

**THE OLD HOUSE, 27 LEYTON ROAD,
HARPENDEN, HERTFORDSHIRE**

HISTORIC BUILDING RECORDING

ARCHAEOLOGICAL SOLUTIONS LTD

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HARPENDEN, HERTFORDSHIRE**

HISTORIC BUILDING RECORDING

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NGR: TL 1349 1393	Report No. 2211
Parish: Harpenden	Site Code: AS 1067
Approved: Claire Halpin MIFA	Project No. 2896
Signed:	Date: June 2007

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OASIS SUMMARY SHEET

Project details			
Project name	<i>The Old House, 27 Leyton Road, Harpenden, Hertfordshire</i>		
Project description (250 words)			
<p><i>In June 2007, Archaeological Solutions Ltd carried out a programme of historic building recording of The Old House, 27 Leyton Road, Harpenden, Hertfordshire; a Grade II Listed structure. The work was undertaken to satisfy part of a planning condition, which required the making of a detailed record of the parts of the building that are to be affected by proposed alterations.</i></p> <p><i>It is thought that the building originated as an inn and historic sources refer to it as the Bull as early as the late 16th century. The form and structure of the main east – west range suggests that the existing building is essentially 16th century and was probably originally built on the typical baffle-entry system, with rooms to either side of the central stack. A kitchen range was added to the south at a slightly later date. Several windows and doors within the building indicate a refurbishment in the early 17th century and it is perhaps around this time that a stair-turret, which lies to the north of the stack, was constructed. Several additions were made to the house in the subsequent centuries, with the two most significant being a barn / cart-shed probably in the late 17th or early 18th century and a domestic wing in the 1830s. In the 20th century a conservatory was added at the rear of the building.</i></p>			
Project dates (fieldwork)	<i>12th June 2007</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>2896</i>	Site code	<i>AS 1067</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>Grade II listed; within a Conservation Area</i>		
Current land use	<i>House</i>		
Planned development	<i>Residential alterations</i>		
Main features (+dates)	<i>16th century timber-framed building with later additions</i>		
Significant finds (+dates)			
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>Dacorum</i>	<i>Harpenden</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>AL5 2JB</i>		
Area of site	<i>c. 1,500m²</i>		
NGR	<i>TL 13491393</i>		
Height AOD (max/ min)	<i>c. 105m AOD</i>		
Project creators			
Brief issued by	<i>None</i>		
Project supervisor/s (PO)	<i>Amy Goldsmith</i>		
Funded by	<i>Mr & Mrs Rainsford</i>		
Full title	<i>The Old House, 27 Leyton Road, Harpenden, Hertfordshire: historic building recording</i>		
Authors	<i>Goldsmith, A., Prosser, L., Collins, T. and Doyle, K.</i>		
Report no.	<i>2211</i>		
Date (of report)	<i>July 2007</i>		

THE OLD HOUSE, 27 LEYTON ROAD, HARPENDEN, HERTFORDSHIRE

HISTORIC BUILDING APPRAISAL

SUMMARY

In June 2007, Archaeological Solutions Ltd carried out a programme of historic building recording of The Old House, 27 Leyton Road, Harpenden, Hertfordshire; a Grade II Listed structure. The work was undertaken to satisfy part of a planning condition, which required the making of a detailed record of the parts of the building that are to be affected by proposed alterations.

It is thought that the building originated as an inn and historic sources refer to it as the Bull as early as the late 16th century. The form and structure of the main east – west range suggests that the existing building is essentially 16th century and was probably originally built as a baffle-entry system, with rooms to either side of the central stack. A kitchen range was added to the south at a slightly later date. Several windows and doors within the building indicate a refurbishment in the early 17th century and it is perhaps around this time that a stair-turret, which lies to the north of the stack, was constructed. Several additions were made to the house in the subsequent centuries, with the two most significant being a barn / cart-shed probably in the late 17th or early 18th century and a domestic wing in the 1830s. In the 20th century a conservatory was added at the rear of the building.

1 INTRODUCTION

1.1 In June 2007, Archaeological Solutions Ltd (AS) carried out a programme of historic building recording of The Old House, 27 Leyton Road, Harpenden, Hertfordshire (TL 1349 1393; Figs 1 & 2). The work was commissioned by Mr and Mrs Rainsford to fulfil, on approval, part of a planning condition (planning references 5/05/2553LB and 5/05/2551) in respect of the following proposed alterations to the property: the renewal of the conservatory; a new ground floor WC and bathroom; refurbishment of the first floor bathroom; a new first floor en-suite bathroom and other minor internal works (Figs 7-11).

1.2 The planning condition required the implementation of a programme of building recording and analysis, and the making of a detailed record of the parts of the building concerned. The recording was conducted according to a specification prepared by AS dated 30th March 2007 and advice issued by St Albans City and District Council as contained within a letter dated 10th May 2007.

1.3 The report provides a general outline of the form and phasing of the building, noting selected features of historic and architectural interest, to provide context for the areas which were the focus of more detailed recording. The detailed recording was carried out to Level 3 as defined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practice*, 2006 (updated from the RCHME's guidance document *Recording Historic Buildings: A descriptive*

specification 3rd edition, 1996). It was also carried out in accordance with the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001). The relevant sections of *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Paper 14/ALGAO (Gurney 2003) and the IFA *Standard and Guidance for Archaeological Desk-Based Assessment* (revised 2001) were also followed as was the document *Analysis and recording for the conservation and control of works to historic buildings* (Association of Local Government Archaeological Officers 1997).

1.4 As set out in the IFA documents and English Heritage document, the objectives of the historic building recording were:

- to compile a comprehensive and high quality record of the areas of the building proposed for alteration;
- to make subsequent additions to the record, as necessary, of the interventions and alterations to the historic fabric caused by the development proposals;
- to provide a review of the local and regional historical context of the structures recorded by the project, which was adequately detailed to place the findings of the archaeological recording in context;
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to alteration.

1.5 The main research issues of the project were to provide a record of the present structure prior to the proposed alterations. As noted in the East Anglian regional archaeological research frameworks (Brown & Glazebrook 2000), structures of the Industrial Age (1750 – 1960) face a high rate of loss (due to renovation, conservation and redundancy); some of the phases and uses of the building fall into this time frame.

1.6 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment). PPG15 (1994) is the national Planning Policy Guidance Note which applies to the conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

2 DESCRIPTION OF THE SITE

2.1 The settlement of Harpenden is situated within the district of Dacorum in the county of Hertfordshire, although the county boundary with Bedfordshire lies just beyond its north-western extent (Fig. 1). Harpenden is located c. 3.5km to the north-east of the smaller town of Redbourn, 1.5km north of Hatching Green, whilst

Wheathampstead lies approximately 4km to the east. The site is situated towards the southern extent of Harpenden within its Conservation Area.

2.2 The site is bounded to the east by Leyton Road, which runs parallel to and *c.* 30m west of the north-west to south-east aligned arterial road, the A1081 or High Street, beyond which lies the northern extent of Harpenden Common (Fig. 2). The property boundary demarcating No. 26 Leyton Road lies to the north, whilst to the south lie areas of hard-standing and land attached to the fire station. A putting green and a small area of undeveloped land lie to the west. The site comprises a grade II listed house (Appendix 5), which was formerly known as the Bull Inn. A garden extends westwards at the rear of the property.

3 METHOD OF WORK

3.1 Historical and Cartographic Documents

The principal source for maps and primary documentary sources was the Hertfordshire Archives and Local Studies Library (HALS) in Hertford. All available material regarding the study area and the buildings was consulted, has been listed in Appendix 1, and where relevant, reproduced as Figs 3-6.

3.2 Secondary Sources

The principal source for secondary material was HALS as well as the library resources at AS. Sources have been referenced appropriately in the bibliography.

3.3 The Buildings

3.3.1 The site was visited on 12th June 2007 in order to compile the description of the building and undertake the drawing and photographic work. The written description was carried out by Amy Goldsmith and Lee Prosser and 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. 7-11).

3.3.2 The photographic recording was carried out by Amy Goldsmith and Tansy Collins, using medium format (4.5 x 6 cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. 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 (Figs 7 and 8).

4 HISTORICAL BACKGROUND

4.1 Documentary sources

4.1.1 The Old House is a rare surviving example of an early purpose-built inn (RCHM 1910 (as cited by the Listing, Appendix 5); Smith 1993, 66). It was formerly known as the Bull and was first mentioned by the Harpenden Parish Registers, which reveal that ‘Mary and Grace daughters of Thomas Heyward of the Bull’, were baptized on 20th February 1585 – 86 (Scattergood 1935, 284).

4.1.2 Early 17th century documents suggest that the Bull was known previously as the Angel or *Angell*, and still earlier as Woodward. By 1613, the site was in possession of Edward Bardolph, the then Lord of the manor who sold ‘that Messuage or Tenement called Woodward, otherwise the Angell, with the Orchard, Garden, Backside, Edifices, Buyldings, Barnes, Stables and other outhouses thereunto belonging with the appurtenances’ in that year to his brother-in-law, Robert Abbott. (*ibid.*, 286).

4.1.3 The site appears to have remained in the possession of the Abbott family for almost 40 years, although several documentary references dating to that period indicate that for much of this time it was occupied by the Catlyn (*Cattlyn*, *Catlin*) family. ‘William Catlyn of the Bull’ is mentioned in a Lay Subsidy (Taxation roll) of 1625 – 26, and in 1639 when it was leased by John Abbott to John Benning, the ‘Black Bull’ was said to be ‘in the tenure or occupation of the said William Catlyn’. The Parish Registers of 1639/40, also refer to ‘William Cattlyn of the Bull, Chapplewarden’ (Scattergood 1935, 284). William Catlyn’s will of 1643, reveals that he bequeathed ‘to Elizabeth my wife the upper Chamber over the hall during her life...’, although the house itself went to his son Thomas Catlin.

4.1.4 The site was mentioned again as ‘The Black Bull’ in 1649 when it was demised by John Abbott to Richard Wood, the elder (Scattergood 1935, 287). In 1651 the property was sold by John Abbott to Sir John Wittewronge of Rothamsted Manor for £400, and then leased to John Abbott for a term of 21 years.

4.1.5 Thereafter, the owners and occupiers of the site are less well documented. The only 18th century reference to the site that could be found dates to 1719, when a probate inventory identifies the late *Innhoulder* as William Edwards (cited in Smith 1993, 219). The inventory, which gives a useful account of the rooms and their contents, is reproduced in Appendix 4.

4.1.6 The parish of Harpenden tithe map (Fig. 3; Ref. Off. Acc. 1108) and accompanying tithe award of 1836 list that the site (#538) was owned by John Bennett Lawes, and occupied by John Haven and Henry Oldaker. The property was described as the ‘Bull Inn and Premises’ comprising an area of two roods 28 perches. However, by the following year, Thomas Dixon Bowman was listed at the Bull Inn, whilst also having performed the role of the local Posting House and Excise Officer (White 1837).

4.1.7 One of the most infamous landlords of the site during its period as the Bull Inn was Henry Oldaker, who was mentioned in the 1836 tithe apportionment. Henry

Oldaker, the son of Lord Berkeley's famous huntsman Tom Oldaker, took over the inn after having retired from being huntsman to Mr. Harvey Combe at the Old Berkeley Hunt (Page 1911). He was also the founder of a steeplechase from Friars Wash to Harpenden Common, which took place annually from 1839 until 1915; an early participant in the races, Captain Becher, of the Aintree Becher's Brook fame, was reputedly a regular visitor to the Bull and had a parlour trick of leaping up the wall and running a complete circuit around the room without falling (*ibid.*). Henry Oldaker retired from the Bull in about 1856, and the building is thought to have become a private house soon after (Brandreth 1997, 44). By the late 19th century the site was known as the The Sycamores (Fig. 4), no doubt reflecting its change to a private house. In the 1930s it was sold by the Wittewronge family (Scattergood 1935, 285). The building reverted to use as a public house for a period of time in the 20th century (by communication of the owner).

4.2 Cartographic sources

Dury and Andrews' map of Hertfordshire, 1766

4.2.1 The earliest cartographic source reproduced is that of Dury and Andrews, which dates to 1766. The site can be identified on the west side of Harpenden Common, at the end of a curved avenue of trees which leads from Rothamsted Manor situated to the west. The owner of the manor is identified on the map as John Bennet Esq.

Parish of Harpenden tithe map, 1836

4.2.2 The tithe map of 1836 (Fig. 3; Ref. Off. Acc. 1108) portrays the site in more useful detail. It shows the house fronting onto the common, with a range of outbuildings to its south and further outbuildings to the west. These no doubt correspond with the 'Stable and hogglaye' and 'Cart house' listed in the probate inventory (Appendix 4) of 1719. The accompanying tithe award (Ref. PC681) reveals that the site (#538) was owned by John Bennett Lawes, yet occupied by John Haven and Henry Oldaker. The property of the 'Bull Inn and Premises' comprised an area of two roods 28 perches.

1st edition Ordnance Survey map, 1879

4.2.3 The Ordnance Survey map of 1879 (Fig. 4) identifies the site as The Sycamores. In comparison to the to the map of 43 years previous, it shows a small addition projecting at the north-east corner of the house, and the west end of the east-west range appears to have been extended slightly to the south. The narrow range of outbuildings at the southern extent of the site seems unaltered, yet those to the west appear modified. The tree-lined avenue leading to the manor house is shown clearly on this map.

2nd edition Ordnance Survey map, 1898

4.2.4 The 1898 Ordnance Survey map, depicts little alteration to the building with the exception of the addition of a glass-roofed structure, probably a conservatory, at

the south-west angle (Fig. 5). Some of the outbuildings have been altered and / or demolished.

Ordnance Survey map, 1924

4.2.5 The 1924 Ordnance Survey map (Fig. 6) shows no alteration to the building itself. A second glasshouse or conservatory is depicted at the rear of the building together with two further small sheds or outbuildings. The property boundary is shown extended to the west.

4.3 Photographic sources

Three photographs of the house dating from the late 19th century through to the 1930s are reproduced as Appendix 6. The first photograph dates to c. 1880 (Brandreth 1997, 44) and shows the rear view of the house, prior to the addition of the conservatory. The second photograph shows the north-west view of the house c. 1900, and the third shows the front of the house c. 1930s (both Scattergood 1935).

4.4 Written Accounts of the Building

4.4.1 The list description describes the building as a late 16th century inn with late 17th and early 18th century extensions and a c. 1840 addition (Appendix 5), and Pevsner and Cherry (2002, 158) describe the building as an excellent early 16th century timber framed house with later additions.

4.4.2 J. T. Smith writes in more detail about the building in his books *English Houses 1200-1800* (1992) and *Hertfordshire Houses* (1993). He comments on the building's unusual plan form, and it is this, together with early historical evidence, upon which he bases his interpretation of the building as originally having been built as an inn, with separate staircases serving groups of rooms. He also notes that the building was originally built with a timber chimney-stack and that the present brick stack was inserted in the late 17th century, although this interpretation may be flawed (see Section 6.1 below).

5 THE BUILDING (Figs 7-11)

5.1 Exterior

5.1.1 The site comprises a 16th century timber-framed building with a number of additions, including a 17th century stair-turret to the north of the main range, a later 17th or early 18th century barn / cart-shed extension to the south, and a mid 19th century domestic wing on the east side (Plate 1). There are also several smaller outshut extensions on the north and west sides which range from the 17th to the 20th century in date.

5.1.2 The 16th century phase comprises two distinct elements: the structural phasing suggests that the earlier is the range aligned east-west, which is heavily jettied to the gable on the east (Plate 2). The south range appears to be a later addition, but bears only subtle differences to the earlier element, and is also of typical 16th century form.

The exterior of the east – west range comprises mostly exposed timber-framing with brick-nogging, except the jettied east gable end where the surface is covered with roughcast render. The roof is covered with plain tiles and there is a central large chimney stack. It has clasped octagonal shafts on moulded bases and an ovolo-moulded string course around the base (Plate 3).

5.1.3 The timber-framing form is most visible to the west of the stair turret and comprises robust uprights and mid-rails, widely-spaced studs and some nogging pieces. Mortices for propping pieces, used for the original raising of the frame are visible on several of the uprights of the north wall. Some features, such as the ground floor windows and door appear secondary and there is evidence for removed studs and possibly an earlier window. The ground floor window to the east of the door preserves mullions of possible early 17th century date. The area to the east of the stair-turret is largely concealed by two outshuts (described in Section 5.2.12 below).

5.1.4 The stair-turret is constructed in timber of more slender scantling by comparison to the main frame and is clearly secondary, as within, the formerly external stud walling of the 16th century range is visible and shows clear modification to accommodate the addition. The external north wall of the stair-turret comprises long studs, which are either primary braced or have a brace trenched over – their true form can not be ascertained (Plates 3 and 4). A small ground floor window is situated to the west. The brick-nogging of both the stair-turret and the east – west range is covered with several coats of masonry paint and it is difficult to determine the nature of the fabric, although it does not appear modern.

5.1.5 The west gable end of the main range uses a mixture of brick to tie beam level (Plate 5). It is laid in Flemish bond and is 19th century in fabric, with some over-burnt headers. Above the tie beam, the gable is timber-framed, showing the roof form of clasped side purlins and collar. An external door to the upper floor lies at the north end. The south side has been extended in later 19th century brickwork.

5.1.6 Very little of the exterior of the south range is now visible as it is enclosed on three sides by later additions (Plate 5). There is a robust chimney stack at the south end, with three simple clasped shafts of apparently similar fabric to the main stack. The range has been extended to the south by a ‘barn’ addition of probable late 17th or early 18th century date. The west wall of these two adjacent units (Fig. 11) is encompassed by a mid 20th century conservatory (Plate 6) and comprises a complex sequence of features. The early ranges have been extended in two stages; to the north is a two storey outshut and adjacent to the south, a flat-roofed extension which extends to take in the west side of the barn. The flat-roofed extension has itself been built in two stages: to the north it comprises the remnants of timber-framed walls of an outshut, presumably once with a pent roof, but which is now subsumed within the flat-roofed area. It is pierced by a two-leaf French window of late 19th or early 20th century date, and has a small fixed leaded light of twenty panes of 18th century date, adjacent to the south. The remainder of the west wall is predominantly brick of several phases, though it is all painted and difficult to distinguish. There is a bearer timber on the north side, and a modern boarded door to the barn (Plate 7). The south jamb of the doorway preserves queen closer bricks, indicating the position of the original jamb, but the brickwork of the north jamb is much disturbed and has clearly been altered previously. The conservatory is of iron-framed construction over a

modern dwarf brick wall and has wired glazing. The floor is paved with York Stone flags.

5.1.7 To the east of the later 16th century range, a 19th century wing has been added and now provides part of the public facade of the building from the road. Its form and internal joinery details suggest a date in the 1830s for construction, possibly shortly before the creation of the title map of 1836, where it is depicted (Fig. 3). Fairly simple and domestic in character, it comprises the principal entrance to the house and a full-height bow window. The brickwork is now painted and the roof is slated. Decorative features include projecting sills on the bow, and splayed window heads, possibly originally exposed but now rendered. The bow window preserves all its original curved sashes, which are of 6 over 6 pane form to the centre flanked by sashes of 4 over 4 panes, with much original cylinder glass. The front doorway preserves its original architrave and simple overlight frame, but now contains a modern two-leaf door and overlight, which appear to be of 1950s date (Plate 8). A photograph taken in the 1930s, though indistinct (Appendix 6.3) shows an earlier door with glazed upper panels. The mouldings on the original door panels are likely to have matched those on the stair panelling and the rear door within the entrance hall, described in Section 5.2.2 below. To the south of the 1830s wing, the entrance to the barn comprises a six-panelled door with two plain panels with bead-moulding and glazed upper panels, contemporary with the 1830s addition.

5.2 Interior

1830s wing

5.2.1 The main door gives access into the 1830s wing. This part of the house comprises a corridor and staircase, parlour and W.C, with bedrooms above. The parlour is much modified and greatly denuded of original decorative features, but preserves its bow window arrangement; complete with unusual panelled vertical shutters and original sash catches, and a moulded skirting. The main doors to the hall have a glazed overlight of contemporary date to the front door; the doors themselves frame reused 16th century decorative panels. These find no other echo in the house and may be modern introductions (though an 18th century inventory mentions a hall screen, and conceivably these may derive from that feature).

5.2.2 The staircase hall retains an open-string stair of 1830s date with simple bead-moulded panelling and a panelled cupboard door below. The door at the rear of the hall and that to the W.C. are of similar form and contemporary date, the dining room door having six glazed upper panels. Traces of the original stair balustrade survive in the top newel, of slender Doric form and an upper section of handrail. Marks also survive to show a pattern of stick balusters. These have now been replaced, and the balustrade entirely remade on the main flight with reused decorative cast iron balusters and a large oak rail, scrolled to the base. The top landing has a late 19th century single-light casement of two panes (Plate 9).

16th century principal range – ground floor

5.2.3 The jettied construction and 16th century external wall are now exposed within the 1830s entrance hall. The main range was clearly constructed in conventional

'baffle-entry' form, with the original doorway opening directly to a lobby formed by the central stack, with flanking parlour and hall to east and west. These are presently occupied by the kitchen and lounge respectively. The west end is further subdivided into a small kitchen area and bedroom. The original entrance, presently containing a plank door with triangular moulded recesses, of early 17th century form, lies to the south of the stack. On either side of the lobby two decorated doorways lead to the flanking rooms; each of which has a four-centred arch with carved and foliate spandrels. The doorway to the kitchen preserves a door of 16th or 17th century date; it has three boards with five battens and good, simple strap hinges on pintels to the rear, although the door is now hung upside-down and back-to-front. The kitchen has a large fireplace with ornate roll-moulded bressumer that continues on either side beyond the jambs. It is deeply recessed and has interesting well made four-centred arched recesses on the flanking internal jambs. The main central binding joist is now augmented with a secondary supporting member and retains redundant mortices, suggesting that the room was sub-divided at some point. To the north of the stack, a step up leads to a doorway to the stair-turret. This is of plank form with diamond recesses in the early 17th century style, but close inspection reveals this to be a modern reproduction (see below). The kitchen windows are of casement form, of 18th or 19th century date, and preserve rare examples of 18th century external shutters.

5.2.4 The lounge has a fireplace with moulded bressumer as the kitchen. An inserted window on the north wall appears to be 19th century in date, but is set within mullions of possible 17th century date. Adjacent to the east, a step up leads to a door to the stair-turret. A roll-moulded binding joist towards the west side of the room provides support for a partition on the first floor, but may also mark the course of a former cross-passage. Two small rooms lie to the west, of which the northernmost presently comprises a small kitchen. The north and west walls, and the ceiling are fairly roughly plastered, but the south wall is a modern partition. The north wall comprises a window with a single simple chamfered mullion with square-section iron security bars and a secondary, probably 19th century, two-light casement. The mid-rail is visible over the top of the window. The west wall contains a small window with iron grille. The east wall is more interesting and is formed of rough vertical boarding *c.* 8" (200mm) wide, now painted (Plate 10). It is conceivable that this may be the *Scree* listed in the 1719 inventory (Appendix 4). There is also an inserted timber at the top and a redundant shaped block at the centre of probable 19th century date. The wall is flushed over on the lounge side with modern boarding. The doorway is now completely modern. Adjacent to the south, a similar doorway leads into a small bedroom. The south wall of the main range has been breached in order to extend this room to the south.

16th century principal range – first floor

5.2.5 The upper floor of the principal range comprises two rooms to either side of the chimney stack. The easternmost two bays comprise an open landing and bedroom, while to the west is the master bedroom and a study, given access by a linking corridor on the south. Several good diagnostic features are dispersed throughout the upper floor, including redundant 16th century windows with diamond mullions and grooves for sliding shutters, and redundant doorway apertures with arched heads, which indicate that the existing corridor is a modification from the earlier arrangement, while the insertion of the existing doorways has resulted in crude

chamfering of the tie-beams to increase head-height. Most importantly, the earlier windows confirm that the house had an upper floor from the outset. The timber-framing is visible in several areas, comprising jowled posts, stout studs and tension bracing to the mid-rail. An original collar, purlins and rafters are visible in the west end room, whilst in the room adjacent to the east curved wind-braces are visible in the north roof pitch (Plate 11). Similar, shaped wind-braces are also visible in the east end room, although these appear to be replacements.

5.2.6 There is good timber trussing to either side of the chimney breast, indicating the presence of a distinct chimney bay of half the modular width, confirming that the chimney is contemporary with the frame. The east truss comprises a robust, slightly cambered tie beam, above which are eight closely spaced studs with good surviving assembly marks. The truss to the west of the chimney breast has been altered: the existing studs appear inserted and there are redundant peg-holes for removed studs. There are also wattle holes and a redundant mortice for a stud above the fireplace, suggesting either that the fireplace was originally smaller, or that the fireplace is not original and that this room was not always heated (Plate 12). The bay to the west of the chimney stack is subdivided by modern match-lined boarding to form a room to the north and a corridor to the south. An early 17th century shadow-planed door, braced to the rear and with modern hinges, leads into the room from the south. The west wall contains a tie beam with studding above and below. Cut into the tie beam at the north end, is a doorway with a rough arch and modern door. The north wall has an early 17th century three-light window with moulded mullions and a central casement preserving original wrought-iron catch and pull (Plate 13). Adjacent to the west is a much simpler two-light 20th century casement. The skirting on all four walls is very plain: that on the south and east walls is modern, whereas that on the north and west walls is of a greater age. The floorboards are of oak and very widely spaced; possibly original (Fig. 11).

17th century stair-turret

5.2.7 The stair-turret at the north of the main range is reached on the ground floor via a door from the lounge, or via the outshut, from a door to the kitchen. This door is of knotty pine, and from several characteristics, can be ascertained as modern, though skilfully constructed in early 17th century form. The pine retains a satin sheen and sharp edges, and has no paint history. A true 17th century door would be constructed of oak. Early doors can conceivably be of pine, but rather of knot-free Baltic pine; this door is of Scots pine or even larch. Similarly, the pattern of nail holes fixing the ledges is irregular and of modern materials, and the fixtures are clearly of no antiquity. The door from the lounge is more authentic in appearance though still of dubious date. It has three boards with recessed triangular mouldings, but is also of pine with similarly modern characteristics. It may be 20th century in date, though incorporates older hinges. The jamb preserves three staples for latches which do not relate to this door.

5.2.8 The stair-turret is occupied on the ground floor by a stair-case on the west side and a small bathroom separated by a modern partition in the north-east corner (Fig. 11). This area was given particular attention in the survey. The lower stair structure to the half-landing is modern (by communication of the owner), as is its supporting framework, of fresh, mechanically-sawn timber. The low ceiling is also modern,

comprising joists of relatively fresh timber, which ride over the back of an inserted beam on the south side (Plate 14). Beneath the stairs is a small two-light window of undetermined date; it is fixed, has a robust central mullion and delicate mouldings to the lintel. The bathroom has no visible features of any antiquity but there are two modern studs on the west wall, one of which forms part of the supporting structure of the stair-case. The door to the bathroom is boarded and ledged, but is of silky, knotty softwood, has no paint history and is clearly modern. It has a reused 1950s rim-lock with knobs (Plate 15). To its south-east lies a door to the adjacent outshuts. It is boarded and ledged, of silky pine, has sharp edges, modern hinges and is of no antiquity. The floor comprises modern pine boards.

5.2.9 The once external north wall of the main range forms the south wall of the stair-turret. Here we see an original sill-beam, a principal post with propping mortice and two studs, one of which is clearly later and does not correspond to the original peg adjoining. A mid-rail extends both to the west and to the east where it disappears behind the staircase structure. The timbering is all nogged with fairly regular brick in a stretcher course.

5.2.10 The staircase is of vice form. The upper part of the turret is divided into two parts: the western part houses the stair and the eastern part a bathroom. Above the entrance to the stair, the wall plate of the main range is visible: it is chamfered on its south side and contains a redundant stud mortice and three shallow holes presumably for wattles, clearly indicating that the stair-turret is a later addition, and entailed the removal of a stud. To the west of the landing is a small redundant cupboard door (Plate 16); it is simple, boarded and has hand-made strap hinges. The north wall contains a six-light mullioned and transom window. It has a robust timber frame, but the transom and mullions are relatively fresh and are possibly modern. It has lower secondary bars of wrought iron, which appear older.

5.2.11 The bathroom is given access by a doorway from the landing to the east side of the main chimney stack. The door is of bead-moulded boarding, ledged to the rear and of 18th or 19th century date. (An adjoining door is of 18th century date, and preserves two crown glass pontils or 'bulls'-eyes' in the upper glazed panels). Timber framing is visible on the north, east and south walls. The north and east walls comprise slender uprights, brace, wall plate and more robust end plate and mid-rail (Plate 17). The south wall is formed by the once external north wall of the main 16th century range where we see a post, stud, scarfed wall plate and the truncated end of a tie beam (Fig. 11; Plate 18). A shallow rebate cut into the wall plate soffit may indicate the position of a former doorway. Despite once being an external face, the timbers show very little weathering, suggesting that the stair-turret was added at no great lapse of time after the main range was built. The windows are modern. The ceiling is roughly plastered.

Outshuts

5.2.12 Two adjoining outshuts extend to the east of the stair turret (Plate 19). According to the cartographic evidence (Figs 3-6), the eastern unit dates to at least the 19th century, whereas that to the west is of 20th century date. The north and east outer walls of the east outshut, where visible, are of slender and waney studs forming large square panels, nogged with brick. The north wall contains a small single light. The

north wall of the west outshut is constructed of stretcher bond brickwork. It contains a 20th century door with bead-moulded boards and a small two-light casement, each of four panes, with scrolled latches and etched glass. Both outshuts are floored with modern pine boards.

5.2.13 To the south, the north, formerly external wall of the main range preserves a single principal upright with propping mortice and original mid-rails extending to east and west (Plate 20). To the east of the post are three upper studs together with more modern intermediary stud-work, while below all the studs appear to be modern replacements. The sill is modern as are the bricks below. The brickwork between the mid-rail and sill is of 19th century date. To the west of the post, are two upper studs, properly pegged and now nogged with brick with lime mortar. The area below the mid-rail is entirely bricked, but the rail preserves two pegs for missing lower studs corresponding with those above.

Later 16th century range

5.2.14 The later, 16th century range is situated to the south. The ground floor presently comprises a dining room while the first floor comprises a bedroom, though redundant mortices within the binding joist on the ground floor and wattle holes within the tie beam on the first floor, indicate that each room was originally divided into two. The ground floor would originally have served as the kitchen range, and a large open fireplace with chamfered and stopped bressumer survives at the south end. Other features include a small cupboard with butterfly hinges set above the bressumer, a door to the east of the fireplace which is contrived from a piece of 16th century panelling, and an 18th or 19th century dresser set on the north wall. An early 17th century boarded door at the north-east corner leads to the cellar.

5.2.15 On the first floor, the building pierces the wall plate of the main range and the resulting aperture is now infilled with modern studwork. The basic framing of the later range is similar in construction technique to that of the original range, but there is a narrow gap at the junction of the two, clearly showing that they are of separate builds. The framing comprises jowled posts, with cranked tension braces extending from the corner posts to the mid-rail, and stout studs. Two roof trusses are visible: each comprises a slightly cambered tie beam with studwork above to a collar. The northernmost truss also has slightly arched braces. The north bay is open to the roof apex where wind-braces are visible in both pitches, whereas the south bay is ceiled at the level of the tie beams. The south bay contains a large tapering chimney breast, apparently original, but with some remodelling to the jambs and a moulded and stopped bressumer, which is possibly later. The east wall has two long redundant window apertures with grooves in the soffit of the wall plate for sliding shutters.

5.2.16 The west wall has been extended by two distinct outshuts. The timber-framing of the northernmost outshut is of similar form and dimensions to the stair-turret and has left, within the original wall-plate, redundant mortices for an early diamond-mullion window. It is occupied at ground floor level by a separate study, within which are two notable features: firstly, a corner-set fireplace which has a simple mid-Victorian surround and interesting late 18th century hob grate with Prince of Wales' feathers and royal crowns. Secondly, there is a two-light window on the west wall, which although the frame, mullions and bars appear remade, contains a

casement of possible 17th century date. The south outshut is of very slender timber framing and has a 20th century window on the first floor.

Barn / cart-shed

5.2.17 The barn lies to the south of the later 16th century range. At the junction of the two, the originally external timber-framing of the 16th century range is exposed and appears very weathered. The framing of the barn is much more rudimentary in terms of timber quality and technique. It comprises two bays defined by three very waney tie beams of oak, with three studs above to a collar. The centre collar retains a central groove to fix wattle and daub. The roof is of trapped side-purlin form with slightly arched wind-braces in all bays. The west side of the building has been extended in the 20th century and the centre roof truss is supported on that side by a 19th century decorative cranked post to which it is strapped. The walls are boarded all the way round with late 19th or early 20th century vertical boarding to a high dado and an 'Art and Crafts' door leads to the conservatory to the west; (Plate 21). A modern partition forms a kitchen area in the south-west corner, from which a door leads to a lobby and bathroom within the south end of the conservatory. There is a chimney breast on the south wall; much modified it has a decorative 16th century over-mantel reused from elsewhere. The whole effect gives the space a late 19th century 'baronial' look.

6 DISCUSSION

6.1 The main range is conventionally dated to the 16th century for which there is good supporting evidence, in particular, the structural framing of the jetty, which is visible in the entrance hall, together with the chimney. A number of small, unglazed windows also survive, though all now redundant, which are typical of the date. J. T. Smith (1993, 66) and the building listing place the brick chimney in the late 17th century, but in form and decorative detail it appears more likely to be of 16th or very early 17th century date with conspicuous parallels both to Kentish examples and the East Anglian tradition. Its style would generally have been considered too archaic by the 1690s and is congruous with Glass House at Benover, Yalding (Kent) or with Marle Place, Brenchley of 1619 to quote just two examples, although detailed discussion is outside the scope of this report. The main range therefore appears to have been built originally on the baffle-entry system, with rooms to either side of the central stack in conventional form. The present configuration of the west end of the building is reminiscent of a conventional hall with cross-passage and service rooms beyond, although it not clear if this arrangement is original or the result of later modification. Further analysis may establish whether the vertical boarding of the east wall of the small kitchen at the west end of the range represents an earlier partition or screen, between hall and service rooms. The bathroom proposed for the first floor is unlikely to have a significant impact on the existing historic fabric of that room and the floorboards, which are possibly original, would be preserved beneath modern flooring.

6.2 The stair-turret is clearly a later addition, but the low degree of weathering on the once exposed external face of the main range now enclosed by the turret suggests that it is not much later. Early 17th century windows and doors within the building indicate extensive refurbishment at this time, and the form of the stair would be

entirely consistent with this date. The basic external walling of the turret survives for the most part intact, but the internal configuration is now modified. The stair has been replaced at lower level and the ground floor doors in this area are also modern. Bathrooms have been inserted on both floors. The bathroom on the first floor retains 17th century framing, but is not so impressive as the original 16th century framing on the south wall. The proposed alterations are unlikely to impinge significantly on the historic fabric and sensitive conversion and replacement of existing bathroom fittings could easily be achieved with adequate protection and covering of this timber-framing.

6.3 The barn would probably originally have served as a hay barn or cart-shed. The general waney nature of the timbers makes it difficult to assign an accurate date, but a late 17th or early 18th century date is suggested by the probate inventory of 1719 (Appendix 4). This is generally consistent with the framing, except for the use of wind-braces, which would usually imply a date no later than the later 17th century. In the 19th century it was extended on its west side, and in the process the original wall-framing beneath the level of the wall plate was removed. The west wall to the extension is built of brickwork which is no earlier than the 19th century in date, and has seen subsequent modification in the 20th century, including the north jamb of the doorway into the conservatory.

6.4 The most significant 19th century addition is the 1830s wing at the front of the house, which is built in late Regency/early Victorian style and retains its full-height bow window. The original front door has been replaced, but the original may be shown in an old photograph of the building taken in the 1930s (Appendix 6.3). The survival of moulding profiles to the internal door would allow a credible comparison and reconstruction of a congruous replacement to the 20th century example now existing.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr and Mrs Rainsford for commissioning and funding this historic building recording. AS is also pleased to acknowledge the input and advice issued by Mr A. J. Robley of St. Albans City and District Council.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the project has been created. Copies of the final report will be lodged with the CAO, HALS and the National Monument Record, Swindon. The archive will be lodged with Hertfordshire Archives and Local Studies (HALS).

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Full site address: <http://www.imagesofengland.org.uk/search>

**APPENDIX 1
CARTOGRAPHIC SOURCES**

Date	Map	Scale	Fig. No.	Location
1766	Dury and Andrews' map of Hertfordshire	-	-	AS
1836	Parish of Harpenden tithe map	-	3	HALS
1879	Hertfordshire sheet XXVII.7; 1 st edition Ordnance Survey map	25" : 1 mile	4	HALS
1898	Hertfordshire sheet XXVII.7; 2 nd edition Ordnance Survey map	25" : 1 mile	5	HALS
1924	Hertfordshire sheet XXVII.7; Ordnance Survey map	25" : 1 mile	6	HALS

Documents consulted at HALS:

Parish of Harpenden tithe map, 1836

Ref. Off. Acc. 1108

Parish of Harpenden tithe award, 1836

Ref. PC681

APPENDIX 2 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	The Old House, 27 Leyton Road, Harpenden, Hertfordshire
County: Hertfordshire	District: East Hertfordshire
Village/Town: Harpenden	Parish: Harpenden
Planning application reference:	5/05/2553LB & 5/05/2551
Client name/address/tel:	Mr & Mrs Rainsford
Nature of application:	Alterations
Present land use:	Residential
Size of application area: c. 1500m ²	Size of area investigated: Entire area
NGR (8 figures):	TL 1349 1393
Site Code:	AS 1067
Site director/Organisation:	Archaeological Solutions Ltd
Type of work:	Historic building recording
Date of work:	June 2007
Location of finds/Curating museum:	HALS
Related SMR Nos:	Periods represented: 16 th – 20 th centuries
Relevant previous summaries/reports: -	'No. 27 Leyton Road, formerly the Old Bull Inn' in Smith, J. T. 1993 <i>Hertfordshire Houses: Selective Inventory</i> RCHME: London (p. 66) Smith, J. T. 1992 <i>English Houses 1200-1800; The Hertfordshire Evidence</i> RCHME (p. 171-172)
Summary of fieldwork results:	<p>In June 2007, Archaeological Solutions Ltd carried out a programme of historic building recording of The Old House, 27 Leyton Road, Harpenden, Hertfordshire; a Grade II Listed structure. The work was undertaken to satisfy part of a planning condition, which required the making of a detailed record of the parts of the building that are to be affected by proposed alterations.</p> <p>It is thought that the building originated as an inn and historic sources refer to it as the Bull as early as the late 16th century. The form and structure of the main east – west range suggests that the existing building is essentially 16th century and was probably originally built as a baffle-entry system, with rooms to either side of the central stack. A kitchen range was added to the south at a slightly later date. Several windows and doors within the building indicate a refurbishment in the early 17th century and it is perhaps around this time that a stair-turret, which lies to the north of the stack, was constructed. Several additions were made to the house in the subsequent centuries, with the two most significant being a barn / cart-shed probably in the late 17th or early 18th century and a domestic wing in the 1830s. In the 20th century a conservatory was added at the rear of the building.</p>
Author of summary: A. Goldsmith	Date of Summary: 2 nd July 2007

**APPENDIX 3
ARCHIVE CONTENTS FORM**

Site Details	
Site Name: The Old House, 27 Leyton Road, Harpenden, Hertfordshire	NGR: TL 1349 1393
County: Hertfordshire	Museum Collecting Area: HALS
Site Code: AS 1067	Project Number: 2896
Date of Work: May 2007	Related Work:

Brief/s		Specification/s	
Date	Present	Date	Present
	None	30/3/07	Yes

Site Records (Description)		
Notes (14 sheets A4)		
Site Drawings (Give Details of Formats & Size)		
Drawn Plans & Sections:		
Architect's Drawings: 11 sheets A3		
Digital Drawings		
Printouts of Drawings	Printouts of Data	Digital Data
In report		Digital photographs and drawings on CD

Reports		
Report No	Report Type	Present
2211	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	1-15	Yes	Yes	2083	23-37	Yes
2	120mm	1-15	Yes	Yes	2086	1-9	Yes
3	120mm	1-15	Yes	Yes			
Photographic Location Plans Present? (Give Details) In report and separate printout in archive folder							
Digital Photographs (Give Details): Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

DEPOSITION OF ARCHIVE

An archive of all materials produced by the report has been created and listed (see above). Copies of the final report will be lodged with the CAO, HALS and the National Monument Record, Swindon. The archive will be lodged with HALS.

APPENDIX 4

PROBATE INVENTORY OF 1719 (as cited in Smith 1993, 219)

‘An Inventory of the Goods and Chattells of William Edwards Late of Harpenden in the County of Hartford Innholder deceased taken and Appraised this 28th day of September Anno Dom’ 1719.

A Barne a Stable and hogglaye – Sett up upon the premises by ye said W^m Edwards with other Outhouses

A Cart house sett up upon the West

ye Hale Chamber 2 Feather beads and bedsteads... [and] a Table a Court Cubbord an old Cheere

ye 2 Rooms over ye Kittchen an Old Feather bead [and] beadstedd... a pr. of handirons 2 Flock Bedds [and] beadsteads 3 Chesters an old Trunk 2 Stools and a Cheere

ye 2 Rooms over ye Parler 6 Flockbeads [and] beadsteads with a Smale table another Roome over ye Hale 2 Featherbeads... & beadsteads a pr. of Smale Handirons 5 Chayres & a Table

a Small Roome over ye Closett a Flock bead...

a Clock Standing upon the Stare Case

ye Hall a Table 8 Cheares a Screene a pott shelve a pr. of Handirons... & 2 Formes

ye Back Roome 3 Tables 8 Cheares a pr. of handirons Fire Shovells & Tongs...

ye Brewhouse...

ye Kittchin 2pr. of handirons Fire Shovell & Tongs Bellows ...dresser & Shelves a Table Cheares...

ye Seller.’

APPENDIX 5: LIST DESCRIPTION

TL 11 SW HARPENDEN LEYTON ROAD
(west side)
HARPENDEN

5/65 No 27 (The Old House)

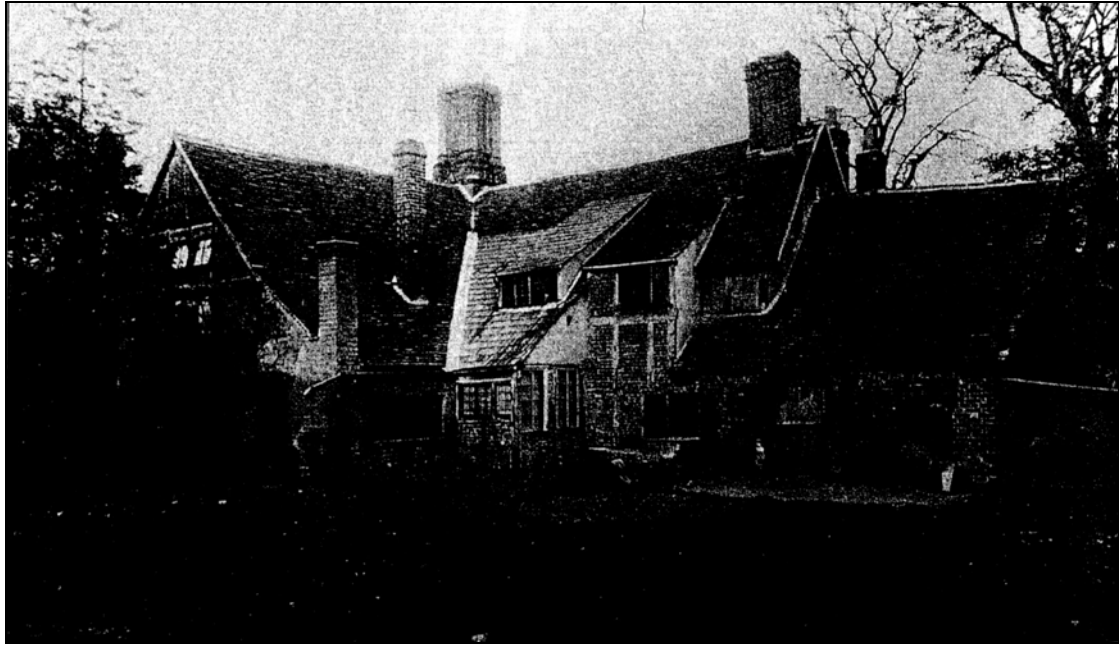
21.1.54

GV II

House. Built in the late C16 as an inn. Late C17 and early C18 extensions. Circa 1840 block on the front left. Early part is timber frame, the framing exposed at rear. Roughcast. Bricknogging. Plain tile steep-pitched roof. T plan, the cross bar of the T with gable end to road and deeply jettied on the upper floor. Front ground and 1st floor with 4 and 3 light C18/19 leaded casements. Towards the rear of the main range is a large late-C17 red brick chimney stack with square base and 4 octagonal shafts on stepped bases. Thin brick arrises between the shafts. Projecting from the centre of the N side of the range is a late C17 stair turret with original 1st floor casement band and below this a C17 mullioned and transomed leaded window. To the right of the stair turret there is a late-C16 2-light mullioned casement on the ground floor. The front left extension is painted brick with slate roof. Rounded bay Window on left side with 3 recessed sash windows on each floor. 1 8/8-pane sash window above replacement door. Internally, the main range is 4 equal bays. Wide inglenooks either side of brick stack, both with roll-moulded bressumers. Door arches on S side of stack have 4-centre heads with carved spandrels. Wide-plank C16/17 doors. The hall was formerly on the W side of the stack. The upper floor rooms preserve original door arches cut into the tie beams, formerly a connecting corridor between the rooms. 1 C16 bay in centre of S side; C17 stack inserted in gable end. Beyond this is a 3-bay late C17/early C18 barn range with queen post roof. Formerly the Bull Inn. A well preserved example of an early inn. (RCHM (1910); RCHM Typescript).

Listing NGR: TL1349813920

APPENDIX 6 OLD PHOTOGRAPHS



1 View of the rear of the house c. 1880 prior to the addition of the conservatory (Brandreth 1997, 44).



2 North-west view of the house c. 1900 (Scattergood 1935)



3 View of the front of the house c. 1930s (Scattergood 1935)

PLATES



1 East elevation of the building, taken from the east (2)



2 East elevation of 16th century jettied range, outshuts (right) and 1830s wing (left), taken from the north-east (5)



3 Stair-turret and chimney stack, taken from the north-east (8)



4 Lower part of north wall of stair-turret, taken from the north-east (7)



5 West elevation of the building, taken from the west (11)



6 View of the conservatory, taken from the north-west (12)



7 Doorway between barn and conservatory, taken from the north-west (13)



8 Entrance to 1830s wing, taken from the east (47)



9 Window on landing in 1830s wing, taken from the south-west (46)



10 View of small kitchen at west end of 16th century east – west range, showing boarded partition, taken from the south-west (17)



11 Bedroom to west side of chimney stack in 16th century east – west range, taken from the south-east (37)



12 Bedroom to west side of chimney stack in 16th century east – west range, taken from the north-west (39)



13 17th century window in bedroom to west side of chimney stack in 16th century east – west range, taken from the south (38)



14 Modern stair structure on ground floor of stair-turret, taken from the south (21)



15 Modern doors and bathroom partition on ground floor of stair-turret, taken from the south-west (20)



16 Cupboard door on landing in stair-turret, taken from the south-east (45)



17 Bathroom on first floor of stair-turret, taken from the south (34)



18 Bathroom on first floor of stair-turret, taken from the north (35)



19 Outshuts to north of 16th century range, taken from the north-east (6)



20 North wall of 16th century east – west range now enclosed by outshuts, taken from the west (19)



21 View of barn, looking into west extension, taken from the south-east (27)

PHOTOGRAPHIC INDEX



1

East elevation of the building, taken from the north-east



2

East elevation of the building, taken from the east



3

East elevation of the barn, taken from the east



4

South and east elevations of 1830s wing, taken from the south-east



5

East elevation of 16th century jettied range, outshuts (right) and 1830s wing (left), taken from the north-east



6

Outshuts to north of 16th century east-west range, taken from the north-east



7

Lower part of north wall of stair-turret, taken from the north-east



8

Stair-turret and chimney stack, taken from the north-east



9

North elevation of 16th century east - west range to west of stair-turret, taken from the north



10

West elevation of stair-turret and north elevation of 16th century east - west range, taken from the north-west



11

West elevation of the building, taken from the west



12

View of the conservatory, taken from the north-west



13

Doorway between barn and conservatory, taken from the north-west



14

View of kitchen, ground floor, taken from the east



15

View of lounge, ground floor, taken from the west



16

View of lounge, ground floor, taken from the south-east



17

View of small kitchen at west end of 16th century east – west range, showing boarded partition, taken from the south-west



18

View of small kitchen at west end of 16th century east – west range, taken from the south-east



19

North wall of 16th century east – west range now enclosed by outshuts, taken from the west



20

Modern doors and bathroom partition on ground floor of stair-turret, taken from the south-west



21

Modern stair structure on ground floor of stair-turret, taken from the south



22

View of dining room, ground floor of 16th century south range, taken from the north-east



23

View of dining room, ground floor of 16th century south range, taken from the south-west



24

View of playroom / study, within extension to 16th century south range, taken from the south-east



25

Corner fireplace within playroom, taken from the south-east



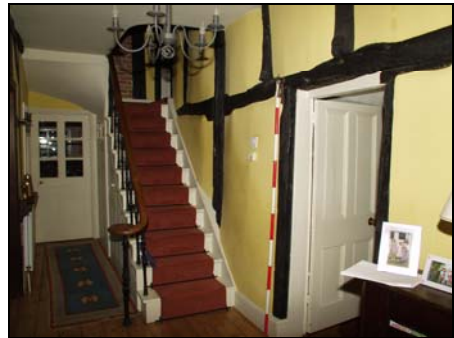
26

View of barn, taken from the north-east



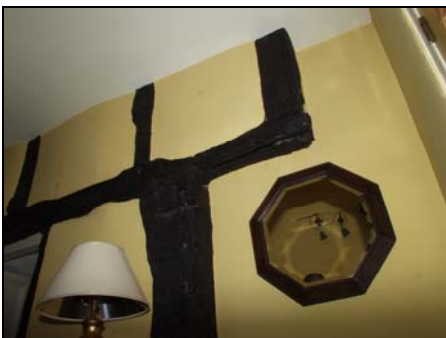
27

View of barn, looking into west extension, taken from the south-east



28

View of entrance hall, showing formerly external south wall of 16th century east – west range, taken from the south-east



29

Jettied construction of 16th century east – west range visible in north wall of entrance hall, taken from the south-east



30

View of parlour on ground floor of 1830s wing, taken from the west



31

Bedroom at east end of 16th century east – west range, taken from the south-east



32

Landing to east side of chimney stack in 16th century east – west range, taken from the north-east



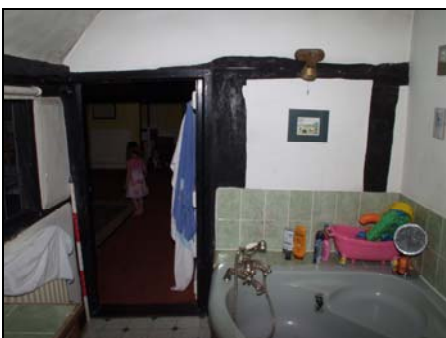
33

Landing to east side of chimney stack in 16th century east – west range, taken from the south-east



34

Bathroom on first floor of stair-turret, taken from the south



35

Bathroom on first floor of stair-turret, taken from the north



36

Corridor on first floor of 16th century east – west range, taken from the east



37

Bedroom to west side of chimney stack in 16th century east – west range, taken from the south-east



38

17th century window in bedroom to west side of chimney stack in 16th century east – west range, taken from the south



39

Bedroom to west side of chimney stack in 16th century east – west range, taken from the north-west



40

Diamond mullioned window within corridor on south side of 16th century east – west range, taken from the north-east



41

Bedroom at west end of 16th century east – west range, taken from the south-west



42

Bedroom on first floor of 16th century south range, taken from the north



43

Bedroom on first floor of 16th century south range, taken from the south-west



44

Bedroom on first floor of 16th century south range, looking into extensions, taken from the south-east



45

Cupboard door on landing in stair-turret, taken from the south-east



46

Window on landing in 1830s wing, taken from the south-west



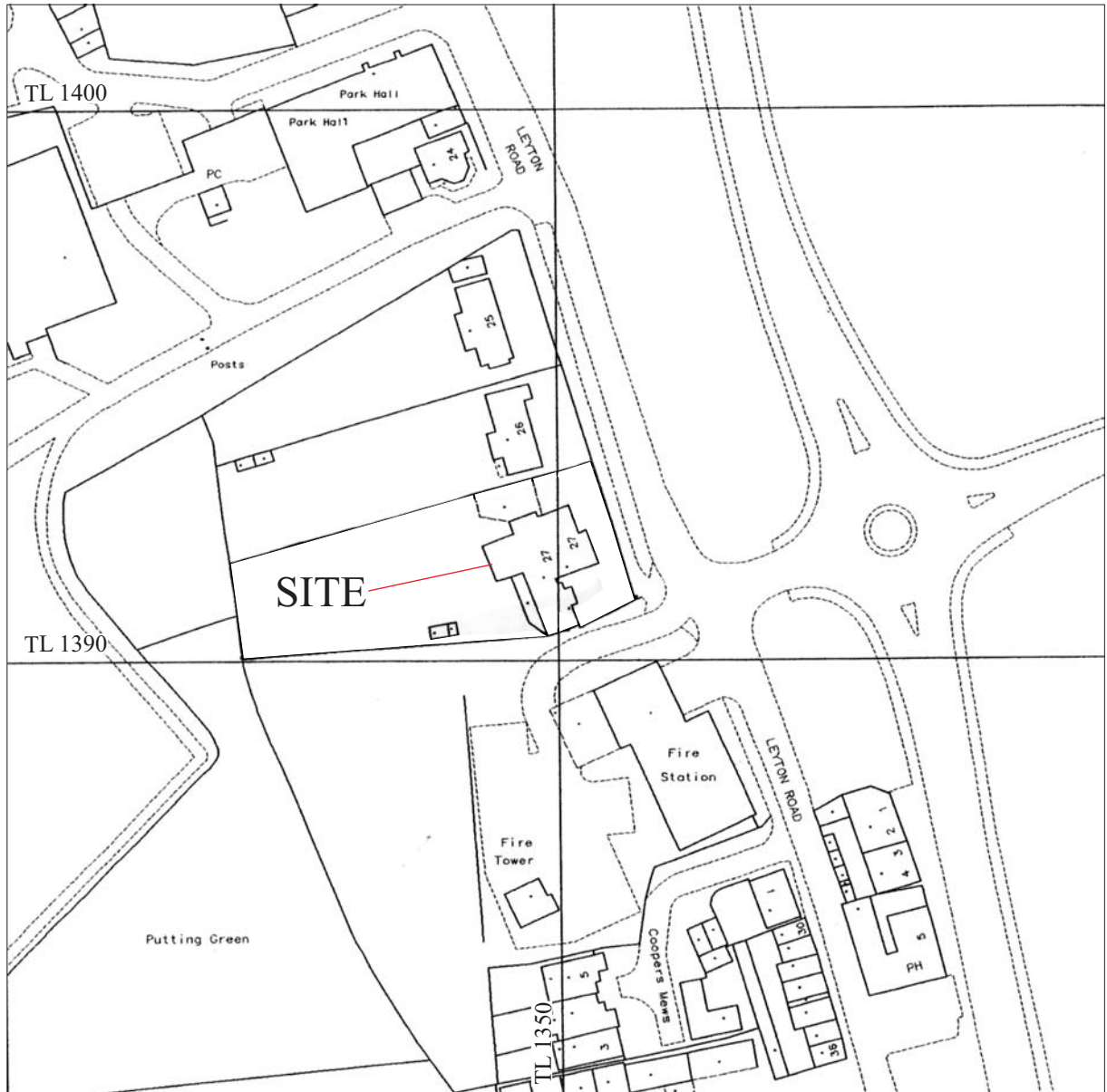
47

Entrance to 1830s wing, taken from the east



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



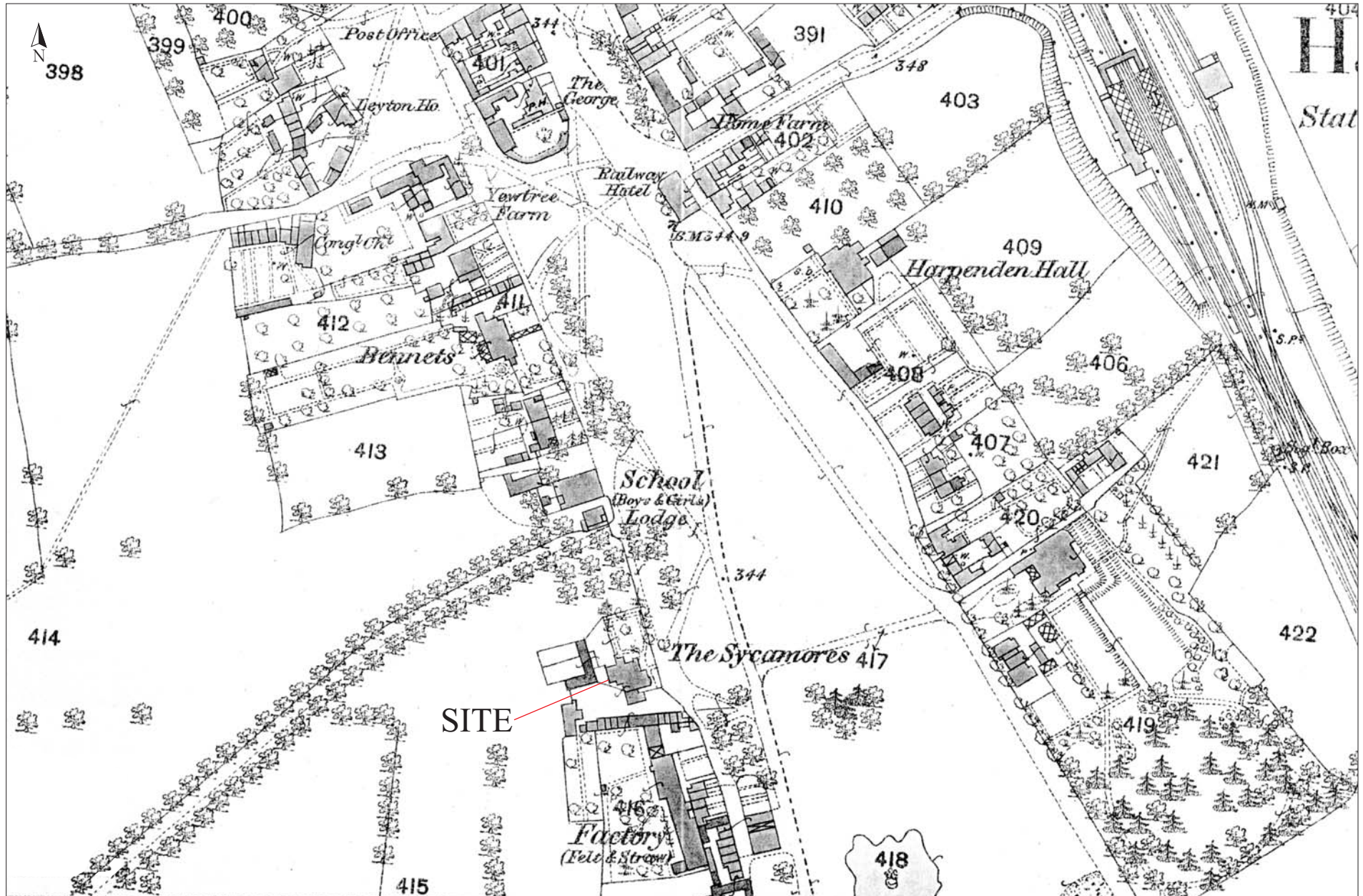
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Fig. 2 Detailed site location plan

Scale 1:1250 at A4

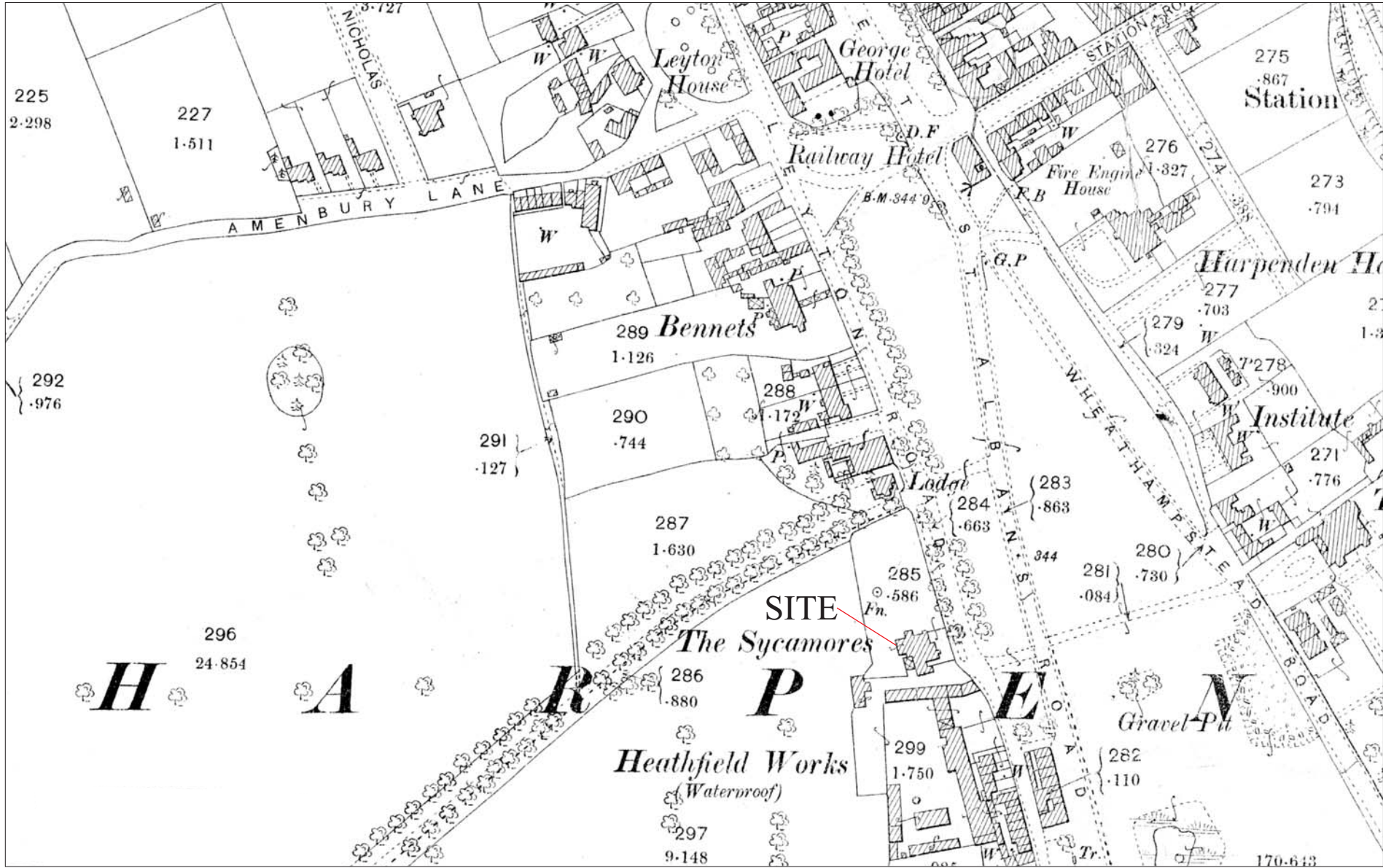


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Fig. 3 1836 tithe map
Not to scale



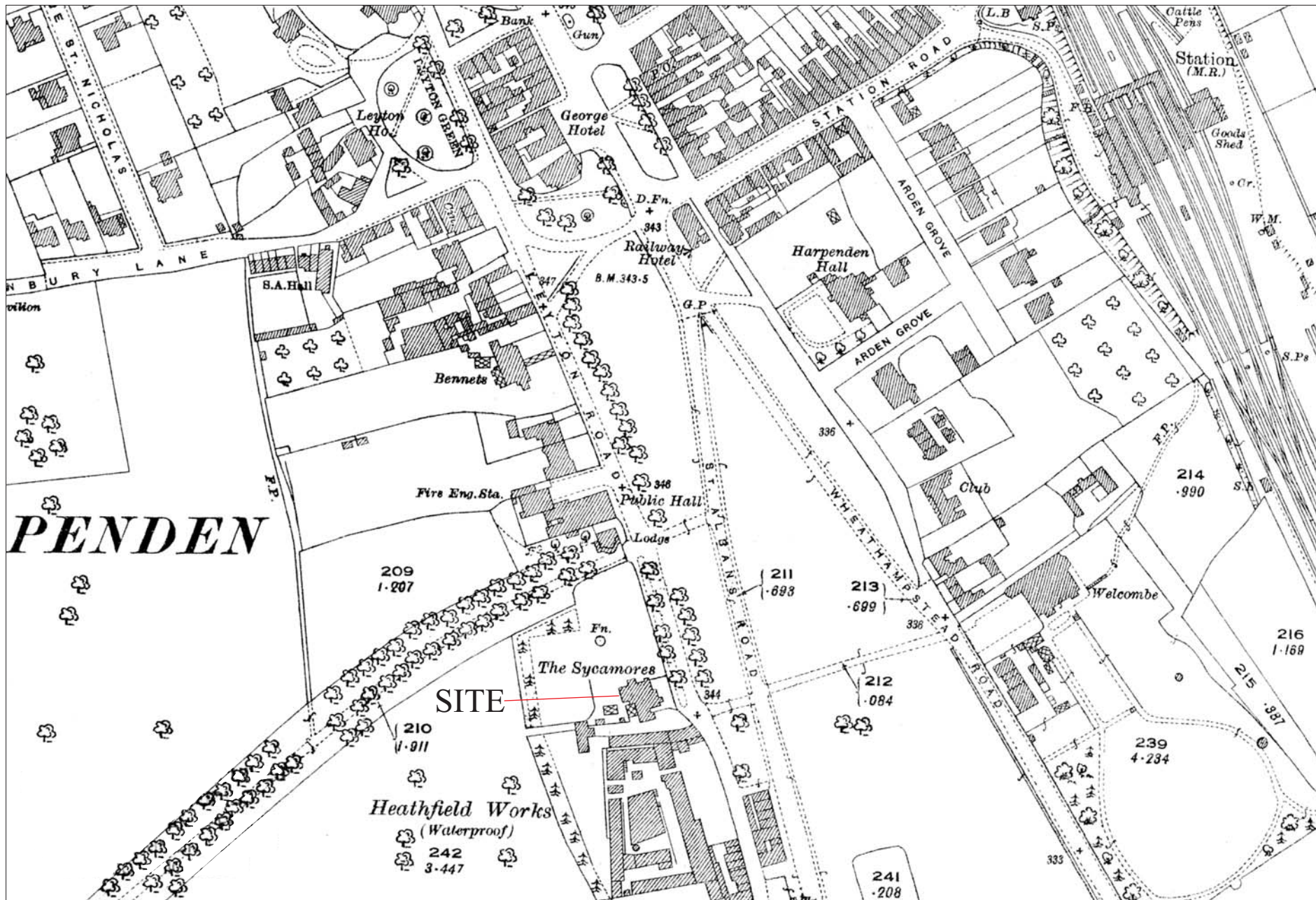
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 Fig. 4 1879 OS map
 Scale 25" to 1 mile at A4



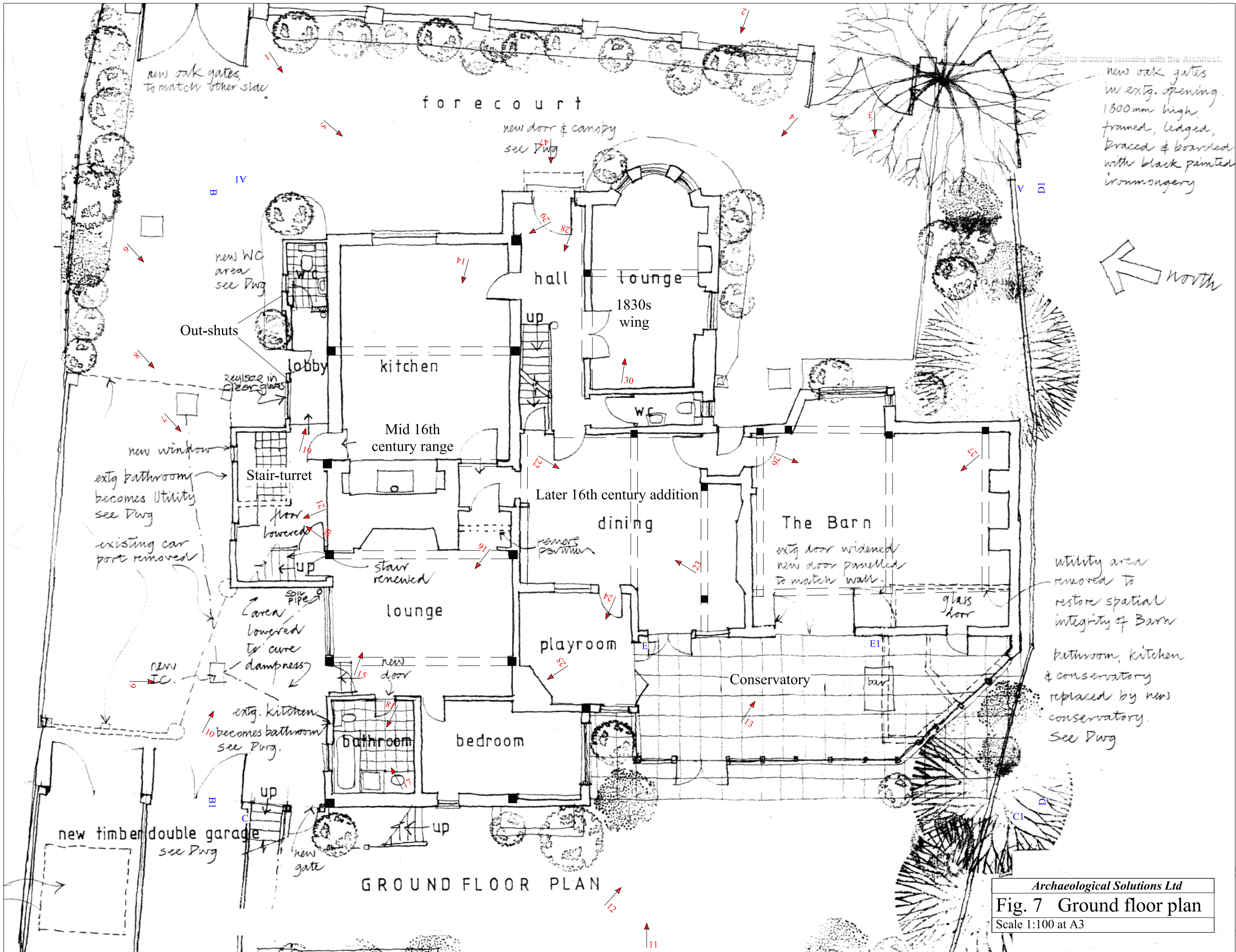
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 Fig. 5 1898 OS map
 Scale 25" to 1 mile at A4



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Fig. 6 1924 OS map
 Scale 25" to 1 mile at A4



new oak gates to match other side

forecourt

new door & canopy see DWG

new oak gates in extg. opening, 1800mm high, framed, ledged, braced & boarded with black painted ironmongery

IV

new WC area see DWG

hall

lounge
1830s wing

North

Out-shuts

lobby

kitchen

Mid 16th century range

Later 16th century addition
dining

The Barn

new window
extg bathroom becomes Utility see DWG
existing car port removed

Stair-turret

lowered

stair renewed

lounge

playroom

Conservatory

utility area removed to restore spatial integrity of Barn
bathroom, kitchen & conservatory replaced by new conservatory. See DWG

area lowered to cure dampness

new WC

extg. kitchen becomes bathroom see DWG

bathroom

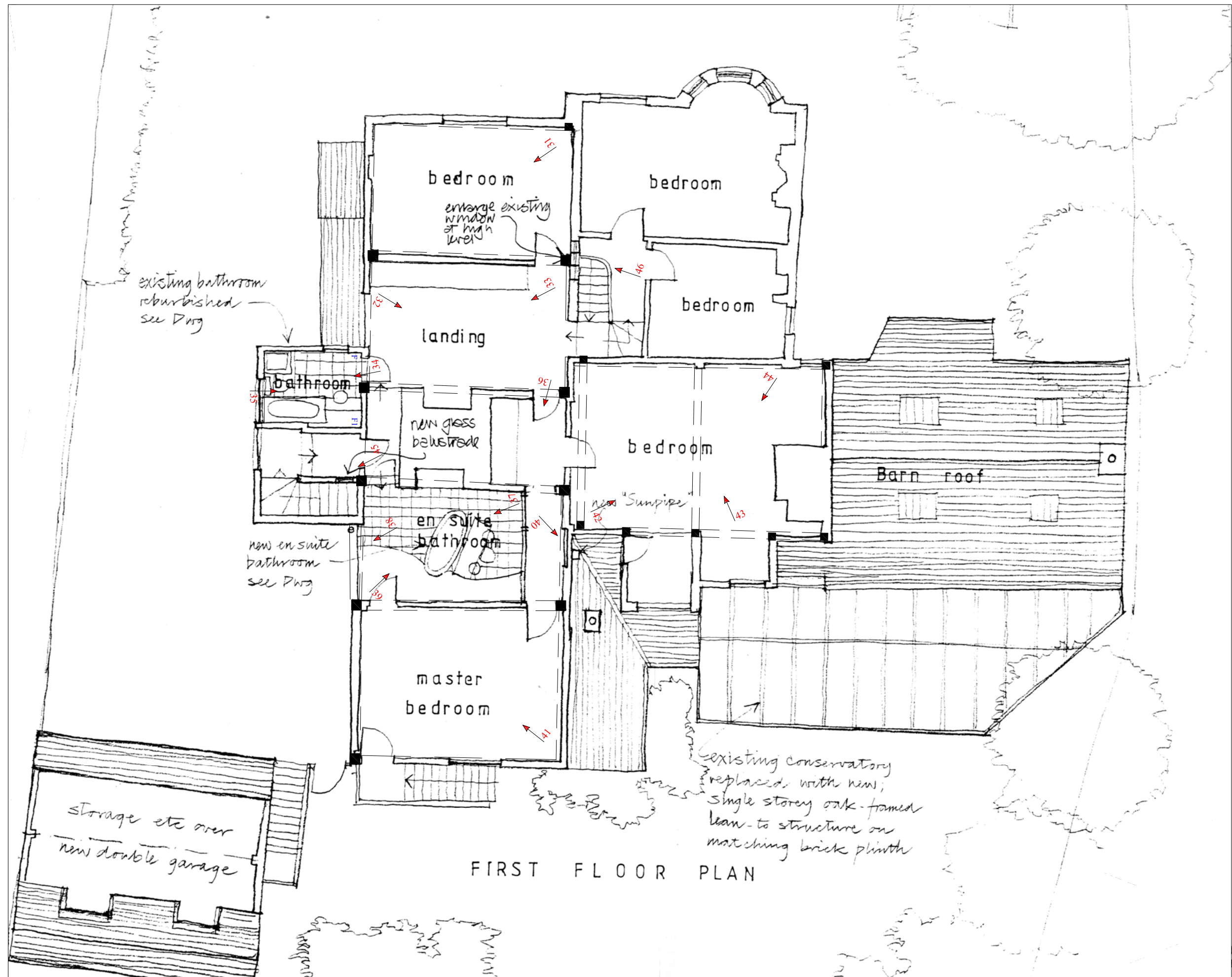
bedroom

new timber double garage see DWG

new gate

GROUND FLOOR PLAN

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Fig. 7 Ground floor plan
Scale 1:100 at A3





A

FRONT ELEVATION [EAST]

new entrance door
& canopy - See Plan

A1 new timber garage -
See Plan



new
canopy

B

SIDE ELEVATION [north]

new window

B1

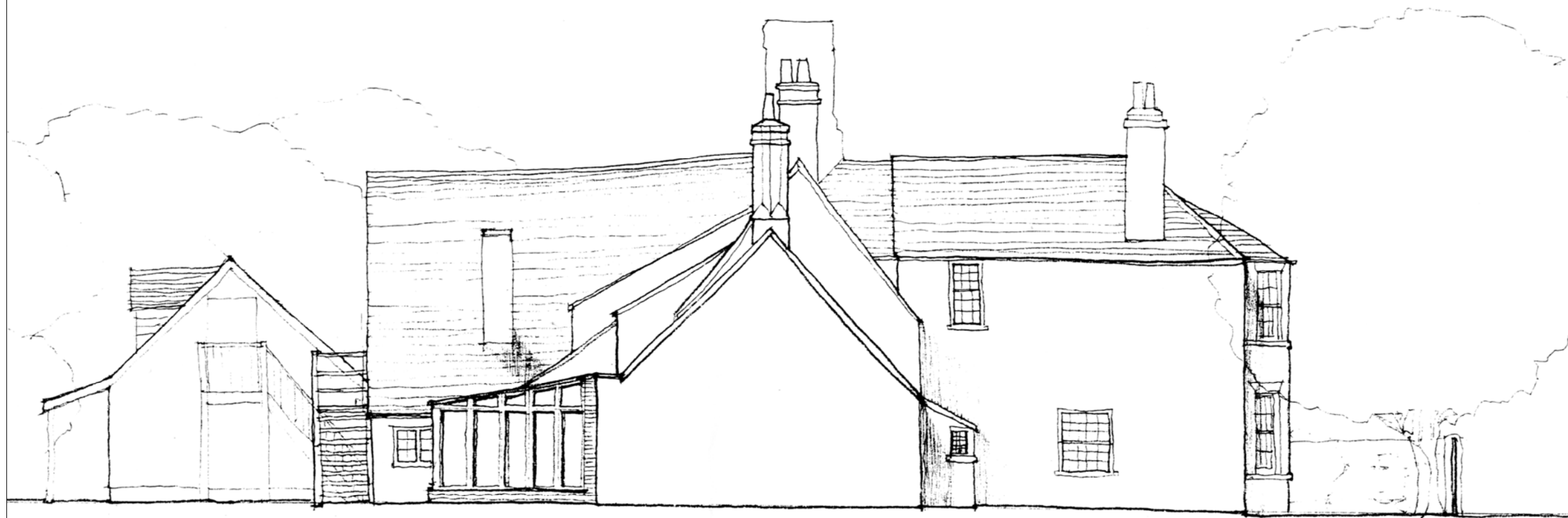
position
of
new garage



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Fig. 9 East and north elevations
Scale 1:100 at A3

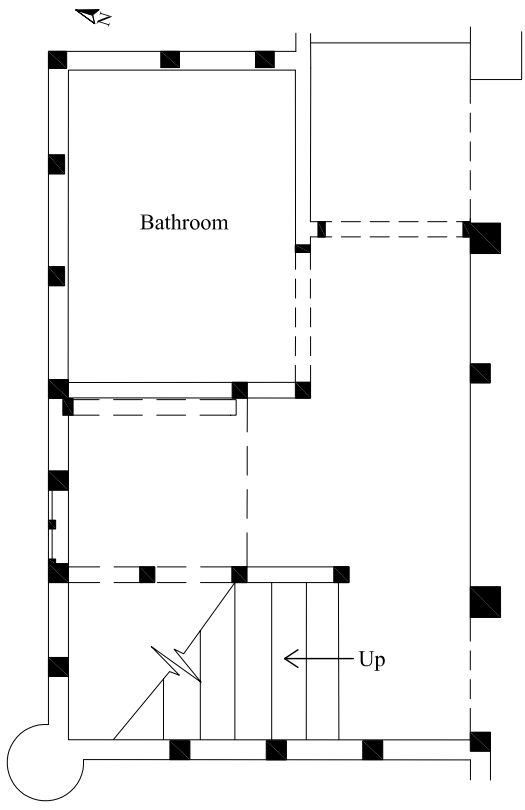


REAR ELEVATION [WEST]

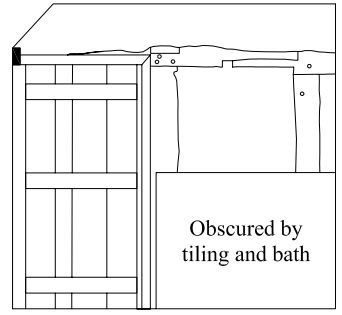


SIDE ELEVATION [SOUTH]

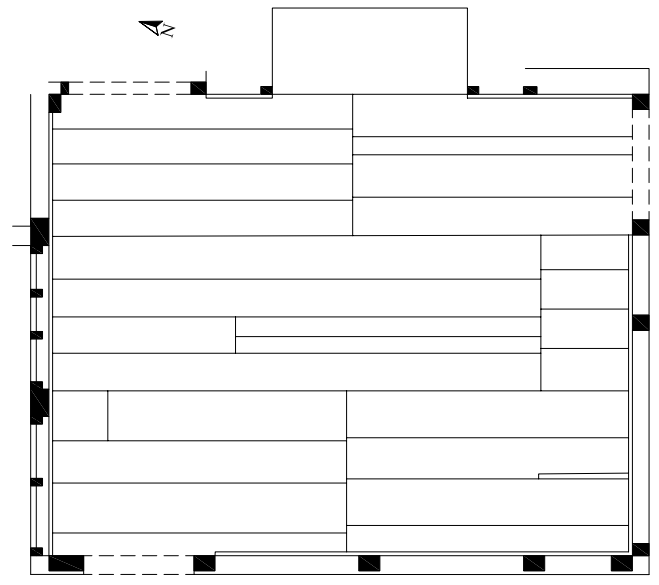




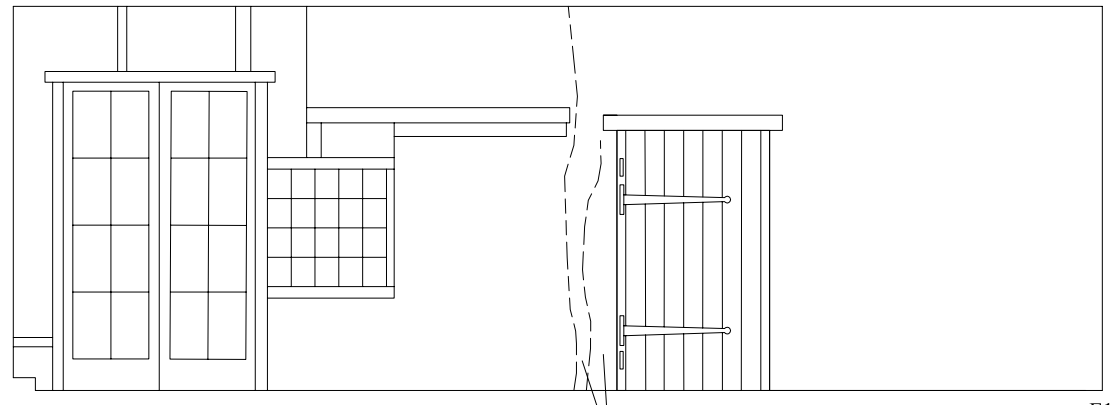
Ground floor plan of stair-turret



F F1
Elevation of the south wall of bathroom on first floor of the stair-turret



Plan of first floor room to west of chimneystack, showing position of floorboards and skirting



E E1
Elevation of the east wall of the conservatory
Areas of disturbed brickwork

