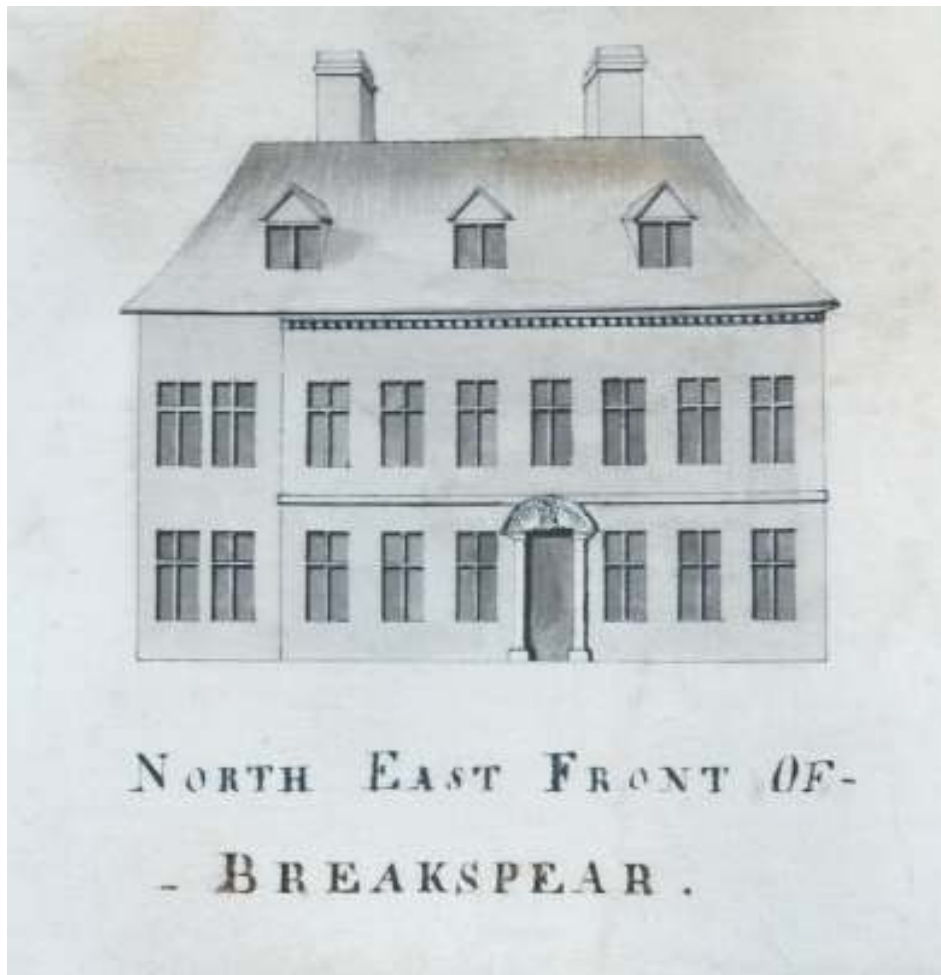


# BREAKSPEARS

## THE EARLY HOUSE

BREAKSPEAR ROAD NORTH, HAREFIELD, UB9 6NA  
LONDON BOROUGH OF HILLINGDON

AN INVESTIGATION OF THE HISTORIC BUILDING



January 2012

COMPASS



ARCHAEOLOGY

# **BREAKSPEARS THE EARLY HOUSE**

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LONDON BOROUGH OF HILLINGDON**

**AN INVESTIGATION OF THE HISTORIC BUILDING**

SITE CENTRE NGR: TQ 06090 89635

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## *Abstract*

*Clancy Developments commissioned an archaeological assessment, Level 1-2 historic building survey, and watching briefs during their refurbishment and redevelopment works on the main house at Breakspears, Harefield, Hillingdon, between August 2008 and November 2011. This was carried out as part of the 'Breakspears Project' (site code BZH09), which consisted of other work undertaken by Compass Archaeology on the Breakspears Estate (including a level 3-4 historic building survey of the Grade II\* Listed Dovecote, a level 1-2 historic building survey of the walled garden, field evaluations, analysis of fabric works, scientific dating and watching briefs around the site). All of these were parts of planning and listed building conditions attached to consent for the refurbishment of the Grade I Listed house into apartments and the construction of eight residential units with underground car parking. The building survey and watching brief work was monitored by Kim Stabler of English Heritage GLAAS on behalf of the London Borough of Hillingdon.*

*There is some debate concerning when the first house was built on the site but there appears to have been a house of some description from at least c.1514-1559 when documentary records refer to a Thomas Ashby being in residence at Breakspears.<sup>1</sup>*

*The earliest surviving physical evidence for the present house dates to the earlier 17<sup>th</sup> Century. This report discusses the physical evidence for this house, uncovered during work at Breakspears, in reference to all cartographic / documentary / pictorial evidence.*

*This covers a number of changes or modifications throughout the 17<sup>th</sup> and 18<sup>th</sup> Centuries (including the addition of a second floor, raising of the roofs, addition of a façade on the northern frontage, and addition of a service wing to the south of the main house). The report details the house, and all changes, up to the major phase of enlargement and rebuilding under Joseph Ashby Partridge (between 1823 and 1857) – when the main axis of the house was turned through 90° to its present alignment.*

*The evidence for the later house, and all changes made to the house after the mid-19<sup>th</sup> Century, is discussed in a separate report (the Dovecote is similarly assessed in a third report).*

*The sympathetic redevelopment of the Estate has enabled Breakspears and the Dovecote to be saved from dereliction and has allowed this detailed interpretation of the archaeological and architectural history of the house to take place. Compass Archaeology and the Clancy Development project team are especially grateful to Mr Christopher Tarleton Feltrim Fagan, grandson of Captain Alfred Tarleton MVO, DL, JP (who inherited the estate c.1886) for making available his personal collection of family records and for very generously sharing his detailed knowledge of the history of the house.*

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<sup>1</sup> The house has also inaccurately been referred to historically as 'Breakspear House', but the original name and title preferred by the Tarleton family is *Breakspears*, which has now been readopted by Clancy Developments.

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*NB: Drawings and photographs from the London Metropolitan Archive are from the Tarleton collection, © the donator.*

*All photographs donated by Christopher Fagan are © to him.*

## **1. Introduction**

- 1.1** This report presents the results of watching briefs and historic building recording works at the Grade I listed mansion of Breakspears during refurbishment between 2008 and 2011. Breakspears lies approximately one kilometre to the south-east of Harefield village (Figure 1: site approximately centred at National Grid Reference 506090 189635). The fieldwork was undertaken by Compass Archaeology between August 2008 and November 2011 and included a desk-based assessment of the Breakspears Estate, a field evaluation, a series of watching briefs on the site, a level 1–2 historic building survey of the existing house, and a level 3-4 survey of the Dovecote.<sup>2</sup>

This report records the results of the watching briefs where they relate to the pre-1823 house; another report records evidence for the later house.

- 1.2** The building survey formed part of the Breakspears Project – in response to planning and listed building conditions attached to consent for the refurbishment of the house itself and the construction of eight residential units with underground car parking.
- 1.3** The main house was Listed Grade I in 1950. However, since that time the property has undergone significant changes for conversion into a care home and during the period when the building remained empty (apart from periodic use as a film set) from the late 1980s.
- 1.4** The house was included on English Heritage’s ‘Building at Risk Register 2001’, and was identified on the register as being structurally sound, but in need of repair as a result of a lack of general maintenance.
- 1.5** The watching brief and associated works that are described here were overseen by Kim Stabler of English Heritage GLAAS on behalf of the London Borough of Hillingdon, in response to recommendations in the Assessment (Compass Archaeology, March 2009).

## **2. Acknowledgements**

Compass Archaeology are grateful to Clancy Developments for commissioning and funding the archaeological work and to the following organisations and individuals:

Christopher Tarleton Feltrim Fagan  
John Kelly (Building Manager) and Paul Dyer (Site Manager), Clancy Developments.  
Kim Stabler, Archaeological Advisor English Heritage GLAAS.

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<sup>2</sup> Compass Archaeology (March 2009) ‘Breakspears, Breakspear Road North, Harefield, Hillingdon...An Archaeological Assessment and Level 1-2 Historic Building Survey’ *Compass Archaeology in-house report*.



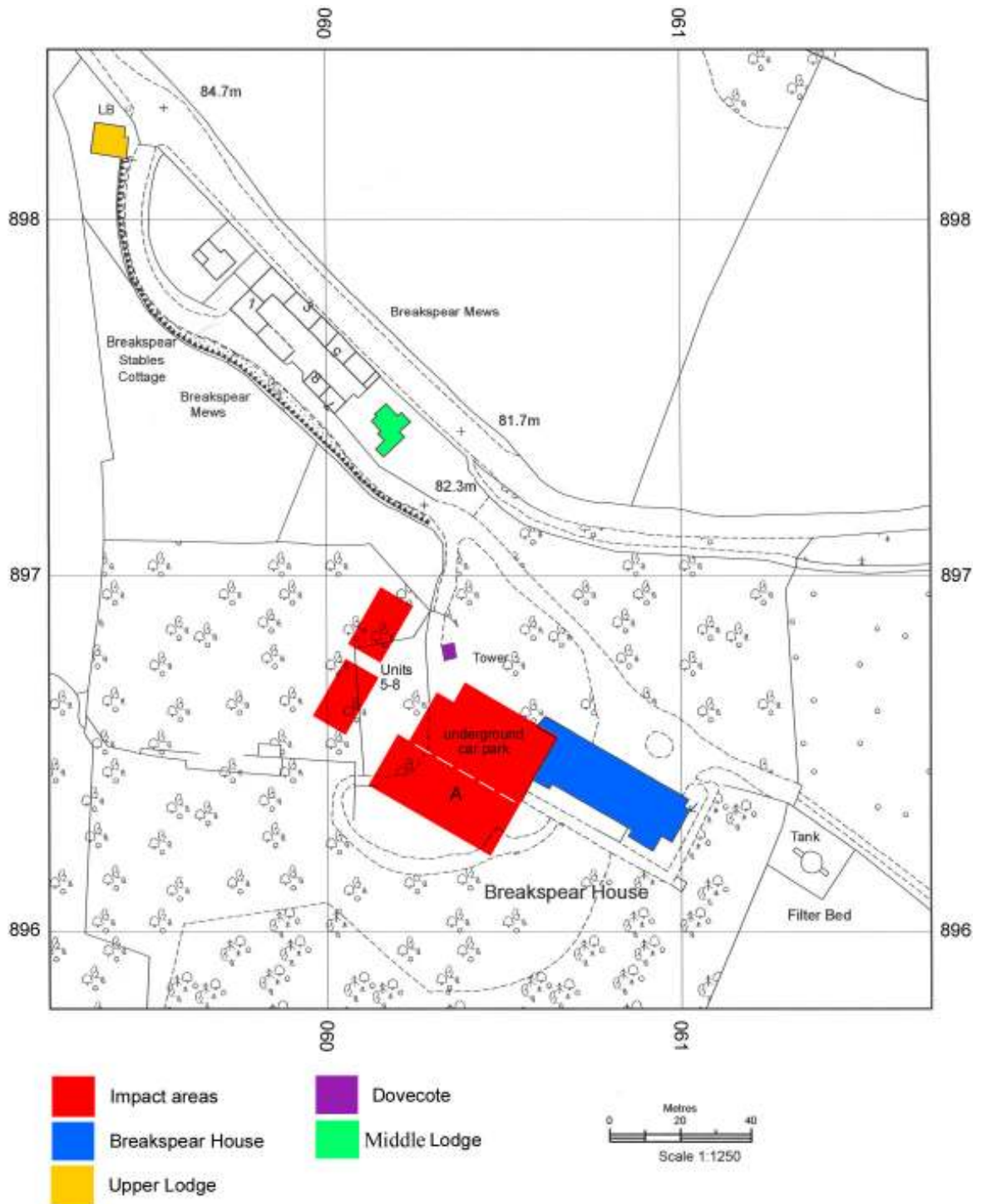
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Sarah Harper, Principal Conservation and Urban Design Officer, London Borough of Hillingdon.  
The on-site Clancy Development team.  
Robert Lee, Architect and Historic Building Consultant.  
Eileen Bowlt, Local Historian.

The staff of the following archives and libraries: Hillingdon Local Studies Archives and Museums Service; Uxbridge Central Library Local Studies Room; the Guildhall Library; The National Archives Kew; the National Monuments Record Swindon; and the London Metropolitan Archive and the City of Westminster Archives Centre and Westminster Record Office (where data originally in the Middlesex Records Office has now been deposited).

### **3. Background**

#### **3.1 Location and topography**

Breakspears is situated approximately one kilometre to the south east of Harefield Village, lying within a rural setting in the Green Belt on gently undulating land that slopes down to the south. The British Geological Survey (Sheet 255) indicates that the site is possibly located at the junction of the London Clay and Head deposits, at an approximate height of 76m - 80m above Ordnance Datum.



*Fig. 1: Extract from the 2008 OS plan, showing the location of the house in comparison with other buildings, and the impact areas.*

*This figure reproduced from the Ordnance Survey map with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright (Compass Archaeology Ltd, 5-7 Southwark Street, London SE1 1RQ, licence no. AL 100031317).*

#### 4 Historical and Archaeological background for the development of the Estate, including cartographic evidence

The general historic background of the site has been discussed in detail within the desk-based assessment (Compass Archaeology, March 2009) but this work has been updated by the research presented below. This analysis incorporates new map and documentary sources, the results of the archaeological work and the new research data kindly provided by Mr Christopher Fagan.

##### 4.1 The medieval history of the Breakspears Estate (1245-1430)

Captain Tarleton, whilst researching his book *‘Nicholas Breakspear (Adrian IV). Englishman and Pope’* (published in 1898), had access to primary sources and records of which some are unfortunately no longer available. From these sources he made the following observations:

*‘Deeds, papers, and records have slowly accumulated, and now stand as mute evidence of the life of peaceable country folk, with no startling events to record, beyond the inevitable and monotonous sequence of births, marriages, and deaths, varied only by the household and estate records of management. The family having in the house, at the earliest period I have yet been able to discover, was named Brekespere or Breakspear, and that was in 1317. The records of Moor Hall mention the name at an earlier date still. A deed, dated 1371, now before me, grants a lease of sixty years of some land at Harefield, to William Brekespere of Brekespere, and is signed by one William de Swanland, who was in those days lord of the manor. The house remained in the possession of this family till 1430, and the various Christian names include Adrian, Nicholas, and Robert. In that year, it is said, the last male representative died, leaving an heiress, a daughter Margaret, who married one George Assheby [sic], clerk of the signet to Margaret of Anjou, Queen of Henry VI. , and from that date the property passed regularly down in the Ashby family till 1769, when Robert Ashby died, leaving an heiress Elizabeth, from whom the property passed in the female line to the present owner. The above-named Margaret died in 1474, and is buried at Harefield.*

*The name hungered on, and as late as 1591 we find the marriage of one Anne Breakspear at Harefield. And at the present time it is, with various spellings, a by no means uncommon English surname’.*<sup>3</sup>

This, therefore, acts as evidence that the Breakspear family held land in Harefield from at least the earlier 14<sup>th</sup> Century. There is no, however, definitive mention of any house at this date.

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<sup>3</sup> Alfred Henry Tarleton 1896 *‘Nicholas Breakspear (Adrian IV). Englishman and Pope’*. The whole text can be read on-line at <http://www.ebooksread.com/authors-eng/alfred-henry-tarleton/nicholas-breakspear-adrian-iv-englishman-and-pope-hci/page-7-nicholas-breakspear-adrian-iv-englishman-and-pope-hci.shtml>.

It is possible, however, that the family were in the neighbourhood much earlier than the 14<sup>th</sup> Century. For example, a Nicholas *Brakespere* is mentioned in connection with Ruislip in 1246.<sup>4</sup>

Furthermore, it has been suggested that the only English Pope (Nicholas Breakspear - Pope Adrian IV, 1154-59) was part of the Breakspear family, and that he may have lived on the Harefield 'Breakspear' estate. This unfortunately cannot be proven by archive records, although remains possible – with Captain Tarleton certainly feeling that a papal connection to the Breakspears estate was plausible.<sup>5</sup>

The estate name, including *Breakspears* and *Little Breakspears* (now demolished), presumably came from the Breakspear family name (either the 14<sup>th</sup> Century William Breakspear mentioned in the above extract, or an earlier family member).<sup>6</sup>

In 1430 the estate passed through the marriage of Margaret Breakspear (the female heir) to George Ashby (c.1394-1474) and thus into the Ashby family, who held it from 1430 until 1769.

#### **4.2 Breakspears under the early Ashbys (1430-1623) – including the early house (pre-17<sup>th</sup> Century)**

George Ashby gained the Breakspears estate through his marriage to Margaret Breakspear in 1430, thereby passing the estate into the Ashby family. He was Clerk of the Signet to Margaret of Anjou, Queen of Henry VI, and is mentioned in her household from 1452-3. A. R. Myers notes that he may also have been Clerk of the Signet to the King from as early as 1438. He also wrote the moral poem '*On the Active Policy of a Prince*' for Edward, Prince of Wales (1453-1471) son of Henry VI (reigned 1485-1509), advising him on his choice of a secretary and other household servants. George died in 1474 and he and his wife Margaret are commemorated in a small brass in the Breakspear Chapel at St Mary's, Harefield.<sup>7</sup>

The estate passed to George's son John (in 1474), who served Henry VII as Clerk of the Signet and died in 1496. Records from the privy purse expenses of Henry VII show payment '*To Assheby for writing of boke*', perhaps continuing the literary link.

John's son George inherited the estate in 1496, and held it up to c.1515. He served both Henry VII and Henry VIII as Clerk of the Signet, and his will dated

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<sup>4</sup> Gower, Mawer and Stenton 1942 '*The Place-names of Middlesex*'.

<sup>5</sup> Alfred Henry Tarleton 1896 '*Nicholas Breakspear (Adrian IV). Englishman and Pope*'. The whole text can be read on-line at <http://www.ebooksread.com/authors-eng/alfred-henry-tarleton/nicholas-breakspear-adrian-iv-englishman-and-pope-hci/page-7-nicholas-breakspear-adrian-iv-englishman-and-pope-hci.shtml>

<sup>6</sup> Bowlt, E.M. 1996 '*Ickenham and Harefield Past*'

<sup>7</sup> Myers, A.R. 1983 '*Crown, Household and Parliament in 15<sup>th</sup> century England*'.

8<sup>th</sup> March 1500, survives. This bequeaths monies for the building of Harefield Church and passes the signet to his son and heir, Thomas.

The first known house on this site dates from George Ashby's time - c.1496-1515, as a documentary record refers to a house at Breakspears in c.1500.<sup>8</sup> None of this house, however, appears to survive, with the surviving features of the 'early' house dating to the earlier 17<sup>th</sup> Century (as this report discusses), and no cartographic depictions of the house pre-17<sup>th</sup> Century surviving.

The only indications of an earlier (late 15<sup>th</sup> - 16<sup>th</sup> Century) house are found in the stained glass panels (with the quartered Ashby / Wroth crests, dates in the 1570s, and Elizabeth I's coats of arms) – it is possible that these were recycled from an earlier 16<sup>th</sup> Century house (see section 12.1 for discussion of this). Although it is possible that this earlier house stood in a different location from the present house, the existence of the avenue of oak trees (supposedly planted to commemorate Elizabeth I's visit, see discussion below) leading up to the present house suggests that the earlier house may have been located in roughly the same place and alignment.

Furthermore, William Camden in his *'Britannia, or, a Chorographical Description of the most flourishing Kingdomes, England, Scotland, and Ireland'* of 1610 makes a reference to 'Breakspear': "we saw Breakspear, an ancient house belonging to a family so surnamed, out of which came Pope Hadrian the Fourth, of whome ere I spake".<sup>9</sup> This is interesting as, not only implies that there was a house at Breakspears in 1610, but that it was considered 'ancient' at this time. This is, presumably, referring to the house that existed before the house of which features still survive. This therefore acts as further evidence for an earlier house; and also suggests that our house must post-date 1610 (fitting with the dendrochronological and stylistic dates discussed in this report).

Thomas Ashby then inherited Breakspears in c.1515, and held it until his death in 1559. He also acted as Clerk of the Spicery to Queen Elizabeth. Thomas Ashby married Anne Wroth (1511-1545), daughter and sole heir of Edward, eldest son of John Wroth, of the manor of Durants, Enfield, Middlesex at some time c.1525-30.

Thomas Ashby died in 1559 and the estate passed to George Ashby. George died possibly shortly after 1603, as his will survives dated 1603 and was written when he was 'above the age of seventy years'.<sup>10</sup>

There is some indication that Elizabeth I once visited Breakspears – almost-certainly during the time of George Ashby (1559-1603). It is recorded that she visited Harefield Place, which once stood adjacent to St Mary's Church, in 1602 and stayed for three days – it is possible that she also visited Breakspears at this

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<sup>8</sup> Victoria County History of Middlesex V.3 – the document in question is referenced as M.R.O., Acc.312/317 – this is now in the London Metropolitan Archive.

<sup>9</sup> Camden, 1610, *Britannia, or, a Chorographical Description of the most flourishing kingdomes, England, Scotland and Ireland*

<sup>10</sup> Collectanea, Vol.5, 1838

time.<sup>11</sup> An article in the *Gentleman's Magazine* for September 1823 notes that Elizabeth I in her 'Progresses' '*honoured Harefield, and most probably this house [Breakspears], with her presence, in company with her distinguished courtiers and statesmen, to whose memory, and for the handing down to posterity of this visit, these blazoned emblems [referring to the stained glass] have been set up with those of her two favourites Robert and Ambrose Dudley, Earls of Leicester and Warwick*'.<sup>12</sup> Furthermore, Christopher Fagan suggests that the avenue of oak trees which led off from the house to the north-east, which are clearly depicted on Rocque's mid-18<sup>th</sup> Century map and which can still be seen as crop-marks today (fig. 2), were planted in commemoration of her visit.



*Fig. 2: Aerial view of Breakspears today, with the avenue of oak trees stretching across the fields to the north-east of the house visible in crop-marks. (©Google Maps).*

Sir Robert Ashby held the estate from c.1603 +, until c.1618 – when it was passed to his son Francis, who held it until c.1623. Sir Francis Ashby was created a Baronet by James I in 1622, and the Ashby grave monument in Harefield Church records his death: *Near this place lieth intered ye body of Sir Francis Ashby, knigt [sic] and barronet, eldest son of Sir Robert Ashby, knight, who departed this life December ye 23rd 1623, aged 31; who left ...one daughter.*<sup>13</sup>

<sup>11</sup> Victoria County History of Middlesex V.3 – the visit is described in Nichols, J, 1823, *Progresses of Elizabeth*

<sup>12</sup> *The Gentleman's Magazine* September 1823.

<sup>13</sup> *Collectanea*, Vol.5, 1838

#### 4.3 Breakspears under the later Ashbys (1623-1769) – including the construction of the earlier 17<sup>th</sup> Century house, and early changes to it

Sir Francis Ashby then passed the estate to his “*loving brother Robert Ashby*” (recorded in Francis’ 1623 will).<sup>14</sup> Sir Robert Ashby appears to have held the estate until 1674 – for approximately 51 years. It seems likely that the construction of the earlier 17<sup>th</sup> Century house (of which features still survive, and which this report discusses) took place under the direction of Robert.

This is partly based on the dendrochronological dates of timbers within the house, which suggest an earlier 17<sup>th</sup> Century date of construction (see section 11 for discussion of this). Furthermore, the existence of an inventory of the house from 1638, describing the house in a broadly similar way to that in the 1675 inventory, suggests that the ‘new’ house had been constructed by 1638. This, combined with the fact that Camden describes the house in 1610 as “ancient”, suggests this ‘new’ house must have been constructed after 1610, and before 1638. It seems more likely that this took place when Robert Ashby owned the estate – i.e. after 1623 - because it seems far more likely that such a major thing as the construction of a new house would have occurred under someone who inherited the estate at a young age and owned it for a while, so were relatively enthusiastic about improvements (unlike the preceding owner, Francis, who owned it for just five years).

The two inventories (1638 and 1675) are believed to show that the house had ten bed-chambers and that the principal rooms on the ground floor comprised a hall and two parlours. A ‘*studdy [sic] with books*’ was also noted in 1675, as well as domestic offices. Unfortunately, these two inventories could not be traced at the London Metropolitan Archive.<sup>15</sup>

Robert Ashby died in 1674/5 and he passed the estate to his son Francis, who held it for 69 years, until 1743. A ‘Book of the Manor of Harefield’, dated 1708, has a list of all the freeholders of the manor and shows Francis Ashby residing at the great house of Breakspears and as being by far the largest landowner at this time.<sup>16</sup>

It is from this period (the late 17<sup>th</sup> – mid-18<sup>th</sup> Centuries) that the first cartographic depictions of Breakspears survive. This includes, most notably, a sketch dating to 1681-85, from the Harefield Portion of the Estate Map (fig. 3). This appears to depict a two-storey four gabled house with four chimneys, and is labelled “Mr Ashby his ground”. The upper storey is formed of four large gables, each with double windows. There is a centrally placed door and possibly a brick plinth projecting below the ground floor windows. There are two possible string-courses, one above the ground floor windows and one at eaves level. There appear to be a number of windows each side of the central door. This is the first pictorial depiction of the house, and is therefore of

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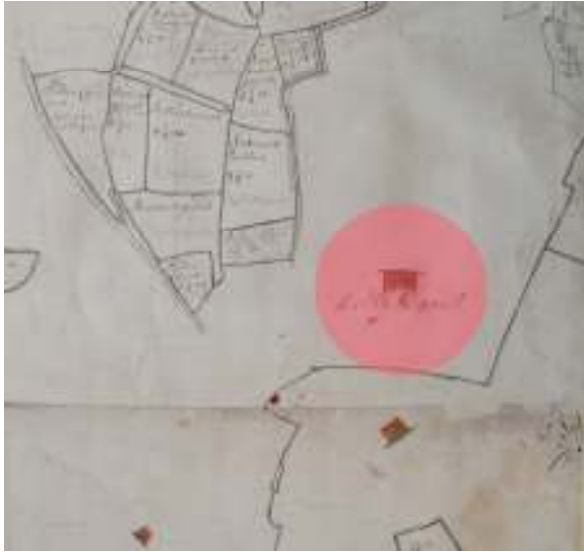
<sup>14</sup> Collectanea, Vol.5, 1838

<sup>15</sup> The two inventories are supposedly located in the London Metropolitan Archives, although enquiries suggest that it has either been lost or mis-filed. They are discussed in R. Lee, 200 *Breakspear House, Breakspear Road, Harefield, Middlesex. Historic Building Record*.

<sup>16</sup> *A Book of Survey of the Manour of Harefield*, 1708



immeasurable value in gaining an understanding of the layout and form of the early house. The various early features of the house will be compared to this depiction throughout the following report. It should also be noted at this point that the chimneys on this earliest house (no-longer surviving) are clearly depicted on the 1771 and 1794 images (see fig. 7 and 8). The bank of five diagonally-set chimneys on a single base located between the main house and the service wing appear to stylistically date from the early 17<sup>th</sup> Century.



*Fig. 3: Extract from the 1681-85 Harefield Portion of the Estate Map – upper image depicts Breakspears and the surrounding countryside; lower figure is a close-up depiction of the house.*



It seems likely that some of the other major changes that happened to the house – including the apparent raising of the roof, creation of a second floor, and construction of the service wing – took place during Francis Ashby’s ownership of Breakspears. This is partly based on dendrochronological dates (section 11), but also on comparison of the 1681-85 depiction (fig. 3) and the 1771 depictions of the house (figs. 5-7).

After Francis’ death in 1743, the estate passed to William Ashby, who held it for 17 years until his death in 1760. The estate was then passed to another Robert Ashby, who held it for 9 years until his death in 1769.

Another cartographic depiction of Breakspears exists from c.1754 (Rocque’s *Map of the County of Middlesex* – fig. 4). The Breakspears estate is clearly marked and named. The house is depicted as ‘L-shaped’, with a large avenue of trees projecting from the front entrance (a formally planted vista or walk). The dovecote, although built by this date, is not depicted, and no other ancillary buildings / lodges are depicted.



Fig. 4: Extract from Rocque’s *Map of the County of Middlesex*, 1754, with Breakspears highlighted.

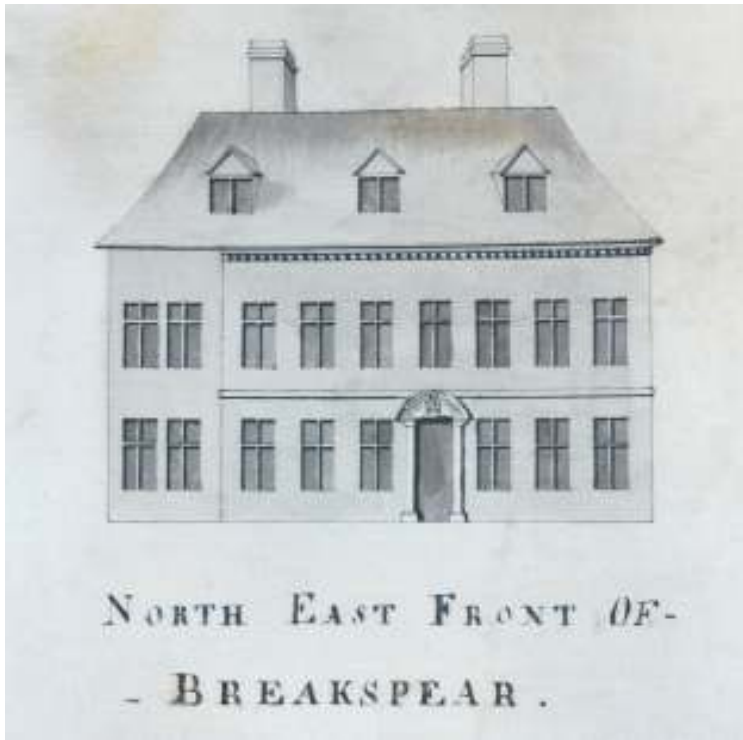
#### 4.4 Breakspears under the Partridge's (1769-1817).

Following Robert Ashby's death in 1769, the estate passed to his heiress Elizabeth, who was married to Joseph Partridge. From this date, the estate was held by the Partridge family. Joseph Partridge held it until his death in 1792. Elizabeth Partridge, however, lived until 1817, when the property was inherited by her son, Joseph Ashby Partridge.

Joseph Partridge commissioned a 'Plan of the Estate of Joseph Partridge' in 1771 (by Joseph Cripps – figs. 5-7), which provides a clear depiction of the house as it was in 1771, and is thereby incredibly useful in providing information on the development of the house. This plan, and the accompanying elevations, will be discussed and referred to throughout this report, where necessary.



Fig. 5: Extract from Joseph Partridge's 1771 'Plan of the Estate of Joseph Partridge' by Joseph Cripps.



*Fig. 6: 1771 North-East elevation of Breakspears (taken as the north elevation in this report).*



*Fig. 7: 1771 South-east elevation of Breakspears (taken as the east elevation in this report).*

The survey shows in detail the configuration of the buildings on the site, with the main house as an L-shaped building, in the centre of the image; the long extension to the south being the service wing. Two buildings can be seen to the north of the house. A probable kitchen garden is evident to the west of the house and ancillary buildings / the home farm to the east. There is also an oval carriage drive and six large ponds. The Dovecote can be seen between the two smaller ponds at the top of the image.

The northern elevation (fig. 6) was the main entrance to Breakspears in 1771. The elevation drawing shows a three-storey house with a classical frontage – clearly with a raised roof-line from that seen in the 1681-85 depiction. This frontage appears to depict two separate parts – a central symmetrical portion with three windows either side of a front door; plus a section on the eastern end. The roof, however, appears to be as one. It seems most likely that this is a depiction of the later-added façade (see section 6.1.2 for discussion of this). The principal features of this elevation are also still recognisable in the present-day house, despite later extensions and alterations.

The eastern elevation (fig. 7) clearly depicts the main part of the house (the northern part), plus a southwards extension. This is particularly interesting as most of this side is now demolished or obscured by Captain Tarleton’s 1899 extension. This stretches further to the south than the present house does, and this section is clearly part of the service wing (part of which was found during the excavations in the water storage tank area – see section 9 for discussion of this). The differences in heights of the roofs in this area suggest that the service wing was constructed before the raising of the roof-line of the main part of the house.

Another image, dated to 1794, entitled ‘View of Breakspeare House at Harefield in Middlesex’ by Lysons, depicts the northern and eastern frontages of Breakspears, including the service wing (fig. 8). This is particularly useful in comparing with the 1771 Elevations, to gain an understanding of any changes made in the later 18<sup>th</sup> Century (under Joseph Partridge). It is also the latest depiction of the house (aside from the 1812/13 plans) before the major phase of rebuilding under Joseph Ashby Partridge in the second quarter of the 19<sup>th</sup> Century (see later house report for discussion of this).



*Fig. 8: 1794 image of Breakspears.*



This image clearly depicts the addition of pilasters on the northern frontage – decorative features in low-relief, emulating columns with base, shaft (of rectangular cross-section), and capital. They were probably timber (in view of the lack of surviving evidence for them). The chimneys are also clearly depicted, particularly the stack of five diagonally-set chimneys on a single base at the junction between the main house and the service wing, plus the loss of the southern chimney depicted on the 1771 Elevation. Interestingly, the eastern entrance (depicted on the 1771 Elevation) has gone by this date, along with the two thin northern-most windows on this frontage. A bay has also been built out on the eastern frontage, to the south of the earlier door, as is depicted on the 1812-13 plans. Other changes include the apparent simplification of windows on the eastern wall of the service wing.

There are also a series of further plans dated 1812-13, showing the layout of Breakspears under Elizabeth and Joseph Partridge. This includes the 1813 Enclosure Map (fig. 9), various plans derived from this, and road plans, etc. These show changes from the 1771 Plan – changes that Joseph and Elizabeth must have made. This includes a new large building to the northwest (and parallel to) the main house, plus a possible extension of another building to the northwest, but closer to and linked to, the main house. Also noticeable from the 1813 Map is the fact that the collection of buildings to the north-east of the house (including the probable Home Farm) have disappeared. Furthermore, the formal garden with its circular pond, etc, to the east of the main house has been lost, presumably swept away by the new fashion for ‘naturalised’ parkland garden.



Fig. 9: Extract from the 1813 Enclosure Map (1<sup>st</sup> January 1813), showing Breakspears.

#### 4.5 Breakspears under Joseph Ashby Partridge (1817-1857) – the major rebuild

Joseph Ashby Partridge (Elizabeth and Joseph's son) inherited the estate in 1817, and held it until his death in 1857 – when he passed it to a relative of his wife, William Wickham Drake.

It would appear that a major phase of construction – involving, essentially, the rotating of the house around by 90° through the destruction of the service wing and extension westwards of the main house – took place under Joseph Ashby Partridge. Other buildings to the north-west of the main house, including the stables, were also built in this period, perhaps in the 1840s or early 1850s. It is also in this period that the roof was rebuilt and the dormer windows inserted.

This clearly took place after 1823, when an article in the *Gentleman's Magazine* describes Mr Urban's account of his visit (on the 25<sup>th</sup> August) to the “*ancient mansion house*” at Breakspears. He clearly describes the earlier house, including a description of the entrance hall and present-day dining room (which he calls the “*ante-room*” – this is proof he is describing the earlier house which had a far smaller room in this location. He also describes the stained glass and fireplaces in these two rooms – so these must have been features present in the earlier house. This article is of huge value in gaining an understanding of the interior of the earlier house; and a better idea as to the date at which it was extended.<sup>17</sup>

It seems probable that Joseph Ashby Partridge began this work in the 1830s or 40s, as technical and stylistic elements of the house date to this period including, for example, the engine pumping water from a deep well (see the report on the later house for discussion of this).

This work must, it is to be assumed, have been completed before his death in 1857. This is because there is evidence that the large-scale rebuilding works were carried out by the Partridges, in the use of their family emblem of the partridge on the finials of the lead water pipes surviving at roof level. Certainly the house had assumed its present-day form by the time of the *c.* 1865 OS Map.

A discussion of this large-scale rebuild, and all features of this later house, takes place in a separate report.

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<sup>17</sup> *The Gentleman's Magazine* September 1823.

## 5 The Historic Building Survey – Evidence for the early (pre-1823) house

The following sections describe the evidence that was observed in and around the house for the early, pre-1823, building. This, however, relates only to the house that is believed to have been constructed in the earlier 17<sup>th</sup> Century, and not any possible earlier houses (i.e. that mentioned by Camden in 1610, or indicated by earlier documentary records).

It should also be noted that this does not cover one phase of construction / one single house. Instead, the earliest house to be discussed appears to have been constructed in the earlier 17<sup>th</sup> Century – based on dendrochronological dates, stylistic features, documentary evidence, and brick dating from excavations carried out. It is, essentially, this house that is depicted in the 1680s sketch. Major changes, particularly with the addition of a second floor and the construction of a service wing to the south, then took place – probably in the mid-1690s (dendrochronological dates). Furthermore, at some point between the 1690s and the 1770s (the 1771 Plan), the roof level was raised again, and a new façade added to the northern frontage.

This ‘early’ house (pre-dating the major phase of rebuilding undertaken by Joseph Ashby Partridge at some point between 1823 and 1857), essentially consisted of the present-day entrance hall, inner stairwell area, billiard room, ballroom, library, and part of the dining room. It is believed that the central block of the house (excluding the service wing to the south), measured approximately 20m east-west, by 17m north-south. The existence of the service wing, however, stretched the house further to the south than it does at present. The 17<sup>th</sup> Century house, furthermore, consisted of the cellars, ground-floor, and first floor, with the addition of the second floor from the 1690s. It is within these areas, therefore, that features of the earlier house may be found. It must be noted, however, that the billiard room and ballroom were completely ‘re-done’ by Captain Tarleton in *c.*1899; such that no features relating to the ‘early’ house survive in these two rooms.

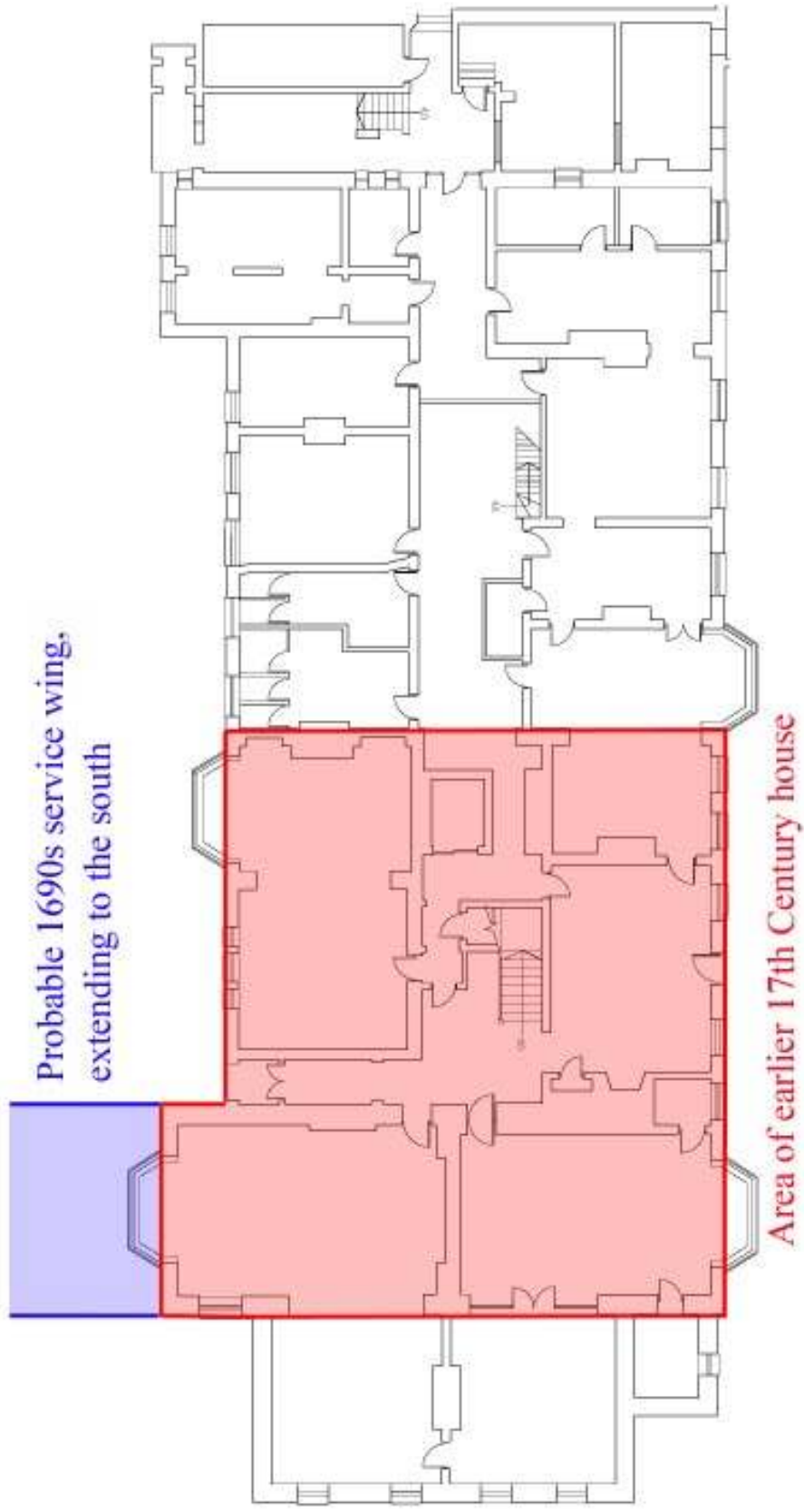


Fig. 10: Floor-plan of Breakspears, with the area of the earlier (17<sup>th</sup> Century) House highlighted.



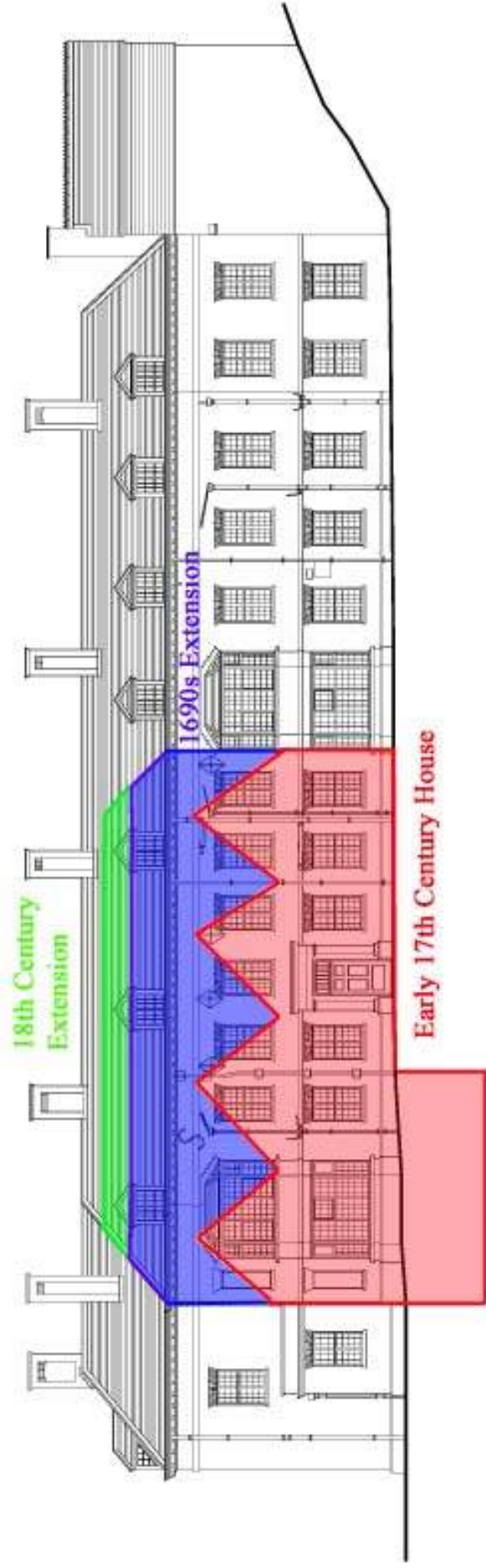


Fig. 11: Northern elevation of Breakspears, with the earlier (17<sup>th</sup> – 18<sup>th</sup> Century) House highlighted and labelled, according to developments (essentially extensions) over time. It should be noted that this is purely an indicative elevation, simply to show probable profiles at the time of constructions. Much of this has now been removed (see fig. 12).

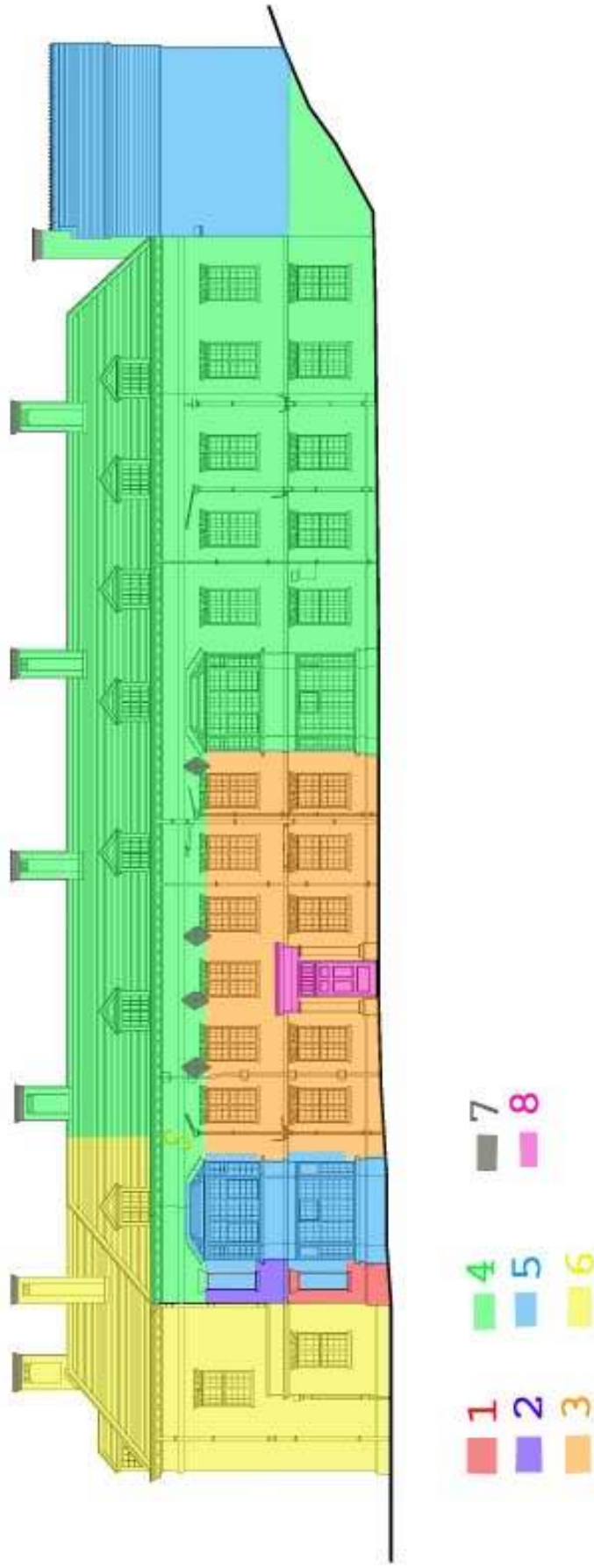


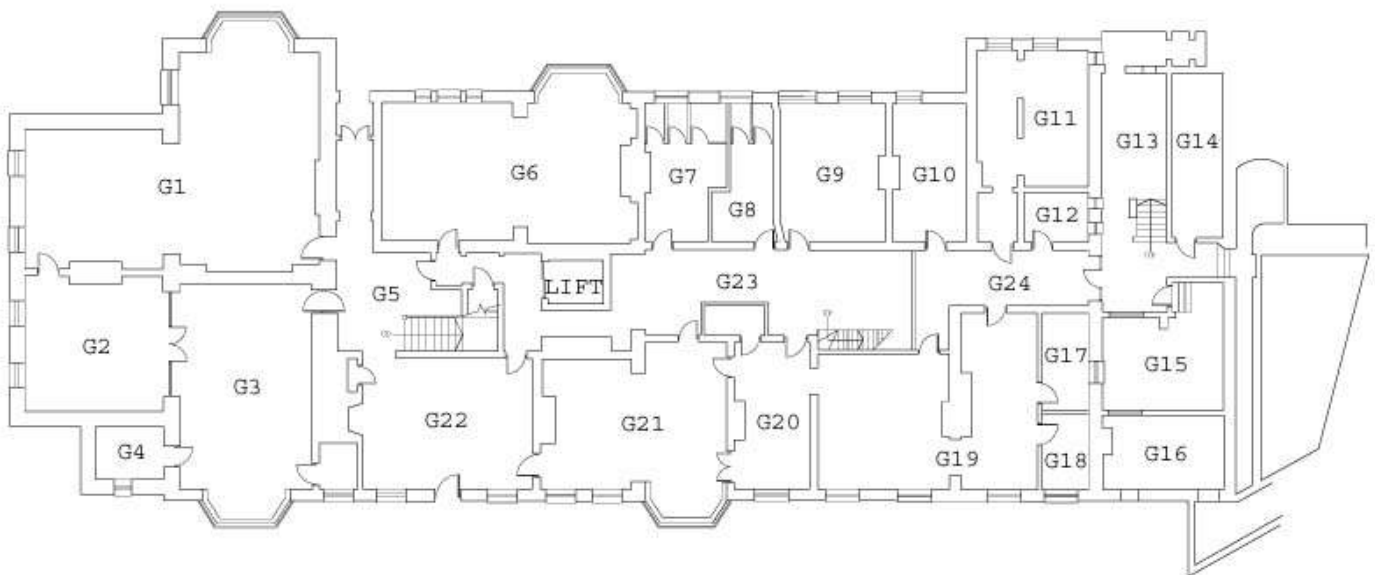
Fig. 12: Elevation showing the physical remains from the different phases of development of Breakspears, northern frontage. The different phases represented are as follows. NB only the first three phases are discussed in this report.

- 1) Earliest (1630s) house
- 2) 1690s raising of house
- 3) Façade added at some point between 1690s and 1771
- 4) Joseph Ashby Partridge's western extension and rebuilding of upper part of house / roof, second quarter of 19<sup>th</sup> Century
- 5) Changes made under Wickham Drake, c.1860-80
- 6) Captain Alfred Tarleton's eastern extension, c.1900
- 7) Repair works, 1924-25
- 8) Care Home Changes, 1950s

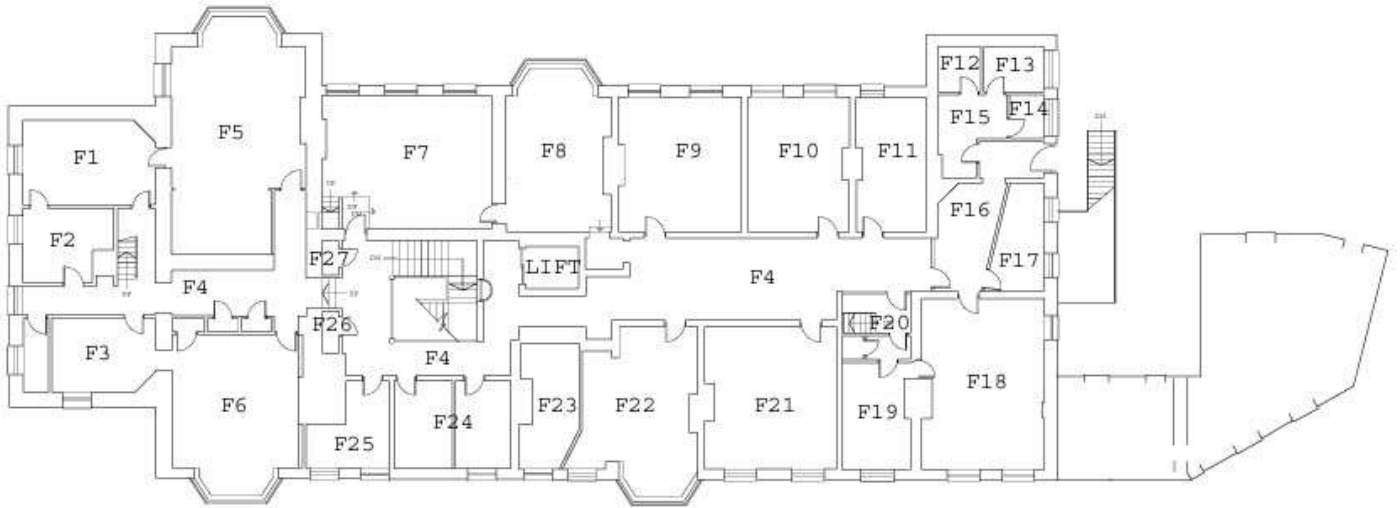
This report includes a discussion of the exterior of the present house (and any features of this which are thought to have been part of the early house); the earlier walls and drains uncovered during excavations in the dining room and spine corridor (including, most noticeably, the earlier western wall of the house); other evidence for this earlier western wall; the earlier walls and drains uncovered during excavations to the south of the house before the installation of the new water storage tank (essentially part of the service wing which spread to the south); the cellars (directly underlying the early house); the timbers and dendrochronological dates (which provide an indication of the date of the house and the dates of the raising of the roofs, etc); and features of the interior of the house thought to pre-date 1823 (including the stained glass and fireplaces in the entrance hall and dining room).

Each of these features will be discussed in reference to the existing documentary and cartographic evidence for the early house.

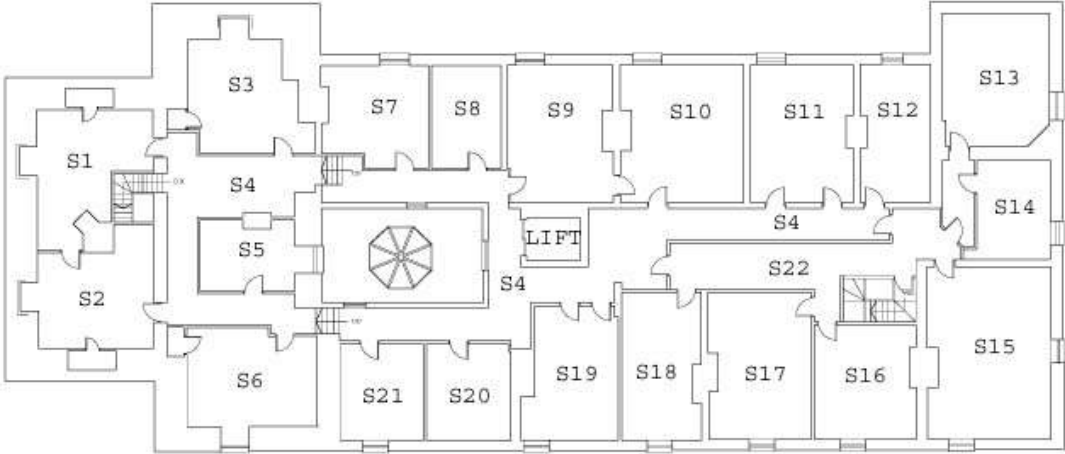
A couple of practical points need to be made before the report begins. Firstly, the rooms existing (before the Clancy redevelopment took place) have been numbered for ease of reference, and are referred to by such numbers throughout the report. Plans of the three floors, with the numbered rooms, are given below. Secondly, the house is taken as being orientated east-west, with the 'front' of the house (where the front door is) being taken as facing towards north. This slightly differs from the true orientation of the house, where the front door points towards north-east, however has been done for ease of explanation and understanding.



*Fig. 13: Ground-floor plan of Breakspears today, with each room numbered (these numbers are used throughout this report).*



*Fig. 14: First-floor plan of Breakspears today, with each room numbered (these numbers are used throughout this report).*



*Fig. 15: Second-floor plan of Breakspears today, with each room numbered (these numbers are used throughout this report).*

## 6 The Exterior of the House

A range of evidence for the pre-19<sup>th</sup> Century exterior of the house was observed. This will be discussed, in relation to historic maps and plans.

### 6.1 Northern External Elevation

6.1.1 The eastern end of the northern elevation is presumably the oldest part of this frontage (excluding the far eastern end of this frontage which is part of Captain Tarleton's late 19<sup>th</sup> Century addition; and the remainder to the west which is a later façade). This is partly because it directly overlies, and corresponds with, the cellar plan.

The lower part of this wall is in English bond (fig. 16). This is the same bond as found in the northern cellar wall, the base of the external eastern wall at the south-east corner, the base of the external southern wall at the original south-west corner, and part of the lower section of the external southern frontage. This is thought to represent part of the early (earlier 17<sup>th</sup> Century) house.



*Fig. 16: Photograph of the lower part of the eastern part of the northern wall – in English bond and part of the earlier 17<sup>th</sup> Century house.*



The upper part of this wall (approximately above the string course) is in Flemish bond (fig. 17). This may relate to the raising of the house / roof to create two principal floors and attic rooms in the mid-1690s (i.e. the section in Flemish bond was constructed when the house was raised in the mid-1690s), because it stretches up to the top of where the mid-1690s extension reached.



*Fig. 17: Photograph of the upper part of the eastern part of the northern wall – in Flemish bond and part of the mid-1690s extension.*

The first example of the use of Flemish bond in England is found in the Dutch House at Kew, dated to c.1631. This bond became popular over the course of the 17<sup>th</sup> Century, gradually superseding English bond.<sup>18</sup> This therefore supports the suggestion that the parts in English bond are earlier in date than the parts in Flemish bond, and that those in Flemish bond must be dated to the later part of the 17<sup>th</sup> Century. The suggestion that the upper part (in Flemish bond) was part of the mid-1690s extension upwards is further supported by the fact that it is found in the area above the supposed earlier 17<sup>th</sup> Century house, within the area of the mid-1690s extension (see discussion of this in section 11).

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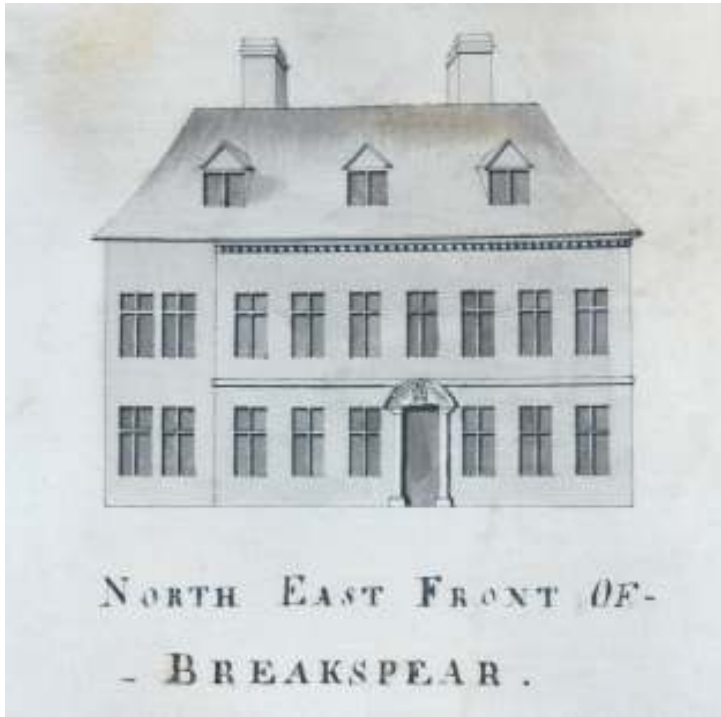
<sup>18</sup> Brunskill 1990 'Brick Building in Britain'

- 6.1.2 A 'façade' of some kind was constructed around the entrance doorway. This takes the form of polychrome chequerboard decoration of red stretchers and blue brick flared headers, extending up to the top transom of the first floor windows. This is centralised around the front door – extending across the whole way to the earlier north-western corner of the house; but not all the way across to the earlier north-eastern corner of the house.



*Fig. 18: Photograph of the northern frontage of the house. The façade can be seen surrounding the front-door, with the 'step' in the brickwork visible above the upper nearest bay-window.*

This facade is clearly seen on the 1771 Elevation (fig. 19), and evidently took in the windows either side of the door. To the east (on the Elevation), there is a line where the façade stops. This was also observed on the building itself, where there is a clear 'step' in the brickwork (about  $\frac{3}{4}$  of a brick length) at the first floor level above the easternmost bay window (fig. 18).



*Fig. 19: 1771 Northern Elevation – the façade can be seen surrounding the door.*

The bricks in this façade are all handmade red bricks with flared or vitrified headers providing the blue brick colouring. The bricks were most probably made locally in a brick clamp or kiln and the blue ends can be formed by overfiring the bricks in the clamp, forming the deep blue colour at the ends and a grey-blue finish through the brick. This effect can be formed by vitrification (excessive heating) or also by exposure to wood smoke or by simply adding salt into the kiln.

The decorative work here is definitely chequerboard and this style generally succeeded the more elaborate Tudor diaper patterns, and is often referred to as ‘Georgian Diaper’, the most common 18<sup>th</sup> century form being flared headers and ordinary red bricks together in a Flemish Bond as seen here (fig. 20). Another example of such brickwork is found at The Moot, Downton, Wiltshire – a house dating *to c.*1700.<sup>19</sup>

The individual brick dimensions of this area range in size from 225-220mm x 55-60mm x 95-100mm. The bricks are irregular and handmade with soft arrises and contain relatively few voids. They include large flint and pebble inclusions (up to 20mm) but little chaff, straw, etc. The mortar is a white/grey lime mortar, friable, with chalk inclusions and generally roughly flush pointed, although some evidence of penny-struck jointing is visible in places. Five courses of the brickwork measures 360mm in height. All these factors suggest a date for these bricks of before the Brick Tax of 1784, when bricks became thicker to an average thickness of 3” (75mm).

<sup>19</sup> Brunskill, & Clifton-Taylor 1977 ‘*English Brickwork*’





*Fig. 20: Photograph of the checkerboard brickwork, included in the façade on the northern frontage.*

This façade also includes a string course above the ground-floor windows. This consists of three courses of fine red brick, also set in Flemish bond.

Included within this façade is gauged brickwork above the ground-floor windows (fig. 21). Gauged bricks are soft bricks sawn to shape and then rubbed to a smooth surface to form brightly coloured bricks with very fine joints, almost giving the appearance of terracotta. The gauged bricks are tapered in length and width to serve as voussoirs in the arch. At their simplest, these bricks were wedge-shaped, but in the more refined examples (as at Breakspears), each pair either side of the centre were produced separately and were slightly different. Gauged brickwork is an important element of Jacobean, Stuart and Queen Anne brickwork styles typically covering the period from 1603 to 1714, although its popularity continued in much later brickwork also.<sup>20</sup> It should be noted that the gauged brickwork above the ground-floor windows is earlier in date than that above the first-floor windows – that above the ground-floor windows is probably contemporary with the construction of the façade; and that above the first-floor windows later, apparently part of the extensive rebuild around the second half of the 19<sup>th</sup> Century.

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<sup>20</sup> Brunskill & Clifton-Taylor 1977 'English Brickwork'



*Fig. 21: Photograph of the gauged brickwork above the ground-floor windows in the façade on the northern frontage.*

It is difficult to give this façade an exact date. It clearly pre-dates 1771 (as is depicted on the 1771 Elevation), and must at least date from the mid-1690s (when the floors and roof-line were raised), as the façade stretches up to the top of this raised level. In-fact, it appears to post-date the major rebuild of the mid-1690s. This is because the section of Flemish brickwork (in the upper part of the eastern part of the northern frontage) is clearly earlier in date than the façade, and the Flemish brickwork is part of the 1690s rebuild (see discussion above). It is clear that there was another raising of the roof-level between the 1690s and 1771 (see discussion in section 11) up to the level shown on the 1771 Elevation, and it seems likely that the façade would have been added at the same time as this, when the general appearance / height of the house was being improved. This also fits with the general stylistic dating of the façade – i.e. 18<sup>th</sup> Century – and suggests that it probably was added at some point in the early – mid 18<sup>th</sup> Century.

The reasons for the addition of this façade are unknown. It may have been added as a way of giving the building a grander appearance (particularly if it was added at the same time as the raising of the roof-level), and to make it fit with the style of the time. More confusingly, however, is why this façade was not extended across the whole northern frontage of the building – although this seems illogical, it may have simply been symmetrically positioned around an existing front door.

- 6.1.3** The 1794 image depicts a series of five pilasters along the northern frontage, overlying the façade. This is not depicted on the 1771 northern elevation, so must date from between 1771 and 1794. It is not clear when it was taken down – possibly alongside Joseph Ashby Partridge’s western extension, although there is no definitive evidence for this.

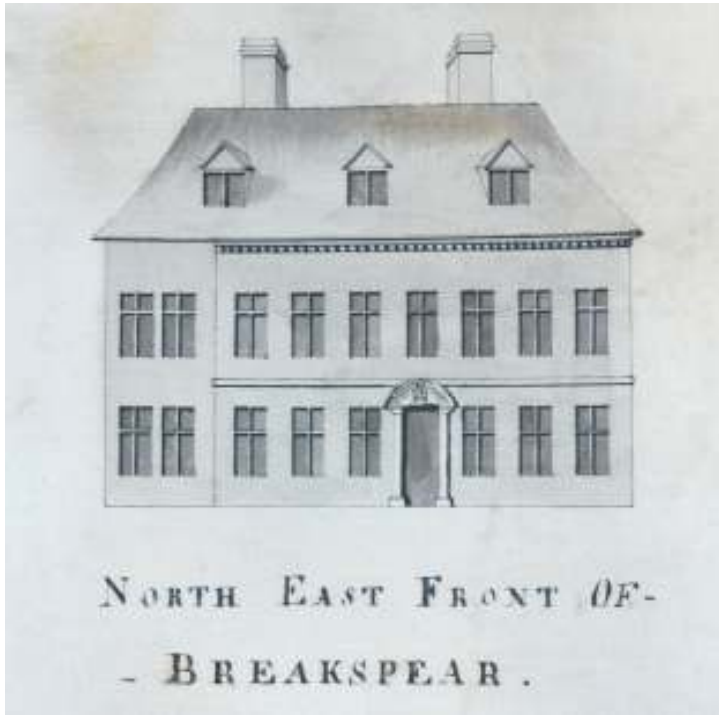
There is no remaining physical evidence for these columns (fittings, etc). This may be because they were timber, such that little physical evidence would survive once they had been removed. Furthermore, two of these columns now fall beneath bay-windows (the billiard room and dining room ones), another two are behind drainpipes (the two either side of the front door, and which may have disguised the drainpipes), and one on the junction with Captain Tarleton’s extension, such that any existing physical evidence would not be visible.

Nonetheless, despite the lack of physical evidence for these columns, they were clearly an important feature of the early Breakspears house, contributing hugely to the visual appearance of the house.



*Fig. 22: 1794 image of Breakspears, depicting the five columns on the northern frontage.*

- 6.1.4 A number of the more obvious features on this frontage are later in date – i.e. post- the 19<sup>th</sup> Century rebuild. This includes the windows, tie-plates, concrete window-sills, porch / front-door etc. All of these will be discussed in the report detailing features of the later house.
- 6.1.5 The original entrance into the house is assumed to have been located in the same location as it is today, although the current door is of 20<sup>th</sup> Century date.



*Fig. 23: 1771 Northern elevation – the door, with shell hood, can clearly be seen.*



*Fig. 24: 1794 image, clearly depicting the shell hood over the front door.*

An idea of the type of doorway in the earlier house can be gained from the 1771 Elevation, 1794 image, 1823 Gentleman's Magazine, and from later 19<sup>th</sup>



– early 20<sup>th</sup> Century photographs. Both the 1771 image (fig. 23) and the 1794 image (fig. 24) show the splendid shell hood – somewhat different in proportion and height to that later photographed, but presumably the same feature. Unfortunately this was removed and broken in 1951.<sup>21</sup> The shell hood probably dated from *c.*1700 or later, was supported on acanthus corbels, and enclosed a shield with the arms of the Ashby family – as described in the 1823 article.<sup>22</sup> The 1823 article also records the fact that the door was, at this time, glazed – it may be the same door as shown in the *c.*1900 photograph (a double door with handles in the centre), which also appears to show the heraldic / stained glass insets that are mentioned in 1823 (two lozenge-shaped panels set within the glazed panel above the door itself). The porch and door described here and shown on the 1771 Elevation was, however, probably inserted at the same time as the façade was constructed – and was almost certainly not original to the earlier 17<sup>th</sup> Century house.



*Fig. 25: Photographs of the door today – taken before and after restoration.*

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<sup>21</sup> Christopher Fagan *pers comm.*

<sup>22</sup> *The Gentleman's Magazine* September 1823.



*Fig. 26: c.1900 photograph of the door. The elaborate shell hood, and glazed door, can clearly be seen. © Christopher Fagan.*

## **6.2 Eastern External Elevation**

- 6.2.1** A large part of the eastern elevation was constructed by Captain Tarleton in 1899, as an addition to the earlier building (discussed in the report detailing evidence for the later house). This therefore essentially ‘masks’ the earlier frontage here, the line of which is partly marked by the extent of the underlying cellar.
- 6.2.2** There is, however, some evidence of the earlier eastern frontage. This particularly includes the apparent reuse of an earlier wall footing (presumably the footing for the service wing shown in the 1771 sketch and 1794 image) – seen in the three courses of early brick observed at the base of the eastern wall at its most southern point (not part of the 1899 extension – fig. 27).

These three courses of brickwork are of a much earlier date. They are handmade bricks with rounded arrises, and with dimensions of 220mm x 600mm x 100mm. Most importantly, these courses are in English bond, as per the lower part of the eastern end of the northern wall.

Further evidence for this wall – part of the service wing – was uncovered during the excavations in advance of the construction of the water storage tank, as is discussed below (section 9). This service wing was possibly constructed in the 1690s – see below for greater discussion of this.



*Fig. 27: Photograph of the lower three courses of brickwork on the southern part of the eastern wall. This is clearly red-brick, in English bond, and is therefore part of the original earlier 17<sup>th</sup> Century house.*

**6.2.3** Although there is little surviving physical evidence for the eastern frontage of the earlier house, the 1771 elevation and 1794 image provide a better indication of this. In the 1771 elevation, there is an elevated doorway, with a series of steps running up to it – interestingly, this doorway has disappeared by 1794, perhaps in conjunction with alterations of the garden to the east from formal (as shown on the 1771 plan) to naturalized parkland (as indicated in the 1812-13 maps). The 1794 image also depicts a bay built out, to the south of the earlier door, which is not depicted on the 1771 Elevation (this bay is depicted on the 1812/13 maps too).

Both of these images depict the service wing (projecting to the south). The 1771 Plan appears to depict this with a lower roof level than the roof of the main house (see section 9.2.3) for discussion of this. A couple of differences between the two images can be seen, including the apparent simplification of the windows in this building by 1794, plus the loss of the chimney at the far southern end.



*Fig. 28: 1771 Elevation of the eastern frontage of Breakspears.*



*Fig. 29: 1794 image of Breakspears, depicting the eastern frontage.*



### 6.3 Southern External Elevation

**6.3.1** The eastern part of the southern frontage (the slightly projecting section around the bay window) is clearly later in date than the earlier 17<sup>th</sup> Century house. This essentially forms a stub today, and mirrors where the 1690s service wing once projected out to the south. This means that it would have essentially formed the ‘inside’ of this service wing area in the 1690s – until the 19<sup>th</sup> Century rebuild when the range was demolished. Any evidence for a potential pre-1690s southern elevation in this area must, presumably, have been ‘destroyed’ when the service wing was constructed.



*Fig. 30: Photograph of the southern frontage today.*

**6.3.2** The central and western part of the southern frontage, however, appears to retain brickwork which was part of the earlier 17<sup>th</sup> Century house. This is found in the lower part of this frontage (essentially below the string course). This consists of red brickwork, broadly similar to the early brickwork observed elsewhere (i.e. eastern part of northern frontage, and southern part of eastern frontage), and is in English bond, matching the earlier parts of wall seen elsewhere.

It must be noted, however, that this is not overly clear, because this area has been ‘chopped and changed’ around. This is partly because of the repairs and underpinning work undertaken in the 1920s, plus the addition of the doorway and Venetian window (both thought to be later – because of the patching of brickwork observed around the Venetian window, and the fact that the interior arch of the door cuts through a painted wall-face).

**6.3.3** The upper part of this frontage (above the string course) has clearly been rebuilt at a later date, probably as part of the 19<sup>th</sup> Century extension. This is

because of the brickwork used here – very similar to that used elsewhere in the 19<sup>th</sup> Century extension.

**6.3.3** The south-western corner of the earlier house can clearly be seen on this frontage. This is obvious in the abutting line of the brickwork (figs. 31 + 32) – red brick in the area of the earlier house, and greyer Victorian brick in the area of the 19<sup>th</sup> Century rebuild / extension, to the west. This line extends to 1<sup>st</sup> floor level, to more or less the same height as observed on the northern side of the house.

The two separate phases of construction (of the early house) are also indicated here – with English bond found towards the base (presumably representing the original earlier 17<sup>th</sup> Century build); and Flemish bond above this (potentially relating to the 1690s rebuild). The fact that this Flemish bond stretches further down the wall at this point (than it does in the area to the east of this, and in the area of the earlier 17<sup>th</sup> Century wall on the northern frontage), may reflect the fact that there was a need for repairs / patching in this area when the mid-1690s extension took place.



*Fig. 31: Photograph of the southern frontage today. The line of abutting brickwork, representing the original south-western corner of the earlier 17<sup>th</sup> Century house, can be seen just to the left of the nearest bay windows.*



*Fig. 32: Close-up photograph of the abutting line of brickwork on the southern frontage, representing the original south-western corner of the earlier 17<sup>th</sup> Century house.*

**6.3.4** The location of the earlier ‘back door’ probably lies in approximately the same location as it lies today. This is because it is located at the other end of the ‘inner hall’ – so one would travel in through the front door, through the entrance-hall, through the inner hall, and out of the back door. The present door itself is, however, clearly 20<sup>th</sup> Century in date (with the inside face of the arch having been cut into an existing painted wall).

**6.3.4** Most of the other features in this frontage are later in date, and are discussed in the report which details the evidence for the later house. This includes the windows (bay and Venetian); and metal-plates etc.

#### **6.4 Western External Elevation**

Externally, no evidence of the earlier western wall was observed, as the 19<sup>th</sup> Century rebuild essentially included the extension of the house to the west. This meant that the earlier external wall essentially fell within the interior of the new build. Some evidence of this earlier wall was observed within the interior of the house, and in excavations in the present-day dining room and spine corridor. This is discussed below (sections 7 + 8).

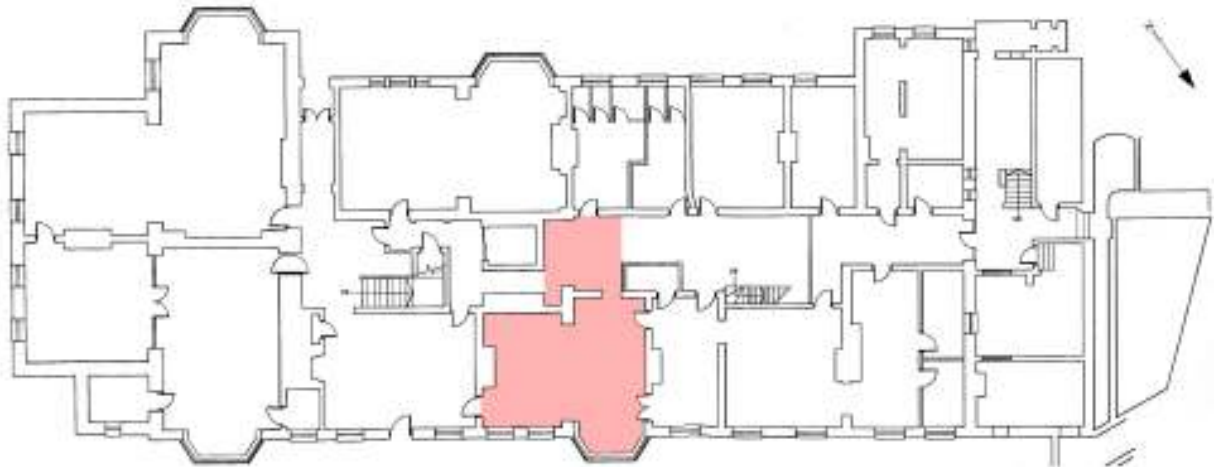
## 7. Archaeological investigation of the Dining Room (G21) and Spine Corridor (G23)

An archaeological investigation was carried out in the dining room (room G21) and part of the central corridor (the 'spine corridor' – room G23) of Breakspears, when the 19<sup>th</sup> Century floor was broken up during building works. A number of walls and drains were exposed, which formed part of earlier phases of the building. Most interestingly in relation to the earlier 17<sup>th</sup> Century house was the discovery of the original western wall of the house, confirming the documentary evidence for the extent of the earlier house, and that it only stretched to the west to part of the way along the dining room and the western end of the library.

This section first presents a list of the archaeological contexts that were recorded. For practical purposes, they are discussed per area, starting with the dining room and ending with the spine corridor.

### 7.1 Summary of the findings

The investigated area was located in the centre of the present house, in the dining room area and in the adjacent part of the corridor (fig. 33). After removal of the concrete floor surface, structural elements relating to earlier phases of Breakspears were encountered. They were cleaned, recorded and photographed. Brick samples were also taken, which were later analysed and dated.



*Fig. 33: Location plan of the investigated areas – the dining room and spine corridor.*

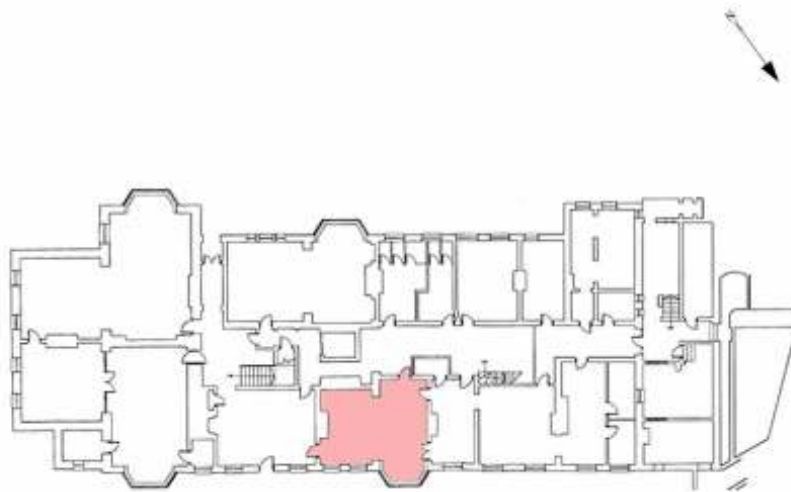
## 7.2 Summary of contexts for the excavations in both the Dining Room (G21) and Spine Corridor (G23)

Context number	Description	Interpretation
100	Brick wall.	West wall of original house. Same as (107).
101	Brick drain (built into wall 100).	Drain, related to original house.
102	Rebuild of brick drain (101).	Rebuild of (101).
103	Iron pipe within yellow stock brick box.	Later service pipe (19 <sup>th</sup> -century?).
104	Assumed cut for (100).	Construction cut for west wall of original house. Same as [108].
105	Assumed cut for (101) and (102).	Construction cut for (101).
106	Assumed cut for (102).	Construction cut for (102). Same as [105]?
107	Brick wall.	West wall of original house. Same as (100).
108	Assumed cut for (107).	Construction cut for west wall of original house. Same as [104].
109	Brick wall.	Connecting wall between main house and building to west (appears on early 19 <sup>th</sup> -century sketch plan).
110	Assumed cut for (109).	Construction cut for wall (109).
111	Backfill of [110].	Backfill of construction cut for wall (109).
112	Wall stump.	Internal wall, post-dating (100) = (107).
113	Assumed cut for (112).	Construction cut for internal wall.
114	Base of brick drain.	Brick drain, abutting wall (109).
115	Assumed cut for (114).	Construction cut for brick drain (114).
116	Part of brick drain.	Thin drain, probably flowing into brick drain (114).
117	Assumed cut for (116).	Construction cut for (116).
118	Concrete floor surface.	Concrete – mid-19 <sup>th</sup> Century.

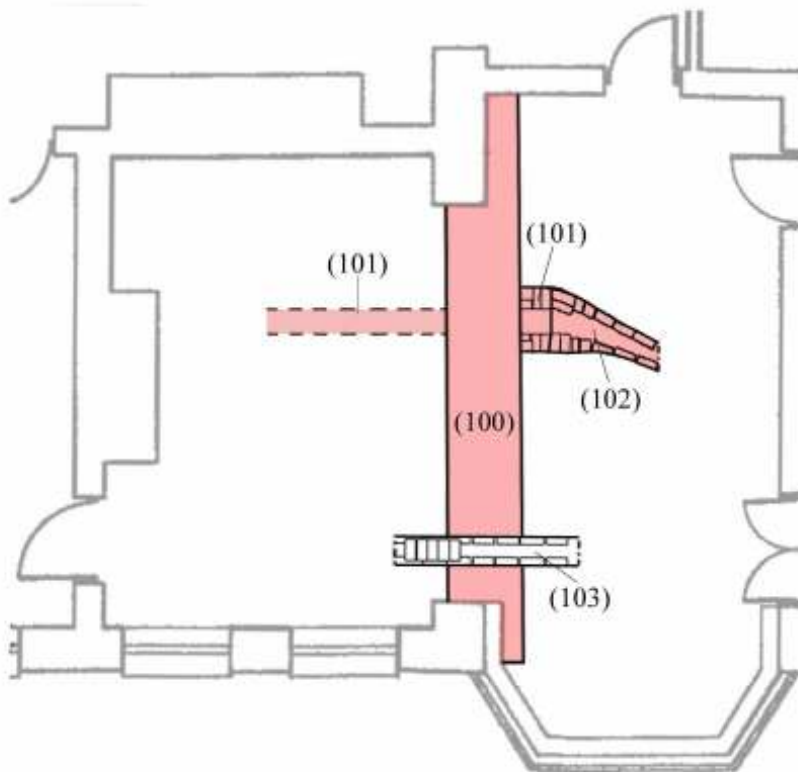


### 7.3 The dining room (contexts 100-106)

7.3.1 After removal of the concrete floor, a brick wall (100) and a brick drain (101) with rebuild (102) were discovered, as well as pipe (103), which cut brick wall (100) (fig. 28).



*Fig. 34: Plan of the archaeological features observed in the dining room.*



- 7.3.2** Feature (103) was the most recent feature in the sequence, and of relatively low relevance to the understanding of the development of Breakspears. It was an iron pipe, *c.*60mm in diameter, lying within a yellow-stock brick channel. It truncated the top of wall (100) at right angles. No brick samples were taken as it was clearly a relatively modern feature.
- 7.3.3** Wall (100), however, is the original western wall of the earlier 17<sup>th</sup> Century house, and is therefore of more archaeological significance. It measured 0.81m in width, and extended across the entire length of the room for a distance of 5.94m. The red-orange bricks were held together by lime mortar, and were dated to the period 1450-1700. They were the same type of bricks found elsewhere during the investigations, including in the water storage tank area. Wall (100) continued into the adjacent corridor, where it was numbered (107). It was interpreted as part of the western external wall of the original 17<sup>th</sup>-century house – partly because of its location and alignment which fits with the recorded western wall of this earlier house (seen on the 1771 Elevation of the northern front of the house, and the existing evidence for the earlier south-western corner of the house on the exterior southern face of the house – see section 6.3.3). Furthermore, the brick samples from this wall date it to pre-1700 (see appendix II).



*Fig. 35: Photograph of wall (100), looking east. The boarded-up fireplace is visible in the background.*





*Fig. 36: Photograph of wall (100), from above.*



*Fig. 37: Photograph of wall (100), looking south towards the stub-wall.*

**7.3.4** Drain (101) is contemporary with wall (100), running through wall (100) and continuing to both the east and west of it. It was constructed of red-orange bricks with lime mortar. The brick samples taken from it were dated to 1600-

1850 and 1450-1900 (see appendix II). It is therefore very possible that the drain was constructed at the same time as the early house.

The drain is, however, clearly constructed in two phases, with a clear rebuild from c.0.26m to the west of wall (100). The rebuild (102) was constructed of different materials. Three samples were taken, which were dated to 1700-1900 and – less precisely – to 1450-1900 (2 samples) (see appendix II). It is clear, therefore, that the rebuild predates the 20<sup>th</sup> century (and presumably before the mid-19<sup>th</sup> Century rebuild when the house was extended into this area). This explains why its location does not fit with any of the drains depicted on the 1894 Architect's Plan.



*Fig. 38: Photograph of drain (101), before excavation, and looking east (towards wall (100)).*





*Fig. 39: Photograph of drain (101), to the west of wall (100), from above.*



*Fig. 40: Photograph of the interior of drain (101), showing its corbelled construction where it runs through wall (100).*



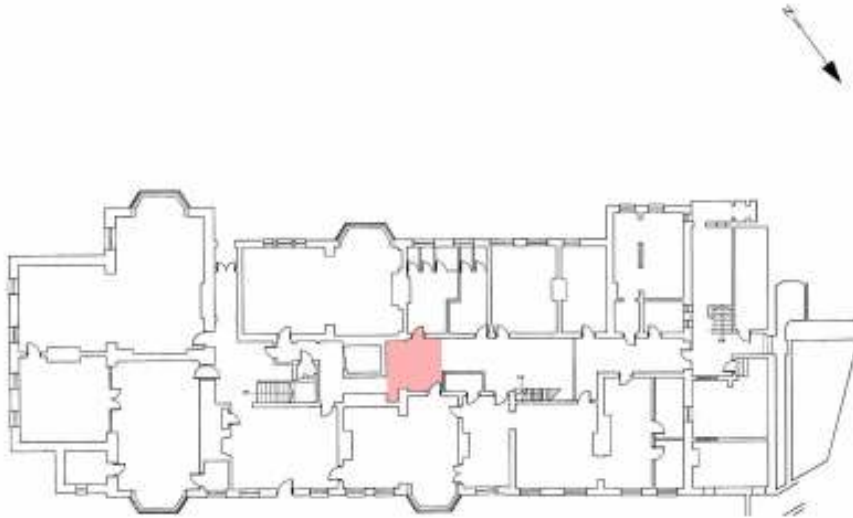
*Fig. 41: Photograph of drain (101). The rebuild, (102), is clearly visible in the right-hand side of the image.*



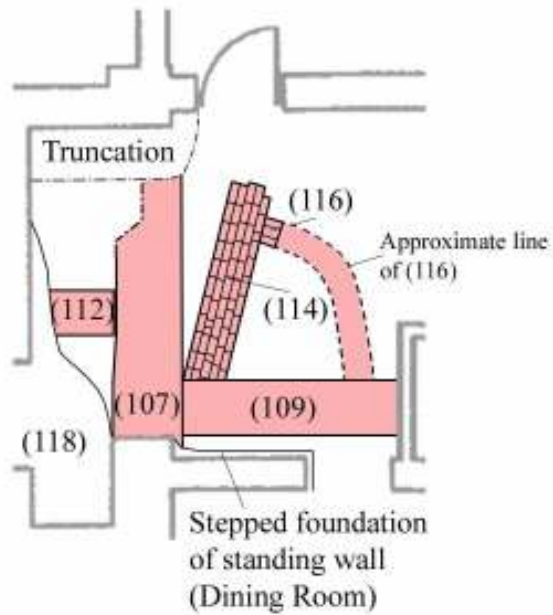
*Fig. 42: Photograph of the tiled base of drain (101), with the rebuild (102) clearly visible in the right-hand side of the image.*

#### 7.4 The spine corridor (contexts 107-118)

7.4.1 After partial removal of concrete floor (118), brick walls (107), (109) and (112) were revealed, as well as drains (114) and (116) (fig. 43).



*Fig. 43: Plan of the archaeological features observed in the spine corridor.*

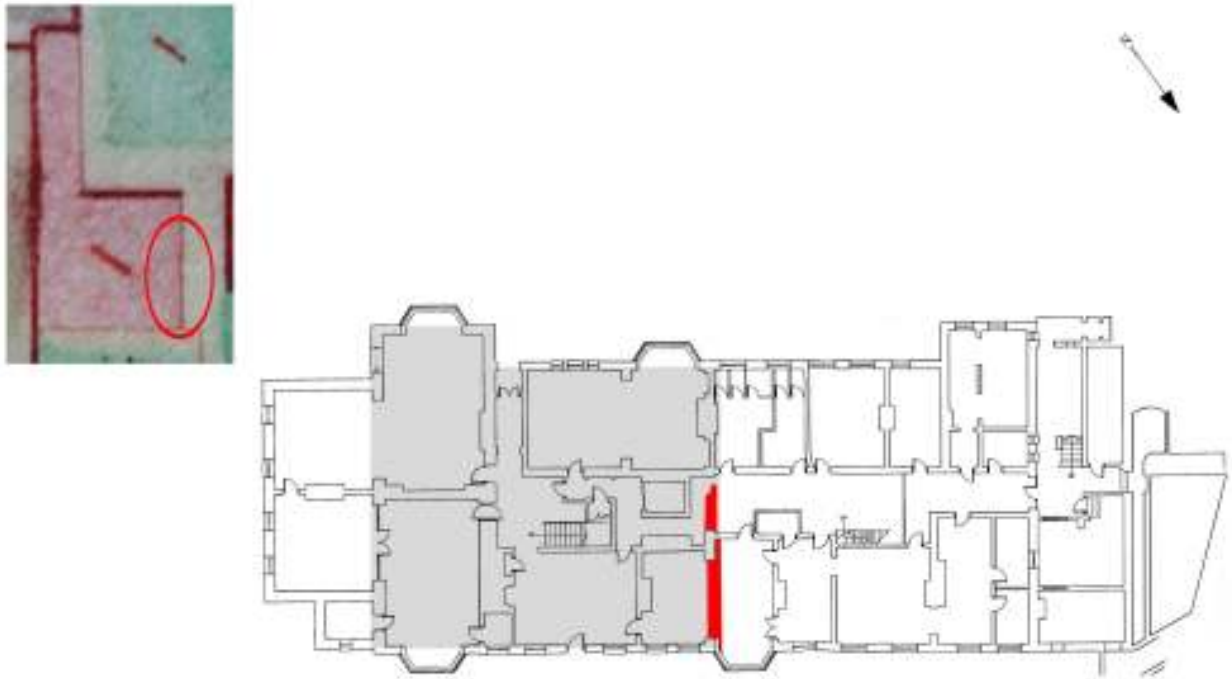


**7.4.2** As mentioned above, wall (107) is the continuation of wall (100) – interpreted as part of the western wall of the earlier 17<sup>th</sup> Century house (fig. 45). It seems to have been slightly less wide here, measuring 0.71 – 0.73m, and was truncated at its southern end.



*Fig. 44:  
Photograph of  
wall (107), lying  
underneath the  
scale.*





*Fig. 45: Plan of the modern house, showing the location of the original western wall uncovered in the dining room and spine corridor; alongside the 1771 Plan with the western wall circled.*

**7.4.3** Wall (109) was 0.56m wide. It was constructed of red-orange bricks with pinky mortar, and abutted wall (107). Three brick samples were taken, which were dated to 1450-1700 (2 samples) and 1600-1700 (see appendix II). Although these date the wall to pre-1700, its relationship with wall (107) (clearly being different in construction and with different mortars) suggests it was later in date than wall (107) – as it is common sense that the main house wall must have come before the smaller connecting wall. It is therefore possible that this wall was added in the 1690s changes to the house. An early 19<sup>th</sup>-century sketch drawing (1812) of the area shows Breakspears with an external wall in exactly this location (see below) or, at any rate, a short length of wall linking the main house with an L-shaped ancillary building (fig. 48).

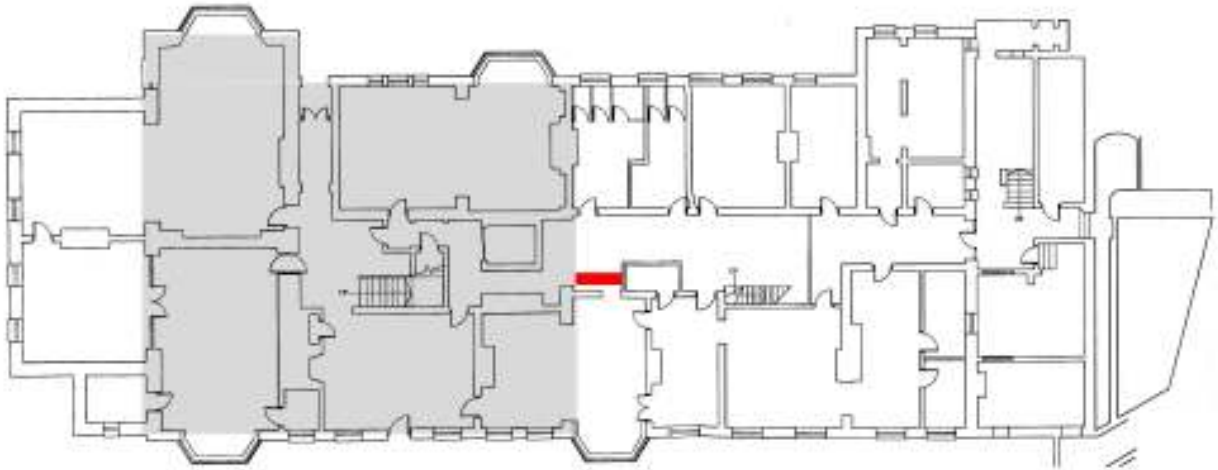
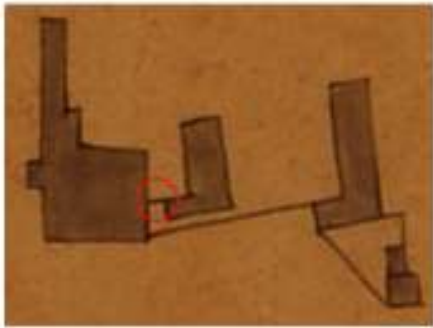




*Fig. 46: Photograph of wall (109) (bottom left-hand corner of the image), abutting wall (107) (under the scale).*

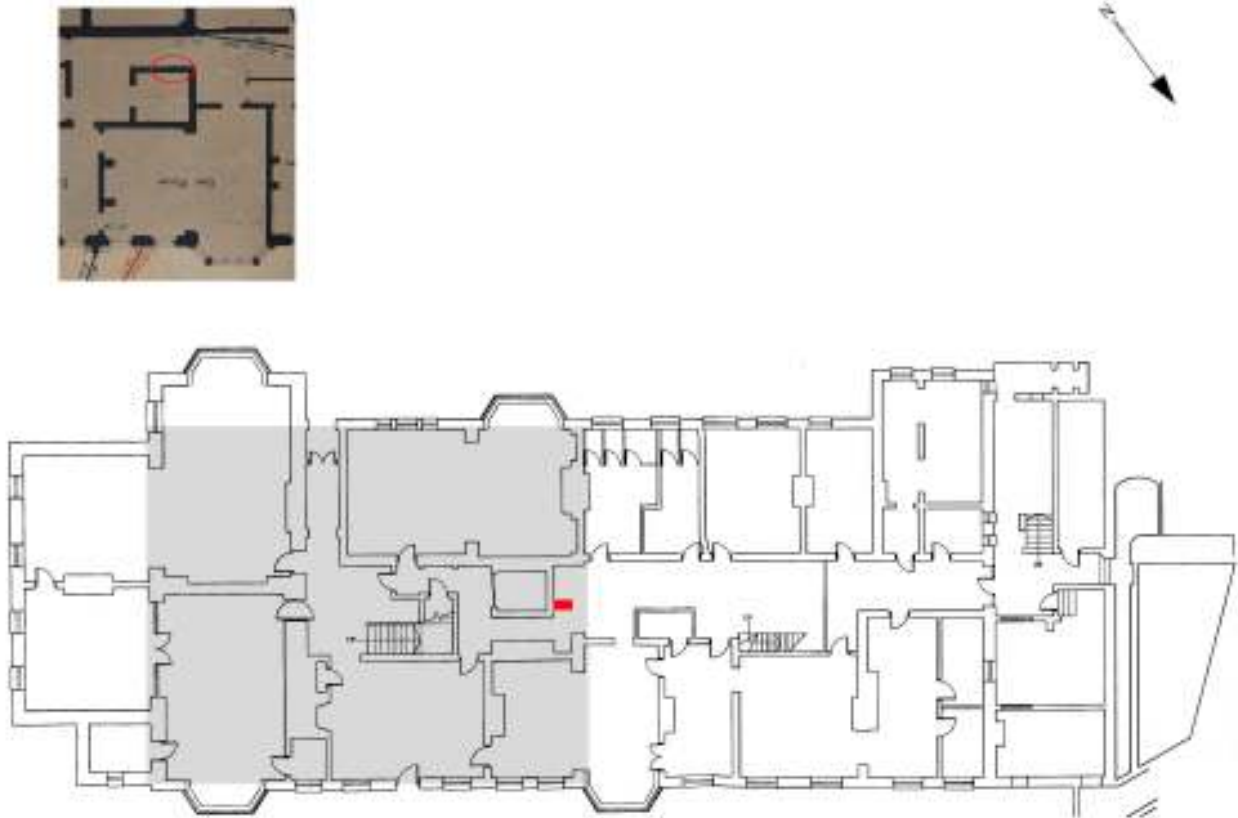


*Fig. 47: Close-up photograph of wall (109) (bottom of the image) abutting wall (107) – clearly showing the different materials and mortars used.*



*Fig. 48: Plan of the modern house, showing the location of wall (109), alongside an early 19<sup>th</sup> Century plan with this wall ringed.*

**7.4.4** Wall (112) also abutted wall (107), and was on the same east-west alignment as wall (109), but on the eastern side of wall (107). Two samples were taken, which were both dated to the period 1650-1850 (appendix II). It can be identified as an internal wall on the 1894 architect's plan of Breakspears and the 1899 ground floor plan (fig. 49) as the southern wall of a small windowless room, possibly a storage room. It appeared to abut the main wall (107) rather than being part of a contiguous build, so is presumably later in date and may be part of the mid-19<sup>th</sup> Century rebuild of the house.



*Fig. 49: Plan of the modern house, showing the location of wall (112), alongside the 1894 Architects Plan with this wall ringed.*

**7.4.5** Finally, drain (114) was a truncated base of a substantial northeast-southwest aligned brick drain, made of red-orange bricks, measuring 0.41m in width. Two brick sample were taken, one of which was vitrified. They were dated to the period 1600-1850 and 1650-1800 respectively (appendix II), dating the construction of the drain to the second half of the 17<sup>th</sup> or 18<sup>th</sup> centuries. Drain (116) was the base of a smaller drain leading into (114), though not fully excavated. No samples were taken, but the brickwork looked similar to that of drain (114) and may be contemporary. Both drains abutted wall (109) to the north, suggesting that they are also either contemporary with or later than this wall. Furthermore, it is interesting to note that the base of both of these drains survives immediately below the present concrete floor, so the historic ground-level here, just outside the earlier house, must have been quite a bit higher, at least 400mm.

The 1894 architects plan also includes the ground floor drains, but none depicted on the plan can be matched with the excavated drains. This, in conjunction with the dating of the various brick samples from the drains, suggests that the excavated drains belong to an earlier phase of the house (before the mid-19<sup>th</sup> Century rebuild).



*Fig. 50: Photograph of drain (114).*

## **7.5 The Library**

Another small excavation took place in the library, just inside the line of the earlier western wall, within the earlier part of the house. This took the form of three small pits – each measuring approximately 0.7m X 0.5m in plan, and c.0.5m in depth, beneath the 19<sup>th</sup> Century concrete floor.

Nothing of archaeological significance was observed in these pits, just the stiff yellow clayey-silt natural deposits directly underlying the concrete floor (c.0.15m in thickness) – showing that the earlier house was built directly on top of the natural deposits. There was, therefore, no evidence for any earlier floor surfaces (as in the excavations in the dining room and spine corridor, where there was also no evidence for earlier floor surfaces).



*Fig. 51: Photograph of the excavations in the library, looking south-west. One pit is visible in the foreground, which revealed concrete floor surface directly overlying natural deposits.*

It is, however, considered possible that the library was originally two rooms (divided along a north-south line). This is based on the existence of stub-walls projecting out of the northern and southern walls at this point, and a supporting beam; plus the fact that the northern wall is on a slightly different line either side of this point, with the part to the west of the stub being slightly further to the north than that to the east.

## **7.6 Summary and conclusions**

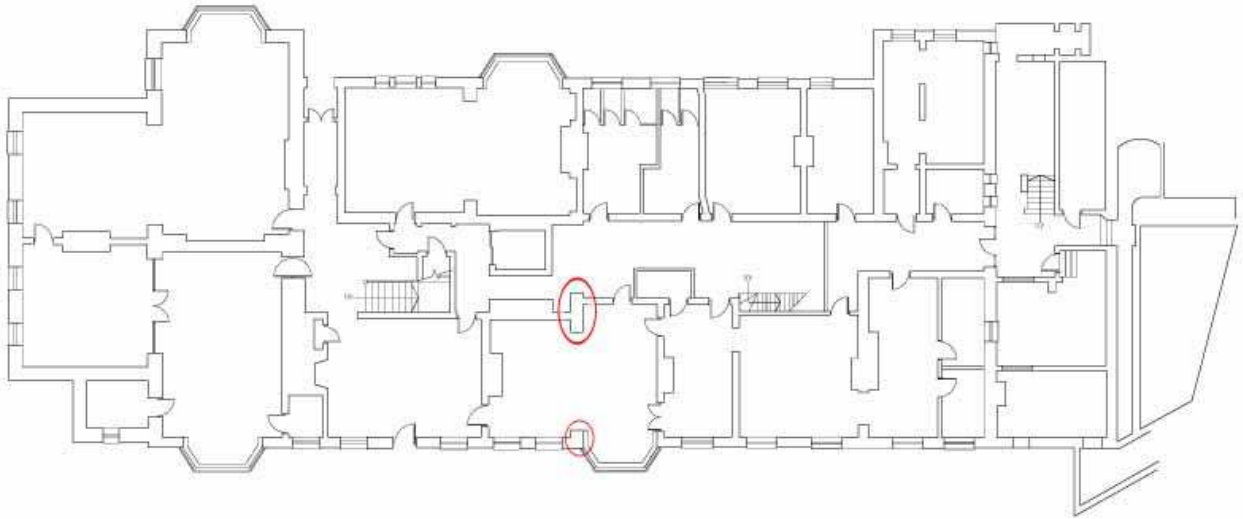
The archaeological investigations inside the dining room and adjacent spine corridor revealed a number of structural features that formed part of earlier building phases and which could be identified on historic maps and plans of Breakspears. Most interestingly, wall (100) = (107) was part of the western exterior wall of the 17<sup>th</sup>-century house.



## 8. Other Evidence for the Original Western Wall of the House:

Aside from the evidence for the earlier western wall of the house uncovered during the above excavations, some evidence for this wall was observed within the interior of the house.

### 8.1 Part of the original western wall was observed in the dining room (G21).



*Fig. 52: Plan of the modern house, with the existing evidence for the earlier western wall in the dining room ringed.*

One part of this was a 'stub wall', running out of the southern wall of the dining room, approximately in the centre of the present-day dining room, and now covered by plasterwork moulded into pillars and 'in and out' panels (fig. 53). The width of this wall is 0.48m, and it ran for a distance of approximately 1.2m. This section of wall also extended into the spine corridor slightly – for a distance of approximately 0.25m (forming a stub wall into this corridor).



*Fig. 53:  
Photograph of the  
'stub' wall  
projecting out of  
the southern wall  
of the dining room  
(part of the earlier  
western wall of the  
house).*

A small section of the internal face of this wall was also observed in the 'secret' cupboard, just to the east of the stub wall.

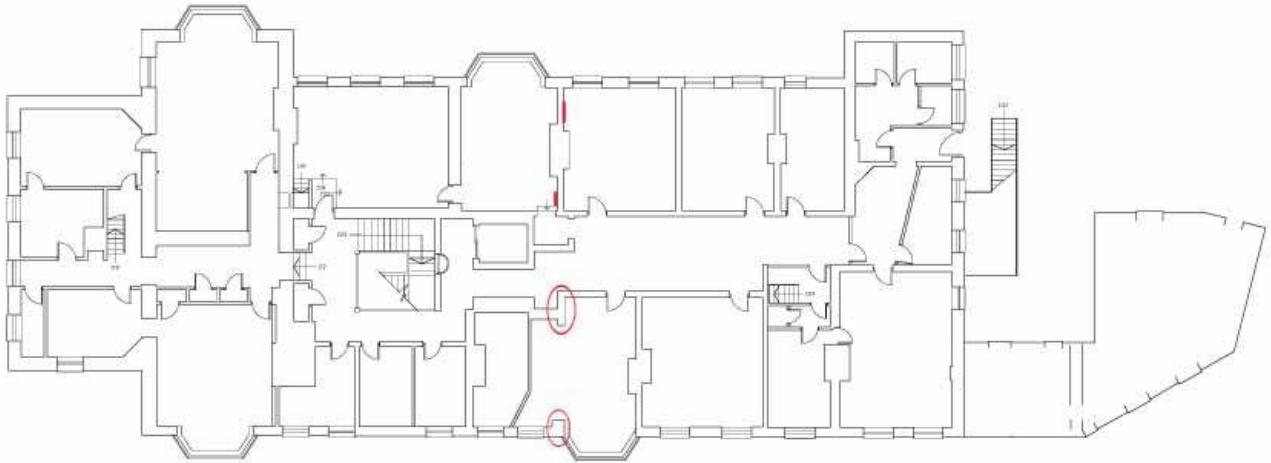


*Fig. 54: Photograph showing the internal face of the earlier western wall, exposed in the 'secret' cupboard' in the dining room.*

One final part of the original western wall was observed projecting into the dining room from the northern wall, immediately to the east of the bay window.

**8.2** The western wall of the library (G6) also seems to follow the line of the western wall of the earlier house. This is based on the plan of the house, which clearly shows the line continuing along this alignment. This wall does, however, appear to have been ‘chopped and changed’ around in later years, with it appearing to be wider and narrower at different places.

**8.3** There was also some evidence for the western wall of the earlier house on the first floor of the house.



*Fig. 55: Plan of the first floor of the modern house, with the existing evidence for the earlier western wall ringed.*

**8.4** On the first floor, a small section of the probable earlier western wall was observed in room F22, projecting out just to the east of the bay-window. This measures 0.37m in width; and projects out for a distance of c.0.25m. This lines up with another small stub wall on the other side of this room (of a similar width and distance).



*Fig. 56: Photograph of the stub wall in room F22, projecting out of the southern wall (part of the western wall of the earlier house).*



- 8.5 Further evidence for the original (earlier 17<sup>th</sup> Century) western wall of the house was observed behind the present internal wall at the first floor level, in room F9, when electrical works were being undertaken.

This consisted of a section of red brickwork, regularly coursed, and set within a fine cream mortar. Approximately 0.4m of such brickwork was exposed in width; by a maximum of c.1.1m in height.

The location of this section of brickwork places it directly on the line of the original western wall of the house; and above the walls exposed during the excavations in the spine corridor. This would have formed part of the external face of the western wall.

It should be noted that there was a small step / inset in the brickwork – stepping out for a distance of c.30mm. This presumably represents part of a slightly recessed decorative panel in the brickwork (just in this specific location), as was not visible in the vertical line of brickwork on the southern external face of the house.



*Fig. 57: Photograph of the patch of the external earlier western wall observed in room F9 (first floor).*



*Fig. 58: Close-up photograph of the patch of the external earlier western wall, showing the step-in in the brickwork (the scale is resting on this).*

- 8.6** One final section of the earlier western wall was observed in room F8. This was probably part of the interior face of the earlier western wall, which explains why it does not look so neat.



*Fig. 59: Photograph of the interior face of the earlier western wall observed in room F8.*



## 9.2 Summary of contexts

Context number	Description	Interpretation
40	A layer of <i>c.</i> 0.15m of mid to dark brown organic material with frequent pebbles and patches of silty sand, disturbed by root activity, overlying a layer of <i>c.</i> 0.13m of mid brownish yellow clay with inclusions of pebbles and ceramic building material.	Backfill of brick drain (41).
41	Red orange brick drain with arched brick covering in stretcher bond, bonded with thick creamy white mortar up to <i>c.</i> 60mm between bricks. Width of drain 0.62m and exposed length 6.2m.	Brickwork of barrel-roofed brick drain.
42	Straight-sided linear cut with sharp top and bottom breaks of slope, oriented southeast-northwest in the south and then curving to avoid wall (43) and continuing on a north-south alignment.	Construction cut for brick drain (41).
43	Red orange brick wall footing, <i>c.</i> 0.66m wide, made up of re-used chunks of old wall (measuring up to 0.5m in width and 0.2m in depth) and brick rubble. This wall was orientated north-south for 4.46m, and east-west for 4.62m.	Wall footings of 17 <sup>th</sup> century service wing, demolished in the 19 <sup>th</sup> century.
44	L-shaped linear cut with vertical sloping sides and sharp break of slope.	Construction cut for wall footings (43).
45	A compact block of flint and brick rubble in a bond of creamy mortar, similar to the brick and mortar of other structures on site, measuring 1.55m east-west by, at least, 0.58 m north-south.	Wall base or foundation for unknown structure. Possibly associated with a gateway of some description.
46	Rectangular cut with right-angled corners, vertical sides and a flat base.	Construction cut for wall base or foundation for unknown structure (45).
47	Spread of red orange brick rubble and mortar, measuring 1.15m north-south, 1.20m east-west and 0.08m in thickness.	Possibly a dump or a foundation for an internal structural element in the 17 <sup>th</sup> Century service wing.

48	Straight-edged and vertically sided L-shaped cut, cutting into the natural geology.	Cut for deposit of brick rubble and mortar (47).
49	Mixed grey and brown silt and clay deposit extending over the southern half of the trench, with well sorted and mixed inclusions of mortar flecks, tile and brick fragments, shell and charcoal. Thickness c.0.05-0.10m, directly overlying the natural clay.	Soil horizon, pre-dating the construction of brick drain (41) and wall (43).
50	Red-orange brick rubble and creamy mortar. Same as (43). Measures 0.4 x 0.7m.	Western return of wall (43), visible in south-facing section.
51	Friable dark ashy deposit, mixed with brick rubble, shell, chalk and mortar, visible in southwest-facing section to the northwest of wall (50). Measures 1.32m in width and 0.48m in depth.	Backfill of [55], cut against the side of the wall. Possibly a planting bed.
52	Mid-greyish brown silty deposit with charcoal inclusions, pebbles and very occasional brick rubble, visible in south-facing section, extending for 5.54m and up to 0.4m deep.	Possibly the same as (49), within the area of the former building.
53	Compact layer of crushed brick, tile and mortar, overlying deposit (52) and cut by (54). Only visible in south-facing section. Length 3.12m; 0.12-0.15m thick.	Possibly the make-up for the floor level within the 17 <sup>th</sup> Century service range.
54	Layer of red-orange brick rubble, creamy mortar and some stones, only visible in south-facing section. Stratigraphically later than (43) and (45). Length 4.06m and maximum thickness 0.8m.	19 <sup>th</sup> Century demolition dump sealing wall base (43).
55	Vertically sided and flat-bottomed feature cut against wall (50). Only visible in southwest-facing section. Measures 1.32m in width and 0.48m in depth.	Possibly a planting bed.
56	Mid-brown silty clay with moderate pebbles and tile fragments. Only visible in south-facing section.	Fill of [57].

57	Truncated feature with sloping sides and a concave base, only visible in south-facing section. Width 0.9m; depth 0.32m.	Small pit or other cut feature, stratigraphically below wall (50).
58	Natural clay.	Natural geology.
59	Natural clay with stone inclusions overlying (58), c.0.22m thick.	Natural geology.
60	Mid-brown fill of (55), measuring 0.74m in width and 0.44m in depth.	Fill of (55) to west of (51), only visible in south-facing section.
61	Orange sandy gravel, stratigraphically below (53), visible in south-facing section and in patches in plan to the south. Width (in section) 2.2m and maximum depth 0.19m.	Layer. Possibly part of the path that ran along the eastern side of the house.
62	Orange sand, stratigraphically below (61), measuring 0.4 m in width and 0.3 m in depth.	Layer.
63	Mixed deposit, only excavated very partially and recorded in section.	Possibly a fill of a cut feature that was left unexcavated.
64	Flecked layer of crushed mortar, measuring c.1.6m north-south and 0.7m east-west.	Thin and truncated spread over deposit (49), connecting wall (43) and wall base (45). Possibly the remains of the wall across the path depicted on the 1771 Plan.
65	Redeposited natural clay.	Backfill of construction cut (44) for wall (43).

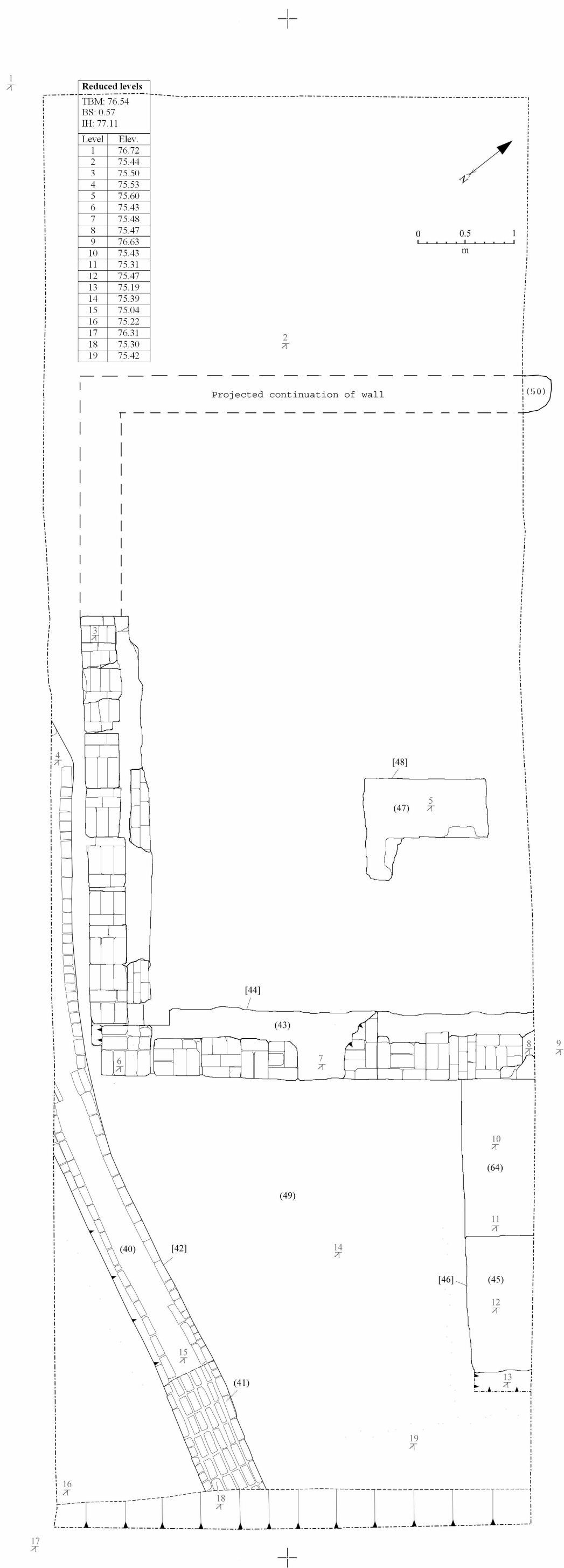


Fig. 61: Plan of the trench, showing the main archaeological features and deposits.



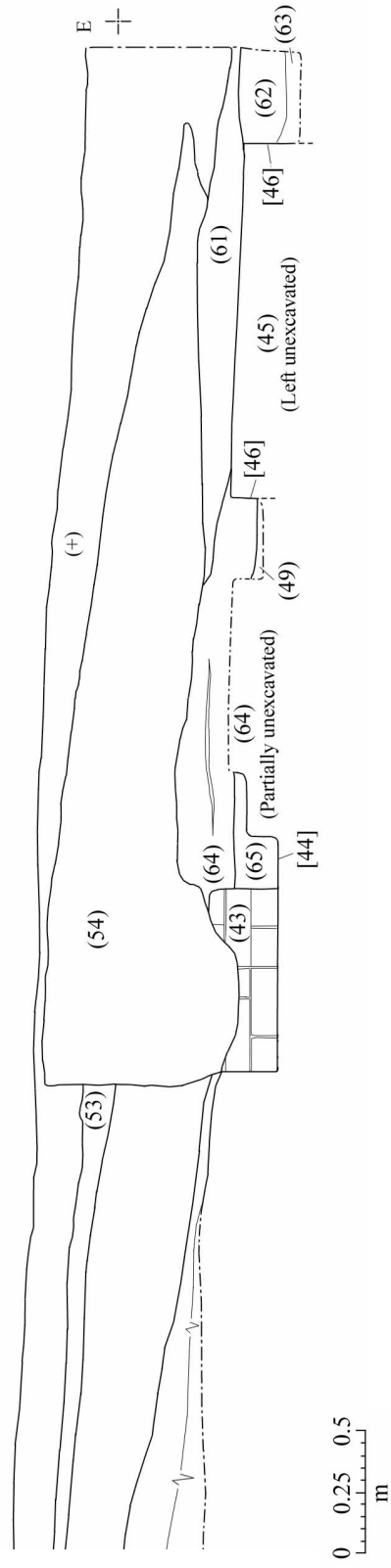


Fig. 62: South-facing section of the trench, showing the main archaeological deposits.

- 9.2.1** The trench was machine excavated to a level depth of *c.*75.5m OD, roughly 0.6–1m below the ground level.
- 9.2.2** At this depth, the brick drain (41) was uncovered, as well as wall (43), wall base (45), brick and mortar base (47), layer (64), layer (61), and layer (49). Other deposits were observed in the south-facing section, and will be discussed accordingly.
- 9.2.3** Wall (43), constructed of red-orange bricks with creamy white mortar with sandy inclusions, was L-shaped, running roughly north-south, and east-west. It has been interpreted as the footings of two walls of the old service wing of Breakspears, visible on 18<sup>th</sup>-century depictions of the house. It was probably built in the 17<sup>th</sup> Century, and was demolished in the 19<sup>th</sup> century.

The footings consisted of pre-cut blocks of re-used brickwork stacked side by side, with additional rubble packing along the inside of the building, surviving to a height of 75.34 – 75.48mOD along the north-south running stretch of wall; and 75.50mOD at its western-most end.

Excavation of the shallow construction cut along the eastern external face of wall (43) revealed three courses of brickwork. This area had, however, been truncated by the machining – although deposits in the northern section indicate that there would have been at least another three, probably four, courses up to the contemporary land-surface. The overall depth of the construction cut would, therefore, have been *c.*450mm.

This wall would have continued to the north, forming three sides of the service wing. Its return (50) was observed in the south-facing section. It was, however, lost in the western part of this excavation as existed at a higher level, with the foundations following the natural slope of the hill.

The outer dimensions of the entire structure as revealed in the excavation trench are 7.2m east-west by at least 4.6m north-south (continuing beyond the northern limit of excavation).

Six brick samples were taken from wall (43), dated to the period 1450-1700 (5 samples) and 1450-1800 (1 sample). The brick samples taken from (50), furthermore, were dated to the period 1450-1700. The samples therefore date the wall to pre-1700, however the fact that it was built of re-used masonry means that a slightly later date remains possible (see appendix II).



*Fig. 63: Photograph of the trench, looking west. Wall (43), running north-south, then turning a corner and running west, can clearly be seen.*



*Fig. 64: Photograph of wall (43), looking west.*





*Fig. 65: Photograph of wall (43), looking south-east (i.e. from the inside of the service wing).*



*Fig. 66: Photograph of the trench, looking north. The return of the wall, (50), can be seen in section just to the left of the scale. This provides an indication of the width of the service wing.*





*Fig. 67: Close-up photograph of the northern end of wall (43). This shows that the wall was made up of chunks of re-used brickwork.*



*Fig. 68: Close-up photograph of the southern end of wall (43), also showing that the wall was made up of chunks of re-used brickwork.*

This service wing is visible on the 1771 Plan and Survey of the estate (fig. 70) and, in less detail, on the slightly earlier (c.1754) Rocque map (fig. 69), as well as the 1813 enclosure map (fig. 71) and near-contemporary plans (figs. 72-75). By the time of the 1866 25inch OS Map, however, it had been demolished (presumably with the probable mid-19<sup>th</sup> Century rebuild of the house, which essentially rotated it round by 90°).

On the 1771 survey, the service wing has a slightly different shape than on the 1813 Enclosure map, although the overall shape and extent roughly corresponds. Furthermore, the c.1812 map of the roads set out under the enclosure act depicts the service wing as less elongated, and the other 1812-13 maps show several more or less varying outlines. Analysis of such pre-OS cartographic material is, however, problematic, because of the lack of reliability of such early maps.



*Fig. 69: Rocque's Map, c.1754, with service wing circled.*



*Fig. 70: 1771 Plan, with service wing circled.*



*Fig. 71: 1813 Enclosure Map, with service wing circled.*





*Fig. 72: 1812 Plan showing the roads set out by the Commissioner under the Harefield Inclosure Map, with service wing circled.*



*Fig. 73: 1812 Plan showing the roads set out by the Commissioner under the Harefield Inclosure Map, with service wing circled.*



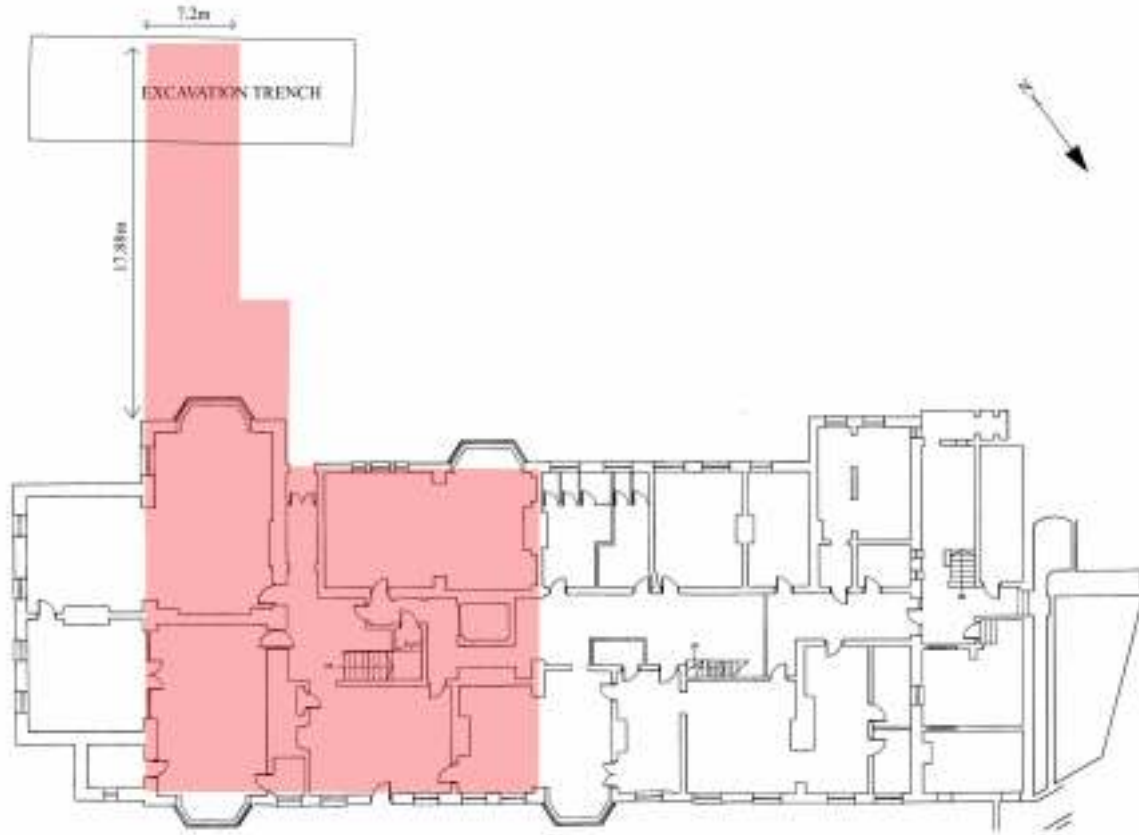
*Fig. 74: 1812 Sketch Plan showing the purchases by Partridge, with service wing circled.*



*Fig. 75: 1812 Sketch Plan of the parish, with service wing circled.*

It is possible that the shape of the service wing may have been changed, involving a possible widening or additional building being added close to the main house. This is depicted on the 1812/13 maps (in contrast to the 1771 plan). However, the archaeological investigations of the service wing in the water storage tank area yielded no evidence for two building phases. This in itself does not necessarily constitute evidence that no alterations took place, as the trench was fairly limited in size and not located close enough to the main house to shed light on these possible alterations.

Although it is difficult to ascertain the exact length of the service wing from the above cartographic evidence (due to the unreliability of these sources), the discovery of the southern wall of this wing in the excavation trench provides a definite length for the wing. This was c.17.88m out (south) from the present southern end of the house.



*Fig. 76: Plan showing the extent of the earlier house, with service wing to the south, superimposed on a plan of the modern house and excavation trench.*

It is difficult to ascertain exactly when this service wing was constructed. It clearly dates from at least the 18<sup>th</sup> Century – as is depicted on 18<sup>th</sup> Century maps. It is possible, however, that it was constructed in the 17<sup>th</sup> Century (possibly in the earlier 17<sup>th</sup> Century, alongside the rest of the ‘early’ house). The brick samples taken from the walls (43) and (50) are only broadly dated to 1450-1700, and the fact that they have been re-used (in chunks) clearly implies a construction date towards the latter part of this range – i.e. the 17<sup>th</sup> Century.

Furthermore, the 1771 Elevation of the House shows the service wing with a slightly lower roof than the main house (the roof of the main house was raised to its present height at some point between the mid-1690s and 1771). The height of the roof of the service wing, however, fits with the roof height of the main house when it was initially raised from a two to three storey structure in

the 1690s (before it was raised to its present height – evidence for the dating of this discussed in section 11). This suggests that the service wing may have been constructed in the 1690s, at the same time as, and to the same height as, the raising of the main house.



*Fig. 77: 1771 North-East elevation of Breakspears. This depicts the service wing (left-hand side of the image) projecting south from the main house (right-hand side of the image). This also shows the service wing with a lower roof than the main house.*

**9.2.4** Brick drain (41) was also constructed from red-orange bricks with creamy mortar. It had an arched barrel-shaped roof, consisting of four bricks placed side by side on their sides; straight sides consisting of three regular courses and an upper course consisting of part or half bricks splayed out to support the vaulted roof; and a flat tile base. The roof only survived at the eastern end of the excavation trench, to a height of 75.30mOD. A slot was excavated near the surviving part of the barrel roof, where the base existed at 75.04mOD.

The drain was on an overall east-west alignment, sloping down towards the east following the natural contours of the slope, but curved around the eastern corner of wall (43) to avoid it. It was therefore probably built when wall (43) was already in place.

The dating of the drain was broadly confirmed by analysis of the samples (appendix II). Those from the eastern end of the drain were dated to the period 1600-1850 – probably the date at which the drain was first constructed.

At the western end of the drain, a small ceramic pipe (external diameter of *c.*70mm) was found laid within the drain. This was presumably a later insertion – with a sample from it being dated to 1850-1950. The western end of the drain, furthermore, had lost its roof. It is therefore possible that this was

broken away at some point in the 19<sup>th</sup> / 20<sup>th</sup> Century, and the small pipe laid in at this date to discharge to the east into the still *in situ* drain.

The drain was backfilled with a thin layer of clay *c.*13mm deep (presumably a usage deposit), followed by a layer of organic material with lots of root activity, measuring *c.*0.15m thick (40). The backfill did not produce any archaeological finds, although small chunks of ceramic building material and brick rubble were noted in the fill.



*Fig. 78: Photograph of the brick drain (41).*

**9.2.5** Wall base or foundation (45), situated to the east of wall (43) outside the service wing, consisted of fragments of red-orange brick and large flint nodules in a compact creamy mortar bond, surviving to a height of 75.47mOD. A small sondage was excavated next to the feature to determine its depth - 0.28m. Two brick samples were collected from (45), which were dated to the period 1450-1700.

Layer (64) was a deposit between wall foundation (45) and wall (43), and is probably associated with foundation (45). After machining, the top of (64) survived to a height of 75.43mOD, although deposits in the south-facing



section revealed that the deposit had been thicker and started at a height of *c.*75.75mOD. This deposit appears in plan to continue the line of (45) back to the west to wall (43).

Associated with both of these features was the clean orange gravel layer (61). This was observed in the south-facing section (directly above wall foundation (45)), at a level between 75.67mOD and 75.53mOD. It was also observed in plan in patches between (45) and (41) – in the eastern part of the excavation trench.

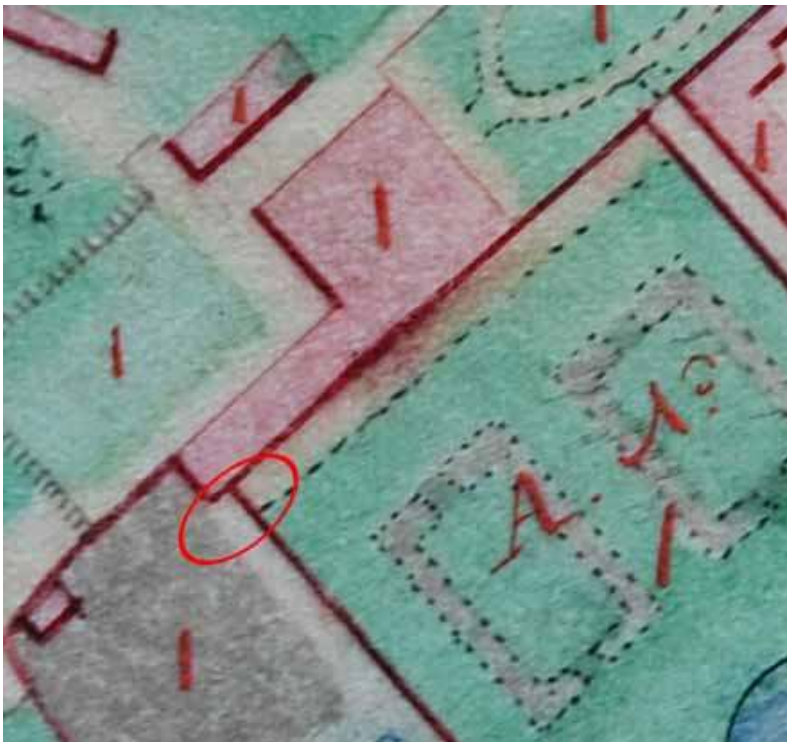
These features, together, may have formed part of the path which ran parallel with, and slightly to the east of, the main house. This is clearly depicted on the 1771 Plan (fig. 75), and the gravel patches uncovered in excavation appear to follow this line relatively closely. The 1771 Plan also depicts a wall at the southern end of this pathway, marking the southern end of the formal garden to the east of this house. This wall is approximately where foundation (45) and deposit (64) were uncovered. It is therefore possible that deposit (64) was part of this wall, with the more substantial foundation (45) forming part of a foundation for a gate, or something similar, which must have stood in this area to enable access onto the path.



*Fig. 79: Photograph of wall base (45) (right-hand side of the image) and layer (64) left-hand side of the image). Patches of orange gravel (61), thought to have been part of the path, can also be seen in section overlying wall base (45) and in plan to the south of (45).*



*Fig. 80: Photograph of the excavated sondage to the east of wall base (45).*



*Fig. 81: 1771 Plan. The path running alongside the eastern side of the house and service wing can be seen, with the wall marking the southern end of the formal gardens.*



**9.2.6** The L-shaped brick and mortar deposit (47) was located inside the area enclosed by walls (43) and (50), therefore within the area of the 17<sup>th</sup> Century service wing. Its surface existed at a height of 75.60mOD, with the surviving depth of cut [48] c.0.80 m.

The bricks were mainly broken, rendering it impossible to determine their original sizes, but the red-orange fabric was similar to other bricks from structural features on the site. Analysis did, indeed, date the two brick samples that were taken to the period 1450-1700 (appendix II).

Although it is possible that (47) and [48] represent a masonry dump, it seems more likely that they represent the fragmentary remains of an internal feature of the service wing. As the area has been heavily truncated, it is likely that the contemporary floor-level was at least 0.3-0.4m higher, so this brick feature may have formed quite a substantial footing. This may have formed quite a substantial footing, possibly for an oven or fireplace.



*Fig. 82: Photograph of brick and mortar deposit (47), clearly enclosed within wall (43) and therefore within the area of the 17<sup>th</sup> Century service wing.*



*Fig. 83: Close-up photograph of brick and mortar deposit (47).*

**9.2.7** Layer (49) was a soil layer that accumulated in the eastern part of the excavation trench, extending across the entire width of the site, and measuring *c.*0.05-0.10m in thickness (its surface, after machining, existed at 75.22 – 75.39mOD). It was also recorded in the south-facing section – labelled (52). It consisted of mixed greyish-brown silty clay with mortar, ceramic building material, shell and charcoal and thin spreads of yellowish brown soil. This deposit is clearly earlier in date than both wall (43) and drain (41) – as is cut by the construction cuts for both of these. It therefore reflects the land-surface before the construction of the 17<sup>th</sup> Century service-wing.

**9.2.8** At the western end of the trench (outside the area of the 17<sup>th</sup> Century service wing), two cut features were identified – (55) and (57).

The older of the two, [57], was a cut feature with one slightly convex sloping side and one slightly concave convex side and a concave base, measuring 0.9m in width and 0.32m in depth. It was backfilled with (56), a mid-brown silty clay with moderate pebbles and tile fragments. No archaeological finds were retrieved, but it was stratigraphically below wall (50) and cut feature [55].

Cut feature [55] was interpreted as a planting bed, dug up against the outside of wall (50) and going down to roughly the same level at *c.*75.89mOD. It had two fills. Closest to wall (50), it was backfilled with a loose mid to dark brown ashy fill with brick rubble, shell, chalk and mortar inclusions, sitting on top of a band of tiles. This fill also produced 6 sherds of Frechen stoneware pottery (FREC), dated to 1550 – 1700, weighing 40g, and 2 sherds of late-

medieval/transitional sandy redware (LMSR), dated to 1480 – 1600 and weighing 42g (see appendix I). The dating of the pottery thus falls within the latter part of the same period that was suggested for the walls, based on analysis of the brick fabric. Cut feature [55] also contained a lighter brown fill towards its western edge as well as a patch of the same lighter brown material near the centre of its base. If [55] was indeed a planting bed, such variation in fills can be explained by reference to root activity.

The cut features [55] and [57], as well as wall (50), were cut into the natural, the top of which existed at 76.29mOD. They were sealed by a layer of topsoil (+), which measured up to 0.26m in depth.



*Fig. 84: Photograph of cut features [55] and [57], in south-facing section. The return of wall (50) can also be seen to the right of the scale.*

- 9.2.9** Within the area of the 17<sup>th</sup> Century service-wing, was layer (53), - a layer of crushed brick, tile and mortar between 0.12 and 0.15m deep. This may be the make-up for the floor level (now lost) within the building, as it appears to be cut to the east by the later demolition cut over wall (43), and abutted by demolition backfill (54).



*Fig. 85: Photograph of the south-facing section. Layer (53) can be seen to the right-hand side of the image.*



**9.2.10** Layer (54), situated directly below the topsoil (+) and overlying wall (43), was a dump of demolition material. It consisted of orange red brick rubble with creamy mortar. The deposit was, at its thickest, 0.8m (stretching up to a height of 76.29mOD); and, at its thinnest, 0.06m (top at 75.73mOD). It stretched for approximately 4m along the section. This deposit represents the demolition phase of the service wing, when the upper part of the building was pulled down, possibly robbed for re-usable bricks, and the remnants partially left *in situ* to raise the ground level.



*Fig. 86: Photograph of the south-facing section, clearly showing the dump of demolition material (54) – surrounding, and to the left of, the scale.*

**9.2.11** The final deposits recorded on the south-facing section, (62) and (63), were not excavated to any significant extent, rendering their interpretation problematic. Deposit (62) consisted of orange sand, and may be related to overlying (61), for example as the result of smaller sand particles filtering down further through the more gravelly (61). The final deposit, (63), was a mixed deposit, a fraction of which was excavated to a depth of 75.23mOD.

**9.2.12** Natural geological deposits – clay – were recorded in certain areas, particularly within the area interpreted as inside the service wing. This included (58), overlain by (59) (natural clay with stone inclusions). The top of the natural existed between 76.29mOD and 75.61mOD, sloping down towards the east.

Another clay natural deposit (65) was observed just to the east of wall (43) – outside of the area of the 17<sup>th</sup> Century service range.



*Fig. 87: Photograph of the south-facing section, within the area of the 17<sup>th</sup> Century service wing. The natural clay deposits can be seen towards the base of the section.*

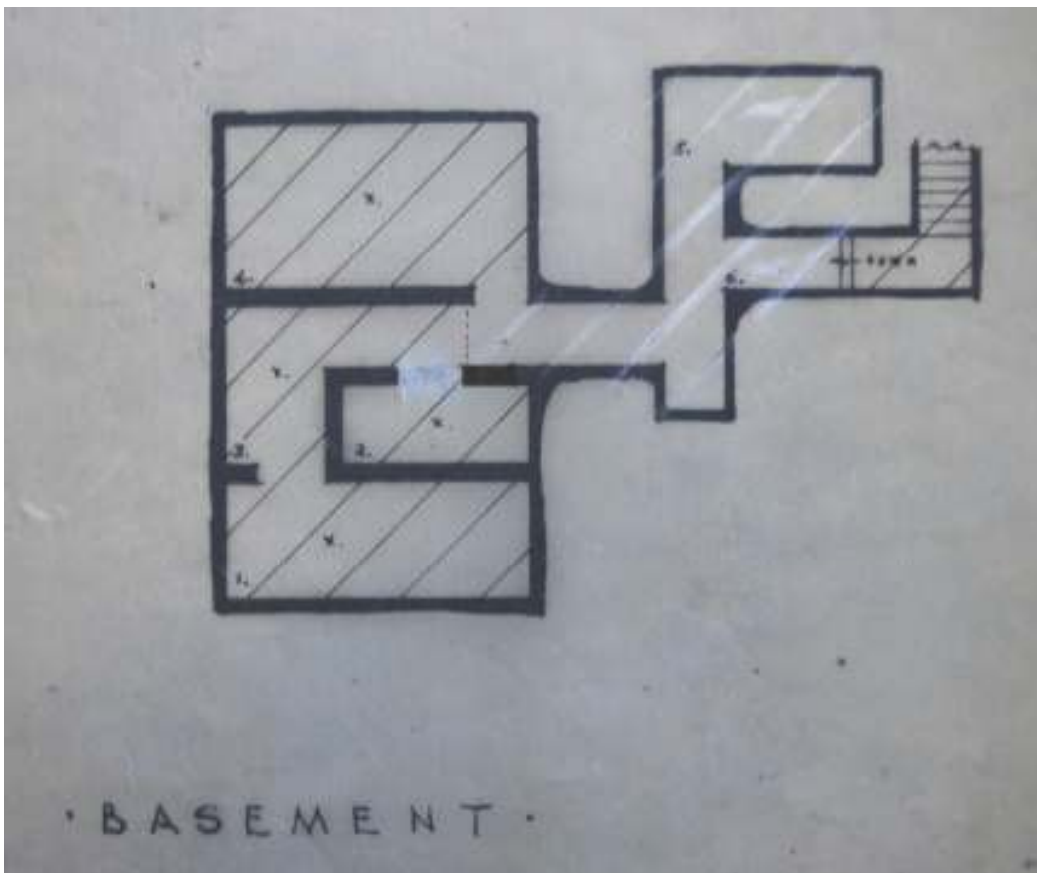
### **9.3 Summary and conclusions**

A number of archaeological finds and features were observed and recorded during this excavation, the most significant of which was the remains of the late 17<sup>th</sup> Century service wing, including its south-eastern corner. This has enabled a better understanding of the shape and size of the wing, as well as providing further dating evidence for its construction. One internal brick feature, within the service range, was also recorded – possibly an oven or fireplace, etc; along with evidence for the floor make-up of the wing; and the 19<sup>th</sup> Century demolition material associated with its destruction.

Other features recorded included the remains of the probable 17<sup>th</sup> – 18<sup>th</sup> Century gravel path that ran along the eastern side of the house, along with a possible associated gateway of some description. A brick drain was also recorded.

## 10. The Cellars

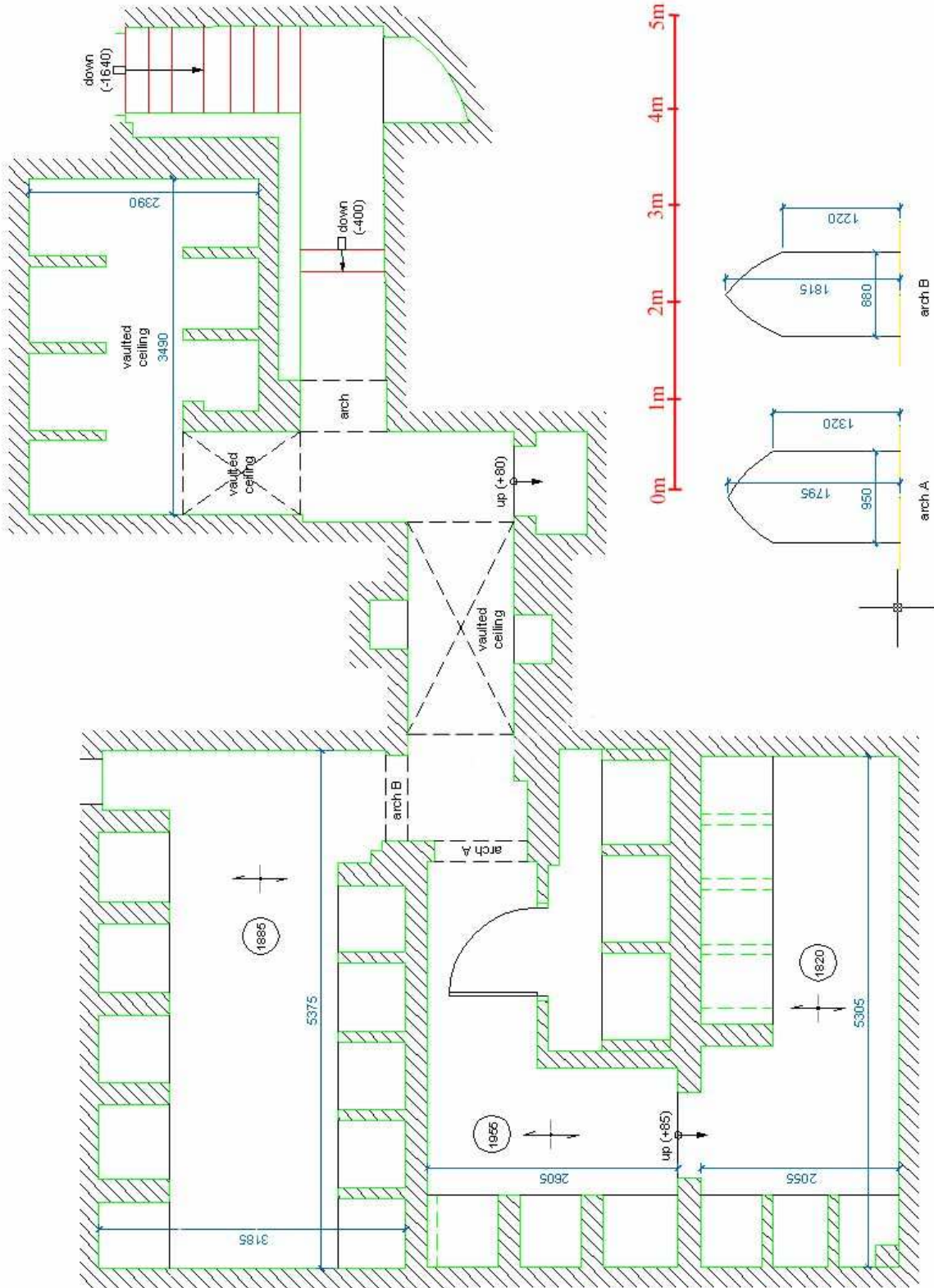
- 10.1** Archaeological observation and recording was undertaken on the cellars beneath the main house. These cellars were constructed and modified in different phases, and some attempt at understanding their chronology and phasing is discussed here. It would, however, appear that the earliest cellars were part of the earlier 17<sup>th</sup> Century house.
- 10.2** Unfortunately, no documentary or cartographical evidence concerning the earlier history of the cellars is available. The only earlier cartographic depiction of these cellars, is from 1953 (see fig. 88), and depicts the cellars in broadly the same way as they remained when this archaeological work was undertaken. This therefore proves that the cellars existed before, and that the modifications took place, before 1953, but provides no further information, particularly concerning their early form or features.



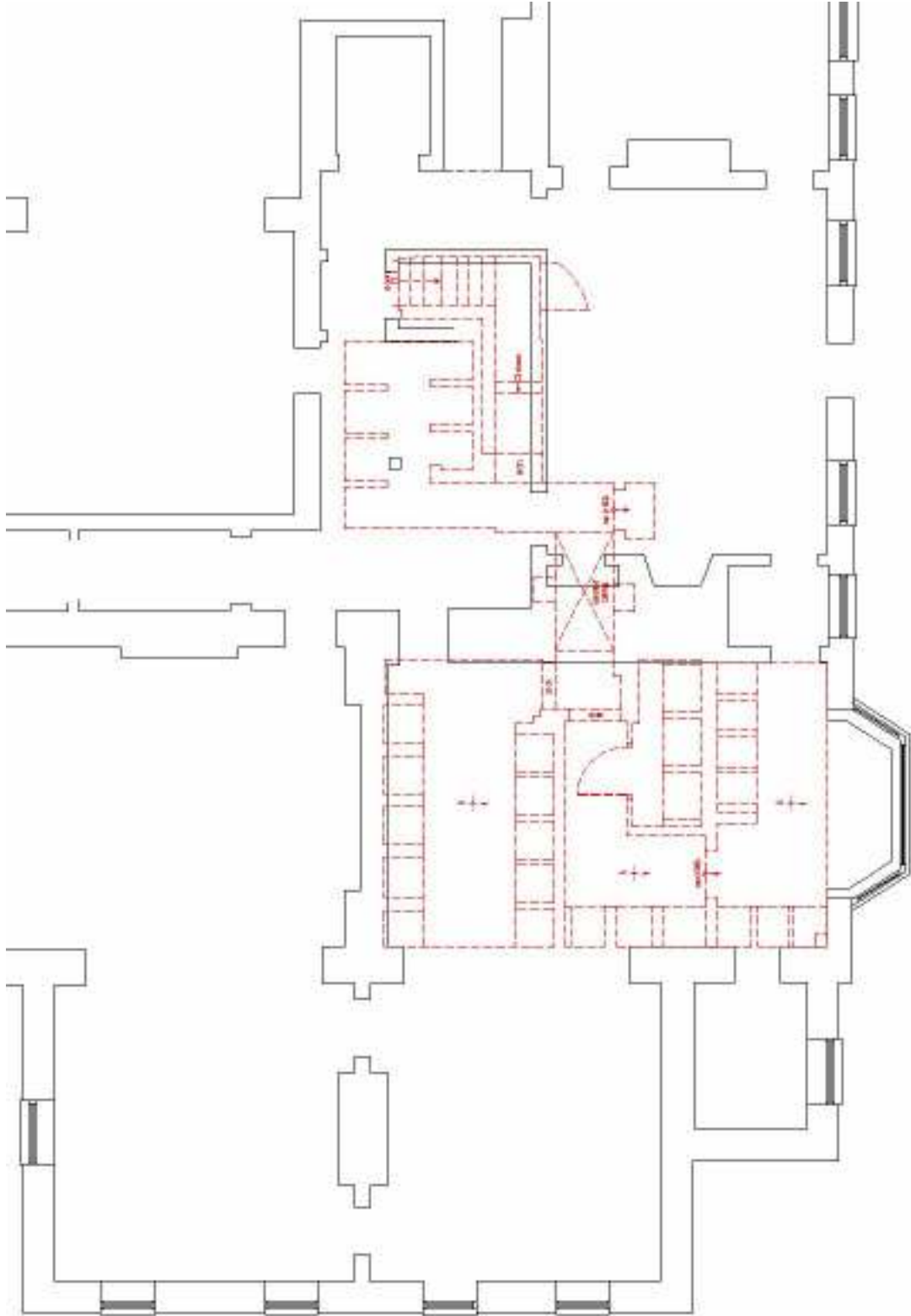
*Fig. 88: 1953 Architects' plans for the conversion of Breakspears to an old people's home – basement plan. This shows that the basement had broadly the same layout in 1953 as it did today.*



Fig. 89: Plan of the existing cellars. Taken from John Hallam Associates; Drawing No. 992250-150, Revision B.



*Fig. 90: Plan of the existing cellars, within plan of the whole house. Adapted from John Hallam Associates; Drawing No. 992250-150, Revision B.*



### 10.3 The Earliest Cellars:

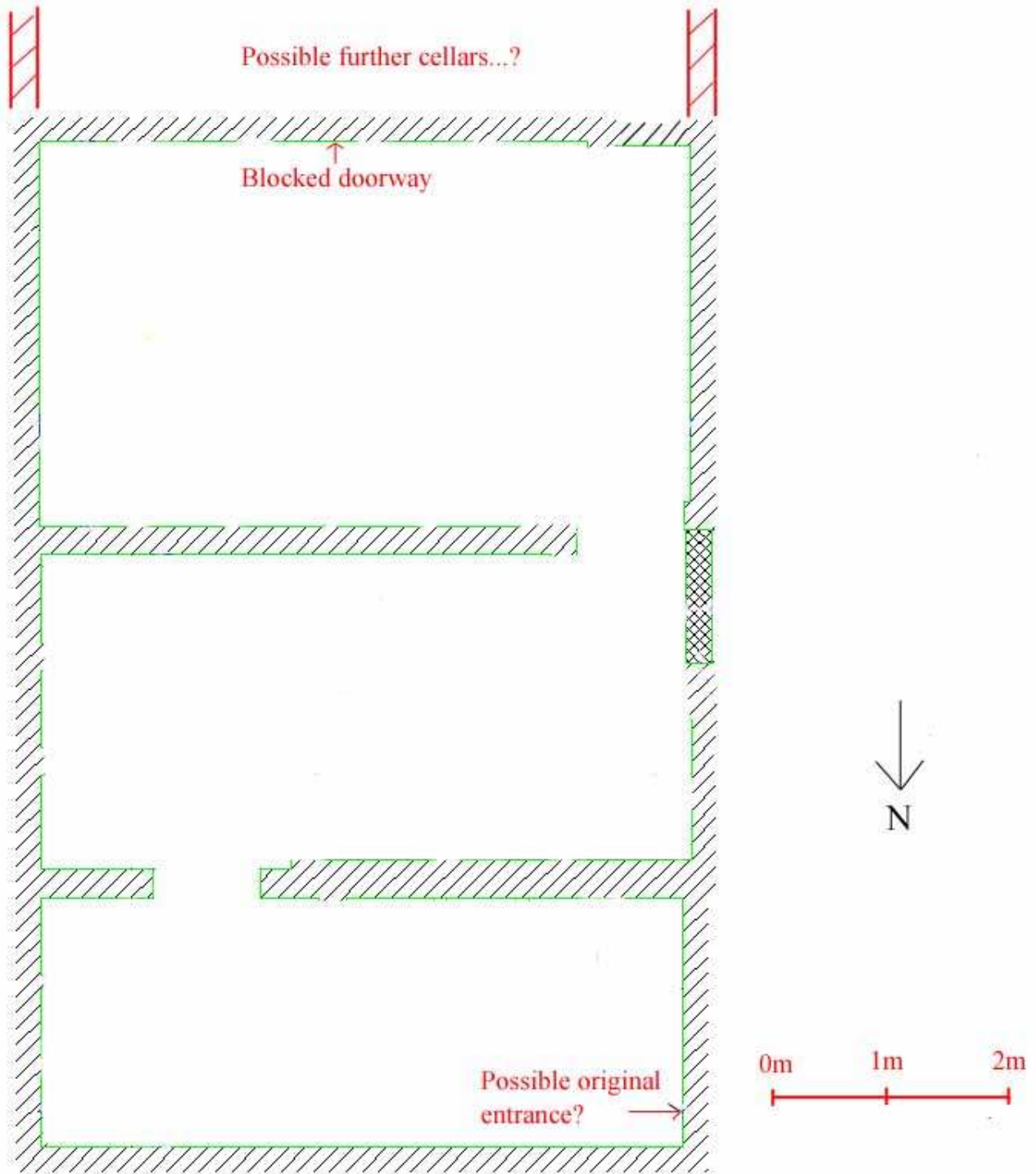


Fig. 91: Plan of the likely layout of the earliest cellars – associated with the earlier 17<sup>th</sup> Century house. This essentially consisted of the eastern part of the present cellar, with possible further cellars to the south.

**10.3.1** The original date of construction of the cellars is difficult to ascertain, with no documentary evidence for this, or dating evidence recovered from the cellars themselves. It seems likely that the earlier 17<sup>th</sup> Century house had cellars – part of the cellars that remain today.

**10.3.2** These early cellars were not, however, the same as they are presently. Essentially, they lay in the eastern part of the present-day cellars (see fig. 91 for graphical depiction of this), with the western part being a later addition.

When looking at the plan of the existing cellars in relation to the whole house (see fig. 90), it is noticeable that the eastern part of the cellars fits neatly under the area to the east of the entrance hall, with the eastern wall of the cellars running along the line of the eastern front of the original house. This is, therefore, strong evidence that these cellars were constructed at the same time as the earliest part of the present house.

**10.3.3** As the earlier house ran along a more north-south alignment than the existing house does, stretching further to the south than it does today (particularly with the addition of the service wing), it is possible that more cellars were located along this line - to the south of the eastern part of the existing cellars, fronting onto the eastern end of the house.

This suggestion is supported by the fact that there is some form of blocked-up doorway behind the brick shelves on the southern wall of the main room, approximately 1.46m from the eastern end of the room, with a clear brick arch (c.0.21m tall) over the top of it (see figs. 92-94). This doorway is significantly larger than the blocked-up niches observed elsewhere in the cellar (approximately 0.72m in width, and 1.1m in height), and stretched down to ground-floor level – so it seems likely that this was a door. It is possible that this door may have led off to further cellars to the south of the existing cellar – now infilled.

It was possible to look through a hole in the southern wall of the main room, into the area where possible earlier cellars once stood. This did not, however, provide any further information concerning whether or not earlier cellars were located in this area. Instead, only modern-looking brick walls and concrete was observed in this area – later in date and presumably associated with the rebuilding of this part of the house in the late 19<sup>th</sup> Century. It therefore remains possible that there were once earlier cellars in this area, but that these have since been infilled.



*Fig. 92: Photograph of the southern wall of the earliest southern-most room of the cellar. The remains of a blocked-up doorway are visible in the foreground, on the wall behind one of the later brick columns / partitions.*



*Fig. 93: Close-up photograph showing part of the blocked-up doorway, behind the brick partition / column. The brick arch is immediately above the uppermost shelf.*





*Fig. 94: Close-up photograph showing the western part of the blocked-up doorway, clearly showing the brick arch over the top of the door.*

**10.3.4** The early part of the cellar, which still exists today, appears to have been divided into three rooms (the two main rooms and central subdivided area that exist today in the eastern part of the cellar – see fig. 91), with the walls between these three main rooms being original (both 0.25m in thickness). These rooms measured, in width, 2.06m (the northern-most room); 2.57m (the central room); and 3.18m (the southern-most room). The smaller room (on the left as heading into the main part of the cellar) is therefore later, with the walls that surround it being later in construction.

It seems likely that there were doors of some description between these three rooms. This is particularly apparent on the doorway between the northern-most and central room, where two hinge-brackets and a catch-rebate still exist either side of the doorway.





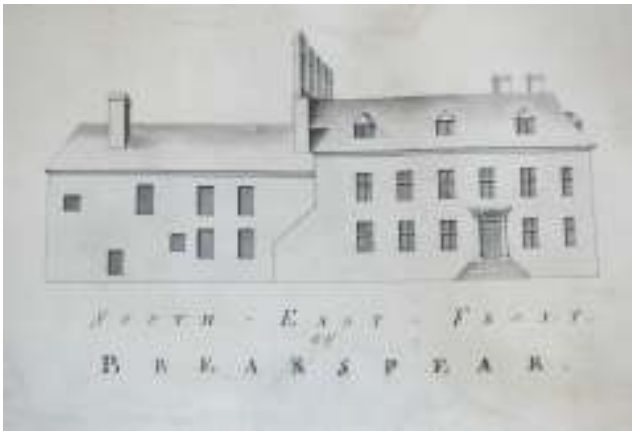
*Fig. 95: Photograph of the doorway through from the original central room into the northern-most room. The two hinge-brackets are visible on the right-hand side of the door, and the catch-rebate on the left-hand side.*

**10.3.5** The remains of blocked-up windows / lightwells were observed in the area of the earliest cellars.

This included a probable high-window on the eastern wall in the southern-most room – approximately 0.9m (in width), by 0.55m (in height) (its base is *c.*0.83m beneath the present ceiling). This would have been situated on the original exterior eastern wall. The level of the contemporary ground-surface, viewed in the 1771 elevation of the house, where the ground-level is depicted some five steps below the external doorway (fig. 97), suggests that this feature would have been a window. Interestingly, the drawing does not show a cellar window, but it is possible that the splayed steps from the doorway blocked this.



*Fig. 96: Photograph of the blocked-up high window in the eastern wall of the southern-most room, and overlying timber lintel.*



*Fig. 97: 1771 Elevation of the eastern frontage of Breakspears. The contemporary ground-surface, some five steps beneath the entranceway, is clearly visible.*

There was also the indication of blocked-up lightwells along the original northern wall of the cellars / house. The contemporary ground-surface at the northern end of the house (also seen in the 1771 elevation) would have meant that these functioned specifically as lightwells, rather than windows or niches. Two of these were noted during the historic building survey – measuring *c.*0.9m in width, by *c.*0.62m in height (fig. 98).



*Fig. 98: Photograph of a blocked-up lightwell (now containing a vent) in the northern wall of the northern-most room in the cellars.*

**10.3.6** It is possible that the original entrance into these earliest cellars was in the northern-most room, through the small chamber in the entrance hall (to the left of the main entrance). This is supported by the ‘soldier course’ of brickwork which was observed in this location in the cellars, projecting out from the corner of the room some 0.9m (figs. 99-100).



*Fig. 99: Photograph showing the 'soldier course' on the western wall of the northern room (top right of this wall). This may indicate the original entrance into the cellar.*



*Fig. 100: Close-up photograph showing the 'soldier course'.*

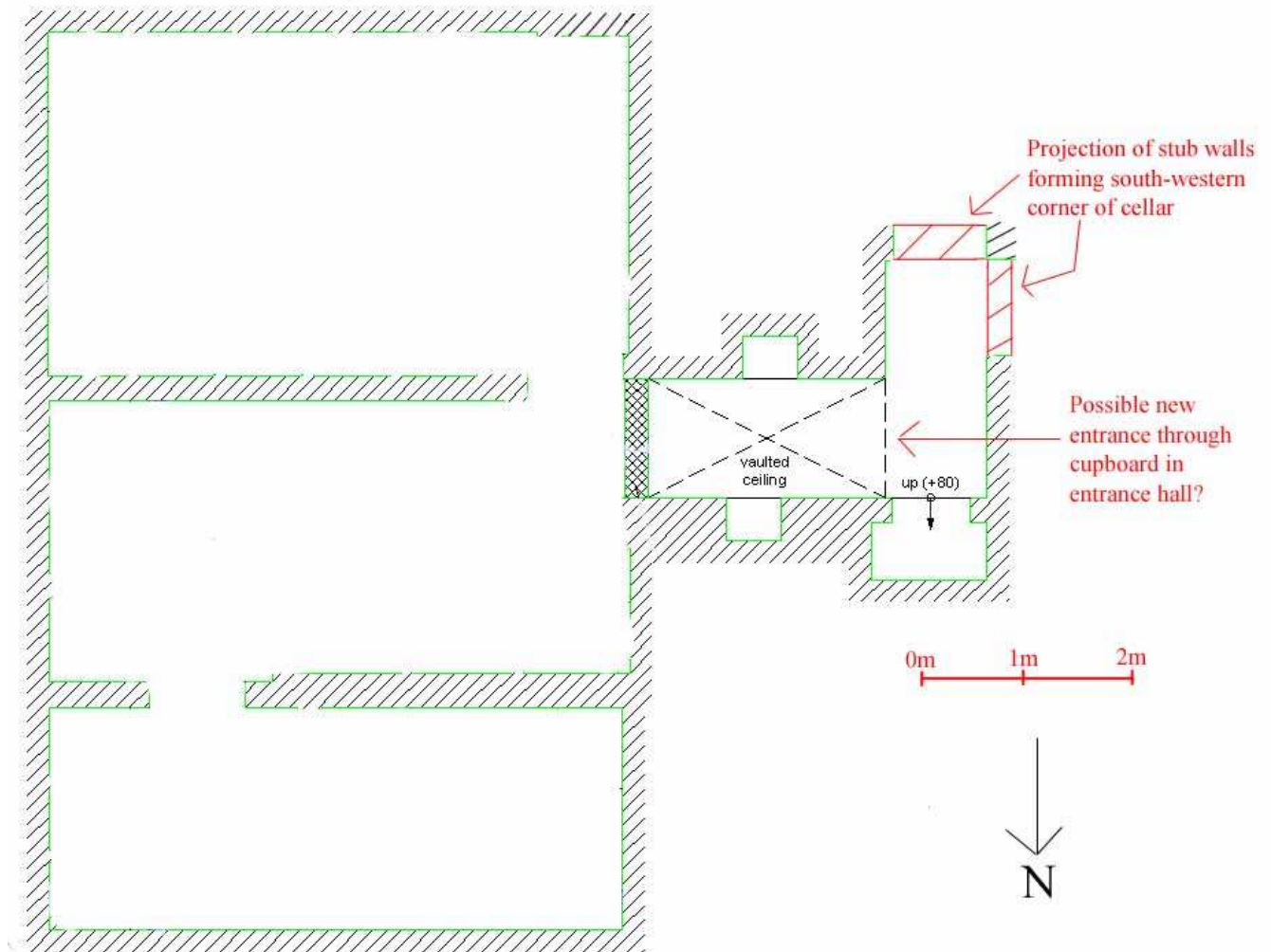
**10.3.7** Although none of the existing bays / shelves existed in the original cellars, the occasional niche was found. This is particularly apparent with the small square niche in the brickwork, located on the western wall of the northern-most room (fig. 101). This probably functioned as a smaller storage cupboard of some description.



*Fig. 101: Photograph of the small square niche observed in the western wall of the northern-most room in the cellars.*

A further small niche, of a somewhat different shape (round-headed) and shallower, was noted on the southern side of the dividing wall between the northern and central rooms (within the smaller later subdivided room). This was probably another original niche.

## 10.4 Extension of the Cellars:



*Fig. 102: Plan showing the extension of the cellars, with a small addition to the west.*

- 10.4.1** Evidence for the first extension of the cellars, to the west with the addition of the small 'L-shaped' corridor leading off the original cellars in a westerly direction, was noted during the historic building survey.

The fact that this corridor was not part of the earliest cellars is apparent in the construction of the floor, ceiling, and walls, which are different in the area of the earliest cellars and later extension. A line in both flanking walls, representing the later build, is visible on this alignment, with a break in the floor construction, and a different construction of the ceiling on a different alignment (fig. 103).





*Fig. 103: Photograph of the small passageway to the west, looking towards the earliest part of the cellars. The line in the wall-build and roof construction can be seen towards the end of this passageway, reflecting the start of the extension.*

**10.4.2** Evidence for the lines of the western and southern walls of this extension (and associated south-western corner) were also noted at the end of the later corridor into the cellars.

The evidence for the earlier western wall, associated with the extension, takes the form of a stub wall. Furthermore, one of the blocked-up niches along the line of the earlier western wall has been cut away to the south by the later corridor into the cellars.

Evidence for the earlier southern wall, associated with the extension, also takes the form of a stub wall. This wall has since been cut through by the entrance into the later, western-most, room.

This therefore acts as evidence for the south-western corner of the first extension to the cellars, which has since been cut through by the later extension.





*Fig. 104: Photograph showing the 'stub wall' (just to the right of the scale), projecting out from the eastern side of the entrance into the first room. This would have formed part of the southern wall of the earlier cellar. Further roughly-cut brickwork is visible in the foreground, forming part of the earlier western wall of the cellars.*

**10.4.3** It is possible that this small westerly addition was constructed as a new entrance to the cellars. One suggestion is that the new entrance was through the cupboard in the eastern wall of the entrance hall (possibly with a ladder leading down from it into the cellar), and that this led to the western end of the east-west running passageway. This is supported by the fact that, at this point in the cellars, there was an apparent change in the wall-build and break in floor-construction.

**10.4.4** Within this later extension, further niches were observed. For example, two open niches were observed in the east-west running passageway – one on the northern and one on the southern walls. These measured *c.*0.5m in width and 0.67m in height, and had rounded brick surrounds on top of them. Two further blocked-up niches were observed in the original western wall of the cellars.



*Fig. 105: Photograph of the open niche on the southern wall of the passageway through into the main part of the cellar.*



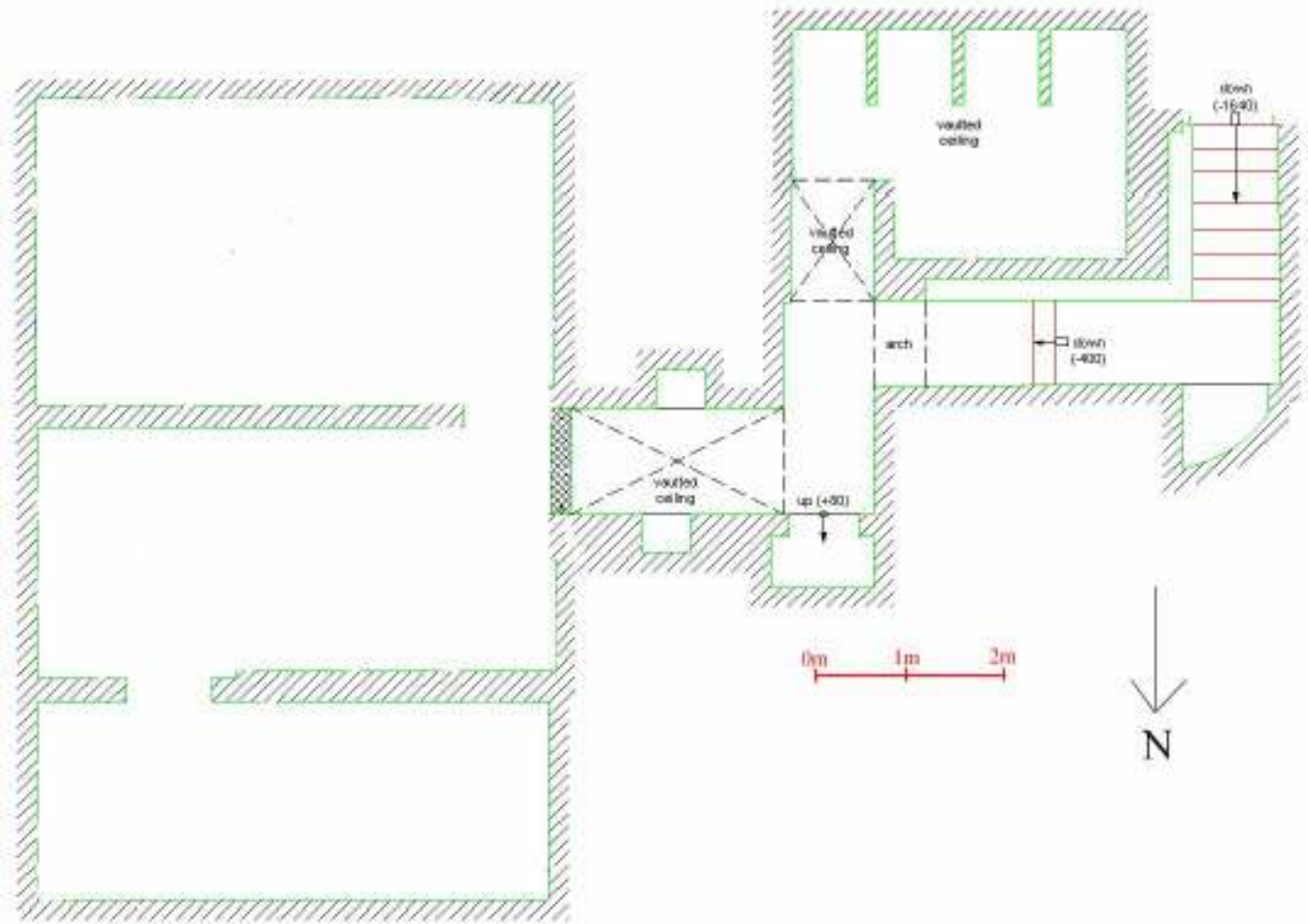
*Fig. 106: Photograph of the open niche on the southern wall of the passageway through into the main part of the cellar.*



*Fig. 107: Photograph of the blocked-up niches (one behind and to the right of the later stub wall, the other to the left of the scale), in the original western wall of the cellars.*

**10.4.5** The reason for / function of this extension is unknown. It is possible that it formed part of a new entrance into the cellar of some description, possibly from a different part of the house. It is also possible that this coincided with the general change in construction of the whole house, at some point after 1823 (and therefore associated with the later house, discussed in a separate report).

## 10.5 Final Extension of the Cellars:



*Fig. 108: Plan of the further extension of the cellars. This led to the layout of the cellars being the same as they are today.*

**10.5.1** The latest extension of the cellars involved the construction of the present western-most room and present stairs down into the cellars (to form the present layout of the cellars).

**10.5.2** These stairs run down from behind (to the west of and under) the main stairway in the house. They consist of eight brick steps, running down from the floor-level of the ground-floor down to the floor-level of the cellars, and running in a general south – north direction between brick walls (fig. 109). Below this there are a further two steps, approximately mid-way along the east-west corridor leading into the cellars.



*Fig. 109: Photograph of the present stairs down into the cellars.*

**10.5.3** The first room on the right, on entering the cellar, was also part of this later extension (with a vaulted ceiling). The addition of this room presumably represents the need for a larger cellar.



*Fig. 110: Photograph of the, later, western-most room.*

**10.5.4** It would appear that the bays / shelving on the southern side of this room are original to this build. This is because their foundations are abutted by the brick floor, rather than being laid over it (as they are elsewhere, such as on the northern side of this room).

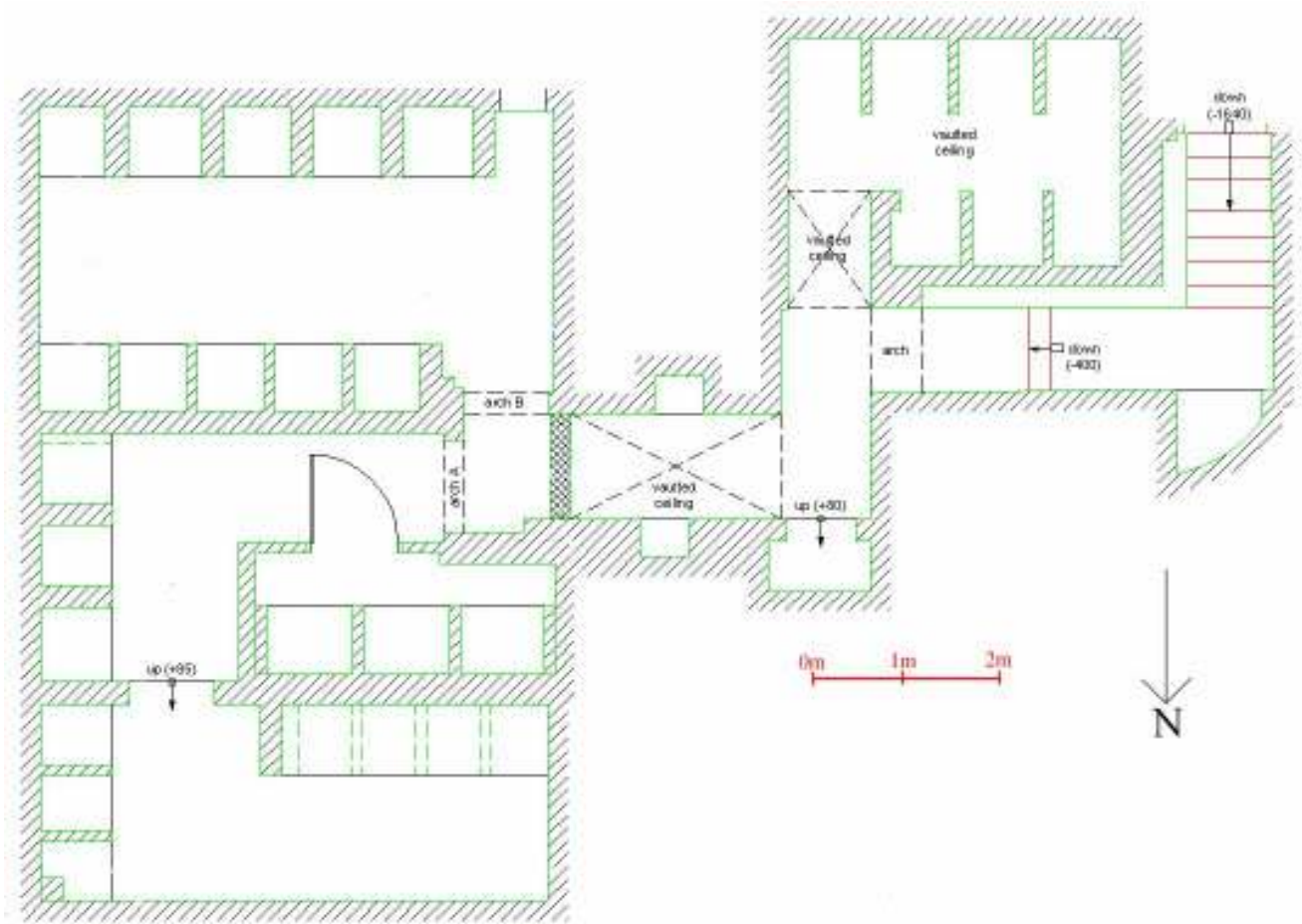


*Fig. 111: Photograph of the first room on the right (on entering the cellar), with the bays / shelving that are original to this build on the left.*

**10.5.5** Although it is difficult to definitively date this extension, it is possible that it took place in the mid-19<sup>th</sup> Century, during the major modifications / rebuilding of the house itself (associated with the 'later' house discussed in a separate report). It makes sense that such major changes to the cellars would have taken place at the same time as similar major changes to the main house.



## 10.6 Internal Modifications to the Cellars:



*Fig. 112: Plan of the later modifications of the cellars – essentially the addition of the small room in the centre of the eastern part of the cellars, and the addition of brick bays and shelves.*

**10.6.1** One obvious modification to the cellars concerns the sub-division of the eastern part of the cellars, with the addition of the small room in the central area. This clearly took place at a later date than the construction of the earliest cellars, with the walls enclosing the small room being of a different construction (most notably, thinner) than those which were part of the original cellar. Furthermore, a small section of the north-south vaulted brick roof north of arch 'B' could also be seen projecting through to the south of the later east-west wall, acting as further evidence that the small room was a later addition. Presumably, this took place at the same time as the construction of arch 'A'.

It is difficult, however, to give a date to this modification. The only thing that is clear is that it is later in date than the earliest cellars. It is possible, for example, that this took place at the same time as, or earlier than, some of the other extensions / modifications discussed above.

**10.6.2** Most of the brick bays / shelves were later additions. This is obvious in that they are, in some cases, constructed over blocked-up niches / doorways, and

almost-always overlies the brick floors. For example, the small open niche in the northern-most room is located directly adjacent to the later bays, with its bottom left-hand corner slightly covered by these bays, such that it seems likely that the bays were added at a later date. Similarly, the blocked-up doorway to the south (discussed above) is now covered by later brick bays and shelves.

The bays / shelves are, however, clearly constructed in different ways / have different forms, etc. This leads to the suggestion that they may have been constructed at different times.

The brick bays on the northern side of the western-most (and most recent) room are clearly later in date than this room itself. This is apparent in the fact that the brick partitions have clearly been added at a later date – with an obvious line between the brick partitions and the main cellar wall visible from the outside of this room (see fig. 113). It must be noted, however, that those on the southern side of this room appear to have been constructed at the same time as this room – probably in the mid-19<sup>th</sup> Century.



*Fig. 113: Photograph looking out of the western-most room in the cellars. The way in which the brick partitions are added on at a later date is clearly visible, in the left hand side of the image.*

The bays / shelves on the two sides of the southern-most room appear to have been constructed differently, and presumably at different times. The dividing brick partition walls / columns between these bays on the northern wall of this room are the width of one header brick (80mm) (with the exception of the western-most division), whereas those on the southern wall are wider (220mm). Furthermore, the shelves themselves, between the brick columns, are different on the northern and southern sides of the room – those on the northern side consist of a wooden platform / shelf underlying a wire framed shelf; whereas those on the southern side consist of two wooden shelves

positioned on top of each-other. More fundamentally, the top of the brick piers on the northern side of this room have been cut away by the new ceiling (c.1898-1900) – therefore predate this; whereas those to the south look to have been built up as part of the same reconstruction (and therefore date to c.1898-1900).



*Fig. 114: Photograph of the southern-most room of the cellars. The different bays / shelves on either side can clearly be seen.*

The bays / shelves in the small room, in approximately the centre of the cellar, are quite similar to the northern ones in the southern-most room. They consist of brick columns / partitions (one header bricks' width), with a wire rack running between them. It is, therefore, possible that these bays / shelves were inserted at the same time as the northern ones in the southern room (possibly part of the 1898-1900 reconstruction).



*Fig. 115: Photograph of the brick bays / shelves in the small room in approximately the centre of the cellar.*

The three brick bays at the eastern end of the central room are significantly different from those discussed above, in that the shelves between the brick columns / partitions are constructed of stone (c.0.87m above the brick floor, and 60mm thick). These stone shelves were clearly constructed at the same time as the brick columns / partitions, as are, themselves, built into the columns, although it is difficult to date them.



*Fig. 116: Photograph of the brick bays / shelves in the central room of the cellar, taken from the entrance into this room.*



*Fig. 117: Close-up photograph of the brick bays / shelves in the central room of the cellar.*



The bays / shelves in the northern-most room are, once again, different from those discussed above. They are entirely constructed of brick, but are arched in construction (not the square parallel partitions / divisions observed elsewhere in the cellar). Those on the southern wall of this room (four of them) are formed of brick arches, on top of which is a continuous brick shelf (approximately 1.15m above the floor). Those on the eastern wall of this room (three of them) consist of similar arched bases and a brick shelf (1.16m above the floor), with further straight brick columns / partitions above this shelf, stretching up to the ceiling of the cellar. The floor, under these bays, continues back to the walls and under the brick columns. Once again, it is difficult to date these.



*Fig. 118: Photograph of the brick bays / shelves on the southern wall of the northern-most room in the cellar.*



*Fig. 119: Photograph of the brick bays / shelves on the eastern wall in the northern-most room of the cellars.*



It seems likely that these bays / shelves functioned as some sort of wine racks / storage of some kind. This would explain the existence of shelves in all of these bays – clearly designed to hold something – and the fact that such shelves were always a fairly large distance above floor level (to prevent problems of damp / waterlogging, etc).

**10.6.3** Another small modification to the cellars was the addition of the small timber-framed hole in the southern wall, at the western end of the southern room. The frame is partly sealed by the adjacent brick column, although it is possible that this too may have formed part of the same late 19<sup>th</sup> Century rebuild. This is based on the apparent re-facing of the southern side of the wall, in the area outside of the cellar.

**10.6.4** The latest modification / development to take place in the cellars involved the replacement of most of the ceilings of the cellars (all of the original cellar area, bar a small section north of arch 'B'). These are wooden ceilings, constructed of relatively modern looking timber rafters (running east-west), with the timber floorboards (of the ground floor) lain above them. The tops of many of the cellar walls are quite roughly broken, so it is clear that some brickwork was removed for the construction of the new ceilings. It seems likely that these new ceilings were inserted during the refurbishment of the eastern end of the house in the late 1890s, when all of the floorboards were replaced. This is because the new replaced joists, etc, in other parts of the house (i.e. the upper floors) look the same and are of the same construction as those that form the ceilings of the cellars.



*Fig. 120: Photograph of the ceiling of the cellars.*

## 11 The Timbers

### 11.1 The dendrochronological samples:<sup>23</sup>

In total 21 core samples were taken, mainly from principal timbers from the first and second floors of the pre-19<sup>th</sup> Century part of Breakspears. Of these, 11 ultimately produced accurate dating and the results revealed at least three chronologies, which can perhaps be narrowed down to two possible phases of construction.

Sample group HFDBSQ01 comprised 6 samples from the second floor timbers; five in rooms S19, S20 and S21, on the north side of the house (5,6,7,8,12), and one from room S8 on the south side of the house, (4). The samples all came from beams which were overlain by the original *in situ* floorboards. Study of these samples provided a felling date of 1694 (based on surviving complete sapwood on samples 5 & 8; the surviving heartwood/sapwood boundary on sample 12; and samples 6 and 7 which were considered coeval due to the last counted heartwood rings being datable to the late 1650s - early 1660s). In addition, it is likely that samples 7 and 8 were derived from the same tree, therefore giving a final date for both of 1694.

Group HFDBSQ04 was made of 3 samples; one from room S7 on the south side of the house (1), second floor; one from room S21, (10), second floor; and a sample from room F24 on the north side of house, first floor, (21). Sample 21 retained a heartwood/sapwood boundary datable to 1605, suggesting a felling date of 1620-1645, and samples 1 and 10 had final heartwood rings datable to 1589 and 1599, suggesting felling dates unlikely to be before 1604-1614 and potentially coeval with sample 2.

Group HFDBSQ02 comprised 2 samples, both from room F7 on the south side of the house, first floor, (14 and 20). These had final heartwood rings datable to 1587 and 1589, respectively, suggesting a felling date between the early 1600s and late 1620s.

Group HFDBSQ03 could not be dated but comprised two samples 11 and 13 from room S19. Though un-datable the heartwood/sapwood boundary was in identical positions and cross referencing the two showed such similarity that it is likely they came from the same tree.

It is suggested that the sample groups HFDBSQ 02 and 04 are broadly coeval, in that they had potential felling dates between 1602 and 1645. This could mean they relate to a single construction phase in the early history of the house. If in fact a single phase, the most likely date range would be between 1620 (suggested earliest date for sample 21) and 1630 (suggested latest date for samples 1, 14, and 20). All but one of these timbers are on the first floor.

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<sup>23</sup> For more detailed discussion of the dendrochronological data see Arnold and Howard, 2010 (and appendix III).

The second floor timbers are all, with one exception, broadly datable to the later felling date of 1694. This could relate to a remodelling of the house and construction of the second floor.

This said, the samples taken were not exhaustive, being limited by access to exposed beams, and without further investigations a definitive dating record for elements of the house cannot be produced.

11.2 First floor timbers

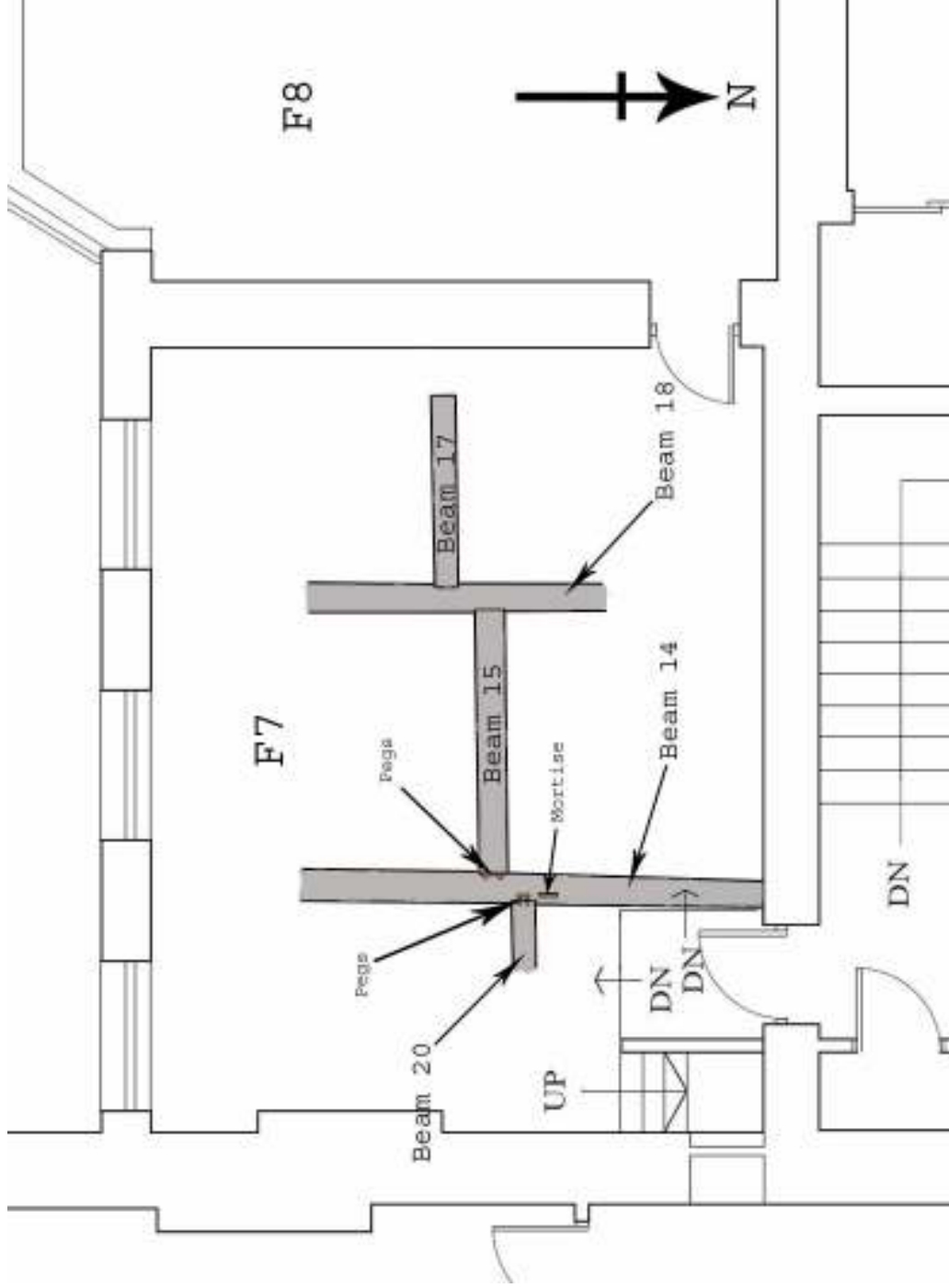


Fig. 121: Plan of timbers in room F7 (timbers 14-20).

The sampled first floor timbers were all observed in room F7 on the south side of the house, except timber 21 which was located in room F24 on the north side. No original floorboards were recorded, instead, thin planks had been lain over the early beams and the existing later floorboards attached to these.

**11.2.1** Room F7 exposed several beams and their associated common joists. Timbers 14 and 18 were aligned across the width of the room and formed the principal north-south beams, with timbers 17, 15 and 20 forming the main east-west beams respectively. Common rafters were exposed aligned north-south from central beam 15, and north of beam 17 (the areas either side of beam 20 were not exposed). The beams measured between 220-300mm wide and up to 300mm thick. The joists were 110mm wide and up to 70mm thick. All joists were recessed 10mm into the main beams, and the beams themselves joined together with pegged mortise and tenon joints.



*Fig. 122: Inspecting timbers in room F7.*





*Fig. 123: Photograph of the junction of east-west beams 15 and 17, with the joist 18 to the right.*



*Fig. 124: Photograph of timbers 14 and 18, looking west.*

**11.2.2** Timber 21, in room F24, was a principal north-south beam, and was interesting in that it had numerous surviving carpenters marks still visible at the joins between the beam and common joists. These are an interesting point of architectural history, giving us an insight into the minds of contemporary 17<sup>th</sup> century craftsmen. They made up a sequence based on the Roman numerals II to VI, running from south to north on both sides of the beam. A later carpenter's mark was also left on this beam, this time written in marker pen, reading: "Restored by GF 1986".

Two further north-south beams were recorded (but not sampled), respectively 2.06m to the east and 2.07m to the west of beam 21.



*Fig. 125: Photograph of timber 21, looking north-west.*



*Fig. 126: Photograph of timber 21, from above.*



*Fig. 127: Photograph of carpenter's marks on joint of timber 21.*

**11.2.3** As noted, the earlier 17<sup>th</sup> century felling date would suggest that these timbers were used in the earlier construction of the house, perhaps forming the upper ceiling beams and joists associated with the house depicted on a map dated to 1681-85.

### 11.3 Second floor timbers

The second floor timbers are more interesting in some ways as they provide more detail into the structural development of the house in the mid-1690s. They show that the roof was raised and a second storey created, but this was still lower than the present 19<sup>th</sup> Century roof. The second floor and eaves that were created in the 1690s were at the same level as each other, which meant that the attic rooms that were created were smaller than in the present house (see fig. 128).

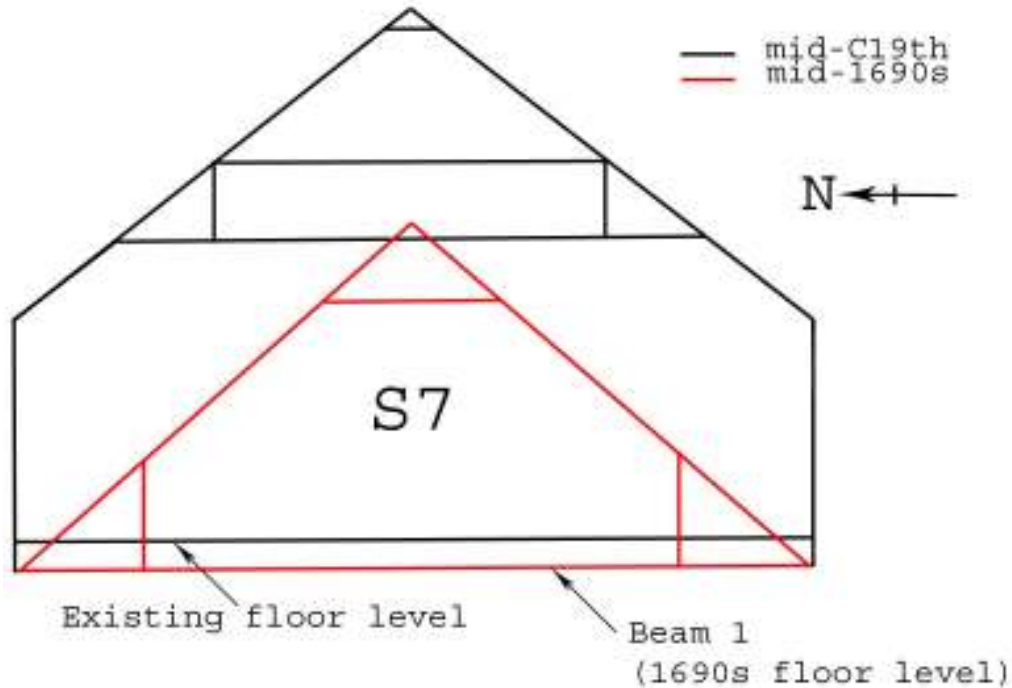


Fig. 128: Conjectured rooflines of the 1690s in build, in comparison with the mid-19<sup>th</sup> Century – in room S7.

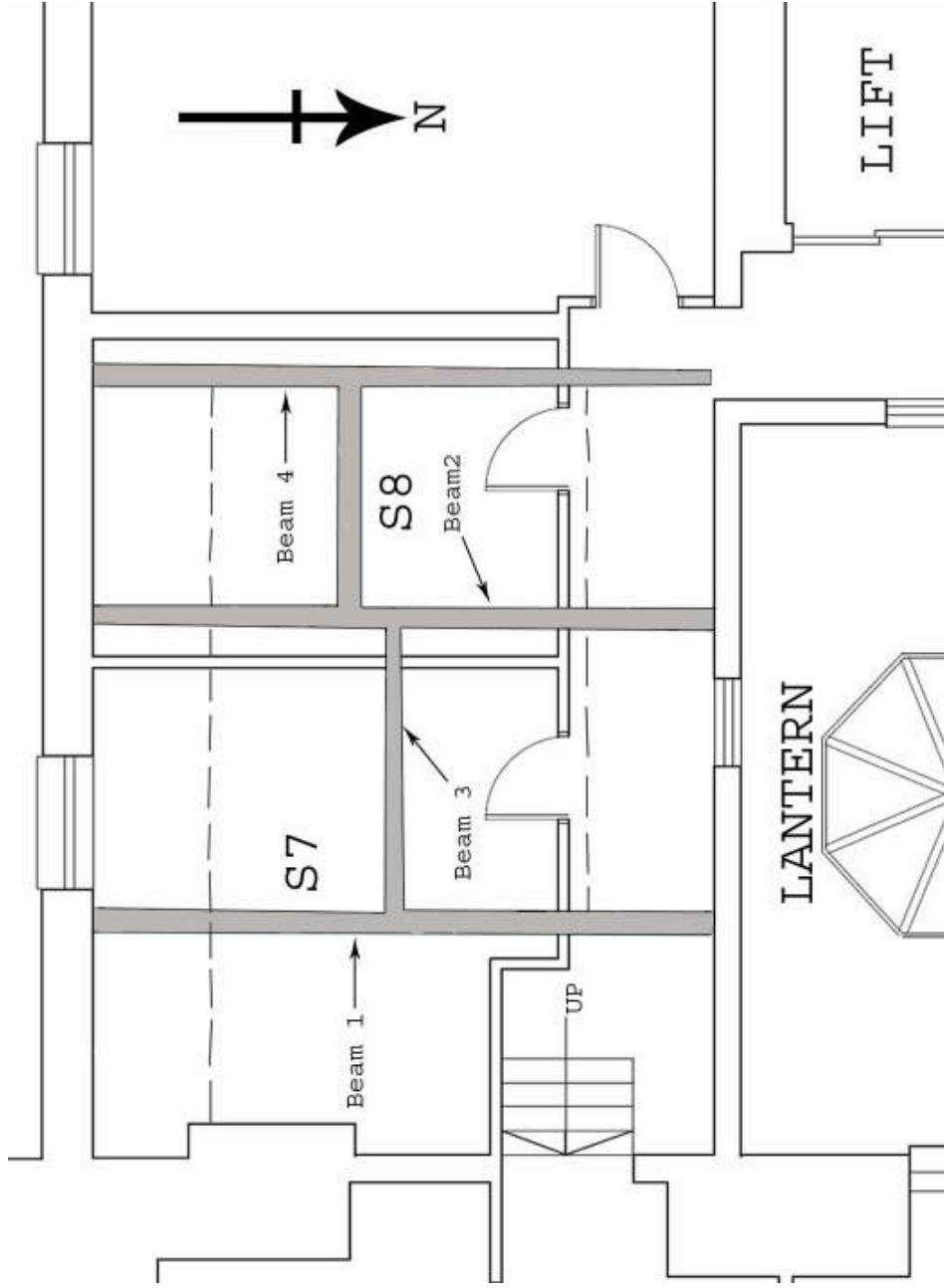
It should be noted that, in the southern side of the house (S7 and S8), the original floors had survived *in situ* as the later floor (probably second quarter of mid-19<sup>th</sup> Century) had been built upon a framework of thin braces overlying the earlier beams. This is in contrast to the northern side of the house (S19, S20, S21), where the earlier floorboards were still exposed.



*Fig. 129: Working shot of room S7 (southern side of house). This shows how the modern floor has been cut away to reveal the earlier timbers (including floorboards and an exposed joist in the centre), looking south-east.*



**Southern Side of House:**



*Fig. 130: Plan of timbers in room S7 and S8 (timbers 1 – 4).*

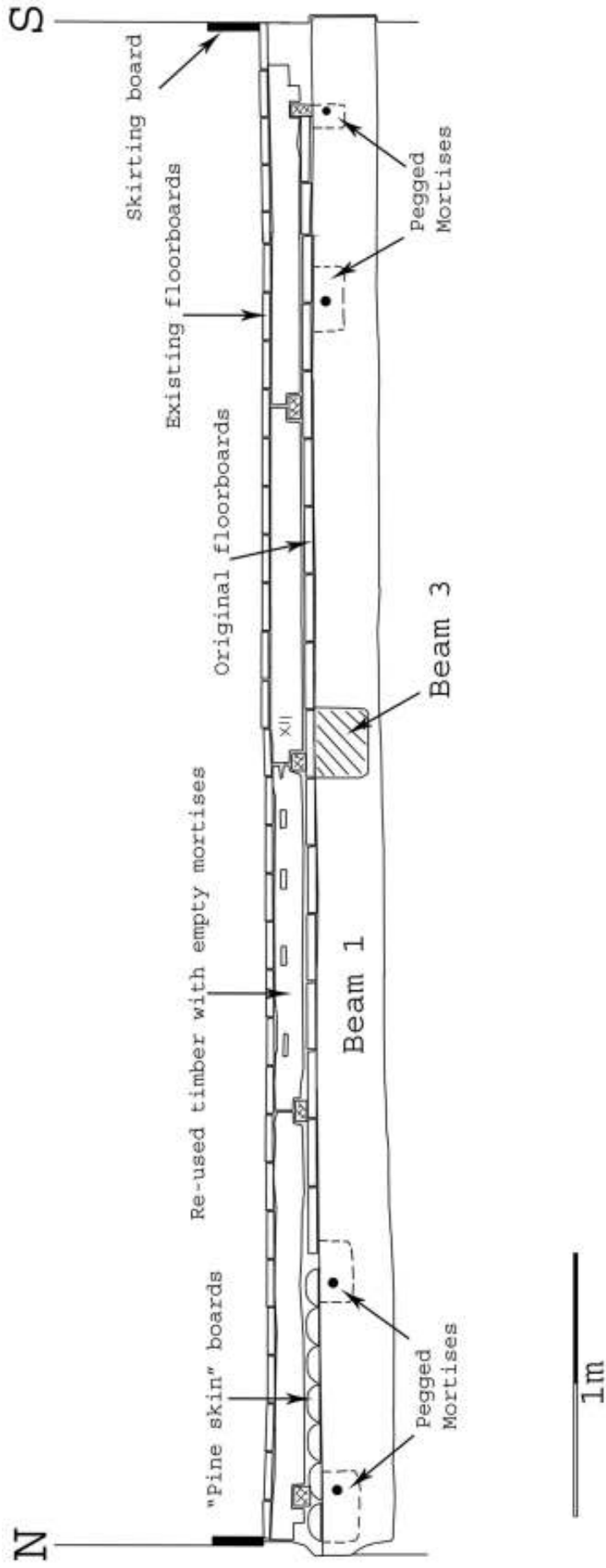


Fig. 131: Section across room S7.

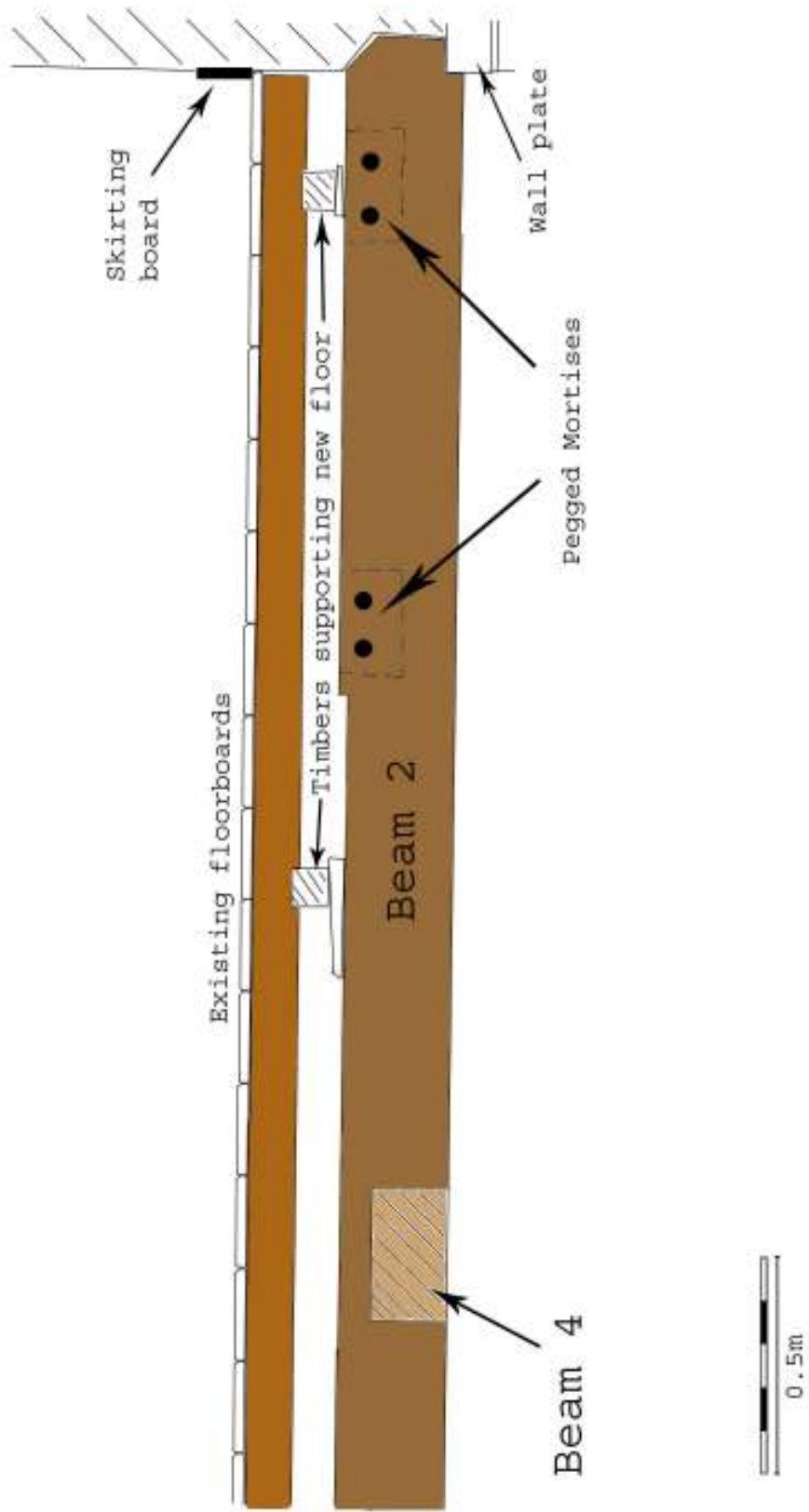


Fig. 132: Section through timber 2, room S8.

**11.3.1** It is most obvious in rooms S7 and S8 (on the south side of the house) where timbers 1, (S7), and 2, (S8), each have two empty mortise joints in their upper face, where the beam nears the southern external wall of the house. The northernmost of these would have housed an upright beam, whilst the southernmost would have held a principal sloping rafter for the roof overhead. So, in effect, timbers 1 and 2 were tie-beams at the base of the roof truss. The upper reaches of the roof would probably have been stabilised with a north-south collar beam, which would also have supported the associated ceiling. This lower roof was later replaced by the raising of the brickwork and rebuilding the roof once before 1771, and again after this in the second quarter of the 19<sup>th</sup> Century, leaving only a few empty mortises and blocked common rafter holes as evidence. The end of timber 2, where it enters the southern wall, still has a chamfered top edge indicating the original slope of the roof. Timber 2 also retains one of the pins for the mortise and tenon joint.



*Fig. 133: Timber 2 (room S8) showing chamfered end (visible within gap in brickwork), which gives evidence of the earlier roof pitch, plus mortise just to left. Facing south-east (0.2m scale).*

**11.3.2** The lower pitch of the roof would have created a triangular ‘dead space’, some 1.15m wide, between the eaves and upright beam - these spaces may very well have been utilised as cupboard / storage space. They were lined with pine skin beams, still retaining the bark on their upper face as they would not have been seen and this would save labour and costs. The central floor space of the room was then covered with regularly cut and shaped boards, approximately 260mm wide by 20mm thick.

There was one exception to this, where regular boards continued almost to the external wall line to the east of timber 1. This may mark the original location of a dormer window, if this was built on the wall line rather than set back.



*Fig. 134: Pine skins in room S7, timber 1 in lower half of shot with empty mortise joints. Facing west (0.5m scale).*

**11.3.3** Another noticeable difference concerns the way in which the floorboards had been lain between rooms S7 and S8. In room S7 the floorboards directly overlay the main beams and joists, whereas in room S8 the floorboards are attached to thin slats either side of main beam 2 and nailed flush with the upper face of the beam (although over the adjacent east-west beams 3 and 4). This timber had also been reduced for the rest of its length across the room by c.40-50mm, at the point where the pine skin planks stopped and regular floorboards started. The reason for this difference is unclear, especially considering the relatively short distance between timbers 1 and 2. It must be assumed that timber 2 was maybe cut too tall, or placed too proud across the room, and so the planks had to be placed in such a way as to rectify any resulting slope, effectively making the beam itself part of the floor surface.





*Fig. 135: Timber 2 showing pine skin boards in upper right and regular floorboards in lower left of frame. Also the reduced beam, flush to floorboards. Facing south-east (0.5m scale).*



*Fig. 136: Detail of above figure showing floorboards and pine skins either side of change in level of timber 2, plus mortise with one surviving peg. Facing south-east (0.2m scale).*



*Fig. 137: Photograph of timber 2, facing east, and showing the flush floorboards with supporting fillet exposed below (0.2m scale).*



*Fig. 138: Photograph of floorboards in the centre of room S8, also showing underlying beam 3 and common joists on either side with carpenter's marks (0.2m scale). The existence of another identical carpenter's mark 'XII' on the later beam at the top of the frame must be entirely coincidental!*

**11.3.4** The arrangement of timbers described above was also seen on the north side of rooms S7 and S8, and stretching into the corridor (S4) right up to the wall of the central light well, although they are not as fully exposed here. This showed that there was originally no corridor around the central light well – access would simply have been from room to room. This represents a major change from the present layout, and presumably reflects the fact that this floor would have been used as servants’ rooms.



*Fig. 139: Photograph taken from the wall of the light well, looking south across the corridor into room S7 (line of entrance into S7 marked by the scale). This shows how there was originally no corridor – simply a ‘dead space’ floored with pine skins, matching that on the southern side of this room.*

**11.3.5** The creation of this new storey with attic space involved the probable re-use of some timbers, including timber 1 which was dated to the earlier 1600s. This timber may have formed part of the ceiling of the original house, and was then re-used / retained to form a main beam for the floor and roof structure of the second-storey.

Northern Side of House:

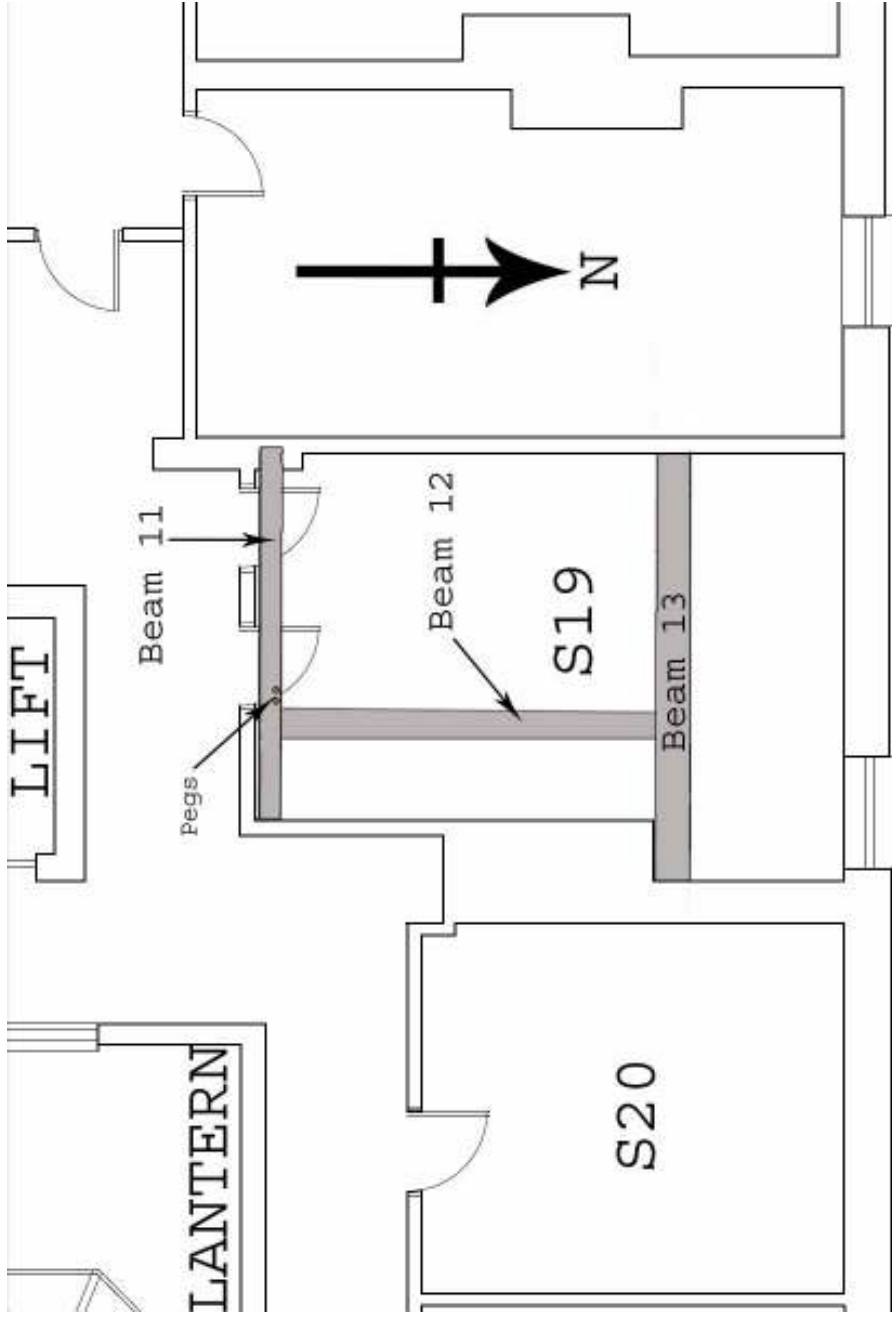
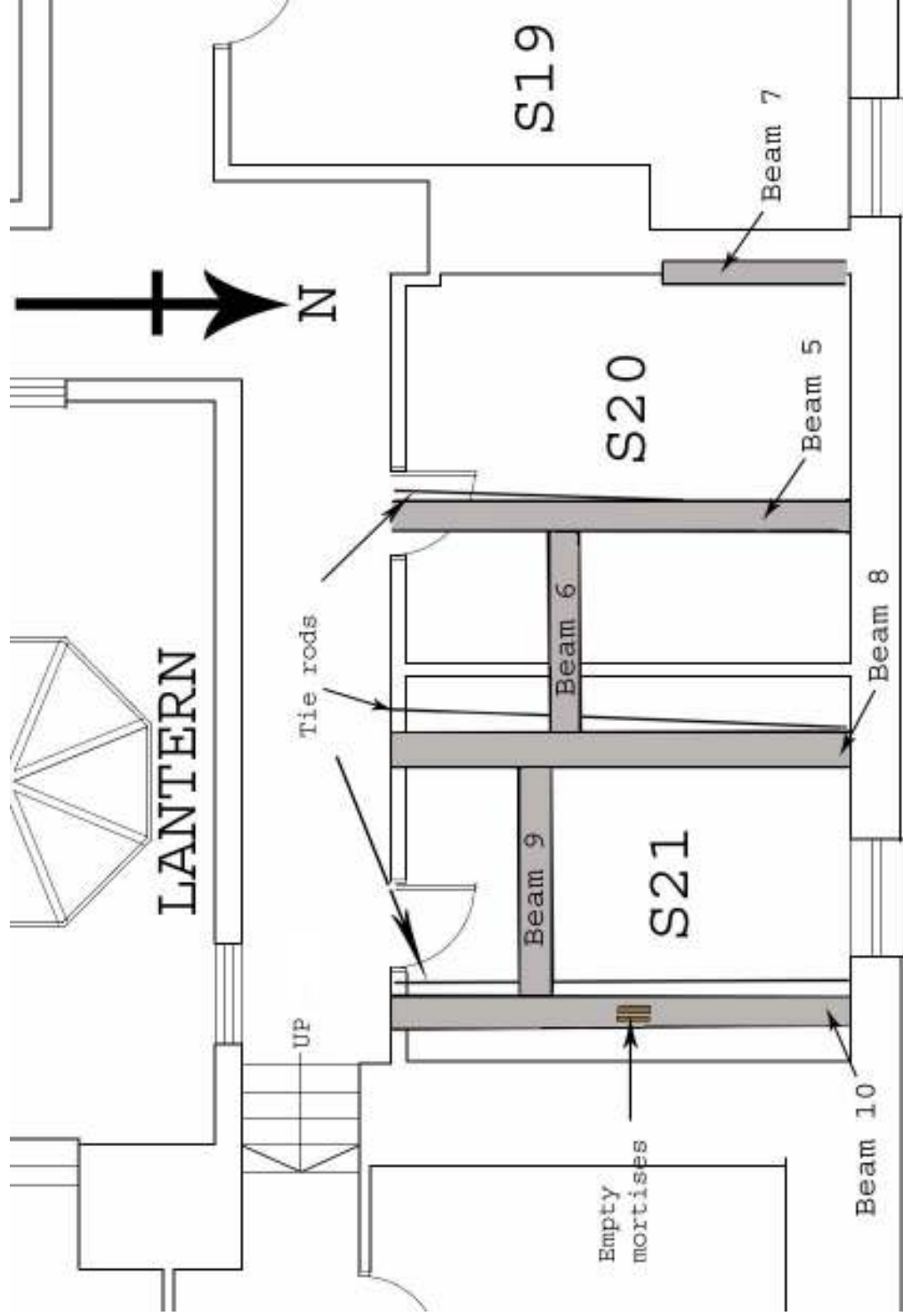


Fig. 140: Plan of timbers in room S19 (timbers 11 – 13).

Fig. 141: Plan of timbers in rooms S20 and S21 (timbers 5-10).





**11.3.6** The timbers in the north front of the house, in rooms S19-S21, were relatively unremarkable, and were broadly datable to the same phase of construction - the 1690s.



*Fig. 142: Working shot showing the measuring of timbers in the south-west corner of room S21.*

**11.3.7** They retained original floorboards which had not been covered by later resurfacing.



*Fig. 143: Photograph of in situ floor in room S20, looking north (0.2m scale).*

**11.3.8** Little evidence was recorded directly from the timbers for the lower roof level described above – with the exception in S21 of a couple of peg holes and a probable mortise in beam 10, c.1.1m out from the northern wall. However, within the brickwork of the wall itself, between timbers 10 and 8, there were a series of impressions formed by the lower ends of common rafters.



*Fig. 144: Photograph of the west face of timber 10, room S21, looking north-east. The pegs for the probable upright can be seen to the right, and the slot for the rafter in the wall just visible to the left.*

**11.3.9** A number of carpenter's or assembly marks were also observed on timbers in these rooms.



*Fig. 145: Photograph of timbers 12 and 13, room S19, with a carpenter's mark to the north-east.*



*Fig. 146: Photograph of timber 5 and the adjacent beam to the left (room S20), looking south-west and showing carpenter's marks (0.2m scale).*



*Fig. 147: Carpenter's marks in Room F21.*

#### **11.4 Conclusions**

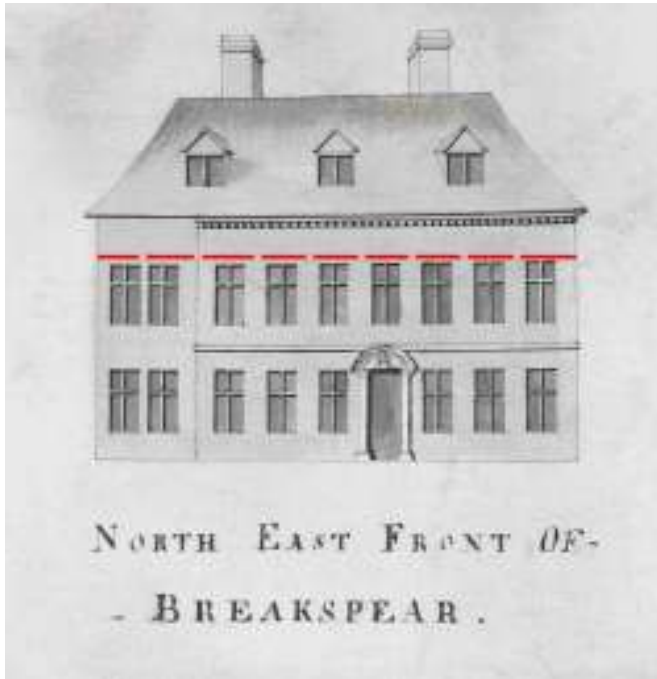
It seems clear from the dendrochronological evidence and physical evidence that there were at least two construction phases in the 17<sup>th</sup> century. The earlier phase, (first floor timbers, 14, 20 and 21, and potentially second floor timbers 1 and 10) was perhaps related to the original ceiling build of the house depicted in 1681-85 (fig. 148). At some point in the mid-1690s a second phase of construction took place whereby the second floor was created and the new roof built re-using some of the timbers from the earlier phase, with eaves space used as storage. This roof was later removed and the walls heightened and roof raised to create larger, second floor, attic rooms some time before 1771.



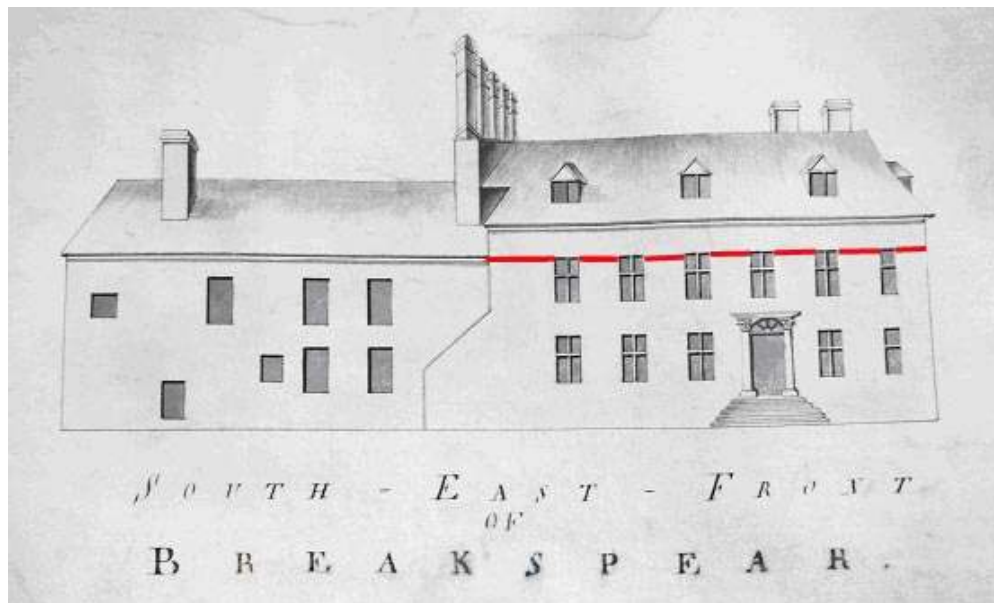
*Fig. 148: Extract from the Harefield portion of an Estate map, dated 1681-85, depicting Breakspears as a single storey building with roof dormers.*



A depiction of the south-east face of the house in 1771 (fig. 149+150) shows the roof of the adjoining service wing at a lower level to that of the main house. It could be that this wing retains the level of the eaves and roof from the mid-1690s construction phase, as it appears to line up with the tops of the windows in the main house, on a level with existing timbers 1-13. This not only provides a possible model for an earlier form of Breakspears, but would also suggest a possible argument for the service range having come into existence before 1694 (see section 9).



*Fig. 149: Extract from the 1771 Estate Plan of Breakspears with probable 1690s roofline projected in red – northern frontage.*



*Fig. 150: Extract from 1771 Estate Plan of Breakspears with probable 1690s roofline projected in red – eastern frontage. The roofline of the service wing, projecting to the south, can also be seen.*



## 12 Interior fixtures / fittings of the early house:

The next section discusses the evidence that exists inside the house (i.e. fixtures and fittings) for the earlier 17<sup>th</sup> Century house. These features are only found within the present-day entrance hall, stairwell area and part of the dining room – as all other rooms are either much later (to the west) or entirely refurbished (to the east and the library).

### 12.1 Stained glass:

One of the most obvious internal features which were presumably an original part of the earlier 17<sup>th</sup> Century house, is the stained glass panels – located in the windows along the northern wall, in the entrance hall, eastern part of the dining room, and small ante-chamber to the east of the entrance hall. A selection of photographs of these are included below.

**12.1.1** There is, however, some evidence that the stained glass panels were actually created before the earlier 17<sup>th</sup> Century – possibly in the reign of Elizabeth I, the mid-later 16<sup>th</sup> Century. This suggests that the glass may have been part of an even earlier house (the “ancient” house referred to by Camden) – which was then re-used in the earlier 17<sup>th</sup> Century house.

The seemingly most obvious evidence for a 16<sup>th</sup> Century date for the stained glass are the two panels which have the dates 1571 (windows three and probably two – fig. 154) and 1572 (windows one and four – figs. 152 + 155) on them.

One of the other stained glass panels (the eastern panel of window three in the entrance hall – fig. 154) includes the arms of Elizabeth I – the gold lion of England and red dragon of Wales. It is recorded that Elizabeth visited Harefield Place, which once stood adjacent to St Mary’s Church, in 1602 and stayed for three days; and the 1823 *Gentleman’s Magazine* notes that she ‘*honoured Harefield, and most probably this house [Breakspears], with her presence, in company with her distinguished courtiers and statesmen*’ (this article also states that this visit was commemorated by the stained glass).<sup>24</sup> Furthermore, Mr Fagan states his belief that the oak trees in the avenue were planted to commemorate her visit.<sup>25</sup> This may account for the other arms in the stained glass – including that of Ambrose Dudley (the oldest surviving son of John, Duke of Northumberland), and of Robert, Earl of Leicester – both of whom were favourites of Elizabeth I and whose arms may have been included as a way of either commemorating her visit to Breakspears, or of ingratiating themselves with the queen. This further suggests that the panels may have originally been composed during Elizabeth’s reign.

Furthermore, one panel (window two – fig. 153) displays the quartered arms of the Ashby family (blue field, gold chevron, and three silver spread eagles) and the Wroth family (silver field, black band, three lions’ heads). This refers to the marriage of Thomas Ashby and Anne Wroth, who had a son, George Ashby, who

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<sup>24</sup> *Gentleman’s Magazine*, 1823

<sup>25</sup> Christopher Fagan, pers. comm..

inherited Breakspears in 1559. It is therefore possible that this panel could have been made during George's time at Breakspears.

**12.1.2** Despite the evidence for the stained glass panels dating from the later 16<sup>th</sup> Century, their introduction to this specific location and within this specific layout almost-certainly took place at a later date. This is mainly because several of the panels appear to be made up of more or less disparate elements salvaged from earlier windows – either sections of a design or simply separate pieces of glass. For example, the eastern panel of window three (fig. 154) seems to be made up of different elements – with the two top and bottom panels not fitting together at all. Similarly, the eastern panel of window four (fig. 155) is made up of different pieces, with the naked figures on either side clearly not fitting with the central panel.

Several of the windows do, however, include pieces of glass which look to have come from a single source. Although no-longer recognisable as a coherent design, some of these appear to have had a martial theme or decoration – such as the drum at the top of the eastern panel of window one (fig. 152), and the possible canons displayed at the top of the western panel of window two and western panel of window four. Similarly, the western panel of window one (fig. 152) and eastern panel of window four (fig. 155) both include depictions of human feet.

The suggestion that these stained glass windows formed part of the earlier 17<sup>th</sup> Century house is supported by their location. They are found within the early 'core' of the house – not continuing further to the east or west where the house was later extended.

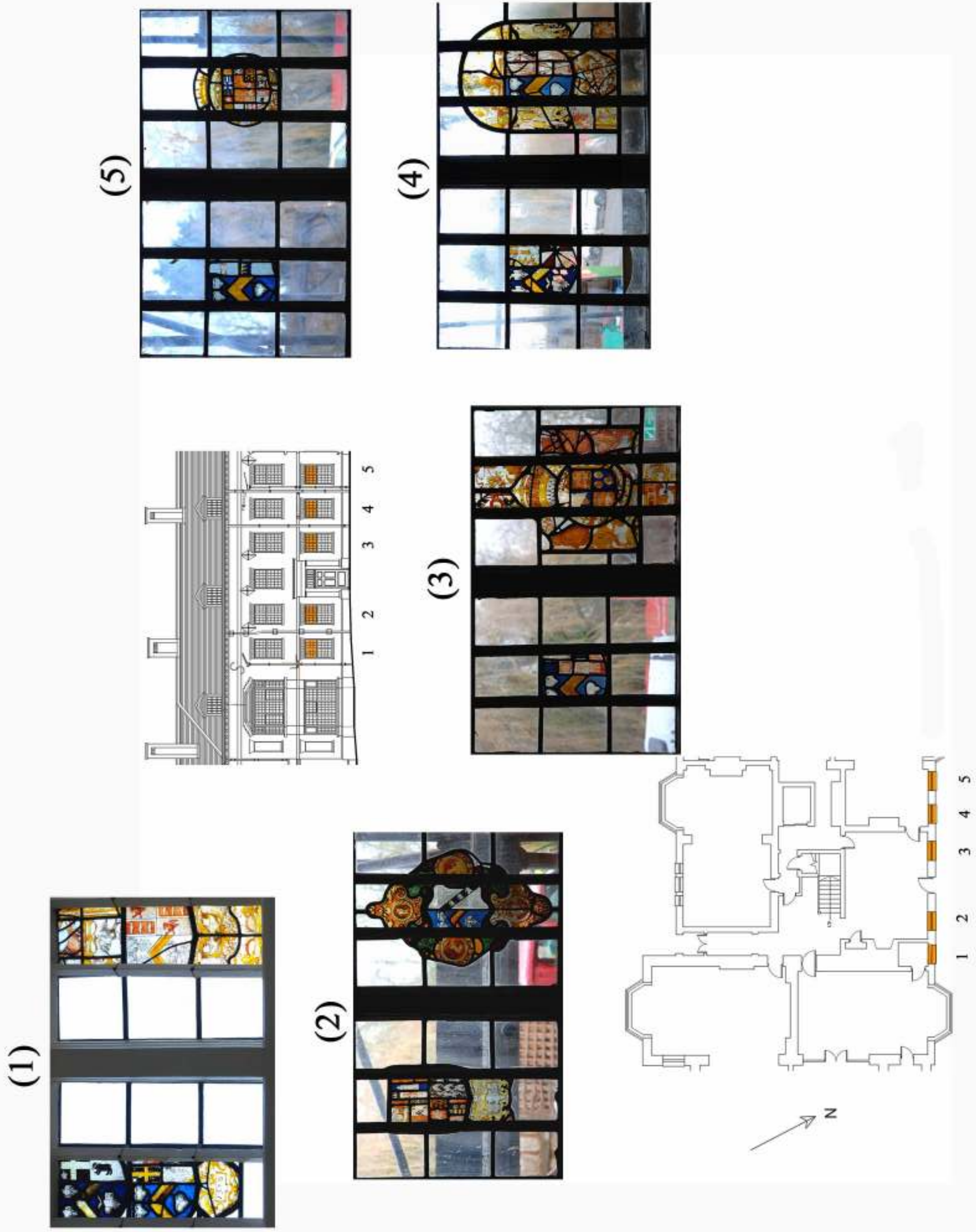
Another piece of evidence for the stained glass being located within the earlier 17<sup>th</sup> Century house is from the 1823 Gentleman's Magazine, which specifically describes the stained glass in the entrance hall on the left, the windows next to the front door, and those in the 'ante-chamber' (now dining room), broadly as they appear today. What is particularly interesting is the fact that the glass is described as having been arranged in an "*unskilled manner*", having been "*jumbled together at some distant period by the hands of the glazier*". This article therefore supports the suggestion that the stained glass that was found in the earlier 17<sup>th</sup> Century house was made up of various earlier features.<sup>26</sup>

The final piece of evidence to suggest that the stained glass was part of the earlier 17<sup>th</sup> Century house (before the mid-19<sup>th</sup> Century rebuild), is the fact that all of the stained glass panels include the Ashby family coat of arms. The Ashby family held Breakspears from approximately 1430 until 1769, such that it seems highly likely that the stained glass panels were created, and inserted, before the estate passed to the Partridges – i.e. before 1769.

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<sup>26</sup> *Gentleman's Magazine*, 1823.

Fig. 151: Location of the stained glass panels (windows 1-5) on the northeast face of the House, shown in plan and elevation.







*Fig. 152: The Antechamber: window 1 both panels. The date '1572' is clearly visible in the western panel; and the drum at the top of the eastern panel.*

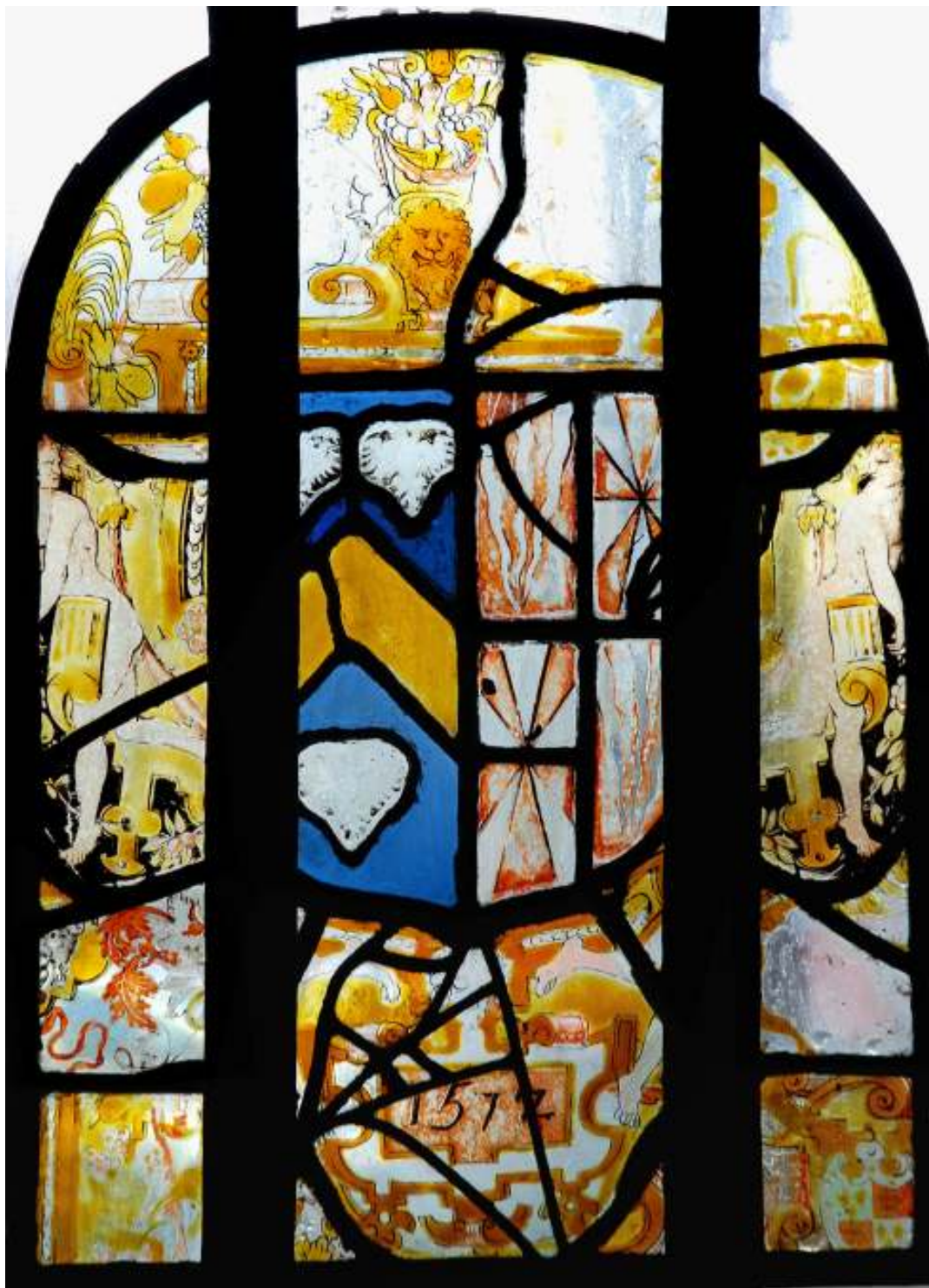


*Fig. 153: The Entrance Hall: window 2 eastern panel. The quartered arms of the Ashby and Wroth family can clearly be seen in the central panel. The two lower panels appear to be two sides of a design (two separate heads turned sideways) brought together.*





*Fig. 154: The Entrance Hall: window 3 eastern panel. The central section depicts an archaic version of the English Royal Arms (c.1405-1603). This is surrounded by the motto of the Order of the Garter (Honi soit qui mal y pense) and supported by a lion and dragon. The date '1571' is on the bottom panel. This window is clearly made from different elements / pieces of glass at both the top and bottom.*



*Fig. 155: The Dining Room: window 4 eastern panel. The lower section displays the date 1572. The Ashby family crest is visible in the central panel. There appear to be several disparate elements in this design; in particular, the supporting naked figures clearly do not match the central panel.*





*Fig. 156: The Dining Room: window 5 eastern panel. The design includes a variety of heraldic elements, and may have been made up from existing/salvaged material.*

## 12.2 The Fireplaces:

The fireplaces in the entrance hall and dining room appear to be contemporary with each-other (see below for discussion of this), and appear to date to well before the mid-19<sup>th</sup> Century rebuild of the house. They will be discussed in turn, and with a discussion of why it is thought they are part of the earlier house.

### 12.2.1 The Dining Room Fireplace:

The fireplace in the dining room is mentioned in the 1823 Gentleman's Magazine article, where it is described as a "*remarkable handsome chimney-piece, a very fine specimen of antient carved work*".<sup>27</sup> This is, therefore, definitive evidence for the fact that this fireplace is part of the earlier, pre-mid-19<sup>th</sup> Century, house and that it was, in the early 19<sup>th</sup> Century, considered to be an 'ancient' feature.

The actual date of construction of this fireplace is difficult to gauge. It is possible that it is dated to the earlier 17<sup>th</sup> Century (i.e. the earliest phase of this house). This is partly because of the Ashby family rebus, above the mantelpiece, consisting of two depictions of the Ash tree flanked by the letters 'B' and 'Y' (the Ashby family owned Breakspears from 1430 until 1769 – fig. 161). Furthermore, the fireplace also contains a shield with the quartered arms of the Ashby and Wroth families (fig. 163 - similar to that in the stained glass panels) - representing the marriage of Thomas Ashby and Anne Wroth (circa 1525-35). Their son, George, inherited the arms of both and his arms (and those of his descendants) would show them quartered as in the shield over the fireplace. This suggests that the fireplace was constructed after c.1559 – but before 1769 (when the estate passed to the Partridges).

Furthermore, the fireplace has classical features and elements of Jacobean style. For example, the cast iron fire lining (fig. 162) fits with the general style of fireplaces from the Tudor / Jacobean period, as does the low relief timber carving of scrolling and interlacing arabesque foliage (figs. 165 + 166).<sup>28</sup> Unfortunately, neither of the examples provided by Quiney are specifically provenanced or dated. Nonetheless, on stylistic grounds, it could be suggested that this fireplace dates to the earlier part of the 17<sup>th</sup> Century, and was part of the earlier house.

The fireplace has a moulded and enriched mantelpiece supported at the ends by male and female portrait busts (herms for the male form and caryatid for the female). These form corbels, with consoles below with conventional acanthus and claw feet. The rectangular bases of the Ionic columns have flame motifs, or perhaps ermine tails (fig. 160).

Above the mantelpiece are fluted Corinthian columns, supporting an enriched cornice. Between the columns are the Ashby rebuses, and a square moulded

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<sup>27</sup> *Gentleman's Magazine*, 1823.

<sup>28</sup> Quiney, *Period Houses* – see fig. G, p.111; and fig. G, p.113.

panel with a circular wreath of faces, fruits and foliage enclosing a shield with the Latin motto (fig. 163).

The Latin motto 'QUI VOLVIT ET POTVIT FECIT' (*Qui voluit et potuit fecit*) in scrollwork over the fireplace appears to be rather vague and an exact translation could not be found. Eileen Bowlt has suggested that *potuit* is the 3<sup>rd</sup> person singular of the perfect tense of the verb *posse, possum, potui* – to be able. *Voluit* appears to be the 3<sup>rd</sup> person singular, perfect tense, of *volo, velle, volui* – to wish, to intend, to be willing. Therefore, she suggests the phrase means perhaps 'He who was willing and able, did'.<sup>29</sup>

Reused panelling (the low relief timber work of scrolling and interlacing arabesque foliage) was observed across this fireplace, and was also observed on the entrance hall fireplace (see discussion below). A section of this was observed running horizontally just above the hearth-opening – this section had clearly been cut at its southern end (see fig. 165), and so was clearly re-used. Two further parts of this was observed running vertically down either side of the hearth-opening – it seems likely that these once formed a single piece cut longitudinally in half. One further frieze of this panelling was observed running across the top of this fireplace (fig. 166) – this appears to be slightly smaller (*c.*0.14m in height in comparison with 0.153m in height of the lower panels), and may have been original to this fireplace. It is therefore possible that this frieze was created when the fireplace was constructed, to fit with the older reused patterned panelling. This style of carving is common to Tudor / Jacobean fireplaces such that, if it is believed that the panelling here is re-used, this would push back the date of construction of these fireplaces to the latter part of this period (i.e. Jacobean – 1620s/30s) – fitting with the other dating evidence for the fireplaces and suggesting that it was constructed alongside the construction of the earlier 17<sup>th</sup> Century house.<sup>30</sup>

Cast iron side panels are located wither side of the fireplace, to protect the chimney lining. These appear Jacobean in style (see above discussion). There is a simpler design at the back, although there was once a more impressive fireback, as is seen in the *c.*1900 photograph below (fig. 158).

A small wooden cupboard, with a wooden door, was observed in the northern side of the fireplace, measuring approximately 0.22m in width, by *c.*0.25m in height, and stretching back into the fireplace for a distance of *c.*0.3m (fig. 164). It is understood (Christopher Fagan, *pers. comm.*) that this functioned as some sort of 'pot box'.<sup>31</sup>

Interestingly, there was once a Partridge motif above the crest (now sadly missing – although clearly seen in the 1968 photograph fig. 157). This is not mentioned in the 1823 Gentleman's Magazine and is clearly not original. Instead, it was almost certainly added by Joseph Ashby Partridge, at some point between the 1820s and 1857.

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<sup>29</sup> Eileen Bowlt, *pers comm.*

<sup>30</sup> Quiney, *Period Houses* – see fig. G, p.111 for example of carving.

<sup>31</sup> Christopher Fagan, *pers comm.*



The only apparently surprising fact in attributing this fireplace to the earlier house, is the fact that the dining room was, at this date, a small room (called an 'ante-chamber' in the 1823 Gentleman's Magazine). It does seem surprising that such a small room would have had such a large fireplace. It is, therefore, possible that this fireplace was originally constructed in a different location, and was later moved into the dining room (by at least 1823, when the Gentleman's Magazine describes this fireplace within the dining room).



*Fig. 157: Photograph of the dining room fireplace, 1968. The partridge above the crest can still be seen.*



*Fig. 158: Photograph of the dining room fireplace, c.1900. The partridge above the crest, and impressive fireback, can clearly be seen. © Christopher Fagan.*



*Fig. 159: Photograph of the dining room fireplace today.*



*Fig. 160: Photograph of the portrait busts below the mantelpiece, and fluted Corinthian columns above the mantelpiece.*



*Fig. 161: Photograph of the Ashby family rebus on the fireplace (an ash tree with the letters 'B' and 'Y').*



*Fig. 162: Photograph of the geometric cast-iron side panels on the fireplace.*





*Fig. 163: Photograph of the crest and Latin inscription.*



*Fig. 164: Photograph of the small cupboard / 'pot box'.*





*Fig. 165: Photograph of the reused low relief timber work. This photograph shows the horizontal section above the hearth-opening (clearly cut off at the southern end); and part of the vertical section (made up of half of one of these panels).*



*Fig. 166: Photograph of the upper frieze, consisting of the same low relief timber work, but at a smaller scale, as above.*

### 12.2.2 The Entrance Hall Fireplace:

Although this fireplace is not specifically mentioned in the 1823 Gentleman's Magazine, it shares a number of stylistic similarities with the dining room fireplace, and so is clearly contemporary with it (and therefore part of the earlier house). These similarities include, most obviously, the re-used low relief work of scrolling and interlacing arabesque foliage (fig. 172) which is found in the centreplate of both fireplaces. Furthermore, this fireplace is located within the area of the earlier house, in a room large enough to hold such a fireplace.

The Entrance Hall fireplace also has specific elements which suggest a date in 17<sup>th</sup> century. For example, the fabric of the wall is clearly set out to hold a large stately fireplace, and the surround and overmantel appear Jacobean in style (perhaps after the Dutch school).

Other features of this fireplace, however, appear to be stylistically later in date (possibly 19<sup>th</sup> Century in date). This includes the 'Arts and Crafts' style hearth brickwork surround; and the dentils which are attached rather than integrally carved with the fireplace. These could be later additions / modifications to the fireplace.

The square headed opening of the fireplace is flanked by coupled, fluted Roman Doric columns on deep pedestals and supporting a moulded low relief entablature enriched with arabesques (fig. 174). The overmantel has coupled twisted rope Ionic columns on pedestals, at each end (fig. 173). In the centre is a pilaster tapering towards the base enriched with strap ornament, on each side of it is panelling with geometric design within a framing of conventional foliage and dentils. Crowning the overmantel is a moulded and enriched cornice.<sup>32</sup> One particularly surprising feature of this fireplace, however, is the existence of a raised hearth (fig. 175).

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<sup>32</sup> See G.E. Chambers description in the NMR 21<sup>st</sup> March 1923.



*Fig. 167: Photograph of the entrance hall fireplace, c.1900. © Christopher Fagan.*



*Fig. 168: Photograph of the entrance hall fireplace, 1968.*



*Fig. 169: Photograph of the entrance hall fireplace today, before restoration.*



*Fig. 170: Photograph of the entrance hall fireplace today, after restoration by Clancy Developments.*





*Fig. 171: Photograph of the cast-iron lining to fireplace, with a Jacobean geometric design.*



*Fig. 172: Photograph of the reused low relief timber work. This is clearly the same as that on the dining room fireplace (see fig. 164).*





*Fig. 173: Photograph of the twisted rope Ionic columns, on pedestals, on the entrance hall fireplace.*



*Fig. 174: Photograph of the Roman Doric columns, on pedestals, on the entrance hall fireplace.*



*Fig. 175: Photograph of the raised hearth of the entrance hall fireplace, with the cast-iron backing.*

### 12.3 The Staircase:

The staircase is an open-well staircase, with quarter landings. It is located within the floorplan of the 17<sup>th</sup> century part of the house, and clearly pre-dates the mid-19<sup>th</sup> Century rebuild of the house.

The lower part of the present staircase is a closed string construction (i.e. a single side board rises with the line of the stairs, and is not staggered to match them), with barley twist balusters. Stylistically, this suggests a later 17<sup>th</sup> Century date – as the closed string pattern went out of fashion in the first half of the 18<sup>th</sup> Century; and the barley twist balusters went out of fashion after 1760. Furthermore, the balusters have parallels with those at Dawtrey Mansion, Petworth, which are dated to 1652. This suggests that the staircase may have been part of the mid-1690s rebuild.

The original upper part of this staircase was clearly similar in construction to the lower part – as is seen in the *c.*1900 photograph, where the barley twist balusters along the first floor are clearly visible (fig. 176). The present upper part of the staircase, however, is clearly a more modern rebuild (particularly the balusters), and one which clearly post-dates 1968. This is because of the existence of a photograph dating to 1968 (fig. 177), which shows that the first floor was boxed in on at least two sides at this time. The current first floor balusters must, therefore, post-date 1968, and probably date from after the closure of the nursing home in the late 1980s. It should be noted, however, that the balusters on the western side of the first floor have been put in by Clancy.



*Fig. 176: Photograph of the staircase, c.1900. This clearly shows the existence of barley-twist balusters on both the lower and upper part of the staircase. © Christopher Fagan.*



*Fig. 177: Photograph of the staircase, 1968. This shows that the upper part of the staircase had been boxed in on at least two sides and that, therefore, the present upper part of the staircase post-dates 1968.*



*Fig. 178: Photograph of the staircase, prior to restoration.*



*Fig. 179: Photograph of the staircase, after restoration. The new balusters along the western side of the first floor, inserted by Clancy, can clearly be seen.*



*Fig. 180: Close-up photograph of the barley-twist balusters.*



## 12.4 Panelling:

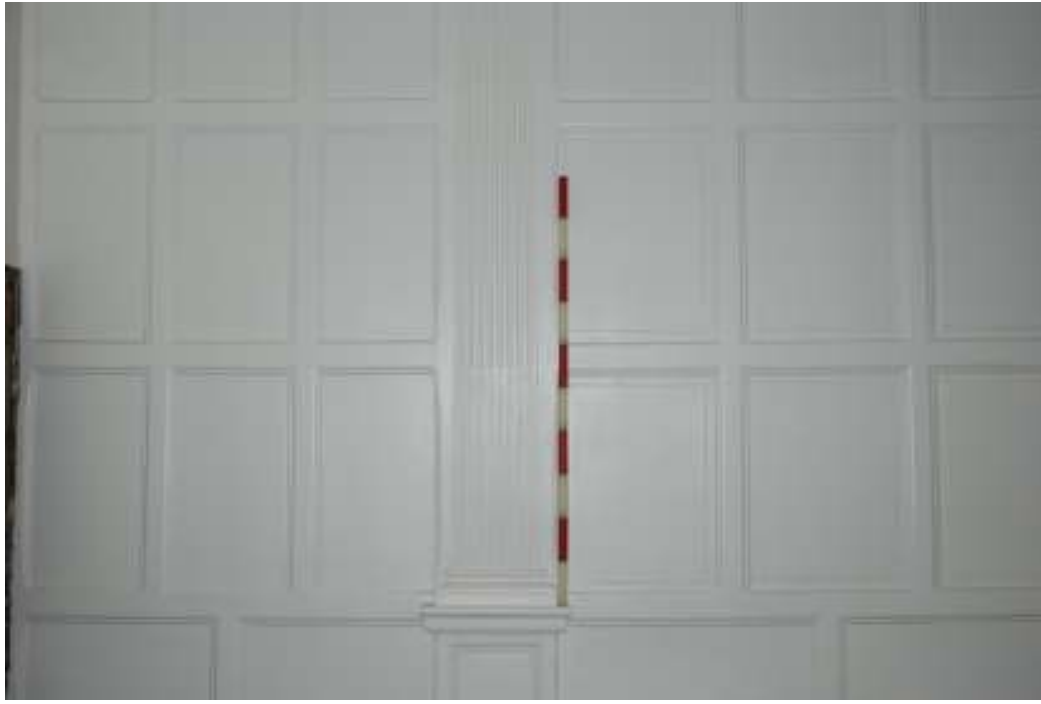
An indication of the type of panelling which would have adorned the interior of the earlier house was gained through the discovery that one of the panels in the entrance hall was re-used, and had a 'linen fold' pattern on its reverse. It therefore seems likely that such 'linen fold' panelling had once adorned either the 'Tudor' or earlier 17<sup>th</sup> Century house, which was then re-used (on its reverse) at some later date.

This 'linen fold' patterning is a simple style of relief carving used to decorate wood panelling with a design imitating folded linen! It was popular in Northern Europe from the 14<sup>th</sup> – 17<sup>th</sup> Century. This therefore further suggests that this type of panelling may have been found within the earlier (earlier 17<sup>th</sup> Century) house, or possibly the even earlier 'Tudor' house mentioned by Camden.



*Fig. 181: Photograph of one of the linen-fold panels.*

It was also noted that the panelling in the dining room (within the area of the earlier house) was of two phases. That in the far eastern part of the room was of different dimensions and had a different profile from that slightly to the west, as observed on the southern wall (fig. 182). This suggests that the panelling in the dining room was of two phases, and was inserted at two different dates.



*Fig. 182: Photograph of the panelling in the dining room, within the area of the earlier house, showing its different dimensions and profile.*

### **12.5 The ‘Secret’ Cupboard:**

Enclosed in the southern wall of the dining room, just to the east of the door, in what would have been the westernmost part of the earlier 17<sup>th</sup> Century house, was a small concealed cupboard. This consisted of a wooden door, concealed within the panelling, which swivelled on its axis to open, and behind which was a small cupboard (1.79m in height, by 0.69m in width, and stretching back for a distance of *c.*0.4m).

It is believed that this existed within the earlier 17<sup>th</sup> Century house. This is partly because it falls within the area of the earlier house, but also because the wall on the western side (within the cupboard) was made up finished flat brick. This suggests that the cupboard had always been there, and that it was constructed alongside the original construction of the house, rather than that the wall was bashed away at a later date to insert it.

It is not entirely clear what the original form or function of this cupboard was. At a later date, however, a safe (for silver) was inserted.<sup>33</sup>

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<sup>33</sup> Christopher Fagan, *pers. comm.*.



*Fig. 183: Photograph of the 'secret cupboard', c.1900. © Christopher Fagan.*



*Fig. 184: Photograph of the 'secret cupboard' today (with the door removed).*

## 13 Conclusions

This historic building survey has uncovered a range of different features thought to have been part of the pre-1823 house. This has enabled some conclusions concerning both the date and form of this house to be reached.

Firstly, apart from documentary sources, there is some evidence for the existence of a Tudor house on the Breakspears estate, with features of this apparently being recycled and re-used in the house that stands today. This is most notable in the stained glass panels, which include dates of '1571' and '1572', have the quartered arms of the Ashby's and the Wroth's (dating to George Ashby's period in the house – 1559 - 1603), and Queen Elizabeth's coat of arms. Although this is clearly not *in situ* stained glass work, the connection to the Ashby family (and therefore Breakspears), combined with the early date, suggests that it may have been positioned in an earlier (Tudor) house on the estate, and recycled / re-used in this house. This fits with the other evidence for an earlier house, including Camden's 1610 description of the "*ancient*" mansion.

The first physical evidence for a house on this site appears to date to the earlier 17<sup>th</sup> Century – probably at some point in the 1620s - 1640s (chiefly based on dendrochronological dates), and was therefore constructed under Robert Ashby. It seems more likely to be dated to the 1620s – mid-1630s, particularly because the 1638 Inventory describes the house in a broadly similar way to that of 1675 (suggesting that this house must have existed by at least 1638), and because it seems more likely that such a house would have been constructed before the Civil War. This house appears to have consisted of the central 'core' of the house as remains up to the present day – essentially the eastern part of the cellars; entrance-hall, inner stairwell, billiard room, ballroom, and eastern parts of the dining room and library on the ground-floor. The upper floor, of this house, appears to have consisted of attic rooms. It is this house which is depicted in the 1681-85 Map. Remnants of some of these walls – particularly the western wall – were uncovered (in excavations and work within the house) and recorded.

At some point in the 1690s, the house appears to have been extended upwards, with the addition of a second floor. It is believed that the service wing (constructed extending out to the south of the main house) was also constructed at this time. This is particularly because the roof-level of this wing, depicted on the 1771 Elevation, is lower than that of the main house – and therefore at the same level as it was believed to have been when the roof was raised and second storey added in the 1690s (before it was raised further). It seems sensible that the roof of the service wing would have been constructed at the same level as that of the rest of the house, and therefore that it was constructed at the same time as the roof was raised, i.e. in the mid-1690s.

By c.1770, the eaves and roof level of the main house appear to have been raised from immediately above the first floor windows to about 800mm higher. A new façade (the chequerboard brickwork) was also added to most of

the northern frontage, plus the shell-hood porch (which may be slightly later). This is all depicted on the 1771 Elevation. Furthermore, a couple of changes to the exterior of the house in the late 18<sup>th</sup> Century are depicted on the 1794 image (when comparing this with the 1771 elevation), including the addition of timber columns to the northern frontage.

Certain interior features appear to date from before the mid-19<sup>th</sup> Century rebuild. This includes both the fireplace in the entrance-hall and dining room: the principal features of these look 17<sup>th</sup> Century – Jacobean in date; plus the dining room fireplace is described in the 1823 Gentleman's Magazine article and the one in the entrance-hall contains so many similar features that it must be contemporary with the dining hall one. The other early features are the stairs (excluding the first floor balusters and handrail) which may also date to the 1690s; and the stained glass. Parts of the interior may have been decorated using 'linen fold' panelling – which was later re-used (on the reverse). It is difficult to assign a definitive date to these interior features, however they were clearly present within the house before the mid-19<sup>th</sup> Century rebuild, and some were probably original to the 1620s-40s house.

It has, therefore, been interesting to investigate and highlight the features of the 'early' house that can still be seen within the existing house. This fieldwork, combined and compared with the documentary / cartographic / pictorial sources, and the dating evidence gleaned from dendrochronological analysis, has also enabled a chronological phasing of this 'early' house to be constructed.

This report only deals with the evidence for the 'early' house, before Joseph Ashby Partridge undertook a massive phase of rebuilding in the second quarter of the 19<sup>th</sup> Century and essentially rotated the house around by 90° to its present alignment, by extending the main house to the west and demolishing the southern service wing. This work, and the evidence for the later modifications to the house, will be discussed in a separate report.



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## **APPENDIX I: POTTERY REPORT**

### **Pottery from Breakspear House, Hillingdon (Site BZH09)**

*Paul Blinkhorn*

The pottery assemblage, all obtained from the excavations in the water storage tank area, comprised 8 sherds with a total weight of 82g. It was recorded using the fabric codes of the Museum of London post-Roman type-series (Vince 1985), as follows:

FREC: Frechen Stoneware, 1550 – 1700. 6 sherds, 40g.

LMSR: Late-medieval/transitional sandy redware, 1480 – 1600. 2 sherds, 42g.

The two sherds of LMSR, which are probably from a source in Buckinghamshire, where it is known as Late Medieval Oxidized Ware. Such pottery was made at a number of centres, such as Leyhill, near Chesham, some 20km to the north-west of this site (Farley and Lawson 1990). Both sherds are both unstratified and both from the same vessel, a large bowl typical of the tradition. The sherds of FREC are all from context (52), and are also all from the same vessel, a beer mug, which is again a common form in this fabric. The assemblage is typical of domestic sites of the period, and likely to be contemporary with the mid-16<sup>th</sup> century house.

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**APPENDIX II: BRICK REPORT (Sue Pringle)**

<b>Context</b>	<b>ID</b>	<b>Period</b>	<b>Fabric</b>	<b>Form</b>	<b>Count</b>	<b>Weight</b>	<b>L</b>	<b>B</b>	<b>T</b>	<b>Condition</b>	<b>Comments</b>	<b>Date</b>
100	Main wall crossing dining room	PM	3033	Brick	1	2318	223	105	57	M		1450-1700
100	Main wall crossing dining room	PM	3033	Brick	1	2606	227	107	60	M	Indented margins; straw/grass marks on upper bedface. Creamy white sandy lime mortar with lime/chalk inclusions.	1450-1700
100	Main wall crossing dining room	PM	3033	Brick	1	2457	224	110	55	M	Indented margins. Lime mortar.	1450-1700
100	Main wall crossing dining room	PM	3033	Brick	1	2386	212+	110	60	M	Indented margin.	1450-1700
102	Rebuild (eastern end) of drain in dining room	PM	3047	Brick	7	4047	320	175+	48	M	Conjoin. Lime mortar. Large flat brick/tile; fine sanding, sharp arrises. Mortared thickly over broken edge.	1700-1900
102	Rebuild (eastern end) of drain in dining room	PM	3033?	Brick	2	2429	223	110	45	M	Conjoin. All surfaces except 1 header thickly mortared. Imprint of another brick in mortar on base bedface. Fabric is finer and better-fired than classic 3033, possibly later version, mid to late 17th c??	1450-1900



102	Rebuild (eastern end) of drain in dining room	PM	3033?	Brick	1	1507	155+	111	57	M	Part of shaped brick, cut and rubbed along 1 stretcher face to angle. Fabric is orange-red and slightly sandy in texture. Possibly a fine version of 3033.	1450-1900
101	Drain in dining room	PM	3037?	Brick	1	2471	220	105	65	M, Ru?	Orange-red, common fine and moderate medium quartz, moderate dark yellow silty streaks and inclusions, an some dark red iron rich material. Fairly sharp arrises. 2 mortars: 1)cream lime mortar; 2) grey coal-flecked lime mortar.	1600-1850
101	Drain in dining room	PM	3047	Brick	1	2087	221	105	43	M, Rd	Sharp arrises; fine sanding. Lime mortar. Slightly reduced surfaces.	1700-1900
101	Drain in dining room	PM	3047	Brick	1	2208	221	107	45	M	Sharp arrises; fine sanding. Lime mortar.	1700-1900
101	Drain in dining room	PM	Vitrified	Brick	1	1440	175+	100	45	M, V	Distorted due to vitrification. Fabric uncertain. Fine moulding sand has vitrified in places to a thick glaze. Poorly dated.	1450-1900
114	Base of drain in spine corridor	PM	3047?	Brick	1	2467	219	100	60		Sharp arrises. Orange-red sandy silty fabric with sparse very coarse flint. Same as bricks from (101).	1600-1850

114	Base of drain in spine corridor	PM	3032?	Brick	1	2344	225	103	61	V, Rd	Vitrified, mainly at one end. Deliberate? Depression in base which may be shallow frog or distortion from vitrification. Fine yellow speckle on surface.	1650-1800
109	East-west wall stub in spine corridor	PM	3033	Brick	1	2892	221	99	65	Ru? M	2 mortars: 1) cream lime mortar; 2) yellow sandy lime mortar, overlying (1). Indented borders but sharp arrises, so probably later in date range, C17th?	1450-1700
109	East-west wall stub in spine corridor	PM	3033	Brick	1	892	112+	100	60	A, M	Sharp arrises - later version of fabric - 17th C?	1600-1700
109	East-west wall stub in spine corridor	PM	3033	Brick	1	2912	222	101	62	M, S, Ru	Sharp arrises. Upper face sooted, with sandy yellow mortar overlying soot - reuse. Probably C17th.	1450-1700
112	Second east-west wall stub in spine corridor	PM	3034?	Brick	2	1460	216	105	59	M, A, Ru	Conjoin. Orange-red fabric as above, with calcareous incls (incl shell), rock frags. Well-fired. Could be 3032 early variant. Part shallow moulded (?) frog, c.? X 55 x 9mm. White painted header. Lime mortar and grey concrete mortar.	1650-1850

112	Second east-west wall stub in spine corridor	PM	3034?	Brick	1	1893	225	105	60	M, A, Ru	Orange-red fabric, incl. of chalk, flint, small voids. Surface has yellow speckle, possibly 3032 early variant. Shallow frog, probably moulded, c.140 x 63 x 10mm. White paint/lime wash on 1 header. 2 mortars: 1) white lime; 2) grey concrete.	1650-1850
43	Main wall footing in water storage tank excavation	PM	3033V	Brick	2	2506	230	115	50	Rd, M, V	Conjoin. Variant fabric - brown spot. Very overfired - vitrified mortar has formed patches of "glaze". White lime mortar. Arrises fairly sharp.	1450-1700
43	Main wall footing in water storage tank excavation	PM	3033V	Brick	2	2588	232	120	48	A, M	Conjoin. Orange fabric - local brown spot variant of fabric 3033?	1450-1700
43	Main wall footing in water storage tank excavation	PM	3033V	Brick	1	2305	235	116	50	A, M	Brown spot variant. Grass/straw marks on upper bedface. Rounded arrises (though rather abraded). White lime mortar on bedfaces.	1450-1700
43	Main wall footing in water storage tank excavation	PM	3033V	Brick	1	2484	235	116	52	M	Brown spot variant. Moulded brick - bull nose shaping on 1 stretcher face. Mortar on both bedfaces with remains of a second brick on base.	1450-1700

43	Main wall footing in water storage tank excavation	PM	3033?	Brick	1	1261	120+	103	55	V	Vitrified so fabric ID not secure. Breadth dimension is for header - rises to 113mm in centre due to high firing. Surface vitrified to blue-grey glaze. Prob glaze header. Date uncertain.	1450-1800
43	Main wall footing in water storage tank excavation	PM	3033V	Brick	1	2816	240	119	57	M	Brown spot fabric variant. Bedfaces mostly obscured by white mortar. Arrises fairly sharp.	1450-1700
47	Internal rubble and mortar dump in water storage tank excavation	PM	3033	Brick	1	865	110+	121	54	A, M	Soft fabric, rounded arrises. White lime mortar mainly on upper face; lower bedface creased.	1450-1700
47	Internal rubble and mortar dump in water storage tank excavation	PM	3033	Brick	2	1382	0	0	0	A, M	Fragments with white lime mortar.	1450-1700
41	Brick drain in water storage tank excavation	PM	B1	Brick	1	2394	220	102	65	M	Sharp arrises, fine sanding. White lime mortar with quartz and flint aggregate. Type sample for Breakspear fabric B1.	1600-1850

41	Brick drain in water storage tank excavation	PM	B1	Brick	1	2412	221	105	63	A, M	Sharp arrises, fine sanding. White lime mortar with quartz and flint aggregate.	1600-1850
41	Brick drain in water storage tank excavation	PM	2276	Pipe	1	1008	292	60	12		Machine extruded pipe, oval section, external diam 53-60mm, internal diam. 33-41mm. Fine orange fabric with moderate fine to medium quartz.	1850-1950
50	Western return of wall (43) seen in southern section of water storage tank excavation	PM	3033V	Brick	2	2743	236	120	57	M	Conjoin. Brown spot variant. Creased base and sides. Lime mortar has fine quartz and coarser white lime/chalk inclusions.	1450-1700
50	Western return of wall (43) seen in southern section of water storage tank excavation	PM	3033V	Brick	1	1137	120+	110	52	M	Brown spot fabric variant. Most of upper surface obscured by mortar but small part indented margin may be present.	1450-1700



50	Western return of wall (43) seen in southern section of water storage tank excavation	PM	3033V	Brick	1	571	122+	0	53	A, M	1450-1700
50	Western return of wall (43) seen in southern section of water storage tank excavation	PM	3033V	Brick	1	666	90+	109	54	A, M	1450-1700
50	Western return of wall (43) seen in southern section of water storage tank excavation	PM	3033	Brick	1	1477	145+	118	51	M	1450-1700

45	Flint and brick rubble wall base / foundation in water storage tank excavation	PM	B1	Brick	2	1037	150+	110	60	M	Conjoin. c. 55-60mm thick. Light orange fabric with very coarse flint inclusions, not very silty. Indented margin. White lime mortar.	1450-1700
45	Flint and brick rubble wall base / foundation in water storage tank excavation	PM	3033?	Brick	1	1119	140+	105	60	V, Rd, M	Indented margins. Burnt or overfired brick - no "glaze". White lime mortar.	1450-1700

Suggested Brick Groups:

Type	Fabric	Length range mm	Breadth range mm	Thickness range mm	Description	Locations	Date
1.	3033 (Soft orange-red fabric with sandy texture)	?	118-121	51-54	Indented margins; rounded arrises. (1 is 3033V, variant with brown spot fabric)	Contexts 47, 50 (water storage tank excavation)	range 1450-1700, possibly 16th c?
2.	3033	223-227	105-110	55-60	Indented margins, straw marks	Wall crossing Dining Room (6/10/09)	1450-1700, possibly 16thc?
3.	3033	c. 221 (1 example)	95-100	60-65	Sharp arrises. 1 clearly re-used	Spine corridor, wall stub (1) (06/10/09)	1450-1700, prob 17th c
4.	3033V (As 3033 but with 'brown spots', greyish brown ?silty inclusions)	230-240	115-120	48-57	rounded arrises; straw marks. Variant of fabric 3033 with brown spots	Contexts 43, 50 (water storage tank excavation)	1450-1700, possibly 16th c
5.	B1 (orange fabric with paler orange marbling and orange-red silt inclusions)	219-221	100-105	60-65	sharp arrises; fine moulding sand	Drain in Dining Room, and Spine corridor, drain (2); Context 41, Brick samples from brick drain (water storage tank excavation)	1600-1850

**APPENDIX III: DENDROCHRONOLOGY SUMMARY:**

Information and tables from ‘The Dovecote, Breakspear House, Breakspear Road North, Harefield, Hillingdon, London – Tree-Ring Analysis of Timbers, Scientific Dating Report’, by Alison Arnold and Robert Howard, 2010:

A total of 21 oak samples were obtained by coring – from the main beams and joists of the eastern parts of the first and second floor frames – although only 18 of these were suitable for reliable dating. These fell into three broad site chronologies, which resulted in the satisfactory dating of two of these site chronologies (HFDBBQ01: 1574-1694; and HFDBSQ02: 1517-1589), however sample-group HFDBSQ03 failed to date. Another group of timbers (HFDBSQ04) were dated to 1497-1610. There were five remaining ungrouped and undated samples.

The below tables provide the detailed results of the tree-ring sampling, which are discussed in detail in Section 11.

:

Site Chronology	Number of samples	Number of rings	Date span AD (where dated)
HFDBSQ01	6	121	1574–1694
HFDBSQ02	2	73	1517–89
HFDBSQ03	2	88	undated
HFDBSQ04	3	114	1497–1610
Ungrouped	5	---	undated
Undated	3	---	---

Sample number	Sample location	Total rings	Sapwood rings*	First measured ring date AD	Last heartwood ring date AD	Last measured ring date AD
	2 <sup>nd</sup> floor					
HFD-B01	Main beam	88	no h/s	1512	-----	1599
HFD-B02	Main beam	65	no h/s	-----	-----	-----
HFD-B03	Main beam	nm	---	-----	-----	-----
HFD-B04	Main beam	71	8	1578	1640	1648
HFD-B05	Main beam	121	21C	1574	1673	1694
HFD-B06	Main beam	54	no h/s	1610	-----	1663
HFD-B07	Main beam	79	no h/s	1580	-----	1658
HFD-B08	Main beam	118	24C	1577	1670	1694
HFD-B09	Main beam	90	6	-----	-----	-----
HFD-B10	Main beam	79	no h/s	1511	-----	1589
HFD-B11	Main beam	88	16	-----	-----	-----
HFD-B12	Main beam	69	11	1621	1678	1689
HFD-B13	Main beam	86	16	-----	-----	-----
	1 <sup>st</sup> floor					
HFD-B14	Main beam	71	no h/s	1517	-----	1587
HFD-B15	Main beam	54	5	-----	-----	-----
HFD-B16	Common joist	86	4	-----	-----	-----
HFD-B17	Main beam	71	24C	-----	-----	-----
HFD-B18	Common joist	nm	---	-----	-----	-----
HFD-B19	Common joist	nm	---	-----	-----	-----
HFD-B20	Main beam	61	no h/s	1529	-----	1589
HFD-B21	Main beam	114	5	1497	1605	1610

\*h/s = the heartwood/sapwood ring is the last ring on the sample

h/s = the heartwood/sapwood ring is the last ring on the sample

nm = sample not measured

C = complete sapwood is retained on the sample; the last measured ring date is the felling date of the tree represented



## **APPENDIX IV: OASIS Form**

**OASIS ID: compassa1-116977**

### **Project details**

Project name	Breakspears: Historic Building Survey
Short description of the project	A level 1-2 historic building survey was undertaken by Compass Archaeology of Breakspears - a Grade I listed building in Harefield - during Clancy Development's refurbishment and redevelopment works of the house. This included research into the existing documentary / cartographic / pictorial sources, along with substantial fieldwork (including investigation and recording of the building itself, dendrochronological analysis, and watching briefs of small-scale excavations within and around the building). This revealed that the earliest house (of which features survive today) dated from the earlier part of the 17th Century. This underwent a series of modifications, most noticeably the raising of the roofs and addition of a second floor; until the second quarter of the 19th Century when a major phase of construction / rebuild took place (involving the rotation of the house round by 90degrees). Another large phase of rebuilding took place at the end of the 19th Century - to create, essentially, the house that remains today.
Project dates	Start: 01-08-2008 End: 22-11-2011
Previous/future work	No / No
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	WALL Post Medieval
Monument type	DRAIN Post Medieval
Monument type	WELL Post Medieval
Monument type	PATH Post Medieval
Monument type	STAINED GLASS Post Medieval
Monument type	FIREPLACES Post Medieval
Significant Finds	BRICK Post Medieval

Significant Finds	POTTERY Post Medieval
Methods & techniques	'Annotated Sketch','Dendrochronological Survey','Measured Survey','Photographic Survey','Survey/Recording Of Fabric/Structure'
Prompt	Planning condition
Prompt	Listed Building Consent

### Project location

Country	England
Site location	GREATER LONDON HILLINGDON HAREFIELD Breakspears
Postcode	UB9 6NA
Study area	675.00 Square metres
Site coordinates	TQ 06090 89635 51.5950800212 - 0.468228151130 51 35 42 N 000 28 05 W Point

### Project creators

Name of Organisation	Compass Archaeology
Project brief originator	Compass Archaeology
Project design originator	Compass Archaeology
Project director/manager	Geoff Potter
Project supervisor	Gill King
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Clancy Developments Ltd.

### Project archives

Physical Archive recipient	Museum of London Archive
Physical Contents	'Ceramics'
Digital Archive recipient	Museum of London archive

Digital Contents	'Ceramics'
Digital Media available	'Images raster / digital photography','Text'
Paper Archive recipient	Museum of London Archive
Paper Contents	'Ceramics'
Paper Media available	'Context sheet','Correspondence','Drawing','Map','Notebook - Excavation',' Research',' General Notes','Plan','Report','Section','Unpublished Text'

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Breakspears: Historic Building Survey
Author(s)/Editor(s)	Compass Archaeology
Date	2012
Issuer or publisher	Compass Archaeology
Place of issue or publication	5-7 Southwark Street, London, SE1 1RQ
Description	Two reports - one detailing the evidence for the early house (before the major rebuilding of the house in the second quarter of the 19th Century); and one detailing the evidence for the later house (following this major rebuild). Both reports include discussion of the historic / archaeological background of the house (including documentary, cartographic, and pictorial research); discussion of the various features believed to have been attributed to the house; and discussion of the probable chronology / phasing of the house.
Entered by	Emma Jeffery (emma@compassarchaeology.co.uk)
Entered on	10 January 2012

## **APPENDIX V: LONDON ARCHAEOLOGIST SUMMARY**

Site address:	Breakspears House, Breakspears Road North, Harefield, Hillingdon, London, UB9 6NA
Project type:	Historic Building Survey and Field Investigations
Dates of fieldwork:	August 2008 – November 2011
Site code:	BZH09
Supervisor/Project Manager:	Emma Jeffery / Gillian King / Geoff Potter
NGR:	TQ 06090 89635
Funding body:	London Borough of Hillingdon

Clancy Developments commissioned an archaeological assessment, Level 1-2 historic building survey and watching briefs during their refurbishment and redevelopment works on the main house at Breakspears, Harefield, between August 2008 and November 2011. This was carried out as part of the ‘Breakspears Project’, including other work undertaken by Compass Archaeology on the Breakspears Estate (a level 3-4 historic building survey of the Grade II\* Listed Dovecote, a level 1-2 historic building survey of the walled garden, field evaluation, analysis of fabric works, scientific dating and watching briefs). All of these were parts of planning and listed building conditions attached to consent for the refurbishment of the Grade I Listed house into apartments and the construction of eight residential units with underground car parking.

There is debate concerning when the first house was built, but there does appear to have been a house of some description from at least *c.* 1500, according to documentary evidence. The earliest surviving physical evidence for the present house dates to the earlier 17<sup>th</sup> Century, and essentially consisted of the core of the house (entrance hall, inner hall, library, part of the dining room, and cellars). A number of changes and modifications to the house took place throughout the 17<sup>th</sup> and 18<sup>th</sup> Centuries, including the addition of a second floor, raising of the roof, addition of a façade on the northern frontage, and construction of a service wing to the south of the main house.

A major phase of enlargement and rebuilding took place under Joseph Ashby Partridge in the second quarter of the 19<sup>th</sup> Century (probably in the 1840s or early 1850s), with the extension of the house to the west, raising of the roof-level, and addition of ancillary buildings to the north-west of the house. Subsequent changes included, most noticeably, the addition of an eastern extension by Captain Tarleton in *c.* 1900, and the interior changes associated with Breakspears’ conversion into a care home in the 1950s.