
ARCHAEOLOGICAL SOLUTIONS LTD

THE POND HOUSE,
BUGBY'S FARM, GREAT MUNDEN,
HERTFORDSHIRE

HISTORIC BUILDING
MONITORING AND RECORDING OF BUILDING
INVESTIGATION WORKS (PHASES 1 & 2)

Level 3

Authors: Dr Lee Prosser BA PhD Lisa Smith BA Kathren Henry	
NGR: TL 3475 2392	Report No. 4549
District: East Herts	Site Code: AS1431
Approved: Claire Halpin	Project No. 3692
MIFA	Date: 22 April 2014
Signed:	

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ARCHAEOLOGICAL SOLUTIONS LTD

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210**

**P I House, Rear of 23 Clifton Road, Shefford,
Bedfordshire, SG17 5AF
Tel: 01462 850483**

**e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk**



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CONTENTS

OASIS SUMMARY SHEET

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHODOLOGY**
- 4 HISTORICAL & TOPOGRAPHICAL BACKGROUND**
- 5 THE BUILDING**
- 6 DISCUSSION**

DEPOSITION OF THE ARCHIVE

ACKNOWLEDGEMENTS

BIBLIOGRAPHY

WEB SITES

APPENDICES

- 1 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET**
- 2 ARCHIVE CONTENTS FORM**

PLATES

PHOTOGRAPHIC INDEX

FIGURES

OASIS SUMMARY SHEET			
Project name	<i>The Pond House, Bugby's Farm, Great Munden, Hertfordshire. Historic Building Monitoring and Recording of Building Investigation Works (Phases I&2)</i>		
<i>Between February and November 2011, AS Ltd conducted monitoring and recording during building investigation works at the Pond House, Bugby's Farm, Great Munden, Hertfordshire (TL 3475 2392). The works were undertaken on behalf of Mr Wentworth-Stanley, the client, as a condition of planning approval (Planning Ref: 3/10/1366/LB).</i>			
<i>An initial appraisal of the building was undertaken in January 2010 but due to the extent of modern refurbishment, limited historic fabric was visible at the time. The later works opened much of the timber-frame to detailed investigation and provided much further evidence. Technical analysis suggests that the cross-wing, which survives in the best condition, was probably an independent, main range and bears the close studding and typical roof form of the early 16th century. Rare surviving pigments suggest a contemporary decorative scheme of green and white for the principal room. The kitchen was probably built at about the same date, perhaps as a separate structure. Structurally, this used poorer quality timber, which has not fared as well. Latterly, the two were linked by the construction of a conventional hall range with chimney stack, perhaps in the later 16th or early 17th century, though a detailed understanding of this area is hindered by the total replacement of the roof in modern times. Apart from those mentioned above, all pre-19th century decorative features appear to have been replaced leaving the existing interiors of little historic interest.</i>			
Project dates (fieldwork)	<i>28th Feb, 5th April, 5th, 13th & 23rd Sept, 6th & 25th Oct, 4th Nov 2011</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>3692</i>	Site code	<i>AS1431</i>
Type of project	<i>Historic building monitoring and recording of building investigation works (Phases 1 & 2)</i>		
Site status	<i>Grade II Listed building</i>		
Current land use	<i>Derelict farmhouse and surrounding land</i>		
Planned development	<i>Repairs to the house, a single story extension to the east</i>		
Main features (+dates)	<i>16th/ 17th century farmhouse</i>		
Significant finds (+dates)	<i>-</i>		
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Great Munden</i>
HER for area	<i>East Hertfordshire District Council</i>		
Post code (if known)	<i>-</i>		
Area of site	<i>-</i>		
NGR	<i>TL 3475 2392</i>		
Height AOD (max)	<i>c.117m AOD</i>		
Project creators			
Brief issued by	<i>East Hertfordshire District Council</i>		
Project supervisor/s (PO)	<i>L. Smith</i>		
Funded by	<i>Mr. M Wentworth-Stanley</i>		
Full title	<i>The Pond House, Bugby's Farm, Great Munden, Hertfordshire. Historic building monitoring and recording of building investigation works (Phases I&2)</i>		
Authors	<i>Prosser, L. Smith, L.</i>		
Report no.	<i>4549</i>		
Date (of report)	<i>April 2014</i>		

THE POND HOUSE,
BUGBY'S FARM, GREAT MUNDEN,
HERTFORDSHIRE

HISTORIC BUILDING
MONITORING AND RECORDING OF BUILDING
INVESTIGATION WORKS (PHASES 1 & 2)

SUMMARY

Between February and November 2011, AS Ltd conducted monitoring and recording during building investigation works at the Pond House, Bugby's Farm, Great Munden, Hertfordshire (TL 3475 2392). The works were undertaken on behalf of Mr Wentworth-Stanley, the client, as a condition of planning approval (Planning Ref: 3/10/1366/LB).

An initial appraisal of the building was undertaken in January 2010 but due to the extent of modern refurbishment, limited historic fabric was visible at the time. The later works opened much of the timber-frame to detailed investigation and provided much further evidence. Technical analysis suggests that the cross-wing, which survives in the best condition, was probably an independent, main range and bears the close studding and typical roof form of the early 16th century. Rare surviving pigments suggest a contemporary decorative scheme of green and white for the principal room. The kitchen was probably built at about the same date, perhaps as a separate structure. Structurally, this used poorer quality timber, which has not fared as well. Latterly, the two were linked by the construction of a conventional hall range with chimney stack, perhaps in the later 16th or early 17th century, though a detailed understanding of this area is hindered by the total replacement of the roof in modern times. Apart from those mentioned above, all pre-19th century decorative features appear to have been replaced leaving the existing interiors of little historic interest.

1 INTRODUCTION

1.1 Between February and November 2011, AS Ltd conducted monitoring and recording during building investigation works at the Pond House, Bugby's Farm, Great Munden, Hertfordshire (TL 3475 2392; Figs.1 - 2). The works were undertaken as a condition of planning approval (Planning Ref: 3/10/1366/LB). The project was commissioned by Charles Morris (Architect) on behalf of his client Mr Michael Wentworth-Stanley.

1.2 The monitoring and recording was conducted in accordance with a brief issued by Hertfordshire County Council (Alison Tinniswood dated 15th December 2010) and specifications prepared for both phases of work by AS (dated 20th January and 18th July 2011). The work followed the procedures set out in English Heritage's 'Understanding historic buildings: a guide to good

recording practice (2006), and it also conformed to the Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (IFA 1999). The level of recording was to **Level 3** as defined in the EH document.

1.3 Prior to this stage of the works an historical appraisal (Level 1) of the building was undertaken by AS in January 2010 (Prosser; Report No. 3469) in order to record the structure in its existing state before any alteration.

1.4 The objectives of the current project were:

- Archaeological monitoring and recording of the opening up works that will have an impact on the fabric of the building, and the archaeological building recording of the fabric thereby revealed. Relevant opening up works include the removal of plaster, render and lath, exposure of the timber framing, lifting of floor screed, creation of better to the roof space etc.
- The archaeological monitoring of the groundworks and the investigation and recording of any archaeology thereby revealed. Such works include the excavation of holes to reveal the foundations of the house, the removal of remains of the former outbuilding foundation, removal of concrete bordering the house etc.

Planning Context

1.5 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.6 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development

management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

1.7 The work was undertaken in a number of stages:

Phase 1 This entailed the opening up of specific areas of render to the exterior of the building to examine any earlier cladding and the state of the timber frame. Some internal interventions were also carried out (February 2011) (DP 3-14). A preliminary inspection of the roof was undertaken in April 2011.

Phase 2 Comprehensive stripping and repair of the building both externally and internally including the excavation of new footings extending along the route of the existing footprint. (October to November 2011).

The removal of the concrete apron from the immediate vicinity, originally include as part of Phase II, and any further groundworks were not undertaken at this time.

2 DESCRIPTION OF THE SITE (Figs. 1 & 2)

2.1 The Pond House lies 500m at the end of a track at Bugby's Farm to the south of Wood End Road and to the west of the village of Great Munden. The house is set within a large plot of land with a pond immediately to the west. A complex of modern barns and out-buildings lies at a short distance to the north.

2.2 The property is Grade II Listed and described as having an early 16th century east wing and late 16th/early 17th century hall and cross-wing; alterations were made in the late 18th and late 20th century. A 17th century barn noted as being attached to the east end of the farmhouse and which had been converted to domestic use had been demolished by the time of the survey.

3 METHODOLOGY

3.1 The building

3.1.1 The site was visited on various occasions between February and November 2011 in order to compile internal descriptions of the building and undertake the photographic work. The written description, analysis and photographic survey were carried out by Lee Prosser and Lisa Smith while the drawing work was completed by Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 3 - 4).

3.1.2 The photographic recording was conducted using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 1000D (10 megapixels) digital camera, duplicating the black and white photography. Where necessary, architectural detail was captured using 35mm black and white film and supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 3).

4 TOPOGRAPHICAL & HISTORICAL BACKGROUND

4.1 Topography, geology and soils

4.1.1 Bugby's Farm is located at approximately 117m AOD on a valley slope above the Dane End Tributary. The local soils are of the Hanslope association described as slowly permeable calcareous clayey soils. They overlie chalky till which in turn overlies Upper Cretaceous chalk.

4.2 Historical and cartographic evidence

4.2.1 The farmhouse at Bugby's Farm is known as the Pond House and is Grade II listed dating from the 16th century with later additions and modifications (LB 161308). The timber framed building is described as comprising three parts; a gabled wing to the west, a hall range, and what was originally an east wing but is now roofed continuously with the hall. The un-jettied east wing is thought to be the oldest part dating to the 16th century. The hall and west cross wing probably date from the late 16th or early 17th centuries, but were altered in the late 18th and late 20th centuries. However, it is possible that the cross-wing may also have been constructed independently in the 16th century, before the main range. The farmstead has medieval origins as the name is associated with the family of William Bokeby, documented in 1404. However, the current building is believed to have lost all interior features pre-dating the 19th century (HHER 15809; www.britishlistedbuildings.co.uk).

4.2.2 Twenty-five metres to the north of Pond House is a timber post and weather boarded cart shed with a shelter abutting its west side, which dates to the 17th or 18th centuries. These buildings are Grade II listed and are in Area of Archaeological Significance 338 (HHER 12942; LB 161309). Approximately 230m north-west of Pond Farm are grass marks of a ditched enclosure, possibly surviving as a degraded earthwork. A triangular pond forms the north-east corner which is shown on an 1878 OS map. Several other linear ditches are visible as grass marks in the same field (HHER 17712).

5 THE BUILDING

5.1 The Pond House, a once neglected and abandoned structure (Plate 1 & 2), has benefited from the care and attention afforded by a programme of redevelopment, which has also simultaneously offered a unique opportunity to examine and record the structure in some detail. This investigation moves beyond the scope of the original appraisal (Prosser, 2010) and has resulted in the identification of three almost independent elements; a 16th century cross-wing, together with a hall range and kitchen bay, all much altered by modern embellishment.

5.2 The initial phase of work involved the opening up of specific areas in order to examine the state of preservation of the frame below. The removal of modern cementitious render revealed weather boarding across all elevations with the exception of the south-eastern gable which had been consumed as part of a later extension, now long since demolished. The north-eastern elevation of the kitchen and hall bays are clad in much finer match-lined boarding while the cross-wing displays the rougher boarding as seen elsewhere.

5.3 The complete exposure of the timber frame as part of the second phase of the works revealed the three elements of the building to be well expressed, the original structural framework surviving in good condition in the majority of areas with some loss through modern intervention and repair. Each element of the building is described in detail below.

Cross-wing

Exterior

5.4 The cross-wing, a prominent feature at the western end of the building is the oldest and best preserved of the three elements and curiously, appears to have no physical structural connection with the hall. The framework retains almost all its original members, thus making its 16th century form readily identifiable (Plate 3 & 4). Corner-posts with splay-cut jowls rise to tie-beam level supporting in-line mid-rails, double-pegged to the principals. A regular arrangement of closely-set studs extends above and below the mid-rail, notched with wattle grooves and stave holes. At upper level the gable ends have downward bracing from the corner-posts to the mid-rails, cogged over the studwork; the same can be seen on the west though evidence for bracing is only visible on the lower register.

5.5 The northern gable has lost many of its lower studs with the insertion of modern windows, but peg-holes to the sole-plate and mid-rail clearly indicate their former position. The upper register, by contrast has suffered minimal disruption with the loss of only two studs and the partial truncation of both braces, interrupted by the insertion of a 20th century window. Above the tie-beam, the studwork continues unpegged to a collar, clasping the end of purlin

in each pitch in the side-purlin form. Various modern additions have been attached to the frame in order to carry the external weatherboarding.

5.6 The western wall is remarkably well preserved, framed by robust corner-posts and a similar example at the bay division, all rising to a continuous wall-plate. Good examples of upper studwork survive on either side of a bay division post with eight robust studs to the south and seven to the north. There is evidence of a slightly off-centre window at upper level in the northern bay, indicated by empty mortices for a sill and two mortices for diamond mullions in the soffit of the wall-plate. A stud of similar form has been inserted into the space after the window was no longer needed. There is no evidence for a corresponding window in the southern bay.

5.7 The lower register is similarly arranged. An in-line mid-rail extends either side of the bay divisions post, double-pegged to the principals but has not fared so well as its corresponding member with frequent truncation by the insertion of numerous windows. The lower studwork had downward braces from the corner-posts; the southern example survives partially, while notches for the north brace across the face of the studs indicate its former presence. The lower studs are slightly staggered from their upper companions, pegged above and below with some loss in places, particularly in the south bay. The northern bay preserves some sections of wattle and daub and occasional staves, but now in a degraded condition. They do, however give some indication of the original appearance of the building. A 16th or 17th century window has been inserted just below the mid-rail, retaining recesses for glazing, but now truncated by a modern example. Again no similar example can be seen in the southern bay though an early window may have been replaced by a modern larger aperture.

5.8 The southern gable is constructed in similar form to its northern companion, with splay-cut jowled post, braces, and a regular arrangement of closely-set studs interrupted as before by two large inserted windows. Here, the timber is fairly decayed and as before the upper braces have been truncated.

5.9 The eastern side of the building is mostly obscured by the abutting hall range and now forms an internal wall, though some surviving lower studs visible adjoining the staircase have traces of weathering, indicating that this side was once open to the elements. This is supported by the existence of redundant mortices for window mullions and shutter grooves to the wall-plate soffit for a large window in each bay.

5.10 The clasped-side purlin roof survives in excellent condition, retaining virtually all its original timbers, the principal members being of good squared oak (Plate 5). The purlins are carried by collars at the gables and bay division with slender slightly curved wind-braces spring from the principal-rafters at the bay division. Braces also once existed in the end bays but these are now lost. A regular arrangement of common rafters rides over the backs of the purlins, pegged at the apex and notched into the wall-plate, where nailed-on spurs carry the roof over the eaves.

5.11 The bay division is enclosed to collar level by nailed-on studs, infilled with plaster panels; here the principal rafters have splay-cut heads, which is an unusual feature (Plate 6). A rudimentary yoke-piece has been nailed on at the apex.

5.12 Assembly marks are visible on the principal and common rafters at upper level, sequenced from north to south though not present on every rafter. The existing ceiling is a later insertion with thin, nailed-on collars, possibly 18th century in date with applied riven laths latterly plastered over. Extra support is given by a series of planked members haphazardly nailed to the collars and various roof timbers above.

Interior

5.13 The removal of the modern linings from the ground floor rooms has revealed many aspects of the internal arrangement hitherto unseen. In the northern room a brick paviour floor was uncovered beneath the concrete though this is likely to be an 18th century insertion. No earthen surfaces were visible after its subsequent removal.

5.14 As mentioned above, the sole-plate extends along the dwarf-wall with pegged studs rising to wall-plate level, all exposed after the removal of lath and plaster. Wattle and daub panels survive between studs on the west and south walls and a 16th or 17th century window has been inserted (Plate 7). This is characterised by two good mullions with ovolo and wave mouldings. The saddle bars have been lost. Other modern examples have also been inserted with the loss of some studwork. The mid-rail is chamfered on its inner face and has a continuous wattle groove to the soffit.

5.15 Less fabric was exposed in the south room, but this displays 19th or 20th century laths over original studwork as seen elsewhere. Some of the studs preserve extensive traces of red and green pigments, typical of so-called plain schemes of interior decoration seen in the 16th century. At the bay division a large chamfered beam retains a regular arrangement of redundant mortices for common-joists and is also covered in the red pigment (Plate 8). It is not found in the mortice recesses for the common-joists suggesting that the pigment is the original wall decoration. The ceiling has been lifted from its original position and the lower sections of the upper studs are visible.

Hall-range

5.16 The central hall range has an awkward relationship with both the cross-wing and the kitchen range and stands as a single unit differing in construction from its counterparts (Plate 9). It comprises two bays with a further short or half-bay accommodating the large chimney stack to the west. Unjowled principal-posts rise at the corners and the bay division, pegged to a good wall-plate. Here, the lower timber framing has almost all been lost and the mid-rail has been severely truncated as a result of later inserted apertures. The mid-

rail soffit retains mortices for a regular arrangement of studs, in-line with their counterparts at upper level, however, illustrating the general pattern.

5.17 The south side, so far as is visible, had an in-line mid-rail on either side of the bay division post, but this has been truncated to insert a window while at the eastern extent of the range, the mid-rail it has been completely cut away to accommodate a 19th century door. The upper studs are substantial in size and sit in-line with the lower members; a small section of a downward brace survives. This is double-pegged to the principal. There are five common-studs in the western bay including the chimney bay, in the eastern bay just two studs survive.

5.18 The northern elevation has likewise suffered from the effects of later alteration with the insertion of a door and the addition of a porch. In contrast, the studwork at upper level survives in good condition, only truncated in one place. A horizontal member with a wattle groove to the soffit is pegged to two studs with two foreshortened members propped in above. A green pigment with a distinctive edge can be seen on one of the studs possibly representing the line of an earlier glazing panel, possibly representing the position of a window.

5.19 The wall-plate of the central range extends to the chimney-bay where it is scarfed in a least one place and retains notches for original rafters together with possible dove-tail joints for tie-beams. One tie-beam at the eastern end survives and is robust and cranked, supporting queen-posts rising to the principal-rafters. A second truss clasps the chimney to the west and an intermediate tie-beam has been lost but marks the division of the building into two unequal bays. At the junction between the hall-range and the cross-wing, a fine Tudor chimney stack rises in three shafts with a fourth applied on the east in 20th century brick (Plate 10).

5.20 The roof is a modern replacement of probable 19th or 20th century date comprising square-cut softwood rafters rising to a ridge-board and riding over a single purlin in each pitch. Small nailed-on spurs carry the eaves over the frame. The roof at the junction has also been made good with that above the hall, apart from the two clasping trusses which are of some age but differ in date from the roof of the cross-wing. Where the two ranges abut, there appears to be a gap at lower level though this is not reflected above, where the hall-range wall-plate is set slightly higher than cross-wing. A large dormer window has been inserted into the southern roof pitch.

5.21 Internally the room is ceiled below the purlin with nailed on softwood collars and then at a later 20th century date, lower collars have been added and the ceiling has been reduced by 12 inches. The laths are slender and covered in lime plaster.

Interior

5.22 The ground floor has been stripped of all modern decoration and the fire surround on the west has also been removed. The floor is concrete while

the lower sections of the southern elevation have also been encased in concrete and a door and window inserted.

5.23 At first floor level the floorboards are 6" wide, and probably softwood, made good on the south where appropriated for the corridor. The floor system is visible here and comprises a principal bridging joist with short central binding joists extending to the east and west walls, which support in turn a series of housed common joists. Crudely-scribed carpentry marks are visible to the principal joists.

5.24 The fireplace is fully exposed at both levels and is in poor condition. At ground floor level a large inglenook is framed by a large timber bressummer, now partially infilled with brickwork (Plate 11). The southern end is barely supported and the rear of the stack has undergone a number of repairs. Above, a smaller aperture with rough brick arch has been blocked with modern brickwork while a flue on the south appears to be supported only by two sections of joisting and does not extend to the ground floor (Plate 12). The studwork to either side has been inserted in the 18th century. The original tie-beam remains *in situ*, strapped to the principal-rafters. The ceiling has been raised with pine collars inserted and covered in lath and plaster.

5.25 The division between the hall-range and kitchen-range is clearly expressed both at ground and first floor level. On the ground floor a wide tension brace is trenched over an outer principal stud which extends downwards from the outer, north principal almost to the centre (Plate 13). Two central studs and a second outer stud to the south are interspersed with secondary studwork. Some wattle holes and stave holes are visible but there appears to be no trace of a corresponding tension brace to the south. The reduction of ground floor levels exposed the sole-plate at the bay division to be in poor condition, supported by a dwarf wall comprising three courses of brickwork. At first floor level the framing is similar though there has been some alteration. The studs rise to a slightly cranked tie-beam supported by a downward brace and a doorway has been inserted giving access to the upper rooms of the kitchen-range beyond.

Kitchen Bay

5.26 The kitchen bay comprises a single bay, but its framing appears to stand separate from the central hall-range, with the junction between the two nogged in a fairly crude manner with brick (Plate 14). The frame is in much poorer condition than elsewhere with the loss of the studwork at lower level and severe decay in the north-eastern corner-post at lower level. The principal-post is splay-cut and the mid-rail is slender and has no wattle groove but does retain peg-holes for a regular arrangement of studs. The upper studs are decayed but most are present, being in-line with their lower companions. Braces, one of which partially survives, were trenched over the inner face of the studs but were never meant to be seen.

5.27 The pattern of framing continues on the eastern gable end but it is clear that the mid-rail is a re-used member retaining wattle grooves and may have

formerly been a post. The upper studs are fairly waney, notched in to the mid-rail and occupying earlier mortices in the wall-plate. A door probably stood in the north-eastern corner as a door-check and pintels survive on the corner-post. A later, tall external stack rises to the gable apex. The tie-beam is also a re-used wall-plate which retains notches for rafters which would be impossible in this location unless the roof was once hipped. There is, however no other evidence for this.

5.28 The southern side appears to correspond with the north, with the remains of downward braces at upper level now truncated while the lower register is almost completely lost. The wall-plate is a re-used timber, possibly a reversed wall-plate or a mid-rail retaining redundant mortices and a wattle groove on its upper edge.

5.29 The roof of the service wing comprises eight common-rafters tenoned above and below a single purlin in each pitch (Plate 15). The purlins are oak and robust, clasped at the bay division while simply abutting the gable end. There is no ridge-board and many of the common-rafters appear to be re-used with empty mortices. There is no sign of the rafters having been under drawn at upper level at any time. The ceiling is supported by a series of lower applied softwood collars clad in slender laths.

5.30 At the junction with the central range, a collar is properly pegged and supported by queen-posts with intermediate slender studs. One upper stud and a mortice for a second stud are also jointed to the principal-rafter. Here, the purlins have mortices which presumably once connected with the roof structure above the hall-range before its replacement. There are a few chiselled carpentry marks on the gable end but with little coherence.

Interior

5.31 The stripping of the interior of the kitchen range revealed little additional information. At upper level the floors boards comprise wide boards supported by a series of seven very large joists which have been incongruously inserted. As elsewhere the ceiling is a later insertion.

5.32 The timber scantling for the three ranges can be summarised as follows:

Service Range

Stud	5" x 3" (127mm x 76mm)
Mid-rail	7" x 6" (178mm x 152mm)
Wall-plate (Re-used)	6" x 5" (152mm x 127mm)
Tie-beam	7" x 5" (178mm x 127mm)
Principal-joist	10" (254mm)
Principal-rafter	4½" x 3½" (114mm x 89mm)
Collar	7" x 3" (178mm x 76mm)
Purlin	9" x 5" (229mm x 127mm)

Central Range

Stud	6½" x 4" (165mm x 102mm)
Brace	10½" x 2" (267mm x 51mm)
Bay-division post	9" x 4½" (229mm x 114mm)
Mid-rail	9" x 4½" (229mm x 114mm)
Wall-plate	7" x 6½" (178mm x 165mm)
Tie-beam	9" x 4" (229mm x 102mm)
Peg-holes	¾" (19mm)
Binding-joists	9" (229mm)
Bridging joist	8" x 7" (203mm x 178mm)
Common-joists	6" x 4" (11", 279mm apart) (152mm x 102mm)
Collar	10" x 5" (254mm)
Common-rafter (Modern)	3" x 3" (76mm x 76mm)

Cross-Wing

Stud (Ground Floor)	7" x 3½" (178mm x 89mm)
Stud (First Floor)	6" x 4" (7", 178mm apart) (152mm x 102mm)
Brace (First Floor)	9" x 2" (229mm x 51mm)
Mid-rail	7½" x 4" (190mm x 102mm)
Wall-plate	7" x 6" (178mm x 152mm)
Tie-beam	8" x 6" (203mm x 152mm)
Collar	8" x 4" (203mm x 102mm)
Purlin	5" x 3½" (127mm x 89mm)
Common-rafter	5½" x 3½" (140mm x 89mm)

6 DISCUSSION

6.1 The exposure of the timber frame and more detailed analysis has revealed a complexity to the evolution of the building, suggesting that it comprises three separate elements which differ in date. The cross-wing appears to have stood originally as a completely independent two-storey structure, with the kitchen range of possible similar date, later joined by the hall range. Structurally there was little attempt at integration between the elements. Much loss to the original frame has occurred, particularly at lower level, with the insertion of many windows and doors. Some have also succumbed to decay, but otherwise the frame is fairly well preserved and each element well defined.

6.2 The cross-wing bears all the hall-marks for a 16th century date, but the lack of evidence for an abutting structural central range before the existing hall, and the weathering of timber on the now internal face suggests that this must have been free-standing. Evidence for large windows and shutters to the wall-plate on the eastern elevation further indicates its origin as an independent structure. It is probably the best preserved of the three elements with good, closely-spaced studwork supported by a series of curved tension

braces in the upper and lower registers. Panels of wattle and daub survive in places while diamond mullions to the wall-plate soffit indicate the position of an original window. Others have, however been obliterated by later insertions. The roof is also remarkably well preserved with all elements surviving including curved wind-braces springing from the central division. Internally a number of timbers the bridging joist at the partition in particular retain traces of red pigment and in some places a green pigment is visible, a rare survival of 16th century decoration.

6.3 By contrast, the adjoining ranges were not constructed to the same standard as the cross-wing, though the long splay-cut corner post and curved braces to the kitchen range do bear some similarities and suggest that it is broadly contemporary. The hall range remains the most elusive element, partly because its roof was replaced, removing crucial evidence which may have revealed the relationship between the various elements. The evidence does, however suggest that it is later, though it may still sit within the 16th century.

6.4 Overall the house is an interesting example though the reason for its unusual evolution is not fully understood. The dates suggested in the original appraisal stand with the cross-wing originating in the 16th century with the kitchen and hall ranges being added or rebuilt in the later 16th or 17th centuries.

7 METHODOLOGY (Monitoring of Ground works)

7.1 The groundworks consisted of the underpinning of the structure and the reduction of floor levels within the building itself. A series of trenches were excavated along the building's footprint to a depth of up to 1.10m in order to create concrete foundations and replace the dwarf wall and sole-plate (Fig.5). Exposed surfaces were cleaned as appropriate and examined for archaeological features and finds. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as necessary.

8 THE RESULTS (Fig. 5)

8.1 The monitoring of the foundation trenches and the reduction in floor levels did not reveal any archaeological features or finds. The dwarf wall varied in depth and quality and had been replaced along the southern extents by modern concrete underpinning. The wall was deepest at the north-western corner of the building where closest to the pond. Here, it measured up to 1.26m deep. After the removal of the wall the deposits were categorised and examined for features and finds. There was some disturbance from modern services.

<i>Sample section A:</i> <i>North facing</i> <i>0.00 = 117.24m AOD</i>		
0.00 – 0.20m	L1002	Modern internal concrete floor
0.20 – 0.53m	L1003	Layer. Mid greyish brown silty clay with occasional chalk fragments and very occasional CBM fragments. No finds present
0.53 – 0.61m	L1004	Layer. Mixed yellowish brown silty clay with very frequent chalk fragments and occasional flint fragments. No finds present
0.61 – 1.10m+	L1005	Clay natural. Dark yellowish brown clay with patches of blue clay throughout. Inclusions of very frequent chalk flecks and fragments and occasional flint fragments

<i>Sample section B:</i> <i>North facing</i> <i>0.00 = 117.26m AOD</i>		
0.00 – 0.23m	L1002	Modern internal concrete floor
0.23 – 0.55m	L1003	Layer. As above.
0.55 – 0.85m	L1004	Layer. As above.
0.85 – 1.0m+	L1005	Clay natural. As above.

<i>Sample section C:</i> <i>North facing</i> <i>0.00 = 117.27m AOD</i>		
0.00 – 0.11m	L1002	Modern internal concrete floor
0.11 – 0.34m	L1003	Layer. As above.
0.34 – 0.77m	L1004	Layer. As above.
0.77 – 1.0m+	L1005	Clay natural. As above.

<i>Sample section D:</i> <i>North facing</i> <i>0.00 = 117.35m AOD</i>		
0.00 – 0.22m	L1002	Modern internal concrete floor
0.22 – 0.32m	-	Brick paviour floor.
0.32 – 0.41m	L1003	Layer. As above.
0.41 – 0.65m+	L1004	Layer. As above.

<i>Sample section E:</i> <i>West facing</i> <i>0.00 = 117.38m AOD</i>		
0.00 – 0.24m	L1002	Modern internal concrete floor
0.24 – 0.57m	L1004	Layer. As above.
0.57 – 0.65m+	L1005	Clay natural. As above.

<i>Sample section F:</i> <i>West facing</i> <i>0.00 = 117.31m AOD</i>		
0.00 – 0.22m	L1002	Modern internal concrete floor
0.22 – 0.67m	L1004	Layer. As above.
0.67 – 0.70m+	L1005	Clay natural. As above.

<i>Sample section G:</i> <i>South facing</i> <i>0.00 = 117.26m AOD</i>		
0.00 – 0.21m	L1002	Modern internal concrete floor
0.21 – 0.46m	L1003	Layer. As above.
0.46 – 0.73m	L1004	Layer. As above.
0.73 – 1.0m+	L1005	Clay natural. As above.

<i>Sample section H:</i> <i>South facing</i> <i>0.00 = 117.23m AOD</i>		
0.00 – 0.23m	L1002	Modern internal concrete floor
0.23 – 0.46m	L1003	Layer. As above.
0.46 – 0.76m	L1004	Layer. As above.
0.76 – 0.90m+	L1005	Clay natural. As above.

<i>Sample section I:</i> <i>South facing</i> <i>0.00 = 117.22m AOD</i>		
0.00- 0.15m	L1002	Modern internal concrete floor
0.15 – 0.56m	L1003	Layer. As above.
0.56 – 1.0m	L1004	Layer. As above.
1.0m – 1.16m	L1005	Clay natural. As above.

9 CONFIDENCE RATING

9.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording.

10 DEPOSIT MODEL

10.1 The excavations for the underpinning of the building were located directly beneath the footprint of the current building. Externally the building was surrounded by a concrete path (L1000) with a preparation layer (L1001) beneath and measured up to 0.17m in depth. After the removal of the original dwarf wall from the north, east and west and later concrete foundations from the south a series of deposits were encountered including the internal modern concrete floors (0.24m thick) overlying a layer of mid greyish brown silty clay with occasional chalk fragments and very occasional CBM fragments (L1003).

It was up to 0.41m thick however it was not present at all in some western areas.

10.2 A layer (L1004) of mixed yellowish brown silty clay with very frequent chalk fragments and occasional flint fragments was visible beneath L1003 and was up to 0.45m thick overlying the natural, a dark yellowish brown clay with patches of blue clay throughout and inclusions of very frequent chalk flecks and fragments and occasional flint fragments. No features or finds were encountered during the excavations.

11 CONCLUSION (Groundworks)

11.1 The potential for archaeological remains relating to Pond House and any earlier activity on the site was high however no archaeological features and finds were present during this investigation. No evidence of an earlier structure or ranges were visible beneath the existing structure while any original floor surfaces had been removed with the insertion of modern concrete flooring. Proposed groundworks in the immediate vicinity of the house may reveal archaeological activity but was not undertaken at this time.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) standards. Copies of the final report will be lodged with the Hertfordshire Heritage Environment Record (HER) and OASIS. The project archive will be lodged with Hertfordshire Archives and Local Studies (HALS).

ACKNOWLEDGEMENTS

Archaeological Solutions is grateful to Mr Charles Morris for arranging access and for his assistance, and the client, Mr Michael Wentworth-Stanley for funding the project.

AS would also like to acknowledge the assistance of Mr Nicholas Jackson of Nicholas Vanburgh Ltd.

BIBLIOGRAPHY

English Heritage's '*Understanding historic buildings: a guide to good recording practice*' (2006)

Institute for Field Archaeologists' '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (IFA 1999).

WEB SITES

www.britishlistedbuildings.co.uk
www.heritagegateway.org.uk

APPENDIX 1 HER SUMMARY SHEET

Site name and address:	The Pond House, Bugby's Farm, Great Munden, Hertfordshire.
County: Hertfordshire	District: East Herts
Village/Town: Great Munden	Parish: Great Munden
Planning application reference:	Planning Ref: 3/10/1366/LB
Client name/address/tel:	Mr M Wentworth-Stanley
Nature of application:	Repairs to the house, extension to the east
Present land use:	Derelict farmhouse and surrounding land
Size of application area:	Size of area investigated
NGR (8 figures):	TL 3475 2392
Site Code:	AS1431
Site director/Organization:	Archaeological Solutions
Type of work:	Historic Building Recording and monitoring
Date of work:	28 th Feb, 5 th April, 5 th , 13 th & 23rd Sept, 6 th & 25 th Oct, 4 th Nov 2011
Location of finds/Curating museum:	n/a
Related SMR Nos:	Periods represented: C16 and later
Relevant previous summaries/reports: -	
Summary of fieldwork results:	<p><i>Between February and November 2011, AS Ltd conducted monitoring and recording during building investigation works at the Pond House, Bugby's Farm, Great Munden, Hertfordshire (TL 3475 2392). The works were undertaken on behalf of Mr Wentworth-Stanley, the client, as a condition of planning approval (Planning Ref: 3/10/1366/LB).</i></p> <p><i>An initial appraisal of the building was undertaken in January 2010 but due to the extent of modern refurbishment, limited historic fabric was visible at the time. The later works opened much of the timber-frame to detailed investigation and provided much further evidence. Technical analysis suggests that the cross-wing, which survives in the best condition, was probably an independent, main range and bears the close studding and typical roof form of the early 16th century. Rare surviving pigments suggest a contemporary decorative scheme of green and white for the principal room. The kitchen was probably built at about the same date, perhaps as a separate structure. Structurally, this used poorer quality timber, which has not fared as well. Latterly, the two were linked by the construction of a conventional hall range with chimney stack, perhaps in the later 16th or early 17th century, though a detailed understanding of this area is hindered by the total replacement of the roof in modern times. Apart from those mentioned above, all pre-19th century decorative features appear to have been replaced leaving the existing interiors of little historic interest.</i></p>
Author of summary: Lee Prosser	Date of Summary: April 2014

APPENDIX 2 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: The Pond House, Bugby's Farm, Great Munden, Hertfordshire.					NGR: TL 3475 2392		
County: Hertfordshire				Museum Collecting Area: HALS			
Site Code: AS1431				Project Number: 3692			
Date of Work: February – November 2011				Related Work: Yes			
Brief/s				Specification/s			
Date		Present		Date		Present	
15 th December 2010		Yes		29 th October 2009		Yes	
				20 th January 2011		Yes	
Site Records (Description)							
Notes taken on site (24 pages A4)							
Site Drawings (Give Details of Formats & Size)							
3 x A3 sheet of draft film							
Architect's Drawings:							
Plans and elevations 6 sheets A3 – annotated							
Plans and elevations 3 sheets A4 – annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings in digital format on CD	
Reports							
Report No		Report Type				Present	
3469		Historic Building Appraisal				Yes	
4549		Historic Building Monitoring and Recording Of Building Investigation Works (Phases 1 & 2)				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-12	Yes	Yes	1	1 -9	Yes
2	120mm	1-15	Yes	Yes			
3	120mm	1-15	Yes	Yes			
4	120mm	1-15	Yes	Yes			
5	120mm	1-15	Yes	Yes			
6	120mm	1-15	Yes	Yes			
7	120mm	1-15	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printouts in archive folder							
Digital Photographs (Give Details):							
Digital photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

PLATES



Plate 1 The Pond House, northern elevation, taken from the north-west



Plate 2 The Pond House, southern elevation, taken from the south-east (DP 1)



Plate 3 Cross-wing, timber-frame fully exposed, north elevation, taken from the north-east (DP 60)



Plate 4 West elevation, timber-frame fully exposed, taken from the north-west (DP 52)



Plate 5 Western pitch of the cross-wing, taken from the west (DP 78)



Plate 6 Internal view of the roof above the cross-wing, south bay, taken from the south-west (DP 75)



Plate 7 Soft stripping of the walls in Room 3, revealing early 17th century window and timber-framing, taken from the south-east (DP 21)



Plate 8 Central joist between Rooms 3 and 4 covered in red pigment with redundant mortices for common-joists, Room 4, taken from the south (DP 18)



Plate 9 Central hall range, fully exposed, north elevation, taken from the north-east (DP 37)



Plate 10 Chimney stack clasped by rafters, taken from the north-west (DP 85)



Plate 11 Chimney stack, fully exposed, ground floor, Room 1, taken from the south-east (DP 90)



Plate 12 Blocked fireplace, Room 7, first floor, taken from the south-east (DP 88)



Plate 13 Lowering of floor levels, Rooms 1 & 2, taken from the south-east (DP 32)



Plate 14 The kitchen bay, north elevation, fully exposed, taken from the north-east (DP 34)



Plate 15 Internal roof space above the kitchen range, taken from the south-east (DP 68)

PHOTO INDEX



1

Pond House, taken at the time of the appraisal, taken from the south



2

Pond House, taken at the time of monitoring, taken from the east



3

Render removed revealing the weatherboarding behind, north elevation, taken from the north-east



4

Render removed to reveal corner post in a poor condition, south-east corner of the building, taken from the east



5

Match-lined boarding beneath the render, north elevation, taken from the north-east



6

Removal of match-lined boarding revealing timber-frame below, north elevation, taken from the north-east



7

Render and weatherboarding removed exposing timber frame below, south elevation, taken from the south-west



8

Exposure of the north-west corner-post, taken from the west



9

Crude weatherboarding beneath the render, west elevation, taken from the north-west



10

Exposure of the north-east corner-post, taken from the north-east



11

Timber-frame of the cross-wing revealed beneath the render, north elevation, taken from the north-east



12

Two areas of render removed with weatherboarding beneath, cross-wing, north elevation, taken from the east



13

Plasterwork partially removed above the fireplace revealing a large timber bressummer, Room 1, taken from the south-east



14

Modern wall coverings removed with studwork beneath, Room 7, taken from the north-west



15

Porch removed from the north-elevation, taken from the north



16

Soft stripping of the walls in Room 1, taken from the north-east



17

Soft stripping of the walls in Room 3, taken from the south



18

Central joist between Rooms 3 and 4 covered in red pigment with redundant mortices for common-joists, Room 4, taken from the south



19

Soft stripping of the walls in Room 4, taken from the south



20

New dwarf-wall with exposed studs, south elevation, taken from the south-west



21

Soft stripping of the walls in Room 3, revealing early 17th century window and timber-framing, taken from the south-east



22

Studwork with intermediate wattle and daub panelling with early 17th century window above, Room 3, taken from the south-east



23

Early 17th century window with ovolo moulded mullions and fillets, Room 3, taken from the east



24

Central joist between Rooms 3 and 4 covered in red pigment with redundant mortices for common-joists, Room 4, taken from the west



25

Red and green pigment applied to a stud and soleplate, Room 4, taken from the east



26

Wattle and daub panel, Room 3, taken from the south-east



27

Detailed shot of wattle and daub panel, Room 3, taken from the south-east



28

Brick pavement floor, Room 3, taken from the north-west



29

Brick pavement floor, Room 3, taken from the north-east



30

Brick pavement floor, small vestibule, taken from the south-west



31

Chimney stack revealed after the lowering of ground levels, Room 2, taken from the north-west



32

Lowering of floor levels, Rooms 1 & 2, taken from the south-east



33

Pond house, all render removed, taken from the east



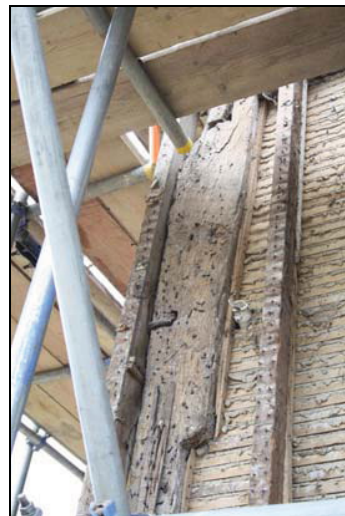
34

The kitchen bay, north elevation, fully exposed, taken from the north-east



35

Upper timber-framing to the kitchen bay, north elevation, taken from the north-east



36

Jowled corner-post to the kitchen bay, north elevation, taken from the north



37

Central hall range, fully exposed, north elevation, taken from the north-east



38

Junction between kitchen bay and hall range, north elevation, taken from the north



39

Upper timber-framing, central hall range, north elevation, taken from the north-east



40

East elevation, fully exposed, taken from the south-east



41

East elevation, fully exposed, taken from the south-east



42

Corner-post to the kitchen range, taken from the east



43

South elevation, taken from the south



44

Kitchen bay, south elevation, taken from the south-west



45

Timber-framing to the kitchen bay, south elevation, taken from the south-east



46

Upper level timber-framing to the kitchen bay, south elevation, taken from the south-east



47

Timber-framing to central hall range, south elevation, taken from the south-west



48

Cross-wing, timber-frame fully exposed, south elevation, taken from the south-west



49

Detailed shot of cross-wing, timber-frame fully exposed, south elevation, taken from the south-west



50

Brace, cogged over studs at first floor level, cross-wing, south elevation, taken from the south-west



51

Brace, cogged over studs at first floor level, cross-wing, south elevation, taken from the south-west



52

West elevation, timber-frame fully exposed, taken from the north-west



53

Detailed shot of west elevation, timber-frame fully exposed, taken from the north-west



54

Early 17th century window, west elevation of cross-wing, taken from the north-west



55

Early 17th century window, west elevation of cross-wing, taken from the west



56

Wattle and daub staves in situ west elevation of cross-wing, taken from the west



57

Lower timber-frame, west elevation of cross-wing, taken from the north-west



58

Downward brace cogged over studwork, west elevation of cross-wing, taken from the north-west



59

Wattle and daub staves in situ, first floor, west elevation of cross-wing, taken from the west



60

Cross-wing, timber-frame fully exposed, north elevation, taken from the north-east



61

Upper floor of cross-wing, timber-frame fully exposed, north elevation, taken from the north-east



62

Brace and jowled corner-post, upper floor of cross-wing, timber-frame fully exposed, north elevation, taken from the north-east



63

Brace and jowled corner-post, upper floor of cross-wing, timber-frame fully exposed, north elevation, taken from the north-east



64

Timber-framed roof fully exposed, taken from the north-east



65

North pitch of the roof from kitchen bay end, taken from the east



66

Eastern gable end and northern pitch above kitchen bay, taken from the east



67

Common-rafters above and below robust purlins, roof above the kitchen range, north pitch taken from the north-east



68

Internal roof space above the kitchen range, taken from the south-east



69

Eastern gable end and southern pitch above kitchen bay, taken from the south



70

Southern roof pitch, taken from the south-east



71

Junction between the kitchen bay roof and that of the central hall range, southern pitch, taken from the south-west



72

Short section of brace extending from a post forming the kitchen bay, south elevation, first floor, taken from the south-west



73

Southern pitch of roof above the central hall range, taken from the south



74

Junction between the roof of the central range and the cross-wing, southern pitch, taken from the south



75

Internal view of the roof above the cross-wing, south bay, taken from the south-west



76

Southern roof pitch above the central hall section, taken from the west



77

Southern gable of the cross-wing, taken from the west



78

Western pitch of the cross-wing, taken from the west



79

Windbraces, part of cross-wing roof construction, taken from the west



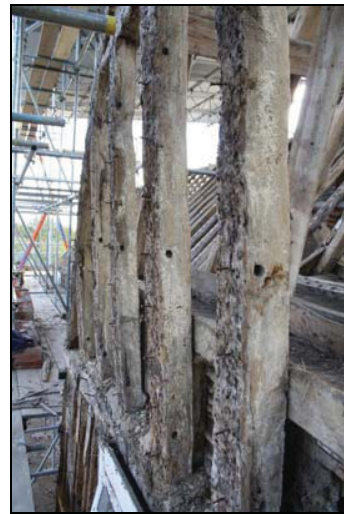
80

Western pitch of the cross-wing, taken from the north



81

Internal view of the roof above the cross-wing, north bay, taken from the north



82

Even pattern of stave holes to the studwork, northern gable of the cross-wing, taken from the north



83

Northern gable of the cross-wing, taken from the north



84

Roof above the cross-wing taken, from the north



85

Chimney stack clasped by rafters, taken from the north-west



86

Junction between the central hall range and the cross-wing, taken from the east



87

Northern roof pitch above the central hall range and the kitchen range, taken from the north



88

Blocked fireplace, Room 7, first floor, taken from the south-east



89

Additional flue, Room 7, first floor, taken from the south-east



90

Chimney stack, fully exposed, ground floor, Room 1, taken from the south-east



91

Poorly preserved southern corner of the chimney stack, ground floor, Room 1, taken from the south-east



92

Poorly preserved chimney stack, ground floor, Room 1, taken from the south-east



93

Redundant mortices for a window located along the mid-rail at junction between the cross-wing and the central hall range, taken from the north-west



94

Redundant mortices for studwork located along the mid-rail at junction between the cross-wing and the central hall range, taken from the east



95

Redundant mortices for a possible window located along the mid-rail at junction between the cross-wing and the central hall range, taken from the east



96

Redundant mortices for a possible window located along the mid-rail at junction between the cross-wing and the central hall range, taken from the north-west



97

Diamond mullions located on the underside of the wall-plate, west elevation of cross-wing, taken from the north-west



98

Wattle groove and stave holes to the studs and mid-rail, central hall range, taken from the north



99

Assembly marks and small plaster panel to the north-west gable end, taken from the north-west



100

Junction between central hall range and the cross-wing, wane trusses either side of the chimney, taken from the north-east



101

Removal of the modern stair and lowering of floor levels showing chimney base, central hall range, taken from the north-west



102

Dwarf-wall partially removed from the north elevation, taken from the north-west



103

Trench A, taken from the north-east



104

Trench C, taken from the north-east



105

Trench H, taken from the south-west



106

View of trenches along south elevation, taken from the north-west



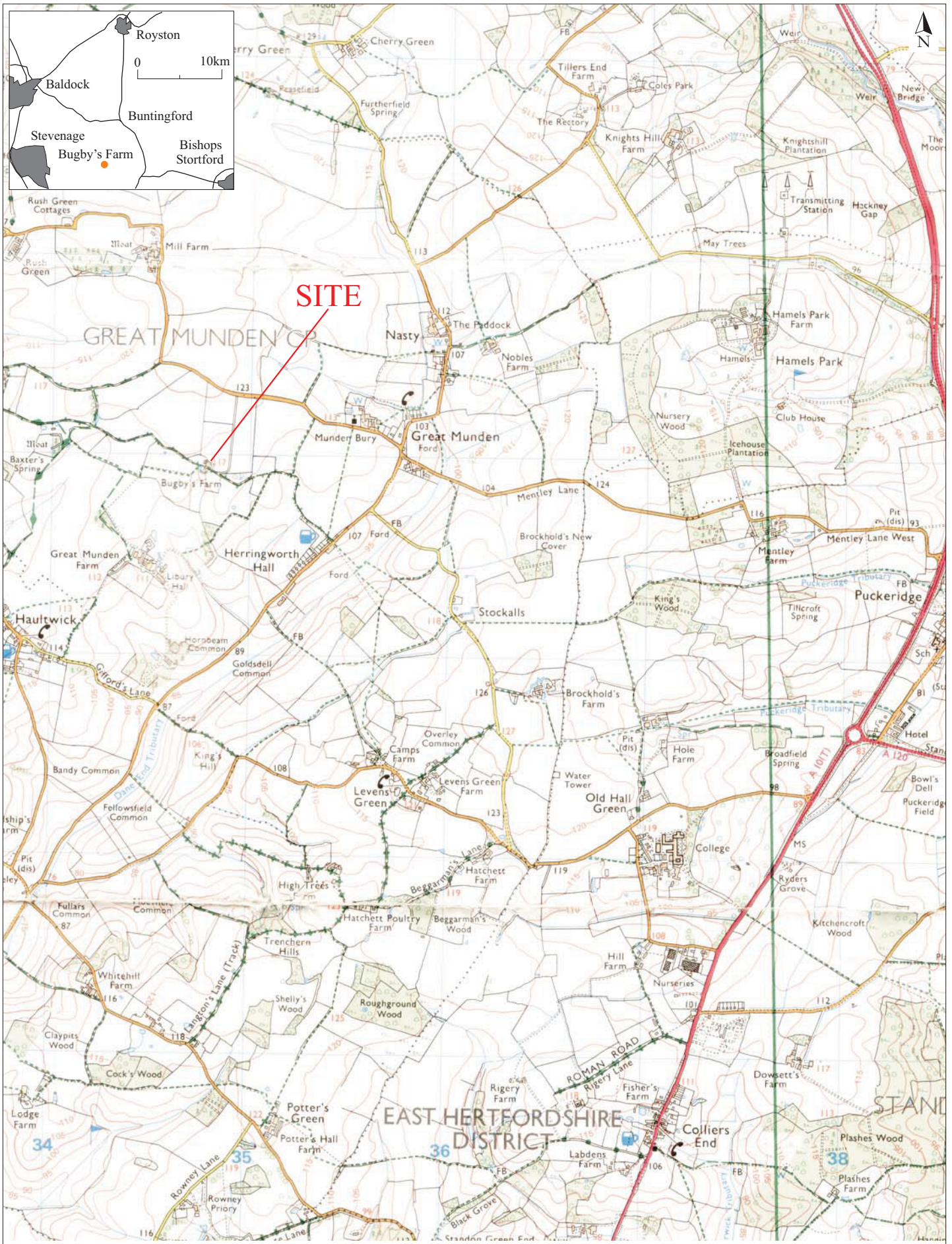
107

Trench J, taken from the south-west



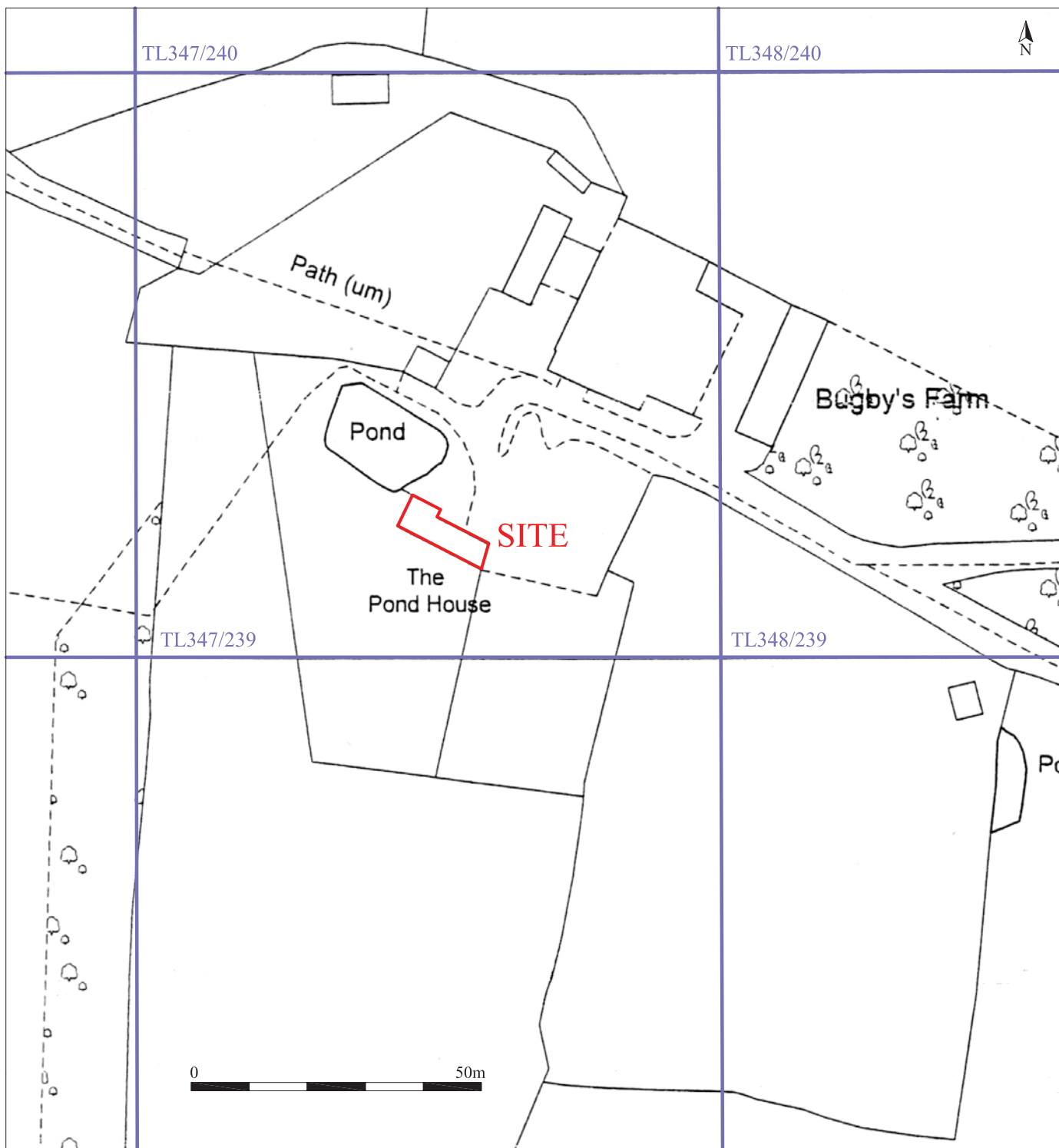
108

Trench I, taken from the south-west



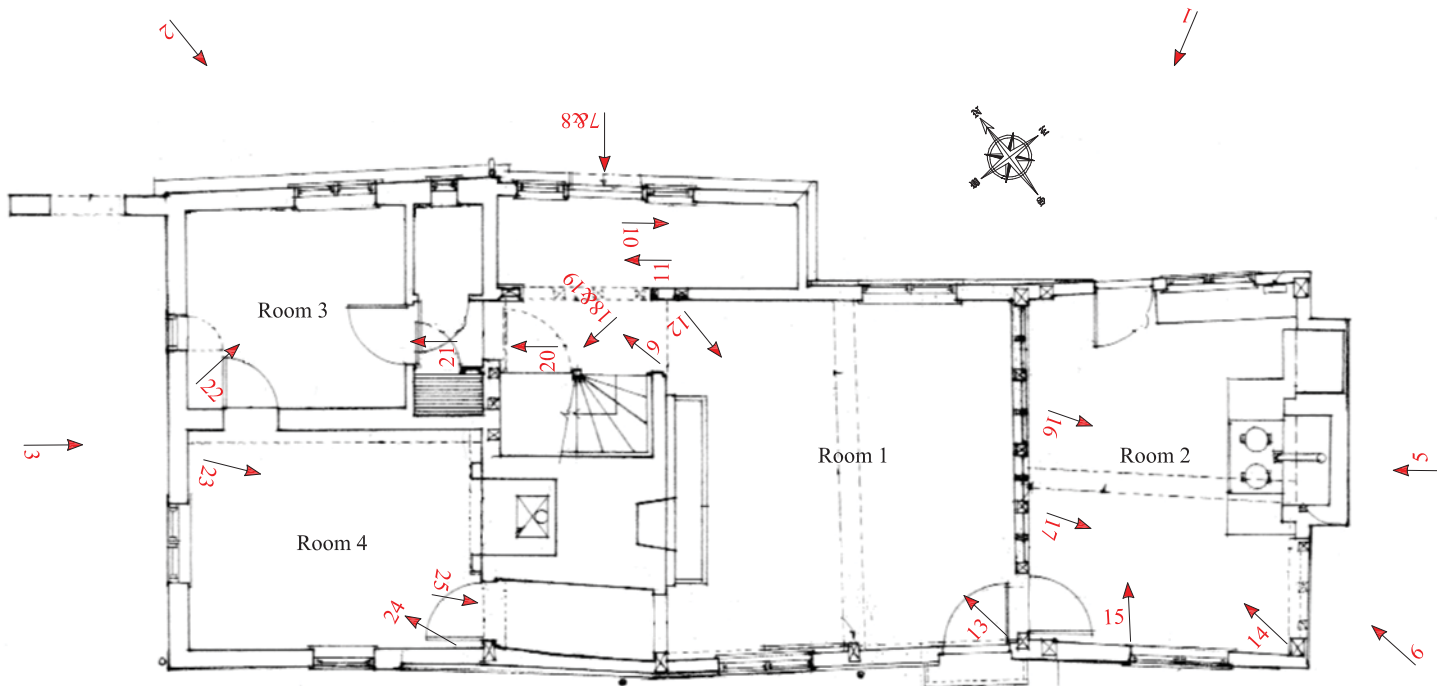
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Fig. 1 Site location plan
 Scale 1:25,000 at A4

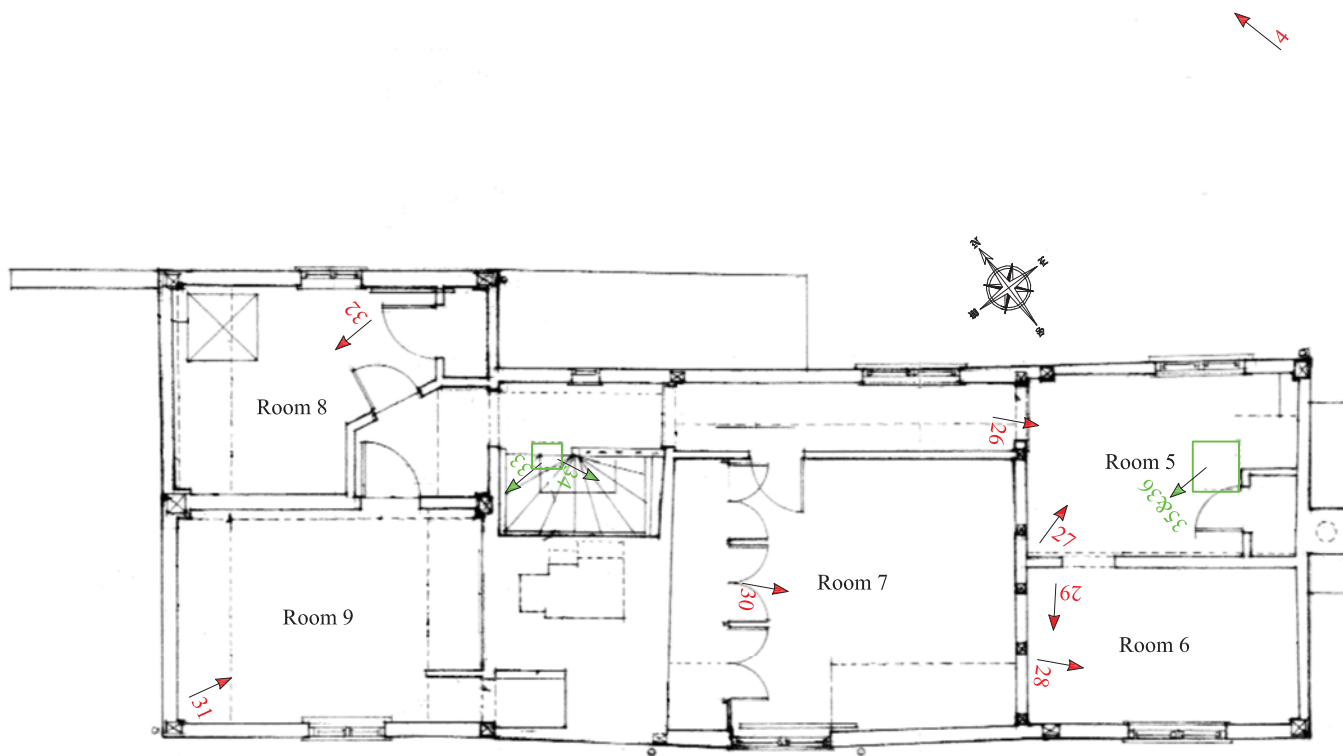


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Fig. 2 Detailed site location plan
 Scale 1:1000 at A4



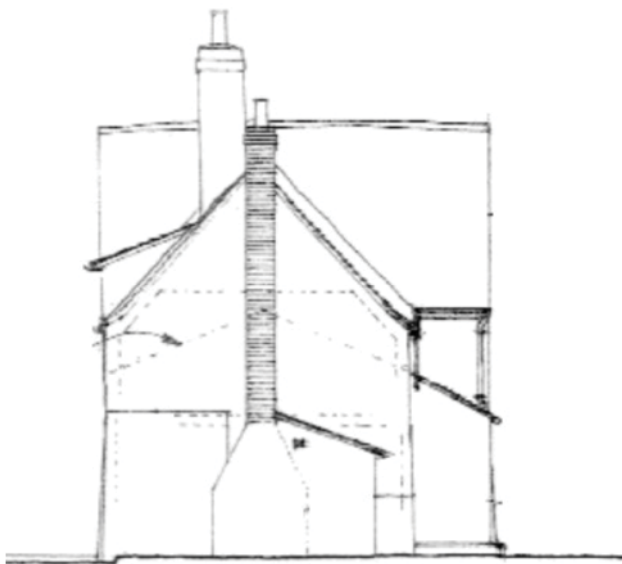
Ground floor plan



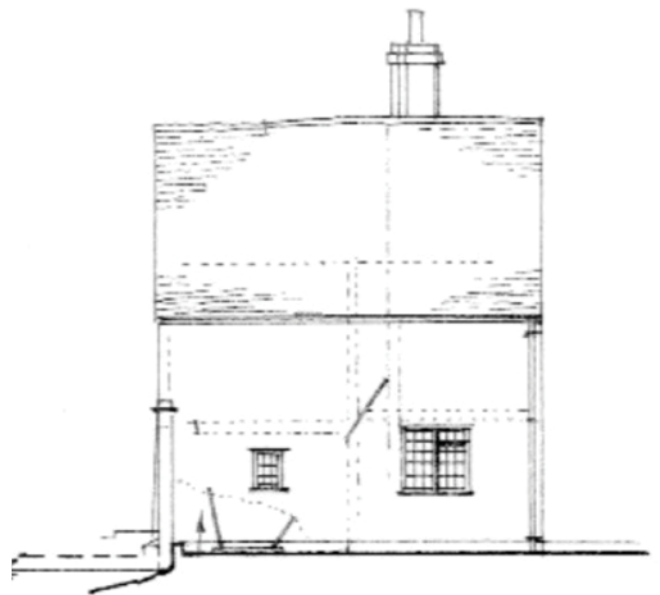
First floor plan

-  Photographic location
-  Photographic location in roof space

0  5m



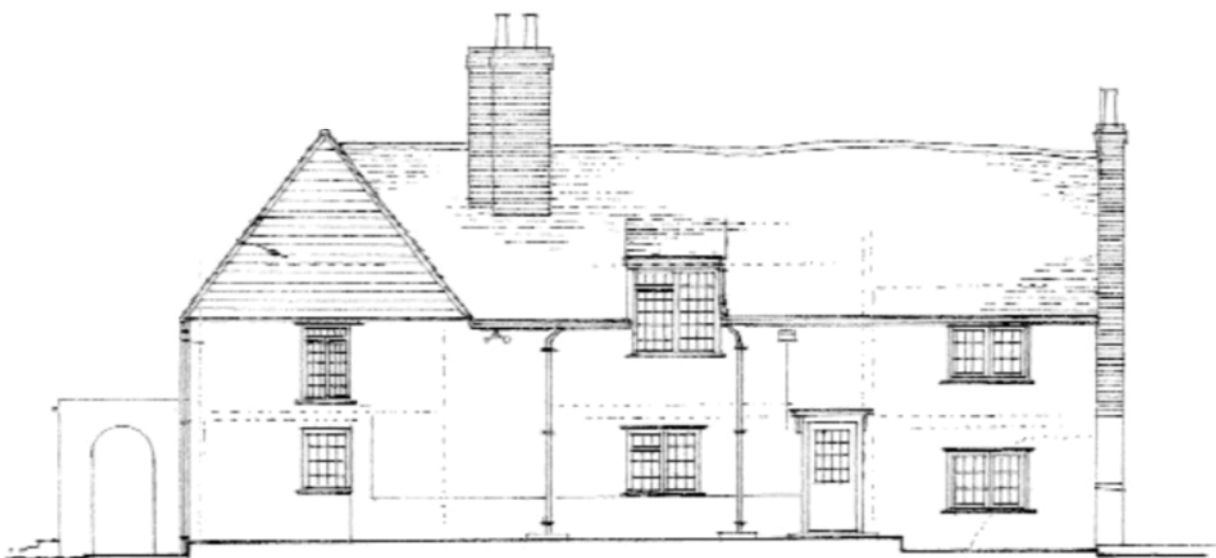
East elevation



West elevation

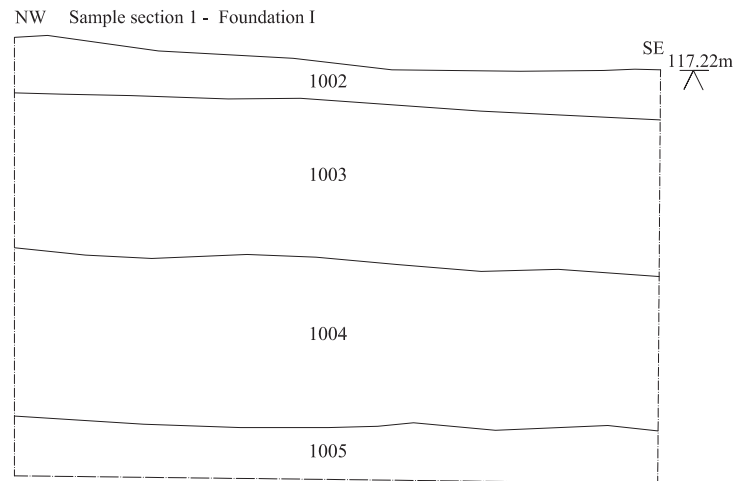
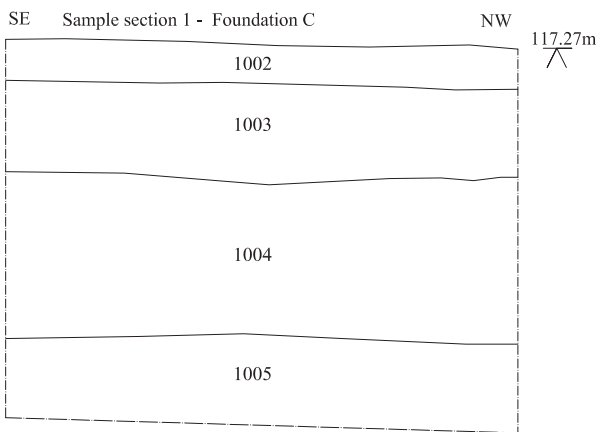


North elevation



South elevation

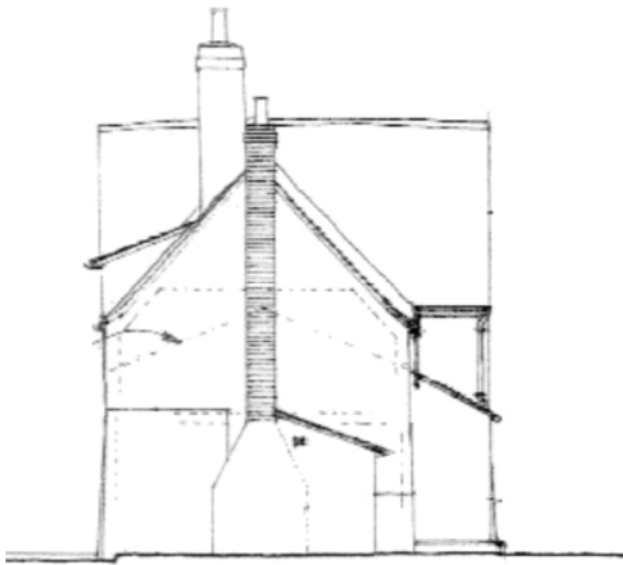




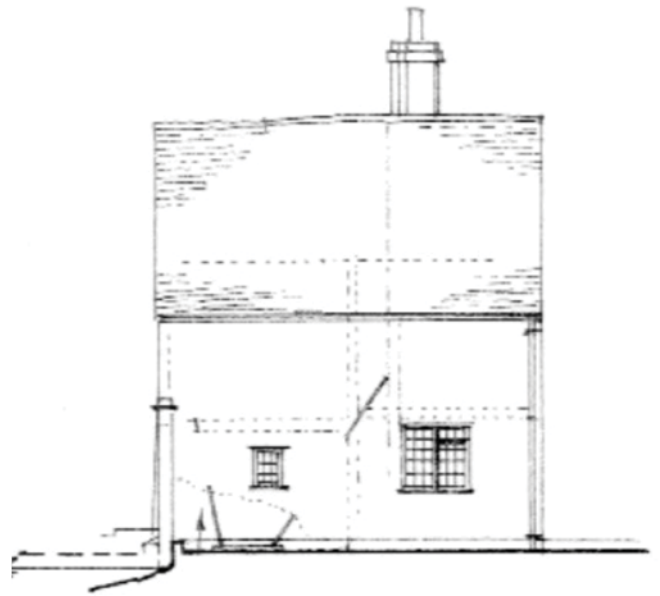
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Fig. 5 Excavations for underpinning works

Scale 1:75 at A4



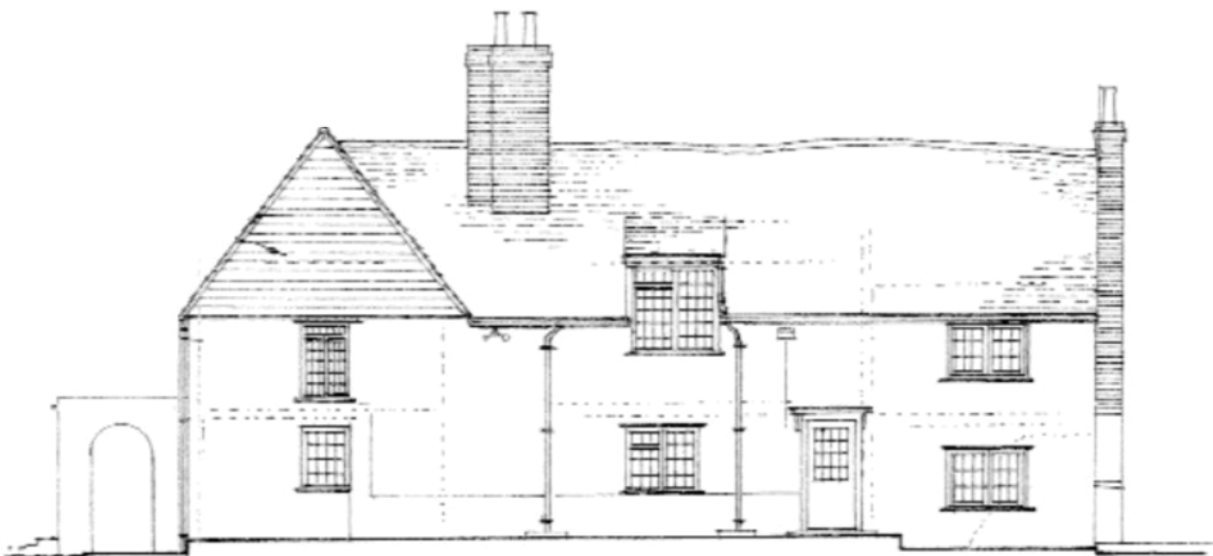
South-east elevation



North-west elevation

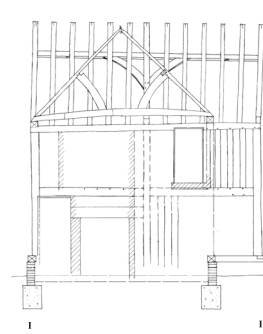
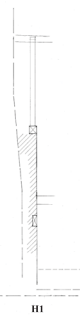
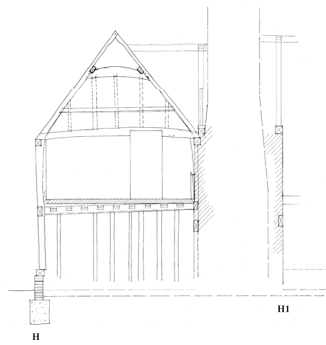
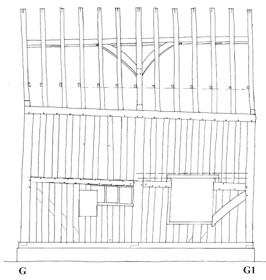
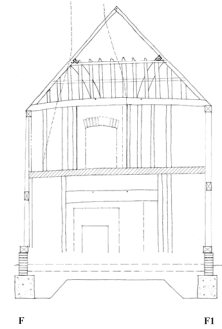
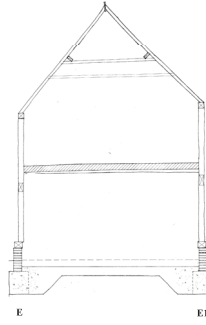
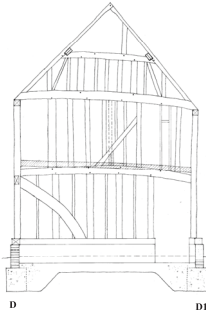
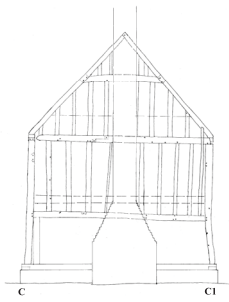
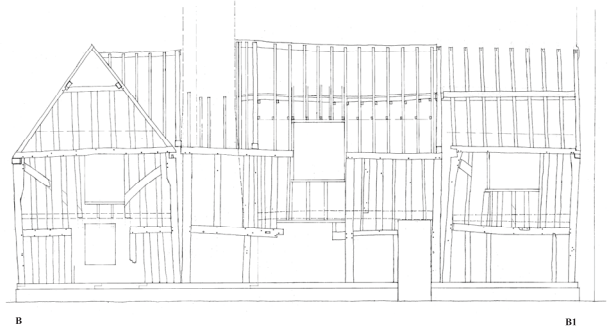
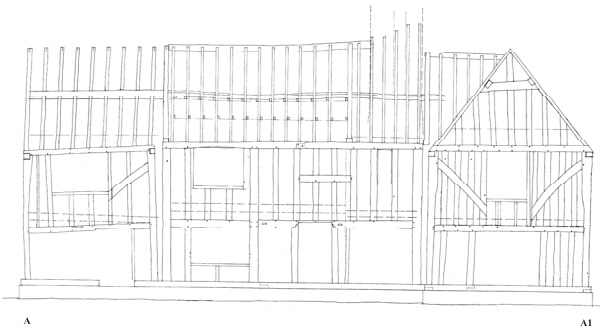


North-east elevation



South-west elevation





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**Fig. 7 Internal elevations
 & cross-sections**
 Scale 1:100 at A3