

**HISTORIC BUILDING SURVEY REPORT:
ROSE COTTAGE, STRAWBERRY GARDENS, ENDERBY, LEICESTERSHIRE**

Planning Application: 12/0621/1/PX

NGR: SP 5306 9959

AAL Site Code: EROC 12

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Report prepared for
Landmark Planning Limited
On behalf of
Peastone Properties Limited

By
Allen Archaeology Limited
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Allenarchaeology



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Element	Name	Date
Report prepared by:	Maria Piirainen	16/11/2012
Illustrations prepared by:	Maria Piirainen	16/11/2012
Report edited by:	Chris Clay	19/11/2012
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Executive Summary

- Allen Archaeology Limited was commissioned by Peastone Properties to undertake a Level 3 historic building survey of Rose Cottage, Strawberry Gardens in Enderby, Leicestershire prior to its demolition.
- Rose Cottage comprises a 'central fireplace' type house of late 18th or early 19th century date that was greatly extended in the mid 19th century by the addition of a double pile plan house to the southeast elevation of the original building. To the northwest is a probable stable/coach house that is also of probable late 18th or early 19th century date.

1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Landmark Planning Limited, on behalf of Peastone Properties Limited to undertake an historic building survey as a condition of planning permission for the demolition of Rose Cottage at Strawberry Gardens in Enderby, Leicestershire, and the subsequent erection of two new dwellings.
- 1.2 The methodology conforms to the guidelines established by English Heritage in '*Understanding Historic Buildings: A guide to good recording practice*' (2006), the guidelines set out in the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008), a generic brief for historic building recording prepared by Leicestershire County Council Historic and Natural Environment Team, as well as a specification produced by this company (AAL 2012a).
- 1.3 A copy of the survey report and the full project archive will be submitted to Leicestershire Museums, Arts and Records Service within six months of the completion of this report, where it will be stored under the Museum Accession Number X.A98.2012.

2.0 Site Location and Description

- 2.1 Enderby is located in the administrative district of Blaby District Council, approximately 7.5km to the southwest of the centre of Leicester (Figure 1). Rose Cottage is located 600m northwest of the historic core of Enderby, on the north side of Strawberry Gardens, and is centred on NGR SP 5306 9959 (Figure 2).

3.0 Planning Background

- 3.1 A planning application was submitted in July 2012 to Blaby District Council for the '*demolition of existing dwelling and erection of 2 detached dwellings, garages, parking and associated vehicular access*' (Reference 12/0621/1/PX). Planning permission was granted in October 2012 subject to conditions, including the undertaking of a programme of building recording of Rose Cottage prior to its demolition.
- 3.2 The approach adopted is consistent with the guidelines set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

4.0 Archaeological and Historical Background

- 4.1 An archaeological desk-based assessment was prepared for the proposed development, in advance of the submission of a planning application (AAL 2012b). This identified a low archaeological potential for features and deposits of later prehistoric to Roman date to be present on the site.
- 4.2 The development area is situated well beyond the historic core of the village of Enderby to the east of the site. Historic map evidence indicates that the area remained agricultural land until

the construction of Rose Cottage and its attendant outbuildings from the later 18th century onwards.

5.0 Methodology

- 5.1 The building survey was undertaken by the author on Friday 2nd November 2012. The weather was bright and sunny which generated generally good light for both external and internal shots, although there were occasional areas where little light was available.
- 5.2 A few areas proved difficult to survey due to health and safety constraints or access limitations. There was no access to the space above the first floor in Building A and as such the roof structure could not be surveyed. The basement in Building B was flooded and deemed unsafe to enter although some photographs were taken from the room above. The northeast elevation of the garage/outbuilding had large cracks in the brickwork and therefore was deemed unsafe to enter the first floor. Photos were therefore taken from a ladder placed through the floor opening. The garage was furthermore surrounded by moderately dense vegetation and therefore restricting the view and available angles for good photography.
- 5.3 The works described below are based on a generic brief provided by the Historic and Natural Environment Team at Leicestershire County Council, and equate to a level of detail commensurate with a Level 3 survey as detailed in the English Heritage document: *Understanding Historic Buildings, A Guide to Good Recording Practice* (English Heritage 2006).

With regard to the constraints above, wherever possible, photographs were taken of the following: -

- All external elevations;
- All internal elevations, including internal walls and subdivisions;
- The roof structure of the buildings, internally and externally, where visible;
- The relationship of the structures to their surroundings;
- Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure; and
- A general internal photographic record of the building. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction.

6.0 Results (Figures 2 – 6)

6.0.1 The survey includes the main cottage and associated garage/outbuilding. For the purpose of this the report the cottage has been divided into the earlier Building A and the later Building B. The garage has been referred to as Building C. The results will focus on a basic written description of the form and layout of the building, mentioning any original fixtures or fittings, starting with the exterior of the cottage and continuing with the interior, thereafter an account of the garage will given.

6.1 The Cottage Exterior (Figures 2 and 3)

6.1.1 Building A is a northeast to southwest aligned brick building mainly built in stretcher bond but with occasional headers resulting in an irregular bond. The roof is double pitched and covered with slate tiles. There is a single brick chimney stack at the centre of the building (Plate 1).

6.1.2 There is an entrance with a segmental brick arch on the southwest elevation with a 20th century wooden door with two tall lights in the upper half of the door.

6.1.3 The northwest elevation has two adjacent doorways towards the northeast end, one leading into a coal store and one forming the original main entrance, with a plain wooden canopy (Plate 1).

6.1.4 On the same elevation at ground floor level there are two adjacent three light casement windows with segmental arches, which appear to be later additions. On the first floor are three vertically sliding sash windows with thin wooden glazing bars and an elongated two light casement window. There is a circular boss on this elevation that would have once connected via a tie rod to the opposing elevation, which has since been concealed or removed following the addition of Building B.

6.1.5 The northeast elevation has a single small two light window with frosted glass. Above this a wooden lintel is visible, as are the ends of a number of floor joists for the first floor (Plate 2).

6.1.6 The southeast elevation is partially concealed by Building B. The northern end however has an opening with missing door into a store, a square, side-hung casement window with one fixed light and a smaller fixed light window to the south (Plate 3).

6.1.7 Building B, although it has functioned as the main house, appears to be a later addition to the complex, added to the southeast elevation of Building A. It is built in Flemish Bond brickwork, and has a hipped slate roof with half round ridge tiles. Three chimneys with ceramic chimney pots pass through the roof, avoiding the ridges.

6.1.8 The northeast elevation is largely obscured by a greenhouse with brick dwarf wall and mono-pitched roof (Plate 4). The ground floor has a single window with two fixed lights and vertical metal bars beneath a segmental brick arch. Beneath the window is an opening to the basement, which appears to once have had a glass cover. There is another window on the first floor also below a brick segmental arch but with one fixed light and one side-hung casement and thin wooden glazing bars.

- 6.1.9 The south-eastern, front elevation retains two original bay windows on the ground floor (Plate 5), flanking a wooden porch with double ogee mouldings and wooden side panels. There is a segmental arch above the door, which is identical to that on the southwest elevation of Building A (Plate 6).
- 6.1.10 There is a tall horizontal sash window directly above the door on the first floor, flanked by two top opening casements. All have thin wooden glazing bars and a brick segmental arch (Plate 5).
- 6.1.11 The majority of the southwest elevation was concealed by vegetation; however a probably original, tall, four light casement window was visible on the first floor (Plate 7), with two modern UPVC windows fitted on the ground and first floors towards the southwest corner of this elevation.

6.2 The Cottage Interior (Figures 3 and 4)

- 6.2.1 The coal store in the northern part of Building A could not be accessed although it was possible to inspect the interior of the coal store, within which the floor joists and a surviving reed floor are visible (Plate 8).
- 6.2.2 Before the addition of Building B, Building A could be described as part of the 'central fireplace family' where two back to back fireplaces heated the entire house (Brunskill 2000). The northernmost segmental arched fireplace, situated within the dining room has been bricked up at a later date, whereas it remains open in the adjacent kitchen (Plate 9). Both the dining room and the kitchen have concrete floors.
- 6.2.3 There is an entrance situated in the northwest elevation of the dining room. The door is a wooden plank and batten door hung on late 19th century type round end strap hinges with contemporary lock case and bolts (Plate 10).
- 6.2.4 To the northeast is a WC with quarry tile floor, flanked by the store and coal store which are only accessible from outside. The opening to the kitchen is to the southwest, next to the fireplace. The recess for the fireplace in the kitchen has been converted to fit a modern cooker or stove, as a metal pipe runs up into the chimney breast. There are built in cupboards to the east side of the fireplace (Plate 11).
- 6.2.5 A probable later partition wall has been raised between the kitchen and the southwest elevation forming a rear lobby that encloses the entrance on the southwest elevation, an alteration that was probably occasioned by the addition of Building B. It is possible that this has replaced the original staircase to the first floor, although there is no clear evidence to confirm or refute this.
- 6.2.6 The first floor of Building A comprises three bedrooms and a bathroom, as well as a landing and two steps down from the adjacent Building B at the southern end of the landing. All the rooms have hardwood floors and the brick walls are concealed by wood panelling. The bathroom is a later addition (Plate 12), subdivided from the adjacent Bedroom 5.

- 6.2.7 Some of the floorboards in Bedroom 6 had been removed prior to the survey exposing the underlying floor structure. The floor joists sit on wooden laths under which there appears to be a layer of reeds and another set of joists based on the evidence visible from below in the coal store (Plate 13).
- 6.2.8 A brick partition wall separates Bedrooms 6 and 7. Within Bedroom 7 a portion of the plaster had been removed exposing wooden laths (Plate 14).
- 6.2.9 In the landing between Buildings A and B there is a clear overlap between the walls of Building A and the later Building B. The roof structure of Building A along this elevation supported by notched wooden beams (Plates 15 and 16).
- 6.2.10 Building B retains the plan form of a double pile house, a form which was common from the mid 18th century onwards (Brunskill 2000). It is two rooms in depth with the main entrance located in the centre of the front (southeast) elevation with a lobby dividing the ground floor and a landing dividing the first floor. Fireplaces are located within Reception Rooms 1, 2 and 4 and Bedrooms 1 and 2.
- 6.2.11 Reception Room 3 is accessed from the kitchen in Building A; it has a small hatch in the floor to the basement below (Plate 17). As the basement was flooded a detailed survey was not possible. However it was possible to discern a bench in the northeast corner supported by brick pillars, as well as the wooden joists for the floor above. The brick staircase with winder undercut the hatch in the floor, suggesting the hatch is of a later date and that the original entrance to the basement would have abutted the partition wall to the southwest entering (Plate 18). As there was no trace of the earlier entrance in the existing floor it suggests that the floor is not original.
- 6.2.12 Reception Room 4 is the largest room in the house, and is accessed from the lobby in Building A. It has a fireplace and a modern uPVC window in the southwest elevation and a brick floor (Plate 19). To the east, a wooden panelled door with mullioned glass window leads into the front lobby, which houses the staircase leading to first floor, which has plain square balusters with a gun barrel newel post and ball finial.
- 6.2.13 To the south of the hallway is Reception Room 2. It has a fireplace with wood surround on the southwest elevation flanked by two arched alcoves, and the floor is of brick and is currently covered with 1960s newspapers as a basic form of insulation (Plate 20).
- 6.2.14 Reception Room 1 lies on the opposing side of the hallway. The tiled fireplace is situated on the northeast elevation. A door in the northeast corner leads into the greenhouse/potting shed (Plate 21).
- 6.2.15 Directly above Reception Room 1 is Bedroom 1. The original brick fireplace with segmental arch had been boarded up and concealed at some point but had again been exposed prior to the survey (Plate 22). This room has two entrances; one from the landing and one from the adjacent Bedroom 3, which has no fireplace or other features of note.
- 6.2.16 Across the landing from Bedroom 3 is Bedroom 4, which apart from a narrow chimneybreast from the fireplace in Reception Room 4 below, this room is also without heating. The partition

wall situated between this bedroom and the landing has the curious addition of a small square 'mock' window with one small opening pane.

6.2.17 Bedroom 2 lies in the southern corner of the building. Where the wallpaper has peeled away it shows that the bricks walls have been cement rendered. The fireplace with its thin moulded surround and cast iron grate has been placed off centre on the chimneybreast suggesting that it has been reduced in size (Plate 23). The original window adjacent to the fireplace has spiral handles and window stays (Plate 24).

6.2.18 Another original window on the southeast elevation illuminates the landing. Beneath it is a collapsible curved shelf/seat (Plate 25).

6.2.19 The attic is accessible through a hatch in the landing ceiling from where the roof structure is visible. Round logs have been used as supporting braces, with supporting brick piers. Reed flooring was also exposed between the joists in the attic (Plates 26 and 27).

6.3 The Garage Exterior (Figures 2 and 5)

6.3.1 The garage/outbuilding is a two floor brick structure built in an unusual bond comprising stretcher courses alternating with courses comprising pairs of headers and between 3 and 7 stretchers. It has a double pitched gabled roof covered in modern concrete tiles with half round ceramic ridge tiles. The purlins have moulded ends and are tenoned into the gable rafters which are visible from the outside.

6.3.2 All elevations except the northwest have white painted mullioned windows. On the southwest elevation, the first floor window has a segmental brick arch and there is a large, fixed light window directly below, adjacent to a wooden stable door. To the southeast is a modern garage door with wooden frame and iron lintel. Above the garage door is another opening with wooden plank door (Plate 28).

6.4 The Garage Interior (Figures 2 and 5)

6.4.1 The garage has a concrete floor and the walls retain a number of metal brackets for modern shelving. The ceiling had been covered with plastic sheeting. The storage room next door appears to still have the original stone paving floor in-situ with a concrete plinth of uncertain function by the northeast elevation (Plate 29). Wooden laths for the floor above are visible where the plaster has fallen away.

6.4.2 The upper floor has been rendered with cement, and it is divided in two by a brick partition (Plate 30). Brick buttresses support the roof structure.

7.0 Discussion and Conclusion

- 7.1 The cartographic evidence from the preceding desk-based assessment (AAL 2012a) indicated the presence of structures on the site by at least 1812. The client had been informed by the previous owner that the garage was the earliest building on the site (Mr Dean Rainbow, *pers. comm.*), and it would certainly appear that this building formed part of a block of buildings shown on the Tithe Map in this location. Building A also appears to form part of this original block and as such it is considered that the two structures are broadly contemporary.
- 7.2 Building B appears to be later in date, and first appears on the Ordnance Survey map of 1886. It has effectively been built as a large extension to Building A, part of the southeast elevation of which has been demolished to provide a link between the two elements on the ground floor and first floor. It seems likely that an original staircase was removed from Building A at this time, which was probably located in the existing lobby in the south corner of the building.
- 7.3 The addition of Building B clearly suggests an increase in wealth of the local occupants, and probably meant that the original Building A was converted to use as service rooms with the main receptions located in Building B. It should be noted however that Reception Room 3 in Building B was not heated, and this too probably formed a service room such as a pantry or scullery, particularly considering the access to the basement was located in this room.
- 7.4 On the first floor, the layout of Building A has been altered somewhat, as the partition between Bedrooms 6 and 7 is likely to be a later addition, as is the bathroom, which has been subdivided from Bedroom 5. All the walls have been panelled to mask the original brickwork. The layout of Building B on the first floor appears to be largely original, with four bedrooms accessed from the central landing. The lack of heating in Bedroom 3 may again suggest servant's quarters.
- 7.5 Building C is likely to have originally served as a stable and coach house, with the stables in the storage room to the northwest and the coach house in the garage to the southeast. Unlike other farm buildings in the 19th century it is not uncommon that these buildings looked more domestic than agricultural in form (Woodforde 1983).
- 7.6 There was no evidence in the stable block for an internal partition which suggests a loosebox plan suitable for one horse. As in the current example, stables had lofts to store feed and bedding and would have been accessible via a ladder through the first floor opening.
- 7.7 The final addition to the complex was the greenhouse on the northeast elevation of Building B, first shown on the 1902 Ordnance Survey map. This map shows a number of greenhouses on the site, with one attached to the southwest elevation of the building, two small greenhouses to the northeast and a large block to the east. The site is later annotated as a nursery, but the greenhouses had disappeared by 1982.

8.0 Acknowledgements

- 8.1 Allen Archaeology Limited would like to thank Landmark Planning and their client Peastone Properties for this commission.

9.0 References

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Appendix 1: Colour Plates



Plate 1 (Shot 3): General view of the northwest elevation of Building A, looking south. Scale is 2m

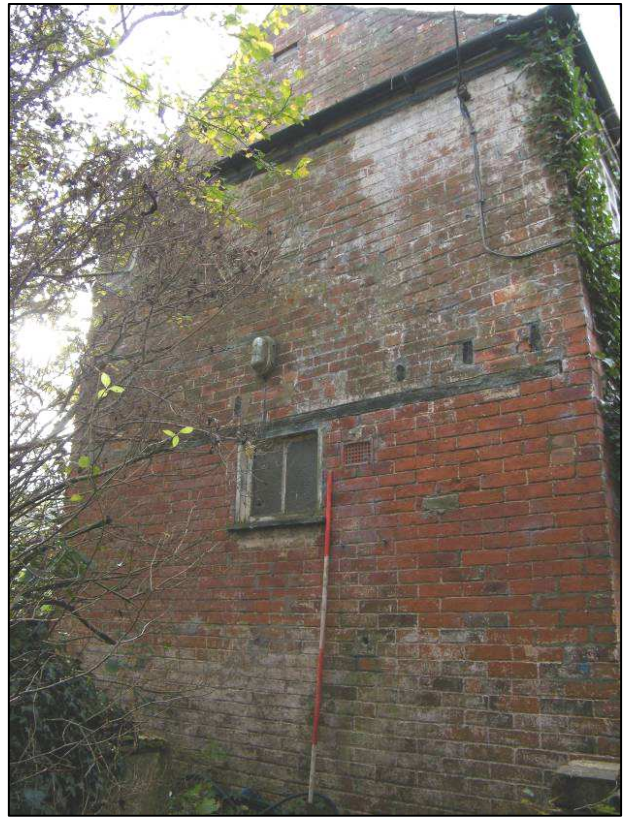


Plate 2 (Shot 10): Northeast elevation of Building A showing floor joists, looking south. Scale is 2m



Plate 3 (Shot 11): Northern end of southeast elevation of Building A, looking west. Scale is 2m



Plate 4 (Shot 14): Northeast elevation of Building B with greenhouse, looking southeast. Scale is 2m



Plate 5 (Shot 17): Southeast elevation of Building B, looking northwest. Scale is 2m



Plate 6 (Shot 18): Front porch, looking northwest. Scale is 2m



Plate 7 (Shot 22): Original window of first floor, southwest elevation, looking northeast



Plate 8 (Shot 45): Reed floor observed in coal store in Building A, looking northeast



Plate 9 (Shot 49): Bricked up back to back fireplace in the dining room, looking south. Scale is 2m



Plate 10 (Shot 48): Plank and batten door in the dining room, looking northwest. Scale is 2m



Plate 11 (Shot 52): Fireplace in the kitchen with built in cupboards to right of shot, looking east-northeast. Scale is 2m



Plate 12 (Shot 76): First floor bathroom of Building A, looking northwest. Scale is 2m



Plate 13 (Shot 82): Floor make up within Bedroom 5, Building A, looking southwest. Scale is 0.5m



Plate 14 (Shot 83): Bedroom 6 with exposed ceiling laths, looking southeast. Scale is 2m



Plate 15 (Shot 86): Beams supporting Building A roof structure, looking south



Plate 16 (Shot 88): View of overlap between walls of Building A (adjacent to scale) and Building B (right of shot). Looking northeast. Scale is 2m



Plate 17 (Shot 54): Reception Room 3 with access to the basement, looking east northeast. Scale is 2m



Plate 18 (Shot 56): Basement stairs, looking southeast



Plate 19 (Shot 57): Reception Room 4, looking southwest. Scale is 2m



Plate 20 (Shot 58): Reception Room 2 with fireplace and flanking alcoves, looking south. Scale is 2m



Plate 21 (Shot 64): General view of the greenhouse interior, looking northwest. Scale is 2m



Plate 22 (Shot 65): General view of Bedroom 1, looking east northeast. Scale is 2m



Plate 23 (Shot 69): General view of the Bedroom 2, looking south. Scale is 2m

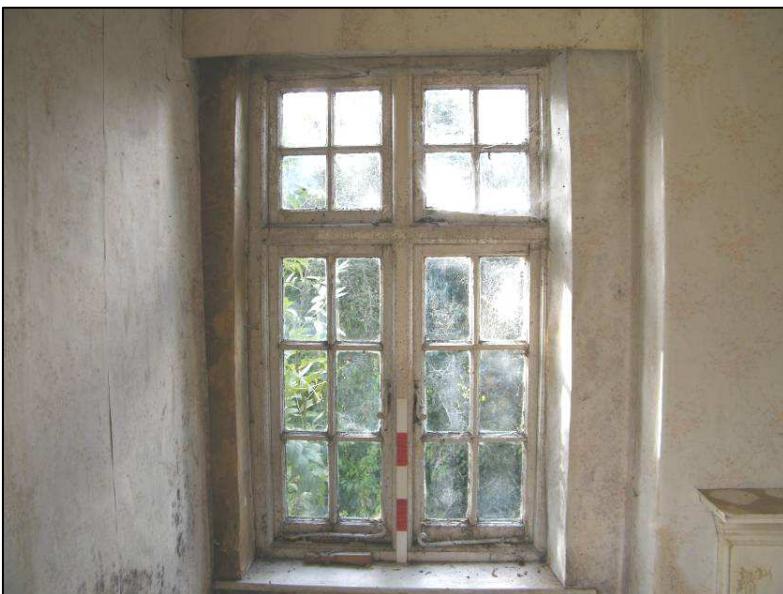


Plate 24 (Shot 72): Detailed shot of original window in bedroom 2, looking southwest. Scale is 0.5m



Plate 25 (Shot 73): First floor landing showing original window with fitted shelf/seat, looking southeast. Scale is 2m



Plate 26 (Shot 91): Hipped roof structure of Building B, looking west



Plate 27 (Shot 93): Reed floor in loft space of Building B, looking southwest



Plate 28 (Shot 25): Southwest elevation of Building C, garage and storage. Looking northeast. Scale is 2m



Plate 29 (Shot 36): General view of storage room interior, looking northeast. Scale is 2m



Plate 30 (Shot 42): Loft partition wall, looking east northeast

Appendix 2: Photographic Archive List

Shot No	Facing	Type	Building	Description
01	NE	Exterior	A	Southwest elevation
02	NE	Exterior/detail	A	Door on southwest elevation
03	S	Exterior	A	Northwest elevation
04	SE	Exterior/detail	A	Northwest elevation representative 1 st floor window
05	SE	Exterior/detail	A	1 st floor window
06	SE	Exterior/detail	A	1 st floor boss ring
07	SE	Exterior/detail	A	Ground floor window
08	SW	Exterior	A	Northeast elevation through vegetation
09	S	Exterior	A	Northeast elevation
10	S	Exterior/detail	A	Northeast elevation wooden beams
11	W	Exterior	A	Southeast elevation
12	NW	Exterior/detail	A	Southeast elevation ground floor window
13	NW	Exterior/detail	B	Southeast elevation ground floor window
14	S	Exterior	B	Northeast elevation and greenhouse
15	SW	Exterior/detail	B	Northeast elevation ground floor window
16	SW	Exterior	B	Opening to basement
17	NW	Exterior	B	Southeast elevation
18	NW	Exterior/detail	B	Porch on southeast elevation
19	NW	Exterior/detail	B	Ground floor bay window
20	NW	Exterior/detail	B	Southeast elevation 1 st floor window
21	NNW	Exterior	B	Southwest elevation
22	NE	Exterior/detail	B	Southwest elevation 1 st floor window
23	E	Exterior/detail	B	Modern windows southwest elevation
24	SE	Exterior	B	Northwest elevation
25	N	Exterior	C	Southwest elevation of garage
26	NE	Exterior	C	1 st floor opening on southwest elevation
27	SE	Exterior	C	Northwest elevation
28	SSE	Exterior	C	Northeast elevation
29	SW	Exterior/detail	C	Northeast elevation ground floor window
30	NW	Exterior	C	Southeast elevation
31	NW	Exterior/detail	C	Southeast elevation gable
32	NE	Exterior	-	General site shot
33	N	Exterior	-	General site shot
34	SW	Exterior	-	General site shot
35	NE	Interior	C	Northeast elevation and general interior
36	NNE	Interior	C	General interior shot
37	NE	Interior/detail	C	Original floor surface
38	Up	Interior/detail	C	1 st floor structure
39	SE	Interior	C	Partition wall
40	SW	Interior	C	Southwest elevation
41	NE	Interior	C	1 st floor northwest elevation
42	ESE	Interior	C	1 st floor partition wall
43	ESE	Interior	C	Roof structure
44	E	Interior	A	Coal store
45	Up	Interior/detail	A	1 st floor, floor make up above coal store
46	NE	Interior	A	General view of WC
47	N	Interior	A	Dining room

48	NW	Interior/detail	A	Plank and batten door
49	S	Interior	A	Dining room fireplace
50	SE	Interior	A	Dining room southeast elevation
51	S	Interior	A	Kitchen southwest elevation
52	ENE	Interior	A	Kitchen
53	NE	Interior/detail	A	Kitchen fireplace
54	ENE	Interior	B	Reception Room 3
55	NE	Interior	B	Basement and ground floor beams
56	S	Interior/detail	B	Basement stairs
57	SW	Interior	B	Reception Room 4
58	S	Interior	B	Reception Room 2
59	SE	Interior/detail	B	Reception Room 2 bay window
60	NE	Interior/detail	B	Representative shot of wooden door, Reception Room 2
61	NW	Interior	B	Ground floor hallway and staircase
62	NW	Interior/detail	B	Banisters
63	N	Interior	B	Reception Room 1
64	NW	Interior	Greenhouse	General view
65	ENE	Interior	B	1 st floor Bedroom 1
66	NNE	Interior	B	1 st floor Bedroom 3
67	N	Interior	B	1 st floor Bedroom 4
68	S	Interior	B	1 st floor Bedroom 4
69	S	Interior	B	1 st floor Bedroom 2
70	SW	Interior/detail	B	Bedroom 2 fireplace
71	ESE	Interior	B	Bedroom 2
72	SW	Interior/detail	B	Interior view of window southwest elevation Bedroom 2
73	SE	Interior	B	1 st floor hallway
74	SE	Interior/detail	B	Detail of window in hallway
75	NW	Interior	A/B	Landing between buildings A and B
76	NW	Interior	A	1 st floor bathroom
77	SW	Interior	A	Hallway
78	NW	Interior	A	Bedroom 5
79	NE	Interior/detail	A	Original brickwork behind wood panelling
80	WSW	Interior	A	Bedroom 6
81	S	Interior	A	Bedroom 6
82	Down	Interior	A	General view of floor make up Bedroom 6
83	SE	Interior	A	Bedroom 7
84	NW	Interior	A	Bedroom 7
85	N	Exterior	C	Roofing material of garage
86	S	Interior	A/B	Wooden beams of Building A roof
87	SE	Interior	B	Landing between A and B
88	NE	Interior/detail	A	Point where original wall of Building A has been removed
89	NE	Interior/detail	B	Roof structure
90	N	Interior/detail	B	Roof structure
91	W	Interior/detail	B	Roof structure
92	SE	Interior/detail	B	Roof structure, brick pillar and wooden beam
93	SW	Interior/detail	B	Ceiling reeds

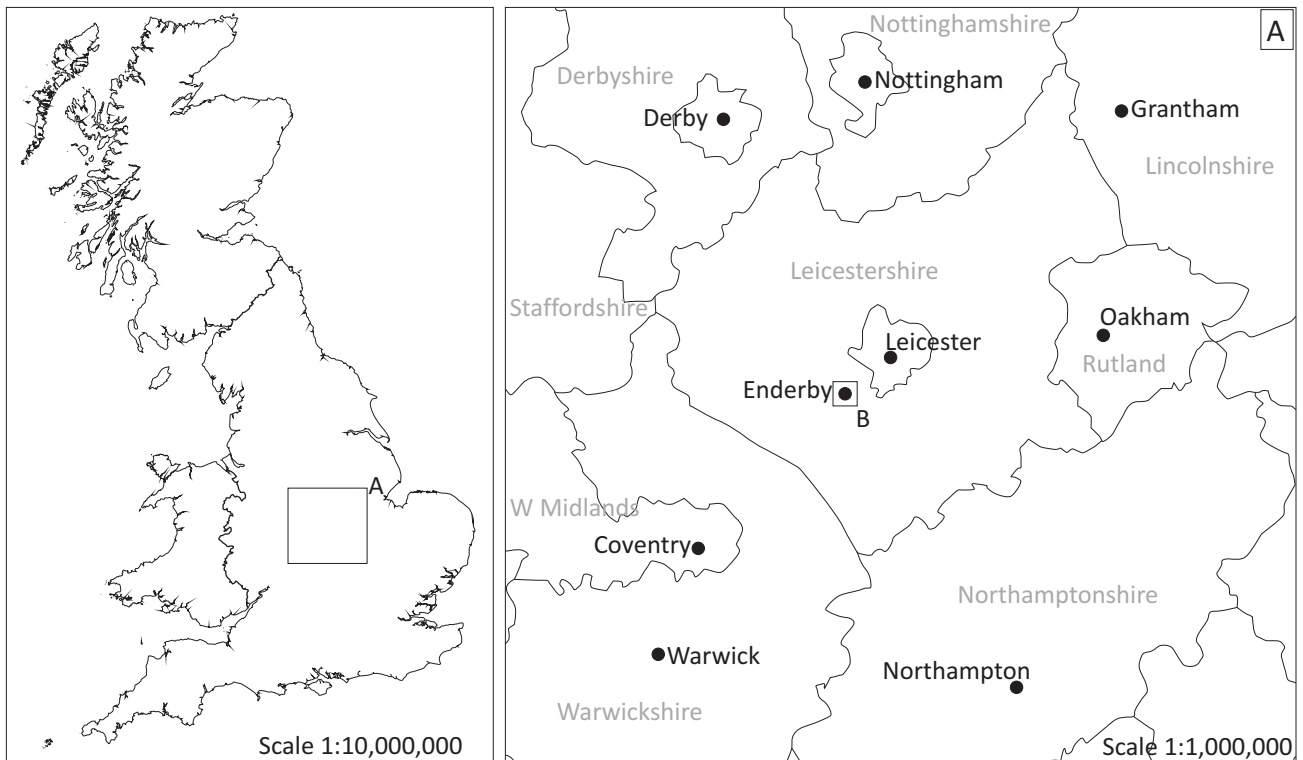


Figure 1: Site location outlined in red

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Site Code	EROC 12
Scales	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	M Piirainen
Date	16/11/12

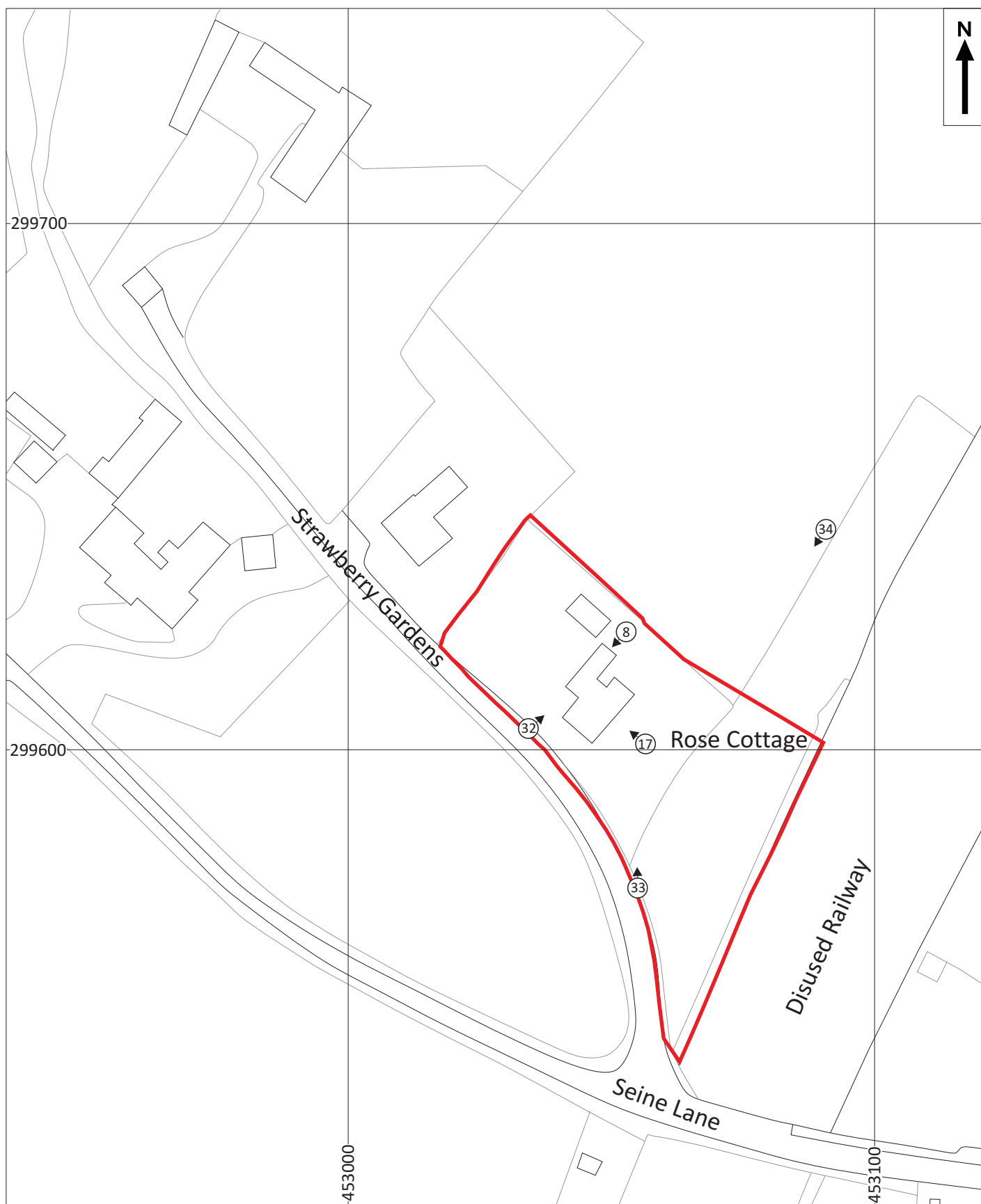


Figure 2: Site location outlined in red. Numbered arrows indicate location and orientation of photographs in Appendix 1
(base plan provided by Landmark Planning)

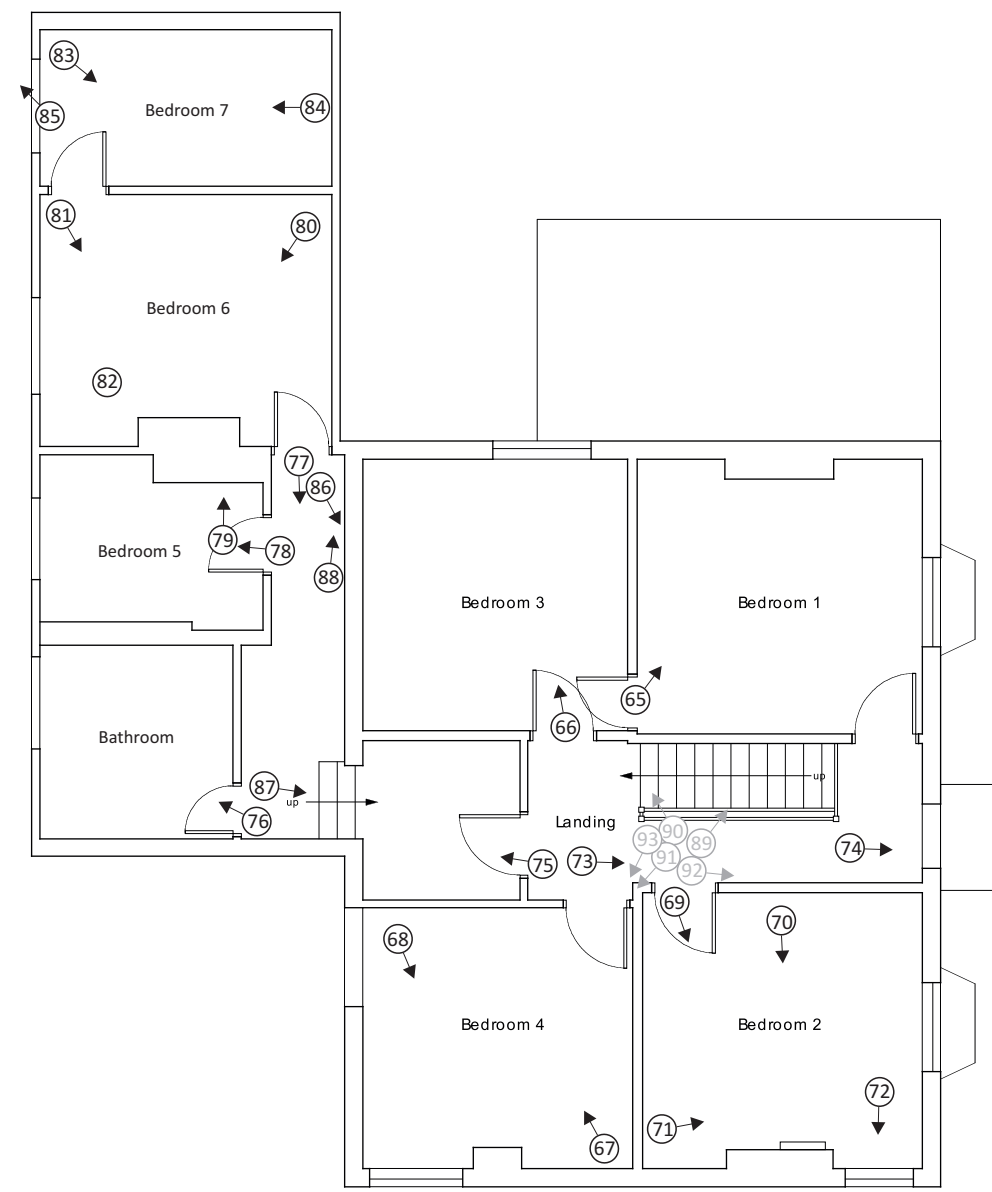
Site Code	EROC 12
Scale	1:1000
Drawn by	M. Piirainen
Date	16/11/2012

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0 10m
Scale 1:100

Site Code	EROC 12
Scale	1:100 @ A4
Drawn by	M. Piirainen
Date	16/11/2012

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Figure 4: First floor plan of Buildings A and B. Numbered arrows indicate location and orientation of photographs in Appendix 1. Photos in grey have been taken of the roof space accessed from the landing of Building B (Baseplan provided by Peter Thompson Architectural Services)

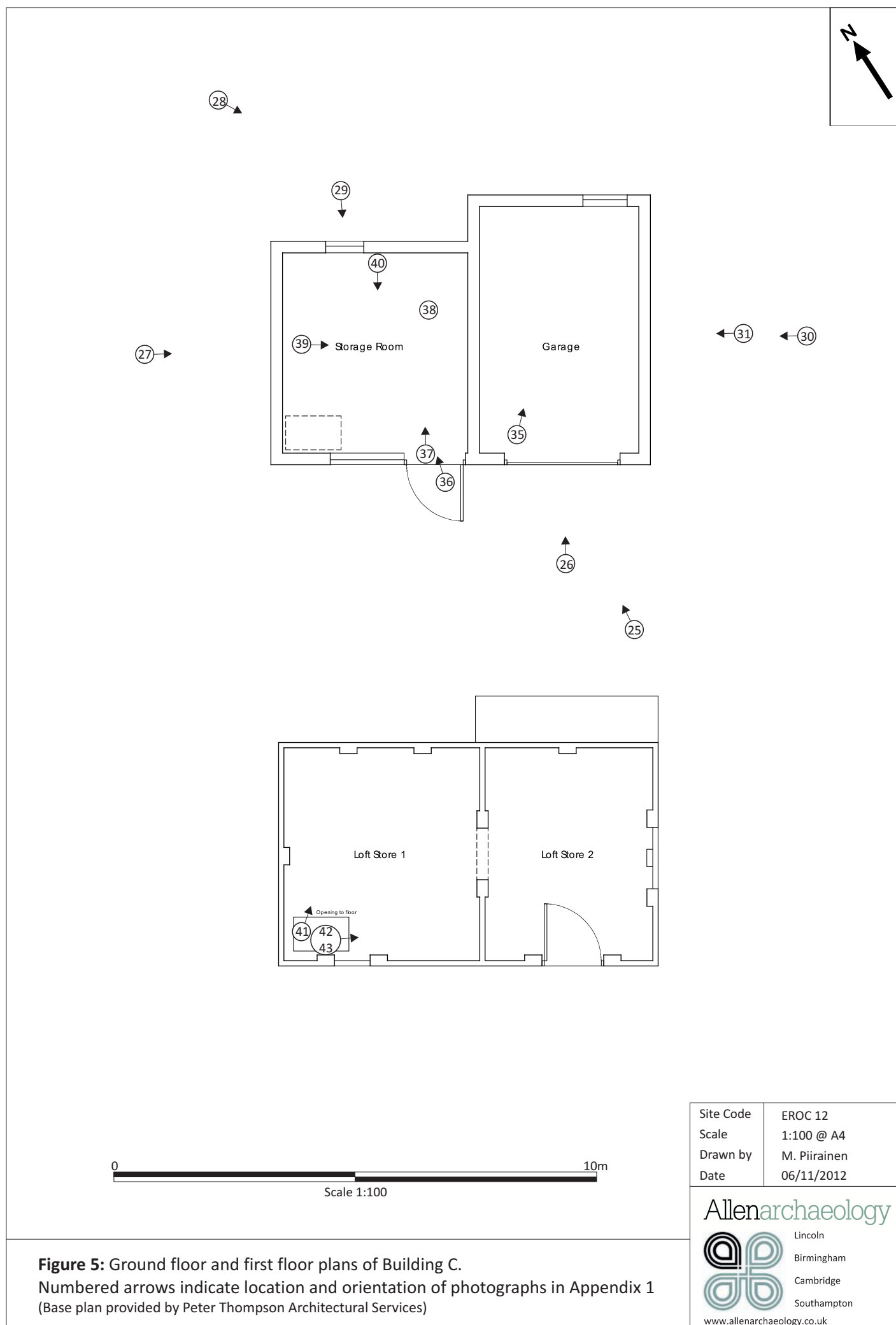



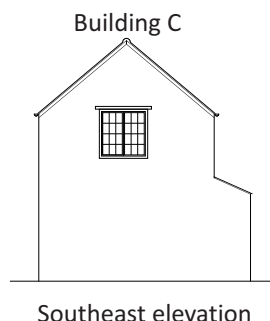
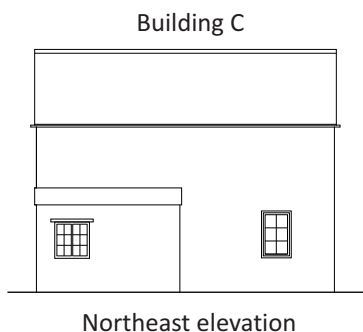
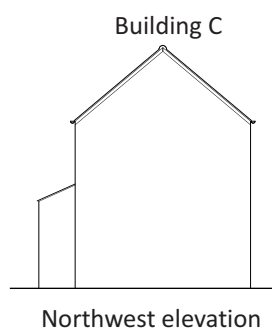
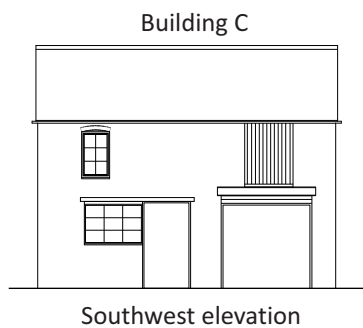
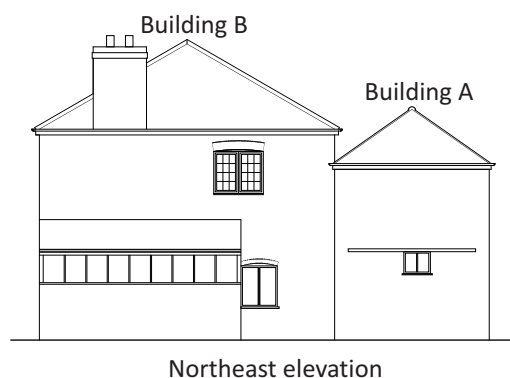
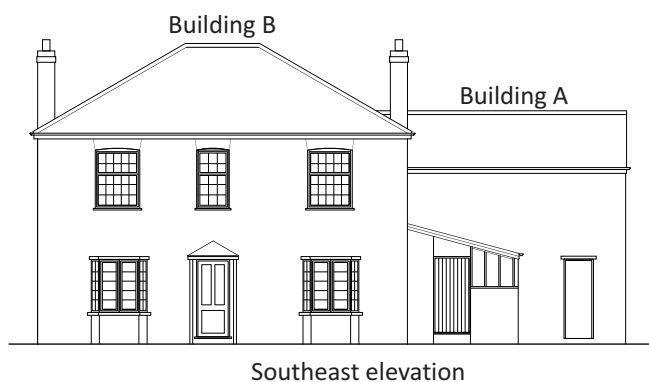
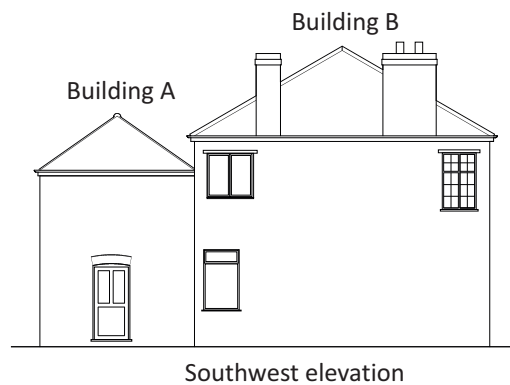
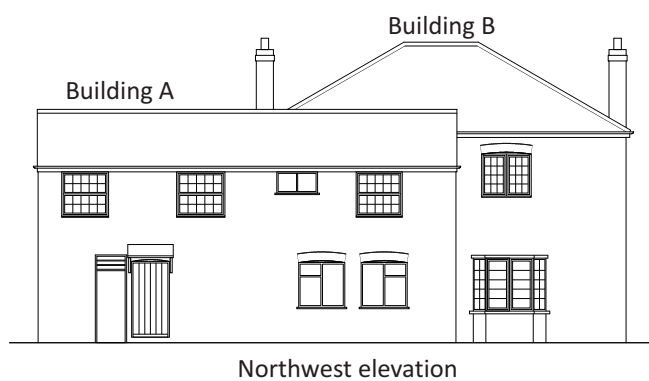
Figure 5: Ground floor and first floor plans of Building C. Numbered arrows indicate location and orientation of photographs in Appendix 1 (Base plan provided by Peter Thompson Architectural Services)

Site Code	EROC 12
Scale	1:100 @ A4
Drawn by	M. Piirainen
Date	06/11/2012



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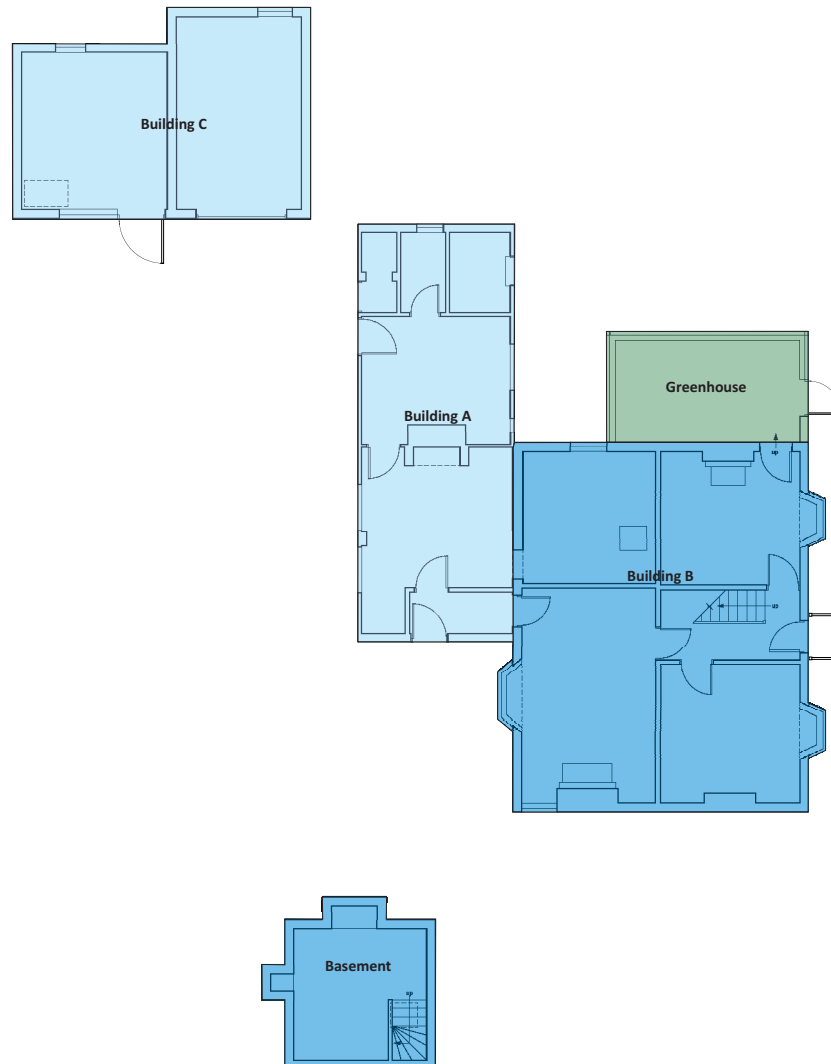
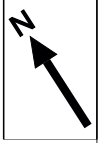
Site Code	EROC 12
Scale	1:200 @ A4
Drawn by	M. Piirainen
Date	12/11/2012

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Figure 6: House and garage elevations
(Elevations provided by Peter Thompson Architectural Services)



0 20m
Scale 1:200

KEY

- Phase 3: pre-1902
- Phase 2: pre-1886
- Phase 1: pre-1812

Site Code	EROC 12
Scale	1:200 @ A4
Drawn by	M. Piirainen
Date	19/11/2012

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Figure 7: Provisional phasing of buildings
(Base plan provided by Peter Thompson Architectural Services)



Allen Archaeology Limited
Website: www.allenarchaeology.co.uk

Company Registered in England and Wales No: 6935529

Lincoln
Unit 1C
Branston Business Park
Lincoln Road
Branston
Lincolnshire LN4 1NT

Tel/Fax: +44 (0) 1522 794400
Email: info@allenarchaeology.co.uk

Birmingham
Arion Business Centre
Harriet House
118 High Street
Birmingham
B23 6BG

Tel/Fax: +44 (0) 800 610 2545
Email: birmingham@allenarchaeology.co.uk

Cambridge
Wellington House
East Road
Cambridge
CB1 1BH

Tel/Fax: +44 (0) 800 610 2550
Email: cambridge@allenarchaeology.co.uk

Southampton
International House
Southampton International Business Park
George Curl Way
Southampton
SO18 2RZ

Tel: +44 (0) 800 610 2555
Email: southampton@allenarchaeology.co.uk