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ARCHAEOLOGICAL SOLUTIONS LTD

PEARSE HOUSE,  
PARSONAGE LANE, BISHOP'S STORTFORD,  
HERTFORDSHIRE,

HISTORIC BUILDING RECORDING  
AND MONITORING

Level 3

HER request No. 176/13

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NGR: TL 50355 21665	Report No. 4500
District: East Hertfordshire	Site Code: AS1644
Approved: Claire Halpin	Project No. 5506
MIFA	Date: 30 January 2014
Signed:	

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Project name	<i>Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire. Historic Building Recording and Monitoring</i>		
<i>In December 2013 Archaeological Solutions (AS) undertook historic building recording and monitoring at Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire (NGR TL 50355 21665). The works were carried out as part of a planning condition in advance of/during the proposed demolition of the former stables, coach house and modern educational buildings to make way for the construction 10 new dwellings, while Pearse House is to be converted into 12 apartments (East Herts Planning Ref. 3/13/0527/FP).</i>			
<i>Technical analysis reveals a typically mid-Victorian mansion dating to the late 1870s. Once set within extensive grounds, development has now encroached on all sides. Despite institutional use, the building retains many of its original features, including external decorative elements in the broad, Arts and Crafts idiom such as stone and brick in combination, fictive timber-framing and tile-hanging. Internal features include Minton tiles, pressed lincrusta decoration, moulded cornices, and many fine quality fireplaces. Several windows retain original patterned leaded glazing incorporating coloured glass set in geometric patterns.</i>			
<i>The stable range to the north was largely been rebuilt in the 1990s, the north-east wing however, built in 1900, survives and reflects the overall design of the house. Its conversion to modern hotel accommodation has left its original layout indiscernible with the majority of fixtures and fittings now lost.</i>			
Project dates (fieldwork)	11 <sup>th</sup> -12 <sup>th</sup> & 17 <sup>th</sup> - 18 <sup>th</sup> Dec 2013		
Previous work (Y/N/?)	N	Future work (Y/N/?)	N
P. number	5506	Site code	AS1644
Type of project	<i>Historic building recording and monitoring</i>		
Site status			
Current land use	<i>Previously used as a hotel and conference centre</i>		
Planned development	<i>Conversion of house to 12 apartments, stable block to be demolished</i>		
Main features (+dates)	<i>Late 19<sup>th</sup> century house, early 20<sup>th</sup> century stable block with later 20<sup>th</sup> century additions</i>		
Significant finds (+dates)			
<b>Project location</b>			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Hertfordshire</i>	<i>Bishop's Stortford</i>
HER for area	<i>HER request No. 176/13</i>		
Post code (if known)	<i>CM23 5BQ</i>		
Area of site	<i>c. 0.82 ha.</i>		
NGR	<i>TL 50355 21665</i>		
Height AOD (max)	<i>c. 80m AOD</i>		
<b>Project creators</b>			
Brief issued by	<i>HCC HEU</i>		
Project supervisor/s (PO)	<i>Lisa Smith</i>		
Funded by	<i>Marden Homes Limited</i>		
Full title	<i>Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire. Historic building recording and monitoring .</i>		
Authors	<i>Prosser, L. Smith, L. Collins, T. Higgs, K.</i>		
Report no.	<i>4500</i>		
Date (of report)	<i>January 2014</i>		

PEARSE HOUSE,  
PARSONAGE LANE, BISHOP'S STORTFORD,  
HERTFORDSHIRE,

HISTORIC BUILDING RECORDING  
AND MONITORING

**SUMMARY**

*In December 2013 Archaeological Solutions (AS) undertook historic building recording and monitoring at Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire (NGR TL 50355 21665). The works were carried out as part of a planning condition in advance of/during the proposed demolition of the former stables, coach house and modern educational buildings to make way for the construction 10 new dwellings, while Pearse House is to be converted into 12 apartments (East Herts Planning Ref. 3/13/0527/FP).*

*Technical analysis reveals a typically mid-Victorian mansion dating to the late 1870s. Once set within extensive grounds, development has now encroached on all sides. Despite institutional use, the building retains many of its original features, including external decorative elements in the broad, Arts and Crafts idiom such as stone and brick in combination, fictive timber-framing and tile-hanging. Internal features include Minton tiles, pressed lincrusta decoration, moulded cornices, and many fine quality fireplaces. Several windows retain original patterned leaded glazing incorporating coloured glass set in geometric patterns.*

*The stable range to the north was largely been rebuilt in the 1990s, the north-east wing however, built in 1900, survives and reflects the overall design of the house. Its conversion to modern hotel accommodation has left its original layout indiscernible with the majority of fixtures and fittings now lost.*

**1 INTRODUCTION**

1.1 In December 2013, Archaeological Solutions Limited (AS) carried out a programme of historic building recording and monitoring at Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire (NGR TL 50355 21665; Figs. 1-2). The work was carried at the request of the client Marden Homes Ltd and was required as part of a planning condition on approval to redevelop the site (East Herts Ref. 3/13/0527/FP). It is proposed to demolish the former stables, coach house, and educational buildings within the site, convert Pearse House into 12 apartments, and erect ten new dwellings, together with associated parking, garaging and landscaping. The work was undertaken according to the requirements of Hertfordshire County Council Historic Environment Unit (HCC HEU) and according to a specification (Written Scheme of Investigation) issued by AS (dated 3<sup>rd</sup> October 2013).

1.2 The historic building recording element followed the procedures outlined in the English Heritage document *Understanding historic buildings: a guide to good recording practise, 2006* and also conformed to the Institute for Archaeologists (IFA) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2008). The project was also undertaken according to the requirements of the document *Standards for field archaeology in the East of England* (Gurney 2003). The level of recording was to **Level 3** as defined in the EH documents.

1.3 A trial trench evaluation was also completed as part of this project requirement and is the subject of an independent report.

### *Planning Policy Context*

1.4 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.

1.5 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 and 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.

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

2.1 Pearse House is located in the town of Bishop's Stortford, on the eastern boundary of Hertfordshire (Fig. 1). It lies towards the north-eastern extent of the modern town and 1.3km to the south-west of the village of Birchanger, and is now surrounded by suburban development. The site fronts onto Parsonage Lane, which extends on a roughly west-east alignment from

the A1250 Dunmow Road at its eastern end, which is still known as Plaw Hatch Corner. The immediate surrounding areas, once forming the estate grounds, were sold off during the early 1990s and are now occupied by Friars Wood to the south and west.

2.2 The site comprises an irregular plot of land covering an area of approximately 0.82 hectares (Fig. 2). It is bounded to the north-east by Parsonage Lane, to the east by a local authority public open space and to the south and west by residential dwellings. Pearse House, which is currently vacant, stands in the western section of the site. To the north of the house stand the former stables and The Cottage, which was the former Coach House. The remainder of the site comprises lawns, hard-standing car parking and a belt of mature trees.

### **3 METHODOLOGY**

3.0.1 Information was sought from a variety of available sources, and reference was made to the Institute for Archaeologists' (IFA) *Standard and guidance for historic environment desk-based assessment* (1994, revised 2013). The following material was consulted as part of the assessment;

#### **3.1 Archaeological databases**

3.1.1 The standard collation of all known archaeological sites and find spots within East Hertfordshire district comes from the Hertfordshire Historic Environment Record (HER; request No. 176/13). Significant entries within a 750m radius of the site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 4.

#### **3.2 Historical and cartographic sources**

3.2.1 The principal source for this type of evidence was the Hertfordshire Archives and Local Studies (HALS), based in County Hall, Hertford. Relevant documents are listed in Appendix 2 and reproduced in Figs. 4 - 5.

#### **3.3 Secondary sources**

3.3.1 The principal sources of secondary material were the Hertfordshire Archives and Local Studies (HALS), based in County Hall, Hertford, and AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

#### **3.4 The building**

3.4.1 The site was visited on 11<sup>th</sup>, 12<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> December 2013 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

Tansy Collins. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 5-11).

3.4.2 The photographic recording was conducted using medium format (4.5cm x 6cm) black and white film and included 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 60D (18 megapixels) digital camera, duplicating the black and white photography. 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. 5-8, 10 & 11).

## 4 HISTORICAL BACKGROUND

4.1 The Bishop's Stortford section of the Stort valley has produced few finds of early prehistoric date, though the later prehistoric period is well-represented in the Thorley area, partly on the basis of extensive archaeological investigations in the vicinity of Woodside Industrial Park, which lies 400m to the east. Here, occupation can be traced from the late Bronze Age to Early Iron Age and Roman periods (HER 9816).

4.2 The earliest settlement at Bishop's Stortford dates to the Roman period, and was located to the north of the medieval town, where *Stane Street* crossed the Stort. Parsonage Lane to the immediate north-east of the site is known to follow the route of Roman *Stane Street* eastwards from the Roman settlement, towards Roman settlements at Great Dunmow, Braintree, and the *colonia* of *Camulodunum* (Colchester); the course of which has not been lost despite the medieval diversion into the town (HER 4681).

4.3 During the Saxon period, a new settlement was established in the North Street/High Street/Market Street area of the town, adjacent to a new fording point (Hunns 2000). After the Norman Conquest, Waytemore Castle was constructed to guard the crossing of the river and the emerging settlement of Stortford. From the medieval period onwards, the settlement developed into a thriving market centre for the region, attested by the large number of inns in the town. During this period, the assessment site was probably open land, used for agriculture.

4.4 Bishop's Stortford grew in size and importance throughout the post-medieval and later periods. Although it was still described as a considerable market town in 1770, the town was noted for its horse and cattle fairs and leather-working industry, and later its malting industry, fuelled by the establishment of The Essex and Herts Turnpike Trust and the construction of the Stort Navigation. Post-medieval activity is limited to the farmsteads of Crab Farm and Stortford Hall (HERs 15985 & 18457), whilst early modern remains include The Fox Brewery, Church Manor House and the late 19th century infectious wards associated with the Union Workhouse (HERs 10756, 12277 & 15521). A Second World War pillbox survives on the Dunmow Road,



as well as The Nag's Head, which stands 600m to the south-west and comprises a 1936 public house in the Art Deco style (HER 30170).

4.5 Pearse House was originally named Plaw Hatch and was built by Frederick William Blunt in 1878 (HER 15987). He named it after a house owned by his father which still exists in the village of Sharphorpe near East Grinstead in Sussex. It was constructed on a site occupied by an earlier house known as 'The Villa' or 'The Cottage', which is judged to have been demolished around 1870. Local history sources suggest that a building has stood on the site since the 16<sup>th</sup> century and that the previous structure had been destroyed by fire in the 1850s (Bishop's Stortford & Thorley; a history and guide website). Frederick Blunt purchased the property on the 29<sup>th</sup> September 1877 and resided there until 1891. The site was subsequently occupied by Mrs. Fanny (Francis) Rowley Smith, whilst in 1901 it was sold via Sir Walter Gilbey to Charles John Hegan (*ibid*).

4.6 Plaw Hatch remained in the ownership of the Hegan family until 1919 when it was sold to Selwyn Robert Prior and his wife Margaret. The sale particulars offer good descriptions of the house, including detailed floor plans (Appendix 4). At this time the house was described as an;

'...enviable positioned property known as Plaw Hatch. Occupying a bracing and perfectly rural situation .... and commanding a fine open view to the south and west; Under a mile from Bishop Stortford Station on the Great Eastern with its excellent shops, churches and Chapels of various denominations, post and telegraph offices.'

4.7 The stable range is described as consisting of a fine garage for several cars heated by hot water pipes and having an inspection pit, two dog kennels, a stable of four stalls, harness room with fireplace, saddle room, two-bay coach house, paved washing box, four loose boxes, three grooms' rooms and two large lofts and adjoining fruit room. However most of these elements have now been lost.

4.8 The estate was sold again in 1936 to Danzie Wilson and Patrick Gee (Solicitor) and re-sold to Dr. Henrietta Trevithick. In 1942 - 43 the house was made available for the war effort and subsequently occupied by nurses from the St John's Ambulance Brigade, with its cellars converted for use as an air raid shelter. By 1945 the house was used as an officers' mess by USAF 344th Bombardment Group stationed at Stansted. After World War II the building was acquired by Herts and Essex High School as a boarding house for girls and was subsequently renamed Pearse House in honour of the school's headmistress, Miss Pearse.

4.9 Boarding at the Herts and Essex High School ended in July 1966 and as a result Pearse House was taken over by the Education Committee and run as a residential centre for county, junior and middle schools. From 1978 onwards, the site was acquired by Phillip H. Levy and its institutional use continued as a management training and conference centre, as well as a reception centre for private functions and special occasions. However, by

2011, the business had fallen into voluntary liquidation and the site has since stood vacant.

4.10 Cartographic sources confirm that the site was previously occupied by a structure, which stood in much the same location as Pearse House. The 1839 tithe map depicts a block with small wing extending to the rear while a series of out-buildings surrounding a courtyard stood to the north (Fig. 3; Ref. DSA4/21/2). The accompanying tithe award (Ref. DSA4/21/1) reveals that the garden lay to the west and beyond the extent of the site (No. 598), and was owned and occupied by Frederic Vander Meulin in 1839. The majority of the site, however, consisted of meadow parkland (No. 595).

4.11 Later 19<sup>th</sup> century cartographic sources confirm that the original Plaw Hatch had been demolished and replaced by the extant structure by 1879. The 1<sup>st</sup> edition Ordnance Survey map depicts the house with a footprint very similar to now, yet with a conservatory occupying part of the western elevation (Fig. 4). The coach house and stable buildings are located in a similar position to their earlier counterparts though are clearly laid out on a larger scale. The new buildings are set within more formalised surroundings. Much of the surrounding plots are agricultural land associated with the estate.

4.12 By the early 1920s the south-eastern arm of the stable range had been demolished while a retaining wall with steps was added along the garden frontage. The following decades saw the loss of the some land and outbuildings along the north-western boundary.

## **5 THE BUILDINGS (Figs. 5-11)**

### *The House*

#### *Exterior*

5.1 Pearse House originated as a large mid –Victorian mansion designed in the broad Arts and Crafts style common to many mid-Victorian mansions. Piecemeal sale of the surrounding land has robbed it of much of its original context and fine gardens. To the north the building is flanked by a large accommodation wing and modern garages, which replace an earlier building and disguise a range of 1900 to the north.

5.2 The mansion is imposing in scale, employing a typical repertoire of materials and styles for the period, including brick and stone, fictive timber-framing with rough-cast render infill, tile-hanging to the upper elevations and peg-tiles on the roof. Several tall and impressive chimney stacks in red or orange brickwork rise with cut and rubbed string courses, though the pots are now missing.

5.3 On the main eastern frontage, the building is divided into two distinct elements (Plate 1). The main domestic accommodation to the south is large and symmetrically arranged with the appearance of gabled cross-wings, while

the service range extends to the north in a more irregular fashion, though terminates in a gable in keeping with the main building. The junction between the two elements is clearly defined by a four-storey 'campanile'. The description below treats the two elements separately.

5.4 The domestic element rises over two-storeys to a steeply pitched peg-tile roof. The flanking gabled cross-wings serve to house projecting bay-windows on either side of the central core. The lower sections are chiefly in brick with robust and simple stone dressings to the windows. The brickwork is a fine and homogenous orange colour laid in English-bond and marked at the transition between floors by a cut and rubbed moulded string-course, while above, the upper floors and gables are clad in fictive black timber-framing with rendered and whitewashed infill panels.

5.5 The main entrance comprises a large central doorway with a decorative cut and rubbed brick architrave, marked at the head by a large keystone in the 18<sup>th</sup> century style (Plate 2). The doorway is flanked by two, nine-light transom and mullioned windows framed at upper and lower level by cut and rubbed string courses. The windows comprise plain, unadorned lintels, sills and transom and mullions in Portland stone keyed into the adjacent brickwork. The lower three lights retain original leaded and coloured glass, while the six smaller square upper lights are plain. This pattern of coloured glass is seen in various combinations throughout the house and is also reflected in the door, which also has four upper glazed panels displaying coloured glass arranged in geometric patterns.

5.6 The upper floor is entirely symmetrical with small decorative timber-framed panels extending below sill level, the fictive timber defining the verticality of the windows. The central area supports a pair of windows above the door with similar flanking lights to either side. These consist of casements replaced in modern materials, though retain original overlights of multiple panes of coloured glass.

5.7 The flanking wings form imposing architectural statements, though differ slightly in detail at lower level. The northern wing has a single six-light stone window while its counterpart on the south has two separate lights linked by a single upper stone transom. Above, a simple timber arrangement frames central windows on both sides, with decorative lower bracing rising to a cornice defined by curved ribs and close-studding (Plate 3). There are subtle decorative differences to each of the cross-wings; to the north x-bracing at upper casement level is absent on the south and replaced instead by additional studs. The gables project clear of the cross-wings on a deep, coved and ribbed cornice as described above. Close-studding rises to deep eaves protected by wide barge boards and scrolled iron finials at the apex.

5.8 The campanile rises over four storeys in red brick laid in English bond to a pyramidal tiled roof, each storey defined by a cut and rubbed brick string course (Plate 4). Its eastern elevation is pierced by a single modern window at ground floor level but is otherwise blank. Above, at first floor level, a pair of slightly recessed windows with cambered heads and drip moulds is

symmetrically placed. Each is a four-over-four sash with some etched and patterned glass surviving to former internal lavatories. A similar pair marks the second floor while the top storey differs in having three narrow lights with plain arched heads and four-over-four sashes.

5.9 The service wing to the north was originally slightly recessed by a bay, before breaking forward at the gable end. This has now been infilled at ground floor level with a single storey modern brick extension. The recessed element is of brick with an upper storey clad in scalloped hanging tiles. This is pierced by two surviving six-over-six sashes with a four-light double dormer with little individual hipped roofs to the roof above.

5.10 The gable end to the service wing mirrors the form of the main house though in a slightly less ornate fashion, with two simple six-over-six sashes beneath segmented heads at ground floor level. Here, the corners of the building are bevelled and the upper projections supported on decorative stone corbels. Again, at first floor level, fictive timber in a basic design surrounds two symmetrically placed casement windows with square overlights incorporating a central pane with margin glazing. The gable itself is flush with the elevation where it frames a two-light attic window projecting on shaped brackets in the manner of an oriel. Above the window at collar level, the gable projects slightly to stand flush with the window. As before, the deep-set eaves are clad in wide barge-boards and a decorative iron scroll finial rises from the apex.

5.11 The south elevation originally gave onto a generous garden terrace now lost to modern development; the only surviving elements are a series of paths with steps leading down and truncated by a boundary wall. A series of classical urns in terracotta set on brick pedestals remain to mark their position. The façade itself is asymmetrical but retains the same decorative mannerisms as the principal elevation, though in diminished proportions, with a central doorway in a simple cut and rubbed brick surround with plain gauged head and upper gabled elements (Plate 5). The main doorway opens onto a small raised patio or veranda which preserves its original black and orange encaustic tiles laid in a chequer pattern with stone steps leading down to a lower terrace. Marks on the brickwork above the door suggest that a projecting canopy may once have been present.

5.12 To the east, a gabled element projects slightly, the brickwork pierced at lower level by a single one-over-one sash window with overlight of central pane and coloured margin panes. It has a stone transom as its companions on the east. To the west of the door, a large semi-circular bow window extends from the elevation, its windows framed by stone rib dressings as elsewhere. The upper floor is plain, with fictive timber embellishments as before, framing the fenestration. A large multi-pane window sits above the door lighting the main stair hall and comprises an arrangement of four lower fixed lights, probably replacing the original coloured and leaded glass which has been preserved in the upper eight panes.

5.13 At first floor level the projecting gable has two central windows, both of which have been replaced in modern materials. The second gable above the bow window also has the same arrangement, giving the illusion of symmetry. Here the original windows are retained, with two panels to the lower lights and coloured glass to the upper square overlights. On either side, flanking lights are also in the earlier form. As before there is close stud-work to the gable and finials and spikes at the apex.

5.14 The rear elevation also once opened onto the garden, but is truncated and now overlooks modern development. As before there is a symmetrical arrangement with the service wing now screened by a series of well established shrubs. A central loggia dominates this side with an open timber arcade between the flanking gabled wings. A central flight of five steps leading from the garden is bounded by a balustrade with heavy newels and turned finials (Plate 6). It rises to three semi-circular arches of simple chamfered square posts showing some slight decorative mouldings. The loggia preserves Minton floor tiles in black, cream, red and grey. The central door is flanked by windows with secondary doors from the principal rooms in the re-entrant angles. Above the arches, three balconies each projecting slightly on octagonal bases are restrained by a continuous balustrade with little chamfered balusters. Here there is also a central glazed door with overlights flanked by one-over-one sash windows. These have large single lower panes with margins lights to the upper leaves.

5.15 The southern gable is blank though it retains a central blocked window beneath a segmented arch. This may be contemporary as the blocking brickwork and mortar are identical to the rest of the building, suggesting that the opening was planned but perhaps never executed. Little cellar lights at lower level are also blocked. At the north-west corner of house a stone block is carved with the date 1878. The north wing has two large two-light windows of brick and stone. A string-course divides the upper and lower floors as on the other facades. Above, fictive timber in a simple arrangement frames windows; one to the south and two to the north. Each is a casement of single-paned form with square overlights and coloured margin lights. Those on the south are slightly different in proportion to their northern counterparts. As before the upper gables have close fictive studwork with decorative turned finials and iron spikes to the apex.

5.16 The service wing is similar in design to the eastern façade in outline, with the lower parts of the structure in brick, and tile-hanging to the upper elevations (Plate 7). Two of the four lower windows retain the original boxes for sun-awnings. The upper storey has three windows of varying form. The central window is the best preserved and is a six-over-six sash with a sun-awning box, differing slight from its counterparts below. The two other windows have been altered. To the north the upper sash has been replaced by a four-light casement while that to the south has been reduced in size. At attic level various dormer windows break through the roof line though the original fenestration has all been replaced with modern plastic materials.

5.17 A projecting single-storey block of contemporary date marks the corner of the building. The elevation to west is blank and unadorned apart from two windows with arched heads overshadowed by deep overhanging eaves.

5.18 The northern elevation is the least resolved, being a jumble of service entrances and the termination of various elements of the building. The main block as seen on the frontage terminates here in a fairly plain façade with large end-stack pierced at upper level by a large six-over-six sash. The central area retains the original doorway to the service range enclosed by a robust back door with overlight and flanking window (Plate 8). Here an external stone staircase gives access to the cellar. At upper level, a window has been converted to a door to accommodate a metal fire escape. The single-storey north-west block is also plain, with end-stack and door giving access to the building via a short flight of stone steps. A covered walkway connects the house to the modern block and is of no historic interest.

### *Interior*

#### Basement

5.19 Beneath the service stair a flight of steps descends to a large complex of rooms lying beneath the north-eastern service rooms of the house. The spaces are blank and completely unadorned with little to indicate their previous use. The walls are plain and simply painted, the floors in most cases are concrete but some retain quarry tiles or brick paviers. The ceiling is fully exposed comprising a series of simple common joists supporting by x-bracing as elsewhere supporting the floor boards above. A shallow brick arch spans the corridor at the junction with the main stair for additional support.

#### BF01

5.20 The stairs descend to a wide corridor which wraps around a central room with a series of outer rooms given access via a number of cambered arch-headed doorways. At the northern end of the corridor an external door leads to a stone and brick stair and the tradesman's entrance at ground floor level above. At the other end of the corridor a second door once gave external access to a small courtyard (BF04) occupying the recessed area mentioned above, now enclosed by a modern extension.

5.21 The stair construction is visible comprising stone treads with wooden risers set into the brickwork. On the exterior they have been given a modern cosmetic look. The under-stair floor comprises brick pavers.

5.22 The door to the exterior is a fairly plain example of four panels, the upper two being glazed with security bars applied. The adjacent window is in poor condition and much mutilated. Wooden lintels are inserted below a brick cambered arch.

## BF02

5.23 The small courtyard is characterised by five windows lighting the basement chambers (Plate 9). The windows all have projecting stone sills; three, including the door with cambered heads and two further now with straight heads, possibly altered to accommodate modern floor joists. All have lost their joinery, possibly since being enclosed. The floor is brick pavement pierced by a modern drain set in concrete. In the corner a piece of machinery has been set-in though its function is unknown.

## BF03

5.24 A small chamber within the campanile is given access via a door with a crude lintel supporting a brick soldier course. A narrow arch-headed window provides light from the recess as noted above.

## BF04

5.25 A large chamber on the south is plain with a low brick offset extending around two of the walls. The northern wall is occupied by a large chimney stack. Adjacent to the east an arched niche may once have been an internal light, now blocked from the corridor. At ceiling level, stone corbels set into the brickwork on either side of the chimney-stack carry the joisting while the hearth above is supported by a brick jack-arch and robust trimmers.

## BF05

5.26 The central chamber is described on the 1919 sales particulars as the dairy and retains some elements of its previous use including its quarry tile floor with central drain, the surrounding walls preserving scarring for shelving once supported by brick plinths and struts set into the brickwork (Plate 10). Sections of render survive above and below the shelving. The room is divided into two bays with a wide aperture at the bay division spanned by a joist chamfered and stopped in the 19<sup>th</sup> century style. Two large windows on the north-west give light from the earlier courtyard. An arched recess inside the door has a brick plinth which once supported sinks with associated ties surviving for pipework in the surrounding brickwork. Immediately above a tiled arch supported by short sections of joisting provides extra support for the robust silver safe above within the Butler's pantry.

## BF06

5.27 A large chamber on the north-west occupies one side of the corridor with decorative vents to the corridor at high level. The space comprises an ante-chamber leading to a wine cellar, through a large aperture once with arched head as elsewhere though now widened and supported by a large concrete lintel. The ceiling in the ante-room is as elsewhere while that in the main chamber is supported on a series of jack arches (Plate 11). The room is otherwise plain with a concrete floor.

## BF07

5.28 The boiler room to the north-east is given access via a door with inserted concrete lintel. The floor is quarry tile punctured by scarring for the former boiler and other associated machinery. The south-eastern wall is covered in fuse boxes and other electrical paraphernalia pierced by a small coal chute with slightly projecting stone lintel. The chimney stack on the north is much mutilated to carry pipework. The room is lit by two windows with arched apertures from the courtyard while a third aperture adjacent to the door is louvred and likely inserted at a later date.

5.29 The ceiling is exposed and constructed as elsewhere, retaining a jack-arch to support the hearth stone above. However, here sections of joisting have been infilled with peg-tiles above the position of the boiler possibly as a means of fire prevention, heat or noise insulation. Elsewhere the joisting supports narrow floorboards.

## BF08

5.30 A narrow passage (BF08) set at a higher level is reached by a step from the corridor. At the far end of the passage a heavily worn step leads to a second aperture leading to voids below the main house possibly suggesting the existence of earlier basements as depicted on the 1919 sales particulars though this area was not accessible at the time of the survey.

## Ground Floor

### GF01

5.31 The front door opens into a large entrance vestibule, panelled with glazing on two walls in ornate style.

5.32 The main door is heavy and solid with lower panelling and upper glazing with original geometrically-leaded glass in various colours and textures. The door furniture is particularly ornate, with a decorative brass finger-plate, knobs and bolts. The floor is of equal quality, laid in Minton tiles in a simple square and diamond pattern. As mentioned above, the room is lit on the east by a large window of nine panes standing adjacent to the door with similar coloured glazing to the lower panes. The central pane is a casement preserving its original brass catch and telescopic stay. The six small upper panes are plain. The walls to the north and south preserve good simple square painted pine panelling to a moulded dado. Above, papered walls rise to a coved cornice and plain plastered ceiling.

5.33 The western wall is essentially a glazed screen separating the vestibule from the central atrium or hall of the house, drawing light into the impressive centrepiece of the building. The arrangement is similar to that on the east, with robust mouldings framing coloured and textured glass in shades of red and amber. Here, the inner door is capped by two square overlights



with central panes and margin lights in coloured glass. Pounced and fretted decorative finger plates have been applied to either side of the door. The inner glazing consists of six panes, three large lights with square overlights set in a robust architrave with panelled apron below.

## GF02

5.34 The vestibule opens into an impressive atrium at the centre of the house which would once have been open to the floor above with a top-lit galleried balustrade. This has been glazed over in modern times.

5.35 From the central hall, access is given to all main rooms and the principal staircase, which lies to the south through two semi-circular arched apertures with square, fluted columns. It rises in dog-leg form through the west arch while the eastern arch leads to a small vestibule floored in decorative Minton tiles leading to the garden entrance on the south. To the north a single arched aperture of like form creates symmetry and frames an enfilade of doorways through the service range to an external door on the north. This arch is enclosed by a glazed door with semi-circular overlight of pale textured glass. Five other doors provide access to a drawing room, dining room, billiards room, library and morning room. They are broadly identical; all of six panels in heavy Victorian style, of varnished pine, retaining finger-plates and brass knobs, though few original fixtures remain. A sixth door adjacent to the main entrance is glazed with margin lights to create a symmetrical arrangement with the adjoining vestibule screen (Plate 12).

5.36 The hall is floored entirely in oak. A large central fireplace facing the main door is timber in the heavy Victorian baronial style with carved lions' heads and flowers in the jambs. It preserves a glazed ceramic elliptical arch in the 18<sup>th</sup> century style surrounding a cast iron grate.

5.37 The walls have a high heavy moulded skirting board with a dado of lincrusta and moulded rail below plain plaster walls. At upper level a plaster frieze extends around the room beneath a coved ceiling whose painted ribs surround the central gallery opening (Plate 13). The corners are marked with pendant finials.

## GF03

5.38 Adjoining the entrance vestibule, a cloakroom is given access via a glazed door and screen as noted above. This has mostly been stripped of its original features but retains its original external glazing with coloured lower lights and central casement with catch and stay. In places linenfold lincrusta panels applied to the walls have been preserved beneath a high skirting and moulded dado.

## GF04

5.39 Room GF04, described in 1919 as the library, has undergone some alteration during recent renovations involving the removal of sections of high

skirting, the dado rail, cornice and ceiling, though surviving remnants indicate its original appearance. A picture rail frames a high lincrusta-like frieze while part of the cornice survives with egg-and-dart decoration.

5.40 The room is lit by two windows on the frontage and a third on the south, all preserving their original one-over-one sashes with overlights incorporating amber-coloured margins set in heavily moulded architraves. The principal surviving feature is a timber chimneypiece with overmantle in the late Victorian style, with bevelled central and side mirrors framed by projecting shelving supported on delicate turned balusters and little shelves and a pediment. The hearth is inlaid with small decorative blue and white tiles.

#### GF05

5.41 The billiards room is of large proportions, with softwood flooring throughout. As elsewhere many original decorative elements have been lost. The skirting has been removed but impressions suggest it was high and probably moulded as elsewhere. The dado and picture rail as well as the scrolled and pediment door cases on the north and south have also been removed revealing small sections of an earlier fabric decorative scheme that appears to have had a foliage pattern (Plate 14). A deep lincrusta frieze has been preserved below the remnants of a moulded cornice. The ceiling has also been comprehensively stripped exposing closely spaced common-joint interspersed with x-bracing supported by ironwork.

5.42 A tripartite window arrangement on the east comprises one-over-one sashes with central paned overlights with margins. Below the windows a box seat arrangement has been removed, revealing sections of original skirting in stained softwood.

5.43 The fireplace on the north is formed of white carrara marble decorated in a scrolled and floral design in the late Victorian style.

#### GF06

5.43 The dining room has been consolidated with the formerly separate morning room to the south. Access is given from the north side of the hall via a stained panelled door as described above. The floor is boarded in pine with a moulded skirting to a plain dado and plain painted walls above. As elsewhere the decorative cornice and ceiling have been removed exposing the joists interspersed with laced bracing.

5.44 The western wall is entirely glazed with four large one-over-one sashes and overlights with plain margins in the house style. A small glazed door situated in the re-entrant angle gives access to the loggia.

5.45 The fireplace is of carrara marble with decorative jambs and a frieze of carved urns and swags (Plate 15). The central tiled slips depict classical figures and Renaissance designs.

## GF07

5.46 The morning room is located on the western side of the central atrium and as mentioned above has been consolidated with GF06. It retains independent access from the hall via stained softwood door though on this side the door is painted and preserves a decorative fingerplate. The room continues the theme with moulded skirting, plain dado, picture rail and decorative frieze all of which survive. The ceiling has been stripped as in most rooms.

5.47 On the west a central pair of French doors with upper large segmented head flanked by tall full-height one-over-one sashes leads directly onto the loggia (Plate 16). Each element is framed in its original heavily moulded architrave, the upper leaves of each sash with margin lights surrounding a central pane mirroring the overlight above the doors.

5.48 The fireplace is Victorian, in Carrara marble and decorated in the Georgian style. The jambs and frieze are carved with guilloche ornaments, while scrolled console brackets carry the shelf above. Textured tiles in the Baroque style are set into the reveals.

## GF08

5.49 The elaborate chimney piece and the existence of the impressive bow window overlooking what once was the garden mark this as the original drawing room. A high moulded skirting rises to a low dado below plain walls and a delicate floral frieze at high level. The cornice and ceiling have been removed exposing iron girders which give extra support to the upper rooms and a chimney stack.

5.50 The bow window is simple, formed of six, one-over-one sashes with typical overlights, here set in moulded architraves (Plate 17). In the north-western corner of the room a French door gives access to the loggia while a tall niche on the west may represent the position on an earlier window.

5.51 The chimney piece is of carved Carrara marble with shelf supported by elaborately carved jambs incorporating images of geese, vases of flowers and flying angels, while the frieze is divided into a series of seven panels separated by columns displaying floral designs (Plate 18). The panelled sides have also been carved with storks, snakes and musical instruments including bagpipes. A surviving overmirror is likely a later addition.

## GF09

5.52 As noted above, the stair turret on the south of the main hall includes a short passage adjacent to the stair leading to a small vestibule and the garden entrance (Plate 19).

5.53 The staircase rises on a closed string to an intermediate landing. It has a shaped handrail and turned bobbin-like balusters. The newels, which are of

exposed and varnished pitch-pine have incised Jacobean-style lozenges and strapwork, and are topped by ball finials.

5.54 At lower level the stairs are panelled at the sides to the garden door corridor, where a tall, arch-headed niche provides a counterbalancing feature on the opposing wall. A small vestibule beneath the stair landing is given access via a large panelled and glazed door with pale textured glass and coloured margin lights (Plate 20). The vestibule is floored in Minton tiles and is decorated in a similar manner to the rest of the house. The large door to the garden has a pattern of herringbone panelling below a large glazed panel with margins. A flanking two-over-two sash adjoining preserves its heavy catch.

5.55 An under-stair cupboard is enclosed by a glazed door with etched and coloured glass, while the floor is tiled in a square pattern. Impressions survive for former shelving. The stair carcass itself is exposed, to reveal three carriage beams, supporting chocks to the risers and pencilled assembly numbering from the time of construction.

#### GF10

5.56 As noted above, the entrance to the service corridor is framed by classical pilasters with a semi-circular arched over light. This is matched visually by a series of further arched openings and doorways which break the service corridor into distinct areas giving access to various rooms. The change in status is noticeable here, with a plainer decor, but still maintaining the higher quality of joinery. A cornice at high level has been lost in some areas but picture rail, moulded skirting and some lincrusta decoration does survive.

5.57 The corridor opens more fully through a second aperture to accommodate the back-stairs, while a room on the west has been consolidated by demolishing a partition. The second staircase clearly reflects the style of the main stair, though on a lower scale (Plate 21). It rises in dog-leg form on a closed string with square chamfered newels capped by ball finials, moulded hand-rail and turned balusters. Pendant finials mark the underside of the stair at each level. The lower area is panelled and conceals a stair leading down to the basement. This was once enclosed by but only the textured overlight survives.

5.58 Beyond the stair hall, the northern section of the corridor becomes even plainer. There is no cornice and door cases are simple. Here there is a separate access to the kitchen and the butler's pantry while a short return on the east leads to the former servants' hall. At its northern extents the corridor terminates in the tradesman's entrance, enclosed by a plain door of two lower panels and glazed upper panels with simple rectangular overlight. The adjacent six-over-six sash preserves some lower etched glass.

## GF11

5.59 A former servery to the west of the stair has now been consolidated with the corridor and has been stripped of any features. The ceiling has been removed and some joisting so that a large section is open to the floor above. Two windows on the west have been replaced by modern examples. Some evidence for former shelving survives as impressions in the plaster.

## GF12

5.60 A plain door from the corridor provides access to a large room on the west and to what was once the original kitchen. The floor is mostly softwood except in western areas adjacent to the fireplace where the ranges were once located. The skirting has been removed but traces of shelving remain, and a dresser also clearly survived on the north wall until the recent past. This must have been original, as its removal has revealed unprepared plaster behind.

5.61 The windows on the west retain their original sash though their architraves have been removed. The main feature of the room is a large open Victorian fireplace with chamfered jambs. A recess to the west of the stack retains a stone floor and scarring for a hood, suggesting that this was where the hobs or ranges were located.

## GF13, GF14 & GF15

5.62 A door to the north of the kitchen leads to a small top-lit vestibule giving access to rooms on the north, west and east, all contained within the north-west single-storey block. A coal store given external access is also included within this block. The rooms to the east and west were larders, each having quarry tile floors for cool storage while the larger room on the west was used as the scullery.

5.63 The room to the east has plain plaster walls displaying scarring for a solid stone or slate ledge now removed. The windows on the east comprise a two-over-one sash, the lower leaf altered to form a sliding hatch and its companion, a narrow two-over-two sash.

5.64 The western room is slightly larger in size also retaining signs for shelving. There is a two-over-two sash on the west preserving a pane of acid-etched decorative glass at lower level.

5.67 The scullery to the north is tiled to a dado and retains evidence for shelving. The fireplace on the north is now expressed as a blank aperture. The roof above is simple comprised of softwood rafter-couples.

## GF16

5.68 The original butler's pantry lies on the east of the corridor, but its original external facade was pushed out and extended in modern times with the single storey extension noted for the exterior, above. Most of the features

have been lost, though a short section of moulded skirting board extends between the fireplace and a silver safe. There are marks for a dresser on the north and a surviving picture rail at high level. The fireplace on the south retains a simple cast-iron basket grate.

5.69 A secondary built-in silver safe enclosed by a robust door hung on strap-hinges stands in the south-west corner of the room. Within, several solid stone shelves covered in green baize survive.

#### GF17

5.70 The large servants' hall has plain walls but has been stripped of most features including its door, dado rail, skirting and window architraves. The picture rail survives on the north. The chimneypiece on the north wall preserves an overmantel with bevelled mirror and glass shelves supported on turned balusters. The chamfered surround frames textured tiled slips and cast-iron grate. Two large simple six-over-six sashes set within moulded architraves light the room from the east.

#### GF18

5.71 To the rear of the stair, the ground floor of the campanile was once partitioned into two small lavatories, but these have been demolished. The only feature of note is a pair of segmented arched windows on the north, now blocked.

### First Floor

#### FF01

5.72 The staircase rises via an intermediate landing to the upper gallery, and is lit on the west by a large window with four tall lights and eight upper panes enriched by geometric patterns in pink and red glass, all set in a heavily moulded architrave (Plate 22). The upper parts of the wall have a deep plaster frieze of rinceau decoration and plaster panelled ceiling in the Jacobean style. Arched apertures are framed at upper level with square columns.

#### FF02

5.73 As below, the upper gallery forms a central core, with various six panelled doors lead to bedrooms mirroring the layout of the principal rooms below. On the north, a pair of arched apertures leads to a small vestibule lit on the north by a small internal light-well which has now lost its box sash window.

5.74 The ceiling is coved, formed of a series of ribs and match-lined panels surrounding a central lantern (Plate 23). This preserves iron lantern lights with pierced tracery and engraved glazed margins.

## FF03

5.75 Many of the upper rooms have been stripped comprehensively of most decorative features such as skirtings, picture rails and plasterwork, revealing their underlying structural elements including the yellow stock brick core, laid in Flemish bond and incorporating timber slips for fixing the skirtings. The ceilings are all lost.

5.76 A large room occupying the south-west corner was once two separate rooms given access from a small lobby. Scarring and impressions in the brickwork and the floor shows the original line of the partitions. A corner fireplace has also been removed to attic level, though its tiled hearth survives.

5.77 On the south full-height central windows with overlights look out directly onto the roof of the bow window. Early photographs suggest that they replace French doors leading onto a balcony with balustrade. The principal two leaves are each of three panes, the overlights as elsewhere. A flanking window to the west is similar in form with single casement and overlight and panelled apron below. A smaller single casement window with overlight to the east would once have lit the dressing room and retains its original catch and stay. Similar two-light casements on the west both retain their original catches and telescopic stays.

5.78 The fireplace is possibly a later Edwardian addition, built in oak in the 18<sup>th</sup> century manner with a pulvinated freeze with small bevelled mirror framing a cast-iron grate and tiled hearth.

## FF04

5.79 FF04 lies above the morning room and as such is framed on its western side by the loggia, with access given via a pair of French doors with overlights (Plate 24). These are flanked by large single-paned sashes with margin lights in the upper sash. The exterior wall to the loggia is unusual in being battened over a plaster base, and not of solid brickwork.

5.80 The room has been stripped as elsewhere though it does retain its plasterwork on the north wall which suggests the existence of skirting and a picture rail. A doorway on the east gives access from the hall, though a second doorway to the south of the chimney stack has been blocked. A second door on the north leads to FF05.

5.81 The fireplace on the east preserves its Carrara marble surround, with a shelf supported on simple brackets. The cast-iron grate is typically Victorian with little Minton tiles to the hearth.

## FF05

5.82 FF05 is given access via an arched aperture from the corridor beyond the central gallery, which once led into a small vestibule with closet and w/c to either side, each with a small light to the corridor. All have now been

consolidated with the main room. The plaster walls retain simple dressings, on the south the skirting and picture rail as elsewhere. The walls within the w/c retain timber chocks to support panelling. Its companion on the south was probably a closet.

5.83 Two large windows in transom and mullion form with panelled aprons dominate on the west; the large lower panes preserve scrolled catches. The architraves have been removed.

5.84 The fireplace on the north is possibly Edwardian, crudely constructed in timber and applied over an earlier, more delicate surviving timber surround; a servant's bell also preserved. A door to the west of the fireplace once led into a dressing room (FF10).

#### FF06

5.85 Occupying the south-east corner, this room is decorated in the same manner as elsewhere though with some elements now lost. The floor is softwood, the skirting has been removed and there are traces for a picture rail. The fenestration on the east and south comprising four-light transom and mullion windows; these have lost their architraves but their aprons survive. The fireplace on the north has been removed but does, however retain its black and brown tiled hearth. A second door to the east of the fireplace gave access to a former dressing room.

#### FF07

5.86 This room lies above the entrance vestibule and appears to have been consolidated from three earlier spaces. Three six-panelled and painted doors, now lacking their architraves, lead off the central atrium, the lost stud wall partitions dividing the space are indicated by timber chocks preserved in the brickwork. The central door looks to be a later insertion as, unlike its companions, it has no supporting arch and instead a simple straight lintel.

5.87 The fenestration on the east comprises a central transom and mullion with overlights of pale green glass. The main casements have been replaced in modern glazing. Two flanking windows are constructed in similar fashion.

#### FF08

5.88 This bedroom is mostly stripped, though as before there is evidence for a skirting, picture rail and cornice. The door from the vestibule is six-panelled in like style while a second doorway with a concrete lintel has been inserted on the south to a w/c or dressing room (FF07). A third leads to a modern bathroom inserted into the light well. A fourth door on the north was blocked at the time of construction and is now visible within the brickwork after the removal of plaster. A two-light window with overlights and panelled apron gives light from the east.



5.89 A chimney stack on the north preserves an Edwardian surround identical in style to that in FF03. Here a stone insert frames a characteristic Barnard, Bishop and Barnard grate with inlay tiles depicting Japanese designs.

#### FF09

5.90 As described above, two arched apertures on the north of the atrium open into a small vestibule, occupied in the north-west corner by an internal light-well, while a corridor extends to further rooms within the service range, mirroring the layout below. The corridor continues northwards through a number of arched apertures before returning to the east to reach FF14. The back stair and landing occupy the area to the north of the light-well partly situated within the campanile (Plate 25).

5.91 The floors are boarded as before, the walls decorated in simple style with moulded skirting, dado and high picture rail but are otherwise plain. Two windows with cambered arched heads give light from the light-well, but any joinery has been lost.

#### FF10

5.92 Formerly a dressing room to FF05, FF10 has now essentially been gutted and the eastern wall removed to consolidate the space with the corridor. It does, however preserve its picture rail and cornice. The fireplace has been removed and blocked.

#### FF11

5.93 The upper portions of the back stair rises from this area to the upper floors via a short flight of steps rising to an intermediate landing within the campanile. The staircase maintains the same form as below, but here an integrated handrail is fixed against the wall. A single window looks into the light well.

#### FF12

5.94 The bedroom on the east is given access from the northern section of the corridor on the west. A second door on the north leads to FF14. Both doors have been removed. Two six-over-six sashes set in simple moulded frames pierce the eastern elevation

5.95 The fireplace on the south has a stone Victorian surround with chamfered jambs and plain shelf surrounding a Barnard, Bishop and Barnard grate.

#### FF13

5.96 To the west, a large bedroom has been formerly subdivided but reconsolidated with two doors on the east leading off the corridor. There are

traces of skirting, a picture rail and moulded cornice. The two windows on the west are six-over-six sashes, the southern example, as noted above, is best preserved with sun awning box cover. Its northern counterpart retains its lower sash but the upper leaf has been converted to a double casement. Both architraves have been removed. A modern window has been inserted on the south.

5.97 A small turret on the north may once have been separate but is now consolidated. It is entirely sterile, with a modern window occupying the position of the original.

#### FF14

5.98 FF14 lies at the end of the eastern return of the corridor and is fairly plain in appearance. Two large transom and mullioned windows comprising lower double casements with overlights above panelled aprons light the room on the east. The skirting and cornice have been lost. A picture rail survives as well as simple fire surround, the aperture now blocked.

#### FF15

5.99 The intermediate landing lying within the campanile was once partitioned with stud wall a small vestibule lit largely from the south by single six-over-six sash. Two smaller four-over-four sashes on the east would once have provided light to w/cs. The lower panes have etched glass though some have been replaced. Otherwise these spaces are plain.

### Second Floor

#### SF 01

5.100 The second intermediate landing is similar to the lower storey with a vestibule lit by a large six-over-six window with reeded glass, now slightly foreshortened. A pair of four-over-four sashes on the east preserve reeded glass.

5.101 An interesting feature can be seen to the ceiling and floor above which has been pugged with slim fillets above the joists to support short wooden planks and mortar packing below the floor boards, a construction method typical of the late 19<sup>th</sup> century which was clearly designed to provide additional strength to water tanks housed at the top of the tower.

#### SF02

5.102 The staircase rises to a generous attic landing with various rooms on three sides housed within the pitch of the roof. The stair landing is lit by the light-well which retains its white ceramic tiles which has been painted over. A short flight of stairs continues to the third floor of the campanile (TF01).

### SF03

5.103 As on the floors below, the corridor on the north leads to a number of bedrooms while a small vestibule opposite the stair hall opens into further rooms occupying the north-west corner. The roof space above the domestic range was not used for accommodation and survives as open roof space.

5.104 The ceiling has been stripped away to reveal rough softwood rafter-couples with nailed on collars, bird-mouthed to the wall-plate.

### SF04

5.105 SF04 occupies the gable end return to the main frontage though with few features surviving (Plate 26). A gable window on the east has been replaced with a casement window. The fireplace has been removed. A small window has been inserted to the north of the door on the east.

### SF05

5.106 This room was formerly divided by blockwork but was originally one space. It has simple plaster walls with fragments of moulded skirting surviving. The pair of dormers on the east retain their original frames with replacement casement windows. The fireplace surround has been removed though the cast-iron grate survives.

### SF06 & SF07

5.107 Two bedrooms on the west and a small original cupboard are given access from the western side of the corridor. The cupboard has been removed and the wall broken through, opening into the roof space above the main house. Both of the bedrooms have been stripped of features, the windows have all been replaced with uPVC casement windows and the fireplaces blocked.

### SF08

5.108 SF08 is an oddly-shaped room wrapping round the light well. Access is given from the stair landing and a large arch-headed window, but no enclosing joinery survives to the light-well. A roughly-cut aperture leads into the roof space above the main house.

### SF09

5.109 The roof is a fairly confused construction articulating the various elements of the building. Here, the central core of the building is constructed in yellow stock brickwork before transferring to orange brickwork at the gables and chimney stacks. There are also brick supports for external coving to the gables. The roof itself is fairly simple in the gables and cross-wings, where it is supported by robust paired trusses constructed of principal rafters sandwiched and bolted to chocks (Plate 27). Upper timbers extending between the

principals carry a king-post to the apex. Purlins ride over, supported on cleats carrying a series of even, closely-spaced common-rafters and horizontal sarking boards. A number of roof lights have been inserted as part of an earlier conversion of the space.

5.110 The lantern above the central atrium rises to roof level at this point, supported by a timber-framed construction with aperture on the east latterly inserted to light the attic space.

5.111 The original joisting was not load-bearing and has now been reinforced with secondary joisting for conversion.

### Third Floor

#### TF01

5.112 As noted above, the back stair rises in a final flight to a small chamber occupying the top floor of the campanile. Here, a small hatch in the south wall provides external access to a bell with internal iron handle and pulley (Plate 28). The space is simple, lit on the east by three narrow four-over-four sashes. The ceiling space is occupied by water tanks supported on I-girders resting on stone corbels. Above, the roof is simple with a softwood umbrella-like structure rising from a tie-beam on a pair of struts.

### The Stable Block

5.113 The stable range is located to the north of the house and laid out in a U-shaped arrangement around a central tarmac courtyard with some brickwork paved areas. It stands in a similar position to an earlier collection of outbuildings associated with the original house, though these appear to have been swept away. The north-eastern arm is of some age constructed in the early 20<sup>th</sup> century while the remaining structures were all been rebuilt in the 1990s and retain little interest. The entire confection has been transformed for use as a conference centre with hotel accommodation.

5.114 The north-eastern arm of the stable block dates to 1900 (Plate 29) and may once have stood independently, but is now abutted on the west by a modern garage. Its style reflects the Arts and Crafts-inspired design of the house and is almost domestic in appearance. It is brick-built with central gabled section flanked by bays of equal size, capped by a peg-tile roof hipped at the bay ends. The roof is adorned with decorative ridge tiles interrupted by decorative ventilation cupolas and tall brick chimney stacks. A cast-iron weathervane with a cockerel rises above the gable apex. A modern conservatory and portico have been planted onto the south-western courtyard elevation the majority of the windows have been replaced uPVC.

5.115 The brickwork (8¾" x 4¼" x 2½") is a fairly homogenous orange colour with few inclusions, bonded with ½" flinty mortar joints.

5.116 The south-western elevation is dominated by a large central gabled bay which projects slightly from the main façade and is flanked by a single bay to either side. As noted above, the lower portions of the eastern bay are now obscured by a modern conservatory and a portico extending along part of the central gabled range.

5.117 The central gable has exposed brickwork at lower level, pierced by two doors with flanking windows, all symmetrically placed and all with cambered arched heads. The windows and doors have all been replaced. The apertures all appear original as the brickwork is undisturbed, retaining a regular arrangement of queen-closers. The change in floor level is distinguished by a decorative cut brick string course which is partially obscured by the tile hanging used to clad the upper storey. Two large three-light casement windows pierce the first floor now replaced with modern examples.

5.118 The gable is clad in fictive timber pieces comprising a regular arrangement of studs rising from a slightly decorative planked tie-beam. Above the collar a central king-post rises to a ridge-board while the outer studs splay or curve outwards towards the principal rafters. Here the ridge board and purlins extend well beyond the façade where they carry a single rafter-couple supporting sarking boards to the roof above. They are protected by wide robust and simply decorated barge boards. As noted above a weather vane rises from the apex. A circular aperture set below the collar once housed a clock, now removed and a bell survives below the eaves.

5.119 The eastern bay is obscured by the modern conservatory; above, the roof line is broken by a large dormer window with two modern two-light casements set in a timber frame. Deep projecting eaves preserve a regular set of rafter feet. The western bay is more heavily disturbed than its counterparts and is partly obscured by a modern garage linking the 1900 range with the modern additions. Here, the brickwork has undergone a more comprehensive treatment with the insertion of domestic doors and windows, particularly at ground floor level. At lower level a door and flanking window have been inserted, possibly into an original window aperture as some original queen closers survive. The new opening has been given a soldier course with modern brickwork above. To the left a large modern timber framed window possibly dating to the 1970s has been inserted into a large wide aperture, possibly for carts, for which queen closers survive.

5.120 Above, the brickwork has been wholly replaced with modern fabric, rising to a dormer and suggesting the infilling of an upper window. At first floor level the elevation is pierced by a small modern window set in a timber frame. Above the garage there is some alteration to the brickwork though its original form is not discernable.

5.121 Again, here there has been some alteration to the north-west elevation with the insertion of a domestic door set below a soldier course of brickwork.

A large window adjacent is positioned at a higher level and appears to have been inserted into an original aperture with cambered arched head though the wooden casement is modern. As elsewhere a dormer window pierces the roof line with modern casement set in a timber frame.

5.122 The lower brickwork appears to be different and appears lighter in colour and weathered, bonded in a highly flinty mortar possibly suggesting the amalgamation on an earlier building within this end of the range.

5.123 The south-east elevation appears originally to have been blank though is now pierced at upper level by a door and flanking window both occupying the space of a dormer window with access given via an external metal stair.

5.124 The north-eastern elevation fronts onto Parsonage Lane and is similar in form to its counterpart on the south-west, with central gabled bay and projecting wings to the left and right (Plate 30). Here, the gabled section is flush with the adjacent wings rising at lower level in blank brickwork, pierced by a single small semi-circular arch headed window centrally is likely a later insertion. As before, a decorative cut brick string course is partly obscured by the tile-hung upper section. Narrow recesses to either side of the upper portions give the impression that the upper storey projects slightly. Here, the elevation is pierced by two, two-light casement windows the right example is original set in a timber frame with decorative timber sill the other is a modern replacement in like style. Mock timber framing adorns the gable, pierced by a circular window mirroring the position of the clock on the south-west.

5.125 The left bay is blank, pierced only by a loading door occupying the position of a dormer window. This has latterly been converted into a window though the decorative sill and timber frame survive, the lower portions boxed in the upper sections infilled with a uPVC window. Here the roof is pierced by a Velux roof light.

5.126 The right bay is of some interest, extending at a slightly different angle to the rest of the building, incorporated earlier sections of brickwork as seen on the north-west and a straight joint at the junction with the gabled bay, to indicate the incorporation of an earlier single-storey building. The brickwork (9" x 4 1/4 x 2 3/8") is pinker in colour with flinty inclusions to the fabric, in marked difference to the later more homogenous materials.

5.127 The upper brickwork continues as elsewhere, pierced by four shallow, wide windows beneath semi-circular arches with concrete sills. All are single fixed lights, each of three panes set in timber frames and surrounds. The left window has been altered to form a much larger example now boarded on the exterior. As its counterpart on the east, an aperture in a similar position may also have been a loading door now filled with a modern window with timber boarding. There is some graffiti the initials 'W.H' etched into the brickwork.

5.128 Internally the building has been comprehensively converted, subdivided into a number of small en-suite rooms with the loss of many original fixtures and fittings. The ground floor of the right wing and the conservatory have been

consolidated to form an open communal area with two large apertures in the original external wall either side of a central stanchion retaining the carved date and initials 'CJH 1900' set within a recessed panel. It is not clear whether the apertures are original to the building or were created to facilitate access.

5.129 Here, the ceiling is exposed featuring a series of closely set joists given extra support with cross-bracing and supporting narrow floorboards above. Two centrally placed trimmers indicate the position of a loft hatch (Plate 31) while a longer trimmer and area of disruption in the north-western corner indicates the position of a staircase; a second loft hatch survives in the south-eastern corner. All have now been infilled with short sections of joisting. Elsewhere an original two-over-two sash flanked by a fixed three light window to the ground floor of the north-elevation and as noted above, a two-light casement to the central bay are all that remain of the original joinery.

5.130 The roof is visible through a series of hatches and damaged areas and is constructed of a series of regular, evenly spaced common rafters rising to a ridge-board supporting outer horizontal sarking boards.

5.130 The south-western arm of the modern range has been given some architectural touches to complement the 1900 range, including a central gabled element with fictive timber framing to each of the principal elevations, ventilation cupolas and shaped ridge tiles. Otherwise the modern wing is brick with uPVC windows. Internally the space comprises large open rooms and garages at ground floor level with the upper floors divided into a series of small ensuite rooms given access from central corridors. A covered linking range extends between the new wing and the main house.

## 6 DISCUSSION

6.1 Despite its scale and appearance of grandeur, Pearse house stands as a fairly modest house for a wealthy middle-class Victorian family. Its five principal bedrooms and a number of service staff give some indication of a typical household of the period. The house is designed in a debased Arts and Crafts style using a combination of vernacular motifs, crafts and classical elements, mostly mass-produced and all underpinned by a robust, essentially modern construction which reached its peak during this period.

6.2 Outwardly, the building manifests itself in fine orange brickwork with fictive timber-framing and high tiled roofs. However it remains a modern building in every sense, being constructed in yellow gault brick with ample use of iron, while the decorative exterior has been applied as a superficial skin. Within, both quality and quantity are also a reflection of the era. We see finely carved chimney pieces, the use of imported timber, pitch-pine doors, architraves, staircases and other joinery elements, with mass production reflected in the use of Minton tiles cast-iron grates and glazing consistently used throughout. Though still impressive in form, variation is fairly limited, and apart from the fireplaces, there is very little individuality.

6.3 The layout is likewise quintessentially Victorian, with a clear distinction made between the domestic arrangement and the service wing. The entrance vestibule and central atrium are among the most impressive features, with an open upper balustrade lit by a high lantern and through a glazed partition which occupies the whole eastern wall. The various rooms are laid out in a conventional pattern including drawing room, dining room, morning room, library and billiards room, as well as a garden entrance and service wing. The service end also occupies a fairly extensive area, including a large kitchen, pantries, servants hall and offices. The upper floors are occupied by the principal bedrooms with secondary bedrooms to the north above the service range. The attics are occupied above the service wing only.

6.4 Later alteration and modification has been harsh resulting in the loss of many original features, though many decorative elements and much of the original joinery survives. As an idea of the original decorative schemes, most of the joinery at ground floor level is varnished or stained pitch pine which accords with the taste and fashions of the 1870s and 80s. Elements which are now painted would also have originally been treated this way. Elsewhere, earlier ephemeral decorative schemes such as wallpaper are harder to discern. A typical colour palette of chocolate brown can be seen in the service areas where it has remained protected by later features. Some later modification also appears in the addition of Edwardian fire surrounds in some rooms suggesting minor modification in the early 20<sup>th</sup> century. Later still its transformation to a hotel saw the installation of partitions in brickwork and fire doors, all of which have now been removed.

6.5 The building in its current form stands in the midst of renovation and remodelling resulting in an important snapshot of the building in its original composition before its division into modern apartments.

6.6 The 1900 stable range to the north retains its original external appearance though showing signs of modification as a result of its conversion to series of modern accommodation suites. Internally, few features survive.

## **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. The project archive will be lodged with Hertfordshire Archives and Local Studies (HALS).



## ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Marden Homes Limited for funding the historic building recording and monitoring and recording and for their assistance (in particular Mr Ivor Watson for assistance).

AS is also grateful to Strutt & Parker LLP for their assistance.

AS is pleased to acknowledge the assistance and advice of Ms Alison Tinniswood at Hertfordshire County Council Historic Environment Unit (HCC HEU).

AS is also pleased to acknowledge the staff of the Hertfordshire Historic Environment Record, in particular Mrs. Isobel Thompson. AS would also like to thank the staff of the Hertfordshire Archives and Local Studies (HALS), based in County Hall, Hertford.

The company would also like to thank Marden's on-site staff for their assistance in undertaking the project and providing information about the house.

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### **Web resources**

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

<http://www.stortfordhistory.co.uk>

## APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a 750m radius of the site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HER).

HER	NGR TL	Description
<b>Prehistoric</b>		
9815	5087 2173	Excavation of a new household waste site north of Dunmow Road and east of Woodside Industrial Park recorded occupation mainly of late Bronze Age date in ditches, small pits and post structures, as well as a middle Iron Age ditch, two four-post structures and a pit
9816	5075 2180	Early Iron Age to Roman period pits, ditches and ring gullies were observed prior to the construction of Woodside Industrial Park in 1992, including large early Iron Age pits with complicated fill sequences, interpreted as manure processing or storage pits
9923	4990 2127	Excavation at Nos. 109 – 119 Dunmow Road revealed a scatter of features (ditches and pits) 'tentatively identified as being archaeological', as well as two small sherds of undiagnostic 'prehistoric pottery'
10181	5094 2166	Evaluation at the new football ground on Dunmow Road revealed late Bronze Age/early Iron Age coarse flint-tempered pottery, struck flint and fragments of animal bone, and early/middle Iron Age pottery
<b>Romano-British</b>		
1093	4983 2135	Late Roman stone coffin containing human bones but no grave goods found on the Dunmow Road
4681	500 219	Part of the Roman highway known as Stane Street, the course of which has not been lost despite the medieval diversion into the town of Bishop's Stortford; Margary's road 32
<b>Anglo-Saxon</b>		
17735	50447 21637	A small sherd of late Saxon 'grey Ipswich-ware' found in a heap of spoil outside a foxearth, on the line of a proposed footpath on the south side of Parsonage Lane opposite Birchwood School
<b>Post-medieval &amp; later</b>		
6950	5033 2135	A brick and concrete pillbox once stood on the E side of Dunmow Road, opposite Raynham Road
10756	4995 2112	The Fox Brewery on the Dunmow Road began production c.1886 and was run by a succession of people until 1915 when it was bought, along with one off licence, by Benskins Brewery
12277	49745 21835	Church Manor House or the Parsonage on Parsonage Lane is a small end-entry house, with a three-unit plan, timber-framed but encased in brick during the 19th century
15521	50128 20994	Late 19th century infectious wards associated with the Union Workhouse
15674	5015 2130	A WWII cold store at Bishop's Stortford, identified from documentary sources; 'the most likely location appears

		to be adjacent to a dismantled railway line on Raynham Road'
15985	50567 21566	Crab Farm is a post-medieval farmstead on Stane Street
15986	50613 21575	Site of milestone on the Dunmow Road
15987	50336 21670	Pearse House, originally named Plaw Hatch, was built c.1877 by Frederick William Blunt, on the site of an earlier house called The Villa or The Cottage (demolished c.1870) <1>. It is shown in its new grounds on <2>; part of the garden has since been built over. The 1839 tithe map <3> shows the previous house, on the same site but apparently a smaller building, and with outbuildings between it and the road.
18457	49779 21310	Stortford Hall was a post-medieval farmstead demolished in the 20th century
30170	50034 21113	The Nag's Head on the Dunmow Road is a 1936 Art Deco public house which replaced an older roadside pub

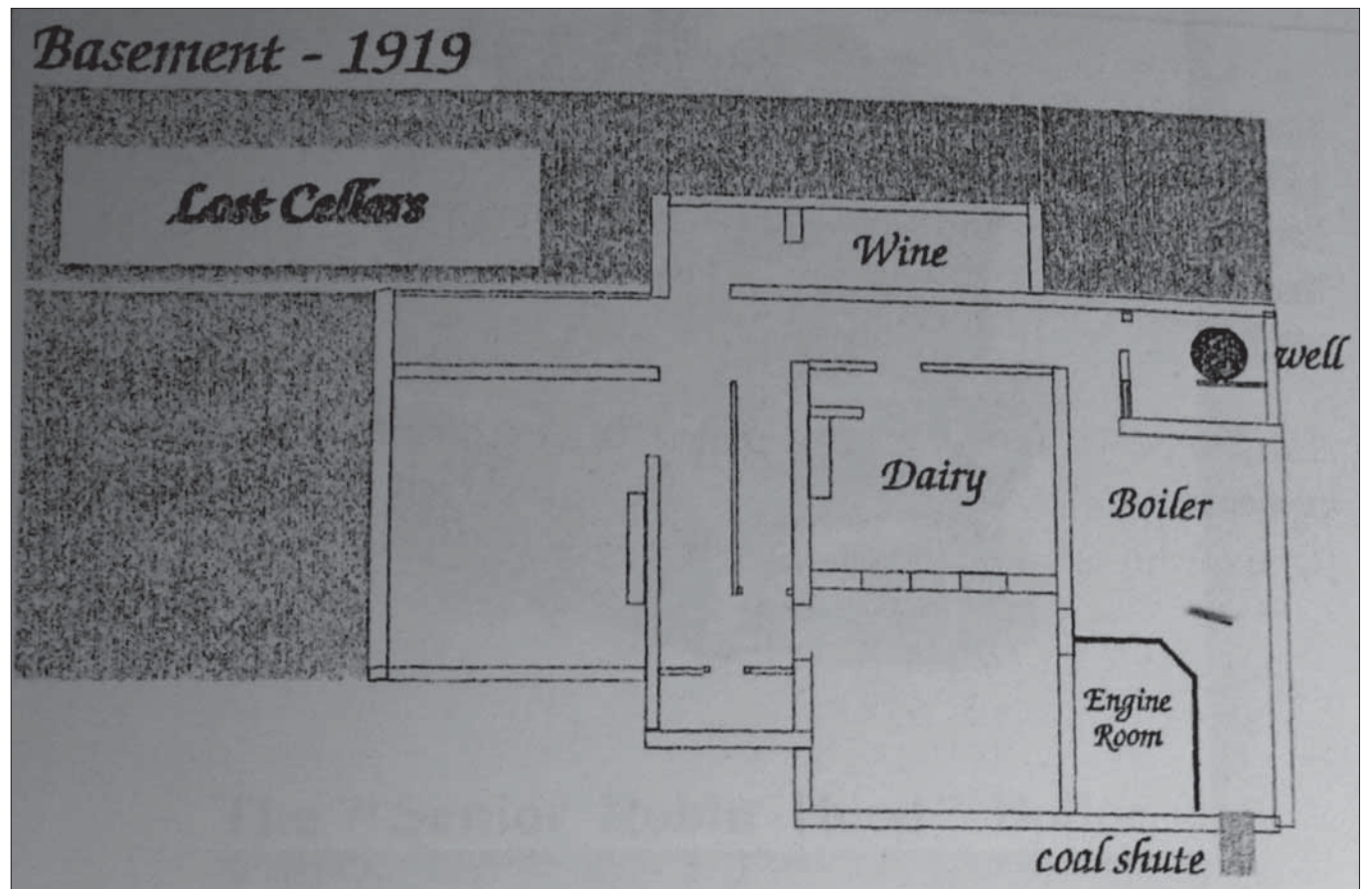
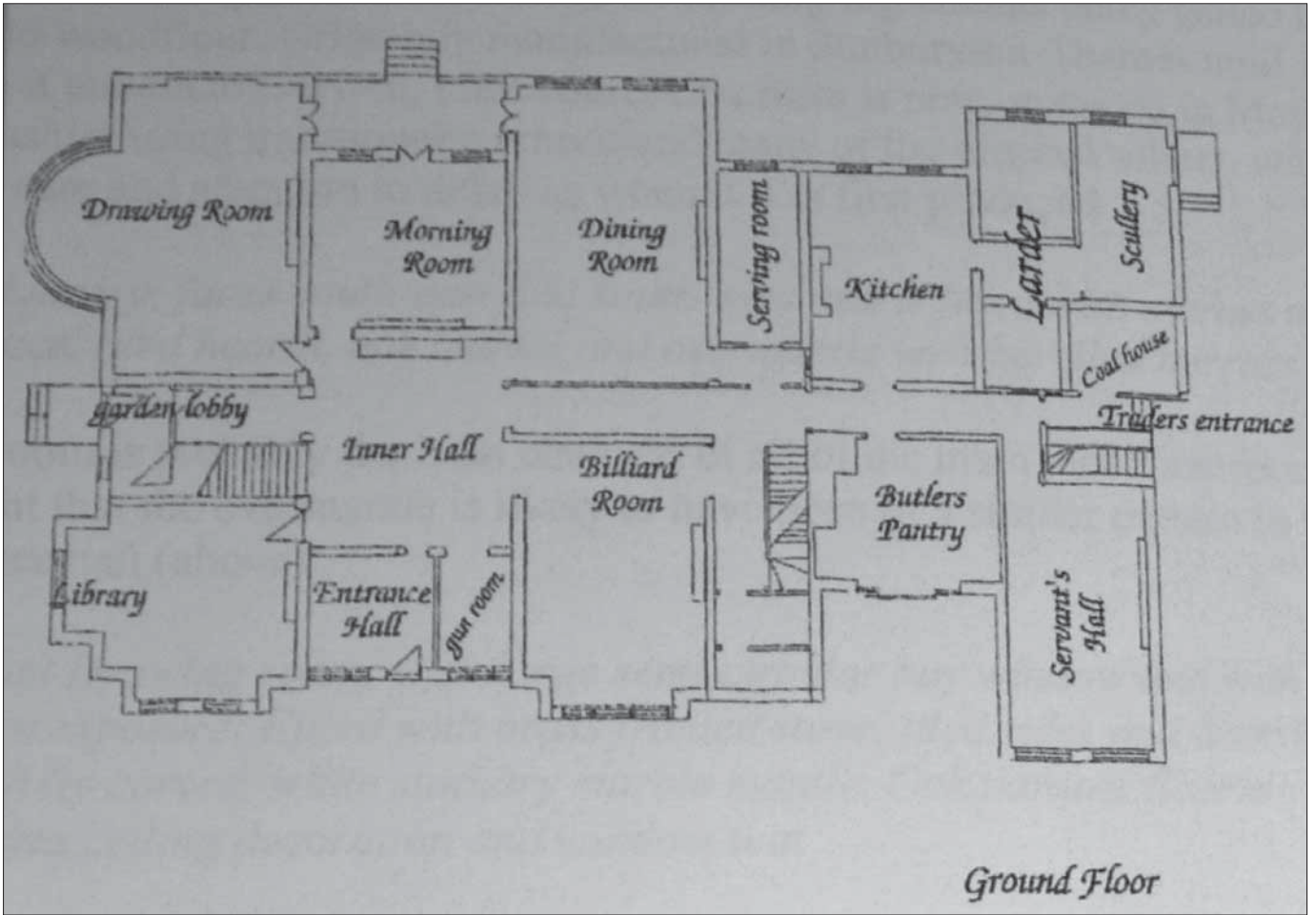
## APPENDIX 2 HER SUMMARY SHEET

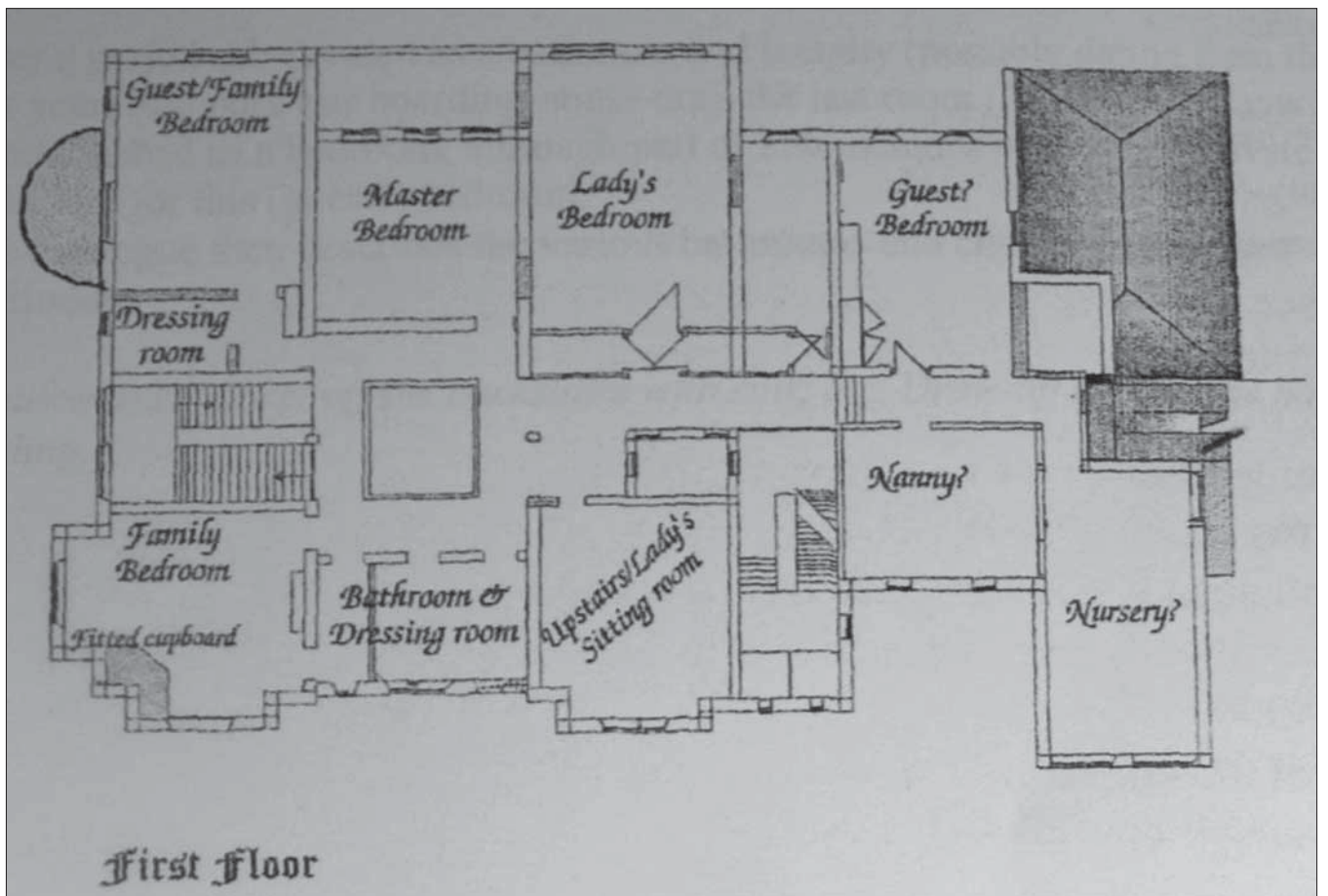
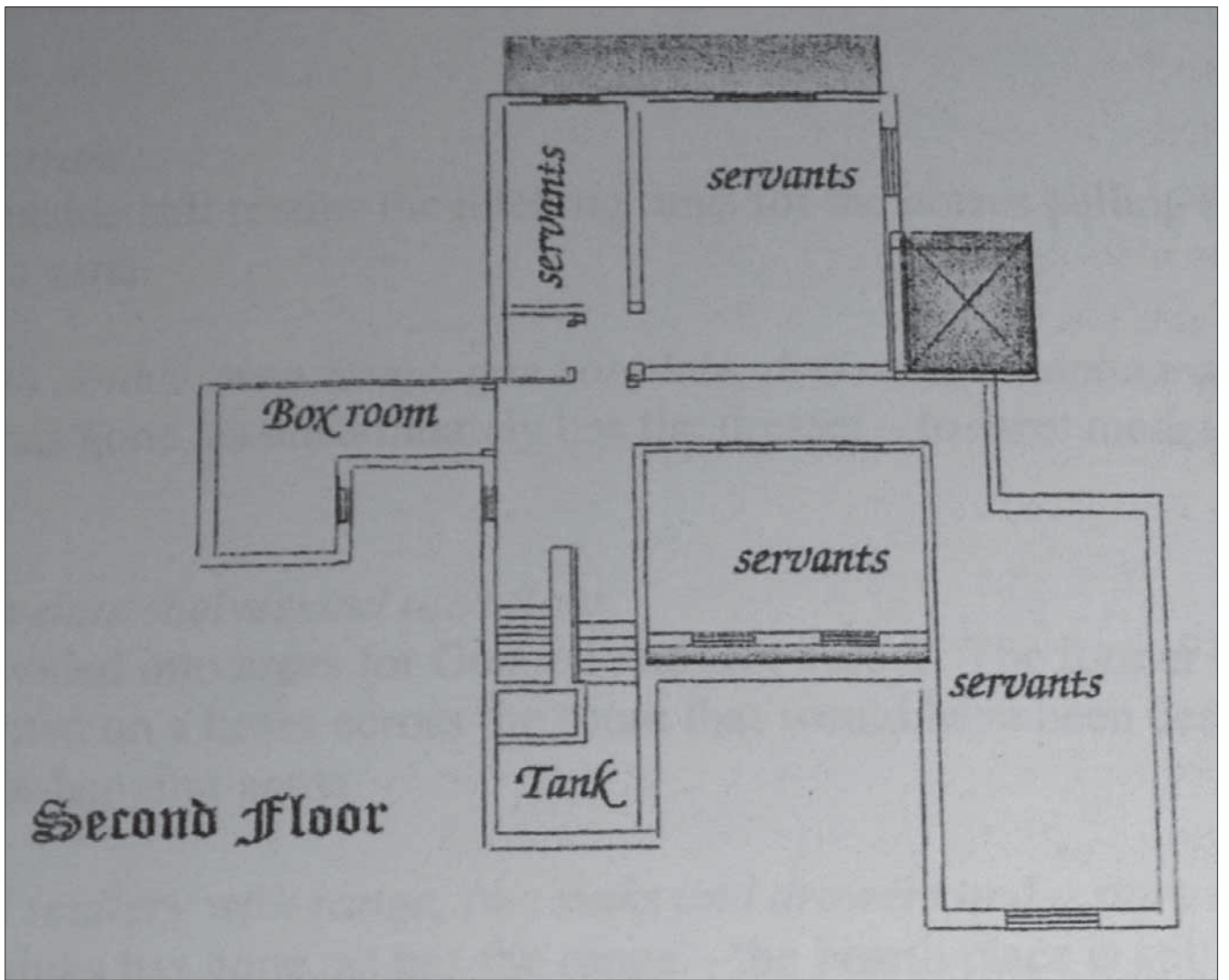
<b>Site name and address:</b>	Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire
<b>County:</b> Hertfordshire	<b>District:</b> East Hertfordshire
<b>Village/Town:</b> Bishop's Stortford	<b>Parish:</b> Bishop's Stortford
<b>Planning application reference:</b>	East Herts Planning Ref. 3/13/0527/FP
<b>Client name/address/tel:</b>	Marden Homes Limited
<b>Nature of application:</b>	Conversion of the house to apartments, demolition of the stable range
<b>Present land use:</b>	Recently used as conference centre and accommodation
<b>Size of application area:</b>	<b>Size of area investigated</b>
<b>NGR (8 figures):</b>	TL 50355 21665
<b>Site Code:</b>	AS1644
<b>Site director/Organization:</b>	Archaeological Solutions
<b>Type of work:</b>	Historic Building Recording (L3)
<b>Date of work:</b>	December 2013/ January 2014
<b>Location of finds/Curating museum:</b>	HALS
<b>Related SMR Nos:</b>	<b>Periods represented:</b> Late 19 <sup>th</sup> – 20 <sup>th</sup> Century
<b>Relevant previous summaries/reports:</b> -	
<b>Summary of fieldwork results:</b>	<p>In December 2013 Archaeological Solutions (AS) undertook an historic building recording and monitoring at Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire (NGR TL 50355 21665). The works were carried out as part of a planning condition in advance of/during the proposed demolition of the former stables, coach house and modern educational buildings to make way for the construction 10 new dwellings, while Pearse House is to be converted into 12 apartments (East Herts Planning Ref. 3/13/0527/FP).</p> <p>Technical analysis reveals a typically mid-Victorian mansion dating to the late 1870s. Once set within extensive grounds, development has now encroached on all sides. Despite institutional use, the building retains many of its original features, including external decorative elements in the broad, Arts and Crafts idiom such as stone and brick in combination, fictive timber-framing and tile-hanging. Internal features include Minton tiles, pressed lincrusta decoration, moulded cornices, and many fine quality fireplaces. Several windows retain original patterned leaded glazing incorporating coloured glass set in geometric patterns.</p> <p>The stable range to the north was largely been rebuilt in the 1990s, the north-east wing however, built in 1900, survives and reflects the overall design of the house. Its conversion to modern hotel accommodation has left its original layout indiscernible with the vast majority of fixtures and fittings now lost.</p>
<b>Author of summary:</b> Lee Prosser	<b>Date of Summary:</b> January 2014

### APPENDIX 3 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Details							
<b>Site Name:</b> Pearse House, Parsonage Lane, Bishop's Stortford, Hertfordshire					<b>NGR:</b> TL 50355 21665		
<b>County:</b> Hertfordshire				<b>Museum Collecting Area:</b> HALS			
<b>Site Code:</b> AS1644				<b>Project Number:</b> P5506			
<b>Date of Work:</b> December 2013/ January 2014				<b>Related Work:</b>			
Brief/s				Specification/s			
Date	Present			Date	Present		
25 <sup>th</sup> September 2013	Yes			3 <sup>rd</sup> October 2013	Yes		
Site Records (Description)							
Notes taken on site (24 pages A4)							
Site Drawings (Give Details of Formats & Size)							
2 x A1 sheet of draft film 1 x A3 sheet of draft film							
Architect's Drawings:							
Plans and elevations 31 sheets A3 – annotated Plans and elevations 1 sheets A4							
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	
-	Heritage Assessment					Yes	
4500	Historic Building Recording					Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	9-15	Yes	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	1-8	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							

APPENDIX 4 FLOOR PLANS FROM THE 1919 SALES PARTICULARS







APPENDIX 5 PHOTOGRAPHS FROM THE 1919 SALES PARTICULARS



*Plaw Hatch, Bishop's Stortford.*



*Cover photographs from the 1919 Sale Catalogue.  
Hertfordshire County Archives*

## PLATES



Plate 1 Pearse House, south-east elevation, taken from the south-east (DP 70)

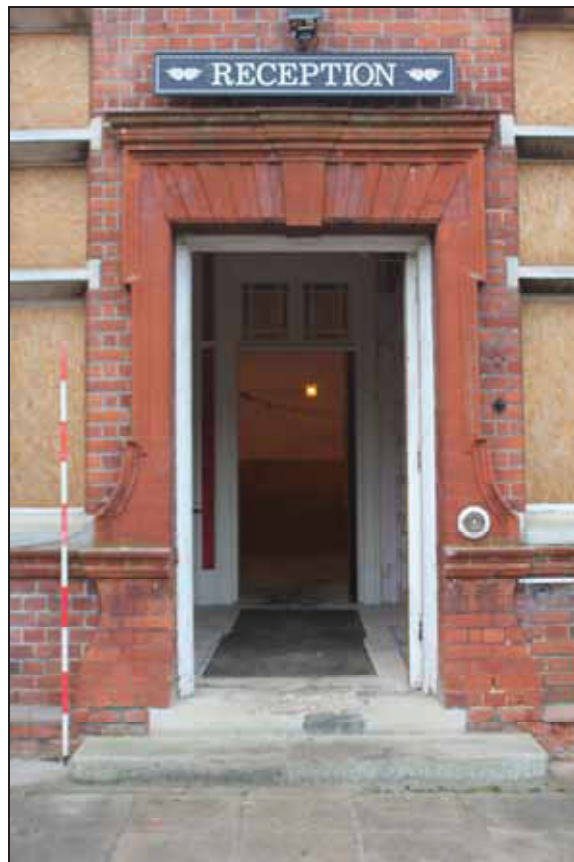


Plate 2 Decorative brick surround to main entrance, south-east elevation, taken from the south-east (DP 71)



Plate 3 Upper decorative timber framing with jettied gable to south-east elevation, taken from the east (DP 74)



Plate 4 Upper portions of the campanile, south-east elevation, taken from the south-east (DP 103)



Plate 5 South-west elevation, taken from the south-east (DP 79)



Plate 6 Central loggia and upper balcony, north-west elevation, taken from the north-west (DP 85)



Plate 7 Upper tile-hung portions of the north-west elevation of the service range, taken from the north (DP 90)



Plate 8 Side entrance to the service range, north-east elevation, taken from the north-east (DP 96)



Plate 9 Original external space now boxed in and floored over, BF02, taken from the south (DP 112)



Plate 10 BF05, taken from the north (DP 124)



Plate 11 Jack-arch ceiling supports above BF06, taken from the south (DP 118)



Plate 12 GF02, taken from the west (DP 152)



Plate 13 Ceiling light above, GF02, taken from the south-east (DP 175)



Plate 14 Wallpaper preserved beneath door case, GF05, taken from the north-east (DP 365)





Plate 15      Fireplace with decorative reveals, GF06, taken from the south-west (DP 203)



Plate 16      GF07, taken from the south-east (DP 198)



Plate 17 Large bay window, GF08, taken from the east (DP 147)



Plate 18 Central fireplace within GF08, taken from the south-west (DP 137)



Plate 19 Main staircase leading up from GF02, taken from the north (DP 165)



Plate 20 Glazed and panelled partition to a small lobby and external access, GF09, taken from the south-east (DP 170)



Plate 21 Back stair at ground floor level, GF10, taken from the west (DP 338)



Plate 22 Staircase from first floor level, FF01, taken from the north (DP 233)



Plate 23 Ceiling above FF02, taken from the west (DP 350)



Plate 24 Central glazed access to the balcony, FF04, taken from the north-east (DP 248)



Plate 25 Back stair, FF11, taken from the west (DP 292)



Plate 26 SF04, taken from the west (DP 308)



Plate 27 Roof space above the east gable of the main house, SF09, taken from the west (DP 322)



Plate 28 Small door to exterior with loft hatch above for access to water tanks, TF01, taken from the north-east (DP 303)



Plate 29 North-east block of the stable range, south-west elevation, taken from the south (DP16)



Plate 30 North-east block of the stable range, north-east elevation, taken from the north-west (DP 20)





Plate 31      Original loft hatch, GF06, north-east block, taken from the south-west (DP 381)

## PHOTOGRAPHIC INDEX



1

*The stable range with Pearse house beyond, taken from the east*



2

*South-west block of the stable range, south-west elevation, taken from the south-east*



3

*South-west block of the stable range, south-west elevation, taken from the west*



4

*Short linking corridor between the stable range and the main house, taken from the south-east*



5

*Junction between the south-west and north-west stable block ranges, taken from the south-west*



6

*North-west range of the stable block, north-west elevation, taken from the south-west*



7

*North-west block of the stable range, north-west elevation, taken from the south-west*



8

*North-west block of the stable range, north-west elevation, taken from the north*



9

*North-east block of the stable range, upper portions of the north-west elevation, taken from the south-west*



10

*North-east block of the stable range, north-west elevation, taken from the west*



11

*Cupola and chimney to north-east block of the stable range, taken from the west*



12

*South-west block, south-east elevation, taken from the south-west*



13

*South-west block of the stable range, north-east elevation, taken from the east*



14

*South-west block of the stable range, north-east elevation, taken from the north*



15

*North-west block of the stable range, south-east elevation, taken from the south-east*



16

*North-east block of the stable range, south-west elevation, taken from the south*



17

*Central gabled section of the south-west elevation, north-east block of the stable range, taken from the south-west*



18

*North-east block of the stable range, lower portions of the north-west elevation, taken from the north-west*



19

*North-east block of the stable range, north-east elevation, taken from the east*



20

*North-east block of the stable range, north-east elevation, taken from the north-west*



21

*Three windows at lower level, north-east block of the stable range, north-east elevation, taken from the north-east*



22

*Central gabled section of the north-east elevation north-east block of the stable range, taken from the north-west*



23

*Initials 'WH' carved on the north-east elevation, north-east block of the stable range, taken from the north-west*



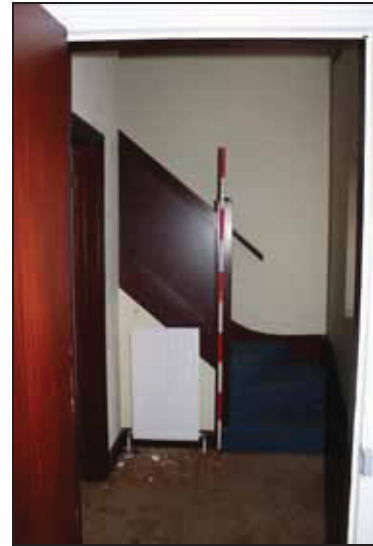
24

*GF01, north-east block, taken from the south*



25

*GF01, north-east block, taken from the north*



26

*Stair vestibule, north-east block, taken from the north-west*



27

*Stair vestibule, north-east block, taken from the south-west*



28

*GF02, north-east block, taken from the south-west*



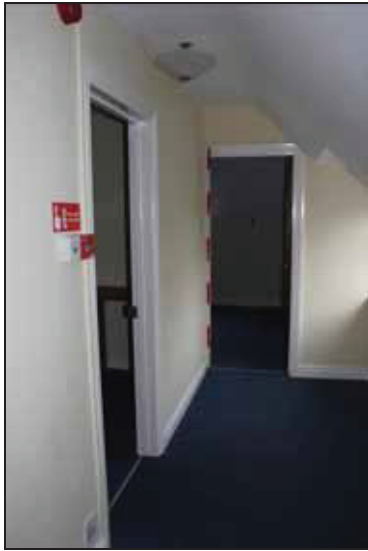
29

*Original sash window, GF02, taken from the west*



30

*GF02, north-east block, taken from the north-west*



31

*FF01, north-east block, taken from the south-east*



32

*FF02, north-east block, taken from the south-west*



33

*FF01, north-east block, taken from the north-west*



34

*FF03, north-east block, taken from the east*



35

*Roof structure above the north-east block, taken from the north-west*



36

*Roof structure above the north-east block, taken from the south-east*



37

*FF04, north-east block, taken from the north-west*



38

*FF04, north-east block, taken from the south*



39

*Original casement window, FF05, north-east block, taken from the south-west*



40

*Decorative catches to original casement window, FF05, north-east block, taken from the south-west*



41

*Detail of decorative catch to original casement window, FF05, north-east block, taken from the south-west*



42

*GF06, north-east block, taken from the south-west*





43

*Ceiling joisting supported by cross-bracing, GF06, north-east block, taken from the south-west*



44

*Date and initials carved into the original external wall of the north-east block, GF06, taken from the south-west*



45

*Ceiling joists set into the external wall of the north-east block, GF06, taken from the south-west*



46

*GF06, north-east block, taken from the north*



47

*GF06, north-east block, taken from the south*



48

*GF07, north-east block, taken from the north-west*



49

*GF04, north-east block, taken from the south-west*



50

*GF05, north-east block, taken from the south*



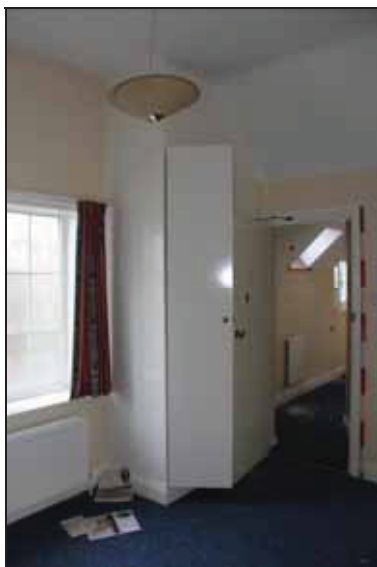
51

*GF05, north-east block, taken from the north-east*



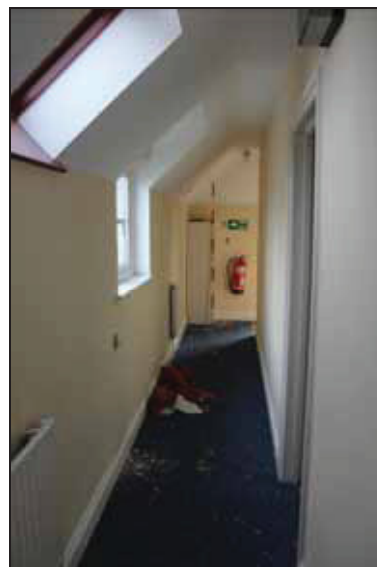
52

*FF06, north-east block, taken from the north-east*



53

*FF06, north-east block, taken from the west*



54

*FF07, north-east block, taken from the north-west*



55

*FF08, north-east block, taken from the north-east*



56

*FF08, north-east block, taken from the south-west*



57

*FF09, north-east block, taken from the north-east*



58

*FF09, north-east block, taken from the south-west*



59

*GF08, north-west block, taken from the south*



60

*GF08, north-west block, taken from the north*



61

*GF10, south-west block, taken from the north-east*



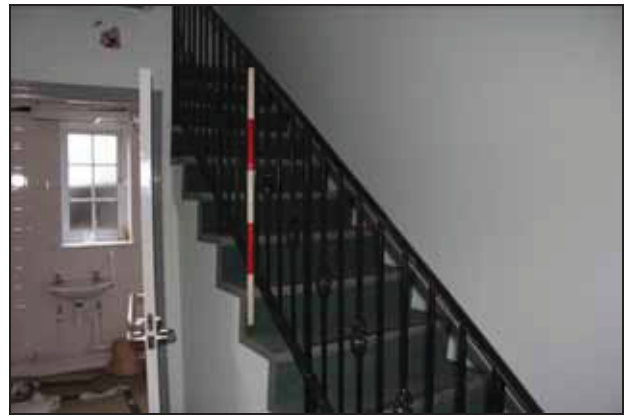
62

*GF09, south-west block, taken from the north-west*



63

*GF09, south-west block, taken from the south-east*



64

*Stairs to the upper floor, south-west block, taken from the south-east*



65

*Corridor to the first floor, north-west block, taken from the north-west*



66

*Example of one of the upper rooms with ensuite facilities, north-west block, taken from the north-east*



67

*Corridor to the first floor, south-west block, taken from the north-west*



68

*Example of one of the upper rooms with ensuite facilities, south-west block, taken from the north*



69

*Roof structure above the south-west block, taken from the north-west*



70

*Pearse House, south-east elevation, taken from the south-east*



71

*Decorative brick surround to main entrance, south-east elevation, taken from the south-east*



72

*Decorative brick surround to main entrance flanked by heavy transom and mullion windows, south-east elevation, taken from the south-east*



73

*Upper decorative timber framing with jettied gable to south-east elevation, taken from the south*



74

*Upper decorative timber framing with jettied gable to south-east elevation, taken from the east*



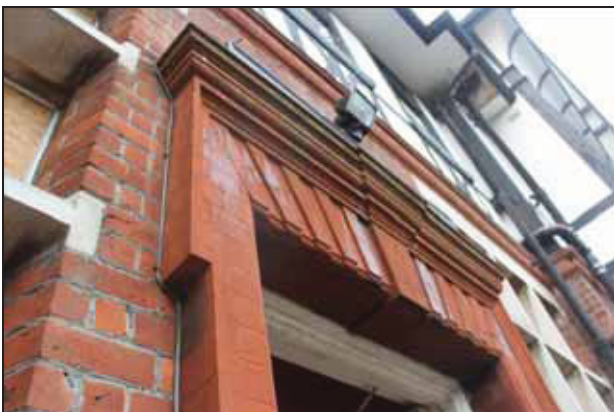
75

*Detail of the decorative brick surround to main entrance, south-east elevation, taken from the south-east*



76

*Detail of the decorative brick surround to main entrance, south-east elevation, taken from the south-east*



77

*Detail of the lintel to the decorative brick surround to main entrance, south-east elevation, taken from the south-east*



78

*Main decorative frontage, south-east elevation, taken from the south-east*



79

*South-west elevation, taken from the south-east*



80

*Large bay window, south-west elevation, taken from the south*



81

*Gable to the south-west elevation capped by a decorative pinnacle, taken from the south-west*



82

*Heavy transom and mullion window with upper panels containing some stained glass, south-west elevation, taken from the west*



83

*Low buttress with carved date 1878, north-west elevation, taken from the north-west*



84

*North-west elevation, taken from the west*



85

*Central loggia and upper balcony, north-west elevation, taken from the north-west*



86

*Upper balcony, north-west elevation, taken from the north-west*



87

*Blocked window aperture, north-west elevation, taken from the north-west*



88

*Lower basement apertures now disused, north-west elevation, taken from the north*



89

*Service range, north-west elevation, taken from the north-west*



90

*Upper tile-hung portions of the north-west elevation of the service range, taken from the north*





91

*Upper sash window with sun awning, north-west elevation of the service range, taken from the north*



92

*Lower window with sun awning, north-west elevation of the service range, taken from the north-west*



93

*Tall chimney stack with tumbled-in brickwork, service range, north-east elevation, taken from the north*



94

*North-east elevation of the service range, taken from the north*



95

*North-east elevation of the service range, taken from the north-west*



96

*Side entrance to the service range, north-east elevation, taken from the north-east*



97

*Decorative radiator, taken from the north*



98

*Stairs leading down to the basement from the service range entrance, north-east elevation, taken from the north-east*



99

*Service range, north-east and south-east elevations, taken from the east*



100

*Gable to the service range with decorative pinnacle at the apex, south-east elevation, taken from the east*



101

*Junction between the service range and later addition, south-east elevation, taken from the east*



102

*Campanile, south-east elevation, taken from the south-east*



103

*Upper portions of the campanile, south-east elevation, taken from the south-east*



104

*Slightly recessed sash windows beneath cambered arches, campanile, south-east elevation, taken from the south*



105

*BF04, taken from the west*



106

*Niche with cambered arch, BF04, taken from the south-west*



107

*BF04, taken from the south-east*



108

*Eastern arm of BF01, taken from the north-west*



109

*Space beneath the stair and entrance to BF04, taken from the south*



110

*Space beneath the stair, taken from the south-east*



111

*Entrance to BF02, taken from the south-west*



112

*Original external space now boxed in and floored over, BF02, taken from the south*



113

*Original external access to the cellar, BF02, taken from the north*



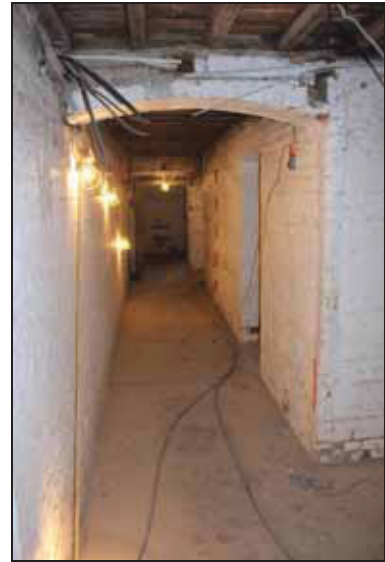
114

*BF08, taken from the north-east*



115

*Stairs to ground floor level, BF01, taken from the west*



116

*Northern arm of BF01, taken from south-west*



117

*BF06, taken from the south-west*



118

*Jack-arch ceiling supports above BF06, taken from the south*



119

*BF06, taken from the south*



120

*BF06, taken from the north*



121

*BF05, taken from the west*



122

*Chamfered and stopped joist, BF05, taken from the west*



123

*BF05, taken from the north-east*



124

*BF05, taken from the north*



125

*BF07, taken from the west*



126

*BF07, taken from the east*



127

*BF07, taken from the north-east*



128

*BF01, taken from the south-east*



129

*Ceiling joisting above BF01, taken from the south-east*



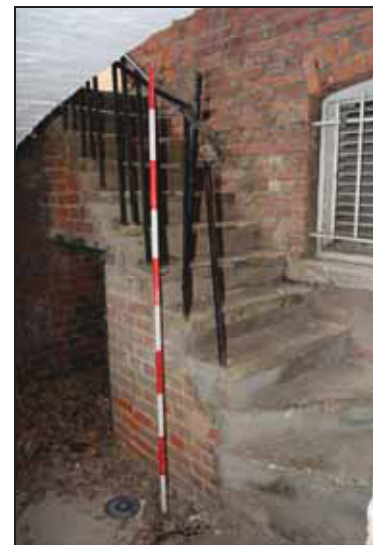
130

*External door to basement stair, BF01, taken from the south-east*



131

*External space beneath stair, taken from the south-west*



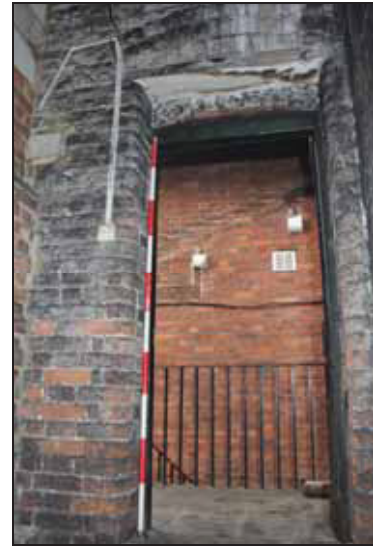
132

*Basement stair, taken from the west*



133

*Coal store, GF19, taken from the south-east*



134

*Access to coal store, GF19, taken from the north-west*



135

*Stairs within coal store, GF19, taken from the north-west*



136

*Central fireplace within GF08, taken from the south-west*



137

*Central fireplace within GF08, taken from the south-west*



138

*Detail of fireplace decoration, GF08, taken from the south-west*





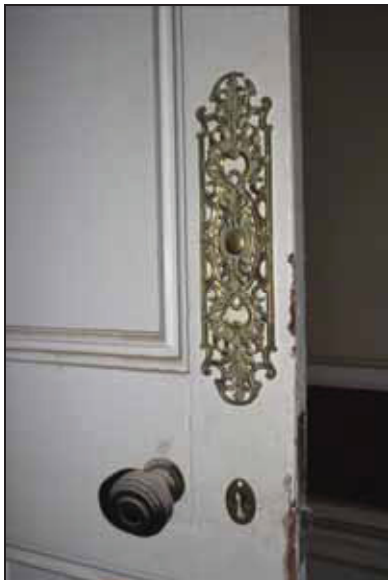
139

*Detail of fireplace decoration, GF08, taken from the south-west*



140

*Detail of the fireplace lintel, GF08, taken from the south-west*



141

*Finger plate to the interior door, GF07, taken from the north-east*



142

*Large blocked window to the north-west elevation, GF08, taken from the south-east*



143

*Exposed arch for large window now blocked, GF08, taken from the south-east*



144

*GF08, taken from the south*



145

*Exposed arch possibly for a large window or door now reduced to a domestic sized door, GF08, taken from the south-west*



146

*GF08, taken from the south-west*



147

*Large bay window, GF08, taken from the east*



148

*Large bay window, GF08, taken from the north*



149

*Evidence of a corner chimney the lower portions now removed, GF08, taken from the north-west*



150

*Wooden ceiling joisting with cross bracing supported by large cast iron girders, GF08, taken from the east*



151

*Hearth grate, GF08, taken from the south*



152

*GF02, taken from the west*



153

*Glazed partition between the entrance lobby GF01 and GF03, taken from the north-west*



154

*Upper glazed panels to partition with GF01, taken from the north-west*



155

*Glazed partition to GF03, taken from the north-west*



156

*Decorative finger and lock plate, door to GF03, GF02, taken from the west*



157

*Decorative finger plate, door to GF03, GF02, taken from the west*



158

*GF02, taken from the south*



159

*Arched and glazed aperture leading to service wing corridor GF10, GF02, taken from the south-west*



160

*Glazed arched overlight to aperture leading to service wing corridor GF10, GF02, taken from the south-west*



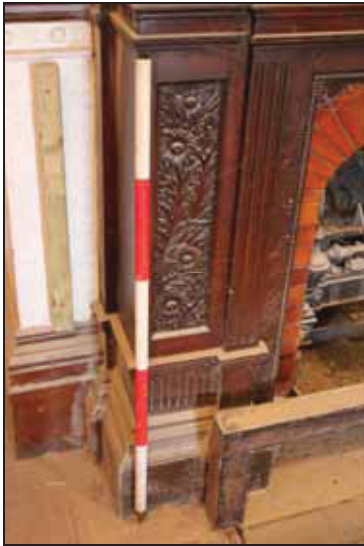
161

*GF02, taken from the north*



162

*Fireplace, GF02, taken from the south-east*



163

*Detail of fireplace decoration, GF02, taken from the south*



164

*Detail of fireplace decoration, GF02, taken from the east*



165

*Main staircase leading up from GF02, taken from the north*



166

*Panelled lower sections of the staircase, GF09, taken from the north*



167

*Glazed and panelled door leading to a small lobby and external access, GF09, taken from the north-east*



168

*Glazed and panelled door leading to space beneath the stairs, GF09, taken from the west*



169

*Panelled space beneath the main staircase, GF09, taken from the south*



170

*Glazed and panelled partition to a small lobby and external access, GF09, taken from the south-east*



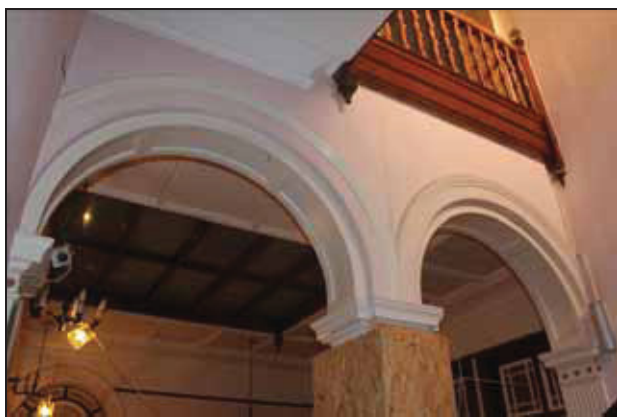
171

*Tiled floor, GF09, taken from the north-east*



172

*Detail of tiled floor, GF09, taken from the north-east*



173

*Arched aperture leading to the staircase, GF02, taken from the west*



174

*Main staircase, GF09, taken from the north-east*



175

*Ceiling light above, GF02, taken from the south-east*



176

*Heavy transom and mullion window, GF01, taken from the north-west*



177

*GF01, taken from the north-west*



178

*Finger plate and door furniture, GF01, taken from the west*



179

*Main door with upper stained glass and lower panelling, GF01, taken from the west*



180

*Panelled northern wall, GF01, taken from the south-west*



181

*GF01, taken from the south-east*



182

*Double sashes with overlights of coloured glass, GF04, taken from the north-west*



183

*GF04, taken from the north*



184

*Fireplace with ornate over-mantle, GF04, taken from the south-west*



185

*Tiled hearth beneath fireplace, GF04, taken from the north-west*



186

*Six panelled door to GF04, taken from the south*





187

*Heavy transom and mullion window to GF03, taken from the north-west*



188

*Glazed and panelled partition between GF02 and GF03, taken from the south-east*



189

*GF05, taken from the west*



190

*Fireplace, GF05, taken from the south-west*



191

*GF05, taken from the east*



192

*GF05, taken from the south*



193

*GF07, taken from the north*



194

*Fireplace, GF07, taken from the north-west*



195

*Fireplace with servants bell adjacent, GF07, taken from the west*



196

*Servants bell adjacent, GF07, taken from the west*



197

*Decorative scrolled bracket supporting shelf, fireplace, GF07, taken from the south-west*



198

*GF07, taken from the south-east*



199

*Ceiling above GF07, taken from the south-east*



200

*Looking from GF07 to GF06, taken from the south-west*



201

*GF06, taken from the south-east*



202

*GF06, taken from the east*



203

*Fireplace with decorative reveals, GF06, taken from the south-west*



204

*Detail of tiled reveal, fireplace, GF06, taken from the south*



205

*Detail of decorative tiled reveal to fireplace, GF06, taken from the south*



206

*Detail of decorative tiled reveal to fireplace, GF06, taken from the west*



207

*Detail of decorative tiled reveal to fireplace, GF06, taken from the west*



208

*GF14, taken from the south-east*



209

*Sash window to GF14, taken from the south-east*



210

*GF14, taken from the west*



211

*GF15, taken from the north-west*



212

*GF13, taken from the south-east*



213

*Large fireplace, GF12, taken from the north*



214

*GF12, taken from the east*



215

*GF12, taken from the west*



216

*GF17, taken from the west*



217

*Fireplace with ornate over-mantle, GF17, taken from the south-west*



218

*Tiled surround to fireplace, GF17, taken from the south-west*



219

*GF17, taken from the east*



220

*Side entrance to service range, GF10, taken from the south-west*



221

*Side entrance to service range, GF10, taken from the south-east*



222

*Glazed partition with overhead, GF10, taken from the north-east*



223

*GF16 with strong room, taken from the east*



224

*Strong room, GF16, taken from the north-east*



225

*Door furniture to strong room, GF16, taken from the north*



226

*Cast iron hinges hung on pintels, strong room door, GF16, taken from the north-east*



227

*Fireplace, GF16, taken from the north-east*



228

*GF16, taken from the west*



229

*GF16, taken from the east*



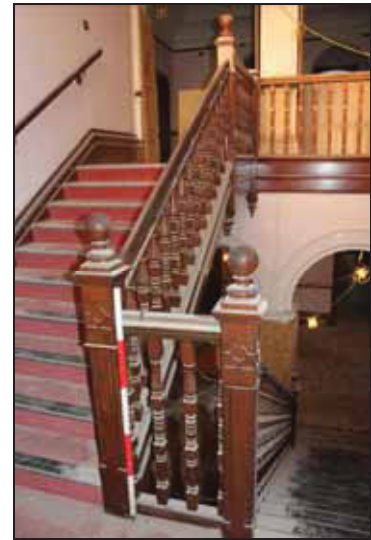
230

*Interior of the strong room, GF16, taken from the north*



231

*Interior of the strong room, GF16, taken from the north*



232

*Stair landing with decorative newel posts, taken from the south*



233

*Staircase from first floor level, FF01, taken from the north*



234

*Upper portions of the staircase with arched apertures leading through to central vestibule, FF01, taken from the west*





235

*Arched apertures leading through to central vestibule, FF01, taken from the west*



236

*Decorative frieze to stair well, FF01, taken from the north-west*



237

*Arch supports given the decorative effect of columns, FF01, taken from the west*



238

*Ceiling above stair well, FF01, taken from the north*



239

*Arched apertures framing the stair well, FF02, taken from the north*



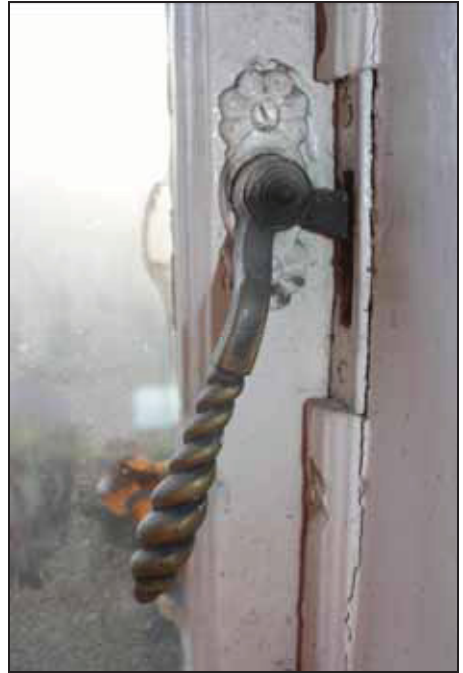
240

*FF03, taken from the west*



241

*FF03, taken from the east*



242

*Decorative window catch, FF03, taken from the south-east*



243

*Window stay bar, FF03, taken from the south-east*



244

*Part of FF03 formerly divided and heated by a corner fireplace now removed, taken from the north-east*



245

*Remains of a tiled hearth for a corner fireplace now removed, FF03, taken from the north-west*



246

*Original corner chimney stack seen at second floor level only, FF03, taken from the north-west*



247

*Fireplace, FF03, taken from the south-west*



248

*Central glazed access to the balcony, FF04, taken from the north-east*



249

*Decorative catch, FF04, taken from the south-east*



250

*FF04, taken from the west*



251

*FF05, taken from the south-east*



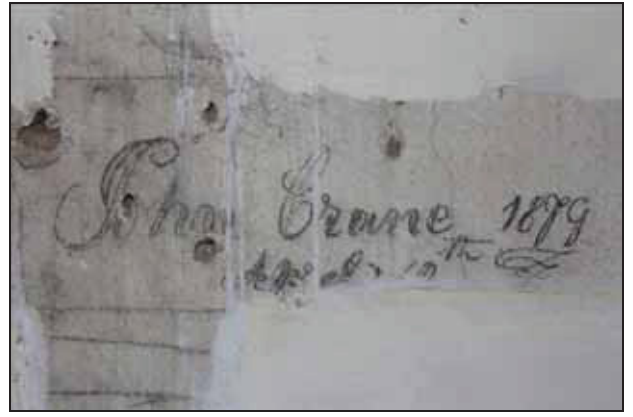
252

*FF05, taken from the north-west*



253

Fireplace, FF05, taken from the south-west



254

Graffiti seen after the removal of shelving reading 'John Crane April 10<sup>th</sup> 1879', FF05, taken from the north-west



255

Graffiti seen after the removal of shelving reading 'Mark S..', FF05, taken from the north-west



256

FF06, taken from the south-west



257

Detail of tiled reveal to fireplace, FF06, taken from the south-west



258

Detail of tiled reveal to fireplace, FF06, taken from the south-west



259

*FF06, taken from the north*



260

*FF07, taken from the south*



261

*FF07, taken from the north-east*



262

*FF08, taken from the south-east*



263

*Fireplace, FF08, taken from the west*



264

*Decorative hearth tiles to fireplace, FF08, taken from the south-west*



265

*Detail of hearth tiles decorated with swastikas, FF08, taken from the south-west*



266

*Arched apertures leading from the upper atrium to accommodation above the service wing, FF09, taken from the north*



267

*Series of windows looking into a central light well, taken from the south-west*



268

*Area within the light well once occupied by a modern inserted bathroom, taken from the north-east*



269

*Upper light to the stair well, taken from the south-west*



270

*FF10, taken from the south-east*



271

*Fireplace removed from FF10, taken from the south-east*



272

*FF10, taken from the east*



273

*Light well, taken from the north-east*



274

*Arched aperture to the rear stair hall, FF09, taken from the south-west*



275

*Arched aperture to corridor leading to central atrium, FF09, taken from the north-east*



276

*FF13, taken from the east*



277

*Fireplace, FF13, taken from the north-east*



278

*FF13, taken from the west*



279

*Small turret consolidated with FF13, taken from the south-west*



280

*Evidence for corner fireplace which may have extended into this area, FF13, taken from the west*



281

*Detail of window catch, FF14, taken from the west*



282

*FF14, taken from the west*





283

*Fireplace, FF14, taken from the south-west*



284

*FF14, taken from the east*



285

*FF12, taken from the west*



286

*FF12, taken from the east*



287

*Fireplace, FF12, taken from the north-east*



288

*Ceiling above FF12, taken from the west*



289

*Corridor leading to rooms above the service range, FF09, taken from the south-west*



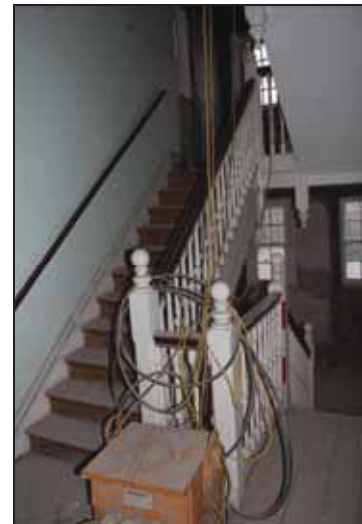
290

*Arched aperture to corridor adjacent to light well, FF09, taken from the north-east*



291

*Corridor leading to rooms above the service range, FF09, taken from the north-east*



292

*Back stair, FF11, taken from the west*



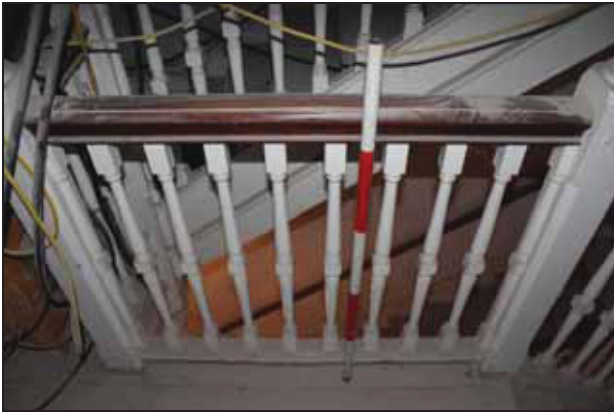
293

*Balustrade leading down from FF11, to intermediate landing within the campanile, taken from the west*



294

*Pendants marking upper newel posts, FF11, taken from the north-west*



295

*Section of balustrade with handrail, FF11, taken from the south-west*



296

*Intermediate stair landing within the campanile, FF15, taken from the west*



297

*Original sash window, intermediate stair landing within the campanile, FF15, taken from the south*



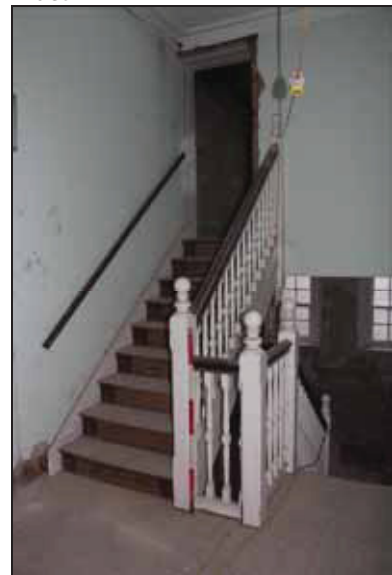
298

*Supporting arch to the building below, intermediate stair landing within the campanile, FF15, taken from the south-west*



299

*Supporting arches to the windows, intermediate stair landing within the campanile, FF15, taken from the north-west*



300

*Back stair from the second floor to the third floor of the campanile, SF02, taken from the west*



301

*TF01, taken from the north-west*



302

*TF01, taken from the east*



303

*Small door to exterior with loft hatch above for access to water tanks, TF01, taken from the north-east*



304

*Internal bell pull, TF01, taken from the north*



305

*Bell on the exterior of the campanile accessed from the small door within TF01, taken from the north-west*



306

*Decorative weather vane at the apex to the northern gable of the main house, taken from the north*



307

*Corridor leading from stair hall to attic rooms, SF03, taken from the south-west*



308

*SF04, taken from the west*



309

*SF04, taken from the east*



310

*Fireplace, SF04, taken from the south-west*



311

*Corridor leading from stair hall to attic rooms, SF03, taken from the south-west*



312

*SF05, taken from the north*



313

SF05, taken from the south



314

Elongated room wrapping around the central light well from SF02, taken from the north-east



315

Ceiling with lights above stair hall, SF02, taken from the north-west



316

SF07, taken from the south



317

SF07, taken from the north-east



318

Blocked corner fireplace, SF07, taken from the south-west



319

*SF06, taken from the east*



320

*SF08, taken from the north-east*



321

*Wall broken through to access roof space, SF08, taken from the north-west*



322

*Roof space above the east gable of the main house, SF09, taken from the west*



323

*Roof space above the east gable of the main house, SF09, taken from the west*



324

*Roof space above the east gable of the main house, SF09, taken from the west*



325

*Roof space above the main house frontage looking towards the southern gable end, SF09, taken from the north-east*



326

*Roof trusses above south gable of the main house, SF09, taken from the south-east*



327

*Roof space above the south gable of the main house, SF09, taken from the north-west*



328

*Chimney stack within roof space above the south gable of the main house, SF09, taken from the south-west*



329

*Upper truss structure within south gable of the main house, SF09, taken from the south-west*



330

*Roof space above the main house frontage looking towards the north-west gable end, SF09, taken from the south-west*





331

*Hipped rafter arrangement surrounding central light well, SF09, taken from the south*



332

*Timber hanger with Baltic mark, roof space above north gable, SF09, taken from the north*



333

*Chimney stack within roof space above western extents of the main house, SF09, taken from the north-west*



334

*Chimney stack within roof space above rear area of the main house, SF09, taken from the north-east*



335

*Roof space above the north gable of the main house, SF09, taken from the south-west*



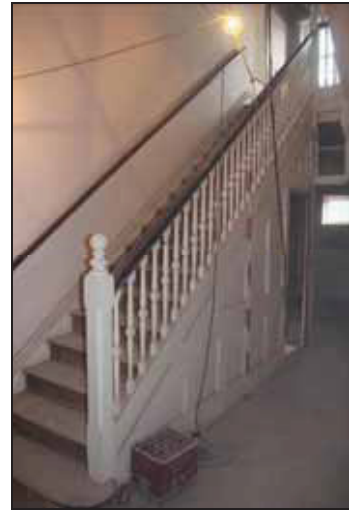
336

*Blocked windows, ground floor of the campanile, GF18, taken from the south-west*



337

*Remains of glazed partition to the stair hall, GF18, taken from the east*



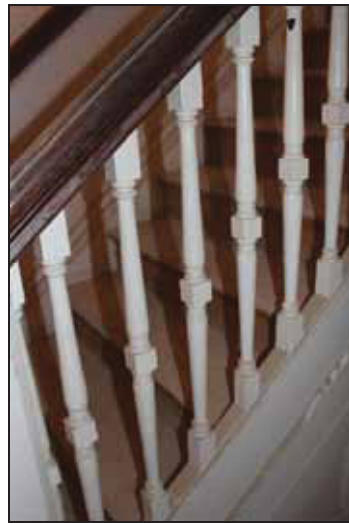
338

*Back stair at ground floor level, GF10, taken from the west*



339

*Profile of high skirting, GF10, taken from the north-east*



340

*Balusters to back stair, GF10, taken from the south-west*



341

*Inserted doorway between FF08 and modern bathroom inserted into the light well, FF08, taken from the south*



342

*Blocked doorway, FF08, taken from the south*



343

*Inserted doorway between FF07 and FF08, FF08, taken from the north*



344

*Chimney stack stripped back with removal of surround and grate, FF06, taken from the south-west*



345

*Blocked doorway, FF04, taken from the north-west*



346

*Blocked doorway, FF04, taken from the west*



347

*Scarring within the brickwork for former corner chimney stack, FF03, taken from the north-west*



348

*Scarring within the brickwork for former partition, FF03, taken from the south-west*



349

*Once open balcony at first floor level now infilled with modern materials, FF02, taken from the south*



350

*Ceiling above FF02, taken from the west*



351

*Detail of lincrusta dado, FF02, taken from the south-east*



352

*Semi-circular arch headed niche, GF09, taken from the north-east*



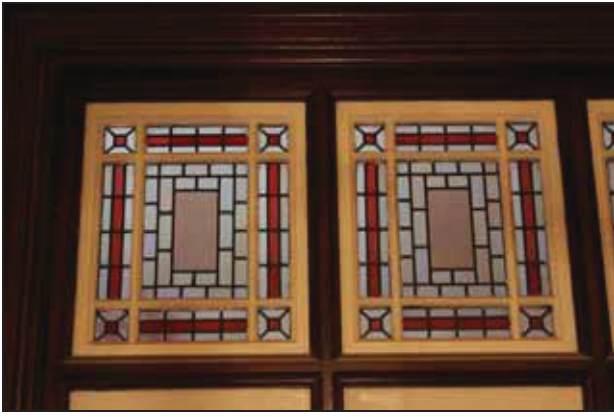
353

*Detail of lincrusta dado, GF02, taken from the east*



354

*Detail of lincrusta dado, GF02, taken from the south-east*



355

*Panes of coloured glass to partition, GF02, taken from the north-west*



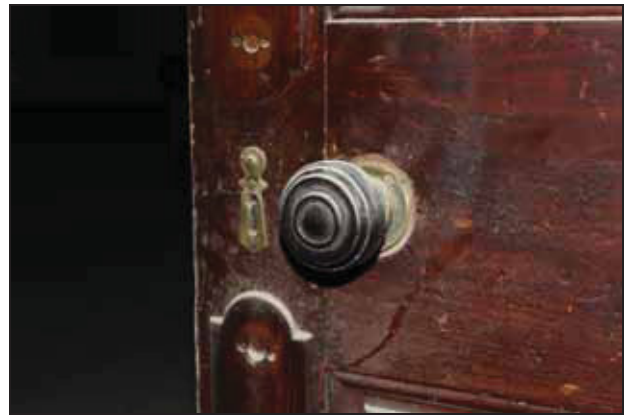
356

*Linen folded patterned lincrusta tiles, GF03, taken from the north-west*



357

*Detail of cornice and frieze, GF02, taken from the north-west*



358

*Original door knob, GF08, taken from the south-east*



359

*Detail of lintel to fireplace in GF08 with panels formed by delicate columns framing floral displays, taken from the south-west*



360

*Detail of tiled reveal to fireplace, GF07, taken from the north*



361

*Decorative finger plate, GF08, taken from the west*



362

*Detail of tiled surround to fireplace, GF17, taken from the south*



363

*Position of the original range and hood, GF12, taken from the north-east*



364

*Position of original dresser, GF12, taken from the south-west*



365

*Wallpaper preserved beneath door case, GF05, taken from the north-east*



366

*Detail of fireplace, FF13, taken from the north-east*



367

*Detail of fireplace, FF12, taken from the north-east*



368

*Detail of fireplace, FF12, taken from the north-east*



369

*Detail of fireplace, FF12, taken from the north-east*



370

*Blocked doorway to balcony, taken from the south-west*



371

*Window looking onto the balcony from FF04, taken from the north*



372

*Balcony, taken from the south*



373

*Decorative tiles to GF01, taken from the south-east*



374

*Circular aperture which once held a clock with a bell above, central gabled range to north-east range of stable block, taken from the south*



375

*Gated entrance leading to stable block, taken from the south-west*



376

*Gated entrance leading to stable block, taken from the south-west*



378

*Steps once leading from the house to the grounds beyond now truncated by a modern wall, taken from the north*



379

*Steps once leading from the house to the grounds beyond now truncated by a modern wall, taken from the south*





380

*External stone steps leading to GF14, taken from the north-east*



381

*Original loft hatch, GF06, north-east block, taken from the south-west*



382

*Original position of a staircase now infilled, GF06, north-east range, taken from the south-east*



383

*Original position of a staircase now infilled, GF06, north-east block, taken from the south-east*



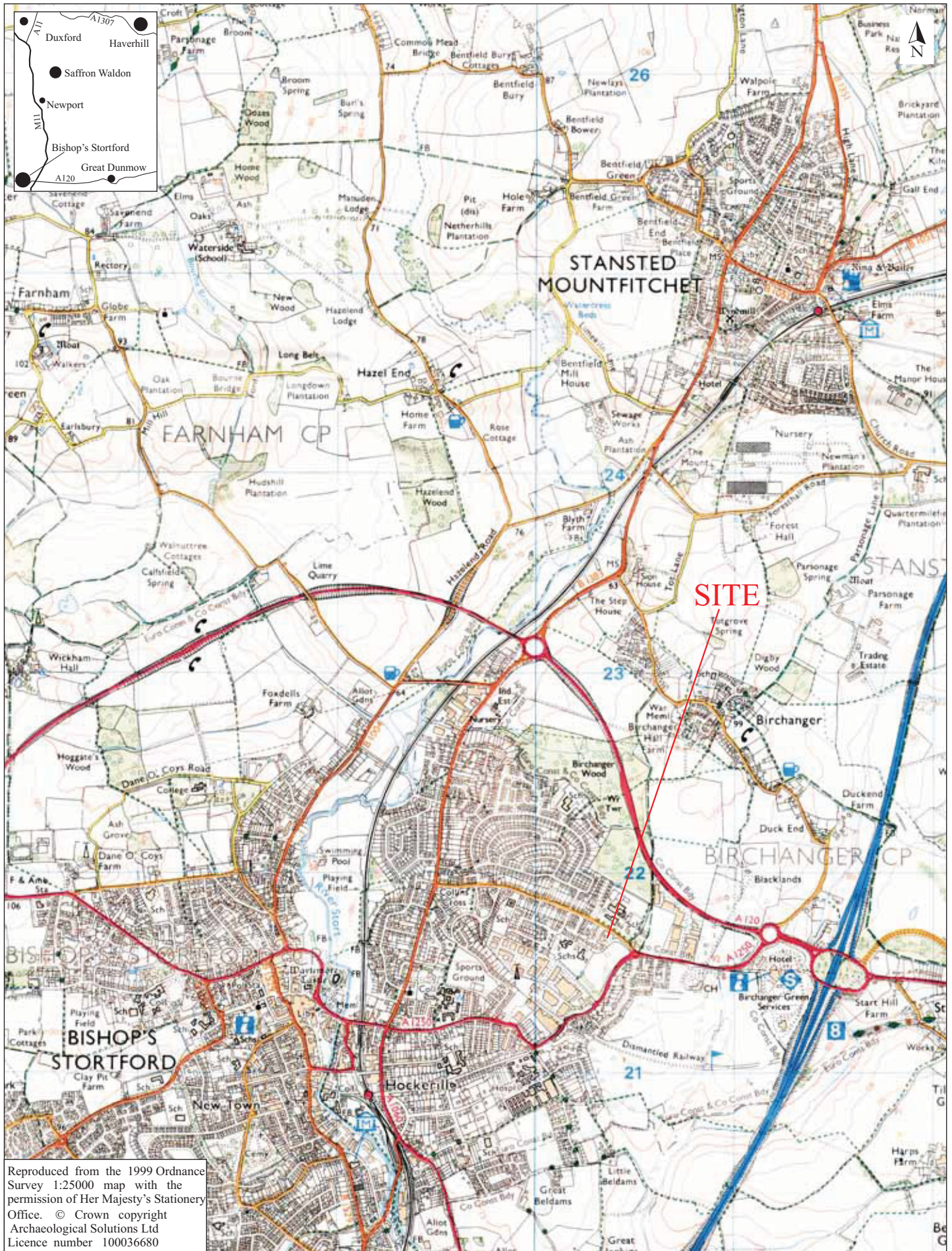
384

*Original loft hatch, GF06, north-east range, taken from the north-east*

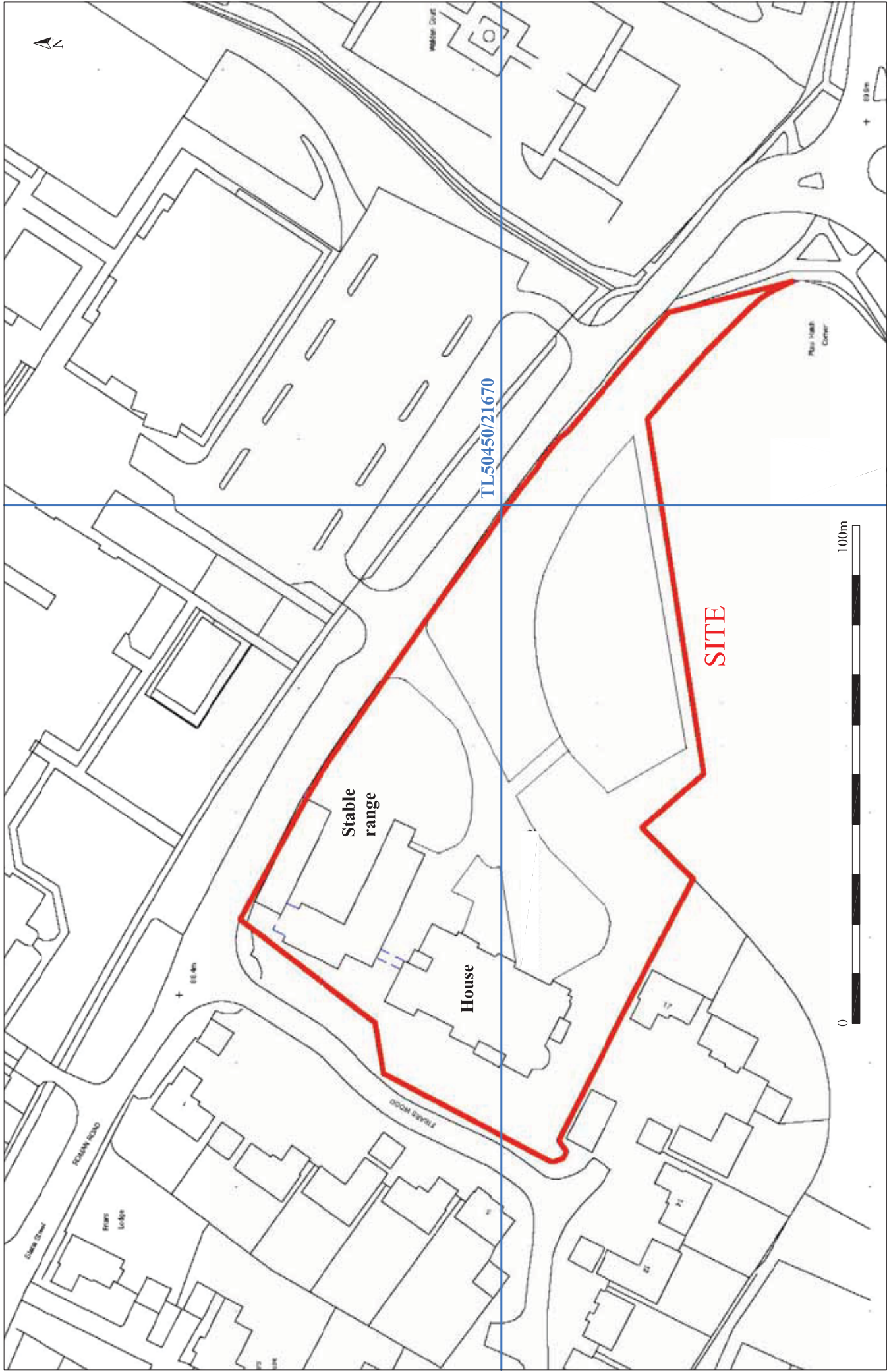


385

*Original loft hatch, GF06, north-east range, taken from the north*



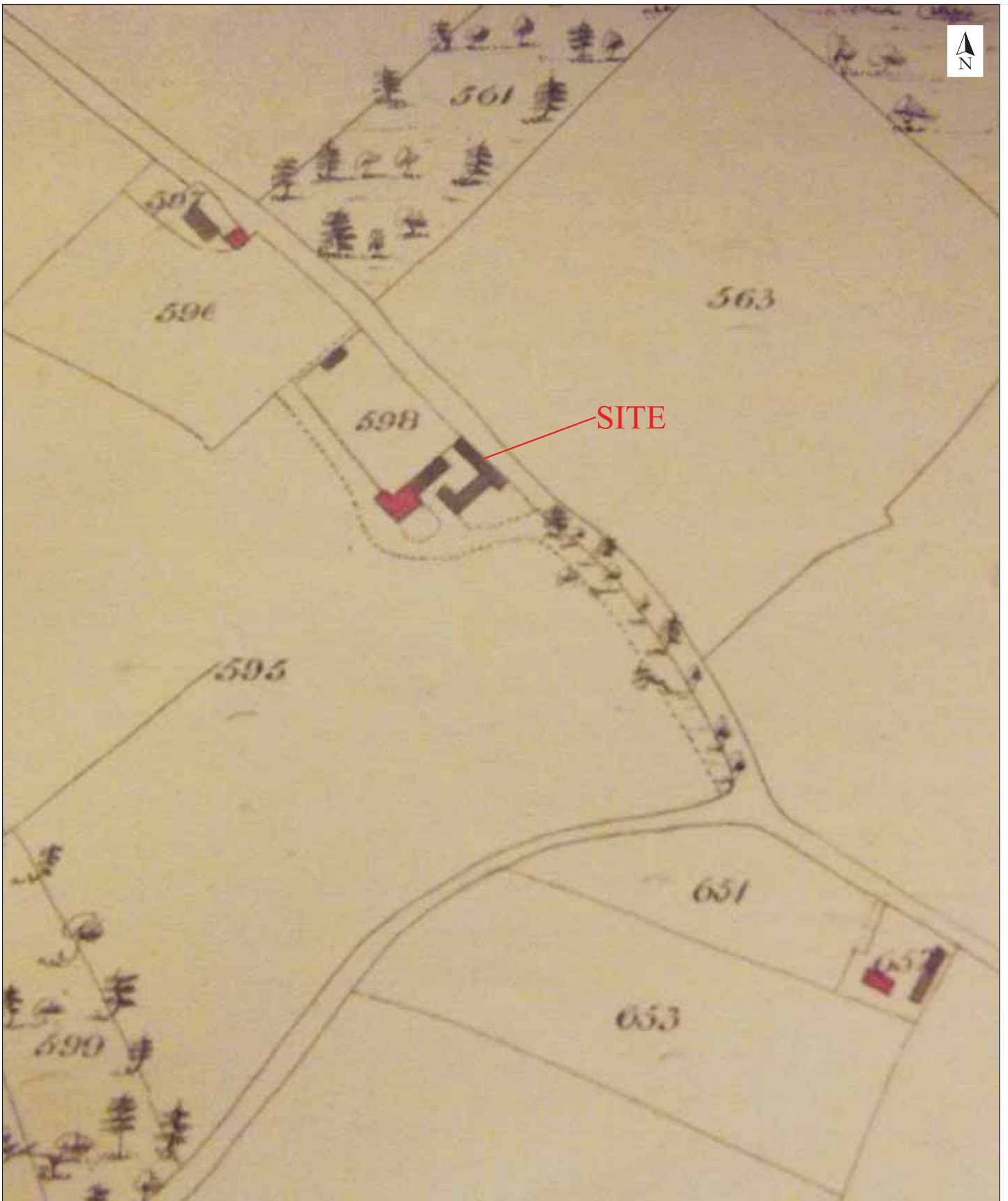
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4



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**Fig. 2 Detailed site location**

Scale 1:1000 at A4



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<b>Fig. 3 Tithe map, 1839</b>
Not to scale



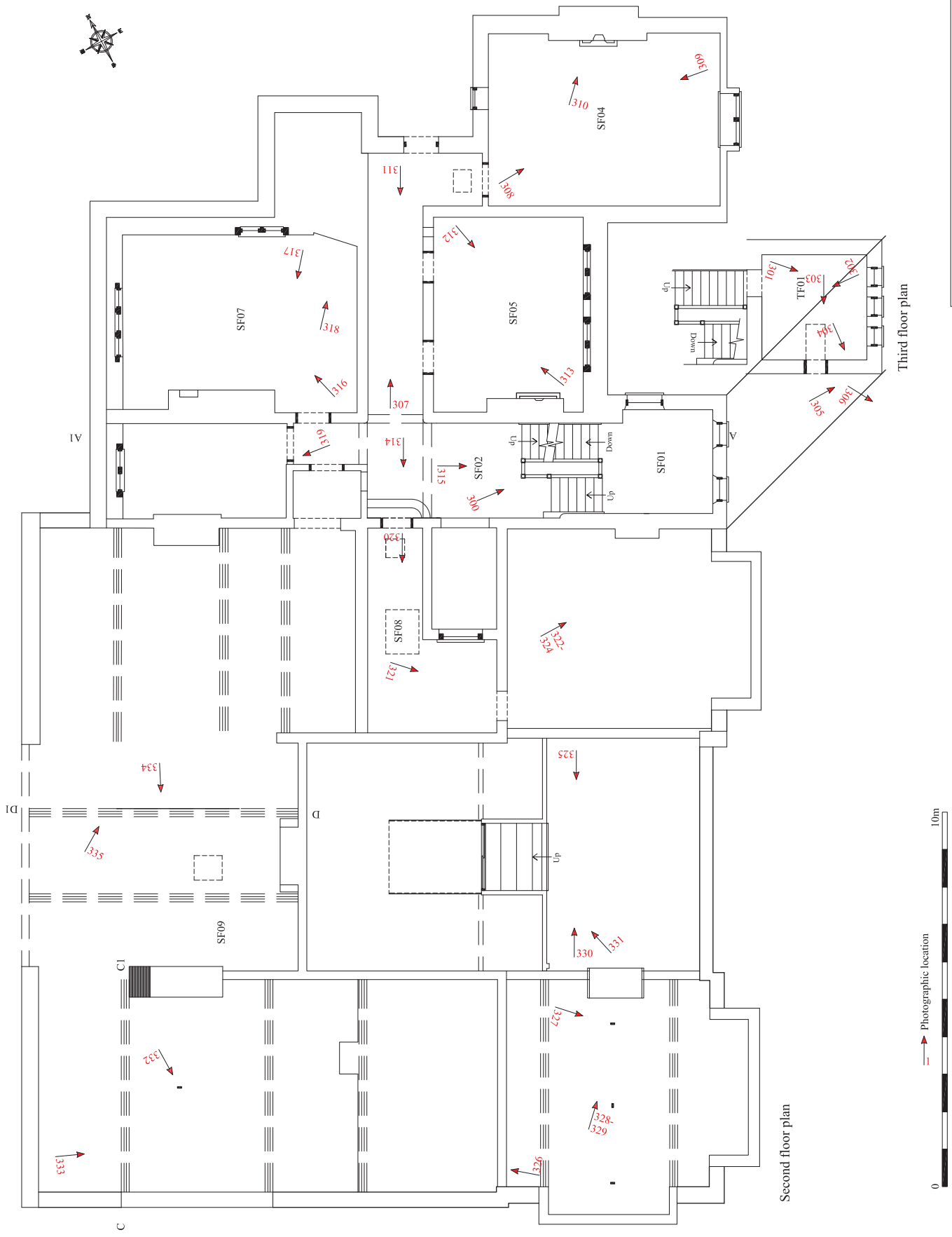
<i>Archaeological Solutions Ltd</i>
<b>Fig. 4 OS map, 1879</b>
Not to scale

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**Fig. 5 Ground floor plan - house**  
 Scale 1:100 at A3



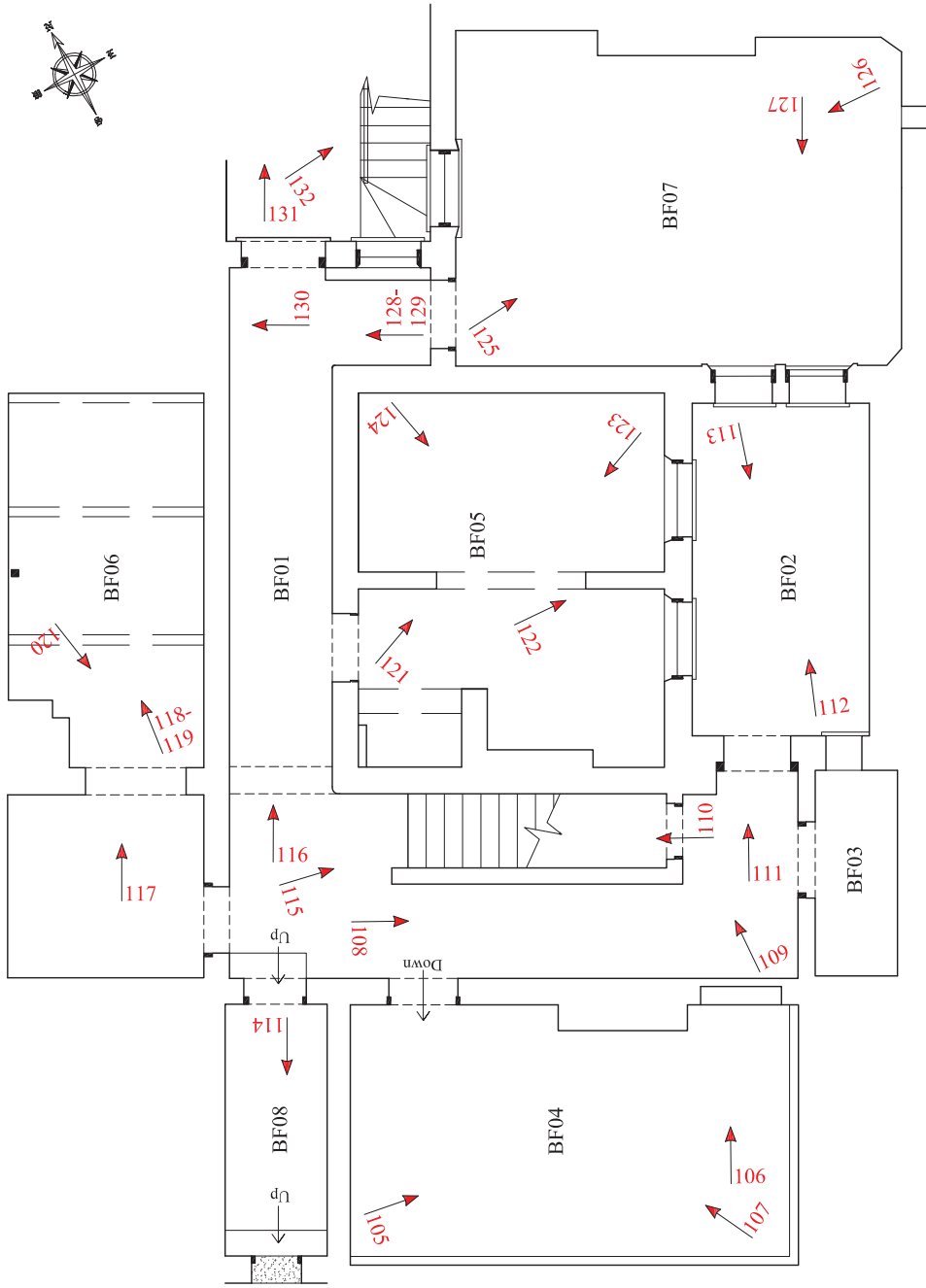


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**Fig. 6 First floor plan - house**  
 Scale 1:100 at A3



0 10m  
 Photographic location



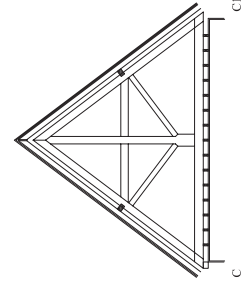
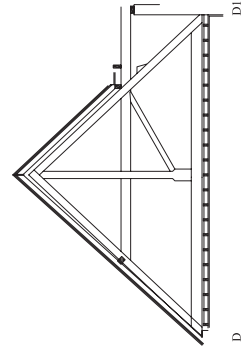
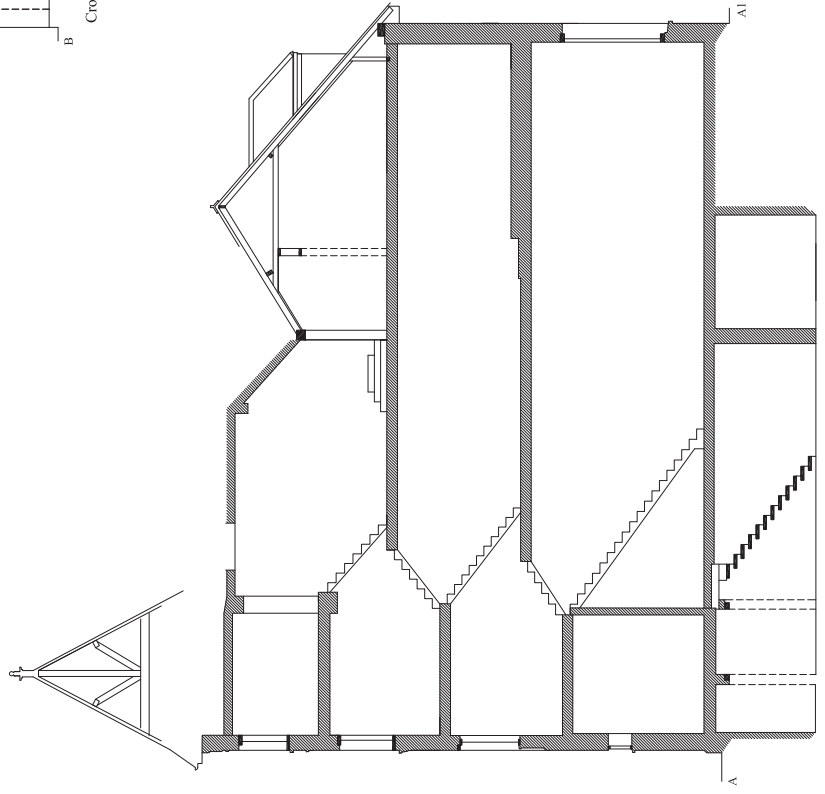
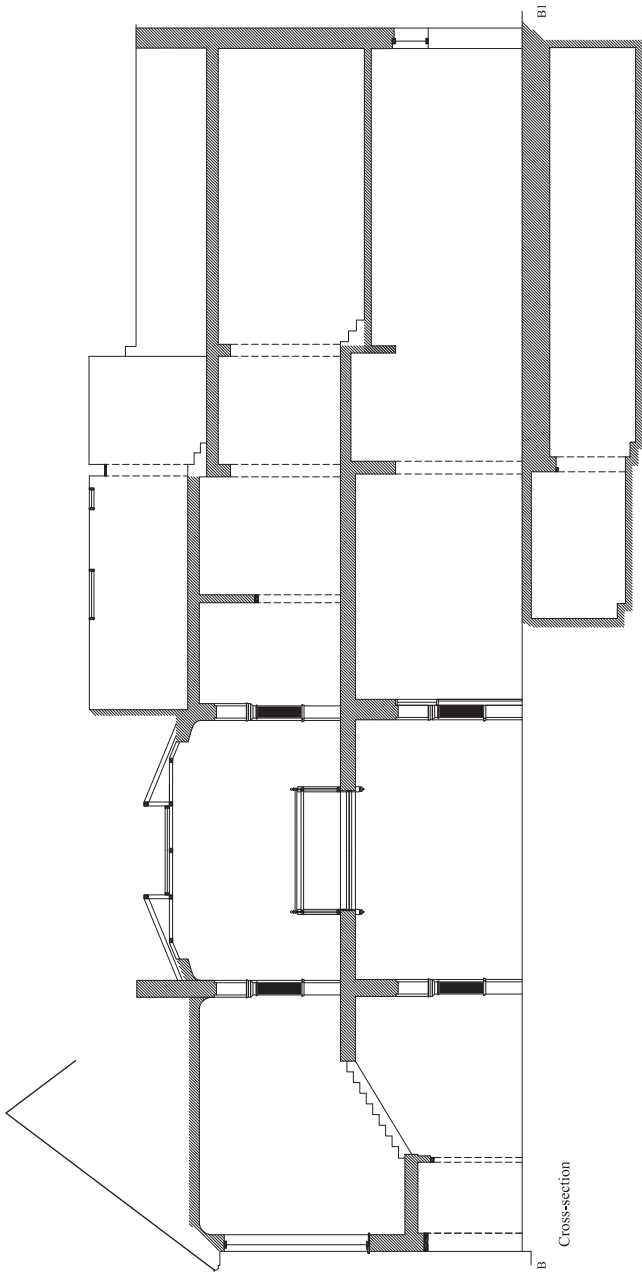


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**Fig. 8** Basement floor plan - house

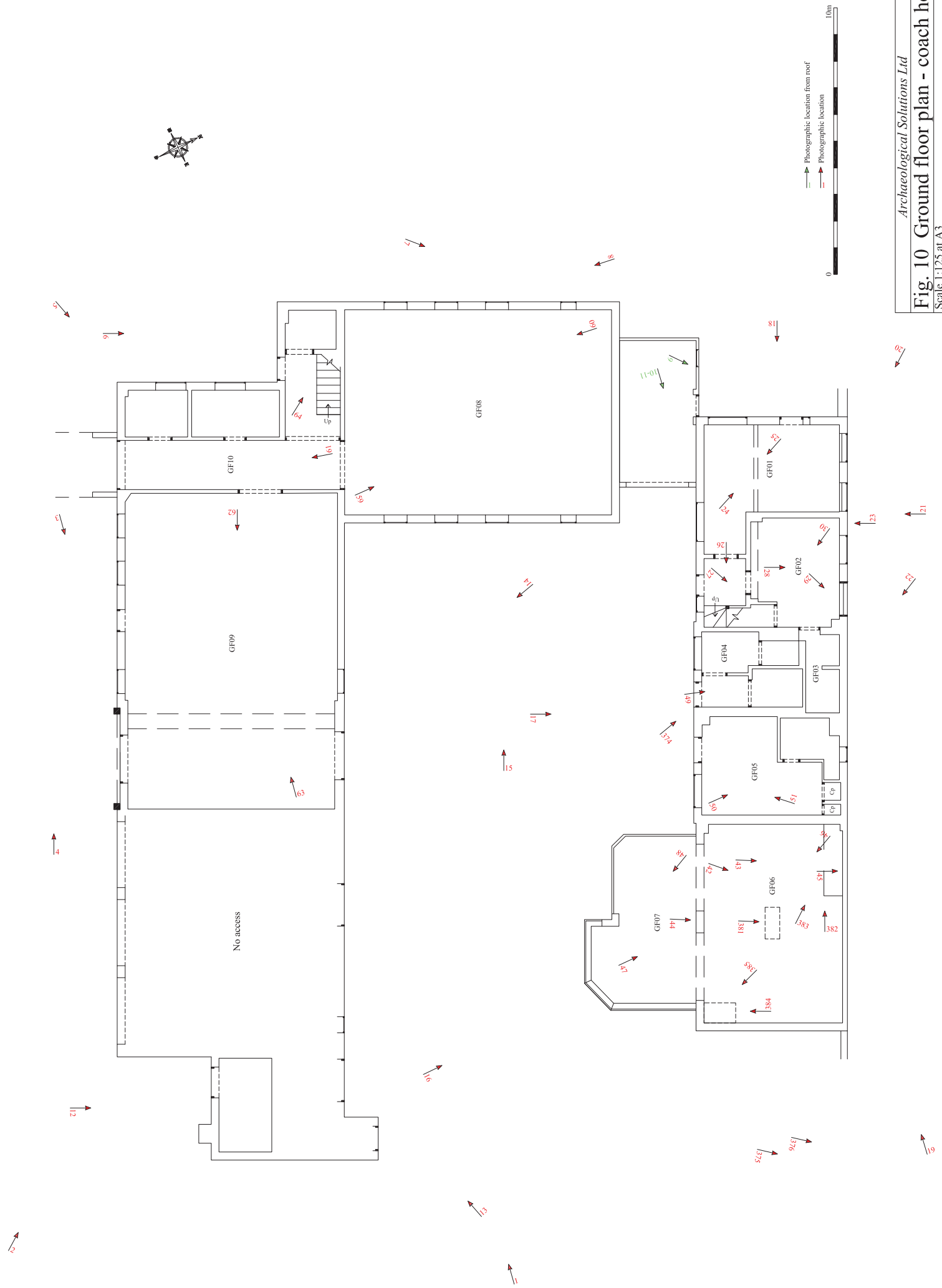
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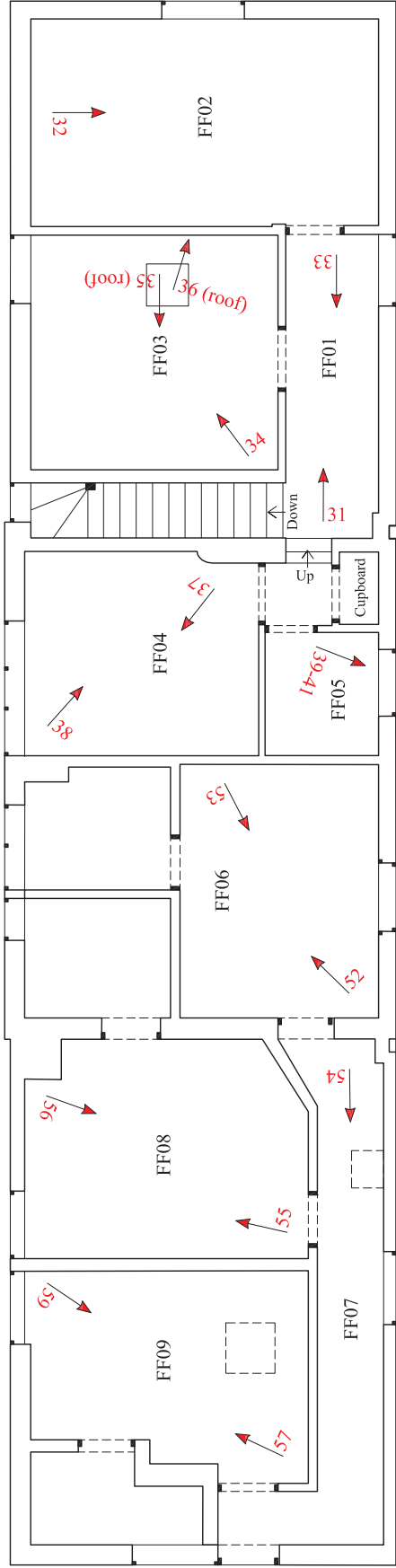


Roof trusses - architect's drawings prior to removal

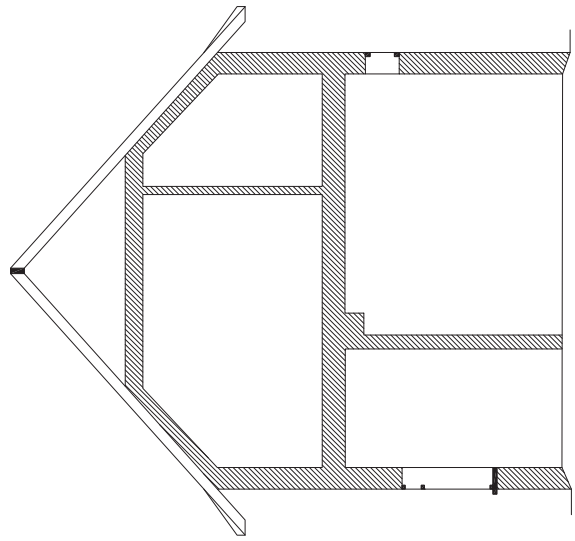




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**Fig. 10 Ground floor plan - coach house**  
 Scale 1:125 at A3



First floor plan



Cross-section

