

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING & WATCHING BRIEF:
THE MANOR HOUSE
THE GREEN
CULWORTH
NORTHAMPTONSHIRE**

NGR: SP 5425 4708

on behalf of Mr & Mrs Martin



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December 2012

ASC: 1566/CMH/1




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<i>Contact name:</i>	Simon Martin		

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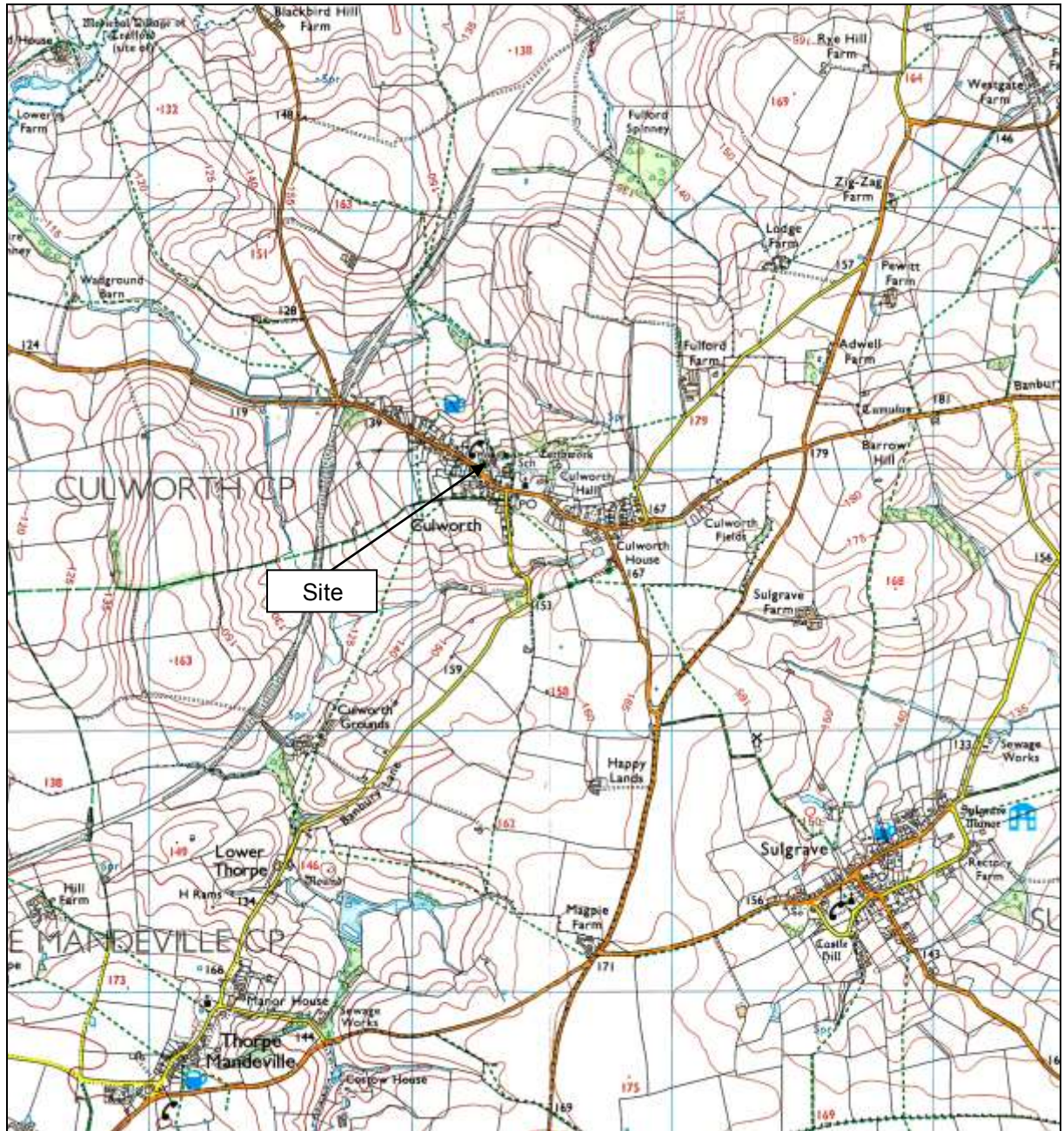


Figure 1: General location (scale 1:25,000)

Summary

Between September and December 2012 historic building recording and a building watching brief was carried out at The Manor House, The Green, Culworth, Northamptonshire as a condition of Listed Building Consent for development involving buildings on the site. The house is a Grade II listed stone building of two storeys, attics and cellars under tiled roofs. Built by the Danvers family who held the manor from 1437 until 1776, the Manor House now comprises three of the four ranges of buildings around a central courtyard. The east range has been subdivided into two cottages.

The earliest surviving part of the house is the south range, which dates from c.1600. It was extended in the early 17th century by the addition of two wings to the west of the south range, and the final phase occurred in the late 19th century when the still open northern side of the courtyard was constructed. The building fell into decay after the last of the Danvers family died in 1794, and the interior was stripped of its oak fittings, fireplaces etc before 1830.

The building was restored in the 1920s-40s and the present building works have revealed an extensive array of alterations in modern building materials, most particularly concrete. This report also questions the previous interpretations of the buildings history, with the suggestion that the present south range did not in fact house the hall.

1 Introduction

1.1 Between September and December 2012 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording and building watching brief of The Manor House, The Green, Culworth, Northamptonshire. The project was commissioned by Simon Martin, and was carried out according to ASC's Method Statement, and approved by the Northamptonshire County Council's Archaeological Officer, advisor (AA) to the local planning authority (LPA), *South Northamptonshire District Council*. The relevant planning application reference is S/2011/0821.

1.2 ***Planning Background***

This building recording and building watching brief project has been required under the terms of the *National Planning Policy Framework* (NPPF), as a condition of Listed Building Consent for development involving buildings on the site.

1.3 ***Archaeological Services & Consultancy Ltd***

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 ***Management***

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The Manor House is located in the administrative district of South Northamptonshire and the parish and village of Culworth at National Grid Reference SP 5425 4708 (Fig. 1).

The building is situated on the north side of the village green and is bounded by gardens to the north and west and private houses to the east (Fig. 2).

1.5.2 *Proposed Development*

Internal refurbishment works including alterations to partitions, creation of new openings, new staircases, doors in place of windows and windows in place of doors.

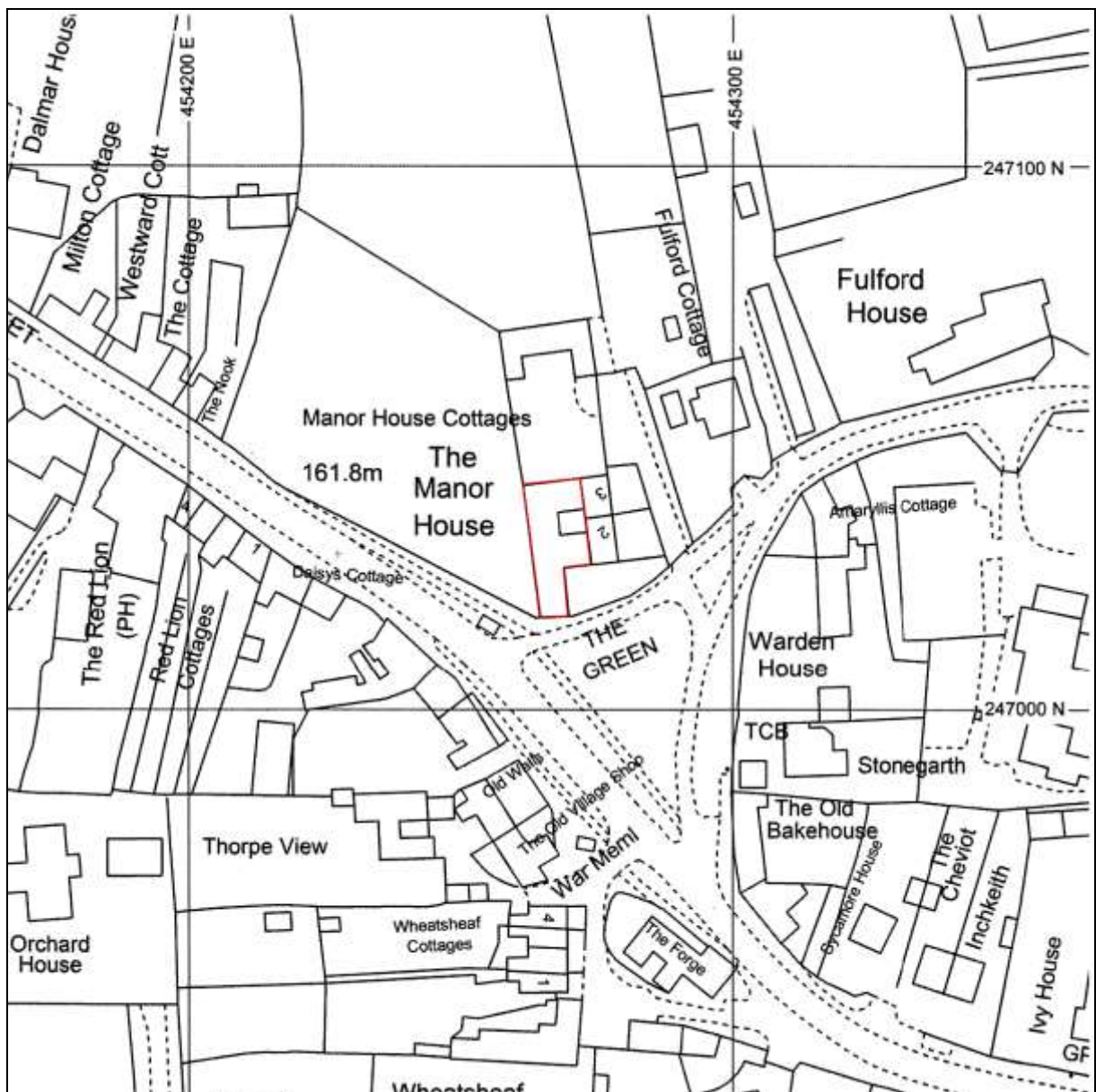


Figure 2: Site location (*scale 1:1250*)

2 Aims & Methods

2.1 *Aims*

As described in the method statement, the aims of the building recording & watching brief were:

- To compile a detailed record of the structure(s) concerned, prior to refurbishment
- To ascertain the structural history and development of the building, within its local context

2.2 *Standards*

The work conforms to the method statement, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2010) and *Standard & Guidance Notes* (IFA 2008), to current English Heritage guidelines (EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

The work was carried out according to the method statement, which required:

- A programme of historical research as required to supplement the existing reports
- A survey of the building to RCHME Level 3, focussing on the areas to be impacted by the building works
- Monitoring and recording of the works to reopen former openings and create new openings.
- Preparation of a report, based on the results of the above.

2.4 *Constraints*

As some of the intended works were not undertaken, the monitoring exercise was modified accordingly.

3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been largely compiled from the historic building analysis prepared by Kate Judge (2010).

3.2 **Medieval** (1066-1500)

The manor of Culworth is recorded in the Domesday Survey (1086) as being held by Osbern of Geoffrey de Mandeville. It was a small holding of 1½ hides and 1 virgate worth £3 (Williams & Martin 2002: 616). The location of the manor house at that time is not known, but there is a castle mound close to the church which is a strong contender for a manorial site.

In 1437 Culworth Manor was bought by Robert Danvers, who was the Recorder of London. The Danvers family remained lords of the manor until 1776, largely shaping the manor house as it is today. Although Robert Danvers went on to buy the Mandeville manor in 1451, as well as various lands in Byfield, Charwelton, Aston and Bodicote, it is probable that he never lived at Culworth. There is a similar lack of evidence to suggest that his son, who is known as Sir Robert of Dauntsey, lived at Culworth.

In 1514 Sir William Danvers inherited the manor from his father. He is the first of the Danvers who is emphatically '*of Culworth*'. From this date until 1794, the manor remained in the hands of the Danvers family, and they appear to have been living in the manor, as well as building other houses in the village. A deed of 1542 listing the "*The Intayle of Culworth*" (lands that were the manor's) indicates that William could be considered a wealthy country squire. In 1550 John Danvers is recorded as buying stone from the parish council and he is likely to have been undertaking building work, but this is too early a date for the oldest section of the extant manor house.

3.3 **Post-Medieval** (1500-1900)

The Danvers family, now using Culworth as their principal seat, built a new manor house in the first quarter of the 17th century.

Details such as the ovolo moulded mullions to the window surrounds that survive, as well as the fact that the chamber has a cellar under it (a feature that is generally found locally from around 1625), suggest that the house was built in the 1620s or possibly even 1630s.

The range facing the green is the oldest surviving fabric in the house and the dating of it would mean that it was built by Sir John Danvers who was Lord of the Manor from 1599-1642. That he required a new house is not surprising. He married in 1603 and proceeded to have 10 children who arrived from 1609. In 1627 he was also Sheriff of Northamptonshire.

The house follows a typical plan for the period of a three cell building, with the hall, the largest of the 3 sections, in the middle of the building, a service room to the east end and a chamber to the west end. The building was entered through a screens

passage from a door that faced the green (now a window). A door in the opposite wall leads through to the other side of the building.

Throughout the century Sir John (d.1642) and then Sir Samuel (d.1683) were in conflict with the local villagers for enclosing land that was part of the common fields. Sir John is recorded as reimbursing villagers to a total of £100 and was given a pardon under the Great Seal. Sir Samuel was later actually imprisoned for another crime, failing to pay coat and conduct money (a form of tax), and was held for three months until he paid it.

According to the *Iter Carolinum*, Charles I is reputed to have stayed in the house on his way to the battle of Cropredy during the Civil War. He is recorded as spending the night of Thursday June 27th 1644 as a guest of Sir Samuel Danvers. A large stone in front of the garden wall on south side of the house is called The King Stone and it is reputed to be where King Charles I sat to watch his troops pass by. The Danvers family survived the post Civil War period with little more than an increase in their taxes as a punishment for their support of the Royalists.

In 1678 Pope Danvers was convicted of “*willful murder*” after killing a man in a duel following an alehouse brawl. Pope gained a pardon from the king a year later in 1679.

Around 1700 two new wings were built, adjoining the north and south of the chamber. These wings do not appear to have been built during the same phase, that to the south side being earlier than the northern one. However, the detailing of them suggests that they were both built around 1700. These wings must have been built by Sir Pope Danvers (d.1712) and Sir John Danvers (d.1744).

This doubled the size of the house and effectively changed the orientation of it. Instead of running east/west and parallel to the road, the main facade ran north/south and was orientated at a right angle to the road, a feature of buildings in the area after the Civil War. A new hall was built, which had diminished in size and become more like the modern idea of a hall (as a reception area for guests and to house the stairs) and a new larger parlour was built at the south end of the building.

The windows changed from those in the original part, which had stone mullions and a horizontal emphasis, to those of the new section that have timber mullions and a vertical emphasis. These are typical of local buildings of around 1700. In addition, a banding of local stone was used to build the walls of limestone and ironstone, a very regional feature in Northamptonshire due to the peculiarity of the geology where limestone and ironstone are both found locally. Another interesting feature is the chequered stonework to the new hall floor imitating the architecture of grand buildings of the period where marble was imported from Italy and Belgium. In Northamptonshire a version of this could be achieved by using the local limestone and the black Byfield stone which could both be polished to resemble marble. This and other features that survive such as the doorcases in the new hallway and some high quality doors with good door furniture hint at the grandeur of the building during this period. Local tradition talks of a stair that could accommodate eight people walking up it abreast, although where this stair could have fitted is uncertain.

With the death of Sir Michael Danvers in 1776 the male line of this part of the Danvers family died out and The Manor House was left to his sister Meriel Danvers. When she died in 1794, The Manor House was inherited by cousins of Meriel, Martha and Frances Rich. They do not appear to have lived in the house and this is probably when the condition and status of the house started to decline.

The Manor House was sold by the Rich sisters to Mrs Linnell and then to Mr Eagleston, who appears to be responsible for stripping the building of much of its valuable detailing. The History of Culworth records "*it was completely dismantled, [he] pulled out oak fittings, fireplaces, mantelpieces and lead from the roof.*" Baker in his 1822-1830 edition of "The History of the County of Northamptonshire" records that "*The Manor-house, situated near the centre of the village, though long the residence of the Danvers family, is destitute of architectural interest; it is now in a very dilapidated state, and is occupied by poor families.*" Its condition appears to have remained one of dilapidation for the rest of the 19th century.

It is difficult to track The Manor House in the 19th century census records. Despite other houses in the village being listed by name, particularly from 1871 including Culworth Hall, The Rectory, Culworth Grounds and even 'grocers house' and 'plumbers house' etc. there is no mention of The Manor House, confirming that it had sunk in status as a building and was possibly unoccupied. This is again confirmed by Francis Whellan in his 1874 Topography and Directory of Northamptonshire records that the Manor House is "*now in a dilapidated state.*" In addition, the original 1875 edition of Macnamara record of the manor house states "*excepting the portion which has been converted into cottages, [it] remains a mere shell of the former manor house of the Danvers family*".

The House is recorded elsewhere as being owned by George Crutchley and then his son General Crutchley during the 1850s to the 1880s, but their names do not appear on the censuses for Culworth for that period. Surprisingly then, sometime between 1839 and 1883, as dated by evidence on the tithe map and an OS map, (Figs 4 & 5), the last phase of the courtyard, the north side, was built, with a barrel vaulted cellar underneath. This cellar gives access to a tunnel that leads out into the garden. The date and purpose of this tunnel has not been established. The barn is still shown on this map of 1883, but had been demolished by 1894 when Stanhope Thornton drew the house (Fig. 78). Sales detailed are recorded for the house in 1888 at the County Record Office and this is probably when General Crutchley sold it. Unfortunately, these details appear to have been lost.

A floor plan of the house dated 1892 depicts not only the layout of the building at that time but also the location of blocked doors and windows. This plan was a significant element in the 1988 historic building report by the Royal Commission on the Historical Monuments of England, which has informed later investigators (Fig. 3). In the 1892 edition of Northamptonshire Notes and Queries an illustration, supposedly of Culworth Manor House and held by the Guildhall Library in London, is discussed in relation to the plan form. The description is at odds with the building as known then and as it is now and was unfortunately not available for study for this report.

3.4 **Modern** (1900-present)

An account by John Blower, whose family lived in one of the cottages from 1915 into the 1920s gives details of The Manor House and cottages. At this point four families lived in the house. They were:

- John Blower and his parents lived in one cottage. His father was a coachman at Culworth Hall
- his grandparents in the other (Mr and Mrs Yates). Mr Yates was a stonemason. When Mr Yates died Mr and Mills moved into the cottage. The date for this is not known.
- Fred Abbott lived in the west wing (which included the parlour, hall and original east/west range)
- Mr and Mrs Busby lived in the east wing and were farmers.

He records that there was no electric lighting in the house and that the toilet was a privy in the garden.

Sometime in the 1920s Mrs Pereath Lennox moved into The Manor House and set about a major program of repair and refurbishment. This seems to have included:

- re-roofing the whole building, including new roof structures to most areas of the roof
- new windows throughout almost the whole building
- where openings had been blocked to form 4 separate dwelling, those to the north, south and west ranges were re-opened to form one house
- electricity was installed in the house

Water was still being drawn from the spring for the house. Sale details record that this was still the case in 1956.

From this period, the house seems to have been continuously occupied, although regularly changing hands. Sales details exist from 1956, 1976 and 2001. Minor alterations have been made during this period such as the removal of the corridor through the panelled room and hallway, the insertion and then removal of two lean to buildings in the courtyard and the insertion of a new staircase in the hall, but no major project of works has been undertaken.

3.5 **Cartographic & Pictorial Evidence**

The Tithe Award for Culworth of 1839 (Fig. 4) records John Eagleston living in the manor house, which is described as '*house, garden, orchard and cottages*'. The tithe map shows that the northern wing of the building that completed the enclosure of the courtyard was not built at this period. It also shows a building running off the north end of the east wing. This is shown as unoccupied and is likely to have been a barn.

The 1883 Ordnance Survey map is unclear (Fig. 5), but by 1900 the northern range had been completed (Fig. 6).

George Clarke's view of the house from the south in 1848 shows a door in the south wall of the west range. The western windows in the south elevation of the hall range had already been replaced by this time, but the central first floor window is not shown. The door in the centre of the same range is alluded to in that a lintel is shown, but the rest of the opening is unclear (Fig. 7).

The west elevation as depicted in Macnamara's history of 1895 shows a window between the two chimney stacks where there is now a door into the hall and a door to the north of northern chimney stack. Any further openings at ground floor level are obscured by vegetation (Fig. 8). The first floor window to the south of the northern chimney stack had not yet been installed.

The photograph accompanying the sales particulars of 1956 shows the west elevation very clearly. The present door had been installed to the hall and the windows beyond the northern chimney stack alternate between the tall mullion and transom windows and 2-light casements. The present door to the kitchen and the window to the north of it are as yet missing (Fig. 9).

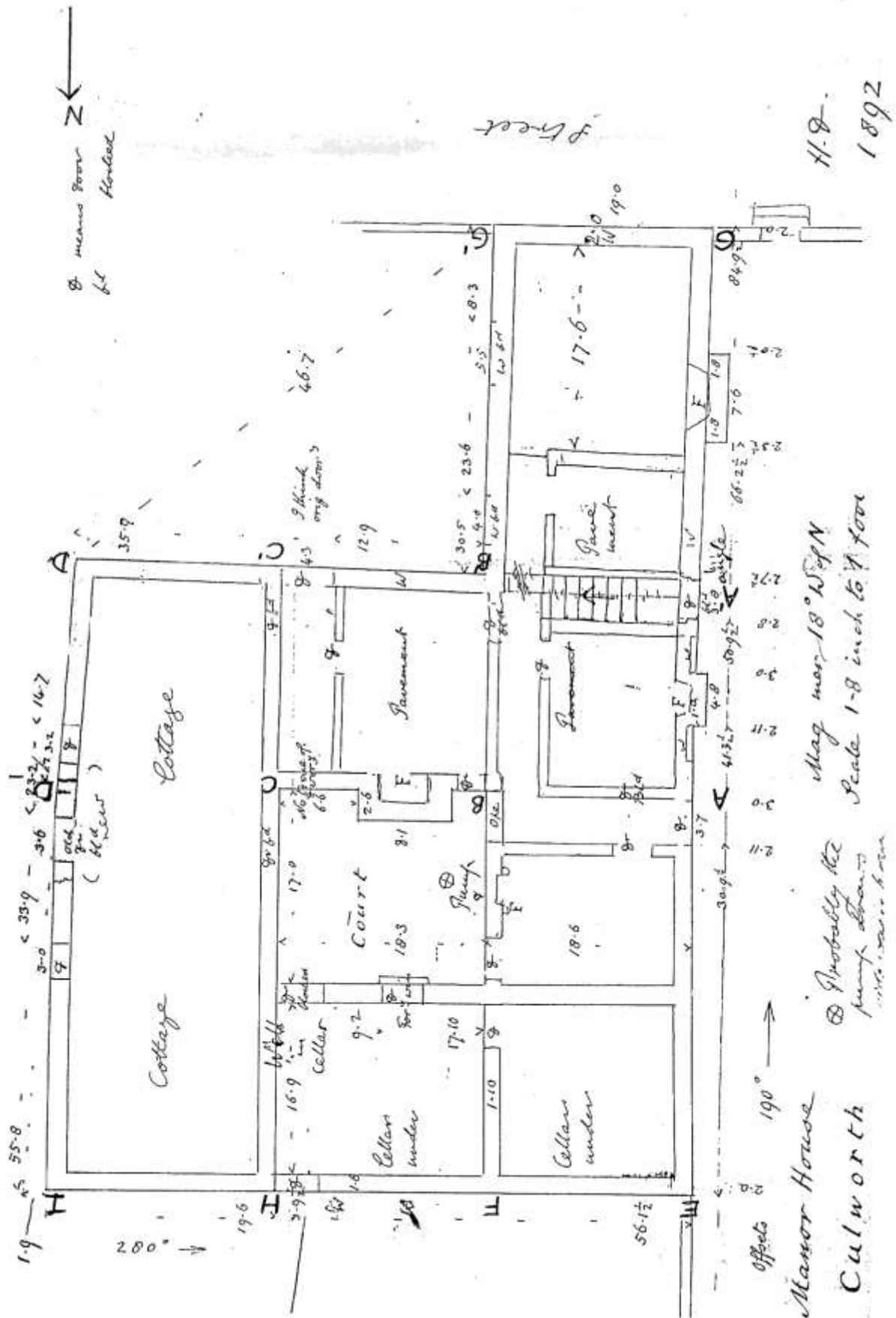


Figure 3: Floor plan of 1892 (not to scale)

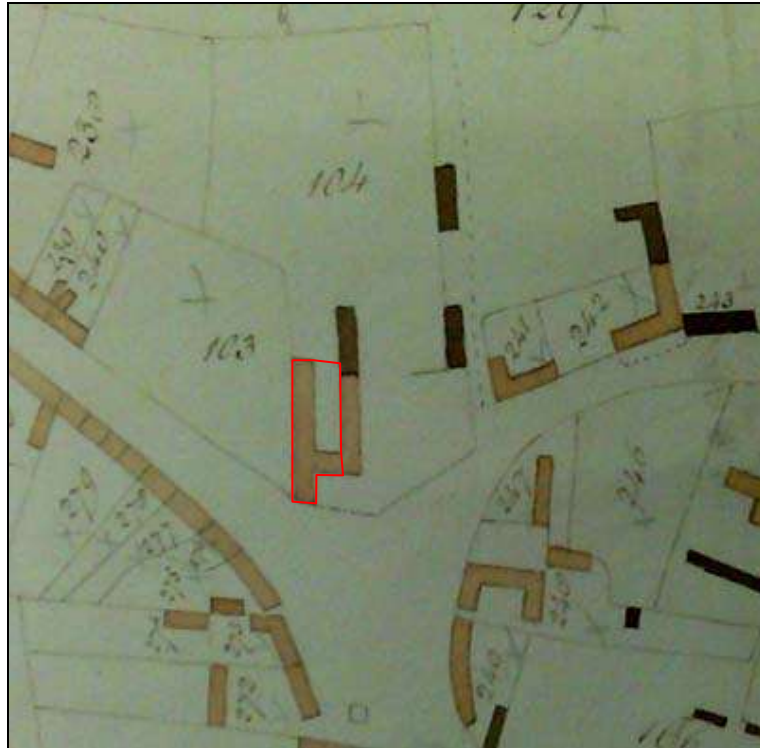


Figure 4: Tithe map of 1839 (*not to scale*)

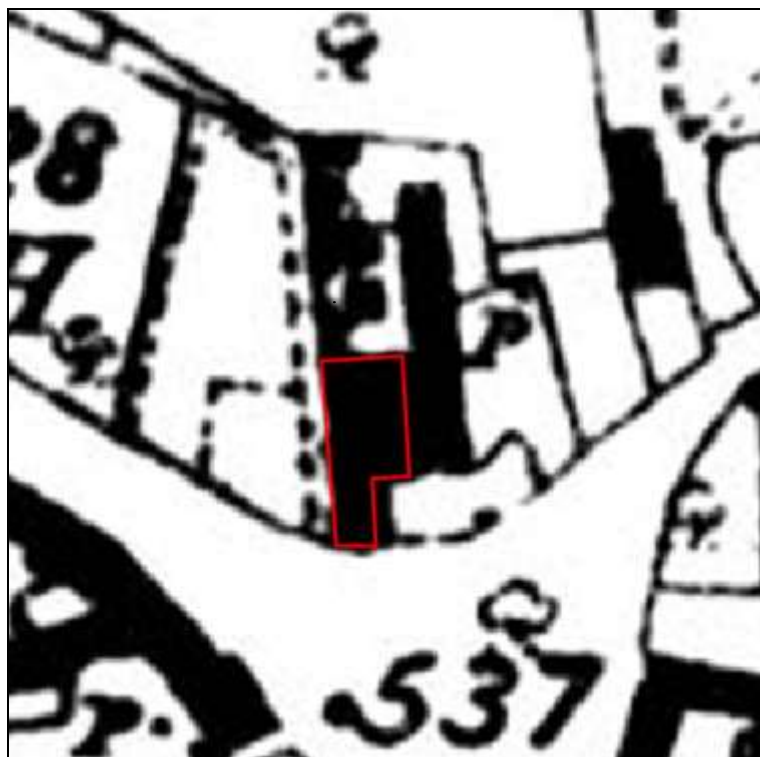


Figure 5: Ordnance Survey map of 1883 (*scale 1:1000*)



Figure 6: Ordnance Survey map of 1900 (scale 1:1000)

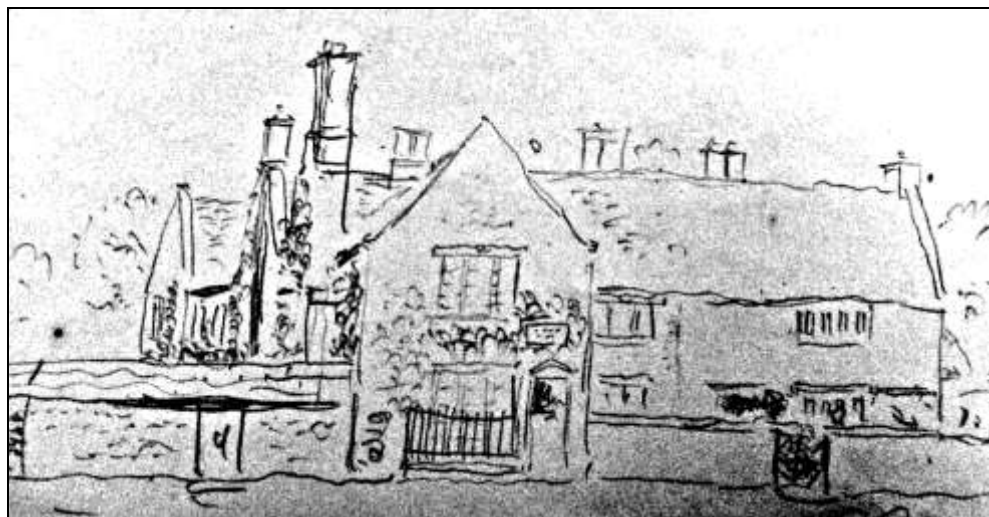


Figure 7: George Clarke's sketch of 1848



Figure 8: Thornton's drawing in Macnamara, 1895



Figure 9: Photo from the sales particulars, 1956

3.6 **Listed Building Description**

List Entry No.1040456

House. C17, enlarged early C18. Now 3 dwellings. South front, coursed limestone and ironstone rubble, west, north and east sides, coursed limestone rubble banded with ironstone. Roof covered by snow at time of survey, brick and stone stacks. L-plan with small courtyard, partly filled in by C20 additions. 2 storeys, attic and cellar. South front, 3 bays, has entrance to left of centre with wood lintel and plank door. C19 three-light casement window with wood lintel to left. 4-light stone mullioned window with square hood to right. Similar window without hood in right bay on first floor. C19 three-light casement window with wood lintel in left bay, and similar 2-light window above entrance. Coped gable end. Right side has C20 doorways to Nos. 2 and 3. Two and three-light stone mullioned windows on the ground floor. Four similar 2-light windows plus a one-light stone framed window on the first floor. Wing extending to left of main front, 2 storeys, one bay, has C20 casement windows with stone lintels on both floors and coped gable end with kneelers. 2-light windows of c.1700 with wood mullions and transoms on left side. Wall adjoining left side of house, and extending along north side of High Street. C17/C18, Coursed limestone and ironstone rubble, and coursed squared stone with stone coping. Interior. Remodelled C19 and C20. A small room on the ground floor has bolection panelling of c.1700. In the hall are stop-chamfered cross beams and a fireplace with stop chamfered stone jambs and C20 timber bressumer. Formerly the residence of the D'Anvers family, Lords of the manor from the C15. The house was described by Baker in the early C19 as "in a very dilapidated state and occupied by poor families". (George Baker, "History and Antiquities of Northamptonshire", 1822-80, Vol. 1, p.607).

4 Description

4.1 *General*

Culworth Manor House is a 2-storey stone built structure with cellars and attics under clay tiled roofs. Built as part of a courtyard structure, the present house consists of all but the eastern range of the complex.

Although the building recording focussed on the areas to be impacted by the building works, a synopsis of the other parts of the building are included in the descriptions below.

NB. The types of building stone used for this building are described in non-geological terms.

4.2 *South Elevations* (Fig. 13, Plates 1-6)

The oldest surviving windows on the house survive on the south elevation of the building fronting The Green (the south range). The 4-light ironstone mullion on the ground floor has a hoodmould with label stops and ovolo mouldings. There is no hood mould on the corresponding window above. The lights within the mullions are not original. To the west of these windows are two pairs of timber casement windows; those in the centre of the elevation have two lights and those to the west have three. All the windows have timber lintels with run out stops.

The walling is slightly variable although all of the stone used is dressed and coursed and topped by dentilated eaves. The western end of the wall is built of ironstone whereas the rest of the wall is predominantly limestone. The differential stonework below the central ground floor window indicates the former presence of a door. The mullion windows have stone dressing, which is lacking on the timber casements.

The south elevation in the internal courtyard is the north wall of the same range and is dominated by a centrally located chimney stack. There is a 2-light timber casement window on each side of the chimney where the walls are plastered and painted.

The south elevation of the west range has a large 3-light timber window at ground and first floor level. Neither has a timber or stone lintel. The stonework has some banding, which loses its definition above the first floor window.

4.3 *West Elevations* (Figs 11 & 13, Plates 7-11)

The west elevation is characterised by its gables, chimneys and transomed windows. With the exception of the two chimney stacks, the stonework is banded throughout the elevation. The centrally located stack appears to have been entirely rebuilt, whereas only the upper section of the southern stack has. The elevation has a series of 2-light timber casement windows, most of which are the same size. The first floor window to the south of the central chimney is a later insertion, but other first floor windows are from c.1700 and some retain hand blown glass. A smaller 2-light window has been inserted above the glazed door with flanking side lights that opens into the hall. At the northern end of the elevation is a half glazed door to the kitchen to the south of which is another shorter window. A small window lights the attic to the south of the central chimney.

The west wall of the internal courtyard has clearly seen some re-working as the banding that is evident at first floor level is disturbed around the doors below. There is a plank and batten door to the cellar to the south of which is a small 2-light window. A half glazed stable door opens in the study in the northern end of the elevation. There is a short chimney stack above the study door and another on the ridge above the cellar door.

4.4 *East Elevations* (Figs 11 & 13, Plates 12-13)

The east elevation of the complex is under separate ownership. The east wall of the internal courtyard has a stone mullioned window and a blocked opening at first floor level and a recess below the latter. The blocked opening appears to have been a window that was initially shortened before being blocked. The architrave has been partially removed. A feature seen only in this and the adjoining wall to the south is the use of bonding timbers. The stonework shows different phases of building work; the northern end is banded where the central area is built of roughly dressed but coursed limestone. The southern end displays a number of minor variations of the above.

The east elevation of the west range has banded stonework and ironstone quoins under dentilated eaves. The front door, which is in the northern end of the elevation, is of plank and batten construction with long strap hinges. Iron studs decorate the planks, and those close to the end of the hinges are shaped around the end of the hinge. Two 2-light timber casements light the upper floor.

4.5 *North Elevations* (Figs 12 & 13, Plates 14-15)

The eastern, gabled section of the range is part of the adjoining property. The remainder of the north elevation is built in two main phases although the dentilation below the eaves is continuous; the western end is in banded stonework and the central section is of coursed stone cut into various sizes. There is a half glazed door with rectangular fanlight to the west of the gable and a 2-light timber casement window above and another to the west of it. The ground floor has three single light windows. Two 19th century dormer windows light the attic rooms. The upper section of the chimney stack that is on the ridge between the dormers has been partially rebuilt. A shrub at the base of the wall obscures the blocked openings to the cellar.

The north elevation of the courtyard has banded stonework which is re-worked below the ground floor window. A half glazed door at the eastern end of the elevation has two stone steps leading up to it and a triangular stone above. There are two 2-light windows, the lower one is slightly shorter than the one above and possibly replaces a door. The upper section of the chimney stack at the western end has been rebuilt.

4.6 *Cellars* (Fig. 14, Plates 16-19)

A door in the west wall of the internal courtyard opens onto a staircase that leads into the two cellars that lie beneath different ranges of the building and are linked by a stone built passage.

The northern cellar is located beneath the north-eastern room of the complex. It is stone built with a stone floor and a brick built barrel vaulted ceiling. There are two openings at ground floor level in the north wall, below which is a tunnel. An opening

in the floor in the east wall allows access to the natural spring water that emerges from below the site.

The southern cellar is similar in that it has stone walls and floor but the timber floor of the room above provides the ceiling of the southern cellar. An opening in the north-east corner of the floor is also filled with spring water.

4.7 **Ground Floor** (Figs 15-16)

Room G1 (Plates 20-22, 86, 99-101)

Size: 4.49 × 4.48m, height 2.46m

Location: Kitchen in the northwest corner of the building

Description: The kitchen has a half glazed modern stable door in the west wall opening into the garden and a 3-panelled door in the south wall to Room G2 to the south. This appears to have been re-used and re-cut from elsewhere. In the east wall are two steps and an opening to the utility room beyond (Room G3). There is a modern 2-light timber casement window in the north wall and another to the north of the door in the west wall. Modern tiles cover the floor. The walls and ceiling are painted with wall tiles in sensitive areas.

The watching brief revealed a lath and plaster ceiling and a trace of a chimney or fireplace in the northeast corner of the room. Once the plaster had been removed it was clear that the room had been extensively rebuilt, or possibly even built in the late 19th/early 20th century. Some rubble walling remained, but the openings were all defined in brickwork with overly thick concrete lintels. The dividing wall between the kitchen and the study to the south (G2) was 58cm deep and of rubble throughout. This contrasts with the west wall, which is 65cm deep with a veneer of stone making up the external aspect and brick/breeze block used to define and/or infill openings. The door in the north wall, for example, was infilled with Fletton bricks and blockwork.

Room G2 (Plates 23-26, 87, 102- 103)

Size: 4.86 × 4.84m, height 2.49m

Location: Study, to the south of the kitchen

Description: This room has an offset east wall, which was added in the 19th century to house the cellar stair beyond. A relatively modern beam extends northwards from the corner of this offset and a non-structural beam orientated east-west has been added in the centre of the room. This is aligned with a change in the floor, which would suggest that the room was once subdivided.

It has a half glazed stable door to the internal courtyard in the east wall, a timber door in the north wall to the kitchen and a 6-panelled door with deep-set fields on H-hinges in the south wall. The door frame and the door have been repaired; both sides of the frame are spliced and the hinges are fixed to a narrow section of timber that has been added to the door. The door knob is 19th century whereas the door itself is likely to be 17th century.

There are two 2-light timber windows in the west wall. The northern window is a mullion and transom window with a window seat and shutters. The architrave and mullion are spliced near the bottom and pegged at the joints. The central rail of the 2-panelled shutters have two panels is not aligned with the transom, which may suggest that these have been re-used. A plain leaf with a simple hook to lock it to the southern

shutter is fixed to the northern shutter with butterfly hinges; a type often found on lighter furniture or cupboards in the later 17th and early 18th century. The southern window is a 2-light casement with no window seat or shutters.

The herringbone floor has concrete repairs to all but the east wall. The lath and plaster ceiling was exposed during the watching brief. Building works undertaken in recent years were indicated by the use of modern bricks below the southern window and in a former door in the southeast corner.

Room G3 (Plates 27-28)

Size: 3.39 × 2.67m, height 2.43m

Location: Utility room to the east of the kitchen

Description: This is in effect a passage between the rear lobby (Room G5) and the kitchen. It has a closed string staircase to the first floor along the south wall and a walk in larder (Room G4) to the north. The room has largely modern features; the staircase has square spindles, a pyramid newel post and rounded hand rail and modern ceiling joists. The lower of the two windows in the south wall is a relatively modern 2-light timber casement. An anachronistic feature to this and other windows in this part of the house is the use of slender metal rods across the centre of the window to which the leaded lights appear to be tied with wire. The comes are modern. The two lights of the upper window light the stairwell and the adjoining bedroom to the east. There is a 4-panelled, stripped pine door in the east wall. The floor covering here and in the larder to the north is modern.

Room G4 (Plate 29)

Size: 1.97 × 1.78m, height 2.42m

Location: Walk-in larder to the north of G3

Description: The characteristic features of this room are the two 2-light single casement windows in the north wall with fly screens and the brick built structure below which is reminiscent of Victorian wine cellars although the alcoves here provide space for modern appliances and shelving. Modern joists were exposed in the ceiling during the watching brief.

Room G5 (Plates 30-31)

Size: 4.59 × 1.80m, height 2.43m

Location: Lobby at the eastern end of the house

Description: The floor, style of internal doors and wall decoration is the same here as in Rooms G3 and G4. Modern ceiling joists are also present here. The doors in the north and south walls are both half glazed with three long panels below. Whereas the northern door is original with traditional iron door furniture, timber glazing bars and a rectangular light above, the southern door is a modern replica with leaded lights and no light above. There is a built-in cupboard in the northwest corner of the room. A 4-panelled stripped pine door in the north end of the west wall opens into Room G6.

Room G6 (Plate 104)

Size: 1.80 × 1.25m, height 2.42m

Location: WC to the east of G4

Description: This has the same flooring as Rooms G3, G4 and G5. Modern joists were also revealed when the ceiling was removed. There is a single-light casement in the north wall similar to those in the larder (G4).

The southern part of the ground floor will remain unaffected by the present building works. Nonetheless, a brief description of the rooms here is necessary to provide the overall context.

Rooms G7-G10 (Plates 32-44, 83-84, 88)

The living room (G8) to the south of the study (G2) is fully panelled with a dado, pronounced coving and narrow panels between the large rectangular ones on the north wall. These narrow panels are not present on the south and west walls. A ceiling beam, which is aligned with that in the neighbouring room to the east, is moulded in the same way as the cornice. The window recesses are also panelled and have a timber window seat and shutters. The windows have timber mullions with a metal framed casement with 20th century catches and stays. The door in the south wall is the same as that in the north wall; 6-panelled with heavy moulding and deep set fields. It is hung on L-shaped hinges. The timberwork is not convincing as original work; the doors do not match the panelling, the form of panelling and indeed timber types are not consistent throughout the room and finally the fixing is crudely done.

An opening in the east wall opens into the adjoining room (Room G9), which is one step higher than the living room. The walls are painted not panelled but there is a historical stone fireplace with chamfered quoins terminating with a starfish shaped stop in the north wall. The timber lintel above has run out stops and appears to be a later insertion. There are two 2-light and one 3-light timber casement windows in the south wall. The beams have large straight chamfers with no stops and do not have a fine finish. This is also the case with the vertical post towards the eastern end of the room. In contrast, a finely built timber cupboard has been built into a former door recess to the west of the fireplace.

The entrance hall (G7?) to the south of the living room (G8) has a relatively modern staircase to the first floor, a WC under the stairs, an arched built in cupboard in the south wall, and two stone steps leading up to the front door in the east wall. A modern door with short side lights opens into the garden to the rear. The door in the south wall is similar to those in the living room, but with far simpler mouldings. The floor tiles appear to be original.

The dining room at the southern end of the range is simply laid out with a Regency style fireplace in the west wall, a built in cupboard in the east wall and exposed beams with simple bead moulding. There is a 3-light timber mullioned window in the south wall.

4.8 **First Floor** (Figs 17 & 18)

Room F1 (Plates 45-47, 95)

Size: 5.31 × 2.37m, height 2.37m

Location: Bedroom, northeast end of the house

Description: This has the appearance of a modern room with painted walls and plasterboard ceiling and modern skirting boards. It has clearly been reconfigured in recent years as one of the 2-light casement windows in the south wall has been truncated by the return wall for the staircase leading to the utility room below. A second 2-light window remains complete to the east of the staircase wall. There are

two 2-light casement windows in the north wall. All of the windows have an additional metal rod to which the lights have been tied, and pigtail catches and stays. The windows are nonetheless modern. Beyond the 4-panelled pine door in the west wall are two steps down to the landing (F3). The original features within this room include the 12cm wide floorboards, which are aligned north-south and the base of the two sides of the truss above.

Room F2 (Plates 48-50)

Size: 3.47 × 2.53m, height 2.55m

Location: Bedroom, northwest corner of the house

Description: Although most of the walls are simply plastered and painted, there is a small area with painted panelling 52cm high along the bottom of the south wall and extending into the landing. Further south along the same wall, but at considerably higher level, is a rectangular board with a hook at either end. Its purpose is unclear. The east wall is recessed to house the 4-panelled pine door with a modern rectangular light above. At the north end of the east wall is the base of a truss which is jointed into the corbel in a Trait de Jupiter effect. The 2-light timber casement window in the west wall has a square metal rod attached to the fixed light. The opening light is metal framed. The timber floorboards, which are 13cm wide, are aligned east-west. A blocked window in the north wall survives as a recess with shelves built into it. Adjacent to this, in the northeast corner of the room is a single truncated step that does not lead anywhere.

Room F3 (Plates 51, 89)

Size: 3.38 × 1.11m, height 2.55m

Location: Landing at the northern end of the house

Description: There are two staircases in this landing; one to the ground floor coming off the east wall and another to the second floor at the northern end. The former has been described above, that to the second floor is a modern pine open tread staircase, the underside of which consists of fielded panelling. All the doors other than that in the south wall are Victorian style pine doors. The southern door is an older 2-panelled oak door, with an L shaped hinges. The floorboards are similar to those in F1 and F2 and are orientated east-west. The walls are plasterboard ceiling are painted and the skirting boards are modern. There is a defunct hatch in the ceiling to the attic above.

The hearth and blocked window were partially revealed during the watching brief.

Room F4 (Plates 52, 96, 105)

Size: 3.31 × 1.94m, height 2.53m

Location: Bathroom to the south of F2

Description: This room has been completely modernised with a vinyl floor, tiled and painted walls and a modern bathroom suite. A painted boxed in beam running north-south and the timber window in the west wall are the only earlier features in the room. The window is the same as that in F2 but with a painted window seat.

The watching brief revealed a former doorway with a timber lintel at the western end of the south wall. The use of breeze blocks indicates that it was blocked in recent years.

Room F5 (Plates 53-57, 90, 97, 106)

Size: 5.02 × 4.49m, height 3.04m

Location: Bedroom to the south of bathroom F4

Description: This room is accessible from the landing (F3) to the north and the dressing room (F6) to the south. The doors at both ends of the room have two panels, L-hinges and are of oak. The latch case for the southern door does not appear to have been the original partner for the lock case as it is slightly taller. However, the brass decoration on the latch case is of a similar height and may have been applied to a replacement latch case. The two 2-light timber windows in the west wall share the same characteristics as those in Rooms F2 and F3. Rectangular rods have been attached to which the leaded lights are tied and metal framed windows provide the openings. The timbers are pegged and, other than the mullion in the northern window, the verticals have been spliced. Both have wooden window seats and a metal framed opening light. There is a 19th century brick fireplace with a timber surround in the south wall. This was found to house a flue for the boiler during the building works. The floorboards are approximately 20cm wide and are orientated north-south. Between the two windows is an east-west orientated beam morticed into the truss and jointed into a corbel in the same manner as in Room F2. The beam itself is roughly hewn with no chamfers.

The removal of the plaster on the north wall revealed not only the former door to F4, but also a single bonding beam over the door at the eastern end of the wall. The end of the beam in F4 and the underlying timber support were exposed to the west of it. The fireplace in the south wall was seen to have been built on a concrete base approximately 30cm thick. The western (brick) pier of the fireplace rested on a large moulded stone that appeared to be part of a mullion.

Room F6 (Plates 58-59, 90-91, 107)

Size: 3.86 × 2.09m, height c.2.27m

Location: Dressing room to the south of bedroom F5

Description: This small room provides access to the southern landing (F8), the bathroom (F7) as well as to bedroom F5. It has a stone built fireplace in the north wall with a tiled hearth, stone grate piers and a brick back. Although some aspects of the fireplace, such as the tiled hearth, appear to have some age, the fireplace seems to be a pastiche of styles and materials. On the opposite wall is a series of built in wardrobes. The ceiling has coving with ovolo moulding along the east wall and south walls. The north wall has boxing with bead moulding rather than coving. The ceiling is of painted plasterboard. The windows are the same here as in F5 but the verticals are not spliced. Some panes contain hand blown glass. The floorboards, which are aligned east-west, are between 17 and 26cm wide. The door to the landing to the south (F8) hangs on H hinges and has been modelled from wall panelling. There are three complete panels to the bottom and right of which are severely truncated sections of panelling. The door has a spring latch with a brass knob and is typical of the 18th century.

The wall between Rooms F6 and F7 was found to incorporate a substantial tiebeam that makes up part of the gable end of the east-west range. Although not fully exposed during the monitoring visit, some of the verticals and the pegs fixing them to the tiebeam were revealed. Lath and plaster was also evident to the north of the bathroom door.

Room F7 (Plates 60, 108)

Size: 3.88 × 2.03m, height 2.28m

Location: Bathroom to the east of dressing room F6

Description: The room is painted and has bead moulded skirting boards. The ceiling is lath and plaster and the floorboards are between 19 and 33cm wide. These too are orientated east-west. There is a modern 2-light timber casement window in the north wall above the bath and a 4-panelled pine door in the west wall.

During the building works the joists were found to simply rest on the wallplate. Although close inspection was not possible and the fixing of the joists to the bridging beam above the wall between F7 and F8 could not be ascertained, the laths had clearly been attached to the joists with modern machine cut nails.

Rooms F8-F12 (Plates 61-69, 98)

The panelling on the north wall of the landing to the south of Room F7 is not the same type as the door having narrower and taller panels. The L-shaped landing at the southern end of the house (F6) has a braced beam running north-south between the edge of the stairwell and the eastern end of the panelling. To the east of the beam are built in cupboards along the north wall and a recessed window with window seat in the south wall. The northern window in the west wall is differs from the others in that it is not pegged or spliced, nor does it have an additional metal rod supporting the leaded lights. The window to the south of it follows the norm set by the other windows (pegged, spliced and with an additional rod) but is shorter than the others.

The room to the east of the landing (F8) appears to have been contrived from two earlier rooms. Two east-west aligned beams are offset from a beam running north-south to the west of the windows. The characteristic feature of bedroom F9, which lies beyond F8, is the stone mullioned window in the south wall.

The bedroom at the southern end of the west range (F10) overlooks the green to the south and the front drive to the east. It has an ensuite bathroom that is accessed by a plank and batten door in the northwest corner of the room. The most characteristic feature within these two rooms is exposed timberwork in the ceilings. The bridging beam in the bedroom has straight chamfers and has clearly been repaired in recent years as the joists to the south are now supported by metal stirrups.

4.10 **Second Floor / Attic** (Figs 19 & 20)

Room S1 (Plates 70-73)

Size: 5.93 × 4.16m, height 3.0m

Location: Northeast corner of the house

Description: This room is currently only accessible via the attic room to the west (S2). The opening between the two rooms consists of the corbelled brickwork of the chimney stack and a single step up to S1. The east wall is painted and the north and south sides consist of the white painted tongue and groove panelling that covers the insides of the roof. The most imposing feature within the room is an A frame to the east of the early 20th century dormer window. When the roof was rebuilt it was set back from the frame leaving empty mortices and a gap between all the faces of the frame and the ceiling. The frame supports two butt purlins on either side. The upper purlin on the northern side overlaps and intersects with the timber from the dormer

window. The one below has a simple scarf joint. In contrast, both the upper and lower purlin sections overlap at the frame on the southern side.

Room S2 (Plates 74-75)

Size: 4.61 × 4.47m, height 3.10m

Location: West of S1

Description: The walls of this room are all painted at least in part. The north and west walls are stone, the south wall painted brick and the east wall has exposed, unpainted brickwork along with painted areas. The ceiling is also painted. There is a modern staircase in the northeast corner of the room leading to landing F3 below, a single step up to S1 in the east wall and three steps up to S3 in the south wall. The steps in the south wall are supplemented by boxing that extends along the east wall and covers pipework. This room also has a modern dormer window and a re-configured A frame. This one has two purlins to the north and one to the south. The northern purlins are trenches whereas the southern one overlaps as in S1.

Room S3 (Plates 76-77)

Size: 4.96 × 2.53m, height 2.38m

Location: South of S2

Description: This is a long through room with storage cupboards along the east wall. Two purlins are exposed along the west wall. The upper purlin is a re-used wallplate. The floor level is higher here than in the other attic rooms; there are 3 steps down to S2 and S4 on either side. There is a plank and batten door in the north wall with 3 planks, a Suffolk latch and long round headed strap hinges. The door to the south is a mock bookcase. The floorboards, which are 14cm wide, are orientated east-west.

Room S4 (Plates 78-82, 94)

Size: 5.54 × 3.64m, height 3.29m

Location: South of S3

Description: This is the intersection between the three parts of the present house. The east wall is the western extent of the range fronting the green. The timbers are 18-20cm wide on 45cm centres and have short grooves cut into them to provide a key for render. The purlins from the roof space beyond extend into this room. A small door gives access to this roof space, which retains a queen post truss with some lath and plaster attached. Beyond the truss is a modern brick wall.

The timber frame in the south wall has less robust timbers than those in the frame to the east. The studs are 10cm wide and set on 33cm centres. There is a plank and batten door with three moulded planks, round-headed strap hinges and a large bolt set into the frame.

The north wall has exposed brickwork above the purlins and three stone steps leading up to S3. The floorboards are 23-30cm wide, orientated east-west and have been screwed into place. There is a single light window in the west wall, which is offset just above the window. The top of the offset is lined with brick and tile and a rectangular stone is set into the wall above it.



Plate 1: South elevation



Plate 2: South elevation: stone window



Plate 3: South elevation: timber window



Plate 4: Internal courtyard: southeast corner



Plate 5: Internal courtyard: southwest corner



Plate 6: West range: south elevation



Plate 7: West range from the northwest



Plate 8: West elevation: central section



Plate 9: West elevation: central gable



Plate 10: Internal Courtyard: northwest corner



Plate 11: Internal Courtyard: northeast corner



Plate 12: West Range: east elevation



Plate 13: West Range: door detail



Plate 14: North elevation



Plate 15: Internal courtyard: north wall



Plate 16: Cellar 1: north wall



Plate 17: Cellar 1: southeast corner



Plate 18: Passage between Cellars 1 & 2



Plate 19: Cellar 2: southeast corner



Plate 20: Room G1: west wall



Plate 21: Room G1: southeast corner



Plate 22: Room G1: north wall



Plate 23: Room G2: south wall



Plate 24: Room G2: northeast corner



Plate 25: Room G2: west wall



Plate 26: Room G2: window detail



Plate 27: Room G3: looking east



Plate 28: Room G3: looking west



Plate 29: Room G4: north wall



Plate 30: Room G5: looking east



Plate 31: Room G5: looking west



Plate 32: Room G9: north wall



Plate 33: Room G9: west wall



Plate 34: Room G9: southeast corner



Plate 35: Room G9: northeast corner



Plate 36: Room G10: northeast corner



Plate 37: Room G10: northwest corner



Plate 38: Room G10: southeast corner



Plate 39: Room G10: southwest corner



Plate 40: Room G8: looking west



Plate 41: Room G8: southeast corner



Plate 42: Room G7: south wall



Plate 43: Room G7: northwest corner



Plate 44: Room G7: northeast corner



Plate 45: Room F1: north wall



Plate 46: Room F1: west wall



Plate 47: Room F1: east wall



Plate 48: Room F2: west wall



Plate 49: Room F2: east wall



Plate 50: Room F2: panelling detail



Plate 51: Room F3: looking north



Plate 52: Room F4: West wall



Plate 53: Room F5: northeast corner



Plate 54: Room F5: west wall



Plate 55: Room F5: door furniture detail



Plate 56: Room F5: south wall



Plate 57: Room F5: timberwork detail



Plate 58: Room F6: looking east



Plate 59: Room F6: fireplace detail



Plate 60: Room F7: looking west



Plate 61: Room F8: panelling on north wall



Plate 62: Room F8: looking south



Plate 63: Room F8: looking west



Plate 64: Room F8: looking east



Plate 65: Room F9: looking north



Plate 66: Room F10: looking east



Plate 67: Room F11: south wall



Plate 68: Room F11: northeast corner



Plate 69: Room F12: looking north



Plate 70: Room S1: looking east



Plate 71: Room S1: looking west



Plate 72: Room S1: north wall



Plate 73: Room S1: purlin detail



Plate 74: Room S2: northeast corner



Plate 75: Room S2: east wall



Plate 76: Room S3: looking south



Plate 77: Room S3: looking north



Plate 78: Room S4: looking southeast



Plate 79: Room S4: eastern gable



Plate 80: Roofspace east of S4



Plate 81: Room S4: looking northeast



Plate 82: Room S4: west wall detail

Doors and window details



Plate 83: Front door



Plate 84: Internal face of front door



Plate 85: Door below the hall stairs



Plate 86: Door between kitchen and study



Plate 87: Door between study and drawing room



Plate 88: Dining room door



Plate 89: Door between landing and bedroom F5



Plate 90: Door between F5 and dressing room



Plate 91: Southern door of dressing room



Plate 92: Latch on dressing room door



Plate 93: Door to en-suite bathroom F12



Plate 94: Door to roofspace south of S4



Plate 95: Room F1: window detail



Plate 96: Room F4: window detail



Plate 97: Room F5: window detail



Plate 98: Room F10: window detail

A selection of the watching brief photographs



Plate 99: Room G1: window opening in west



Plate 100: Room G1: east wall during building works



Plate 101: Room G1: north wall during building works



Plate 102: Room G2: extensive modern building fabric revealed in the east wall



Plate 103: Room G2: modern brickwork below the southern window



Plate 104: Room G6: wall fabric



Plate 105: Room F4: blocked door in south wall



Plate 106: Room F5: bonding and end of ceiling beam in north wall



Plate 107: Room F6: partially exposed tiebeam



Plate 108: Room F7: modern nails in ceiling joist

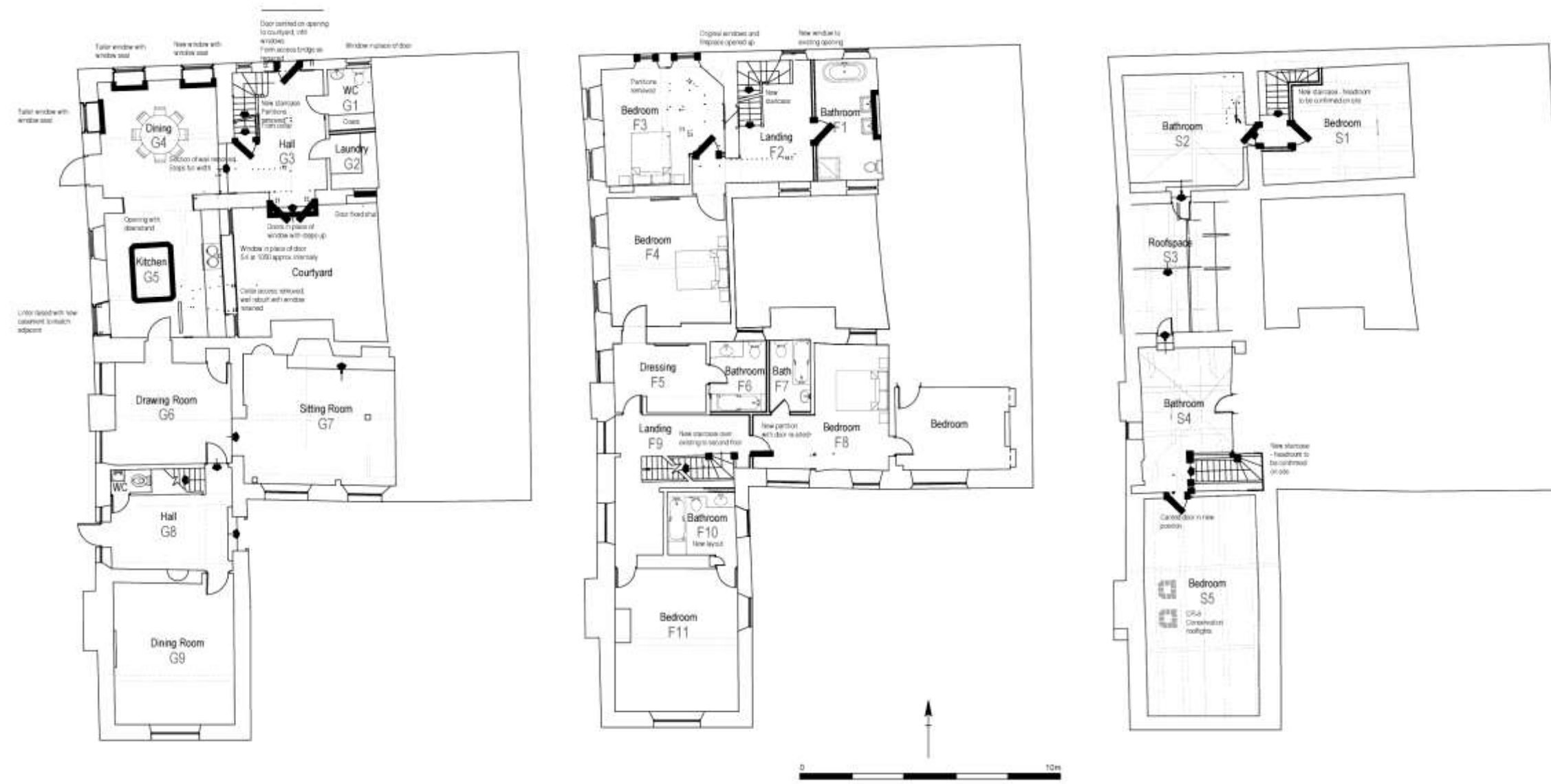


Figure 10: Proposed development plan (scale 1:200)



Figure 11: West & east elevations (scale 1:100)



Figure 12: North elevation (scale 1:100)



Figure 13: Courtyard elevations (scale 1:100)

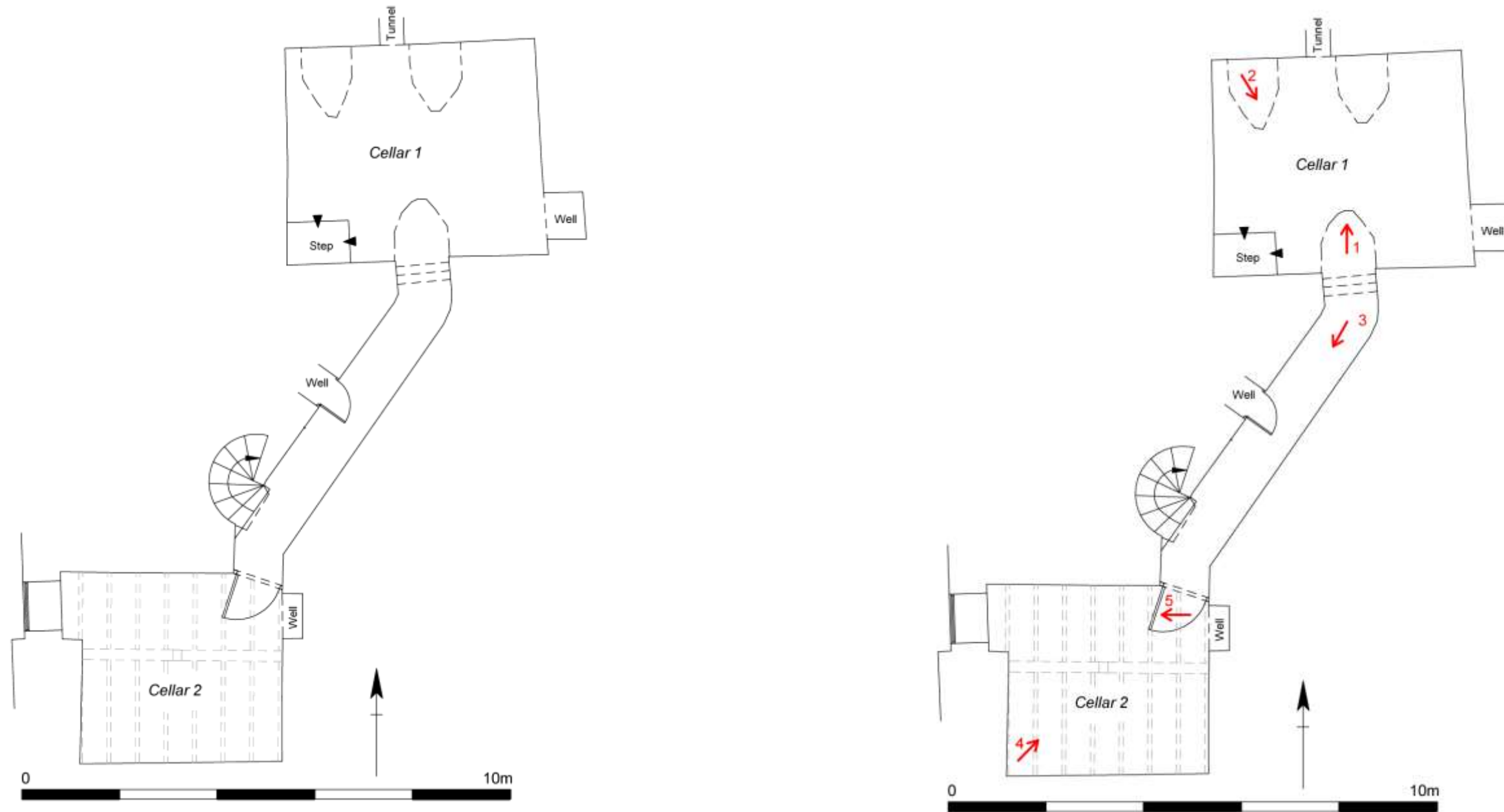


Figure 14: Cellar plan and photo plan (scale 1:100)



Figure 15: Ground floor (scale 1:100)



Figure 16: Ground floor photos (scale as shown)

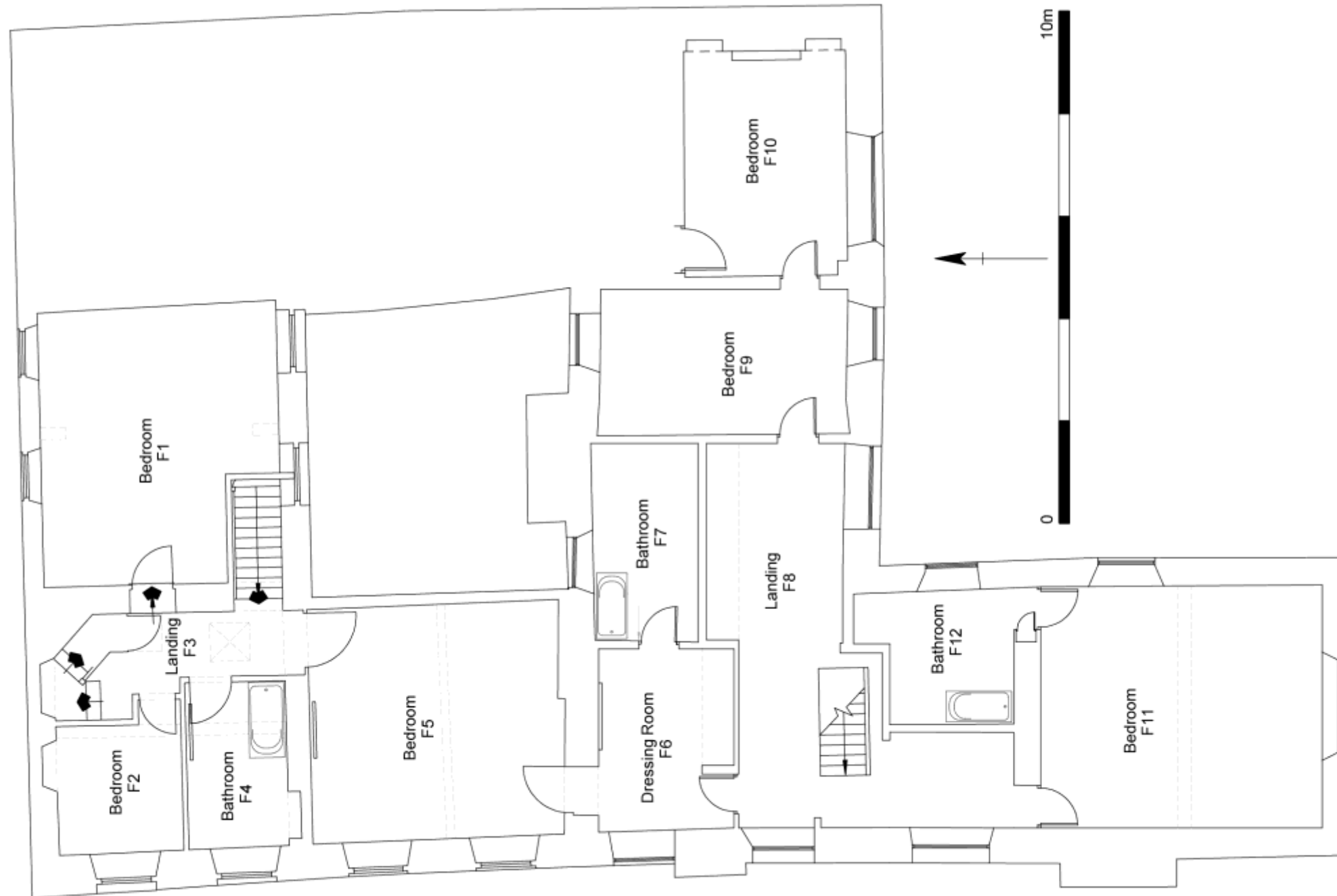


Figure 17: First floor (scale 1:100)



Figure 18: First floor photos (scale 1:100)

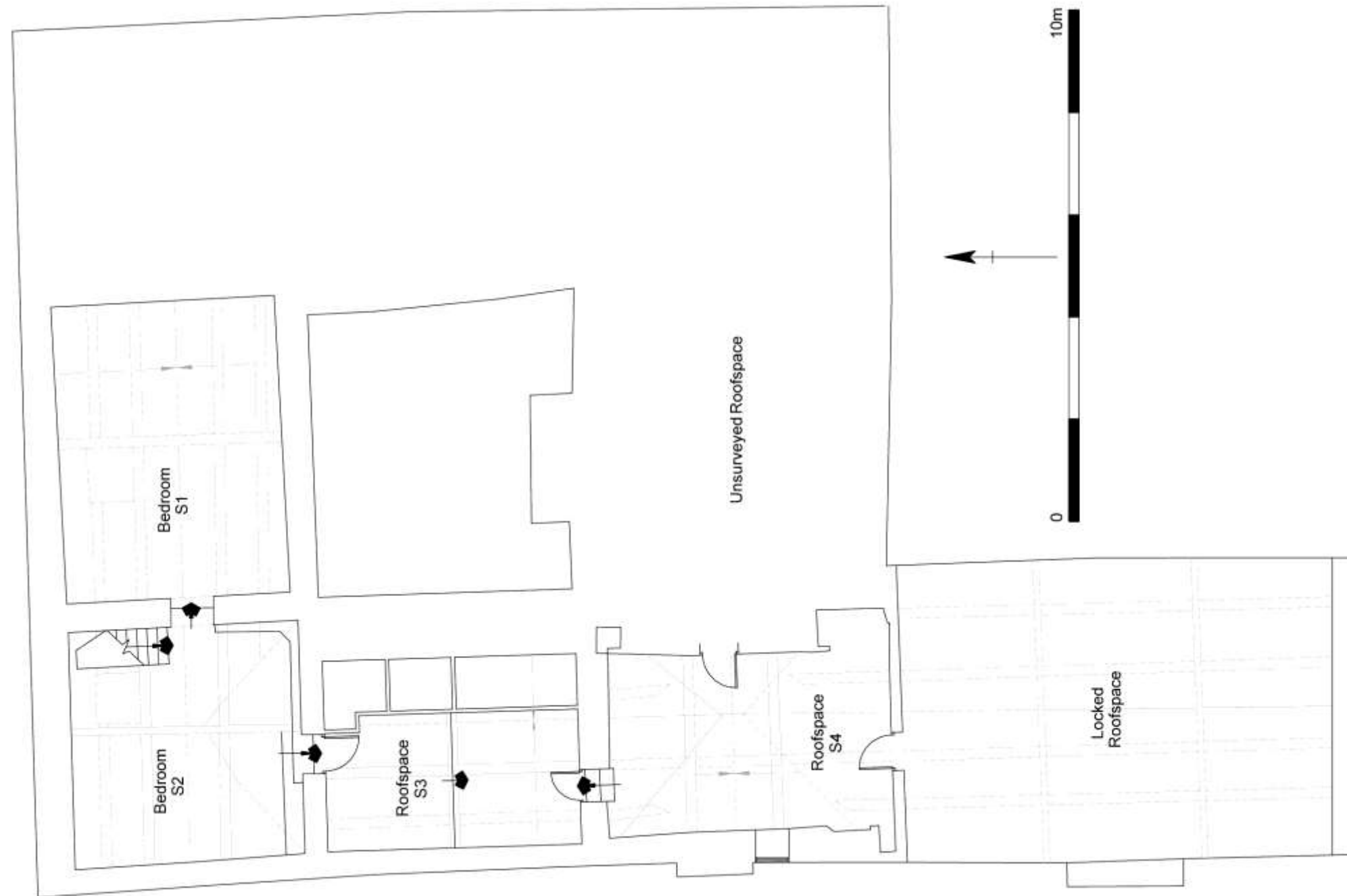


Figure 19: Second floor (scale 1:100)



Figure 20: Second floor photos (scale 1:100)

5 Conclusions

The account of the building's history given by RCHM and subsequently Kate Judge is fairly straightforward. The earliest range is the south or hall range dating from the early 17th century. This replaces an earlier, presumably timber framed, structure but follows the traditional plan form of three bays with the upper end being the present living room (G9). Although the RCHM report is less forthcoming in its dating, the north and south wings appear to have subsequently added in two phases, the southern wing being slightly older than the northern one (Judge 2010:7). The final phase of construction was the addition of the rooms immediately north of the courtyard above a vaulted cellar.

Whilst not wishing to dispute this interpretation, the present writer finds it hard to reconcile it with the surviving historic fabric, particularly in view of the timberwork in attic room S4 and Room G10, which is considered to have been the hall.

The east wall of attic room S4 has within it a robust timber gable end clearly associated with the roof to its east. The timber scantling suggests that it is medieval and as such could possibly predate the stone building. That it was an external gable is clear from the toolmarks that acted as a key for the render. It is its location more than its possible date that raises queries, as it demarcates the western end of a two cell structure. The gable end at the south end of attic room S4 has less robust timbers and is clearly a later build. Structurally it is more likely to indicate a second phase of construction to the north of the hall range rather than the south with this then being the southern extent of Phase 2. This would leave the south wing as being a third phase. This is, however, contradicted by the external stonework; the break in the stonework is to the north of the chimneystack serving the chamber (G9) and not in line with the gable wall to the south of S4. The chronology of the west range is clearly vexing.

To return to the deliberations regarding the timberwork in the south range, that in Room G10 is extremely rudimentary and more in keeping with an outhouse or carriage way. The internal wall shown in the 1892 plan is now only indicated by a vertical post, but this subdivision is reflected in Room F9 where two bridging beams end, at different alignments, on a stub wall. The bridging beam to the west, like its ground floor counterpart, is roughly hewn. The bridging beam to the east is well finished with a slender chamfer with run out stops and is not dissimilar to the bridging beam in the easternmost bedroom. Whether this is indicative of a later build or different status is of interest, particularly as this end of the range has been considered to be the low or service end of the building.

To add to the considerations of Room G9, the fireplace fails to convince as an historical piece; the chamfered quoins could well be historical, as could the chimney stack, but the present configuration suggests rebuild rather than an early feature. Finally, there is a slight but noticeable difference in the floor levels in Rooms G9 and G10.

The evidence of the gable wall in S4, the rudimentary finish of the timbers in the 'hall bay' of the range and the different floor levels could suggest that the hall range was a two cell structure, with Room G10 having a lesser status function than previously considered. The north wing was then added, including a chamber with a cellar below

followed by the south wing. The bonding beams that were exposed in Room F5 and the timber mullion and transom windows throughout the west elevations, suggest an 18th century date, which is in accordance with other interpretations (Fig. 21).

While the early structural history of the building is still open to debate, it is clear from the cartographic and structural evidence that the most recently built part of the house is the central section of the north range built, between 1839 and 1883. On the basis of the jack arches, the cellar is thought to have been constructed in the 19th century (RCHM 1988). The overall appearance of the cellar, including the degree of wear to the stone floor, would suggest that is more likely to have been rebuilt in the 19th century. When the cellar was originally built is unclear, but to all intents and purposes, may have been in the 17th century, and to exploit the source of water.

The building falls comfortably within the norm for the Banbury area. It has a cellar under the parlour resulting in a staircase allowing access to the cellar and first floor being built in the same cell (Wood-Jones 1986: 104), which has since been replaced by the 20th century one in the present hall. The location of the fireplace in Room G10 (against the longitudinal wall) is not the norm in the area; the fireplace in a hall tended to be against the screens passage, except in lowland style houses (*ibid*:139; Pilling 1993: 47).

The fenestration has clearly altered considerably over the centuries as windows were replaced or blocked up altogether. The stone mullion windows with their ovolo moulding and drop end label stops are characteristic of the 17th century, the former being introduced in the area c.1603-1615 and the latter falling out of favour at the end of the century. The timber mullion and transom window, a key feature in the west elevation, was in common use by the end of the 17th century (*ibid*: 255, 261). Although stone dressings are generally found on door and window openings (*ibid*: 252), here they are restricted to the stone mullion windows in the south and east ranges.

The most recent part of the building has been systematically modernised with new joists, plasterboard ceilings, skirting boards as well as a staircase being installed in recent years. It became evident that the historic fabric in general had been extensively modified using concrete and other modern materials. Concrete, which was becoming a more common building material from the late 19th century, has been used *inter alia* for the first floor lintels, where the dimensions and weight are far in excess of structural requirements. Modifications to the roof are clear, firstly in the re-orientation of the roof in the north wing when the additional rooms were added in the 19th century and again some time later when the roofline was set back from the trusses leaving a substantial gap between the ceiling and upper face of the truss.

The location of the front door plays a major role in how a building functions and the use of public and private spaces. In this particular building documentary, cartographic and photographic evidence show that this has been in the south wall of the south range and the west, south and east walls of the south wing. During the survey it was noticed that the emphasis appears to be shifting now to the north wall, close to the working hub of the house (the kitchen) and where the door is easier to open.

The layout was modified with, for example, the installation of the bathroom (F4), which required the original interconnecting door to F5 to be blocked and a new opening created in the east end of the wall. More significantly, the east wall of Room G2 was re-configured when a new staircase was built giving access to the cellars.

The present first floor staircase is not the original and neither are the doors, which are an eclectic mix of styles and dates. The earliest is likely to be the plank and batten door between Rooms F11 and F12, which is medieval in appearance. An 18th century spring latch survives in Room F7 on a door modelled from panelling as well as decorated latch and lock cases in Room F5.

Although some of the more significant rooms may have been panelled in the first instance, the panelling is slightly mismatched in both Rooms G9 and F8 and is likely to have been a later import.

The present re-working of the house has revealed the extent to which the house had been altered and modified in the 20th century. Little earlier fabric was discovered, although the moulded mullion at the base of the fireplace in Room F5 and another within the main body of an internal wall indicates local re-use of building materials.

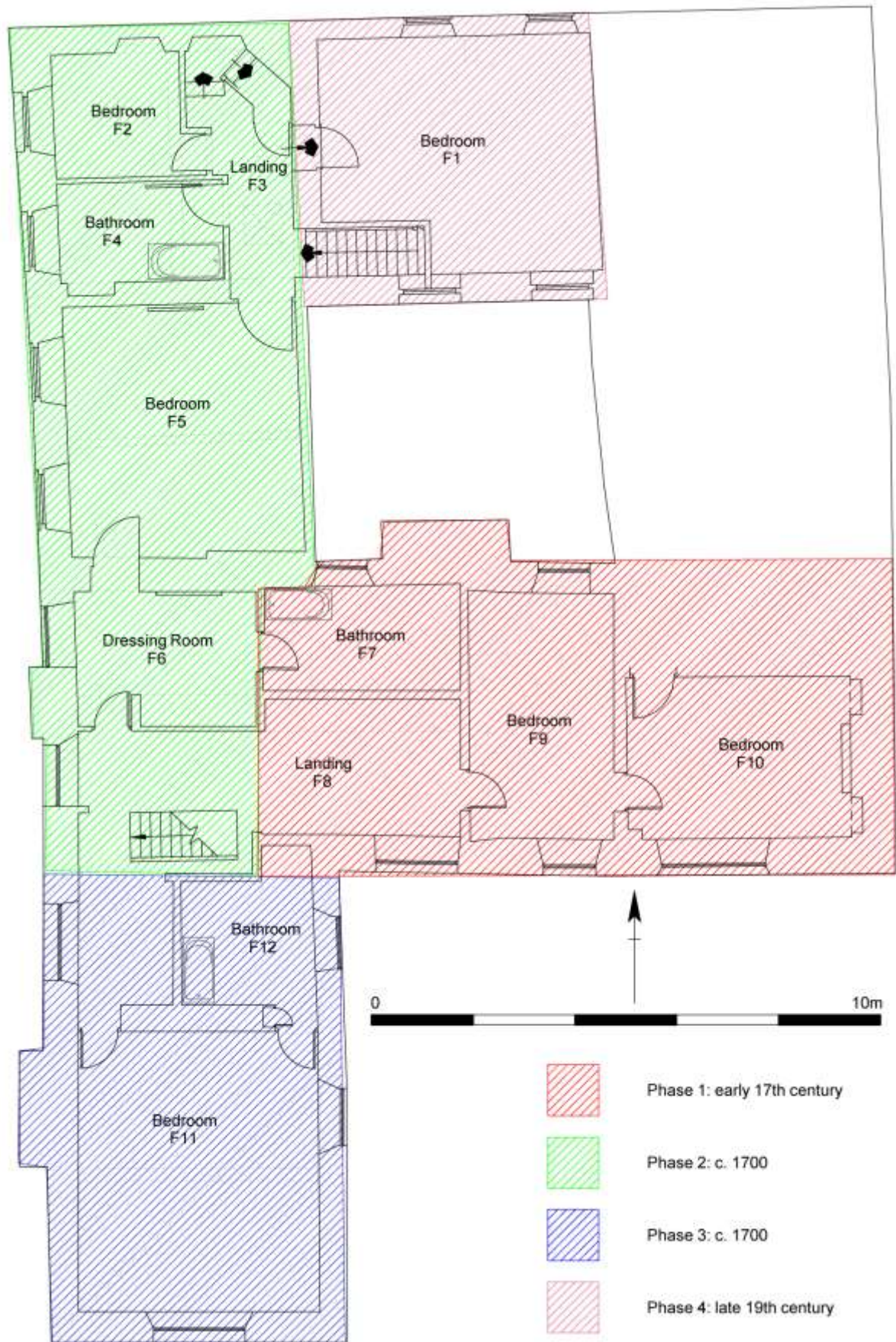


Figure 21: Phase plan (scale as shown)

6 Acknowledgements

The project was commissioned by Simon Martin. The writer is grateful to Simon and Petrina Martin for their assistance. The plans are based on the drawings prepared by JCCH architects and the historical background is largely the work of Kate Judge. The project was monitored by Liz Mordue of Northamptonshire County Council on behalf of the local planning authority. Thanks are also due to the site staff of Elegant Structures Ltd for their knowledgeable assistance during the watching brief.

The project was managed for ASC by Karin Semmelmann MA MifA. Fieldwork was carried out by Karin Semmelmann. The report was prepared by Karin Semmelmann and edited by Bob Zeepvat BA MifA.

7 Archive

7.1 The project archive will comprise:

1. Brief
2. Method statement
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with Northampton Museum at such a time as it is receiving archives.

8 References

Standards & Specifications

- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2010 Institute for Archaeologists' *Code of Conduct*.
- IFA 2008 Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA (various dates) Institute for Archaeologists' *Standards & Guidance* documents (*Desk-Based Assessments 2011, Investigation and Recording of Standing Buildings 2008*).
- Mordue, L. 2012 *Brief for a Programme of Archaeological Building Recording at The Manor House, Culworth Northamptonshire* Northamptonshire County Council

Books and Historical Sources:

- Baker, G. 1822-30 *History of the County of Northampton* London: Nichols & son
- Bridges, J. 1791 *The History and Antiquities of Northamptonshire* Oxford: Clarendon Press
- Judge, K. 2010 *The Manor House, Culworth: historic building analysis* unpublished report
- Macnamara, F.N. 1895 *Memorials of the Danvers Family* London: Hardy & Page
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- Pilling, J. 1993 *Oxfordshire Houses* Oxford: Oxfordshire Books
- RCHM 1982 *An Inventory of the Archaeological Sites in the County of Northampton Vol. IV* London: HMSO
- Whellan, F. 1874 *History, topography, and directory of Northamptonshire* Oxford: Oxford University Press
- Williams, A. & Martin, G.H. 2002 *Domesday Book* London: Penguin
- Wood-Jones, R. 1986r. *Traditional Domestic Architecture in the Banbury Region* Banbury: Wykham Books

Maps

- Tithe Map 1839 Northants CRO Ref: T.230
- Ordnance Survey Map 1883 LIV.12
- Ordnance Survey Map 1900 LIV.12

Pictorial Sources

- Pencil Sketches of George Clarke 1848 Northants CRO Ref: GcPS Book 31, p. 49
- Thornton's drawing of the west elevation of Culworth manor House 1894 Northants CRO Ref: Misc Print 743

Appendix 1: List of Photographs

SITE NO/CODE: 1566/CMH			Site Name: The Manor House, Culworth
Shot	B&W	Digital	Subject
1	X	X	Cellar 1: north wall
2	X	X	Cellar 1: southeast corner
3	X	X	Passage between Cellars 1 & 2 looking south
4	X	X	Cellar 2: southwest corner
5	X	X	Cellar 2: southeast corner
6	X	X	Room G1: north wall
7	X	X	Room G1: west wall
8	X	X	Room G1: southeast corner
9	X	X	Room G1: south door detail
10	X	X	Room G2: northeast corner
11	X	X	Room G2: west wall
12	X	X	Room G2: south wall
13	X	X	Room G2: south door detail
14	X	X	Room G2: West window detail
15	X	X	Room G3: looking east
16	X	X	Room G3: looking west
17	X	X	Room G4: north wall
18	X	X	Room G5: looking east
19	X	X	Room G5: looking west
20		X	Room G7: south wall
21		X	Room G7: northwest corner
22		X	Room G7: northeast corner
23		X	Room G7: door detail
24		X	Room G7: fireplace detail
25		X	Room G8: looking west
26		X	Room G8: southeast corner
27		X	Room G8: front door detail
28		X	Room G8: door below the stairs
29		X	Room G9: north wall
30		X	Room G9: west wall
31		X	Room G9: southeast corner
32		X	Room G9: northeast corner
33		X	Room G9: fireplace detail
34		X	Room G10: northeast corner
35		X	Room G10: northwest corner
36		X	Room G10: southeast corner
37		X	Room G10: southwest corner
38		X	Room G10: fireplace detail
39		X	Room G8: moulding over door to G9
40		X	Room G8: cupboard detail
41	X	X	Room F1: north wall
42	X	X	Room F1: west wall
43	X	X	Room F1: east wall
44		X	Room F2: west wall
45	X	X	Room F2: east wall
46	X	X	Room F3: looking north

47	X	X	Room F4: looking west
48	X	X	Room F5: northeast corner
49		X	Room F5: north door detail
50	X	X	Room F5: west wall
51	X	X	Room F5: south wall
52		X	Room F5: south door detail
53		X	Room F5: furniture on the southern door
54	X	X	Room F6: looking east
55	X	X	Room F7: looking west
56	X	X	Room F6: fireplace detail
57	X	X	Room F7: northwest corner
58		X	Room F6: south door detail
59		X	Room F6: latch detail
60	X	X	Room F8: looking south
61	X	X	Room F8: looking north
62	X	X	Room F8: looking west
63	X	X	Room F8: looking east
64		X	Room F9: detail of beams
65		X	Room F9: looking north
66		X	Room F9: chamfer stop
67		X	Room F9: south window detail
68		X	Room F10: east wall
69		X	Room F10: looking west
70		X	Room F10: window detail
71	X	X	Room F11: south wall
72	X	X	Room F11: northwest corner
73	X	X	Room F11: northeast corner
74	X	X	Room F12: looking north
75	X	X	Room F12: east wall detail
76	X	X	Room F12: door detail
77	X	X	Room S1: looking east
78	X	X	Room S1: looking west
79	X	X	Room S1: mortice detail
80		X	Room S1: mortice detail
81		X	Room S1: overlapping purlins
82	X	X	Room S1: north wall
83	X	X	Room S2: looking west
84	X	X	Room S2: looking east
85	X	X	Room S2: northeast corner
86		X	Room S2: Truss detail
87	X	X	Room S3: looking south
88	X	X	Room S3: looking north
89	X	X	Room S4: east wall
90	X	X	Room S4: southeast corner
91	X	X	Room S4: southeast corner
92	X	X	Room S4: southeast corner
93	X	X	Room S4: east gable
94	X	X	Room S4: northeast corner
95	X	X	Room S4: unconverted roofspace to the east
96	X	X	Room S4: unconverted roofspace to the east
97	X	X	Room S4: window

98	X	X	Room S4: doo to southern unconverted roofspace
99	X	X	North elevation
100	X	X	North elevation
101		X	North elevation: dormer windows and chimney
102	X	X	West elevation from the northwest
103	X	X	West elevation: northern end
104	X	X	West elevation central gable section
105		X	West elevation: central gable detail
106	X	X	West elevation: central section
107	X	X	West elevation: hall bay
108	X	X	View of the house from the southeast
109	X	X	South elevation
110	X	X	South and east elevations
111	X	X	East elevation of the west range
112	X	X	Front door detail
113		X	Corner of the south and west ranges
114	X	X	South elevation: timber window detail
115	X	X	South elevation: stone window detail
116	X	X	South elevation of the west range
117	X	X	View of the house from the southwest
118		X	Southern end of the east range
119	X	X	Central section of the east range
120	X	X	Internal courtyard: southwest corner
121	X	X	Internal courtyard: upper section of the south wall
122	X	X	Internal courtyard: northeast corner
123	X	X	Internal courtyard: lower section of the east wall
124	X	X	Internal courtyard: upper section of the east wall
125	X	X	Internal courtyard: eastern end of the north wall
126	X	X	Internal courtyard: southeast corner
127	X	X	Internal courtyard: northwest corner
128		X	Room F1: window detail
129		X	Room F1: window detail
130		X	Room F2: step detail
131		X	Room F2: detail of timberwork in the east wall
132		X	Room F2: panelling detail
133		X	Room F2: features on the south wall
134		X	Room F4: window detail
135		X	Room F4: window detail
136		X	Room F5: detail of timberwork on west side of the room
137		X	Room F5: window detail
138		X	Room S4: detail of timberwork in the east wall
139		X	Room F4: south wall during building works
140		X	Room F4: ceiling during building works
141		X	Rooms F2 & F3 looking northeast
142		X	Room G2: east wall
143		X	Room F5: north wall
144		X	Room F5: northeast corner
145		X	Room G2: east wall
146		X	Room G2: southeast corner
147		X	Room G1: southwest corner
148		X	Remains of the wall between Rooms G1 & G2

149		X	Room G1: north wall
150		X	Room G1: east wall
151		X	Room G3: south wall
152		X	Room G3: west wall
153		X	Room G1: west wall
154		X	Mullion on rubble heap
155		X	Exposed building fabric in west wall of G1
156		X	Exposed building fabric in G5/G6
157		X	Room F7: exposed ceiling joist
158		X	Room F6: partially exposed tiebeam in east wall
159		X	Room F5: bonding beam

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	The Manor House, Culworth	OASIS reference:	Archaeol2-139111
Short Description:	<p>Between September and December 2012 historic building recording and building watching brief was carried out at The Manor House, The Green, Culworth, Northamptonshire as a condition of Listed Building Consent for development involving buildings on the site. The house is a Grade II listed stone building of two storeys, attics and cellars under tiled roofs. Built by the Danvers family who held the manor from 1437 until 1776, the Manor House now comprises three of the four ranges of buildings around a central courtyard. The east range has been subdivided into three cottages.</p> <p>The earliest surviving part of the house is the south range, which dates from c.1600. It was extended in the early 17th century by the addition of two wings to the west of the south range, and the final phase occurred in the late 19th century when the still open northern side of the courtyard was constructed. The building fell into decay after the last of the Danvers family died in 1794, and the interior was stripped of its oak fittings, fireplaces before 1830.</p> <p>The building restored in the 1920s-40s and the present building works have revealed an extensive array of alterations in modern building materials, most particularly concrete. This report also questions the previous interpretations of the buildings history, with the suggestion that the present south range did not in fact house the hall.</p>		
Project Type:	Historic Building Recording		
Previous work: (eg. SMR refs)	None	Site status: (eg. none, SAM, listed)	Grade II Listed
Current land use:	Residential	Future work: (yes/no/unknown)	No
Monument type:	Manor House	Monument period:	Post-medieval
Significant finds: (artefact type & period)	N/A		
PROJECT LOCATION			
County:	Northamptonshire	OS reference: (8 figs min)	SP 5425 4708
Site address: (+ postcode if known)	The Manor House , The Green, Culworth, Northants, Banbury, OX17 2BB		
Study area: (sq. m. / ha)	N/A	Height OD: (metres)	N/A
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	L. Mordue, NCC	Project design originator:	ASC Method Statement
Project Manager:	Karin Semmelmann	Director/Supervisor:	Karin Semmelmann
Sponsor / funding body:	Mr & Mrs Martin		
PROJECT DATE			
Start date:	29 th September 2012	End date:	7 th December 2012
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Northamptonshire Museum	N/A	
Paper:		Survey notes, architects drawings, photos etc	
Digital:		CD with all digital files	

BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording & Watching Brief; The Manor House, Culworth, Northamptonshire		
Serial title & volume:	ASC Ltd Report ref. 1566/CMH/1		
Author(s):	Karin Semmelmann MA Mifa		
Page nos	70	Date:	12 th December 2012