



Northamptonshire County Council

Northamptonshire Archaeology

Archaeological Buildings Assessment at

Eastbury Manor, Barking

London

2008-9



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Report 09/156

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OASIS REPORT FORM

PROJECT DETAILS		
Project name	Archaeological buildings recording at Eastbury Manor, Barking, 2008-9	
Short description (250 words maximum)	Recording and analysis undertaken in disparate areas of Eastbury Manor, Barking has shown that the building has undergone several phases of repair and renovation. The survey demonstrated that the beams for the first and attic floors in the east wing are mostly the original ones and that the joists at the southern end of the first floor were also original. The survey of the cobbles would indicate that they postdate the collapse of the tower. The watching brief undertaken in the hall demonstrated that any early floors had been replaced with concrete. The recording of the chimneys demonstrated that they had been rebuilt prior to 1900 and had subsequently undergone phases of patching and re-pointing.	
Project type	Building recording	
Site status	Grade I listed	
Previous work	See report	
Current Land use		
Future work	unknown	
Monument type/ period	Post-medieval building,	
Significant finds		
PROJECT LOCATION		
County	London Borough of Barking and Dagenham	
Site address	Eastbury Manor Barking, London Borough of Barking and Dagenham	
Study area (sq.m or ha)		
OS Easting & Northing	5457 1838	
Height OD		
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology	
Project brief originator	National Trust	
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ARCHIVES	Location (Accession no.)	Content (eg pottery, animal bone etc)
Physical		
Paper		
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	Journal/monograph, published or forthcoming, or unpublished client report (NA report)	
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**ARCHAEOLOGICAL BUILDINGS ASSESSMENT AT
EASTBURY MANOR, BARKING,
LONDON,
2008-9**

Abstract

Recording and analysis undertaken in disparate areas of Eastbury Manor, Barking has shown that the building has undergone several phases of repair and renovation. The survey demonstrated that the beams for the first and attic floors in the east wing are mostly the original ones and that the joists at the southern end of the first floor were also original. The survey of the cobbles would indicate that they postdate the collapse of the tower. The watching brief undertaken in the hall demonstrated that any early floors had been replaced with concrete. The recording of the chimneys demonstrated that they had been rebuilt prior to 1900 and had subsequently undergone phases of patching and re-pointing.

1 INTRODUCTION

The London Borough of Barking and Dagenham applied for permission to renovate and replace selected fabric around the premises of Eastbury Manor, a Grade I Listed Building in the ownership of the National Trust but in the long-term tenancy and management of the London Borough (NGR: TQ 457 838; Fig 1). The Regional Archaeologist for the National Trust, Gary Marshall, asked that archaeological building recording should accompany certain parts of the alteration and renovation process, to which end a written brief was produced (Gary Marshall for the National Trust, dated 2006). Northamptonshire Archaeology was commissioned by the Architects for the project, Richard Griffiths Architects, to carry out the recording and related analysis, leading to the current report, in accordance with that brief.

1.1 Status

The property was listed (Grade I) in 1954. The following comprises the wording of the official listing

Location: EASTBURY MANOR HOUSE, EASTBURY SQUARE BARKING, BARKING AND DAGENHAM, GREATER LONDON

Date listed: 28 May 1954

Grade I

EASTBURY SQUARE 5003 Becontree Eastbury Manor House

TQ 48 SE 6/1

C16, thought possibly to date from before the Dissolution, but a rainwater head is dated 1572. Three storeys, red brick with mullioned windows of plastered brick. H-plan, the wings on the entrance front being considerably shorter than those at the rear which form 2 sides of a courtyard, the fourth side being a courtyard wall. Gabled ends to wings; tall brick gables and lucarne windows form top floor in facades. Three storey porch in right hand corner of centre of main front with early Renaissance pedimented archway. Fine

brick copings and finials to all gabletops. Fine ornamental chimney stacks. Courtyard originally had 2, now one, 4-storey octagonal brick stair turret. Old tile roofs. Interior has interesting features, stairs in stair turret, fireplaces and early C17 wall paintings. For full accounts of the house and illustrations see 'Eastbury Manor House' a monograph by the London Survey Committee 1917, and Essex RCHM (www.imagesofengland.org.uk).

1.2 Published histories of the house

There are a number of relevant historical summaries of Eastbury Manor, as follows:

In 1834 a fully illustrated paper was published which set out a series of measured plans and other drawings of the house and matched these with a historical summary of the property. Principally due to its drawings, this paper remains today the most valued early work (Clarke and Black 1834).

In 1872 a paper was read and subsequently published at, and for, the Royal Institute of British Architects which summarised the then known history of the house, including exploration of historical myths which then surrounded the property such as an association with Guy Fawkes and the Gunpowder Plot (Streatfield 1872).

In 1912 a standard monument record card was produced by the then Ministry of Public Works. This describes the house both outside and inside, and in addition characterises the importance and value of the house. It cites the state of the monument at that time as '*Poor, but the structure is apparently sound*'.

In 1917 a further set of measured drawings was produced and the history of the house was revisited (London Survey Committee 1917).

In the 1970s the architectural historian and buildings archaeologist Malcolm Airs compiled a synthesis of all the previous material that had been published concerning the house. This was fully furnished with footnotes as to the sources and it remains the best guide to the known history of the house (Airs n d, in archive).

Throughout the 19th and early 20th centuries commentators frequently noted the increasingly parlous state of the house, despite the regular and keen attentions of various artists, draughtsmen and historians. Although in the ownership of the National Trust from 1918 it was not until first the 1930s and then the 1960s that concerted efforts were made to conserve and restore the fabric of the house.

2 PREVIOUS WORK

Since the mid 1990s Eastbury Manor has been the scene for a number of archaeological interventions and a variety of recording has been carried out. Not all of these are of relevance to the current works which are the subject of this report. However, the following is a summary of those select pieces of work which set a slightly wider scene and provide a context to the current works and in some details provide a baseline against which the results of the current works can be matched. Together they constitute a widening appreciation of the buried archaeology of the manor and the likely remaining potential of the structure.

2.1 1994 Watching brief

A watching brief carried out by Newham Museum Service (Cox and Turnbull 1994) targeted the sub-floor space in the north-east corner room of the ground floor in its entirety. This area was partly covered once more in the current works but no historic fabric was uncovered. The 1994 works had established that a pre- 18th-century brick floor had been laid over beaten earth surfaces (Cox and Turnbull 1994, 4, 17 and fig 3). A further area looked at part of the floor beneath the site of the former east turret which collapsed around 1810, possibly in two phases (David Williams pers comm.). Beneath a cobbled surface of the 19th century (part of the courtyard surface), was a brick foundation, more of which may have been exposed in the current works (ibid 1994, fig 4).

2.2 1997 Dendrochronological analysis

A suite of core-samples was taken by the Ancient Monuments Laboratory (Tyers 1997) in order to establish the construction date for the entire roof of Eastbury Manor. The work confirmed that the timber for the whole roof and, by implication, most of what lies below, was felled in or soon after the spring of 1566 and construction began straightway. Dating has therefore not been an issue or a specific required outcome of the current recording works.

2.3 2000 Development plan for the house and gardens

The development plan (Richard Griffiths Architects and EDA Environmental Design Associates 2000) forms the backdrop for subsequent works and established the parameters for conservation and restoration of elements of the house and gardens and the reasoning behind current remedial measures. While there is not total consensus on the validity of all the historic room-designations used in this document (as noted by David Williams of Eastbury Manor), they were those which were adopted in the current works, regardless of any former or previous nomenclature. Where other uses may be known, these too are proffered.

2.4 2004 Archaeological recording

AOC Archaeology Group (Capon 2004) carried out extensive recording in a number of areas of the house, which remain the works with the widest scope yet. Their results have provided comparisons for aspects of the current works, the results of which show a remarkable uniformity of design and execution of the original 1566 building programme. In terms of detail, component parts of the house's first floor and attic structures, which have been exposed in the current works bear close similarity or are identical to such elements recorded by AOC in the 2004 works.

2.5 2006 MoLAS Archaeological assessment of the south courtyard

The MoLAS (Westman 2006) works specifically covered the majority of the south courtyard and comprised the plan-record of the denuded courtyard surface of stone cobbles. The remainder of the surface was not visible at the time and this remainder was marked for recording in the current works, in order to complete the coverage of the

courtyard. The MoLAS drawing has been the basis for superimposition of the residue of the cobbles.

3 SCOPE OF RECORDING

The current works entailed recording in the following specific areas (Figs 2, 3 and 3a):

- The South Garden (where the Contractors' site compound was located): this comprised a watching brief on the digging of post-holes for the compound hoarding (Fig 2, 4.1 below)
- The Courtyard: this comprised the remaining cobbled surface, not accessible in the works of 2004 (Figs 2, 4 and 5, 4.2 below)
- Around the former eastern stair turret and beneath the floor of the Old Hall and the adjacent room, once floorboards and existing floor-surfaces were removed (Figs 6 and 7, 4.3 and 4.4 below)
- The entire length of the east range floor at first floor level, once floorboards were lifted (Figs 8-18, 4.5 below)
- The entire length of the east range attic floor, once floorboards were lifted (Figs 19-21, 4.6 below)
- The south-west chimney prior to dismantling (Figs 22-26, 4.7 below)

4 THE BUILDINGS RECORDING

4.1 The South Garden

To both west and east sides of the South Garden two lines of postholes were hand-dug, into which were set the fence posts of the contractors' compound hoarding (Fig 2). These measured up to 540mm deep and were c300mm in diameter. None of them penetrated below the gravelly topsoil and no archaeology was exposed or disturbed. Their exact locations are retained in archive.

4.2 The Courtyard

Within the cobbled courtyard the recording works by Museum of London Archaeology Service in 2006 had been unable to record an area of cobbles which at that time underlay a triangular path arrangement of aggregate or chippings (MoLAS 2006). As part of the current works this pathway was removed, exposing the remaining unrecorded cobbles (Figs 4-5 and back cover). These were therefore drawn at a scale of 1:50.

While the result may be superimposed upon the final drawing produced by MoLAS in 2006, the completion of the previously unrecorded areas shows that the complexity of nine courtyard cobbling phases suggested by MoLAS was probably due to disturbance from later drain runs which were not visible. In fact there is such a uniformity of the cobbling under the paths, if only to say that it is all very irregular, that it is proposed that the entire central section is of a single phase (yellow on the MoLAS fig 3) and that adjacent areas, such as their phases 2, 3, 4 and 5 do not exist as separate entities. In addition it is clear that the MoLAS phases were all purported to predate the tower collapse, while in contrast the previous (much smaller scale) works by Newham Museum

Service suggested the cobbles post-date the same collapse (Cox and Turnbull 1994, 5 and fig 4). It is difficult to see how, when the tower collapsed in 1810, any flooring close to its foot (perhaps within five metres) can have survived damage, inside or out. David Williams of Eastbury Manor, present throughout all the various works, suggests that the tower collapse was not total but may have taken place at two separate times. No cobble damage has been observed in the area at the foot of the tower, and it is therefore supposed that the current cobbled surface was conceived after the tower rubble had been cleared, perhaps some of it when the ground floor was converted to stabling. As will be seen, there are insufficient differences in cobble layout seen by Northamptonshire Archaeology to postulate any phases of courtyard surface, and it is therefore proposed that the former interpretation proposed by MoLAS, of numerous phases, should now be looked upon as a preliminary view. The fuller view of having seen the whole courtyard gives the benefit of hindsight.

An area of cobbles was lifted in the southern part of the courtyard adjacent to the gateway into it, for the construction of a wheelchair ramp. From this it was seen that the cobbles were set into a very dark brown silty sand loam. The cobbles themselves were a mix of water worn cobbles, limestone fragments, broken bricks, (including blue engineering bricks), granite sets and patches of concrete.

4.3 The East Stair Turret

Previous limited work had taken place within the east stair turret, carried out by Newham museum service in 1994 (Cox and Turnbull 1994, 'area 3'). The work was in relation to the insertion of a steel newel and new external spiral stair. The work had recorded 19th-century cobbles, contiguous with the rest of the courtyard and laid unbroken across the rubble of the turret collapse. In the process they demonstrated that the cobbled surface postdates the collapse of the east stair turret in 1810. Beneath this had lain some indeterminate brickwork which probably related to the former turret and its newel stair. Postholes of a former fire escape were also recorded, more of which were seen to cut the cobbles along the eastern side of the courtyard during the MoLAS works of 2006 (Westman 2006, fig 3).

The new works involved two things: Firstly the depth and nature of the former turret foundations needed to be explored; this involved hand-digging a test-pit down the outer face of the former turret wall. The test pit measured 1m long x 0.7m wide and extended to a depth of 1.4m (Fig 6).

No cut for a construction trench for the turret wall was observed. Therefore it is likely that the wall either fully filled its construction trench on this outer side (highly likely to minimise tendencies toward outward movement) or that the test pit fell entirely within the fill of any construction trench preventing fuller observation.

The soils encountered outside the wall from a depth below the crushed brick deposit, to the base of the test pit, a total of 800mm, comprised clean brownish-orange sandy clay, believed to be either natural geology or the same possibly redeposited.

At this level, some 600mm below the modern ground surface, the seven observed courses of former turret wall stepped out to form an offset foundation. This comprised two brick courses (150mm) over a packed mass of dense brick rubble and mortar, forming a sort of concrete (350mm thick). Beneath the packed foundation lay rubble, again slightly offset (but less so) this time formed of chalk rubble and occasional brick set in mortar.

The inner side of the test pit showed that the cobbles of the courtyard at this point had been laid on a layer of compacted dark grey loam mixed with gravel 500-600mm thick. This abutted the wall of the former turret over a depth of 6 courses of brick. At its base, and also abutting the wall, against the face of which it accumulated more thickly was a thin layer of crushed brick and soil, up to 150mm thick. This is considered to be the builders' trample which accumulated when the turret, and the whole house was constructed in the 16th century. No evidence was noted of the rubble spread from the tower collapse observed by Cox and Turnbull 1994. The cobbles were also absent from this part of the courtyard.

Within the turret interior the level of the existing ground surface was reduced by approximately 100mm in order to produce the necessary gentle gradient for a disabled-access ramp which would clear the turret wall foundations and marry up with the courtyard level beyond. This material, which comprised black loamy soil with broken brick fragments and pieces of 19th-century mass-produced tableware, was reduced by hand. In doing so, excavation exposed a short section of walling, two bricks thick in a radial from the turret-centre to its outer wall (Fig 4). It was very poorly preserved, as was the mortar which (barely) bound the bricks together. There was evidence for two courses but beneath this the soil was not probed. This is thought to be an interior sleeper wall, probably damaged when the turret collapsed in 1810, which may have formed the far end of an (often wasted) under-stairs space at the foot of the original newel. It may also be the same foundation first exposed by the Newham Museum Service in 1994 (Cox and Turnbull 1994, context 303 on fig 4). As such it could have formed a deliberate back wall to any under-stairs 'cupboard' space. Alternatively it may have formed the base of a propping framework, either of brick or timber, inserted when it was apparent the turret was undergoing structural difficulties prior to its eventual total collapse in 1810. The evidence is equivocal. The centre of the turret interior and with it the northern end of the brick sleeper had been removed by the insertion of the current steel newel post, set in concrete (Fig 4). The soil to either side of the brickwork was a homogeneous black loam which contained brick fragments and occasional 19th-century underglaze blue transfer printed earthenware (replaced). It was not excavated but merely cleaned to reduce to the required level upon which the new ramp has been placed.

4.4 The Hall

In the Hall (Fig 3) the eastern third of the floorboards were taken up to provide access to the sub-floor space for the insertion of new pipework at the foot of the north and east walls of the room. The new course of the pipes was to then exit through the foot of the east wall and emerge on the far side in the sub-floor space under the floor next door (the Dining Room). The work lay in what Clarke and Black understood to have been the area of the 16th-century Dais of the Hall, the slightly raised eastern third which they described as 'floored', by which they probably mean 'boarded'. They contrasted it with the black and red tiled remainder (Clarke and Black 1834, 12).

Removal of the modern floorboards quickly indicated that there would be little observation of historic fabric possible, since the joists on which the floorboards had lain were themselves set onto at least 100mm of very hard, dense cement-based concrete (Fig 7). This meant that the new pipework, which was intended to lie some 300mm from the north and east walls of the room, would have to be mechanically channelled to the required depth and any earlier fabric beneath would only be observable if the work penetrated further than the thickness of the concrete. Since the depth proposed was 100mm and the concrete was at least that thick, the possibility was much reduced.

In order to better appreciate the impact the concrete and the formation of the modern floor had made on the sub-floor space in the room, a small test-pit was hand-broken (through the concrete) close to the north (outer) wall and 3m from its junction with the east wall. The test-pit measured approximately 300mm x 200mm and utilised observed weaknesses in the material which were exploited as the pit was widened to give access to the void beneath.

Between the modern joists and the concrete was a mastic damp-proof membrane. The concrete here was 100mm thick and underneath it lay partly a brick sleeper or dwarf wall formed of 19th-century bricks, aligned north-south and comprising two offset courses. These were cleaned up and recorded within the test pit before a lack of space at depth prevented deeper exploration, other than to probe down the outside of the exposed bricks.

The material outside and over the bricks comprised a gritty sand, mortar, brick and wood shavings, compacted but very dry and having no cohesion. This was clearly disturbed ground, and comprised builder's debris which accumulated rapidly when the last floor was removed and the current one laid. It showed that the sub-floor beneath the current floorboards has been disturbed in modern times over a wide area to a depth of 300mm. There was no indication of the original 16th-century Hall floor, reputed to have been of sixteen-inch black slate and other red tiles (Clarke and Black 1834, 12 and plate 1). Similarly the brick sleeper observed seems to have been of 19th-century brick (so far as the limited space allowed observation), so appear not to be remains of any 16th-century dais which Clarke and Black observed. It is likely that what they were observing was removed soon after and replaced with a new timber floor resting on brick sleepers, very much like such floors were constructed in hundreds of churches in the mid 19th-century.

An empty mortice noted in the north, external wall of the hall, may relate to a former floor beam which was part of a pre-concreting scheme. If so it perhaps corresponds to a wall shown on the 1872 plan by Streatfield in his presentation to the RIBA of that year (Thanks to David Williams of Eastbury Manor for bringing this to our attention). This however, is tentative since nothing other now survives and it is not altogether clear how much Streatfield was himself using elements of conjecture in his summary.

4.5 The first floor east wing

The floorboards of the first floor of the east wing (Fig 3) were lifted as part of the ongoing renovation. A drawn record was therefore made of the beams and joists. This revealed that the beams and joists at the southern end of the room were the originals (Fig 8). The joists were joined to the beams with double soffit tenons with diminished shoulders, these joints were also pegged (Fig 8, insert). This is the type of joint observed by AOC Archaeology on the first floor during their 2004 survey of the building. The oak beams had rebates along their edges for floorboards (Figs 8, insert and 9), which meant that the beams would have been exposed between the floorboards. The beams measured 0.4m wide by 0.37m deep (15 ¾ inches by 14 ½ inches); the original joists were c0.05-0.07m wide by 0.37m deep (2-2 ¾ inches wide by 14 ½ inches). Battens had been laid over the original joists and beams to raise and level the modern floorboards. The third beam (from south to north), had a slot in it for a stud partition (Figs 8 and 9). At its western end there were two empty mortices for a door frame through the partition (Figs 8 and 10). A corresponding slot and mortices were noted in the beam above (Fig 11). To fashion the partition the tenons of the studs were located in the mortices in the soffit above (Fig 11) and the lower tenon then worked, not necessarily gently, along the slot (Figs 8 and 9) in the lower beam until each stud was vertical. Horizontals would then brace them if the fit

was not already tight enough and the top joint could be pegged. The bottom half of the beams for the floor above were partly exposed showing the first floor ceiling had been raised as the empty lower joist sockets were visible (Fig 12). The underside of the beams also had evidence that the original ceiling was lath and plaster (Fig 13). Therefore in the original scheme the beams would not have been exposed, the ceiling likely had decorative plasterwork.

In the south-western corner of the room there was evidence of a possible former stairway or hatch through into the first floor from the ground floor (Figs 8 and 14). This may date from the turn of the 19th-century when the ground floor was being used as a stable and the first floor as a hay loft.

In the middle of the room the joists were supported on the tops of two walls from the floor below instead of beams (Figs 8 and 15). The beams and joists from these walls to the northern end of the room had been replaced in pine (Figs 8 and 16).

The ceiling of the room below the original southern end of the room had been replaced with metal mesh and plaster relatively recently, which meant that no artefacts were present at this end of the room. However a search of the northern end of the room recovered from the tops of the wall, fragments of *The Daily Sketch* from Tuesday 14th March 1916 and *W. D & H. O Wills Wild Woodbine* Cigarettes and *Players Weights* cigarettes packets. From the north eastern corner of the room a battered empty oval tin of *De Reszki Minor* Cigarettes from the 1930s was found. In the north-western part of the room, adjacent to the fireplace, a number of newspapers from November/December 1963 (*Daily Mail* and *Barking East Ham & Ilford Advertiser Dagenham Gazette*) were recovered as well as an empty packet of *Carreras Guards* Cigarettes (Figs 8, 17 and 18). The finds are currently stored at the offices of Northamptonshire Archaeology.

The under floor search demonstrated that areas of floorboards had been lifted in the past. The 1930's cigarette tin may relate to the 1930's restoration of the building, prior to its reopening in 1935 (Airs 197?). Most of the finds appear to be things left by workmen, although the 1963 newspapers appeared to have been left deliberately, the building was further restored in 1964, so these 1963 newspapers may relate to the first stages of this restoration (Airs 197?). The fragments of 1916 newspaper appeared to have been disturbed by rodents.

4.6 The attic east wing

The floorboards in the attic (Fig 3a) were removed in two stages. Just as on the first floor a drawn record of the joist layout was made (Fig 19). The survey demonstrated that the joists were modern machine sawn pine 50mm wide by 180mm deep. The joists had been cut to hang on the original oak beams, thus raising the floor level slightly (Figs 20 and 21).

The original oak beams were variable in their condition, two of the beams had had new wood spliced into their western ends and a third had suffered badly from woodworm at its western end. Some of the beams retained partial remains of a rebate for the original floorboards, a feature in common with the first floor. David Williams (pers comm.) noted that it is unclear why the rebate was truncated here. Perhaps the floor was being re-laid after some warping or twisting of elements of the structure which were making the floor uneven, or perhaps a 'shake' in the oak broke the surface, rendering the floor sharp and dangerous. Given an extended period when the principal floor beams were exposed to the elements, some deformity of the wood over time might be understandable.

The ceiling of the room below was lath and plaster which had been fixed to the modern pine joists.

As the joists and ceiling below were modern, no artefacts were recovered during the under floor search.

The original beams retained evidence for the same double soffit tenons with diminished shoulders joints for the joists as observed on the first floor. Only one mortice for each was visible however, below the current ceiling level of the first floor (Fig 12). The upper holes were masked by the lath and plaster ceiling.

4.7 The south-west chimney

As part of the renovation works the south-west chimney (Fig 3a), (consisting of three individual stacks), was to be dismantled and rebuilt with replacement bricks where necessary. Prior to this commencing a drawn and photographic record of the chimneys was undertaken to demonstrate areas of replacement brick and re-pointing (Fig 22). The recording of the chimneys demonstrated that there had been at least four phases of rebuild and repair to the chimneys. No dates are known for the rebuilding of the individual stacks but it must have taken place prior to 1900 as there was graffiti of this date on the top part of the northern most stack (Fig 23).

The chimneys, although not the originals, were rebuilt in a mock Elizabethan style with moulded brickwork forming decorative courses (Figs 24-26).

The first phase of rebuilding appeared to be from where the chimney separated into the three stacks. No original/early brickwork survived above this point.

A further phase of rebuilding appears to have taken place from just below the iron tie rod which had been built into the three stacks for support (x-y Fig 22).

The very top five courses appeared to have also been replaced. The mortar used in these phases of rebuilding was a cement mortar with frequent gravel inclusions.

The latest work prior to the rebuilding of the chimneys involved localised re-pointing and brick replacement. The three stacks had also been capped with concrete and a lightning conductor fitted. Where re-pointing had taken place this consisted of a finer sandy grit cement mortar, which had been applied over the earlier pointing.

The size of brick varied within the chimneys, partly due to the use of moulded bricks and various replacements, also many of the bricks were very worn. The difference in the phases of rebuilding was mainly observed by the change in colour of the bricks and the amount of inclusion. The bricks in the lower part of the chimney had an orange fabric with crushed brick inclusions, (grog), many of the bricks varied in colour to an almost purple shade where they had been overfired. The bricks in the upper part of the chimney were a similar orange fabric with crushed brick and small rounded stone inclusions, but less of them exhibited evidence of overfiring. The later replacement bricks had an orange fabric, with fewer inclusions. The surface of the later bricks was also smoother as they had not been weathered as much as the surrounding bricks.

5 CONCLUSIONS

The various interventions and recording actions demonstrated that the building had undergone multiple phases of repair and renovation over the years.

The disparate areas of recording mean that the conclusions which can be drawn are equally not linked in any way.

The recording of the cobbles under the path in the courtyard demonstrated that the cobbled surface had been patched and repaired and cut by drain runs, and that it was unlikely that any pre-collapse surface survived. All of the possible phases are relatively modern.

The hall watching brief demonstrated that the under floor space had been altered relatively recently (the latter half of the 20th century) with attested early floors fully replaced with concrete.

The survey of the first and attic floors of the east wing demonstrated that the beams were the original beams and that the joists at the southern end of the first floor were also original. The ceiling below the southern end of the first floor room had been replaced with a plastered metal mesh in the late 20th century. The earliest evidence the under floor search discovered were the remnants of a 1916 newspaper. Later complete newspapers from November/December 1963 were also found, suggesting later interventions, whether these were due to replacing floorboards or wiring or any other reasons was not clear, although it may relate to the 1964 restoration of the building. The survey of the attic floor demonstrated that the original joists had been replaced with machine sawn pine examples, although no dating evidence was recovered from the under floor search, this is likely to have occurred in the latter half of the 20th century, this may have also been done as part of the 1964 restoration.

The recording of the chimneys demonstrated that they had been partly rebuilt prior to 1900 and that after that date localised brick replacement and re-pointing had been carried out. They have now been totally rebuilt.

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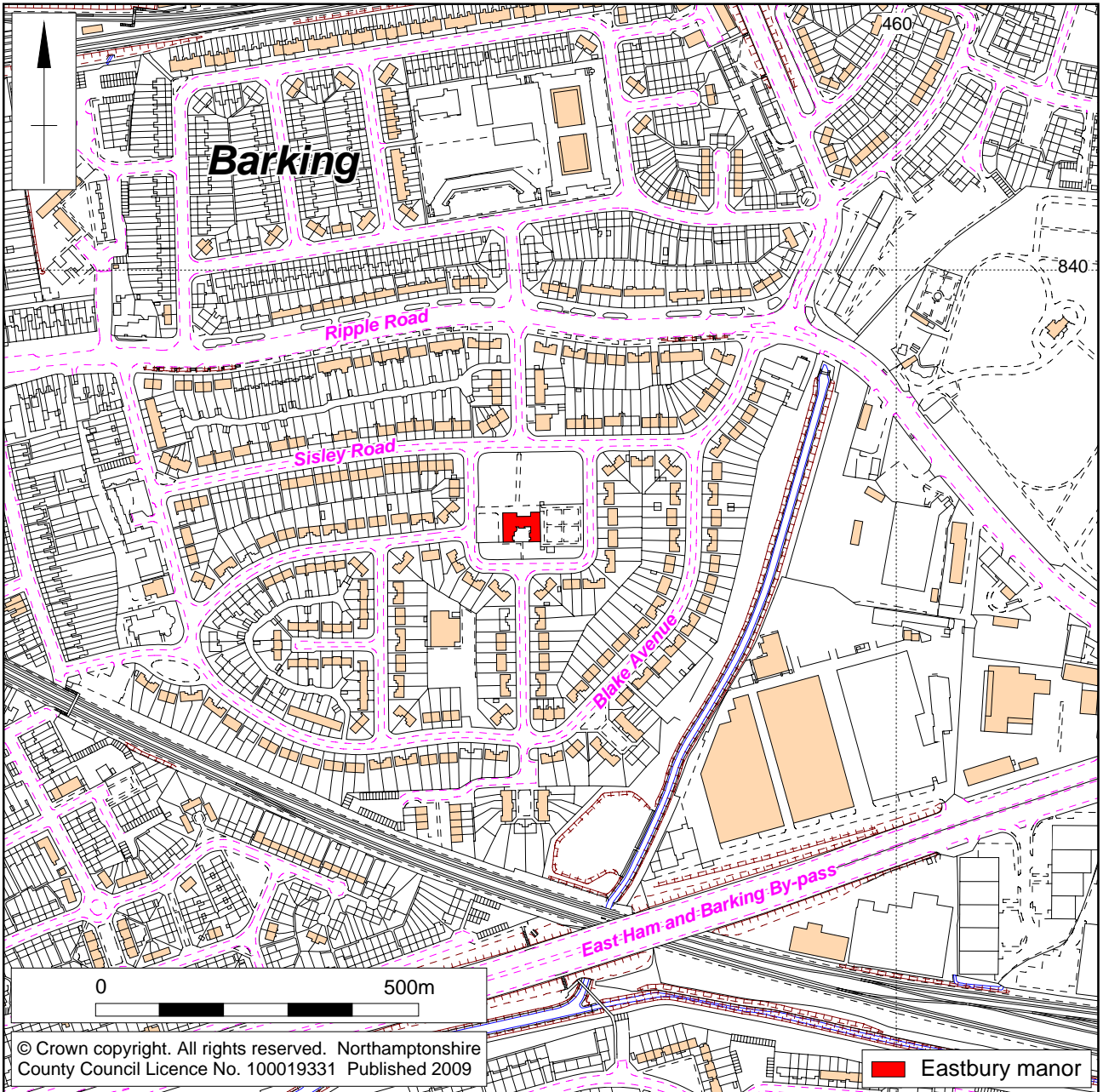
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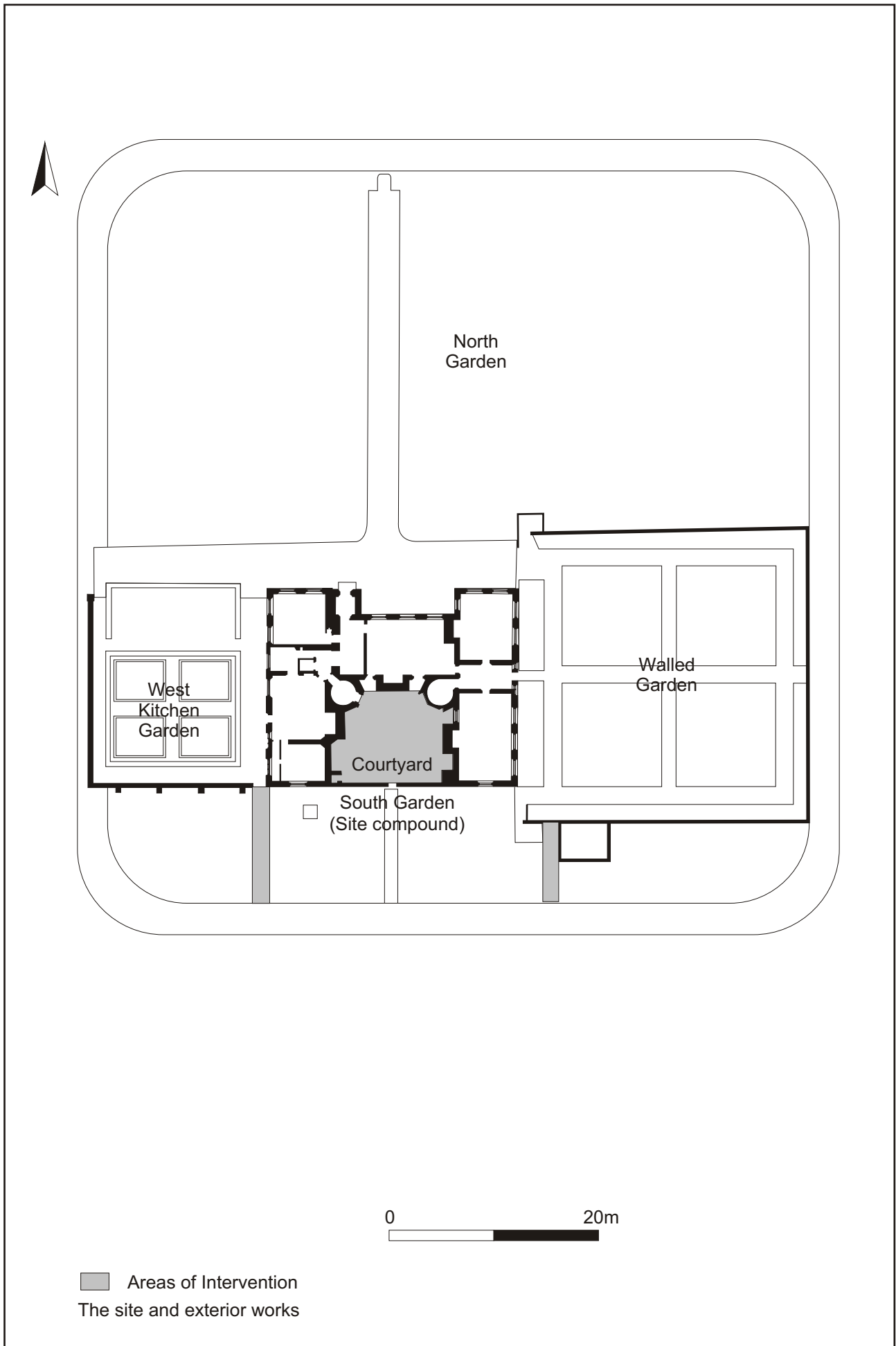
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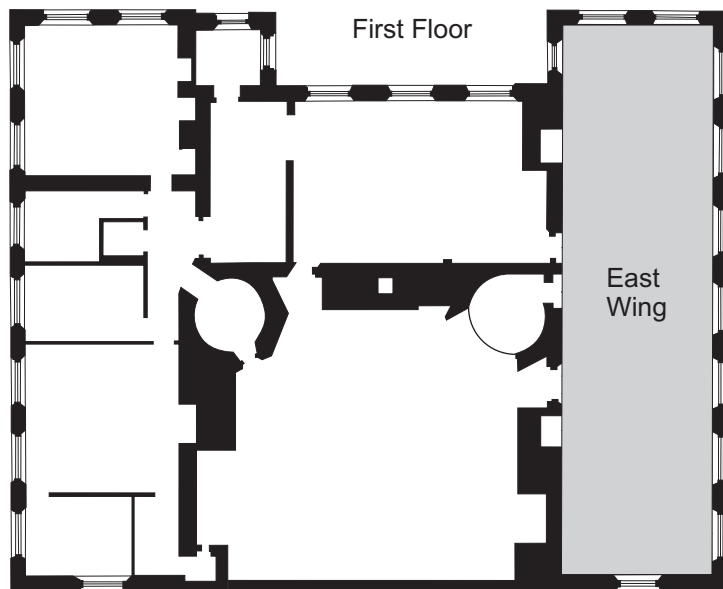
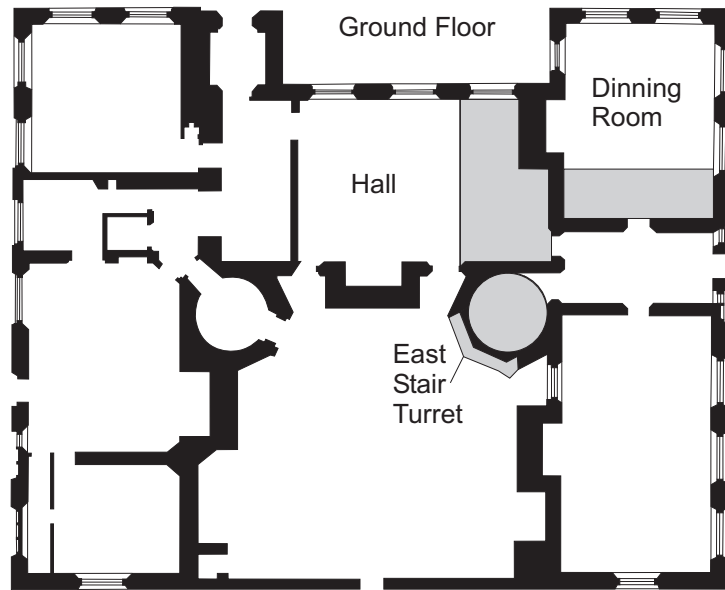


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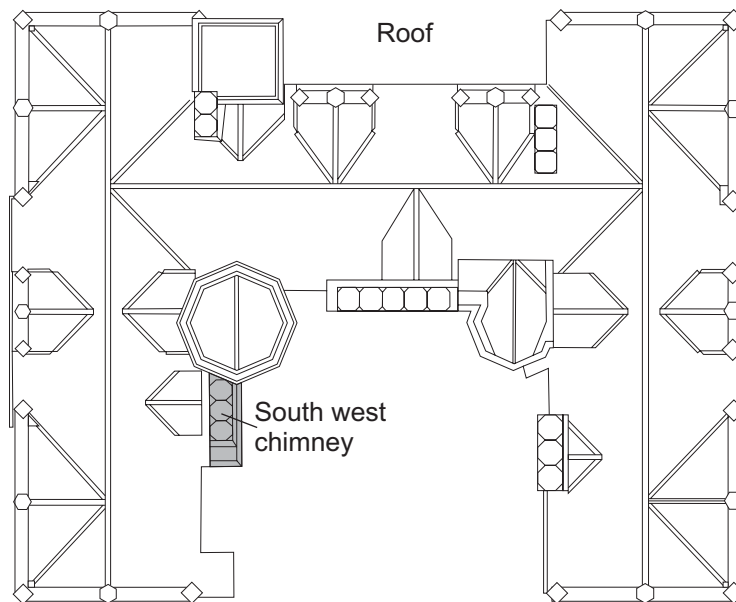
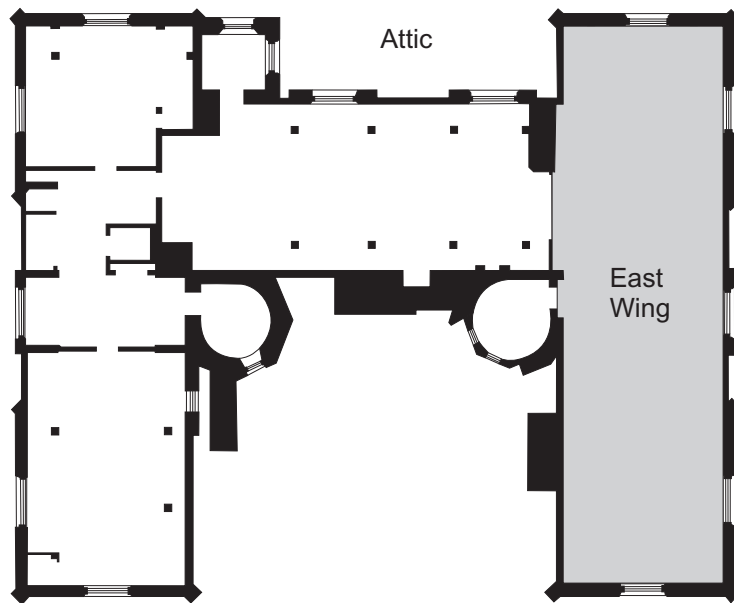
Site location plan Fig 1



Plan showing areas of external investigation Fig 2
Plans showing areas of internal investigation Fig 3a



Plans showing areas of internal investigation Fig 3



Plans showing areas of internal investigation Fig 3a

Plan of cobbled courtyard Fig 4

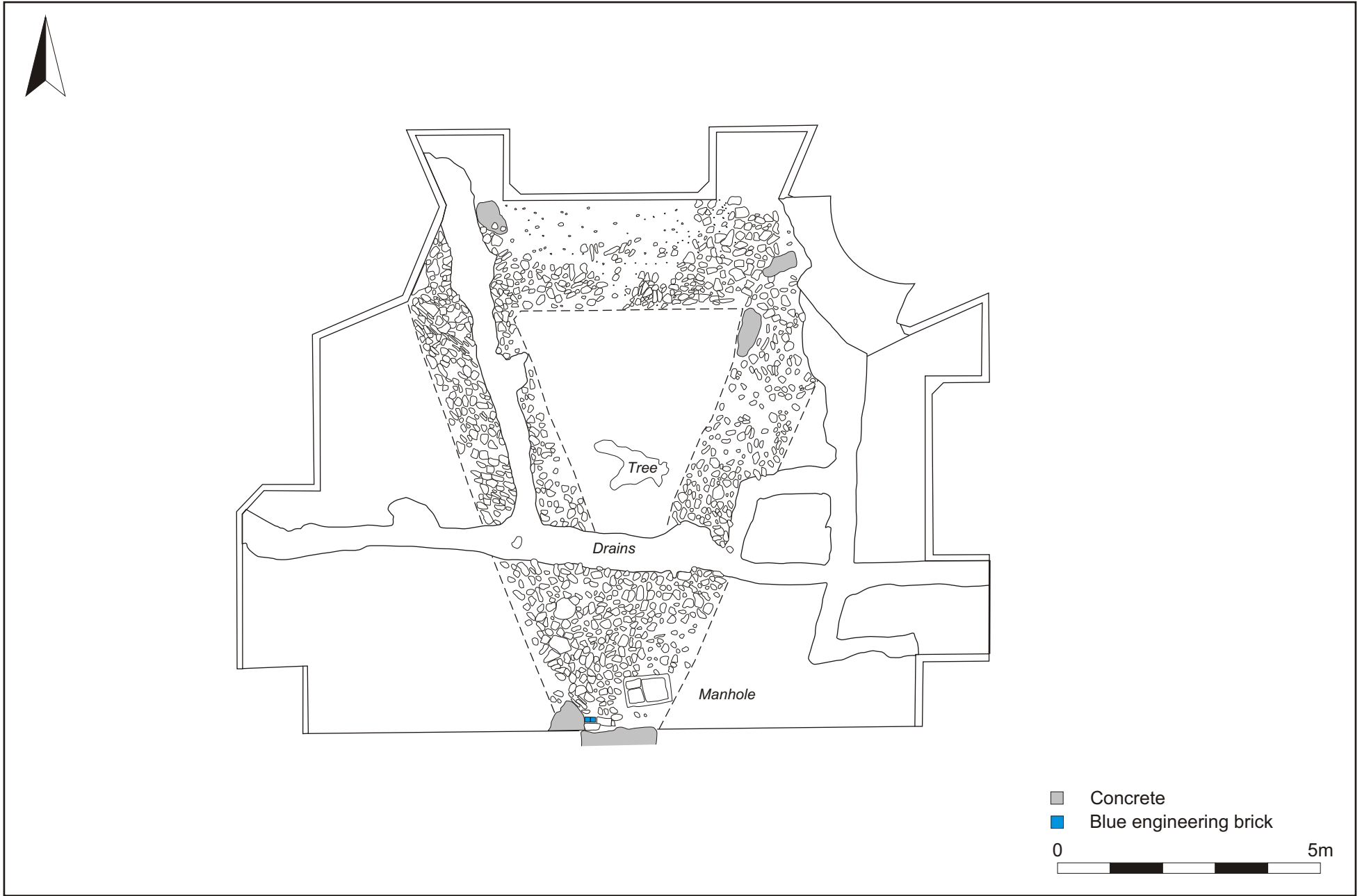
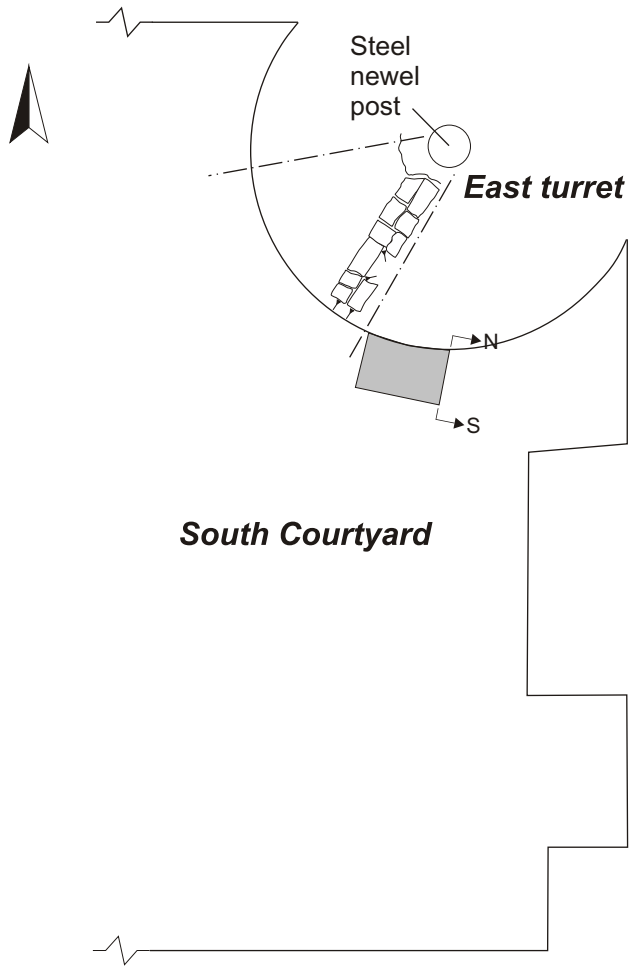




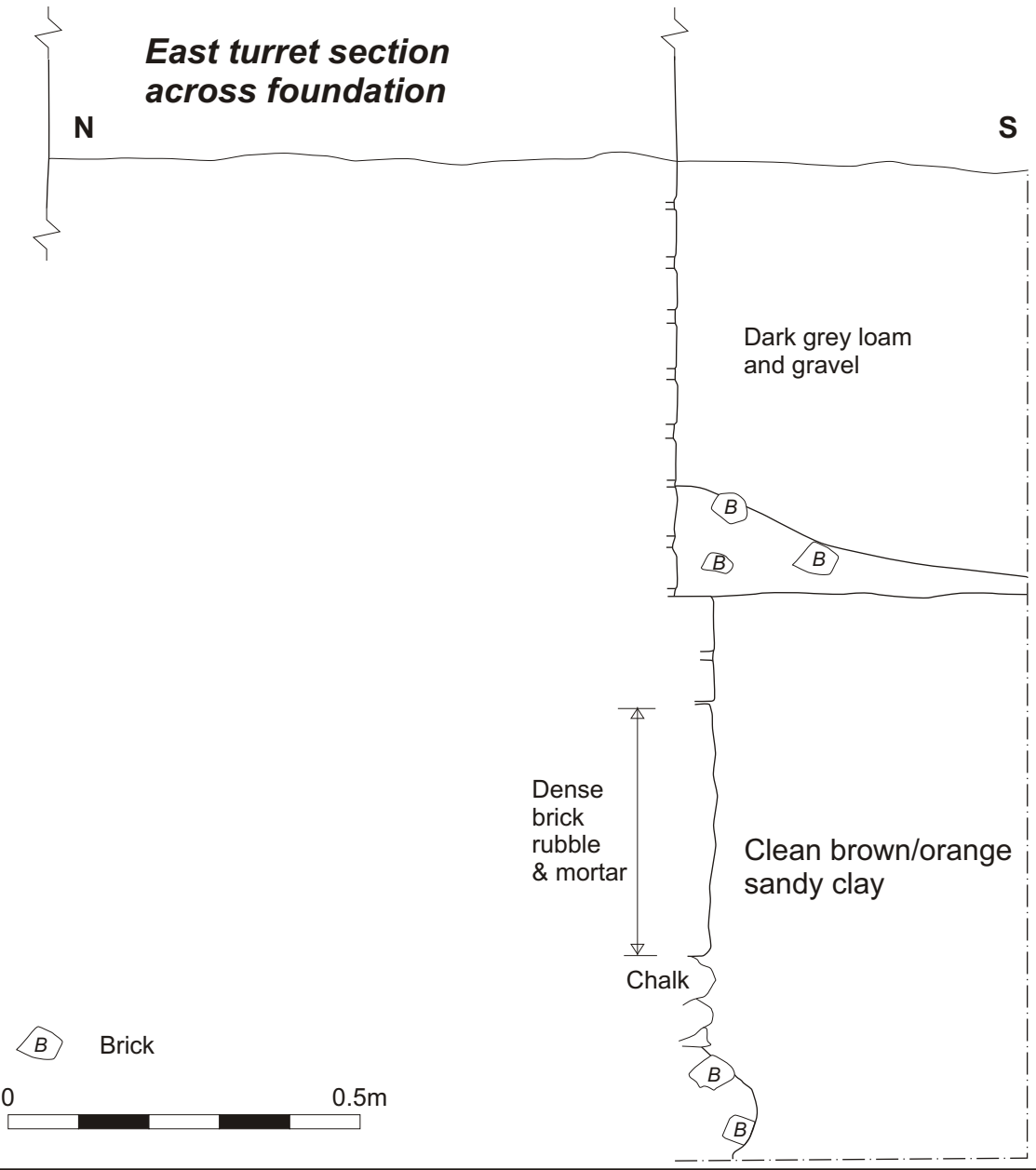
Fig 5: Western side of the courtyard looking south

East turret interior plan



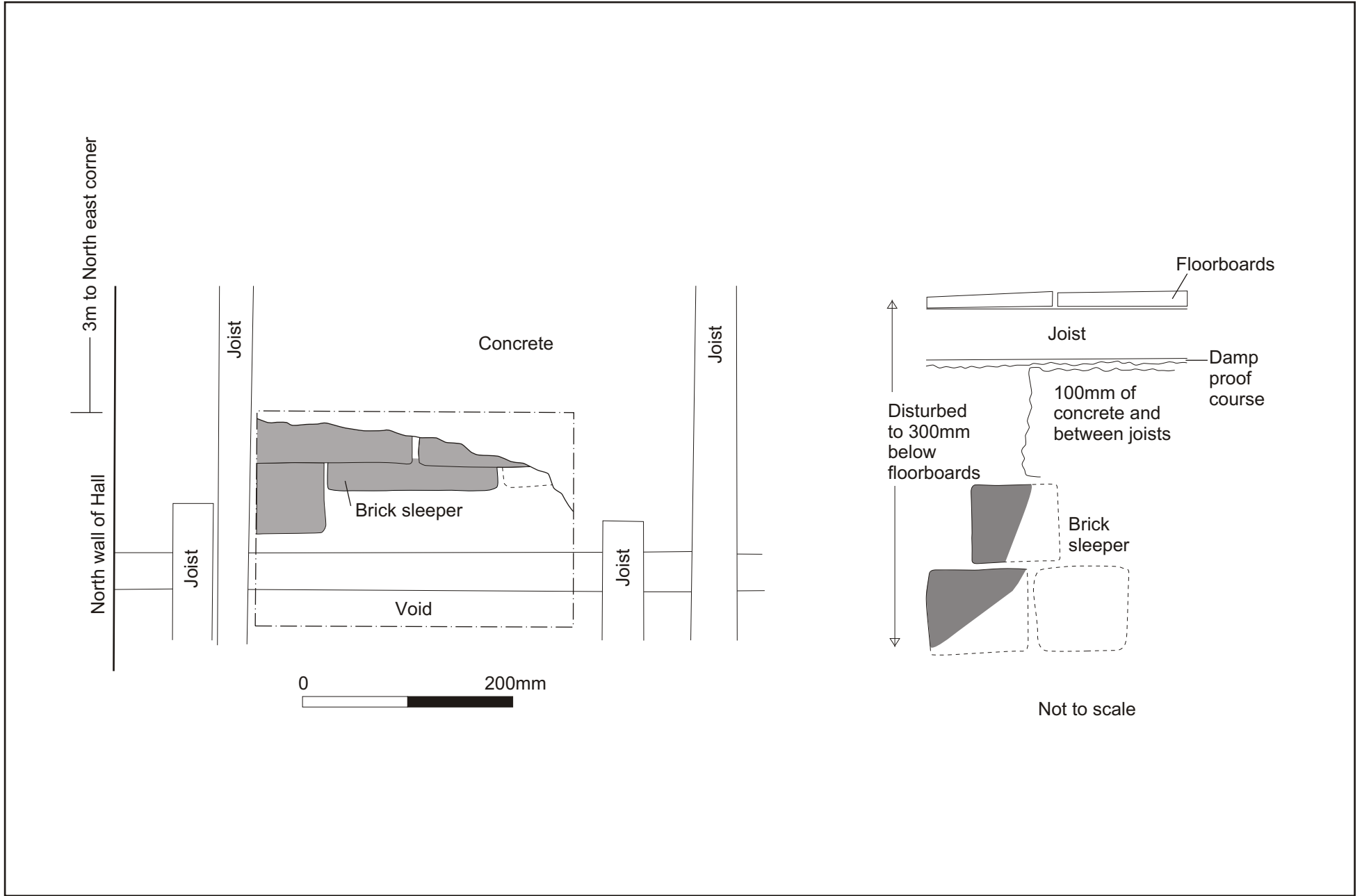
Not to scale

East turret section across foundation

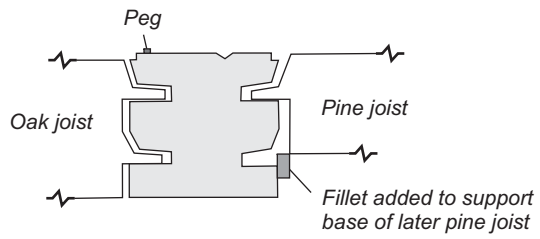


East stair turret, plan and section Fig 6

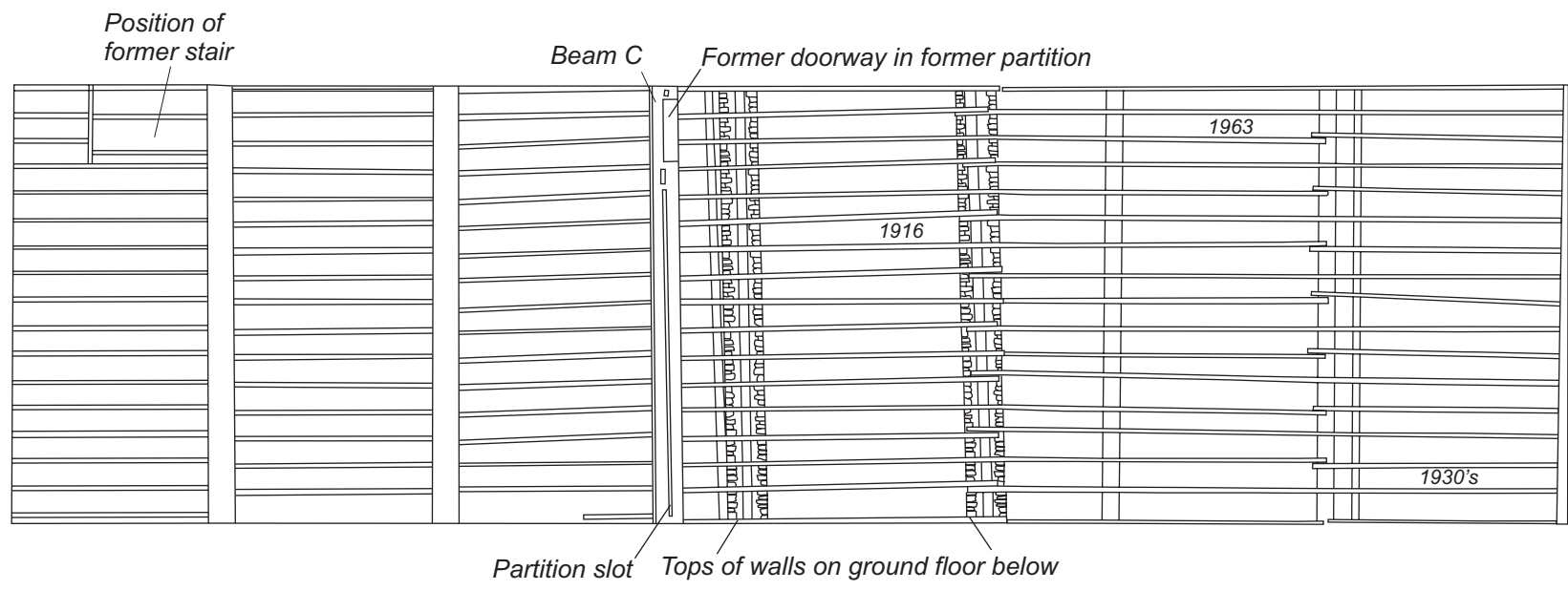
Old Hall plan and section showing the under floor makeup Fig 7



Section through Beam C



- 1916 } newspapers
- 1963 } newspapers
- 1930's } cigarette tin



East wing, first floor plan, showing beams and joists Fig 8



Fig 9: First floor partition slot in beam C



Fig 10: First floor mortice for doorway in partition on beam C



Fig 11: First floor beam above beam C showing corresponding slots for partition



Fig 12: First floor general view of beams



Fig 13: First floor, close up of underside of beam showing scar of lath and plaster ceiling



Fig 14: First floor south-west corner position of former stair or hatch



Fig 15: First floor top of wall below joists



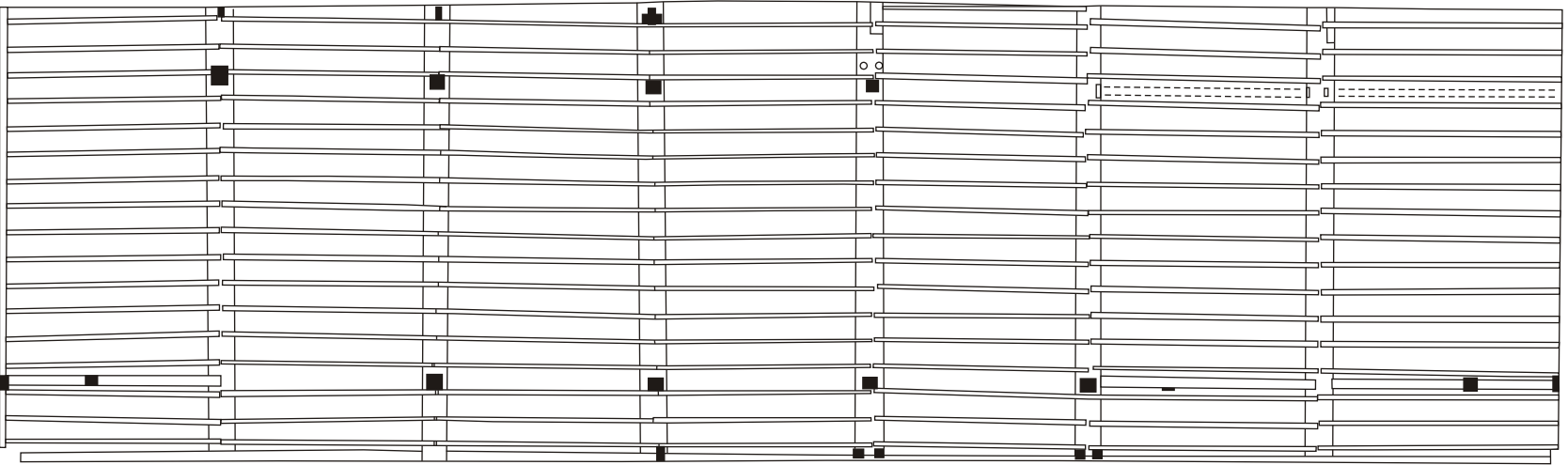
Fig 16: First floor Pine joist set into oak beam



Fig 17: Cigarette packets and match box from first floor search



Fig 18 November/December 1963 Newspapers from first floor search



East wing, attic plan, showing beams and joists Fig 19



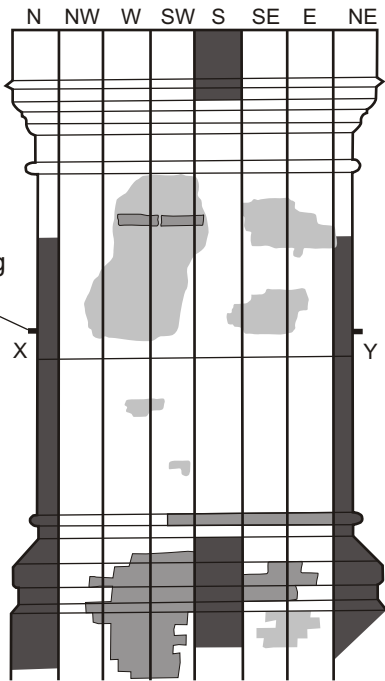
Fig 20: General view of the attic floorboards removed, showing the modern joists and original beams



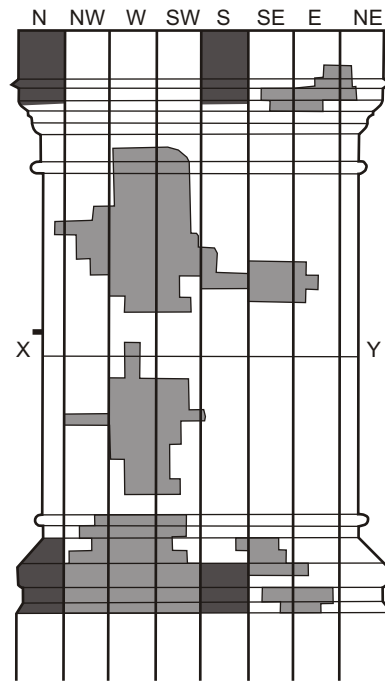
Fig 21: Attic, detail of replacement joists over original beam

South west chimneys, details of the stacks (opened out) Fig 22

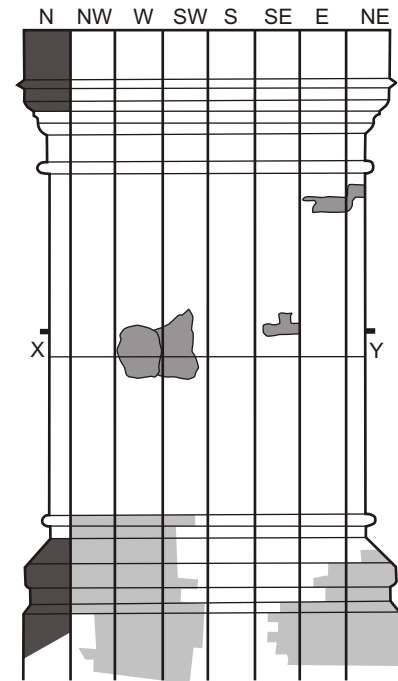
North Stack



Middle Stack



South Stack



0 2m

- Areas of bricks already replaced
- Areas repointed or cement patched
- Areas not visible

X ——— Y Stacks previously rebuilt above this line



Fig 23: Graffiti on north chimney stack



Fig 24: General view of chimney looking north-east



Fig 25: General view of chimney looking south-east



Fig 26: General view of lower part of chimney looking west



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