



Northamptonshire Archaeology

Building recording and an archaeological
watching brief at Vine House
42-42a High Street East, Uppingham, Rutland



Northamptonshire Archaeology

2 Bolton House
Wootton Hall Park
Northampton NN4 8BE
t. 01604 700493 f. 01604 702822
e. sparry@northamptonshire.gov.uk
w. www.northantsarchaeology.co.uk



Northamptonshire
County Council

Jim Brown

Report 12/104

June 2012

Accession: OAKRM 2010.28



STAFF

Project Manager Jim Brown BSc PGDip MIfA
Fieldwork Jim Brown
Historical research Professor Alan Rogers
 (Uppingham Local History Study Group)
Illustration Amir Bassir BSc PIfA

QUALITY CONTROL

	Print name	Signed	Date
Checked by	Pat Chapman		
Verified by	Joe Prentice		
Approved by	Andy Chapman		

OASIS REPORT FORM

127861

PROJECT DETAILS		
Project name	Building recording and an archaeological watching brief at Vine House, 42-42a High Street East, Uppingham, Rutland	
Short description (250 words maximum)	<p>A Level 2 Building Record was compiled by Northamptonshire Archaeology at Vine House, 42-42a High Street East, Uppingham and subsequent to this significant alterations and groundwork were monitored under an archaeological watching brief. The work took place prior to conversion into modern apartments. The property was the subject of documentary research by local historian, Professor Alan Rogers.</p> <p>A building may have been established on the frontage in the 16th century, containing an open hall, but the present building is more likely to be 17th century in date. The property is well documented from 1657 onwards and a hall is mentioned in the deeds of 1699. Considerable alterations probably took place to the rear from the early 19th century onwards with the addition of school rooms, and then later still, carpentry workshops. The property was most recently the home and business premises of the town's undertaker and local celebrity, Edward (Ted) James Toon (1910-2007).</p>	
Project type	Level 2 Building record and watching brief	
Site status	Grade II Listed Building	
Previous work	Professor Alan Rogers documentary notes (Uppingham Library)	
Current land use	Derelict undertakers cottage and workshops	
Future work	Conversion to modern apartments	
Monument / period	Post-medieval buildings	
Significant finds	None	
PROJECT LOCATION		
County	Rutland	
Site address	Vine House, 42-42a High Street East, Uppingham, Rutland, LE15 9PZ	
Study area	Whole property, 307 sq m	
OS location	SP 8680 9970	
Height OD	c140-145m above Ordnance Datum	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology	
Project brief	Richard Clark, Leicestershire County Council	
Project Design	Jim Brown, Northamptonshire Archaeology	
Director/Supervisor	Jim Brown, Northamptonshire Archaeology	
Project Manager	Jim Brown, Northamptonshire Archaeology	
Sponsor	Forest Commercial Services	
PROJECT DATE		
Start date	August 2010	
End date	October 2010	
ARCHIVES	Location (Accession no) Content (eg pottery, animal bone etc)	
Physical	OAKRM 2010.28	None
Paper		Written descriptive record, photographic record & background documentation
Digital		Final report PDF
BIBLIOGRAPHY		
Journal/monograph, published or forthcoming, or unpublished client report		
Title	Building recording and an archaeological watching brief at Vine House, 42-42a High Street East, Uppingham, Rutland	
Serial title & volume	Northamptonshire Archaeology report 12/104	
Author(s)	Jim Brown	
Page numbers	49	
Date	June 2012	

Contents

1 INTRODUCTION

2 BACKGROUND

- 2.1 Listed building description**
- 2.2 Topography and geology**

3 DOCUMENTARY RESEARCH from the notes of Professor Alan Rogers

4 FIELDWORK STRATEGY

- 3.1 Objectives**
- 3.2 Methodology**

5 BUILDING RECORDING (LEVEL 2)

- 5.1 Building chronology**
- 5.2 The frontage building**
- 5.3 The rear extension**
- 5.4 The workshop**
- 5.5 The ancillary buildings**
- 5.6 Interior descriptions**

6 THE WATCHING BRIEF

7 SUMMARY

BIBLIOGRAPHY

Tables

- Table 1: Inventory of documentary sources
- Table 2: Building chronology

Figures

- Front: Vine House, 42-42a High Street East, Uppingham, looking south
- Fig 1: Site location
- Fig 2: Ordnance Survey site plan
- Fig 3: Plan of the ground floor, phased
- Fig 4: Plan of the first floor, phased
- Fig 5: Plan of the second floor, phased

- Fig 6: Frontage of Vine House, looking south-west
Figs 7-8: Rear of the Vine House frontage building, looking north
Figs 9-10: Rear of frontage after demolition of modern extensions
Fig 11: Lion decorated door knocker
Fig 12: Stone kneeler
Fig 13: Rear extension of Vine House, looking west
Fig 14: Rear extension of Vine House from the west side
Fig 15: Rear extension of Vine House, south gable
Fig 16: Second extension door
Fig 17: Urn decorated door knocker
Fig 18: Carpentry workshops, looking south
Fig 19: The rear wall of demolished ancillary buildings, looking east
Fig 20: Lavatory building, looking east
Fig 21: Room G7, looking south
Fig 22: Room G7 fireplace
Fig 23: Room G8, looking south-west
Fig 24: Corridor G6, looking south
Fig 25: Stair G6, looking west
Fig 26: Stair G6, looking south-east
Fig 27: Room F5, looking south
Fig 28: Room F5, north wall
Fig 29: Room F6, looking east
Fig 30: Room F7, looking north
Fig 31: Room G1, looking south-east
Fig 32: Room F3, looking north-west
Fig 33: New World theme window
Fig 34: Room F3, looking west
Fig 35: Room G5, looking south-west
Fig 36: Room G9, looking south
Fig 37: Stair F9, north cupboard
Fig 38: Room F8, looking south-west
Fig 39: Room F10, looking south-west
Fig 40: Room G10, stone basin
Fig 41: Room G12, looking north-east
Fig 42: Room F11, looking north
Fig 43: Room S1, looking south
Fig 44: Room S1, looking north
Fig 45: Room S3, looking north-east
Fig 46: Room G13, looking west
Fig 47: Room G13, toilet
Fig 48: Room F12, looking west
Fig 49: Room F2, looking south
Fig 50: Room G14, looking east
Fig 51: Room G3, roof
Fig 52: Room G4, fireplace
Fig 53: Rear workshop, looking south
Fig 54: 19th-century well shaft
Back: Carpentry work bench in room F12

ACKNOWLEDGEMENTS

The project was sponsored by Forest Commercial Services, directed by Simon Smith. The initial scope of the project was established by Richard Clark, Senior Planning Archaeologist at Leicestershire County Council, who provides archaeological planning advice to Rutland County Council. The work was monitored by Richard Clark and the fieldwork was conducted by Jim Brown from Northamptonshire Archaeology.

We wish to thank the Uppingham Local History Study Group for their support, in particular Hilary Crowden and Peter Lane, for providing access to the research materials of Professor Alan Rogers and for their interesting discussion at Uppingham Library.

**BUILDING RECORDING AND AN ARCHAEOLOGICAL WATCHING BRIEF AT
VINE HOUSE, 42-42A HIGH STREET EAST, UPPINGHAM
RUTLAND**

August 2010

Abstract

A Level 2 Building Record was compiled by Northamptonshire Archaeology at Vine House, 42-42a High Street East, Uppingham and subsequent to this significant alterations and groundwork were monitored under an archaeological watching brief. The work took place prior to conversion into modern apartments. The property was the subject of documentary research by local historian, Professor Alan Rogers.

A building may have been established on the frontage in the 16th century, containing an open hall, but the present building is more likely to be 17th century in date. The property is well documented from 1657 onwards and a hall is mentioned in the deeds of 1699. Considerable alterations probably took place to the rear from the early 19th century onwards with the addition of school rooms, and then later still, carpentry workshops. The property was most recently the home and business premises of the town's undertaker and local celebrity, Edward (Ted) James Toon (1910-2007).

1 INTRODUCTION

Northamptonshire Archaeology undertook building recording and a watching brief for Forest Commercial Services at Vine House, 42-42a High Street East, Uppingham, Rutland (Fig 1; SP 8680 9970). Building recording was undertaken prior to the conversion of the derelict house, workshop and outbuildings; into five separate dwellings (Application LBA/2009/0236). Alterations and groundwork were monitored by archaeological watching brief during demolition of previous extensions and outbuildings (Application LBA/2008/0008), which also added to the principal building record.

Rutland County Council required a Level 2 Historic Building Survey (EH 2006) and archaeological attendance on the premises in accordance with Condition 12 of the Listed Building Consent (Application LBA/2008/0702/MW). The work followed a Project Specification produced by Northamptonshire Archaeology to meet the requirements of an archaeological brief issued by Leicestershire County Council, Historic and Natural Environment Team (Brown 2010; LCC 2010). The Project Specification was approved by them in advance of the work.

2 BACKGROUND

2.1 Listed building description

Uppingham is a small market town with a dense concentration of buildings recognised for their historic character. There are 103 Listed Buildings within 500m radius of Vine House, which is itself a Grade II Listed Building and lies within the historic core of the town. There has been no previous building recording work on the premises.

The Grade II listing is described as follows:

House. 17th-century origin. Ashlar with Collyweston stone slate roof, coped west gable and brick ridge and end stacks, the ridge stack on a stone base. One and a half storeys. Two storey canted bay window to left, breaking through eaves, with 20th-century door to the right of it. To right is 19th-century panelled and part-glazed door flanked by 19th-century bow shop windows framed by pilasters. Two-light casement dormer above, just breaking through eaves.

2.2 Topography and geology

Vine House, 42-42a High Street East, is c150m east of the market centre of Uppingham (Fig 1). This historic core formed along an early east-west road and its original extent is dictated by the extreme topography of the hilltop promontory upon which it is seated (Rogers 2003, 1-13). The centre of town lies at c145m above Ordnance Datum. The narrow plateau of land has sharp slopes which drop into narrow stream valleys to the north and south, with the hill sloping away more gently towards Bisbrooke, to the east. On the west side of town, the plateau opens out and rises gently across the open fields until it meets a sharp drop at the parish boundary.

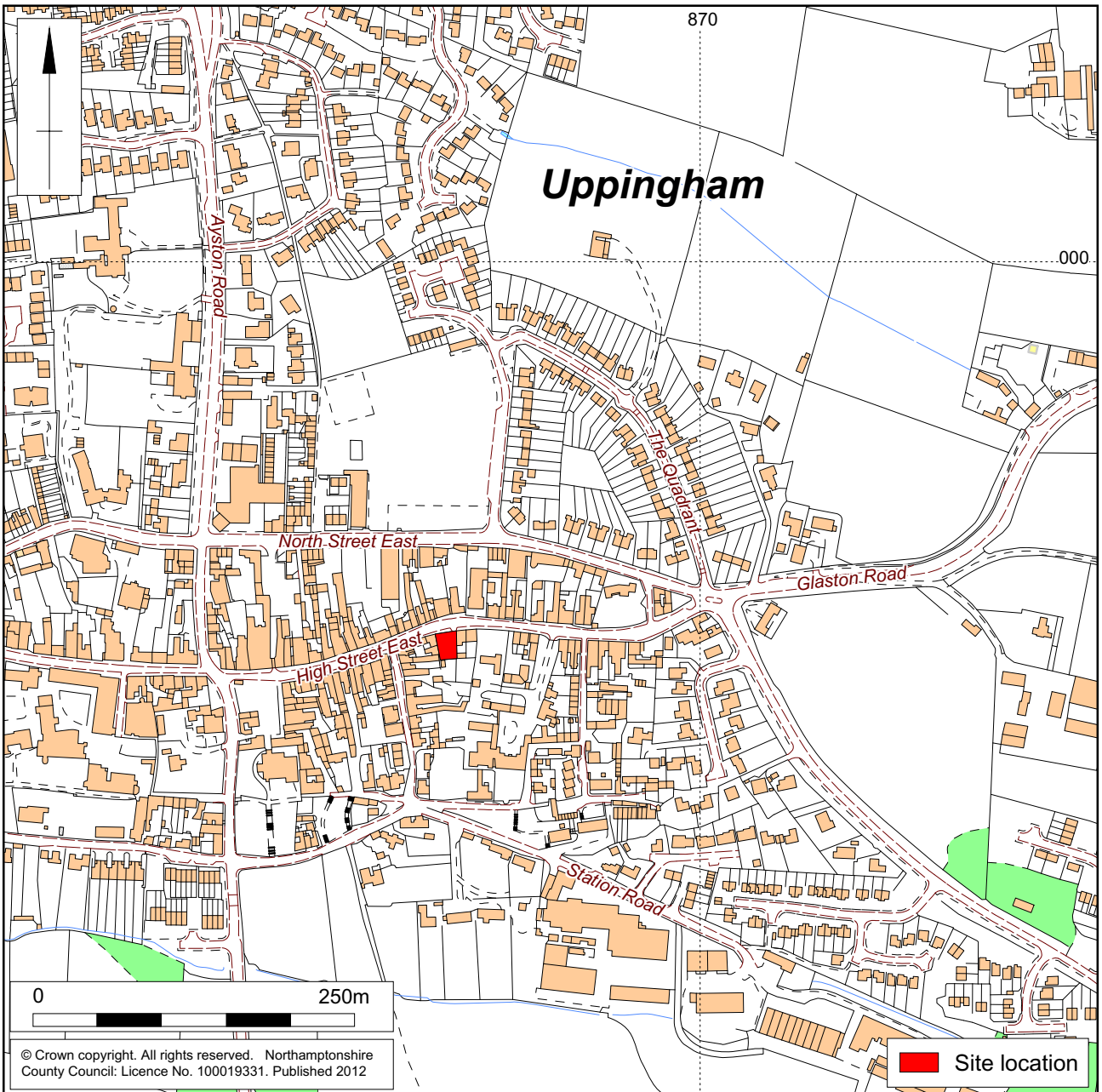
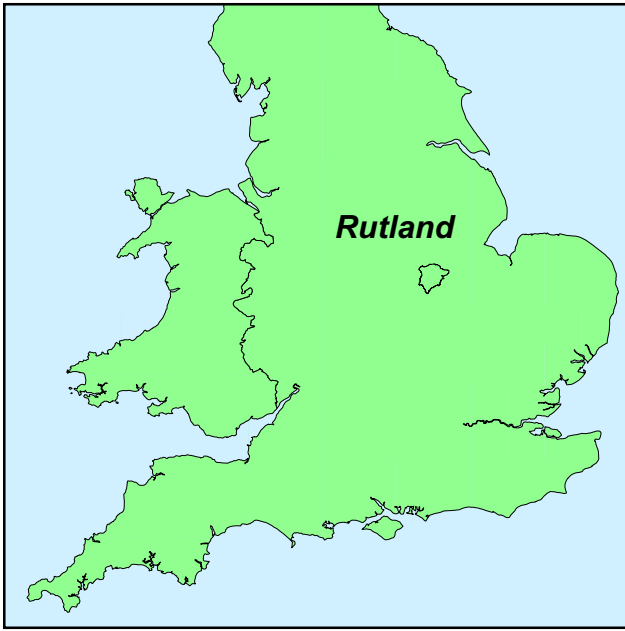
The underlying geology is Inferior Oolite Jurassic and Cretaceous Ironstone (BGS 2001). This light yellowish-grey and greyish-brown stone is prominent in the local architecture. The soil belongs to the Banbury soil association derived from well drained brashy and fine coarse loamy ferruginous soils over ironstone, with some deep fine loamy soils over clay producing slowly permeable subsoil and slight seasonal waterlogging (LAT 1983).

3 DOCUMENTARY RESEARCH from the notes of Professor Alan Rogers

In the 1960s the Uppingham School Art Master Mr J P W Metcalfe prepared a drawing of the property with explanatory notes on various architectural and building features that he concluded to be of Tudor origin.

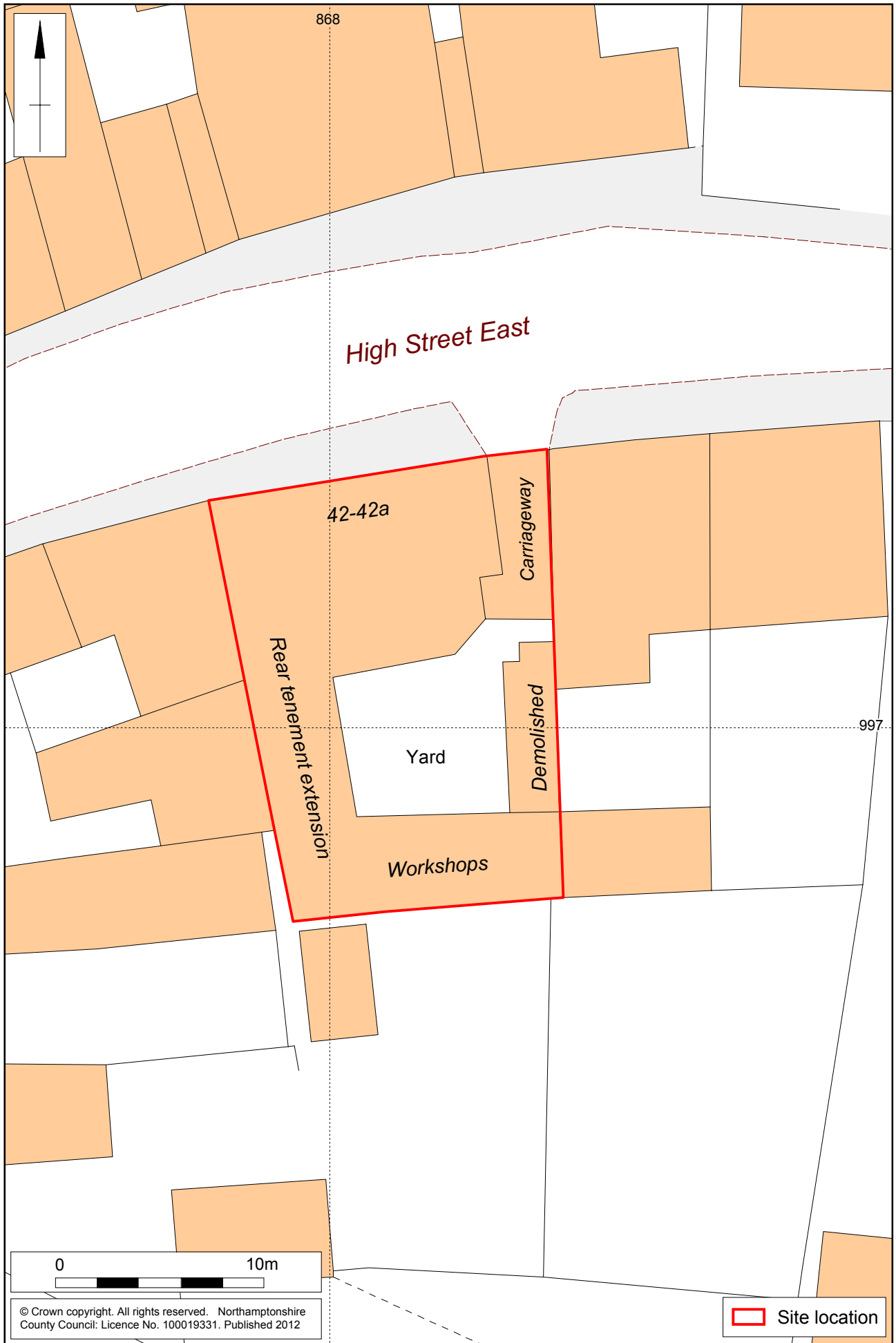
A fairly detailed study of the property title deeds was undertaken in 2002 by Professor Alan Rogers. Although he lamented that he did not have time to complete a more extensive documentary survey, his work was sufficiently detailed to translate those amongst the Court Rolls of the Manor of Preston with Uppingham that were written in Latin and provide a complete tenure chain from 1657 to 2007. The notes were never published but were collated and added to the Uppingham Local History Study Group collection at Uppingham Public Library.

The sources identified by Rogers are listed in Table 1 together with the names of owners and tenants, where known, and any relevant information about Vine House. In addition to Rogers' documentary sources are notes from the cartographic evidence.



Scale 1:5000

Site location Fig 1



Scale 1:250

Ordnance Survey site plan Fig 2

Table 1: Inventory of documentary sources

Date	Source	Observation
1657 13 Apr	Court roll	Surrender by Robert Turner and admission of William Mossendew and his wife, Christiana (daughter of Turner) Tenants: John Wheatley and Widow Tasker
1698/9 22 Feb	Articles of agreement	Sale by William Mossendew, cordwainer (shoemaker), to Solomon Pepper of Caldecott, miller Tenants: William Mossendew, Matthew Catlin and Bridget Knighton, spinster <i>The house still had a 'hall' which formed part of Mossendew's apartment</i>
1699 4 Apr	Court roll	Sale by William Mossendew, cordwainer and Christiana, his wife to Solomon Pepper of Caldecott, miller and Frances, his wife
1735 23 Oct	Court roll	Sale by Solomon Pepper to Thomas Holmes, innkeeper and victualler of the Eight Bells Inn and Mary, his wife Tenant: Widow Munton
1787 13 Oct	Court roll	Admission of James Holmes, son of Mary Holmes (deceased) Tenant: James Holmes
1787 30 Oct	Court roll	Admission of James Holmes, son of Thomas Holmes (deceased) Tenant: James Holmes
1796 25 Oct	Court roll	Admission of Thomas Holmes, junior carpenter, sole heir of James Holmes, innkeeper (deceased) Tenant: Thomas Holmes (his son, Richard, is named in the rolls from 1835 as his successor but never transfers the deeds into his own name)
1804	Parish map of Uppingham from enclosure award	Plot visible with a single building along the frontage, an entrance to the rear of the property on the east side of the building and an open garden to the rear (Rogers 2003, fig 9)
1806 23 Dec	Court roll	Surrender of Thomas Holmes and admission of Charles Peach, schoolmaster Tenant: Charles Peach <i>Peach founded the Methodist congregation in Uppingham at a barn attached to the premises</i>
1810 13 Nov	Court roll	Admission of Charlotte Ann Palmer, widow of John Abeam Palmer on the surrender out of court of Charles Peach Tenant: Charlotte Ann Palmer <i>Annual copyhold rent reduced from Shs 5/- to Shs 3/4d indicating that a portion of the property was not sold on, presumed to be at the rear it may have been the access plot from Queen Street</i>
1835 17 Nov	Court roll	Admission of Charlotte Ann Palmer, spinster, and Caroline Palmer, spinster, heiresses of Charlotte Ann Palmer, widow (deceased) Tenants: Charlotte Ann and Caroline Palmer
1839	Parish map of Uppingham	Plot visible with a single building along the frontage, a rear extension along the west side of the property boundary, an entrance to the rear of the property on the east side of the frontage building and an open garden to the rear (Rogers 2003, fig 2)

Date	Source	Observation
1855 25 Nov	Court roll	Admission of Charlotte Ann Palmer to one moiety of the property of Caroline Palmer (deceased) Tenant: Charlotte Ann Palmer <i>Charlotte headed a girls' academy upon the premises</i>
1878 18 Jul	Indenture of bargain & sale	Sale by the executors of Charlotte Ann Palmer, spinster, to William Drury, general dealer
1879 2 Dec	Court roll	Admission of William Drury to Vine House under a bargain and sale of the property by the executors of Charlotte Ann Palmer, spinster Tenant: William Drury
1886	Ordnance Survey map Sheet XIII.10 Sheet XIII.6	The property has a building along the frontage with rear extension along the west side of the rear courtyard and a building on the south side of the rear courtyard. There is an entrance into the rear courtyard on the east side of the frontage building and detached outbuilding against the east wall of the courtyard
1886 20 Oct	Will	William Drury names his son, Hezekiah Drury, as heir to his property
1891 13 Jan	Court roll	Admission of Hezekiah Drury to his inheritance in accordance with the Will of his father Tenants: Hezekiah Drury and his mother, Elizabeth Drury
1901 3 Jul	Will	Hezekiah Drury, general dealer, names his wife, Emma Drury, as heir to his property
1904	Ordnance Survey map Sheet XIII.10 Sheet XIII.6	The map is similar to the 1886 edition with an extension covering the carriageway to the east of the frontage building. The smaller outbuilding on the east side of the courtyard has been replaced by a building extending its full length and there is a small shed against the outer wall of the southern building, probably a privy. The building divisions are depicted differently
1907 26 Feb	Court roll	Admission of Emma Drury to her inheritance in accordance with the Will of her husband Tenants: Emma Drury and Reginald Wells <i>At this time the property comprised two tenements</i>
1917 25 Oct	Bargain & sale of copyhold hereditaments	Sale by the executor of Emma Drury to Cornelius Bayley of Uppingham, chemist
1920 29 Jul	Court roll	Admission of Cornelius Bayley to Vine House, now two messuages or tenements, under a bargain and sale from the trustees of Hezekiah Drury
1921 11 Jul	Deed of enfranchisement	Cornelius Bayley exercised his statutory right to enfranchise his property, converting his copyhold into freehold tenure Tenants: Messrs Wesson, Challender and Mrs Manton
1921 28 Jun	Agreement of sale	Sale by Cornelius Bayley to Richard Toon of two tenements and a cottage with yards and outbuildings called Vine House Tenants: Mr Challender, Mr Wesson & Mrs Wesson (although her name is crossed out and re-written as Mrs Manton) and Mr Fricker

Date	Source	Observation
1921 22 Jul	Conveyance	Conveyance of Vine House from Cornelius Bayley, chemist to Richard Toon, carpenter <i>Two tenements, yard, outbuildings and appurtenances</i>
1921 19 Aug	Mortgage	Richard Toon borrowed £500 from Arthur Jourdan, draper, of 20-24 High Street West, secured against the property of Vine House Tenants: Messrs Wesson, Challender and Mrs Manton
1921 22 Sep	Legal fees	Solicitors invoice for legal work during conveyance and mortgage of Vine House states that Toon should enfranchise the property in Bayley's name so that it could be purchased freehold
1935 24 Apr	Mortgage	Upon the death of Arthur Jourdan the mortgage passed to his trustee, Charles Edward Manton. Richard Toon secured a second mortgage from Manton and used it to repay the original mortgage at 4.5% interest Tenants: Richard Toon and Mr E Stow
1938 10 Feb	Will	Richard Toon, carpenter, names his son, Edward James Toon, as heir to his property
1940 29 Feb	Vesting assent	The executors of Richard Toon passed the property of Vine House to Edward James Toon Tenants: Edward James Toon and Mr E Stow <i>Three tenements, yard, outbuildings and appurtenances Land comprising 0.184 acres on Seaton Road numbered 192 on the Ordnance Survey map of the parish of Uppingham</i>
1945 10 Aug	Transfer of mortgage	On the death of Charles Edward Manton the mortgage was transferred to Margaret Amelia Manton of Preston, spinster
1950 19 May	Transfer of mortgage	On the death of Margaret Amelia Manton the mortgage was transferred by her personal representatives to Leslie Frith
1967 10 Nov	Repayment of mortgage	Endorsed by Leslie Frith of Orchard House, St Michael Road, Aughton, Lancashire
1971	Ordnance Survey map 1:2,500	Identical to the 1904 edition, except that the small shed against the wall of the south building is no longer shown and the building divisions are depicted differently
1991	Ordnance Survey map 1:2,500	Identical to the 1971 edition
2007 31 Jan	Daily Telegraph	Edward (Ted) James Toon, retired carpenter, joiner and funeral director of Uppingham died 24th January 2007, aged 96 years

Date	Source	Observation
2007 23 Mar	Rutland & Stamford Mercury	Obituary article describing the life of Edward Toon, bachelor and well known businessman. Served with the Royal Engineers in the Orkneys during the war. On demobilisation returned to Uppingham to run Toon & Son, funeral directors, until he retired at 84 having been refused a license to drive the hearse. His hobbies included restoring and rebuilding cars. He played hockey in his youth, enjoyed shooting and was a member of the Uppingham and District Ex-service and Home Guard Rifle Club. Trained dogs for show. Local amateur operatic bass baritone, giving solo performances accompanied by piano. Grower, exhibiter and judge of long-stemmed carnations and geraniums. Expert carpenter and joiner who signed his pieces with a trademark 'pheasant in flight'. Undertook much work for Uppingham School

The earliest records of 1657 show that Vine House was owned by Christiana, wife of William Mossendew, who had received it from her father, Robert Turner.

In 1698, both Mossendews sold the property to Solomon Pepper of Caldecott, miller and Frances his wife with all the barns, stables, yards, orchards, gardens and other property. William Mossendew continued to live in the 'hall' free of charge following the sale. The Pepper family also owned the windmill that had stood between 1575-1814 in the Woodfield off the Leicester Road.

Vine House was sold in 1735 to Thomas Holmes and Mary his wife, who may have been the daughter of Solomon Pepper. It remained in the Holmes family until the death of their grandson in 1802 and its resale in 1810. The Holmes family were well known innkeepers and victuallers who were connected with the Attleborough family and ran the Eight Bells public house at 11 or 13 High Street East. Part of the property was probably sold, as noted by the drop in the value of rent recorded by the 1810 Court roll, which may have been the access plot to the rear, from Queen Street.

For a short time the property belonged to Charles Peach, schoolmaster, before it was purchased by the Palmer family after the death of the husband, John Abearn Palmer, a former steward of the Rectory Manor found to have been misusing money entrusted to him by clients for investment. They moved to Vine House from Burnt House in High Street West, Uppingham. After the death of the mother the two daughters inherited the property between them. They remained resident and ran an academy for girls at the house. The last of the sisters died on 10 March 1878 and the executors sold the property on to William Drury, general dealer of Uppingham.

William Drury passed Vine House on to his son, Hezekiah, upon his death in 1886-7 and it then passed to Emma, the widow of Hezekiah, in 1901. Emma Drury continued to live in the house until her death in 1916, although by this time she had been renting half of the property to Reginald Wells as a second tenement.

The executor sold the property to Cornelius Bayley who had acquired Bertie Hopes Chemist Shop at 15 High Street East in 1901 and moved into the house opposite it at No 26, in 1910. The Bayley family was fairly affluent and invested considerably by acquiring property and land in the town and surrounding farmland. During their ownership they never lived at Vine House and it was rented out to tenants, expanding the number of tenements from two to three.

Bayley sold Vine House in 1921 to Richard Toon and his wife, Ann. The couple lived at Adderley Street where their children, Edward (Ted) and Florence, were born. Part of

Vine House was rented out to Mr E Stow, whilst the other part became the business premises for Toon & Son funeral directors. After serving during World War II, Ted returned to Uppingham. He inherited Vine House in 1940 and lived there with his sister, as housekeeper. Neither of them ever married. Ted remained at Vine House after his sister died, until, following a period in hospital; he was informed that he would have to enter care at the age of 96. Shortly thereafter, on 24 January 2007, he committed suicide.

Relating the documents to the building

The following observations were made through comparison of the map evidence presented by Rogers in his book (Rogers 2003), and compared with maps held in the Leicestershire and Rutland Historic Environment Record. Unfortunately the images cannot be reproduced here without copyright infringement.

Frontage

A building is recorded on the frontage since before 1657 and was first mapped for the 1804 enclosure award, showing a single building with no extensions or outbuildings across the frontage. Between 1806 and 1839, following the division of the property into two separate tenements, the frontage building probably formed one of these two tenements as a whole. Between the 1886 Ordnance Survey and its update in 1904, an extension was added by Drury above the carriageway, on the east end of the frontage building. Only after the property was sold to Bayley in 1917 were three tenants recorded, and it seems probable that the frontage building was partitioned into two parts at this time, east and west of the central chimney stack, with the rear extension forming the third tenement. Although the property was not described as a three tenement building until 1940, by that time it was the intent of Richard Toon to convert the whole of the rear extension and the west half of the frontage building (two tenements) into one for the purpose of business premises, leaving the east half of the frontage building for rent to Mr E Stow. Ted Toon took over the premises in 1940, after which he gradually amalgamated the whole property once more and added the modern rear extensions, rooms G3, G4 and F2 (Figs 3-4).

Rear extension

The rear extension of the property is first mapped on the parish map of 1839 and post-dates the 1804 enclosure award. It seems unlikely that the Holmes family would have extended the property in their last two years of tenure. Peach held the property for four years, 1806-1810, perhaps to invest in it. The rear extension may also have been built as a second tenement for one of the Palmer sisters, following the death of their mother in 1835. The rear extension probably housed the whole of the second tenement and later added on rooms for the girls' academy. The south end of the extension was demolished and rebuilt in brick with a second storey, probably following acquisition by Drury in 1878 and before the Ordnance Survey of 1886. Drury also seems to have created the brick partition between rooms G10 and G11, adding an interior brick skin to the former. It is likely that the former school rooms were converted to provide storage for the general dealership on the premises. The work accompanied the addition of contemporary brick outbuildings mapped on the 1886 edition Ordnance Survey. This arrangement was probably altered again by Bayley in 1917, as mentioned above, when the premises were arranged into three tenements and ground floor room G5 (Kitchen) was annexed to become part of the west frontage tenement. Toon rejoined the properties as a whole when he created a doorway between rooms F5 and F8. What Drury had used for business purposes, Toon converted into storage and carpentry workshops, retaining the residential quarters for their intended purposes.

Workshops and outbuildings

The first ancillary buildings were mapped by the 1886 Ordnance Survey, depicting a building on the south side of the premises and a small detached outbuilding along the east wall of the courtyard. The building on the south side was built in brick by Drury, a clear contemporary to the second storey addition to the rear extension mentioned above, c1878-1886, a date further supported by the modification of the stairway window from room G12 to admit more light. In more recent years Toon & Son converted the building into carpentry workshops. The outbuilding along the east wall was rebuilt by Drury, c1886-1904, and survived at least until the property survey of the premises in 2007 created an inventory for its sale. A line of ramshackle sheds and greenhouses are depicted in photographs, but at the time of building recording only the outdoor toilet, a ground level brick wall foundation and the east party boundary wall (rear wall) of these outbuildings remained.

4 FIELDWORK STRATEGY

4.1 Objectives

The aim of the building recording is to:

- provide a written, drawn and photographic record of the former dwelling, workshop and outbuildings prior to the alterations or demolition, to the Level 2 standards defined by English Heritage (EH 2006);
- ensure the long-term preservation of the information through a summary written report and deposition of the record;
- provide information about the historic development of the property, in order to constitute an archive record of its use, where discernible before or during alterations.

In addition, where the alterations require excavation of new footings/supports, stripping/levelling and clearance following demolition or the removal of existing floors, joists or supports there was archaeological attendance so that any earlier house remains encountered during such work was adequately recorded prior to truncation or removal (LCC 2010, 3).

Specific requirements

Building recording and its subsequent watching brief paid specific attention to the areas in which principal alterations were conducted. The main works comprised; demolition and clearance of rooms G3-4, replacement of room F2, replacement of the stairway between rooms G12-13, restructuring of the supporting walls around room G13, removal of minor partitions between rooms G10-11 and S1-2, loss of room S3 to restructuring.

4.2 Methodology

A museum accession number for the project and its resultant archive has been assigned by Rutland County Museum (Accession no. OAKRM 2010.28). It covers the whole of the scheme of works.

The buildings were recorded in accordance with (as a minimum) the Level 2 standards, conventions and specification defined in the English Heritage procedural guidance documentation (EH 2006).

Written account

A written record described the property on a building-by-building and room-by-room basis. The record was compiled using *pro-forma* record sheets, filled in with free-text and cross-referenced to other record types. The written record includes all of the following:

- The precise location of the building by name, number, street and parish, giving an Ordnance Survey grid reference and providing details of its listing;
- The date of when the record was made and the name of the recorder;
- A detailed narrative description of the building plan, form, function, age and development.

Drawn record

The architect's plans of existing features have been reproduced on permatrace adding those features of historical significance. Plans were retro-engineered using verified measurements on the ground to check the historic fabric against the plans and to redraw to at least a minimum of Level 2 requirements any details as evidence of the developmental sequence of the building. The drawn record comprises scale drawn illustrations of all the main floors existing prior to the alterations. These include details of the form and location of any significant structural features pertaining to the historic fabric such as blocked doors/windows, former fireplace settings, masonry joints and changes in interval levels.

Photographic record

The building specialist employed both general and specific photographs to show exteriors, all general interiors and specific items and fixtures/fittings, where significant. The photographs are primarily in digital media for report purposes, but are backed up by colour slides and black and white negative media for archiving purposes. Given the nature of the High Street frontage and the historic use of the rear of the property, there was particular attention to its exterior.

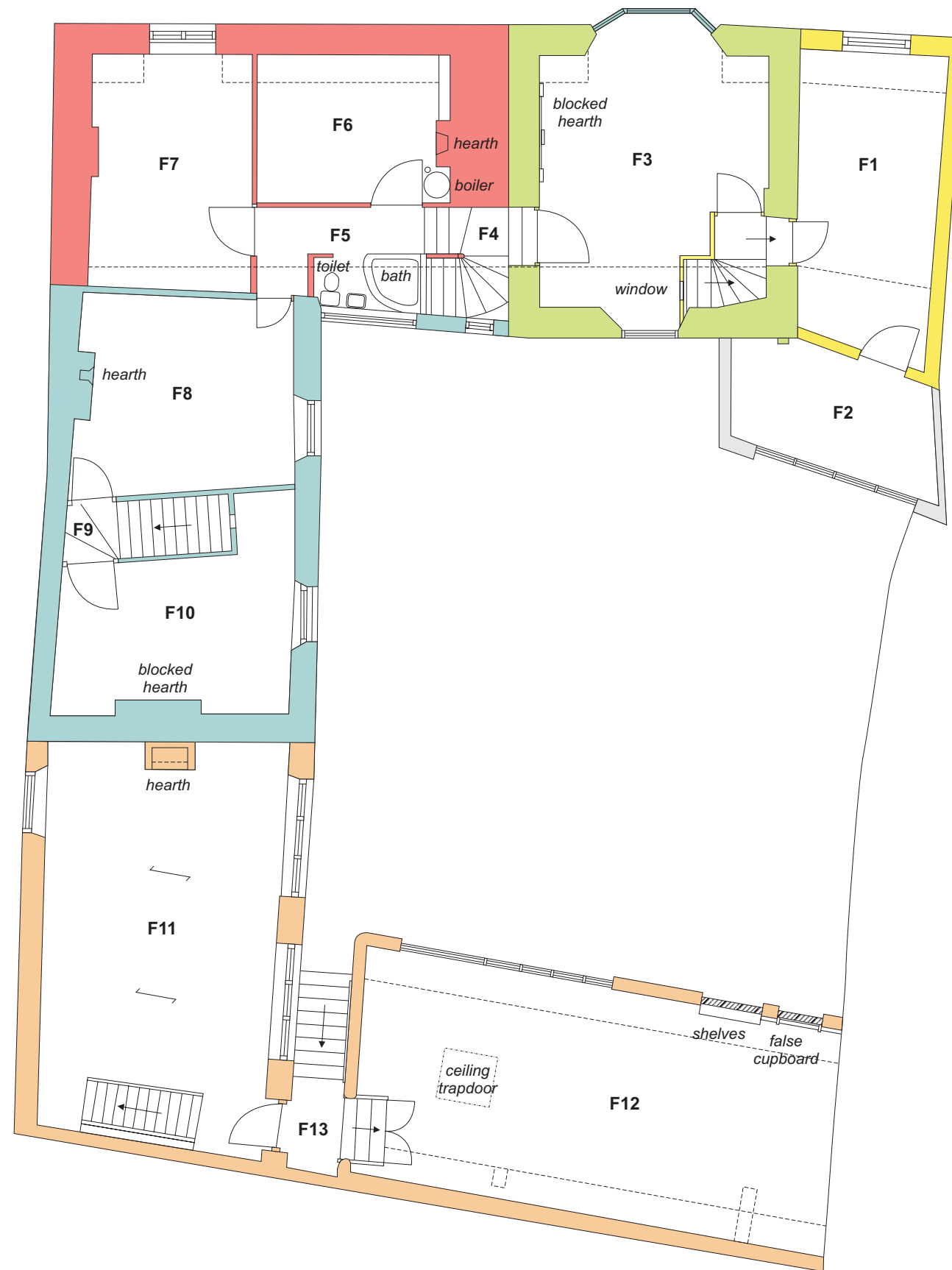
Watching brief attendance









Following the initial building recording its completion was communicated to the Senior Planning Archaeologist in writing. An archaeologist continued to attend during subsequent groundwork and significant building alterations.

In the footing of the new courtyard building, buried deposits were cleaned and sampled by rapid hand excavation to determine their date and character. All such deposits and artefacts encountered during the course of the watching brief were fully recorded. Recording followed standard Northamptonshire procedures. All archaeological deposits were given individual context numbers and were described on *pro-forma* watching brief record sheets, to include details of the context, its relationships, interpretation and a checklist of associated finds (NA 2011). Digital photographs were supplemented with 35mm monochrome negatives, and colour transparencies in the traditional manner.

All records have been compiled into a comprehensive and fully cross-referenced site archive in accordance with national and local standards (Walker 1990; EH 1991; LCC 2000). Fieldwork was conducted to the recognised standards and guidance of the Institute for Archaeologists and English Heritage (IfA 1994; 1996; EH 2006; LCC 2000). Northamptonshire Archaeology is a Registered Archaeological Organisation (No.48) of the Institute for Archaeologists and is governed by a professional *Code of Conduct* (IfA 2010).



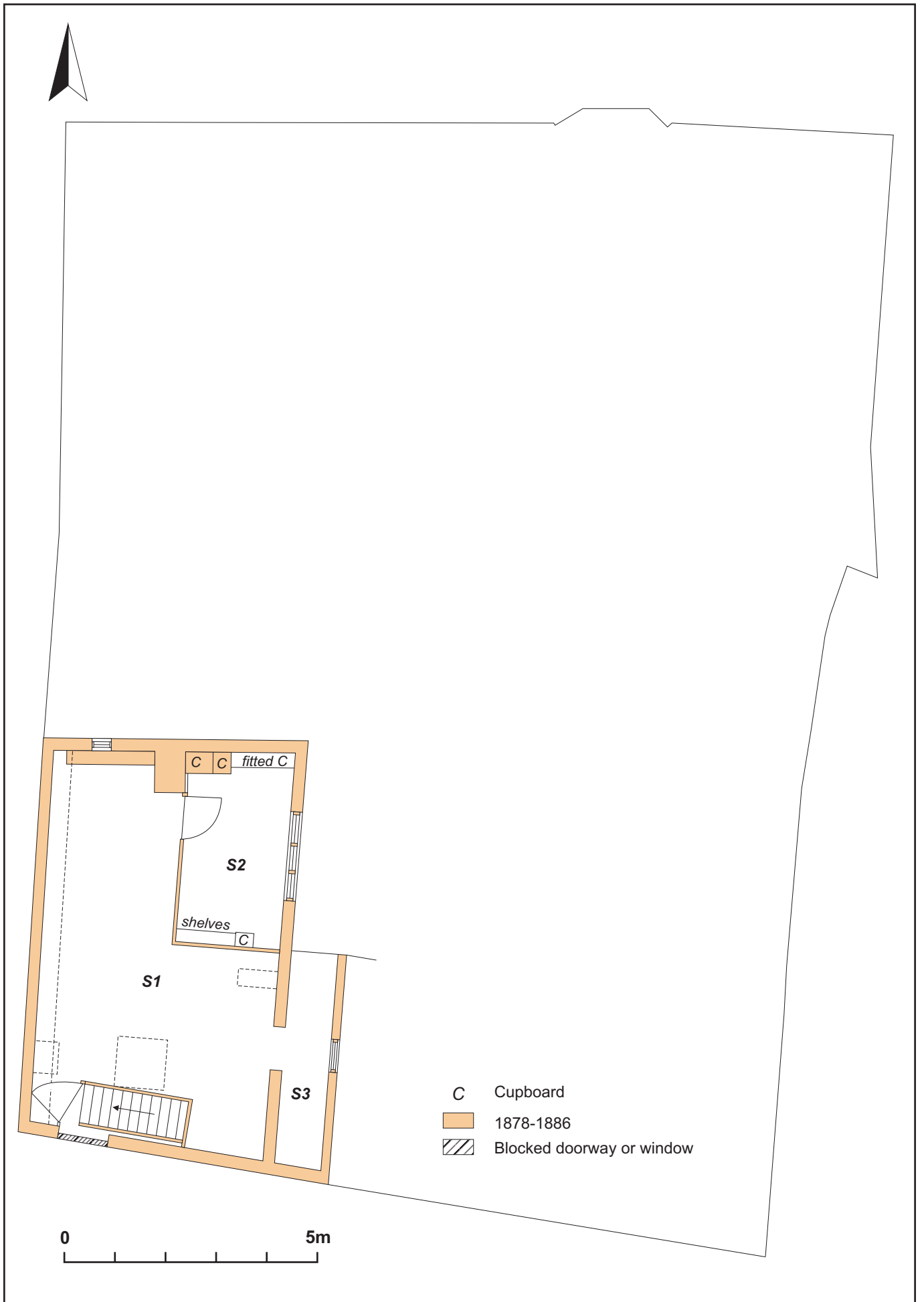


- C Cupboard
-  Blocked doorway or window
-  Existing in 1657 (?)
-  1657-1806
-  1806-1839, phase 1
-  1806-1839, phase 2
-  1878-1886
-  1886-1904
-  1940-2007



Scale 1:100 (A3)

Plan of first floor, phased Fig 4



Scale 1:100 (A4)

Plan of second floor, phased Fig 5

5 BUILDING RECORDING (LEVEL 2)

5.1 Building chronology

In an attempt to date the development of the site the documentary work has been used alongside the building evidence to identify periods of tenancy, consistent with historic maps, during which certain modifications may have taken place (Figs 3-5). Whilst these date ranges are far from certain, they represent the 'best fit' between the documentary record and the building evidence.

Table 2: Building chronology

Period	Tenancy	Features
before 1657	Unknown	Main frontage building established, probably in two phases
c1657-1806	Mossendew Pepper Holmes	Possibly the bay windows were added in the 17th or 18th centuries (Rogers 2003, 16), although this is very early compared to the national view
c1806-1839	Peach Palmer	Rear extension of property and division into separate tenement and school house more likely period for bay windows to be added as part of principal conversion
c1878-1886	Drury	Brick yard buildings built for general dealer, second floor added to rear extension
c1886-1904	Drury	Extension above carriageway and outbuildings along the east wall were rebuilt
c1917-1921	Bayley	Rented out as three tenements, but not recorded as such until 1940
c1921-1940	Toon	Toon & Son established on the premises, carpentry workshops established in outbuildings, one tenement rented out to Mr E Stow
c1940-2007	Toon	Addition of the modern rear extensions

5.2 The frontage building



Frontage of Vine House, looking south-west Fig 6

Exterior description*Front*

The street elevation contains four bays and two storeys and is built from neatly laid ashlar blocks in local ironstone with brick dressings and additions (Fig 6). The two eastern bays are both additions, clearly demarcated by the joins in the stonework. There are three ground level canted bay windows of differing size and arrangement between which are two front doors with straight jambs. Above the canted bay windows at either end are two upper storey windows. All of these are additions and the remodelling of the elevation has obliterated earlier apertures. At either end of the building are stone kneelers, cavetto style, hidden behind the rainwater downpipes and identical to those at the rear (Fig 12). At the east end the bay is occupied with a single carriageway arch with a window above, which is an extension.

The western ground floor window is a canted bay and has a twelve pane double sliding sash window six above and six below, closed at the sides and is too shallow for a window seat. Above it is an eight pane casement window, the top of which lies above the roof line and is effectively a cross-eaves dormer. The middle curved bay window is a six pane fixed window. The easternmost canted bay window has eight panes and is a fixed window but also has a small vent in its upper left pane and a window seat. Above it the canted bay continues and rises above the roof line. The upper bay window contains a twelve pane sliding sash window, four above and eight below, with two smaller mock sash windows to the sides, two panes above and four below.

The front door between the first two described bays is set within a plain mortar surround and has two stone steps with a straight jamb. The door has six panels with the uppermost two containing glass panes. At the top is a sign reading 'Vine House', the centre section bears the number '42', two-thirds of the way down is a black iron letterbox with knocker. There is a brass doorknob, a yale lock, two standard locks and it is bolted from the inside. The front door to the east has no surround and one stone step with a straight jamb; it is panelled into two parts, top and bottom, with the upper part divided into two frosted window panes one above and one below. There is a single yale lock half way up above which is a small brass sign that reads 'Please apply at No 42'.

The carriageway arch at the east end bay is segmental, formed from Staffordshire blue engineering brick headers, laid on edge three deep. Above it is a twelve pane casement window over which the same segmental brick pattern as for the arch is repeated using two rows of headers. The gates of the carriageway are vertically planked, ledged and braced internally. There are wrought iron bars above the gate which are fixed from behind by means of an upper board. The gate is fastened by means of a latch and then by a crossbar. There is a brick paved surface within the archway and the west wall has a bare patch of grey rendering over a blocked up doorway.

The gables are not visible, being attached at both sides to neighbouring buildings. The roof is stone tiled above the main building frontage, but is slated above the carriageway and to the rear. There is a distinct break in the roof line between the carriageway extension and the main building that varies by c2-3 feet, with the carriageway being higher and where the top of the upper storey windows protrude the roof is raised slightly. Along the ridge the tiles are rounded red ceramic without a crest. There is a chimney stack above each end gable and a larger chimney stack slightly off-centre towards the middle. The former are in red brick entirely, the latter has a stone base with its upper part rebuilt in brick. A circular cream coloured ceramic chimney pot survives above the west stack, there is one out of three surviving on the middle stack and there are none above the east stack.

Rear

The rear elevation of the street frontage was heavily obscured by the derelict remains of modern building extensions (Figs 7-10). The outer wall and roof of one of the extensions had collapsed. The principal walls were built with a mixture of different types of brick and it would seem that it had been intended as a conservatory style extension, the roof glass later being covered by roofing felt. There is a doorway from the east (conservatory) side of the extension into the yard and a doorway from the west (kitchen) end of the extension, via two steps up, into the yard, both with splayed reveals. The latter contains a panelled door with two smaller lower panels and two long vertical frosted glass panels above with a lion decorated door knocker set upon the centre section between the two (Fig 11), a brass doorknob and box lock.

Above and to the rear of the carriageway another extension had been built in brick and rendered externally with a coarse greyish mortar. It contains a single eight pane fixed window across its main wall and has a separate gabled slate roof with iron guttering and downpipes. There is a rainwater tank below it and tucked into the alcove of the west wall, where the carriageway opens into the yard.



Rear of the Vine House frontage building, looking north Figs 7-8



Rear of frontage after demolition of modern extensions Figs 9-10

After the modern extensions were stripped away it was possible to see more of the rear of the original frontage building, although still largely obscured by wall plaster. There are two bays covered by the extensions. One to the east lies above an open doorway and contains a casement window with eight panes, the top of which is flush with the eaves. The west bay contains an eight pane sash window, four above and four below, which was subsequently walled up. The slate roof of the main building had been modified to insert a partial-skylight

window for a modern bathroom and a single glass pane skylight above the stairwell. The bathroom window is similar to a dormer at the west end, protruding above the roof line. The window comprises five fixed panes, two large panes on the roof and three smaller panes in the wall. At the east end of the wall, where the join to the brick rear carriageway extension wall was clear, a stone kneeler was visible protruding from the original gable end (Fig 12). The kneelers and the top of the rear windows flush with the roof line suggest the present roof has been lowered.



Lion decorated door knocker Fig 11



Stone kneeler Fig 12

5.3 The rear extension

Exterior description

The rear extension may be viewed from three sides; the courtyard (Fig 13), the west neighbouring property (Fig 14) and the south neighbouring property (Fig 15). There are two clear additions, the first is built from ashlar blocks in local ironstone that doubled the length of the original extension, perhaps for school rooms, and then the second is a rebuild in brick that raised the second storey at the south end, probably for the general dealer.

The initial extension has two bays and two storeys built from ashlar blocks in local ironstone with three, two by two, sash windows without horns and a door between the bays. The lower part of the bay nearest the frontage building may have been symmetrical, but has been lost as part of the modern extensions. All of the windows have segmental arches above, dressed in stone. The door is panelled with two smaller lower panels and two long vertical frosted glass panels above, a brass door knob and box lock. Above the doorway is a stone dressed segmental arch. This part of the extension has a slate roof with plastic guttering and a downpipe. At the north end, on the west side of the building is a brick chimney stack with three pots. At the south end the former gable end has a chimney stack, which is a rebuild.

Added onto this extension was a single storey, two bay building, built from ashlar blocks in local ironstone with two twelve pane casement windows beneath wooden lintels. The second of these faces onto the stairwell between G12-13, which is largely misshapen and partially repaired with larger panes. Between the windows is a six panel door with plain

glass panes in the upper two panels, an urn decorated door knocker on the central section, a drop latch, brass door knob, keyhole and wooden lintel above (Figs 16-17). At the south gable end the original stone of the gable is visible, with a later brick skin covering it where the upper storeys have been added (Fig 15).



Rear extension of Vine House, looking west Fig 13

The final addition to this extension probably involved heavy remodelling of the southernmost part of the building, thought to have been school rooms, changed into storage for the general dealer. In this development the roof was completely removed and two storeys added in red brick (Fig 13). The chimney of the initial extension was rebuilt and its west wall partially rebuilt in brick (Fig 14). One of the windows on the ground floor was modified, following the contemporary addition of a neighbouring workshop and the stair blocked the light from the east (Fig 16).

On the second storey there are two bays, one bay is hidden by the stairway and has a window similar to that overlooking the courtyard. The courtyard bay is a casement window, and is nine panes by three, the central panel of which could be opened by a latch. There are four vertical bars set in front of the window supporting a wooden lintel. Above the window is a segmental relieving arch with two rows of brick headers set on edge. The top storey has only one bay overlooking the courtyard, the remaining wall is obscured by the adjoining workshop roof. The top window is six panes by three, and is opened at the centre with a two by three casement.

In addition the south gable contains evidence of a blocked top storey window, in the brickwork just to the left of the apex of the former stone gable (Fig 15). This is better seen from the inside. A second storey casement window overlooking the neighbouring property to the west is four panes by four. The roof is slate with plastic guttering and downpipes. A chimney stack is rebuilt in brick when the additional floors were added, and has one pot remaining (Fig 14).



Rear extension of Vine House from the west side Fig 14



Rear extension of Vine House, south gable Fig 15



Second extension door Fig 16



Urn decorated door knocker Fig 17

5.4 The workshop

Exterior description

The workshop is built in brick, painted with white-wash (Fig 18). It has three bays and two storeys which have undergone considerable modifications during their use, initially for the general dealer, and later converted into carpentry workshops for the undertakers.

On the lower storey the west bay has a doorway with a horizontal panelled wooden door split into four sections; the top three sections are glass, it has a bakelite door knob and brass box lock. Above the doorway is a large steel lintel. The central bay contains two identical narrow metal casement windows; each has a single pane with two smaller panes above. A line of buff coloured tiles form a lintel above. The east bay has a fixed window with three horizontal panes set within a blocked up doorway. The doorway has a segmental arch above it formed by two rows of brick headers set on edge. On its east side is a blocked up window with a similar segmental arch above it and a concrete sill.

The upper storey has one single large fixed window that comprises seven vertical panes, the top of which reach to the eaves. Below the east end of the window is a row of brick headers suggesting that this window is an enlargement of an earlier one. In the furthest eastern bay there are two windows blocked up with brick, which have been white-washed over. The roof is slate with plastic guttering and downpipes.

The east end of the building elevation retains a distinct break in the white-wash that marks the roof line of a former adjoining building, a lean-to built against the east courtyard wall.



Carpentry workshop, looking south Fig 18

5.5 The ancillary buildings

The east courtyard wall has at least two phases; a lower rough hewn ironstone wall has been plastered, white-washed and partially rebuilt in brick, raising its overall height. Little remains of the ancillary buildings that were built up against it. The wall is scorched at the southern end (Fig 19). A lack of jambs for a fireplace or a flue for a chimney suggests that this was simply scorching from a bonfire. Above this, set into the wall, are holes for joists, whilst the slope of the roof is visible on the north elevation of the workshop above the line of the perkins (Fig 18). A low stack of brick is all that remains of a dividing wall.

A lavatory still stands at the northern end of the ancillary building range (Fig 20). It is a single storey lean-to style structure built in red brick. It has a vertically planked and ledged door with an iron handle and drop latch. Above the door is a timber lintel that formerly extended across the front of the ancillary building range, but has been broken off during demolition. The roof is sloped up to the top of the courtyard wall and is of corrugated iron.

The remains of a, now demolished, brick-built coal or wood store abutted its north gable end. The white-wash marks suggest that this had a lean-to roof that it shared with the lavatory.



The rear wall of demolished ancillary buildings, looking east Fig 19



Lavatory building, looking east Fig 20

5.6 Interior descriptions

In the following descriptions the room numbers follow the order of their annotation, which is the product of the way in which rooms were recorded during fieldwork, moving from one to the next, so the numbers relate to the plans (Figs 3-5). They do not reflect the historic sequence of construction. Each room number has a prefix which denotes its level, so that G1 is Ground Floor Room 1, F1 is First Floor Room 1, and S1 is Second Floor Room 1 and so forth. Where the rooms last known use is obvious, this has also been given.

Period 1: Pre-1806

The rooms described here formed the frontage building before 19th-century alterations and 20th-century partitions were added. Rooms G1-G2 and F3 form part of an addition to the frontage building that predates the historical map evidence and is perhaps a 17th-century modification indicated by the seams in the stonework at the front of the building (Figs 3 and 6). This may also have coincided with the lowering of the roof.

Rooms G6-8, downstairs

These three areas are the earliest part of the building, divided by thin wooden partition walls. The corridor is probably an addition, and in the 17th century there would have been two rooms, a reception and parlour, each containing an inglenook fireplace against the gable ends (Fig 3).



Room G7, looking south Fig 21



Room G7 fireplace Fig 22

Room G7, parlour

The room is rectangular, 3.82m by 3.03m, with a ceiling 2.35m high. The floor is covered by rectangular stone slabs of differing sizes and there is a wooden skirting board. The entrance is in the south end of the west wall from corridor G6 and has a door with six panels, a brass knob and box lock, with a glass pane window above. The rest of the west wall comprises oak veneer (not illus). The window onto the street is large, c2.0m by 1.95m, and is a shallow fixed canted bay, filling most of the north wall. It has a 0.3m wide sill. The east wall is occupied by a grand fireplace with a mirror above it and four deep cupboards to either side (Fig 22). The fireplace is probably late Georgian, 1.13m wide by 1.05m high, it has a stained black oak surround decorated simply with a floral motif and contains a register grate from the Regency period that conceals an inglenook fireplace. The mantelpiece is stained oak, with the same floral decoration along its edges and the frame of the mirror is also late Georgian combining elements of decorative ribbing with a gold and black leaf design above flanking pilasters. To either side, the cupboards each contain single or double shelves, the doors match the 18th-century panelling, which is painted turquoise green throughout, and they have small brass catches. On its south side is a short corridor which formerly connected to room G1, but which has now been blocked off and turned into storage. The door to this has vertical panels, the upper two of which are glass, it has a brass knob and box lock. In the south wall of this corridor, under stairwell G6, is a small cupboard. The south wall of room G7 is an 18th-century wooden panel partition divided into four parts with a door at its centre and horizontal planks blocking the window above (Fig 21). The door is divided into six panels but has been sealed and no longer has a handle. The ceiling is white painted floral paper over plaster with a central light fitting.

Room G8, office

The room is rectangular, 4.87m by 2.54m, with a ceiling 2.38m high. The room has pine floor boards and skirting boards. The entrance is in the south-east corner, in the east wall from corridor G6 and has a door with six panels, a brass knob, brass box lock and brass coat hook. All of the walls are decorated in the same fashion; they have black and pink square speckled wallpaper, above a wooden dado, and below this the wall is decorated with a dark red floral relief wallpaper, except in the south-west corner where this is replaced by vertical planks. In the east wall there is a small glass window into the hall corridor, G6, which has coloured transfer print in a red, green and yellow cross-hatch pattern within straight jambs.

The north wall contains a large eight pane sash window with splayed reveals facing onto the street. The west wall has an iron fireplace with a mirror above and is flanked by deep cupboards (Fig 23). The fireplace has a narrow grate decorated with surrounding geometric design which is probably Victorian. The mantelpiece and surround carries simplistic ribbed decoration, suggesting that the grate replaced a Georgian fireplace. The mirror frame incorporates eight separate panes, with small shelves for ornaments, and two circular decorative motifs.

The south wall contains a sash window with six panes and straight jambs. The whole room is decorated with a matching red/white/black colour scheme and the wood is stained with a mahogany effect. The ceiling has a red stained wood beam across the room, east to west, and the remainder is painted white paper over plaster with a central light fitting.



Room G8, looking south-west Fig 23



Corridor G6, looking south Fig 24

Room G6, hall corridor and stairway

The hall is 4.67m long by 0.96m wide, with a ceiling 2.37m high. The floor is laid in a standard square pattern with 6" by 6" red tiles but no skirting board. The corridor runs north-south from the front door and turns east to the stairway at the southern end. The front door has six panels with the uppermost two containing glass panes. There is a brass

doorknob, a yale lock, two box locks, a letterbox and two bolts. One side of the hall and stairway is panelled, the east wall of the hall corridor is in beech veneer, and the west wall is a green painted partition with a dado. The stairway has 18th-century panelling, painted brown. In the west wall of the hall corridor is a blocked up doorway into room G8, which contains a single pane window with straight jambs (Fig 24). The present door is at the south end of the corridor in the west wall. The door into room G7 is in the east wall. At the south end of the corridor is a fixed window with four panes and straight jambs. The east-west corridor at the base of the stairway is open on the south side into the kitchen, G5. The stair is a fourteen step winder that splits into two directions at a small landing where there is a banister (Fig 25). An eight pane sash window with spayed reveals had been walled up in the south wall and replaced by a glass pane skylight above (Fig 26). The lower part of the wall has beech veneer panels the height of the wooden hand rail, above this is brown and white wallpaper. The ceiling is plain white-wash plaster. There is a late 18th-century neo-classical brass wall sconce in the main hall (Fig 24), a coat rack at the base of the stair with four pegs and an electronic doorbell. There is a small wall shelf at the base of the stair where the south wall of the hall corridor opens in to the kitchen, G5.



Stair G6, looking west Fig 25



Stair G6, looking south-east Fig 26

Rooms F5-F7, upstairs

These three areas are also part of the earliest phase of the building, divided by thin wooden partition walls (Fig 4).

Rooms F4-F5, landing corridor and bathroom

The corridor is 2.87m long by 0.87m wide, with a ceiling 2.19m high, and the adjoining bathroom is 1.10m by 1.91m in size. There is no partition wall between the corridor and bathroom except at the west side. The floor comprises pine boards with a skirting board. The corridor runs east-west from the stair and turns south to a doorway into room F8 at the southern end. There are also doors off the corridor into rooms F6 and F7. The corridor has full length pine plank walls with small glass windows in the top, whilst the bathroom has oak veneer panels.

The bathroom window is partially boarded up, although the part which is skylight remains uncovered (Fig 27). There is a shadow on the north wall of the corridor which marks the position of a former shelf, cupboard or overmantel mirror (Fig 28). The doors from the corridor are all panel doors with six divisions, except the smaller door that has been knocked through into F8 which has two panels above and below. The door into room F7 has a specially made lower bracket to accommodate the crooked angle of the frame. The bathroom contains a white porcelain cistern and toilet, green fibreglass corner bath tub, cream wash basin, water heater and shower unit.



Room F5, looking south Fig 27



Room F5, north wall Fig 28

Room F6, bedroom

The room is rectangular, 3.75m by 2.57m, with a ceiling 2.20m high. The room has pine floor boards and skirting boards. There is an entrance from the south. The door is panelled into six parts, it has a brass door knob and box lock. The north wall is covered full length by birch veneer panelling and has an exposed wooden beam at the join of the eaves (Fig 29). The east wall contains a narrow Victorian iron box grate that bears a simple diamond pattern, the surround and chimney breast is wallpapered over, the recess to one side is panelled with oak veneer and the other contains the boiler. The west wall has striped wallpaper and the entire south wall partition is of pine boards with a row of glass windows along the top. There are no external windows, light is borrowed from the corridor. The ceiling is plain white plaster.



Room F6, looking east Fig 29



Room F7, looking north Fig 30

Room F7, bedroom

The room is rectangular, 4.16m by 2.95m, with a ceiling 2.21m high. The room has pine floor boards and skirting boards. There is an entrance from the south-east. The door is panelled into six parts, it has a white bakelite door knob and a brass box lock. There are two coat hooks on the back, and there is a small coat rack behind the door. All of the walls are fully wallpapered with brown and cream floral decorations in two types, with a light blue and pink leaf border. The angle of the roof is clearly evident and the north casement window is within a dormer, providing a sill with enough space to accommodate a window seat within a straight jamb (Fig 30). The west wall has a chimney breast which is wallpapered, but no hearth or slab. The ceiling is decorated white paper over plaster on wood laths.

Rooms G1-G2, front room and stairway

The original room is rectangular, 3.98m by 4.97m, with a ceiling 2.47m high. The room has pine floor boards and skirting boards. There is an entrance from the street in the north-west corner that is an addition and a doorway to the south. The door from the street is panelled into two parts, top and bottom, with the upper part divided into two frosted window panes. The original doorway to the south is open. The north wall contains a large canted bay window, with eight fixed window panes, which is also an addition (Rogers 2003, 16). It has room to accommodate a window seat. The west wall is in full birch veneer panelling, resembling planks, covering a former doorway in the south-west corner, to room G7. The east wall has black and white floral wallpaper with red trim around the top and decorates a chimney breast for a hearth, which has been blocked off with a mahogany box cover (Fig 31).

The entire south wall partition has been created and fully panelled in pine boards to accommodate the stairway G2 and in so doing has created a cupboard in the south-east corner below the stair where once a doorway opened via the east gable end into the carriageway. The partition contains a south door which has four panels with a hook on the back and the cupboard is plain with a vent at the base. The stair is an eleven step winder stair with wooden panelling and has a wooden hand rail. A second cupboard with wall slats for four deep shelves is opposite the stair. The cupboard has a plank door with a brown bakelite knob, the door is ledged on the inside, and has three coat hooks on the front. The ceilings are plain white plaster and front room G1 has a central light fitting that is carved from wood with floral decoration.

Room F3, upstairs room

The room is rectangular, 4.46m by 3.99m, with a ceiling 2.26m high and has pine floor boards, but no skirting boards. There is an entrance from the south-east stair and from the west stair. The top of the south-east stair is surrounded by a small partition wall, the west side of which contains a small glass window with coloured transfer decoration overlooking the stairwell. The window has a New World theme split into quarters depicting the American founding fathers, a lady with a harp and an eagle bearing the motto 'Epluribus Unum', which is Latin for 'out of the many, one' and appears on the Seal of the United States of America (Fig 33). The door from the south-east stair is a ledged plank door, the other is missing, it was opened by means of an iron latch. All of the walls have pinkish-white floral wallpaper. The angle of the roof is clearly evident and the north canted bay window, which contains three sash windows, is within a dormer that looks over the street (Fig 32). There is a casement window in the south wall with splayed reveals. The west wall has a chimney breast which is wallpapered, and contains a copper gas fire of Edwardian design (*cf* Calloway 1994, 373, fig 7) in front of a white painted Victorian iron fireplace. A former mantelpiece surround is also visible as a shadow on the wall and jambs survive indicating this replaced a much larger fireplace (Fig 34). The ceiling is undecorated white painted plaster.



Room G1, looking south-east Fig 31



Room F3, looking north-west Fig 32



New World theme window Fig 33



Room F3, looking west Fig 34

Period 2: 1806-1839

The stone portion of the rear extension was also probably built in two parts, judging by the differing qualities of stonework and the join between the two (Fig 13). The first part of the extension comprises rooms G5, G9 and F8-10. The rooms G10-12 were added later in this period, although their present form is probably the product of work by the general dealer, Drury, post-1878 which largely rebuilt the structure in order to raise its height to three storeys. Considering the scale and extent of modifications to the rear wall of the frontage building, other major structural changes may have also accompanied them, providing a more recent opportunity for the insertion of the front bay windows than Rogers has suggested (2003,16).

Room G5, kitchen

The room is rectangular, 5.04m by 3.10m, with a ceiling 2.20m high. The floor is tiled with 6" by 6" red, white and black tiles in a diamond chequered pattern, there is the shadow of a skirting board along the south wall. There is an entrance from the north off hall corridor G6, at the base of the stair and the back door to the yard is to the south. There is no door from the corridor, but rather the east side of the kitchen forms a through passage between the hall and back door. The back door is panelled with two smaller lower panels and two long vertical frosted glass panels above with a lion decorated door knocker set upon the centre section between the two (Fig 11), a brass doorknob and box lock.

The walls and ceiling are brown and cream painted plaster. The ceiling has a central north-south steel supporting cross beam (Fig 35). There are two windows in the north wall looking into the hall, G6, and office, G8, which have four and six panes respectively and straight jambs. The latter is a sash window. There is an open hearth at the west end of the room that is plain and unadorned, 0.97m high by 0.95m wide and 0.53m deep. To either side are windows; the window to the right is fixed with four panes, the window to the left is above a stainless steel kitchen sink and is split into two frosted panes with a window vent. Both windows have straight jambs. Below the steel sink is a cream china sink with ribbed decoration along the side and a diamond in the middle.

Room G9, downstairs room

The room is rectangular, 4.25m by 4.16m, with a ceiling 2.44m high. The floor is tiled with 8" by 8" red quarry tiles, laid so that the sides meet the corners of the neighbouring tiles. There is no skirting board. The door to the north has four panels, a brass door knob, box lock and finger plate, and a row of three coat hooks on its exterior. The walls are painted plaster over stone and ceiling is painted plaster over wood. There is a sash window in the east wall with four panes and splayed reveals, and a hearth in the south wall, containing an iron grate. The grate is Victorian with a central ash box, an iron guard and two iron boxes to either side for storing fuel, each with doors decorated with a floral motif. On the east side of the chimney breast is a bricked up doorway into room G10 (Fig 36). In the north-west corner of the room is a cupboard under the stair, F9, which has no door or shelves.



Room G5, looking south-west Fig 35



Room G9, looking south Fig 36



Stair F9, north cupboard Fig 37

Room F9, stairway

The stairway is 2.96m long by 0.81m wide, with a ceiling 4.35 high, and thirteen wooden steps between the base and the entrance to room F10. There is a small hall at the base of the stair with a door into room G9 on the south side, a door into the back yard on its east side and a fitted cupboard filling a recess on the north side. There are four shelves within the remains of a fitted cabinet, the doors of which have been removed (Fig 37). The door to room G9 is described above. The door to the yard has two small lower wooden panels and two long vertical frosted glass upper panes, a brass door knob and box lock. The walls are painted plaster over stone and ceiling is painted plaster over wooden reeds. There is a small plain glass, single pane, window above the stair in the east wall from room F10 with straight jambs.



Room F8, looking south-west Fig 38

Room F8, bedroom

The room is rectangular, 4.01m by 3.40m, with a ceiling 3.11m high. The floor has pine boards and skirting boards. The door to the north has been knocked through from the landing, F5, and has two panels. The door in the south-west corner, along the south wall, is a four panel door (Fig 38). The walls are a mixture of yellow straw hatched wallpaper and picture wallpaper depicting 16th to 17th-century falconry. The ceiling is painted plaster over hard board with a stipple effect. There is a sash window in the east wall with four panes and splayed reveals, and a hearth with mantelpiece in the west wall, containing an iron fireplace. The iron grate is a narrow Victorian style, arched, and painted cream with a floral leaf decoration on the surround and a mantelpiece above. There is a cream picture rail around the east and south walls of the room, and a skirting board around the whole room.

Room F10, music room

This room contains a large quantity of scattered sheet music; hence it is referred to as the 'music room'. The room is rectangular, 4.36m by 3.08m, with a ceiling 2.41m high. The floor has pine boards and skirting boards. The door to the north-west, along the north wall, leads from the top of the stair, F9. There is a four panel door with a brass knob and two hooks on the back of the door. The walls are painted plaster. The ceiling is painted plaster over wooden laths. There is a sash window in the east wall with four panes and splayed reveals, and a chimney breast on the south wall. The hearth has been blocked up and there are wooden boards around the upper part of the south wall and chimney breast (Fig 39). A small single pane window lies on the west wall of a recess in the north-east corner of the room, providing light to the stairwell. There is a deep shelf at head height within the recess.



Room F10, looking south-west Fig 39



Room G10, stone basin Fig 40



Room G12, looking north-east Fig 41

Rooms G10-11, storage

These two rooms were originally one and have been separated by a brick stretcher bond partition wall which also forms a brick skin around the east and south walls of room G10. The original room is rectangular, 4.08m by 3.65m, with a ceiling 1.96m high. The floor comprises brick bats on both sides of the partition with no skirting boards. The doorway in the partition is open and is at the east end of the wall. The doorways of the original room lie to the north, south and east. The north doorway from room G9 has been bricked up and so has the hearth on its immediate west side. The door to the south leads into room G12 and is a ledged plank door with an iron box lock. The door to the east leads into the yard and has six panels with glass in the top two (Fig 16). The walls are a mixture of painted plaster over stone and brick, where the skin extends in room G10. The ceiling has a main beam across the middle of the original room, on the north side of the brick partition, from east to west. The floor joists of the room above are exposed and lie north to south. There is a casement window in the east wall with twelve panes and splayed reveals, and below it is a stone basin, supported by a stone block and several bricks (Fig 40). There are tiles on the floor against the north wall in front of the former hearth.

Room G12, storage

The room is sub-rectangular, 4.10m by 2.76m, with a ceiling 2.08m high. The floor has brick bats. The north door is a ledged plank door with an iron box lock. The walls are lime wash over stone. The ceiling has two supporting beams; the southern of these is parallel to the south wall but does not extend the full length, terminating on a timber upright support and indicating the position of the stair above. The other is diagonal across the north-east corner of the room and also has a support on the west side of the doorway. The floor joists of the room above are exposed and lie north to south. There is a casement window with splayed reveals in the east wall which has been heavily repaired (Fig 41). The window has been modified to create greater light from the outside stairway, widening its north jamb by cutting into the stone. This has the effect of making the stone wall look like it abuts the window.

Period 3: 1839-1878

It would seem that school rooms had been added in two stages prior to 1839, further developments did not take place on the property until it passed into the hands of the Drury general dealership in 1878.

Period 4: 1878-1886

The 19th-century additions and changes are distinct as they are built entirely in brick. Presumably the general dealer required a substantial storage yard and outbuildings for the business. The brick yard building was constructed on the south side of the courtyard and a second floor added to the rear extension (Figs 4, 5, 13 and 18).

Room F13, stairs

Entrance to rooms F11 and F12 is via a covered external flight of nine stone steps between the two buildings, which have worn smooth and been repaired with concrete. A hand rail is attached to the east wall. At the top of the stair a small landing (F13) is made from pine floor boards. The entrance to room F11 is to the west through a double width ledged plank door with iron box lock and drop latch handle. Three further wooden slat steps rise to the east into room F12 which has another double width ledged plank door, although this door is reinforced by a frame. It also has iron locks, bolts and a drop latch.



Room F11, looking north Fig 42



Room S1, looking south Fig 43

Room F11, workshop

The room is rectangular, 7.48m long by 4.24m wide, with a ceiling 1.98m high. The floor has pine boards. The doorway is from the south-east and is at the south end of the wall. There is a wooden stairway with eleven slats opposite the door, to the next floor. The walls are white wash over stone. The ceiling has no main beam and the floor joists of the room above are exposed, east to west. There are two large open casement windows in the east wall with splayed reveals, each divided into three parts with nine panes in each (Fig 42). In front of these is a long work bench. There is a smaller casement window in the west wall at its north end which is in two parts with six panes in each and splayed reveals. An open hearth and chimney breast lies against the north wall, which is unadorned and contains a portable iron grate.



Room S1, looking north Fig 44

Rooms S1-S2, storage and office

The room is rectangular, 7.76m long by 4.76m wide, with a ceiling 2.11m high. The floor has pine boards. The entrance is via a wooden stairway from below at the top of which is a banister rail around the stairwell with a ledged plank door (Fig 43). The walls are white wash over brick, except for the chimney breastwork which has white wash over plaster (Fig 44). The ceiling is covered with timber boards; there are two single pane skylights and a trapdoor into the attic space above. There is a wooden partition wall dividing off the north-east corner of the room to provide office space which is made from vertical planks across a timber frame. The room is largely painted green and within this office space are fitted cupboards against the north and south walls and a unit with nine shelves, two bays wide, also on the south wall. There is a casement window from the office space into the yard that has three parts with six panes in each and splayed reveals. A small single pane purple-coloured fixed window is on the west side of the chimney breast, in the north wall, with straight jambs. A window that in the south wall

behind the stair has been bricked up. There is an open doorway into storage space S3, to the east.

Room S3, attic

The room forms a small attic space between two buildings and is rectangular, 4.13m long by 0.83m wide, with a ceiling 1.84m high, sloping down to the eaves (Fig 45). There is a door frame, but no door. The floor has pine boards. The walls are plain brick but retain traces of lime wash. The underside of the slate roof forms the ceiling and is covered by pine boards. There is a small casement window with straight jambs on the east side looking into room F12 which has three panes and is hinged at the top to open vertically.



Room S3, looking north-east Fig 45



Room G13, looking west Fig 46



Room G13, toilet Fig 47

Room G13, workshop

The room is trapezoidal, 8.55m long by 4.05m wide, with a ceiling 2.46m high. The floor was originally brick bats and had a brick drain, but the central section has been ripped up to install a concrete machine base powered by electric and with piped water coolant, probably a cutting tool used by Toon & Son (Fig 46). There are the remains of a north-south partition wall, which has been knocked through, protruding from the north and south walls. The entrance is at the west end of the north wall. The door is horizontal panelled and split into four sections; the top three sections are glass, it has a bakelite

door knob and brass box lock. There is an opening in the west wall beneath the exterior stairway which houses a 19th-century toilet bowl, but there is no door or window inside (Fig 47). The toilet is branded 'UNITAS', which was the first one piece ceramic pedestal closet, launched in 1883 and designed by Thomas William Twyford. The toilet also featured a remarkable wooden seat which was hinged so that it could be raised to allow the use of the toilet by gentlemen as a urinal. This example has cream and brown floral decoration. An iron cistern is on the wall above it, but the lack of connecting pipes suggests it is no longer functional. The south wall of the main room is white wash plaster over stone, the rear wall of the plot, whilst the rest is in stretcher bond brick. The ceiling has no main beam and the floor joists of the room above are exposed, north to south. The north wall contains two identical narrow casement windows; each has a single pane with two smaller panes above and straight jambs. On the east side of the demolished brick partition is another fixed window with three horizontal panes set within a blocked up doorway. There is a blocked up window adjacent to it and signs of a blocked up vent or other aperture, which cannot easily be seen from the exterior.



Room F12, looking west Fig 48

Room F12, workshop

The room is trapezoidal, 8.55m long by 4.05m wide, with a ceiling 2.46m high. The floor has pine boards. The entrance from the top of the external stair is recessed within a wooden frame that extends into the room with a double width ledged plank door and iron box lock with brass knob (Fig 48). The walls are white wash over brick. The ceiling is covered with timber boards; there are two single pane skylights and a trapdoor into the attic space above. There is a heavily modified fixed window in the west end of the north wall that comprises seven panes with splayed reveals and overlooks the yard. At the east end of the north wall are two blocked up windows, the recess of one has been used to house a shelving unit, the other has been disguised as a false cupboard, the door of which opens onto brickwork. A small horizontal casement window with three panes and

straight jambs is near the ceiling and opens into attic space S3. The room contains three carpentry work benches, fixed to the floor and scattered with tools. There is a shelving unit on the south wall and another on the west wall.

Period 5: 1886-1904

The general dealer continued to add to the existing building by creating an extension above the carriageway arch and the most recent outbuildings along the east wall were built (see front exterior description).

Room F1, upstairs room

This single rectangular room is directly above the carriage arch and is 5.14m long by 2.62m wide, with a ceiling that is 3.12m high. The floor has pine boards. The entrance is in the west wall and the door is divided into four panels with a vent inserted in the top left panel (Fig 49). There is a door in the south wall into room F2, which is a later addition. A skylight above the south wall is split down the middle with two panes and is not set square to the ceiling, but follows the eaves. A casement window with splayed reveals is set in the north wall looking onto the street. The walls are painted white over brick surfaces. The ceiling extends the angle and shape of the eaves from the adjoining frontage building, which is boarded with wooden planks.



Room F2, looking south Fig 49



Room G14, looking east Fig 50

Room G14, outdoor lavatory

This room is rectangular and is 2.35m long by 1.10m wide, with a ceiling that is 2.17m high. The floor is concrete over brick. The door is vertically planked and ledged with an iron handle and thumb latch, opening from the west side. The walls are painted olive green over the brick and stone except for the south wall which is a horizontally boarded pine plank partition (Fig 50). The ceiling is also boarded with wooden planks. There is an iron cistern, porcelain toilet with wooden seat, and the pipes run around the north wall. The roof comprises wooden boards.

Rooms G15-16, ancillary building

Virtually nothing remains of these rooms, since the buildings had collapsed and been cleared prior to the present development. What remains has largely been described in the exterior description of ancillary buildings. The floor plan was drawn from surviving brick wall footings (Fig 3). Room G15 was 2.45m by 2.20m and room G16 was 2.30m by 2.00m. The floor surface was laid with brick bats. It is likely that room G15 contained a hearth or furnace, as shown by the scorching on the east courtyard wall (Fig 19). The roof was sloped, evident by the shadow on the south building (Fig 18), which matched with the slope of the lavatory roof (Fig 20). It is likely that although the wall footings were not continuous, that the roof line would have covered an area between rooms G14 and G16 that may have been used as a small shed, 2.40m by 1.10m in size.

Period 6: 1904-1921

There is no reason to suspect that Emma Drury conducted any alterations following the death of her husband.

Bayley converted the premises from two to three tenements for the purpose of renting out the property, but there seem to be few distinct alterations, and Toon & Son converted the premises back to two properties in 1921.

Period 7: 1921 to 2007

Although Toon & Son probably had to make some basic conversions of the outbuildings into carpentry workshops, the established structure of the outbuildings was probably unchanged except perhaps for the alteration of windows or doorways. One tenement was rented out to Mr E Stow, which may account for the addition of modern rear extensions G3-4 and F2, accessed from the east end, rear side, of the frontage building (Figs 3-4).



Room G3, roof Fig 51



Room G4, fireplace Fig 52

Room G3, conservatory

The room is sub-rectangular, with a canted south-east corner, allowing movement outside between the carriageway and yard. The room is 3.41m by 2.26m, with a sloped ceiling 3.40m high at its apex. The floor is laid in a standard square pattern with 6" by 6" red tiles over a mortar base and there is a step between the north and south parts of the room. There is an entrance from the frontage building in the north wall, a doorway into the yard in the south-east wall and steps down into room G4 at the south end of the west wall. None of the doors survive, but the door frames are still present. The walls are white

painted plaster and, although the south-east wall no longer survives it was probably a glazed conservatory window with splayed reveals upon a low brick wall. The angle of the roof is clearly evident and, whilst largely collapsed, the remains are of a glazed roof on a wooden frame, which was later covered by roofing felt (Fig 51). A Belfast sink is plumbed into the east wall, set on two brick piers with a plain white tile splash-back.

Room G4, scullery or kitchen

The room is rectangular and is 3.48m by 2.40m, with a sloped ceiling 3.40m high at its apex. The floor is laid in a diamond chequered pattern with 6" by 6" red and black tiles over a mortar base and there are two steps up into room G3 at the south end of the east wall and skirting boards. No door survives and the south wall is completely collapsed. The walls are painted plaster and the east wall contains an iron fireplace. There are two iron grates, side by side, both narrow and hooded. One has a rectangular hood, the other is rounded. The hearth is supported by segmental arch that lay behind the remnants of the mantelpiece surround (Fig 52). The roof is a continuation of the collapsed glazed conservatory roof, covered by roofing felt (Fig 51).

Room F2, extension above the carriageway

The room is trapezoidal and is 3.71m by 2.08m, with a sloped ceiling 2.21m high at its apex and is above and to the rear of the carriageway. The floor has pine boards. The door from the frontage building is in the north wall and is a two-part stable door with a ledged and framed vertical plank lower portion and an upper with glass panes in four quadrants. The walls are roughly plastered and a stone kneeler protrudes from the north wall of the earlier street frontage house where the carriageway and frontage buildings join (Fig 12). There is a single window that occupies most of the south wall, which is fixed and comprises eight panes with splayed reveals. The ceiling is sloped with wooden planks.



Rear workshop, looking south Fig 53

6 THE WATCHING BRIEF

Subsequent to the initial building recording there was a visit to observe the removal of the modern extensions and to make a record of any structural features revealed by the demolition. This identified the stone kneeler at the south-east corner of the frontage building (Fig 12) and the boarded up sash window between stairway G6 and room G4 (Fig 26). In addition it provided an excellent opportunity to view the timber composition of the rear workshop with the former brickwork stripped away (Fig 53), and identified a 19th-century well shaft in the courtyard next to the school wing (Fig 3).



19th-century well shaft Fig 54

The well was circular (Fig 54), lined with cut and shaped ironstone blocks of similar sizes (250mm by 120mm by 100mm), and had a wooden cross beam with a hold in it below the lip. The shaft was vertical, with no cistern chamber below and still retained water at over 3.8m depth.

Observation, investigation and recording was made of the foundation trenches that were cut for the modern development, replacing the unstable workshop walls around G13/F12. The foundations cut variations of natural orange-brown sandy clay containing frequent ironstone shale. There were no archaeological layers surviving, and no pits or other cut features visible.

The substrate was overlain directly by the red brick bat yard surface. There were no make-up layers, dumping deposits or relict topsoil layers, suggesting that when the yard was surfaced these deposits were probably carried away. The bricks were similar to those used in the upper floor extensions and probably date from the late 19th century, they would most likely have been laid by Drury for the general dealership.

7 SUMMARY

The buildings have been subject to frequent additions and modifications since they were constructed. The widening of the frontage building probably predates the historical record. Whilst it is not certain at exactly what time subsequent changes were made, most can be identified with periods of tenure that provide broad date ranges upon which the phasing of the buildings have been established using interior fixtures and fittings as a comparison. On this basis some of the uses and reasons for the additions have been extrapolated, and almost all relate directly to the activities taking place on the premises; from tenements to school house to general dealership and finally to funeral directors. Each of these uses necessitated expansion of the buildings and modifications in their layout. The present work merely represents a new period in the life of the property, bringing the story full circle by converting the former workshops into tenements once more.

Development works

The present works will produce internal rearrangement of partition walls between rooms G5 and G8, and in rooms F5-7, which are 18th century. The partition wall between rooms G10-11 was probably constructed 1878-1886 and will be removed. New partitions will be added in rooms F1, F8, F11, F12 and S1-2 but will not change the principal structure. The external stair of the buildings on the south side of the yard will be replaced, shortening the neighbouring building, rooms G13/F12, at the west end and removing the former toilet below the stairs. As a by-product of rebuilding the shell of the southernmost workshop the storage space, S3, will be lost. The replacement of the stair within the first and second floor workshops F11 and S1 will necessitate some alterations of the ceilings and floor joists. Archaeological attendance witnessed and recorded the removal of the conservatory extensions at the rear of the frontage building, which were built 1940-2007. The outdoor toilet, built 1886-1904, will be demolished. It will be replaced by a new build extension to abut the south yard building. All alterations and demolitions have been recorded prior to the current development. All exterior features and the remains of former ancillary buildings have been recorded where they were visible, much of which will be covered over by the new build.

A 19th-century well was found within the yard, which will either be capped or retained as a period feature. The wall footings for the new build were the subject of an archaeological watching brief which found no evidence for further archaeological deposits below the brick yard surface. An replacement extension will be added above and to the rear of the carriageway and the brick yard surface will be resurfaced at its current level. Further archaeological work is not anticipated.

BIBLIOGRAPHY

Armour-Chelu, R, 1999 *London Road, Uppingham: archaeological evaluation*, Lindsey Archaeological Services

BGS 2001 *Solid Geology Map, UK South Sheet, Scale 1:625 000*, British Geological Survey

Brown, J, 2010 *42-42a High Street East, Uppingham Rutland: Level 2 Building Recording and archaeological watching brief, project specification*, Northamptonshire Archaeology

Calloway, S, (ed) 1994 *The elements of style*, London: Mitchell Beazley

EH 1991 *Management of archaeological projects*, second edition (MAP2), English Heritage

EH 2006 *Understanding Historic Buildings, A guide to good recording practice*, English Heritage

Gnanaratnam, A, 1997 *An archaeological evaluation at 56 High Street East, Uppingham, Rutland*, University of Leicester Archaeological Services

Gnanaratnam, A, 1997 *An archaeological excavation and watching brief at 56 High Street East, Uppingham, Rutland*, University of Leicester Archaeological Services

IfA 1994 (revised 2008) *Standard and guidance for an archaeological watching brief*, Institute for Archaeologists

IfA 1996 (revised 2008) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*, Institute for Archaeologists

IfA 2010 *Code of Conduct*, Institute for Archaeologists

LAT 1983 *Soils of Southern England and Wales, 4*, Scale 1:250 000, Lawes Agricultural Trust

LCC 2000 *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland*, Historic and Natural Environment Team, Leicestershire County Council

LCC 2010 *A design brief for a historic building survey (level 2) and archaeological attendance at 42-42a High Street East, Uppingham, Rutland*, Historic and Natural Environment Team, Leicestershire County Council

NA 2011 *Archaeological fieldwork manual*, Northamptonshire Archaeology

Rogers, A, 2003 *The making of Uppingham as illustrated in its topography and buildings*, Uppingham Local History Study Group

Walker, K, 1990 *Guidelines for the preparation of excavation archives for long term storage*, United Kingdom Institute for Conservation



Northamptonshire County Council

Northamptonshire Archaeology



Northamptonshire Archaeology

2 Bolton House
Wootton Hall Park
Northampton NN4 8BE

t. 01604 700493 f. 01604 702822

e. sparry@northamptonshire.gov.uk

w. www.northantsarchaeology.co.uk



Northamptonshire
County Council