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**Castle Inn, Dennis Road, Hugglescote
Leicestershire**

Historic Building Recording

Report No. MK017/15

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Leicestershire**

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Summary

A Level 2 historic building recording was carried out by CFA Archaeology Ltd on The Castle Inn, Dennis Road, Hugglescote, Leicestershire. The work was carried out between the 24th of April and the 11th of September 2015 prior to and during the conversion of the property by Chris Torr. The Inn lies in the historic core of Hugglescote on the North side of Dennis Road. Near to the Inn are existing 17th and 16th century buildings. An evaluation earlier in 2015 by CFA revealed only 20th century deposits in the car park and grassed area next to the Inn. The original core of the building was found to be brick built with mortared stone foundations dating to the late 17th or early 18th century. The first floor and attic joists, beams, purlins and hip rafters were found to be original, made from pit-sawn and hewn hardwood. In the late 18th or early 19th century the cellar was improved for beer barrel storage and later an extension to the property was made to the east. In the 1890s a hall was built to the rear. Further improvements were made to the cellar and floors in the early 20th century. The floorboards on the 1st floor and attic were replaced with concrete laid on reeds and the chimney stack was removed from the ground floor to create a large bar area. The latest extension to the Inn was made in the 1980s.

1. INTRODUCTION

This report presents the results of a Level 2 Historic Building Recording of The Castle Inn, Dennis Road, Hugglescote, Leicestershire undertaken by CFA Archaeology Ltd on behalf of Chris Torr and Property Force (Ltd). The work took place between the 24th April and the 11th September 2015 prior to and during the conversion of the Inn (ref. 13/00889/FULM). The building recording followed methods outlined in a written scheme of investigation approved by Leicestershire County Council Historic Environment Team.

1.1 Site Location and Background

The Castle Inn is located in the historic core of Hugglescote in Dennis Street at OS ref. SK 42648, 12632 (Fig. 1). There are two Listed buildings adjacent to the Castle Inn: 26 and 28 Dennis Street which are opposite (Fig. 7). These are timber-framed with the date 1583 on a collar beam of No. 26. No. 16 Dennis Street is 17th century. Other old but unlisted buildings are in the same street. An archaeological evaluation by University of Leicester Archaeological Services on the opposite (south) side of Dennis Street in 2008 found an undated posthole and an indeterminate feature although a couple of sherds of 13th- to 15th-century medieval pottery were recovered (Baker, 2008). An evaluation in 2015 by CFA in the carpark and grassed area belonging to the Inn revealed only 20th century remains.

1.2 Project Objectives

Leicestershire County Council Historic Environment Team have previously advised that a Level 2 Historic Building Recording of The Castle Inn should be made prior to development. (using English Heritage / Historic England as guidance).

Project objectives were to:

- To create a record of the Inn prior to its alteration
- Establish the building's original form, function, date and sequence of development.

An initial visit concluded that most of the historic fabric of the building had been covered by 20th century decoration and cladding. This instigated a second visit during which the developer removed the cladding for inspection.

2. WORKING METHODS

A photographic record of the Inn was made using a Nikon D300 Digital SLR Camera with a wide angle lens for interior shots both before and during the conversion. Photos documenting the external and internal appearance of the Inn were photographed with 2m ranging rods where possible. A number of close-up shots were also taken of construction details. Oblique photos were taken to give an impression of the size and shape of the Inn and shots were taken of the building in its setting. Existing plans and elevations were corrected using a hand tape or Leica Disto and annotated. The cellar plan and a section through the building were recorded by hand. Existing site plans provided by the client were used to tie the building's location to the OS national grid. Notes on materials and construction methods were taken.

The focus of the record was primarily on the historic core of the building (Unit 1) rather than the later 19th and 20th century extensions.

2.6 Standards and Guidance

CFA Archaeology is a registered organisation (RO) with the Chartered Institute for Archaeologists (Cifa). All work was conducted in accordance with relevant Cifa Standards and Guidance documents (Cifa 2014), English Heritage Guidance (EH 2005, 2006, 2007, 2008a and 2008b) and CFA's standard methodology.

2.7 Archiving

The project archive, comprising all CFA record sheets, annotated existing plans and elevations, plans, section, digital records and the report, will be deposited with the County Archaeology Store and will conform to current Leicestershire Museum requirements and Guidelines. The archive will be ordered, indexed and conform to the requirements of the County Archaeology Store and to all relevant professional guidance (Brown 2011, MGC 1994, SMA 1995, Ferguson and Murray 1997, UKIC 1990 and EH 2006).

3. RESULTS

Illustrations and photos referred to in the text can be found at the back of this report, see figs 1-41. The full photographic record will be deposited in the archive.

3.1 Description

The Inn comprises a complex of buildings (Figs. 2-5) that can be split into five units reflecting the original building (Unit 1) and four extensions (Units 2-5).

Unit 1

Overview

This unit, the original property, is a rectangular building fronting Dennis Road with two floors, an attic and a cellar. The front elevation is painted with white paint and covered in modern render (Figs. 7-8). Inspection of the walls (where exposed) in the cellar, ground floor and 1st floor showed that the original fabric of the building is mortared red brick (each brick measuring 24cm x 12cm x 6cm and of a high clay content). On the east half of the cellar it can be seen that the walls have been set on mortared stone foundations. The building originally had a central chimney stack of brick, but this has been removed on the ground floor and in the cellar. Floor joists and supporting beams are original on the 1st and attic floors and are of pit-sawn and adze trimmed hardwood, probably oak. The beams supporting the joists for the 1st floor are connected to the steel beams inserted to support the remaining chimney stack. The roof is half-hipped with hewn and adze-trimmed hardwood purlins, corner ties and hip rafters visible in the attic. There were formerly two windows below each hip in the attic but the eastern one is now blocked. The roof is covered in clay roof tiles and the chimney on the outside of the building has been re-lined or re-built in cream brick with four ceramic chimney pots.

Cellar (Figs. 2, 6, 9, 10)

The original brickwork of the building can be seen on the west side of the cellar. This is bonded to limestone wall footings which are exposed up to 1m above the cellar floor (Fig. 11). The height of footings suggests that the cellar was part of the original design. Later alterations include a chute leading out under the pavement and a brick plinth around the cellar walls for beer barrels. The original stone footings have been cut back for the chute and it is lined in grey brick with bull-faced corner bricks of apparent late 18th or early 19th century date. The plinth is red brick and of a similar date. It measures 0.3m high and 0.7-0.8m wide and would have been a ledge for the beer barrels. On the west half of the cellar the plinth is slightly wider suggesting the plinth on the east is of a different date. The eastern plinth is built with bricks of a lighter hue which appear to be less weathered/damaged and therefore are probably later. The barrel shelf to the east is also narrower and the cut-in may indicate a former east wall of the cellar which is now removed. The floor of the west half of the cellar is grey brick with patches of concrete. The east half of the cellar has white painted brick walls and a modern concrete floor. Two pairs of modern brick pillars are present along the south wall. The earlier and smaller pair support the steel reinforcing beams for the chimney stack on the 1st floor. The second pair support two modern I-beams inserted along the south-wall of the building to reinforce the ground floor joists which appear to have slipped. The ground floor joists have diagonal bracing are of circular-sawn pine, probably dating to the 1930s. A single joist at the west end is painted and clearly earlier, though still circular-sawn. The floor joists have rotted away in the north-east corner through water percolation from the damp bar area. The original wall on the west half of the cellar has been patched with modern and 19th century brick in places. Some of these patches may relate to the removal of the original chimney stack.

Ground Floor (Figs. 2, 6, 12-14)

The ground floor comprises a single open space created by the removal of the original chimney stack. This space is lit by three modern UPVC windows and two doorways lead into Units 2 and 3. A hole in the floor in the north-east corner leads down to the cellar and was formally behind a bar. A serving hatch in the east wall (now blocked) leads through to Unit 2. The

floorboards are narrow and heavily worn but they are probably no earlier than the joists which may well be 1930s. The brickwork was only exposed on the lower half of the east side of the north wall. This wall has been modified in the 20th century or even more recently. A variety of bricks including some of the original ones and a block of limestone (probably from the building footings) have been re-used. Some of these alterations probably date to the re-laying of the floor. A wooden frame next to the current doorway is likely to be a blocked narrow doorway (Fig. 15). All decoration and fittings are modern. The ceiling (removed during the survey) was white painted MDF fixed to laths. The original pit sawn and adze trimmed hardwood beams for the first floor (Figs. 16, 17) were enclosed in varnished pine cladding. Removal of the ceiling exposed the reinforced concrete laid between steel beams to support the chimney stack (fig. 18). Original floor beams are connected to the steel beams using large hand-made iron straps and bolts.

1st Floor (Figs 3 and 6)

The floor comprises two rooms separated by a chimney stack (Figs. 19-21). The walls of both rooms have modern paint and fittings. The fireplace in the west room is partly blocked and the fireplace in the east room completely blocked. A short beam supporting the fireplace in the attic is visible in the west room. Two small spaces have been created on either side of the chimney stack. The space to the north is essentially an entrance lobby or landing with a recess in the chimney stack (Fig. 22). The space on the south side of the chimney is painted grey and may have been a WC or closet. The structure of the floors in both rooms were exposed. Original beams running east-west are made from pit-sawn hardwood timber and have chamfered undersides (originally they would have been visible on the ground floor). Pit-sawn hardwood floor joists (Fig. 23) fit into angled slots in the beams and their other ends are built into the brick walls. Long hand-wrought square nails are visible on the upper side of the joists (Fig. 24). These would have fixed floorboards. Reeds had been laid down above the joists and paper stuffed into the remaining spaces in the beam slots (Fig. 25). The reeds were fixed down with short laths nailed the upper sides of the joists (Fig. 26). Concrete had been laid on the reeds forming a solid though imperfectly level floor. This floor extended over the lobby area above the steel beams supporting the chimney stack. During the survey the paper stuffed into the slots for the joists was examined and revealed newspaper dating to 1897 (Fig. 27). This provides a terminus post quem for the concrete/reed floor and removal of the lower half of the chimney stack.

Attic (Figs 3 and 6)

This area was viewed though the space is not going to be modified. The attic is accessed via a small door leading from the west side of Unit 3 into the west room. The space is divided into two rooms (Figs. 28 and 29) by the chimney stack and a partition wall. Access between the rooms is via a door in the north half of the partition. The floors of the two attic rooms are essentially the same as the 1st floor though the beams run in the opposite direction. Large pit-sawn hardwood beams with chamfered undersides run north-south across the centre of the floors (Fig. 30). Pit-sawn floor joists run east-west connected to the outer walls of the building and hidden beams spanning the gap between the north and south walls and the chimney stack. The floor is uneven concrete and is likely to have been laid on reeds. The fireplaces in both rooms are blocked (Figs. 31 and 32). The western room is lit by a small window below the hip which has been replaced. A corresponding window was located in the eastern room but was blocked when Unit 2 was added (Fig. 33). A more recent skylight now lights this room dating the late 19th or early 20th century. The rooms are both painted white with roof purlins and corner ties painted black. In the east room the hip rafters are also showing. The roof timbers are made from hewn, adze-trimmed hardwood. Purlins are joined at the partition walls with pegged

splayed scarf joints (Fig. 34). Some of the corner ties have open peg holes suggesting they have been re-used (Fig. 32).

Unit 2 (figs 2, 3, 4, 5, 6)

This is a two storey extension on the east side of Unit 1 comprising an entrance lobby, a small corridor and two rooms to the east which had recently been used as toilets. There was no access to the upper floor during either survey, however the lower floor was viewed and had modern paint schemes, fixtures and fittings (Figs. 36-37). There are three windows in the front elevation, all modern UPVC and an arched doorway with original door. There are two small windows in the gable wall on the ground floor, the southern one 1930s and the northern one original. On the ground floor on the rear elevation are three small windows, all 20th century. Above these on the 1st floor flat is an original window that has been converted into a modern doorway, the route to a former access/fire escape. The extension walls and chimney are constructed from red brick dating to the second half of the 19th century. The roof is slated. To the north is a small 20th century porch built adjacent to Units 2 and 3.

Unit 3 (Figs. 2, 3, 5)

This extension is a flat-roofed structure built north of Unit 1 in-between Units 2 and 4 (Figs. 38-40). On the ground floor the north wall of the extension has been opened to provide access to Unit 5. On the first floor there are three windows facing north, all replaced recently. The unit was built against the southern end of Unit 4 and blocks one of its windows. The extension is built of red brick and the roof is reinforced concrete (Fig. 41).

Unit 4 (Figs 2, 3, 5)

This is a large hall with two floors built to the north of Unit 1 (Fig. 43). The ground floor is divided into five rooms/spaces. The building extends from its southern gable and is joined to Unit 1. Most of the ground floor rooms have been adapted in the 20th century (see Fig. 42) but two of the rooms at the north end are simply brick-lined and must have been used for storage. The windows are blocked on this floor by Unit 5 and a fireplace in the east wall is also blocked. The first floor appears to have been designed as a single function hall (see, Fig. 45) but the space was partitioned in the 20th century (Fig. 44). A single doorway provides access from the southern gable. The room is lit by four large windows, original openings but modern windows. A fifth window has been blocked by Unit 3. There is a small central fireplace at the north end of the hall and a larger blocked flue at the south end of the west wall. A dark paint scheme runs around the lower third of the room. The hall's roof is supported by three principle trusses strengthened with steel rods resting on wooden corbels. Two back purlins help support the common rafters. The whole unit is built in good quality pink-orange brick and the two chimneys have been re-built in darker red brick. The chimney for the fireplace on the west wall as been demolished. The southern end of the unit has been substantially modified. The ground floor part of the gable has been removed and replaced by an opening supported by a steel beam (Fig. 46). The east wall of the extension joining Unit 4 to Unit 1 has also been demolished and replaced by a wide opening spanned by steel beams (Fig. 39). This wall had also been recently demolished on the first floor.

Unit 5 (Figs 2, 5)

This is a single storey extension built in brick against the east side of Unit 4 (Figs. 47 and 48). This Unit was a large dining / restaurant area for the pub created in the late 20th century.

3.2 Date and sequence of development

Unit 1 is the original part of the Inn. The earliest surviving elements are the brick walls constructed on limestone foundations, the 1st floor and attic beams and joists, the surviving parts of the central chimney stack and the roof timbers. The bricks have slightly irregular edges and are of wide, shallow form (Fig. 49) suggestive of the late 17th or early 18th century. The hewn roof timber supports this date as does the form of the building with a large central chimney stack. Some of the roof timbers however appear to be re-used and may have come from earlier buildings. The original building appears to have had a cellar and there would probably have been a door fronting the street opening directly onto the chimney stack. Stairs to the upper floors would most likely have been located on the opposite side of the chimney stack.

In the late 18th or early 19th century the cellar was converted for storage of beer barrels. The chute projecting out into the street and the brick plinth around the west side of the cellar are clearly later than the original fabric of the building. At this stage the chimney stack had not been modified and would have reached into the cellar. It is likely that at this stage the cellar space only comprised a small area on the west side of the stack. The more recent appearance of the east side of the cellar and the difference in plinth width suggests that this side was created after the chimney stack was removed.

In the second half of the 19th century there were several alterations to the Inn. An extension on the east side of the Inn is shown on the 1884 OS map and this may possibly depict Unit 2. No other recognisable buildings are shown on this map and we can conclude that none of the other Units had been built by this date, though the map does show various extensions on the north of the property which were demolished when Units 3 and 4 were created. The building of Unit 2 necessitated the blocking of the east attic window in the Inn and the creation of a new window in its north roof pitch. By the 1903 OS map, Unit 4 is shown. This large hall was probably added in the 1890s with Unit 3 being added a little later, probably in the 1920s or 1930s. Around this time there were major structural changes inside the original Inn. The floorboards for the 1st and attic floors were taken up and replaced with concrete laid on reeds. This appears to correspond to the removal of the central chimney stack from the ground floor/cellar and insertion of the steel beams. The east side of the cellar was probably created at this time. Given the use of steel beams and reinforced concrete, we can date these internal changes to the 1920s or 1930s.

Later twentieth century alterations to the pub included inserting steel beams along the front wall of the original Inn and replacing most of the windows in the Units. Unit 5 was built to create a large ground floor dining area in the 1980s or 1990s.

3.2 Form and Function

The original building was a large rectangular two story building with floors and attic divided centrally by a large central chimney stack. The form is 17th century in character though the building may have been built in the early 18th century. There is little evidence internally to

suggest a specific function for the building though it was much larger than neighbouring properties suggesting it may have been originally conceived as an Inn. Alternatively it may have been a large domestic property in the core of Hugglescote that because of its large size and central location was highly suitable for conversion into an Inn. During the late 18th or early 19th century there can be no doubt that the original building had become an Inn, or at least a public house, as can be seen by the development of the cellar to house beer barrels. Between the second half of the 19th century and the 1930s the Inn expanded rapidly reflecting the success of the Inn during the industrialisation of the region. The initial extension appears to have been built to improve access, create better facilities and provide more accommodation. The impressive hall however, was clearly built to house important functions for the local populace. Later alterations to the Inn show that it continued to be successful that there was need for more space and an improvement of accommodation. The Inn appears to have continued as successful business right through the 20th century as a dining room was added in the turn of the century.

4. CONCLUSION

The Inn retains an original core dating to the late 17th or early 18th century which has been extensively re-modded and extended in the 19th and 20th centuries. This original part of the building can be seen most clearly in the attic (the roof timbers) and the cellar (the brickwork). The size of the building suggests it may have always functioned as an Inn.

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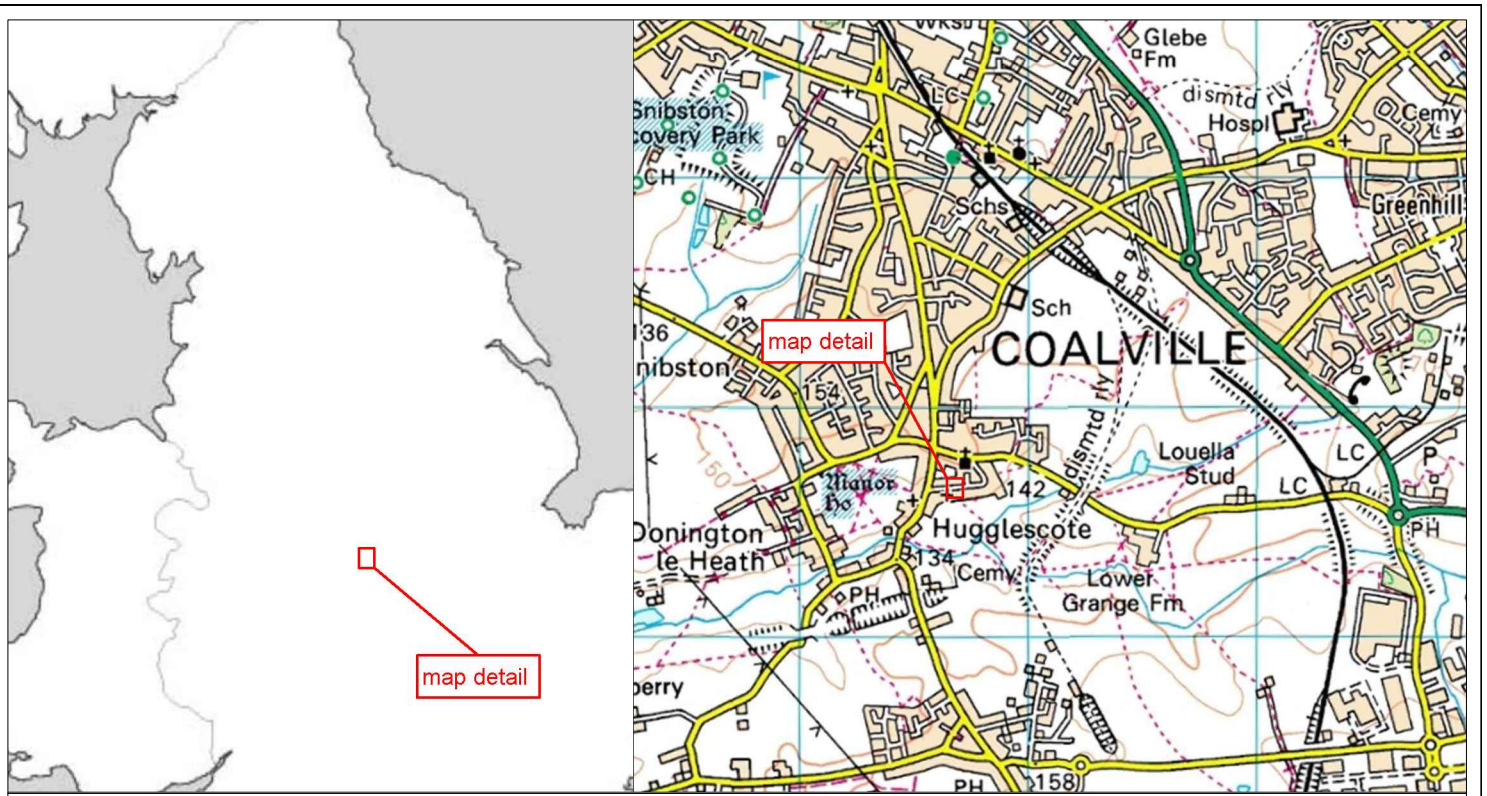
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Title:
Location of the Castle Inn

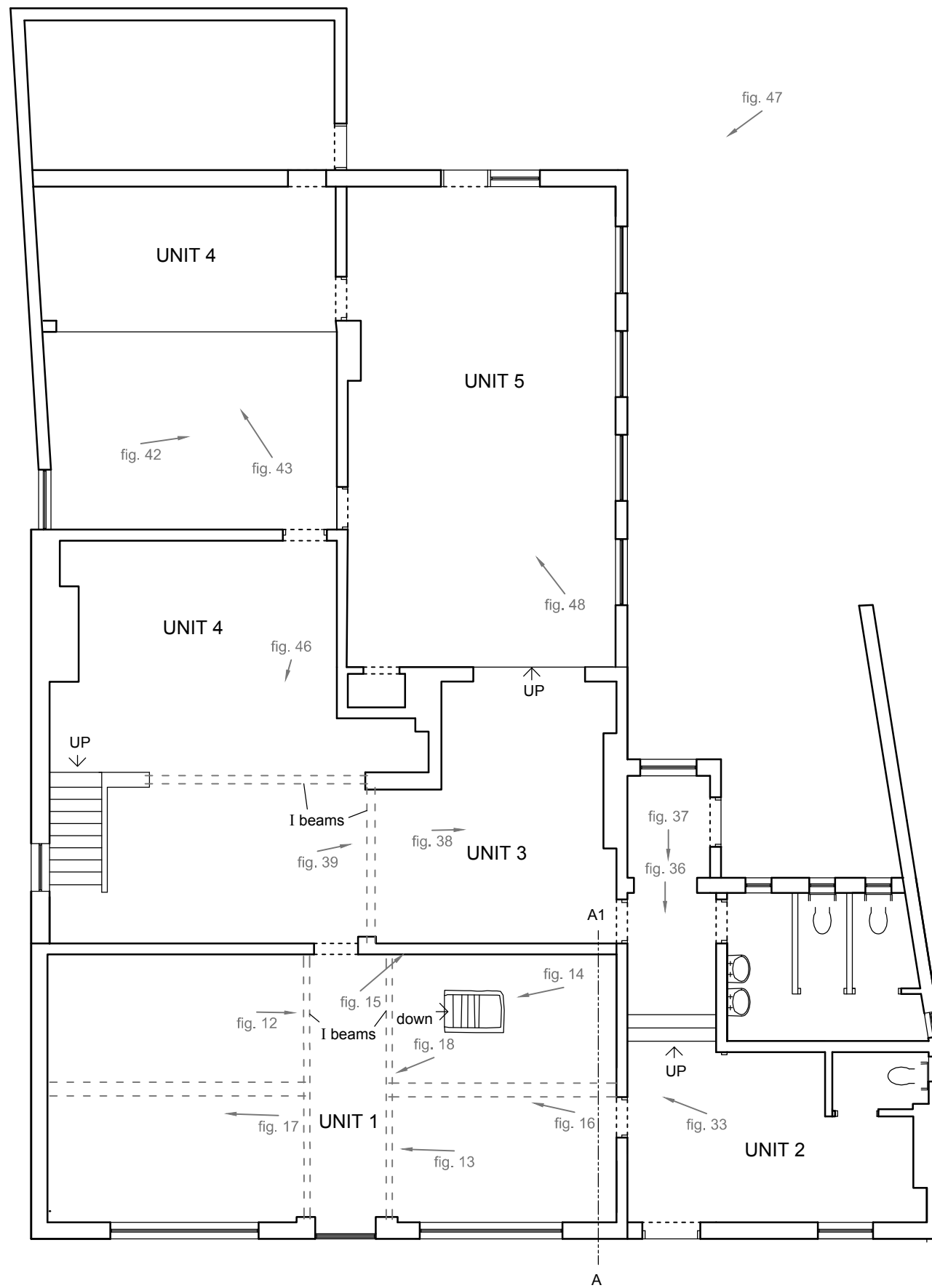
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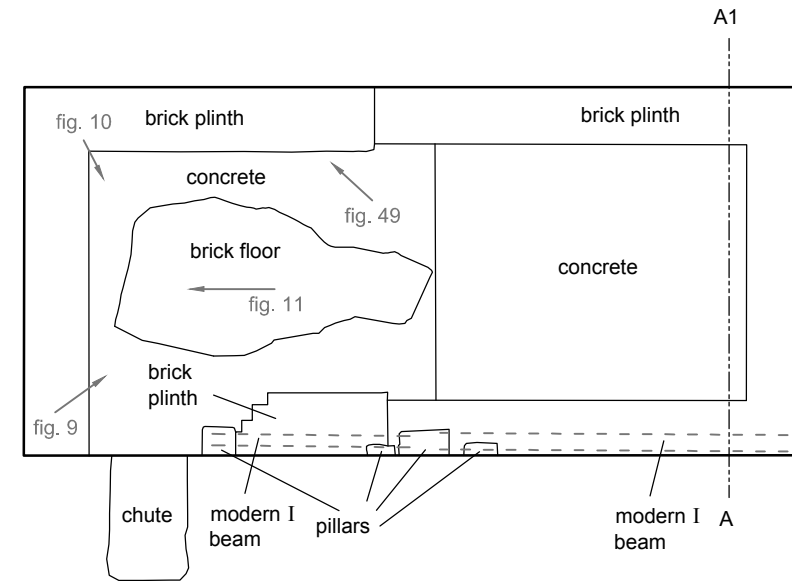
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Ground Floor Plan

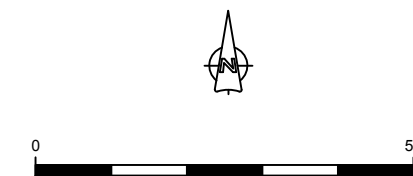


Cellar Plan, Unit 1



Key:

- Beams
- A-----A1 Section
- ← fig. 00 Photo locations



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Fig. No: 2 Report No: MK017/15

Title:
Plans

Project:
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Historic Building Recording

Client:
Chris Torr and Property Force Ltd

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1:100

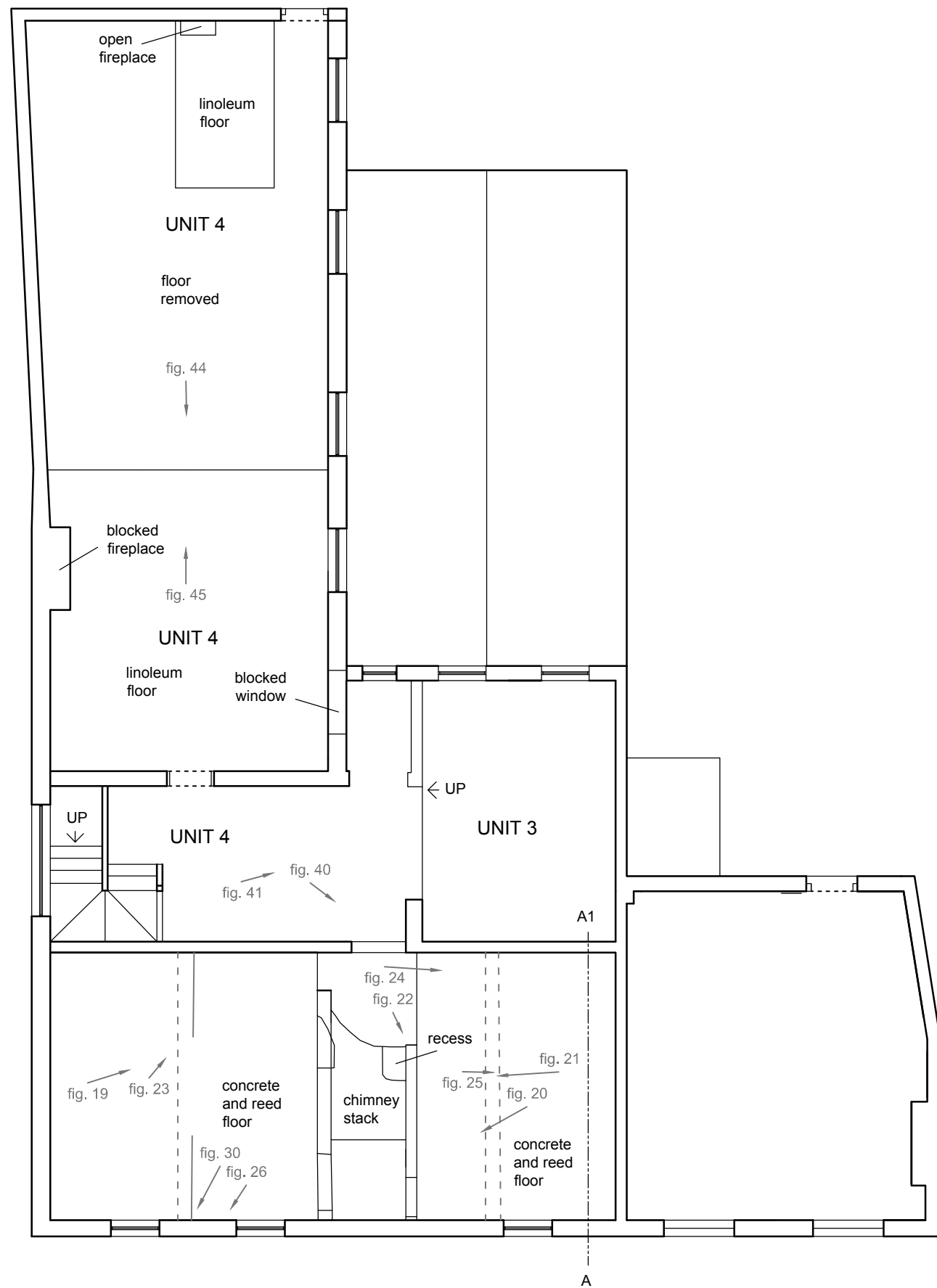
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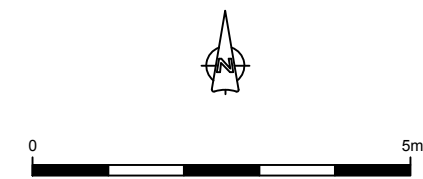
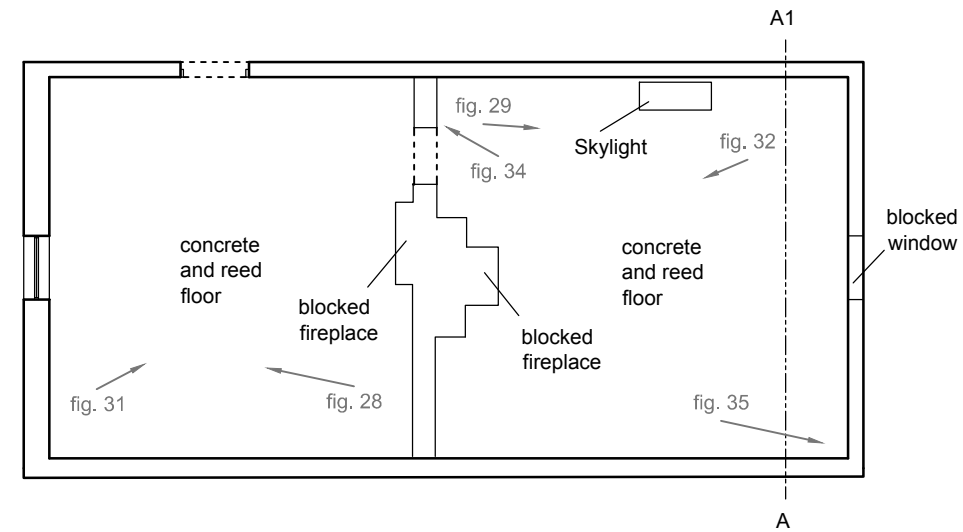
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← fig. 7

First Floor Plan



Attic Plan, Unit 1



- Key:**
- Beams
 - A-----A1 Section
 - ← fig. 00 Photo locations

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Fig. No: **3** Report No: **MK017/15**

Title:
Plans continued

Project:
**Castle Inn, Dennis Road,
 Hugglescote, Leicestershire
 Historic Building Recording**

Client:
Chris Torr and Property Force Ltd

Scale at A3:
1:100

Drawn by: **TB** Checked: **MR** Date: **20/10/2015**

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South-facing elevation



Key:

- Beams
- A-----A1 Section

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Fig. No: 4 Report No: MK017/15

Title:
Elevations

Project:
Castle Inn, Dennis Road,
Hugglescote, Leicestershire
Historic Building Recording

Client:
Chris Torr and Property Force Ltd

Scale at A3:
1:100

Drawn by: TB	Checked: MR	Date: 20/10/2015
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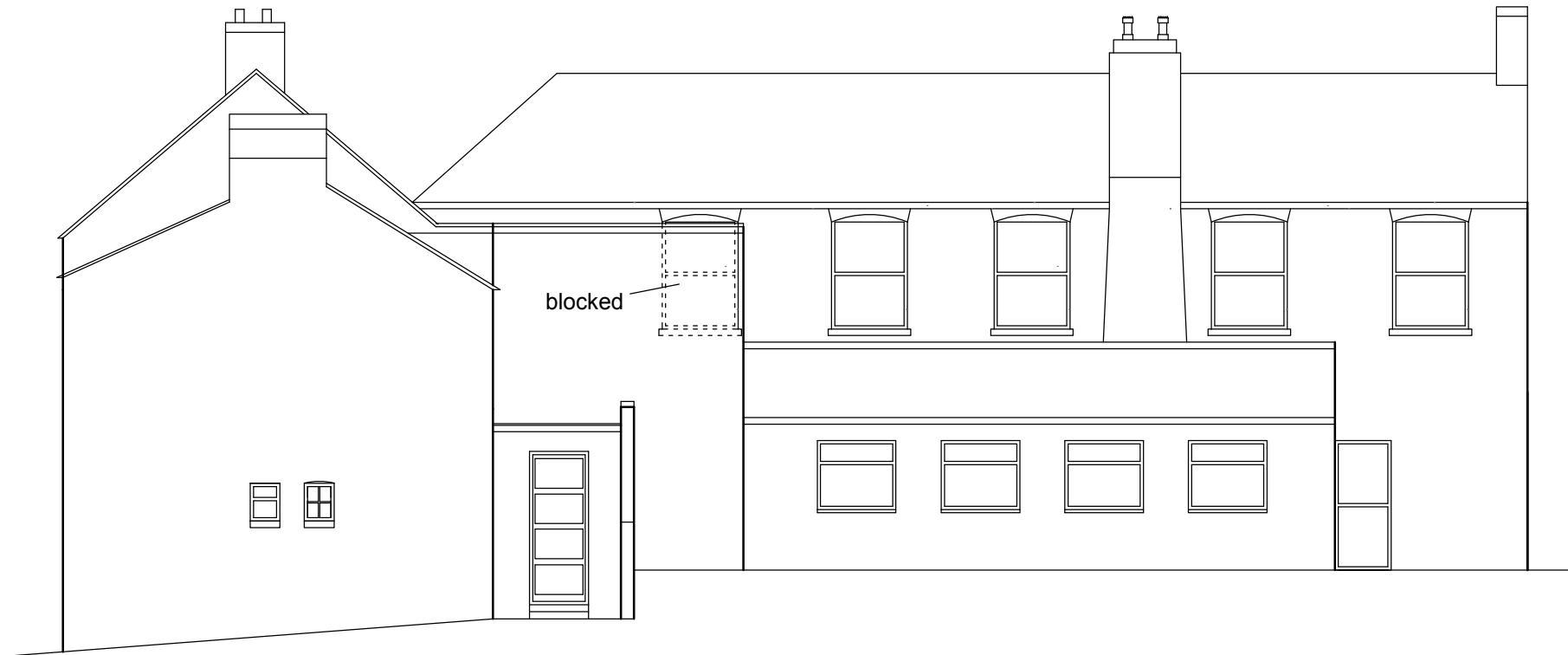
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Key:

----- Beams

A-----A1 Section

East-facing elevation



North-facing elevation



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Fig. No: 5	Report No: MK017/15
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Title:
Elevations continued

Project:
Castle Inn, Dennis Road,
Hugglescote, Leicestershire
Historic Building Recording

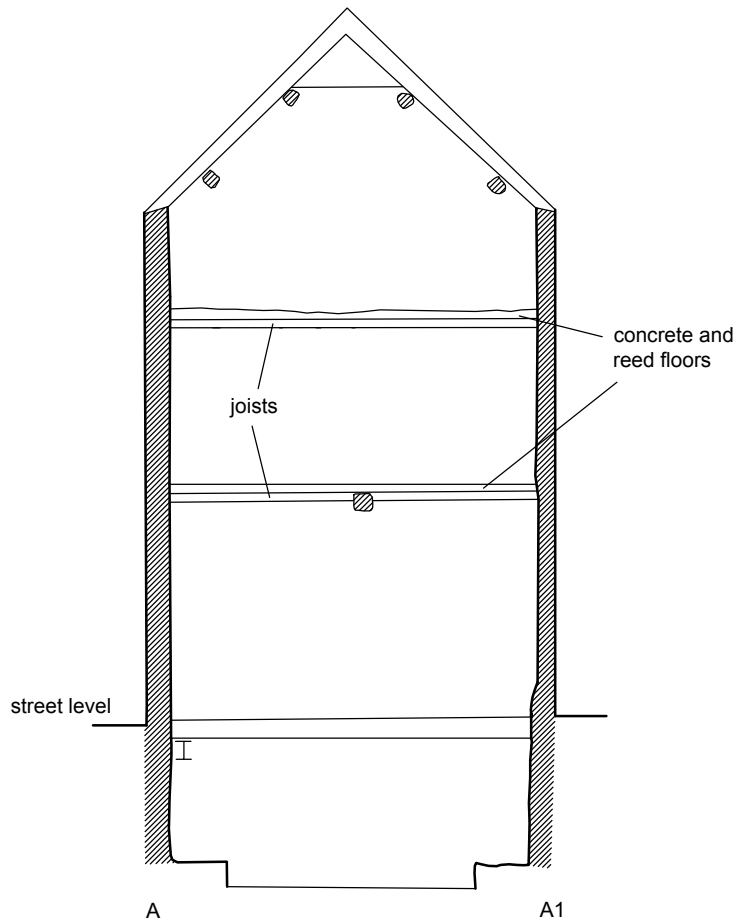
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Title: Milton Keynes, MK12 5LY Section	Fig No: 6	Report: MK017/15	Drawn by: TB	CKD: MR	Date: 20/10/2015
	Client: Chris Torr and Property Force Ltd				
Project: Castle Inn, Dennis Road, Hugglescote, Leicestershire, Historic Building Recording	Scale: 1:100				
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Fig. 7 - The Castle in looking down Dennis Street



Fig. 8 - Front elevation of The Castle Inn, looking north-west



Fig. 9 - The Cellar, Unit 1, looking north-east



Fig. 10 - The Cellar, Unit 1, looking south-east



Fig. 11 - West elevation of Cellar, Unit 1, looking west



Fig. 12 - Photo of east end of ground floor, Unit 1, looking east



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Fig. **7 - 12** Report: **MK017/15** Drawn: **TB** CKD: **MR** Date: **16/11/15**

Client:
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Project:
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Fig. 13 - Photo of west end of ground floor, Unit 1, looking west



Fig. 14 - General shot of ground floor after walls and ceiling stripped, Unit 1, looking west



Fig. 15 - Shot of blocked doorway in north wall, ground floor, Unit 1, looking north



Fig. 16 - Shot of original beam in ceiling, ground floor (east side) Unit 1, looking west

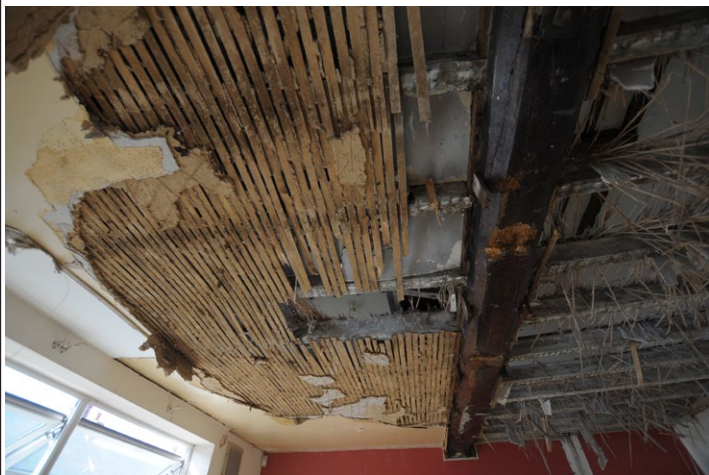


Fig. 17 - Shot of original beam in ceiling, ground floor (west side) Unit 1, looking west



Fig. 18 - Photo of concrete and steel beams holding up chimney above ground floor, Unit 1



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Fig. 13 - 18 | Report: MK017/15 | Drawn: TB | CKD: MR | Date: 16/11/15

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Fig. 19 - Shot of west room, 1st floor, Unit 1, looking east



Fig. 20 - Shot of east room prior to floor being removed, 1st floor, Unit 1, looking south-west



Fig. 21 - Shot of east room, 1st floor, Unit 1, looking west



Fig. 22 - Recess in chimney stack, 1st floor, Unit 1, looking south-east



Fig. 23 - Shot of pit sawn floor joist, west room, 1st floor, Unit 1, looking north-east



Fig. 24 - Squared floorboard nails in joists, east room, 1st floor, Unit 1, looking east



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Fig. 19 - 24 Report: MK017/15 Drawn: TB CKD: MR Date: 16/11/15

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Fig. 25 - Close-up of slot in beam for joist and newspaper inserted into remaining void, east room, 1st floor, Unit 1, looking east



Fig. 26 - Close up of reed and concrete floor, west room, 1st floor, Unit 1, looking south



Fig. 27 - Newspaper dated 1897 found stuffed into slot in beam for floor joists of west room, Unit 1



Fig. 28 - The west room, 2nd floor (attic), Unit 1, looking north-west



Fig. 29 - The east room, 2nd floor (attic), Unit 1, looking east



Fig. 30 - Shot of beam supporting attic floor, west room, 1st floor, Unit 1, looking south-east



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Fig. 25 - 30 Report: MK017/15 Drawn: TB CKD: MR Date: 16/11/15

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Fig. 31 - Shot showing fireplace in west room, 2nd floor (attic), Unit 1, looking north-east



Fig. 32 - Shot showing fireplace in east room, 2nd floor (attic), Unit 1, looking north-east



Fig. 33 - Blocked window at east end of Unit 1 attic, shot taken from Unit 2, view north-west



Fig. 34 - Splayed scarf joint for hewn purlins on north pitch of roof, 2nd floor (attic), Unit 1, looking north-west



Fig. 35 - Shot of unused pegged holes, corner tie in south-east corner of east room, 2nd floor (attic), Unit 1, looking east



Fig. 36 - Internal view of lower floor of Unit 2, looking south



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Fig. **31 - 36** Report: **MK017/15** Drawn: **TB** CKD: **MR** Date: **16/11/15**

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Fig. 37 - Internal view of lower floor of Unit 2 after ceiling removed, looking South



Fig. 38 - Internal view of lower floor of Unit 3, looking east



Fig. 39 - Internal view of lower floor of Unit 3 after ceiling and walls stripped, looking east



Fig. 40 - Internal view of upper floor of Unit 3 showing stairs down to the 1st floor of Unit 1, looking south-east



Fig. 41 - Internal view of upper floor of Unit 3 after stripping and wall demolition, looking east



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Fig. **37 - 41** Report: **MK017/15** Drawn: **TB** CKD: **MR** Date: **16/11/15**

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Fig. 42 - Lower floor of Unit 4, looking east



Fig. 43 - Internal view of Unit 4 after ceiling removed, looking south-east



Fig. 44 - Upper floor of Unit 4 prior to removal of modern partition, looking east



Fig. 45 - Internal view of upper floor of Unit 4 after floor partially removed, looking north



Fig. 46 - South end of the ground floor of Unit 4, looking south-west



Fig. 47 - The exterior of Unit 5, looking south-west



Fig. 48 - Interior of Unit 5, looking north-west



Fig. 49 - Original bricks above stone foundations, Cellar, Unit 1, looking north-west. Patching of walls in later brick can be seen on either side



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Fig. **46 - 49** Report: **MK017/15** Drawn: **TB** CKD: **MR** Date: **16/11/15**

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