9.5 Room F-07

Room F-07 forms part of the northwestern extension otherwise represented by Rooms G-12, S-05 and the cellar (Sections 7.3, 10.4, *etc.*), and is of probable mid to later 17th century date. The principal development here comprised the creation of a new access doorway from the northern staircase/ lift extension, located towards the western end of the north wall (*cf.* Figs.207-209).

In the event a considerable amount of other remedial work was also required, particularly on the timber framework of the west-facing wall and at the adjacent northwestern and southwestern corners of the room (Fig.214, *etc.* & Section 9.5.2). This structure had suffered both from inadequate repair in the past and from continuing decay up to the present day. The basal (girding or summer) beam was replaced, as also some of the studs and the lower part of the corner posts.

Within the main part of the room a number of floorboards were lifted, exposing an earlier phase of flooring and a series of blocks or wedges to support and re-level the later floor (Figs.275-78).

Fig.206: *View towards the rear (eastern) part of Room F-07, showing timbers and windows of the original western building elevation. The doorway on the left is quite recent, and does not appear on Gravett's plan – merely the adjacent window, then blocked* (Gravett 1966, Fig. 1)

One feature of interest was that the original timber framing had several coats of paint or limewash, and in a couple of places on the western and southern walls there were

also remnants of lath and plastering between (rather than over) the studs (Figs.212-13, 225, *etc.*). The original appearance would thus have been quite utilitarian (and somewhat less well insulated), with all elements of the timber framing exposed on the interior. This may fit with its' suggested origin as a schoolroom (Gravett 1966, 148) – large, but not domestic.

The lath and plastering that was removed from the northern and western walls (in the latter case also overlain by modern plasterboard) was therefore secondary, and did not represent part of the original construction. It is uncertain when this wall covering was applied, but quite possibly at the same time as major repairs and alterations were carried out – for example replacement of the girding beam along the base of the western wall and installation of the present window – so perhaps later 18th century.

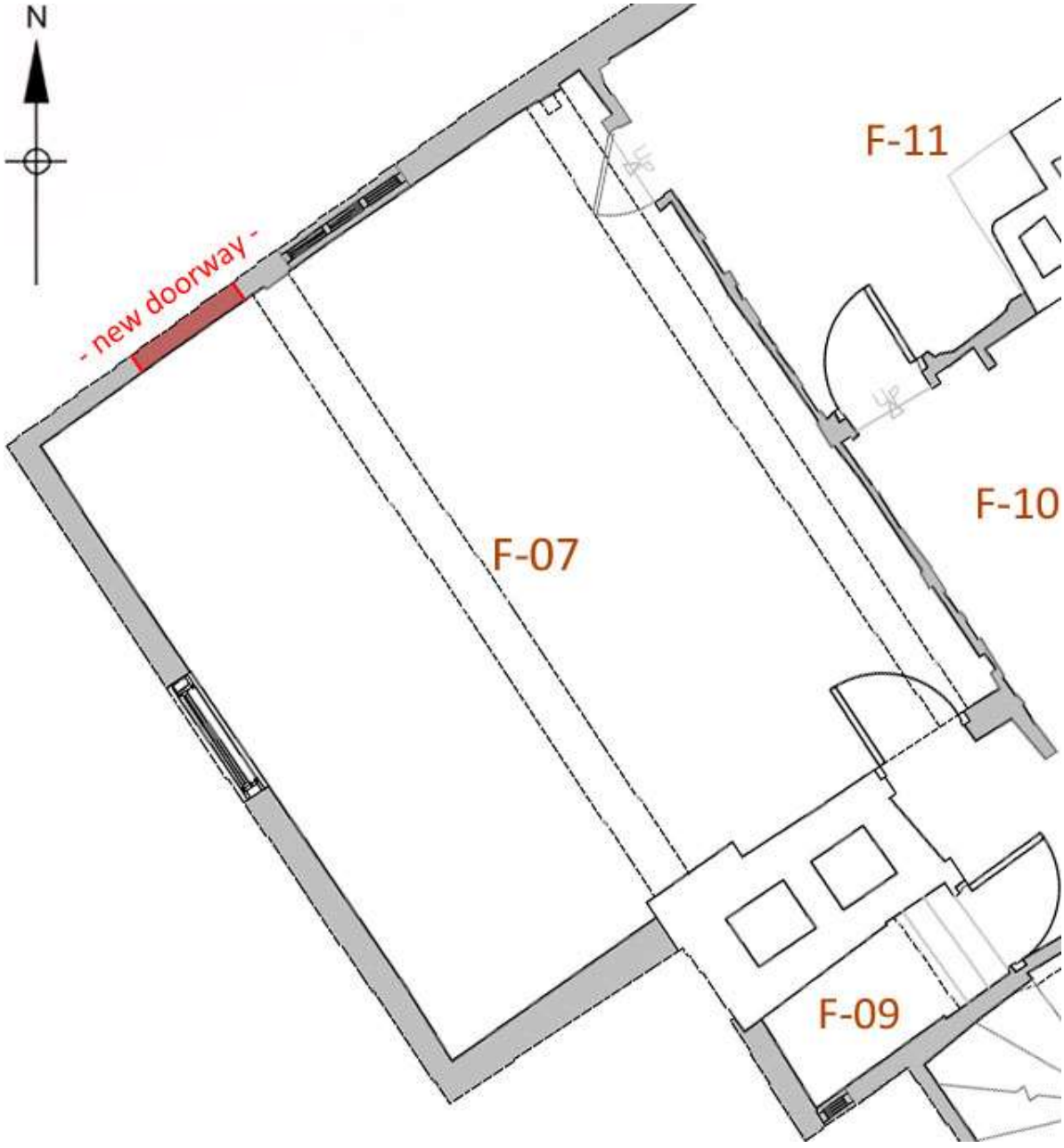

Fig.207: *Plan showing the location of F-07 and adjacent rooms*

9.5.1 The northern wall

9.5.1.1 – Internal detail

Fig.208: *Preliminary investigation in March 2016 of the proposed new access through the northern wall, showing exposed laths* (1m scale)

Fig.209: *General view of the northwestern part of the room and proposed new access area after stripping of the lath and plaster wall covering*

Fig.210: *Closer view of the exposed timber framing at the west end of the northern wall*

Fig.211: *As above, direct elevation view* (1m scale)

Fig.212: *Detail of the timber framing on the northern wall, the limewash covering also clearly visible* (0.5m scale)

Fig.213: *As above, oblique view looking towards the northwest corner*

Fig.214: *The northwest corner post and adjacent timbers. The post is a replacement, without the limewash of the originals and apparently lacking mortices to correspond with the decayed beams of the west wall (lower right). See also Fig.255* (0.2m scale)

Fig.215: *Down brace & studs in the area of the new doorway on the north wall. See also Fig.222)*

Fig.216: *Mortice & tenon joint between the corner post and down brace at the western end of the north wall. The post is not original, & lacks a peghole to correspond with that in the tenon* (0.2m scale)

Fig.217: *External view of the above joint. A horizontal iron strap is also visible near the top of the frame, partly covered by weatherboarding*

Fig.218 (above): *Mortice & tenon joint between the corner post and midrail at the western end of the north wall. Outward movement of the post has exposed about 50mm of the mortice, which (as elsewhere) was apparently not pegged into the replacement timber*

Fig.219: *Remnant of a mortice on the basal or girding beam at the western end of the north wall. The adjacent timber has already been replaced*

9.5.1.2 The external face of the north wall

Fig.220: *View of northern wall construction at first floor level after partial removal of weatherboarding. The new doorway is to the far right of the frame*

Fig.221: *Detail of the above, with the junction between the original building (to the left) and northwestern extension immediately above the centre of the 0.5m scale*

9.5.1.3 North wall – removed timbers

The timbers removed to form the new access (a down brace, part of the midrail & several studs; almost all of oak) were retained for further off-site examination and potential dating, and are illustrated below:

Fig.222: *Exploded view of the external (north-facing) side of the removed timbers* (0.2m scale)

Fig.223: *Detail of the mortice & tenon joint between the midrail and base of the down brace, also showing carpenters' marks* (0.2m scale). *The thickness of the down brace (front to back) is 67mm to 90mm – greatest in the centre – and that of the midrail 122mm to 135mm*

Fig.224: *Mortices for studs in the underside of the midrail, dimensions c 84mm x 25mm by 40mm to 50mm deep* (0.2m scale)

Fig.225: *Detail of the internal face of the down brace. There appear to be three coats of paint /limewash on the original timbers – white, mid greenish-grey, and finally another white coat*

9.5.2 The western wall

As in the northern wall, the original timbers here had been limewashed/ painted. There was also one surviving area of *in situ* lath and plaster set between two studs, just to the north of and below the level of the window (*cf*. Fig.237). In a number of places the plaster line could also still be made out towards the back of the timbers.

The framing of the western wall was less complete or original than that to the north, and had been subject to considerable decay and consequent repair – much of it of a rather *ad hoc* nature. This had also led to some structural movement, in particular a marked outward lean towards the western end of the north wall. The western wall as a whole had also moved slightly outwards, by *c* 20mm to 30mm along the base and by about 55mm at the upper level of the north end, exposing the adjacent joints.

The most obvious evidence for repair was the replacement of the girding beam that ran across the full width of the room – some 6m – although this too was now in poor condition and required replacement. The lower sections of the corner posts at both ends also had to be replaced – the southern post an original element of the framing, the northern post already replaced once.

Although substantial the earlier repair works were not – as suggested above – very proficient. Three particular points are noted in relation to this:

- Mortices had been cut in the replacement girding beam to receive the existing joists with their tusk tenons (Figs.230-31; 271-72, *etc.*), and on the east side of the northern corner post to fit the tenons of the northern wall down brace and midrail (Figs.216-17.). Almost all of these tenons had pegholes – and were presumably thus secured in the original construction. However, there was no evidence for any corresponding holes in the replacement timber – and consequently the whole structure had moved apart by several centimetres, as noted above.
- Some failed timbers had been clearly been replaced, but others such as the midrail and headbrace at the northern end of the western wall were simply left as rotted stumps no longer attached to the corner post (Fig.255). Instead the two sides of the structure were secured top and bottom by iron straps.
- Between the studs of the western wall and underlying girding beam there were a series of small wedges and fillets *c* 5mm to 25mm in thickness (see Figs.231, 239, 260, 263, *etc.*). None of the timbers had been properly secured into the beam.

The present west-facing window is clearly a later addition, probably of 18th century date. It seems most likely that this replaced a shallower (but probably wider) window, much like that still in place on the northern wall (see Fig.209 for comparison). However, no evidence was seen within the western wall for an earlier chimneystack – reputedly moved from this location to its present position on the southern wall *c* 1790-1800 (Nail nd.). However, there was external evidence for the addition (or possibly a rebuild) of the southern stack, probably in the 18th century, which is discussed elsewhere (Section 7.3.1.1).

9.5.2.1 Internal detail

Fig.226: *View of the western wall after removal of the lower section of lath and plaster* (1.0m scale)

Fig.227: *The southern part of the wall. The boarded section in the corner derives from a 19th century corner cupboard that has removed all the lath & plaster* (Gravett 1966, Fig.1)

Fig.228: *Oblique view from the northern side of the room* (1.0m scale)

Fig.229: *The northern part of the wall and window*

Fig.230: *Detail near the southern end of the girding beam. The tenons in both joists have been revealed by the outward movement of the beam, including the unused pegholes* (0.2m scale)

Fig.231: *An oblique view of the above joints. The southern principal stud (foreground) sits in a shallow cut-out in the replacement girding beam, whilst the stud to the rear has a small (<10mm) wedge below*

Fig.232: *The girding beam and adjacent timbers immediately to the south of the window*

Fig.233: *An oblique view of the above. The end of the joist at top right has apparently been sawn off, leaving a c 50mm gap between it and the girding beam, whilst the tenon of the central joist is the only one definitely lacking a peghole* (0.2m scale)

Fig.234: *The girding beam and adjacent timbers in the area below the window* (0.2m scale)

Fig.235: *Oblique view of the above, with the truncated joist shown in Fig.233 in the bottom left foreground. The central and left-hand studs are limewashed and may be original; all three studs also sit on fillets or wedges (c 15 to 25mm) securing their junction with the girding beam*

Fig.236: *The area to the north of the window, with the second principal stud at the left hand end of the 0.5m scale and original in situ lath and plaster above*

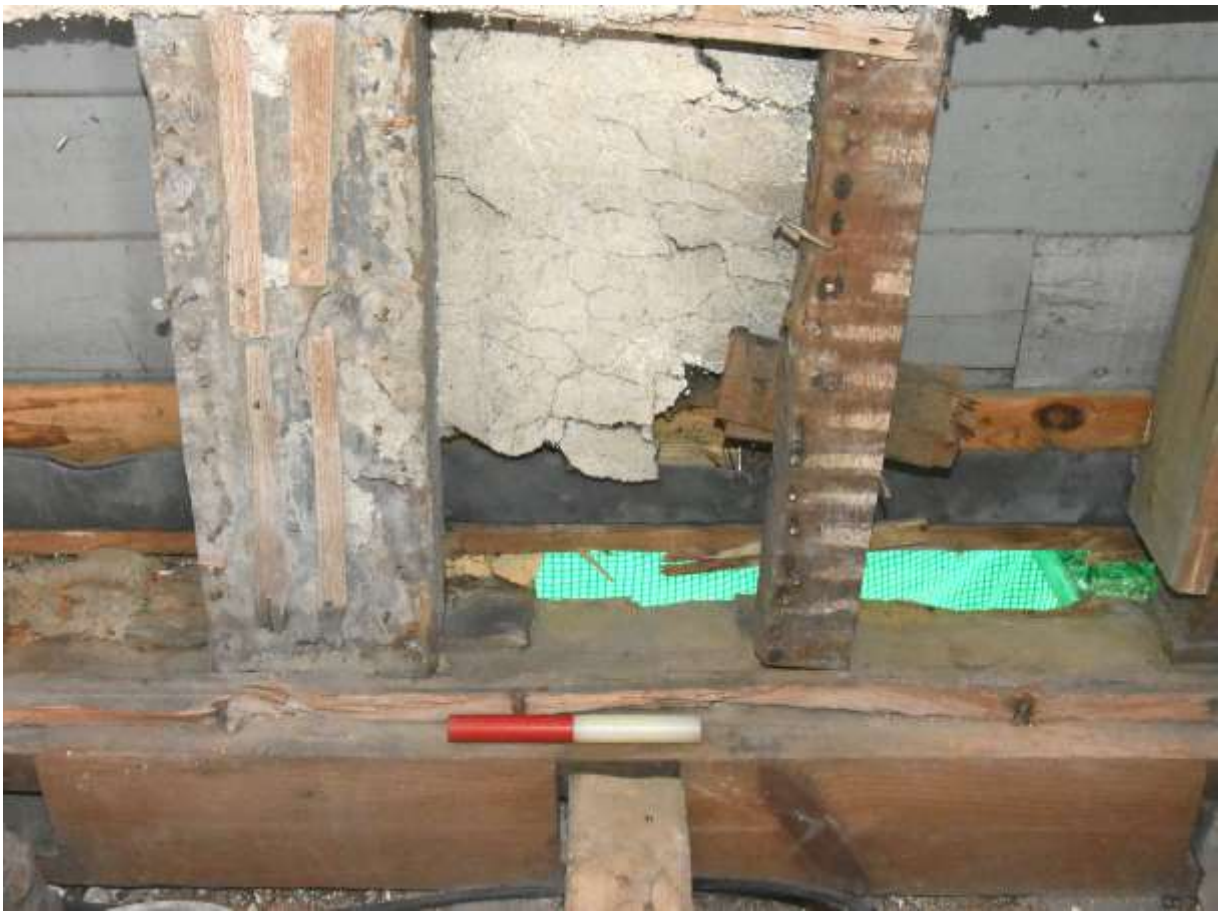

Fig.237: *Detail of the surviving in situ lath and plaster, to the north of the second principal stud*

Fig.238: *Approximately the same area as Fig.237, viewed from above. On the joists to centre and right the tenons & pegholes are just visible, but that to the left has apparently been sawn off leaving a c 30mm gap* (0.5m scale)

Fig.239: *An oblique view of the centre and right-hand joists in Fig.238. All three studs in the upper part of the photo have thin (c 5 to 10mm) wooden fillets or wedges at the base to secure their junction with the girding beam*

Fig.240: *The northern end of the girding beam plus the corner post at top right. The outward movement of the beam here is about 20mm, once again exposing tenons and pegholes at the ends of the joists* (0.2m scale)

Fig.241: *The timber frame of the western wall after stripping of the secondary lath & plaster, with temporary stabilising timbers below the window*

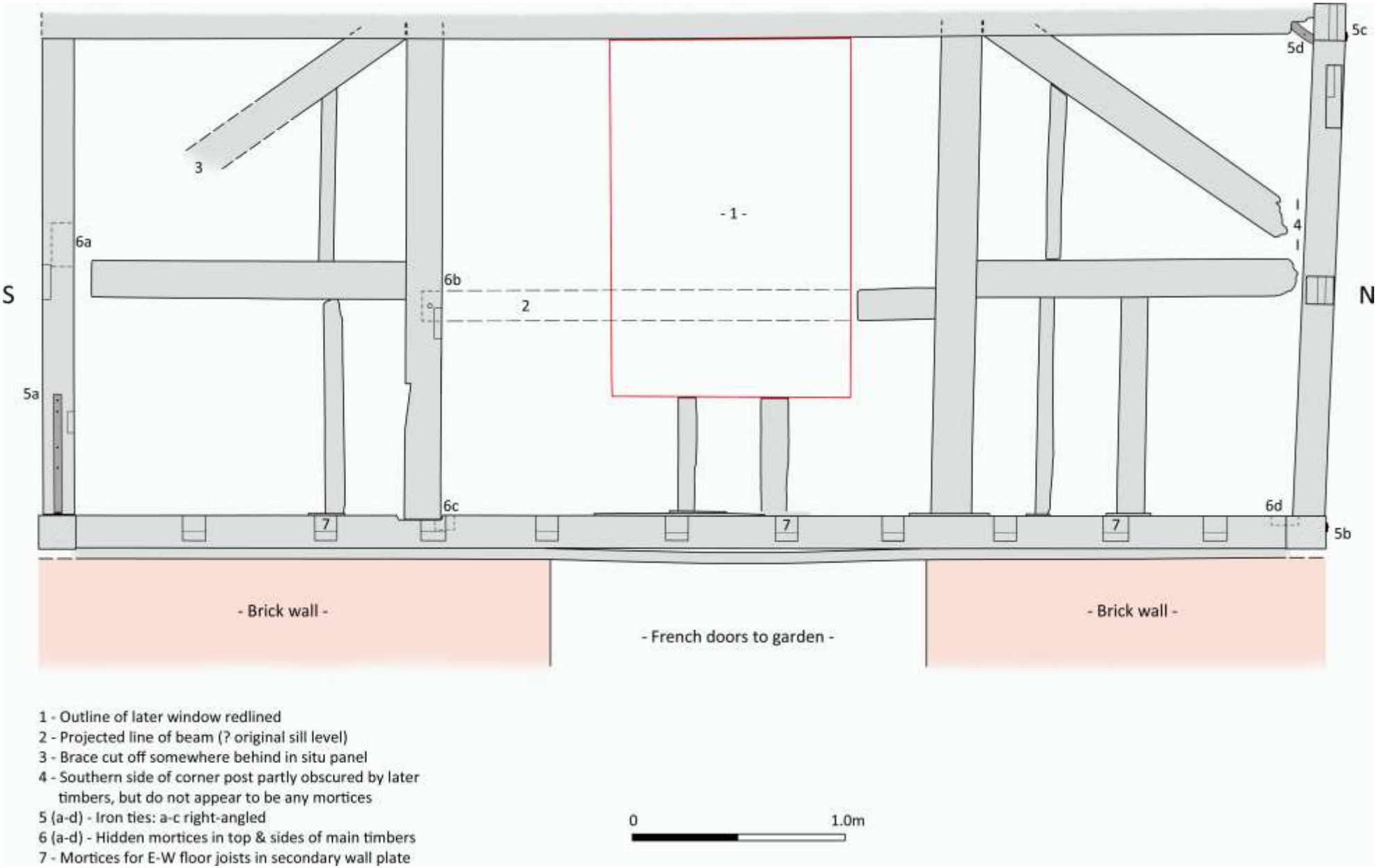

Fig.242: *A simplified elevation of the western wall, showing the surviving original timbers (with limewash covering) and principal elements of repair – the basal or girding beam and the northern corner post*

Fig.243: *An oblique view of the western wall interior from the southern end* (1m scale)

Fig.244: *As above, viewed from the northern end*

Fig.245 (above): *The southern end of the wall. As previously noted, the boarding adjacent to the corner formed the backing to a 19th century corner cupboard (Gravett 1966, Fig 1)*

Fig.246: *Detail of the original southwestern corner post, after replacement of the lower section and adjacent beam. The vertical iron strap previously used to secure this to the south wall is visible to the left*

Fig.247: *The timber framing immediately to the south of the window, including the original principal stud and midrail plus various reused and secondary studs* (0.5m scale)

Fig.248: *As above, oblique view looking south*

Fig.249: *The principal stud and adjacent midrail in the southern part of the wall, looking south. Obscured by the later and unpainted timber in the foreground is a mortice that would have held the central midrail, at a slightly lower level (see Fig.242)*

Fig.250 (below): *Detail of the junction between the principal stud and the southern midrail. There is a blocked mortice just behind the red end of the 0.2m scale*

Fig.251: *The northern end of the wall, with the principal stud close to the window* (1.0m scale)

Fig.252: *Detail of the junction between the northern principal stud and the surviving northern end of the central midrail* (0.2m scale)

Fig.253: *The principal northern stud and adjacent timbers* (0.5m scale)

Fig.254 (below): *The original northern midrail and head (or upward) brace, neither of which now connect with the replacement corner post to the right*

Fig.255: *The totally decayed ends of the northern midrail and headbrace: there has been no attempt to repair these when the corner post was replaced, the two sides of the structure being secured rather by iron straps at top and bottom*

Fig.256 (below): *The top of the replacement post at the NW corner of the room. An iron strap is visible to the left of the 0.2m scale, between this & the western wall plate. There is also a second strap at higher level – the lower edge of just visible at the base of the northern wall plate*

9.5.2.2 The external face of the western wall

Fig.257: *Exposed timber of the west-facing wall at first floor level, looking approx. north* (0.5m scale)

Fig.258: *As above, looking southeast. Note that brickwork in foreground has been replaced*

Fig.259: *External view of studs near the southern end of the wall, the original principal stud in a shallow cut-out to the left* (0.5m scale)

Fig.260: *Continuing the above view above the south side of the French doors. Note the use of thin wooden fillets or wedges between three of the studs and the replacement girding beam. Also visible is the smaller secondary timber below the beam (see elevation Fig.242)*

Fig.261: *Another view of the principal southern stud (above the scale) and adjacent timbers, plus the uppermost course of brickwork and tile packing in front of the lower beam*

Fig.262: *As above, detailed oblique view showing the slight (c 20mm) inset of the principal stud into the girding beam, plus an empty mortice immediately to the left*

Fig.263: *Detail of studs above the French doors, all with thin wedges or fillets (<25mm) inserted between their bases and the underlying girding beam* (0.5m scale)

Fig.264: *As above. Note also the secondary timber below the main girding beam, which continues either side of the doors behind the recent and original brick wall facing*

Fig.265: *View of studs along the northern part of the wall, the three in the foreground all with timber packing (<15mm) at their bases, plus the northwest corner post at the extreme left. NB. Brickwork at base replaced* (0.5m scale)

Fig.266: *Detail of the above; the original principal northern stud is on the right, with a thin (5mm to 10mm) fillet of wood between it and the underlying replacement girding beam*

Fig.267: *The northern end of the girding beam with corner post to the left, and just visible below this an iron strap that wraps round the corner to the equivalent beam on the north wall*

Fig.268: *Oblique view of the above looking north, and also showing the smaller secondary timber below the girding beam (still partly hidden to the left by brick facing).*

Reproduced from Elliot Wood Partnership Ltd Site Visit Record 23.02.17. Ref: 2140959/SVR 01 (Picture 5)

9.5.2.3 The removed girding beam

Fig.269: *A section through the removed girding beam from the western wall. The timber is softwood, rather than the oak of the original construction*

Fig.270: *As above, with one of the joist mortices to the left. Note: beam is upside down in both these views*

Fig.271: *Detail of a joist mortice on the eastern face of the girding beam* (0.2m scale)

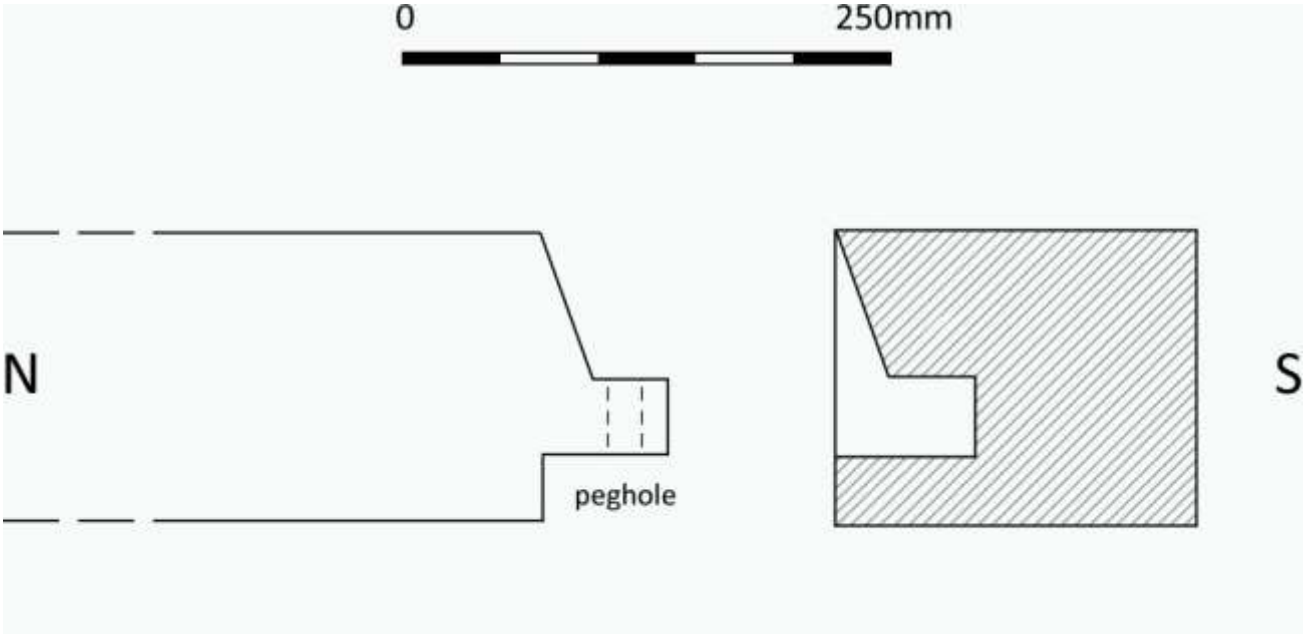

Fig.272: *Cross-section through the mortice and tusk tenon. Although dowel or pegholes were visible on almost all of the extant tenons (with only one definitely absent) there were no corresponding holes on the replacement girding beam*

9.5.3 The southern wall

Fig.273: *The southern wall of Room F-07 looking eastward from the southwest corner. This view is taken in the cavity between recent timbers and wall covering (centre/left of frame), and remnants of the original lath & plaster facing set back between studs to the right*

Fig.274: *As above: looking upwards within the cavity between the modern wall covering (at the top) and original vertical laths, plastering & limewashed studs in middle/lower part of the frame*

9.5.4 The floor

Fig.275: *General view of the floor area looking approximately southeast, and showing the series of blocks put over the earlier floor to level its replacement. In general the thickness of these increased from north to south, from* c *20mm up to about 100mmn*

Fig.276: *As above, looking northeast*

Fig.277: *Detail of the area in the foreground of the preceding figures, showing the previous floor surface and blocks used to level its replacement* (0.2m scale)

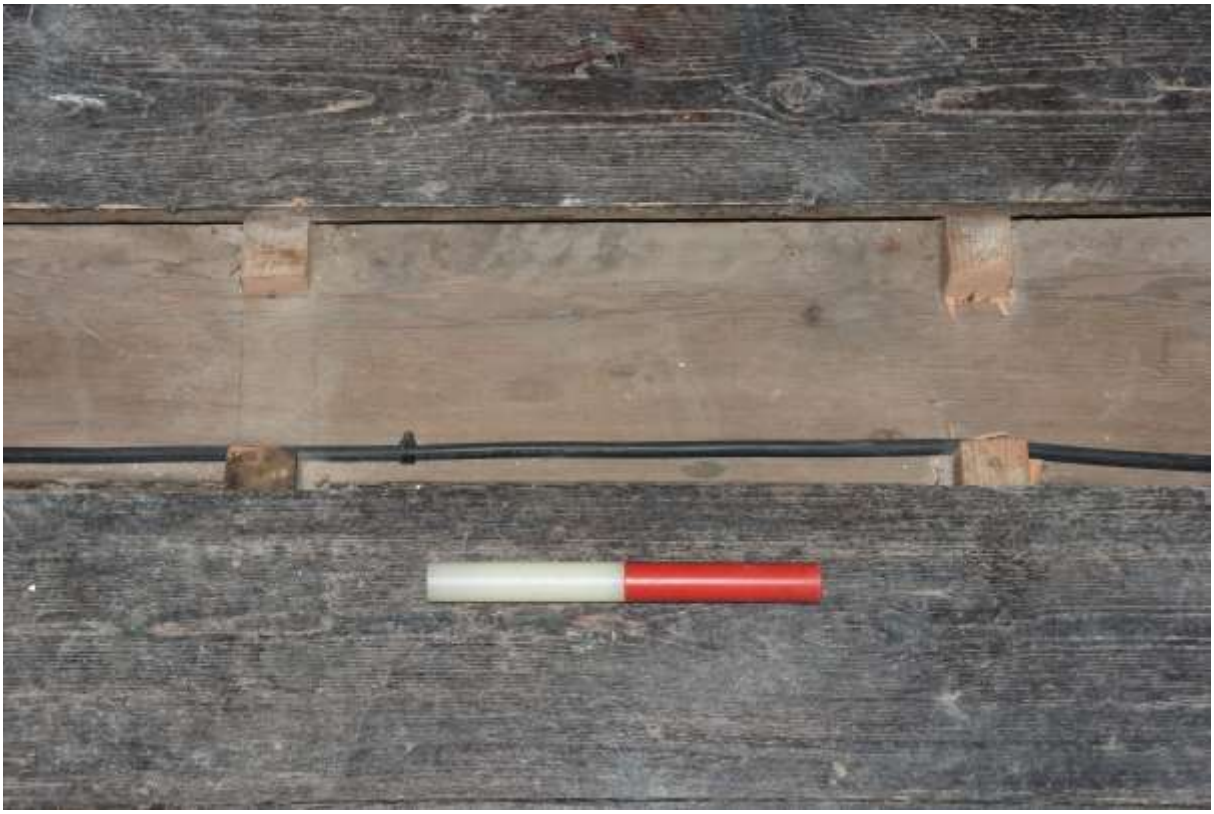

Fig.278: *As above, but the area towards the rear of Figs. 275-76*

9.6 F-09

A final brief note on the extensions to the rear of the building should include the upper part of the small two-storey and flat-roofed infill between the stair turret and the later (?18th century) chimneystack of Room F-07.

The date of this addition is uncertain, although it may be contemporary with the southwestern extension of Rooms G-04 and F-05 and thus potentially mid 19th century. Certainly the ground and first floor levels of both are lower than those within the rest of the property, and with several steps down at first floor level.

Works in the area of F-09 were limited to the lifting of floorboards to expose the underlying cavity and joists: the latter were narrow but deep (*c* 37mm by 275mm).

Fig.279: *A view looking into the storage area (& former w.c) F-09, showing exposed joists and three steps down from the main floor*

10. THE SECOND FLOOR / ATTIC

Works in the attic rooms were limited, mainly to the lifting of existing floorboards to lay new services, *etc*., plus insulation added between roof timbers in areas where these were exposed (Rooms S-04 and S-06). However, a number of significant features were observed and recorded.

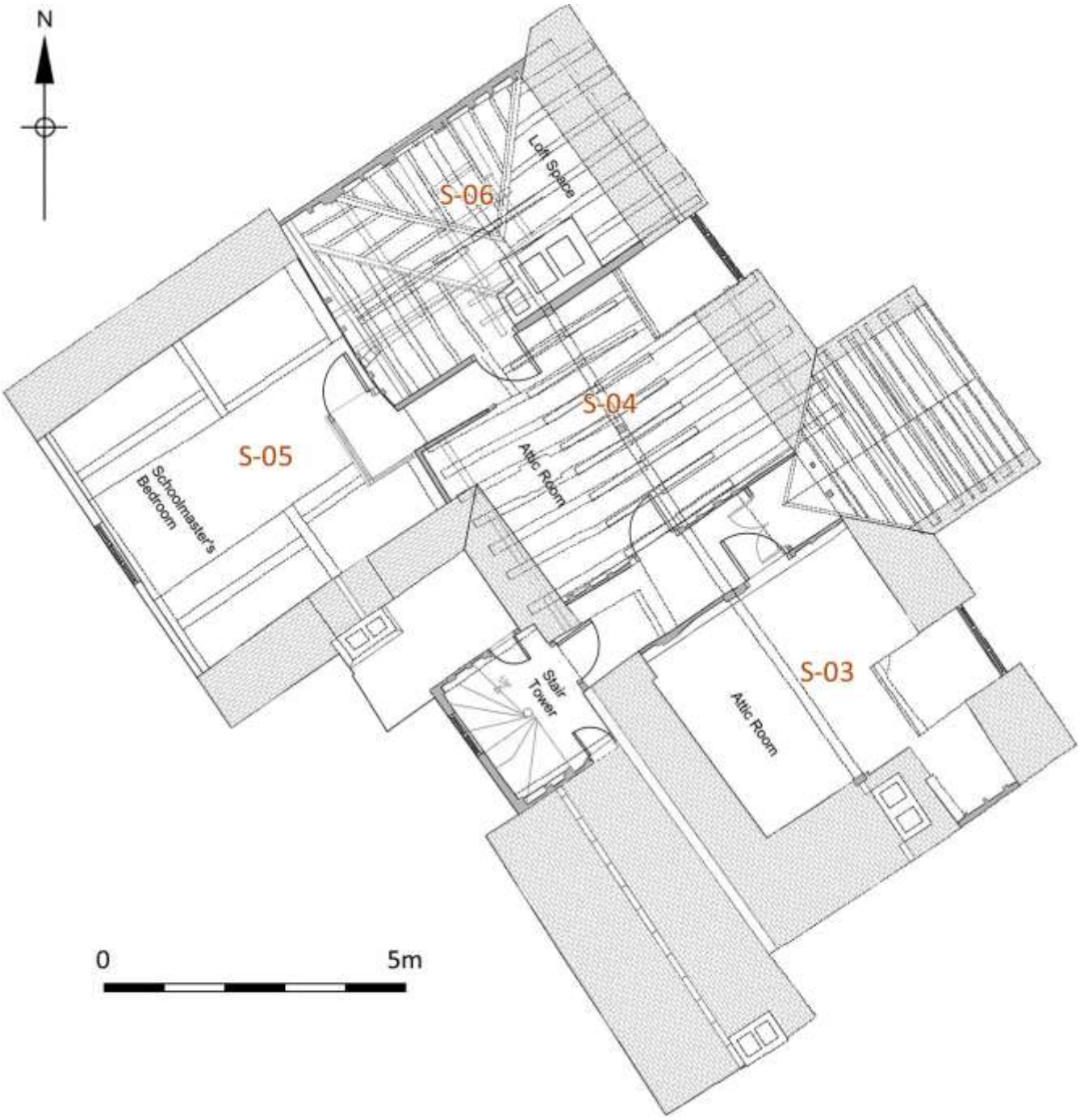

Fig.280: *Attic plan prior to the start of works*

Based on a drawing by Curl la Tourelle Head Architecture. Drg. No. 957 201

In the case of the attic floor construction the picture was also simpler than on the first floor – a single series of joists and floorboards, rather than successive phases (as observed even in the extension G-12). In par this probably reflects the more recent origin of the attic rooms, possibly earlier 17th century (& later still for the rear/ northwestern extension represented by Room S-05) – and perhaps to some degree the lower status of this area. The joists in all the rooms were also smaller than those seen elsewhere, and had more uniform dimensions.

10.1 Room S-03

The removal of floorboards within Room S-04 exposed the joists at a number of points, including their junction with the axial (or spine) beam on the eastern side of the room. The joists themselves appeared to have fairly constant cross-sections, *c* 85mm to 90mm wide by 112mm to 115mm deep.

The junction between joists and the axial beam was formed by a simple unpegged mortice and tenon joint. Some past outward movement had occurred here, exposing the detail of the joint (*cf*. Fig.284). The degree of movement also seems to been greater at the top rather the base (*c* 30mm to 45mm), thus in effect rotational as well as outward and producing the slightly convex east-west profile exhibited by the present floor – clearly visible in Fig. 282 overleaf.

Although not directly affected by the current works a brief record was also made of the enclosed and disused space in the corner of the room to the west of the chimney stack (Figs.285-88). In 1964 this area was simply recorded as 'walled off' and apparently inaccessible (Gravett 1966, Fig.1).

Although now in poor condition the internal surfaces (including a remnant of ceiling) were at one time well finished, plastered and limewashed. The only exception to this was the dividing wall to the present room, where the unfinished rear of the lath and plaster construction was exposed (Fig.285). It would appear therefore that this space was originally integral to the room itself, with no intervening partition.

The arch brace immediately alongside and to the west of the chimney stack is also of interest, particularly as at the top it appears to be morticed into a truncated section of north-south beam (suggested elsewhere to be part of a collar purlin): this arrangement probably predates the present arrangement, and is perhaps related to the original smoke-bay that is postulated at this end of the building.

Fig.281: *Plan showing the location of Room S-03*

Fig.282: *General view of Room S-03 and exposed joists looking northwest*

Fig.283: *Detailed view to show outward movement of joists from the axial beam* (0.5m scale)

Fig.284: *An oblique view of the same area* (0.2m scale)

Fig.285: *The western side of the chimneybreast, with the rear (lath & plaster) face of the internal wall to the left. The brickwork is limewashed but now within an enclosed and disused space*

Fig.286: *An oblique view of the chimneybreast and adjacent arch brace, with the external (southern) wall to the right*

Fig.287: *A further view of the exposed studs and plastered finish (with vertical laths) on the external southern wall*

Fig.288: *Lath and plaster covering over the rafters, and as figure above shows originally continuing to form an enclosed ceiling across to the chimney*

10.2 Room S-04

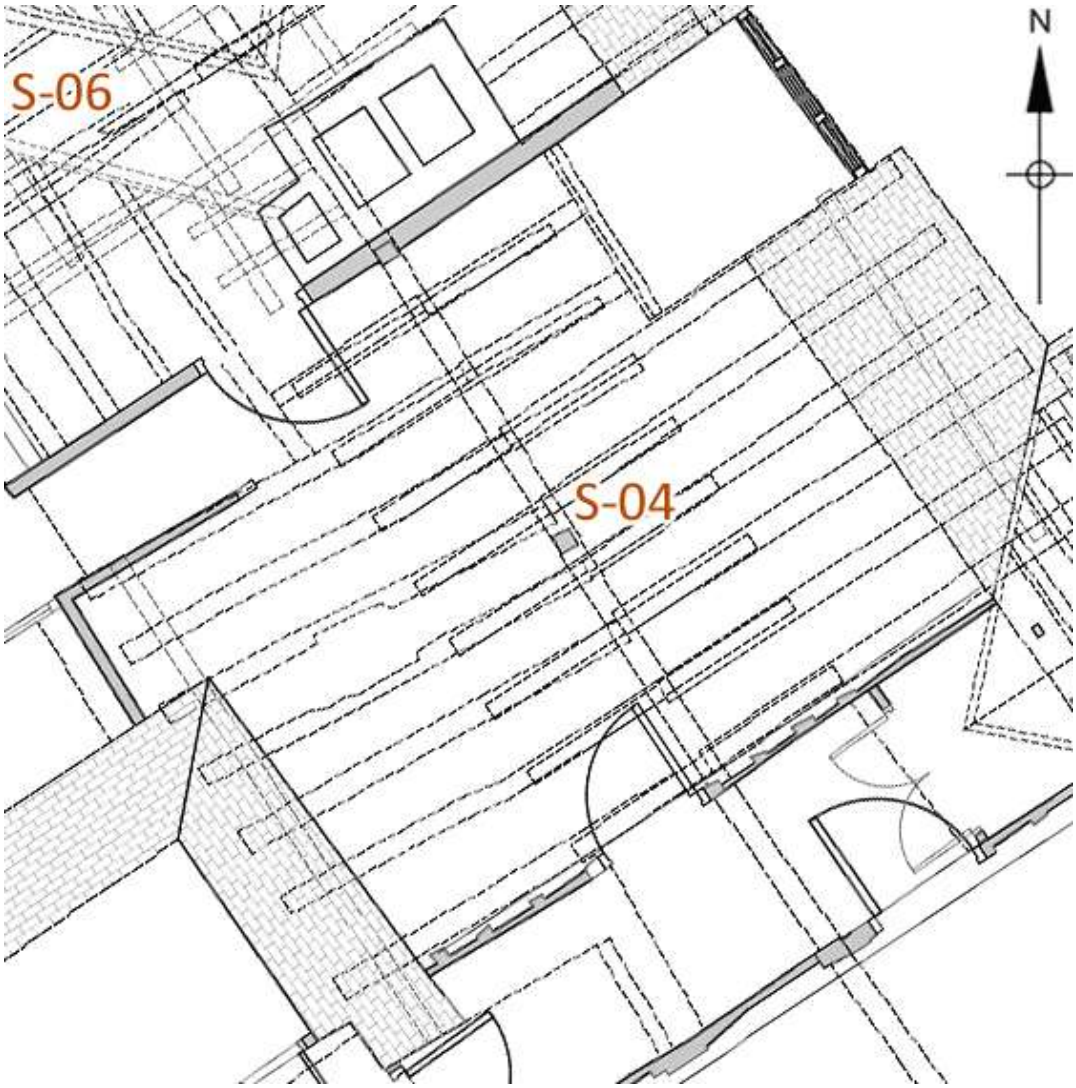

Fig.289: *Plan showing the location of S-04*

As seen overleaf, this area had mostly lost its previous lath and plaster covering (except at the north and south ends). Part of the ceiling had subsequently been boarded over (probably relatively recently, a development that presumably includes the central post and a series of diagonal struts running from the western edge of the boarding up to a clasped purlin.

Fig.290 (above): *Exposed roof timbers within Room S-04, looking northwest*

Fig.291: *View of the same looking southeast. Part of the ceiling is now boarded over, but it is clear that at one time the whole was lath & plastered*

Fig.292: *Room S-04 looking southeast, with surviving lath & plaster covering in the background*

Fig.293: *Detail of surviving lath & plaster covering on the eastern side of the room*

Fig.294: *View between collars and apex of the roof above Room S-04, looking toward the northern chimneybreast*

Fig.295 (below): *The same area as above, viewed in the opposite direction & towards the central corridor*

Fig.296: *Floor joists within Room S-04, looking northwest. Although not extensively exposed the joists were all fairly regular in width, c 100mm to 110mm*

10.3 Room S-06 (Northern loft space)

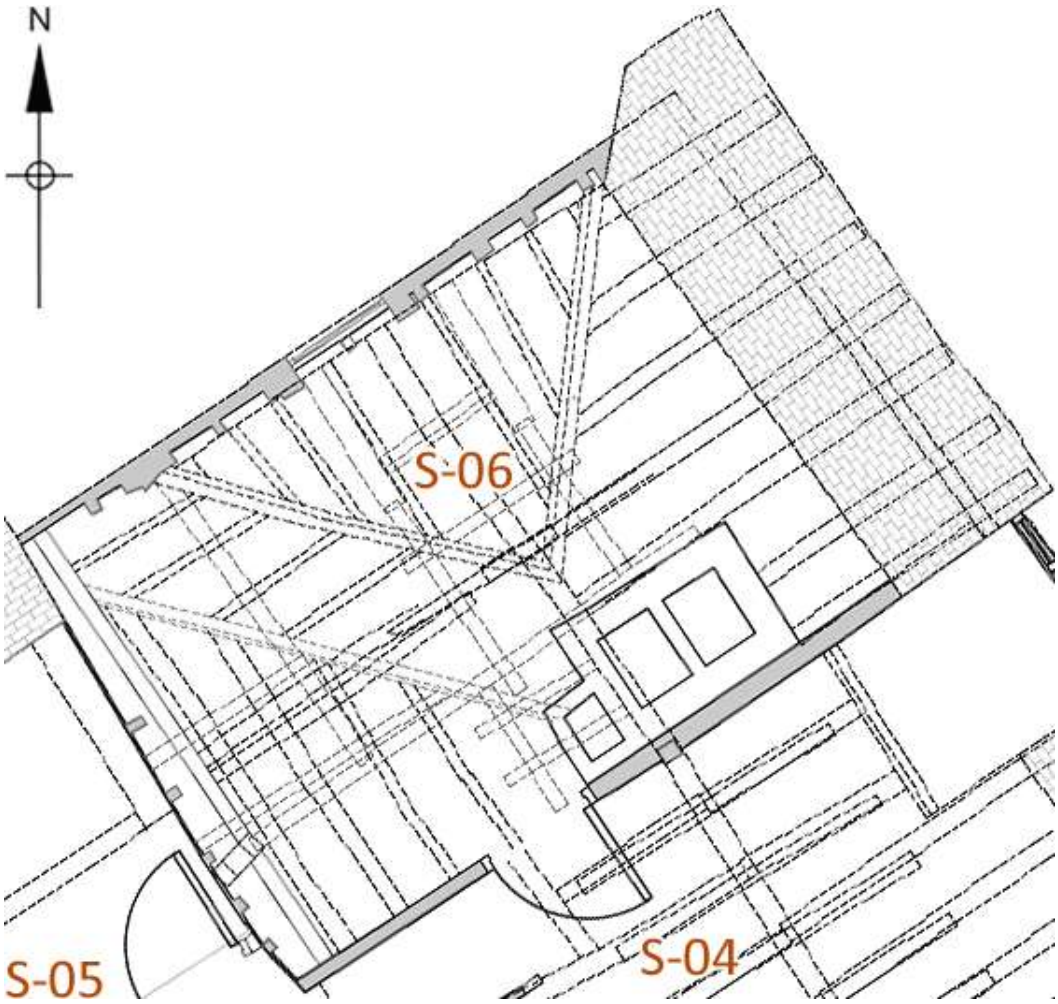

Fig.297: *Plan showing the location of Room S-06*

This area appears always to have been a quite basic loft space, with no evidence for finished walls or ceiling (*eg.* lath & plaster) or even a continuous floor covering. The exposed joists (examined in detail in the nothwestern part of the room; *cf.* Figs.303-304) are quite regular in cross-section, *c* 90mm to 100mm wide by 120mm deep, and similar to those observed elsewhere in rooms S-03 and S-03.

Fig.298: *View before the start of works looking towards the half-hipped northern end of the roof*

Fig.299: *View of roof construction looking back to the southeast, with modern concrete render over the chimney on the left*

Fig.300: *General view of Room S-06, looking southeast with chimneystack in centre*

Fig.301: *View of the southwest part of Room S-06, with the original roofline in the foreground and the rear of the lath & plastered walls of extension S-05 beyond*

Fig.302: *Detail of Fig.301, the original sloping roofline to the lower left, lath & plaster wall extension above this and at the top what appears to be a reused timber from a staircase*

Fig.303: *Exposed floor joists, etc. in the northwestern corner of Room S-06* (0.5m scale)

Fig.304: *A further view into the northwest corner of Room S-06* (0.5m scale)

Fig.305: *Detail of the tie beam across the northern end of S-06. The beam is approx. 180mm by 140mm in cross-section (W x H), and has a groove just behind the outer face into which the vertical studs are set* (0.2m scale)

10.4 Room S-05 ('The Schoolmaster's room')

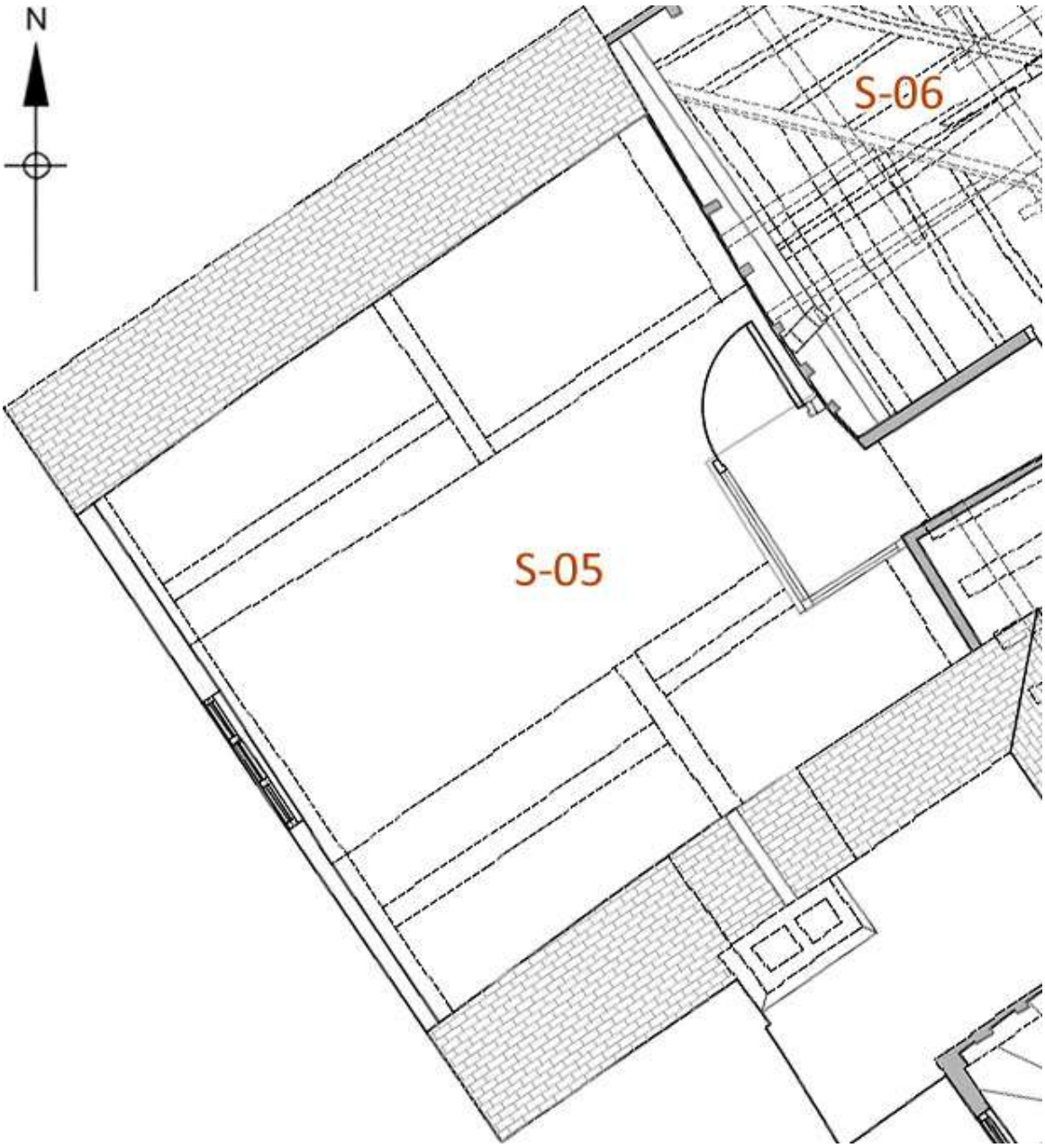

Fig.306: *Plan showing the location of Room S-05 and adjacent rooms*

Floor joists were exposed across the centre of the room and in the area adjoining the western wall. Al the joists were *c* 120mm to 130mm deep, but width varied quite markedly, from about 66mm to 113mm – much more so than in other parts of the attic.

At their western end the joists were simply stepped over the adjacent (north-south) beam (*cf.* Figs.308; 310), with no apparent additional fixing such as dowels or nails. Moreover, they rested on a couple of lengths of quite narrow (*c* 80mm) timber, abutting in the centre of the room and apparently quite separate from the much larger (*c* 200mm to 220mm square) tie beam to the rear.

Fig.307: *General view of Room S-05 and exposed joists looking northwest* (1.0m scale)

Fig.308: *Joists at the western end of the room, below the south side of the window* (0.5m scale)

Fig.309: *Joists below the northern side of the window. The 1.0m scale stands at the junction between two lengths of N-S timber on which the joists also rest, separate from the main tie beam behind*

Fig.310: *Detail of the above showing joists simply stepped over the adjacent beam – which also abuts a separate length in the bottom left hand corner of the frame* (0.5m scale)

10.5 The roof space above Room F-05

The roof had a simple gable-ended rafter construction, with a narrow ridge-piece at the top. The only exception to this was a single (& slightly off-centre) strut near the southern end (Fig.313). The internal height of the roof was approximately 1.10m, from the joists to the base of the ridge-piece.

The timbers themselves appeared to fit with the suggested mid-19th century date, and also to be good condition – more so than some of those exposed on the external southern wall at first floor level (*cf.* Fig. 107). There was also a layer of felting (or sarking) between the rafters and clay tile covering, so certainly the roof has been quite recently stripped and retiled – most likely during the refurbishment of the mid 1970s.

There was also one feature of interest. At its northern end the roof was built against the previously external south face of the stair turret, and the unpainted weatherboarding can still be seen here (*cf.* Fig.312). In fact the overall white-painted finish of the building appears to be quite a recent innovation, to judge by the view of the frontage in Gravett's paper (Gravett 1966, Plate VIII (a)). The modern lamppost in the foreground suggests that this was taken at the time of the 1964 survey.

Fig.311: *View into the loft space from Room F-05*

Fig.312: *View looking northwards. At the far end of the roof is weatherboarding that previously formed the external (south) face of the stair turret, apart from a small section at lower left where the extension went beyond the existing building. Also just visible where the weatherboarding is missing at the base of the photo are three studs and (beyond these) the rear of the lath and plaster facing within the turret*

Fig.313: *View looking southwards towards the external gable and chimneystack*

Fig.314: *View as above, but angled down to give a clearer view of the joists*