



Northamptonshire
County Council

Northamptonshire Archaeology

A BUILDING ASSESSMENT OF THE SOUTH
WING AT
BURLEY ON THE HILL HOUSE, BURLEY
RUTLAND



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Report 09/38

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OASIS REPORT FORM

PROJECT DETAILS	
Project title	A Building Assessment of the south wing at Burley on the Hill House, Burley, Rutland
Short description	Northamptonshire Archaeology carried out an assessment of the south wing at Burley on the Hill House, Burley, Rutland to record the wing as it is now prior to any work being carried out.
Project type	Building assessment
Previous work	Unknown
Future work	unknown
Monument type and period	Post-medieval building, Grade I listed
PROJECT LOCATION	
County	Rutland
Site address	Burley on the Hill House, Burley, Rutland
Easting	48839
Northing	31019
PROJECT CREATORS	
Organisation	Northamptonshire Archaeology
Project brief originator	N/A
Project Design originator	N/A
Director/Supervisor	Tim Upson-Smith BA, PGDip
Project Manager	Iain Soden BA MIfA
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**A BUILDING ASSESSMENT OF THE SOUTH WING AT
BURLEY ON THE HILL HOUSE, BURLEY
RUTLAND**

Abstract

Northamptonshire Archaeology carried out an assessment of the south wing at Burley on the Hill House, Burley, Rutland to record the wing as it is now prior to any work being carried out.

1 INTRODUCTION

Northamptonshire Archaeology was commissioned by Ross Thain and Co to undertake a survey of the south wing of Burley on the Hill House, Burley, Rutland (NGR SK 8839 1019; Figs 1 and 2). The report is in response to planning Application No LBA/2008/0486/MW conditions 5 and 6.

The study area comprised the south wing of a Grade I listed mansion house which was converted into flats in 1992.

2 METHODOLOGY

A site visit was made on Thursday 26th March 2009. This assessment complies with the Institute for Archaeologists (IfA) Standard and Guidance historic building assessments (IfA 2001). The building recording was undertaken to Level I/II as specified in the relevant English Heritage procedural document (English Heritage 2006) and following discussion with Mike Wood Conservation Officer for Rutland County Council.

3 HISTORICAL BACKGROUND

The house was built c1700 by Daniel Finch second Earl of Nottingham, replacing an earlier house which was destroyed during the Civil War. The house was built in brick and faced with stone (see Appendix 1 for a description of the buildings exterior). Two-thirds of the house was damaged by fire in 1908, after which it underwent restoration. The listing description (Appendix 1) has the dining room,

also known as the Adam Room, being part of this restoration. However, Pevsner describes the dining room as being by John Johnson c1780, (Pevsner and Williamson 2003, 460).

The house continued to be lived in by its owners until 1990 when it was sold to the owner of Polly Peck. Due to the demise of Polly Peck the house was re-sold and converted into apartments in 1992.

4 BUILDING ASSESSMENT

The building was visited on 26th March 2009 to carry out a photographic and drawn survey of the part of the building to be affected by the proposed works. The drawn record was supplemented by digital and black and white photographs. The drawn element of the survey consisted of checking and annotating the plans provided by the architects.

4.1 Exterior

The exterior of the building did not fall within the scope of proposed works. For a description of the exterior see the Listed Building description (Appendix 1).

4.2 Interior

Only the south wing of the house fell within the scope of the survey (Fig 2).

Basement (Fig 3)

The basement consisted of two rooms (3 and 4). Room 4 (Plate 1: 01 DSC0037.jpg) had been modernised during the 1992 conversion of the house into separate flats. A block-work partition had been added to form a utility room and a boiler room. The floor is concrete, the walls are painted plaster. Elements of a recessed bead moulding at dado level survive in this room (Plate 2). The windows are steel-framed with diamond-leaded lights (Plates 3 and 4) and are likely to date from the post-1908 fire restoration. The ceiling is plain painted plaster. The doors in the basement area are all modern replacements from the 1992 conversion.

Room 3, like Room 4, had been modernised during the 1992 conversion and had one of its windows converted to a door. The room retains an opening for a fireplace set within a wide chimney breast (Plate 5); it is probable that this room served as a kitchen prior to the house's subdivision into flats. In the corner of this room are stairs to the second floor, via the ground and first floors.

Ground floor (Fig 4)

The principal room on this floor is the Adam Room (or John Johnson), Room 1 (Plate 6). This room may have been damaged during the fire of 1908 (See Section 3) and was subsequently restored. This room was originally the dining room.

The floor is of polished boards' $3\frac{3}{8}$ inches wide, and possibly dates to the 1992 conversion. The walls are plaster with moulded panels (Plate 6). Above the fireplace is a plaster roundel with two figures moulded in low relief (Plate 7). The marble fireplace is consistent with the Adam style of the late Georgian period (Plate 8). Whether it was the original fireplace for the room or a post-fire replacement is not clear.

The oak doors (Plate 9) to this room have brass door furniture including finger plates (only one of which has survived, the position of others is indicated by polish outlines) with a fretwork Pegasus (Plate 10) which was part of the Finch family crest. The windows are 18 light sashes, with shutters folding back into shutter boxes in the splayed reveals (Plate 11).

At either end of the room there is a screen of detached columns of the Ionic order (Plates 6 and 12).

The ceiling is richly decorated with plaster mouldings (Plate 13), the central roundel with figures of Eros and Aphrodite (Plate 14).

At the western end of the room there is a door leading to the stairwell (Room 2). The stairs are part of the 1992 conversion although they appear to be in an original position for the back or servants' stair. A small toilet and washroom had been installed under the stair as part of the 1992 works. At the top of the stair from the basement there is a part glazed boxed-in lobby (Plate 15). This is likely to be part of the 1908 restoration of the building, forming a physical barrier for sound and smells from the kitchen in the basement, a typical feature of Edwardian country house arrangements.

First floor (Fig 5)

The first floor has undergone some alteration during the 1992 conversion with the insertion of a mezzanine floor into Room 6 (Plate 16) with a bathroom below. A further small toilet and shower room had been put in under the stairs (Plate 17). A short corridor leads from this to Room 5.

The doors and windows on this floor are as Room 1, although the doors had been painted white and there is no evidence for finger plates.

The floor of Room 5 is 5¾ inch pine boards, the walls are painted plaster with moulded plaster panels outlined in bolection mouldings (Plate 18). The fireplace is in stone with a bolection moulding (Plate 19), a style which was current c1700. Again, whether this is an original fireplace or a post-fire replacement is not known.

Second Floor (Fig 6)

On the landing at the top of the stairs is Room 8. The floor is carpeted, with an Edwardian fireplace with a three tier mantle (Plate 20) in the angle of the wall. The fireplace is marked as 'The Cambridge'. The room had been subdivided as part of the 1992 works with stud partitions which form Rooms 8a and 8b. Room 8a, had been used as a bathroom (Plate 21). The last function of Room 8b was not clear but its window, like all those on this floor, is a six-light sash with shutters in shutter boxes in the splayed window reveals (Plate 22). The doors on this floor are six panel as elsewhere, but with modern chain closers, and floor may be 1992 replacements reflecting the style of earlier doors.

Room 7 was, at the time of the survey, suffering from dry rot which meant that some of the plaster and floor boards had been removed exposing brickwork and the concrete floor (Plates 23-25). The floor is concrete with battens onto which had been fixed 5½ inch pine boards. This arrangement is likely to date from the 1908 post-fire rebuild of the interior. Where the brickwork was exposed there was a doorway which had been blocked with breezeblocks as part of the 1992 subdivision of the building. The exposed bricks measure 9 inches by 4 inches by 2¼ inches and this may be part of the original structure. The exposed bricks in the window reveals are certainly later machine-made bricks and are likely to be part of the post-fire restoration. The walls are panelled to dado height; this panelling would appear to date to the 1992 works, although the panelling in the window reveals which had been partially removed would appear to date to 1908. The fireplace in the room is Edwardian in date (Plate 26), although the wooden surround which has a bolection moulding would appear to be a 1992 addition.

On the door frame of the room is a list of names dates and heights of people who lived in the house during the 1920s and 1930s (Plate 27), including Lord Gainsborough, aged 9 in June 1926. Interestingly the last family to have lived in the south wing in the late 1990s to the early 2000s had on the other side of the doorway recorded their own family heights and birthdates.

5 DISCUSSION

The survey recorded the south wing as it is now prior to any works being carried out. The survey noted the 1992 works and recorded the 1908 restoration works. Without further work it was not possible to identify with certainty any works pre-dating the fire of 1908.

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Ovens, R, and Sleath, S, 2007 *The Heritage of Rutland Water*, Rutland Local History and Record Society, Rutland Record Series, 5

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APPENDIX 1

IoE Number: 187288

Location: HOUSE, WITH WINGS, STABLES AND COLONNADES, BURLEY, RUTLAND

Date listed: 18 September 1984

Date of last amendment: 18 September 1984

Grade I

SK 883 101 Burley on the Hill House, with wings, stables and colonnades

Large country house, 1694-1705, formerly a hospital built for Daniel Finch, 2nd Earl of Nottingham to replace a former house built by the 1st Duke of Buckingham and fired in the Civil War. The stable block of the earlier house survived and was incorporated into the new composition, possibly influencing its scale, by its distance from the house itself.

Although various names are mentioned in connection with the work, notably that of John Lumley, it now seems probable that the Duke of Nottingham was his own architect and that Lumley was only one of a number of surveyors/master masons. House, pavilions and stables, with their connecting colonnades, form a single composition, Baroque in composition, Palladian in detail.

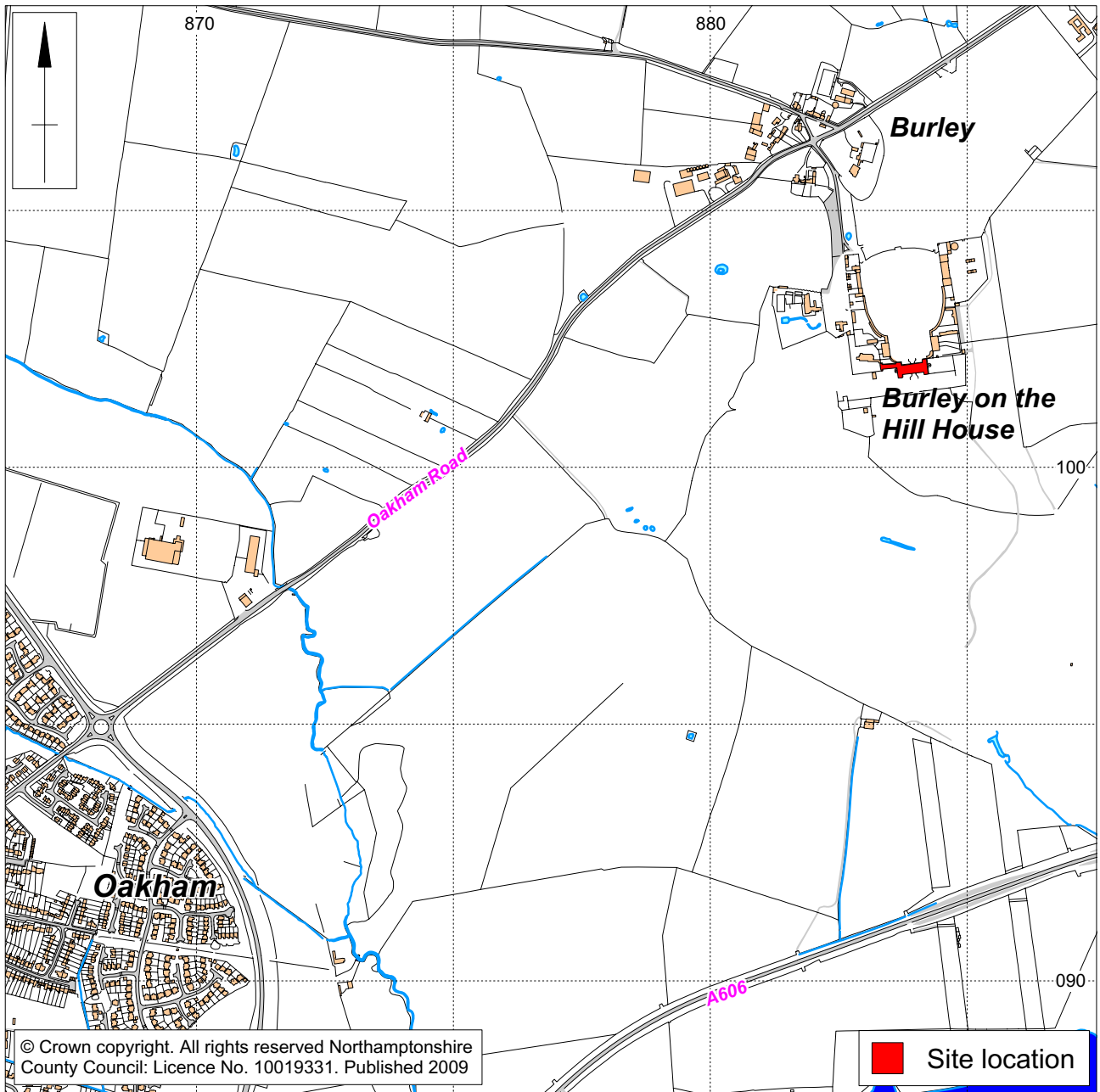
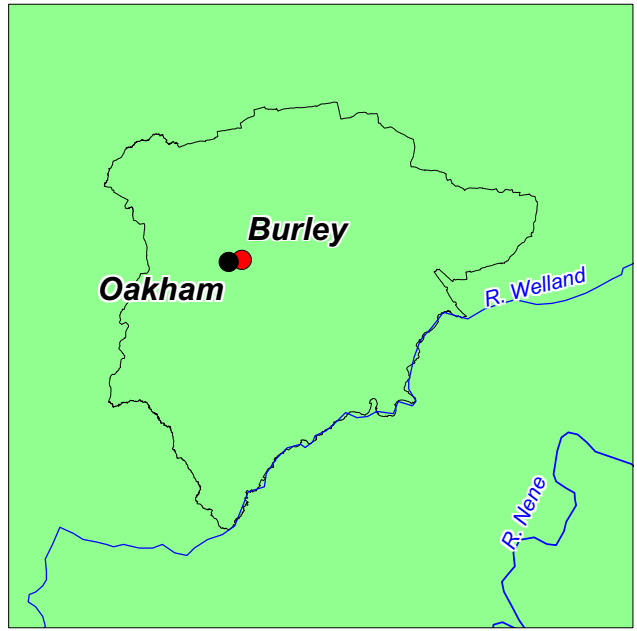
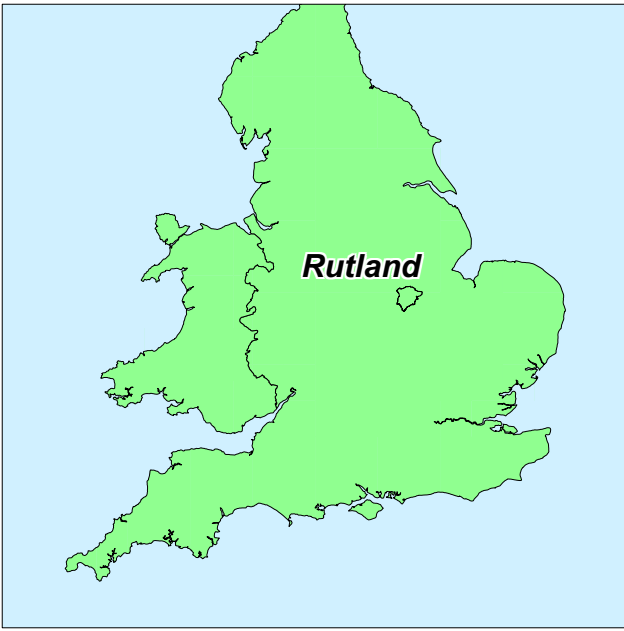
The house forms the main block: faced with ashlar Clipsham stone, 15 bays by 7. Rusticated basement, and ground floor raised as piano mobile, 1st floor of same height, lower attic 2nd storey. Cornice and balustrade above. Rusticated angle quoins, sill courses. Principal elevations are arranged 2-4-3-4-2, with slightly projecting outer wings. Pedimented central section contains, on each front, a wide central doorway with lugged architrave, carved consoles, and foliate frieze, curved broken pediment with monogram and coronet, approached by a wide curving flight of steps with fine wrought-iron balustrade. Above this, 4 engaged Corinthian columns span the 1st and 2nd storeys below the pediment, which contains a coat of arms. South front has additional 1 storey corridor of 8 bays, with rusticated basement and cornice, recessed to the left. Side elevations of 7 bays, 1-5-1, outer bays slightly projecting, and doorway raised up double flight of curving steps with wrought-iron balustrade. Basement windows throughout have voussoirs and keystones, all other openings have moulded architraves. All windows are sashes with glazing bars.

On the north, short quadrant colonnades of 4 bays with Tuscan columns, triglyph and rosette frieze, and a cornice bearing urns, link the house with its flanking pavilions. Each of these is ashlar faced with angle quoins and hipped slate roof. 2 storeys, 7 bays. Central door in plain architrave with moulded cornice above, wood mullion and transom windows, with plain architraves, and voussoirs to ground floor openings.

A short 4-bay colonnade continues the line of these pavilions, and leads into the grandiose main colonnade, which sweeps the composition outwards in a curving 13 bays of Tuscan columns, with plain triglyph frieze. All piers have a marked entasis. This line is terminated by the stable blocks. That to the east survives from Buckingham's house, remaining almost as built, though modified after a fire in 1705, and now lacking its original pedimented gables. Coursed rubble, with hipped slate roof. 2 storeys, 13 bays, 3-7-3, with central door in round-arched opening with massively expressed voussoirs and keystone. Wood mullion and transom windows with architraves. String course, and moulded stone eaves cornice.

The western block mimics this exactly, but is of less depth. Inside the house, much was gutted by fire in 1908, though subsequently reconstructed. There are a number of fine wood and plaster panelled rooms, notably the saloon and the small drawing room. The dining room has a screen of detached columns at either end and exquisite plaster ceiling and wall panels in the style of Adam, but restored following the fire.

The book room has been formed from fine cases salvaged from the former library. The large entrance hall has a pedimented doorway in the saloon, and left of it, is the staircase hall. The staircase is early C18, cantilevered wood open string stair with turned balusters and carved risers. The walls and ceiling have paintings by Lanscroun of 1708-12, darkly coloured, vigorously moulded classical mythological scenes. Upstairs, the Ballroom spans the width of the house and rises through 2 storeys, it is galleried and has fine plasterwork, and woodwork. This room was formerly also painted, but this was lost in the fire. Throughout the house, the oak doors and brass door furniture are noteworthy.



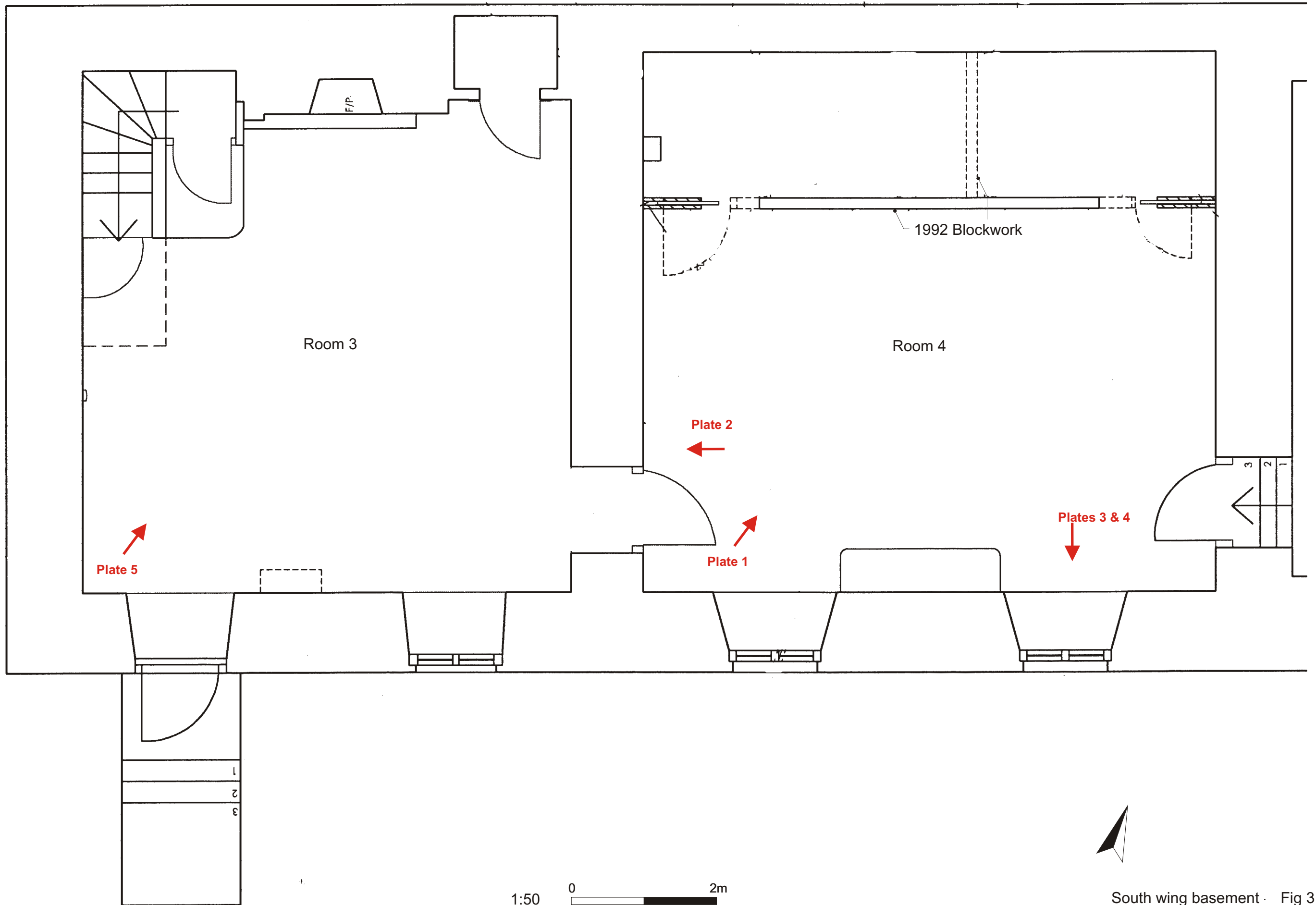
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Site location Fig 1



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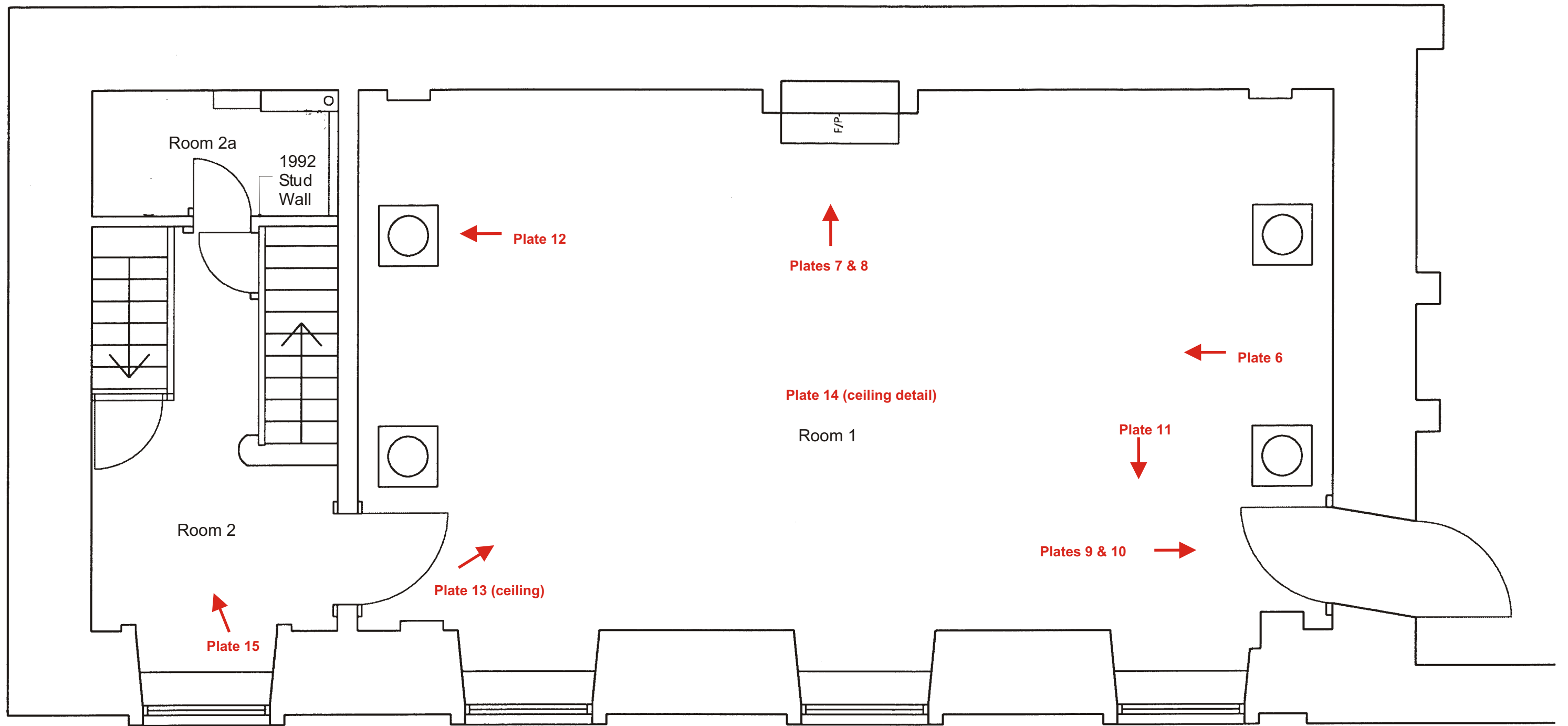
Burley on the Hill House Fig 2



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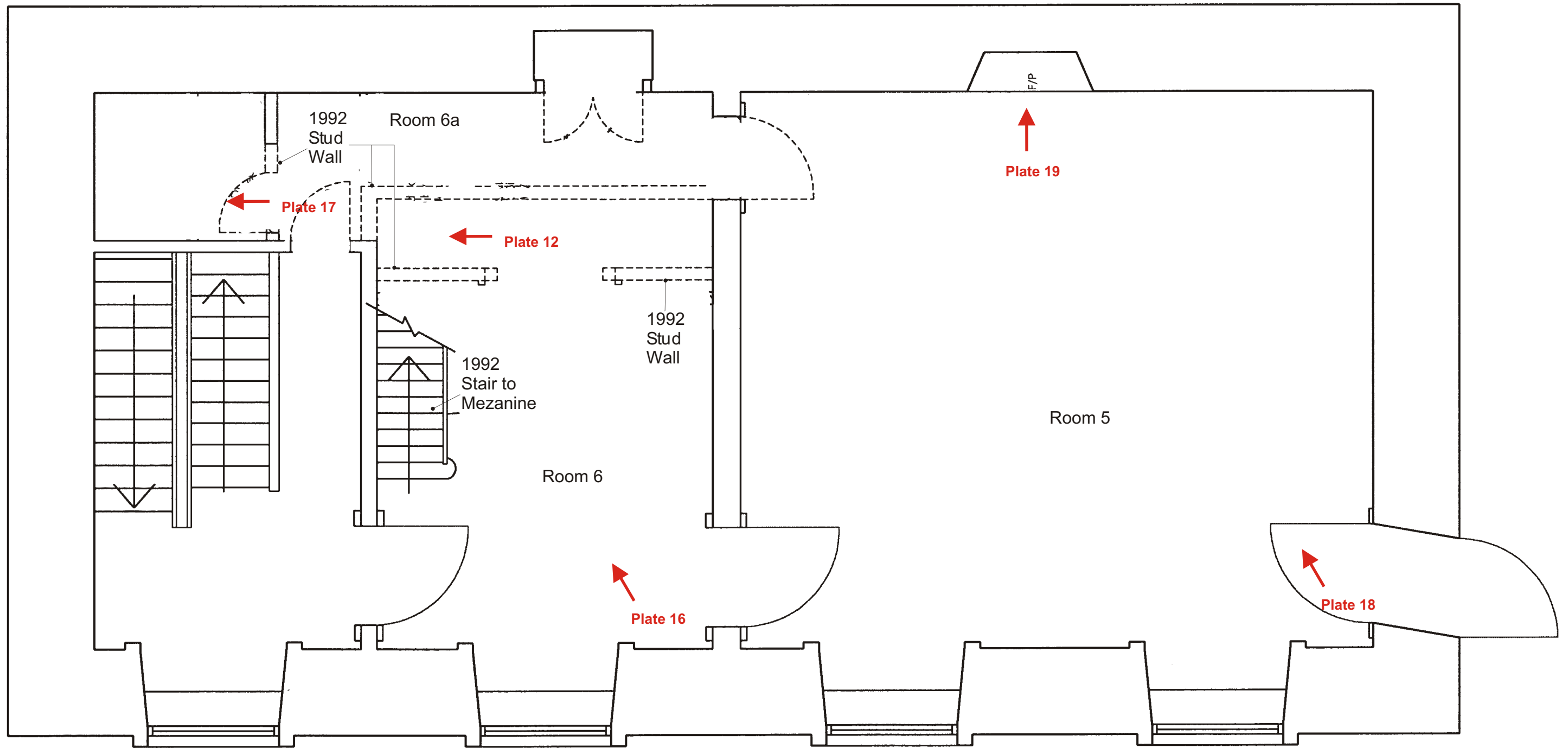
South wing basement · Fig 3



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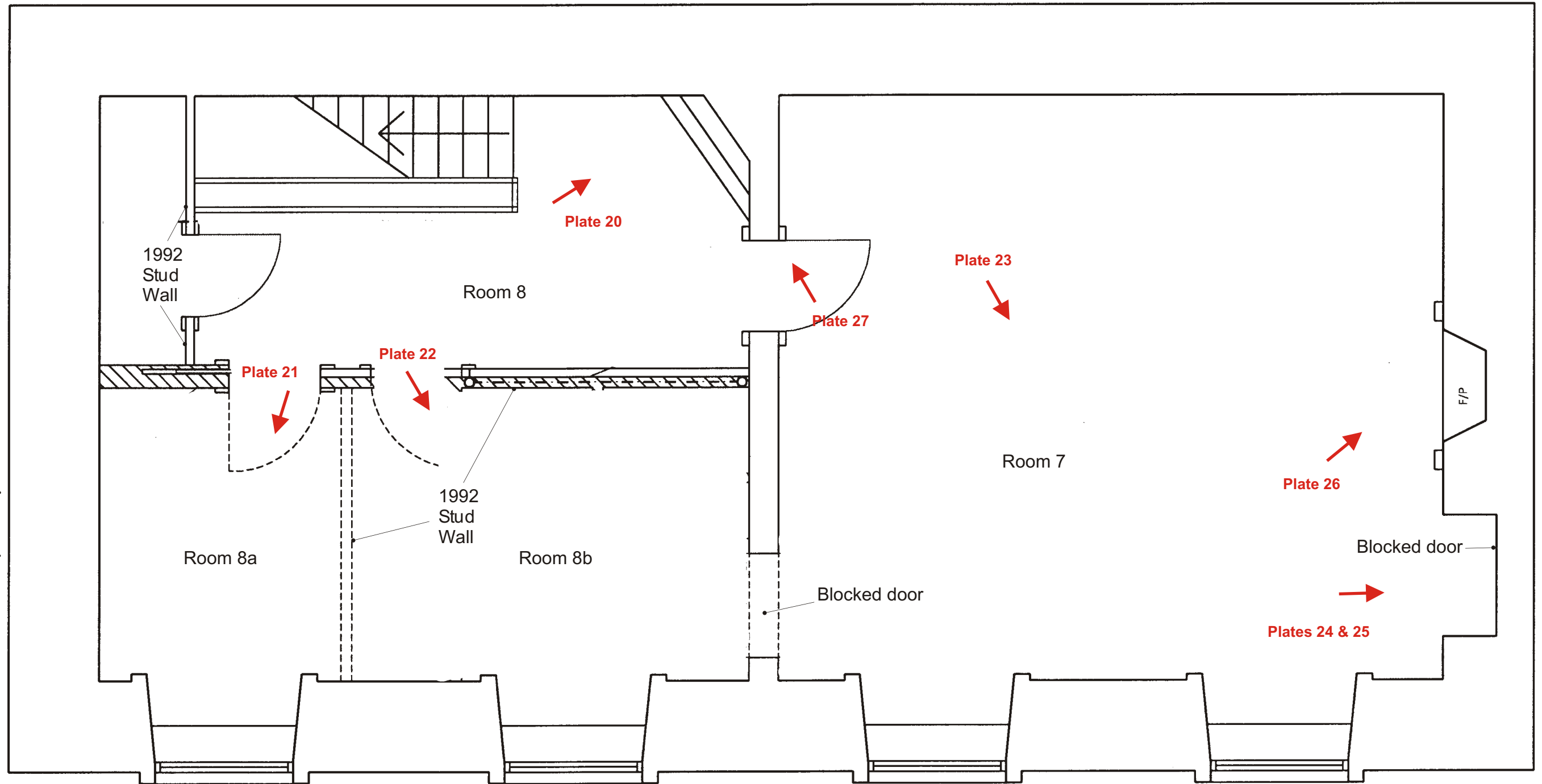
South wing ground floor Fig 4



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South wing first floor Fig 5



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South wing second floor Fig 6



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04_DSC_0034.jpg



05_DSC_0028.jpg



06_DSC_0012.jpg



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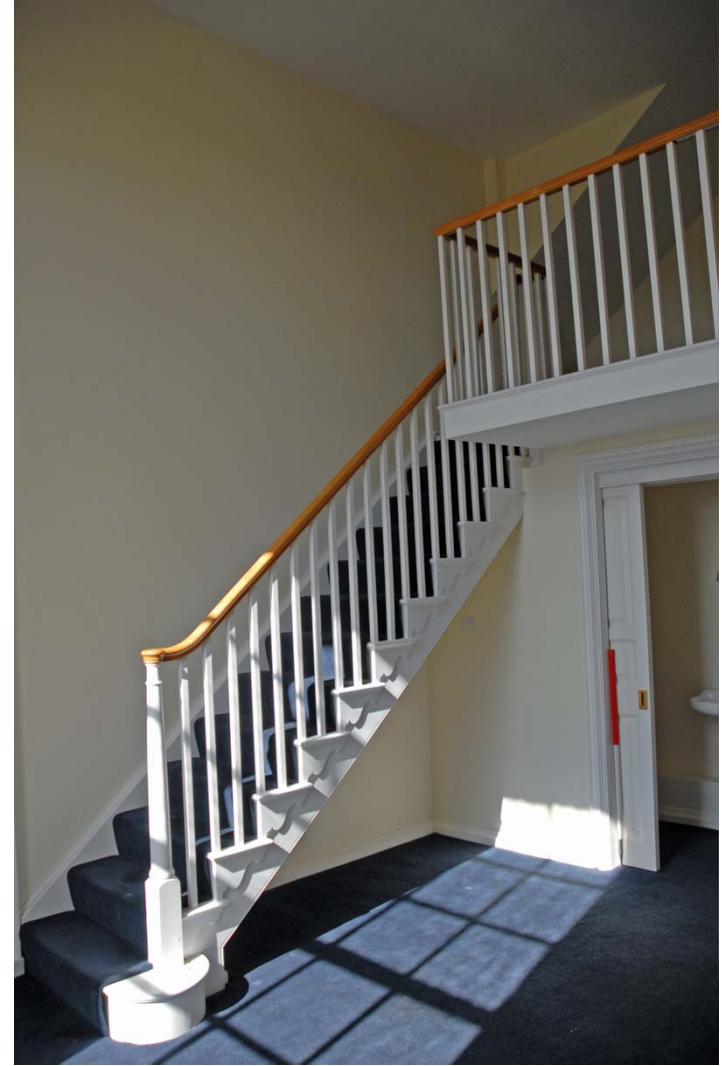
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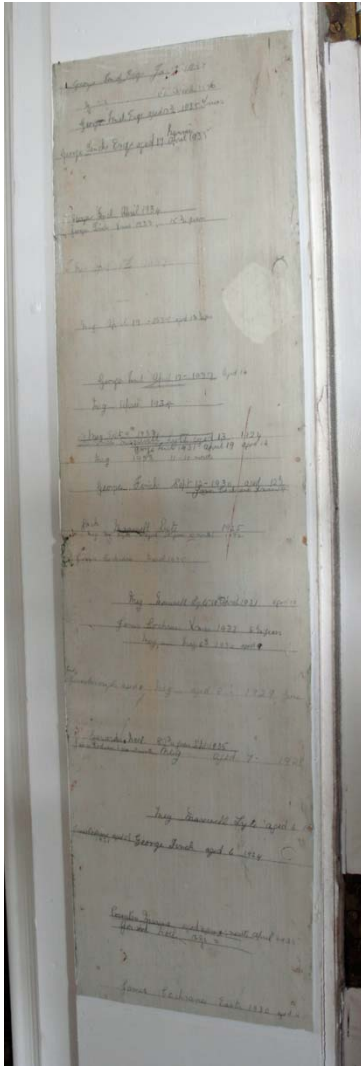
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