

**HARRINGWORTH MANOR COTTAGES
HARRINGWORTH, NORTHANTS**

ARCHAEOLOGICAL BUILDING RECORDING

Albion
archaeology





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Document: 2014/8
Version: 1.0
January 2014

Albion Archaeology Project Code: HMC2319

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on behalf of:
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Preface

Every effort has been made in the preparation of this document to provide as complete a report as possible, within the terms of the commission. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

The building recording was undertaken by Mark Phillips BA.. Mark Phillips is the author of the report and the project was managed on behalf of Albion Archaeology by Hester Cooper-Reade BA (hons), MIfA.

Acknowledgements

The project was commissioned by Nick Cox Architects on behalf of their client, Mr and Mrs Conant. We would like to thank Jonathan Cerowski, Hannah Reynolds and Davina Conant for their assistance. The photographs were taken by Nigel Macbeth. James Brennan Associates carried out the laser survey which was supplied by the architects for use in the report.

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Structure of this report

Section 1 is an introductory chapter giving the background to the report. Historical information derived from historic documents and secondary sources is presented in Section 2. A description of the building forms Section 3 with the analysis of the building in Section 4. The buildings significance and the impact of the proposed works are discussed in Section 5. The bibliography forms Section 6.

Figures are included at the end of the report.

Version History

Version	Issue date	Reason for re-issue
1.0	5/02/2014	na



1. INTRODUCTION

1.1 *Background to the Report*

The owners intend to submit applications for planning and listed building consent for Harringworth Manor Cottages. The proposed work comprises conversion of the existing building into a single residence and construction of a rear extension to replace an existing extension.

Albion Archaeology was commissioned to undertake a level 3 survey to provide additional information for the planning applications.

The East Northamptonshire Senior Conservation Officer has advised that a programme of archaeological building recording should be carried out and the report produced should be submitted as part of the planning application. A brief (NCC 2013) produced by the Assistant Archaeological Advisor for Northamptonshire County Council outlined the requirements and provided a basis for the Written Scheme of Investigation (WSI) detailing the methodology for the programme of building recording. The WSI (Albion Archaeology 2013) was submitted to the Northamptonshire County Council Assistant Archaeological Advisor for approval to allow work to commence.

Albion Archaeology was commissioned by the owners to produce a WSI (Albion 2013) and to undertake the programme of building recording and reporting.

1.2 *Site Location and Description*

Manor Cottages are located at 51 Wakerley Road, Harringworth at grid reference SP 91789754 (Fig. 1). Harringworth is in the north-east of Northamptonshire, close to the border with Rutland.

The building is set back from the road on open ground to the north-east of the village centre, close to the parish church and the river Welland. To the south the building is enclosed by a stone wall and to the east it is bounded by agricultural buildings.

1.3 *Aims and Objectives*

The requirements of the brief were for building archaeological building recording to include a level 3 photographic survey (English Heritage 2006).

The objectives of the building recording were:

- To provide a comprehensive visual record of the structures to inform the planning and listed building applications.
- To provide a review of the local regional historical context, with reference to the appropriate regional research agendas.
- To produce a high quality, fully integrated archived suitable for long term deposition in order to 'preserve by record' the buildings in their current form prior to conversion.



The research agenda for the East Midlands has not specifically highlighted research into rural buildings of this nature but research of the phasing may well add relevant information to research into the typology of regional building traditions and the development and decline of smaller estates (Research objectives 8C and 8D, Knight et al 2012).



2. HISTORICAL BACKGROUND

2.1 Sources

The historic background to the village has been examined in Royal Commission surveys of its archaeological monuments (RCHME 1975) and its buildings (RCHME 1984). Documentary sources referring to the area now occupied by Manor Cottages extend back to the 13th century. The later development of the site can be traced on historic maps which survive from the 17th century onwards. The historic background to the project was researched by Nick Cox Architects and this section makes use of the data they have collated.

2.2 Medieval Settlement

Evidence suggests that Haringworth was a settlement of some importance during the medieval period. The parish church of St John the Baptist has a large western tower dating from the late 12th or early 13th century and has high quality ashlar masonry in south aisle which was added during the 14th century. A document dating from 1410 mentions a bridge over the river Welland, a significant feature in the medieval transport network. Earthwork remains of former lanes and closes to the west of the church and on either side of Deene Road leading south from the market cross indicate that the village was formerly more extensive.

2.3 The Manor House

The cottages are Grade II-listed and contain the remains of a medieval manor house which was in the ownership of the Cantelupe family from the early 13th century and the la Zouche family after 1299. A document of 1272 provides details of the house which included a great hall, great chamber with a fireplace, garderobe with a fireplace, a chamber of the religious men with a fireplace, a gatehouse with a garderobe, a great kitchen as well as stables, a granary and a chapel. The buildings were of cut stone with stone roofs. Evidence from standing remains and archaeological excavations show that manor houses in this period generally consisted of a cluster of separate buildings such as the hall and the chamber block within an enclosed compound (e.g., Stanton Harcourt, Oxon and Chalgrave Manor, Oxon (Webster & Cherry 1979))

William de Cantelupe created a deer park (c.1234) which occupied much of the south of the parish. The remains of a 15th century hunting lodge, probably on the site of an earlier building still stand at the centre of the park, approximately 2.5km to the south-west of the village.

In 1387 William la Zouche obtained a licence to crenellate the house. It is likely that the complex would have developed into a courtyard plan in this period. John Camden described the manor in the first half of the 16th century as 'builded castelle like', suggesting a fortified manor.

Haringworth and Bulwick were sold by Lord Zouche to Francis Foxley. The manors were inherited by Foxley's children who subsequently sold the majority to Moses Tryon, a London merchant who lived at Haringworth from c.1620. An estate map in the Bulwick Hall archives illustrates the manorial complex in 1619



(Figs. 2-4). The map shows an extensive site enclosed within a series of squared or rectangular walled enclosures. The site was accessed off Wakerley Road via a gatehouse into an outer, entrance court. To the north of this a second gatehouse gave access to an inner court with buildings ranged along its north and west sides. The buildings on the north side appear to correspond to the position of the present Manor Cottages. The buildings on the west side included a chapel and a range that probably included the main residential buildings. An irregularly shaped court surrounded by buildings in the north-east of the complex was probably contained the service buildings. The plan shows geometrical patterns within a square enclosure at the south-east of the complex, indicating the location of a garden.

The hearth tax returns for 1673 record 13 hearths, however the house declined in importance after the rebuilding of Bulwick Hall in 1676, and was largely dismantled by 1719. A map of 1730 shows the site following the demolition of the majority of most of the buildings. Manor Cottages appears similar to its current form with the addition of an east-west aligned range attached to its north-west corner and a detached block to the north and the present stable block to the east.

The Ordnance Survey map of 1886 shows the plan of much as it appears today (Fig. 5).



3. BUILDING RECORDING: DESCRIPTION

3.1 Methodology

Throughout the project the standards set in the IFA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* and English Heritage's *Understanding Historic Buildings* (2006c) have been adhered to. All work has been done in accordance with the IFA Code of Conduct. Terminology for describing timber structures follows the CBA glossary (Alcock *et al* 1996).

The survey comprised a detailed examination of the building, field notes and a photographic record. The field notes were made as annotations and measurements added to drawings provided by the architect with additional notes and sketches. The architects' drawings were produced from a high resolution laser scan of the building undertaken by James Brennan Associates. The photographic record consists of medium format monochrome and high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

The survey was undertaken on 10th January 2014. The building is currently divided into two cottages and at the time of the survey the western half of the building was vacant whilst the eastern half was still occupied.

3.2 Plan and Exterior

The main part of the building is L-shaped, consisting of an east-west aligned range with shorter north range to the rear, at the western end. The main range has two full storeys, with an attic storey containing rooms in the western end. The north range has two floors and an attic storey. Both ranges are covered by gable roofs clad in stone slates; with a leaded valley between the two ranges.

Single storey extensions added to the building in the late 19th or early 20th century comprise a lean-to store on the east end of the main range with a kitchen extension and a narrow lean-to on the rear wall of the main range.

Inside the building is divided into two dwellings, each with a kitchen, sitting room, dining room and three bedrooms. The eastern cottage has a lobby entrance with a stair to the first floor on the side of the main chimney stack. The adjacent front door to the western cottage leads into a small lobby area which has been partitioned off within one of the living rooms.

3.2.1 South elevation (Figs. 9 and 13)

The eastern four bays, in coursed limestone, have wood casement windows and two doors in the centre of the elevation. Wood lintels over the openings have plain chamfers with run out stops. The western bay, with a moulded string course at first floor level, projects slightly from the rest of the elevation and is in ashlar masonry. The ashlar joins the rubble masonry to the east in a ragged line and abuts rubble masonry to its west in a straight join. The ground floor window in this bay is a wood casement, set in a medieval square-headed opening. Irregularities in the



masonry around the window suggest that it has been reset. The plain chamfered head has two roughly dressed triangular areas (Fig. 18) suggesting that it was recut from a window that originally contained two lights. The first floor window in this bay is a 15th century window with two cusped ogee-headed lights and a hood mould above. Ashlar masonry filling the lower part of the opening appears to be a later addition because the jambs can be seen continuing down to the sill below.

Three chimneys are visible in this elevation: a central axial stack and lateral stacks at the east end and another at the junction with the western bay.

3.2.2 West elevation (Figs. 11 and 15)

This elevation consists of the gable ends of the south and north ranges, with an M-shaped roof over. The masonry shows evidence of a complex history with blocked openings, traces of straight joins, bulges and offsets with variations in the quoins and the character of different sections of the masonry.

There are two existing openings, a metal framed, two-light window at attic level in the south range and a small stone window at ground level in the northern range. The latter is inserted into a larger, blocked opening. It has plain chamfered sill and jambs and a hollow chamfered lintel. The lintel is evidently reused from a larger opening as small pieces of stone have been used to infill the chamfer at either end.

There are four clearly defined blocked openings, three at ground floor and one at first floor level. In addition to this, traces of vertical straight joins and remnant quoins in the wall indicate other possible openings.

The limestone rubble masonry is interspersed with occasional blocks of ironstone which can be in the lower part of the wall and at the first floor level of the south range. A band of infilling just below the roof in the south range is evidence for rebuilding of the roof.

3.2.3 North elevation (Figs 10, 14, 16 and 17)

Elements making up this side of the building are the north range, the north wall of the south range and later additions built against the south range.

The north range forms the west part of the elevation. On its north and east sides it is built from coursed rubble laid in a regular pattern of alternating narrow and wider courses. The north wall has three-light windows with hollow chamfered mullions, a transom on the first floor window and hood mouldings over both. The north wall has a blocked ground floor opening towards its east end which is defined by quoins and a wood lintel. To the right-hand side of the ground floor window there is a vertical straight join of uncertain function. The north-west corner of this range shows a narrow vertical section of masonry separated by straight joins. The corner itself is set back with a slight chamfer and has vertical quoins. The narrow vertical band may be a scar left by the removal of former wall. The corner, with its irregular quoins, appears to have been rebuilt. In the east wall of the north range is a three-light, mullioned window matching those in the north wall. At the first floor there is a modern, wood-framed window with a top-hinged vent. Irregularities in the surrounding stonework and modern cement pointing suggest that the window is a



modern insertion. On the second floor is a small rectangular stone window with plain chamfers containing a modern, side-hinged casement. A shallow projecting chimney is corbelled out from first floor level, diminished in width at second floor level and topped by a short, square brick stack at roof level.

The north elevation of the main (south) range contains a first-floor window at its west end and a ground-floor window immediately east of the kitchen extension. The first floor window is of three lights with a UPVC unit as the eastern light. A section of infill below the sill suggests that the opening has been reworked. The ground floor window next to the kitchen is a two-light window below a timber lintel. A ragged join in the masonry to the left-hand side, with a remnant section of timber lintel, indicates a previous opening. A blocked door-sized opening exists at first floor level towards the east end of the wall.

The single-storey kitchen extension projects from the rear of the south range. It is built in coursed limestone rubble with limestone quoins. Its east wall has a metal-framed window and a door which forms the rear entrance of the eastern cottage. The corrugated roof has a brick chimney stack at its northern apex. The stack is square with a single flue and is constructed in red bricks with longitudinal pressure marks.

A narrow lean-to between the kitchen extension and the north range is constructed in brick with a corrugated roof. It is in two sections with a break in the roof line. The bricks are deep red with smooth surfaces and longitudinal pressure marks. The eastern part consists of a full height wall with small wood framed window with a hinged top vent. The western part contains a modern wood framed window with a heck (stable) door at its west end. Former openings in the upper part of the wall to either side of the window have been blocked with Fletton brick.

3.2.4 East elevation (Figs. 11 and 14)

The east end of the building comprises the gable end of the south range and a lean-to store. A first floor window in north side of elevation is a two-light wood-framed casement below a timber lintel. It is set into the upper part of a door sized opening, the lower part being filled with coursed rubble. The lean-to store abuts the east end of the south range in straight joins. It is built in coursed rubble with a plain tiled roof and has doors in its north and east walls.

3.3 Interior

At the time of the survey the eastern cottage (G1, G2, G6, F1, F2 and F3) was still occupied. The western cottage (G3, G4, G5, F4, F5 and S1 to 4) was unoccupied and completely clear.

The rooms on both the ground and first floor in the eastern cottage have a standardised plank and ledge internal doors (Fig. 23). These are 6 plank doors with beaded mouldings on both faces. They have 4 ledges on the rear with surface mounted locks of probable early 20th century date.

3.4 Ground Floor

The ground floor plan is shown in Figure 6.



3.4.1 Room G1 (Figs. 19-20)

This is the easternmost room in the south range, currently used as a living room. It measures 4.8m north to south by 3.12m east to west. The walls are covered with a mixture of wallpaper and wood effect cladding, which is used for the eastern side of the room. Two east-west aligned ceiling beams have plain narrow chamfers which have run-out stops 0.3m from the west side of the room only.

A two-light wood casement window in the south wall has ovolo moulded glazing bars and late 19th or earlier 20th century fittings. A two-light wood casement window in the north side of the room has a modern plain chamfered frame.

A corner fireplace in south-east of the room in cast iron fire has a modern wood surround.

3.4.2 Room G2 (Figs. 21-23)

This is the second room from the eastern end of the south range and is currently used as a living room. It measures 3.75m east to west by 4.75m north to south.

A single axial ceiling beam has plain chamfers with run-out stops at the west side of the room. The fireplace on the west side of the room fills the north half of the wall. It is 2.6m wide with a plain chamfered wood bressumer which has at least four peg-holes of c.2cm and 3cm diameter for a mantle shelf or other fittings. The opening below is filled with coursed limestone rubble forming a smaller central fireplace and recesses to either side. The current tenants reported that it formerly contained a kitchen range which was replaced by the current arrangement in the 1970s.

The room is lit by a single window in the south wall. This is a three-light wood casement with plain chamfered mullions and with ovolo window frames and glazing bars.

3.4.3 Room G3 (Figs. 24-26)

This is the second room from the west end of south range and forms part of the western cottage. It measures 4.7m north to south by 4.48m east to west.

Plaster has been removed from the walls in small areas to reveal the masonry around openings. The west wall of the room is formed by a timber stud partition covered in lath and plaster, which encloses the stairs to the first floor. A short plank and ledge door in the lower part of the wall gives access to a storage area below the stairs. The floor is of narrow machine-sawn boards.

Ceiling beams are visible at the west and south edges of the room with two forming a T-shape arrangement in the ceiling. The beams are approximately 0.25m wide with a steep, plain chamfer.

A fireplace on the east side of the room fills the north half of the wall. The wood bressumer has a plain chamfer on its lower edge with an ogee (lamb's tongue) stop at the southern end. The face of the bressumer is covered with small 'peck' marks



forming a key for plaster. The opening is lined with coursed rubble masonry and has a partially blocked recess in the left rear and a recess in the left side.

The room is lit by a three-light wood casement window in the south wall. This has plain chamfered mullions and ogee moulded frames. The slightly splayed opening extends below the window where it is lined with panelling to form a seat. A blocked window opening in the side of the room contains a similar seat.

A small entrance lobby, constructed from a single thickness of brick has been inserted in the south-east corner of the room either as part of the conversion to cottages or a later addition.

3.4.4 Room G4 (Figs. 27-28)

This is the westernmost room in south range. It measures 4.63m north to south by 4.05m east to west.

Plaster has been removed from sections of wall around some of the openings revealing the underlying stonework. The east wall of the room is formed by a timber stud partition covered in lath and plaster which encloses the stairs to the first floor. As in room G3 a small door gives access to storage space below the stairs.

The floor is in narrow machine-sawn boards. The ceiling is supported by two beams set side by side with an overall width of 0.34m.

A corner fireplace in the south-east of the room is constructed from a single deep block for the lintel with single blocks for the jambs with a narrow, plain chamfer around the edge of the opening (Fig. 28). Inside the cheeks are lined with stone and the back with brick. Apotropaic marks on the lintel consist of a daisy wheel on the left hand side and a partial circle on the right hand, possibly an unfinished daisy wheel. Other marks to the right of the daisy wheel could represent an elongated M. (Fig 28). A modern limestone rubble hearth in the base of the fireplace partly overlies an earlier hearthstone.

The room is lit by a window set in a deep, slightly splay opening in the middle of the south wall. The opening extends to floor level and a window seat has been inserted. The edges to the upper part of the opening are formed from dressed stone quoins whilst the lower part is rubble masonry.

A full height blocked opening in the middle of the west wall has a timber lintel and small, irregular rubble with a few larger dressed blocks along its inner edges.

3.4.5 Room G5 (Figs. 29-30)

This is the sole ground floor room in the north range which was until recently the kitchen of the western cottage. It measures 5.07m east to west by 4.19m north to south.

The walls have a plaster finish with tongue and groove wainscot up to dado rail level. A combination of machine-sawn floorboards and flagstones form the floor



with the flagstones in a 0.15m high raised area around the north and west sides of the room. Two ceiling beams consist of narrow (0.1m) plain beams set edgewise.

A door in south end of the east wall opens into the narrow lean-to extension on the rear of the south range. This is a plank and ledge door made from narrow planks with three ledges. The doorway at the east end of the south wall had no door at the time of the survey.

Room G5 is lit by windows in its north, east and west sides. Those at the north and west are stone, three light windows with concave moulded mullions fitted with a central opening casement. The third window, at the north end of the west wall, is set in a 0.33m wide, slightly splayed opening. It contains a modern wood casement, glazed with patterned glass.

3.4.6 Hall (Figs. 31-32)

A space at the base of the western stairs forms a short hall connecting rooms G3, G4 and G5. In the upper part of its eastern side is a narrow, angled window opening (Fig. 32). The inner (west) end of the opening has a timber post forming the right-hand jamb and a timber lintel over. Pintle hinges for a window or shutter are visible inside the opening.

3.4.7 Lean-to extension (Figs. 33-34)

A narrow lean-to extension at the rear of the south range forms a rear entrance lobby. It is fitted with modern cupboards and a WC at the east end. The south wall is lined with tongue and groove wainscot. At the south-west corner the blocked external opening of the angled, window opening described above is visible (Fig. 34).

3.4.8 Room G6 (Figs. 35-36)

This room occupies the single storey extension at the rear of the south range and is currently the kitchen of the east cottage. It is approximately square, measuring 4.35m long north to south by 3.75m wide east to west.

The painted walls are in rubble with brick dressings. Bull-nosed bricks have been used to define the openings in the east and west walls, whilst plain brick dressings have been used for the door in the south wall that opens into room G2. The exterior door in the east wall of the room is the back door for the east cottage and is a modern ledged and braced unit. The door to the bathroom in the south-west corner of the room is a modern flush surface door. In the centre of the east wall is metal-framed (Crittall) window with a side-hinged casement and top vent

At the north-east and north-west corners semi-circular recesses in the lower part of the wall are lined with brick. These are c.0.7m diameter and have a projecting band of brick towards the top of the recess to support coppers. A fireplace in centre of north wall has been removed and a wood burning stove installed in front connected to the flue.



3.5 First Floor

The first floor plan is shown in Figure 7.

3.5.1 Room F1 (Figs. 37-38)

This is the easternmost room on the first floor of the south range. It measures 4.95m north to south by 3.27m east to west.

There are two east-west aligned beams in the ceiling. The northern beam has plain chamfers with run-out stops at both ends. The southern beam has a wide, steep chamfer along its southern side only and shows evidence of re-use with two filled mortises in the soffit and an irregularly shaped filled hole in the chamfered face.

A fireplace located in the south-east corner of room has a cast iron grate and fire surround of a type current in the 1900s.

The room is lit by windows in the centre of its south side and at the north end of the east wall. That at the south is a wood-framed window with ovolo mouldings in the fixed light, and a modern replacement in the opening, right-hand light. The east window is modern, with plain chamfered mullion and router moulded window frames.

3.5.2 Room F2 (Figs. 39-40)

This is the second room from east end in south range and forms part of the east cottage. It measures 4.95m north to south by 4m east to west.

It was wall-papered and carpeted at the time of the survey. An inserted, single thickness brick wall divides this room from the stair landing to the west. There is a single, east-west aligned ceiling beam set edge-wise with plain, unstopped chamfers. The west side of the room is formed by the large central chimney stack. Information from the current tenants indicates that it contained a fireplace that has been blocked.

A wood framed three-light window in south wall has plain chamfered mullions and ovolo moulded frames and glazing bars.

3.5.3 Central first floor landing (Fig. 41)

This landing, situated on the south side of the central stack has been formed in the modern period by the insertion of brick walls to separate it from rooms F2 and F3. It contains a modern stair and banister.

3.5.4 Room F3 (Figs. 42-43)

This is the second room from the west end of the south range. It is currently a bedroom within the eastern cottage, situated above a ground floor room of the western cottage. It measures 4.8m north to south by 3.4m east to west.

Its eastern side is formed by the central chimney stack and an inserted brick wall that divides it from the stair landing. The western wall is an inserted partition wall.



A three-light window in the south wall has plain chamfered wood mullions, ovolo mouldings in the central fixed light and replacement router-moulded opening lights to either side. A window in the north wall has been divided by the inserted partition wall, leaving two lights in this room. On the east side the opening has a wide splay and the frame has plain chamfered mullions, frames and glazing bars.

3.5.5 First Floor landing in western cottage (Fig. 44)

This is a landing is situated between rooms F3 and F4. The space is enclosed by a timber partition covered in lath and plaster on its west side, a modern partition wall to the east and stone walls to the north and south. A shallow offset in the south wall may indicate a change in the masonry but its significance is uncertain. A corridor off the north-west corner of the landing is separated from room F4 by a partition wall. The limestone wall forming the north side of the corridor has a shallow offset corresponding to a break in the masonry which also visible in attic space above.

An enclosed stair from the ground floor consisting of a straight flight and winder top is surrounded by a banister on the landing. The banister has square newel posts with simple pyramidal finials. Half sections of vase-shaped turned balusters have been applied to the sides of the newels at the south end of the stair. The handrail has a flat top with plain chamfers. The north and east lengths of handrail also has a shallow convex moulding on the sides. Simple rectangular balusters are fitted between the handrail and a lower rail. Comparison with examples illustrated in Hall (2005, figs. 4.24, 4.54 and 4.64) suggests a date in the second half of the 17th century for the banister. Some details of the banister suggest that it has been altered at some stage, eg the underside of the handrail has some empty mortise holes and rectangular balusters (17th-century balusters were typically turned or splat, Hall 2005).

The landing is lit by a small window in its north-east corner. It originally formed part of a three-light window that has been subdivided by the insertion of a partition wall to form room F3. This part of the window currently contains a UPVC double glazed unit.

3.5.6 Room F4 (Figs. 45-47)

This room is the westernmost room in the south range. It measures between 3.6m and 4m north to south by 3.95m east to west.

The walls are plastered with the exception of the west wall where the masonry is exposed and small areas in the south wall where the quoins to either side of the window are visible. The floor was carpeted at the time of the survey. A north-south aligned ceiling beam across the eastern side of the room has plain chamfers with run out stops at the south wall. A second east-west aligned beam on the north side of the room appears to be positioned to support the upper end of the stairs to the room above (room S3). The doorway in the southeast corner of the room contains a modern plank-and-ledge door.

A blocked opening in the south end of the west wall contains a lintel forming an ogee headed opening with plain chamfered jambs (Fig. 46). There is an apparent



break or ragged join in the masonry to the right-hand side of the quoins and a straight join above the right-hand side of the lintel.

In the centre of the south wall a window opening, defined by well finished quoins, extends from floor to ceiling. A window of two lights with cusped heads fills the upper half of the opening. The cusped heads have been filled and the remainder glazed with a metal framed casement in the right-hand light.

3.5.7 Room F5 (Figs. 48-51)

This is the sole second floor room in the north range. It has been subdivided in the modern period to insert a bathroom into its eastern side. It measures 5.1m east to west (including the bathroom) and 4.32m north to south.

A limestone three light window with a transom in the north wall is located slightly left of centre in the west wall (Fig. 48). The mullions and underside of the transom have hollow chamfers. The lower section of the central light contains a modern wood casement.

A single-light, wood-framed window in the east wall of the bathroom is a modern unit with a top-hinged vent in its upper part. Evidence in the exterior elevation suggests that it may have been inserted in the modern period, possibly in association with the construction of the bathroom.

The east wall of the bathroom contains a finely dressed limestone fireplace with square-headed opening with a plain chamfer (Fig. 51).

The south wall, at its west end, contains the remains of disused doorway whose upper section is partially truncated by the soffit of the stair to room S4 (Fig. 49-50). The stonework near the head of the door has been cut back to insert a timber which supports the inserted stair above. The door jambs are formed from finely dressed limestone with a plain chamfers with a straight cut stops at the base of the opening. The underside of the stair visible through the opening is a modern construction in MDF board and sawn softwood.

3.6 Second Floor

The second floor comprises the attic area in the western half of the south range (S1 to S3) and single room in the north range (S4). The roof space above the eastern cottage was not accessible at the time of the survey. The second floor plan is shown in Figure 8.

3.6.1 Room S1 (Figs. 53-55)

This is the attic space in the south range immediately to the west of the central chimney stack. This part of the attic has no ceiling lining. The roof is supported by two trusses and the central stack and cross-wall at the east end of S1.

The floor is of chipboard panels laid over modern machine saw softwood joists. Its eastern end wall is formed by the stone chimney stack and cross-wall. At the west it is partitioned from S2 with fibre-board panels nailed to one of the principle roof



trusses with some softwood studs for reinforcement. The roof covering consists of stone slates nailed to machine sawn softwood tiling battens.

3.6.2 Room S2 (Figs. 56-58)

This is a narrow attic space located towards the west end of the south range, and located between two roof trusses. Its walls and ceiling are lined with plasterboard or fibre board partitions and the floor is carpeted. A small section of reed and plaster lining is visible above the current small access at the north end of the west wall (Fig. 57). Few details of the roof structure are visible in this compartment, but a cut-off stub of an earlier purlin is visible below the current purlin in the southern side of the roof.

A change in thickness in the exposed limestone walling forming the north side of the room indicates a break in the masonry (Fig. 56) which can also be seen at first floor level (Fig. 52).

3.6.3 Room S3 (Figs. 59-60)

This is the westernmost attic space at the westernmost end of the south range. It is accessed via a short flight of very steep steps in the north-west corner and is lit by a single window in the western gable wall. The window is a metal-framed, two-light unit dating to the 20th century. It has been inserted into a larger opening which extends above up to a timber lintel at ceiling height. The walls and ceiling are plastered apart from a small section of exposed limestone rubble walling in a recess below the window. The floor is planked with narrow, machine sawn softwood.

3.6.4 Room S4 (Figs. 62-64)

This is the sole room on the second floor of the north range. It entered from the southwest corner via a short flight of steps which lead down to modern (chipboard) winder stairs into the corridor on the floor below. The walls and ceiling are plastered apart from small sections of exposed limestone walling. This comprises coursed rubble in the north wall and in the reveals of a recess in the west wall. The room is lit by a single, small window in located towards the south end of the east wall. This has a plain chamfered stone surround in a splayed opening lined with finely dressed ashlar masonry. The window is modern wood casement. A modern en-suite has been built into the north-east corner of the room.

3.6.5 The Roof

The roof structure is visible in rooms S1 and S4.

The roof in S1 is a principle rafter roof with clasped purlins (Fig. 53). The principle rafters have soffit trenches for the purlins. At their upper ends they are notched to fit a substantial, square sectioned ridge-piece (ridge-plate). A small triangular block below the ridge-piece reinforces the joint at the apex. The purlins are approximately square in section and where joins are visible these are simple splayed scarfs. In the truss at west end of S1 the clasped purlin on the south side of the roof has been cut off leaving a short stub and the current purlin is carried on the back of the principle rafter. The collar beams are cambered and have slightly expanded ends with a rounded shoulder. The ends are tenoned and pegged to the principle rafters with further reinforcement provided by metal straps across the



joint. Empty mortises indicate the location for arch braces below the collar (Fig. 54). Long mortises with three peg-holes in the principle rafters match long, shallow mortises without peg holes in the soffits of the collar. Former wind braces are indicated by redundant mortises at the foot of the principle rafters and corresponding trenches in the back of the purlins (Fig. 55). The tie beam in central truss has a deep section with a plain chamfer on the western side of its upper face (Fig. 54) whilst the tie beam to the west is circular in section with deep notches cut at either end to seat the base of the principle rafters (Fig. 55). It is clear that the roof has been rebuilt. The tie beams appear to be made from reused timber and with improvised carpentry joints to support the feet of the rafters. The well carpentered roof above is fitted together awkwardly with overlapping purlins and missing braces which presumably were not needed or would not fit into the rebuilt structure.

In the north range, a few details of the roof were visible through an open ceiling hatch in room S4. The rafters are halved together at the apex, contrasting with the ridge piece in the roof of the south range.



4. BUILDING ANALYSIS

4.1 Introduction

In this section the structural and documentary evidence is examined in relation to the date, use and development of the building. The construction phases are illustrated in Figure 12.

4.2 Medieval - Fifteenth Century

The earliest dateable building fabric is in the westernmost bay of the south elevation. Ashlar masonry with a wall thickness of 1.15m contains a 15th century window at first floor level and a modified medieval window in the ground floor.

The western end wall of the building contains evidence for a complex development with straight joins or wall scars and later masonry in the upper part of the gable of the north range. Blocked openings in this wall include a first floor door indicating that the building extended further to the west. The substantial thickness of this wall at 0.95m and its proximity to the 15th-century ashlar work suggest that it may be a survival from the medieval buildings known to have stood on this site. The relationship with the 15th century fabric is ambiguous as the two walls meeting at a straight join. A blocked first floor medieval door opening is visible internally in room F4; however a join in the masonry to the right of the door means that this door may have been reset.

4.3 Seventeenth Century

The building contains two distinct construction phases dateable to this period (Fig. 12, 17th century A and B).

The south range (Fig. 12, 17th century A) forms an inline building with a central H-shaped stack which is offset to the north, presumably leaving space for a lobby entry at the south side of the stack. The walls are constructed in coursed squared rubble with irregular thin and thick courses. In the openings with exposed internal edges (eg in G3) these are framed by roughly squared, irregular quoins. The windows and doors are all later insertions or renewals. The plan of this part of the building provides four heated rooms. In the standard arrangement the central stack would serve a kitchen/hall and a parlour to either side. The refinement of chamfered ceiling beams and the ogee stop on the bressumer over the hearth suggest that G3 was the parlour. The rooms at either end of the range contain corner fireplaces, an arrangement characteristic of the period. The fireplace in the east end of the range now has a modern surround. The fireplace at the western room has stone surround with a plain chamfer. On the lintel there are circular 'daisy wheel' patterns and a possible M shaped mark inscribed into the stone. These features which most commonly occur in 17th contexts, are described as apotropaic (evil averting) marks, and are thought to be intended to prevent evil spirits from entering a house (Hall 2005, 150-53). They are typically found on hearth, door and window openings. The staircase in the south range has details dateable to this phase and appears to be an integral part of the plan with the walls of the stair forming the division between rooms G3 and G4.



The north range (Fig. 12, 17th century B) forms a single room projection on three floors. The masonry in this part of the building is in coursed squared rubble laid in an alternating arrangement of thin and thicker courses. The windows have mullion windows with hollow chamfers. A small window in room S4 has a plain chamfered, finely finished stone surround. The purpose of a squint window at the junction of the north and south ranges is unclear and it is provisionally assigned to this phase.

The south range by itself forms a complete dwelling with parlour, hall, kitchen and service rooms on the ground floor. It seems likely that the north range was a later addition. The high quality stonework in the north range contrasts with the plain vernacular construction of the south range. The north range forms an architectural statement but interestingly is on the rear of the building, facing towards the river.

4.4 Late Nineteenth Century – Early Twentieth Century

During the late 19th or early 20th century the house was divided into two large cottages. A single storey extension added to the north side provided a kitchen or service room for the eastern cottage. It is constructed in the local limestone with bull-nosed brick dressings to the window and door openings. Two semi-circular brick-lined recesses in this room would have contained coppers for heating water. It is presumed that the wall at the side of the stack which separates rooms G2 and G4 was added as part of this phase. The standardised planks and ledge doors used throughout the eastern cottage as well as the ovolo moulded window frames in the south range are consistent with this date.

The south front may have been refaced as part of this phase of works. The wood casement windows in this side have matching chamfered wood lintels and there is no sign of cutting-in of new openings or blocking of earlier openings. A slight, ragged offset in the masonry in the east elevation, above the roof of the lean-to store may mark the junction with the refaced stonework on the south front. The rear door opening into the north range is also likely to have been inserted during the conversion of the building into two cottages

A lean-to store on the east end of the south range and a narrow brick lean-to along the rear of the building may be slightly later additions.

4.5 Later Twentieth Century

A number of minor alterations have occurred in the modern period. Steel framed windows in the kitchen extension and room S3 are likely to date from the mid 20th century. The installation of bathrooms forms part of the modern alterations. A small bathroom occupies part of the narrow lean-to at the rear of the house in what may have originally been a larder off the kitchen. Room F5 has been subdivided to form a bathroom and the window in its east wall appears to be a recent addition, probably inserted as part of the bathroom conversion. An ensuite in room S4 is also a very recent addition. Modern windows and repairs to the earlier windows are identifiable by plain chamfered or router moulded frames.



5. IMPACT ASSESSMENT

5.1 Introduction

The principles outlined in Conservation Principles Policies and Guidance (English Heritage, 2008) provide a framework for the sustainable management of the historic environment. These principles include the idea that the understanding of the significance of places is vital and that significant places should be managed to maintain their values. Heritage values provide a means of looking at the significance of a place under different categories to identify a range of potential heritage values and associations for that place. The categories outlined in Conservation Principles are evidential, historical and aesthetic. Evidential value derives from the potential of a place to yield evidence about past human activity. Historical value derives from the ways in which past, people, events and aspects of life can be connected through a place to the present. This is considered under illustrative and associative values. The first concerns how the building relates to history overall, considering how it relates for instance to the development of housing and social history. The second concerns the historical associations of the building, e.g. known owners, architects etc. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

5.2 Heritage values

5.2.1 Evidential value

The medieval fabric represents a small part of what was once an extensive courtyard building. Historic maps show that the surviving remains lay on the north side of an inner court with a service court to the east. No internal fittings survive from this period. The fragmentary nature of the remains means that relatively little can be said about their original form and function.

The 17th-century rebuilding resulted in a standard lobby entry building with additional accommodation in a short northern range probably as a later addition. The structure from this phase remains substantially intact, though with few internal fittings.

In the late 19th or early 20th century the building was converted into two cottages. New doors and windows were inserted or originals replaced, the south elevation appears to have been refaced, the roof over the south range was rebuilt and extensions were added. The work undertaken at this time is likely to have resulted in the removal and replacement of earlier internal fittings.

5.2.2 Historical illustrative value

The building includes some medieval fabric with identifiable architectural features. As such it is a rare survival of medieval domestic architecture and is therefore significant. It is however a fragment of a single structure within what would have been a complex of buildings and as a result is difficult to interpret, limiting its illustrative value. The location of the manor next to the parish church illustrates the historical link between manorial centre and church.



The 17th century fabric in the south range illustrates a variation on the commonly occurring inline plan for houses in this period, although with an additional room at one end. The north range represents a further architectural elaboration, probably as an extension added to the south range. Surviving internal features comprise the west stair, ceiling beams and fireplaces. Chamfers and stops on beams in the ground floor rooms give some indication for the relative status of the rooms and the arrangement of the internal spaces. One fireplace has apotropaic marks which illustrate otherwise unrecorded aspects of ritual activity and popular belief.

The late 19th or early 20th conversion of the building into a pair of cottages resulted in a layout and facilities similar to that in newly built rural cottages of the period, e.g. paired entrances, services at the rear, enclosed gardens.

5.2.3 Historical associative value

The manor has historical associations the Cantelupe family from the early 13th century and the la Zouche family who were the lords of the manor after 1299. The house was under development in the late 14th century by William la Zouche who obtained a licence to crenellate in 1387. In their wider associations the owners of the house clearly had a significant impact locally, such as the creation of the deer park and hunting lodge in the south of the parish.

The purchase of the manor by Moses Tyron, a London merchant, in the early 17th century is likely to have had a significant influence on the development of Haringworth and reflects wider changes in patterns of land ownership. The economic growth of London in this period allowed successful merchants and members of the professional classes such as lawyers to invest their wealth in country estates.

5.2.4 Aesthetic value

The exterior of the building exhibits evidence of its complex construction history and architectural details derived from vernacular and polite traditions as well as the use of local materials. All of these features contribute to the buildings visual interest and aesthetic value. The building is visible from Wakerley Road and from parts of the village. As such it forms part of the setting of other heritage assets in the village, particularly the adjacent parish church.

The interior of the building contains historic details such as the blocked door in room F4 and disused door in room F5. These contribute to the sensory and aesthetic values of the building by providing visual references to the history of the building.

Some modern alterations, including the conversion of the building into two cottages, may detract from the aesthetic values of the building. The division of F5 to form a bathroom has altered the proportions of the room and the relative location of the window and obscured the fireplace. The modern stone infill within the fireplace in room G2 can be seen as a negative impact on the historic character of this space.



5.3 Proposed Works

The main works involve converting the building to a single residence and the construction of a single storey extension at the rear to replace the existing rear extensions. The proposed works are listed by floor below.

5.3.1 Ground floor

- Demolition of narrow early 20th century brick lean-to extension.
- Demolition of single storey late 19th/early 20th century kitchen extension.
- Construction of single storey extension to rear for kitchen/dining room and study.
- Reduce length of the lean-to store on the east end of the building
- Remove inserted partition walls and modern staircase to the south of the central stack in the east cottage
- Remove the modern brick lobby partition in the west cottage
- Partially infill western front door and fit window in reduced opening
- Remove modern infill in fireplace in room G2
- Remove modern hearthstone from fireplace in room G4
- Formation of new door opening in east end of south range
- Remove infill from doorway in west end of south range and fit new door
- Form new window opening in north wall of room G2
- Extend existing window opening in north wall of room G1 and fit new door
- Form new opening to link rooms G4 and G5
- Widening of various existing ground floor door openings to ease access
- Infill small window opening in NW corner of room G5
- Infill external door opening in east wall of room G5
- Infill existing door opening in SE corner of room G5
- Modify stairs between G3 and G4

5.3.2 First floor

- Remove modern partition wall between room F3 and landing
- Construct partition in eastern half of room F3
- Remove modern partition wall and bathroom fittings from room F5
- Form new window openings in the north side of rooms F2 and F3
- Form new door opening in timber partition on north side of room F4
- Replace existing modern stairs in corridor off western landing

5.3.3 Second floor

- Construct new partitions in room S4 for landing and WC
- Remove modern ensuite from room S4

5.4 Impact of the Proposed Works

The most substantial part of the proposed work is the replacement of the late 19th/early 20th kitchen and lean-to extensions at the rear of the building with an extension for a kitchen/dining room and study. The impact on the heritage values of the building by the removal of these late additions would be low. The proposed extension has a potential visual impact but screening by the other parts of the building and the buildings to the east limit the potential lines of sight.



Other proposed alterations to exterior of the building comprise re-opening blocked openings, alterations to existing openings and the insertion of new openings. The formation of new openings has the greatest potential impact. Where new openings are proposed they are sited at the rear of the south range where the potential visual impact is minimised, it would however result in the limited loss of historic fabric and modification of this elevation.

The north and east walls of the north range represent single construction phase with distinctive rubble masonry and stone mullion windows. It is proposed to block the door in the east wall which appears to have been inserted as part of the 19th/20th alterations. The impact on the heritage values of the building would be low or negligible.

A number of the proposed alterations are intended to improve wheelchair access. These comprise widening of door openings and the creation of a ground floor bedroom and bathroom. The proposed door widening would involve the modification of existing openings, slightly altering their proportions. No historic doors or doorcases would be affected as the doors are set in plain openings and the doors themselves are either recent fittings or are not present. The proposed ground floor bedroom and bathroom in rooms G4 and G5 requires a new door opening to link these rooms. The proposed location for the door is within an undated, but possibly medieval part of the building. The new opening would involve the loss of some undated historic building fabric, although the overall impact on the heritage values of the building would be low.

A number of the proposals would have a positive impact on the building. Removal of the modern partition and stairs at the side of the central chimney stack would restore the original relationship between the front entrance and rooms in the south range. The removal of the inserted bathroom in room F5 would restore the designed proportions of the room and the relationship between its surviving architectural features.



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7. APPENDIX 1: LIST DESCRIPTION

HARRINGWORTH WAKERLEY ROAD
 SP9197 (North side)
 11/142 Nos. 50 and 51 (Manor Cottages)
 23/05/67 (Formerly listed as Nos. 50 and 51)

GV II

Manor house, now 2 dwellings. Late C13 origins, surviving range is probably mainly early C17 modified C19. Squared coursed limestone and limestone ashlar, with Collyweston slate roofs. Originally courtyard plan now L-shaped. 2 storeys with attic. Main front is a 5-window range. First floor window, to far left, is C15 two-light window with cusped ogee-head lights and hood mould. Below is a C19 casement set in a medieval square-head opening. Other windows are C19 casements under wood lintels. 2 C19/C20 doors to centre are also under wood lintels. The bay to the far left is ashlar and breaks forward slightly. Central brick stack and 2 lateral brick stacks to left and right. C19 lean-to extension to left.

Rear elevation has wing breaking forward to right, with gabled roof parallel to main roof. One C17, three-light, stone mullion window, to ground floor, and similar window, with transom, to first floor. Return wall has 2 similar, 3-light, windows. There is a single-light window with stone surround, set diagonally, at the junction of the main range and the projecting wing. There is evidence that this wing continued further eastward. There is also evidence of blocked doorways in the east gable and rear well of the main range. C19 single-storey extension to rear of main range. Interior not inspected but noted as having 2 open fireplaces and a C17 staircase with moulded handrail and square newels with shaped tops. A manor was recorded on this site in 1272, William la Zouche obtained a licence to crenellate in 1387 and a map of 1630 shows buildings arranged around an inner and outer courtyard. A chapel was recorded as standing between the manor house and Church of St. John Baptist (q.v.). The Manor was bought by Moses Tryon in 1617 and he may have been responsible for some of the surviving building. The house had been largely dismantled by 1719 when the Tryon family made Bulwick Hall (q.v.) their principal residence.

(Buildings of England: Northamptonshire: p251; RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p84; Northamptonshire Records Office; Cartographical Collection)

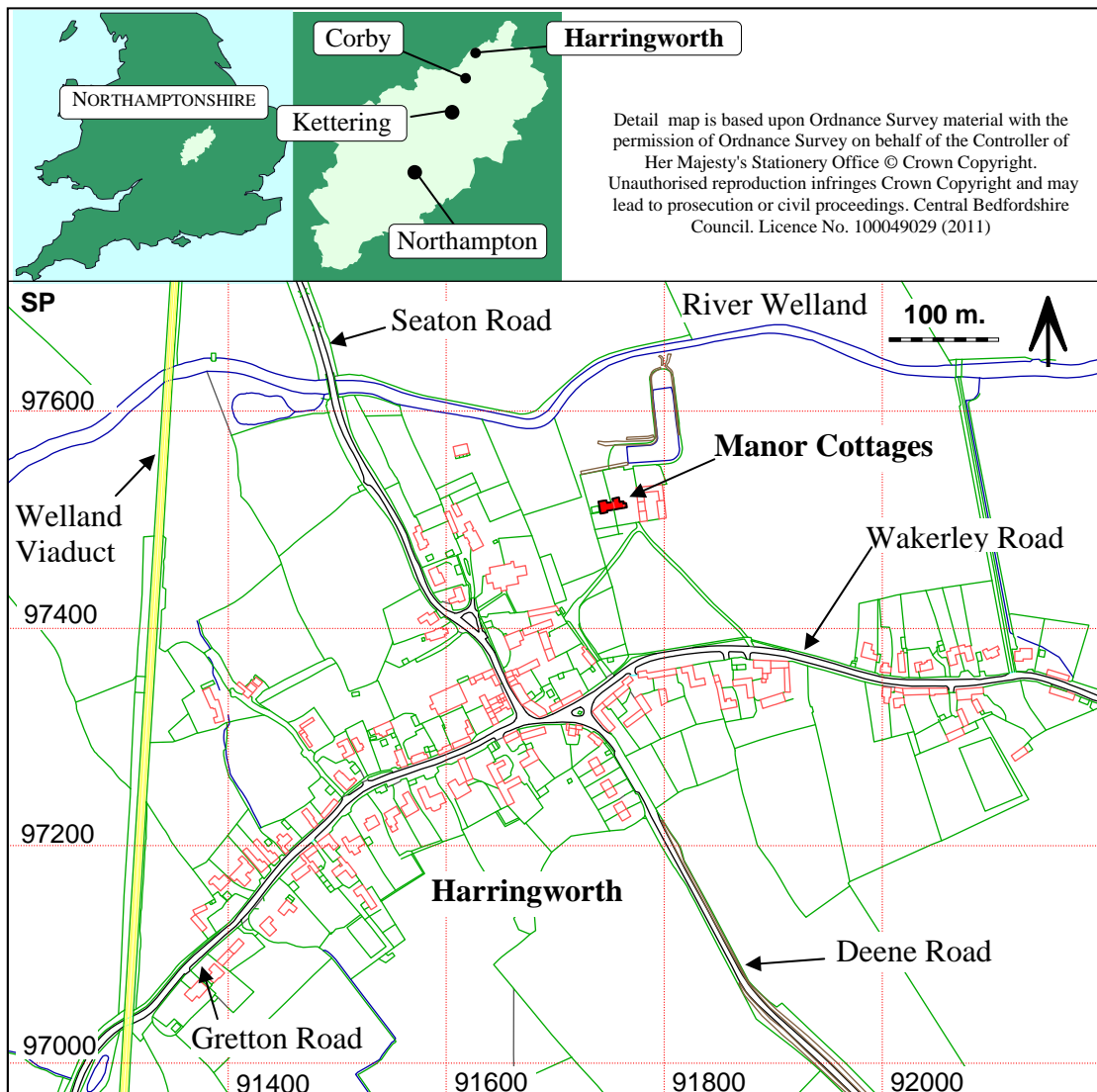


Figure 1: Location plan

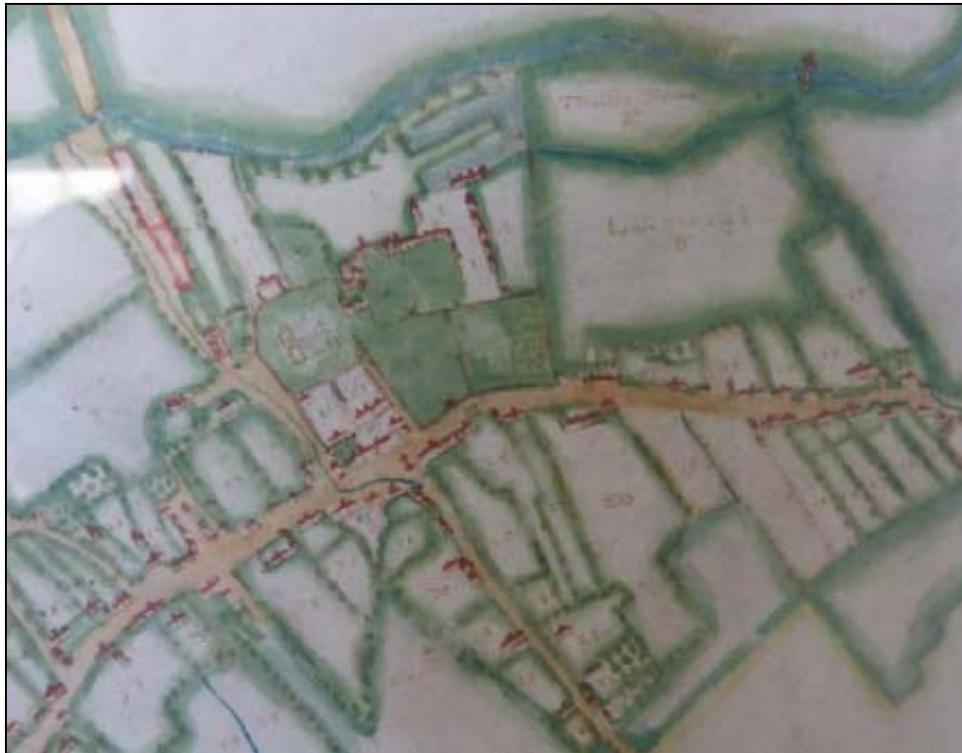


Figure 2: Map of Haringworth dated 1619



Figure 3: Detail of 1619 map



Figure 4: Modern map overlaid on 1619 map
*Note overlay is an approximate best fit

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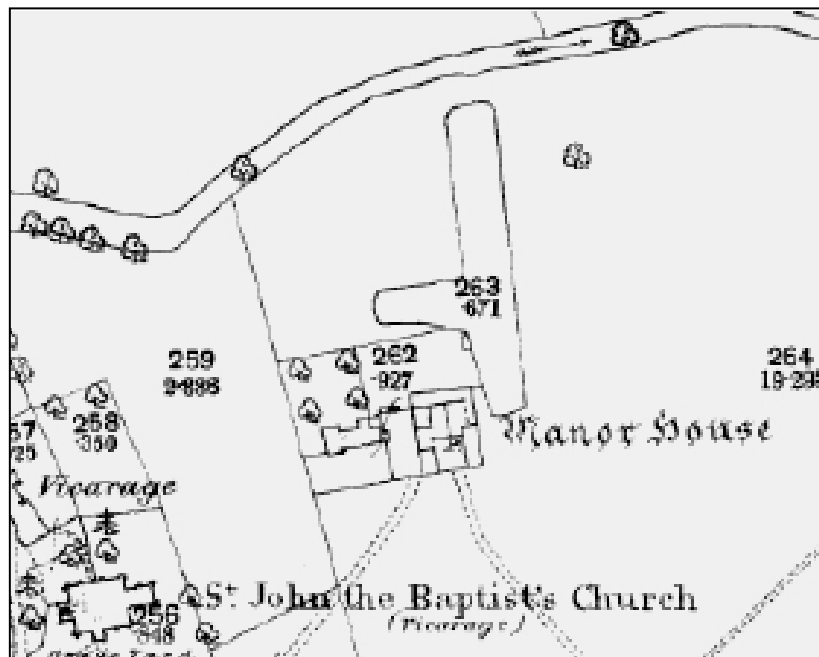


Figure 5: 1886 Ordnance Survey map

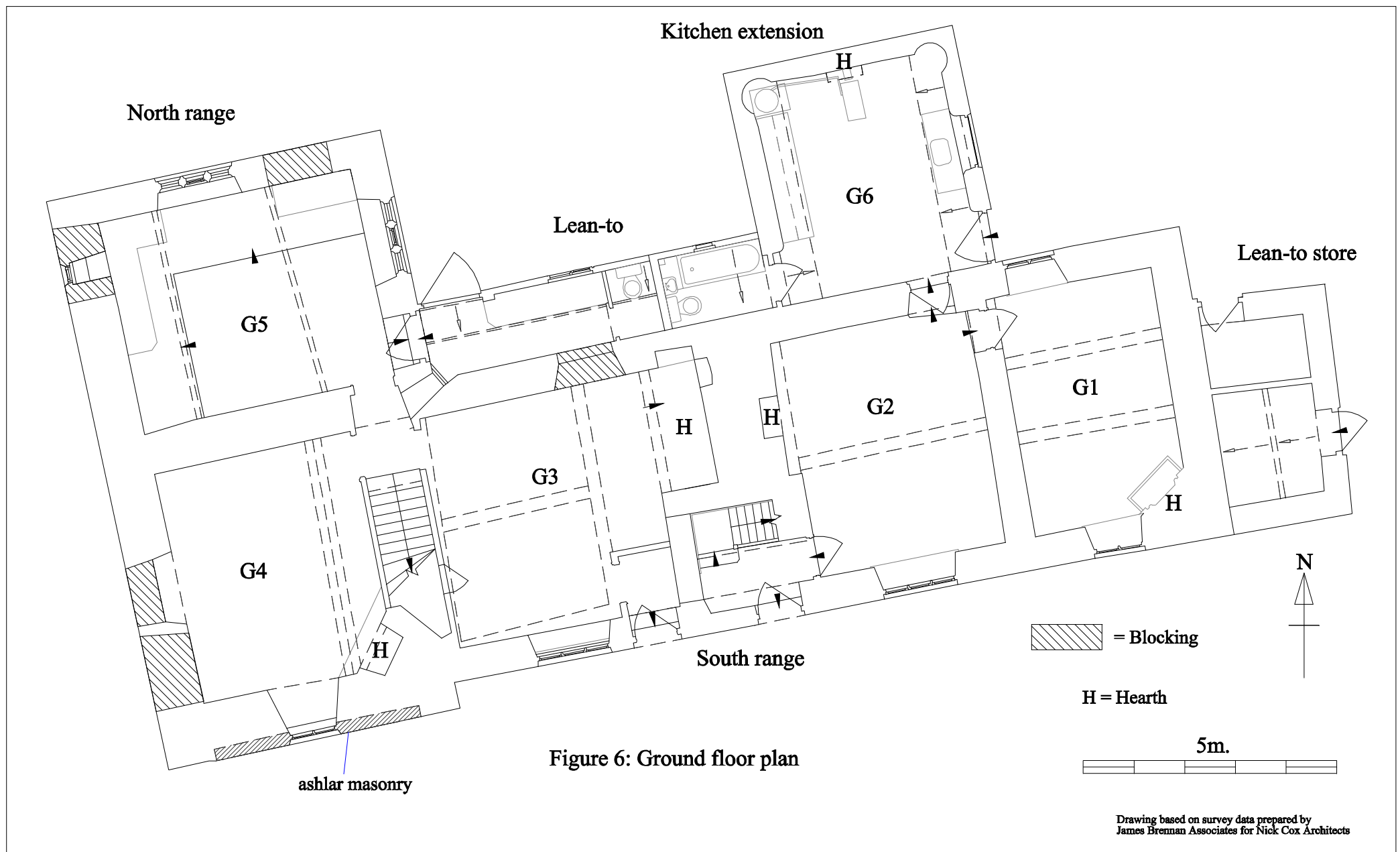


Figure 6: Ground floor plan

Drawing based on survey data prepared by James Brennan Associates for Nick Cox Architects

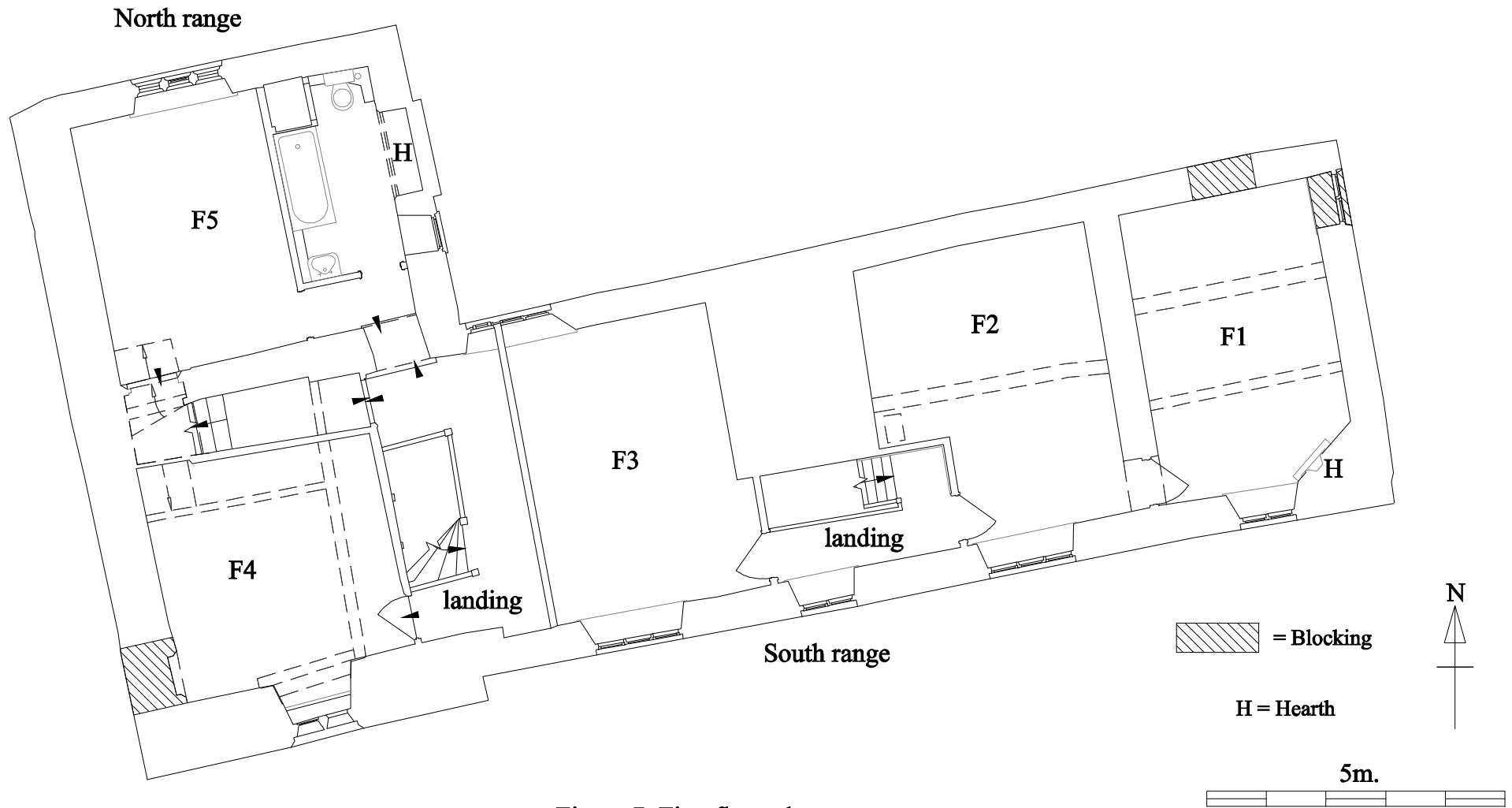


Figure 7: First floor plan

Drawing based on survey data prepared by
James Brennan Associates for Nick Cox Architects

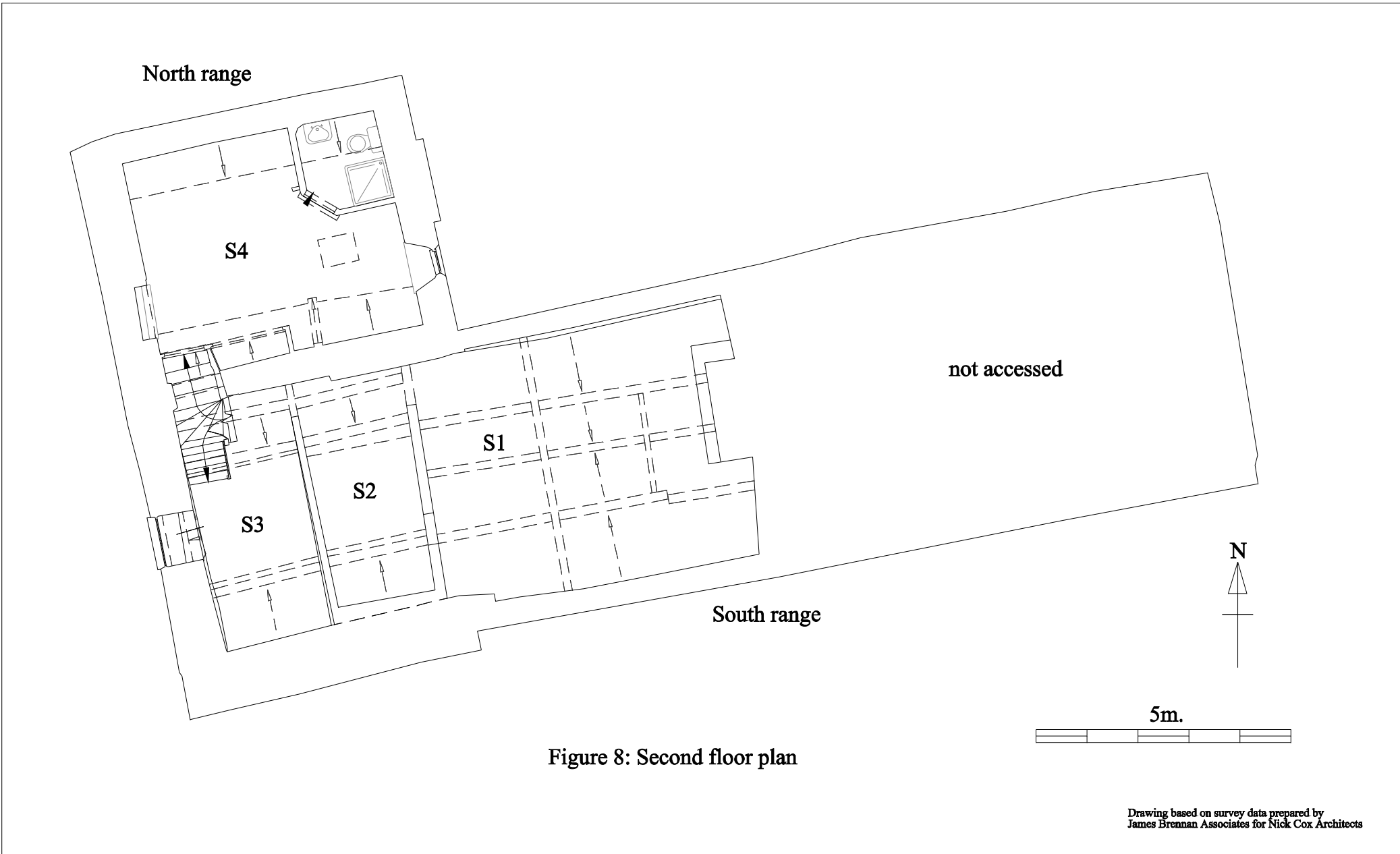


Figure 8: Second floor plan

Drawing based on survey data prepared by James Brennan Associates for Nick Cox Architects



Figure 9 South elevation

Drawing based on survey data prepared by James Brennan Associates for Nick Cox Architects

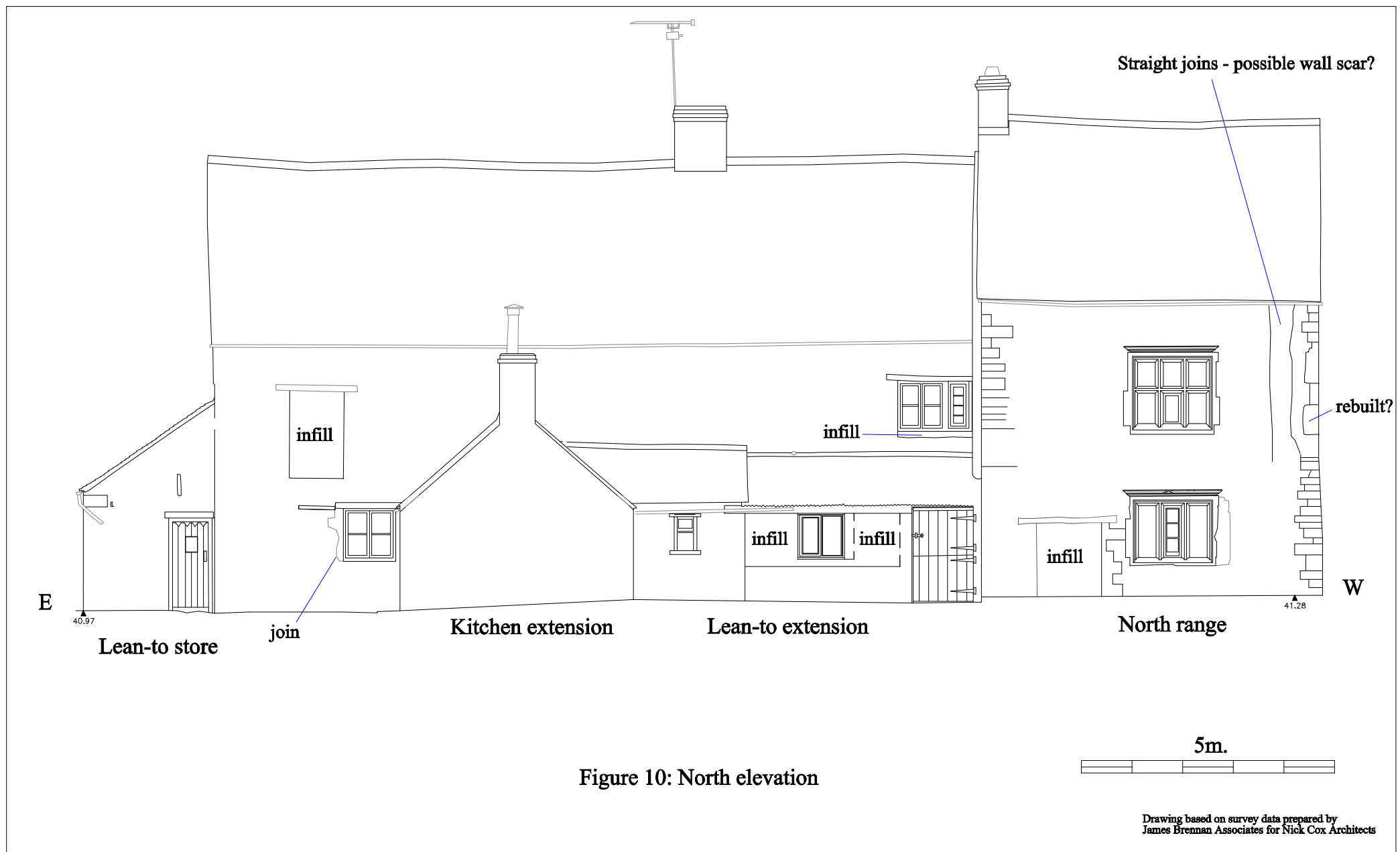


Figure 10: North elevation

Drawing based on survey data prepared by James Brennan Associates for Nick Cox Architects



Figure 11: East and west elevations

Drawing based on survey data prepared by James Brennan Associates for Nick Cox Architects

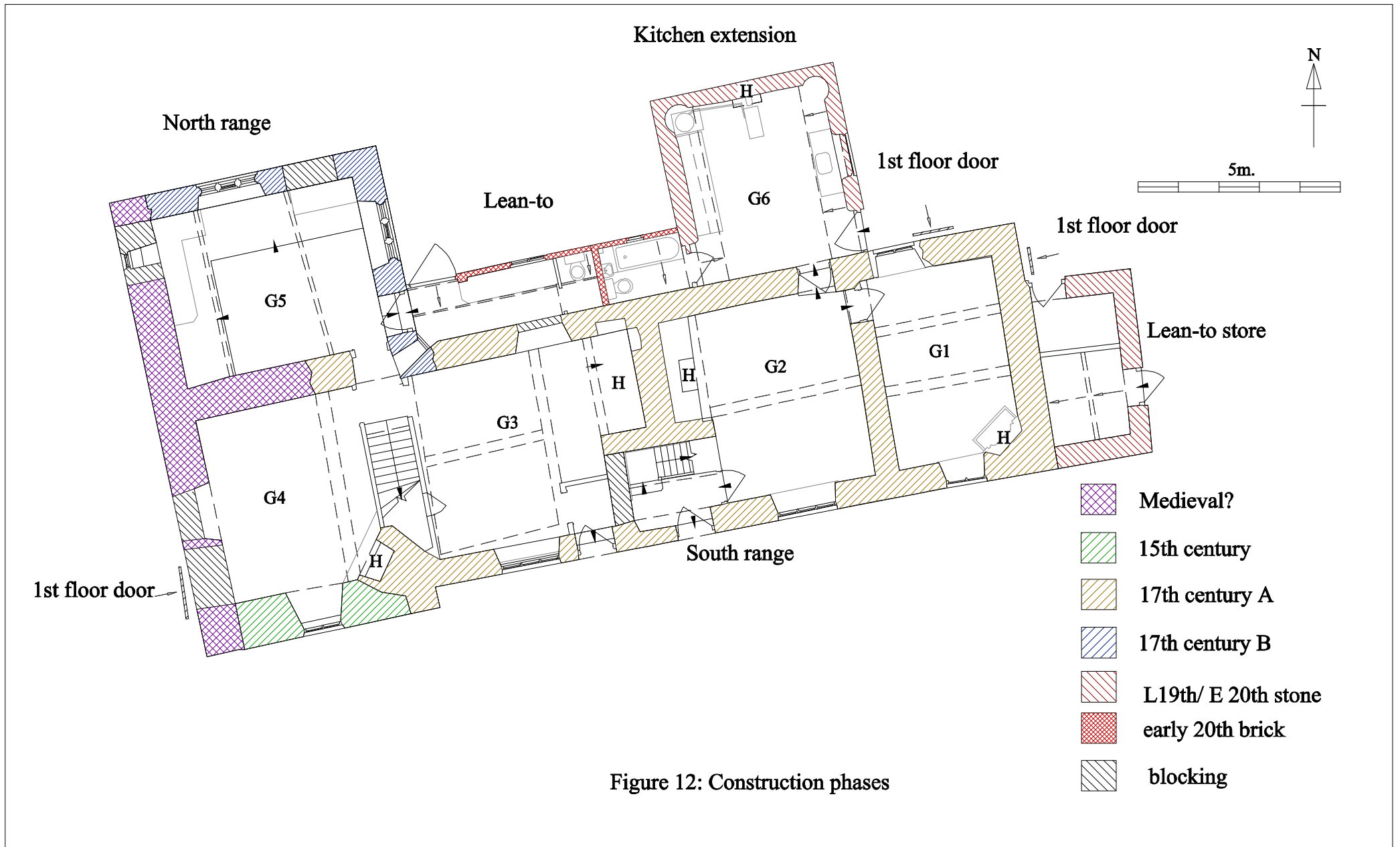


Figure 12: Construction phases



Figure 13: South elevation

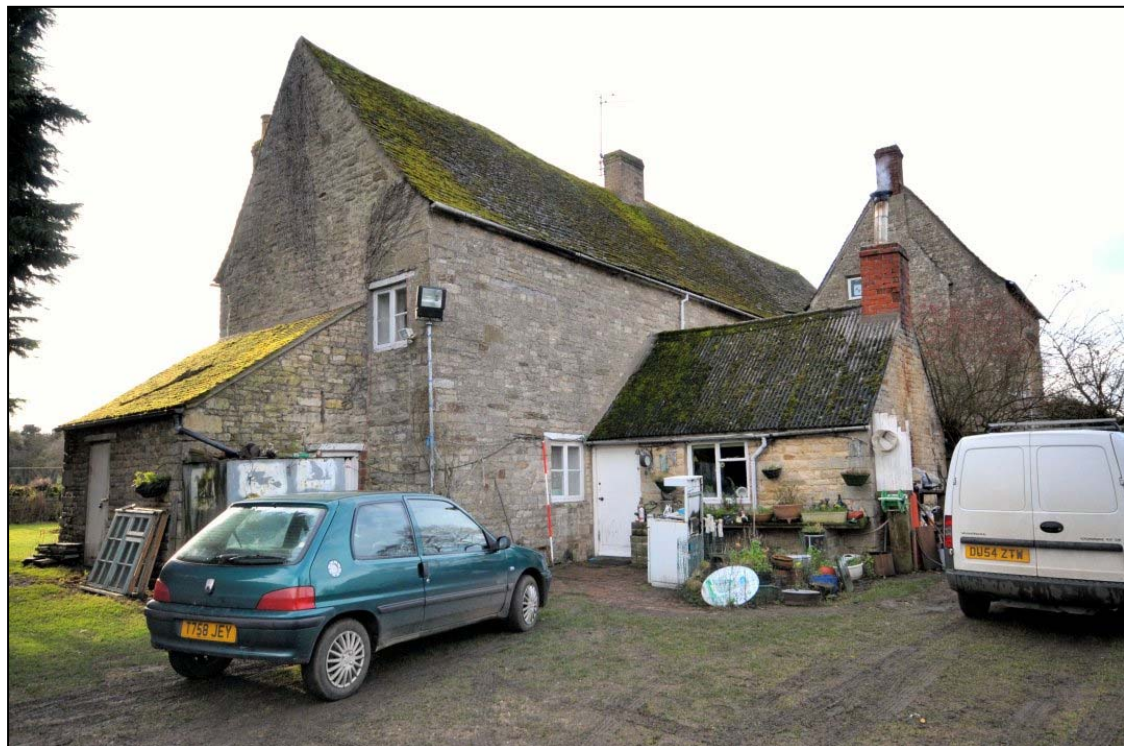


Figure 14: Building from the north-east

Shows rear side of main range with lean-to store to left, single storey extension at right and north range at rear right



Figure 15: West elevation

Western end of the main and northern ranges



Figure 16: Building from the north-west

North range in the foreground with mullioned windows in north elevation



Figure 17: North elevation

Main range at the left and north range at the right



Figure 18: Detail of ground floor window in south wall of the main range

Two roughly dressed triangular patches are visible in the lintel. Probably caused by cutting away tracery in the head of the window opening



Figure 19: Room G1 facing north



Figure 20: Room G1 facing south



Figure 21: Room G2 facing south-west



Figure 22: Room G2 facing south-east

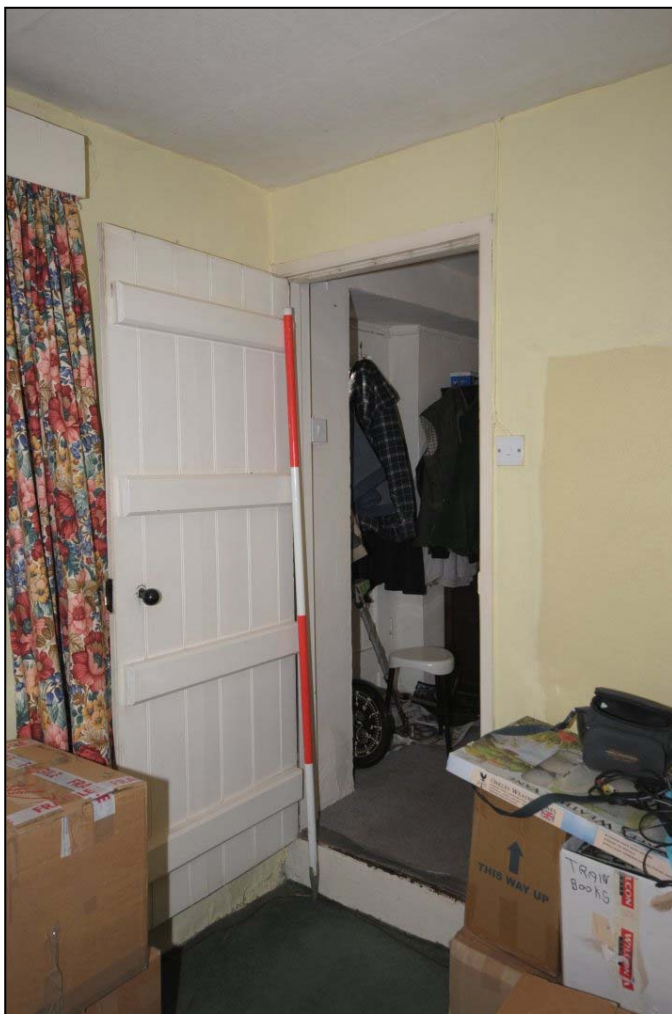


Figure 23: Room G2, door to entrance lobby

Standard type of plank and ledge door used in the east cottage



Figure 24: Room G3 facing south-west



Figure 25: Room G3 facing north-east

The small opening at the right accesses a cupboard below the stairs



Figure 26: Room G4 facing north-east

Shows entrance lobby on the right and a blocked opening to the left of the fireplace



Figure 27: Room G4 facing south-west



Figure 28: Detail of fireplace in room G4

Inset shows enhanced image of inscribed daisy wheel pattern



Figure 29: Room G5 facing north-west

The small square feature above the cupboard is a window in the west wall



Figure 30: Room G5 facing south-east



Figure 31: Hall between G3 and G4

The small opening at the left is a squint



Figure 32: Detail of squint facing north-east

Remains of pintle hinges are visible at the right hand side of the blocked opening



Figure 33: Ground floor lean-to extension, facing west

The outer side of the blocked squint is visible to the left of the doorway

Figure 34: Ground floor lean-to extension

Detail of outer side of blocked squint window





Figure 35: Room G6, facing south-east



Figure 36: Room G6, facing north-west



Figure 37: Room F1, facing south-west



Figure 38: Room F1, facing north-west

Showing reused beam with deep chamfer at top of image

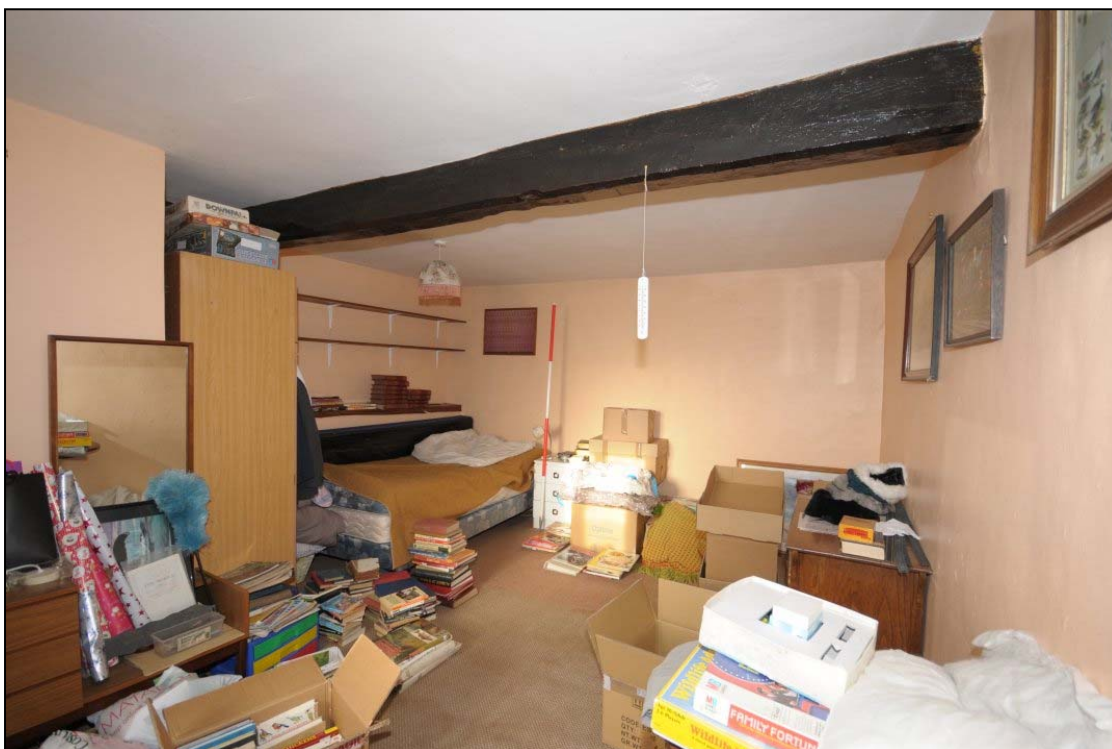


Figure 39: Room F2, facing north-west

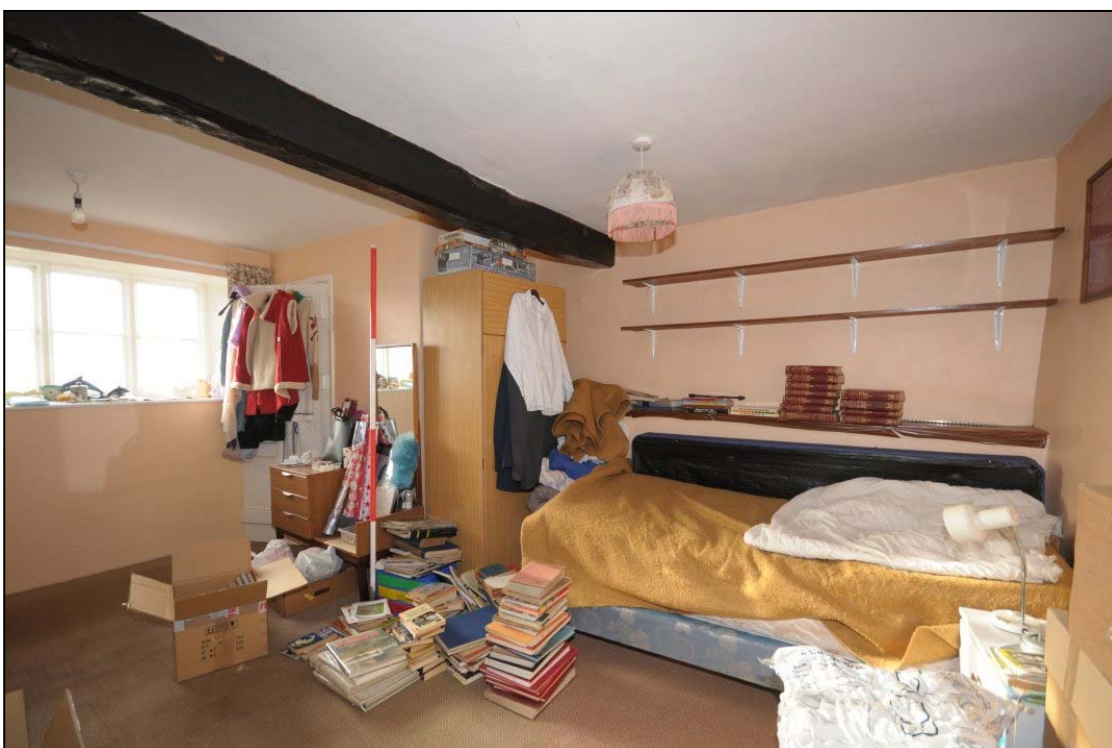


Figure 40: Room F2, facing south-west



Figure 41: First floor, east landing

Facing east



Figure 42: Room F3, facing north-east



Figure 43: Room F3, facing south-east

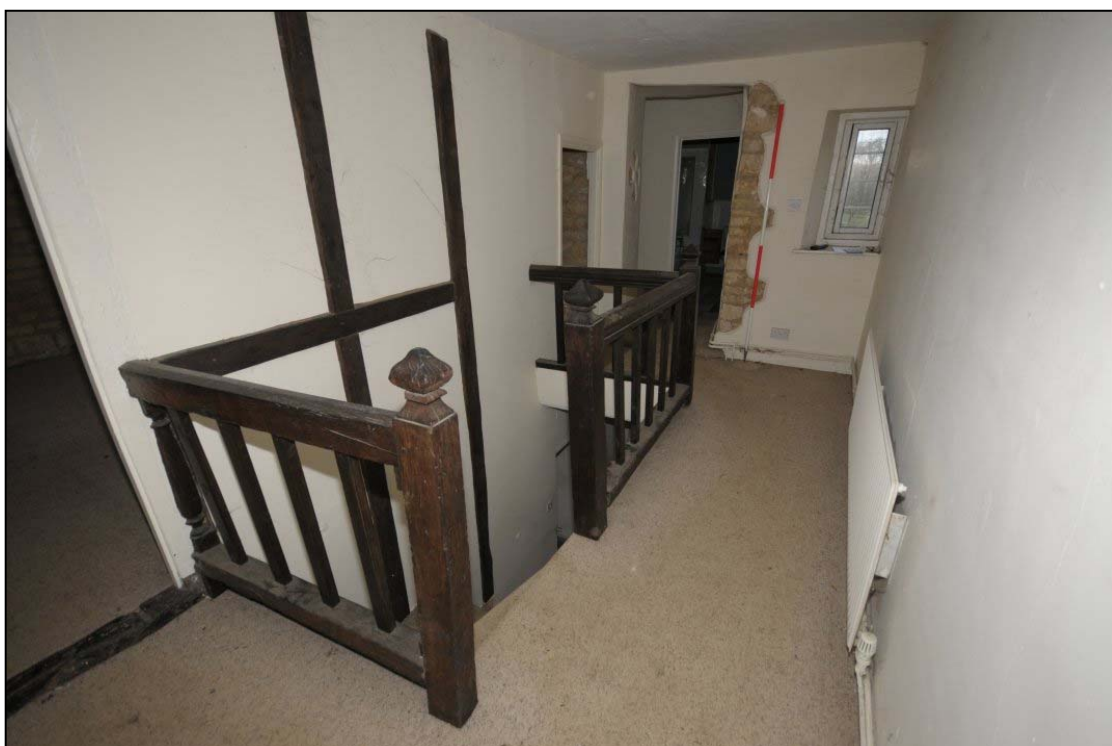


Figure 44: First floor, west landing



Figure 45: Room F4, facing south-west

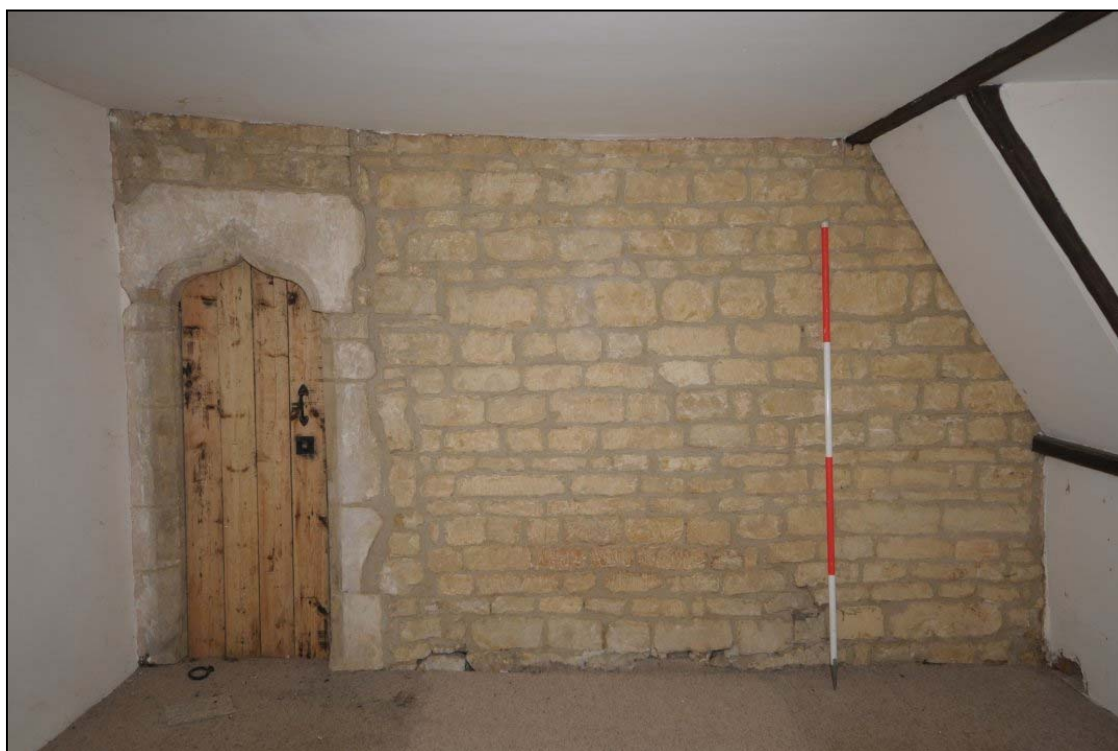


Figure 46: Room F4, facing west



Figure 47: Room F4, facing south-east



Figure 48: Room F5, facing north-west



Figure 49: Room F5, facing south-west



Figure 50: Room F5, detail of former door way



Figure 51: Room F5, facing north-east



**Figure 52: First floor corridor,
facing east**

Shows corridor between stairs to
S3/S4 and the western first floor
landing



Figure 53: Attic S1, facing east

Shows roof truss with central chimney stack in the background



Figure 54: Attic S1, facing north-west

Shows roof truss with slots for arch braces in undersides of the collar and principle rafters

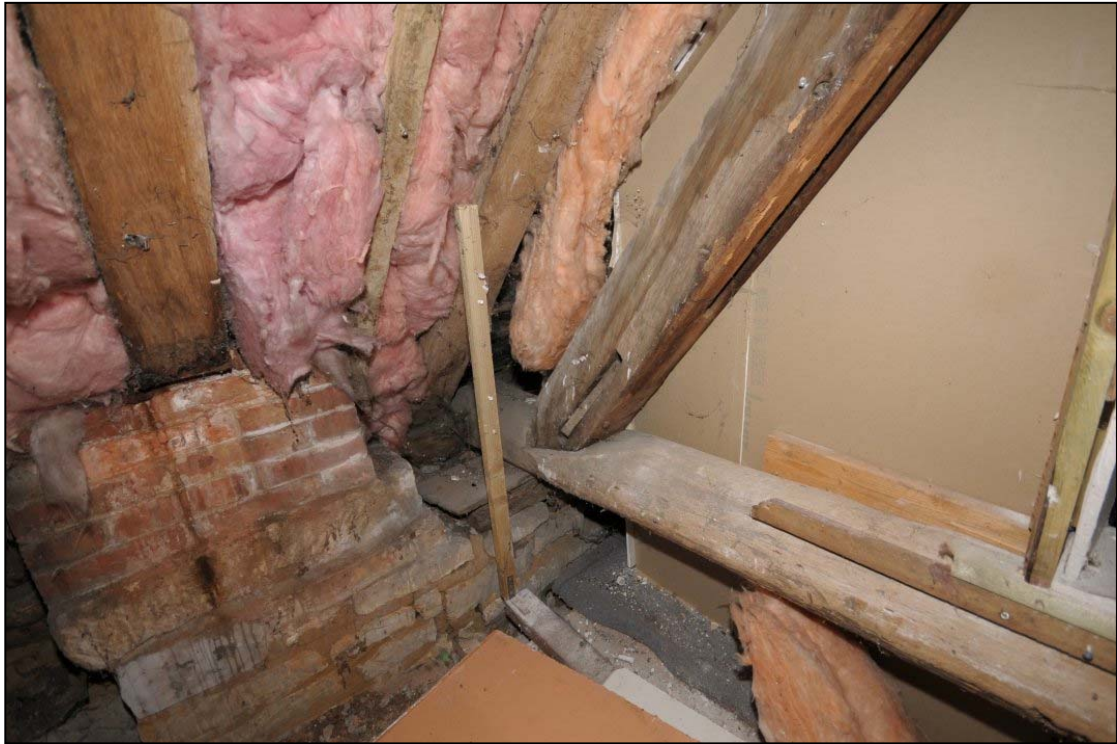


Figure 55: Attic S1, facing south-west

Showing rafter with mortises for lower end of wind brace and arch-brace as well as a round tie-beam, notched to take the foot of the rafter

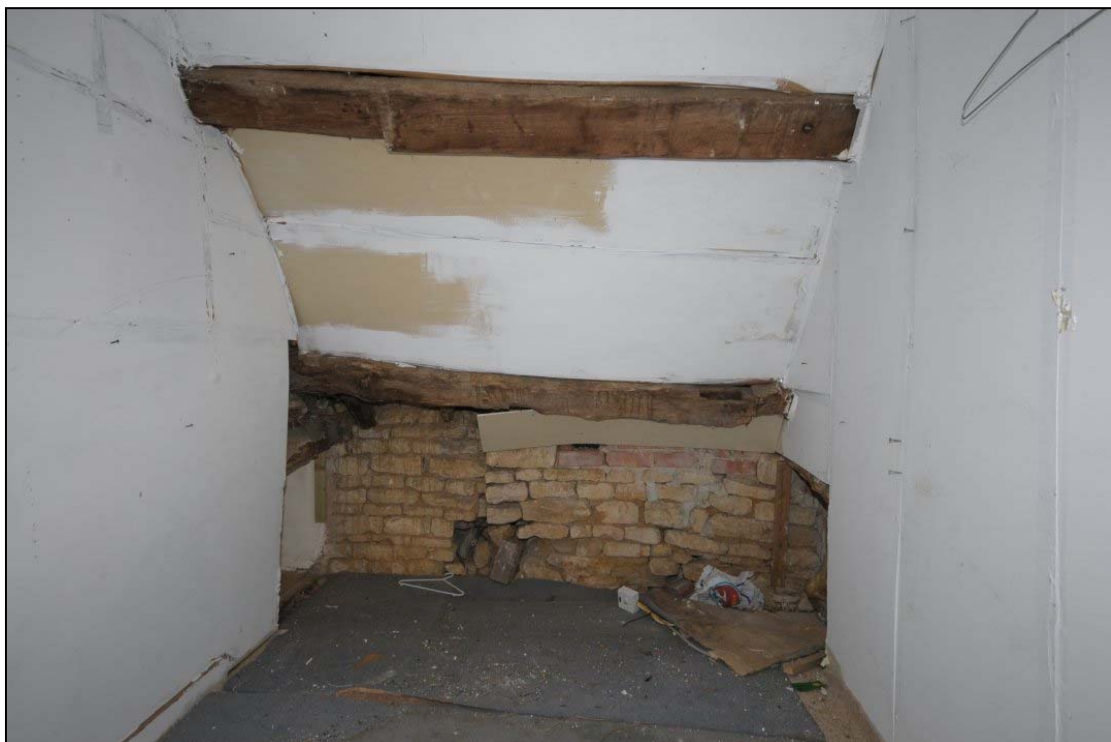


Figure 56: Attic S2, facing north

Shows offset in limestone masonry of north wall.



Figure 57: Attic S2, detail of reed and daub/plaster infill

Looking north-west, above access hatch into compartment



Figure 58: Attic S2, facing south

Showing existing purlin and cut off purlin stub at left



Figure 59: Attic room S3, facing south-west



Figure 60: Attic room S3, facing north



**Figure 61: Stairs between
rooms S3 and S4**

Looking south from room S4



Figure 62: Room S4, facing south-west



Figure 63: Room S4, facing north-east

Showing exposed walling and window in east wall



Figure 64: Room S4, detail of window in east wall

Facing north-east