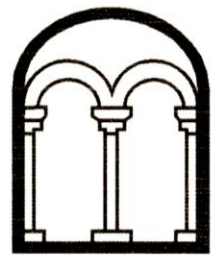


**GLATTON HALL, GLATTON WAYS
GLATTON, HUNTINGDON**

**DESK-BASED ASSESSMENT
AND
HISTORIC BUILDING RECORD**

Albion
archaeology



**GLATTON HALL, GLATTON WAYS
GLATTON, HUNTINGDON**

**DESK-BASED ASSESSMENT
AND
HISTORIC BUILDING RECORD**

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Preface

All statements and opinions in this document are offered in good faith. This document has been prepared for the titled project or named part thereof and was prepared solely for the benefit of the client. The material contained in this report does not necessarily stand on its own and should not be relied upon by any third party. This document should not be used for any other purpose without an independent check being carried out as to its suitability and the prior written authority of Albion Archaeology (a trading unit of Central Bedfordshire Council). Any person/party relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Albion Archaeology for all loss or damage resulting therefrom. Albion Archaeology accepts no responsibility or liability for this document to any party other than the persons/party by whom it was commissioned. This document is limited by the state of knowledge at the time it was written.

This document was researched and written by Jo Barker and Mark Phillips (Project Officers). The figures were prepared by Joan Lightning (CAD Technician) and the authors. Albion Archaeology projects are under the overall management of Drew Shotliff (Operations Manager) and Hester Cooper-Reade (Business Manager).

Albion Archaeology is grateful to Mike Carr of Hey Associates Limited for commissioning the report. We would also like to acknowledge the assistance of the present owner during the survey work, Jessica Cooper-Dunn at the Historic Environment Record of Cambridgeshire County Council) and the staff at the Huntingdon Library and Archives.

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Key Terms

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
CA	Conservation Area
CHER	Cambridgeshire Historic Environment Record
CIfA	Chartered Institute <i>for</i> Archaeologists
DBA	Desk based assesement
ECB	Event CamBridgeshire
HBR	Historic building record
HE	Historic England (formerly English Heritage)
HET	Historic Environment Team
HER	Historic Environment Record
LPA	Local Planning Authority
MCB	Monument CamBridgeshire
NHLE	National Heritage List for England
OS	Ordnance Survey
PDA	Proposed development area



Non-technical Summary

The owners of the care home at Glatton Hall, Glatton Ways, Glatton have submitted a planning application (18/00400/FUL) to the local planning authority (Huntingdonshire District Council) for the redevelopment of the site. The proposals involve the demolition of the existing care home and redevelopment of the site to form a 70-bed care home (Use Class C2) for residents requiring nursing, dementia and residential care, along with car parking, landscaped gardens and a separate refuse/recycling facility.

As part of this work, Albion Archaeology was commissioned to prepare this desk-based heritage assessment and historic building survey in accordance with the brief (CHET 2018) and subsequent WSI (Albion Archaeology 2018). The purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the proposed development area (PDA) and to assess their significance. It also assesses the likely impact of the proposed development on those heritage assets and the setting of heritage assets in the vicinity. In this case the Cambridgeshire Historic Environment Team requested Historic Building Recording of Glatton Hall to help inform the planning decision. The objectives of the Historic Building Recording are to understand the development sequence of the existing building with a view to identify any historic building fabric and assess the date, function, significance and impact of later alterations.

Glatton is a small village, located approximately 15km north-northwest of Huntingdon in the north-west of Cambridgeshire. The Potential Development Area (PDA) is in the north-east part of the village and covers an area of c.1.16 hectares.

A small number of prehistoric to Roman heritage assets are recorded within a 1km-radius study area around the PDA. These include flint implements, cropmarks and Roman pottery and cremation burials.

The village of Glatton appears to have been established by the late Saxon period. The medieval core of the village was focussed on the area around the parish church and village green. Possible house platforms and other earthworks indicate possible medieval settlement a short distance to the north of the PDA and later medieval postholes were recorded immediately west of Glatton Hall. A map of 1615 which shows house plots to the north, south and west of the PDA, probably gives a good indication of the extent of the medieval settlement.

Most of the post-medieval designated heritage assets comprise 17th-18th cottages and tombstones in the churchyard. A building on the location of the present Glatton Hall is shown on a map dating from 1613. A post-medieval deer park is recorded to the north of Glatton Hall.

Examination of the existing building on the PDA shows that the historic core of the building appears to date from the mid-19th century and comprises the western two-thirds of the front range. This is a double-pile two-storied structure with the front elevation in a restrained 17th revival style with cross windows. The principal rooms occupied the south front of the house, overlooking the garden. The front door is a re-used 16th-century item. All of the dateable in-situ historic fittings in this part of the



house (fireplaces, door architraves, cornice mouldings and roof trusses) are mid-to-late 19th in date. No evidence for earlier building fabric was found. During the 1990s the building was converted for use as a care home. This work involved the subdivision of much of the existing interior and the demolition and rebuilding of the former service range at the rear of the building.

Construction of the proposed development could result in slight to moderate harm to any buried heritage assets that might survive within the PDA. The potential for buried heritage assets to be present on the PDA has been assessed as varying from negligible to moderate, depending on the date of the remains. The significance of any potential archaeological remains has been assessed as low to moderate, depending on their exact nature. The significance of any impact upon potential buried heritage assets (before mitigation), therefore, ranges from slightly significant to moderately significant.

Glatton Hall is a small 19th century house with local historical associations. It has been subject to significant later alterations during the late 20th century. It is noted in the HER as an undesignated heritage asset (MCB25405). The development proposals would result in the demolition of the building.

Although Glatton Hall is located within the Conservation Area, the report concludes that the effect of the proposed design on the setting of nearby heritage assets will be neutral.

If required by the LPA, any direct impact of the new development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets. This could be achieved by a programme of archaeological works prior to or during development.

A Level 3 historic building record has been prepared as part of the pre-application works. If required by the LPA any further recording or mitigation works could be secured through planning condition.



1. INTRODUCTION

1.1 *Planning Background*

The owners of the care home at Glatton Hall, Glatton Ways, Glatton have submitted a planning application (18/00400/FUL) to the local planning authority (Huntingdonshire District Council) for the redevelopment of the site. The proposals involve the demolition of the existing care home and redevelopment of the site to form a 70-bed care home (Use Class C2) for residents requiring nursing, dementia and residential care, along with car parking, landscaped gardens and a separate refuse/recycling facility.

Information on known heritage assets indicates that the development site may be in an archaeologically sensitive area. Observations of the existing building by the Conservation and Environment Team of Huntingdonshire District Council indicated that the building could have heritage interest and the site lies within part of the medieval settlement of Glatton. Consequently the applicant has been informed that they will need to supply additional information, in the form of an archaeological desk-based assessment and historic level 3 building record, to inform the planning decision. Cambridge County Councils Historic Environment Team (HET), as the advisor to the local planning authority, issued a Brief detailing the requirements for Desk-Based Assessment (DBA) and level 3 Historic Building Record (HBR) (Cambridge County Council 2018).

Albion Archaeology has been commissioned to produce a Written Scheme of Investigation (WSI) (Albion 2018) for approval by the HET, and to undertake the DBA and HBR in accordance with the methodologies set out in the WSI. This report presents the results of the DBA and HBR.

1.2 *Site Location and Description*

Glatton is a small village, located approximately 15km north-northwest of Huntingdon in the north-west of Cambridgeshire (Figure 1). The Potential Development Area (PDA) is in the north-east part of the village. The PDA covers an area of c.1.16 hectares.

To the south-east the plot is bounded by Glatton Ways and to the north-west by a lane called Mill Hill. Its south-west side is bounded by modern housing and the north-east side is next to wooded and open farmland. The Hall is accessed via a drive off Glatton Ways with the building itself standing at the back of the plot with the rear parts of the building directly adjacent to Mill Hill. The south-eastern half of the PDA, adjacent to Glatton Ways, is densely planted with a mixture of mature coniferous and deciduous trees with some shrubs. Glatton Hall is two storied with the main building forming an L-shaped block consisting a double pile front range under gabled roofs with a large rear range and various outbuildings and extensions.

Glatton Hall is not listed on the National Heritage List for England. The building and grounds lie within the eastern part of the Glatton Conservation Area (Figure 3).



The building is located at grid reference TL 15475 86230. It stands on level ground at a height of 20m OD. The underlying bedrock is Oxford Clay Formation and no superficial deposits are recorded in this area.¹

1.3 National Policy Framework

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was revised in July 2018 (MHCLG 2018).

Annex 2 of the NPPF defines heritage assets as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Designated assets comprise, amongst others, scheduled monuments, listed buildings, registered parks and gardens and conservation areas. Undesignated assets are any heritage assets that may formally be identified by the local planning authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

According to the NPPF the significance of heritage assets is demonstrated by their value to this and future generations because of their archaeological, architectural, artistic or historic interest and their setting.

Historic England has issued a set of Good Practice Advice notes (GPA) which provide supporting information on good practice, and examine how the principles of national policy and guidance can be applied (HE 2015a and b, 2017).

National and regional planning policy and research frameworks (see Sections 2.2 to **Error! Reference source not found.** below) provide the setting within which the heritage assets affected by the proposed development can be characterised and their significance assessed. The potential impact of the proposals on them can then be evaluated and, as necessary, appropriate mitigation measures proposed. This will include potential impacts on the setting of heritage assets within and close to the PDA.

1.3.1 Local Planning Policy

Huntingdonshire District Council is the local planning authority. The Huntingdonshire Local Plan was adopted in 1995 and was updated by the Local Plan Alteration in 2002. The alteration contains policies dealing with settlement strategy and housing. Policies in the Local Plan and Local Plan

¹ Contains British Geological Survey materials © NERC 2018



Alteration have been saved during the development of the local plan and some policies have been replaced by the Core Strategy 2009. A new local plan, the Huntingdonshire Local Plan to 2036, is under development and will replace the saved policies of the Local Plan 1995 and the Local Plan Alteration 2002.

The PDA is located within village limits of Glatton (as shown on saved policies proposals map).

Huntingdonshire Local Plan (1995)

- Policy En5: Development within or directly affecting conservation areas will be required to preserve or enhance their character or appearance.
- Policy En6: In conservation areas, the District Council will require high standards of design with careful consideration given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.
- Policy En9: Development will not normally be permitted if it would impair important open spaces, trees, street scenes and views into and out of conservation areas.
- En11: The District Council will normally refuse planning permission for development that would have an adverse effect upon a scheduled ancient monument or an archaeological site of acknowledged importance.
- En12: Planning permission for development on sites of archaeological interest may be conditional on the implementation of a scheme of archaeological recording prior to development commencing. The District Council would need to approve a written programme of such archaeological recording and satisfy themselves that a suitably qualified archaeological organisation would be retained to implement the programme. In appropriate cases it may be necessary to ensure the preservation of archaeological deposits within the development through sympathetic foundation designs or changes to the development layout.
- En13: Where development is proposed in areas of archaeological potential the District Council may require planning applications to be accompanied by the results of an archaeological field evaluation or desk-based assessment to help define the character and extent of archaeological remains that may exist in the area.

Huntingdonshire Core Strategy (adopted 2009)

- In settlement hierarchy it defines Glatton as a Smaller Settlement, where residential infilling will be appropriate within the built-up area (p25).



Huntingdonshire Design Guide (2017): A supplementary planning document which seeks to ensure that “good design is integral to all new development in the district.”

1.3.2 Research Frameworks

Historic England (formerly English Heritage) has produced an extensive library of national guides covering a wide range of topics, and most of these are available for free download from the Historic England website².

Research frameworks that have been devised for the region are *Research and Archaeology: A Framework for the Eastern Counties – 2 Research Agenda and Strategy* (Brown and Glazebrook 2000), *Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott 2011).

These documents provide a comprehensive chronological review of the historic environment as investigated so far within the eastern counties as well as establishing a research agenda and strategy for future investigations and for consolidating and integrating current knowledge. They are therefore vital tools for the assessment of any heritage asset within its local, regional and national historic environment setting.

The relevant research aims for each period are discussed in Section 2.7.

1.4 Methodology (Desk-Based Assessment)

This desk-based assessment was carried in accordance with the Chartered Institute for Archaeologists’ *Standard and guidance for historic environment desk-based assessment* (2017).

Known and potential heritage assets were identified on the PDA and within a 1km radius of its centre (Figures 2 and 3). This search radius is referred to as the *study area*. The proposed development area is referred to as either the PDA or “the site”. The assessment also considers the likely impact of development on hitherto unidentified heritage assets that may potentially be affected by development within the PDA.

The criteria for assessing significance and impact are based on those formulated by the Design Manual for Roads and Bridges, Volume 11, Part 3 (Cultural Heritage)³. They are listed in Appendix 5.

During the preparation of this document, the sources of information listed below were consulted.

1.4.1 Cambridgeshire Historic Environment Record (CHER)

The CHER contains information specific to Cambridgeshire and is maintained by Cambridgeshire County Council, Shire Hall, Cambridge. It is a database of heritage information containing written and pictorial records of known archaeological monuments (‘MCBHER’), previous archaeological

² <https://www.historicengland.org.uk/>

³ At: <http://www.standardsforhighways.co.uk/dmrb/vol11/section3/ha20807.pdf>. Accessed: 27/09/18



investigations ('events'), find-spots, including data collected by the Portable Antiquities Scheme (PAS), and buildings of historical and archaeological significance ('NHLE').

The HER search reference number for this study is 18-3629

1.4.2 Previous archaeological investigations

Information on previous archaeological investigations is held in the CHER. Information from previous archaeological investigations can give valuable evidence as to the presence, absence, nature and date of below-ground heritage assets within a given area of investigation. These are listed as "Events" in the CHER and are given the prefix ECB (Events CamBridgeshire). The relevant events are shown on Figures 2 and 3 and listed in Appendix 3.

1.4.3 Cartographic data

Early maps and other illustrations of an area can be a very productive area of research. Often they indicate dramatic changes in land use during the post-medieval and modern periods. This can be very helpful in appreciating how the archaeological resource may have been affected by the changes in farming practices and expansion of settlements that took place during the 19th and 20th centuries in particular.

The principal source consulted in this case was the Huntingdon Library and Archives, Princes Street, Huntingdon. The archives are maintained by Cambridgeshire County Council.

A list of cartographic sources consulted is given in Appendix 2.

1.4.4 Site walk-over

As part of the assessment a site walk-over was undertaken on Friday 24th August 2018 with the following aims:

- To verify, where appropriate, the results of the desk-based study.
- To assess issues of setting and views.
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present and their setting.
- To assess the present ground conditions, with a view to the appropriate deployment of evaluative fieldwork techniques, if required.

1.5 Methodology (Building Recording)

A detailed examination of the building was undertaken. Observations in the form of notes, sketches and amendments were annotated on existing architects plans of the building. A digital photographic record was made of the building. The field notes have been used to amend the existing CAD drawings of the floor plans recording the details and incorporating the amendments that were noted on site.



2. DESK-BASED ASSESSMENT

2.1 Designated Heritage Assets

There are no scheduled monuments, registered parks and gardens, battlefields or conservation areas within the study area.

2.1.1 Listed buildings

Twenty-one designated built-heritage assets, comprising of buildings and tombstones, lay within the study area. Twenty of these are designated Grade II listed, but the parish church of St Nicholas is Grade I listed, meaning it is a building of exceptional interest.

They are all concentrated along the main roads of Glatton; Glatton Ways, Sawtry Road, High Haden Road (B660) and Church Road, with a generally cluster focusing on the area around the parish church. They range in date from the 13th-century, represented by the parish church, to the 18th century. They are listed below and full details are presented in Appendix 1.

- NHLE 1215383 - Row 12 tombstones Church of St Nicholas. 18th and 19th century
- NHLE 1215384 - Two tombstones, Church of St Nicholas. 18th century.
- NHLE 1215385 - Row of 3 tombstones and 1 Chest Tomb, Church of St Nicholas. 18th century.
- NHLE 1215385 - Chest Tomb, Church of St Nicholas. Dated 1727.
- NHLE 1215419 - Manor Farmhouse, Church Road. Late 18th with 19th and 20th century alterations and additions
- NHLE 1215420 – Allways, Glatton Ways. Late 15th or early 16th with 17th century and later additions and alterations
- NHLE 1215455 - The Croft, High Haden Road. Late 16th and 17th, with 19th and 20th century alterations
- NHLE 1215456 - Poet's House, High Haden Road. Late 15th/early 16th, altered late 16th century.
- NHLE 1215499 - The Willows, Infield Road. Early 17th with later 18th or 19th century alterations.
- NHLE 1215501 - Infields, Infield Road. 18th, with 19th century additions and alterations.
- NHLE 1215502 - Gable Thatch, Sawtry Road. Early 17th century with 20th century alterations and additions
- NHLE 1215532 - Addison Arms Public House, Sawtry Road. Early 18th with 20th century alterations and additions.
- NHLE 1288108 - Orchard House, High Haden Road. Early 17th with 19th and 20th century alterations and additions
- NHLE 1288115 - Row of 8 tombstones church of St Nicholas 18th and 19th century.
- NHLE 1215294 - Parish Church of St Nicholas. Nave arcades c.1230-40, with fabric dating from 13th, 14th, 15th and 16th centuries. Restored 1869.
- NHLE 1215531 - White Roses, Sawtry Road. Early 17th with later additions and 20th century addition.



- NHLE 1288089 - Mychells Mead, High Haden Road. . Early 17th with 19th and 20th century alterations.
- NHLE 1288130 - The Homestead and Attached Barn. Early 17th with 18th and 19th century alterations & additions.
- NHLE 1215491 - 16 High Haden Road. Late 18th with 19th century alterations.
- NHLE 1215454 – 1 High Haden Road. Early 17th with 19th and 20th century alterations and additions
- NHLE 1288091 - Brook Cottage, Infield Road. 17th, with 19th & 20th century alterations.

Designated heritage assets will be discussed in more detail in section 2.2, in chronological order.

2.2 Known Archaeological and Historical Assets

2.2.1 Introduction

Figures 2 and 3 should be viewed in conjunction with this text, which describes the significance and potential of heritage assets within the PDA and the 1km-radius study area. For the purposes of this document, the remains listed below are presented in chronological order from prehistoric to modern.

2.2.2 Previous archaeological work

Two archaeological investigations have been undertaken in the study area; a watching brief at Glatton Hall (ECB266) and a trial trench evaluation at Glatton House (ECB1080).

Post-medieval features most likely pertaining to the 19th and 20th century formal gardens were uncovered during the evaluation at Glatton House (CB15454). Most relevant to the PDA, however, are the later medieval postholes uncovered at Glatton Hall during a watching brief (CB15592). A sherd of Saxon-Norman St Neots ware was also recovered.

2.2.3 Prehistoric (pre-AD 43)

Prehistoric heritage assets comprise a findspot of flint implements dated to the Neolithic period, *c.* 525m south-west of the PDA (MCB01467).

On the south-western edge of the study area cropmarks containing two probably ring ditches have been recorded (01477). They are likely to date to the Bronze Age, but could be earlier in date.

2.2.4 Roman (AD 43–400)

Two findspots and a 2nd century cremation burial have been recorded in the study area. The cremation burial comprised a glass cinerary urn containing cremated bone (MCB01463) and was discovered during repairs to a building in the village. Its location has been recorded *c.* 150m west of the PDA, but this may not be correct.



The findspots comprised Roman 2nd and 3rd century pottery recovered during works at Glatton Rectory (MCB01464) and a gold coin of Valentinian 1 (MCB01466) was found c. 510m to the south-west of the PDA.

2.2.5 Anglo-Saxon (c. 400–1066)

So far no sub-surface remains of Anglo-Saxon activity in Glatton have been uncovered. However, a carved lion mask found at the church (MCB 01462) and a sherd of Saxo-Norman pottery found at Glatton Hall (MCB 15592), hint at a Saxon origin for the village.

2.2.6 Medieval (1066–1550)

Before the conquest of 1066 the manor of Glatton was held by Ulf and was recorded at the time of Domesday as comprising of 35 households, land for 24 ploughs, 60 acres of Meadow, Woodland (2 acres and 20 acres mixed measure) and a church⁴. After the conquest it was handed to Count Eustace of Boulogne, the tenant-in-chief. This record indicates that it was well established by 1086 and is likely to have at least late Saxon origins.

From at least the 13th-century onwards the medieval core of the village was focused on the area around St Nicholas parish church and a village green, situated c. 130m south-west of the PDA. The only other extant medieval building is the Grade II listed house known as ‘Allways’ (NHLE 1215420), formerly cottages of late 15th or 16th date and situated c. 110m south of the PDA. To the west of the village, c. 380m south-west of the PDA, lies a moated site in the grounds of Manor Farm (MCB 01012). The earthworks comprises an area of c. 52m by 27m enclosed by a moat and outer bank. On the north side is smaller enclosure. The moat could mark the location of a manorial residence, although no building remains have yet been identified.

A potential area of former medieval settlement is indicated by earthworks thought to represent house platforms, terracing and quarries (MCB10019), c. 50m north-east of the PDA. Late medieval postholes were also uncovered during a watching brief immediately to the west of Glatton Hall (ECB266; CB15592).

Land around the village formed part of the medieval open field system and traces of ridge and furrow have been recorded in fields to the north, east and west by the HER (MCB08741, MCB08742, MCB11615, MCB11618 and MCB 23521), as both cropmarks and extant earthworks.

2.2.7 Post-medieval (1550–1900)

The majority of post-medieval heritage assets recorded in the study area are tombstones in the churchyard of St Nicholas parish church or buildings. A few undesignated buildings have also been recorded, as well as the former location of buildings such as Glatton Windmill (MCB 01461) and two smithys: one on Sawtry Road (HER 25403) and one on High Haden Road (MCB25406).

⁴ <http://opendomesday.org/place/TL1586/glatton/>. Accessed: 17/09/2018



Thirteen 17th and 18th-century Grade II listed cottages are recorded in the study area, as well as three cottages known as ‘The Croft’; late 16th century in date and situated closest to the PDA (NHLE 1215455).

Twenty-five Grade II listed 17th and 18th century tombstones (NHLE 1215383, 1215384, 1215385 and NHLE 1288115) and two chest tombs (NHLE 1215386 and NHLE 1215385) have been recorded by the HER in the graveyard of the parish church.

On the southern edge of the study area an 18th century deer park known as Connington Round Hill has been recorded by the HER (HER 12053). Associated with this is a pentagonal enclosure with a moat and inner bank, interpreted as either a 17th century landscape feature of civil war artillery fort (HER 01468). Sources mention a building that once stood in the eastern corner and a painting of the site depicts a small octagonal hunting box standing in the Eastern corner.

The suggested location of a former deer park (HER 12090) lies to the north of the PDA. There is some confusion as to the exact location and formation of the deer park.

Most relevant to the PDA is the HER record pertaining to Glatton Hall (HER 25405). This house is the focus of the historic building recording and will be discussed in more detail in Section 4.0.

2.2.8 Modern (1900 onwards)

The only modern heritage asset to be recorded in the study area is the garden of Allways, which was developed by the writer Beverley Nichols between 1928 and 1936 (MCB 19330).

2.3 Existing Building

The detailed results of historic building recording are presented in Section 4 of the report and are briefly summarised below.

An early-19th three-bay block, shown in historic photographs, was demolished and replaced during the 20th century.

The historic core of the building appears to date from the mid-19th century and comprises the western two-thirds of the front range. This is a double- pile two-storied construction with the front elevation in a restrained 17th revival style with cross windows. The principal rooms occupied the south front of the house, overlooking the garden. The front door is a re-used 16th-century item. All of the dateable in-situ historic fittings in this part of the house (fireplaces, door architraves, cornice mouldings and roof trusses) are mid-to-late 19th in date. It is possible that earlier building fabric could be hidden within the present structure; however no clear evidence for this was found.

During the 1990s the building was converted for use as a care home. This work involved the subdivision of much of the existing interior and the



demolition and rebuilding of the former service range at the rear of the building.

2.4 Cartographic Evidence

This section contains a discussion of selected historical maps, illustrating the changes occurring on the site and in the general vicinity from the early 19th century. Copies of the maps discussed below are bound at the back of the report (Figures 4–8).

2.4.1 1613, Map of Glatton Manor (Figures 4 & 5)

This map by John Hausted shows the manor of Glatton in 1613 (Archive ref. Map 404). The roads are not labelled and so the modern names used in the following description. On the map buildings are shown in the form of small thumbnail sketches. The village at this time was quite densely populated, mostly with dwellings at the front of narrow tenement plots. The distribution and density of dwellings shown is very similar to that of the modern village. In the vicinity of the PDA the plan shows buildings concentrated on the east side of High Haden Road and the south side of Glatton Ways with a smaller number on the north side of Mill Hill.

The area later occupied by Glatton Hall is shown bounded by a ditch or watercourse to the west, Mill Hill and Glatton Ways to the north and south respectively and on the east side by a road that no longer exists. In the north-west of the plot trees indicate a probable orchard. The southern half is labelled as *Kingsyarde alias Edwards holme*, and contains a pond. The north-east of the plot are two buildings situated next to the road between Mill Hill and Glatton Ways. The northernmost building appears to be a relatively large, L-shaped, two-storey house with chimneys close to the location of the present Glatton Hall. The southern building is in the form of U-shaped range of what appear to be single storey outbuildings.

2.4.2 1770, William Well's estate book (Figures 6 & 7)

This takes the form of a bound book containing plans of land in Holme, Denton and Glatton with accompanying lists giving the names of owners, tenants and areas of individual plots (Archive ref. 54/1). Buildings are shown shaded grey in plan form. The distribution and density of buildings in Glatton is similar to that shown in the 1613 survey.

On the PDA a building is shown on the approximate location of the house shown in 1613 and the present Glatton Hall. In plan it consists of an east-west aligned range, abutting the former road at its eastern end. The building is shown with a series of projections along the north and south sides. To the south-west is a single building which could represent the western part of the U-shaped arrangement shown in 1613.

2.4.3 1824, Old Series Ordnance Survey (not illustrated)

This small scale map at 1 inch to the mile shows the village in a simplified form. The representation of the PDA, although schematic, shows a building layout matching that in the 1770 survey and shows the road between Mill Hill and Glatton Ways still present.



2.4.4 1888 – 1926 25-inch Ordnance Survey maps (Figures 8-10)

Compared to the 1615 and 1770 maps, by 1888 the settlement had contracted. It contained a smaller number of houses which were concentrated in the central part of the village. Many of the narrow plots, particularly in the north of High Haden Road and west of Infield Road had been merged to form fields. The PDA at this time appears much as it remains today with Glatton Hall at the rear of a large plot containing mixed woodland. The road between Mill Hill and Glatton Ways had been removed by this time and the house was now accessed via a drive off Glatton Ways with another drive from High Haden Road (Figure 8). Outbuildings associated with the house stood to the west of the PDA, forming a farmyard.

Subsequent editions of the OS map published in 1901 and 1926 show very little change in the wider village and the PDA. No changes are shown to the outline of the house from 1888 to 1926. The most noticeable change is on the 1926 map which shows a more complex arrangement of outbuildings immediately west of the PDA, probably indicating investment in the farm associated with Glatton Hall.

2.5 Current Land Use

Details of the current land-use and topography are shown in Figure 11. The site slopes gradually down from 25m next to Mill Hill to 20m at the southern boundary of the site. In the north-east the site there is an area of steeply sloping ground which appears to have been partially cut back to level the ground near the east end of the buildings.

A large proportion of the site, at the south and on the sloping ground at the north-east is covered by trees. The western part of the drive, close to the building, is slightly raised above the adjacent lawn to the south, suggesting that it has been built-up. The building stands on a terrace to accommodate the slight southward slope of the site. On the south front it has a paved terrace along the eastern two-thirds of the front and a grassed bank in front of the remainder.

At the rear of the building is a garden area which is under a mixture of paving, grass and timber decking. The garden contains raised beds and a pond which is built up above the surrounding garden with a brick retaining wall. Inspection covers, visible sewer pipes and the location of bathrooms and kitchens indicate that most of the drainage runs are located at the ends and rear of the building.

2.6 Test pits

In May 2018 bEk Enviro Ltd excavated two test pits for percolation testing to assess the site for surface water disposal by infiltration drainage. The test pits were excavated with a mechanical excavator to a maximum depth of 2m in the lawn to the south of the house (Figure 11). The results are summarised and interpreted in the following table.



Test Pit 1	Test Pit 2	Interpretation
Turf-topsoil (0m to 0.2m)	Turf-topsoil (0m to 0.2m)	Turf and topsoil
Dark sandy, gravelly clay with brick and chalk fragments (0.2m to 0.6m)		Made ground
Mottled red brown slightly sandy clay (0.6m to 1.5m)	Firm orange brown and grey slightly gravelly, slightly sandy clay (0.2m to 1.1m)	Naturally derived deposit
Brown coarse sand and gravel (1.5m to 1.8m)	Orange brown, slightly gravelly sand (1.1m to 1.6m)	Naturally derived deposit
Stiff grey slightly gravelly clay with shell fragments (below 1.8m)	Stiff grey gravelly clay with shell fragments (below 1.6m)	Bedrock (Oxford Clay)

Test-Pit 1, located close to the drive, showed a layer of made ground containing brick fragments at a depth of between 0.2m and 0.6m. This indicates post-medieval or modern activity in this area, possibly a layer of deliberate made ground in the vicinity of the drive. The naturally derived layers in both trenches consist of layers of sandy clay and a band of sands and gravels above the Oxford Clay. British Geological Survey data records the underlying geology in this area as Oxford Clay Formation with no recorded superficial deposits. The results from the test pits indicate the presence of a naturally-derived deposit above the Oxford Clay. This could be fluvatile material associated with a former watercourse. Historic maps show a stream or drain that formerly flowed north to south on a line a short distance to the west of the PDA.

2.7 Assessment of Potential and Significance

This section assesses the potential for the survival of potential archaeological heritage assets on the PDA and their significance, as well as the significance of built heritage assets, in the light of the evidence discussed above. The criteria for assessing significance are listed in Appendix 5. The potential and significance for each period are summarised below with reference to the regional research framework (Medlycott 2011).

A best fit showing the estimated position of former buildings in the PDA plotted from 17th and 18th maps is given in Figure 11.

These factors are taken into consideration in the following assessment of the potential for and significance of heritage assets.

2.7.1 Prehistoric

Known prehistoric heritage assets in the study area comprise Neolithic flint implements found c. 525m south-west of the PDA. It is likely that cropmarks indicating the location of two ring ditches are also prehistoric in date. Based on current evidence the potential for further prehistoric heritage assets on the PDA is assessed as *low*.



Settlement characterisation and distribution as well as the relationship of settlement sites and funerary landscapes are research aims listed in the regional research framework. The research framework also highlights the testing and identification of ploughsoils and earlier soils for artefacts and settlement features (Medlycott 2011, 13).

Should any prehistoric remains be present at the PDA, they would probably be of *low* significance, depending on their exact nature.

2.7.2 Roman

Two findspots and a cremation burial represent the Roman heritage assets recorded in the study area. The cremation burial (MCB01463) and Roman pottery (MCB01464) were both discovered in the village and indicate that Roman sub-surface remains may be present in the study area. During a watching brief on an area immediately west of the PDA no evidence for Roman activity was identified (ECB266).

The potential for further Roman archaeological assets on the PDA is assessed as *low*.

Settlement characterisation, typology and distribution are all research topics highlighted for the Iron Age and Roman periods in the regional research framework. This is particularly relevant to the Cambridge environs in the light of other extensive settlement sites excavated within the city (Medlycott 2011, 31 and 47).

Should any Roman remains be present on the PDA, they would probably be of *low to moderate* significance, depending on their exact nature.

2.7.3 Anglo-Saxon and medieval

No Anglo-Saxon heritage assets have so far been recorded in the study area, other than findspots. The Domesday Book indicates that a settlement had already been established at Glatton by 1066.

The potential for Anglo-Saxon remains within the PDA is, therefore, assessed as *negligible to low*.

The PDA is situated on the eastern side of the medieval historic core of Glatton, represented by the 13th-century church, moated site at Manor Farm and extensive evidence of medieval ridge and furrow in fields surrounding the village. Late medieval postholes were discovered in an area to the west of Glatton Hall and could represent structural remains or medieval backyard activity. The layout of strip fields on the 1613 map of the Manor of Glatton suggests that the PDA may have formed an enclosed area of land to the rear of properties fronting onto High Haden Road and not part of the medieval open field system.

The potential for medieval remains within the PDA is, therefore, assessed as *Moderate*.



Locating and characterising Anglo-Saxon sites and their distribution within the landscape is a problem (and a priority) that is highlighted within the regional research framework (Medlycott 2011, 57–8). Any assets located on the PDA would be of *low* to *moderate* significance, depending on their exact nature.

In addition, characterisation of settlement forms, understanding how they grow, shift and disappear is of local and regional importance (Oake 2007, 14 and Medlycott 2011, 70).

Should any Anglo-Saxon or medieval remains be present at the PDA, they would probably be of *low* to *moderate* significance, depending on their exact nature.

2.7.4 Post-medieval

The PDA was occupied by a fairly substantial house and outbuildings since at least the early 17th century (Figure 5). Comparison of historic maps dating from 1615 and 1770 suggests that the location of the house partly overlaps the site of the present Glatton Hall. The present building stands on a terrace on its south side and has no clear evidence for cellars or basements and there is some potential for the survival of archaeological deposits in this area. The survival of deposits from this period would depend in part on the nature of any demolition and rebuilding.

There is *moderate* potential for the survival of post-medieval features relating to former buildings on the PDA. Any of these remains would be of *low to moderate* significance. Depending on their extent they may also have impacted on earlier features that might once have been present.

2.7.5 Modern

The PDA has continued to form part of the grounds of Glatton Hall since 1900, with Glatton Hall situated in the north-west corner. The layout of the grounds at Glatton Hall has changed very little and so the potential for modern features to survive on the PDA is assessed as *negligible*.

If any were found, they would probably consist of stray artefacts and would be of *negligible* significance.

2.7.6 Glatton Hall

Glatton Hall is a small 19th century country house with local historical associations. It is noted in the Cambridge Historic Environment Record as an undesignated heritage asset.



3. IMPACT ASSESSMENT

3.1 *The Proposed Development*

The proposed development measures *c.* 1.17ha and will comprise the demolition of the current care home on the PDA, the undesignated Glatton Hall, and construction of a new purpose-built 70-bed care home, along with car parking, landscaped gardens and a separate refuse/recycling facility.

The scale of the proposed building will be based on traditional, classic proportions and the design layout will ensure that the building does not overlook neighbouring properties. The existing boundary treatments will be retained, but a detailed landscape design will be produced.

The nature of most construction activities involving ground reduction is by nature destructive of archaeological remains. Construction activities associated with the proposed development are generally likely to result in *slight to moderate* harm to any heritage assets that might survive within the PDA. Any areas of more extensive ground reduction would result in a higher level of impact on any surviving archaeological remains.

3.2 *Landscape Character*

The PDA is situated in the eastern part of the Glatton Conservation Area (CA). Currently there is no published character assessment statement for the CA.

On Glatton Ways, the entry into the village on the east edge of the CA is marked by mature trees on both sides and partly overhanging the road, giving an enclosed character to this part of the road (Image 47). The trees in the grounds of Glatton Hall on the north side of the road are a mixture of deciduous and evergreen species. The dense tree planting in the southern part of the PDA effectively screens Glatton Hall from the road (Image 48). Further to the west the road is bordered by the timber-framed building of Allways on the street frontage and modern houses which are set back from the road, giving this section of the road a more open character (Image 49).

The southern end of High Haden Road is quite open in character with wide grass verge on the west side. Close to the junction with Glatton Ways the road is bordered by modern properties set back from the road and screen by trees. Further north it is bordered by the Grade I listed medieval parish church of St Nicholas, which occupies a slightly elevated position on the west of the road. The church forms the most significant feature on this part of the road. It is enclosed by a limestone wall and the grave yard contains historic headstones and chest tombs, a number of which are listed. The mid-20th century village hall stands on the opposite side of the road. A restricted view of Glatton Hall, comprising roof and chimneys, is visible from the raised position in the churchyard looking across the roof of the village hall (Image 50). During the 19th and 20th centuries (Figures 8, 9 & 10) a drive led from High Haden Road to Glatton Hall and the farm buildings on this side; however this area was redeveloped for housing towards the end of the 20th century. Some mature



trees, forming part of the planting associated with the house, still remain around the entrance to the former drive which is now a private road.

Mill Hill, on the north side of the PDA, is single track no-through road which is enclosed by high hedges and trees along much of its length. On the north side of the PDA it is bordered by tall brick wall at the rear of Glatton Hall.

3.3 Direct Impacts on Buried Heritage Assets

The potential for the presence of heritage assets in the PDA has been assessed as varying from *negligible* to *moderate*, depending on the date of the remains. The significance of any potential archaeological remains has been assessed as *low* to *moderate*, depending on their exact nature. The significance of any impact upon potential heritage assets (before mitigation), therefore, ranges from *slightly significant* to *moderately significant* (see Table 1, below).

If required by the LPA, any direct impact of the new development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets. This could be achieved by a programme of archaeological works prior to or during development.

3.4 Direct Impacts on Built Heritage Assets

Glatton Hall is a small 19th century country house with local historical associations. It is not listed but it is noted in the Historic Environment Record as a non-designated heritage asset (MCB25405). The development proposals would involve the demolition of the building.

3.5 Impacts on the Setting of Heritage Assets

The NPPF defines setting as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral'*.

The impacts on the setting of heritage assets has been undertaken in line with the methods outlined in Good Practice Advice note 3 (Historic England 2017).

The Desk-Based Assessment in this document (Section 2) identifies designated and undesignated heritage assets within a 1km radius Study Area (Figures 2 and 3). However, the number of heritage assets within settings that could be affected by the proposed development is more limited. Three areas containing heritage assets (A, B and C) have been identified for assessment due to their proximity to the PDA or because they may be inter-visible with the proposed development (Figure 12). The degree to which these settings contribute to the significance of the heritage assets or allow significance to be appreciated is examined below; and the effects of the proposed development are assessed in each case.



3.5.1 Group A

This comprises a single Grade II-listed timber-framed building, Allways (NHLE1215420, which is located on the south side of Glatton Ways, approximately 40m from the south-west corner of the proposed development area. Historically the 1615 map of Glatton shows that this building was one of a number of houses along the south side of the road. It is now flanked by trees with modern housing to the west which is set back from the road and with modern housing directly opposite on the north side of the road. To the east there is woodland on both sides of the road. The setting of Allways is formed by this part of Glatton Ways.

The setting of the building retains its historic relationship to the road. However, the introduction of modern housing has resulted in changes to the setting of the building but it remains a prominent feature due to its position on the frontage with trees to either side which isolate it from the modern development. The roadside setting contributes slightly to the significance of the asset, forming part of its historical relationship and allowing its significance to be appreciated.

On the PDA an existing tree belt comprising mature deciduous and evergreen trees along with shrubs forms a complete visual screen between Allways and the proposed new building, preventing the new building from intruding on the setting of the building. Development on the PDA would result in a temporary increase in traffic activity during construction works and an increase in activity due to the larger size of the proposed care home.

Measures to avoid and minimise any harm comprise the continued maintenance of the tree belt on the PDA and avoidance of intrusive features in this part of the PDA. The development would result in negligible impact on the setting of the heritage asset.

3.5.2 Group B

This comprises a group of listed buildings on High Haden Road which include the Grade I listed parish church of St Nicholas (NHLE1215294), monuments in the churchyard (NHLE 1215383 to 1215386 and 1288115) and nearby Grade II listed cottages comprising 1 High Haden Road (NHLE1215454), The Croft (NHLE1215455) and The Homestead and attached barn (NHLE1288130) on Church Road.

The setting to this group is formed by the section of High Haden Road near to the church and along with the churchyard and surround area. The church is Grade I listed and the setting includes a significant view looking north-east along High Haden Road. The Grade II listed cottages are timber-framed buildings with date back to the 16th or 17th century. There has been some modern development but this is mostly set back from the road and screened by trees. The most intrusive feature is the mid-20th century village hall located directly opposite the church. The setting contributes to the significance of the heritage assets through the relationship of church and nearby historic buildings and the open aspect formed by the churchyard allowing the significance of the church, churchyard monuments and historic buildings to be appreciated.



The roofs and chimneys of Glatton Hall are just visible in the distance, above the roof of the village hall as seen from the churchyard (Image 50) and also from points on High Hadden Road and Church Road. The existing building at Glatton Hall does not form a significant part of the visual setting of the church and adjacent listed buildings and it does not contribute to the significance of the setting which is focussed on the area around High Haden Road.

Careful design, particularly in terms of the height of the proposed building, would avoid any intrusive impact on the visual setting of the heritage assets.

3.5.3 Group C

This group of three Grade II listed buildings located on High Haden Road in the north of the village comprises; Orchard House (NHLE1288108), 16 High Haden Road (NHLE1215491) and Poet's House (NHLE1215456). Poet's House is a 15th Wealden house that was dismantled in Little Barford and re-built in its medieval form on the present site c.1980. A historic map of 1770 shows a former track leading to a windmill, branched off the road at this point (Figure 6).

The setting of these buildings is focussed on High Haden Road. The southernmost building (No. 16) stands on the road frontage and the two at the north are set back from the road on a separate track. The setting contributes to the significance of the two in-situ buildings through their relationship to the historical settlement plan and allows the significance of all three to be appreciated from the roadside. The listed building at No.16 is screen from the PDA by a house to the south that was built within the last 5 years following the demolition of a bungalow. The two northern houses are screened from the development by mature trees to the rear of the properties. The setting of these buildings is *not* affected by the proposed development.

3.6 Table 1

Table 1 summarises the potential for buried heritage assets within the study area and the PDA. It covers the prehistoric to modern periods and also gives an indication of the relative significance of those remains when considered on a local/regional/ national basis. The potential developmental impact is assessed. Finally, the right hand column gives an indication of the significance of the potential impact (without any mitigation). The criteria used in assessing the significance of heritage assets and impact are set out in Appendix 1.



Heritage assets	Known heritage assets within study area	Potential for heritage assets within the PDA	Significance of potential heritage assets	Potential impact of development	Significance of impact (without mitigation)
Prehistoric (pre- AD 45)	Yes	Low	Low	Slight to moderate harm	Slightly to moderately significant
Roman (AD45 – 400)	Yes	Low	Low to moderate	Slight to moderate harm	Slightly to moderately significant
Anglo-Saxon (c. 400–1066)	No	Negligible to low	Low to moderate	Slight to moderate harm	Slightly significant
Medieval (1066–1550)	Yes	Moderate	Low to moderate	Slight to moderate harm	Slightly to moderately significant
Post-medieval (1550–1900)	Yes	Moderate	Low to moderate	Slight to moderate harm	Slightly to moderately significant
Modern (1900-)	Yes	Negligible	Negligible	Slight to moderate harm	Slightly significant

Table 1: Potential, significance and impact summary for buried heritage assets and their setting

3.7 Confidence Rating for the Current Study

As a general rule, desk-based assessment cannot be used as a predictive tool for the precise location and characterisation of sub-surface archaeological deposits. The nature of desk-based studies means that they rely on artefacts being reported and logged in the HER and information from intrusive investigations in the vicinity of the subject site.

This assessment, therefore, carries a rating of reasonable confidence but it has to be borne in mind that the nature of modern disturbance across the site is difficult to ascertain and it is not possible to precisely gauge the truncation and survival of assets within and adjacent to the footprint of the current buildings.



4. BUILDING RECORD

The existing building has a front range aligned approximately north-east to south-west; however for ease of description in the following descriptive text it is assumed to be aligned on the cardinal points with the front range aligned east-west and the rear range aligned north-south.

4.1 Documentary evidence

This section examines the available documentary evidence relating to the plot using material held by the Huntingdonshire Archives, historic trade directories and secondary sources.

The earliest documentary evidence is the 1613 map of Glatton by John Hausted includes thumbnail sketches of buildings (Figure 5). This shows two buildings on the plot which comprise a two-storey L-shaped house on the site of the present house and a U-shaped range of outbuildings to the south.

John Well's estate book of 1770 shows a house consisting of an east-west aligned range with projections on the north and south sides with a single outbuilding to the south of the house (Figure 7).

The old series Ordnance Survey 1inch map of 1824 shows a schematic representation of buildings in the approximate positions shown on the 1770 map (not illustrated).

The 25inch Ordnance Survey maps published in 1888, 1901 and 1926 shows an L-shaped house with an associated group of farm outbuildings to the west of the proposed development area (Figures 8, 9 and 10). The present building is still L-shaped in plan but the rear range and east end of the front range have been rebuilt during the late-20th century.

The manorial history of Glatton records in 1275 a holding of a three virgates by a free tenant which was later acquired by the Castel family (Page 1936). In the 17th century the estate came into the Sherard family by marriage. The 1615 map of Glatton shows land owned by a Mr Robert Castle to the east and west sides of the house plot which is not labelled. The 1770 map shows clearly that the plot which includes the PDA was owned by a Mr Sherard at that time.

The owner of Glatton Hall in the 1850s was Philip Castell Sherard. He inherited the title of 9th Barn Sherard in 1859 on the death of his 5th cousin, the 6th Earl of Harborough.

Glatton Hall and the associated estate passed down through the Sherard family until by 1910 it had passed to John Ashton Fielden.

Glatton Hall estate was put up for sale by auction as a single lot in July 1917 but was withdrawn. The sales particulars describe it as comprising 2,224 acres including Glatton Hall with stabling, gardens and pleasure grounds extending to 12 acres (Huntingdon archives ref: ED4169/2/1).



It was subsequently auctioned in 50 lots in March 1918. The sales particulars (Huntingdon archives ref: R45/1/13), describe Glatton Hall as “A delightful family residence with 180 acres of splendid grassland, having adequate farm buildings, forming a gentlemen’s farm of an unusually attractive character.” A photograph shows the south front of the house (Image 1). The first floor rooms are described as, “Eight capital bed rooms fitted with register stoves and mantels (one with large range of cupboards). Dressing room. Bath room, fitted porcelain enamel bath with silver plated fittings, hot and cold supplies. Housemaids sink. W.C. pedestal closet with patent silent flushing apparatus. Principal and secondary staircases.” The ground floor included, “Inner and outer entrances halls with tessellated tiled paving, anthracite stove. Dining room 23ft by 20ft, with large bay window, register stove, marble mantel, communicating by double doors with the, Breakfast room 17ft by 15ft, fitted register stove, marble mantel. Door to large wine cupboard, fitted stone bins. Drawing room 30ft by 20ft, lighted by three long windows, fitted slow combustion stove with tiled sides and hearth, enamelled mantelpiece. Library 17ft 6in by 17ft with register stove and mantel”. The service rooms are described as being all on the ground floor and shut off by a swing door, which suggests that they formed a contiguous group of rooms, probably occupying the rear range. They comprised, “Butler’s pantry with glazed sink (h. & c.) stove, ample cupboards and shelves, fall flap table; Beer cellar; Housekeeper’s room with stove and cupboard; Kitchen, having closed range with oven and boiler, hot plate, Dutch oven, dresser and cupboard; Scullery with glazed sink, pump and copper; Servant’s water closet; Game larder; Wash-house with copper and bread oven”.

The following table lists the owners and occupiers of the house from 1854 to 1940, using information derived from historic trade directories and the Victoria County History. The data suggests that the house remained unoccupied during the early 20th century. Information from Kelly’s Directory for Huntingdonshire shows that the co-operative society which purchased the estate in 1918 continued to be a major landowner and farmer in the parish but it is not clear how or if the house was used during this period.

Date	Owner of Glatton Hall	Occupant of Glatton Hall
1854	Philip Castell Sherard esq. (1804-1886)	Philip Castel Sherard esq.
1859	Philip Castell Sherard, inherited title of 9th Baron Sherard	Lord Sherard
1869	Lord Sherard J.P.	Lord Sherard J.P.
1877	Lord Sherard J.P.	Lord Sherard J.P.
1890	Lord Sherard Castell Sherard (1849-1902) 10th Baron Sherard	F. Donkin esq.
1894	Lord Sherard	Rev. William De Lancy West D.D.
1898	Lord Sherard	Rev. William De Lancy West D.D.
1903	Lord Sherard	William O’Brien Lyster esq.
1906	Philip 11th Baron Sherard Philip Halton Sherard (1851-1924) 11th Baron Sherard	



1910	John Ashton Fielden esq. of Holmewood, Peterborough	unoccupied
1918	Purchased by Peterborough Equitable Society	
1924	Peterborough Equitable Industrial Co-operative Society Limited	unoccupied
1928	Peterborough and District Co-operative Society Limited	unoccupied
1936	Peterborough and District Co-operative Society Ltd	unoccupied
1940	No information on Glatton Hall, the Peterborough and District Co-operative Ltd still owned farmland in Glatton	

4.2 Site Plan

The building is set back towards the back of the plot with a gravel drive and lawn in front of the house with a wooded area adjacent to the road. In plan, the building is L-shaped. The front range is a double-pile block with a central corridor with a stair and lift giving access to the first floor. The rear range projects from the right hand side of the rear elevation. This is also two-storied but is lower than the front range, containing rooms with a lower internal ceiling height.

4.3 Internal Fittings

The interior of the building was extensively refitted during the conversion of the building for use as a care home during the 1990s. The fittings used were chosen to reflect the appearance of a 19th-century interior. The doors are wood-grain effect six-panel doors. The modern door openings have been fitted with 19th-century style architraves with angular ogee mouldings. These are clearly recognizable from the small number of surviving original 19th-century mouldings in the building. The modern fittings have identical, thicker moulded sections and lack signs of age or use. The remaining 19th-century doorcases have been marked on the floor plans and noted in the following text. One six-panel door remains in the corridor next to room 20. Some of the rooms contain stripped pine four-panel doors, but these are reused in their present locations. Original 19th-century cornice mouldings survive from two of the principle ground floor rooms (sitting room and bedrooms 16/17). One distinctive cornice moulding in a first floor corridor in the south-west corner of the house has shallow convex moulding which is likely to date from the early 20th century. The other cornice mouldings in the building appear to be modern. These all to a similar simple classical style design and in many cases have been applied to the modern stud wall partitions which were installed during the conversion into a care home during the 1990s.

4.4 Exterior

See Figures 15 and 16 for drawings of external elevations.

4.4.1 South elevation

This is the front elevation of the building, facing the entrance off Glatton Ways (Image 2). It is the only elevation that shows any architectural elaboration, with 17th century-style cross-windows and a heraldic panel above the main entrance.



On this side the building is raised slightly above the surrounding ground level. At the far left is a grassed bank and paved area in front of the house; the remainder stands behind a paved terrace with a brick retaining wall and steps leading to the front entrance.

This elevation, where visible, is in yellow gault brick with limestone dressings; however much of the front has been covered with a painted cement render. From left to right the front comprises: a lower single-bay with a flat roof; a central four-bay section with cross-windows in limestone including a canted bay and the main entrance at the right-hand end; and at the right is a section with a canted bay with cross-windows constructed with wood frames.

The single bay at the left of the elevation has one first floor sash window.

The central four-bay section has two-bays on the left with cross-windows at first floor and French doors on the ground floor, a two-storey canted bay near the centre and the main entrance at the right below a first floor cross-window. The windows are in a light grey or yellowish limestone with hollow chamfered transoms and mullions. The French doors at the left have been converted from cross-windows, with the ends of the former transoms and mullions visible in the top and sides of the openings. This section has moulded stone string courses just above the ground floor openings and at the base of the parapet. The brickwork which is visible in the canted bay and the parapet consists of evenly coloured yellow gault brick in Flemish bond. The parapet has a moulded stone coping. The roof, partly conceal by the parapet, is a plain gabled roof with three axial chimney stacks, also in yellow gault brick with stone dressings. The doorway at the right-hand side of this section of the building is the main entrance to the house (Image 3). The opening is a depressed four-centred arch with ogee and hollow chamfered mouldings to the surround. Margin lights at the sides of the door light the lobby area. A carved stone panel above the door is decorated with the heraldic achievement of the barony of Sherard (Image 4). The wooden door appears to date from the 16th century with later alterations (Image 5). It has a characteristic double thickness construction. The exterior face is made from vertical linenfold panels with trefoil decoration at the head with the joins between the panels covered by hollow chamfered fillets (Image 6). The interior face of the door consists of broad horizontal boards. A number of later alterations and additions have been made to the door: the top of the fillets have been cut through and the top of the trefoils appear to have been truncated; on the face of the door the timbers on the hanging side and the top appear to be later additions, on the rear of the door wooden splines have been inserted between the horizontal boards to fill gaps caused by shrinkage; the finish and condition of the strap hinges suggest that these are 19th century fittings. A porch over the door consists of a flat canopy supported by Tuscan columns of unusually proportions that narrow markedly towards the top. The porch is not shown on photographs dating from the c.1920-30s showing that this was a later addition.

The section of the frontage to the right of the door has a two-storey canted bay. There are a number of differences between this and the central section of the



frontage: the windows have timber frames rather than stone; the canted bay is covered with cement render; the string course above the ground floor windows is absent; the string course above the first floor windows appears to be a continuous moulding rather than individual blocks of stone; the brickwork in the parapet is slightly in colour and more varied than that in the central block. Historic photographs dating from c.1920-30s show a very different arrangement at this end of the building and it is clear that this end was extensively remodelled or rebuilt during the 20th century..

4.4.2 East elevation

This elevation forms the end of the front range (Image 7). It consists of a pair of gable ends with an M-shaped roof line with a plain tile verge. The wall has a painted rendered finish. Two courses of modern brick are visible in the base of the wall, below the lower edge of the render. There are three sash windows, one in ground floor and two on the first floor.

4.4.3 West Elevation

This is an irregular, asymmetric elevation formed by the addition of a modern north-south aligned rear range to the west end of the main/front range (Image 8). It is covered by various different roofs. The walls are rendered and painted and most of the windows are modern sash windows.

At the right-hand side is a two-storey flat-roofed section which projects from the west end of the front range. A single storey section to the right forms the access, via a door with louvered vents, to the ground floor of this part of the building which until recently housed the heating boiler. A ground floor door opening has been cut into the centre of the wall and a brick segmental arch for an earlier door or window has been exposed where the cement render is damaged.

To the left of the former boiler room is a modern conservatory located in front of the west end of the main range of the building. To the left of the conservatory is a two-storey rear extension. This rear range appears to be a modern addition. At the base four courses of modern brickwork are visible below the lower edge of the cement render.

4.4.4 North Elevation

This elevation is made up of the rear of the main range with the rear range projecting from the right end (Images 9 and 10). It is covered in painted render throughout. Most of the windows in the rear of the main range and the rear range are modern sash units.

The rear elevation of the main range is in two parts. At the left is a slightly projecting section under a slate roof. On the ground floor this section contains a pair of French doors, a modern door and a sash window. On the first floor it has three sash windows. The right section of the main range is partly obscured by a modern brick and glass conservatory. On the ground floor to the right of the conservatory there are two modern windows, a sash window and vents for the kitchen. On the first floor there are four sash windows. The slate roof over this section is hipped at the right (western) end.



Immediately to the right of the hipped roof is the north end of a short north-south aligned gabled roof above bedroom 26 (see below). The gable wall to either side of the chimney consists of two phases of brickwork. The earlier, lower part of the gable is in red brick finished with a row of headers and indicates a steeply pitched roof. The upper part of the gable is in a mix of red and yellow brick and forms the pitch for the present roof.

4.5 Interior: Ground Floor

See Figure 13 for the ground floor plan. The front range has a double-pile plan with a corridor that extends for most of the length of the building. The main part of the front range dates from the later 19th century while the eastern end of range was rebuilt during the 20th century. The interior of the rear range is modern throughout with a mixture of solid and stud walls and low plasterboard ceilings.

Examination of the ground floor rooms found no evidence for a basement below. Information from the current owner indicates that the only void that has been observed during works consists of an air gap space beneath suspended floors.

4.5.1 Lobby and Reception

The lobby and reception are accessed by the main door in the south front (Images 12 to 16). The lobby is divided from the reception room by a glazed wooden partition with double doors. The base of the partition has applied mouldings and raised-and-fielded panels. A parquet floor extends through the lobby and reception. An elliptical arched opening links the reception area to the main corridor. The arch has a plain chamfer and pyramidal stops. A glazed partition with wired glass and a fire door has been inserted in the arched opening during the 20th century.

In the lobby the ceiling is divided into rectangular and triangular panels by moulded wooden ribs (Image 14). At the centre of the ceiling there is a roughly carved wooden pendant boss which appears to be in foliate design with a central flower motif (Image 15). The ceiling appears to be a 19th construction in the style of a 17th century panelled ceiling.

4.5.2 Main Corridor

The corridor off the reception forms the main ground floor circulation space in the front range. An arch just below ceiling level marks the junction between the historic core and the section of the house that was rebuilt during the 20th century. In the south side of the corridor a section of thickened wall marks this junction (Image 17). The thickened section of wall is in solid masonry but it is not possible to say anything about its construction due to the overlying finish layers of plaster and paint.

It seems likely that this thickened section of wall is acting as a buttress to resist outward spread of the wide arched opening between the reception and corridor. It is not known if this is a block of earlier masonry which was left in place or if it is a modern engineering solution used to buttress the wall.



4.5.3 Sitting Room

The sitting room is accessed by door in its north-east corner, off the reception room (Image 18). The door case has an architrave moulding with two angular ogee mouldings separated by a flat field and dates from the 19th-century. The frame has been modified with additional timber on the inner edge to fit a slightly smaller modern six-panel door. A blocked doorway in the south-west corner of the room has the same type of architrave moulding.

A fireplace in the centre of the west wall is made from polished fossil 'marble', probably Derby Fossil, a Carboniferous limestone (Image 19). The fireplace dates from the mid to late 19th-century.

The ceiling has a cornice which is a complex moulding made up from series of small elements separated by hollows (Image 20). It differs from the usual pattern of 18th and 19th cornice mouldings based on classical entablatures. The complex and irregular character of the design suggests a 19th rather than an 18th-century date for this feature.

4.5.4 Bedrooms 18 and 19

This would have been one of the principle ground floor rooms but it has been subdivided with stud walls during the late 20th century to form two bedrooms.

A ceiling cornice, matching that used in the adjacent sitting room, indicates the full extent of this room prior to its modern subdivision.

A blocked door opening is visible inside the inserted en-suite in the south-west corner of the room. This doorway, which would have opened onto the plant room on the west end of the building, has a 19th architrave moulding.

The inserted stud wall partitions have a simple classical style ceiling cornice moulding.

4.5.5 Plant Room

This room forms the ground floor of a projecting block on the south-west corner of the building. It is now only accessible via exterior doors in the west end of the building but was formerly linked by an internal door in what is now Bedroom 19. The interior of the room has bare brick walls in red and yellow gault brick with a brick barrel vault (Image 22). The vault has been removed in the northern half of the space, presumably during modern alterations to install a biomass boiler, which has since been removed.

4.5.6 Room 20

This room is located in the north-west corner of the front range within the 19th core of the building (Image 20). The interior of the room is modern with a modern brick fireplace on the north wall, laminate flooring and a plasterboard ceiling.

It contains a built-in cupboard in the south-west corner of the room. This has a six-panel upper door and a two-panel lower door with raised-and-fielded



panels. It is likely to be of 19th construction but has not closely dateable features. Inside the cupboard a section of bare brickwork is in the right-hand side.

4.5.7 Corridor

This north-south aligned corridor is located next to the east side of Room 20 (Image 24). It is accessed at its south end by a door off the former room which has been subdivided to form Bedrooms 18 and 19. The door opening has a characteristic 19th architrave moulding and it contains a 19th century six-panel door with plain panels.

4.5.8 Kitchen

The kitchen, located in the north side of the 19th core of the building, contains a modern commercial kitchen interior and an inserted ceiling with a plain cove moulding.

4.5.9 Stairs and lift

The stairs and lift located on the north side of the main corridor are modern (Image 25). The stair is an open stair with quarter landings in polished beech wood. The glass-sided lift occupies the stairwell.

4.5.10 Dining Room

The dining room is located in the north-east corner of the 19th-century core of the building (Image 26). It is accessed off the main corridor and is linked to a modern conservatory on the north side of the building.

It has a high ceiling with a simple classical type cornice. A chimney breast in the south side of the room marks the location of a blocked fireplace.

4.5.11 Bedrooms 1 to 3 and Office

These rooms occupy the eastern end of the building to the south of the main corridor (Image 27). The rooms in this section of the building are formed by the subdivision of a larger space to create four rooms. The walls used to subdivide the space are relatively thin, solid walls, presumably either brick or blockwork. An east-west aligned feature crossing Bedrooms 1 and 3 appears to be a boxed beam. All of the doors and door frames are modern. These rooms have high ceilings with a modern cove cornice.

All of these rooms are part of the late 20th conversion of the building for use as a care home.

4.5.12 Bedrooms 4, 5 and Bathroom

These rooms occupy the eastern end of the building to the north of the corridor. The rooms have laminate flooring, relatively low plasterboard ceilings with cove cornices and have modern doors and door frames. The rooms were created as part of the late 20th century conversion of the building for use as a care home.



4.5.13 Ground floor rear range

All of these rooms are part of the late 20th century adaption and extension of the building for use as a care home. The rooms in this section have lower ceilings than the 19th century rooms in the front range. All of the interior fixtures and fittings in this part of the building are modern.

4.6 Interior: First Floor

The basic plan layout is similar to that of the ground floor with minor differences due mostly to later subdivision (Figure 14).

4.6.1 Bedrooms 6 and 7

This is a former single large bedroom room with a bay window which has been subdivided with stud walls during modern alterations to form two bedrooms. Part of the modern subdivision includes a small lobby area giving access to Bedrooms 6, 7 and 8. The opening to the lobby area off the main first floor corridor has a 19th architrave suggesting that this was the original entrance into the room. There is another 19th architrave moulding within this lobby area around the entrance to a linen cupboard and Bedroom 8.

A fireplace in Bedroom 6 has a plain marble surround with a late 19th-century cast iron grate with tile decoration (Image 28). The rooms have high ceilings with a simple classical style cornice which is modern as it extends along the modern stud wall between Bedrooms 6 and 7.

This large room, as first built, would have been the principle bedroom in the house.

4.6.2 Roof space above bedrooms 6, 7 and 8

A view through a ceiling hatch in Bedroom 7 shows that the roof of over the southern central section of the house, above bedrooms 6, 7 and 8, is supported by kingpost roof trusses (Image 29). These are machine sawn softwood trusses of characteristic 19th century construction.

4.6.3 Bedroom 8

This is a former rectangular shaped room which has been subdivided with studwork partition walls at its north end to form a small corridor, linen cupboard and bedroom with en-suite (Image 30). A downstand in the ceiling of the en-suite forms a continuation of the line of the adjacent linen cupboard, possibly indicating an earlier wall layout.

It has fireplace in the middle of the east wall (Image 31). This is a cast iron register hob grate with arched top with a simple wood surround and mantelshelf. This type of the grate dates from mid to later 19th century. The high ceiling in this room has a simple classical (modern) cornice moulding which follows the line of the modern stud wall subdivisions.

This room may have been a dressing room to the principle bedroom of the house, with the surviving 19th architrave moulding in the adjacent lobby area indicating the location of the door linking these two rooms.



4.6.4 Landing

The landing contains the modern stairs and lift (Image 32). The roof has been adapted in this area to light the landing, with a section of the ceiling removed and roof lights inserted. The landing has simple classical style cornice which respects the modern alterations to the roof.

4.6.5 Bedroom 14

This bedroom is situated in the north-east corner of the 19th core of the house (Image 33). It contains fireplace with a cast iron register hob grate with an arched top with a plain wood surround and mantelshelf (Image 34). This type of the grate dates from mid to later 19th century.

The doorway into the room, from a lobby area off the main landing, is modern. The ceiling has a (modern) classical style cornice moulding and a stud wall partition to form an en-suite in the south-west corner.

4.6.6 Bedroom 15

This room is located to the west of the stairs (Image 35). The door opening off the landing has an architrave with an angular ogee, flat field and bead moulding of 19th-century type. The six-panel door is modern. A chimney breast in the south wall marks the location of a former fireplace. A stud wall partition forms a modern en-suite in the south-east corner with re-used stripped pine four-panel door.

4.6.7 Bedrooms 16, 17 and corridor

This is a group of rooms situated at the south-west end of front range. It consists of an east-west aligned corridor with two bedrooms and a further room attached to the west side of Bedroom 17.

The corridor extends to the west end of the house and has been subdivided in the recent past with a plasterboard partition and modern door to form a narrow storeroom in its western part. The corridor has a high ceiling with cornice moulding (Image 36). The moulding differs from any of the other cornice mouldings seen in the building, having a shallow convex section in its lower part. The shallow convex moulding is similar to ones commonly seen on c.1900s architrave mouldings. The opening into the corridor off the main corridor in the front range, has a 19th century architrave moulding.

Bedrooms 16 and 17 have been created by subdividing a single space with a stud wall partition (Images 37 & 38). The rooms have a simple classical cornice moulding which follows the line of the modern stud wall partition. In the west end of Bedroom 17 is a late-19th century cast iron fireplace with tiled side panels with a wood surround in a simple arts and crafts style (Image 39). The doors to the en-suites in Bedrooms 16 and 17 are reused four-panel pine doors (c.C19th-early C20th) set in modern door frames.

It is probable that the space represented by Bedrooms 16 and 17 and the adjacent corridor would have originally been a single bedroom. It is possible that the subdivision of this part of the house took place in two phases. The corridor could have been formed first, possibly in the early 20th century, and



the partition into rooms 16 and 17 being part of the conversion into a care home.

4.6.8 Bedroom 26

This room occupies the north-west corner of the front range (Image 40). The plan here appears to have been modified as part of the modern conversion for use as a care home with a wide corridor on the east side of the room able to accommodate a flight of stairs with a stair lift. The room itself has modern fittings with a stud wall partition at the north end to form an en-suite.

In the west wall of this room there are two windows at different levels. The arrangement of windows strongly suggests that they formerly lit a staircase located next to this wall. Information from the current owner of the building indicates that during modern alterations the floor in this room was raised to bring it up to the level of the other rooms in the front range.

4.6.9 Roof space above bedroom 26 and adjacent corridor

The roof space above bedroom 26 and the adjacent corridor was accessed from a ceiling hatch in the corridor. This is a short north-south aligned roof supported by two queenpost trusses (Image 41). At the north end of this roof is a brick gable end wall with a chimney. The wall to either side of the chimney has brickwork in two phases. The earlier, lower part of the gable is in red brick finished with a row of headers and indicates a steeply pitched roof. The upper part of the gable is in a mix of red and yellow brick and follows the line of the existing queenpost roof. Details of the construction of the gable wall can also be seen in the external elevation (Image 11).

4.6.10 Bedrooms 9, 10 and 11

These rooms are located in the southern side at the east end of the front range (Image 9). The rooms are formed with stud wall partitions and have modern fittings throughout with a simple cove cornice to the ceiling.

4.6.11 Bathroom and roof space

The bathroom located at the east end of the landing contains a roof hatch to access to the roof space above this room and the adjacent rooms on the north side of the house (Bedrooms 12 and 13). The roof is supported by modern fink roof trusses and the gable wall at the east end of the house is in blockwork (Image 43).

4.6.12 Bedrooms 12 and 13

These rooms are located in the north-east section of the front range (Image 44). The walls area all formed from stud partitions and the fittings are all modern. Bedroom 12 has a modern cornice moulding with egg and dart ornament.

4.6.13 Rear range

The first floor of the rear range is modern throughout with a mixture of solid and stud walls dividing this area into bedrooms and a corridor leading to a stair at the north end.



4.7 Chronological Development and interpretation

The following section summarises the chronological development of the building, drawing on documentary and observations of the building.

Historic maps dating from 1613 and 1770 show a building which occupied approximately the same location as the existing building. Due to the inherent inaccuracies in earlier surveys it is not possible to say whether these maps are showing a building in exactly the same position and alignment. The 1613 map shows a thumbnail sketch of an L-shaped, two-storied building with chimneys. The 1770 map shows the plan outline of what would appear to be a single pile building with projections on its north and south sides.

4.7.1 Early 19th century

Historic photographs (Image 1) show a three-bay brick-built section at the east end of the main range. This section was replaced during the 20th century, possibly following a fire. This part of the building would appear to correspond to the drawing room in the 1918 sales particulars where it is described as measuring 30ft by 20ft and lit by three long windows. The overall appearance of this part of the building with a low pitch, hipped roof and long sash windows extended almost to ground level suggest a probable early 19th century construction date.

4.7.2 Mid-19th Century

The earliest surviving parts of the present building appear to date from the mid-19th century. This comprises the western two-thirds of the front range. In addition to this, some sections of 19th century brickwork survive in the northern part of the building where a wall on Mill Hill has been incorporated into the modern buildings.

The surviving 19th century range consists of double-pile house. The front elevation is in a 17th century revival style with cross windows and incorporates a reused door of probable 16th century date. Above the door is a stone plaque decorated with the coat of arms of the barony of Sherard. The title was inherited by Philip Castell Sherard (1804-1886) of Glatton in 1859 who became the 9th Baron Sherard when a distant relative, the 6th (and last) Earl of Harborough died and the title reverted to the Barony of Sherard. Consequently the use of the coat of arms in this context must date from after 1859. It seems likely that Glatton Hall was rebuilt by the 9th Baron Sherard in an appropriate antique style with the coat of arms above the door to mark his rise to the baronetcy.

4.7.3 Early 20th century

Glatton Hall was the property of Philip 11th Baron Sherard in 1906, by 1914 it was owned by Mr John Ashton Fielden before it was purchased by the Peterborough Equitable Co-operative Society in 1918 who still owned it in the 1930s (Page, 1936). During the time that it was owned by the co-operative society the building appears to have been unoccupied based on the evidence from contemporary trade directories.



4.7.4 Later 20th century

At some time during the 20th century the east end of the front range was rebuilt. The presence of blockwork in the gable wall, visible in the attic, suggests that this rebuilding was during the late-20th century. During the 1990s the building was converted for use as a care home. The main works undertaken during this phase involved the subdivision of the existing rooms and the rebuilding of the rear range.



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6. APPENDICES

6.1 Appendix 1 – Designated Heritage Assets within a 1km Radius of the PDA

6.1.1 Listed Buildings

HER no./ NHLE	Name	Description	Grade
1215383 DCB3024 Nelly xx	Row 12 tombstones Church of St Nicholas	Row of 12 tombstones 5m east of chancel. C18th and C19th limestone slabs.	II
1215384 DCB3025	Two tombstones Church of St Nicholas	Two tombstones 7m east of the chancel. C18th limestone slabs	II
1215385 DCB3026	Row of 3 tombstones & 1 Chest Tomb Church of St Nicholas	Row of 3 tombstones and 1 chest tomb c.9m east of the chancel. C18th limestone	II
1215386 DCB3027	Chest Tomb, Church of St Nicholas	Chest tomb c. 2m east of north aisle. Dated 1727, limestone	II
1215419 DCB3028	Manor Farmhouse, Church Road	Farmhouse. Late C18th with C19th and C20th alterations and additions. Brick with hipped Collyweston stone roof	II
1215420 DCB3029	Allways, Glatton Ways	House, formerly divided as cottages. Late C15th or early C16th, partly demolished to east with C17th and later additions and alterations. Timber-frame with thatched roof	II
1215455 DCB3030	The Croft, High Haden Road	Three cottages, originally one farmhouse. Late C16th and C17th, with C19th & C20th alterations. Timber-framed and painted brick with thatched roof	II
1215456 MCB01936	Poet's House, High Haden Road	House, formerly a farmhouse at Little Barford, Bedfordshire. Late C15th/early C16th, altered late C16th, converted to cottages C19th, dismantled and moved c.1980. Timber-framed, Wealden house with thatched roof.	II
1215499 DCB3032	The Willows, Infield Road	Cottage. Early C17th with later C18th or C19th alterations. Timber-framed with thatched roof.	II
1215501 DCB3033	Infields, Infield Road	Cottage. C18th with C19th additions and alterations. Painted brick with red pantile roof.	II
1215502 DCB3034	Gable Thatch, Sawtry Road	House. Early C17th with C20 alterations & additions. Timber-framed and painted brick with thatched roof.	II
1215532 DCB3035	Addison Arms Public House, Sawtry Road	Public house. Early C18th with C20th alterations & additions. Painted brick, plain tiled roof with shaped gables	II
1288108 DCB3126	Orchard House, High Haden Road	Cottage. Early C17th with C19th and C20 alterations & additions. Timber-framed with thatched roof.	II
1288115 DCB3127	Row of 8 tombstones church of St Nicholas	Row of 8 tombstones 3m east of chancel. C18th & C19th limestone slabs.	II
1215294 MCB 16930	Parish Church of St Nicholas	Medieval parish church, nave arcades c.1230-40, with fabric dating from 13th, 14th, 15th and 16th	I



HER no./ NHLE	Name	Description	Grade
		centuries. Restored 1869.	
1215531 DCB3718	White Roses, Sawtry Road	Cottage. Early C17th with later additions and C20th addition. Timber framed and painted brick with thatched roof.	II
1288089 DCB3745	Mychells Mead, High Haden Road	Cottage, formerly 2 cottages. Early C17 with C19th & C20th alterations. Timber-framed with thatched roof.	II
1288130 DCB3746	The Homestead and Attached Barn	Cottage and attached barn, formerly divided in to 3 cottages. Early C17th with C18th & C19th alterations & additions. Timber-framed with weatherboarded barn. Thatched roofs.	II
1215491 DCB3984	16 High Haden Road	Cottage, formerly 2 cottages. Late C18th with C19th alterations. Painted brick, Collyweston stone roof	II
1215454 DCB4261	1 High Haden Road	Cottage, early C17th with C19th and C20th alterations and additions. Timber-frame with roughcast. Half-hipped thatched roof.	II
1288091 DCB4289	Brook Cottage, Infield Road	Cottage. C17th with C19th & C20 alterations. Timber-framed and painted brick with thatched roof.	II

6.2 Appendix 2 – Undesignated Heritage Assets within a 1km Radius of the PDA

HER no.	Associated events no.	Name	Description	Period
01012		Manor Farm, Glatton	Homestead moat in grounds of Manor Farm, much altered by later activity	Medieval
01461		Windmill, Glatton	Site of former windmill which is depicted on 1613 map	Post-medieval
01462		Saxon stone mask	Carved stone lion mask found in 1933 during restoration of Church of St Nicholas.	Saxon
01463		Roman cremation & cinerary urn	Glass cinerary urn containing calcined bones, probably C2nd AD.	Roman
01464		Roman pottery, Glatton	Romano-British pottery C2nd and C3rd AD. Found during works in front of Glatton Rectory House	Roman
01466		Roman gold coin, Glatton	Roman gold coin of Valentinian I found c.1882 at Glatton, no further location information	Roman
01467		Neolithic finds, Glatton	Findspot of Neolithic flint implements	Prehistoric
01468		The Round Hill, Conington	Pentagonal enclosure. Possible C17 landscape feature or Civil War artillery fort?	Post-medieval
01477		Ring ditches, High Holburn Farm	Cropmarks with include two ring ditches	undated
08741		Ridge and furrow, Glatton	Two fields with ridge and furrow earthworks running northwest-southeast	Medieval
08742		Ridge and furrow, Glatton	Ridge and furrow earthworks	Medieval
10019		Earthworks, Glatton	Earthworks to N of Glatton, thought to be quarries, terracing and possible house platforms	Medieval
11615		Ridge and furrow, Glatton	Ridge and furrow cropmarks and soilmarks to W of village	Medieval



HER no.	Associated events no.	Name	Description	Period
11618		Ridge and furrow, Glatton	Ridge and furrow soilmarks to NE of Lower Glebe Farm	Medieval
12053		Conington Round Hill, Conington	Deer park probably established during C18th	Post-medieval
12090		Glatton Hall Park, Glatton	Deer park	Post-medieval
12091		Rectory, Glatton	Rectory grounds/garden	Post-medieval
CB15454	ECB1080	Post-medieval features, Glatton House	Evaluation excavation showed post-medieval features, possible part of C19th-C20th formal garden	Post-medieval
CB15592	ECB266	Medieval post-holes, Glatton Hall	Watching brief showed soil layer with one sherd of St Neots ware pottery (Saxo-Norman) and later medieval post-holes c.C15th	Medieval
MCB19330		Gardens of Allways, Glatton	Garden at Allways developed by the writer Beverley Nichols who lived there between 1928 and 1936	Modern
MCB23521		Cropmark remains of ridge and furrow SE of Lower Glebe Farm, Glatton	Traces of former ridge and furrow in field SE of Lower Glebe Farm, Glatton	Medieval
MCB23522		Cropmark of rectilinear enclosure, Conington	Former ridge and furrow in field SE of Lower Glebe Farm, Glatton	undated
MCB25400		Gibson's Hovel, Gibson's Lane, Glatton	Site of former 'Gibson's Hovel' shown on 1885 OS map. Building no longer extant.	Post-medieval
MCB25401		Sheepfolds, Gibson's Lane, Glatton	Former sheepfolds shown on 1885 OS map next to Gibson's Lane. No longer extant	Post-medieval
MCB25402		Rectory, Infield Road, Glatton	Former rectory and outbuildings illustrated on 1885 OS map. Buildings still extant, now divided into 3 dwellings	Post-medieval
MCB25403		Smithy, Sawtry Road Glatton	Site of former smithy shown on 1885 OS map. Building no longer extant.	Post-medieval
MCB25404		Crown & Woolpack Inn Glatton	Site of former Crown & Woolpack Inn shown on 1885 OS map. No longer extant.	Post-medieval
MCB25405		Glatton Hall, Glatton Ways, Glatton	Glatton Hall recorded on 1885 OS map. Building is still extant with alterations and additions	Post-medieval
MCB25406		Smithy, High Haden Road, Glatton	Site of former smithy shown on 1885 OS map. Building no longer extant.	Post-medieval
MCB25407		School, Glatton	Former school shown on 1885 OS map, building still extant is now a house	Post-medieval

6.3 Appendix 3 – List of Fieldwork “Events” within a 1km Radius of the PDA

Event Ref.	Event Name	Organisation	Dates
ECB266	Watching brief at Glatton Hall	Cambridge Archaeological Unit	02/07/1998 – 03/07/1998
ECB1080	Evaluation at Glatton House	Hertfordshire Archaeological Trust	October 2002

6.4 Appendix 4 – List of Cartographic and Documentary Sources

Location	Description	Document reference
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Glatton Hall, Glatton Ways, Glatton, Huntingdon:
Desk-based Assessment and Historic Building Record



Location	Description	Document reference
Huntingdonshire archives:	1613 map of Glatton manor by John Hausted, colour copy of original	Map 404
Huntingdonshire archives:	William Wells' estate book	54/1
Huntingdonshire archives:	Huntingdonshire Sheet IX.10 25'' map published 1888	OS 1st ed. H IX.10
Huntingdonshire archives:	Huntingdonshire Sheet IX.10 25'' map published 1901	OS 2nd ed. H IX.10
Huntingdonshire archives:	Huntingdonshire Sheet IX.10 25'' map published 1926	OS 1920s. H IX.10
Huntingdonshire archives:	Sales particulars, Glatton Hall Estate, July 1917	ED/4169/2/1 page 79
Huntingdonshire archives:	Particulars, Plan & Condition of Sale, The Glatton Hall Estate, nr. Holme	R45/1/13
Huntingdonshire archives:	Kelly's Directory of Huntingdonshire	Various editions 1854-1940



6.5 Appendix 5 – Significance and Impact Criteria

6.5.1 Criteria for assessing the importance of heritage assets

Importance of Asset	Designation of Assets	Definition of Importance
<i>High</i>	World Heritage Sites	Places of international importance due to its 'outstanding universal value'
	Scheduled monuments Listed buildings (Grade I or II*) Registered parks/gardens (Grade I or II*) Battlefields	Places or structures of national importance. Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which: <ul style="list-style-type: none"> • are rare in the historic environment record or • are a good example of a type site or • have a high potential to add to regional and national research criteria
<i>Moderate</i>	Listed buildings (Grade II) Registered parks and gardens (Grade II) Conservation areas Undesignated	Places or buildings of regional or high local importance. This includes assets which: <ul style="list-style-type: none"> • are more commonly found in the historic environment record or • have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality) • have moderate potential to add to local and regional research criteria
<i>Low</i>	Undesignated	Assets which: <ul style="list-style-type: none"> • are relatively poorly preserved or • have limited significance on a local level • have a low potential to add to local and regional research criteria
<i>Negligible</i>	Undesignated	Places or buildings that have no known archaeological, historical or cultural importance. Sufficient investigation must have been undertaken to demonstrate that there is a low risk that any as yet unknown heritage assets might survive, or where any potential surviving remains have no value within the context of the current study.
<i>Uncertain</i>	Undesignated	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).



6.5.2 Criteria used for assessing the setting of assets

Value of Setting Attribute	Effect on Significance of Heritage Asset
<i>High</i>	Makes a major contribution to the significance of the heritage asset, for example because it is itself a significant heritage asset or because it is a very prominent feature of the setting. Substantial change to this attribute would almost certainly considerably reduce the significance of the setting as it relates to the asset and would not normally be reversible.
<i>Moderate</i>	Makes a moderate contribution to the significance of the heritage asset, for example, because it is itself a locally significant heritage asset or a notable feature of the setting. Substantial change to this attribute would almost certainly reduce the integrity of the asset's setting and to some degree reduce the significance of the setting as it relates to the asset. Such changes may be temporary or reversible, but might persist for a longer term.
<i>Slight</i>	Makes a minor contribution to the significance of the asset, for example having no heritage value in itself or comprising a small element in the setting. Substantial change to this attribute might lead to a slight loss of its overall integrity or significance of the setting of the asset. The changes may be short term.
<i>Neutral</i>	Makes no apparent contribution to the setting of the asset.
<i>Slightly Intrusive</i>	Comprises a small intrusive element in the setting of the asset, or one that is itself a heritage asset. The intrusiveness may be limited to a short term. Removal of the attribute would not normally be justified but mitigation would be beneficial.
<i>Moderately Intrusive</i>	Detracts somewhat from the significance of the heritage asset, but is not a very prominent feature of the setting and does not involve large-scale activities or emissions. The attribute itself may have some heritage value, thus offsetting its intrusiveness. Removal or mitigation of the intrusion would increase the significance of the setting in relation to the asset.
<i>Highly Intrusive</i>	Detracts highly from the significance of the heritage asset and has no heritage value in its own right. This might be because it is a very prominent feature of the setting, involves large-scale activities or produces copious emissions. Removal or mitigation of the intrusion would almost certainly increase the significance of the setting in relation to the asset.



6.5.3 Criteria for assessing the magnitude of development impacts on assets

Magnitude of Impact on asset	Effect of Impact
<i>Substantial Harm</i>	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly result in total loss of significance of the asset and would not normally be reversible.
<i>Moderate Harm</i>	Either: causes permanent change to or loss of many key elements of the asset that lead to a moderate loss of its overall integrity and reduction in significance. Moderate change to the setting of the asset. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
<i>Slight Harm</i>	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
<i>No change</i>	No appreciable change to the asset or its setting.
<i>Slight Benefit</i>	Either: delivers some improvement to the asset that does not increase its overall integrity or significance. Or: arrests an existing process of adverse change.
<i>Moderate Benefit</i>	Either: causes long-term improvement of the asset, involving some increase in its integrity or significance. Or: reverses an existing process of adverse change.
<i>Substantial Benefit</i>	Causes major benefit to the asset that increases its integrity and significance. Such change would almost certainly increase the significance of the asset.

6.5.4 Significance of effects matrix

Importance of asset	High	<i>Insignificant</i>	<i>Significant</i>	<i>Highly Significant*</i>	<i>Very Highly Significant**</i>
	Moderate	<i>Insignificant</i>	<i>Moderately Significant</i>	<i>Significant</i>	<i>Highly Significant*</i>
	Low	<i>Insignificant</i>	<i>Slightly Significant</i>	<i>Moderately Significant</i>	<i>Significant</i>
	Negligible	<i>Insignificant</i>	<i>Insignificant</i>	<i>Insignificant</i>	<i>Slightly significant</i>
	Uncertain	<i>Unknown (Insignificant?)</i>	<i>Unknown (Significant?)</i>	<i>Unknown (Highly Significant?)</i>	<i>Unk. (V. Highly Significant?)</i>
	No Change	Slight Harm	Moderate Harm	Substantial Harm	
	<i>Magnitude of impact (on the asset or its setting)</i>				
<p>* Highly significant impacts will require “exceptional” development justification</p> <p>** Very highly significant impacts will require “wholly exceptional” development justification</p> <p>Otherwise, judgements should be balanced with regard to the scale of any harm or loss and the importance of the heritage asset</p>					

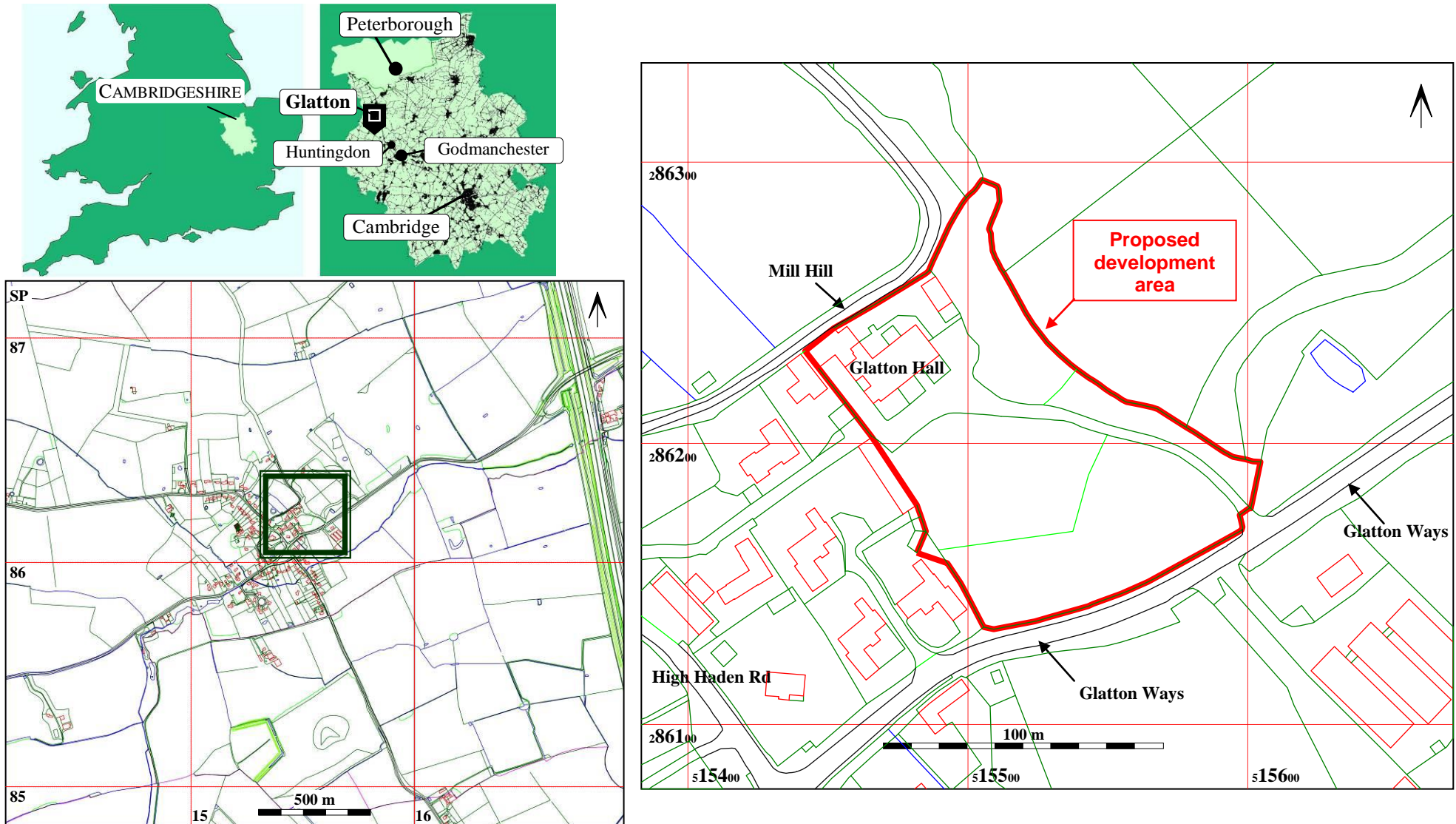


Figure 1: Site location

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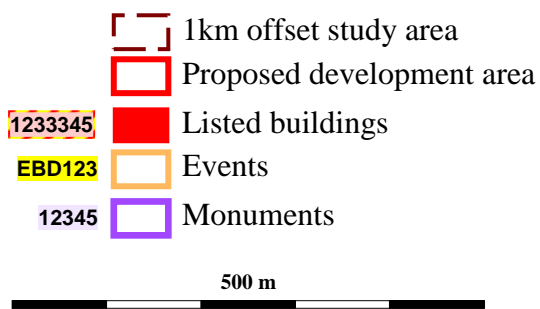
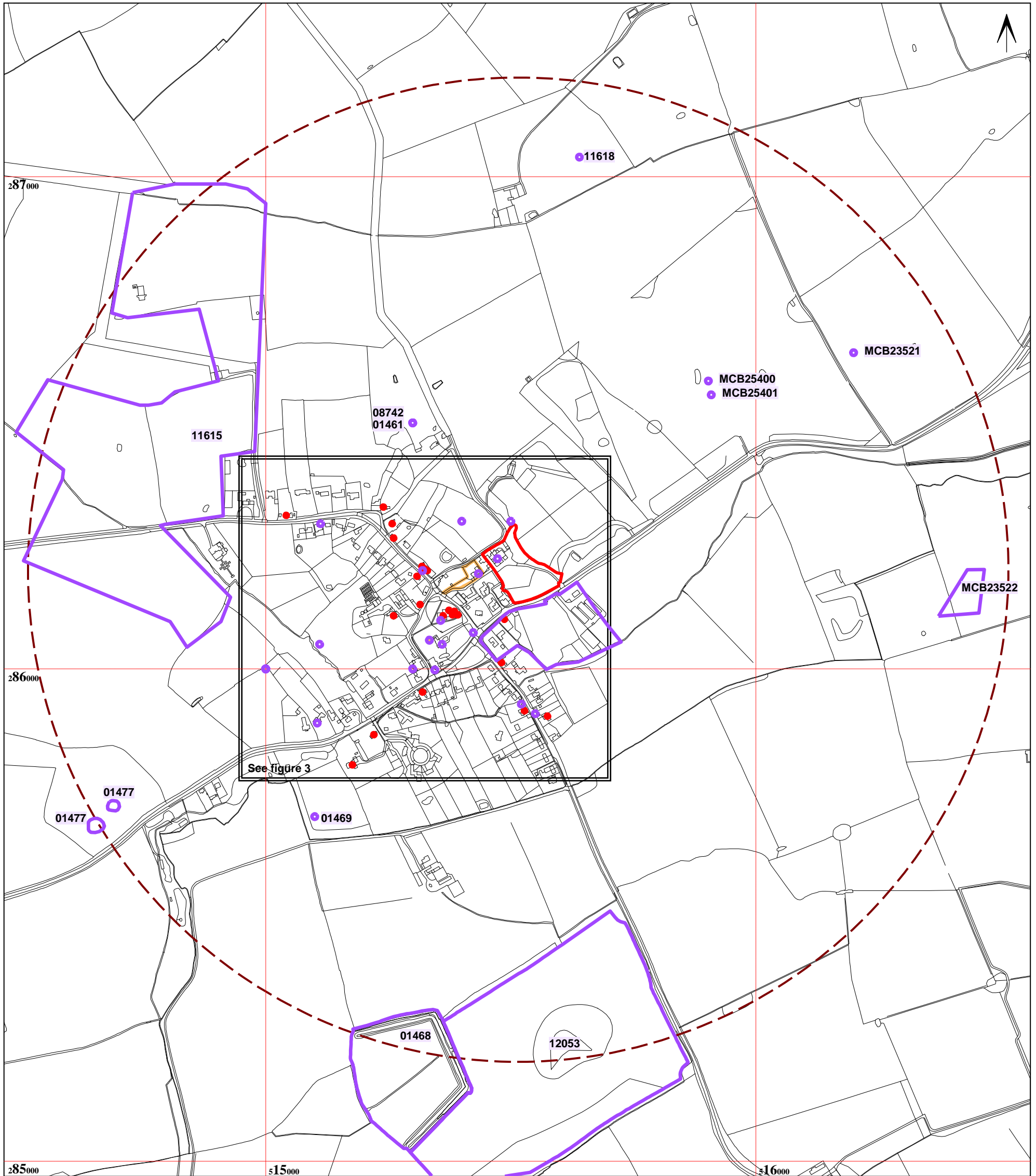


Figure 2: Heritage assets within a 1km radius of the proposed development area

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Figure 4: 1613 map of Glatton

Approximate position of PDA in red (Huntingdonshire archives: Map 404)



Figure 5: 1613 map of Glatton, detail

Approx. position of PDA and existing building in red (Huntingdonshire archives: Map 404)

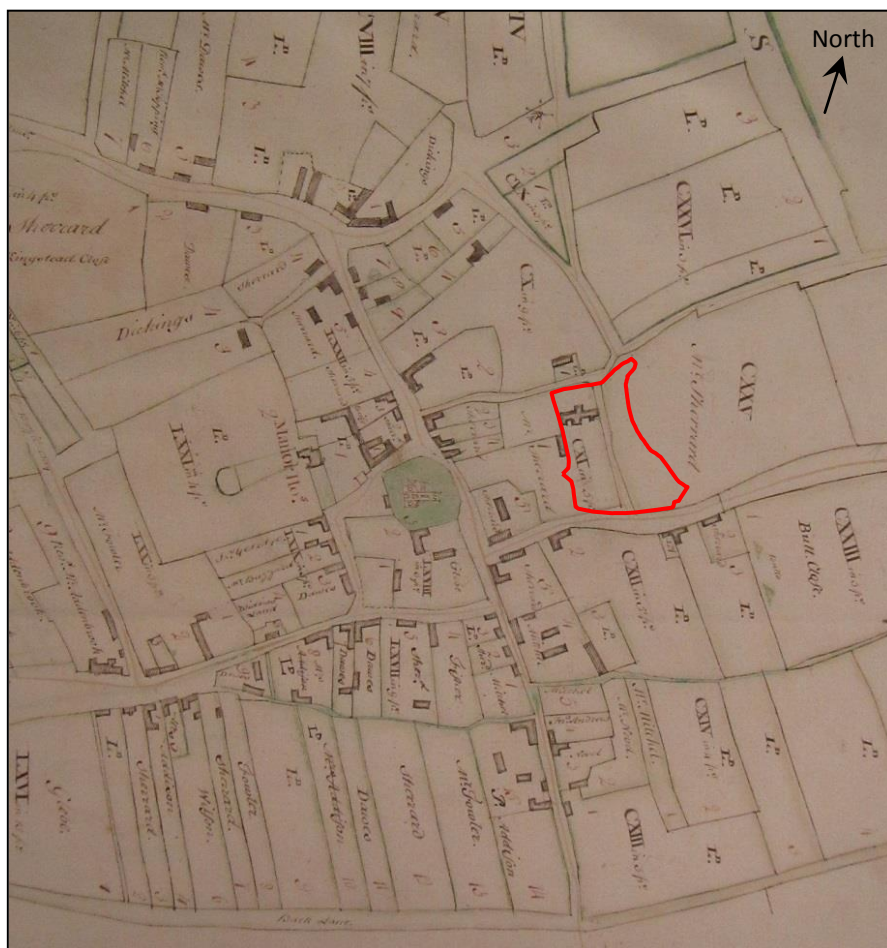


Figure 6: 1770 map of Glatton

Approximate position of PDA in red (Huntingdonshire archives ref: 54/1)



Figure 7: 1770 map of Glatton, detail

Approx. position of PDA and existing building in red (Huntingdonshire archives ref: 54/1)



Figure 8: 1888 25inch Ordnance Survey map

Location of PDA shown in red

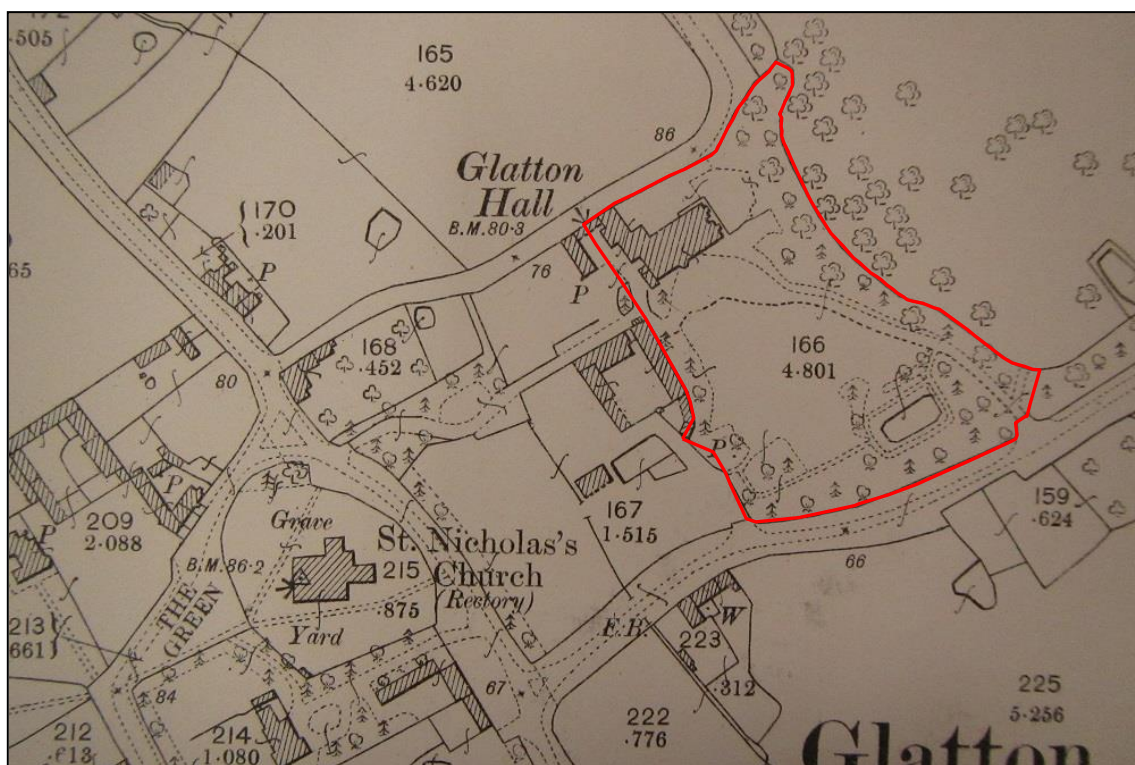


Figure 9: 1901 25inch Ordnance Survey map

Location of PDA shown in red

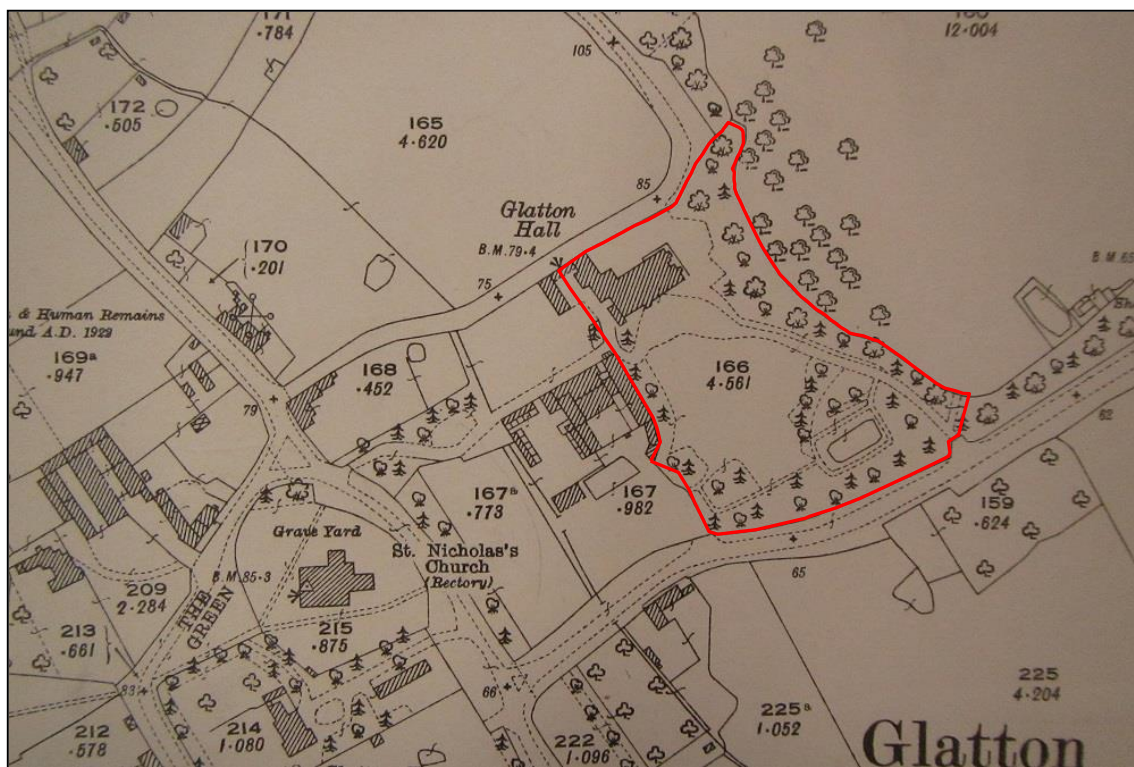
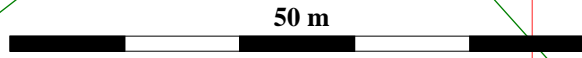
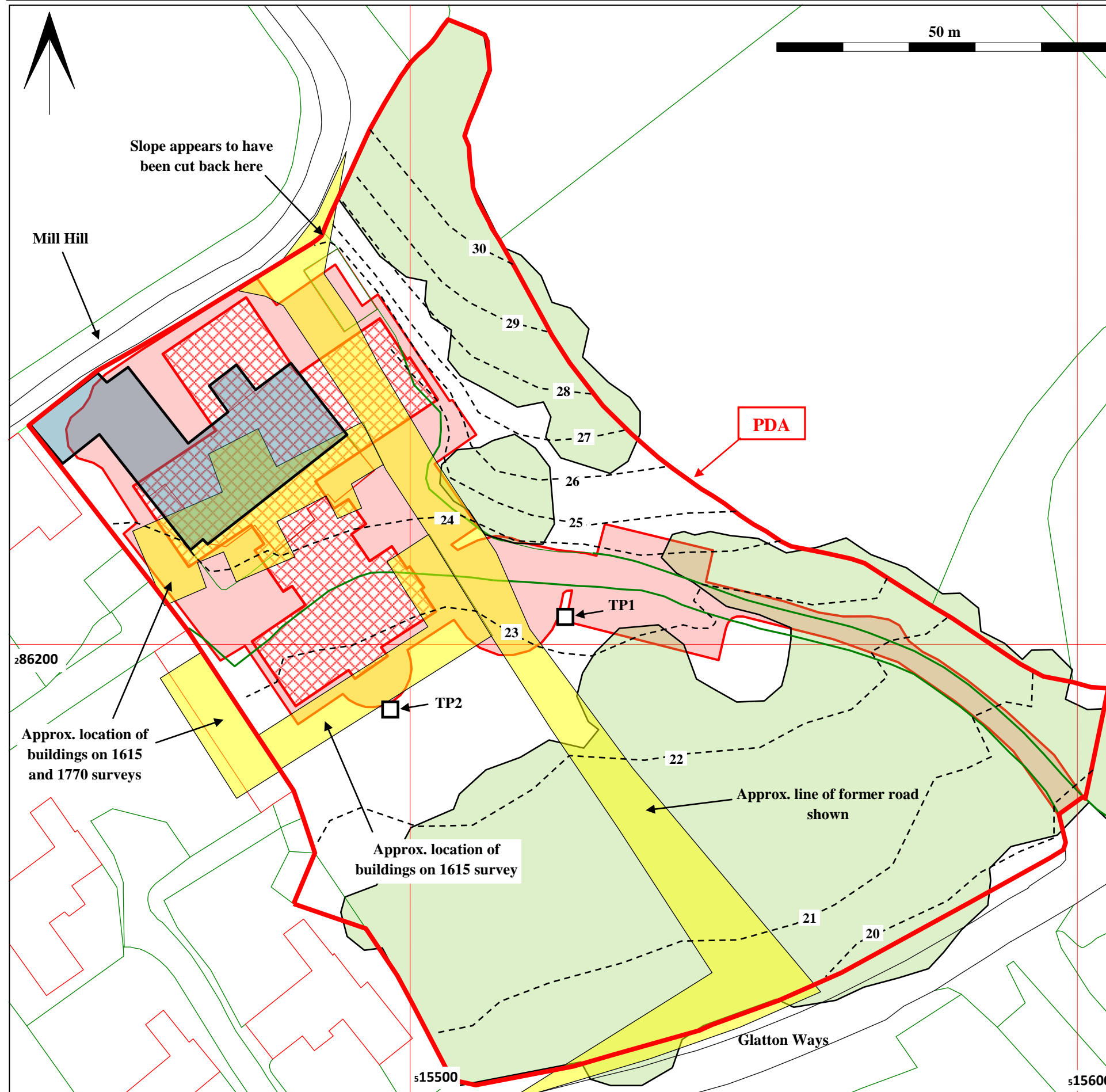


Figure 10: 1926 25inch Ordnance Survey map

Location of PDA shown in red

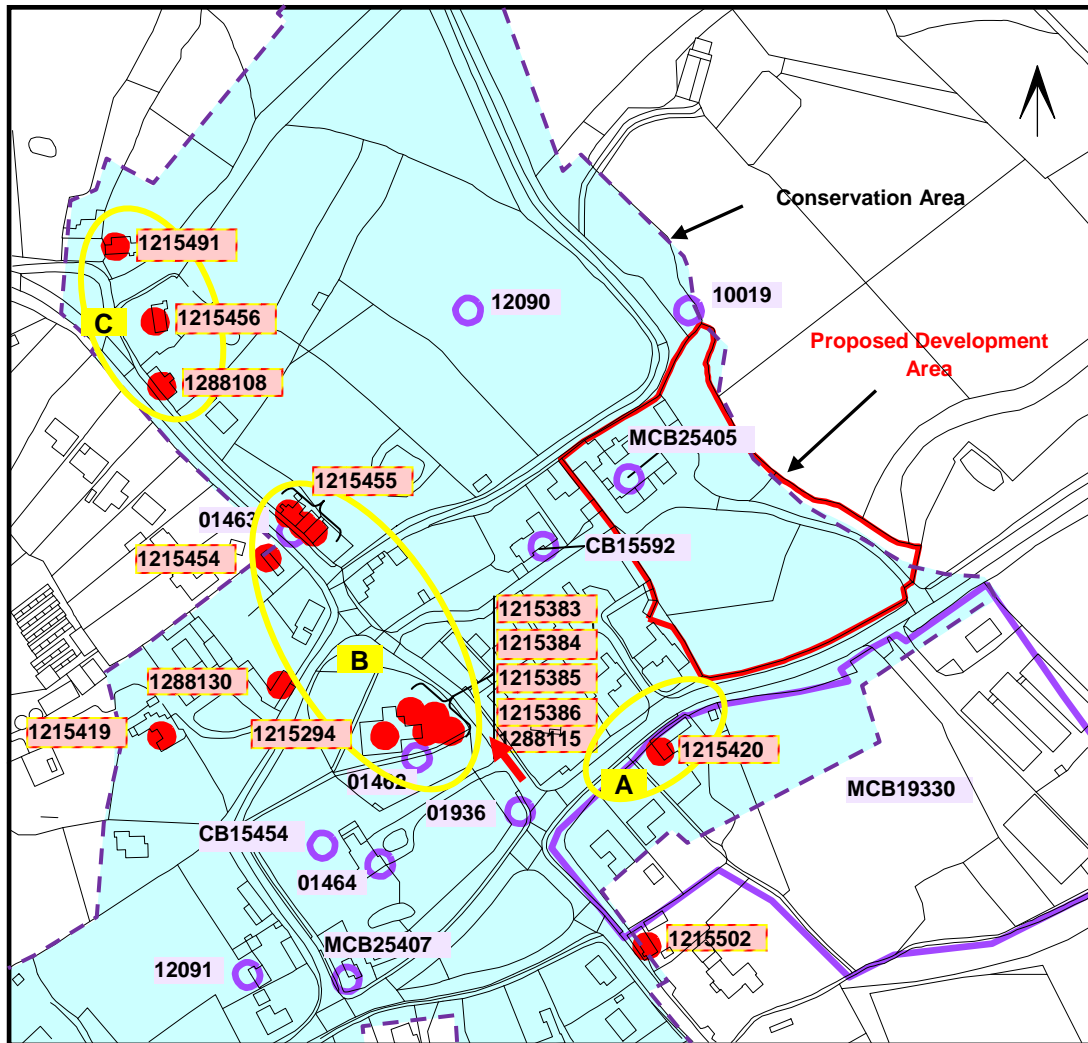


KEY

- Existing building
- Trees
- Contours and heights in metres
- Best fit location of buildings & road shown on historic maps dated 1613 and 1770
- Drainage test pits
- Proposed new building
- Proposed landscaping works

Figure 11: Archaeological deposits and impacts

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- Proposed development area
- A Setting assessed in text
- 1233345 Listed buildings
- 12345 Monuments
- Conservation Area
- ↗ Significant view

Figure 12: Assessment of setting of heritage assets

Location of PDA shown in red

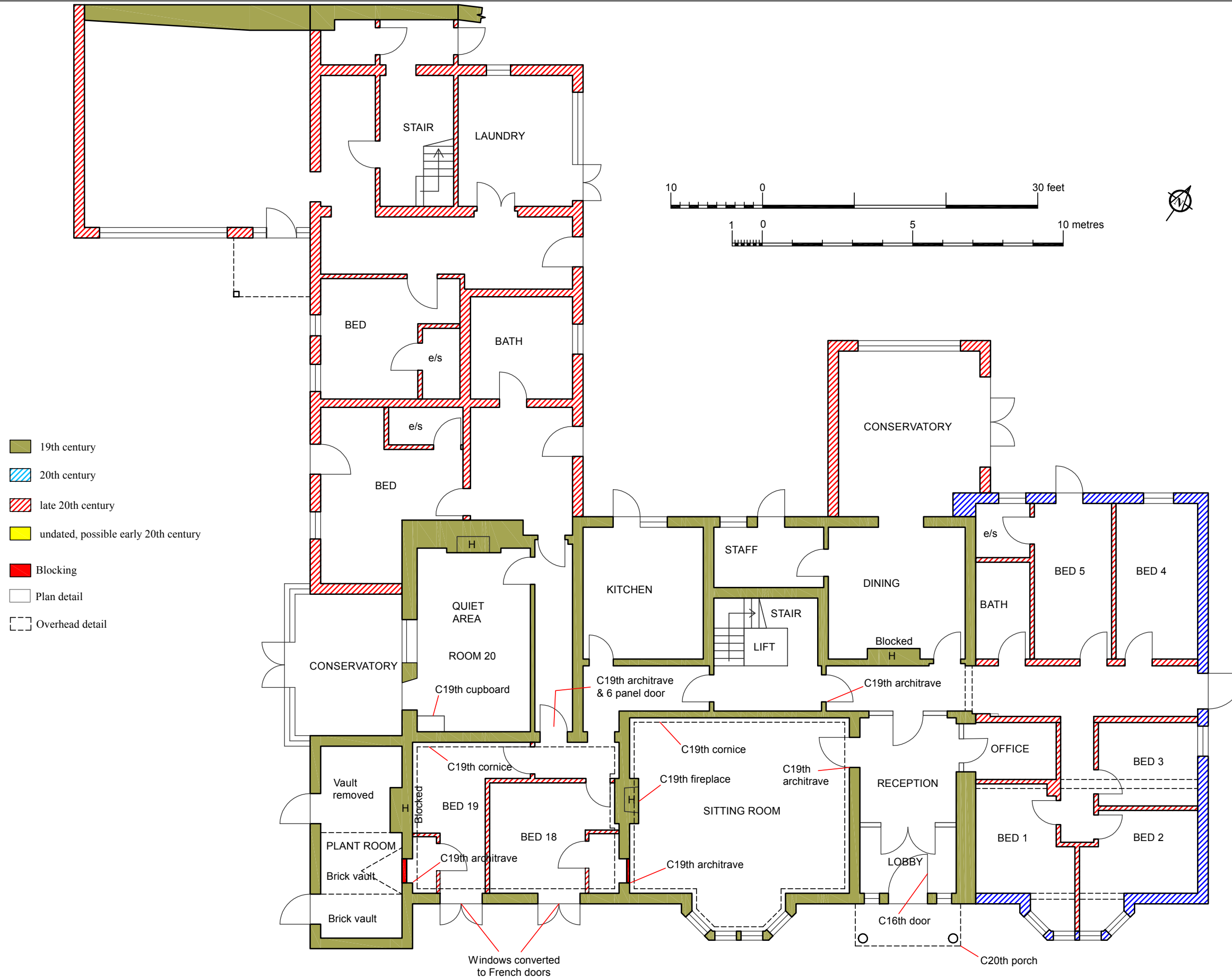


Figure 13: Existing ground floor plan

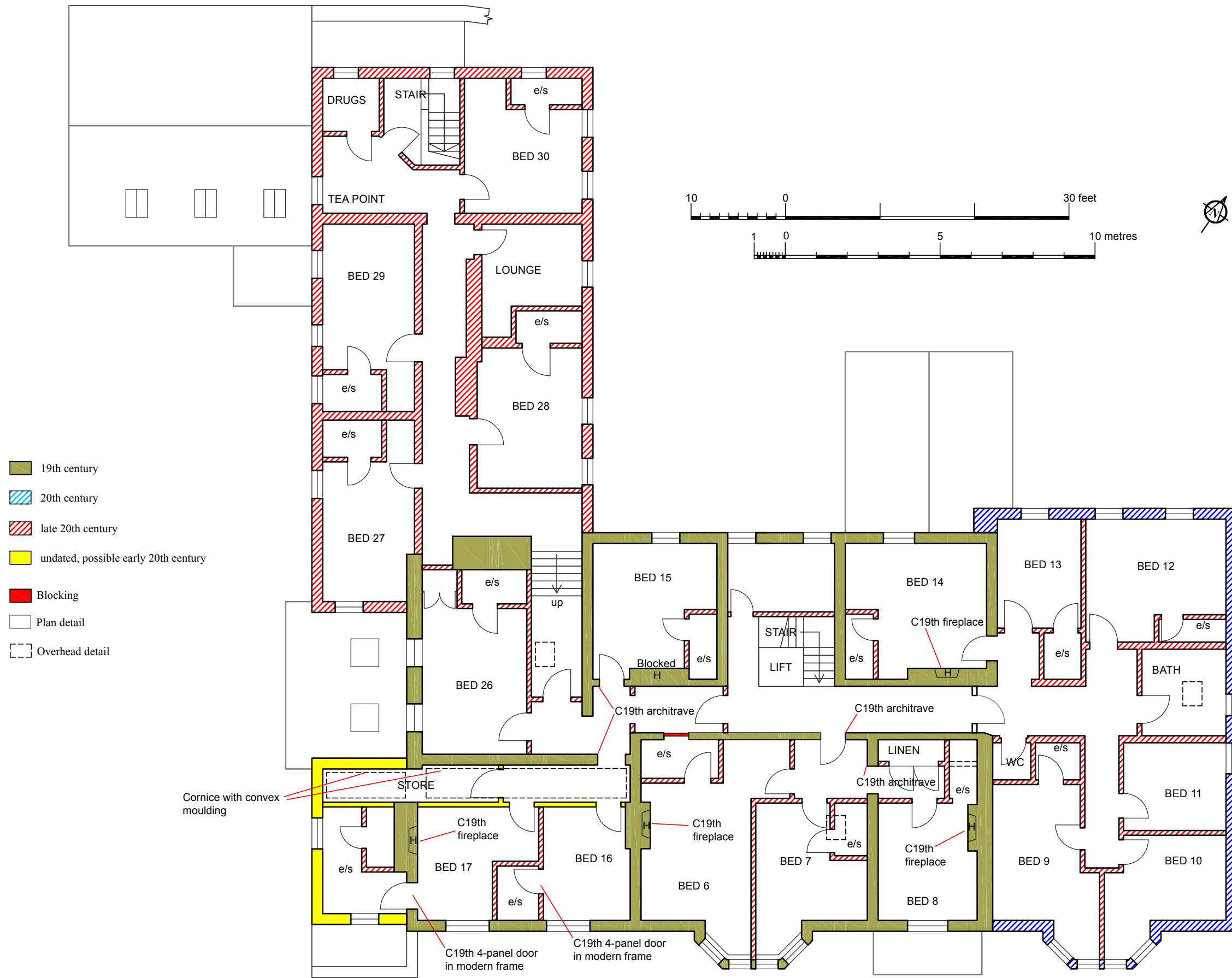
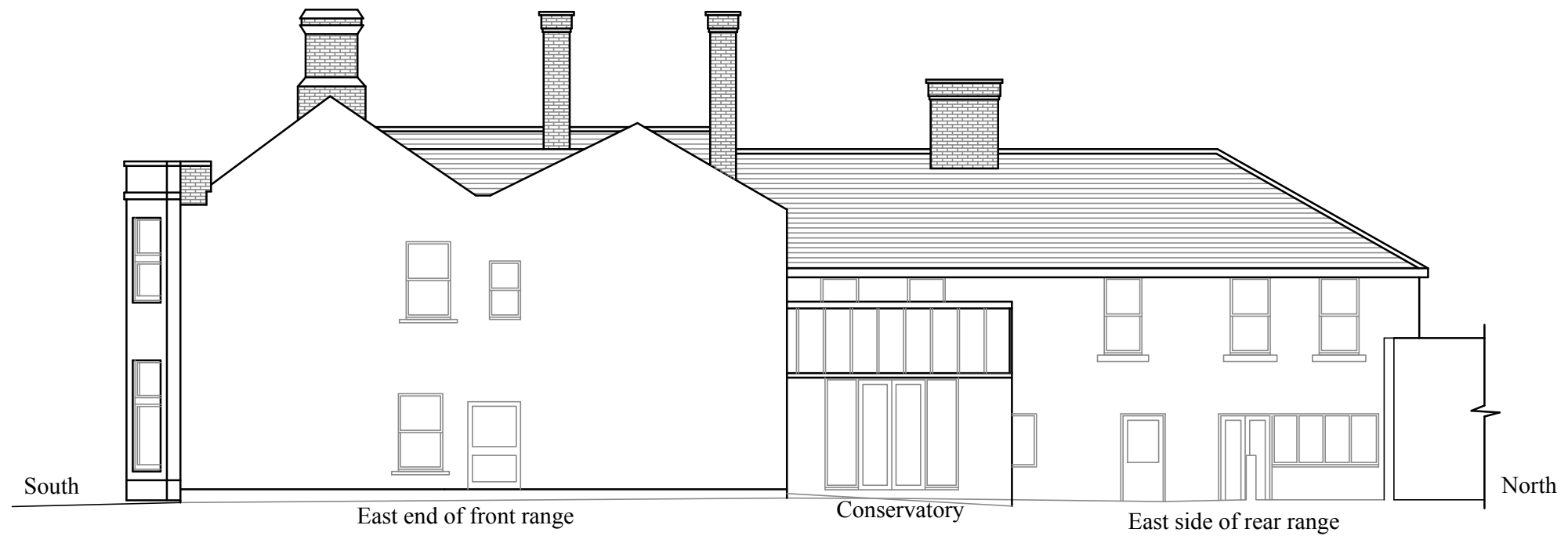
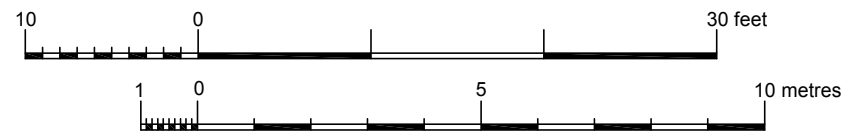


Figure 14: Existing first floor plan



East facing elevation



South facing elevation

Figure 15: South and East facing elevations

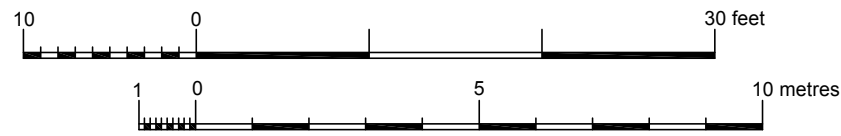


Figure 16: North and West facing elevations



Image 1: Photograph of Glatton Hall from 1918 sales particulars
Image shows south front of house (Huntingdonshire archives ref: R45/1/13)



Image 2: South elevation



Image 3: South elevation: detail of main entrance

(scale 2m)



Image 4: Glatton coat of arms above door



Image 5: Main entrance door
External face of door with detail of
door knocker below



Image 6: Main entrance door: detail of decoration

Image showing details of decoration and framing



Image 7: East elevation

View of building from top of bank at east side of garden



Image 8: West elevation

Looking north-east from yard area with the end of the front range in the left foreground with a modern conservatory and rear range to the left



Image 9: North elevation

Looking south-east from position next to rear range



Image 10: Rear elevation of building from the north-east



Image 11: Chimney and gable detail

Chimney and gable end of roof above north end of bedroom 26, viewed from north-east.
Image shows change in brick in gable wall indicating change in roof angle.



Image 12: Lobby

Looking south showing inner face of door.
Note lozenge shaped date plaque above door;
see below for detailed image (scale 2m)



Image 13: Lobby; detail of carved date plaque

Lozenge shaped wooden plaque carved with the date 1593, highlighted in yellow in the lower image.



Image 14: Lobby ceiling

Looking north-west showing panelled ceiling with inset showing detail of carved central boss



Image 15: Lobby ceiling; detail carved boss



Image 16: Reception

Looking north-west showing 19th door case at left to sitting room (scale 2m)



Image 17: Ground floor corridor

View looking west along corridor with arched opening to lobby on left. Shows thickened section of wall to the left of the photographic scale

(Scale 2m)



Image 18: Sitting Room

Looking south-west showing left-to-right: bay window, Blocked door and fireplace



Image 19: Sitting Room: detail showing fireplace

Polished fossil 'marble' fireplace with carved brackets

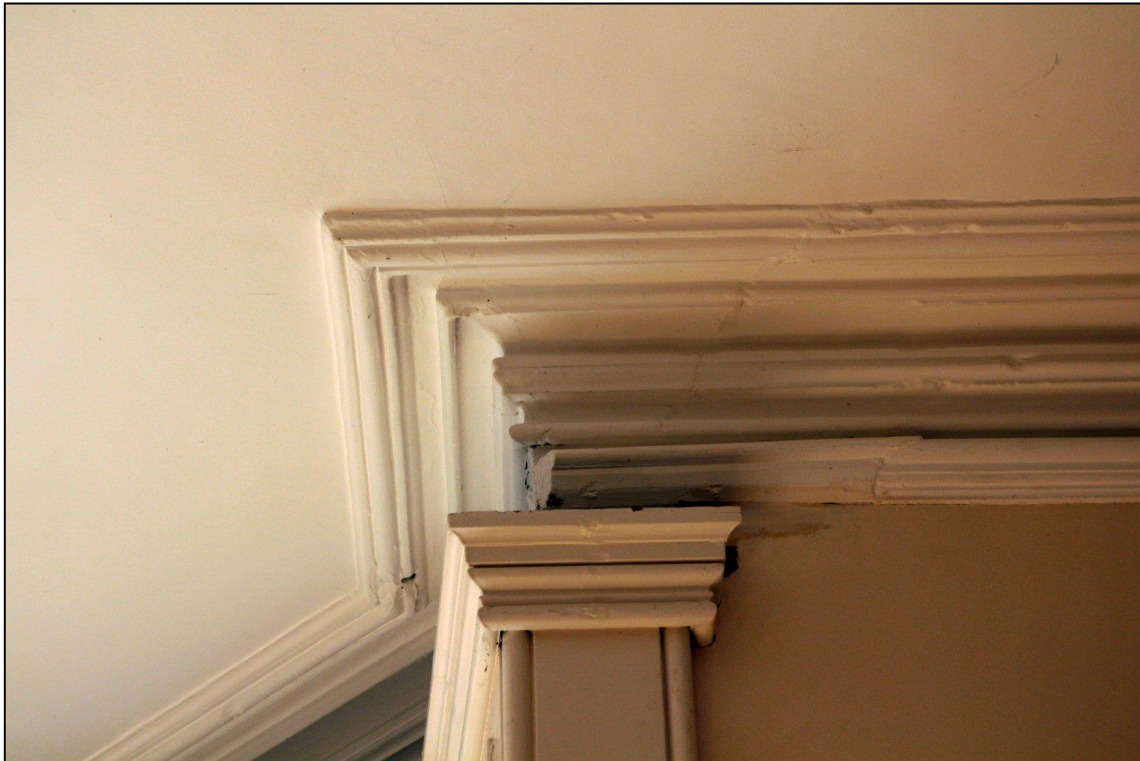


Image 20: Sitting Room: detail of cornice

Shows cornice at left hand side of bay window with smaller moulding for window below



Image 21: Bedroom 18: detail of cornice

Shows cornice at north end of east wall with smaller modern cornice on stud wall partition showing in top-left corner of image



Image 22: Plant Room

Looking south-east with location of blocked doorway covered by plaster at left of image



Image 23: Room 20

Looking south showing fitted 19th century cupboard in south-west corner of room



Image 24: Corridor adjacent to Room 20
Shows 19th century door case and six-panel door

Image 25: Stairs and lift
Looking north-east showing lowest flight of steps and west side of lift

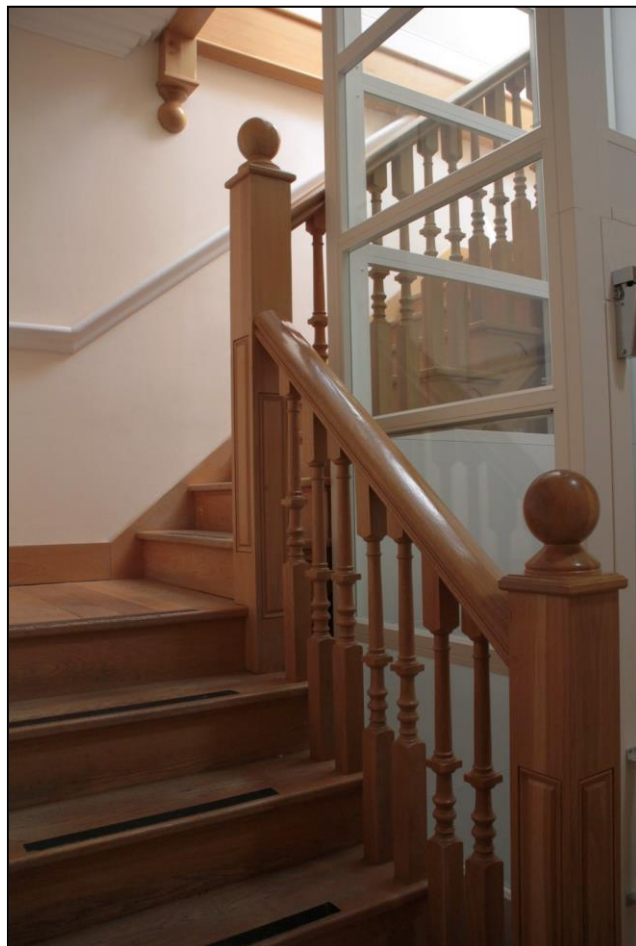




Image 26: Dining Room

Looking south-east showing door off main corridor and chimney breast on south wall



Image 27: Bedroom 1

Looking south-east showing bay window divided by modern stud wall



Image 28: Bedroom 6

Looking north-west showing fireplace with modern partition in background



Image 29: Roof space above bedrooms 6, 7 and 8

Looking east from hatch in ceiling of Bedroom 7, showing kingpost roof truss in front of the chimney for the fireplace in Bedroom 8. Modern roof trusses in the roof above bedrooms 9, 10 and 11 can be seen through a hole in the wall to the left of the chimney



Image 30: Bedroom 8
Looking north-east (scale 2m)

Image 31: Bedroom 8: detail of
fireplace





Image 32: First floor landing

Looking east with stairs and lift on left (scale 2m)



Image 33: Bedroom 14

Looking south-east showing modern door and 19th fireplace (scale 2m)



Image 34: Bedroom 14: detail of fireplace



Image 35: Bedroom 15: detail of fireplace

Looking south showing four-panel door to modern en-suite at left and door to landing at right



Image 36: Corridor adjacent to rooms 16 and 17

Looking west showing the cornice moulding abutted by an inserted plasterboard partition where the west end of the corridor was separated to form a store



Image 37: Bedroom 16

Looking south-west showing window and door to en-suite (scale 2m)



Image 38: Bedroom 17
Looking south-west (scale 2m)



Image 39: Bedroom 17: detail of fireplace



Image 40: Bedroom 26

View looking north-west from doorway towards west wall of room. Image shows windows at different heights, suggesting former staircase in this area



Image 41: Roof space above bedroom 26

Looking north-west from hatch in ceiling of corridor to east of bedroom 26. Image shows queenpost roof truss with a chimney in the background.



Image 42: Bedroom 9
Looking south-east (scale 2m)



Image 43: Roof space above bathroom and bedrooms 12 and 13
Looking north from hatch in bathroom ceiling showing modern trussed roof and blockwork
in gable wall at east end of front range



Image 44: Bedroom 12

Looking south-east showing modern interior fittings (scale 2m)



Image 45: General view looking north from lawn

Shows former outbuildings at left and area of higher ground to right of building



Image 46: Garden at rear of building

View looking north-east at rear of Glatton Hall. Shows grassed area with raised planting beds and raised pond (centre) with brick boundary wall behind.



Image 47: Looking west along Glatton Ways

The entrance to Glatton Hall is the gravel drive on the right of the image



Image 48: Glatton Hall from Glatton Ways

Looking north from Glatton Ways showing restricted view of Glatton Hall through trees



Image 49: Looking east along Glatton Ways

Looking east towards Glatton Hall. The timber-framed building on the left is Allways, a grade II listed house



Image 50: Looking east from churchyard

Looking east towards Glatton Hall from the churchyard. Shows restricted view of Glatton Hall above the roof of the village hall (outlined in yellow)



Image 51: Looking south-west along Mill Hill

Shows rear boundary wall and rear elevation of Glatton Hall



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