway running back from High Street. This cottage, and another to the south of the supposed alley, may have been incorporated into one building in the 16th century, with a jettied upper floor added at this time. The surviving parts of the 16th building are represented by Rooms 1 and 2 on the ground floor and Rooms 5 – 7 on the first floor. There is a possibility that the building may have extended to the north, incorporating part of London House, as the inglenook fireplace in Room 1 appears to have been built to serve a much larger room.

4.3 Around 1660, the property became the 'Red Lion Inn' and the room above the carriageway was added to the southern side of the building. At the same time, the property was extended to the rear, with the addition of a range of rooms across the back of the building, and the erection of the western three bays of the rear range. The cellars are likely to have been excavated at this time.

4.4 The frontage was remodelled in 1720, with a symmetrical flush facade which included an imposing new doorway and sash windows (Plate 1). Further major works were undertaken in the late 18th century, with the replacement of the rooms at the rear with the present Rooms 3 and 4 on the ground floor and Rooms 8 – 10 on the first floor.

4.5 The kitchen wing was added to the north-east corner of the house in the 19th century, linking the main house with the rear range. The inglenook fireplace in the east elevation of the kitchen/dining room opens into the stack, with twisted chimney above, that stands at the west end of the rear range (Plates 50 & 67). The south front to the rear range appears to have been rebuilt in brick at the same time. A two bay structure of similar or slightly date, now called the Store, may have been moved from elsewhere and erected at the eastern end as part of these works. The bay window in the east elevation of Room 3 was possibly inserted at this time, or may have been added in the later 19th century.

4.6 In the 1930s, part of the house was used as a doctor's surgery and a number of changes were made to the layout of Room 2, which became the consulting room. The room was subdivided by the insertion of a partition wall across its eastern side to create a new passage with exterior door, leading from the carriageway to the front hall. The original access into Room 2 from the hall, at the western end of the north elevation, was blocked and a new doorway was made at the eastern end. The exterior door was later replaced by a window, and the passage partitioned to form a cloakroom.

Confidence Rating

4.7 Building recording was undertaken while the previous owners were still in residence, and a subsequent visit was made to inspect the ongoing conversion works and record elements, including much of the rear range, which were not accessible on the original visit. No significant groundworks were undertaken as part of the works and, therefore, no opportunities to record below ground archaeological evidence.

4.8 On this basis, there are no circumstances which would lead to a confidence rating for the present project which was less than High.

5. Sources Consulted

ARCHIVES

Hertfordshire Archives and Local Studies (HALS)

HALS reference	Date	Details
DSA4 65/1	1842	Layston Tithe Award
DSA4 65/2	1838	Layston Tithe Map
Ordnance Survey 1 st edition	1877	Hertfordshire Sheet XIV.I, 25" scale
Ordnance Survey 2 nd edition	1897	Hertfordshire Sheet XIV.I, 25" scale
Ordnance Survey map	1921	Hertfordshire Sheet XIV.I, 25" scale
Ordnance Survey map	1919, revised 1946-8	Sheet XIV.NW, 6" scale
Ordnance Survey map	1960	Sheet TL 32 NE, 6" scale
Ordnance Survey map	1975	Sheet TL 3629, 1:2500 scale

Kellys Directory of Hertfordshire, 1838; 1870; 1882; 1890; 1902; 1922; 1937

Pigots & Co Directory of Hertfordshire, 1826 – 7

Documents provided by Mr & Mrs Thomas

Dingley, J. 1990 *The Buntingford Tannery – A Short History*. Unpublished typescript.

Handwritten notes on documents, held at Hertfordshire Archives and Local Studies, relating to the property at 12 High Street,

Copy of Sale Particular map, dated 1894 (Figure 11)

Copies of photographs of Buntingford High Street / Market Hill, dated 1894, 1899, c.1910 (Plate 69), 1925 (Plate 70) & undated photograph of a cattle market, Buntingford High Street

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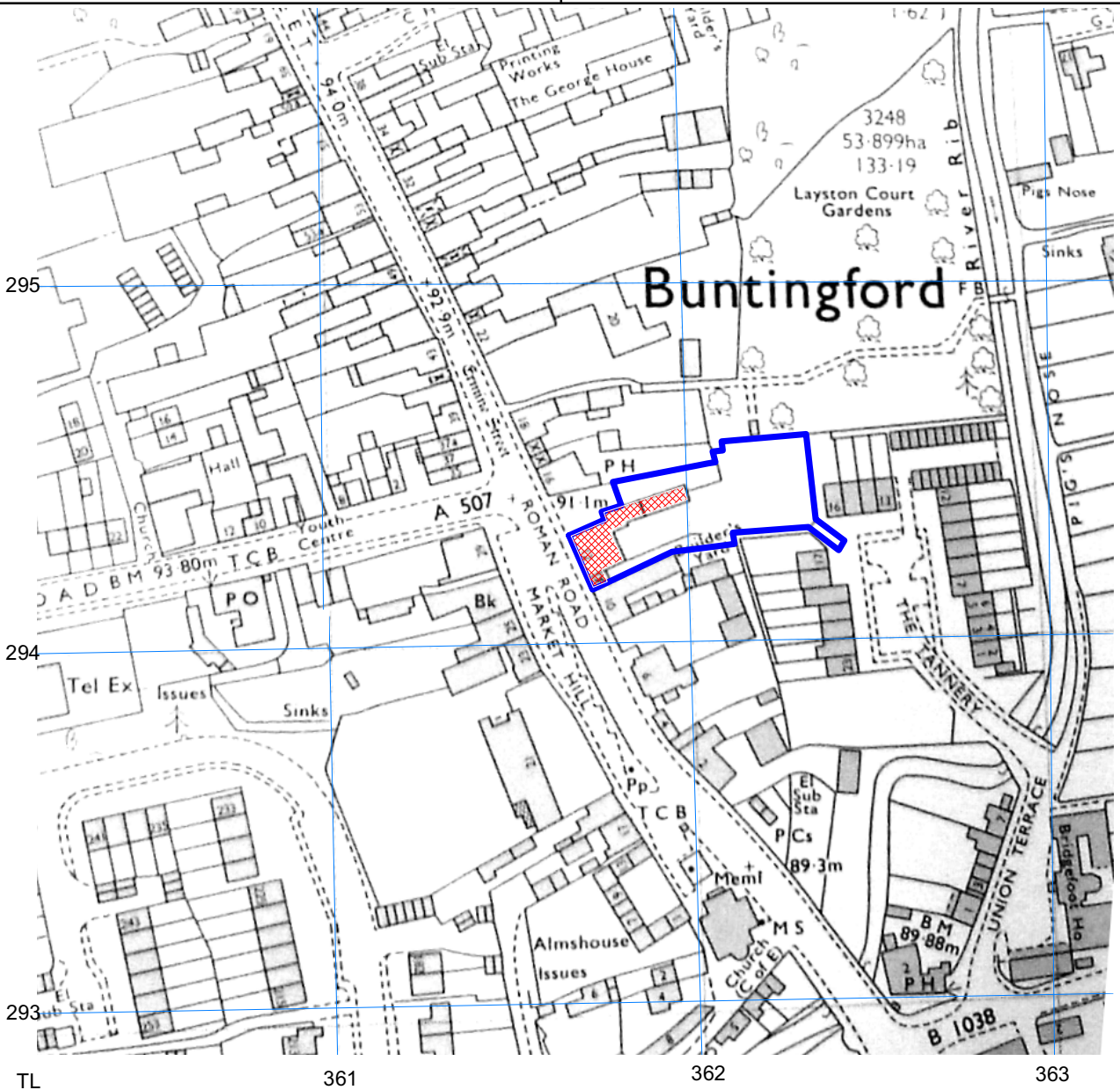
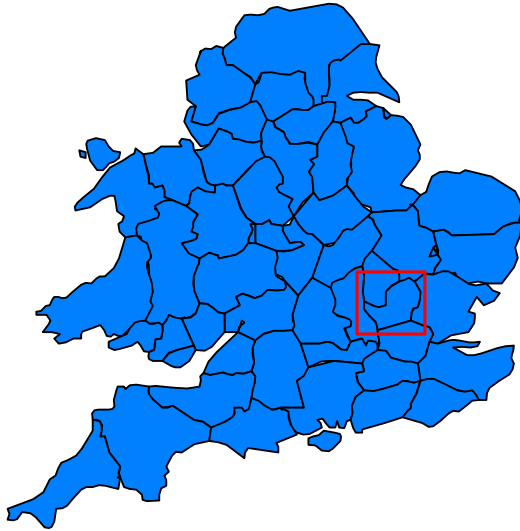
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THE HERITAGE NETWORK LTD

The Master Tanner's House, Buntingford

HN686

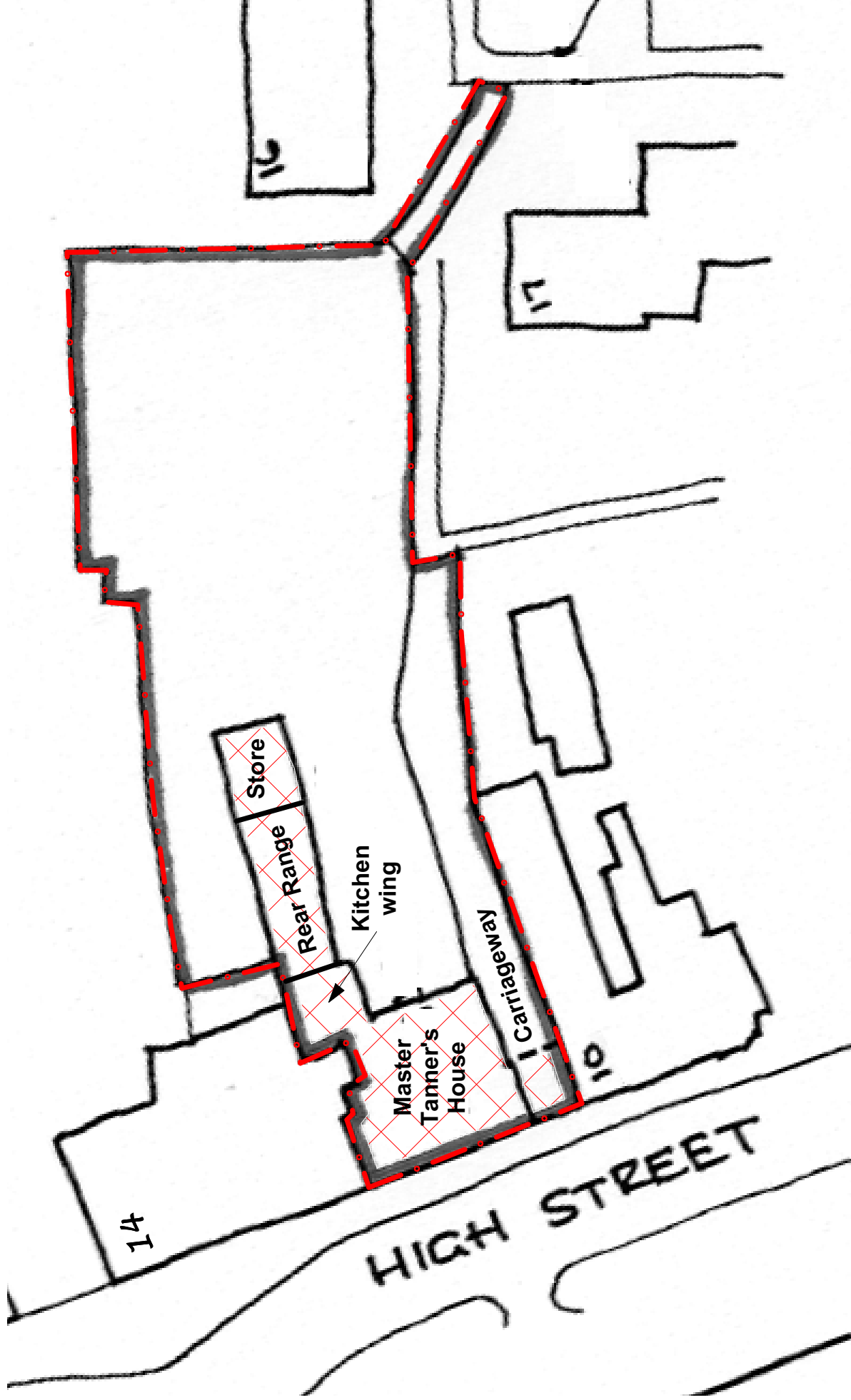


Site Location

Scale 1:2000

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Figure 1

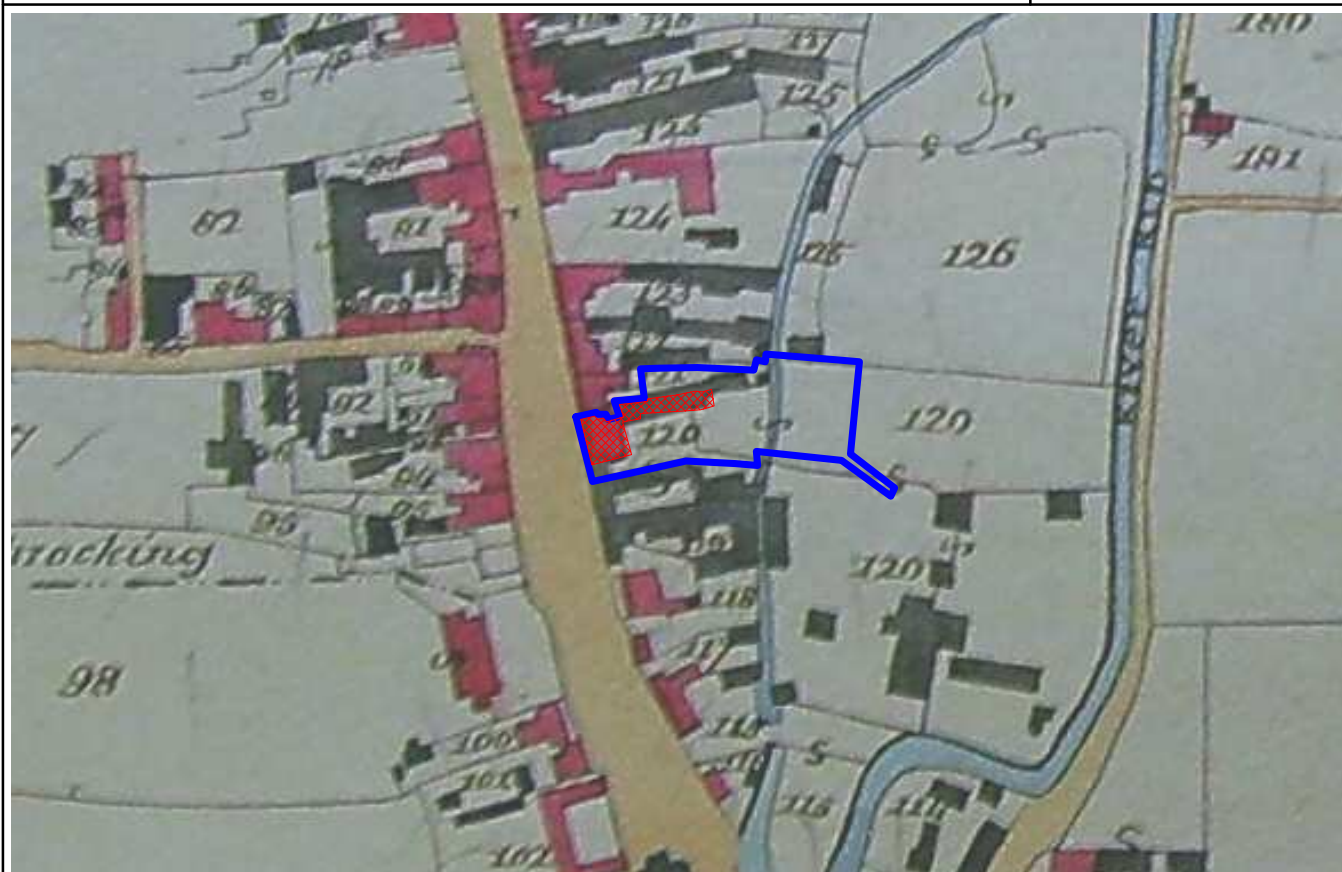




Dury & Andrews' Map of Hertfordshire, 1766

Not to scale

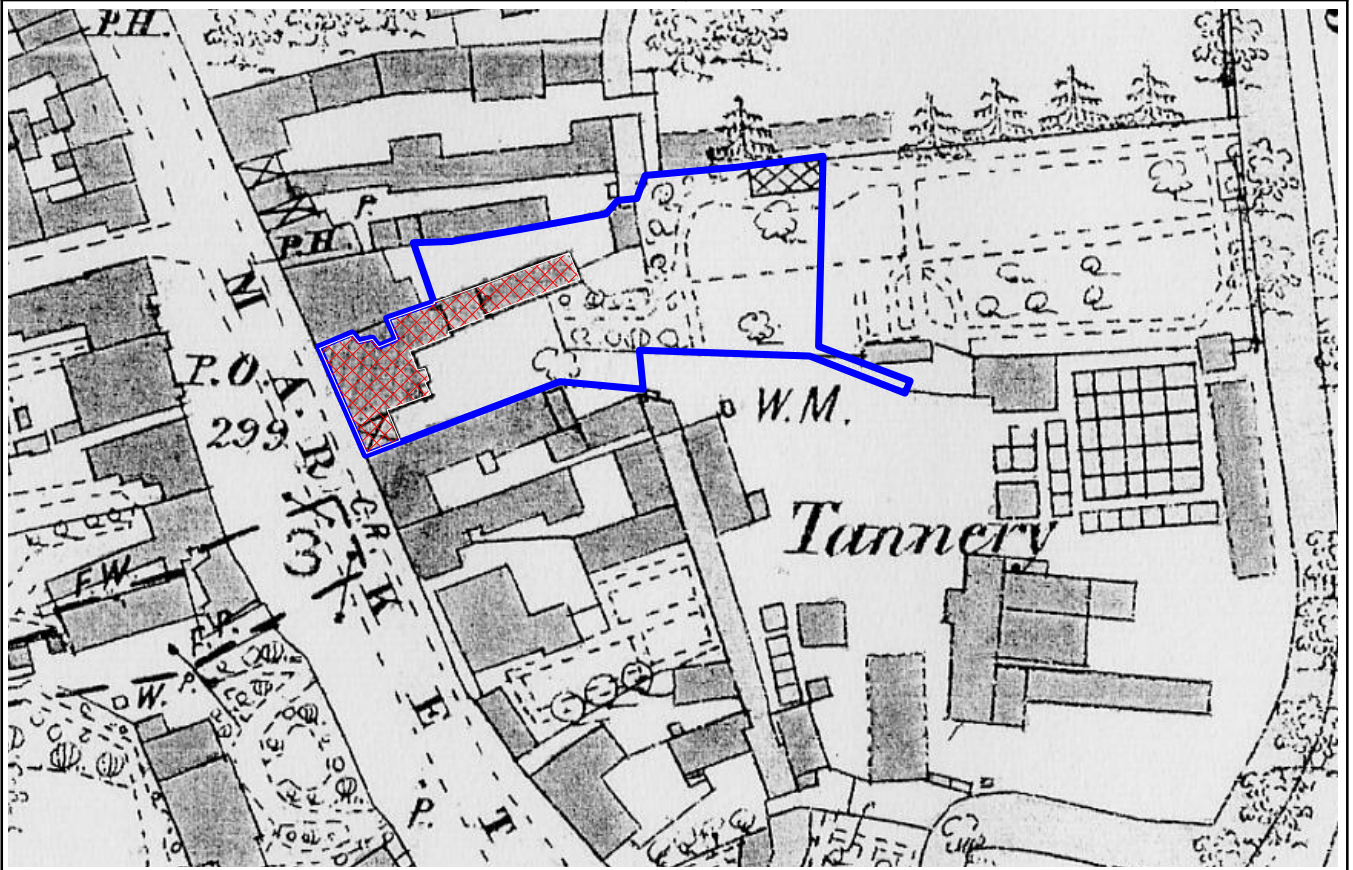
Figure 3



Layston Tithe Map 1838, detail (HALS DSA4 65/2)

Scale 1:2000

Figure 4

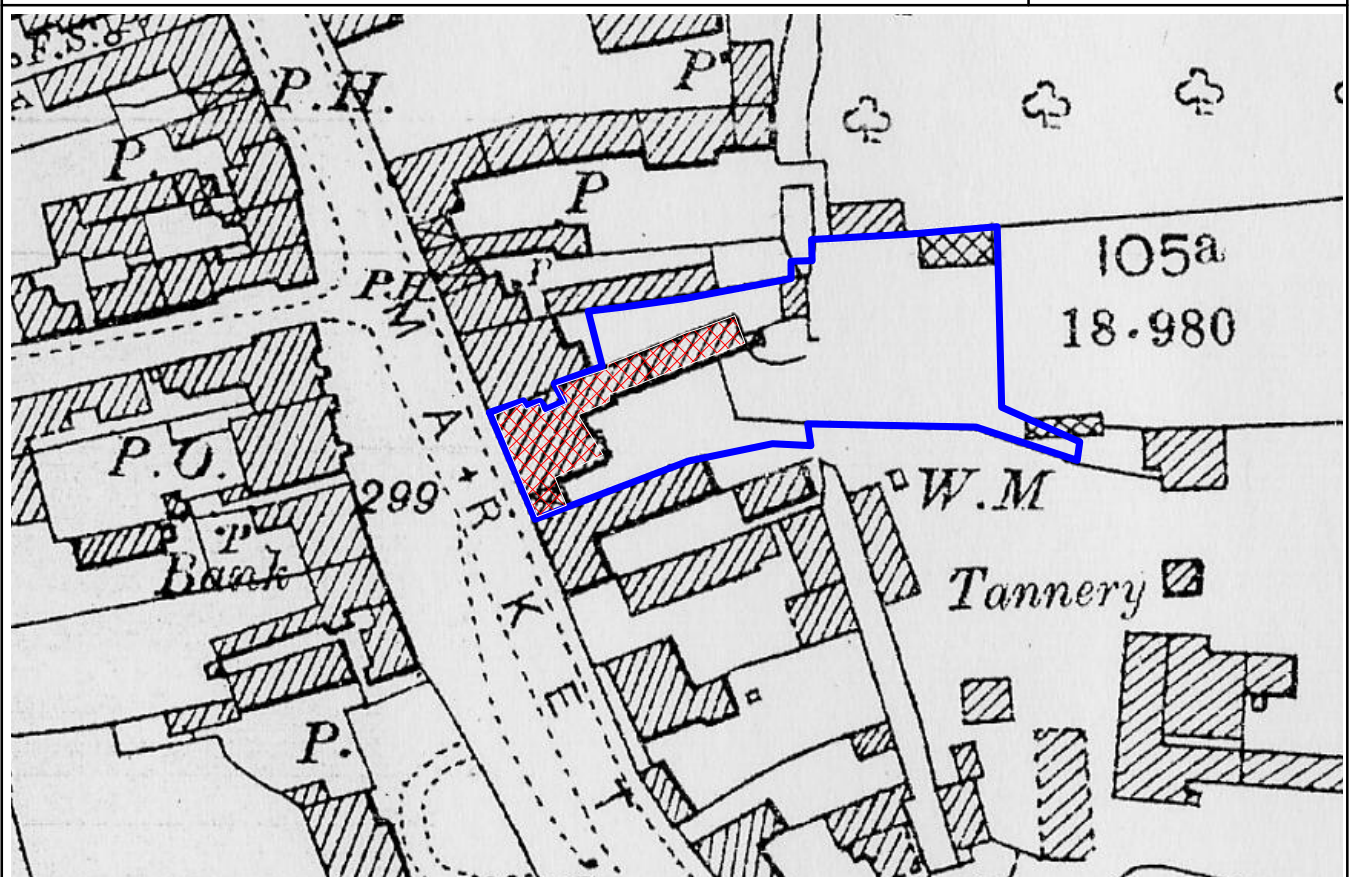


Ordnance Survey Map, 1st Edition: 1877

Scale 1:1000

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Figure 5

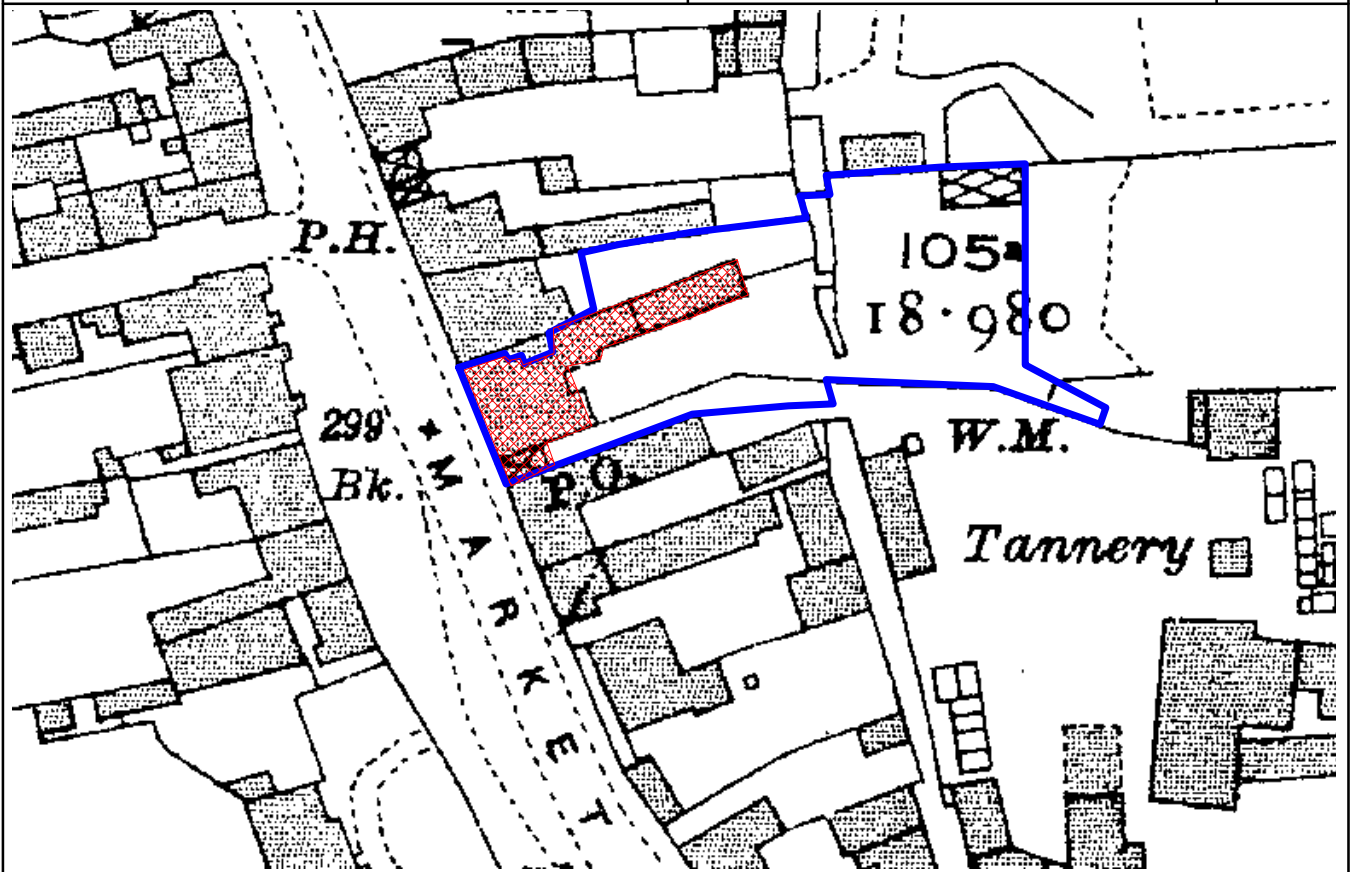


Ordnance Survey Map, 1897

Scale 1:1000

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Figure 6

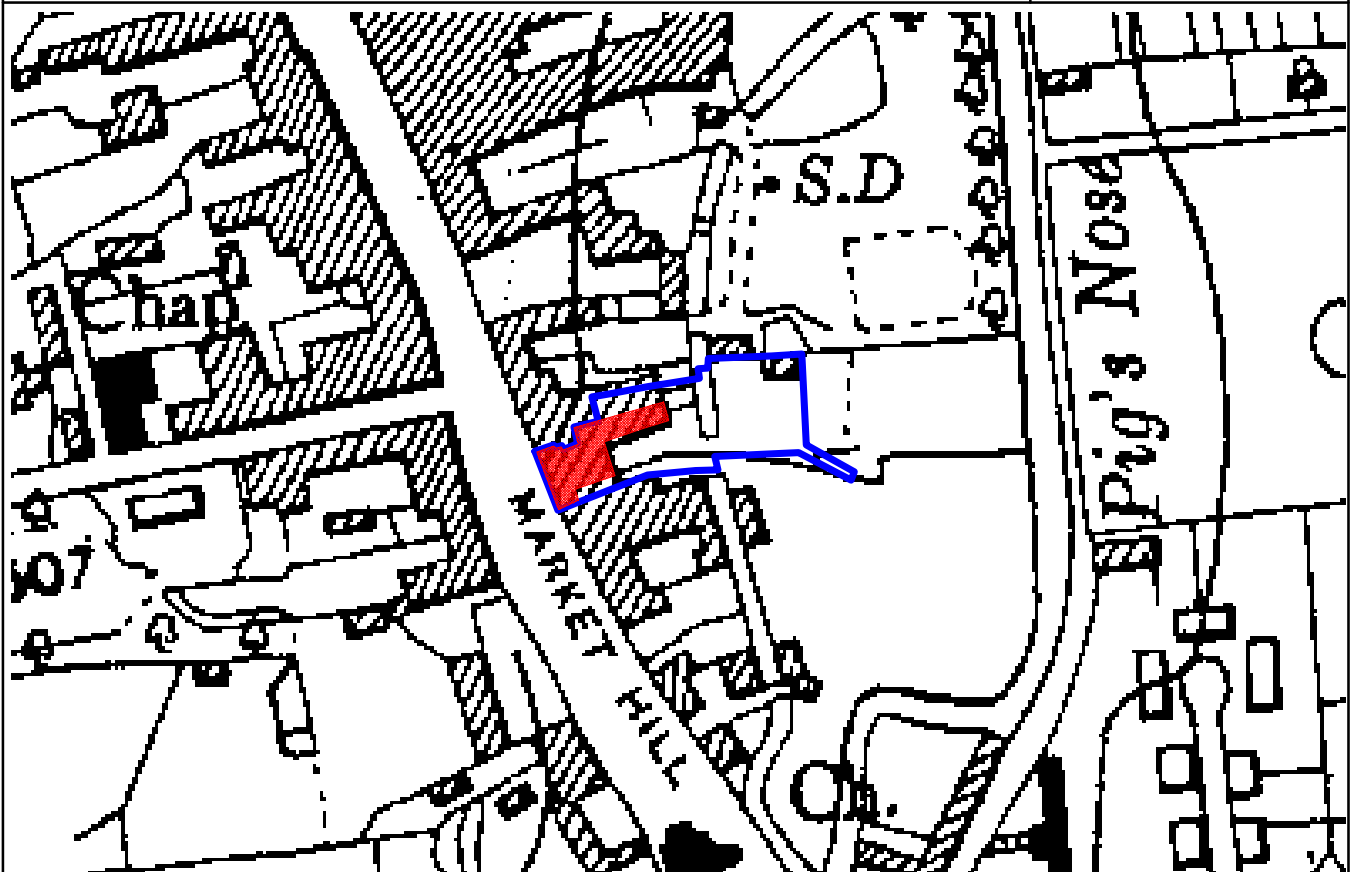


Ordnance Survey Map, 1921

Scale 1:1000

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Figure 7

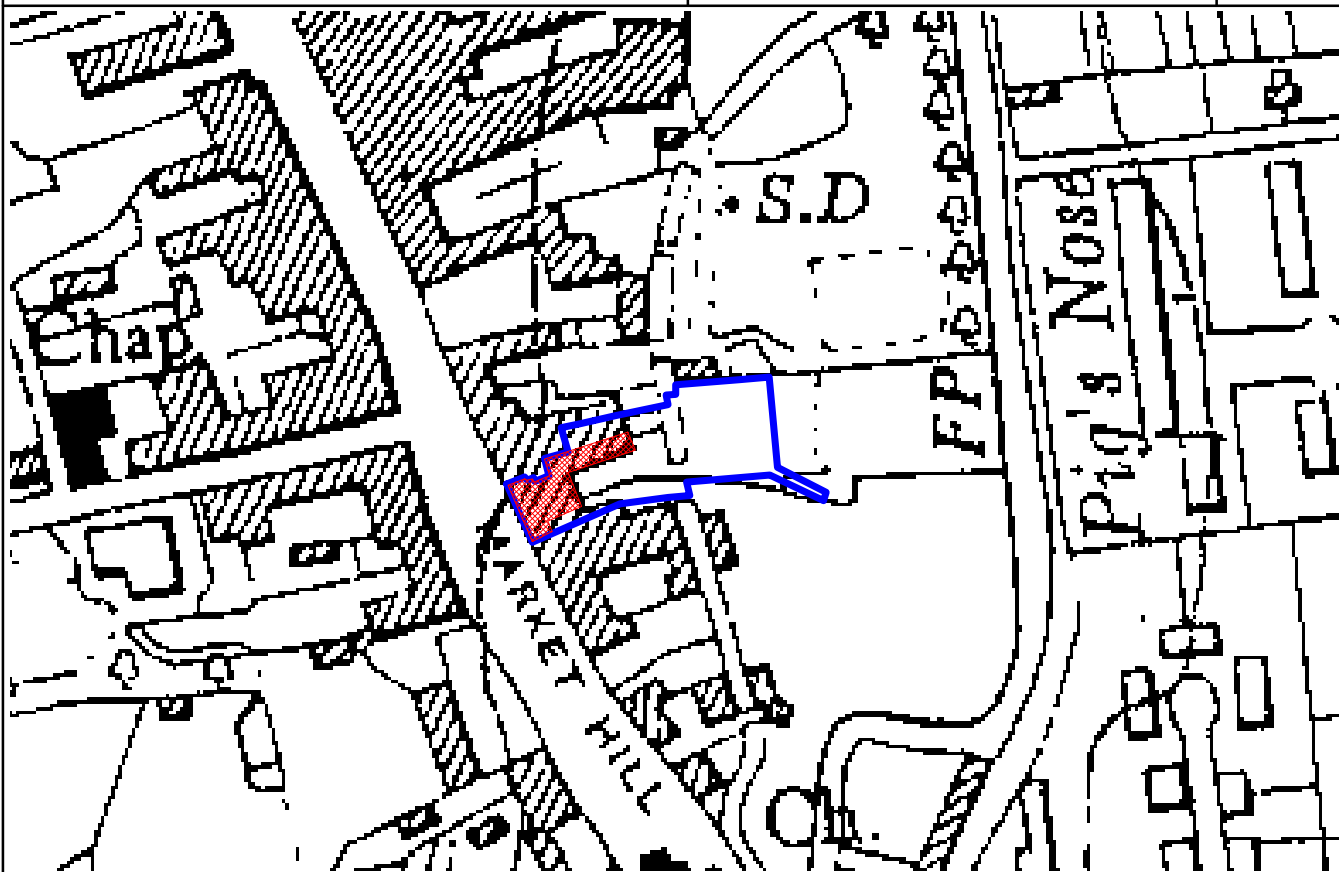


Ordnance Survey Map, revision of 1919 with additions in 1946 & 1948

Scale 1:2000

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Figure 8

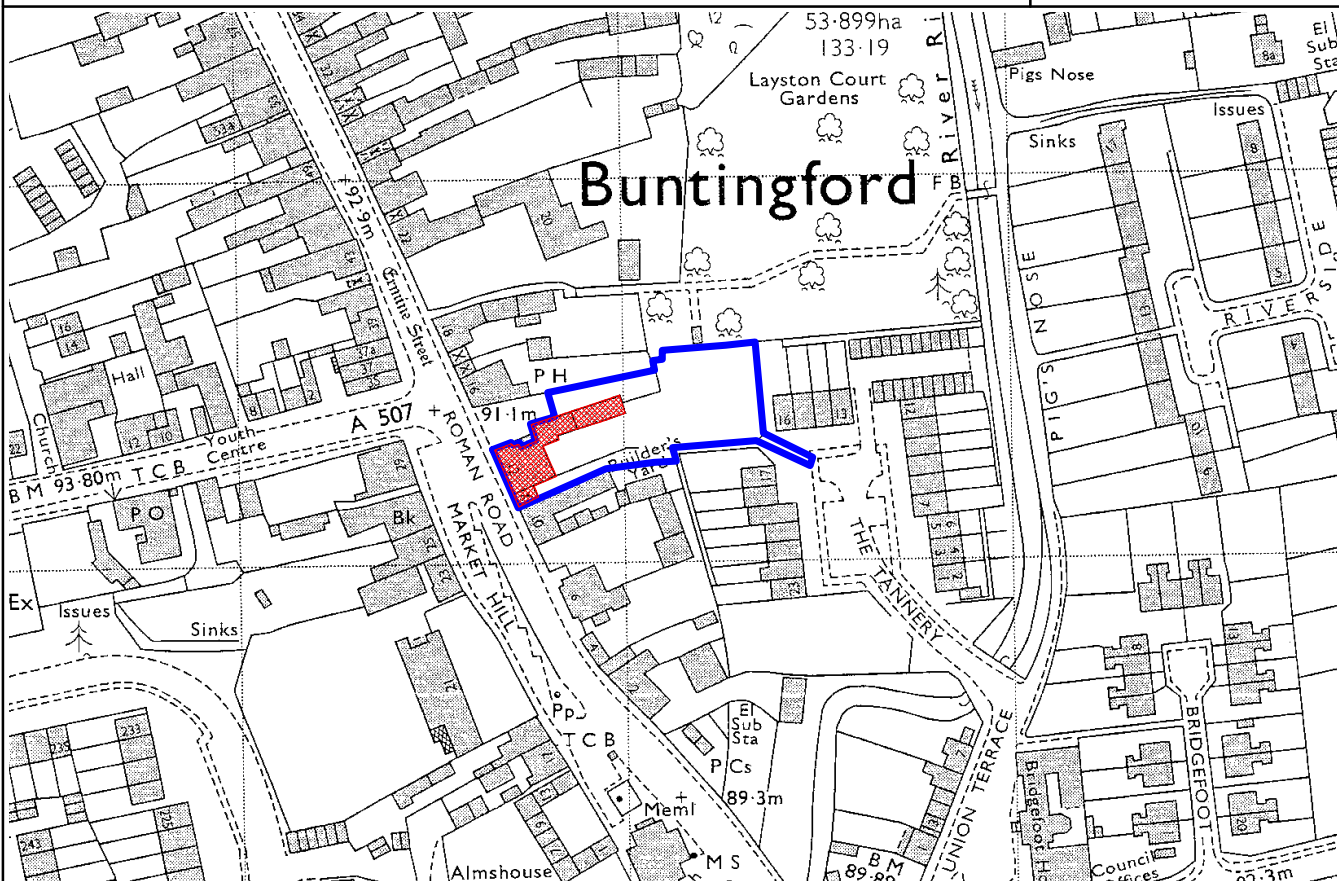


Ordnance Survey Map, 1960

Scale 1:2000

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Figure 9

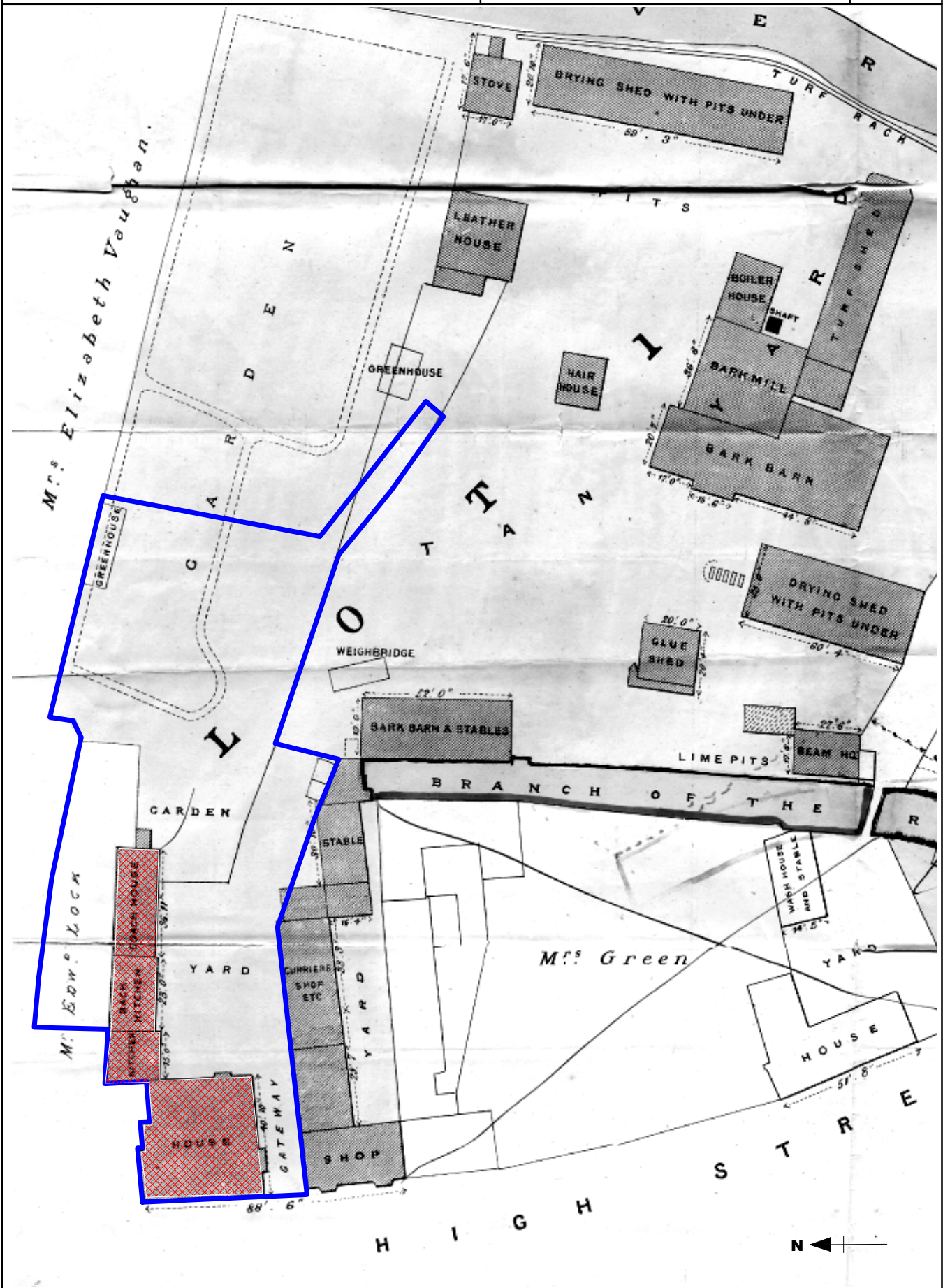


Ordnance Survey Map, 1975

Scale 1:2000

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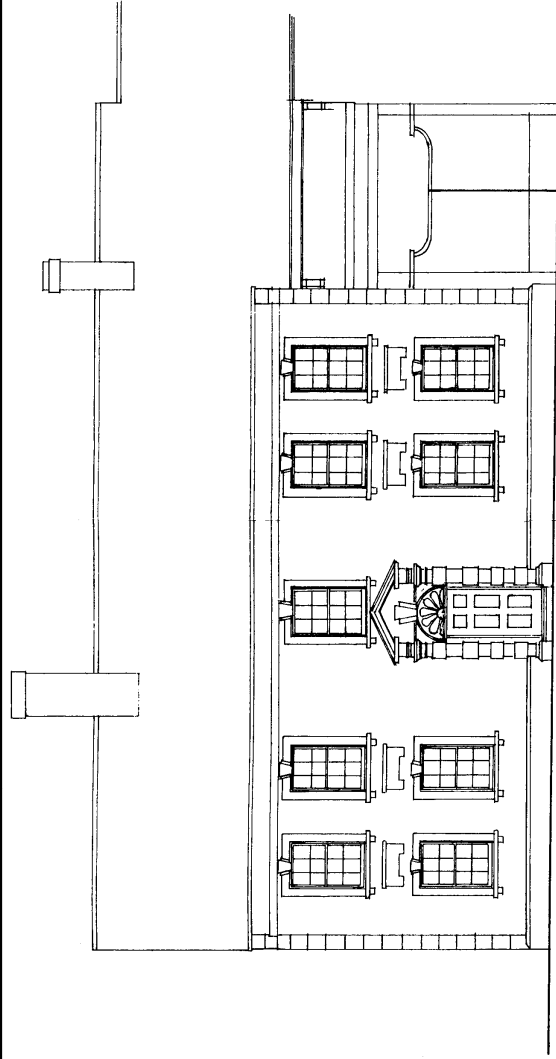
Figure 10



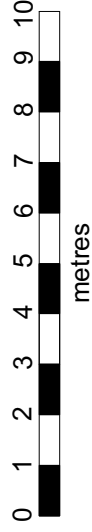
Survey map for auction, Lot 1, the tannery dated 1894
(Courtesy of Mr & Mrs Thomas)

Scale 1:500

Figure 11

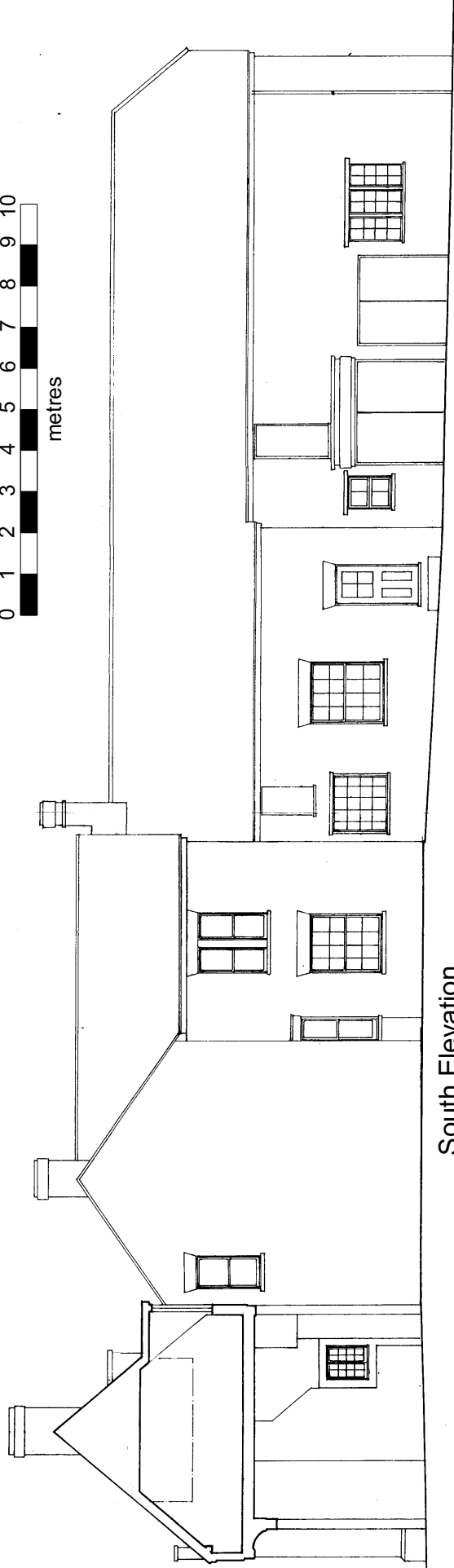


West Elevation (street frontage)

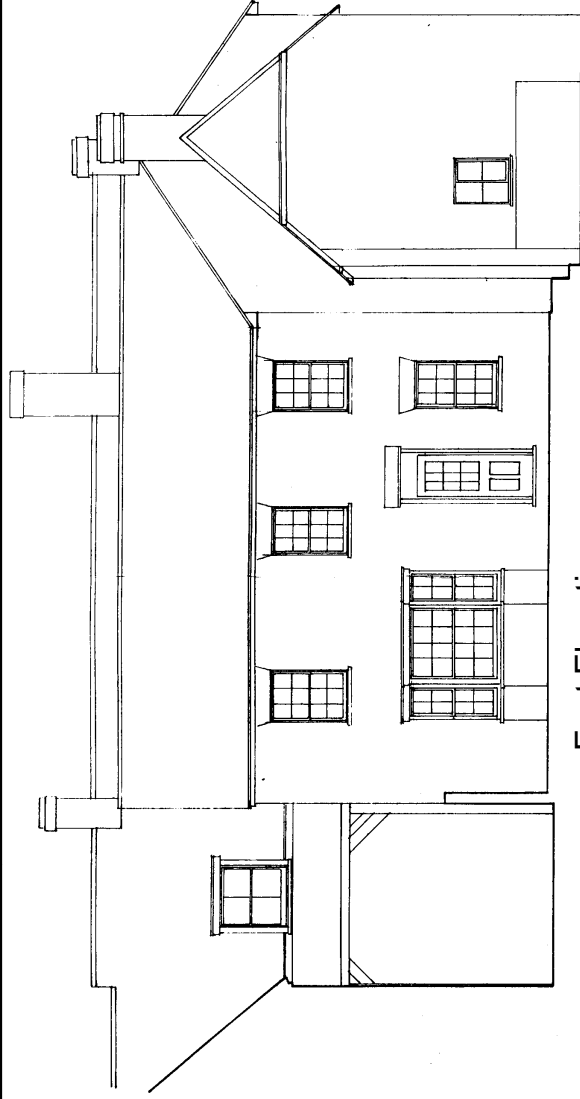


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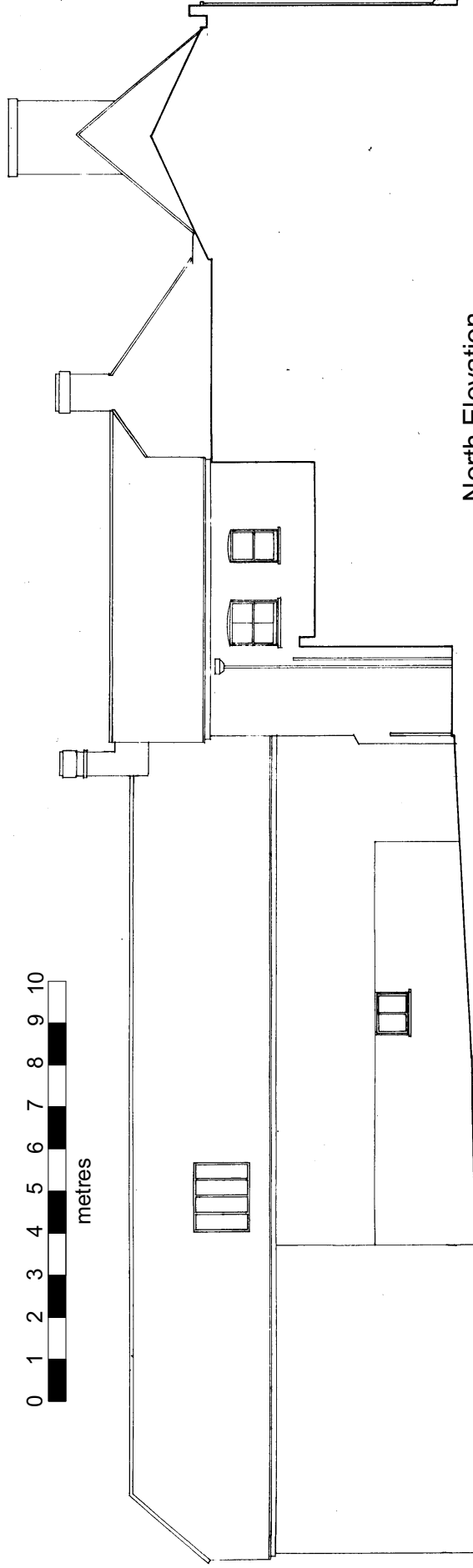
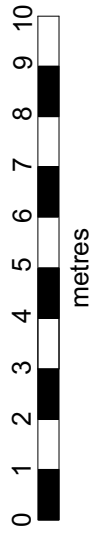
metres



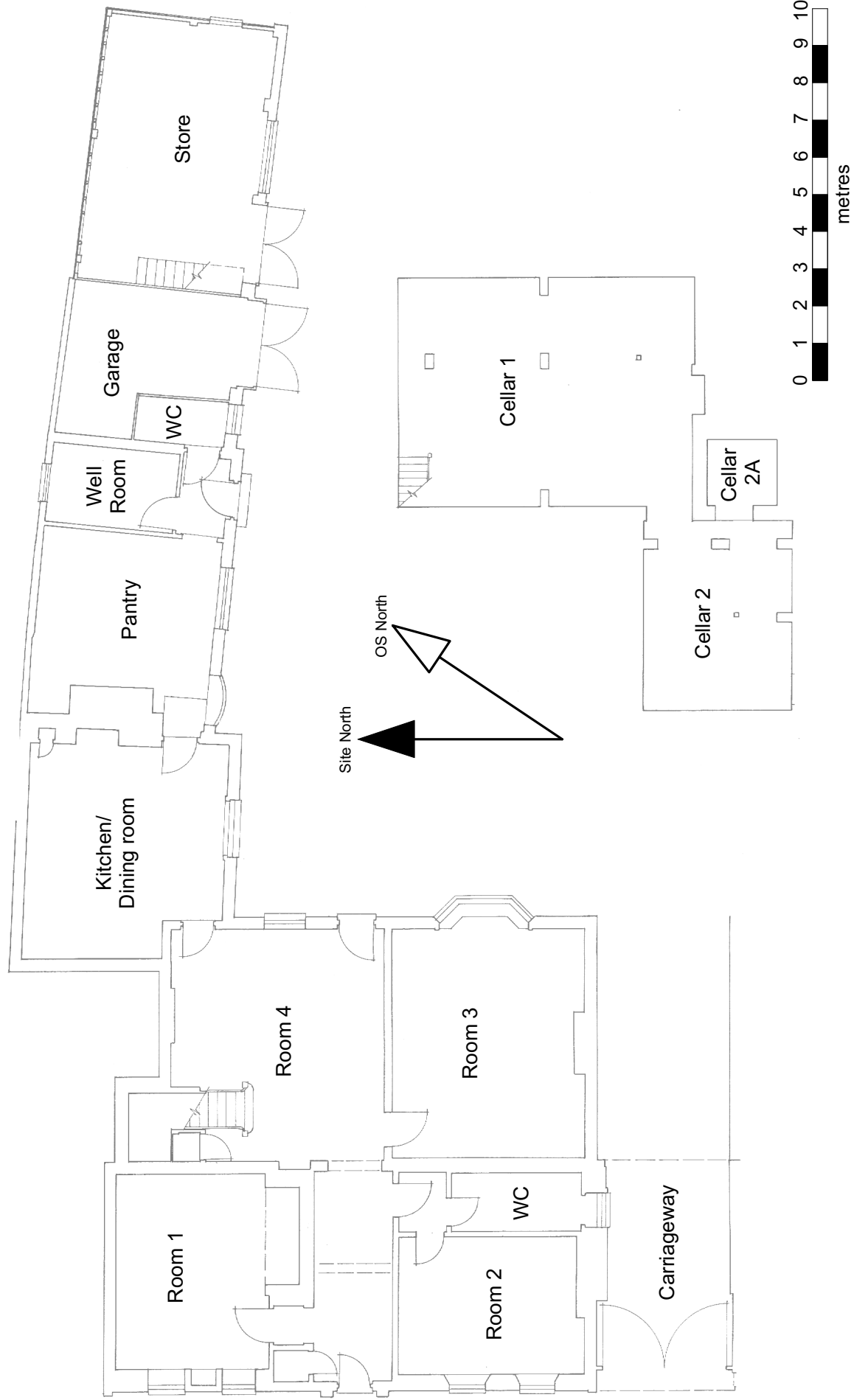
South Elevation



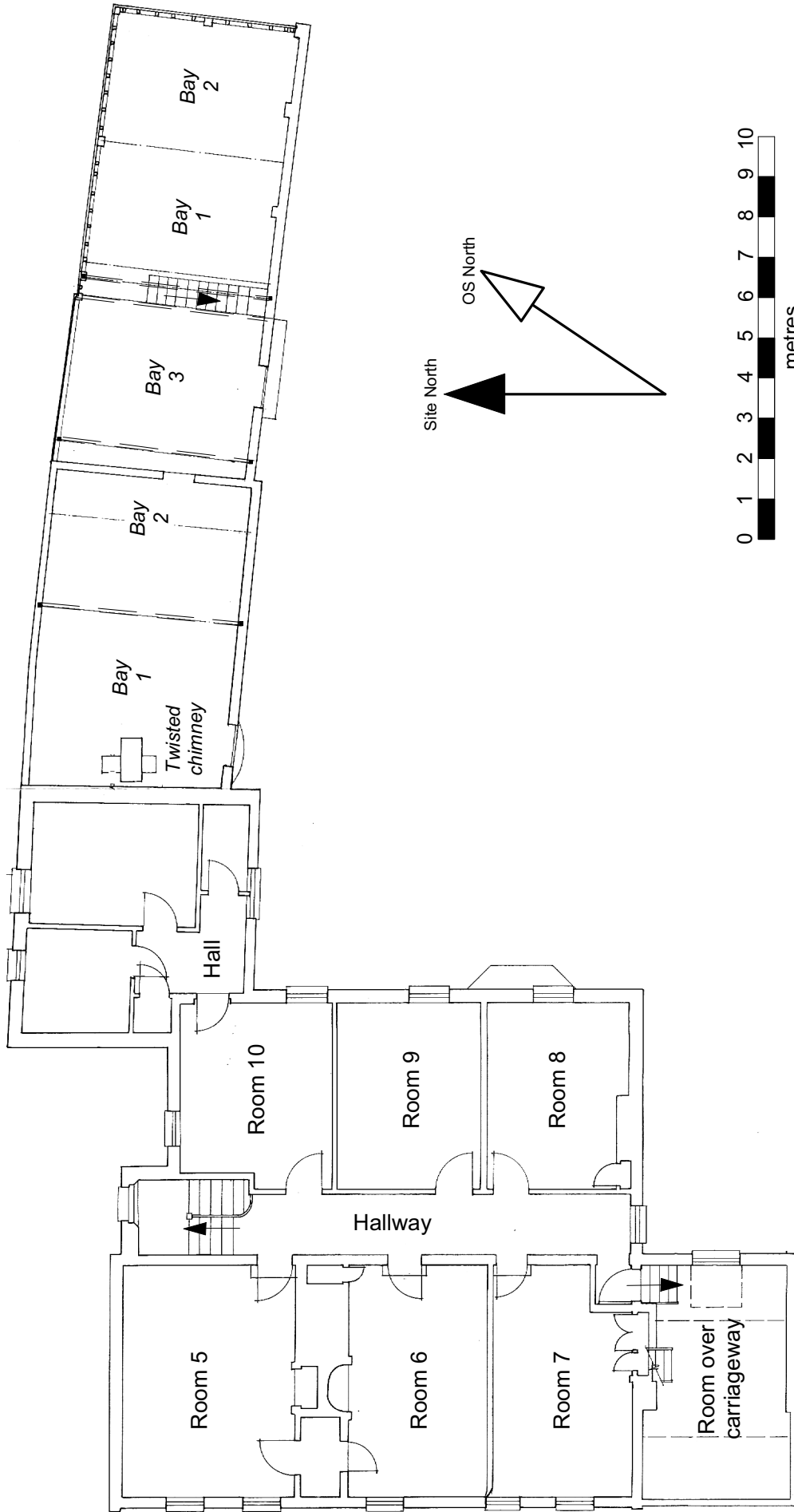
East Elevation



North Elevation

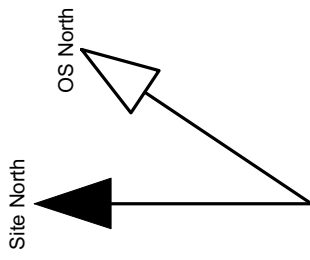
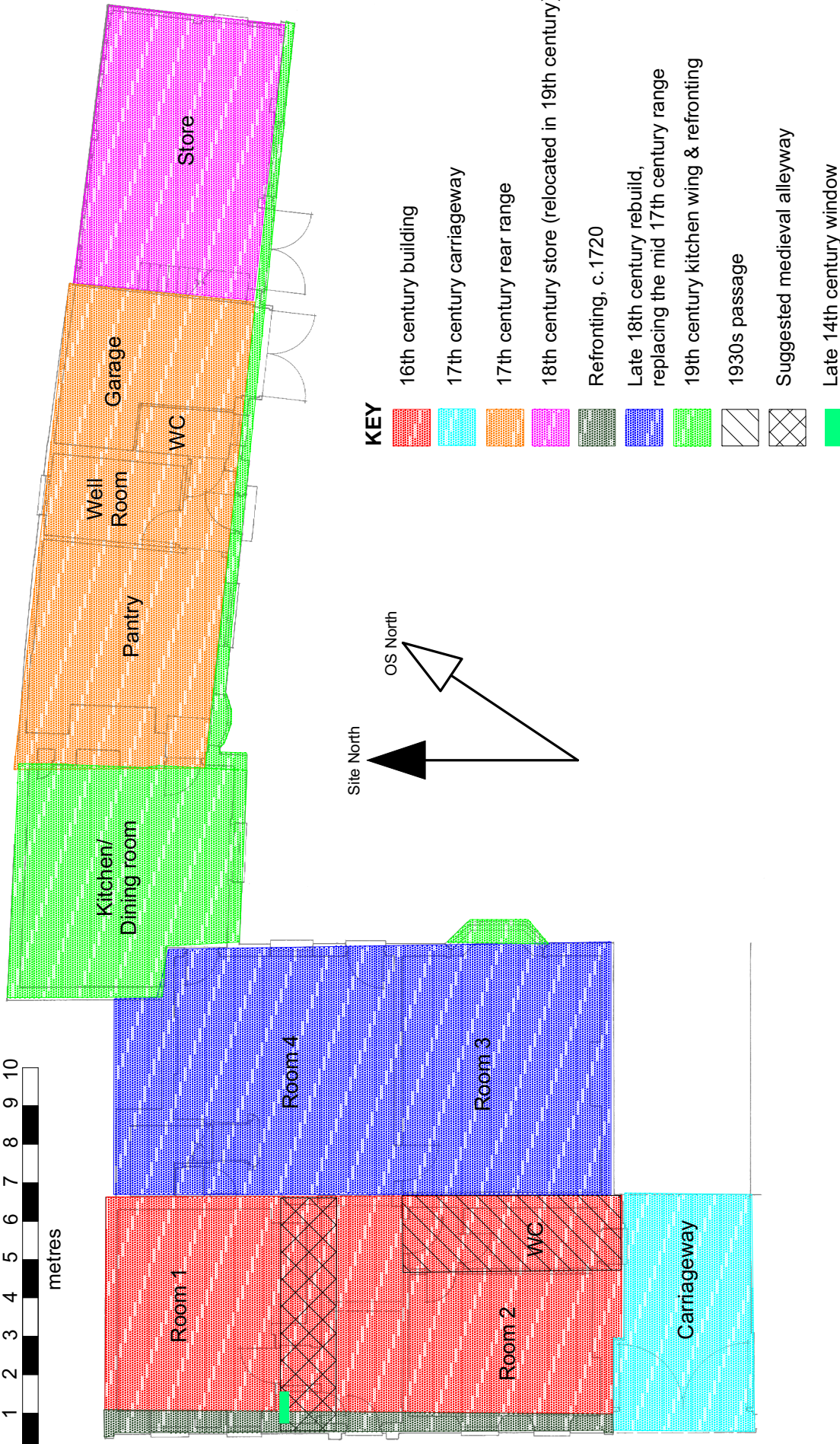
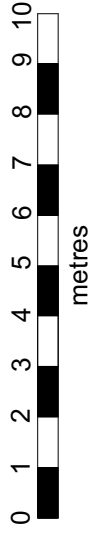


Plan of ground floor and cellars
(Courtesy Brent Smith Associates)



Plan of First Floor
(Courtesy Brent Smith Associates)

Scale 1 : 150
Figure 15



- KEY**
- 16th century building
 - 17th century carriageway
 - 17th century rear range
 - 18th century store (relocated in 19th century)
 - Refronting, c. 1720
 - Late 18th century rebuild, replacing the mid 17th century range
 - 19th century kitchen wing & refronting
 - 1930s passage
 - Suggested medieval alleyway
 - Late 14th century window



Plate 1: House - west exterior elevation



Plate 2: House - east exterior elevation



Plate 3: Carriageway, looking west

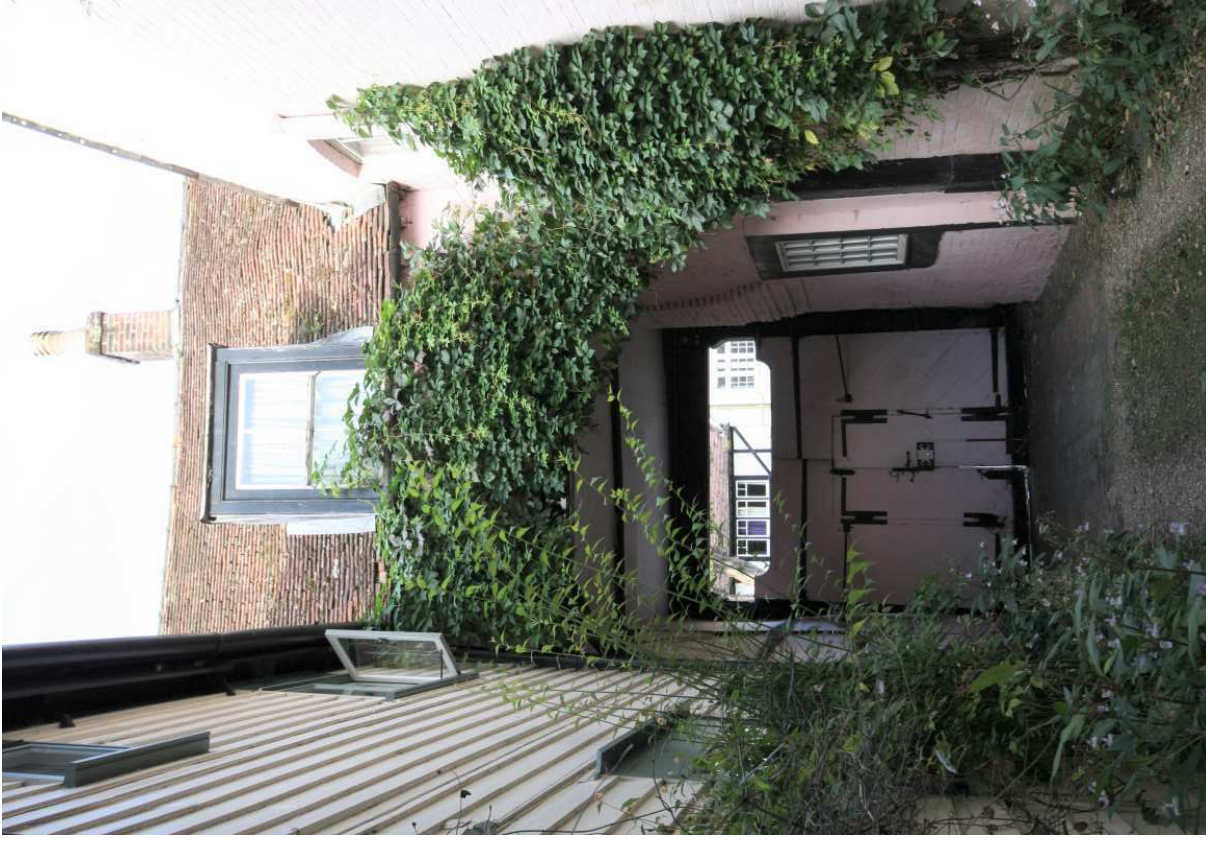


Plate 4: Carriageway and room above, looking west



Plate 5: Cellar 1 - north interior elevation



Plate 6: Cellar 2 - coal chute in south elevation



Plate 7: Cellar 2A, looking SW



Plate 8: Entrance hall, doorway to Room 1

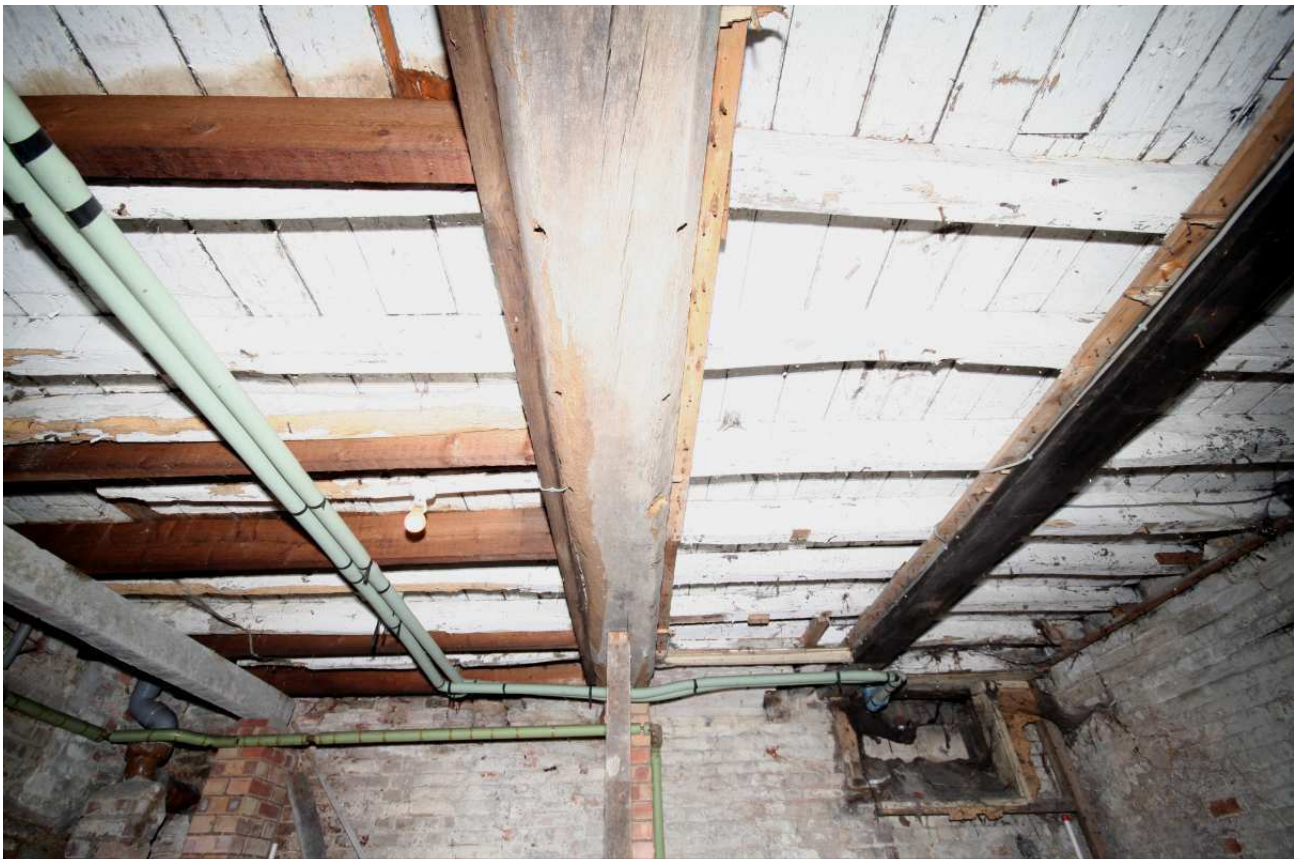


Plate 9: Cellar 2, chamfered beam in ceiling



Plate 10: Entrance hall, looking east



Plate 11: Hall cupboard, late 14th century window



Plate 12: Hall cupboard, timber framing in south elevation



Plate 13: Room 1, inglenook fireplace in the south elevation



Plate 14: Room 1, detail of Jacobean panelling on the north elevation



Plate 15: Room 1, west elevation



Plate 16: Room 1, detail of northern window



Plate 17: Room 2, west elevation

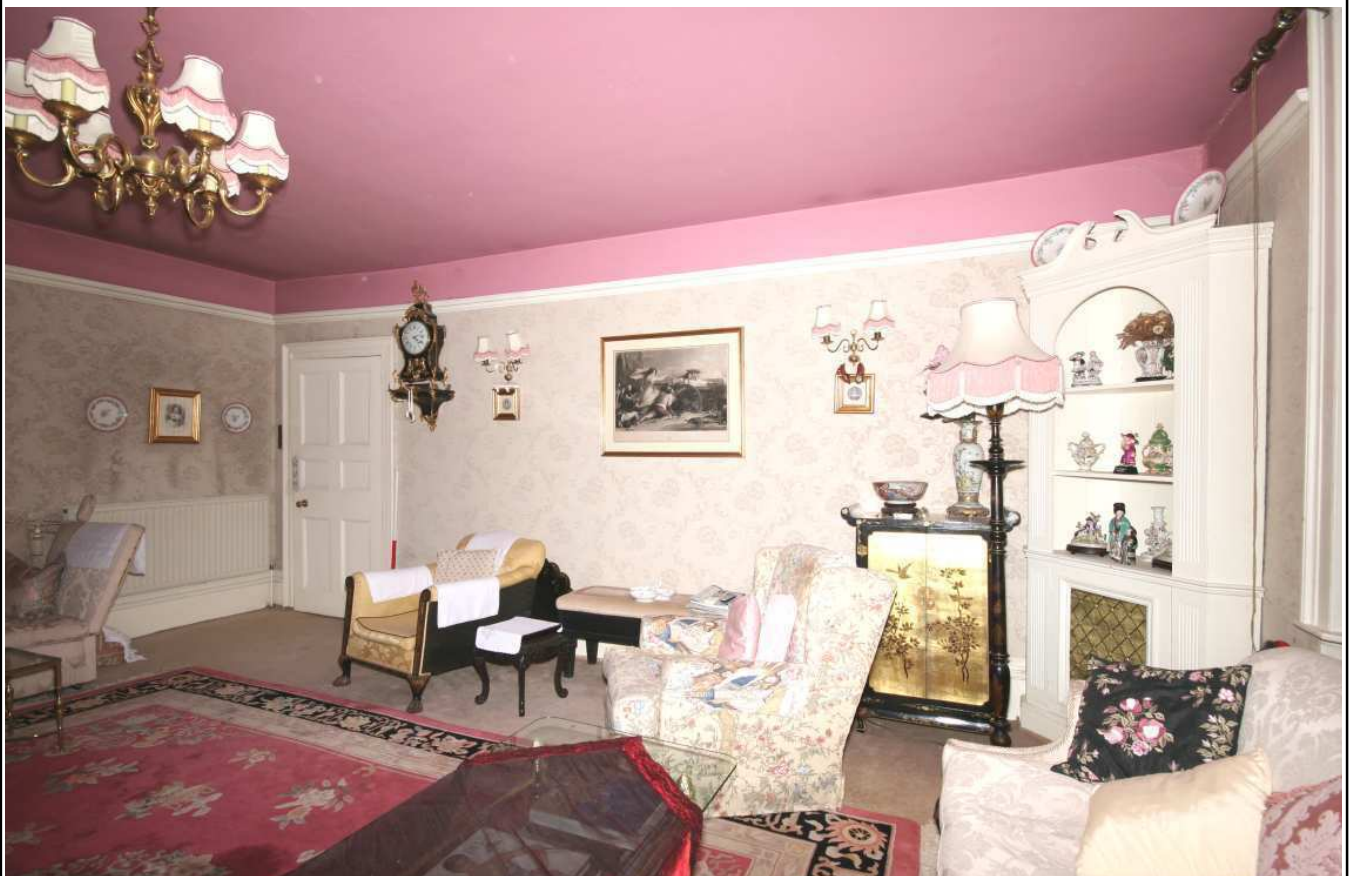


Plate 18: Room 3, north elevation, looking NE



Plate 19: Room 3, west elevation, looking west



Plate 20: Room 4, west & south elevations, looking SW



Plate 21: Room 4, looking north-east



Plate 22: Room 4, looking east



Plate 23: First floor landing, looking north

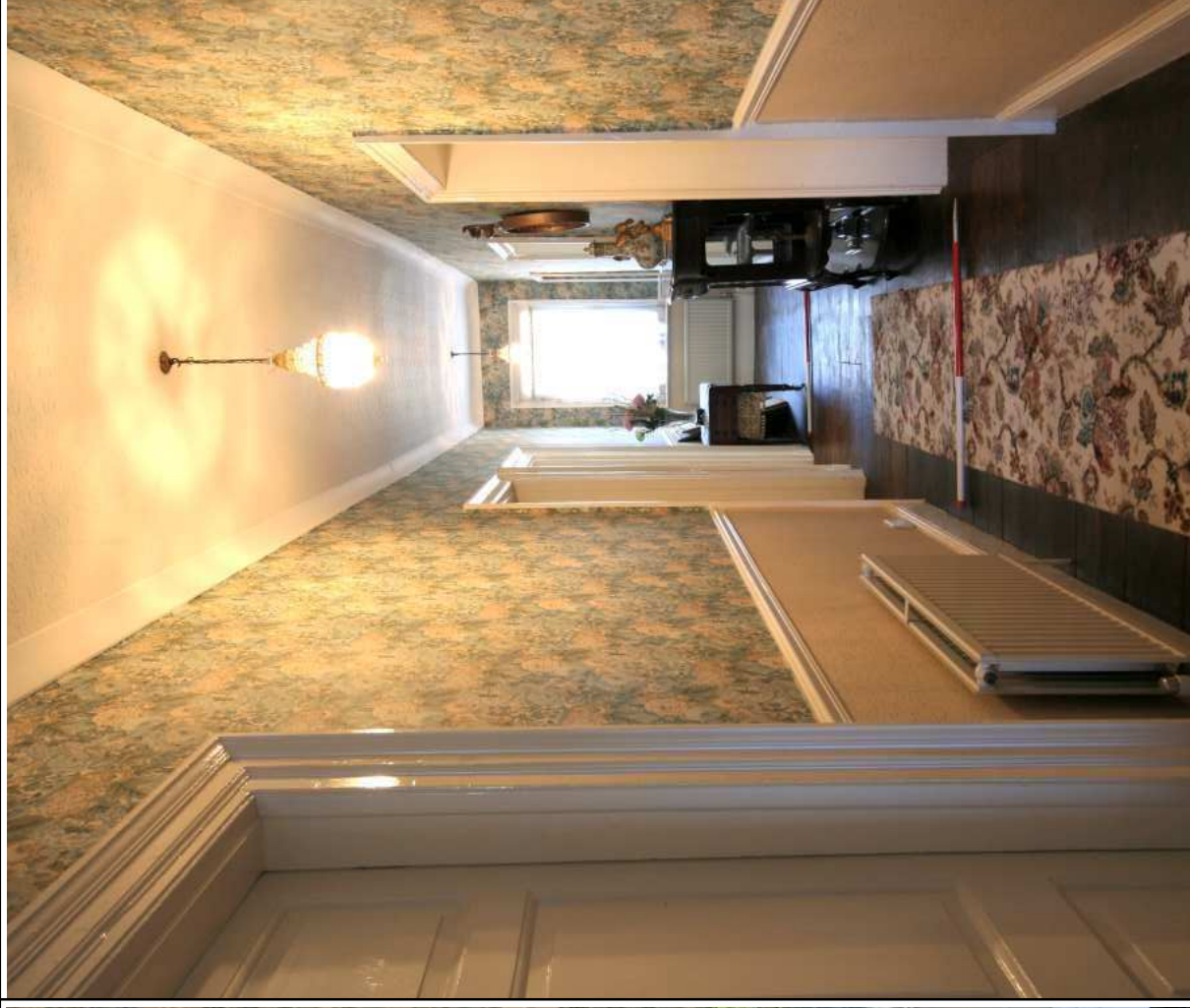


Plate 24: First floor landing, looking south



Plate 25: Room 5, south elevation



Plate 26: Room 5, west elevation



Plate 27: Room 5, exposed wall plate in east elevation



Plate 28: Room 6, looking north-east



Plate 29: Room 7, looking north-west



Plate 30: Room 7, looking south-east



Plate 31: Room 8, looking north-west



Plate 32: Room 9, looking east



Plate 33: Room 10, looking west



Plate 34: Room 10, looking east



Plate 35: Room over the carriageway, north elevation



Plate 36: Room above the carriageway, south elevation



Plate 37: Room over the carriageway, east elevation



Plate 38: Attic, partition between Bays 4 and 5, looking south



Plate 39: Attic, detail of wattle and daub in partition between Bays 4 & 5



Plate 40: Attic, chimney in Bay 2, looking north



Plate 41: Attic, detail of dovetail joint between central joist and brace to wall plate



Plate 42: Attic, detail of mortice for missing brace to eastern wall plate



Plate 43: Attic, timber framed parapet at the base of the rafters to west elevation

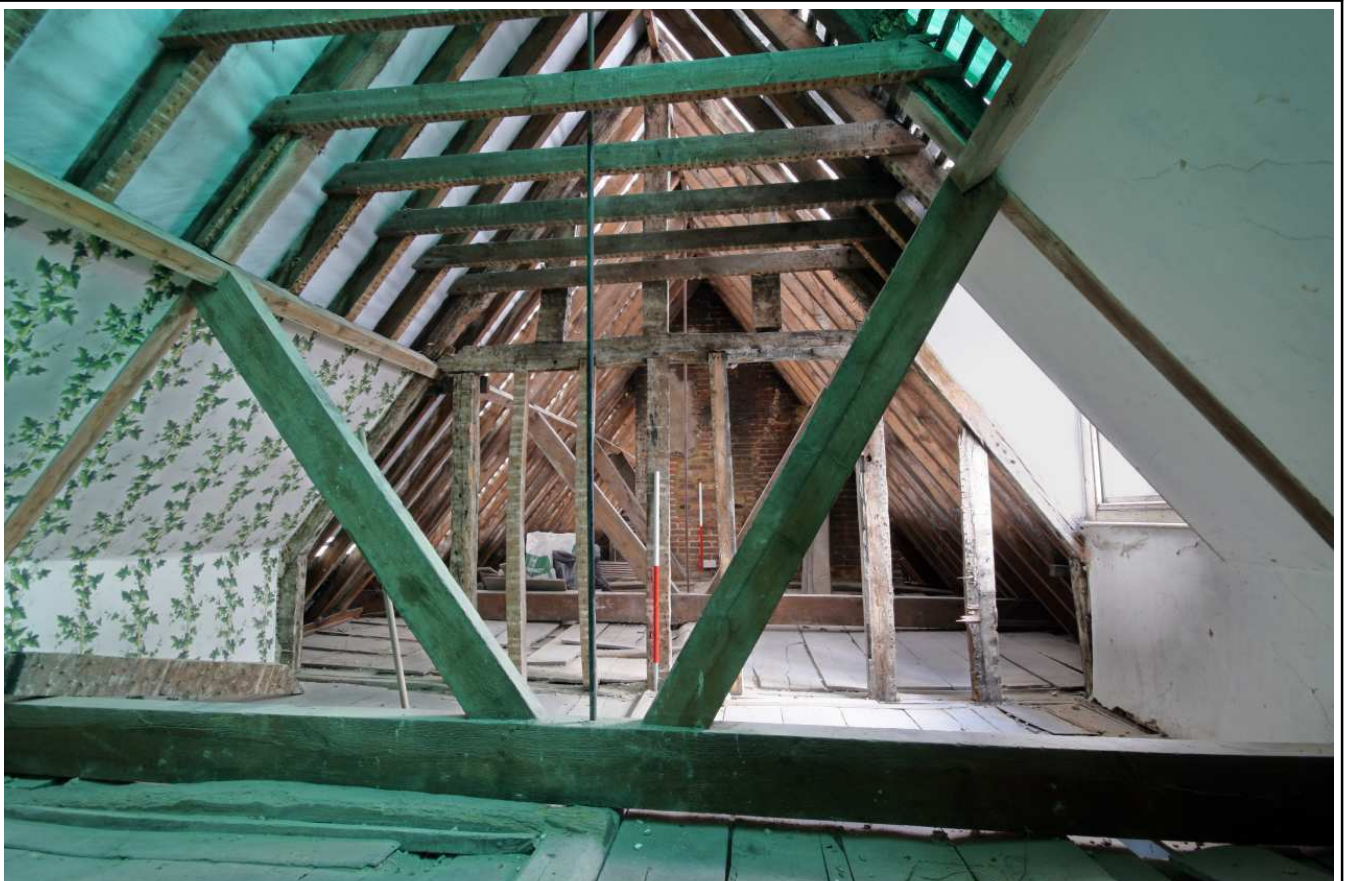


Plate 44: Attic, replacement trusses to roof structure, looking north



Plate 45: Attic, north gable, looking north



Plate 46: Attic, above the room over the carriageway



Plate 47: Former kitchen wing, south and east exterior elevations



Plate 48: Former kitchen wing, north exterior elevation



Plate 49: Former kitchen wing, ground floor, east elevation



Plate 50: Former kitchen wing, ground floor, east elevation (during works)

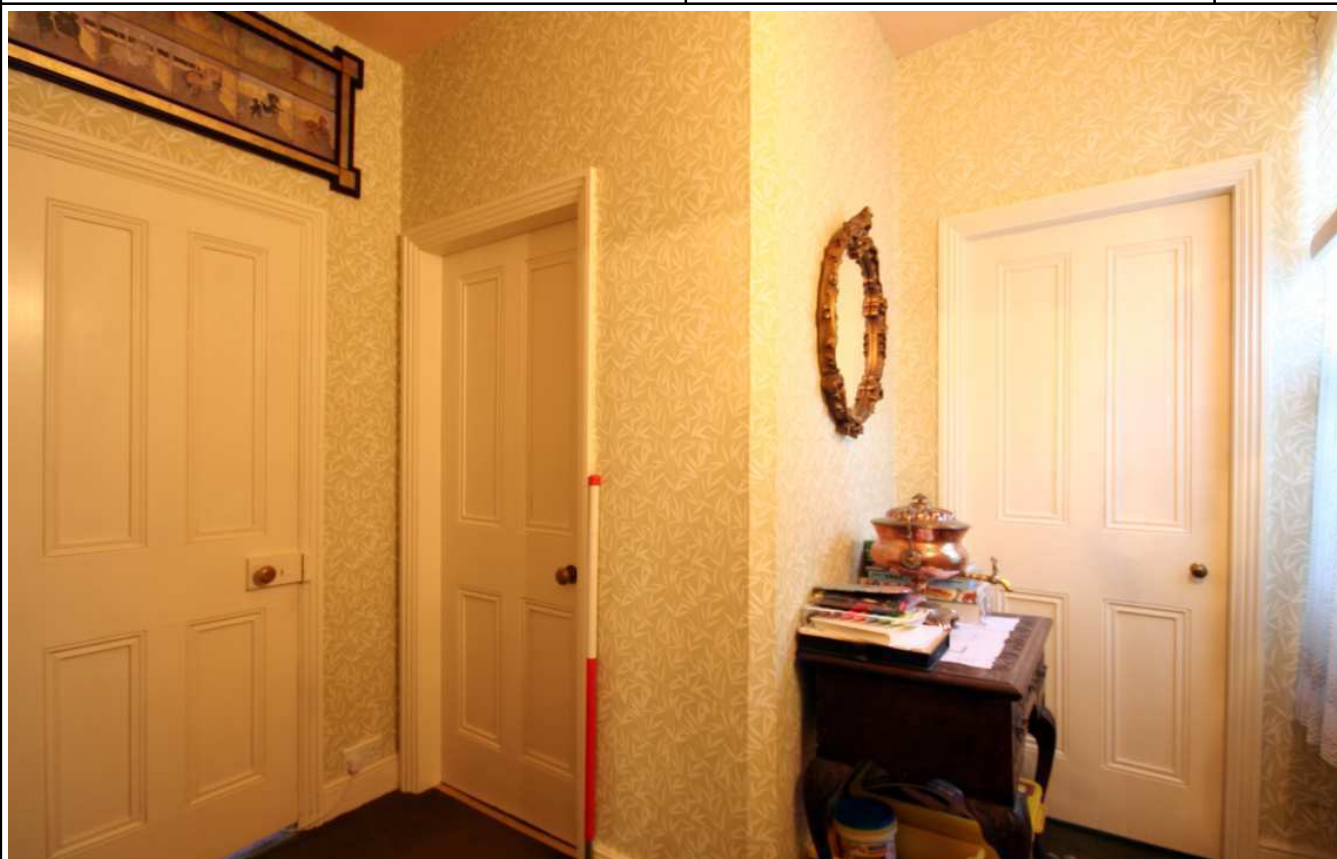


Plate 51: Former kitchen wing, first floor hallway



Plate 52: Rear range, south exterior elevation, west end



Plate 53: Rear range, south exterior elevation, east end



Plate 54: Carpenter's marks on rafters in the roof of the Store



Plate 55: Rear range, east and north exterior elevations, east end



Plate 56: Rear range, north exterior elevation, west end



Plate 57: Rear range, Pantry, west elevation



Plate 58: Rear range, Pantry, north elevation



Plate 59: Rear range, hallway outside the Well Room, looking east

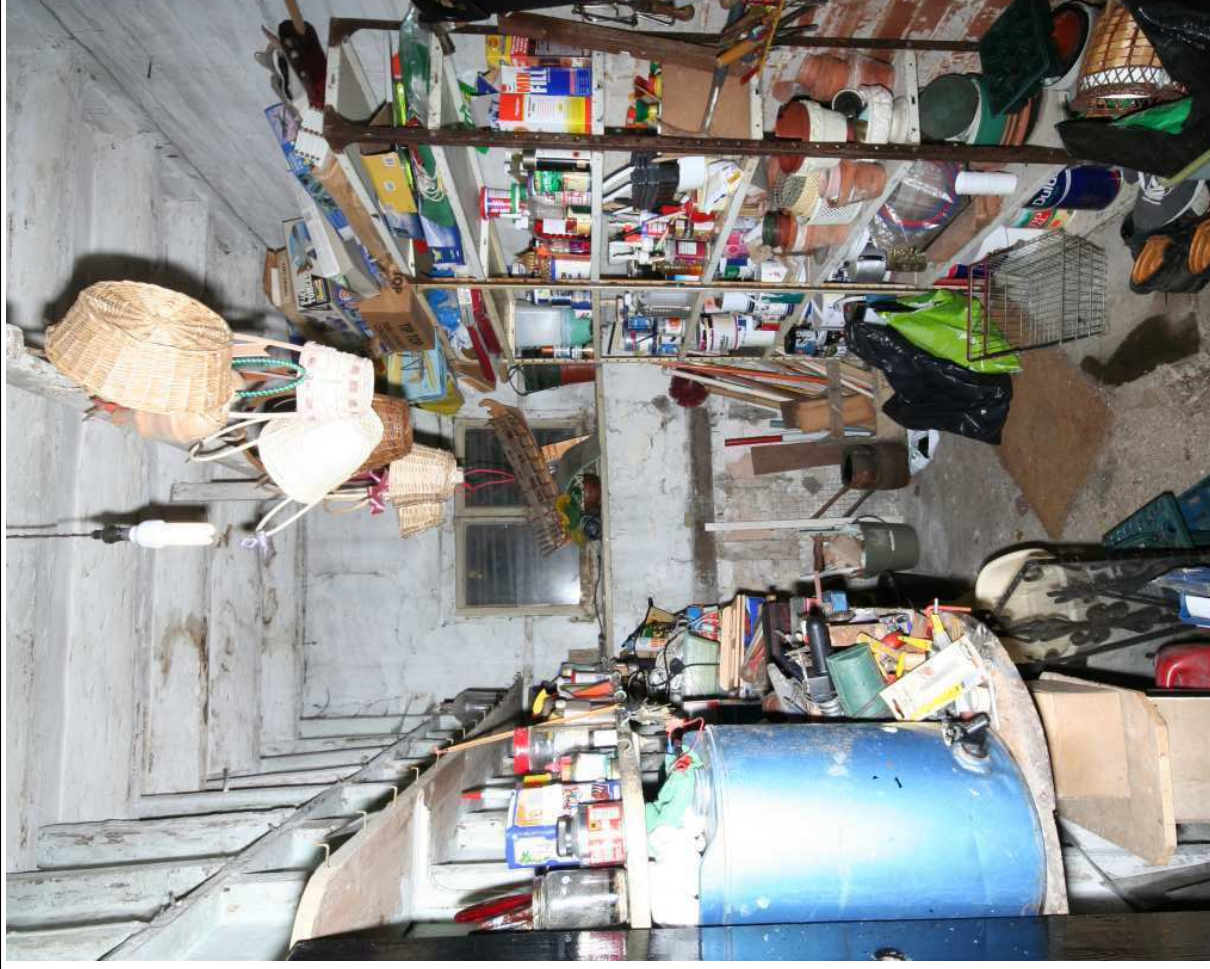


Plate 60: Rear range, the Well Room, looking north



Plate 61: Well Room, south elevation, looking south



Plate 62: Rear range, the Store, interior north elevation



Plate 63: Rear range, the Store, interior east elevation



Plate 64: Rear range, the Store, interior west elevation



Plate 65: Rear range 1st floor, Bay 1, N elevation



Plate 66: Rear range, 1st floor, Bay 1, west elevation



Plate 67: Rear range, 1st floor, Bay 1, twisted chimney looking west



Plate 68: Rear range, roof structure, looking west



Photograph of the south end of the High Street, Buntingford c1910
No. 12 is on the left. (Courtesy of Mr & Mrs Thomas)

Plate 69



Photograph of the High Street, 1925. No. 12 is in the centre.
(Courtesy of Mr & Mrs Thomas)

Plate 70

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Appendix 1

Photographic Log

Digital	Negative	Details	Elevation	Facing	Date
HN686_001	01/01	Cellar 2	W	SW	19/09/2007
HN686_002	01/02	Coal chute (detail)	S	S	19/09/2007
HN686_003	01/03	Cellar 2	S	SE	19/09/2007
HN686_004	01/04	Cellar 2	E	E	19/09/2007
HN686_005	01/05	Cellar 2: View into Cellar 2A	E	NE	19/09/2007
HN686_006	01/06	Cellar 2A	-	SE	19/09/2007
HN686_007	01/07	Cellar 2: chamfered beam	-	S	19/09/2007
HN686_008	-	Arch between Cellar 1 and Cellar 2 (detail)	-	W	19/09/2007
HN686_009	01/08	Arch between Cellar 1 and Cellar 2	-	NE	19/09/2007
HN686_010	01/09	Cellar 1	N	N	19/09/2007
HN686_011	01/10	Cellar 1	N	N	19/09/2007
HN686_012	01/11-12	Cellar 1	E	E	19/09/2007
HN686_013	02/01	Cellar 1	S & E	SE	19/09/2007
HN686_014	02/03	Cellar 1	E	E	19/09/2007
HN686_015	02/04	Cellar 1	S & E	SE	19/09/2007
HN686_016	02/02-05	Cellar 1	S	S	19/09/2007
HN686_017	02/06-07	Cellar 1	S	S	19/09/2007
HN686_018	02/08	Cellar 1: Blocked doorway	E	E	19/09/2007
HN686_019	-	Cellar 1: Door from blocked doorway	-	-	19/09/2007
HN686_020	02/09	Cellar 1: Location of former staircase	N	NE	19/09/2007
HN686_021	-	Cellar 1: Former opening in ceiling by north elevation, for staircase	-	E	19/09/2007
HN686_022	-	Cellar 1: Plaster between joists in ceiling (detail)	-	N	19/09/2007
HN686_023	-	Cellar 1: Plaster between joists in ceiling	-	N	19/09/2007
HN686_024	-	Cellar 1: Detail of pegged tenon in ceiling joist	-	N	19/09/2007
HN686_025	02/10	Attic: North gable end	N	N	19/09/2007
HN686_026	-	Attic: North gable end	N	N	19/09/2007
HN686_027	-	Attic: North gable end	N	N	19/09/2007
HN686_028	-	Attic: Framing to parapet over street frontage	W	W	19/09/2007
HN686_029	-	Attic: floor structure	-	-	19/09/2007
HN686_030	02/11-12	Attic: Partition between bays 4 & 5	S	S	19/09/2007
HN686_031	-	Attic: Detail of dovetailed brace from principal joist to wall plate	-	-	19/09/2007
HN686_032	-	Attic: Detail of dovetailed brace from principal joist to wall plate	-	-	19/09/2007
HN686_033	-	Attic: Detail of dovetailed brace from principal joist to wall plate	-	-	19/09/2007
HN686_034	-	Attic: Partition between bays 4 & 5, detail of collar at W end	S	S	19/09/2007
HN686_035	-	Attic: Partition between bays 4 & 5, detail of collar at E end	S	S	19/09/2007
HN686_036	-	Attic: Partition between bays 4 & 5, detail of collar at E end	S	S	19/09/2007
HN686_037	-	Attic: Partition between bays 4 & 5, detail of collar at E end	S	S	19/09/2007
HN686_038	-	Attic: Partition between bays 4 & 5, detail above collar	S	S	19/09/2007
HN686_039	-	Attic: Partition between bays 4 & 5, detail of wattles and plaster above collar	S	S	19/09/2007
HN686_040	-	Attic: Partition between bays 4 & 5, detail of wattles and plaster above collar	S	S	19/09/2007
HN686_041	03/01	Attic: Principal chimney	S	N	19/09/2007
HN686_042	-	Attic: Principal chimney	S	N	19/09/2007
HN686_043	03/02	Attic: Roof space to room above carriageway	-	S	19/09/2007
HN686_044	03/03	First Floor Corridor	-	N	19/09/2007

Digital	Negative	Details	Elevation	Facing	Date
HN686_045	03/04	First Floor Corridor	-	S	19/09/2007
HN686_046	03/05	Room 5	W	W	19/09/2007
HN686_047	03/06	Room 5	S	S	19/09/2007
HN686_048	-	Room 5: exposed wall plate in E elevation	E	E	19/09/2007
HN686_049	03/07	Room 6	W	W	19/09/2007
HN686_050	03/08	Room 6	E & N	NE	19/09/2007
HN686_051	03/09	Room 7	W & N	NW	19/09/2007
HN686_052	03/10	Room 7: Built-in cupboards	S	S	19/09/2007
HN686_053	-	Room 7	S & E	SE	19/09/2007
HN686_054	03/11	Room 7	N & E	NE	19/09/2007
HN686_055	03/12	Room 8	S & E	SE	19/09/2007
HN686_056	04/01	Room 8	S & W	SW	19/09/2007
HN686_057	04/02	Room 9	E	E	19/09/2007
HN686_058	04/03	Room 9	W	W	19/09/2007
HN686_059	04/04-05	Room 10	N & E	NE	19/09/2007
HN686_060	04/06	Room 10	W	W	19/09/2007
HN686_061	04/7-8	Kitchen wing, first floor	-	E	19/09/2007
HN686_062	04/09	First Floor Corridor: door to room 9	W	SW	19/09/2007
HN686_063	04/10	First Floor Corridor: door to room 8	W	W	19/09/2007
HN686_064	04/11	First Floor Corridor: door to room 10	W	W	19/09/2007
HN686_065	04/12	First Floor Corridor: view of staircase	N	N	19/09/2007
HN686_066	05/01	Street frontage	W	E	19/09/2007
HN686_067	-	Street frontage including carriageway	W	E	19/09/2007
HN686_068	05/02	Street frontage, carriageway only	W	E	19/09/2007
HN686_069	05/03	View along High Street	-	N	19/09/2007
HN686_070	05/04	View along High Street	-	S	19/09/2007
HN686_071	05/05	Carriageway	-	E	19/09/2007
HN686_072	05/06	Carriageway and room above	W	E	19/09/2007
HN686_073	-	South exterior elevation to E of carriageway	S	N	19/09/2007
HN686_074	-	South exterior elevation to E of carriageway, detail of first floor window	S	N	19/09/2007
HN686_075	-	Protective bumper at SE corner of carriageway	-	SE	19/09/2007
HN686_076	05/07	Kitchen wing and east range	N	SW	19/09/2007
HN686_077	05/08	East range	N	SE	19/09/2007
HN686_078	05/09	East range	N	SW	19/09/2007
HN686_079	05/10	Store	N & E	SW	19/09/2007
HN686_080	05/11	Store	E	W	19/09/2007
HN686_081	05/12	Store	E & S	NW	19/09/2007
HN686_082	06/01	Main house	E	W	19/09/2007
HN686_083	06/02	House, Kitchen wing & East Range	S & E	NW	19/09/2007
HN686_084	06/03	East range	S	NE	19/09/2007
HN686_085	06/04	Store	S	NW	19/09/2007
HN686_086	06/05	Store	S	NW	19/09/2007
HN686_087	06/06	Store, Bay 1	W	W	19/09/2007
HN686_088	06/07	Store, Bay 1	W	W	19/09/2007
HN686_089	06/08	Store, Bay 1	W	W	19/09/2007
HN686_090	06/09	Store, Bay 1	N	N	19/09/2007
HN686_091	06/10	Store, Bay 1	S	S	19/09/2007
HN686_092	06/11	Store, Bay 1	E	E	19/09/2007
HN686_093	06/12	Room 1	S	S	19/09/2007
HN686_094	07/01	Room 1	W	W	19/09/2007
HN686_095	07/02	Room 1	S	S	19/09/2007
HN686_096	07/03	Room 1	E	E	19/09/2007
HN686_097	07/04	Room 1, north window detail	W	W	19/09/2007

Digital	Negative	Details	Elevation	Facing	Date
HN686_098	07/05	Room 1, panelling detail	N	N	19/09/2007
HN686_099	07/06	Room 1	N	N	19/09/2007
HN686_100	07/07	Room 1, fireplace detail	S	S	19/09/2007
HN686_101	07/08	Room 1, chimney, flue and arch at east end	-	E	19/09/2007
HN686_102	-	Room 1, chimney, flue and arch at east end	-	E	19/09/2007
HN686_103	-	Room 1, chimney, flue and arch at east end	-	W	19/09/2007
HN686_104	-	Room 1, chimney, flue and arch at east end	-	S	19/09/2007
HN686_105	07/09	Room 1, chimney, west end	-	W	19/09/2007
HN686_106	-	Room 1, chimney, east end	-	E	19/09/2007
HN686_107	07/10	Room 1, north window, shutter detail	-	NW	19/09/2007
HN686_108	07/11	Hall, arch and door to Room 1	N	N	19/09/2007
HN686_109	-	Hall cupboard, detail of C14th window	-	N	19/09/2007
HN686_110	-	Hall cupboard, detail of framing	-	SW	19/09/2007
HN686_111	-	Hall cupboard, detail of framing	-	S	19/09/2007
HN686_112	07/12	Hall	-	E	19/09/2007
HN686_113	-	Hall	-	E	19/09/2007
HN686_114	08/01	Hall	-	W	19/09/2007
HN686_115	08/02	Anteroom to Room 2	-	S	19/09/2007
HN686_116	08/03	Room 2	S	S	19/09/2007
HN686_117	08/04	Room 2	W	W	19/09/2007
HN686_118	08/05	Room 3	E	E	19/09/2007
HN686_119	08/06	Room 3	S	S	19/09/2007
HN686_120	08/07	Room 3	N	N	19/09/2007
HN686_121	08/08	Room 3	W	W	19/09/2007
HN686_122	08/09	Room 4	E	E	19/09/2007
HN686_123	08/10	Room 4	N	N	19/09/2007
HN686_124	08/11	Room 4	S	S	19/09/2007
HN686_125	-	Room 4	S	S	19/09/2007
HN686_126	08/12	Room 4	W	W	19/09/2007
HN686_127	-	Room 4	W	W	19/09/2007
HN686_128	09/01	Kitchen / Dining Room	E	E	19/09/2007
HN686_129	09/02	Kitchen / Dining Room	S	S	19/09/2007
HN686_130	09/03	Kitchen / Dining Room	N	N	19/09/2007
HN686_131	09/04	Kitchen / Dining Room	W	W	19/09/2007
HN686_132	09/05	Pantry	N	N	19/09/2007
HN686_133	09/06	Pantry	W	W	19/09/2007
HN686_134	09/07	Hall adjacent to Well Room	-	E	19/09/2007
HN686_135	09/08	Well Room	N	N	19/09/2007
HN686_136	09/09	Well Room	S	S	19/09/2007
HN686_137	09/10	Well Room	S	S	19/09/2007
HN686_138	10/08	Store	E	E	29/04/2008
HN686_139	10/09	Store	N	NE	29/04/2008
HN686_140	10/10	Store	E	NE	29/04/2008
HN686_141	10/11	East range, Bay 3	E	SE	29/04/2008
HN686_142	10/12	East range, Bay 3, NE corner	-	NE	29/04/2008
HN686_143	11/01	Store, roof structure	-	NE	29/04/2008
HN686_144	11/02	Store	W	W	29/04/2008
HN686_145	11/03	Store	W	W	29/04/2008
HN686_146	-	East range, roof structure	-	SW	29/04/2008
HN686_147	-	Store, roof structure (exterior)	-	SW	29/04/2008
HN686_148	-	Store, rafters, carpenter's marks	-	S	29/04/2008
HN686_149	-	Store, rafters, carpenter's marks	-	S	29/04/2008
HN686_150	-	Store, rafters, carpenter's marks	-	S	29/04/2008

Digital	Negative	Details	Elevation	Facing	Date
HN686_151	10/02	East range, roof structure	-	W	29/04/2008
HN686_152	-	East range, roof structure	-	W	29/04/2008
HN686_153	-	East range, Bay 2, detail of wattle and daub	N	N	29/04/2008
HN686_154	-	East range, Bay 2, NW corner	-	NW	29/04/2008
HN686_155	10/04	East range, Bay 2	N	NE	29/04/2008
HN686_156	10/03+05	East range, roof structure	-	E	29/04/2008
HN686_157	10/06	East range	E	E	29/04/2008
HN686_158	10/01	East range, Bay 2	S	SW	29/04/2008
HN686_159	-	East range, Bay 2, NE corner	-	NE	29/04/2008
HN686_160	10/07	East range, Bay 3, NW corner	-	NW	29/04/2008
HN686_161	11/04	Attic, Bays 5 & 6, roof structure	-	N	29/04/2008
HN686_162	11/05	Attic, Bays 5 & 6, roof structure	-	NW	29/04/2008
HN686_163	11/06	Attic, Bays 5 & 6, roof structure	-	SE	29/04/2008
HN686_164	11/07	Attic, Bays 5 & 6, roof structure	-	S	29/04/2008
HN686_165	11/08	Attic, Bays 5 & 6, roof structure	-	S	29/04/2008
HN686_166	11/09	Room over carriageway	W	W	29/04/2008
HN686_167	11/10	Room over carriageway	N	N	29/04/2008
HN686_168	-	Room over carriageway	N	NE	29/04/2008
HN686_169	11/11	Room over carriageway	N	NW	29/04/2008
HN686_170	11/12	Room over carriageway	S	SW	29/04/2008
HN686_171	12/01	Room over carriageway	E	E	29/04/2008
HN686_172	12/02	Kitchen/Dining Room, fireplace during works	E	E	29/04/2008
HN686_173	-	Kitchen/Dining Room, fireplace during works, view up flue	-	NE	29/04/2008
HN686_174	-	Kitchen/Dining Room, fireplace during works, view up flue	-	SE	29/04/2008
HN686_175	-	Kitchen/Dining Room, fireplace during works, view up flue	-	SE	29/04/2008



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HN686 - Master Tanner's House, Buntingford: Digital Photographic Log (Part 1)



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HN686 - Master Tanner's House, Buntingford: Digital Photographic Log (Part 1)



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Appendix 2

OASIS Data Collection Form

OASIS ID: heritage1-59482	
Project Details	
Project name	Master Tanner's House, 12 High Street, Buntingford
Short description of the project	<p>In response to a condition on the planning consent for the remodelling and refurbishment of the Master Tanner's House, 12 High Street, Buntingford, Hertfordshire, and the conversion of its east range to living accommodation, the Heritage Network was commissioned by the developers to undertake a historic building record prior to any works, and to conduct archaeological monitoring during the proposed alterations.</p> <p>The present project has demonstrated that the building has been remodelled and extended on a number of occasions over its lifetime. It is thought that the frontage originally consisted of two single storey late medieval cottages, lying on either side of an alley running back from High Street. A window frame of late 14th century date is located in the cupboard at the western end of the entrance hall, overlooking the supposed alley. The cottages appear to have been amalgamated and extended in the late 16th century, with a jettied upper storey added. The frontage was altered in 1720, to create a flush and symmetrical facade with an imposing central doorway and new sash windows.</p> <p>Around 1660 the property became the 'Red Lion Inn' and a number of major works were undertaken. These included the construction of a range of rooms across the back and a rear range extending east from the north-eastern corner. A room over the carriageway to the south of the frontage was also added and the works may have included the excavation of two cellars. The original rear range was replaced with the present block in about 1720. The former kitchen wing appears to have been added in the 19th century, built against an existing chimney at the west end of the east range, which was adapted to serve it. At the same time the south elevation of the east range was refronted in brick. A small two-bayed timber-framed store, originally of 16th or 17th century date, may have been re-erected at the eastern end of the east range as part of these works.</p> <p>In the 1930s part of the main block briefly became a doctor's surgery. A new entrance was inserted from the carriageway, which led into a new interior corridor partitioned off from the existing room. This entrance was later blocked off and the corridor further partitioned to create a lavatory.</p>
Project dates	Start: 18-09-2007 End: 29-04-2008
Previous/future work	No / No
Any associated project reference codes	HN686 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Methods & techniques	'Photographic Survey','Survey/Recording Of Fabric/Structure'
Prompt	Direction from Local Planning Authority - PPG16
Project location	
Country	England
Site location	Hertfordshire East Hertfordshire Buntingford Master Tanner's House, 12 High Street
Study area	1075.00 Square metres
Site coordinates	TL 363 295 51.9468247161 -0.0166444055596051 56 48 N 000 00 59 W Point
Project Creators	
Name of Organisation	Heritage Network
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Heritage Network
Project director/manager	David Hillelson
Project supervisor	David Hillelson
Type of sponsor/funding body	Developer
Project Archives	
Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	Hertfordshire Archives
Paper Contents	'none'
Paper Media available	'Photograph','Plan','Report','Unspecified Archive'
Project Bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	The Master Tanner's House, 12 High Street, Buntingford, Herts. Historic Building Record
Author(s)/Editor(s)	Ashworth, H., Watkins, K. and Wilcox, S.
Other bibliographic details	Heritage Network report no. 540
Date	2009
Issuer or publisher	Heritage Network
Place of issue or publication	Letchworth, Herts
Description	A4 booklet, comb bound with green cover; 30 pages of text + 16 figures and 70 plates