



Northamptonshire Archaeology

Archaeological assessment of buildings at
86 High Street, Wollaston, Northamptonshire
July 2011



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Northamptonshire
County Council

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**NORTHAMPTONSHIRE COUNTY COUNCIL
NORTHAMPTONSHIRE ARCHAEOLOGY
JULY 2011**

**ARCHAEOLOGICAL ASSESSMENT OF
BUILDINGS AT 86 HIGH STREET, WOLLASTON,
NORTHAMPTONSHIRE
JULY 2011**

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QUALITY CONTROL

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OASIS REPORT FORM

PROJECT DETAILS		
Project name	Archaeological assessment of buildings at 86 High Street, Wollaston, Northamptonshire	
Short description	A building assessment recorded the former Excelsior Band Club at 86 High Street, Wollaston, Northamptonshire. The building comprises a stone building, formerly a domestic residence fronting onto the High Street which has been substantially extended and altered. The most fundamental change to the original building has been the removal of the entire first floor level during the 1980s. The extent of the alterations means that few early or original features now remain.	
Project type	Building assessment	
Site status	Listed Grade II, adjacent buildings at rear within curtilage thereof	
Previous work	None	
Current Land use	All buildings currently vacant awaiting renovation	
Future work	Proposed renovation and conversion to domestic residence	
Monument type/ period	Post-medieval	
Significant finds	No	
PROJECT LOCATION		
County	Northamptonshire	
Site address	86 High Street, Wollaston, Northamptonshire, NN29 7QQ	
Study area	Frontage building and associated additions to rear	
OS Easting & Northing	Centered on SP	
Height OD	c 150-160m above Ordnance Datum	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology (NA)	
Project brief originator	Liz Mordue, NCC	
Project Design originator	Joe Prentice (NA)	
Director/Supervisor	Joe Prentice	
Project Manager	Steve Parry (NA)	
Sponsor or funding body	Mr and Mrs N Jennings	
PROJECT DATE		
Start date	July 2011	
End date	July 2011	
ARCHIVES	Location (Accession no.)	Content (eg pottery, animal bone etc)
Physical		None
Paper		
Digital		
BIBLIOGRAPHY		
	Journal/monograph, published or forthcoming, or unpublished client report (NA report)	
Title	Archaeological assessment of buildings at 86 High Street, Wollaston, Northamptonshire	
Serial title & volume	11/1**	
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**ARCHAEOLOGICAL ASSESSMENT OF BUILDINGS
AT 86 HIGH STREET, WOLLASTON,
NORTHAMPTONSHIRE**

JULY 2011

Abstract

A building assessment recorded the former Excelsior Band Club at 86 Hugh Street, Wollaston, Northamptonshire. The building comprises a stone building, formerly a domestic residence fronting onto the High Street which has been substantially extended and altered. The most fundamental change to the original building has been the removal of the entire first floor level during the 1980s. The extent of the alterations means that few early or original features now remain.

1 INTRODUCTION

- 1.1 The village of Wollaston lies approximately 14 miles (22.5 kilometres) east of Northampton (NGR; SP 90782 62916, Fig 1). The buildings assessment was undertaken by Northamptonshire Archaeology (NA) on behalf of Mr N Jennings who has obtained planning and Listed Building consent (WP/2011/0091 and WP/2011/0093) for the conversion and extension of the building to a domestic residence. The building is Listed Grade II. The work was undertaken as set out in a programme of works specified in a Written Scheme of Investigation (WSI) designed to fulfil a Brief issued by the Assistant Archaeological Advisor (AAA) to Northamptonshire County Council (NCC 2011).

The group of buildings which are the subject of this report lie to the east of the High Street close to the centre of the village, and immediately to the west of a Scheduled Monument comprising an earth motte (National Monument Number 13647)

- 1.2 A site visit was made 21 July 2011 to assess the structure of the buildings before any re-building had taken place but following some initial stripping out (Fig 2). This stripping out had been agreed between the owner and Alex Stevens of the Borough Council of Wellingborough who agreed that such removal of surface decoration (suspended ceilings, wall coverings etc) would be beneficial to the observation of the historic fabric of the buildings. The record conformed broadly to that of Level III of the English Heritage guidelines (EH 2006).
- 1.3 The underlying bedrock geology of the area comprises boulder clay over limestone (British Geological Survey 1974).

2 OBJECTIVES AND METHODOLOGY

- 2.1 The general objectives of the recording were:
- To establish an accurate archaeological record of the buildings to English Heritage Level III (EH 2006, section 5), by means of annotated phase plans.
 - To undertake a comprehensive photographic survey of the buildings in their present condition using digital colour media.
 - To undertake detailed recording of significant structural features, including any architectural detailing and decoration, timber framing, graffiti, ritual marks or

carpenter marks.

- 2.2 The drawn record was based upon the architect's plans as produced for the current owner. The accuracy of the plans was checked and they were annotated and amended to produce an accurate archaeological building record.
- 2.3 All works were conducted in accordance with the English Heritage procedural document, *The Management of Research Projects on the Historic Environment* (EH 2006b, revised 2009) and the Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IfA revised 2008).

3 DESK-BASED ASSESSMENT

- 3.1 A search for documentary evidence was made at the Northamptonshire Record Office (NRO) and using sources held by NA.
- 3.2 Wollaston is in origin a medieval village, although earlier remains including evidence of prehistoric and Roman activity have been found close by (RCHME 1979). John Bridges in his *History of Northamptonshire* (1790) records that the village was called "*antiently Wilavestone. Wolavstone, Wolverston and Wollerston...*" (Bridges 1791). He also comments that "*About a distance of a furlong southward from the church is an eminence inclosed with a stone wall, in circumference about half an acre, not improbably supposed to have been a Roman Specula. It is now called Mill Hill.*" This refers to the Norman motte (earth mound castle) which lies adjacent to the property on the east side and which is the subject of this survey and is known to be of twelfth-century date (RCHME 1979).
- 3.3 The earliest map found which shows the village is that dated 1774 (NRO 4447/1-24). It shows not only the buildings within the village but the outlying fields, and each is labelled with the name of the owners (Fig 3). In this case the name 'Thomas Wallace' is written across the plot which appears to show (for the Photostat copy is faint) the rectangular stone house adjacent to the High Street on the west side of the plot with a large building, presumably a barn on the east side. A table which accompanies the map indicates the property comprised 'Two messuages, barn etc'. It covered 1 rod 24 perches.
- 3.4 A second map of 1780 whilst clearer (it is also a Photostat and appears to be a later copy) shows much the same detail although an attached east-west aligned range appears to be shown on the east side of the building lying parallel to the High Street (Fig 4). Since no range currently exists in this location, and the scale of the map is uncertain, it is not clear if this lies within the plot or is in fact an adjacent property. On this map the various buildings and plots are numbered, the accompanying list records the owner at this date to be John Saunders, the plot size is listed as 1 rod 16 perches and it is valued at 12 shillings and 4 pence.
- 3.5 A search of the Wollaston Parish Register (NRO open shelves books) was made for both Wallace (or Wallis) and Saunders (sometimes listed as Sanders). Between 1733 and 1776 many Wallis family members were listed, although since no house numbers were included this cannot be certain. All relate to the children or wife of Thomas Wallis, recorded in either christenings or burials. In 1733 Thomas had a daughter Mary, followed by Susannah in 1735, Thomas in 1744, Mary in 1747 (buried the same year), Joseph in 1748, and Robert in 1754. In 1756 Mary, his wife, died of small pox, and it seems that a few years later he must have re-married although no entry could be found, for between 1767-1774 three more children to Thomas Wallis are listed (Elizabeth, Richard and Alice). In 1774 the burial of Ann, a daughter of John Sanders is listed followed by the burial of

Johnathan in 1775, which in turn is followed by the christening of another Johnathan in 1779, presumably named after the first child. No entries are recorded after 1781 in the register.

- 3.6 A search of the directories starting in 1854 found no entries for the name Wallace, Wallis or Thomas and since the books do not list properties by numbers, and often not even streets, it is difficult to attribute ownership during the nineteenth-century. The First Edition Ordnance Survey 25 inch (1885) map shows the present plot to be sub-divided by this period (Fig 5). The rectangular house on the street frontage has been extended at the south end by the later stone and brick range which lies on the north side of the alley. In the angle is a further square building with a second, smaller, building adjoining that. The rear plot is further divided perhaps indicating that the main house had become two dwellings by this date as evidenced by the two now blocked doorways in the fabric of the front wall (see below, section 3.7 and 4.4). The large barn at the rear is indicated along with another small building attached to its west side and yard walls. Along the southern boundary are a further series of outbuildings.
- 3.7 The next available image of the building is a photograph dated 1902 (NRO PBP 550, Fig 6). This shows number 86 with its thatched roof and the two doorways in use, both with two steps leading down to the level of the pavement, and it was clearly separated into two properties at this date. A sign, fitted to the wall by the nearest doorway, although clearly bearing lettering is sadly illegible; whether this signifies that a business was run from the premises is uncertain, but it does suggest that the property was not simply a house. At the south end of the roof a chimney stack can be seen. The remaining fenestration is as at present, although the ground floor windows are fitted with full-height casements rather than the current configuration. To the immediate north (left side of the photograph) there is another stone house with a thatched roof and elegant sweeping canopy, apparently lead covered, over a door with integral window immediately to the north by a notice board; this suggests that this building was a shop of some sort. This stone house was later replaced, obviously after 1902, by the present Edwardian terrace of red brick cottages which occupy the plot to the present day (see Plate *).
- 3.8 A series of Royal Air Force vertical reconnaissance photographs, taken in 1947 and covering the majority of the county, was consulted (NRO X80). Frustratingly, whilst Wollaston is covered by these photographs, the area of the village in which number 86 lies is located in a faded strip down one side of the relevant photograph and is too faded to see individual buildings.
- 3.9 Subsequent Ordnance Survey maps show little change to the shape of the building up until the 1970s which is curious since there are clearly a sequence of later brick buildings added to the rear of the property. However, often maps were simply re-drawn rather than being re-surveyed and it appears that this must have been the case here as the brick buildings on the site clearly pre-date 1972 when the last available map before the current version was made (Fig 7). This, rather bizarrely, shows the stone house with no east range adjacent to the alleyway, but it does still show the stone barn next to the castle motte on the east of the plot. The range of outbuildings along the south side is no longer present, nor are any of the brick buildings on the north side of the plot. The letters 'PO' are positioned across the site indicating that it was a Post Office, although no other evidence has been found to support this, and on the whole it appears that this version of the map is of doubtful accuracy. On previous maps the post office appears to be located on the west side of the High Street.
- 3.10 It has been noted in the Northamptonshire Extensive Urban Survey that the Excelsior Band Club has undergone several phases of alterations;

“At various times the property contained a butchers, a hairdressers, a bookies, a dairy, a rush mat and basket maker and a bakers. The ovens are still built into the club, and form part of the beer cellar” (Richards 2001). This evidence of the building’s former use is taken from Barry Robinson’s book on the village, but on what this information is based is not known. It is then reported that these ovens have been bricked into the wall (see below section 4.19).

- 3.11 The Band Club was apparently formed in the mid 1890’s when they used the property for practising (Robinson 1999). The Excelsior Band Club later had a disagreement which bought about their departure from the property (although why the building retained the name is not recorded). It is understood that at some date the building was bought by the footwear firm Griggs and Co which was formed in 1911. They let the property at a peppercorn rent for use as a club, primarily for the factory workers although it is thought, open to others as well. It is assumed that it is during this period of ownership that the large scale alterations and additions were made though no record of any specific periods of work has been found. No evidence has been found at NRO of this phase of the buildings development.

4 BUILDING ASSESSMENT

- 4.1 For ease of reference this building assessment reports on each separate element of the present buildings floor by floor, separating the various additions in a chronological order where this can be discerned; there follows at the end a discussion which draws together the group as a whole.

The different sections of the building are described separately; external elevations first then individual rooms, floor by floor. Phase numbering relates to the original phase of the main structure within the development of the building.

4.2 **The stone house, exterior-Phase I**

The original building (here called the stone house) is a rectangular structure with its long axis aligned almost exactly north-south with attached ranges built against the east side, away from the High Street (Fig 2). The stone house comprised two principal floors with an attic storey, the later additions were either two or single storey, in both stone and brick. The building is attached on the north to the row of red brick Edwardian terraced houses and separated from the nearest building to the south by a narrow alley which allows access to the rear of the property. All rainwater goods are modern plastic fittings.

4.3 **The south elevation-Phase I**

The south elevation faces onto the narrow alley located at the south side of the group giving access to the rear yard (Fig 8, Plate 1). The elevation was originally entirely built of coursed limestone bonded in lime mortar, now heavily pointed and re-pointed with hard cement. There are no original doors or windows, the current ground floor doorway is a modern insertion and to the east a row of three small windows light the modern toilets located on that side. The wall surface is cement rendered to a level just above the door and windows and relates to the chopping out of those openings and may also relate to an incident when it is thought the gable partially collapsed and had to be re-built both internally and externally. Although not easily discernible there is an area of patchy stonework which may relate to this incident above the rendering. There is a badly eroded ironstone kneeler on the west side but none on the east side where a later stone wind has been added. Above the eaves level the parapet of the gable is finished with eroded and partly re-set coping to ridge height where the upper section is missing

although it is possible the flat top relates to the former presence of a chimney stack, now missing.

4.4 ***The west elevation-Phase I***

The west elevation is the principal street frontage and contains windows on both floors with two blocked doorways at ground level (Fig 8, Plate 2). There appear to have originally been four windows to both the ground and first floors, the three windows lying directly one above the other starting from the south end, each set beneath a timber lintel. There then appears to have been a single doorway on the ground floor with a fourth window to the north, whilst on the first floor the fourth window lies roughly equidistant beneath the third window and the north gable end (Fig 9). At a later date a second doorway was created by blocking the north side of the ground floor second window from the south and removing the wall beneath. This is the window shown on the c1902 photograph (Fig 6, Plate 2). The window above has been entirely infilled with stone although the lintel remains *in situ*.

Three of the ground floor windows (the northern three) are fitted with painted timber casements, all of the same configuration comprising fixed lower lights and opening upper lights hinged at the top. The lower two lights of each window are filled with finely crinkled glass giving an opaque finish whilst the upper two lights are of clear glass. The southernmost window retains a three over three horned sash which has had the lower outer lights painted over and the central light replaced by a sheet of timber (probably plywood) with a letterbox fitted. At first floor level the three remaining windows are all of the same configuration; they comprise two fixed lights and a central casement, each made of oak, painted white with eighteen leaded rectangular panes wired to ferramenta internally (see below, section 4.13 for internal descriptions).

The lower section of the wall has been cement rendered although both doorways were clearly blocked after this plinth level rendering was introduced since they are further rendered with a slightly different cement.

The roof is currently covered with interlocking concrete tiles which replace the earlier, and potentially original, thatched roof.

4.5 ***The north elevation-Phase I***

The north elevation is not visible since it comprises the shared gable wall with the late nineteenth-century terrace immediately to the north (Fig 8). There is no coped gable parapet at this end of the building and a single brick stack projects above ridge height. The northern edge of the roof has been raised in modern brick after the removal of the thatch and replacement with modern concrete tiles (see Plate 2).

4.6 ***The east elevation-Phase I***

This elevation is now almost entirely obscured by later additions, although a section of the first floor wall can be seen (Fig 8, Plate 3). The upper part of a single window can be seen which retains its lintel, the exterior of the window opening is boarded over so it is not known if the glazing remains. No other section of this elevation is now visible.

4.7 ***The stone house, interior-Phase I***

The stone will be described floor by floor from the lowest level upwards. Rooms have been given numbers to avoid any confusion although where a clear function can be ascribed that appellation will also be included. Ground floor = G1 etc, first floor = F1, S1 = second floor.

4.8 ***The ground floor, G1-Phase I***

A small lobby accessed via the inserted UPVC doorway and frame in the south gable wall (Fig 8). The south and west walls are original external walls of the stone house, the east and north walls are inserted internal walls constructed of common bricks painted. The ceiling is of fibreboard set beneath an oak beam located on the north side; this beam appears to be an original ceiling beam from the original period of the house. The floor is covered with linoleum over concrete.

The west wall contains the sash window with later letterbox, the east wall a single doorway leading to the former male toilets; the door is a four panel timber door, the upper two panels containing crinkled glass. On the west side is an aluminium push plate with the engraved wording 'PUSH' infilled with black paint, on the other side an aluminium handle. The bottom of the door has an aluminium kick plate.

4.9 ***Lobby to the ground floor male toilets, Room G2-Phase I***

Accessed via the door from G1 this room comprises a small inner lobby giving access to the urinals and toilet (Fig 8, G3 and G4). The north, east and south walls are all of painted common bricks, the west wall is entirely filled by the doorway from G1. The floor comprises linoleum over concrete, the ceiling painted fibreboard. There is a vertically planked, ledged but not braced timber door to G3 but none now to G4.

4.10 ***Male toilet, G3-Phase I***

A single toilet with common brick walls and a concrete floor (Fig 8). The ceiling is fibreboard set against joists, possibly original, set into the oak beam which runs along the south side of G2. A further, diagonally placed slightly larger beam also appears to be an early feature but too little could be observed to comment further upon (Plate 4). Its purpose here is uncertain as it has the positioning of a dragon beam, but there appears to be no reason for such a structural element to exist in this location or in this period of building. It may be related to the now removed original staircase, but this seems unlikely and it may, in fact, be no more than a later re-positioned beam connected with the partial collapse and re-building of the south gable wall. The modern brick south wall appears to also be related to the partial collapse and re-build; it contains a single UPVC window with fake stained glass pattern for privacy.

4.11 ***Urinal, G4-Phase I***

Located immediately to the west of the toilet, this is part of the same suite of alteration made for the use of the building as a club (Fig 8). There are two UPVC windows in the south wall covered with false stained glass. All of the walls are of modern brick, painted. On the east, south and west walls are large porcelain panels which appear to originally have been fitted above a perimeter trough urinal, later replaced by three wall-mounted single urinals, now removed (Plate 5). On the north wall is a single modern sink. The ceiling is fibreboard over joists and the floor is linoleum over concrete.

4.12 ***Former ground and first floors to the stone house, G5-Phase I***

A single large room which occupies the whole of the remaining ground floor space of the original stone house (Figs 8 and 9, Plates 6 and 7). There are no internal wall divisions or ground floor ceiling, any such features having been removed when the building was converted to the club. There are two windows in the west wall at both ground and first floor level, they have previously been described (section 4.4 above). The north wall retains a chimney breast and although the fireplaces on both floors had been infilled some plaster had been removed at ground floor level which revealed that the structure comprised red brick with a segmentally arched opening, subsequently reduced in size to take a smaller grate (see Plate 6). The east wall of the house has been almost entirely removed at ground floor level and is supported on two piers; their construction is not known since they both retain plaster (Plate 8). The south side of the room comprises the north side of the area which contains the male toilets and is separated from the

remainder of the space by the *in situ* oak transverse beam previously described (Plate 7). This beam, which retains a series of empty mortices for joists along its north side, indicates the height of the former ground floor ceiling of the house, and currently supports the only section of first floor at the original height within the building. A modern set of pine stairs has been built against the north side of the beam and the wall to the toilets. This staircase appears to have been inserted in the late 1940s; two pencil inscriptions were observed on the underside of two of the risers. They record:

*B W Elderton
30 High Street
Wollaston
Wellingboro
Northants
England*

and

*work for
L D & GT Brown
Wollaston
On 6-10 of 49*

Stylistically this appears to be a reasonable date to the staircase which is most recently covered in carpet tiles. The sides to the space beneath are covered with plasterboard with a cupboard occupying the eastern end. The floor of the ground floor is concrete with carpet tiles over.

There is no scar of the remaining ground floor ceiling since when it was removed and the higher inserted ceiling inserted, it appears that the walls were plastered to the level of the new ceiling (indicated in Plate 6 by the horizontal pine joists and blue band on the left hand [west] wall). The space above appears to have been utilised for air conditioning units and light storage.

As part of the same exercise the second (or attic) floor was strengthened by the insertion of H-section steel joists below a new attic floor. This insertion was coupled with the building of brick piers across the first floor window openings (see Plate 6). The only saving grace of this crude scheme is that the upper windows have been left intact and all three retain their original frames, ferramenta and leaded panels. Just below the inserted girders some sections of the original oak transverse and axial beams survive (Plate 9). These comprise (presumably) oak beams, painted and chamfered with simple run-out stops. At one junction of the transverse and axial beams the two are strengthened with iron straps bolted to the timber. Above this structural timber fragments of ceiling remains, some showing indications of reed covered with plaster, others split laths and plaster, with one section of matchboard on the underside of the ceiling, perhaps over plaster. All of this ceiling material is fixed to oak joists set into the main transverse beams. In a few places small sections of oak floor boards (formerly flooring the attic level) can be observed from below.

4.13 ***The first floor landing, F1-Phase I***

Located at the south end of the stone house, above the male toilets this single remaining section at the original first floor level has been utilised as a landing (Fig 9, Plate 10). The south and west walls are the original external walls of the house, both stripped of plaster and until recently covered in studwork, the north wall is a modern stud (formerly covered in plasterboard) wall, and the east wall is plaster over breeze block laid inside the remains of the original east stone wall. The floor is of modern pine and the two south

and east walls have had stud and plasterboard skins inserted to make square and vertical the rough stonework which survives. Visible against the south wall is the upper part of the chimney stack, the chimney of which can be seen on the photograph of 1902 (Fig 6). There is no indication that there was ever a fireplace at this level. In the west wall the first floor window can be observed and appears to be an original feature (Plate 11). Previously described from the exterior, the interior is of the same configuration but retains the iron catches and catch stays. There is a spring catch on the side of the casement and a spiral handle on the lower rail, both conform almost exactly to types of c1720 (Alcock 1994). The window has splayed reveals and an oak sill, the other first floor windows have similar splayed reveals but no sills, these having been removed when the modern brick piers were inserted. Just to the north of the blocked window at this level there is a change in the wallpaper which suggests that in its latest form, before the removal of the floor, there was a partition wall in this location.

4.14 ***The former first floor, F2-Phase I***

The north wall of this former level retains the chimney breast but no indication of any former room divisions (Fig 9).

The east wall retains a blocked window, visible from the exterior east side (Fig 9). It is filled with breeze blocks and the vent for an air conditioning unit (Plate 8). To the immediate south is a further area of blocking which suggests a second window, although nothing can be seen on the eastern exterior. Further south is what appears to be the blocked opening for a doorway which formerly would have connected to the first floor of a later extension to the east (Fig 9).

4.15 ***The second floor, S1-Phase I***

Accessed via the modern timber stairs from F1, the attic of the former stone house is a single rectangular room stretching the entire length of that floor (Fig 9, Plate 12). The present floor is the modern floor supported on steel girders set above the remains of the original second floor (see above, section 4.12), it comprises modern pine floor boards over pine joists which rest on the steels. The underside of the roof has at the same time been covered with plywood sheeting although the main trusses have been left exposed. These are of oak and are of simple A-frame construction, the original tie beams resting on the east and west walls now covered by the inserted floor, the collars visible in the attic room. On the east side are two modern skylights. Originally there would have been some dormers since it is clear that this space would have been used since oak floor boards can be observed from below.

4.16 ***The later buildings.***

As has previously been commented upon, there is little documentary evidence to indicate the development and sequence of the later additions, and some evidence is conflicting. However, the basic spatial relationships of the majority can be observed which indicate the various phases along with the evidence of the materials used. They are described in the order in which it is thought they were added chronologically rather than in the order in which they were recorded.

4.17 ***Inaccessible space, G12-Phase II***

A roughly square space on the ground floor, currently entirely inaccessible from all sides as well as above (Fig 8). It is clear from the evidence of the stonework visible on the south and north sides of the building that this addition is later even though at ground floor level the entire south wall is currently cement rendered, the first floor where visible indicates slightly less well laid stonework which includes pieces of ironstone, a type not seen in the original building. Other reasons to indicate that it is not part of the original building are taken from the two eighteenth-century maps, and a clear butt joint visible on the north side (Plate 13).

Nothing for certain can be said of the ground floor room since it cannot, at present, be seen but it is possible that this block of masonry contains the bread ovens commented upon in the Extensive Urban Survey. The only exposed wall is the north external wall (now seen on the south side of G6), and this indicates that it is made of limestone but there are no openings visible. Clearing of the present east elevation of the east wall may reveal whether those ovens remain *in situ* still, although it is also possible that they were located in the west elevation, now concealed behind the modern brick skin on the east side of G3.

Ladies toilets, F4-Phase II

A single first floor room, now subdivided (Fig 9). The south elevation shows that the south wall is built of limestone and ironstone beneath a concrete tile roof. The east elevation is built of stone to eaves height with a later brick gable (Plate 14). The first floor room was recently the ladies toilets but has been stripped of the cubicle partitions revealing a concrete floor and plastered walls. There is a single window in the south wall fitted with a modern timber casement and fixed light with small horizontally opening casement above; all are filled with crinkled wire glass. This window appears to occupy the upper part of a former hayloft window (see Plate 14).

4.18 ***Attic space, S2-Phase II***

The attic space to the single room stone extension (Fig 9). Accessed now from the attic of the stone house and above the ceiling of the first floor office (F5), it is not clear if this space was originally utilised, and if so how it was accessed. Currently it is roofed by a nineteenth-century pine construction added when the brick addition to the north was added and which covers both additions; at that date the original roof to the phase II addition would have been removed and now nothing remains.

4.19 ***Beer cellar, G11-Phase III***

The beer cellar when the building was used as the club (Fig 8, Plate 14-foreground). The south wall is partly stone and part brick now cement rendered, the east and north walls are both red brick. There is a doorway in the south wall with a blocked window immediately to the east. The jambs of the door are finished in bullnose bricks. There is an internal door in the north wall leading to G10 and to its east a further blocked doorway. Both sides of this wall are painted as is the internal surface of the east wall. The ceiling currently comprises an inserted ceiling of fibreboard beneath a matchboard ceiling which covers the eaves before becoming flat at collar level (Plate 15). Between the inserted ceiling and the original matchboard ceiling can be seen a chimney stack against the internal surface of the east wall; this has been removed in the room below and no stack survives above ridge height externally. The floor is predominantly concrete with lines of brick around the external walls suggesting the former presence of brick bins or shelves; these could either relate to its most recent use as a beer cellar or, if earlier, might suggest that this room had been used as a diary or cool room.

4.20 ***Former bar area, G6-Phase IV***

This area, now linked to the rest of the ground floor space by the removal of the majority of the internal walls, appears to have been the next phase of the brick additions (Fig 8). Only the east elevation of the east wall can be seen, and this comprises red brick with a now blocked window indicating that this was originally an external wall. The inner surfaces of this wall are all currently plastered although most of the north and west walls have been removed to open this area onto rooms G5 and G7 (Plate 16). At the south end of the east wall an apparently contemporary doorway leads now into room G10; this door is fitted with a re-used six panel door with a simple iron drop latch. The floor of this area is concrete and the ceiling either plasterboard or hardboard, now painted.

4.21 Office, F5-Phase IV

The first floor room above the bar, part of the red brick addition located in the angle between the original stone house and the second phase stone addition (Fig 9). Accessed from a door in the south wall which is the north stone wall of the stone addition, this room has a window in the east wall and a now infilled fireplace and chimney breast in the north wall (Plate 17). The window is a modern timber frame with two, two light side panels and a two light opening casement in the centre with modern aluminium catches. There are secondary security bars fitted to the interior; the exterior has been boarded over. The floor is linoleum over pine boards and the ceiling is plastered.

4.22 Back lounge and kitchen, G7 and G8-Phase V

Red brick single storey additions, not indicated on any twentieth-century Ordnance Survey maps but dated stylistically to the post War period (Fig 8, see Plate 3 right-hand side, Plate 18). The addition, built in one phase comprises a flat-roofed addition attached to the rear (east) of the stone house with a further pitched roof room to the east side of that. Both are built of the same red brick laid in Flemish bond set in lime mortar. All door and window openings have concrete lintels and sills and the roof is of blue slate. The building is very plain with the only external decoration comprising a single row of edge-laid bricks along the gable roof line and similarly executed kneelers.

The interior of the flat-roofed section, G7, is very plain and contains no fixtures or fittings; there was a fireplace in the south wall but this has been infilled and now on the projection of the chimney breast can be seen internally, whilst externally the stack rises above the flat roof. To the east, in the same wall were two windows, both now infilled. The floor of this section is concrete.

The door in the east wall which leads to the rear yard is a modern UPVC replacement.

The wall between G7 and G8 is occupied by a single doorway towards the south end, recently boarded over but now uncovered to reveal the opening; no door frame remained. To the north the majority of the wall is supported on RSJs; it is not clear if this is how it was constructed or is a later alteration to open-up the two spaces. The remainder of G8 was used as a kitchen. All fixtures and fittings had been removed and apart from the Terrazzo floor tiles and window and door frames to the rear section, nothing remained. The external door in G8 (south wall) was a modern UPVC replacement, the windows are six over six sashes beneath horizontally opening top lights with curved stays; the glass had been replaced throughout by Perspex and security grilles fitted to the exterior. The ceiling is of suspended plasterboard, this appears to be part of the original construction.

4.23 G10, The bar kitchen, G10-Phase V

A small rectangular room to the east of the bar and apparently purpose built to serve as a small kitchen linked to it (Fig 8, Plate 19). The south wall is the former external north wall of the beer cellar, G11, whilst the west wall is the former external wall of what was recently the bar, G6. Thus only the north and east walls were needed to create this room, and they are built of Fletton, or common bricks. It has a flat roof. The date of construction is not known but appears likely to be of the second half of the twentieth-century. The floor comprises part concrete and part red and black quarry tiles. There are no internal fixtures or fittings, the majority of the walls had been covered in modern white glazed tiles such as are found in food preparation areas.

4.24 The boiler room, G12-Phase VI

To the immediate north lies a small room formerly used as a boiler room, G12 (Fig 8). Entered via a modern ledged and braced door in the east wall, this room was formerly lit

by a small window of Crittal style i.e. metal framed with three light, the top section opening on a top hinge. The vent for the boiler had been connected to the flue of the fireplace which formerly heated G7 by way of a crudely chopped through hole in the east wall.

4.25 **Lobby to boiler room, G9-Phase VI**

To the east of this room the small area formed by the three walls of the surrounding structures had been recently infilled to provide a covered area with UPVC double doors at the eastern end (Fig 8, Plate 20). The roof was partly flat and partly corrugated clear plastic sheeting, the floor simply paving slabs.

5 CONCLUSIONS

- 5.1 Number 86 High Street, Wollaston gives the appearance of a typical mid eighteenth-century stone house from the street frontage, bearing only minor indications of changes which have taken place over the years. The most obvious visually is the loss of the thatched roof which remained until at least the early years of the twentieth-century, and might have survived until much later, perhaps only being replaced when the present concrete tiles were added. Other alterations such as the blocking of the first floor window and adding doors where formerly windows were located, to be changed back to windows are not that unusual. However, these external manifestations of change belie the extraordinary level of internal alteration which can best be described as full-scale gutting of the entire building.
- 5.2 To enter the building is to pass from the external facade of an eighteenth-century domestic building into the interior of a mid-late twentieth-century Working Men's Club and the effect is both incongruous and surprising. Whilst some elements of the internal structure remain in the form of transverse beams at ground and first floor ceiling levels, there is no evidence of any original staircase or internal partitions. Likewise the chimney at the south end only partially survives and the northern example appears to have been re-built in brick. At first floor level facing onto the High Street the windows retain early, possibly original, frames and glazing; the retention appears to be accidental due to the insertion of a false ceiling after the removal of the original first floor. The roof trusses remain in simplified form with only the main timbers of the principal trusses surviving, superseded by the modern roof frame built outside and above the original. All original purlins and common rafters have been removed and no evidence survives of any original dormers which, if they existed, were most likely located on the east slope since none are present on the early twentieth-century photograph of the building when it retained its thatched roof.
- 5.3 The first phase stone addition to the east of the stone house likewise retains no original features and has lost its roof, the latter replaced by a wider and shallower pitched example when the brick addition was added. It is possible that on the ground floor of this stone-built extension are located bread ovens, known only from documentary sources; at present this block remains un-known. This addition retains no original floors at any level and the first floor window is modern.
- 5.4 It has not been possible to determine whether the brick addition located to the immediate east of this, and recently used as the beer cellar, or the adjacent single story brick addition to the north (the bar and office above), was added first and unfortunately map evidence does not help as both are indicated on the first large scale map of 1885. All that can be said is that they appear stylistically to date to after 1850 but before 1885 when they appear on the Ordnance Survey map of that date. It is not clear why none of the later (twentieth-century) brick additions to the north and east containing the back

lounge and kitchen, are not shown on any later Ordnance Survey maps. Stylistically it is felt that these date to the second quarter of the twentieth-century so it would be expected that should be shown, but they are not, and in the absence of any other evidence their date of construction remains, at present, uncertain. Documentary evidence of the recent history of the building is scarce and has not shed any light on the various stages of additions.

- 5.5 Added to this, internally none of the rooms retain any features of historic significance having all been much altered during the tenure of the club. Ground floors throughout are either concrete or in the case of the kitchen, terrazzo. Almost the entire first floor of the stone house has been removed, and along with it, any evidence of original stairs. Apart from the first floor street frontage windows most windows are modern though the frames to the rear kitchen appear to be contemporary albeit glazed now with Perspex. All others are either modern timber replacements or UPVC units.
- 5.6 In summary, the building has undergone major structural changes which have effectively removed almost all evidence of the original form of the original building, and extensive internal stripping-out which has further removed domestic features or evidence of former use. Apart from disparate elements which have been used to determine relative chronology, little more can be said.

ACKNOWLEDGEMENTS

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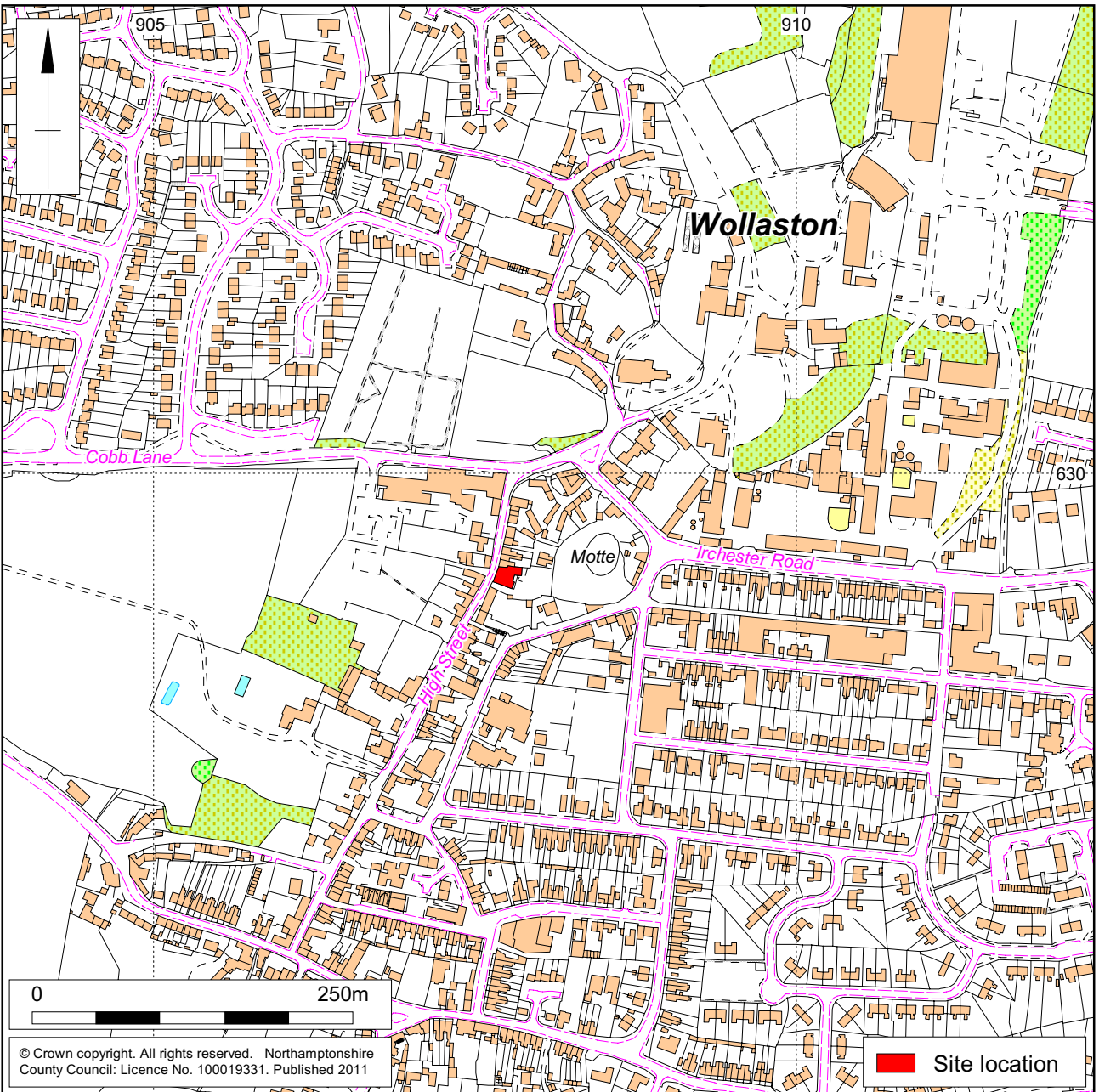
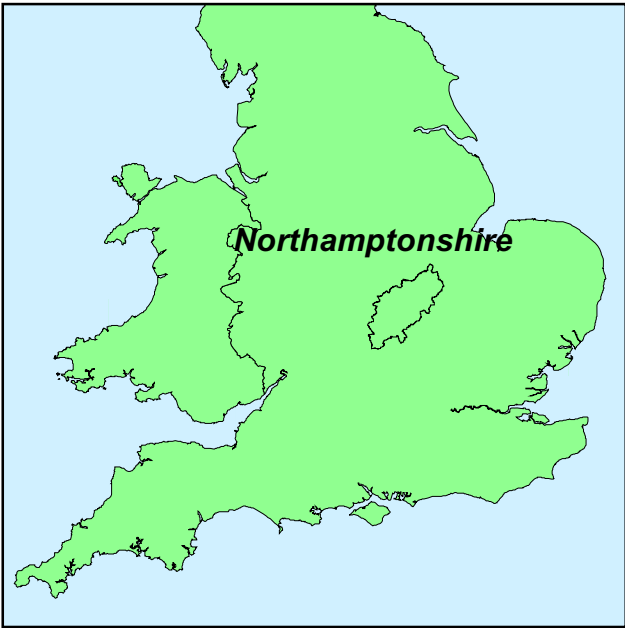
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GLOSSARY

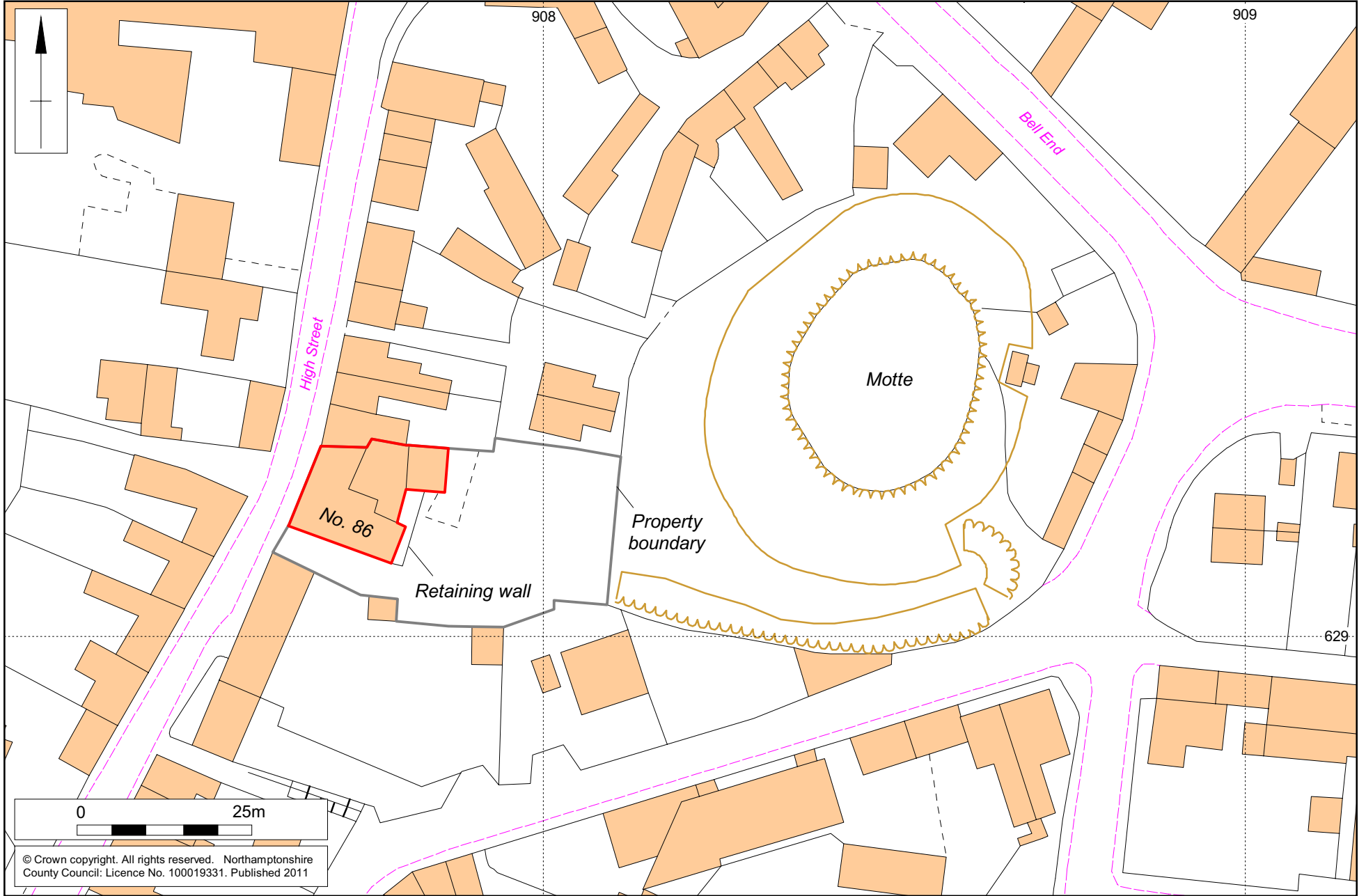
Bullnose bricks	Bricks with one rounded corner, in use from c1840 onwards. Primarily used on the jambs and sills of doors and windows with the intention of preventing humans and animals harming themselves on sharp corners
Chamfer	Surface formed by cutting off a square edge, usually at an angle of 45 degrees
Collar	A horizontal transverse timber between a pair of rafters at a height between the eaves and the ridge
Coping	Course of masonry or brickwork, often shaped, covering the top of a wall
Eaves	Overhanging lower edge of a roof
Jamb	Straight (vertical) side of a door, window or arch
Kneeler	A stone at the foot of each slope of a gable, on which the inclined coping stones rest. Often decorated.
Ledged and braced	Strengthening timbers on the inside of a door; the ledges comprising horizontal timbers, the braces diagonal timbers
Lintel	Horizontal beam or stone bridging an opening
Purlin	Roof timber aligned horizontally, usually laid on top of principal rafters and beneath common rafters
Rafter	Roof timber aligned vertically from the eaves to the ridge. Can be further sub-divided into principal rafters which comprise thicker, stronger timbers and secondary or common rafters which are usually smaller and thinner
Segmental	When describing an arch meaning in the form of a segment of a circle
Tie beam	A horizontal, transverse, timber which carries the feet of the principal rafters at wall plate level



Scale 1:5000

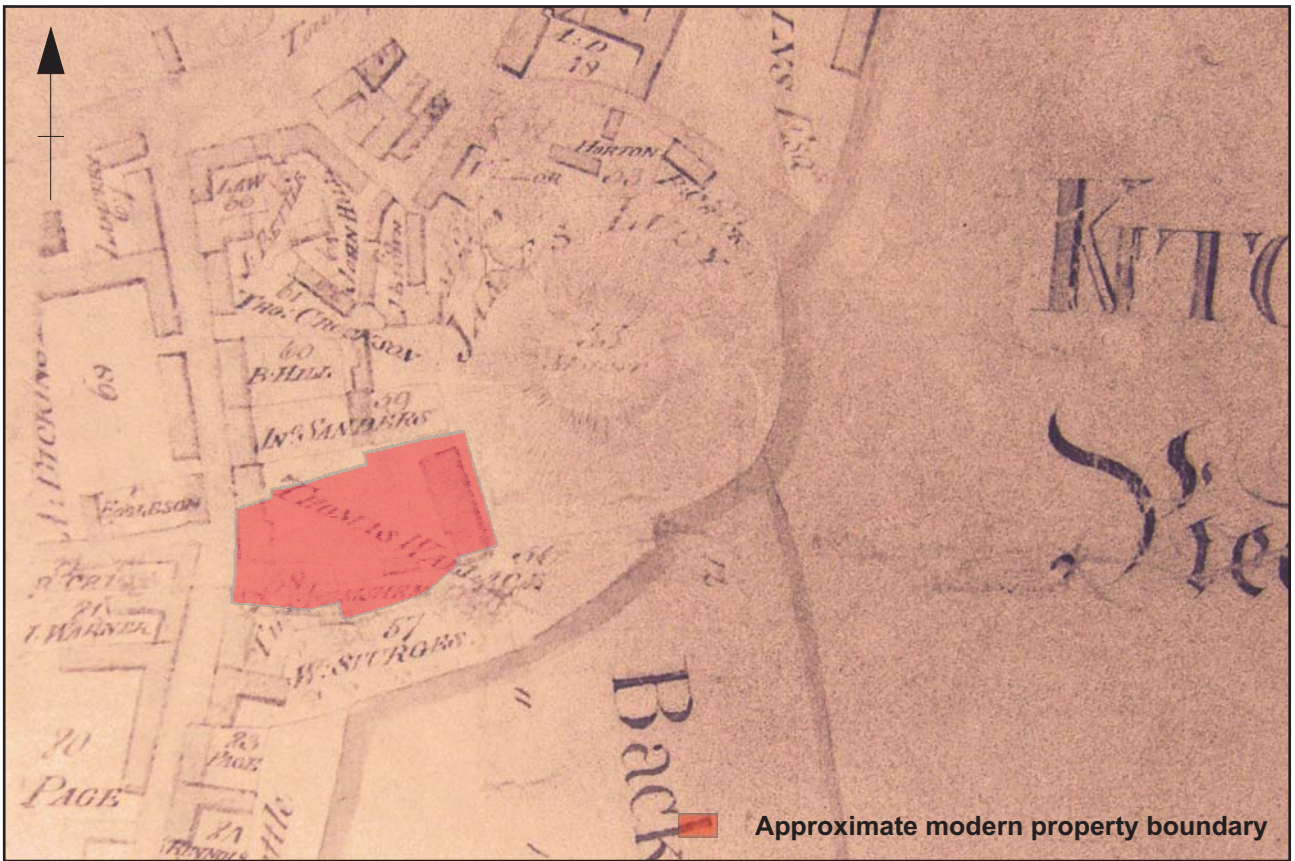
Site location Fig 1

Scale 1:750

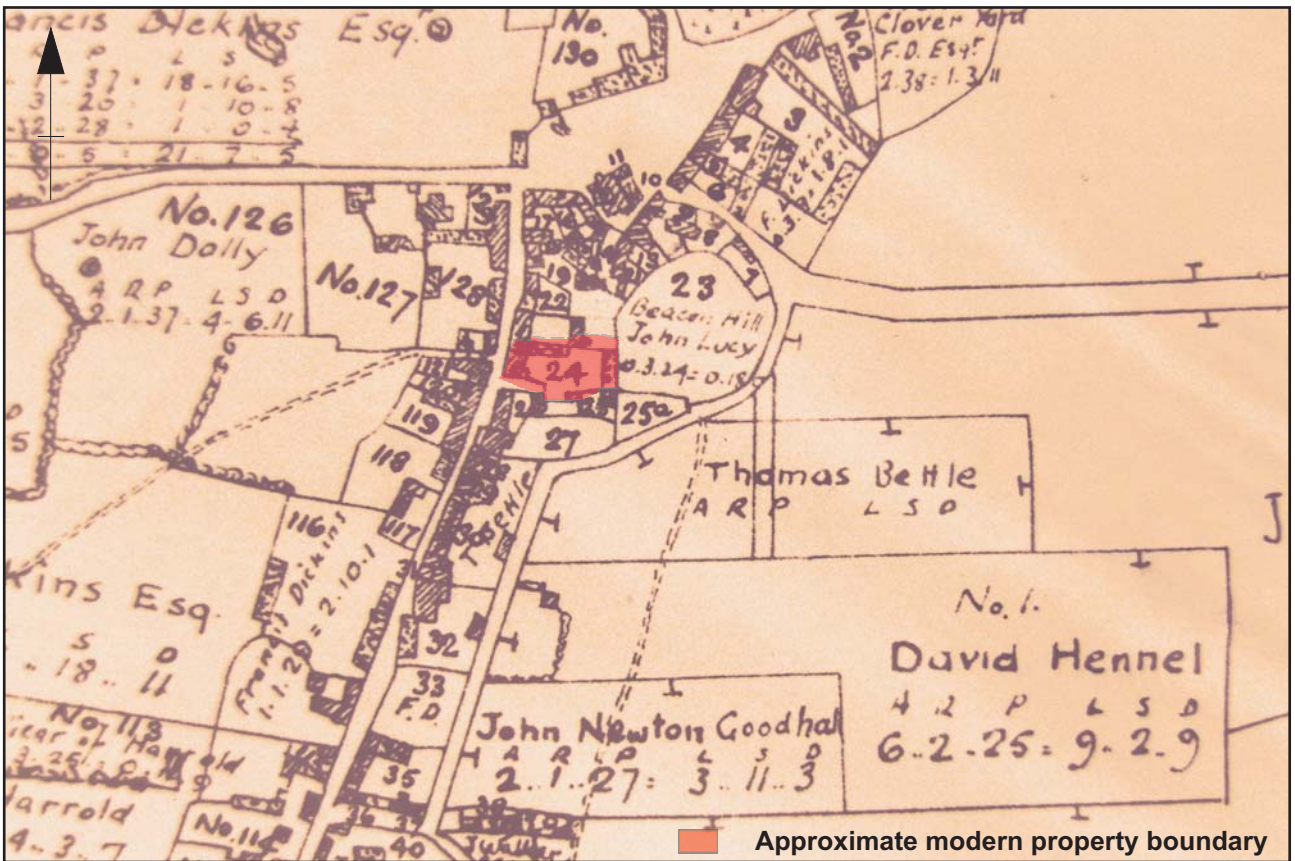


Location of the buildings Fig 2

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Wollaston pre-Inclosure map, 1774 Fig 3



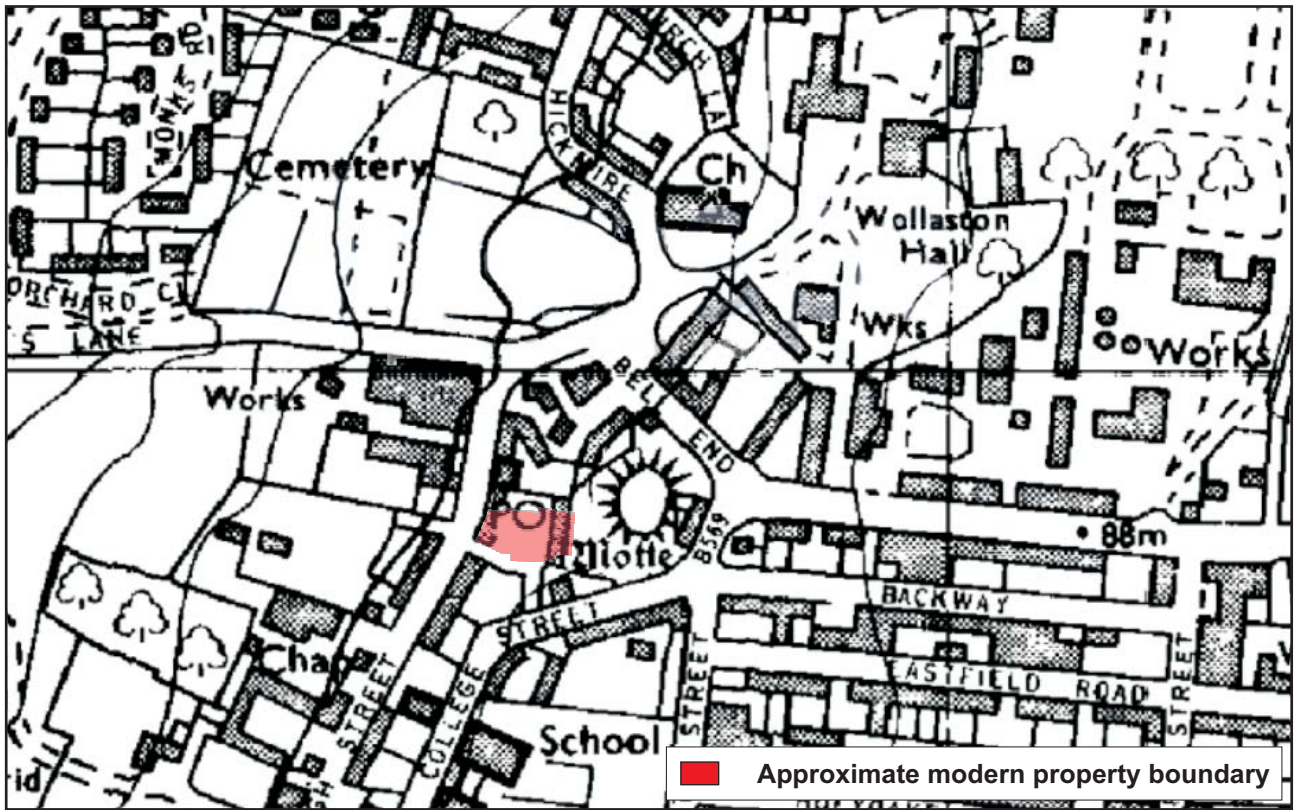
Wollaston Inclosure map, 1789 Fig 4



25" Ordnance Survey map, 1885 Fig 5

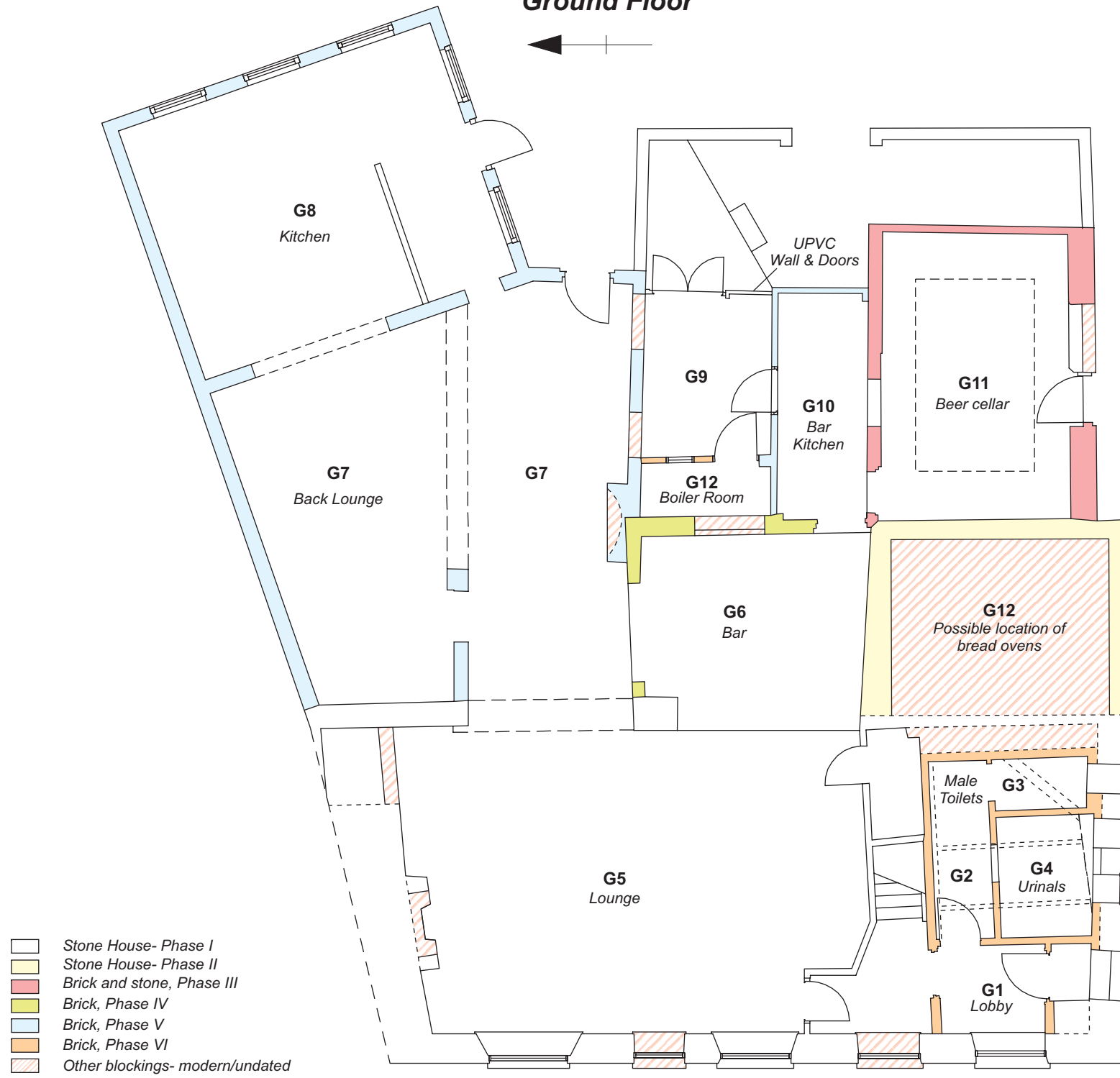


Photograph of High Street, looking south, dated c1920 Fig 6



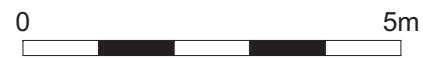
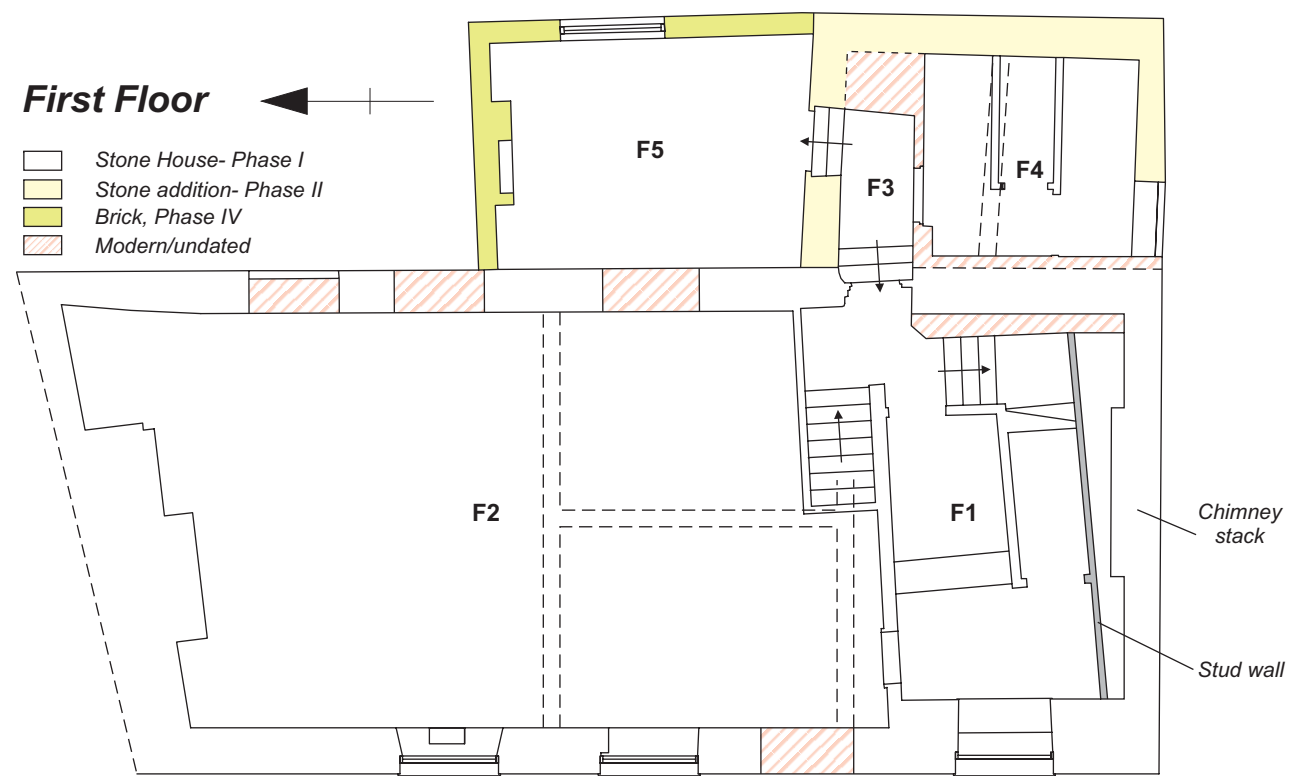
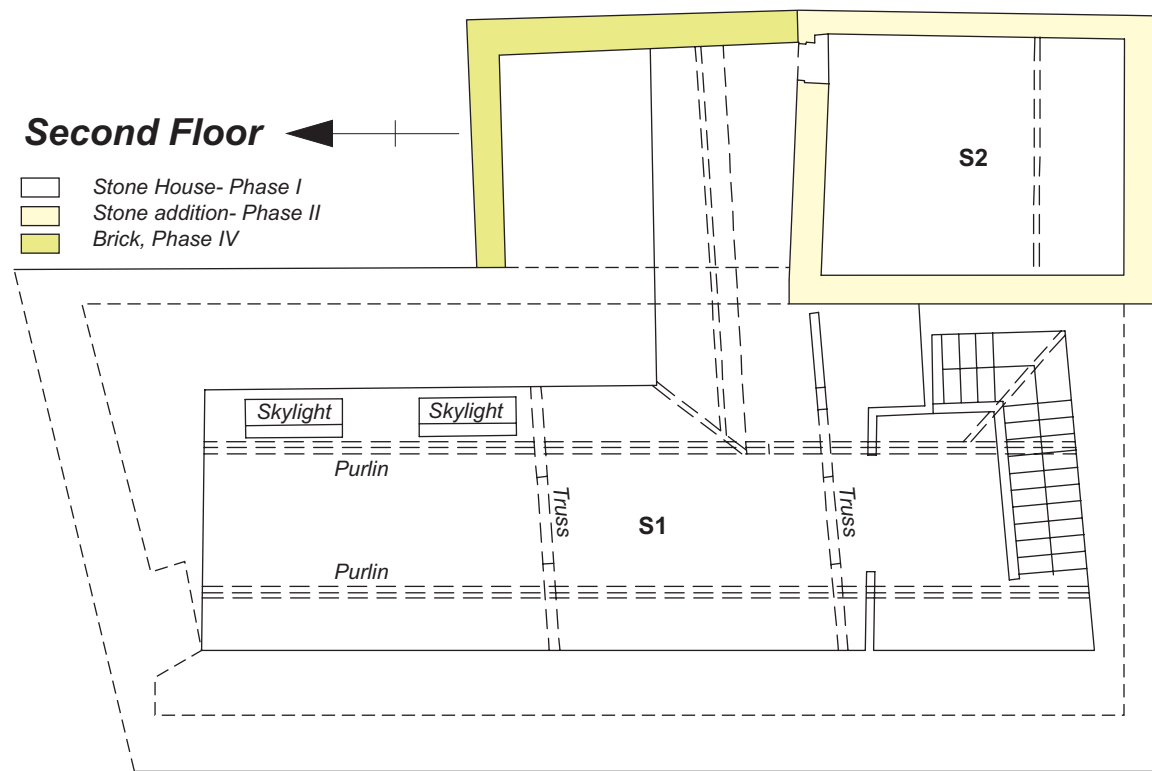
Ordnance Survey map, 1972 Fig 7

Ground Floor



- Stone House- Phase I
- Stone House- Phase II
- Brick and stone, Phase III
- Brick, Phase IV
- Brick, Phase V
- Brick, Phase VI
- Other blockings- modern/undated







South elevation, looking north-east Plate 1



West elevation, looking south-east Plate 2



East elevation, looking west Plate 3



Room G3 showing diagonal beam in ceiling, looking south Plate 4



Room G4, showing urinals, looking south Plate 5



Room G5, looking north-west Plate 6



Room G5, looking south Plate 7



Room G5, looking east Plate 8



Room G5, looking up, showing ceiling to second floor with original oak beams and modern steels above

Plate 9



Room F1, looking west Plate 10



Room F,1 showing window in the west wall, looking west Plate 11



Room S1, looking north showing original roof trusses Plate 12



Room G12, north (original external) elevation of stone addition, looking south, showing butt joint with east face of the stone house

Plate 13



Room F4, east elevation, looking north-west

Plate 14



Room G11, roof space showing original matchboard ceiling and inserted modern ceiling, looking east

Plate 15



Room G6, former club bar, looking east

Plate 16



Room F5, former office, looking north-east Plate 17



Room G7 (foreground) and Room G8 (left of photo), looking east Plate 18



Room G10, looking east Plate 19



Room G9, looking east Plate 20



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