

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING RECORDING: 50 MARKET PLACE BRACKLEY NORTHAMPTONSHIRE

on behalf of MP Brackley Ltd



Karin Semmelmann MA AIFA

May 2007

ASC: 916/BMP/1

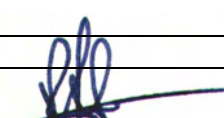
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Site Data

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<i>County:</i>	Northamptonshire		
<i>Village/Town:</i>	Brackley		
<i>Civil Parish:</i>	Brackley		
<i>NGR (to 8 figs):</i>	SP 58490 36955		
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Internal Quality Check

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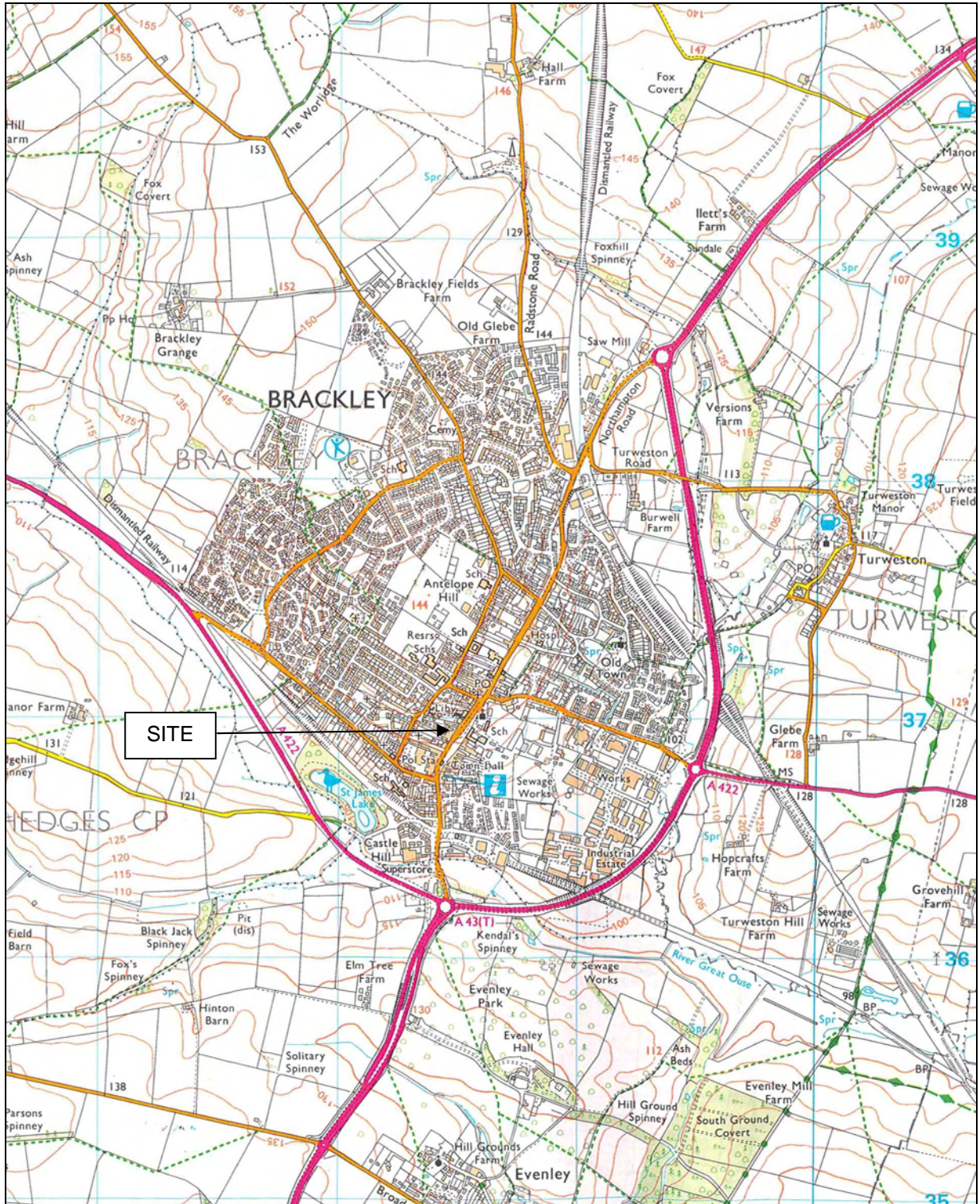


Figure 1: General location (scale 1:25,000)

Summary

In May 2007 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording of 50 Market Place, Brackley, Northamptonshire in response to proposals for the conversion of buildings on the site for residential use.

The property is a complex of three rubble stone buildings with a narrow carriageway to the south and a stone outhouse in the walled garden to the rear. The earliest building is the L-shaped structure on the street frontage (Building 1), which is probably early 18th century. The second floor of the street range appears to have been raised in the late 18th century, when the new window openings with box seats were created, the brickwork added to the chimneys and display cupboards added.

Building 2, which lies to the rear of Building 1 is of similar date, but appears to have functioned separately to Building 1. It has a double chimney serving an inglenook fireplace and a large blocked window in the first floor opening onto the more easily accessible lane to the north of the property. It is thought possible that this functioned in some sort of commercial aspect such as cookhouse or brewhouse with goods going in and/or out of the window.

There is cartographic evidence that Building 3 and its extension were extant by 1830. It has undergone extensive restoration and no original features have survived internally.

1 Introduction

1.1 In May 2007 *Archaeological Services and Consultancy Ltd (ASC)* carried out historic building recording of 50 Market Place, Brackley, Northamptonshire (NGR SP 58490 36955: Fig. 1). The project was commissioned by Neil Tanner on behalf of MP Brackley Ltd, and was carried out according to ASC's standard Method Statement (Appendix 1). The relevant planning application reference is P/2007/0102/PRE.

1.2 *Planning Background*

This building recording project has been required under the terms of *Planning Policy Guidance Note 15 (PPG15)*, in response to proposals for the conversion of buildings on the site for residential use.

1.3 *Location*

The site is located on the west side of Market Place, which lies in the centre of the town of Brackley. It is bounded by a lane to the north, Market Place to the east, a shop to the south and further buildings to rear of the garden to the west.

1.4 *Description*

The building, which is Grade II listed, comprises an L-shaped structure on the street frontage. To the rear of this is a rectangular building under a tiled roof, which links this to a more recent structure to the rear of the complex. All the buildings are of local

limestone rubble, including a detached shed in the garden. The chimneys are stone and brick.

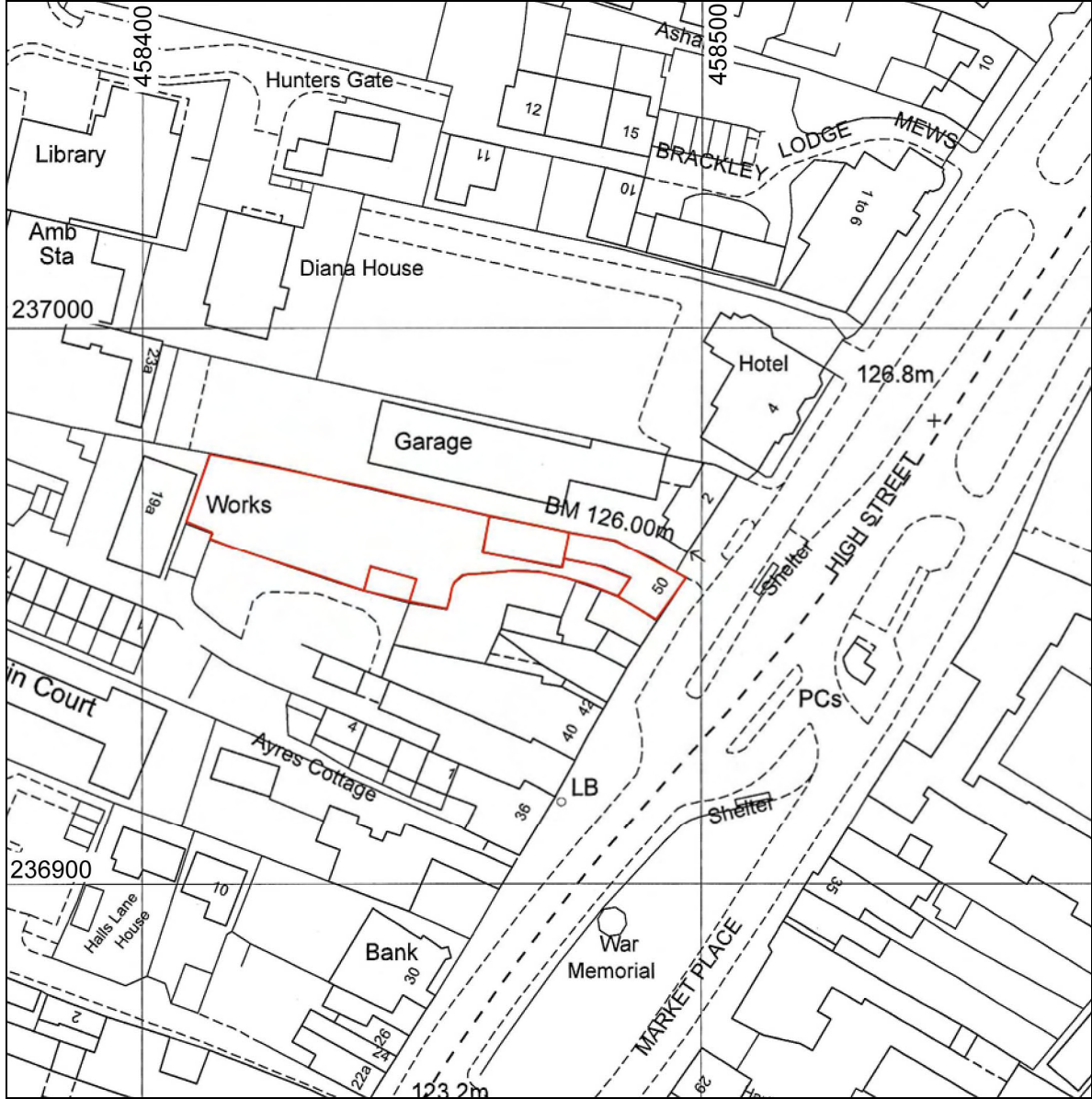


Figure 2: Site location (scale 1:2,500)

2 Aims & Methods

2.1 Aims

As described in the Method Statement the aims of the building recording were:

- To compile a detailed record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion

2.2 Standards

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), 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, using all readily available sources (eg. Sites & Monuments Record, County Record Office, local libraries, planning records)
- A survey of the building normally to RCHME Level 2 or 3
- Preparation of a report, based on the results of the above.

3 Historical Background

3.1 *Medieval* (1066-1500)

The name Brackley is thought to derive from Bracca's clearing or a clearing with bracken (Beresford & Joseph 1979, 229; Foard & Ballinger 2000, 11). The earliest settlement lay in the northwest of the present town, adjacent to St Peter's Church, and is of Roman date. Little other than the location is known about this settlement other than its location (RCHME 1982, 22).

It is possible that there was an element of settlement continuity as some early-mid and middle Saxon pottery sherds have been found immediately northwest of the church (Foard & Ballinger 2000, 10). The name, location and the shape of the churchyard suggest that St Peter's Church may have been the minster church, although the present building is of medieval date. Rumbold's Well, which is dedicated to the infant son of King Alenfrid of Northumbria and St Cyneburg, the daughter of Penda, and lay to the west of the church, is perhaps further indication of the early establishment of an ecclesiastical site in the town (Foard & Ballinger 2000, 35).

Brackley is listed in the Domesday Survey of 1086 as being of 2 hides with land for 5 ploughs. There were 6 slaves, 10 villeins and 8 bordars with 3 ploughs and 10 acres of meadow, the whole being worth £4. It was held by Earl Aubrey of the King (Williams & Martin 2002, 606). There is also another entry for Earl Aubrey, which records him as holding 2 hides in Halse and 1 hide in Brackley that had belonged to Azur before the Conquest (*ibid*). The church and mill lay within this holding.

Brackley Castle was built by the Earl of Leicester, southwest of the original settlement. The new town, one of only two new plantations in medieval Northamptonshire, is likely to have been either laid out at the gates of the castle in the late 11th or early 12th century, or when the hospital was founded by the 2nd Earl in 1150 (Foard & Ballinger 2000, 13).

Several dates have been proposed for the destruction of the castle: after the Baron's Revolt of 1173 when the 3rd Earl lost his estates to the Crown; in 1206 when the castle passed to the Earls of Winchester, or perhaps not until after 1215 when the Barons who were to confront King John in Oxford stopped at Brackley (Foard & Ballinger 2000, 29).

The destruction of the castle does not appear to have undermined the growing wealth of the town in the 13th and 14th century, which was based on the wool trade. This changed in the later medieval period, when the focus of the wool trade shifted to East Anglia and the Cotswolds, leaving Brackley in serious decline until the coaching era.

3.2 *Post-Medieval & Modern* (1500-to present)

The importance of Brackley in the post-medieval period lay in the fact that it was a local market centre serving a wide hinterland, and that it lay on the main Northampton to Oxford Road (*ibid*. 59). The growing trade in the coaching era may be reflected in the number of inns present in the town. There were 33 alehouses in

1755 including 4 inns and 6 inns but only 21 alehouses 5 years later, suggesting that there was a growing demand for accommodation and the other services an inn could provide. By 1828 there were only 19 alehouses, which may have been due to a decline in the market (*ibid.*)

Two railway lines ran through Brackley, each with a station close to the town. The first opened in 1840 and the Great Central Railway arrived in 1899. Neither made much impact on the industrialisation of the town (Foard & Ballinger 2000, 75).

3.3 Cartographic Evidence

The earliest cartographic evidence for the site is from the 1830 Enclosure Map, where it is recorded that the house and garden belong to William Cave. Although not depicted here, the map shows a similar layout to that on the 2nd edition Ordnance Survey map of 1885 (Fig. 3). The current configuration of buildings is already present with an additional structure at the western end and more outbuildings than today.

The 1922 Ordnance Survey Map (Fig. 4) shows the western end as having even more additional structures, and what appears to be the present shed has been built.



Figure 3: Extract from the 1855 Ordnance Survey Map (*not to scale*)

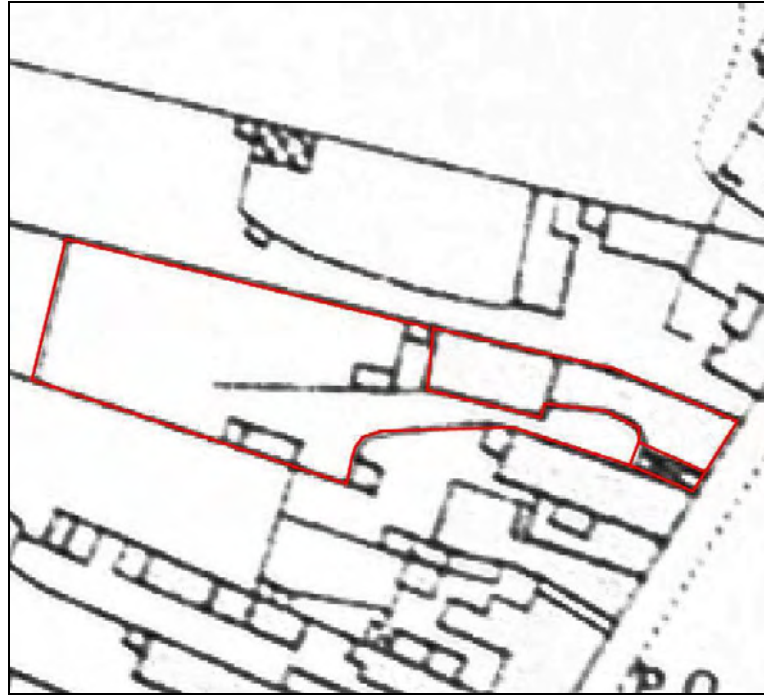


Figure 4: Extract from the 1922 Ordnance Survey Map (*not to scale*)

3.4 *Listed Building Description*

BRACKLEY MARKET PLACE 1. 5328 (West Side) No 50 SP 5836 1/12 22.4.50. II 2. An ancient house, possibly C17. 3-storeyed coursed rubble (vide north side) with a late C18 roughcast front with a moulded cornice, parapet and Doric side pilasters. Modern boxed-out shop front with a bracketed flat hood. Plain bands at 1st and 2nd floors. 2 brick shafts on stone bases. 4 sash windows in moulded stone frames.

4 Description

4.1 General

The buildings comprising 50 Market Place include an L-shaped building on the street frontage (Building 1), a rectangular addition to the rear of the east-west aligned range (Building 2) and a more recent building to the rear of the complex, which has since been extended (Building 3) (Fig. 10). All of the buildings are of limestone rubble under either tiled or slate roofs. A single-storey free-standing stone shed, which is located southwest of the complex in the garden was also included in this project.

4.2 South Elevation (Fig. 5, Plates 1-3)

The only accessible part of the south elevation of Building 1 is that of the west range. There is a modern iron staircase leading to a door on the first floor that is now the main entrance to one of the flats. There are three single light, fixed pane windows on the ground floor with limestone lintels and tile sills. All are modern insertions. A trapezoidal window has been inserted into the first floor wall to the east of the door. This lies beneath a wooden lintel, as does the 4-light casement window to the south of the door. A casement window also lights the second floor. The door has also been cut into the wall in recent times as is apparent in the stonework and the earlier wooden lintel. There is a stone and brick chimney at the end of the south elevation.

The south elevation of Building 2 has also undergone some alteration in recent years. There is a blocked door on the ground floor with a concrete lintel and ironstone infill. To the south of this is a line of 6 single pane windows containing frosted glass with a tile sill. The first floor windows are modern; the eastern one is of 2-lights with frosted glass and a tilting light to the top. The western window is a 4-light casement with an opening casement on either side of the central double light arrangement, which has a fixed pane below a tilting upper light.

The south elevation of Building 3 is also of rubble limestone under a slate roof. The eastern arris is rounded with run out stops. There are five modern timber casement windows on the ground floor in total. The two in the older, eastern part of the building are under wooden lintels that in turn lie below stone lintels with a raised keystone. The lintels over the ground floor windows in the western, more recent addition are concrete. All the lintels over the first floor windows are of timber. There are four small ventilation holes measuring 21 x 14 cm near the bottom of the elevation.

4.3 North Elevation (Fig. 6, Plates 4-8)

The north elevation of Building 1 clearly shows the outwards extension of the second floor, which is brick built in an otherwise stone elevation. Within the stonework are a number of bonding timbers, inserted in the 18th and early 19th centuries as it was considered that they strengthen stone walls. A stone and brick chimney is located at the eastern end of the elevation.

The north elevation of Building 2 is dominated by a large rectangular opening that is now weatherboarded. This lies beneath a timber lintel. That this former opening is

actually on the first floor of the building clearly demonstrates the sharp rise in the ground level at the northern site boundary.

The north elevation of Building 3 is largely featureless, other than the change from slates to a tiled roof at its western extent.

4.4 West Elevation (Fig. 7, Plate 9)

The west elevation of Building 1 shows two phases of construction. The earlier build, made of stone, has a 2-over-2 sash window beneath a timber lintel. Below this is a brick extension housing an office on the ground floor and a toilet and bathroom on the first floor. It also encompasses the carriageway to the south of the building, which can be entered by a door in the west and the east, and an outside WC in the southwest corner of that. The windows are of various styles and other than the sash window on the second floor fairly modern. They are described in the entries for the individual room below.

There is a brick chimney at the western end of Buildings 1 and 2 and in the middle of Building 3.

The west elevation of Building 3 has a door with a wooden lintel on the ground floor and a 4-light casement window on the first floor. As the ground rises to the north, the door is reached by two steps.

4.5 East Elevation (Fig. 8, Plates 10)

This is the main elevation of the site, and has been modified to include a shop frontage, modern metal windows to all floors, except a timber dormer window, rendered walls and Doric style pilasters at either end. Each floor is defined by a plat band and a cornice above the second floor, which has been extended forwards, creating a lead lined terrace behind the parapet wall.

The east elevation of Building 3 has a ramp leading up to the 6-panelled front door with a rectangular light above it. Both arrises of the east wall are rounded with runout stops.

4.6 Cellar (Fig. 9)

Room C1 (Plate 11)

Size: 3.53 × 2.42m, height 1.62m

Location: Below G1a

Description: This vaulted cellar lies towards the front of the shop and is accessed via another cellar (C2) described below. It has a York stone floor, stone and brick vaulting, storage recesses at the eastern end and a curve to the southwest corner. The walls are painted white, and both cellars have electric light.

Room C2 (Plate 12)

Size: 3.79 × 3.46m, height 1.91m

Location: West of Cellar C1

Description: This cellar is accessed by a brick stair in the northwest corner, which leads to Room (G6). At the other end of the cellar is a single step leading down to C1, and the floor in this area is York stone. Elsewhere it appears to be concrete. The walls are plastered and painted, except the north wall, which was obscured by plastic sheeting. The ceiling consists of the joists and floorboards above and vary to either side of the centrally located pillar supporting agro props. The floorboards to the west of the pillar run east-west and are oak with additional joists. Those to the east are softwood and run north-south.

4.7 Ground Floor (Fig. 10)

Room G1a (Plates 13-14)

Size: 6.30 × 5.35m, height 2.03m

Location: Eastern end of Building 1

Description: This and Room G1b (see below) have been united to form the shop. The walls are papered and painted and covered with shelves and fridges. There is a counter running parallel to the north wall and a display window at the eastern end of the room. The shop door is located immediately south of the window in a passage created by the return wall of the window, a fridge and some decorative ironwork running alongside a ramp. The ceiling is also papered and painted with modern timbers added for decorative purposes. Two iron columns support a north-south orientated axial beam. The timber floor is now covered with vinyl.

Room G1b (Plates 15-16)

Size: 7.34 × 3.49m, height 2.62m

Location: West of Room G1a.

Description: The décor is exactly as in Room G1a, described above. There are no windows, but a modern door in the south wall leading to Room G3 and another in the west wall leading to Room G2. A slight ramp leads up from Room G1a and the floor slopes slightly towards the west.

Room G2

Size: 2.25 × 2.82m, height 2.06m

Location: In the angle between Room G1a & G1b

Description: This lies within a later, brick built addition to Building 1. The room has a window in the west wall with a single fixed pane that has frosted and meshed glass. A door in the north wall leads to Room G1b and another in the south wall to the carriageway to the south of the building. There is shelving to the east and north walls and a safe in the northeast corner. The walls and ceiling are plastered and painted and the floor is covered with decorative floor tiles with a geometric design and floral motif. The wall in the northeast corner of the room has a rounded profile that is architecturally associated with the stone building behind it and is likely to have been intended as additional structural support.

Room G3

Size: 2.65 × 1.70m, height 2.63m

Location: Building 2; west of Room G1b

Description: This is the first ground floor room in Building 2 and has been created in the southern part of a once larger room. The first section of the north wall is part of the brick fireplace that is otherwise no longer evident on the ground floor. The remainder of the north wall is a stud partition. The south wall is recessed and houses a sink and shelving. The walls and ceiling are painted and the floor has carpet tiles.

Room G4 (Plates 17-21)

Size: 5.18 × 4.27m, height 2.54m

Location: Western end of Building 2

Description: This room has also been subdivided to form this and Room G5 described below. This room has a door in the east wall to Room G3 and the south wall to Room G5. The south wall also has 3 fixed windows with frosted glass allowing indirect light in from the yard beyond Room G5. There is also a single tilting window with a scroll catch and frosted and meshed glass above the door in the southwest corner. There is shelving on the east and north walls and a large inglenook fireplace in the west wall. This has been modified to include a vaulted ceiling with a trap door allowing access to the double chimney. On either side of the reduced fireplace is a cupboard; that to the north is arched with fielded panels and that to the south has a plank and batten door. There is a seat in the south wall of the recess.

The walls and ceiling are painted and the floor has vinyl covering over an unidentifiable stone floor.

Room G5

Size: 2.85 × 1.13m, height 2.53m

Location: Building 2; south of Room G4

Description: This is now a WC with a separate wash area. There are 3 fixed windows in the north wall that divides it from Room G5 and 5 tilting windows in the south wall with frosted and meshed glass. The walls and ceiling are painted and the floor has a vinyl covering,

Room G6

Size: 2.07 × 1.88m, height 2.59m

Location: Building 2; north of Room G3

Description: This storeroom houses the stairs that lead down to the cellars. There are no windows, the walls and ceiling are painted and there are carpet tiles on the floor. There is a door in the south wall opening from Room G3 and another in the northeast corner of the room opening to the brick-built cellar stairs.

Room G7

Size: 1.29 × 1.41m

Location: Eastern end of Building 3

Description: This is the entrance hall to Building 3, which has a flight of stairs of 13 risers north of the front door. The door itself is a 6-panelled, Regency style door with a Suffolk latch and a single light window above. There is a modern timber casement window in the south wall.

Room G8 (Plates 53-56)

Size: 5.79 × 3.80m, height 2.60m

Location: Building 3; west of Room G7

Description: This is the kitchen with a sink against the south wall with modern timber casement windows above and work surfaces along the east and north walls. There is a walk-in larder in the northeast corner of the room, and a boiler in the former fireplace in the northwest corner. The walls and ceiling are painted and there is tiling along the south wall. A door in the southeast corner of the room opens from the hall (G7) and another in the southwest corner opens into the living room G9. The floor is vinyl.

Room G9 (Plates 57-59)

Size: 5.92 × 4.67m, height 2.30m

Location: Building 3; west of Room G8

Description: The south and east walls are papered and the north and west are painted and covered with shelving. There are two modern timber casement windows in the south wall, a modern door to Room G8 in the east wall and another to G10 in the west wall. The ceiling is painted and the floor has vinyl tiles.

Room G10 (Plates 60-61)

Size: 5.92 × 3.91m, height 2.29m

Location: West end of Building 3

Description: This has a 6-panelled door in the west wall giving access to the garden, and a modern door in the east wall opening from Room G9. There is a modern timber casement window in the south wall and a large cupboard in the southwest corner. The east wall is papered, but all the others are painted. The ceiling is also painted and the floor has vinyl tiles.

4.8 First Floor (Fig. 11)

Room F1 (Plates 22-25)

Size: 4.65 × 4.04m, height 2.53m

Location: Northeast corner of Building 1

Description: This room is lit by two aluminium sash windows in the east wall with a wooden window seat beneath each. There is a blocked fireplace in the north wall with a built in cupboard on either side. That to the east has a small panelled door below a glazed door with 8-lights. That to the west has 2 panels and L-hinges that were common in the 18th and early 19th century. The door in the west wall to the passage (F3) has 4 panels, L-hinges, a fingerplate and wide architrave. There is a step down into the passage.

The walls are painted and have a dado rail and skirting board. There is also a picture rail along the north wall and the northern end of the east and west walls. The binding beam that runs north-south has bead moulding that is somewhat obscured by paper and paint.

Room F2 (Plates 26-29)

Size: 5.29 × 4.18m, height 2.59m

Location: Southeast corner of Building 1

Description: This is a kitchen/diner. There are two aluminium sash windows with window seats in the east wall, a 4-panelled door with L-hinges and finger plate in the northwest corner of the room and a blocked doorway in the north wall. This lies to the east of the largely obscured vertical post that supports the binding beam. The sink and cooker lie in the southwest corner of the room and a series of cupboards conceal the 1930s fireplace surround in the southeast corner. A cupboard has been built into the west wall to the south of the door.

The walls are painted and all lean out, except the western part of the north wall, which leans into the room. There is a picture rail and moulded skirting boards. The ceiling is painted and the floor has a vinyl covering in the kitchen area and carpet elsewhere.

Room F3 (Plates 30-31)

Size: 4.16 × 0.87m, height 2.56m

Location: Building 1; Passage leading to Rooms F1 & F2

Description: The walls are painted and papered with skirting boards throughout and a cornice on the north wall above an 18th century display cupboard with a shell hood. The doors to this cupboard are panelled rather than being glazed, and consist of a pair of single panelled doors at the bottom and a pair of arched, 3-panelled doors above. The doors in the south wall to Room F2 and west wall to Room F1 have been described above.

There is an enclosed stair with 6 risers leading to the lobby (F6) in the southwest corner of the room.

Room F4

Size: 1.60 × 1.18m, height 2.0m

Location: In brick extension to Building 1

Description: This is a small WC with white painted wood panelled walls to the east and south, a 6-light frosted window in the west wall with metal glazing bars and a tilting upper section. In the northeast corner of the room is a plank and batten door. The floor is carpeted.

Room F5

Size: 2.23 × 1.84m, height 2.0m

Location: In brick extension to Building 1, south of Room f4

Description: This is a small bathroom with the bath along the south wall and a basin against the west wall. There is a plank and batten door in the northeast corner of the room which has a notch carved out of the top, west corner. The window over the basin has 2 pairs of 6-light casements with frosted glass, a scroll catch and window stay on the left window and a shell catch on the right one. The walls are tiled around the bath and painted elsewhere. The ceiling is painted and the floor carpeted.

Room F6

Size: 1.91 × 1.68m, height 2.79m

Location: Building 1; south of Room F8

Description: This is the entrance lobby into the flat. There are no windows and the walls and ceiling are painted. There is a 4-panelled door in the east wall dividing the lobby from the landing (F7) and the front door lies within a recess in the south wall. The lobby is two steps lower than the landing and is carpeted.

Room F7 (Plates 32-33)

Size: Not measured

Location: Building 1: landing

Description: This small area has 2 steps to the west leading down to the lobby (F6), 3 steps in the south leading down to rooms F4 & F5, a staircase of 6 risers going down eastwards to the passage (F3) and an closed string staircase of 7 risers with vase shaped turned balusters and decorated pendants. There is a single light, modern, trapezoidal window above the opening to the passage leading to rooms F4 & F5, the top of which is exposed next to the stair to the second floor. The floor is carpeted.

Room F8 (Plates 62-64)

Size: 5.97 × 3.70m, height 2.79m

Location: West end of Building 1

Description: This has a wooden window with a pair of 2-light casements with scroll catches and window stays and a wooden seat that slopes severely to the east beneath. At the northern end of the room is a large cupboard with double doors and two steps up into the cupboard space. There is shelving to the north and south walls, wide timber floorboards and it formerly opened into the passage (F3) beyond.

The walls are painted and have a moulded cornice, dado rail to the north and east wall and skirting. The binding beam has bead moulding. The ceiling is painted and the floor carpeted over wooden floorboards.

The southeast corner of the room has been partitioned off to create the entrance lobby (F6).

Room F9 (Plates 65-66)

Size: 6.37 × 1.64m, height 3.30m

Location: Northern side of Buildings 2 & 3

Description: This is a long passage linking all three buildings. There is a bench in a recess in the north wall of Building 2 with a blocked opening measuring 3.55m long x 1.84m high above. The ceiling slopes to north and the walls are painted with plain skirting boards. There is a modern door in the east wall to Room F8, another in the west wall to Room F14 and 4 in the south wall opening into Rooms F10 - 13.

This passage in Building 2 is lower than the neighbouring rooms on either side. There is a step up to Rooms 8, another into the section in Building 3 and a third up to Room F13, which is in the extension to Building 3.

Room F10 (Plates 67)

Size: 3.44 × 3.13m, height 3.24m

Location: Southeast corner of Building 2:

Description: This has a modern fixed window with a tilting panel above in the south wall, a modern door in the west wall to the passage (F9) and a built in wardrobe with a step up to it in the east wall. The ceiling, which is painted, slopes to the south and the floor slopes to the east. The walls are painted with plain skirting boards. The floor is carpeted.

Room F11 (Plates 68)

Size: 3.08 × 2.45m, height 2.16m

Location: Southwest corner of Building 2

Description: This is a bathroom with the bath against the east wall, the basin and WC against the south wall and a modern timber casement window above. The east and south walls are tiled and the others painted. The ceiling, which is also painted, has a loft hatch. The floor is carpeted.

Room F12 (Plates 69-71)

Size: 5.29 × 4.78m, height 2.51m

Location: East end of Building 3

Description: This is accessed by a door in the north wall. It has two casement windows in the south wall with splayed windowsills and 3 2-light casements apiece, the central ones being fixed and the others opening with scroll catches and window stays.

The walls are painted with plain skirting boards and the ceiling, which is also painted, slopes to the south. There is a chimneybreast in the west wall and a small loft hatch close to it. The floor is carpeted.

Room F13 (Plates 72-73)

Size: 4.86 × 4.12m, height 2.31m

Location: Building 3 extension; west of Room F12

Description: This has a wooden casement window in the south wall and a door in the north wall to F9. The walls are painted with coving and skirting boards. The wall, which slopes to the south, is also painted. The floor is carpeted.

Room F14 (Plates 74)

Size: 5.48 × 4.62m, height 2.30m

Location: West end of Building 3 extension

Description: This is accessed by a door in the northeast corner of the room. There is a modern wooden casement window in the west wall. The walls are painted with coving and skirting and the ceiling, which slopes on both sides, is also painted. The floor is carpeted.

4.9 Second Floor / Attic (Fig. 12)

Room S1 (Plates 34-38)

Size: 4.27 × 4.16m, height 2.73m

Location: Northeast corner of Building 1

Description: This is accessed by a 2-panelled door with L-hinges in the west wall and by a 4-panelled door in the south wall. There are 2 aluminium sash windows with wooden window seats in the east wall. The walls are painted and have skirting boards. Some of the plaster has fallen off the east wall revealing the stonework and bonding timber beneath and that the plaster is up to 3cm thick. The fireplace in the north wall contains a hob grate with floral motifs in a wooden surround. There is a cupboard to the west of the fireplace with L-hinges and a 2-panelled door.

Room S2 (Plates 39-42)

Size: 3.19 × 4.03m, height 2.73m

Location: Southeast corner of Building 1

Description: This is the most ornate of the room in the building. It has a richly moulded cornice, dado rail, skirting board and panelled backrests to the window seats beneath the aluminium sash windows in the south wall. The seat beneath the 2-over-2 timber sash window in the west wall is also panelled. The walls are deep red, and the woodwork and ceiling are painted white.

There are two doors in the north wall; the western one, opening into the landing S3, has 2 panels and L-hinges and the one to Room S1 is a later addition and has 4 panels. The fireplace in the south wall is off centre and consists of a hob grate with a brick back, stone hearth and marble surround. The floor is carpeted over timber floorboards that run east to west.

Room S3 (Plates 43-44)

Size: 3.63 × 0.97m, height 2.74m

Location: Passage linking Rooms S1 & S2

Description: The passage has cupboards built into the south end of the east wall, partially blocking the door to Room S2. They appear to be 19th century additions. At the west end of the passage is a large walk in cupboard with a 2-light window in its south wall overlooking the stairs. The two staircases are as previously described for Room F7. The one to the south that leads to the upper floor has only 6 risers and has a gap revealing the window in Room F7 below.

The walls and ceiling are painted, and failed plaster at the northern end of the passage has revealed the laths beneath. The floor is carpeted.

Room S4 (Plates 45-49)

Size: 5.11 × 4.24m, height 2.45m

Location: West end of Building 1

Description: This is reached by the staircase in Room S3. There is a 4-panelled plank and batten door into the room, with applied moulding on its external face. The door to the cupboard at the northern end of the east wall also has a plank and batten interior, but appears to be older as there are only 3 planks and the applied moulding on the external face creates only one long panel. Both doors have strap hinges.

There is a hipped ceiling, a casement window with a window seat in the west wall and another casement in the south wall. Both windows have a pair of 4-light casements with one opening side with a scroll catch and window stay. The lower end of the principal rafters of this part of the roof extend into the room.

The floor, which is carpeted, is very uneven and slopes severely to the north west.

4.10 Roof (Fig. 13, Plates 51-52)

A wooden staircase of 7 risers leads up into the attic, which has a plank and batten door with a Suffolk latch and strap hinges in the west wall, and is partially boarded. There is a Crittal type window in the south wall which opens onto the lead lined roof terrace. The stone end walls are all clearly visible and some lath and plaster internal walls are also present. The laths on the rear wall of the cupboard in Room S3 appear to be riven.

There is a single couple of principal rafters in the north-south range. All the rafters, which form an A-frame, are pegged, and clear carpenters assembly marks were observed on the south face of a number of them at the northern end.

4.11 Shed (Plates 75-78)

Size: 7.52 x 3.93m, height 3.86m

Location: South west of Building 3

Description: The shed is stone built with a corrugated metal roof. There is a 9-light casement window in the west end of the north wall and a 6-light fixed casement window in the eastern end. both with concrete lintels.

The internal north wall has been rebuilt in Fletton bricks and there is evidence for some rebuilding in the same material in the south wall. The floor is concrete with some stone setts at the western end where there is a timber mezzanine.



Plate 1: South elevation: Building 1



Plate 2: South elevation: Building 2



Plate 3: South elevation: Building 3



Plate 4: North elevation: Building 1



Plate 5: North elevation: Buildings 1 & 2



Plate 6: North elevation: Building 2



Plate 7: North elevation: Building 3



Plate 8: North elevation looking east



Plate 9: West elevation



Plate 10: East elevation



Plate 11: Cellar 1



Plate 12: Cellar 2



Plate 13: Room G1a: east wall



Plate 14: Room G1a: southeast corner



Plate 15: Room G1b: west wall



Plate 16: Room G1b looking east



Plate 17: Room G4: southeast corner



Plate 18: Room G4: west wall



Plate 19: Room G4: fireplace looking W



Plate 20: Room G4: fireplace looking NW



Plate 21: Room G4: fireplace ceiling with hatch



Plate 22: Room F1: east wall



Plate 23: Room F1: north wall



Plate 24: Room F1: west wall



Plate 25: Room F1: south wall



Plate 26: Room F2: east wall



Plate 27: Room F2: west wall



Plate 28: Room F2: southwest corner



Plate 29: Room F2: southeast corner

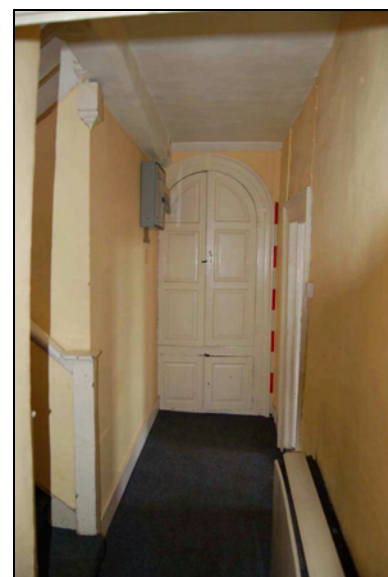


Plate 30: Room F3: north wall

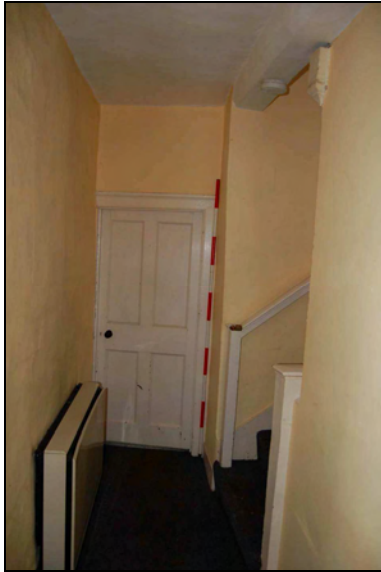


Plate 31: Room F3: south wall

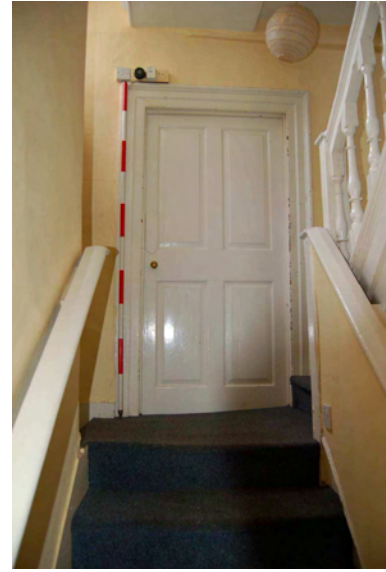


Plate 32: Room F7: west wall



Plate 33: Room F7: stair detail



Plate 34: Room S1: east wall



Plate 35: Room S1: north wall



Plate 36: Room S1: west wall



Plate 37: Room S1: south wall



Plate 38: Room S1: fireplace



Plate 39: Room S2: east wall



Plate 40: Room S2: northwest corner

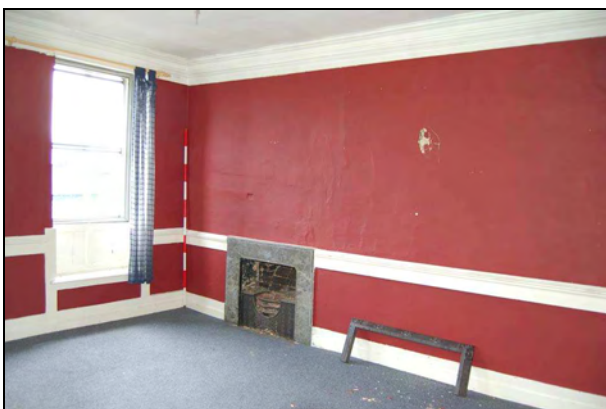


Plate 41: Room S2: southeast corner



Plate 42: Room S2: fireplace detail



Plate 43: Room S3: north wall



Plate 44: Room S3: south wall

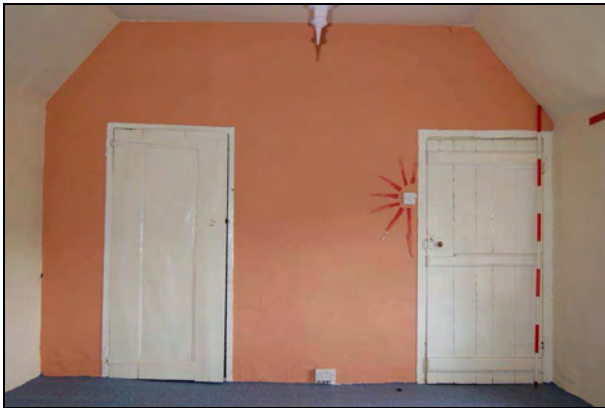


Plate 45: Room S4: west wall



Plate 46: Room S4: east wall



Plate 47: Room S4: cupboard door (external)



Plate 48: Room S4: cupboard door (internal)



Plate 49: Room S4: door



Plate 50: Attic looking south



Plate 51: Attic: carpenters assembly mark



Plate 52: Attic: door



Plate 53: Room G8: east wall



Plate 54: Room G8: north wall



Plate 55: Room G8: west wall



Plate 56: Room G8: south wall



Plate 57: Room G9: south wall



Plate 58: Room G9: northeast corner



Plate 59: Room G9: southwest corner



Plate 60: Room G10: southeast corner



Plate 61: Room G10: northwest corner



Plate 62: Room F8: east wall



Plate 63: Room F8: southeast corner



Plate 64: Room F8: west wall



Plate 65: Room F9 looking west



Plate 66: Room F9 looking east



Plate 67: Room F10: southeast corner



Plate 68: Room F11: south wall



Plate 69: Room F12: south wall



Plate 70: Room F12: east wall



Plate 71: Room F12: west wall



Plate 72: Room F13: south wall



Plate 73: Room F13: northeast corner



Plate 74: Room F14: west wall



Plate 75: Shed: north & west elevations



Plate 76: Shed: east elevation



Plate 77: Shed: west wall



Plate 78: Shed: east wall



Figure 5: South elevation (scale 1:125)

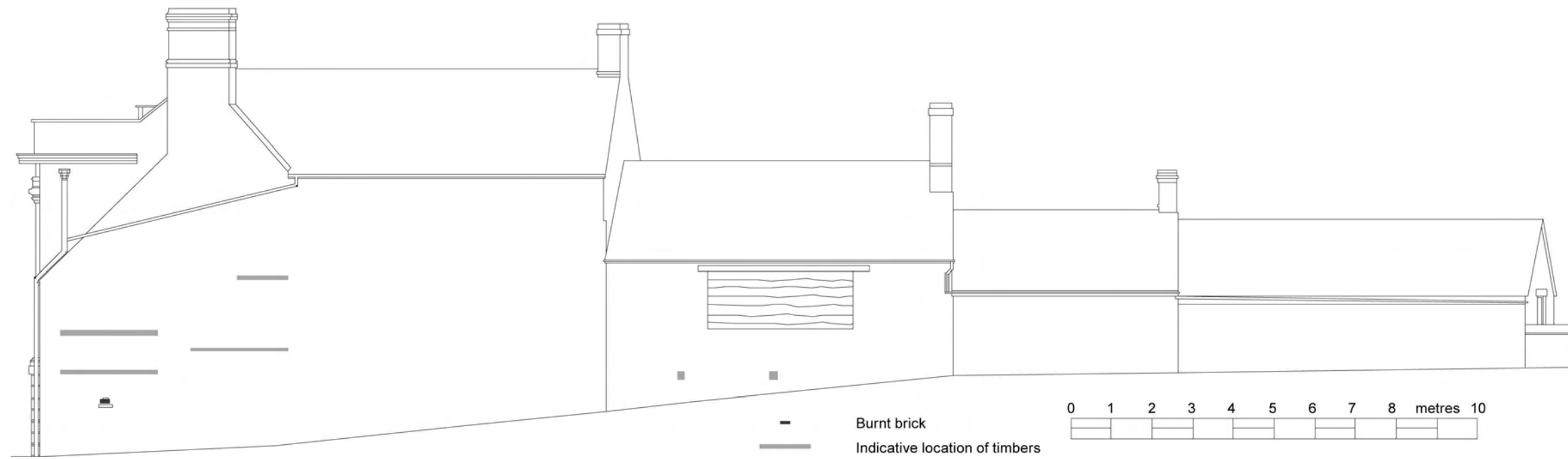


Figure 6: North elevation (scale 1:125)



Figure 7: West elevation (scale 1:100)



Figure 8: East elevation (scale 1:100)

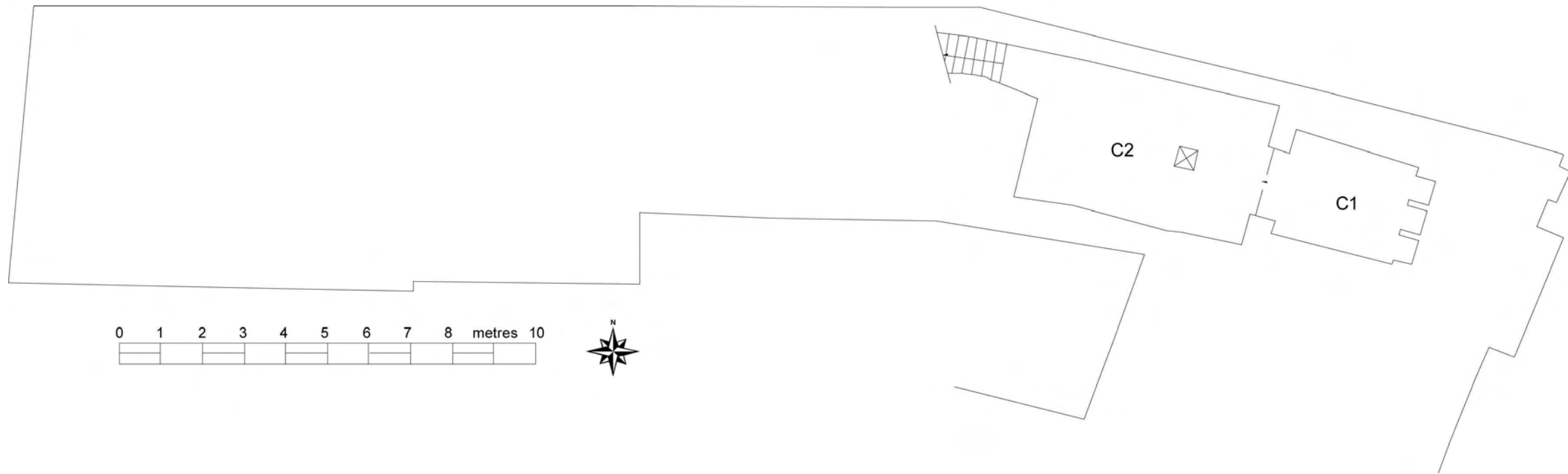


Figure 9: Cellar floor plan (scale 1:125)

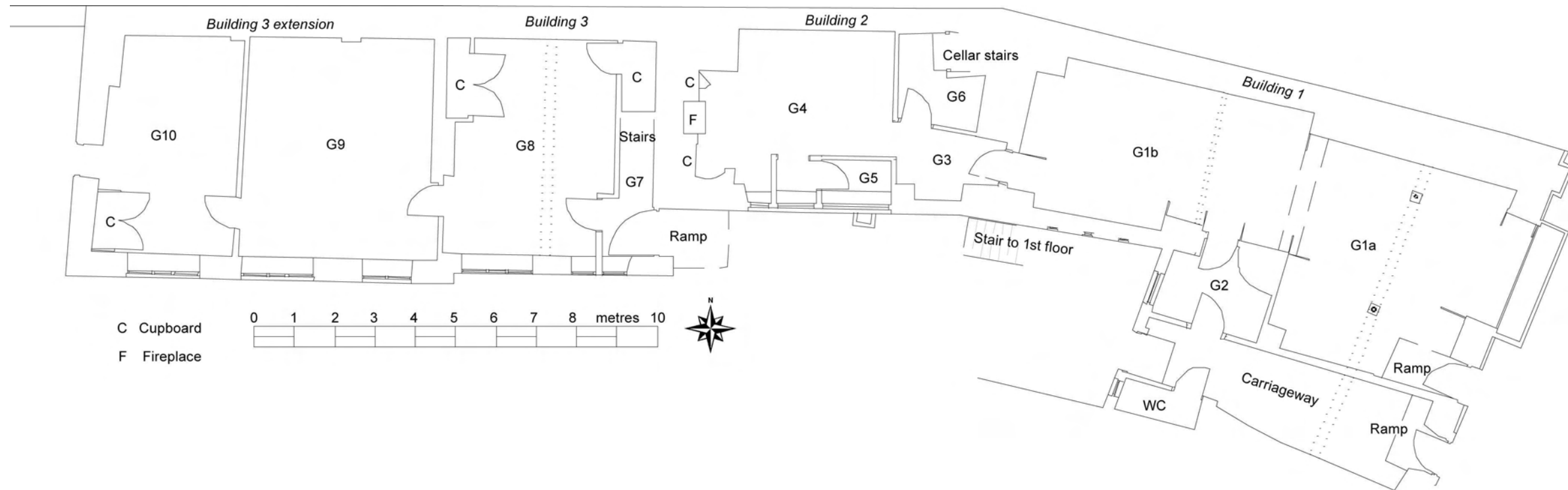


Figure 10: Ground floor plan (scale 1:125)

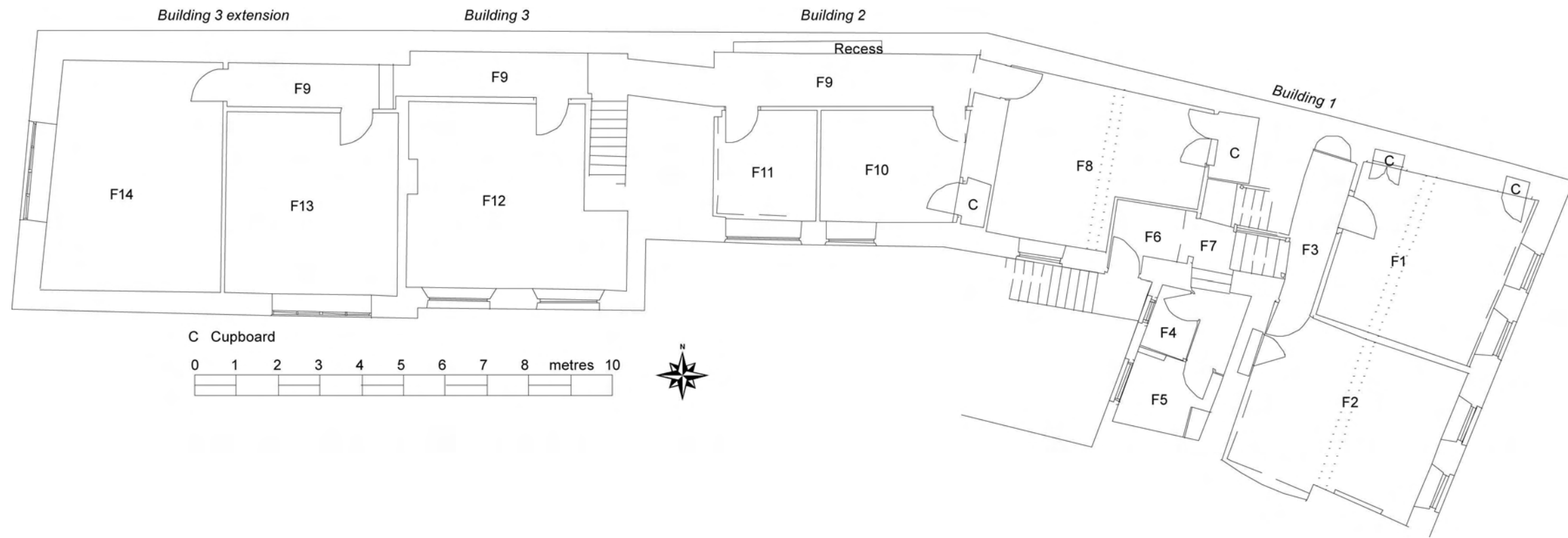


Figure 11: First floor plan (scale 1:125)

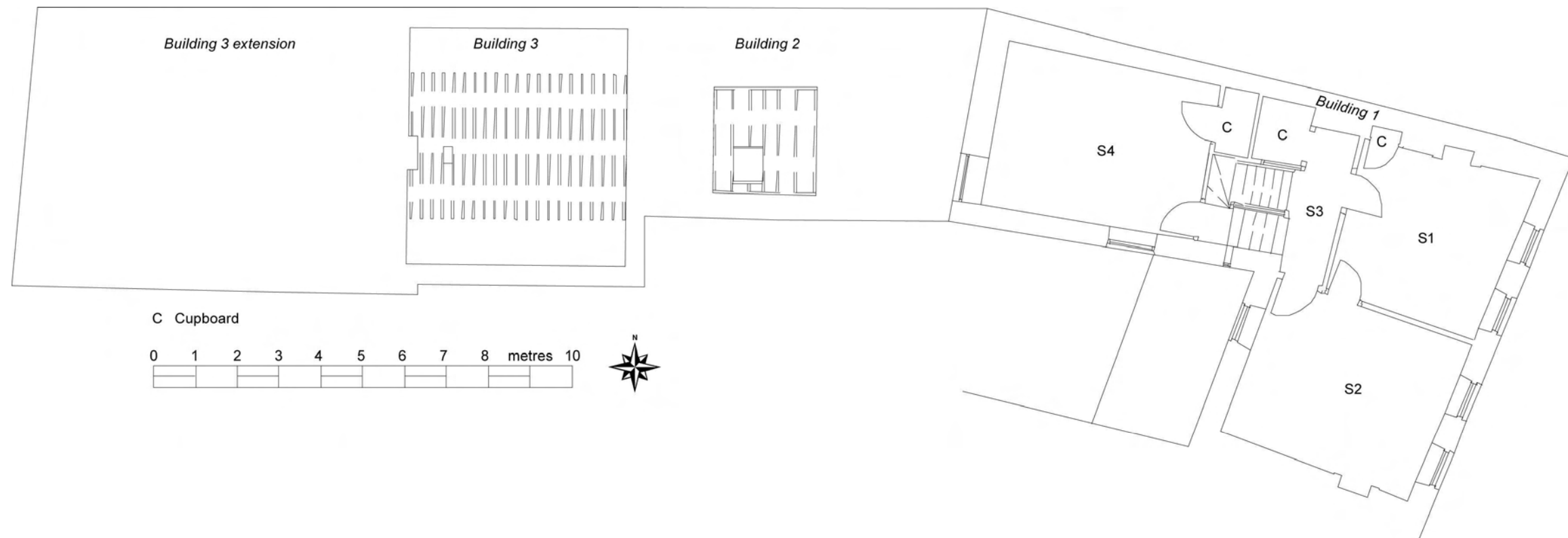


Figure 12: Second floor plan (scale 1:125)

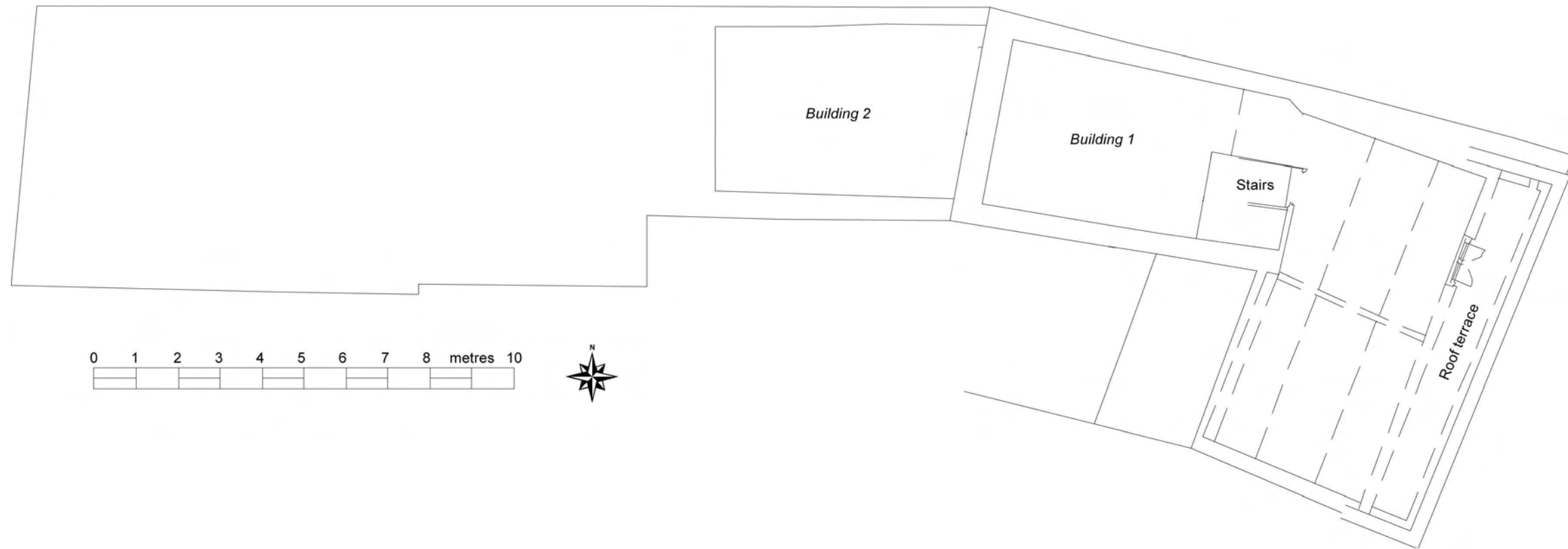


Figure 13: Attic floor plan (scale 1:125)

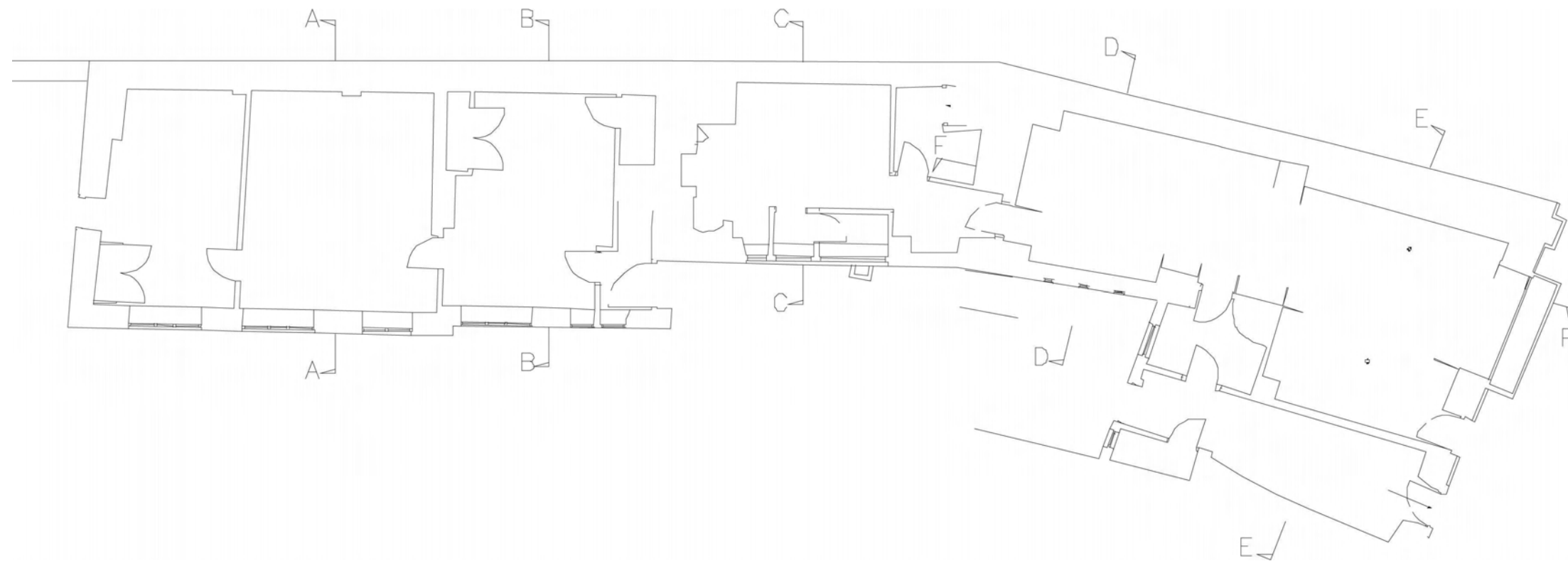


Figure 14: Section locations (not to scale)

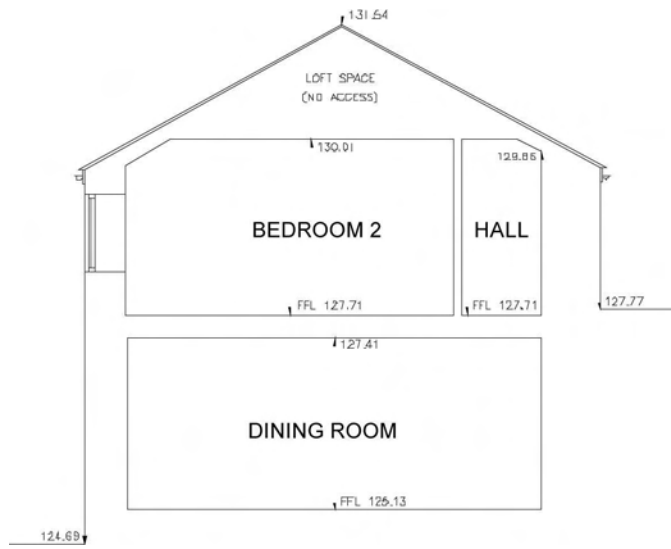


Figure 15: Section A-A (scale 1:100)

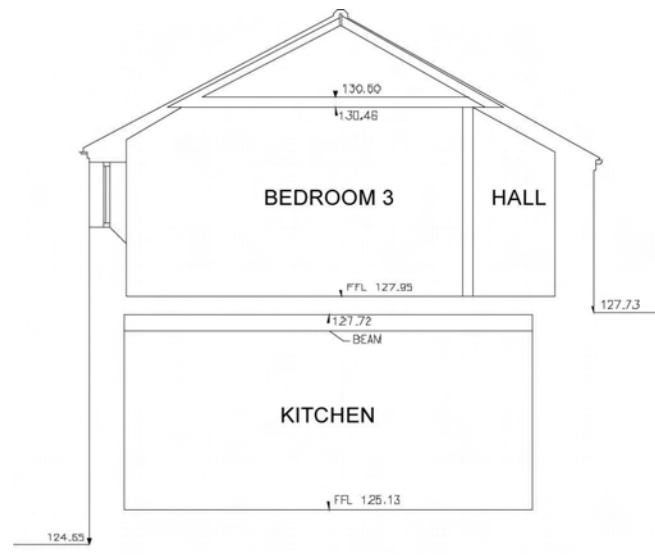


Figure 16: Section B-B (scale 1:100)

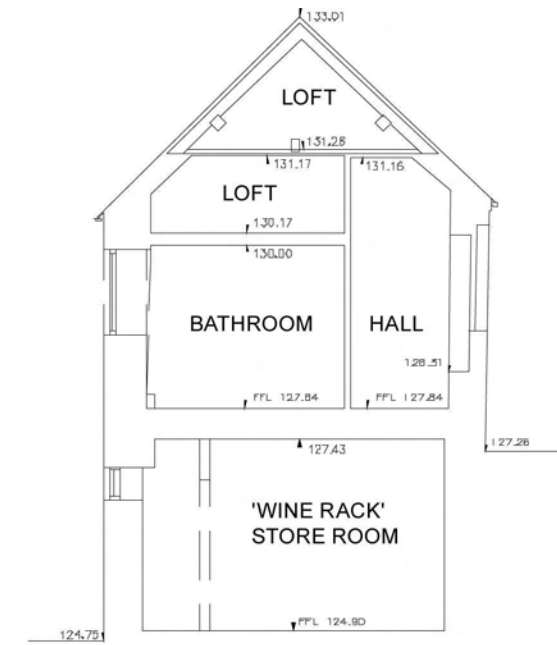


Figure 17: Section C-C (scale 1:100)

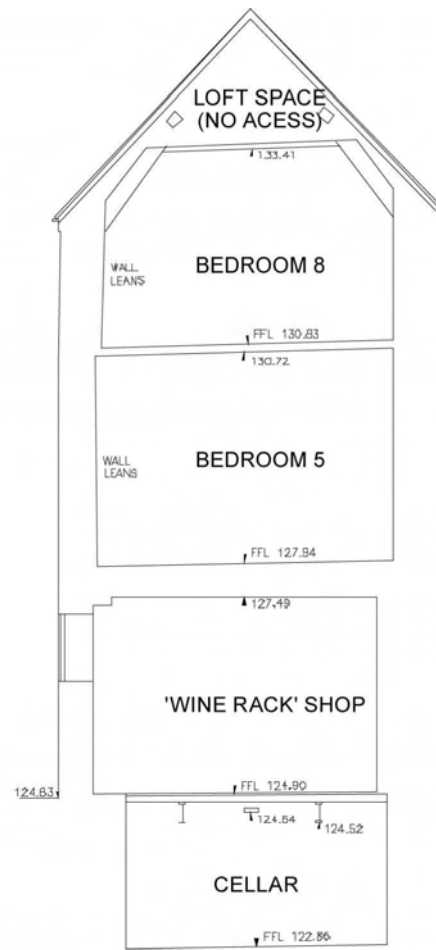


Figure 18: Section D-D (scale 1:100)

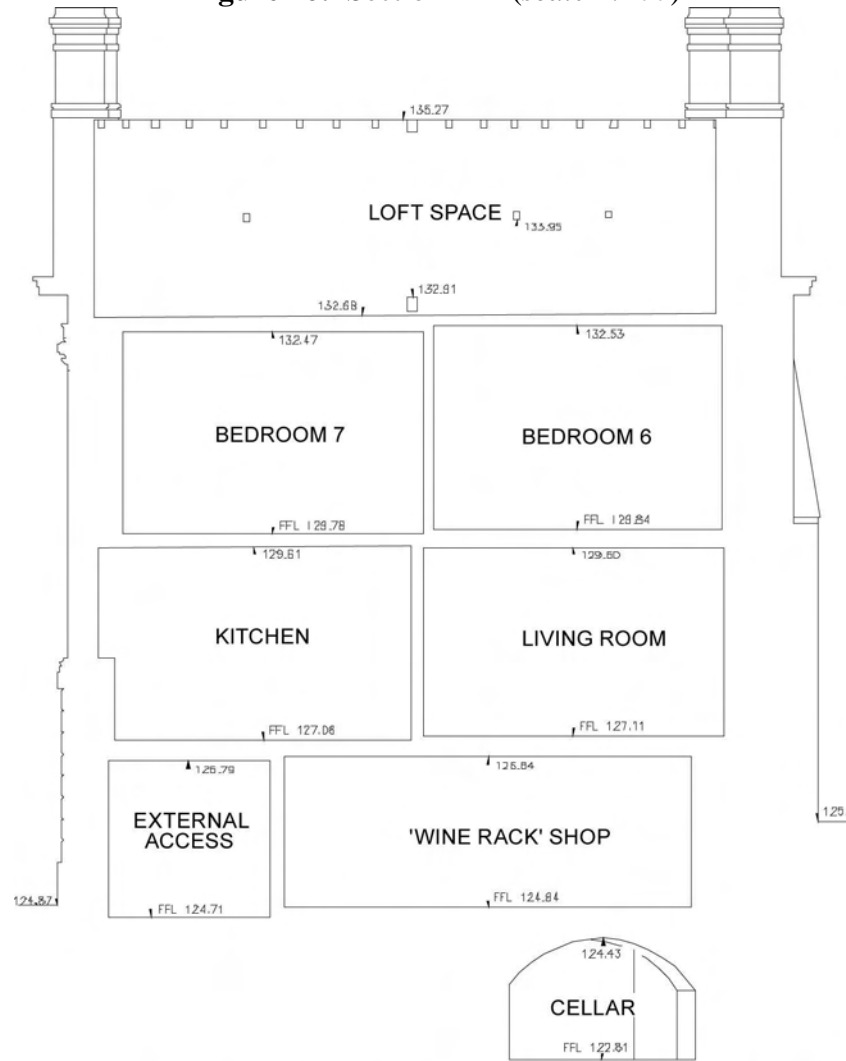
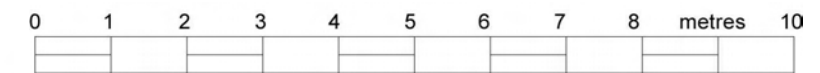


Figure 19: Section E-E (scale 1:100)



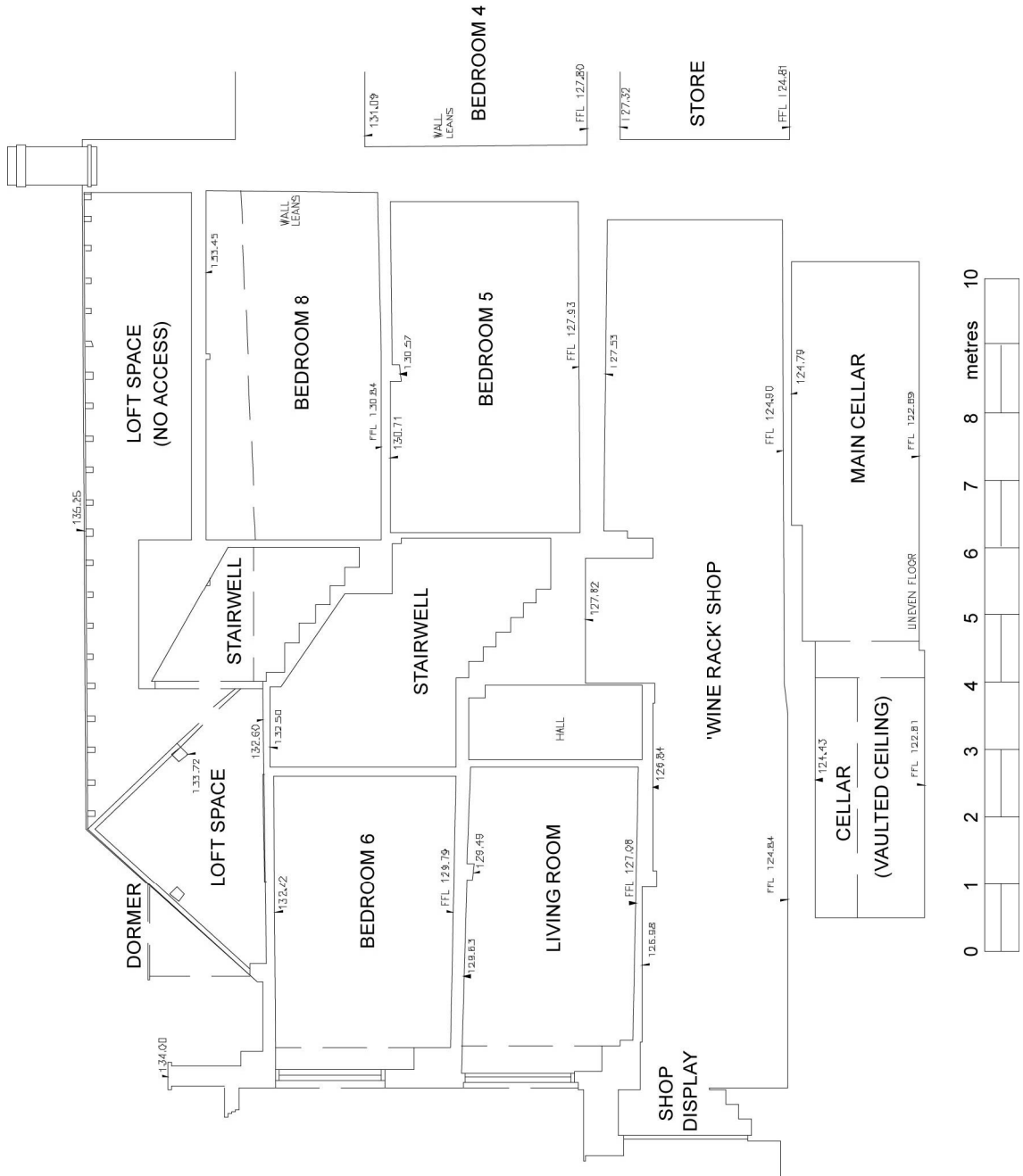


Figure 20: Section F-F (scale 1:100)

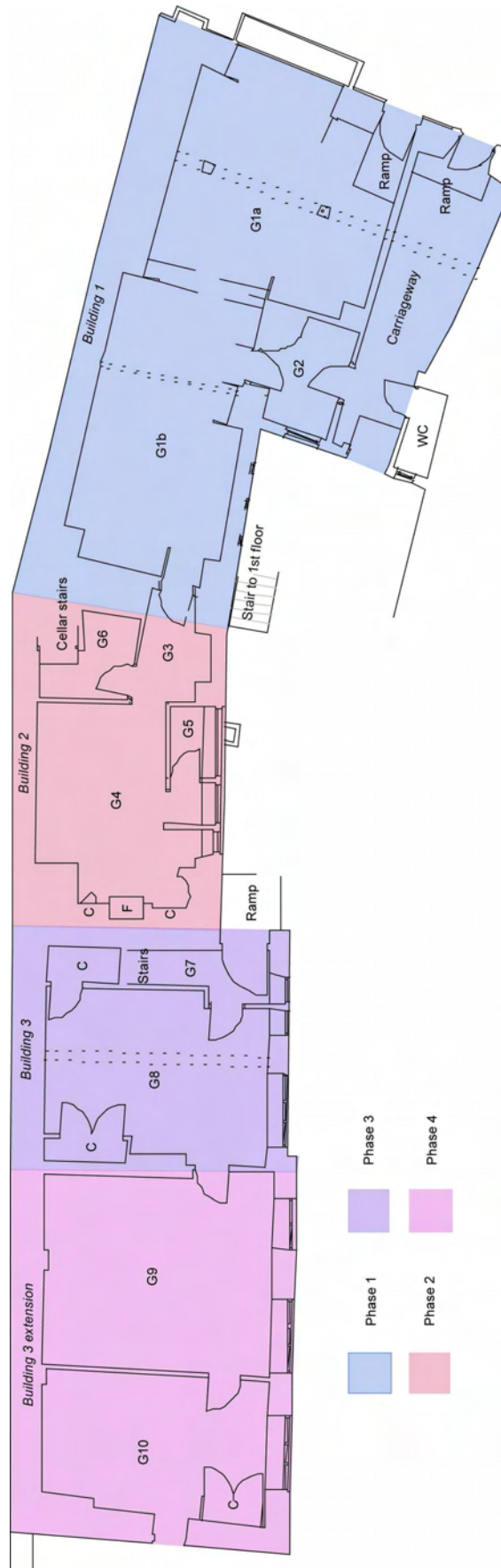


Figure 21: Phase Plan (not to scale)

5 Conclusions

- 5.1 The bonding timbers in the walls of the range on the street frontage indicate that Building 1 is of 18th or early 19th century date. The relationship of Building 1 with Building 2 is interesting, in that the alignment of the north wall changes abruptly at the junction of the two buildings and then maintains its orientation for the length of the plot.
- 5.2 The Brackley Extensive Urban Survey indicates this as one of the encroachments on the Market Place. The listing description suggests that this may be a 17th century structure, but there was no evidence inside or out to substantiate this in Building 1. It was originally a 2-storey building with attics and the street frontage was later raised to provide three full storey and roof space.
- 5.3 The internal fixtures and fittings, such as the L-hinges, windows and cupboards, particularly the one with the shell hood in Room F3, are typical of the late 18th century, as is the way the carpenter's assembly marks in the attic have been carefully produced. The cupboard door in Bedroom S4 is of interest here as it appears to be earlier than the rest of the building. It is a plank and batten door with only three planks, applied moulding on its external face and strap hinges, all of which may suggest a 17th century date. The other door in the room, however, has moulded battens that are often a sign of 17th or 18th century date.
- 5.4 The balusters of the dogleg staircase appear to be early 18th century, which would also accord with the simple flat-topped handrail.
- 5.5 The overall impression is that Building 1 was originally constructed in the early 18th century and renovated in the latter part of the same century when the second floor of the street range was heightened and the brickwork added to the chimneys. It seems likely that the window seats and the shell hood cupboard are of this date as all the first and second floor window openings are uniform in size and would have been created at this time. Similarly the pilasters and rendering are liable to be of this date too in order to create a uniform façade.
- 5.6 Building 2 is perhaps the most interesting of the three in that it is clearly a separate building although the present internal layout of the three buildings does not respect the original structural boundaries. The large fireplace with a double chimney in Room G4 alone would suggest that this could have been a building of some significance, which is further intimated by the large opening in the first floor passage wall (F9) to the yard outside. That this would have been constructed as a separate kitchen for the main (stone built) house as late as the 18th century seems unlikely and the large first floor opening not usual for a domestic setting. It is possible that this kitchen was used for a more commercial purpose such as cookhouse or brewhouse, and goods were imported and/or exported through the first floor opening to the lane, which was more readily accessible by carts and carriages.
- 5.7 The staircase that would have served Building 2 has not survived, but it may be conjectured that it lay to the north of the fireplace.

- 5.8 Building 3 and its extension appear to be considerably more modern than the rest of the property. The interior is architecturally featureless but the lintels and the rounded arris on the east and south elevations of Building 3 give the appearance of a late 19th or even early 20th century building. The concrete lintels on the windows of the extension could suggest an even more recent date if it were not for the fact that the windows, and the door in the west elevation, are clearly later inserts. In fact the entire south elevation has seen a fair amount of rebuilding with new windows being installed and a former doorway being blocked. The cartographic evidence suggests that this building may have been standing here since the early 19th century, which is seconded by the weathering of the stonework in the north wall.
- 5.9 More recent alterations to the fabric of the building include the creation of a single large retail area in Building 1 with the loss of the internal staircase at ground floor level, the addition of the brick built structure to Building 1, the installation of aluminium windows to the front elevation and the remodelling of the first floor to form the present subdivisions within the individual properties.
- 5.10 The outhouse or shed in the garden to the rear of the property appears to be of early 20th century date. It has clearly been used as a teenagers' den and is a charming feature in a garden with tremendous potential.
- 5.11 Despite the modern shop and its frontage, 50 Market Place is a property of great character and versatility. The window seats, display cabinets and original doors, not to mention the fireplace in Building 2 are fine survivals of architectural and historical interest. The current layout with the inclusion of the upper rooms of Building 2 and F8 from Building 1 in the otherwise modern (at least internally) residence based in Building 3 is novel and appears to work well.

6 Acknowledgements

ASC would like to thank Neil Tanner for commissioning this project and providing the drawings on which the illustrations in this report have been based. Thanks are also due to staff at the Northampton Record Office and Brackley Public Library for their help and assistance in the background research.

The survey was undertaken by Karin Semmelmann MA AIFA, Caroline Barclay, MA and Calli Rouse, BA PIFA. The report was written by Karin Semmelmann and edited by Bob Zeepvat BA MIFA.

7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
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 As it is not possible to deposit archival material in Northamptonshire at present, the archive will be held by ASC until suitable arrangements can be made.

8 References

Standards & Specifications

EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).

IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.

IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

IFA 2001 Institute of Field Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.

Books and Historical Sources:

Baker, G. 1822 *The history and antiquities of the county of Northampton* Vol. II. John Bowyer Nichols and Son (London)

Beresford, M & St Joseph, J.K.S 1979 *Medieval England: an aerial survey*. Cambridge University Press (Cambridge)

Bridges, J. 1769 *The history and antiquities of Northamptonshire* Vol. I. Clarendon Press (Oxford)

Foard, G. & Ballinger, J. 2000 *Northamptonshire Extensive Urban Survey: Brackley*. Northamptonshire County Council

Pevsner, N. & Cherry, B. 2002 *Buildings of England: Northamptonshire*. Yale University Press (London)

RCHME 1982 *Inventory of the Historical Monuments in the County of Northamptonshire* Vol. IV. HMSO (London)

Serjeantson, R.M. & Adkins, W.R.D. (eds) 1906 *Victoria County History: Northamptonshire* Dawsons of Pall Mall (London)

Williams, A & Martin, G.H. (eds) 2003 *Domesday Book: a complete translation*. London:Penguin Classics

The following are documents accessed in the Northamptonshire CRO:

Brackley visited by William Mildmay c.1730	1509
Brackley Copies of extracts of Dugdales etc	ZA 8666
Newspaper Cutting 1941-71	ZA7748
Topographical Notes	(Top. Notes)

Maps

Plan of 1760

Enclosure Map of 1830

Map of 1830

Tithe Map of 1839

1880 1st edition 25" Ordnance Survey Map

1885 2nd edition 25" Ordnance Survey Map

1922 edition 25" Ordnance Survey Map

Map 2985

Map 6352

ZB 589/11

T.214

LXIII.2

LXIII.2

LXIII.2

Pictorial Sources

Betty Black Collection of photograph of Brackley (Brackley Public Library)

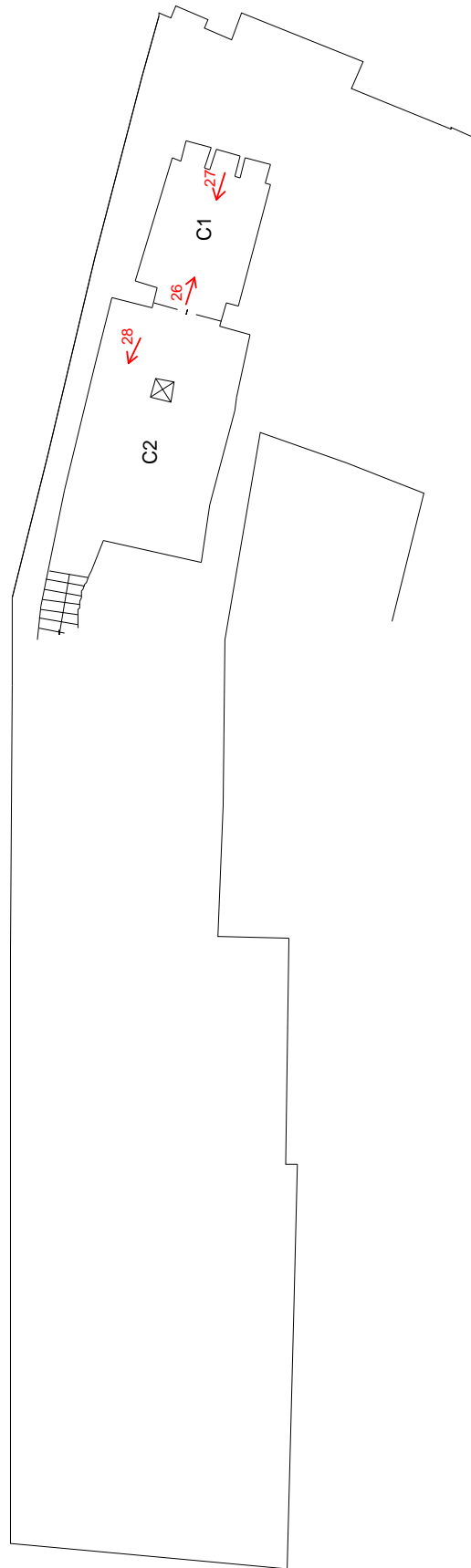


Figure 22: Cellar photo plan (*not to scale*)

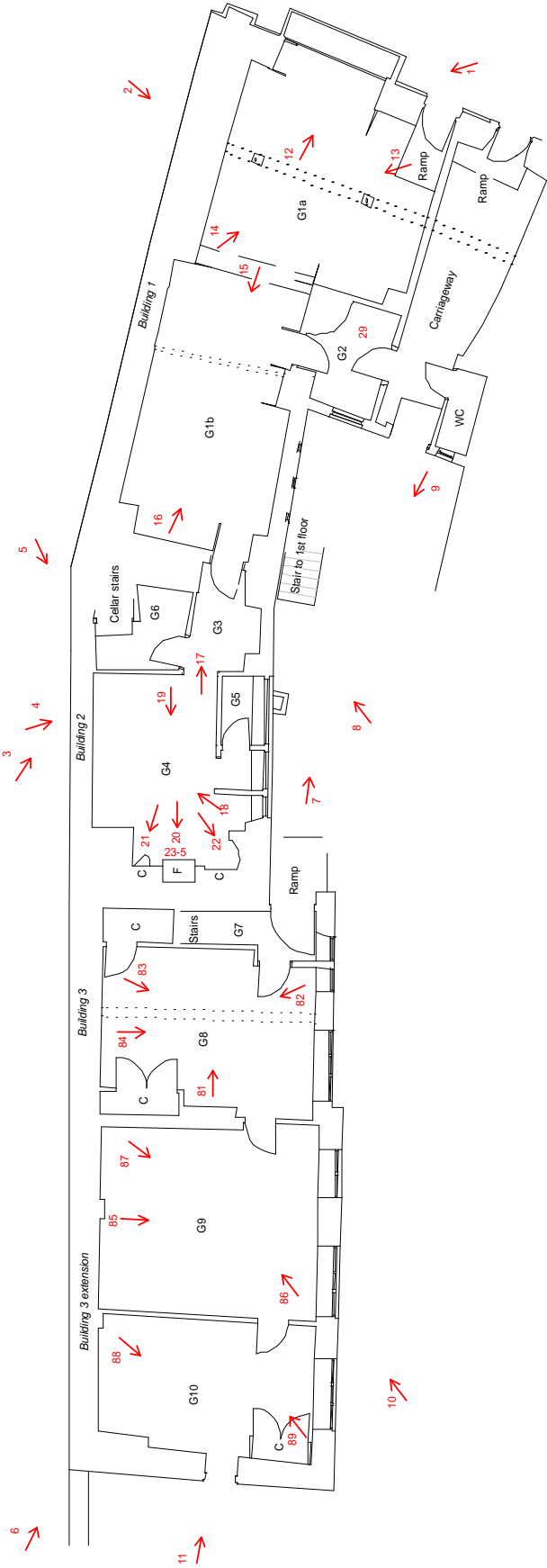


Figure 23: Ground floor photo plan (not to scale)

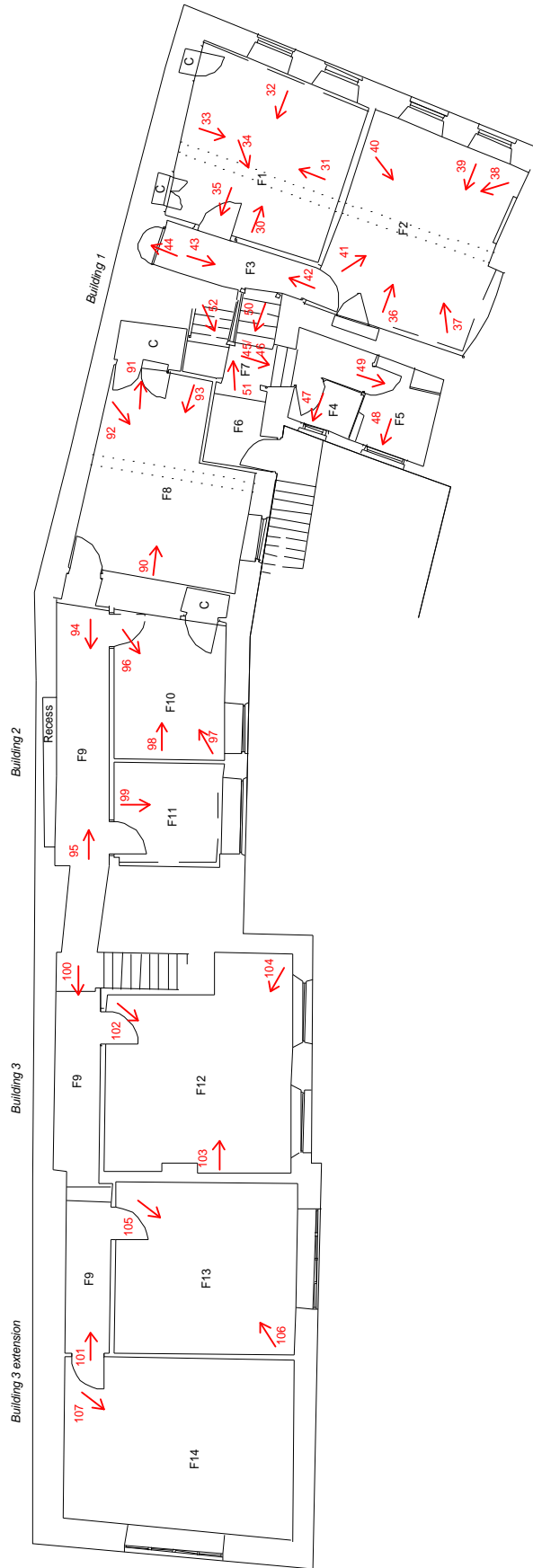


Figure 24: First floor photo plan (*not to scale*)

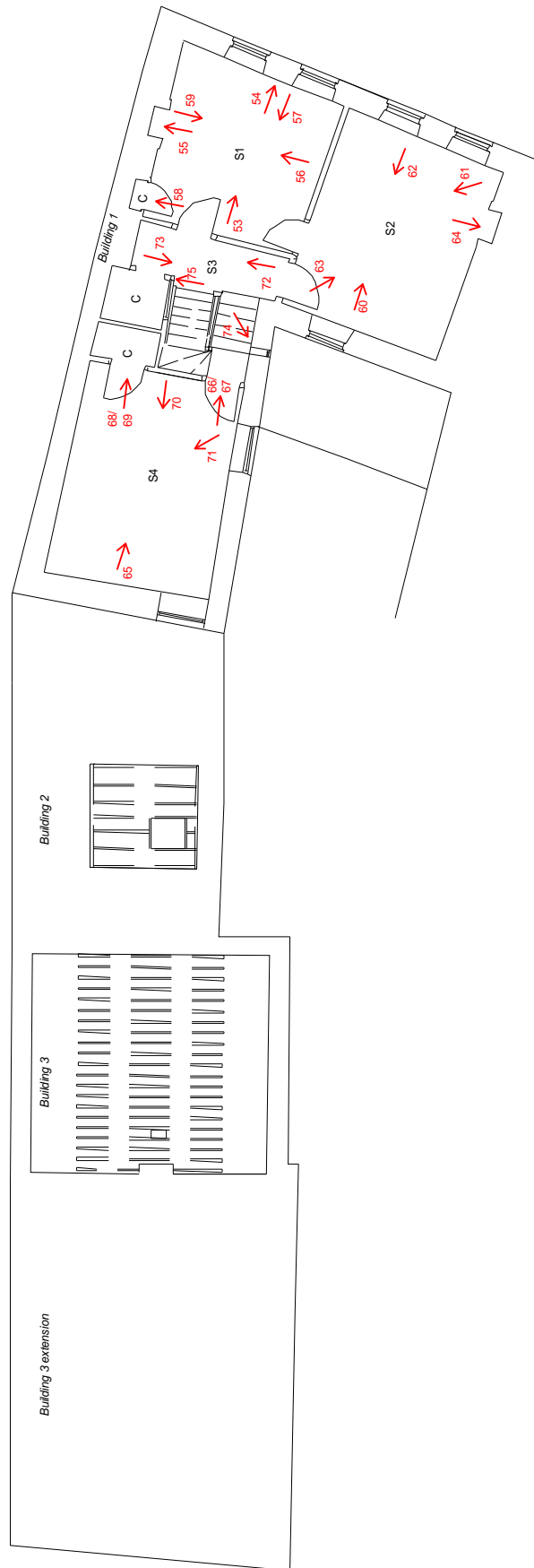


Figure 25: Second floor photo plan (*not to scale*)

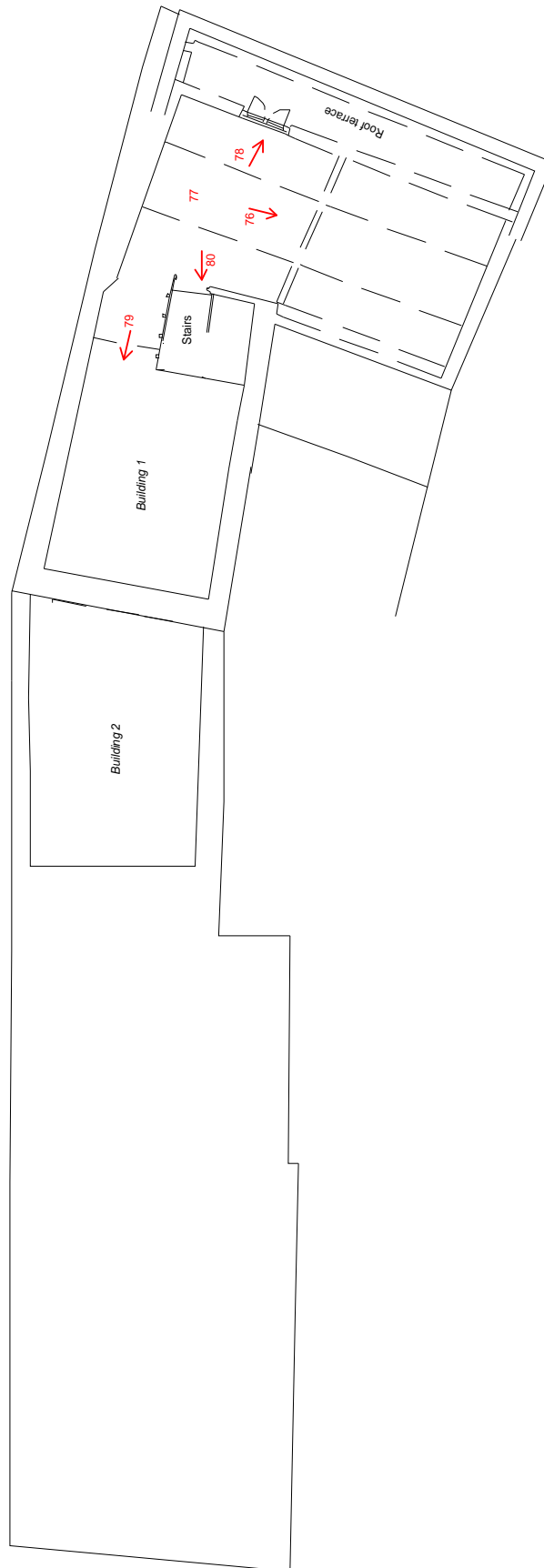


Figure 26: Attic photo plan (*not to scale*)

Appendix 1: ASC Method Statement

Aims

- To compile a detailed record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion.

Standards

The work will conform to the relevant sections of the Institute of Archaeologists' *Standard & Guidance Notes* (2001) and *Code of Conduct* (2000), to current English Heritage guidelines (EH 1991; EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

Methods

- A programme of historical research, using all readily available sources (eg. Sites & Monuments Record, County Record Office, local libraries, planning records)
- A survey of the building, normally to RCHME Level 2 or 3 (see below).
- Preparation of a report, based on the results of the above.

Historic building recording involves the preparation of a detailed record and interpretation of a standing building and its fixtures and fittings, by a combination of historical research, written description, measured survey and photography. As such, it is essential that the survey team is given unrestricted access to the structure being recorded, subject to current health and safety requirements and site security.

Historical Research

Background historical research will follow current IFA standards and guidelines for desk-based assessment (IFA 2001). All sources consulted will be listed in the final report.

Written Description

The written description will be prepared from detailed notes and sketches taken on site, using the appropriate *ASC Historic Building Record Sheet*. This information will be augmented if necessary by a study of the drawings and photographs. Depending on the nature of the building, the written description will be presented in a logical and consistent format (e.g. overall structure: external details, roof and walls: internal layout: internal description by room), supported by relevant drawings and photographs.

Measured Survey

Measured surveys will normally be carried out using tapes or LDM (laser distance measurement) for vertical and horizontal measurement throughout. A surveyor's level or Total Station EDM may be used to establish floor levels. Where appropriate, reference may be made to available architects' or engineers' drawings, either on paper or in an appropriate CAD format. Plastic film will be used for all site drawings. Scales used will be appropriate to the size and complexity of the structures or features being recorded: generally 1:50 or 1:100 for floor plans, 1:20 or 1:50 for elevations and sections, and 1:20 or 1:10 for architectural details, plant and machinery, etc.

Photographic Survey

The primary photographic record will normally be compiled in 35mm black & white print format, supplemented by 35mm colour slide and/or digital photography. Medium format (60 × 45mm) black-and-white photography may be used for more detailed recording. A photographic register will be maintained on ASC's *Photographic Record Sheet*, fully cross-referenced. Digital

photographs may be used to illustrate the report. Metric scales will be used in photographs where appropriate. Photography will employ natural light wherever possible, but artificial light, flash or floodlighting will be used where necessary. Other techniques, such as video photography, may be used where appropriate.

Reporting

Upon completion of the field stages of the project, an initial report on the results obtained will normally be prepared. This will be produced in ASC's house style, and will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- a summary of the aims of the project and the methods used
- background information about the site, including any desk-based studies
- a description of the results, supported by appropriate illustrative material
- a conclusion, summarising the results and examining their significance
- appendices (copies of record sheets, reference works etc.)
- an SMR summary sheet, if required

Copies of the report will be provided as required to the Client, the Planning Archaeologist, the National Monuments Record, the Local Planning Authority, and any other bodies designated by the Planning Archaeologist or client. Eight copies are normally produced: a charge is indicated for providing additional copies.

In accordance with ASC's normal reporting procedures, interim reports on any significant discoveries made during the project will be submitted to the relevant period journals (e.g. *Britannia*, *Medieval Archaeology*) and to any relevant regional journals (e.g. *CBA Mid-Anglia Bulletin*, *South Midlands Archaeology*), within one year of the project's completion.

Once the final report has been accepted by the Planning Archaeologist, an OASIS fieldwork summary form will be completed and submitted to the Archaeology Data Service.

Archiving

All archaeological projects generate a quantity of records and related material (paper, photographic and electronic records, etc). Together, these constitute the *project archive*. While the report may describe the project's findings in some detail, the archive contains the evidence on which the report is based, and its importance cannot be too highly stressed. By their nature, building surveys cannot always be repeated, so the archive often constitutes the only surviving evidence of the building prior to conversion, etc, and arrangements must therefore be made for its deposition and long-term storage.

On completion of the reporting stages of the project, the archive will be prepared for long-term storage, to an appropriate standard and in a format agreed in advance with the relevant local depository. This will be in accordance with guidelines prepared by the UK Institute of Conservation (Walker 1990) and the Museums & Galleries Commission (MGC 1992).

Unless otherwise instructed, ASC will make arrangements to deposit the archive with the relevant local museum, Record Office or library. Provision has been indicated in the project estimates for the likely costs of deposition.

Staffing

The project will be managed by **Bob Zeepvat** BA MIFA, an established archaeologist with extensive experience in managing archaeological projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior

Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

Other staff assigned to the project will normally have appropriate experience of historic building recording and research. Any staff undergoing training on the project will be fully supervised by experienced staff.

English Heritage Guidelines for Recording Historic Buildings (EH 2006)

Survey element	EH Level 1	EH Level 2	EH Level 3	EH Level 4	Photographic Survey
Written Account	1 - 4	1 – 3, 6	1-3, 6-9, 11-13, 22: sometimes 5, 14-16, 18-20, 23	1-3, 5-8, 10-22: sometimes 23	1-3
Drawings	sometimes 1	sometimes 1, sometimes one or more of 2-7	2, sometimes one or more of 3 -12	2, sometimes one or more of 3 -12	-
Photography	1, sometimes 2	1, 2, 4	1 - 9	1 - 9	1-9

Written Account:

1. The building's precise location, as a National Grid reference and in address form.
2. A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations (historic parks and gardens registers, local lists etc) may be added.
3. The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
4. A summary (if no further details are called for) of the building's type or purpose, its materials and possible date(s), in so far as these are apparent from a superficial inspection.
5. A table of contents and a list of illustrations or figures.
6. An expansion of 4, if appropriate, summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. The purpose of such an expansion is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the report's findings.
7. An introduction, setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives. Where appropriate the brief for the work or the project design should be stated or appended.
8. Acknowledgements to all those who made significant contributions – practical, intellectual or financial – to the record or its analysis, or who gave permission for copyright items to be reproduced.
9. A discussion of published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
10. An expansion of 9, if appropriate, drawing additionally on primary documentary sources.
11. An account of the building's overall form (structure, materials, layout) and its successive phases of development, together with the evidence supporting this analysis.
12. An account of the past and present uses of the building and its parts, with the evidence for these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purposes. For an industrial building, a sequential account of the ways in which materials or processes were handled.
13. Any evidence for the former existence of demolished structures or removed plant associated with the building.
14. A summary of the findings of any specialist reports (dendrochronology or paint analysis, for example).
15. A discussion of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, to a field system, to a park, garden, moat, graveyard or other artificial landscape; its part in any larger architectural or functional group of buildings; its visual importance as a landmark.
16. An assessment of the potential for further investigative or documentary work, and of the potential survival of below-ground evidence for the history of the building and its site.

17. A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials status or historical associations.
18. Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).
19. Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.
20. Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of the building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.
21. Relevant information from owners, builders, architects or others who may be acquainted with the building, including oral history. The sources of the information must be given, and it is important that the particular strengths and weaknesses of oral information are weighed.
22. Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to do both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use is unavoidable the date on which the site was consulted should be noted.
23. A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in foot or endnotes.

Drawn Record:

1. Sketched plan, section, elevation or detail drawings (if a more thorough drawn record is not made). Sketches may be thoroughly dimensioned.
2. Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or may be limited to one or a few. The latter option may be appropriate, for example, in a town-centre building where upper floors have been little altered but modern retail use has obscured evidence for an earlier form of ground floor. Buildings with a repetitive structure (such as some industrial buildings) may be planned on one floor only, but a note or a sketch plan should indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery.
3. Measured drawings recording the form or location of other significant structural detail, such as timber or metal framing.
4. Measured cross-sections, long sections or elevational sections illustrating the vertical relationships within a building (floor and ceiling heights or the form of roof trusses, for example).
5. Measured drawings showing the form of any architectural decoration (the moulding profiles of door surrounds, beams, mullions and cornices, for example), or small-scale functional detail not more readily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.
6. Measured elevations, where these are necessary to an understanding of the building's design, development or function and not more readily obtained by photography.
7. A site plan, typically at 1:500 or 1:1250, relating the building to other structures and to related topographical and landscape features.
8. A plan or plans identifying the location and direction of accompanying photographs.
9. Copies of earlier drawings throwing light on the building's history.
10. Three-dimensional projections when these are of value in understanding the building. If these are to be considered as components of the record they must always be supported by measured plans, sections and elevational details.
11. Reconstruction drawings and phased drawings, when these are of value. Since these are by their nature interpretative, the evidence on which any reconstruction or phasing is based must always be given. Successive phases of a building's development may be shown by a graded tone (dark to light, with darker being the earlier), by colour, by sequential diagrams or by annotation. Whenever phased drawings are included in a record, they must be accompanied by the unmarked drawings on which they are based.
12. Diagrams interpreting the movement of materials (process flow) or people (circulation), or the segregation of people or activities (eg permeability diagrams), where these are warranted by the complexity of the project. As with items 10 and 11, the evidence supporting these interpretations must be provided.

Photographic Record:

1. A general view or views of the building (in its wider setting or landscape, if the views noted in 2 below are also adopted).
2. The buildings external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. When an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate.
3. Further views may be desirable to indicate the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting. In the case of building elevations which may have been conceived as formal compositions, views at right angles to the plane of the elevation may again be appropriate.
4. The overall appearance of principal rooms and circulation areas. The approach will be similar to that outlined in 2 above.
5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development or use and which does not show adequately on general photographs. When photographing details it can be helpful to include a clearly marked and suitably sized scale next to the subject and parallel to one edge of the photograph.
6. Any machinery or other plant, or evidence for its former existence.
7. Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or machinery, if not adequately captured by transcription. A contemporaneous transcription should be made wherever characters are difficult to interpret.
8. Any building contents or ephemera which have a significant bearing on the building's history (for example, a cheese press or a malt shovel), where not sufficiently treated in general photographs.
9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's consent may be required.

Appendix 2: List of Photographs

SITE NO/CODE: 916/BMP			Site Name: 50 High Street, Brackley, Northamptonshire
Shot	B&W	Digital	Subject
1	X	X	East elevation
2	X	X	North elevation Building 1
3	X	X	North elevation Buildings 1 & 2
4	X	X	North elevation Building 2
5	X	X	North elevation Building 3
6	X	X	North elevation
7	X	X	West elevation Building 1
8	X	X	South elevation Building
9	X	X	South elevation Building 2
10	X	X	South elevation Building 3
11	X	X	West elevation Building 3
12	X	X	Room G1a: east wall
13	X	X	Room G1a: north wall
14	X	X	Room G1a: southeast corner
15	X	X	Room G1b: west wall
16	X	X	Room G1b looking east
17	X	X	Room G3: looking east
18	X	X	Room G4: northeast corner
19	X	X	Room G4: west wall
20	X	X	Room G4: fireplace detail
21	X	X	Room G4: southern corner of fireplace
22	X	X	Room G4: northern corner of fireplace
23	O	X	Room G4: chimney
24	O	X	Room G4: chimney
25	X	X	Room G4: chimney hatch
26	X	X	Cellar 1: east wall
27	X	X	Cellar 1: west wall
28	X	X	Cellar 2 looking west
29	X	X	Room G2: floor
30	X	X	Room F1: south wall
31	X	X	Room F1: north wall
32	X	X	Room F1: west wall
33	X	X	Room F1: south wall
34	X	X	Room F1: moulding on beam
35	X	X	Room F1: door detail
36	X	X	Room F2: south wall
37	X	X	Room F2: northeast corner
38	X	X	Room F2: northwest corner
39	X	X	Room F2: west wall
40	X	X	Room F2: southwest corner
41	X	X	Room F2: southeast corner
42	X	X	Room F3: east wall
43	X	X	Room F3: west wall
44	X	X	Room F3: cupboard detail
45	X	X	Room F7 looking south
46	X	X	Room F7: trapezoidal window
47	X	X	Room F4: window

48	X	X	Room F5: window
49	X	X	Room F5: south wall
50	X	X	Room F7: door
51	X	X	Room F7: stair detail
52	X	X	Room F7: stair detail
53	X	X	Room S2: east wall
54	X	X	Room S2: east wall detail
55	X	X	Room S2: fireplace detail
56	X	X	Room S2: north wall
57	X	X	Room S2: west wall
58	X	X	Room S2: cupboard door detail
59	X	X	Room S2: south wall
60	X	X	Room S2: east wall
61	X	X	Room S2: northwest corner
62	X	X	Room S2: west wall
63	X	X	Room S2: southeast corner
64	X	X	Room S2: fireplace detail
65	X	X	Room S4: east wall
66	X	X	Room S4: door detail
67	X	X	Room S4: door detail
68	X	X	Room S4: cupboard door detail
69	X	X	Room S4: cupboard door detail
70	X	X	Room S4: west wall
71	X	X	Room S4: west wall
72	X	X	Room S3: north wall
73	X	X	Room S3: south wall
74	X	X	Room S3: stair detail
75	X	X	Room S3: stair pendant detail
76	X	X	Attic: south wall
77	X	X	Attic: carpenters assembly mark
78	X	X	Attic: window
79	X	X	Attic: west wall
80	X	X	Attic: door
81	X	X	Room G8: east wall
82	X	X	Room G8: north wall
83	X	X	Room G8: west
84	X	X	Room G8: south wall
85	X	X	Room G9: south wall
86	X	X	Room G9: northeast corner
87	X	X	Room G9: southwest corner
88	X	X	Room G10: southwest corner
89	X	X	Room G10: northeast corner
90	X	X	Room F8: east wall
91	X	X	Room F8: cupboard detail
92	X	X	Room F8: southwest corner
93	X	X	Room F8: west wall
94	X	X	Room F9: looking west
95	X	X	Room F9: looking east
96	X	X	Room F10: southwest corner
97	X	X	Room F10: northeast corner
98	X	X	Room F10: east wall

99	X	X	Room F11L south wall
100	X	X	Room F9: looking west (Building 3)
101	X	X	Room F9: looking east (Building 3)
102	X	X	Room F12: southwest corner
103	X	X	Room F12: east wall
104	X	X	Room F12: northwest corner
105	X	X	Room F13: southwest corner
106	X	X	Room F13: northeast corner
107	X	X	Room F14: west wall
108	X	X	Shed: north & east elevations
109	X	X	Shed: north & west elevations
110	X	X	Shed: west wall
111	X	X	Shed: east wall

Appendix 3: ASC OASIS Form

PROJECT DETAILS			
Project Name:	50 Market Place, Brackley, Northamptonshire		
Short Description:	<p><i>In May 2007 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording of 50 Market Place, Brackley, Northamptonshire in response to proposals for the conversion of buildings on the site for residential use.</i></p> <p><i>The property is a complex of three rubble stone buildings with a narrow carriageway to the south and a stone outhouse in the walled garden to the rear. The earliest building is the L-shaped structure on the street frontage (Building 1), which is probably early 18th century. The second floor of the street range appears to have been raised in the late 18th century, when the new window openings with box seats were created, the brickwork added to the chimneys and display cupboards added.</i></p> <p><i>Building 2, which lies to the rear of Building 1 is of similar date, but appears to have functioned separately to Building 1. It has a double chimney serving an inglenook fireplace and a large blocked window in the first floor opening onto the more easily accessible lane to the north of the property. It is thought possible that this functioned in some sort of commercial aspect such as cookhouse or brewhouse with goods going in and/or out of the window.</i></p> <p><i>There is cartographic evidence that Building 3 and its extension were extant by 1830. It has undergone extensive restoration and no original features have survived internally.</i></p>		
Project Type:	Building recording		
Site status: (eg. none, SAM, Listed)	Grade II Listed	Previous work: (eg. SMR refs)	None known
Current land use:	Commercial/residential	Future work:	Unknown
Monument type:	Building	Monument period:	Post-medieval
Significant finds:	N/A		
PROJECT LOCATION			
County:	Northamptonshire	OS reference: (8 figs min)	SP 58490 36955
District:	South Northamptonshire	Parish:	Brackley
Site address:	50 Market Place, Northamptonshire		
Study area: (sq. m. or ha)	N/A	Height OD: (metres)	N/A
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	N/A	Project design originator:	N/A
Project Manager:	Bob Zeepvat	Director/Supervisor:	Karin Semmelmann
Sponsor / funding body:	MP Brackley Ltd		
PROJECT DATE			
Start date:	10 th May 2007	End date:	25 th May 2007
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	N/A		

Paper:			
Digital:			
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording: 50 Market Place, Northamptonshire		
Author(s):	Karin Semmelmann		
Page nos	58	Date:	25 th May 2007

Appendix 4: SMR Summary Sheet

SMR Record Number	Parish Brackley	Site Name 50 Market Place, Brackley
Date of Fieldwork 10 th & 15 th May 2007	Grid ref. SP 58490 36955	Fieldworker Karin Semmelmann
Sponsor MP Brackley Ltd	Activity Building recording	
Landowner name/address: MP Brackley Ltd Birley House Winkfield Row RG42 6NE		
Finds location N/a	Finds Destination N/a	
Records location ASC	Records Destination	
Finds Quantity N/a	Records Quantity	
<p>Summary of Results</p> <p>In May 2007 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording of 50 Market Place, Brackley, Northamptonshire in response to proposals for the conversion of buildings on the site for residential use.</p> <p>The property is a complex of three rubble stone buildings with a narrow carriageway to the south and a stone outhouse in the walled garden to the rear. The earliest building is the L-shaped structure on the street frontage (Building 1), which is probably early 18th century. The second floor of the street range appears to have been raised in the late 18th century, when the new window openings with box seats were created, the brickwork added to the chimneys and display cupboards added.</p> <p>Building 2, which lies to the rear of Building 1 is of similar date, but appears to have functioned separately to Building 1. It has a double chimney serving an inglenook fireplace and a large blocked window in the first floor opening onto the more easily accessible lane to the north of the property. It is thought possible that this functioned in some sort of commercial aspect such as cookhouse or brewhouse with goods going in and/or out of the window.</p> <p>There is cartographic evidence that Building 3 and its extension were extant by 1830. It has undergone extensive restoration and no original features have survived internally.</p>		