

THE OLD VICARAGE, STONEGATE,  
THORNE, DONCASTER DN8 5NP

HISTORIC BUILDING RECORDING  
AND ARCHAEOLOGICAL INVESTIGATION,  
OBSERVATION AND RECORDING



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INVESTIGATION, OBSERVATION AND RECORDING,  
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## EXECUTIVE SUMMARY

*In July 2021, Ed Dennison Archaeological Services Ltd (EDAS) Ltd were commissioned by Mr Tony Turner of LNA Interiors to undertake a programme of historic building recording prior to and during conversion and alteration works at The Old Vicarage, Stonegate, Thorne, Doncaster DN8 5NP (NGR SE 68977 13232 centred), as well as a programme of archaeological investigation, observation and recording during the erection of a two storey extension to the rear of the building. The Old Vicarage is a Grade II Listed Building.*

*The archaeological recording and investigation was made a condition of the full planning permission, granted by Doncaster Council on 14th January 2020 (application 18/02783/FULM). The extent of the archaeological recording was defined by an EDAS Written Scheme of Investigation (WSI), which was approved by Doncaster Council's archaeological advisors, the South Yorkshire Archaeology Service (SYAS).*

*Whilst the position of the vicarage within the town, and evidence from nearby archaeological excavations, suggest that medieval activity in the area was a distinct possibility, the watching brief on a new detached building in the rear garden recovered no definite evidence for any late medieval or early post-medieval settlement on the site. This was probably due to previous development on the site which had been abandoned before any above-ground construction.*

*A previous rapid survey of the Old Vicarage carried out in 1978 by the former Royal Commission on the Historic Monuments of England (RCHME) established that the earliest structural evidence for the building dates to the mid-18th century. This was confirmed by the EDAS survey, although ex-situ hardwood timbers, from an earlier fully timber-framed building presumably sourced from elsewhere in the vicinity, had been reused within the building to support floor boards. The form of the mid-18th century house is revealed most clearly in the rear (east) elevation, which shows that it was built of brick, and was three bays in length and two storeys in height. It is not known whether the earlier house was ever used as a vicarage, but at a slightly later date, the building may have been partly converted to a commercial premises, prior to the creation of the existing vicarage in the late 18th century.*

*The existing late 18th century vicarage was created by adding two bays to the north end of the earlier house and increasing the height across the whole building by a storey, together with a complete re-fronting and the building of a rear service wing. By contrasting the earlier blocked openings in the east elevation with the internal layout of the later vicarage, it is clear that little of the earlier building was retained internally. Early postcards of Stonegate suggest that the house was somewhat larger, more imposing and better built than the two storey brick cottages which lay to its immediate south. There is no documentary or structural evidence to support the local tradition that Robert Adam had a hand in the interior design of the vicarage. Nevertheless, those parts of the late 18th century decoration that do survive show that the vicarage was fitted out to fashionable contemporary standards, and the entrance hall with its semi-circular staircase must have been a locally impressive space. The surviving internal decorations might once have been accompanied by neo-classical plasterwork in the best rooms, but none survived at the time of the EDAS survey. A comparison with other contemporary houses means that it is possible to suggest how the late 18th century house functioned. The building of the impressive late 18th century vicarage should also be seen in the context of the increasing prosperity of Thorne as a settlement during the 18th century, and other surviving 18th century buildings within the town.*

*An unreferenced 1830 sketch of Thorne Church and this part of Stonegate shows that the vicarage had assumed its current appearance by the early 19th century. During this period, the Reverend Eric Rudd was the parish incumbent for over 50 years, and he was also the master of Brooke's Charity School, who used a room at the vicarage. It is possible that this school was a small T-shaped structure shown close to the north-east of the rear wing in 1853. Rudd died in 1856 and the Brooke's trustees subsequently decided to build a new school and house on their*

*King Street site, replacing the existing buildings there. The T-shaped structure shown in 1853 had apparently been demolished by 1892, although its former presence may be evidenced by some of the features seen in the north boundary wall of the vicarage garden. By 1892, a small stable and carriage house has been erected at the north-east corner of the garden, which had easy access from Back Lane. The rear wing of the vicarage has also undergone several phases of alteration, partial demolition and rebuilding in the recent past, the most recent (before the current phase of development) being the construction of a new extension in 2017.*

# 1 INTRODUCTION

## Reasons and Circumstances for the Project

- 1.1 In July 2021, Ed Dennison Archaeological Services Ltd (EDAS) Ltd were commissioned by Mr Tony Turner of LNA Interiors to undertake a programme of historic building recording prior to and during conversion and alteration works at The Old Vicarage, Stonegate, Thorne, Doncaster DN8 5NP, as well as a programme of archaeological investigation, observation and recording during the erection of a two storey extension to the rear of the building. The Old Vicarage is a Grade II Listed Building, and is located at NGR SE 68977 13232 centred (see figures 1 and 2).
- 1.2 The archaeological and historic building recording was made a condition of full planning permission for the development, granted by Doncaster Council on 14th January 2020 (application 18/02783/FULM). Listed Building Consent for the development was also approved by Doncaster Council on 14th January 2020 (application 18/02874/LBCM), although there was no historic building recording condition attached.

- 1.3 The relevant planning condition (number 10) stated:

*No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:*

- *The programme and method of site investigation and recording.*
- *The requirement to seek preservation in situ of identified features of importance.*
- *The programme for post-investigation assessment.*
- *The provision to be made for analysis and reporting.*
- *The provision to be made for publication and dissemination of the results.*
- *The provision to be made for deposition of the archive created.*
- *Nomination of a competent person/persons or organisation to undertake the works.*
- *The timetable for completion of all site investigation and post-investigation works.*

*Part B (pre-occupation/use)*

*Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.*

*Reason*

*To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Policy CS15 of the Core Strategy.*

- 1.4 The historic building recording work involved a limited amount of documentary research, the production of drawings showing a general site plan, floor plans, one elevation drawing and various moulding profiles, a photographic record and a

detailed written description. A programme of archaeological investigation, observation and recording (a watching brief) was also undertaken during the groundworks associated with the erection of a two storey detached building to the rear of the Old Vicarage.

- 1.5 The extent of the archaeological project was defined by an EDAS Written Scheme of Investigation (WSI) (see Appendix 3) produced at the request of the previous owners of the site (Appleby Homes Ltd); this was approved by Doncaster Council's archaeological advisors, the South Yorkshire Archaeology Service (SYAS) on 6th April 2021. As part of the discussions regarding the WSI, SYAS confirmed that a Level 3/4 analytical record, as defined by Historic England (2016, 26-27) was required for the building, which was also to extend to the rear garden, stable/coach house building and boundary walls. This was in addition to the archaeological watching brief during groundworks for the new building to the rear of the vicarage.
- 1.6 The initial historic building recording was carried out over several days in late July 2021, with additional visits once further stripping out had taken place in early August 2021 and February 2022. A visit to Historic England archives was made on 30th September 2021. The archaeological watching brief work was undertaken at intervals between 6th and 10th August 2021. The fieldwork records were approved by SYAS on 17th August 2021.

### **Site Location and Designations**

- 1.7 The Old Vicarage is located in the historic medieval core of Thorne, near Doncaster in South Yorkshire (see figure 1). It lies on the east side of Stonegate, some 250m east of the town centre and to the immediate south of St Nicholas's Church which dates to the 12th century (see figure 2). Just to the north of the church are the remains of the 11th century Peel Castle. The origin of the settlement at Thorne is currently thought to date to the Saxon period, prior to the Norman Conquest, and was most likely focussed on the northern part of Stonegate. A number of recent archaeological excavations in the vicinity have shown the potential of the area, recording important evidence regarding medieval and post-medieval Thorne.
- 1.8 The Old Vicarage is a Grade II Listed Building, first Listed on 24th November 1966 (National Heritage List for England ref 1151571). The Listed Building description reads as follows:

*House, formerly a vicarage, now private residential home. Mid C18 extended and refronted late C18; C20 alterations. Stuccoed brick, Welsh slate roof, 3 storeys, 5 bays with lower wing to rear left. Plinth. Central 6-panel door having fanlight with radial glazing bars in wooden doorcase with fluted pilasters, archivolt and pediment. C20 casements with glazing bars and top hung upper lights to original openings with stone sills; shorter and floor windows. Wooden eaves cornice and central 3-bay pediment having glazed oeil-de-boeuf in tympanum with remains of keyed architrave. Gable copings and rendered end stacks, ridge stack on right of pediment. Rear: round headed stair window and various window heads with segmental arches; brickwork indicates raised eaves. Interior: entrance hall has 6-panel doors in architraves and semicircular staircase to rear with soiled handrail and fluted balusters; modillioned cornice with acanthus ceiling features. C18 fireplace to ground-floor right (boxed in and not seen); several C18 firegrates to 1st floor. RCHM report shows that the 2 front-left bays are an addition to an earlier 3-bay house (NMR: recorded building file).*

- 1.9 The building also lies within the Thorne Conservation Area, which was designated in December 1968 and the boundary amended in January 1993. The Conservation Area was also subject to an appraisal in June 2011 (Doncaster MBC 2011). This notes that the Old Vicarage forms a prominent structure on the Stonegate street frontage, and within the streetscene generally, but that its condition is a cause for concern and that its repair should be seen as a priority (Doncaster MBC 2011, 39, 52 & 115). It was noted in the Design and Access Statement produced for the 2018 planning application that the building is also on the Doncaster MBC 'Buildings at Risk' Register (Plan Design Go Ltd 2018, 12).

### **Summary Description**

- 1.10 The west elevation of the house is set back slightly from the Stonegate street frontage. It is of symmetrical appearance, three storeys in height and five bays in length, rising from a chamfered plinth. The central ground floor doorway is fitted with a six-panel door and has a fanlight over with radial glazing bars. The whole is set within a wooden doorcase with fluted pilasters, archivolt and pediment, now in a very poor condition. It is flanked by two windows to either side, all with shallowly projecting stone sills. The majority of the windows are boarded, but are fitted with 20th century casements with glazing bars and top-hung upper lights. There are five windows to the first floor, and five shorter windows to the second floor; again, these are fitted with 20th century sash frames. Above the second floor, there is a wooden eaves cornice and a central three-bay pediment having a glazed oeil-de-boeuf in the tympanum with the remains of a keyed architrave. The south gable is mostly obscured by adjacent properties and partly covered with ivy. The north gable is largely blank. The east (rear) elevation is not stuccoed, and is built from reddish-brown handmade bricks, laid largely in English Garden Wall bond and set with a lime mortar. The building has clearly been subject to several different phases of alteration. The north elevation of the rear wing is partly stuccoed and has a large area of inserted modern blockwork. To the east end, there is a modern two storey extension built of rendered blockwork.
- 1.11 The garden area to the rear of the vicarage is surrounded by a tall brick wall. On the north and east sides of the garden, the wall has stone coping whilst on the south side it incorporates a number of brick piers and is surmounted by crenellated brickwork. A gap in the east wall leads into the small area adjacent to Back Lane, containing a small coach/carriage house and stable, built in the second half of the 19th century and in very poor structural condition.
- 1.12 The only access to the interior of the vicarage is through the front doorway in the west elevation. This leads into the entrance hall, which has a black and white stone chequerboard floor and a modillioned cornice. Doorways in the north and south walls lead into the principal ground floor rooms, with a passage at the east end formerly leading to the cellar and rear wing's ground floor. At the east end of the entrance hall, a semi-circular staircase rises to the first floor. This was once fitted with a coiled handrail and fluted balusters but these have been removed. The staircase is lit by a round-headed stair window, and rises to a landing area which gave access to all other parts of the first floor. The landing area has a modillioned cornice, with most doorways off it retaining six-panel doors and architraves. The first floor rooms retain a number of original features, including fire grates and folding window shutters. The first floor of the rear wing has been largely boarded out as part of the most recent, aborted, renovations prior to the current scheme. The second floor/attic was completely boarded out as part of the same works. A single softwood roof truss, probably of king-post form, remains visible, but this too was subject to much alteration.

- 1.13 The vicarage was most recently used as a residential care home, but has been empty since c.2006, and it has been vandalised on several occasions (Plan Design Go Ltd 2018, 3). In recent years, work had started to convert the building into a number of apartments, and to construct an extension to the rear (east), under previous planning approvals which did not have any requirement for any historic building recording (applications 07/03606/COUM, 07/03608/LBC, 14/02119/FULM and 17/01278/FUL). These works were left unfinished due to the financial viability of the project, with the result that the uppermost floors of the main building had been substantially renovated, including lining out and alterations to roof timbers. However, the ground floor and the eastern half of the first floor remain relatively unaffected, although some floor boards and fireplaces have been removed, as well as the staircase balusters and handrail, and many of the doors and windows are in a poor state of repair. The roof has recently been stripped and recovered, re-using original slates with reclaimed Welsh slate to make up the shortfall. The rear wing was also substantially altered and extended as part of the same previous schemes; this work was carried out in January 2017.

## 2 FIELDWORK METHODOLOGIES

### Historic Building Recording

- 2.1 The scale and scope of the historic building recording work was determined by the WSI (see Appendix 3). Additional standards and guidance published by the Chartered Institute for Archaeologists for historic building recording were also followed (ClfA 2019).
- 2.2 The historic building recording work was undertaken in two phases. As much recording work as possible was done as an initial phase, over several days in late July 2021, prior to any development, after some clearance of the internal spaces and gardens to the rear. A second phase of recording was then undertaken in February 2022 during conversation and alteration work, so that the initial record could be enhanced as appropriate as other features and items of architectural detail were revealed.

#### *Aims and Objectives*

- 2.3 In accordance with the approved WSI (see Appendix 3), the historic building recording work had the following objectives:
- to identify and objectively record the existing Grade II vicarage by means of photographs, measured drawings and written descriptions, prior to any alteration or restoration work (subject to health and safety considerations), and then enhance that record as necessary and appropriate as work progresses and further information is revealed;
  - to relate the standing building with the documentary material to create a homogenous understanding of past usage on the site;
  - to provide a long-term record of the structure and impacted areas of the house, and associated areas within their landscape setting, prior to renovation and potential disturbance by ground works;
  - to analyse and interpret the recorded building in terms of its form and functioning, and to place that analysis and interpretation into its wider architectural and social contexts;

- to produce a permanent, ordered and cross referenced project report and archive, which will be added to that produced for the watching brief work (see below), and which will be placed in the public domain through deposition with the South Yorkshire Historic Environment Record (SYHER) (report) and Doncaster Museum (report and archive).

#### *Documentary and Historical Research*

- 2.4 It was known that some research and survey work had already been undertaken on the building by the former RCHME (now Historic England) in 1978. A visit was therefore made to Historic England archives in Swindon to obtain a copy of this report and to examine the various photographs taken at this time. Relevant information was also obtained from the South Yorkshire Historic Environment Record. Further research into the origins, use and development of the building was limited due to the closure of Doncaster Archives throughout the period of the project and the COVID-19 restrictions imposed on visiting local libraries and other archives. Much of the documentary and historical research was therefore conducted through internet searches.
- 2.5 The results of the documentary research were used to discuss and analyse the development of the building and its site over time, and the sequence of construction and use of the internal spaces. The results were also used to put the building and its individual elements into context and establish its architectural and historical significance. A full list of the sources consulted is given in the bibliography (Chapter 8) below.

#### *Drawn Record*

- 2.6 An existing 1:200 scale site plan was used to produce a new 1:100 plan of the yard, showing architectural details associated with the garden enclosure, stable/coach house building and boundary walls, with additional details added as necessary. It had been proposed to produce a separate plan of the stable/coach house building at 1:50 scale, but it was in a very unstable structural condition; it actually collapsed when vegetation was being stripped. It was therefore planned at a scale of 1:100 only.
- 2.7 An existing set of 1:100 scale floor plans prepared by Met Geo-Environmental Surveys of Leeds were utilised to produce a new set of floor plans of the building (cellars, ground floor, first floor, second floor/attic) at a scale of 1:50. These drawings were produced by hand measurement, and showed all significant architectural detail such as openings (blocked or unblocked, straight joints etc), differences in build (e.g. brick vs stone), tool or timber marks, fixtures and fittings, constructional detail, fixtures and fittings etc. In addition to the plans, a drawing of the east (rear) elevation of the main house was produced, also at a scale of 1:50, to show the numerous blocked openings and other features; all other elevations were recorded by photography. The above plans and elevation were supplemented by more detailed drawings (e.g. at 1:5 scale) to show original fixtures such as the typical folding shutters, and a small number of moulding profiles at 1:1 scale to illustrate the range of surviving ceiling cornices, skirting boards and architraves. All drawings were produced according to the guidelines established by Historic England (2016, 13-17 & 37-39).



### *Photographic Record*

- 2.8 General photographic recording of the building and its site, and its significant parts together with close-up photography of important details, was carried out. The guidelines produced by Historic England (2015; 2016, 17-21) were followed. All photographs were taken using an SLR digital camera which has 12 mega-pixel resolution, in both colour and black and white jpeg format. It had previously been proposed that black and white medium format film photography would also be taken, but this requirement was relaxed by SYAS prior to the start of the project.
- 2.9 A detailed external and internal photographic record of the building was undertaken. External photographs were taken, as far as was possible, at right angles to the elevations, whilst the interior coverage aimed to produce a record of all significant spaces and individual details (subject to access). Other photographs were taken to include general and oblique views to provide context. All photographs contained a photographic scale (graduated photographic scales and/or ranging rods), and artificial lighting and tripods were used where necessary, subject to practicalities and access. All photographs were clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and cross referenced to film/negative and plate/image numbers. The photographic record includes a catalogue containing a description of each shot as well as the location and direction of each shot (see Appendix 1). The various floor plans of the building, and the general site plan, were used to identify the position and direction of each shot.

### *Written Record*

- 2.10 Sufficient notes were taken on site in order for a detailed description of the building complex to be prepared, in conjunction with the drawn and photographic records.

### *Architectural Recording during Development*

- 2.11 The pre-intervention historic building survey work was enhanced by means of an architectural watching brief carried out during the conversion/renovation of the building. An appropriate level of site attendance was therefore maintained to ensure the proper identification and recording of any architectural material and detail that might be uncovered. Some additional recording was undertaken in early August 2021, with a further visit on 16th February 2022. However, given that the majority of the historic spaces and fittings on the ground and first floors were to be retained, only a limited amount of new information was revealed.
- 2.12 The records made during the development work comprised, drawn, photographic and written elements, and the methodologies outlined above were adhered to.

### **Archaeological Watching Brief**

- 2.13 The scale and scope of the archaeological watching brief work was also determined by the WSI. Additional guidance published by the Chartered Institute for Archaeologists (CIfA 2020) was also complied with.
- 2.14 The on-site monitoring work took place between 6th and 10th August 2021. The weather conditions (heavy rain) and depth of the excavated foundation trenches restricted safe access, and in some areas the sides of the trenches became unstable and partially collapsed.

### *Aims and Objectives*

- 2.15 The aim of the archaeological watching brief was to monitor the below-ground excavations associated with the construction of the new building to the rear, and to record and recover information relating to the nature, date, depth, and significance of any archaeological features and deposits which were encountered, to achieve 'preservation by record' in accordance with national policy and industry guidance.

### *Monitoring Fieldwork*

- 2.16 The existing ground surface of the plot to the rear of the Old Vicarage was cleared of vegetation, modern rubbish and other builders rubble left over from the previous abandoned development, prior to the archaeologists being on site; no ground reduction works were carried out. This action was approved by SYAS prior to the start of this project.
- 2.17 Thereafter, all ground disturbance and the excavation of the foundation trenches relating to the new building were subject to archaeological monitoring as they were being dug, so that any archaeological deposits that might be uncovered could be immediately identified and recorded. The foundations covered a rectangular footprint measuring 28.50m east-west by 7.40m north-south, and were dug using a mechanical excavator with a toothed bucket. All the trenches were 0.60m wide and were excavated to a maximum depth of 1.35m BGL (c.7.55m AOD). Some of the excavations were not able to be monitored, due to health and safety considerations, trench collapse and modern disturbance, although in these instances 'remote' recording was achieved. Excavated material was, where possible, visually checked for archaeological finds.
- 2.18 The actual areas of ground disturbance, and any features of archaeological interest, were accurately located on a 1:100 scale site, and a number of representative sections were drawn at 1:20. Reduced levels above Ordnance datum (AOD) for the groundworks were obtained by establishing a temporary bench mark on the site, which was levelled in from an Ordnance Survey cut mark on the tower of the nearby St Nicholas's Church (10.75m AOD). A digital photographic record was also maintained using Panasonic DMC-G2 and GX1 cameras with 16 megapixel resolution. Following standard archaeological procedures, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual three digit context number. A total of 16 archaeological contexts were recorded (see Appendix 2). In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate.
- 2.19 In the event, the excavations uncovered a great deal of modern disturbance and concrete foundations relating to the previous extension which had not been finished above ground level. Very few artefacts were noted, and none were retained for the site archive.

### **Survey Products**

#### *Survey Report*

- 2.20 Once the fieldwork had been completed and the records collated, an EDAS archive report was produced, which combines the results from the historic building recording and the archaeological watching brief. It is illustrated with reduced versions of the field drawings, a selection of photographs and other relevant archival material; full scale drawings are included within the site archive. In terms

of the historic building survey, the report forms a detailed written record of the Old Vicarage, prepared from the sources of information set out above, and analyses its form, function, history, and sequence of development, as far as is possible using the previously gathered information. The building as a whole is also placed within its historical and social context where possible, using the available documentary and secondary evidence.

- 2.21 Electronic copies (pdf format) of the final report were supplied, for distribution to the developer/client, the Local Planning Authority and SYAS. A hard copy of the final report was included within the site archive.
- 2.22 EDAS also subscribe to the OASIS (Online Access to Index of Archaeological Investigations) scheme, and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record was initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form were subsequently completed for submission to Historic England and the South Yorkshire HER. This included an uploaded pdf version of the entire report.

#### *Project Archive*

- 2.23 A fully indexed and ordered field archive was prepared (site code SVT 21), following the guidelines produced by Historic England and others (e.g. Brown 2011; ClfA 2022; UKIC 1983 & 1984). The archive comprises primary written documents, field notes, drawings and photographs, a hard copy of the report and an index to the archive; it was prepared following the general procedures outlined in the ClfA Archive Selection Toolkit (<https://www.archaeologists.net/selection-toolkit/toolkit-overview>). The 2D archive was deposited with Doncaster Museum at the end of the project.

### **3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

#### **Medieval and early Post-medieval Periods**

- 3.1 As has already been noted above, the Stonegate area of Thorne has a long and complex history, forming part of the pre-Conquest urban development of the town. The name of the town is thought to be of Anglo-Saxon origin, meaning a place on the edge of marshland, and the surrounding area was subject to frequent flooding through the medieval and early post-medieval periods. After the conquest, Thorne was part of the land given to William de Warenne, who established the castle on the 1070s as part of his extensive landholdings in South Yorkshire. The castle's tower was located on Peel Hill motte, and St Nicholas's Church is believed to have originated as a private chapel within the curtilage of the castle (Doncaster MBC 2011, 9). The tower was still standing in the early 15th century, and it was also used as a hunting lodge, but it and the ancillary structures had been demolished by the early 19th century; the motte was lowered in 1820, revealing the foundations of the tower (Hey 2003, 73). Squared and coursed masonry from the castle can still be seen reused in the walls about the town, especially around the area of the motte and St Nicholas's Church (Doncaster MBC 2011, 9).
- 3.2 The area immediately around the castle would have formed an inner bailey or enclosure while an outer bailey may well have extended to the south, centred on Stonegate. Early 17th century documentary references suggest that important medieval buildings stood in this area, such as the 'Hall Garth' (evidently to the west of the church), the 'King's Chamber' and the 'Chamber over the Outward Gate' (Casson 1874, 27-28), and the 'Gate House' evidently stood at the north end of

Stonegate not far from the church. The full extent of this outer bailey is unknown, and much is now occupied by St Nicholas's Church and its graveyard, but the earlier curving alignment of Back Lane, as shown on the 1825 enclosure map (reproduced by May 2014 and Doncaster MBC 2011, 11) (see figure 3 top), and the rectangular plots set perpendicular to Church Street and Stonegate may provide clues (May 2014, 3). Stonegate itself may have formed the main route into the bailey from the south, and the castle's gatehouse may have survived into the 17th century (Hobson 1985). It is possible that the site of the Old Vicarage lay on the southern edge of this bailey, or perhaps just outside it, given the significant difference in height between the churchyard and the vicarage site.

- 3.3 Thorne appears to have developed early on as a market town, but there is no documentary evidence for its legal status before 1659 (Davies 1998, 11). Evidence for a medieval precursor to this market can perhaps be inferred from medieval documentary references to Thorne as being a town rather than a village, and from a 1586 petition for the establishment of 'another' market or fair (Stenton 2005, 8). The layout of streets and properties implies that the town had market status, and there are clear parallels with many other known medieval Yorkshire boroughs. Indeed, the regularly-laid out plots of thin narrow properties set perpendicular to main streets at Thorne are typical of other towns believed to have been deliberately planned after the Norman conquest, for instance Bawtry and Tickhill (Hey 2003, 129-150). In Thorne, most of this plan unit is related to the parallel roads of King Street and Queen Street/Finkle Street which run between the site of the medieval Thorne Hall in the west to the Market Place in the east (see figure 3 top). At the east end, Church Street formed an important route linking the castle and church to the market place. The 1825 enclosure map shows that the land to the north-east of this unit was at this time characterised by long strip enclosures taken from the medieval North Field. The south-western boundary for most of the Finkle Street and Queen Street plot was formed by a post-medieval dyke connecting Thorne Moor to the River Don and used during the 18th century to transport cut turves from the moor (Davies 1998, 11).
- 3.4 The early medieval core of the town therefore appears to have been clustered around Church Street, Stonegate and the Market Place, and a number of recent archaeological investigations in the vicinity have shown the potential of the area, recording important evidence regarding the town during the medieval and post-medieval periods. For example, following the recording and subsequent demolition of buildings at nos 1-2 Market Place and no. 8 Silver Street, excavation identified several phases of medieval activity, which included a series of buildings along the Silver Street frontage dating from the 13th to 15th centuries (information from SYHER). On Church Street, ahead of development of an extra-care facility adjacent to Peel Hill castle, investigations identified further important medieval and post-medieval remains (May 2014). Closer to the current development site, investigations in 2005 on land adjacent to Elm House on Stonegate, to the south of the Old Vicarage, revealed a more mixed picture, with demolition deposits relating to 18th-early 19th century buildings containing a range of pottery dating from the 13th to 17th centuries; although not *in situ*, these finds indicate activity in this area during these periods.

### **The Old Vicarage**

- 3.5 In view of the above, it is therefore likely that the site now occupied by the Old Vicarage had been occupied for some considerable time before the existing house was built. As noted above, the RCHME 1978 survey report identified that the existing building incorporates the remains of an earlier, mid-18th century house,

although it is not certain if this was a vicarage - it would seem logical to suggest so, given the proximity of the church, but it cannot be proved at present. The RCHME argued that the existing house was created in the late 18th century following the addition of two bays to the north end of the earlier house and raising its height by a storey, together with a re-fronting of the entire structure. There is a local tradition that parts of the interior, including the hall and stairway, are the work of Robert Adam (Hobson 1985), although again there is no real evidence for this.

- 3.6 A number of early plans show this part of the town, although the detail is not always especially clear. The 1825 Thorne enclosure plan appears to show a large house on the Stonegate frontage, with a north wing extending some distance to the rear (east), and with a small enclosure to the east butting onto the west side of Back Lane (see figure 3 top). There is a short lane running off Stonegate along the north side of the house, with two small detached buildings between it and the south-west corner of the churchyard. A similar arrangement of buildings is shown on the 1840 tithe map but on this plan the house is shown as having a more regular right-angled footprint with the north range extending to the east (see figure 4 top); it is clear on this plan that the short lane running off Stonegate is actually a means of accessing the rear yard and garden. The individual plots are numbered and described, the main house named as 'House, buildings, yard and garden' in the occupation of the Revd. Eric Rudd, the Perpetual Curate of Thorne Church (plot 73). A small enclosure at the east end of the garden (plot 516) is named as 'Common near Church Yard', again occupied by Eric Rudd; no structure is shown in this plot at this date. The two small buildings just on the north side of the house now appear to be within the churchyard, and they are named as 'Cottages and Yard', occupied by Thomas Sanderson and empty (plot 74).
- 3.7 The only early image of the vicarage uncovered during the research undertaken for this report is an unreferenced ink sketch printed on a postcard, titled 'Thorne Church, as it used to be in 1830' (<http://www.historyofthorne.com/your-pictures.html>) (see figure 3 bottom). This sketch shows the north end of Stonegate, looking north-east, with the vicarage clearly visible to the right hand side. It appears much as today, being of three storeys and five bays with a central pediment. The central ground floor doorway has steps rising to it, and is flanked by chain link fencing to either side; the chain link fencing remained in place as late as 1908 (see figure 5 bottom) (<https://www.facebook.com/ThorneOldPhotos/photos/>). A relatively high boundary wall runs north from the north gable, with an arched doorway giving entry to the vicarage yard and garden, as well as perhaps a square-headed cart opening. A two storey 3-bay wing extends to the rear (east) of the north end of the vicarage's east elevation. It is shown with a central ground floor doorway flanked by windows, and a tall stack to the east end of the ridge. The vicarage has 'Parson Rudd' written across it. One of the cottages in the corner of the churchyard is also shown as a single storey structure with a central door and dormer above, named as 'Sexton House (illegible) Sanderson'.
- 3.8 The 1851 census notes that the Revd. Eric Rudd (aged 77) was living in the 'Parsonage' with his daughter Anne (39), Thomas Clarke his son-in-law and Sarah Clarke his daughter (48), together with Mary Adamson, a housekeeper (60), and Harriet Kirby, a house servant (28) (TNA HO107/2349, p6).
- 3.9 The Reverend Eric Rudd was the curate of Thorne and is believed to have been appointed in around 1801; he was born in Edinburgh. He was also the master of Brooke's Charity School. This charity had been established by William Brooke, a tanner, in 1705; he had also founded the Brooke's Endowed Grammar School in Thorne in 1705. Although the charity owned a school room in King Street, it did not

use it, and in 1827 it was stated that the Reverend Rudd kept the school in a room which was part of the premises occupied by him as a curate i.e. attached to the vicarage. It was said that Rudd 'instructs any children sent to him' but it was pointed out that it was only usually six, and in later years it was alleged that 'by raising fees, he had reduced the day boys attending to the bare number of the free-scholars', who were then taught on his behalf by an usher, 'while, on the other hand, he had taken a number of boarders of a class for whom the school was probably not intended'. Rudd died in 1856 and, following an inquiry by the Charity Commissioners, the Brooke's trustees decided to build a new school and house on their King Street site, replacing the existing buildings there (Platt 1991, 18-20; Thorp 2013, 4). His death notice recorded that he was 83 when he died, and that he had lived in Thorne for 56 years (*Sheffield Independent*, 26th April 1856; *Hull Daily News*, 26th April 1856). After his death, the vicarage was occupied by a succession of other incumbents.

- 3.10 The 1853 Ordnance Survey 6" to 1 mile map (sheet 266, surveyed 1849-52) provides a detailed plan of the site (see figure 4 bottom). It shows the vicarage as an L-shaped building, fronting onto Stonegate, with a wing extending to the rear (east) of the north end. The building is named 'Parsonage' with the words 'Brooke's Charity' underneath. There was an enclosed garden to the rear of vicarage, containing a small T-shaped structure set close to the north-east of the rear wing; this was possibly the room used by the Revd. Rudd to house the Brooke's Charity School. The two cottages previously depicted just to the north in the corner of the churchyard are no longer shown.
- 3.11 In the 1871 census, the vicarage was occupied by George Jannings (a 43 year old clergyman from Suffolk), his wife, one son and four daughters, and two 19 year old servants (one a housemaid and the other a cook), and a 15 year old nurse (TNA RG10/4727, p.19). In June 1874, there was a burglary at the vicarage, when jewellery worth £15 was stolen and the vicar's daughter, Miss Jannings, was threatened (*York Herald*, 27th June 1874).
- 3.12 The vicarage is shown in more detail on the 1892 Ordnance Survey 25" to 1 mile map (sheet 266/6, surveyed 1890) (see figure 7A). It is marked as a 'Vicarage', and again shown as an L-shaped structure fronting onto Stonegate; the frontage is set slight further back from the street than the buildings to the immediate south. There is a small projection at the external rear angle of the rear wing and that part of the vicarage fronting Stonegate. The small T-shaped structure shown close to the north-east of the rear wing in 1853 may have been replaced by an L-shaped structure joined to the wing itself. A small square structure is also shown in the south-east corner of the garden. The access from Stonegate runs alongside the rear wing, where there is also a 'P' (pump), and from here a path leads to a small triangular plot joined to the eastern end of the garden. In contrast to the 1853 map when it was empty, it now contains a rectangular building, which was accessed from the adjacent Back Lane.
- 3.13 At the time of the 1891 census, the occupant of the vicarage was Joseph Littlewood (aged 37 and described as a Clerk in Holy Orders), together with his sister Isabel and Joseph Wood (53 - a general labourer), his wife Emma (53 - a housekeeper) and his daughter Emily (19 also a domestic servant (TNA RG12/2369, p10); it is assumed that the Woods were living in the rear wing. The same occupants are listed in 1901 (TNA RG13/4418, p4). In 1911, Joseph Littlewood was still the incumbent, and Sarah Hinchcliffe (a 51 year old widow) was the cook and housekeeper and her daughter Hilda Hinchcliffe (16) was a house

maid; significantly this census notes that the house had 14 rooms (TNA 1911 census data).

- 3.14 The site is similarly depicted on Ordnance Survey 25" to 1 mile maps dating to 1906 and 1932 (see figures 7B and 7C). An aerial photograph taken on 1st May 1925 from the south shows the house, garden and rear wing in reasonable detail (see figure 6) (<https://www.britainfromabove.org.uk/en/image/EPW012800>). The rear wing has a high central ridge stack on the pitched roof and there is a high boundary wall to the rear garden - two people in dresses are shown. A second, more distant, aerial photograph, also taken in 1925 (<https://www.britainfromabove.org.uk/en/image/EPW012799>) is slightly less informative - it shows the Stonegate frontage, but it is partly hidden by a tree, and the rear garden also contains a number of trees. Two early photographs also show views looking along Stonegate, giving an good impression of the vicarage and the streetscene at that time (<https://www.facebook.com/ThorneOldPhotos/photos/>) (see figure 5).
- 3.15 The small square structure in the south-east part of the garden is still shown on the Ordnance Survey map of 1932, but had been demolished by 1962 (see figures 7C and 7D). The last vicar of Thorne to live in the vicarage was the Revd. Fred Graham, who left in 1977; a photograph taken in January 1973 shows the structure in a very good condition (<https://www.flickr.com/photos/dubdee/4016534648/in/photostream/>). By 1980-89, the L-shaped structure shown at a right angle to the end of the rear wing between 1892 and 1962 had been demolished, and replaced by a narrower east-west range extending in line with the wing itself. At this time, the vicarage is labelled as a 'Nursing Home'.
- 3.16 As previously noted, the RCHME undertook a rapid survey of the building in March-April 1978 (BF041341). Their report also includes some external and internal photographs, which provide a useful indication of the state of the building at this time, especially given that some of the architectural detail they recorded has since been lost. Some of these photographs are reproduced in figure 8.
- 3.17 Finally, a modern two storey rendered blockwork extension at the east end of the rear wing was constructed in January 2017 by Castle Ltd, a building firm from Conisborough. There are a number of photographs showing work in progress on their facebook pages (<https://www.facebook.com/Castle-Ltd-1382835738396506/photos/>) (see figure 9). This new structure replaced an existing lower brick-built extension which is shown on one of the 1978 photographs.

## 4 ARCHITECTURAL DESCRIPTION OF THE OLD VICARAGE

### Introduction

- 4.1 The Old Vicarage is described below in a logical sequence. The setting, plan form, structure and architectural detailing of the building are described first, followed by the external elevations and then a circulation description of the interior, from the lowest to the uppermost floor level. A description of the rear garden then follows. Reference should also be made to the pre-intervention floor plans, the rear (east) elevation, and the various drawings of fixtures and fittings (see figures 11 to 13). The digital photographic record taken as part of the historic building recording is referenced in the text below using italics, the number before the stroke representing the date on which the photograph was taken and the number after indicating the specific image number (e.g. *2/001*); the best and most representative

photographs are also reproduced as plates. A full catalogue of the photographs taken as part of the historic building recording, as well as plans showing the photographic location points, appears as Appendix 1.

- 4.2 As previously stated in Chapter 1 above, the second floor and attic of the building had already been subject to considerable stripping out and alteration as part of a previous scheme of works undertaken by a different owner. As a result, the amount of structural evidence able to be recorded by EDAS within these areas was significantly restricted.
- 4.3 The vicarage is aligned slightly north-west/south-east but, for ease of description, it is considered to be aligned north-south. For similar reasons, each major space in the cellar, and on the ground and first floors, has been assigned a unique letter/number identified code (i.e. C1, GF1, 1F1 etc). However, given the degree of recent alteration and sub-division to the second floor and attic, only those representative rooms which were photographed or which contained features of interest were numbered. Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000), and for the fixtures such as shutters from Alcock & Hall (1994). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.

#### **Location, Plan Form and Setting**

- 4.4 The vicarage stands on the east side of Stonegate, a relatively narrow street running approximately north-south through the historic core of the town, between the St Nicholas's Church at the north end and Bridge Street at the south end (see figure 2). Stonegate now actually extends further to the south as far as a junction with Middlebrook Lane, although these streets were formerly known as Tithelane and Ferry Lane respectively. The earthworks of a small motte and bailey castle lie to the immediate north of the church and, as noted in Chapter 3 above, it is likely that Stonegate forms an early part of the town's development, possibly providing a route into the castle's south bailey. Modern development (Rainbow Close) lies to the immediate south of the vicarage, while the area to the west on the opposite side of Stonegate now forms car parking for the church. The churchyard is set to the immediate north of the vicarage, and there is a considerable height difference between the ground level in the graveyard and the lower vicarage garden to the south. Back Lane lies to the east of the garden plot. The vicarage is a relatively prominent feature on the street frontage, whether viewed from the north or south [1/981, 1/982, 1/984, 1/985, 1/986, 1/987] (see plates 1 & 2).
- 4.5 The vicarage building is L-shaped in plan, the main body of the house fronting onto Stonegate having a rear wing, built in several different phases, running back from the north end of the east side. The main body of the house has maximum external dimensions of 15.95m north-south by 8.80m east-west; including the rear wing, the maximum external east-west measurement is 18.75m. The main body of the house is of five bays, of three storeys with a cellar and an attic, and it has a pitched, slated roof with gable copings; the roof was stripped and re-covered as part of the previous scheme of works, re-using original slates with reclaimed Welsh slate to make up the shortfall. There are large end ridge stacks, rendered and with clay pots, and a smaller ridge stack to the south of centre.



- 4.6 The rear wing is of two storeys, again with a pitched, slated roof; there is a large, square, stuccoed ridge stack to the approximate centre of the roof. The historic maps and photographs show that this rear wing was formerly of three bays, extending twice as far as that which now survives, originally all of two storeys with a pitched roof; the 1925 aerial photograph appears to show a small structure attached to the east end of the longer wing, either with a pitched or single-pitch roof. Between 1962 and 1978, when it was photographed by the RCHME, the wing was reduced in length, and the smaller structure shown to the east in 1925 was either rebuilt or extended westwards to meet the wing; the smaller structure definitely had a single pitch roof, sloping downwards from south to north. Confusingly, photographs taken in 2017, by which point the structure photographed in 1978 had been demolished, show the scar of a single storey pitched roof on the render of the wing's east gable. It is assumed that this must belong to another, short-lived, structure here, built after 1978 but demolished before 2017. A new modern rendered blockwork extension was built in its place in 2017.

### **Structure and Materials**

- 4.7 Both the main body of the house and the rear wing (with the exception of a modern blockwork extension) have load-bearing external walls built of brick. The external walls have an average width of 0.45m. There is a very slightly projecting stone plinth to the principal (west) elevation of the vicarage, and also to the central and northern parts of the rear (east) elevation; a brick plinth is visible at a slightly lower level to the south end of the rear elevation.
- 4.8 The principal (west) elevation of the vicarage is stuccoed, but where this has fallen away around the ground floor doorway, it can be seen to be built of neatly moulded handmade red bricks (average dimensions ? by 110mm by 60mm) set with a lime mortar; the brickwork is neatly pointed using weathered pointing, with the top set back and the bottom flush with the course below. Where the wooden door case has decayed, very neat gauged brickwork is visible above the doorway. The north gable of the vicarage was rendered at the start of the present works, but when this was removed, it was seen to be built of orange-brown handmade bricks (average dimensions 230mm by 120mm by 70mm) set with a lime mortar [1/016, 1/017]. To the lower part of the gable, the brickwork is generally in stretcher bond, with the odd header course, whereas to the upper part it is laid in English Garden Wall bond (three stretcher courses to each header course). Where it can be closely examined, the pointing has a recessed line struck to the centre of the horizontal joints.
- 4.9 The rear (east) elevation incorporates the most prominently visible remnant of the earlier house which was enlarged to form the vicarage. It is built from brownish-red handmade bricks (average dimensions 240mm by 120mm by 60mm) set with lime mortar and laid in English Garden Wall bond (three stretcher courses to each header course). The second floor appears to be a later heightening, using a redder brick with up to five stretcher courses to each header course. The south elevation of the rear wing is largely rendered, but where the brickwork is visible to the first floor, the majority is built of dark red handmade bricks with between three and five stretcher courses to each header course. The uppermost eight courses of brickwork comprise a larger, orange-red handmade brick. The north elevation appears to be similar. The eastern part of the rear wing is modern blockwork.
- 4.10 Internally, the cellar is partly covered by a brick barrel vault. The principal ground floor rooms of the main body of the house have an average floor to ceiling height of

3.19m, decreasing to 2.66m for the other rooms and on the upper floors. The ground is floored with stone and softwood boards; some of the latter are laid over hardwood timbers from a fully-timber framed building, reused here as floor joists. There are softwood boards to the upper floors, with a single example of lime ash/plaster laid over straw. The internal walls are largely plastered and painted, with the survival of some early decorative features such as cornices and also fixtures such as window shutters. Only one roof truss remained visible at the time of the EDAS survey, and this had been heavily modified, but appeared to be entirely of softwood; no carpenter's marks or other marks were visible.

### External Elevations

- 4.11 The principal elevation of the vicarage faces west onto Stonegate, and is set back very slightly from the street frontage [1/979, 1/984] (see plate 2). The pavement area to the front of the house is paved with concrete slabs, but closer to the central ground floor doorway a number of flagstones survive. These include two neatly cut triangular pieces, and slope upwards very gently towards the doorway itself. They appear to have replaced the steps shown here on the 1830 ink sketch (see figure 3 bottom).
- 4.12 The west elevation is of typical late 18th century proportions and appearance [1/975, 1/977, 1/996] (see plate 3). It is of five bays, the central ground floor bay forming a doorway. The doorway retains a damaged six-panel door, and has a semi-circular fanlight with radial glazing bars over. The doorway is framed by a wooden door case (in poor condition) with fluted pilasters, archivolt and pediment [1/004-1/007] (see plate 4); it was complete when photographed in 1978 (RCHME 1978, photo BB030512) (see figure 8H). The use of wooden door cases was common in the Georgian period even in London and York, with stone generally reserved for the door cases of one-off or more imposing houses designed by leading architects (Morrell 1949, 68 & 76-79; Byrne 1986, 136). The doorway is flanked by flat-headed window openings with stone sills, now fitted with 20th century wooden casement frames with glazing bars and top-hung upper lights [1/001-1/003, 1/008, 1/997-1/999] (see plate 5). The five windows to the first floor are of similar proportions and also fitted with modern frames, whilst the five second floor windows are shorter but again have modern frames. The photographs taken in 1978 demonstrate that the ground floor windows were then fitted with what appear to be two-pane (1 over 1) sash frames, which may have been horned (RCHME 1978, photo BB030507) (see figure 8A). The first floor windows had 12 pane (6 over 6) horned sash frames, whilst the second floor had 6 pane (3 over 3) sash frames; all were set flush with the elevation's external face. Above the second floor, there is a wooden eaves cornice and a central three-bay pediment having a glazed oeil-de-boeuf in the tympanum with the remains of a keyed architrave [1/009]; again, in 1978, this was fitted with an eight pane casement frame which probably rotated vertically about the central line (RCHME 1978).
- 4.13 The south gable of the vicarage is rendered and partly hidden by the modern development to the immediate south (21-27 Stonegate) (see plate 1); a photograph taken in 1978 shows it prior to the modern development being erected (RCHME 1978, photo BB030508) (see figure 8B). There was formerly a row of low, two storey brick cottages here, which appear on early 20th century postcards (for example, see <https://www.facebook.com/ThorneOldPhotos/photos/>) (see figure 5); they were replaced by modern bungalows prior to the current new development. The north gable was also initially rendered, and is shown as such in 1908 and 1978 (RCHME 1978, photo BB030511) (see figure 5), but this was removed during the course of the renovation works [1/010, 1/011]. It revealed no openings to the

ground floor, with a single inserted window to the first floor [1/012, 1/018]. A pair of window openings to the east of this first floor window (lying partly within the rear wing) also appear to be inserted, but they were present by 1908; they have an earlier, blocked window opening set between them [1/013-1/015] (see plate 6). To the second floor, a pair of blocked windows with depressed arched heads were revealed [2/328] (see plate 7); these were not visible in 1908.

- 4.14 The rear (east) elevation of the vicarage reveals the earlier house most clearly [1/028, 1/031] (see figure 10 and plate 8). At its south end, the elevation rises from a slightly projecting brick plinth, whilst the central part has a slightly projecting stone plinth as seen to the west elevation. The earlier house was of two storeys, and there are a number of blocked openings with segmental arches that belong to it. To the ground floor, there was a tall (2.70m high) doorway to the north end [1/033, 1/034], now blocked, and apparently a window to the south end. This latter window was replaced by a much larger opening, also with a segmental head, which was wide enough to have served as a cart entrance [1/032]. Between the ground and first floors, a blocked window is positioned as if it was once a stair window. To the first floor, there were two further windows, one positioned at what would have been the north end of the elevation and one at the south end; the latter retains a stone sill.
- 4.15 A number of later alterations were undertaken, in several different phases. To the north of the tall blocked ground floor doorway, a doorway was inserted, and this has the remnants of a projecting wall to its south side. A photograph taken in 1978 shows it to have a semi-circular head, and to be fitted with a four-panel door (RCHME 1978, photo BB030509) (see figure 8D). To the south of the blocked doorway, there is a crudely inserted low opening with a concrete lintel, which is probably modern; again, in 1978 this was partly blocked with bricks and had a small low window opening with a wooden frame to the south side. The wide, cart entrance-like opening was blocked, and a narrower flat-headed opening was created in the blocking; at the time of the EDAS survey, this had been partly filled with two reused six-panel doors and had the remnants of an external wooden frame. There is another rectangular blocking on the south side of the flat-headed opening. The earlier stair window had a larger, round-headed stair window lighting the existing internal main staircase created to its immediate north; the original frame of this window still partly survived in 1978, but has since been removed, and it is now filled with a crude wooden and polythene frame [1/035, 1/036] (see plate 9). The northern first floor window appears to have been replaced by a taller opening, which was itself blocked and a new flat-headed window opening created. In 1978, both first floor windows were fitted with 12-pane (6 over 6) sash frames (see figure 8C). As already noted above, at about second floor level the brickwork used in the elevation changes, representing a subsequent raising in height. There are two shorter windows with stone sills to the second floor (again fitted with 12-pane (6 over 6) sash frames in 1978), and at the north end, above the south roof slope of the rear wing, there appears to be a ragged joint in the brickwork extending to eaves level. This seems to coincide with an area of rebuilding or repointing in 2017, when possibly a small low window was added to the immediate north.
- 4.16 The north elevation of the rear wing has been much altered, with blockwork and concrete lintels inserted at ground floor level; some, if not all, of this appears to have been done in 2017. The c.1830 ink sketch presumably shows the three bay elevation prior to alteration (see figure 3 bottom). The existing ground floor openings all appear to be modern, but the centrally-placed doorway (now blocked) reflects the position of the earlier door shown in c.1830, and a flat-headed first floor

window is probably later 19th century date. This appears to have replaced an earlier window opening, now blocked with brick, to the immediate west. The straight joint with the modern blockwork addition at the east end is just visible [1/013-1/015] (see plate 6). The blockwork addition, added at the east end of the existing rear wing in 2017, contains one ground floor and one first window openings but is of no historical interest [1/020-1/025] (see plate 10). Photographs taken in 1978 shows that the modern blockwork addition was preceded by a single storey brick structure, in line with the south wall of the rear wing (RCHME 1978, photos BB030509 and BB030510) (see figure 8D). It had a single pitch roof, sloping down from south to north, with an inserted window with a concrete lintel towards the west end and a much smaller (original?) opening to the centre (RCHME 1978). As previously noted, this single storey structure may have been a westward extension of a smaller structure shown to the east of the wing on the 1925 aerial photograph. It may itself have been demolished after 1978, and been replaced by a single storey structure with a pitched roof, which was removed before 2017, leaving only a scar on the wing's gable (see figure 9B).

- 4.17 The south elevation of the rear wing is rendered at ground floor level [1/037, 1/038] (see plate 11), and this appears once to have formed an internal, covered passage, with an eastern exit; this passage only extended for c.4m, as suggested by historic maps of between 1892 and 1932 and shown on the aerial photograph of 1925. There is a long, inserted window opening with a concrete lintel to the ground floor. In 1978, the remains of an earlier opening with a segmental head, probably a window, were visible to the immediate east of the inserted window (RCHME 1978, photo BB030510) (see figure 8D). Slightly further to the east, there was another opening with a segmental head, either a window or a doorway. Interestingly, this was positioned across the point where the two storey and single storey parts of the rear wing then met, suggesting that the latter may have incorporated parts of the ground floor of the former. The south elevation of the rear wing also has an inserted window with a concrete lintel to the first floor, with a narrow curving blocking beneath it. There was possibly also a former opening to the east which has been crudely rendered over, although nothing was visible here in 1978. There are also modern window openings at ground and first floor levels to the 2107 extension to the east.

### Internal Description and Circulation

*Cellar* (see figure 11)

- 4.18 The cellar is accessed from a doorway on the south side of the small lobby or circulation space opening off the north-east corner of the entrance hall (GF2). It lies entirely beneath the south-east part of the vicarage's ground floor.
- 4.19 The doorway from the lobby opens onto a flight of steeply inclined stone steps [1/101; 2/102, 2/103] (see plate 12), which lead down to the northern cellar room (C1). This room is paved with brick and has plastered walls. Three north-south ceiling beams, all with roughly chamfered soffits, cross the space [1/098] (see plate 13). The west wall was once fitted with at least two levels of shelving which returned to the east at either end [1/099, 1/100] (see plate 14). A doorway in the centre of the south wall leads into the main cellar space (C2), which has a broad barrel vault over, standing 1.92m high to the centre. The room is also floored with north-south aligned brick paving [1/097]. There are three low brick piers to the base of the east wall, together with a round-headed opening, now blocked, wider at the top than at the base, almost certainly once communicating with a chute or steps rising to the rear yard [1/094-1/096] (see plate 15). Three levels of stone

shelving to the south wall are divided into four separate compartments by brick uprights [1/093] (see plate 16). The second compartment from the west end was once fitted with a wooden door that could be secured with a lock, the hasp for which still survives.

*Ground Floor* (see figure 11)

- 4.20 The ground floor of the vicarage is accessed through the doorway in the centre of the west elevation, which leads into the entrance hall (**GF2**). This entrance hall has a black and white stone chequerboard floor [2/206, 2/211, 2/012], tall moulded skirting boards and a modillioned cornice [2/219, 2/221] (RCHME 1978, photo BB030520), all probably dating to the late 18th century (see plate 17 and figure 13G). The Listing description notes an acanthus ceiling feature, but this was not present at the time of the EDAS survey. There are pairs of opposed doorways in the north [2/190, 2/192] (see plate 18) and south [2/184, 2/186] walls, all with architraves and some retaining six-panel doors; the west door in the north wall [2/197] and the east door in the south wall [2/187, 2/188] were fixed in position at the time of the survey. A semi-circular staircase is positioned at the east end of the hall (see below). The external round-headed doorway [2/180, 2/182] to the west wall retains its architrave, as does the window opening to the south, which extends to the floor and is fitted with panelled sides and head [2/176, 2/178] (see plate 19).
- 4.21 To the north of the entrance hall is the principal ground floor room (**GF1**) [1/089, 1/090] (see plates 20 and 21). This room is floored with north-south softwood boards (average width 0.15m), laid over ex situ hardwood timbers reused from a fully timber-framed building [1/085-1/088] (see plate 22). It has a substantially higher ceiling than the other ground floor spaces, a characteristic common to the two northern bays added to the house in the late 18th century (RCHME 1978). There is a tall moulded skirting board, a dado rail with nail-head moulding [1/091] (see plate 24), and an enriched ceiling cornice with acanthus moulding [1/083] (see plate 27 and figures 13A, 13C and 13I); the ceiling itself has been artexed. A chimney breast to the centre of the north wall [1/039-1/041, 1/043, 1/045, 1/046] retains a 19th century Gothic stone fire surround to the fireplace [1/051, 1/052] (see plate 25). A wall panel to the east of the chimney breast is a modern feature, and once surrounded a light fitting [1/048, 1/050]. There is a serving hatch to the north end of the east wall [1/053-1/056] (see plate 23), which is otherwise blank [1/057, 1/058]. The doorway at the east end of the south wall, leading from the entrance hall to the south, retains a moulded architrave. The outline of the blocked central doorway from the entrance hall is still visible as a patch of lighter render, but the dado rail runs across it; the skirting board however has joints in line with the doorway [1/059, 1/061] (see plate 21). A panel to the south wall is a modern feature, and once surrounded two light fittings. There are two window openings to the west wall, extending to the floor, both fitted with panelled splays and heads [1/064, 1/069, 1/070] (see plate 26). In addition, they have fluted architraves with floral corner roundels [1/082, 1/084] (see plate 27). Both windows retain folding panelled shutters of the same, later 18th century, form [1/073, 1/074] (see figure 14). Each shutter has an upper and lower part, and each part is of two leaves; each leaf has two raised and fielded panels. The leaves are joined with butterfly hinges, with the inner edge of each shutter chamfered to provide a mount for the relatively small hinges upon which the shutters are hung. The outer edges of the opposing shutters have overlapping mouldings, enabling them to lie flush when the shutters were closed. When closed, the shutters can be secured by a short, wrought-iron, security bar closing into a small catch; the bar has an integral semi-circular projection to the upper side which covered the meeting point of all four shutters, further holding them in place [1/077, 1/080, 1/081] (see plate 28).

- 4.22 To the south of the entrance hall, the other ground floor room (**GF3**) is now formed by a single space [2/154, 2/156, 2/163] (see plate 29), but it was once sub-divided into two rooms of broadly equal size, each with its own doorway in the north wall. The primary surviving evidence for this sub-division is the downstand north-south timber ceiling beam and the deep later 19th century ceiling cornices to either side [2/158], which were also photographed in 1978 (RCHME 1978, photo BB030514) (see figure 8F and plate 30); the ceiling to the west of the beam is set at a slightly higher level than that to the east, although the cornices are identical (see figure 13F). All parts of the single space are floored with east-west softwood boards (average width 0.15m), and a moulded skirting board survives along some of the walls, which are mostly plastered and painted; all was present in 1978. The east wall has a central, inserted, external doorway opening, which has been partly blocked with reused six-panel doors [2/137, 2/139]. At either end of the south wall, there are full-height recesses with depressed arched heads [2/144, 2/145] (see plate 31). The east example [2/140, 2/141] preserves some evidence for internal shelving or sub-division (in the form of shadows to the render and nails), whilst a dado rail appears to once run around the inside of the western example [2/165]. Between the two recesses, centrally positioned to the south wall, there was once a fireplace [2/149, 2/159] (see plate 32). The Listing description notes that there was an 18th century fireplace here, but that it was boxed in and not seen; unfortunately, any surround or chimney piece has subsequently been removed. A photograph taken in 1978 shows a plain fire surround with brackets supporting the mantelshelf (RCHME 1978, photo BB030514) (see figure 8F). The position of the fireplace sits awkwardly with the sub-division of the space into two rooms, and so it must pre-date this sub-division. There are also two doorways to the north wall, the eastern of which retains a six-panel door [2/151, 2/152, 2/172, 2/174] (see plate 33). The window opening in the west wall, extending to the floor, retains a panel to its head [2/167-2/170] (see plate 34).
- 4.23 The original circulation route through the remainder of the ground floor of the building has been much altered. However, the rear wing was formerly reached through a small lobby/circulation space located at the north-east corner of the entrance hall (**GF2**). This was entered through a doorway which has a semi-circular fanlight with radial glazing bars over [2/198, 2/199, 2/201] (see plate 35); the original six-panel door, photographed in 1978, is no longer in place (RCHME 1978, photo BB030513) (see figure 8E). The lobby itself gives access to both the cellar (see above) and, through a now blocked round-headed doorway in the north wall [2/200] (see plate 36), to the rear wing.
- 4.24 The latter doorway opens into another lobby or circulation space (**GF4**), which has since been fitted with a modern staircase. An external doorway in the east wall, once with a semi-circular fanlight over [2/105, 2/107] (see plate 37) originally gave access to the rear yard and latterly to the east-west passage running along part of the south side of the rear wing. A doorway in the north wall of the lobby leads into the main body of the rear wing, which has been sub-divided into two spaces (GF5 and GF6) by a modern partition.
- 4.25 The western space (**GF5**) of the rear wing has been much modernised [2/110-2/112, 2/115] and retains few features of historic interest; a serving hatch in the west wall connected with the main ground floor room (GF1) to the west [2/310, 2/313] (see plate 38). The space also included a modern staircase.
- 4.26 The main feature to the eastern space (**GF6**) [2/121, 2/122, 2/127] is the large projecting chimney breast to the east wall, which almost certainly once housed a large cooking range [2/116, 1/120] (see plate 39). It is flanked by large recesses

which are also much altered, but which once likely housed subsidiary associated structures, for example, a warming compartment for plates or dishes (Yarwood 1981; Eveleigh 1983) [2/131]. It is possible that the southern recess was actually an internal doorway into the rest of the rear wing to the east, which has since been demolished [2/130] (see plate 40); the opening is visible on the exposed wall revealed prior to the 2017 building of the modern extension (see figure 9B). The former east side of chimney breast is visible within the modern extension (GF7) to the rear wing. It is plastered and does not appear to have ever formed an external structure [2/330] (see plate 41); the scar of the chimney breast is more evident on one of the 2017 photographs (see figure 9B). The position of this fireplace/range in the east wall of GF6 presumably coincides with the large central ridge stack seen on the pitched roof here.

- 4.27 As previously noted, the existing blockwork eastern extension to the rear wing (**GF7**) was added in 2017, and contains no features of historic interest.
- 4.28 Returning to the entrance hall (**GF2**), the east end contains an impressive semi-circular wooden staircase which rises to the first floor [2/202, 2/204, 2/207, 2/209, 2/213, 2/214]. The staircase, arguably one of the building's finest surviving features, is of open-string form with moulded brackets [2/218], and once had a coiled or sweeping handrail and fluted balusters [2/223, 2/224], although these had unfortunately already been removed from site by 1978 (RCHME 1978, photo BB030513) (see figure 8E).

*First Floor* (see figure 12)

- 4.29 The principal access to the first floor was via semi-circular staircase, which rises to a small first floor hall. The staircase is lit by a round-headed stair window in the east wall, and marks in the floor show that the balusters once continued across the top of the landing to form a balustrade [2/226, 2/228-2/234, 2/238, 2/240, 2/241, 2/243] (see plates 42 and 43). The balusters had been removed by 1978 but at this date, there was a surviving acanthus ceiling feature which has also since gone (RCHME 1978, photo BB030515).
- 4.30 The landing itself (**1F1**) is floored with east-west softwood boards (average width 0.15m), and has a tall moulded skirting board, with the same modillioned cornice as noted in the ground floor hall (GF2) (see figure 13G). There are pairs of opposed doorways in the north and south walls, the majority with late 18th century architraves (see figure 13D) [2/247, 2/248] (see plate 44), and a fifth doorway to the centre of the west wall [2/244, 2/246]; the doorway at the west end of the north wall is a later insertion. The rooms to north of the hall (1F5 and 1F6) have had their floors raised by c.0.50m at some point, and this necessitated raising the head of the western doorway in the north wall, cutting out the modillioned cornice [2/249, 2/250] (see plate 45).
- 4.31 The hall (1F1) gives access to a number of first floor rooms. The south-east room (**1F2**) is floored with what appears to be lime ash laid over a straw base [2/268-2/270]. The skirting boards have been removed except along the north wall, but a simple ceiling cornice survives [2/265] (see figure 13H); there may once have also been a dado rail. The room was lit by a window in the east wall, the opening extending to floor level, although all the panelling has been removed [2/253] (see plate 46). The chimney breast to the south wall retains a later 18th century cast-iron hob grate, with a hearthstone [2/256, 2/257, 2/260, 2/261] (see plates 47 and 48); when photographed in 1978, the wooden fireplace surround survived and it was suggested to be of early to mid-18th century date (RCHME 1978, photo

BB030519), therefore possibly forming a rare survival from the earlier, smaller, house. The 1978 photograph also shows that the recess to the east (right) of the chimney breast contained wooden shelves and a cupboard, although these fittings have now gone. The west wall is blank [2/264].

- 4.32 The front south-west room (**1F3**) is floored with north-south softwood boards with an average width of 0.25m [1/285]. A medium height moulded skirting board survives in places, as does the architrave to the east doorway in the north wall, but there is no ceiling cornice. The east wall is blank [2/274]. The chimney breast to the south wall retains a later 18th century cast-iron grate with a contemporary moulded wooden surround and a chamfered hearthstone [2/275, 2/276, 2/279, 2280] (see plate 49 and figure 13E); when this was photographed in 1978, the fireplace surround still retained a mantel shelf (RCHME 1978, photo BB030518) but this has since been removed. The room was lit by a window in the west wall, the opening extending to floor level with architrave and retaining panelling to the sides and head [2/281] (see plate 50). The east doorway in the north wall is original, but the differential heights to the skirting suggests that west doorway is probably a later insertion [2/283] (see plate 51).
- 4.33 The latter doorway leads into a small room (**1F4**) placed to the west of the first floor hall; originally, it was reached directly from the hall by a centrally-placed doorway in the east wall [2/291, 2/293] (see plate 52). The room is floored with east-west softwood boards with an average width of 0.25m, retaining medium height moulded skirting boards and a ceiling cornice (see figures 13B and 13J). It is lit by two windows in the west wall, which retains elements of side panelling [2/286, 2/290] (see plate 53). The north wall is blank [2/287].
- 4.34 To the north of the first floor hall is the largest surviving first floor room (**1F5**). The northern half is floored by north-south aligned softwood boards with an average width of 0.15m, but these have been replaced to the southern half by modern surfaces. The room is lit by two windows in the west wall, with openings extending to floor level and retaining panelling to their sides and head [2/294, 2/297] (see plate 54). The chimney breast to the north wall has had the fireplace removed and blocked up, and has an inserted window to the east [2/300, 2/301] (see plate 56). The fireplace was photographed in 1978, and at that date had a relatively plain wooden surround and cast-iron hob grate of later 18th century appearance (RCHME 1978, photo BB030517). A line of recesses for ceiling joists above show that the present modern ceiling has been set at a higher level than the original [2/298, 2/299]. The east wall is blank [2/302], but at the south end it can be seen to butt a wall running east-west [2/303] (see plate 55). The south wall is much modernised [2/304].
- 4.35 The circulation space (**1F6**) to the north of the first floor hall (1F1) has again been much modernised by the insertion of a modern stair, with a window to the east wall [2/308]. A photograph taken in 1978 appears to show this space prior to alteration, with an original open-string attic staircase having stick balusters, a coiled handrail and a turned newel post (RCHME 1978, photo BB030516).
- 4.36 The first floor of the rear wing has, like the ground floor, been sub-divided into two parts by a modern north-south partition. The smaller western space (**1F7**) has also been sub-divided and retains few visible features of historic interest, apart from the later 19th century window in the north wall [2/309] (see plate 57). The eastern space (**1F8**) not accessible at the time of the initial EDAS survey, although it could be viewed from below as a new floor was being inserted. It had been subject to much modern alteration [2/125, 2/128]. There was a modern wall panel to the



chimney breast to the east wall [2/126]. To the south side of the chimney breast, when viewed from below, the recess retained a ceiling cornice of 19th century appearance and also what appeared to be one side of a round-headed or arched opening in the south side of the chimney breast here [2/132-2/134] (see plate 58).

- 4.37 During a watching brief visit made during the conversion works, it proved possible to access the first floor of the rear wing fully. What was formerly the east gable of the rear wing could be seen from the modern extension (**1F9**), although this had been much altered using blockwork [4/511]. Within the eastern space (**1F8**), the modern wall panel remained to the chimney breast [4/514] (see plate 59). The plaster ceiling cornice to the south side of the chimney breast, previously noted from below, had been removed as part of the works [4/515]; however, the round-headed arched opening at the base of the south side of the chimney breast remained visible [4/512] (see plate 60) - its function remains obscure, although it may have provided access to clear the chimney. The removal of the lath and plaster ceiling had also exposed earlier surviving elements of the roof structure over the rear wing. A substantial timber, perhaps a former tie-beam, supported the base of the brickwork between rooms 1F7 and 1F8 [4/517] (see plate 61). Two substantial purlins crossed the room, supporting common rafters rising to a diamond set ridge-piece. The whole had been strengthened at a later date using modern softwood. A new opening was made to the south of the chimney breast into the upper room of the 2017 blockwork extension (**1F9**), but this contained no features of historic interest.

*The Second Floor and Attic Spaces* (see figure 12)

- 4.38 As already noted, the second floor was extensively modernised and boarded out as part of a previous scheme of works (possibly in 2017), obscuring the original layout and function. However, in places, the removal of this boarding as part of the current phase of work revealed some earlier features, for example the east window in the central room (**2F1**) [2/314], the east window in south-east room (**2F2**) [2/315] (see plate 62) and the west windows in the northern room (**2F4**) [2/323, 2/324]. It appears that the second floor was once divided into three main east-west spaces (2F2/2F5, 2F1 and 2F4), all of broadly equal size and crossed by at least two north-south roof trusses, although the degree of modern alteration makes it difficult to be certain. A photograph taken in 1978 shows a later 18th century cast-iron hob grate set within a plain wooden fireplace surround, stated to be located in the 'south-west attic room' (RCHME 1978, photo BB030521) (see figure 8G). This is no longer visible, but it may have actually been located in the projecting chimney breast to the south wall of the central east-west space (2F1).
- 4.39 There were also remnants of a roof truss visible above a modern bathroom (**2F3**). It is of softwood construction throughout and of king-post form, with raking struts and a slender king-post [2/316, 2/318, 2/320] (see plate 63). The tie-beam comprises a near whole section timber with only the bark removed, and has an iron-strap connecting it to the king-post. The principal rafters were not visible, but it appears that each supported a pair of softwood purlins. The other spaces at second floor level, largely created by modern boarding, contained no features of interest.
- 4.40 A small number of spaces had been created at attic level by the modern partitioning, but only one of these (**A1**) was accessible at the time of the EDAS survey [2/327]. This contained no features of interest.

- 4.41 A watching brief visit undertaken after some of the modern boarding had been removed from the second floor revealed a few other features of interest that were not previously visible, for example one of the west windows in room **2F1** [4/497], the east window in room **2F2** [4/490], the west window and brickwork in the south-west room (**2F5**) [4/491, 4/492] (see plate 64), the north wall of room **2F5** [4/494, 4/495], and the purlin and the inside of the oeil-de-boeuf window in the attic space [4/499]. However, the main additional information exposed was in the northernmost room (**2F4**), where the removal of boarding and a modern ceiling revealed the former chimney breast to the north wall [4/507]. The chimney breast was plastered, and contained a small blocked fireplace [4/502, 4/504] (see plate 65); the brickwork of the chimney breast clearly butted the brickwork of the room's north wall. To the east of the fireplace, at a low level, there is a round-headed recess which again, butted the brickwork of the north wall behind [4/505, 4/506, 4/509] (see also plate 65). This recess is positioned directly above a first floor window in the north gable, and so presumably performs some sort of relieving function.

## 5 ARCHITECTURAL DESCRIPTION OF THE REAR YARD

### Introduction

- 5.1 There is a long enclosed rectangular plot to the rear of the vicarage, measuring a maximum of c.53m east-west by 21.5m north-south [1/026, 1/027; 2/251] (see plate 66). It is accessed from Stonegate via a passage, c.3.4m wide, running along the north side of the building [1/967] (see plate 67), and from the east via a gateway opening off Back Lane. This formerly contained a garden but, as noted in Chapter 2 above, the ground had been stripped prior to the EDAS survey. The walls enclosing the plot display evidence for several different phases of repair and rebuilding.

### Boundary Walls (see figure 15)

- 5.2 To the immediate north of the vicarage, the north boundary wall running along the north side of the passage stands up to 2.33m high with stone coping. It is built of brownish-red handmade bricks (average dimensions 230mm by 120mm by 65mm) laid in a variation of English Garden Wall bond (three to four stretcher courses to each header course) and set with a lime mortar [1/968]. Approximately 2.3m to the east of the north-east corner of the rear wing, there is a straight joint in the north boundary brickwork. Just to the west of this straight joint, the wall coping curves upwards, to increase the height of the wall to 3.06m; this height continues for the rest of the wall to the east, as far as a small stable/coach house structure. To the east of the straight joint, there is a 2.10m long section of stone coping set within the higher boundary wall, at a height of 1.86m above ground level; a straight joint rises vertically from the east end of this coping to the top of the wall. Immediately to the east of where the coping ends, there is a what appears to be a rather curious, bottle-shaped blocked opening or similar feature [1/965, 1/966] (see plate 68). These features may relate to the small detached structure shown in 1853 and 1892 which butts onto the garden wall.
- 5.3 The main body of the north boundary wall appears to have been built in two phases, perhaps because it retains the higher church yard ground to the north [1/962, 1/963] (see plates 69 and 70). The lower section, c.1.90m high, has a slightly battered profile and is built of light red handmade bricks (average dimensions 230mm by 110mm by 60mm) laid in an approximate English Garden Wall bond. The upper part of the wall (to a height of 3.06m above ground level) is

built of brownish-red handmade bricks (average dimensions 230mm by 110mm by 55mm, but with much variety), many of which are over-fired, with up to five stretcher courses to each header course. It has a flat sandstone coping. Towards its east end, the north boundary wall is butted by a cross-wall, running on an angled north-east/south-west alignment across the plot and with a significant gap, 3.80m wide, to the centre; this gap has been widened to allow access for the contractors, and it is not known how wide it might have been, or even if it was present, originally. This cross-wall stands up to 2.47m high with flat sandstone coping [1/960, 1/961, 1/964] (see plate 71). It is built of dark brown-red handmade bricks (average dimensions 230mm by 110mm by 55mm), laid with between three to eleven stretcher courses to each header course, and set with a lime mortar. Excavation of footing trenches adjacent to the wall showed that it had only shallow footings. The section of cross-wall to the south of the gap contains a blocked flat-headed doorway opening with a timber lintel.

- 5.4 To the east of a small coach house/stable building (see below), the north boundary wall of the plot is similar to the form described west of the cross-wall, although slightly lower [1/958] (see plate 72). Again, it appears to be of two phases. The lower 1.30m has a top which slopes downwards from west to east. It is built of orange-red handmade bricks (average dimensions 210mm by 110mm by 60mm) laid in English Garden Wall bond (three stretcher courses to each header course) and set with a lime mortar. This was used as a base for the upper part, which rises to 2.08m in height and has stone coping. It is built of orange-red handmade bricks (average dimensions 230mm by 110mm by 70mm), mostly laid in stretcher bond.
- 5.5 The wall fronting onto Back Lane is built of similar brickwork to the upper part of the wall just described, but is more neatly laid; the wall is also much lower at c.1.50m in height and has triangular brick coping and a central internal buttress [1/959] (see plate 73). The southern part of this wall had been largely demolished at the time of the EDAS survey [1/957].
- 5.6 Turning to the south boundary wall of the garden, the eastern c.11m section stands up to 2.66m high with stone coping [1/969] (see plate 74). It is built of dark brown-red handmade bricks (average dimensions 230mm by 110mm by 55mm), laid without a clear bonding pattern and set with a lime mortar. The remainder of the boundary wall is modern, and has been built from reused bricks set with a cement mortar; it was presumably rebuilt following a recent housing development in the plot to the south (Rainbow Close). The wall stands up to 2.64m in height with a crenellated top, and incorporates a number of regularly spaced piers [1/970-1/972] (see plate 75).

#### **Coach House and Stable** (see figure 15)

- 5.7 On the east side of the north end of the cross-wall, there was formerly a small structure in the corner of the plot, built between 1853 and 1892 and which served as a coach house and stable (see figures 4 bottom and 6). This had been largely demolished at the time of the EDAS survey following a fire, leaving only the north and west walls still standing. However, photographs taken prior to demolition during an initial site visit in March 2020 show that the building was of a single storey, with a pitched roof; there were two openings in the south wall, a wide blocked cart or carriage opening to the west and a narrower doorway with a segmental head to the east. The building was rectangular in plan, measuring c.6.30m east-west by 4.80m north-south [1/953-1/955] (see plate 76). The floor was concrete and the internal faces of the walls were rendered. Internally, it was divided into two parts of broadly equal size; the east part was used as a stable at

some point, as it retained a wrought-iron corner hay rack [1/956]. The two parts were separated by a north-south cross wall, which contained a wide, inserted opening, again only visible during the initial site visit (086) (see plate 77). East-west softwood ceiling joists supported an attic space with a board floor over, probably used for storage.

## 6 RESULTS OF THE ARCHAEOLOGICAL WATCHING BRIEF

### Introduction

- 6.1 A description of the results of the watching brief is given below, based on the records made in the field. As with the architectural descriptions above, the term 'modern' is used to denote features or phasing dating to after c.1945.
- 6.2 As noted in Chapter 2 above, prior to the start of the archaeological watching brief, any loose vegetation or construction debris was removed from the site using a mechanical excavator, although no ground reduction was carried out; the ground surface was set at an average height of c.8.90m AOD. All excavations were then undertaken by a mechanical excavator using a toothed bucket. The weather conditions (heavy rain) and depth of the excavated foundation trenches restricted safe access, making site recording difficult, and in some areas the sides of the trenches were unstable, resulting in some partial collapse (see plates 78 and 79). The watching brief took place between 6th and 10th August 2021.
- 6.3 The foundations essentially formed a single, continuous excavation, comprising two longer east-west trenches (Trenches 1 and 2) linked by seven shorter north-south cross trenches. They were laid out on a slightly sub-rectangular plan, covering an area measuring a maximum of 28.50m east-west by 7.40m north-south (see plates 80 and 81). All the trenches were 0.60m wide and were excavated to a maximum depth of 1.35m BGL (c.7.55m AOD). Only the excavation of the four easternmost cross trenches (Trenches 3 to 6) were monitored, the others to the west, as well as the very western end of the southern east-west trench (Trench 2), were not inspected due to collapse and significant modern disturbance. Two sections were recorded; the north side of Trench 1 (Section 1) and the south side of the east end of Trench 2 (Section 2). The majority of the text below refers to Section 1.

### Watching Brief Results (see figure16)

- 6.4 Along the northern edge of the eastern and central parts of the foundations, and across most of the site as a whole, the ground surface was formed by a loose mid-dark grey sandy silt 'topsoil', between 0.26m and 0.30m thick (104). This deposit was absent for the western c.3m of Trench 1, as the ground here had already been disturbed by concrete and brick footings (101), seemingly forming the foundations of a previous extension to the rear wing (see plate 82). These footings were abutted on their east side by a mass of brick rubble and crushed stone/mortar deposits (115/116) extending to at least 1.35m BGL; these are assumed to have formed rubble from the demolition of the structure shown here between 1892 and 1962.
- 6.5 Across the vast majority of the excavation, the 'topsoil' (104) overlay a layer of compact mid-grey silty sand and clay subsoil (105). This had an average thickness of 0.30m, but towards the eastern end of Trench 2 (Section 2), it was up to 0.70m thick, extending to c.1.00m BGL. In Trench 1, the subsoil (105) was seen to overlie a section of concrete raft foundation (102), which measured 1.20m wide by

0.20m thick; the top lay at 8.58m AOD. Further to the east in the same trench, a second section of concrete raft foundation (103) was revealed, measuring 0.62m wide by at least 2.30m long (extending into Trench 5), and 0.25m thick; the top lay at 8.64m AOD (see plate 83). Further sections of concrete rafts and foundations (103), typically 0.60m wide and 0.30m thick, located at a similar depth BGL, were exposed at intervals along Trench 2 and at the north end of Trench 6 (see plate 84). Taken together, these formed the footings of a relatively lightweight, rectangular structure measuring at least 11.50m east-west by 7.20m north-south.

- 6.6 Towards the western end of Trench 1, the silty sand and clay subsoil (105) overlay a 0.22m thick band of mixed chalk and sandstone rubble (106) which extended for a distance of 2.2m. Beneath this, there was a layer of mid-brown sand and gravel (107) up to 0.52m thick. This extended across the northern end of Trench 6, but was not present beneath the concrete raft in Trench 2 (102). However, the deposit (107) re-appeared to the east of the raft (102) in Trench 1, where it was visible for a further c.1.50m.
- 6.7 Three cut features were recorded in the north side of Trench 1, all within a 8m length of the central part of the trench. Unfortunately, the depth of excavation and the unstable nature of the trench meant that no detailed inspection and clearing of these features could be undertaken, although basic measurements and photographs were taken. As the features were only viewed in section, it was not possible to determine whether they represented pits or ditches, and no dating material was observed or recovered.
- 6.8 Towards the western end, there was a possible pit or ditch [109], underlying the silty sand and clay subsoil (105) and the concrete raft (102), and apparently cut from the top of the mixed chalk and sandstone rubble deposit (106) (see plate 85). The pit [103] seemed to have steeply sloping sides, and was c.1.70m wide across the top and over 0.92m deep, extending below the base of the excavation. It was filled with a single deposit of a loose to firm light grey sandy silt (110) containing occasional small stones.
- 6.9 Some 2.60m to the east, in the central part of Trench 1, there was another possible ditch or pit [111], cut from the bottom of the 'topsoil' (104) and extending through the silty sand and clay subsoil (105) (see plate 86). The ditch or pit was c.1.66m wide across the top and over 1.08m deep, extending below the base of the excavation here. The west side of the cut [111] sloped downwards very steeply, whereas the east side was near vertical. It was filled with a single deposit of a loose to firm mid-grey sandy silt containing frequent stones (112).
- 6.10 Just to the east of this pit or ditch was a third pit or ditch [113], cut from the bottom of the silty sand and clay subsoil (105). This pit or ditch was 1.06m wide across the top and over 0.88m deep, extending to just on the base of the excavation. Like feature [111] to the west, the east side was near vertical, but the west side had a shallower, slightly concave slope. It was filled by a single deposit of a loose to firm mid-brown sandy silt (114) with no inclusions.
- 6.11 The lowest deposit exposed within the excavated trenches, extending across all areas and cut or overlain by all other contexts, was a thick natural fractured sandstone (108), almost gravel-like in parts. This was at least 0.86m thick and extended below the base of all the monitored trenches [3/10] (see plate 87).
- 6.12 A representative section at the east end of Trench 2 was also recorded, in an area which had not been previously disturbed (see figure 16). This revealed the loose

mid-dark grey sandy silt 'topsoil' (104), 0.28m thick, which overlay the silty sand and clay subsoil (105), here 0.70m thick (see plate 88). This in turn overlay the natural fractured sandstone (108) which extended beyond the depth of excavation.

## 7 DISCUSSION AND CONCLUSIONS

### The Context of the Site

- 7.1 The position of the vicarage within the historic core of the town, and evidence from nearby excavations, implies that medieval activity in the area is likely; indeed it is possible that the site of the vicarage and its garden lies within or on the southern edge of the castle's southern bailey. However, the watching brief for the new detached building in the rear yard recovered no definite evidence for any late medieval or early post-medieval settlement or activity on the site. The three cut features (contexts 109, 111 and 113) contained no clear dating evidence of any kind, and they appeared to be cut into undisturbed natural deposits (108).
- 7.2 The area of the new building had been subject to significant previous ground disturbance. The presence of several areas of concrete footings (102 and 103) revealed in the new foundation trenches suggested a rectangular structure measuring at least 11.50m east-west by 7.20m north-south; this structure is not shown on the 1962 Ordnance Survey map, and so it is assumed that it formed part of a previous scheme of works on the site dating to 2007 and/or 2014, which allowed for the erection of a large extension to the rear of the vicarage, along the north wall of the yard. The footings for this extension were obviously dug and concreted in but building work did not proceed above ground level - the foundations were not visible in 2017 when the modern two storey extension was added to what remained of the rear wing.
- 7.3 Even in those parts of the site which had not been subject to previous disturbance, no significant archaeological deposits were uncovered. The below-ground stratigraphy comprised a depth of 1.0m of topsoil and subsoil (104/105) over the natural fractured sandstone (108).

### The Earlier Structure

- 7.4 In terms of the vicarage itself, it was noted that the softwood floor boards of the principal ground floor room (GF1) had been laid over hardwood timbers reused from a fully timber-framed building. However, although it is possible that these timbers could have come from the earlier phase of the building (see below), it is equally possible that they could have been obtained from anywhere within Thorne or even further afield - the standing structure preserved no evidence to suggest a date earlier than the mid-18th century.
- 7.5 The earliest building on the site for which there is surviving evidence is the mid-18th century house, as previously identified by the former Royal Commission on the Historic Monuments of England (RCHME) in 1978. The form of this house is revealed most clearly in the rear (east) elevation of the vicarage; it was built of brick, was three bays in length and of two storeys in height (see figure 10). The east elevation had, at least initially, a reasonably symmetrical appearance. The ground floor contained a tall 2.70m high doorway to the north bay and a window to the south bay. A stair window was positioned to the central bay between the ground and first floors, and there were two further windows to the first floor of the north and south bays. All of these openings had segmental heads and one of the windows retains a stone sill. At a later date, but almost certainly before the existing

vicarage was created, the ground floor window to the south bay was replaced by a much larger opening resembling a cart entrance. This may indicate that the house was partly converted to a commercial premises before it was incorporated into the existing vicarage. It has not been possible to determine if the earlier house was also a vicarage, although its proximity to the church might suggest it was.

### **The Existing Vicarage**

- 7.6 At some point during the late 18th century, the existing vicarage was created by adding two bays to the north end of the earlier house and adding an additional storey to both parts, together with a re-fronting of the entire structure and the building of a rear service wing. By contrasting the blocked openings in the east elevation belonging to the earlier house with the internal layout of the existing vicarage, it is clear that little of the earlier house was retained internally. It is not known whether this significant rebuilding reflected the first use of the house as a vicarage, but it is clear from early postcards of Stonegate that the house was somewhat larger, more imposing and better built than the two storey brick cottages which lay to its immediate south. Unfortunately, there is no documentary or structural evidence to support the local tradition that Robert Adam had a hand in the interior design of the building, and indeed he appears to have undertaken little or no known work on South Yorkshire houses. Nevertheless, those parts of the late 18th century decoration that do survive demonstrate that the vicarage was fitted out to fashionable contemporary standards, and the entrance hall with the semi-circular staircase must have been a locally impressive space; Hall and Hall (1978, 30-31) illustrate a similar entrance hall in a Hull house of c.1760, and there were also examples of semi-circular staircases locally, although these tended to be of the early 19th century date (Hall & Hall 1978, 39). The surviving interior decorations might once have been accompanied by neo-classical plasterwork in the best rooms, but none was present at the time of the EDAS survey.
- 7.7 The building of the vicarage in the late 18th century should also been seen in the context of the increasing prosperity of Thorne during the 18th century. The town had prospered greatly following Charles I and Sir Cornelius Vermuyden's drainage of Hatfield Chase during the first half of the 17th century, and during the 18th century shipping trade on the river Don increased significantly. The town centre retains a number of good 18th century buildings that were built on the back of this prosperity, such as The White Hart Inn on Market Street (built 1737), as well as later three storey brick houses on King's Street, such as the stuccoed nos. 44a and 44b. The central block of Thorne Hall on Ellison Street is also thought to be mid to late 18th century in origin, and it has a triangular pediment with an oculus or oeil-de-boeuf to the tympanum, as seen at the vicarage.
- 7.8 By comparison to other contemporary houses, it is possible to suggest how the late 18th century vicarage functioned. The principal entrance in the west elevation on Stonegate led into the entrance/reception hall (GF2), which was flanked by the principal ground floor rooms (GF1 and GF3) to the north and south respectively. The north room (GF1), which has a higher ceiling than the room to the south, would have formed the dining room, with the kitchen placed in the rear service wing (GF5/GF6). The addition of this service wing would have made a significant difference to how the house functioned, by moving cooking out of the main body of the house (as it would have been in the mid-18th century house) and into a separate area. The rear wing was positioned so as to allow easy internal access to the cellar (C1/C2) and to a rear stair (GF4), which also had an external access. The house was not large enough to accommodate a separate servants' hall, and so they would probably have eaten in the kitchen. It is possible that some of the

structures shown attached to or very close to the rear wing on 19th century maps also served the kitchen, forming a scullery or similar. The southern ground floor room (GF3) at the front of the vicarage might have functioned as a drawing room. To the first floor, rooms 1F2 and 1F3 at the south end of the house would have formed bed chambers, with the larger room (1F5) to the north perhaps functioning as the best drawing room or perhaps more likely the principal bed chamber. It is less easy to assign a function for the central room (1F4) which was unheated but well lit; it could perhaps have been used as an office or meeting space in which to conduct church business or even have formed a storage closet. It is assumed that the second floor and attic spaces were given over at least partly to servants' accommodation. There were clearly alterations to the second floor, such as the addition of a chimney stack to the north wall of room 2F4 which necessitated the blocking of a window, although it is not always certain what the purpose of these alterations was. Elsewhere, the interior of the house would have continued to develop and evolve as fashions and functional requirements changed, as demonstrated by the division of room GF3 into two spaces during the 19th century.

- 7.9 The unreferenced 1830 ink sketch of Thorne Church and this part of Stonegate (see figure 3 bottom) shows that the vicarage had assumed its current appearance by the early 19th century. During this period, the Reverend Eric Rudd was the incumbent, having been appointed in c.1801 and remaining in office until his death in 1856. He was also master of Brooke's Charity School, which used a room at the vicarage. It is possible that this room was the detached small T-shaped structure shown close to the north-east of the rear wing in 1853. On his death, the Brooke's trustees decided to build a new school and house on their King Street site, replacing the existing buildings there. The T-shaped structure shown in 1853 had apparently been demolished by 1892, although there was another building attached to the rear wing at this time which remained in place until 1962. Some of the features seen on the north boundary wall of the vicarage garden in this area may be explained by either of these former structures. By 1892, the small stable and carriage house had also been erected in the north-east corner of the garden, so as to provide easy access from Back Lane. The rear wing of the vicarage has also undergone several phases of alteration, partial demolition and rebuilding in the recent past, the most recent (before the current phase of development) being the construction of a new extension in 2017.

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- 1925 Aerial photograph taken 1st May 1925 (Aerofilms flight AFL192505) (Historic Environment Scotland archives EPW012799) (available at <https://www.britainfromabove.org.uk/en/image/EPW012799>)
- 1925 Aerial photograph taken 1st May 1925 (Aerofilms flight AFL192505) (Historic Environment Scotland archives EPW012800) (available at <https://www.britainfromabove.org.uk/en/image/EPW012800>)
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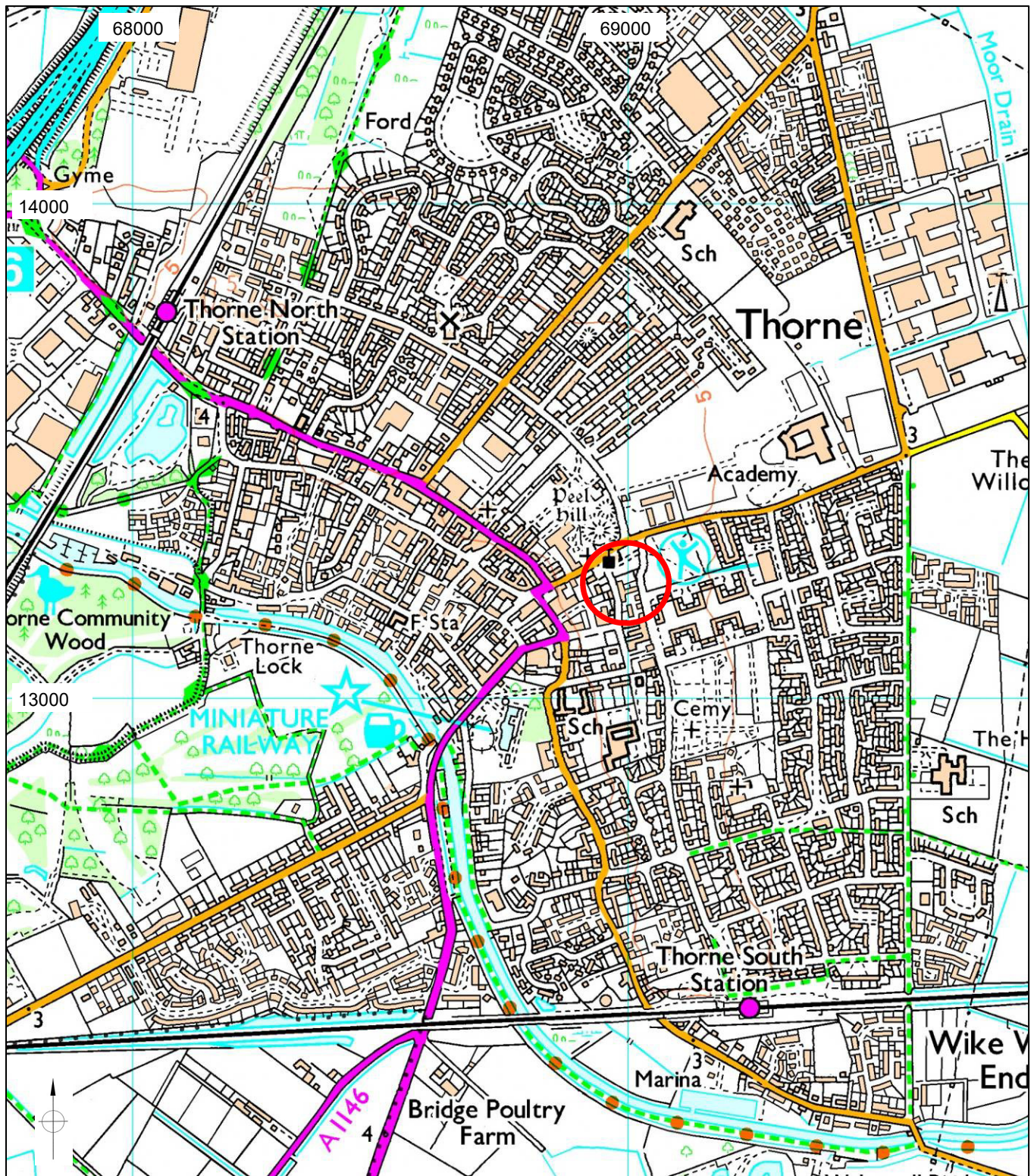
<https://www.facebook.com> = Thorne Old Photos Facebook group

<https://historicengland.org.uk> = Aerial photographic collection, Historic England

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- 9.1 The historic building recording of the Old Vicarage in Thorne was commissioned and funded by LNA Interiors Ltd. EDAS would like to thank Mr Tony Turner of LNA Interiors and his colleagues for all their help during the project. Thanks are also due to Peter Lamb (Doncaster Council Conservation Officer), Andy Lines (South Yorkshire Archaeology Service), and Andy Pickup (PDG Architectural - previous architect for the scheme) for their assistance and co-operation during the project.
  
- 9.2 The historic building recording work was undertaken by Shaun Richardson of EDAS, assisted by Richard Lamb. The documentary research was carried out by Ed Dennison. The archaeological watching brief was undertaken by Richard Coates and Shaun Richardson, assisted by Ed Dennison. Project management was by Ed Dennison. The final report and site archive were produced by Ed Dennison, with whom the responsibility for any errors or inconsistencies remains.

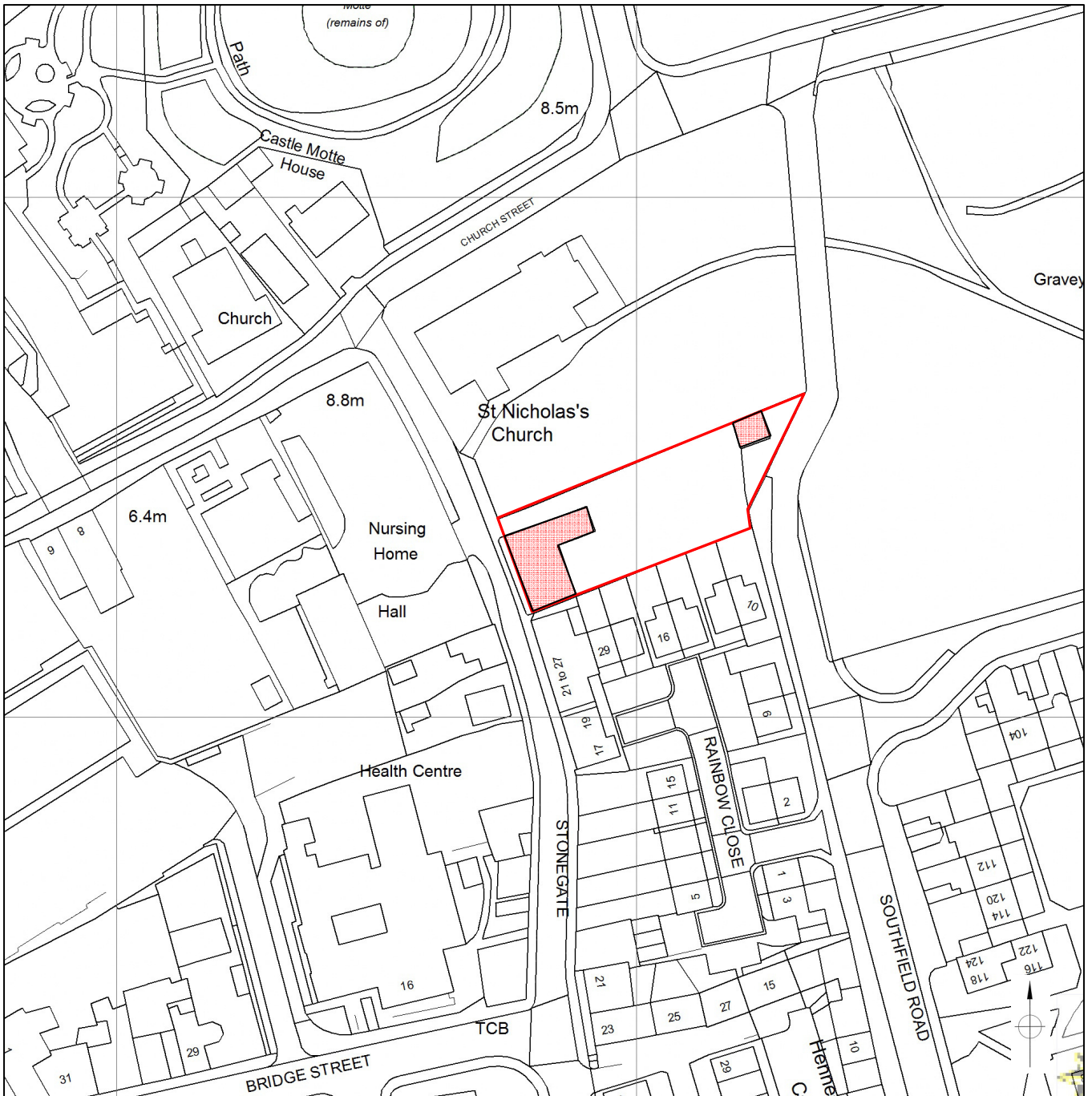




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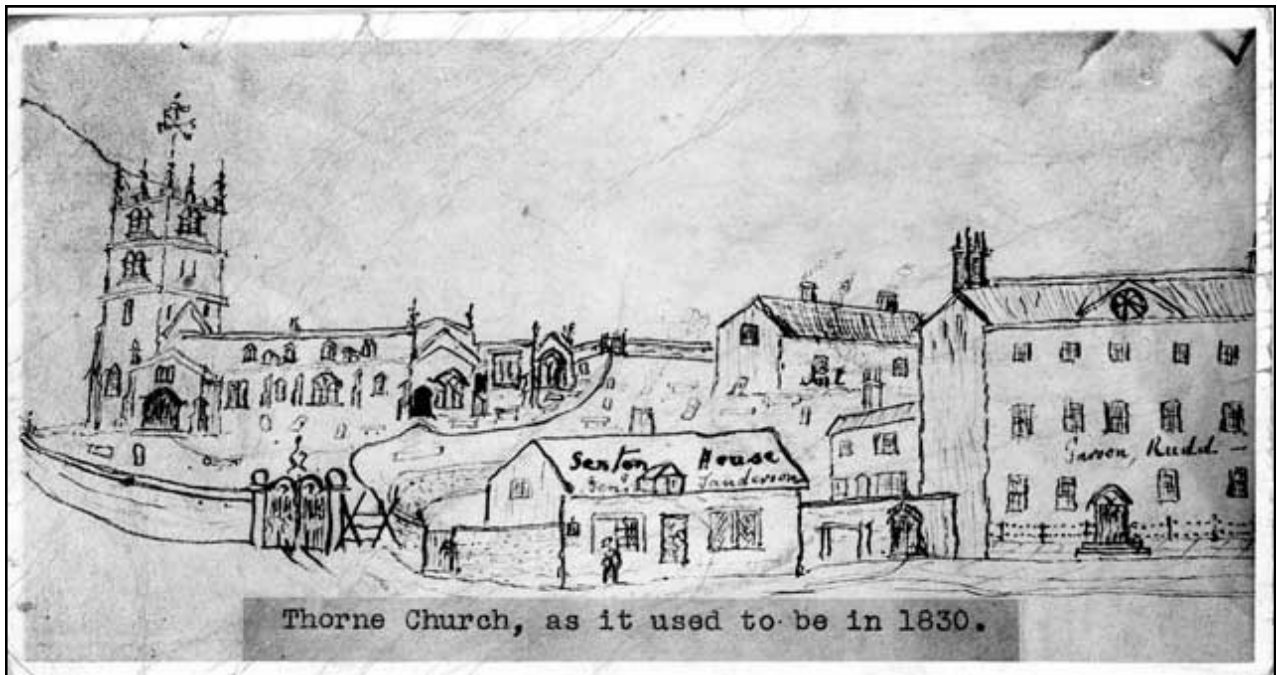
PROJECT		THE OLD VICARAGE, THORNE	
TITLE		GENERAL SITE LOCATION	
SCALE	DATE	AS SHOWN	JUL 2022
EDAS		FIGURE	1





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PROJECT	
THE OLD VICARAGE, THORNE	
TITLE	
DETAILED SITE LOCATION	
SCALE	DATE
AS SHOWN	JUL 2022
EDAS	FIGURE
	2



Top: Section of the 1825 Thorne enclosure plan (source: Doncaster MBC 2011, *Thorne Conservation Area Appraisal*).

Bottom: Unreferenced ink sketch (source: <http://www.historyofthorne.com/your-pictures.html>, courtesy of Travis Studio).

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		1825 MAP AND 1830 SKETCH	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	3





Top: Section of the 1840 Thorne tithe map (source: <https://www.thegenealogist.co.uk/>).

Bottom: Section of 1853 Ordnance Survey 6" to 1 mile map (Yorkshire sheet 266, surveyed 1849-52).

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		MAPS OF 1840 AND 1853	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	4





Top: View of Stonegate, showing the Old Vicarage and adjacent cottages, early 1900s, looking north.

Bottom: View of Stonegate, showing the Old Vicarage and adjacent cottages, 1908, looking south.

Sources: <https://www.facebook.com/ThorneOldPhotos/photos/>.

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		1900s PHOTOGRAPHS	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	5



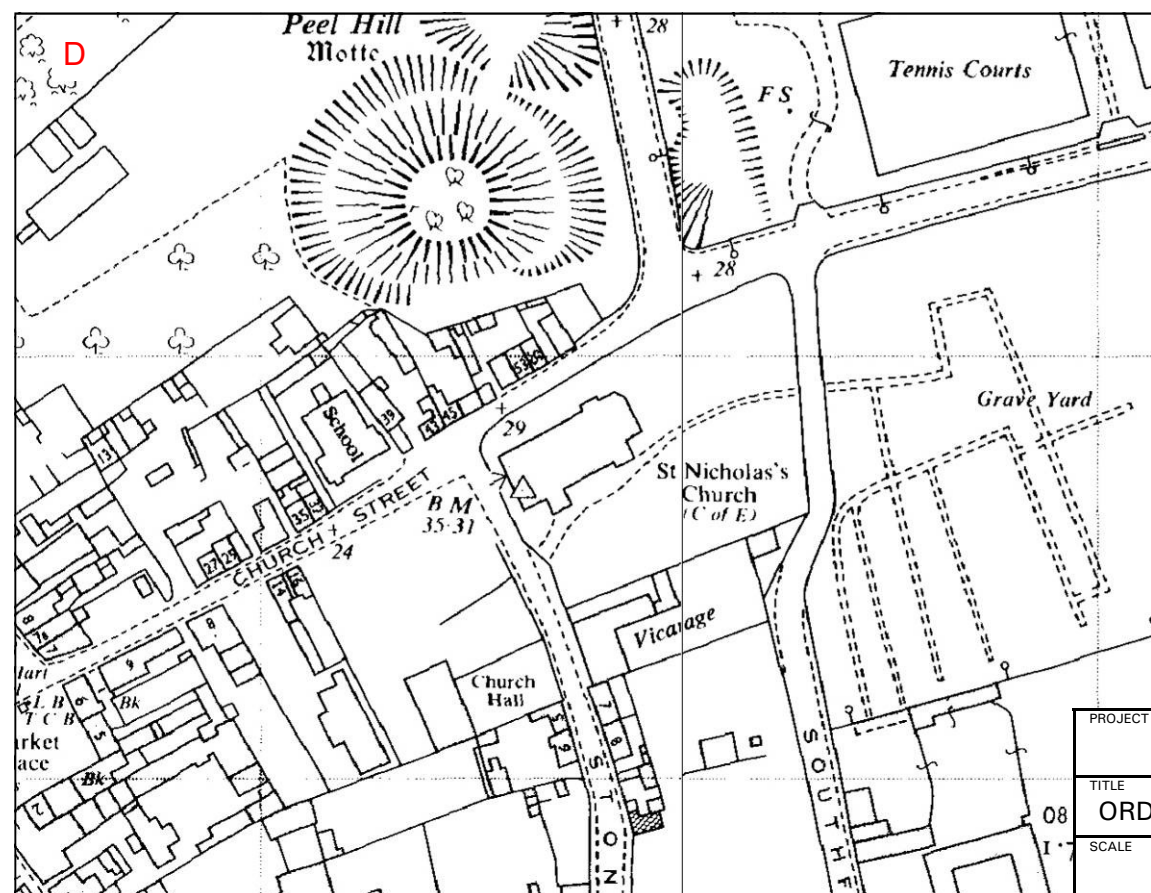
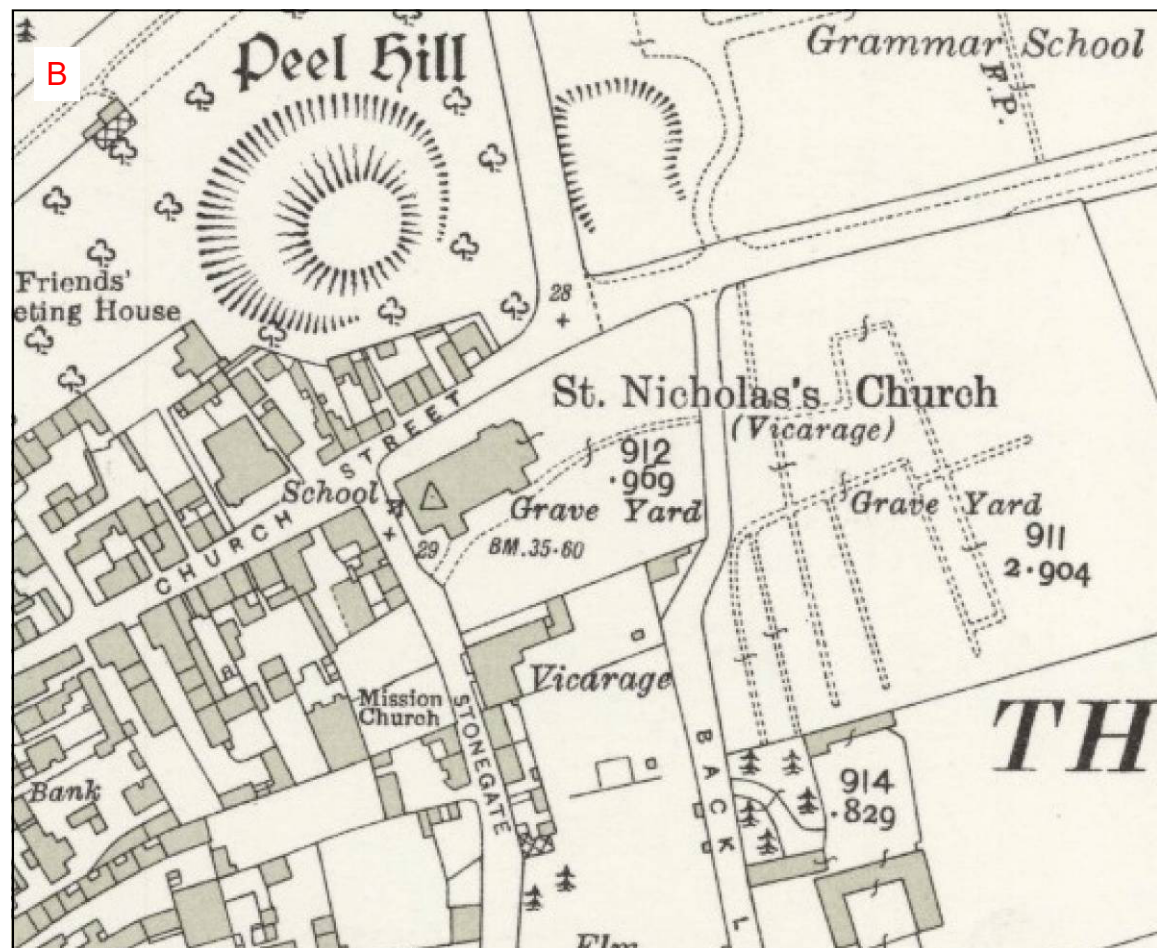
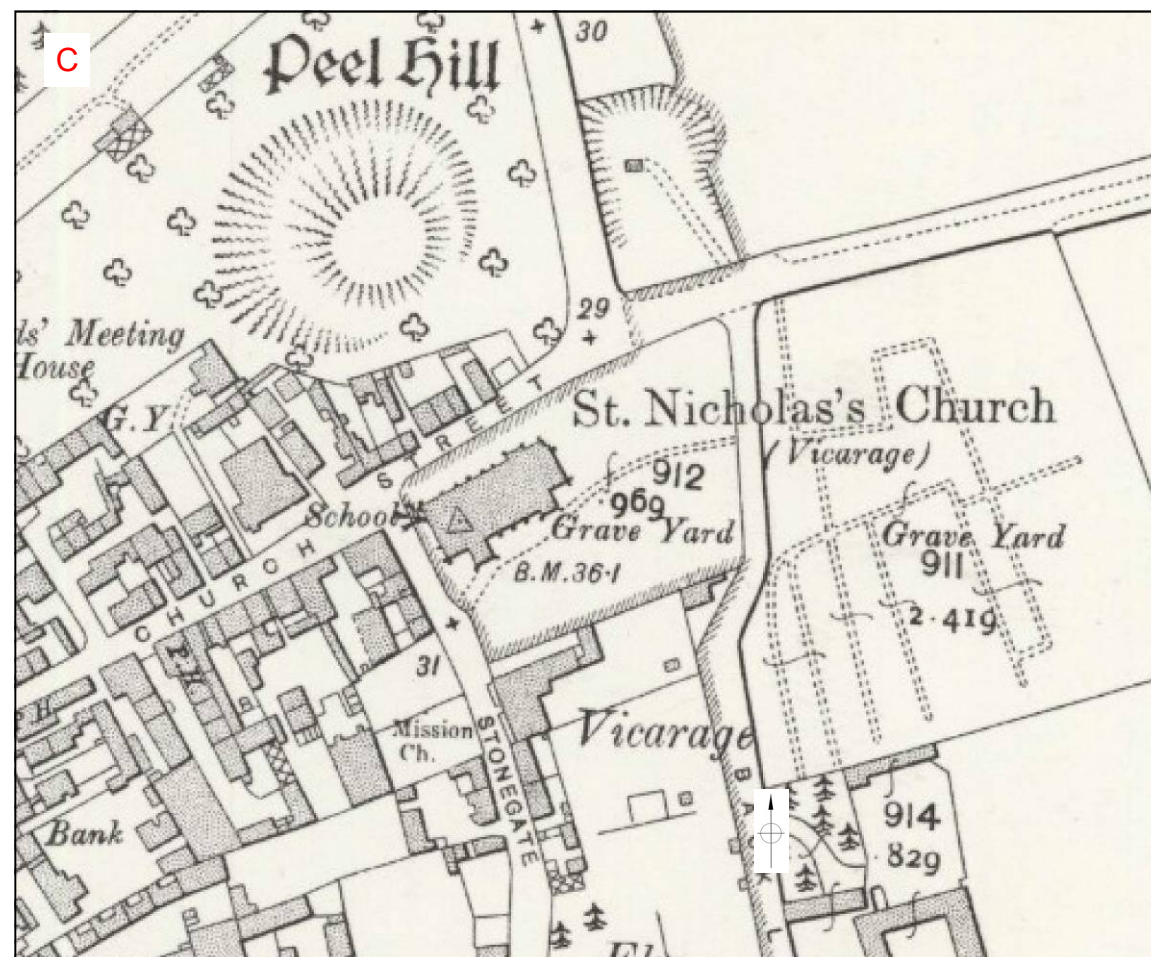
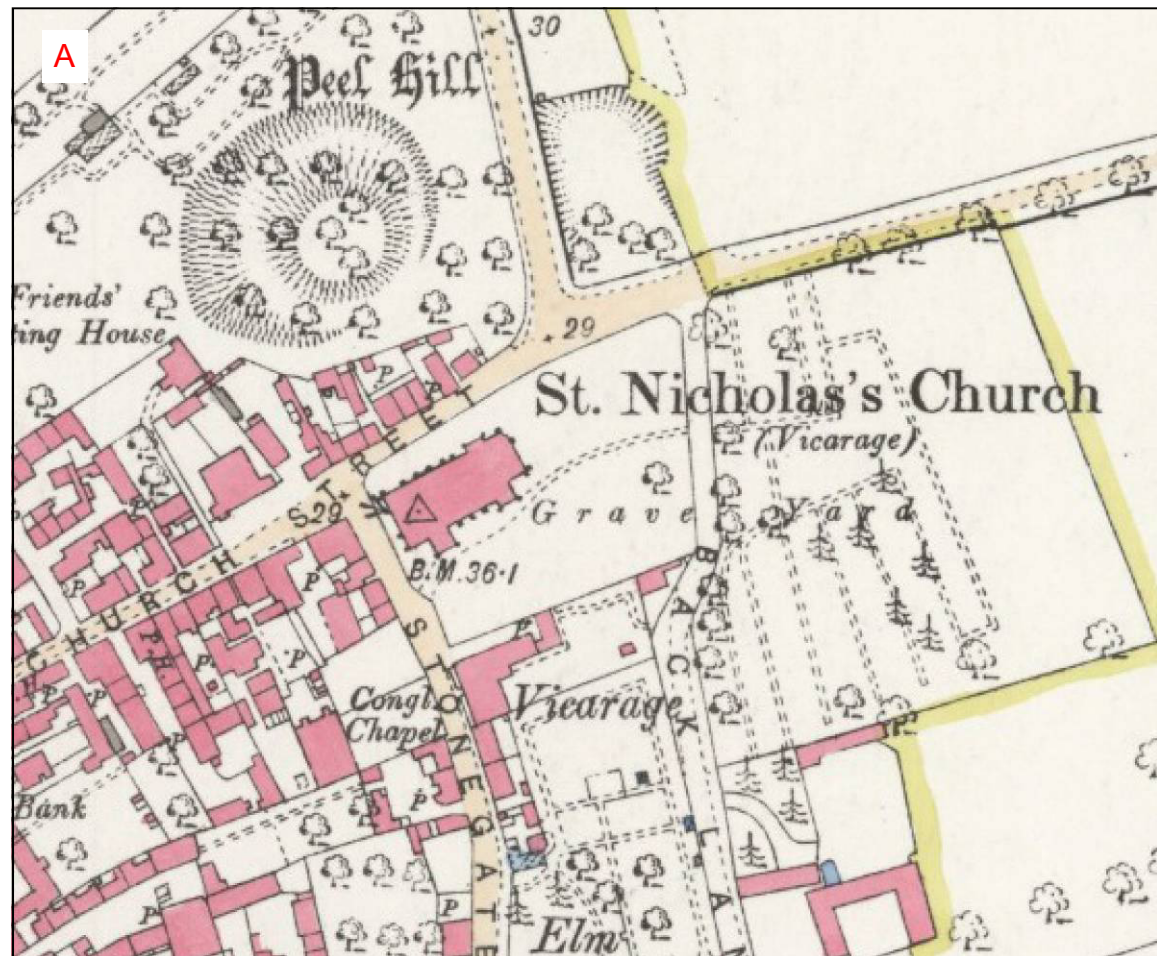


St Nicholas's Church, Thorne, 1925

Aerial photograph taken 1st May 1925, looking north (Aerofilms flight AFL192505) (Historic Environment Scotland archives EPW012800) (© Historic England, reproduced with permission).

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		MAY 1925 AERIAL PHOTOGRAPH	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	6





- A) 1892 Ordnance Survey 25" to 1 mile map (Yorkshire sheet 266/6, surveyed 1890).
- B) 1906 Ordnance Survey 25" to 1 mile map (Yorkshire sheet 266/6, surveyed 1904).
- C) 1932 Ordnance Survey 25" to 1 mile map (Yorkshire sheet 266/6, surveyed 1930).
- D) 1962 Ordnance Survey 1:2500 map.

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		ORDNANCE SURVEY MAPS 1892-1962	
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EDAS		FIGURE	7

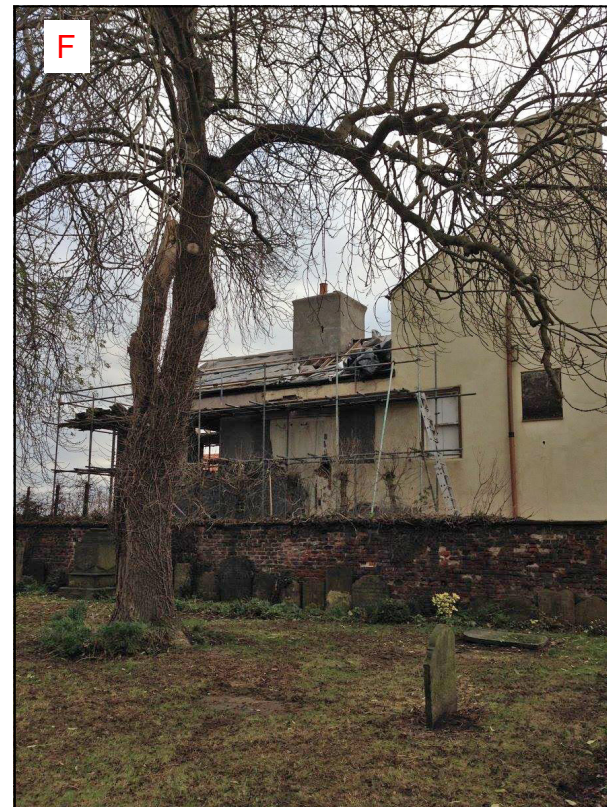
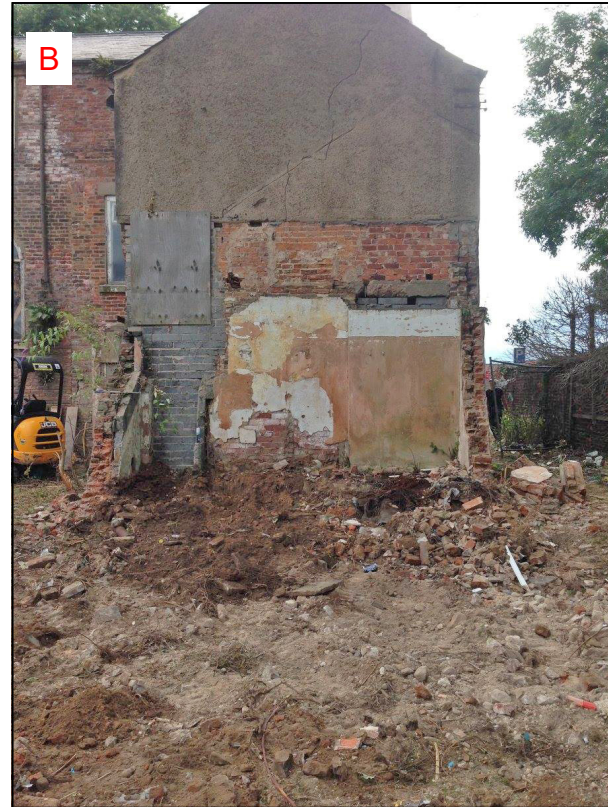




Source: RCHME 1978 The Vicarage, Stonegate, Thorne (RCHME) (Historic England Archives, job 14/01601 & BF041341).  
 All photographs © Crown copyright, Historic England Archive, reproduced with permission.

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		RCHME 1978 PHOTOGRAPHS	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	8



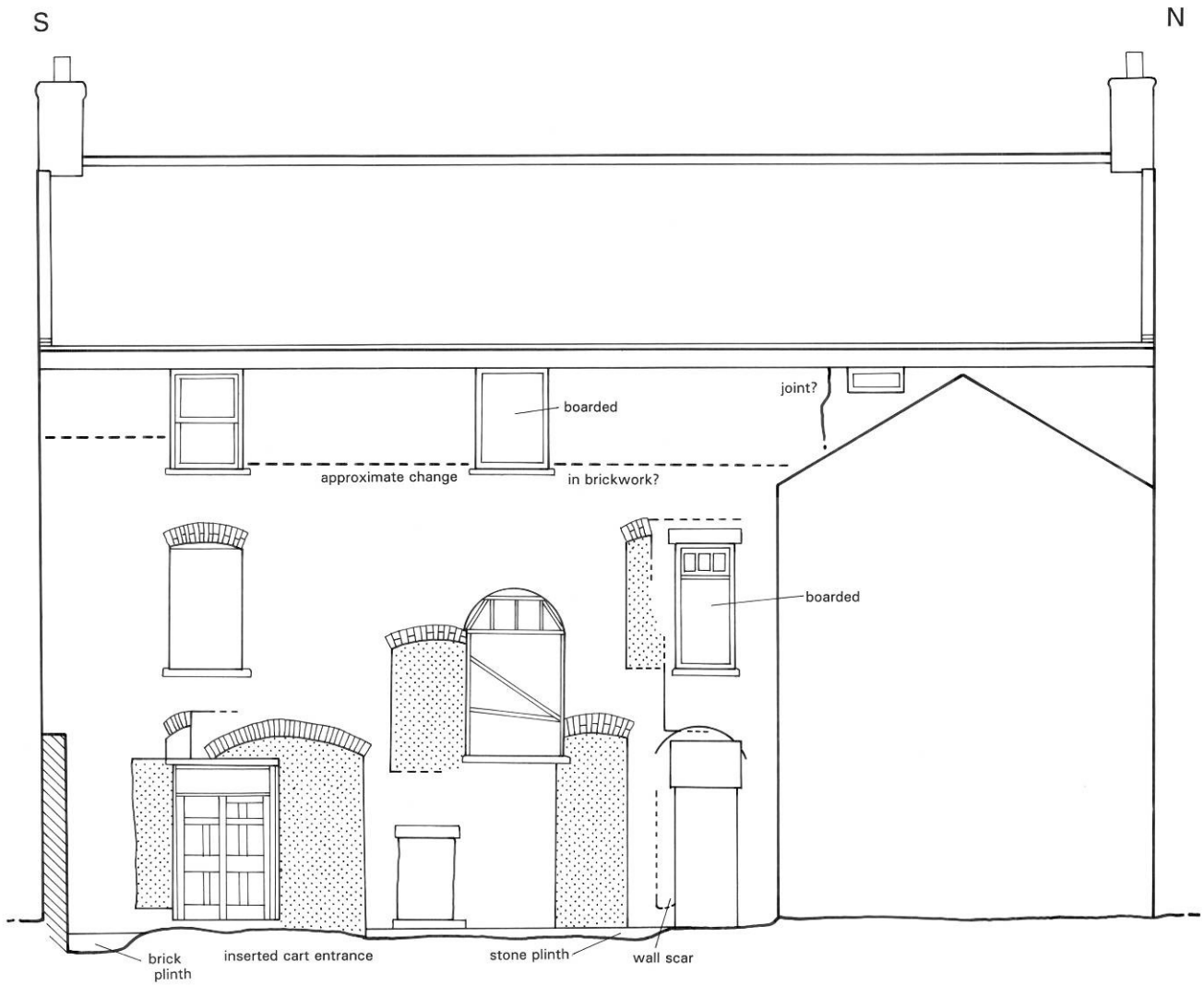


- A) Rear east elevation prior to start of works.
- B) Rear east gable of rear wing prior to start of works.
- C) Foundations of new extension.
- D) Construction of new extension underway.
- E) Construction of new extension underway.
- F) New extension viewed from St Nicholas's churchyard.
- G) New extension complete.

Source: <https://www.facebook.com/Castle-Ltd-1382835738396506/photos>.

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		2017 REAR EXTENSION	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	9



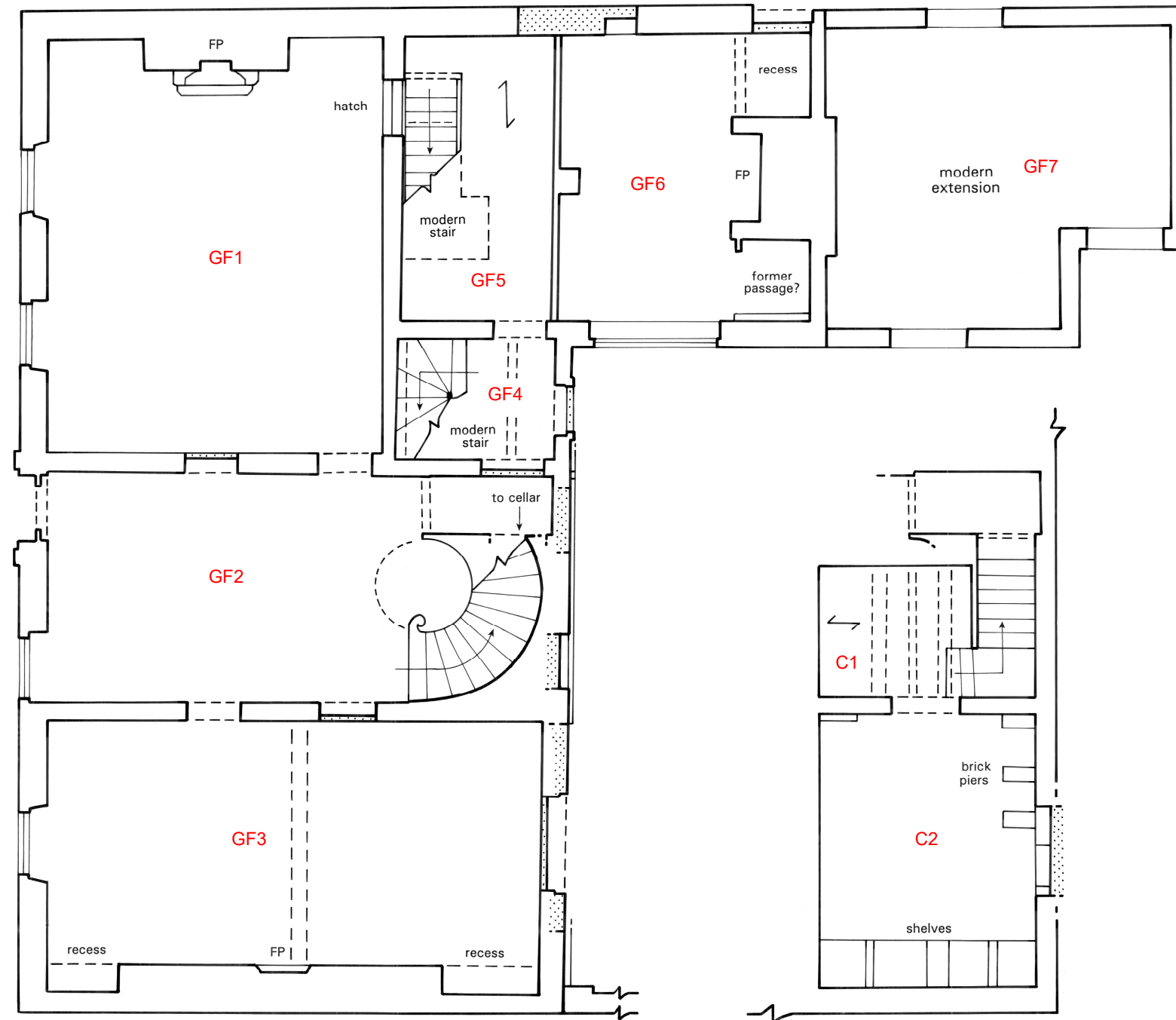


Rear (east) elevation

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PROJECT		THE OLD VICARAGE, THORNE	
TITLE		REAR (EAST) ELEVATION	
SCALE	AS SHOWN	DATE	JUL 2022
EDAS		FIGURE	10



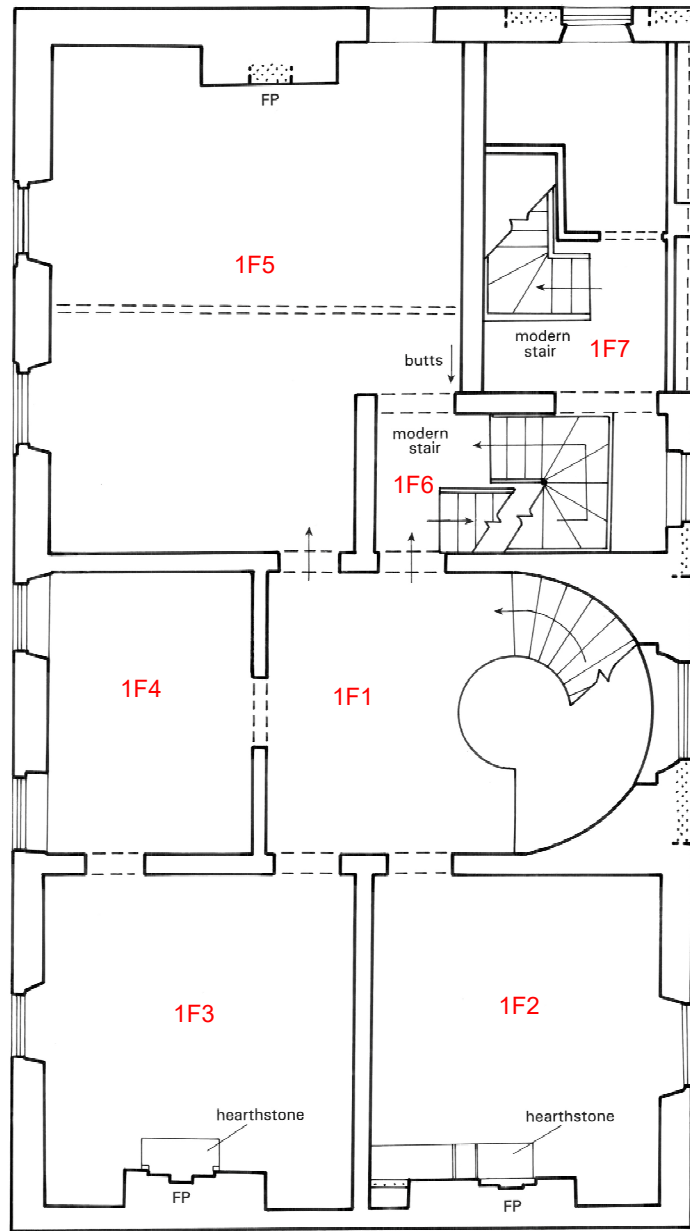
Ground floor

Cellar

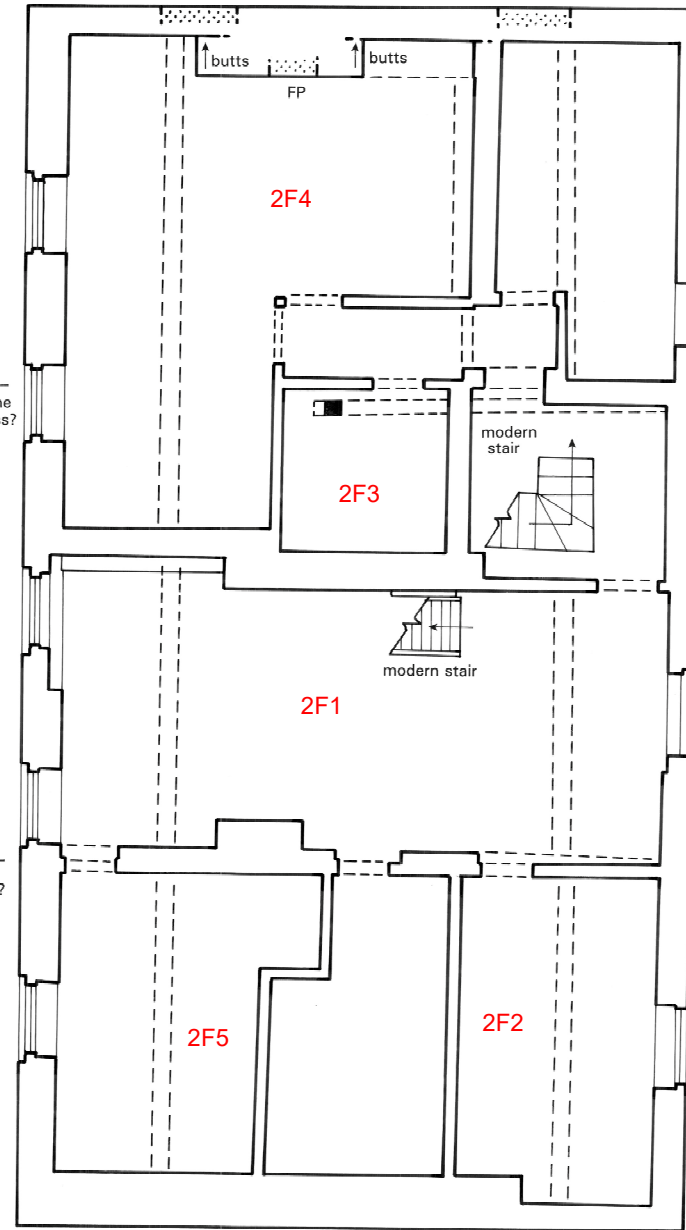
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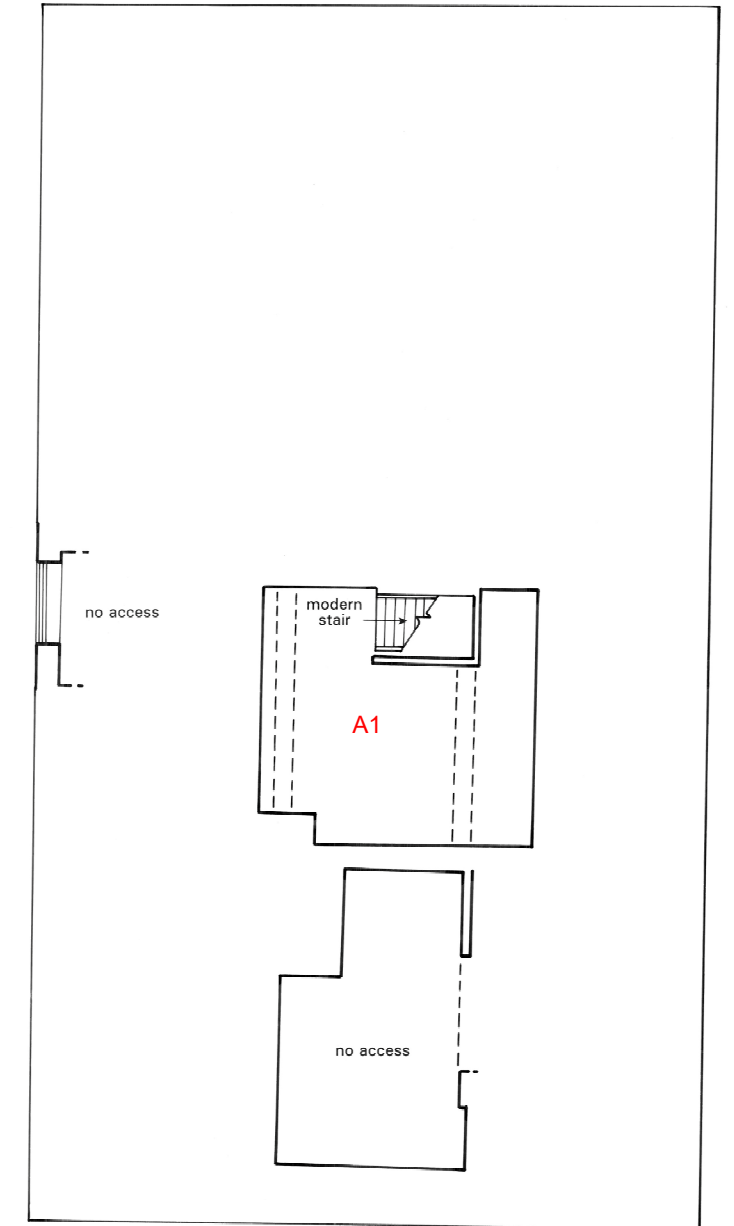
PROJECT		THE OLD VICARAGE, THORNE	
TITLE		CELLAR AND GROUND FLOOR PLANS	
SCALE	AS SHOWN	DATE	JUL 2022
EDAS		FIGURE	11



First floor



Second floor

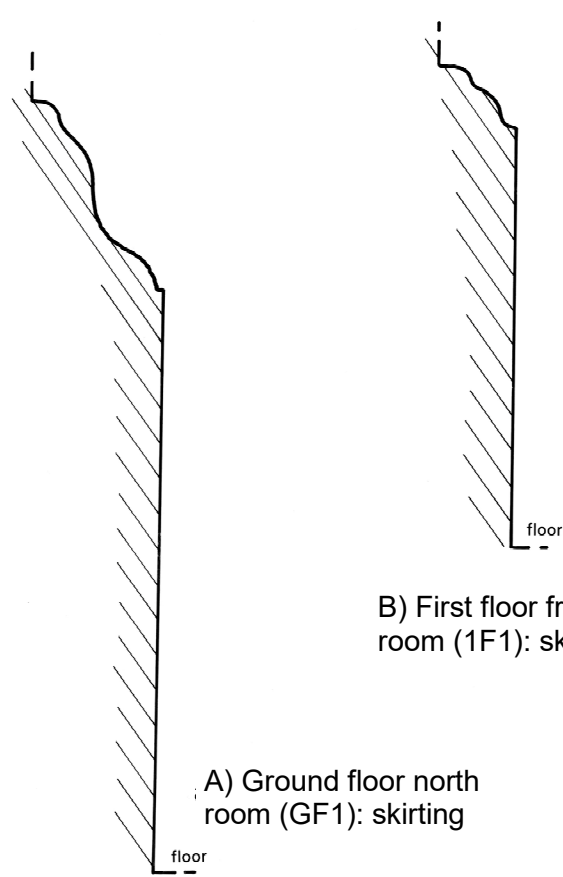


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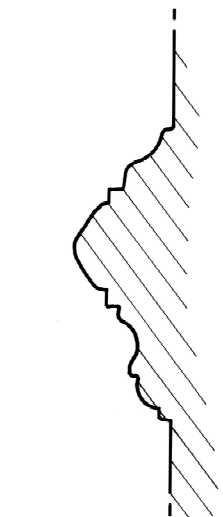


PROJECT		THE OLD VICARAGE, THORNE	
TITLE		UPPER FLOOR PLANS	
SCALE	AS SHOWN	DATE	JUL 2022
EDAS		FIGURE	12

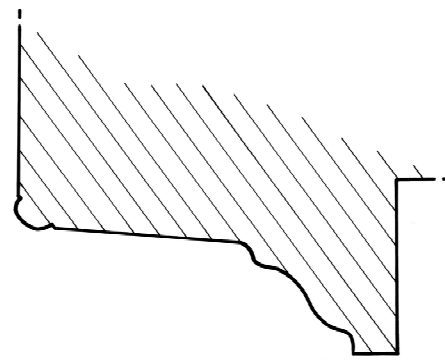


A) Ground floor north room (GF1): skirting

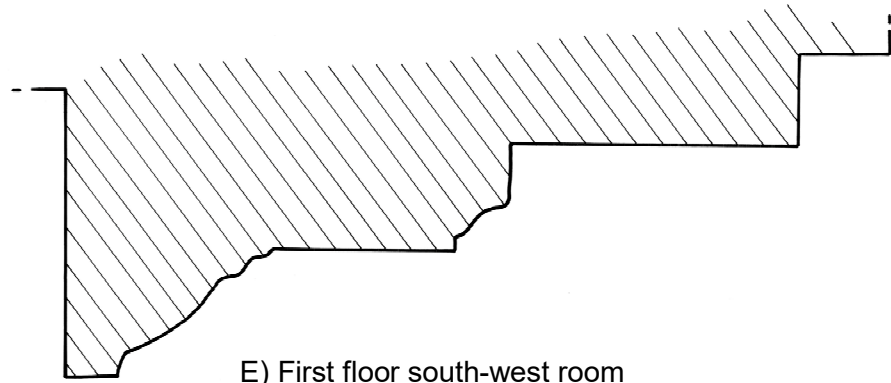
B) First floor front west room (1F1): skirting



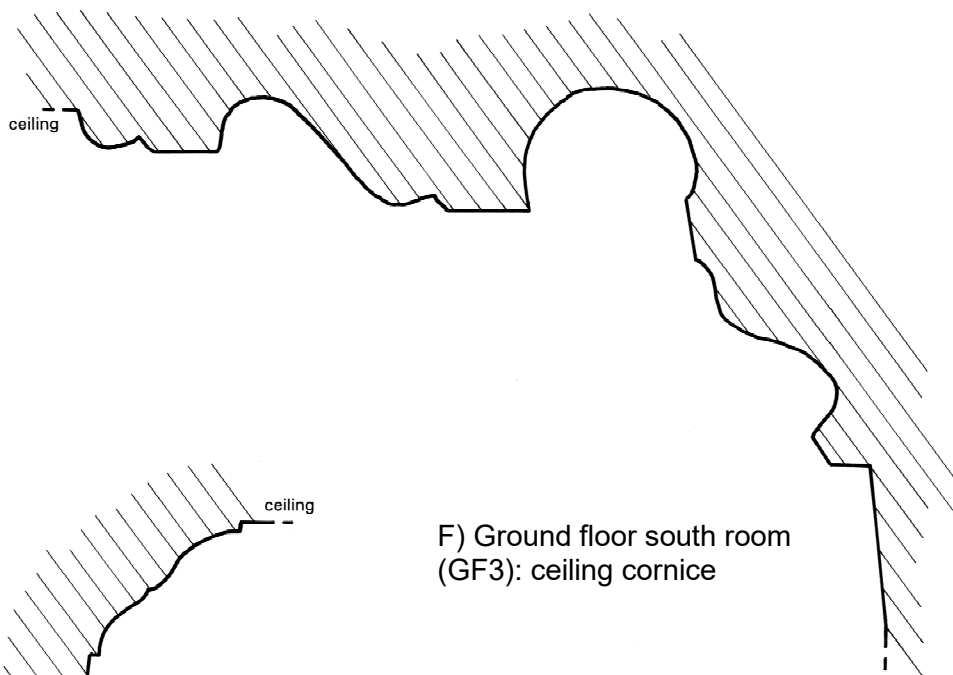
C) Ground floor north room (GF1): dado rail



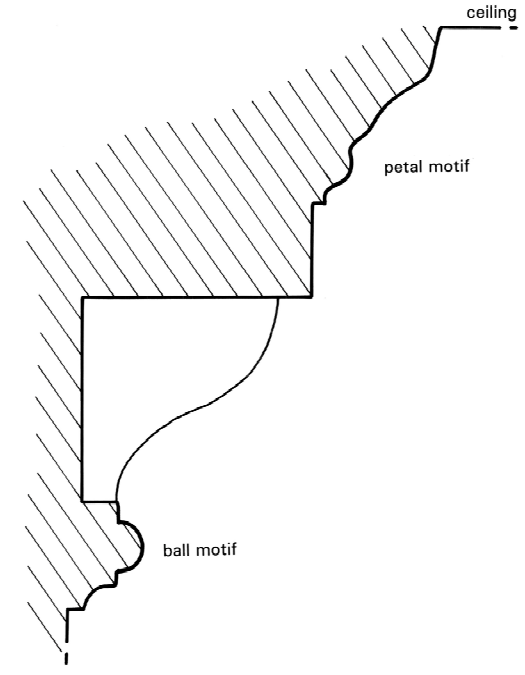
D) First floor hall (1F1): architrave



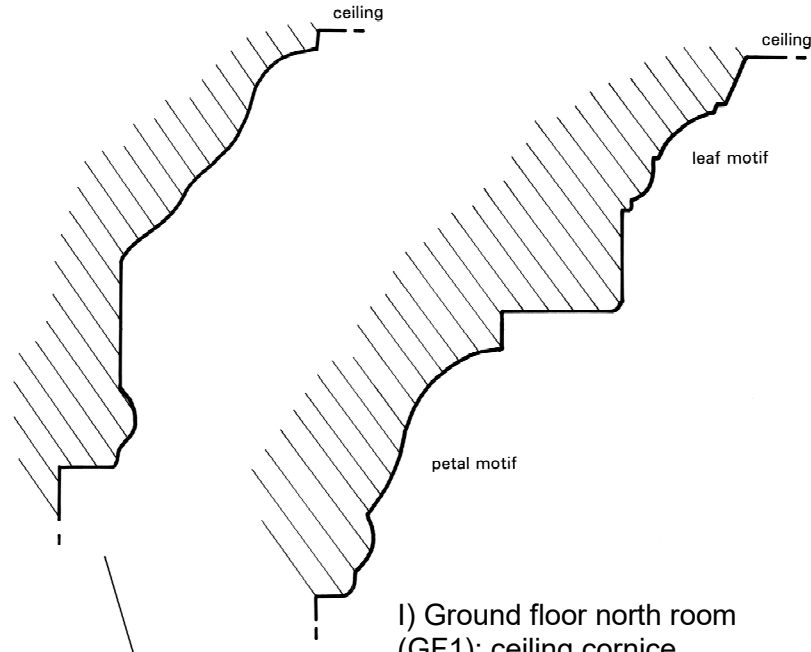
E) First floor south-west room (1F3): fireplace surround



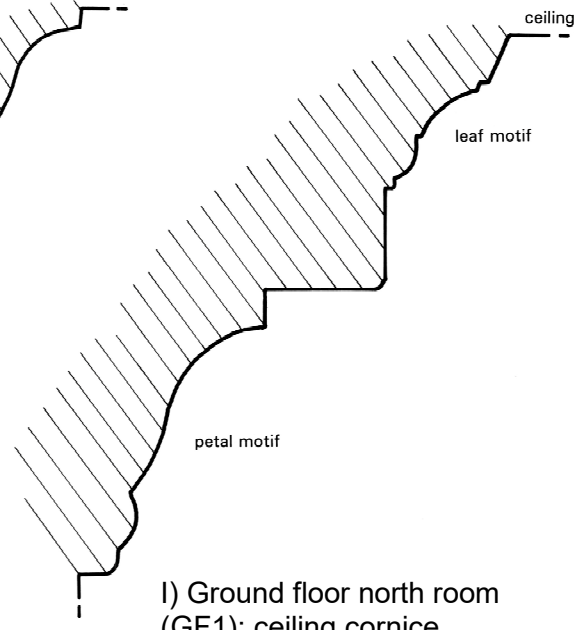
F) Ground floor south room (GF3): ceiling cornice



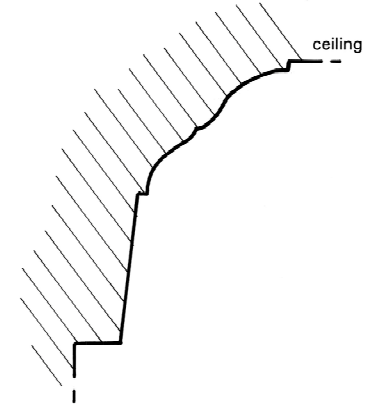
G) Ground floor entrance hall/First floor landing (GF2/1F1): ceiling cornice



H) first floor south-east room (1F2): ceiling cornice



I) Ground floor north room (GF1): ceiling cornice



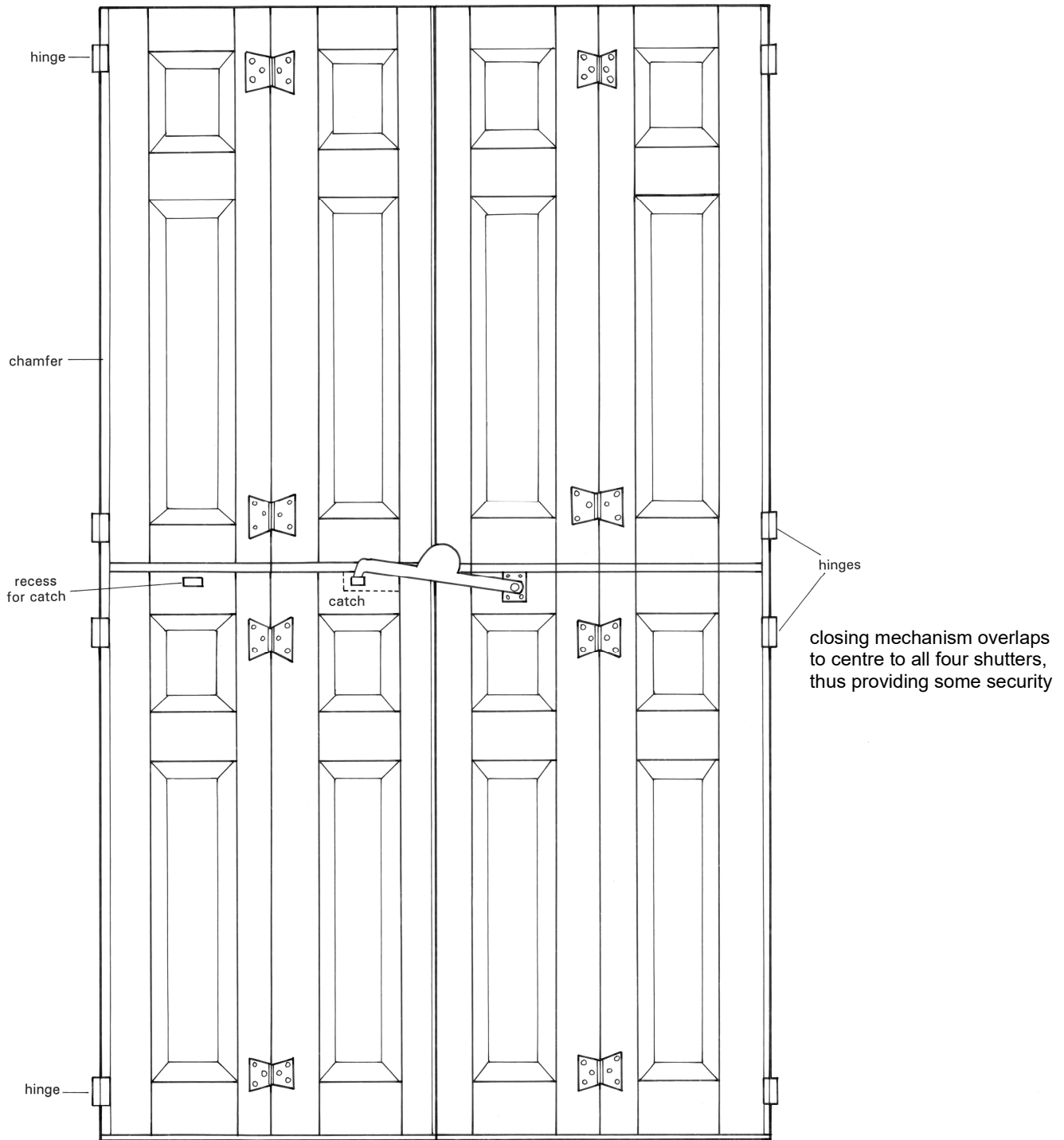
J) First floor west room (1F14): ceiling cornice



PROJECT		THE OLD VICARAGE, THORNE	
TITLE		MOULDINGS	
SCALE	AS SHOWN	DATE	JUL 2022
EDAS		FIGURE	13



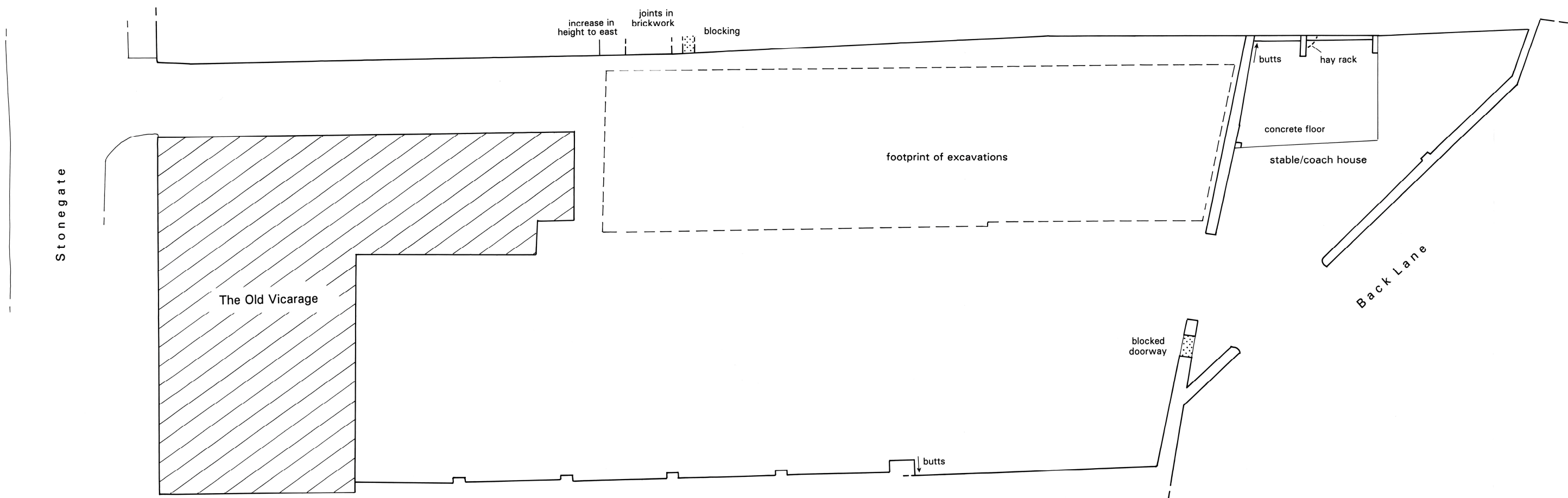
moulding to inner shutters on left hand side only, overlaps with rebate on inner shutters to right hand side



Ground floor north room (GF1),  
shutters to south window in west wall

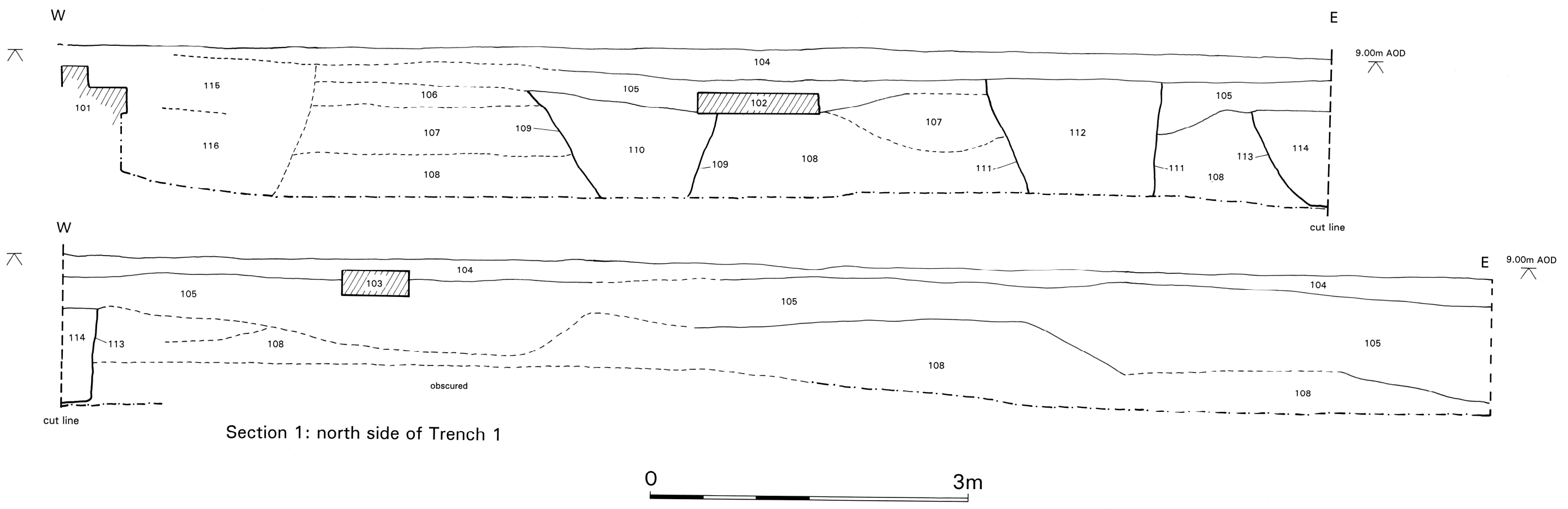
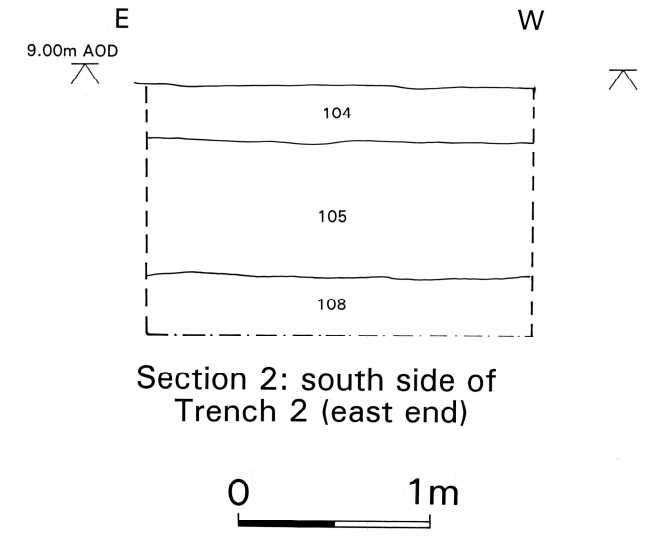
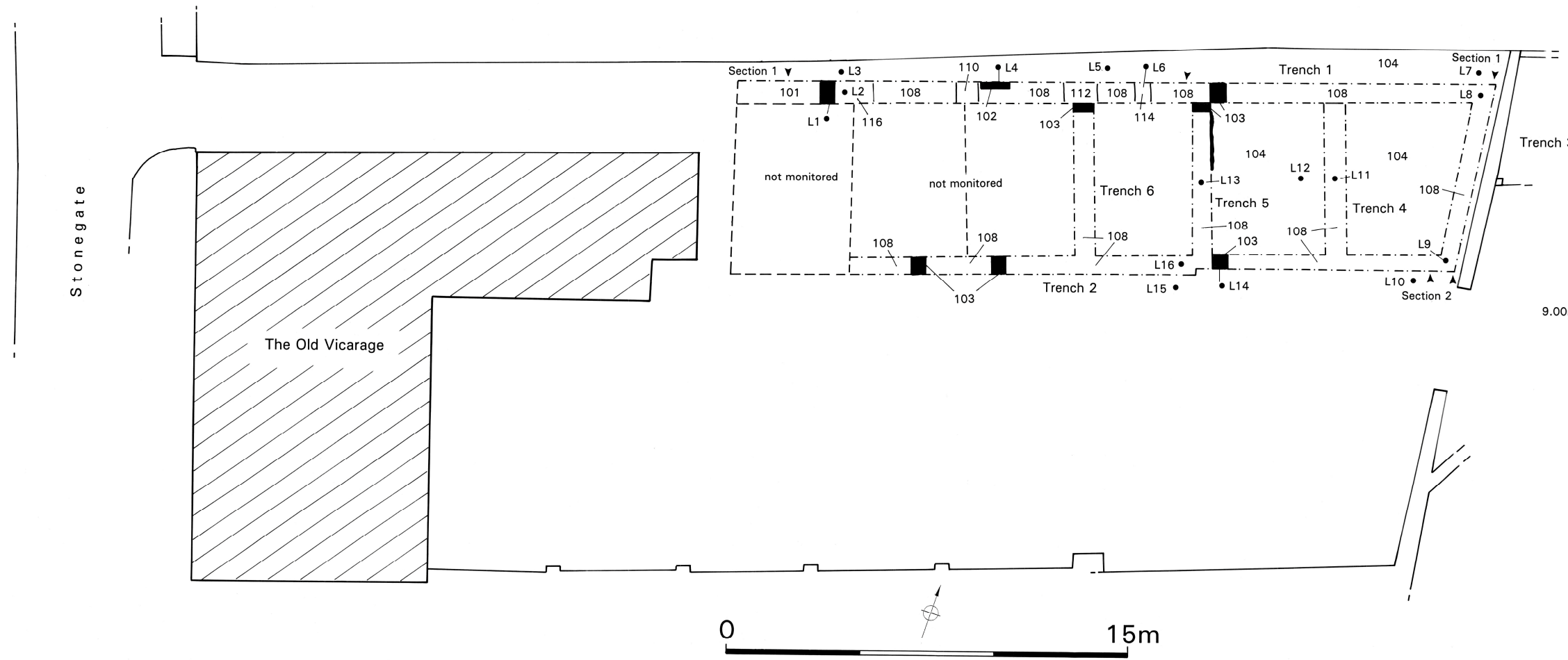
0 50cm

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		GROUND FLOOR SHUTTERS	
SCALE	AS SHOWN	DATE	JUL 2022
	EDAS	FIGURE	14



PROJECT		THE OLD VICARAGE, THORNE	
TITLE		REAR YARD	
SCALE	AS SHOWN	DATE	JUL 2022
EDAS		FIGURE	15

PROJECT THE OLD VICARAGE, THORNE	
TITLE WATCHING BRIEF RESULTS	
SCALE AS SHOWN	DATE JUL 2022
EDAS	FIGURE 16



## KEY TO LEVELS ON FIGURE 16 (m AOD)

Taken from an Ordnance Survey benchmark on north face of buttress to west side of church tower = 10.750m AOD

L1 = 8.86m top of wall, W end of Trench 1
L2 = 7.80m top of 116, W end of Trench 1
L3 = 9.06m top of Trench 1, W end
L4 = 8.58m top of 102, centre of Trench 1
L5 = 8.83m top of centre of Trench 1
L6 = 8.64m top of 114, centre of Trench 1
L7 = 8.96m top of Trench 1, E end
L8 = 7.61m bottom of Trench 1, E end
L9 = 7.62m bottom of Trench 2, E end
L10 = 8.90m top of Trench 2, E end
L11 = 7.66m bottom of Trench 4, centre
L12 = 8.73m top of Trench 4, centre
L13 = 7.63m bottom of Trench 5, centre
L14 = 8.70m top of 103, Trench 2 centre
L15 = 8.93m top of Trench 2, centre
L16 = 7.76m bottom of Trench 2, centre





Plate 1: West elevation to Stonegate, looking N (photo 1/986).



Plate 2: West elevation to Stonegate, looking SE (photo 1/984).





Plate 3: West elevation to Stonegate, looking E (photo 1/975).



Plate 4: West elevation, doorcase, looking E (photo 1/005).

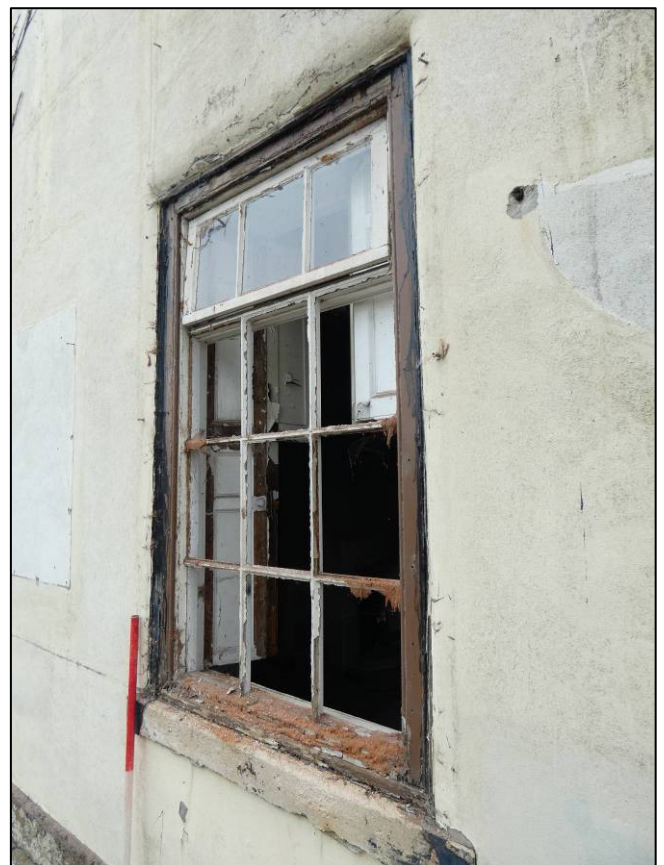


Plate 5: West elevation, north ground floor window, looking N (photo 1/001).





Plate 6: North elevation of rear wing, during removal of render, looking SW (photo 1/014).



Plate 7: North gable after removal of render, showing blocked openings, looking S (photo 2/328).





Plate 8: East elevation, looking W (photo 1/028).



Plate 9: East elevation, south end, showing blocked openings, looking SW (photo 1/035).





Plate 10: Rear wing, showing 2017 extension, looking SW (photo 1/020).



Plate 11: Rear wing, south elevation, showing 2017 extension, looking N (photo 1/037).





Plate 12: Stairs to cellar room C1,  
looking S (photo 2/103).



Plate 13: Cellar room C1, looking NW  
(photo 1/098).



Plate 14: Cellar room C1, west wall, looking W (photo 1/099).





Plate 15: Cellar room C2, opening and brick piers to east wall, looking E (photo 1/095).



Plate 16: Cellar room C1, shelves to south wall, looking S (photo 1/093).



Plate 17: Ground floor entrance hall (GF2), looking E (photo 2/206).



Plate 18: Ground floor entrance hall (GF2), north wall, looking NE (photo 2/190).





Plate 19: Ground floor entrance hall (GF2), west wall, looking W (photo 2/176).



Plate 20: Ground floor north room (GF1), looking NE (photo 1/089).





Plate 21: Ground floor north room (GF1), looking SW (photo 1/090).

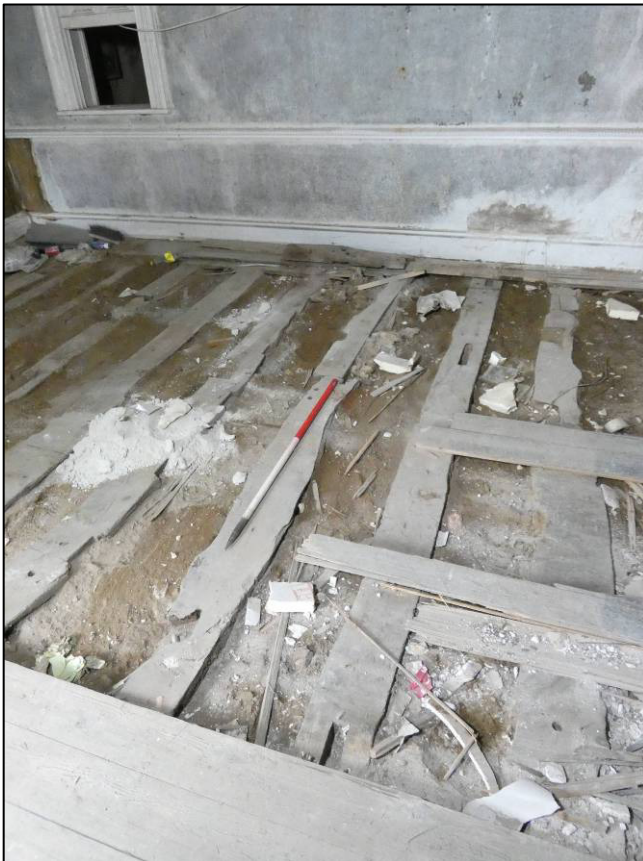


Plate 22: Ground floor north room (GF1), ex-situ timbers reused as floor joists, looking E (photo 1/088).



Plate 23: Ground floor north room (GF1), hatch to north end of east wall, looking NE (photo 1/053).





Plate 24: Ground floor north room (GF1), dado moulding, looking W (photo 1/091).



Plate 25: Ground floor north room (GF1), fireplace to north wall, looking N (photo 1/046).



Plate 26: Ground floor north room (GF1), west wall, looking W (photo 1/064).



Plate 27: Ground floor north room (GF1), west wall, window architrave and ceiling cornice, looking W (photo 1/082).



Plate 28: Ground floor north room (GF1), south window to west wall, showing shutters (closed), looking W (photo 1/081).





Plate 29: Ground floor south room (GF3), looking W (photo 2/163).



Plate 30: Ground floor south room (GF3), ceiling cornice to east half, looking SE (photo 2/158).



Plate 31: Ground floor south room (GF3), south wall, looking SW (photo 2/144).



Plate 32: Ground floor south room (GF3), fireplace to south wall, looking S (photo 2/159).





Plate 33: Ground floor south room (GF3), east part of north wall, looking N (photo 2/151).

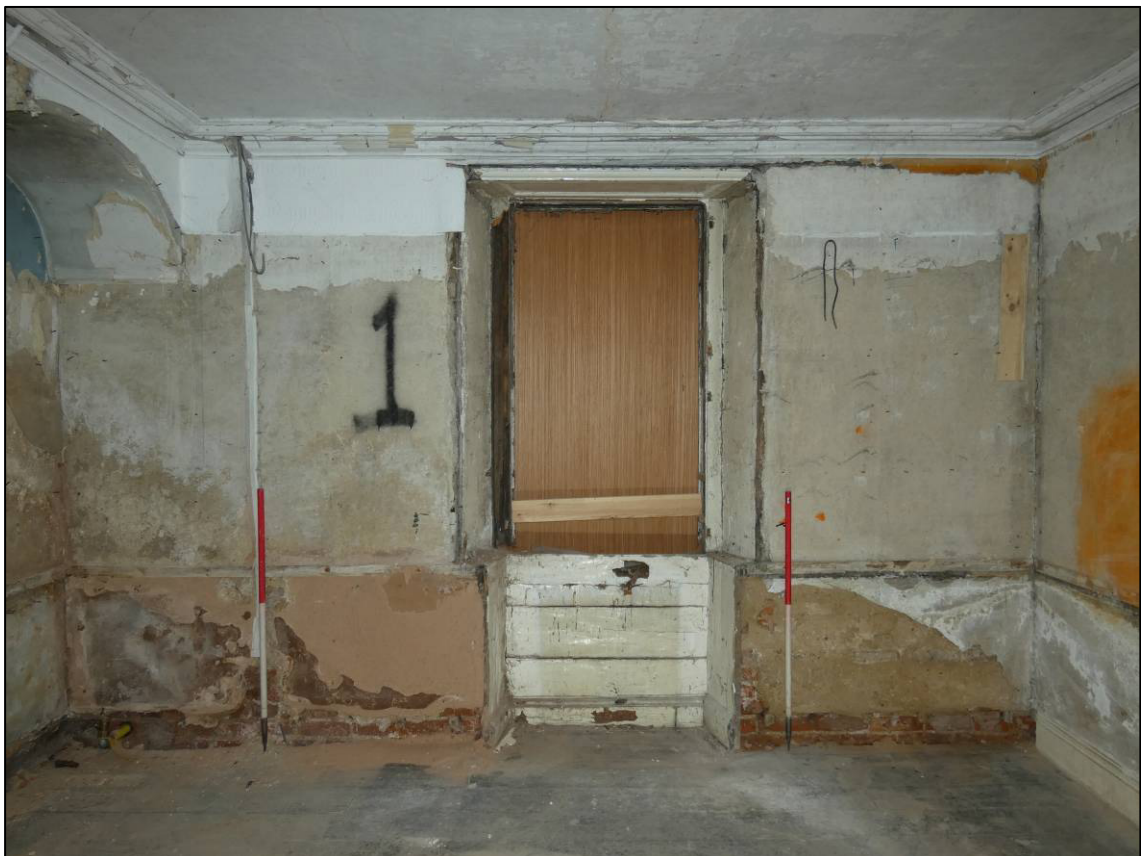


Plate 34: Ground floor south room (GF3), west wall, looking W (photo 2/167).





Plate 35: Ground floor entrance hall (GF2), door to lobby off north-east corner, looking NE (photo 2/198).



Plate 36: Ground floor entrance hall (GF2), lobby off north-east corner, looking E (photo 2/200).



Plate 37: Ground floor lobby (GF4), external door to east wall, looking SE (photo 2/107).



Plate 38: Rear wing ground floor, west room (GF5), hatch in west wall, looking W (photo 2/310).





Plate 39: Rear wing ground floor, east room (GF6), fireplace to east wall, looking SE (photo 2/116).

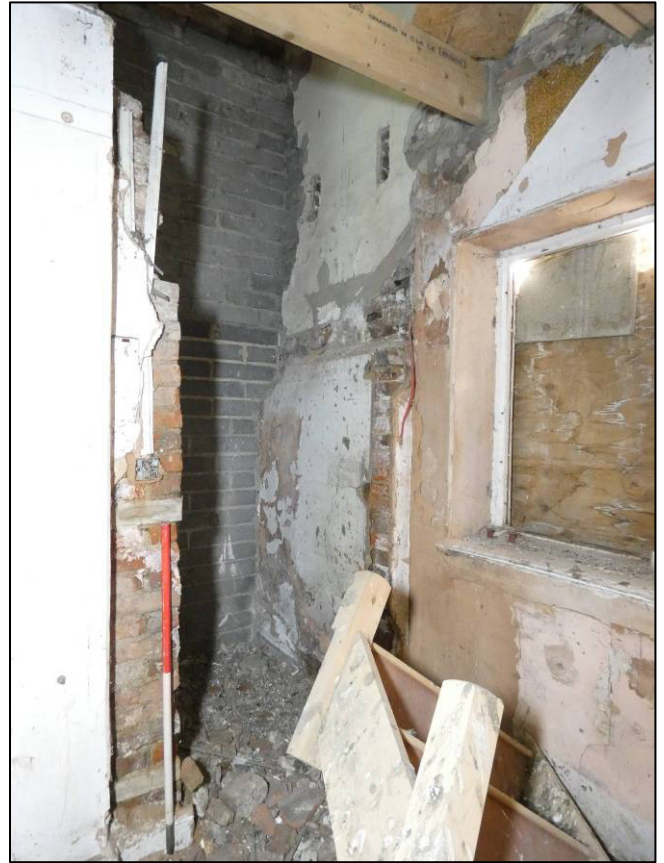


Plate 40: Rear wing ground floor, east room (GF6), possible passage to south of fireplace, looking SE (photo 2/130).



Plate 41: Modern extension, ground floor (GF7), west wall showing east side of chimney breast to GF6, looking W (photo 2/330).





Plate 42: First floor hall (1F1), staircase, looking E (photo 2/228).



Plate 43: First floor hall (1F1), staircase, looking E (photo 2/234).



Plate 44: First floor hall (1F1), doorways in south wall, looking SW (photo 2/248).



Plate 45: First floor hall (1F1), doorways in north and west walls, looking NW (photo 2/249).





Plate 46: First floor south-east room (1F2), east wall, looking SE (photo 2/253).



Plate 47: First floor south-east room (1F2), south wall, looking S (photo 2/256).



Plate 48: First floor south-east room (1F2), fireplace in south wall, looking S (photo 2/260).



Plate 49: First floor south-west room (1F3), south wall, looking S (photo 2/275).





Plate 50: First floor south-west room (1F3), west wall, looking W (photo 2/281).



Plate 51: First floor south-west room (1F3), north wall showing inserted door to left, looking N (photo 2/283).





Plate 52: First floor front west room (1F4), east wall, looking E (photo 2/291).



Plate 53: First floor front west room (1F4), windows to west wall, looking NW (photo 2/286).



Plate 54: First floor front north room (1F5), north window to west wall, looking NW (photo 2/297).



Plate 55: First floor front north room (1F5), butt joint to east wall, looking E (photo 2/303).



Plate 56: First floor front north room (1F5), north wall, looking NW (photo 2/301).





Plate 57: Rear wing first floor, west space (1F7), window to north wall, looking NW (photo 2/309).



Plate 58: Rear wing first floor, east room (1F8), south-east corner, from GF6, showing remains of ceiling cornice, looking up (photo 2/134).





Plate 59: Rear wing first floor, east space (1F8), chimney breast to east wall after stripping out, looking SE (photo 4/514).



Plate 60: Rear wing first floor, east space (1F8), recess to south side of chimney breast after stripping out, looking N (photo 4/512).



Plate 61: Rear wing first floor, east space (1F8) roof structure after stripping out, looking W (photo 4/517).



Plate 62: Second floor, central room (2F1), window to east wall, looking E (photo 2/315).



Plate 63: Second floor, east room (2F3), roof truss, looking N (photo 2/318).





Plate 64: Second floor, south-west room (2F5), west wall after stripping out, looking W (photo 4/491).



Plate 65: Second floor, north room (2F4), north wall after stripping out, showing blocked fireplace and curved recess, looking N (photo 4/502).





Plate 66: General view of the rear yard, looking NE (photo 2/251).

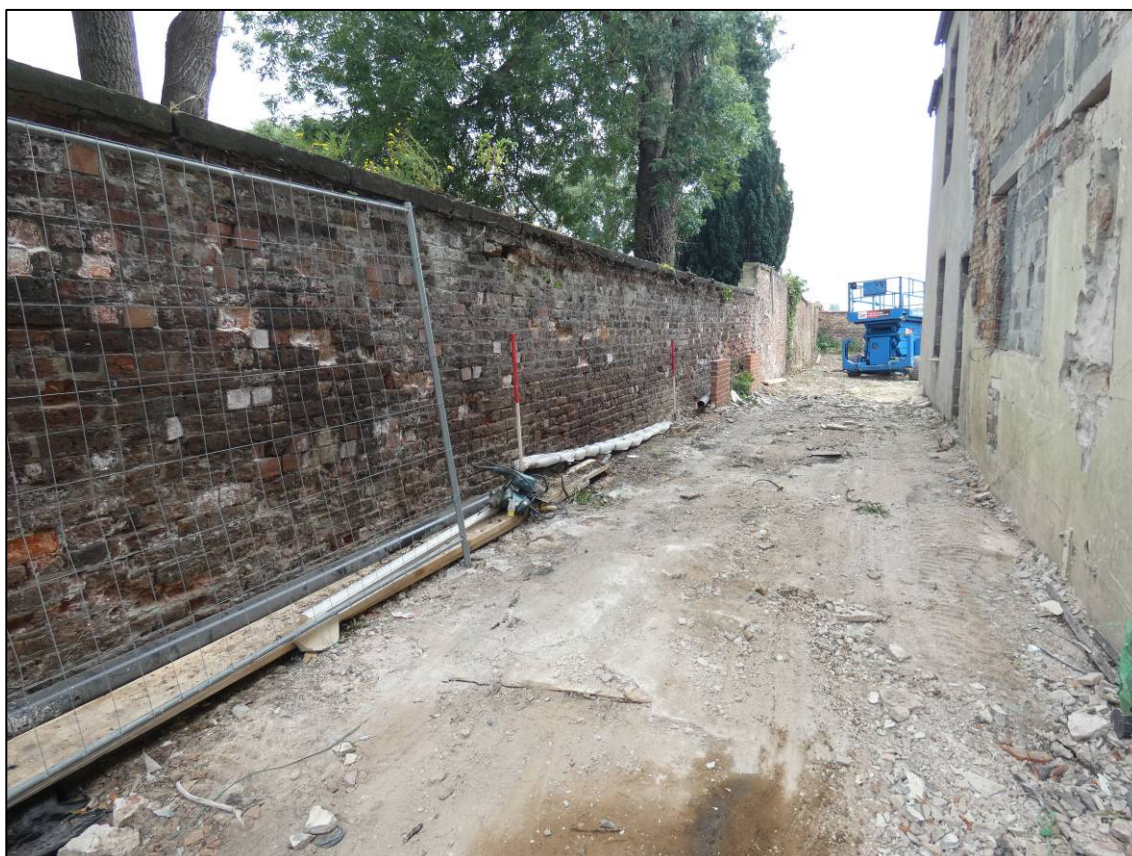


Plate 67: Access into rear yard from Stonegate, looking E (photo 1/967).





Plate 68: Rear yard, central part of north boundary wall, showing areas of blocking and repair, looking N (photo 1/965).



Plate 69: Rear yard, east end of north boundary wall, looking NE (photo 1/962).





Plate 70: Rear yard, east part of north boundary wall, showing changes in build, looking N (photo 1/963).



Plate 71: Rear yard, north end of east cross wall, looking E (photo 1/961).





Plate 72: Rear yard, east end of north boundary wall, looking N (photo 1/958).



Plate 73: Rear yard, north end of east boundary wall to Back Lane, looking E (photo 1/959).





Plate 74: Rear yard, east part of south boundary wall, looking SE (photo 1/969).



Plate 75: Rear yard, central part of south boundary wall, looking S (photo 1/971).





Plate 76: Former coach house/stable, looking NW (photo 1/954).



Plate 77: Former coach house/stable, interior, prior to collapse (March 2020), looking NW.





Plate 78: Collapse to south side of Trench 1, looking E.



Plate 79: Collapse to south side of Trench 1, looking W.



Plate 80: Excavated trenches for east end of new building, looking NE.





Plate 81: Trenches undergoing excavation for west end of new building, looking NW.



Plate 82: Concrete and brick footings (101) at west end of Trench 1, with brick and stone rubble to east (115/116), looking NW.





Plate 83: Concrete foundations (103) exposed at junction of Trenches 1 and 6, and along Trench 6, looking NE.



Plate 84: Concrete foundations (103) exposed in west end of Trench 2, looking E.





Plate 85: Possible pit or ditch (109/110) seen in north side of Trench 1, looking NW.



Plate 86: Possible pit or ditch (111/112) seen in north side of Trench 1, looking NE.





Plate 87: Natural fractured gravel-like sandstone (108), exposed in base of north end of Trench 3, looking S.



Plate 88: Representative Section 2, east end of south side of Trench 2, looking S.



APPENDIX 1  
EDAS HISTORIC BUILDING RECORDING PHOTOGRAPHIC CATALOGUE

## THORNE VICARAGE - HISTORIC BUILDING RECORDING PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken July 23rd 2021 (building recording)

Film 2: Colour digital photographs taken July 26th 2021 (building recording)

Film 4: Colour digital photographs taken 16th February 2022 (monitoring works)

\* = black and white shot

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	001	West elevation, north ground floor window, looking N	1m
1	002*	West elevation, north ground floor window, looking N	1m
1	003*	West elevation, north ground floor window, looking N	1m
1	004 *	West elevation, doorcase, looking E	1m
1	005	West elevation, doorcase, looking E	1m
1	006	West elevation, top of doorcase, looking E	-
1	007 *	West elevation, top of doorcase, looking E	-
1	008 *	West elevation, south ground floor window, looking S	1m
1	009 *	W elevation, pediment, looking E	-
1	010 *	North gable, looking SE	2 x 1m
1	011	North gable, looking SE	2 x 1m
1	012	North gable, during removal of render showing blocked openings, looking S	-
1	013	North elevation of rear wing, during removal of render, looking S	-
1	014	North elevation of rear wing, during removal of render, looking SW	-
1	015 *	North elevation of rear wing, during removal of render, looking SW	-
1	016 *	North gable, brickwork after removal of render, looking S	1m
1	017 *	North gable, brickwork after removal of render, looking S	1m
1	018 *	North gable, during removal of render showing blocked openings, looking S	-
1	020	Rear wing, showing 2017 extension, looking SW	2 x 1m
1	021 *	Rear wing, showing 2017 extension, looking SW	2 x 1m
1	022 *	East gable to rear wing, showing 2017 extension, looking W	2 x 1m
1	023	East gable to rear wing, showing 2017 extension, looking W	2 x 1m
1	024	East elevation, looking W	2 x 1m
1	025 *	East elevation, looking W	2 x 1m
1	026 *	Rear yard and east elevation, looking W	-
1	027	Rear yard and east elevation, looking W	-
1	028	East elevation, looking W	2 x 1m
1	031 *	East elevation, looking W	2 x 1m
1	032 *	East elevation, south end, showing ground floor blocked openings, looking W	1m
1	033 *	East elevation, central part, showing blocked openings, looking W	1m
1	034	East elevation, central part, showing blocked openings, looking W	1m
1	035	East elevation, south end, showing blocked openings, looking SW	2 x 1m
1	036	East elevation, central part, showing blocked openings, looking W	1m
1	037	Rear wing, south elevation, showing 2017 extension, looking N	2 x 1m
1	038 *	Rear wing, south elevation, showing 2017 extension, looking N	2 x 1m
1	039 *	Ground floor north room (GF1), north wall, looking N	2 x 1m
1	040	Ground floor north room (GF1), north wall, looking N	2 x 1m
1	041	Ground floor north room (GF1), looking N	2 x 1m
1	043 *	Ground floor north room (GF1), looking N	2 x 1m
1	045 *	Ground floor north room (GF1), north wall, looking NE	2 x 1m
1	046	Ground floor north room (GF1), north wall, looking N	2 x 1m
1	048	Ground floor north room (GF1), east end of north wall, looking N	1m
1	050 *	Ground floor north room (GF1), east end of north wall, looking N	1m
1	051 *	Ground floor north room (GF1), fireplace to north wall, looking N	1m
1	052	Ground floor north room (GF1), fireplace to north wall, looking N	1m
1	053	Ground floor north room (GF1), hatch to north end of east wall, looking NE	1m
1	054 *	Ground floor north room (GF1), hatch to north end of east wall, looking NE	1m
1	055 *	Ground floor north room (GF1), hatch to north end of east wall, looking NE	1m
1	056	Ground floor north room (GF1), hatch to north end of east wall, looking NE	1m
1	057	Ground floor north room (GF1), east wall, looking E	2 x 1m
1	058 *	Ground floor north room (GF1), east wall, looking E	2 x 1m
1	059 *	Ground floor north room (GF1), south wall, looking S	2 x 1m



1	061	Ground floor north room (GF1), south wall, looking S	2 x 1m
1	064	Ground floor north room (GF1), west wall, looking W	2 x 1m
1	069	Ground floor north room (GF1), south window to west wall showing window panelling and shutters, looking SW	1m
1	070	Ground floor north room (GF1), south window to west wall showing window panelling and shutters, looking SW	1m
1	073	Ground floor north room (GF1), south window to west wall showing window panelling and shutters, looking SW	0.5m
1	074	Ground floor north room (GF1), south window to west wall showing window panelling and shutters, looking SW	0.5m
1	077 *	Ground floor north room (GF1), south window to west wall showing window panelling and shutters (closed), looking W	1m, 0.5m
1	080 *	Ground floor north room (GF1), south window to west wall showing shutters (closed), looking W	0.5m
1	081	Ground floor north room (GF1), south window to west wall showing shutters (closed), looking W	0.5m
1	082	Ground floor north room (GF1), west wall, window architrave and ceiling cornice, looking W	-
1	083	Ground floor north room (GF1), ceiling cornice, looking W	-
1	084	Ground floor north room (GF1), west wall, window architrave, looking W	-
1	085	Ground floor north room (GF1), ex situ timbers reused as floor joists, looking E	1m
1	086 *	Ground floor north room (GF1), ex situ timbers reused as floor joists, looking E	1m
1	087 *	Ground floor north room (GF1), ex situ timbers reused as floor joists, looking E	1m
1	088	Ground floor north room (GF1), ex situ timbers reused as floor joists, looking E	1m
1	089	Ground floor north room (GF1), looking NE	2 x 1m
1	090	Ground floor north room (GF1), looking SW	2 x 1m
1	091	Ground floor north room (GF1), dado moulding, looking W	-
1	093	Cellar room C2, shelves to south wall, looking S	2 x 1m
1	094	Cellar room C2, opening and brick piers to east wall, looking SE	1m
1	095	Cellar room C2, opening and brick piers to east wall, looking E	1m
1	096	Cellar room C2, opening and brick piers to east wall, looking NE	2 x 1m
1	097	Cellar room C2, floor, looking S	1m
1	098	Cellar room C1, looking NW	1m
1	099	Cellar room C1, west wall, looking W	1m
1	100	Cellar room C1, looking SW	1m
1	101	Cellar room C1, stairs to east wall, looking SE	1m
1	953	Former coach house/stable, north wall, looking N	2 x 1m
1	954	Former coach house/stable, looking NW	2 x 1m
1	955	Former coach house/stable, north wall, looking NE	2 x 1m
1	956	Former coach house/stable, north wall, remains of hay rack, looking NE	1m
1	957	Former coach house/stable, looking S	-
1	958	Rear yard, west end of north boundary wall, looking N	2 x 1m
1	959	Rear yard, north end of east boundary wall to Back Lane, looking E	2 x 1m
1	960	Rear yard, cross wall, south of coach house/stable, looking W	2 x 1m
1	961	Rear yard, north end of east cross wall, looking E	2 x 1m
1	962	Rear yard, east end of north boundary wall, looking NE	2 x 1m
1	963	Rear yard, east part of north boundary wall, showing changes in build, looking N	1m
1	964	Rear yard, general view, looking E	-
1	965	Rear yard, central part of north boundary wall, showing areas of blocking and repair, looking N	2 x 1m
1	966	Rear yard, central part of north boundary wall, showing areas of blocking and repair, looking NW	2 x 1m
1	967	Access into rear yard from Stonegate, looking E	2 x 1m
1	968	North boundary wall, west part, looking NE	2 x 1m
1	969	Rear yard, east part of south boundary wall, looking SE	1m
1	970	Rear yard, central part of south boundary wall, looking S	2 x 1m
1	971	Rear yard, central part of south boundary wall, looking S	2 x 1m
1	972	Rear yard, west part of south boundary wall, looking SW	2 x 1m
1	975	West elevation to Stonegate, looking E	2 x 1m
1	977 *	West elevation to Stonegate, looking E	2 x 1m
1	979 *	West elevation to Stonegate, looking SE	2 x 1m
1	981 *	View to Vicarage from church along Stonegate, looking SE	-
1	982	View to Vicarage from church along Stonegate, looking SE	-
1	984	West elevation to Stonegate, looking SE	2 x 1m

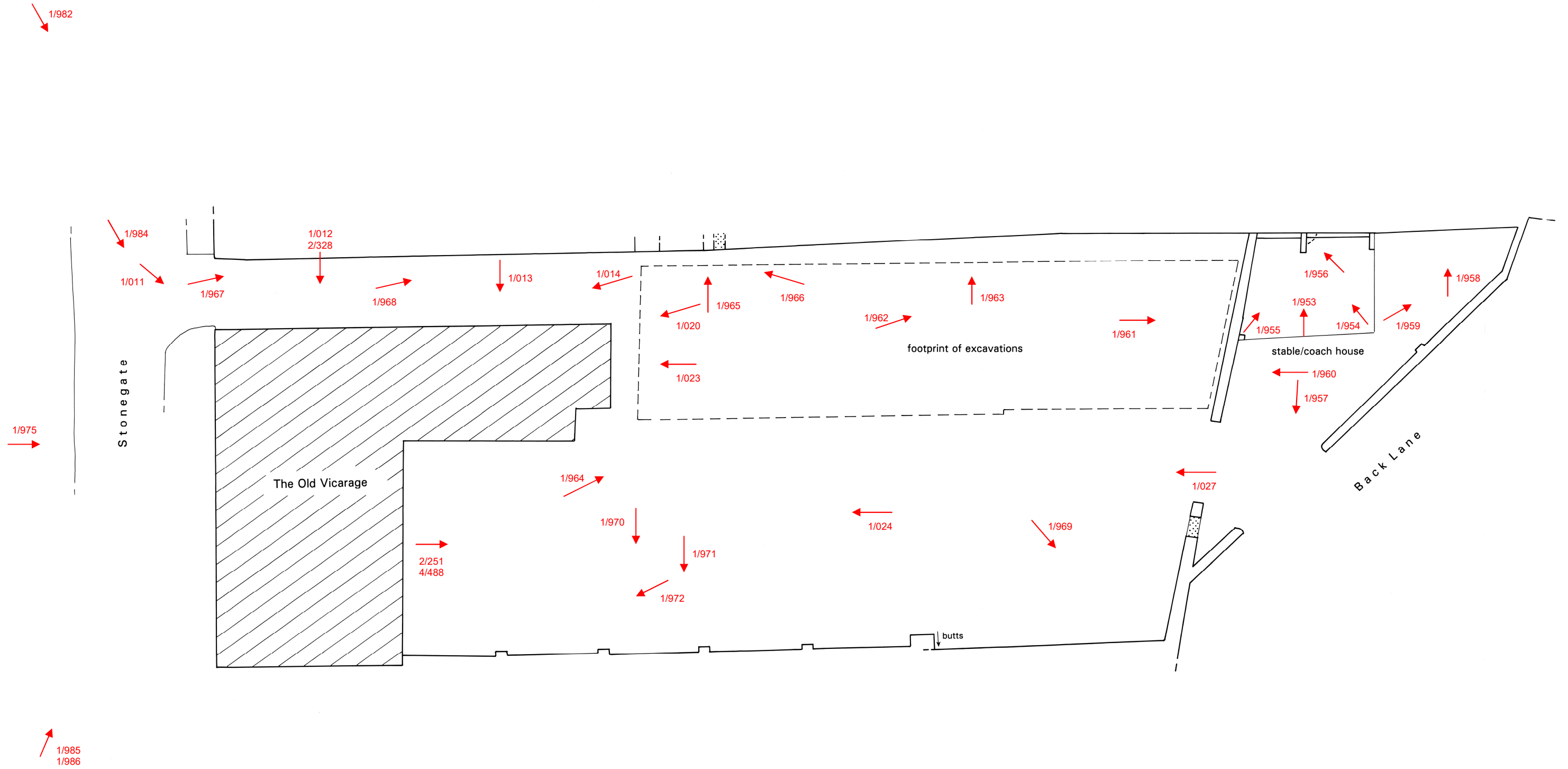
1	985	West elevation to Stonegate, looking NE	2 x 1m
1	986	West elevation to Stonegate, looking N	2 x 1m
1	987 *	West elevation to Stonegate, looking NE	2 x 1m
1	996 *	West elevation to Stonegate, looking NE	2 x 1m
1	997	West elevation, northern two ground floor windows, looking E	1m
1	998	West elevation, northern ground floor window, looking E	1m
1	999	West elevation, northern ground floor window, looking E	1m
2	102	Stairs to cellar room C1, looking N	1m
2	103	Stairs to cellar room C1, looking S	1m
2	105 *	Ground floor lobby (GF4), external door to east wall, looking SE	1m
2	107	Ground floor lobby (GF4), external door to east wall, looking SE	1m
2	110 *	Rear wing, ground floor west room (GF5), looking N	1m
2	111	Rear wing, ground floor west room (GF5), looking N	1m
2	112	Rear wing, ground floor west room (GF5), looking S	1m
2	115 *	Rear wing, ground floor west room (GF5), looking S	1m
2	116	Rear wing, ground floor east room (GF6), fireplace to east wall, looking SE	1m
2	120 *	Rear wing, ground floor east room (GF6), fireplace to east wall, looking SE	1m
2	121 *	Rear wing, ground floor east room (GF6), looking N	1m
2	122	Rear wing, ground floor east room (GF6), looking N	1m
2	125	Rear wing, first floor east room (1F8), window to north wall, looking N	-
2	126	Rear wing, first floor east room (1F8), looking E	-
2	127	Rear wing, ground floor east room (GF6), looking S	1m
2	128	Rear wing, first floor east room (1F8), window to south wall, looking S	-
2	130	Rear wing, ground floor east room (GF6), possible passage to south side of fireplace, looking SE	1m
2	131	Rear wing, ground floor east room (GF6), recess to north side of fireplace, looking NE	1m
2	132	Rear wing, first floor east room (1F8), south-east corner showing remains of ceiling cornice, looking up from GF6	-
2	133	Rear wing, first floor east room (1F8), south-east corner showing remains of veiling cornice, looking up from GF6	-
2	134	Rear wing first floor, east space (1F8), south-east corner showing remains of ceiling cornice, looking up from GF6	-
2	137	Ground floor south room (GF3), east wall, looking E	2 x 1m
2	139 *	Ground floor south room (GF3), east wall, looking E	2 x 1m
2	140 *	Ground floor south room (GF3), recess at east end of south wall, looking S	1m
2	141	Ground floor south room (GF3), recess at east end of south wall, looking S	1m
2	144	Ground floor south room (GF3), south wall, looking SW	2 x 1m
2	145 *	Ground floor south room (GF3), south wall, looking SW	2 x 1m
2	149	Ground floor south room (GF3), fireplace to south wall, looking S	2 x 1m
2	151	Ground floor south room (GF3), east part of north wall, looking N	2 x 1m
2	152 *	Ground floor south room (GF3), east part of north wall, looking N	2 x 1m
2	154 *	Ground floor south room (GF3), looking SE	2 x 1m
2	156	Ground floor south room (GF3), looking SE	2 x 1m
2	158	Ground floor south room (GF3), ceiling cornice to east half, looking SE	-
2	159	Ground floor south room (GF3), fireplace to south wall, looking S	1m
2	163	Ground floor south room (GF3), looking W	2 x 1m
2	165	Ground floor south room (GF3), recess at west end of south wall, looking S	1m
2	167	Ground floor south room (GF3), west wall, looking W	2 x 1m
2	168 *	Ground floor south room (GF3), west wall, looking W	2 x 1m
2	169 *	Ground floor south room (GF3), north-west corner, looking NW	1m
2	170	Ground floor south room (GF3), north-west corner, looking NW	1m
2	172	Ground floor south room (GF3), west end of north, looking N	2 x 1m
2	174 *	Ground floor south room (GF3), west end of north wall, looking N	2 x 1m
2	176	Ground floor entrance hall (GF2), west wall, looking W	2 x 1m
2	178 *	Ground floor entrance hall (GF2), west wall, looking W	2 x 1m
2	180 *	Ground floor entrance hall (GF2), doorway to west wall, looking W	1m
2	182	Ground floor entrance hall (GF2), doorway to west wall, looking W	1m
2	184	Ground floor entrance hall (GF2), south wall, looking SE	2 x 1m
2	186 *	Ground floor entrance hall (GF2), south wall, looking SE	2 x 1m
2	187 *	Ground floor entrance hall (GF2), east doorway to south wall, looking S	1m
2	188	Ground floor entrance hall (GF2), east doorway to south wall, looking S	1m
2	190	Ground floor entrance hall (GF2), north wall, looking NE	2 x 1m



2	192 *	Ground floor entrance hall (GF2), north wall, looking NE	2 x 1m
2	197	Ground floor entrance hall (GF2), west doorway to north wall, looking N	1m
2	198	Ground floor entrance hall (GF2), door to lobby off north-east corner, looking NE	1m
2	199	Ground floor entrance hall (GF2), fanlight to door to lobby off north-east corner, looking E	-
2	200	Ground floor entrance hall (GF2), lobby off north-east corner, looking E	-
2	201 *	Ground floor entrance hall (GF2), door to lobby off north-east corner, looking NE	1m
2	202 *	Ground floor entrance hall (GF2), looking E	2 x 1m
2	204	Ground floor entrance hall (GF2), looking E	2 x 1m
2	206	Ground floor entrance hall (GF2), looking E	2 x 1m
2	207	Ground floor entrance hall (GF2), staircase, looking E	2 x 1m
2	209 *	Ground floor entrance hall (GF2), staircase, looking E	2 x 1m
2	211 *	Ground floor entrance hall (GF2), floor, looking E	1m
2	212	Ground floor entrance hall (GF2), floor, looking E	2 x 1m
2	213	Ground floor entrance hall (GF2), staircase, looking NE	2 x 1m
2	214 *	Ground floor entrance hall (GF2), staircase, looking NE	2 x 1m
2	218	Ground floor entrance hall (GF2), detail of tread end to staircase, looking E	-
2	219	Ground floor entrance hall (GF2), cornice, looking S	-
2	221 *	Ground floor entrance hall (GF2), cornice, looking S	-
2	223 *	Ground floor entrance hall (GF2), staircase detail, looking W	1m
2	224	Ground floor entrance hall (GF2), staircase detail, looking W	1m
2	226	First floor hall (1F1), looking E	2 x 1m
2	228	First floor hall (1F1), looking E	2 x 1m
2	229	First floor hall (1F1), staircase, looking E	2 x 1m
2	230 *	First floor hall (1F1), staircase, looking E	2 x 1m
2	231 *	First floor hall (1F1), looking E	2 x 1m
2	232 *	First floor hall (1F1), looking NE	2 x 1m
2	233 *	First floor hall (1F1), staircase, looking E	2 x 1m
2	234	First floor hall (1F1), staircase, looking E	2 x 1m
2	238	First floor hall (1F1), staircase, looking S	2 x 1m
2	240 *	First floor hall (1F1), staircase, looking S	2 x 1m
2	241 *	First floor hall (1F1), staircase, looking E	2 x 1m
2	243	First floor hall (1F1), looking NE	2 x 1m
2	244	First floor hall (1F1), west wall, looking W	2 x 1m
2	246 *	First floor hall (1F1), west wall, looking W	2 x 1m
2	247 *	First floor hall (1F1), doorways to south wall, looking SW	2 x 1m
2	248	First floor hall (1F1), doorways to south wall, looking SW	2 x 1m
2	249	First floor hall (1F1), doorways to north and west walls, looking NE	2 x 1m
2	250 *	First floor hall (1F1), doorways to north and west walls, looking NE	2 x 1m
2	251	General view of the rear yard, looking NE	-
2	253	First floor south-east room (1F2), east wall, looking SE	2 x 1m
2	256	First floor south-east room (1F2), south wall, looking S	2 x 1m
2	257 *	First floor south-east room (1F2), south wall, looking S	2 x 1m
2	260	First floor south-east room (1F2), fireplace to south wall, looking S	1m
2	261 *	First floor south-east room (1F2), fireplace to south wall, looking S	1m
2	264	First floor south-east room (1F2), west wall, looking NW	2 x 1m
2	265	First floor south-east room (1F2), north wall, looking N	2 x 1m
2	268	First floor south-east room (1F2), remains of straw, lime ash? flooring by north door	1m
2	269 *	First floor south-east room (1F2), remains of straw, lime ash? flooring by north door	1m
2	270	First floor south-east room (1F2), remains of straw, lime ash? flooring by north door	-
2	274	First floor south-west room (1F3), east wall, looking SE	2 x 1m
2	275	First floor south-west room (1F3), south wall, looking S	2 x 1m
2	276 *	First floor south-west room (1F3), south wall, looking S	2 x 1m
2	279 *	First floor south-west room (1F3), fireplace to south wall, looking S	1m
2	280	First floor south-west room (1F3), fireplace to south wall, looking S	2 x 1m
2	281	First floor south-west room (1F3), west wall, looking W	2 x 1m
2	283	First floor south-west room (1F3), north wall, looking N	1m
2	285	First floor south-west room (1F3), floor boards, looking N	1m
2	286	First floor front west room (1F4), windows to west wall, looking NW	2 x 1m
2	287	First floor front west room (1F4), north wall, looking N	2 x 1m
2	290	First floor front west room (1F4), panel to north window in west wall, looking N	1m

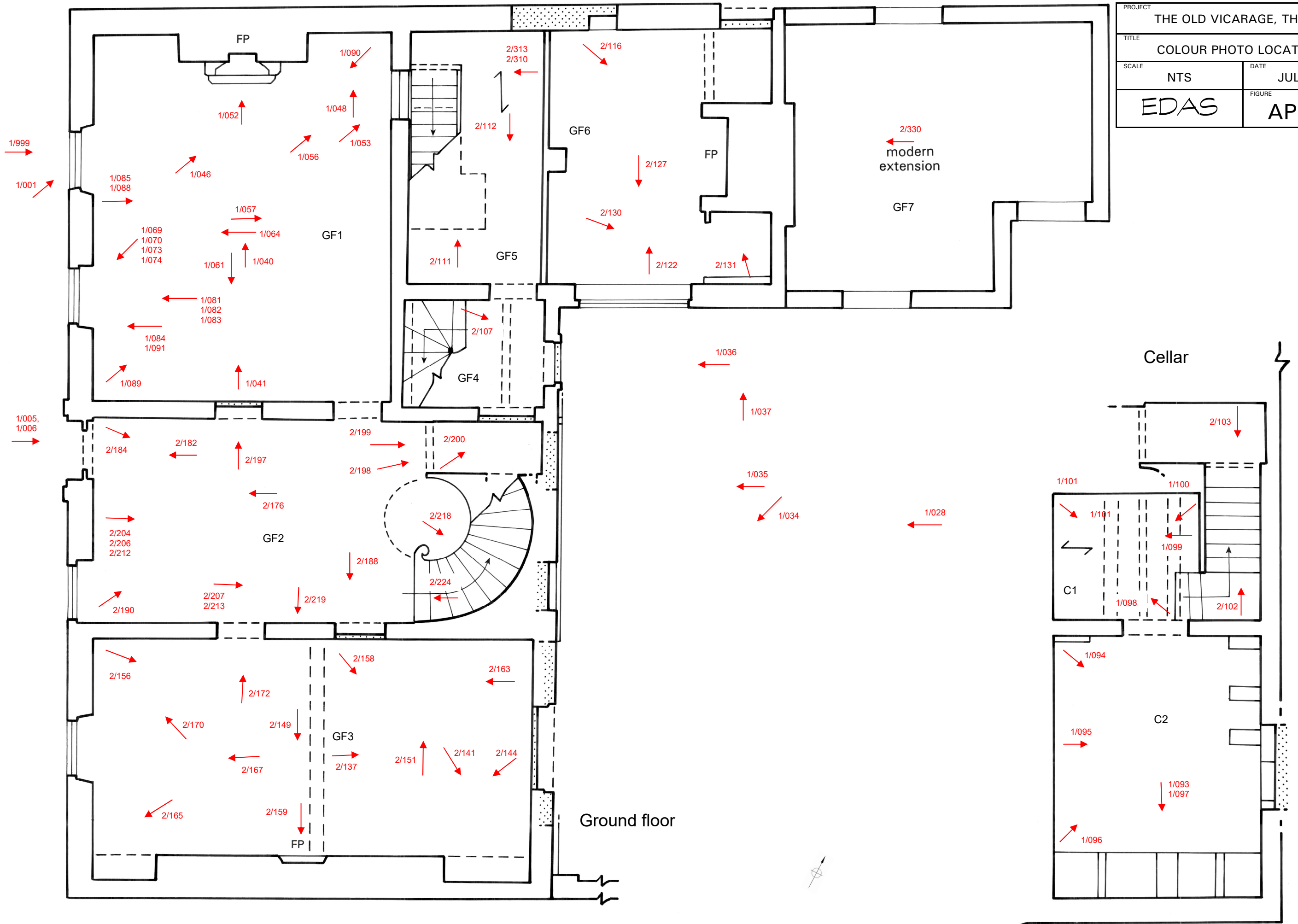
2	291	First floor front west room (1F4), east wall, looking SE	2 x 1m
2	293	First floor front west room (1F4), south-east corner, looking SE	2 x 1m
2	294	First floor front north room (1F5), west wall, looking NW	2 x 1m
2	297	First floor front north room (1F5), north window to west wall, looking NW	1m
2	298	First floor front north room (1F5), showing blocked fireplace and former ceiling joist recesses to north wall, looking N	2 x 1m
2	299 *	First floor front north room (1F5), showing blocked fireplace and former ceiling joist recesses to north wall, looking N	2 x 1m
2	300 *	First floor front north room (1F5), north wall, looking N	2 x 1m
2	301	First floor front north room (1F5), north wall, looking N	2 x 1m
2	302	First floor front north room (1F5), east wall, looking E	2 x 1m
2	303	First floor front north room (1F5), butt joint to east wall, looking E	1m
2	304	First floor front north room (1F5), south wall, looking S	2 x 1m
2	308	First floor circulation space (1F6), inserted window to east wall, looking E	2 x 1m
2	309	Rear wing first floor, west space (1F7), window to north wall, looking NW	1m
2	310	Rear wing, ground floor west room (GF5) hatch to GF1 in west wall, looking W	1m
2	313	Rear wing, ground floor west room (GF5), hatch to GF1 in west wall, looking W	1m
2	314	Second floor south-east room (2F2), east wall, looking SE	1m
2	315	Second floor central room (2F1), window to east wall, looking E	1m
2	316	Second floor east room (2F3), roof truss, looking N	-
2	318	Second floor east room (2F3), roof truss, looking N	-
2	320	Second floor east room (2F3), roof truss, looking N	1m
2	323	Second floor north room (2F4), west wall, looking NW	1m
2	324 *	Second floor north room (2F4), west wall, looking NW	1m
2	327	Attic room A1, looking S	-
2	328	North gable after removal of render, showing blocked openings, looking S	-
2	330	Modern extension (GF7), ground floor, west wall showing east side of chimney breast to GF6, looking W	2 x 1m
4	488	Rear yard, showing new houses under construction, looking E	-
4	490	Second floor south-east room (2F2), east wall after stripping out, looking NE	1m
4	491	Second floor south-west room (2F5), west wall after stripping out, looking W	1m
4	492	Second floor south-west room (2F5), west wall after stripping out, looking SW	1m
4	494	Second floor south-west room (2F5), north wall after stripping out, looking N	1m
4	495	Second floor south-west room (2F5), top of north wall after stripping out, looking N	-
4	497	Second floor central room (2F1), west wall after stripping out, looking W	1m
4	499	Attic space, exposed purlin and oeil-de-boeuf window to west wall after stripping out, looking W	-
4	502	Second floor north room (2F4), north wall after stripping out showing blocked fireplace and curved recess, looking N	1m
4	504	Second floor north room (2F4), north wall after stripping out showing blocked fireplace, looking N	1m
4	505	Second floor north room (2F4), north wall after stripping out showing curved recess, looking N	1m
4	506	Second floor north room (2F4), north wall after stripping out, recess interior, looking NE	-
4	507	Second floor north room (2F4), north wall after stripping out showing blocked fireplace and curved recess, looking N	1m
4	509	Second floor north room (2F4), north wall after stripping out showing blocked fireplace and curved recess, looking NE	1m
4	511	Rear wing, modern east space (1F9), former east gable of rear wing after stripping out, looking W	-
4	512	Rear wing first floor, east space (1F8), recess to south side of chimney breast after stripping out, looking N	-
4	514	Rear wing first floor, east space (1F8), chimney breast to east wall after stripping out, looking SE	-
4	515	Rear wing first floor, east space (1F8), possible passage to south side of fireplace, after stripping out, looking E	-
4	517	Rear wing first floor, east space (1F8), roof structure after stripping out, looking W	-





PROJECT		THE OLD VICARAGE, THORNE	
TITLE		COLOUR PHOTO LOCATIONS	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	APP1-1

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		COLOUR PHOTO LOCATIONS	
SCALE	NTS	DATE	JUL 2022
EDAS		FIGURE	APP1-2



Ground floor

Cellar

2/330  
modern extension  
GF7

C1

C2

FP

GF1

GF6

FP

GF5

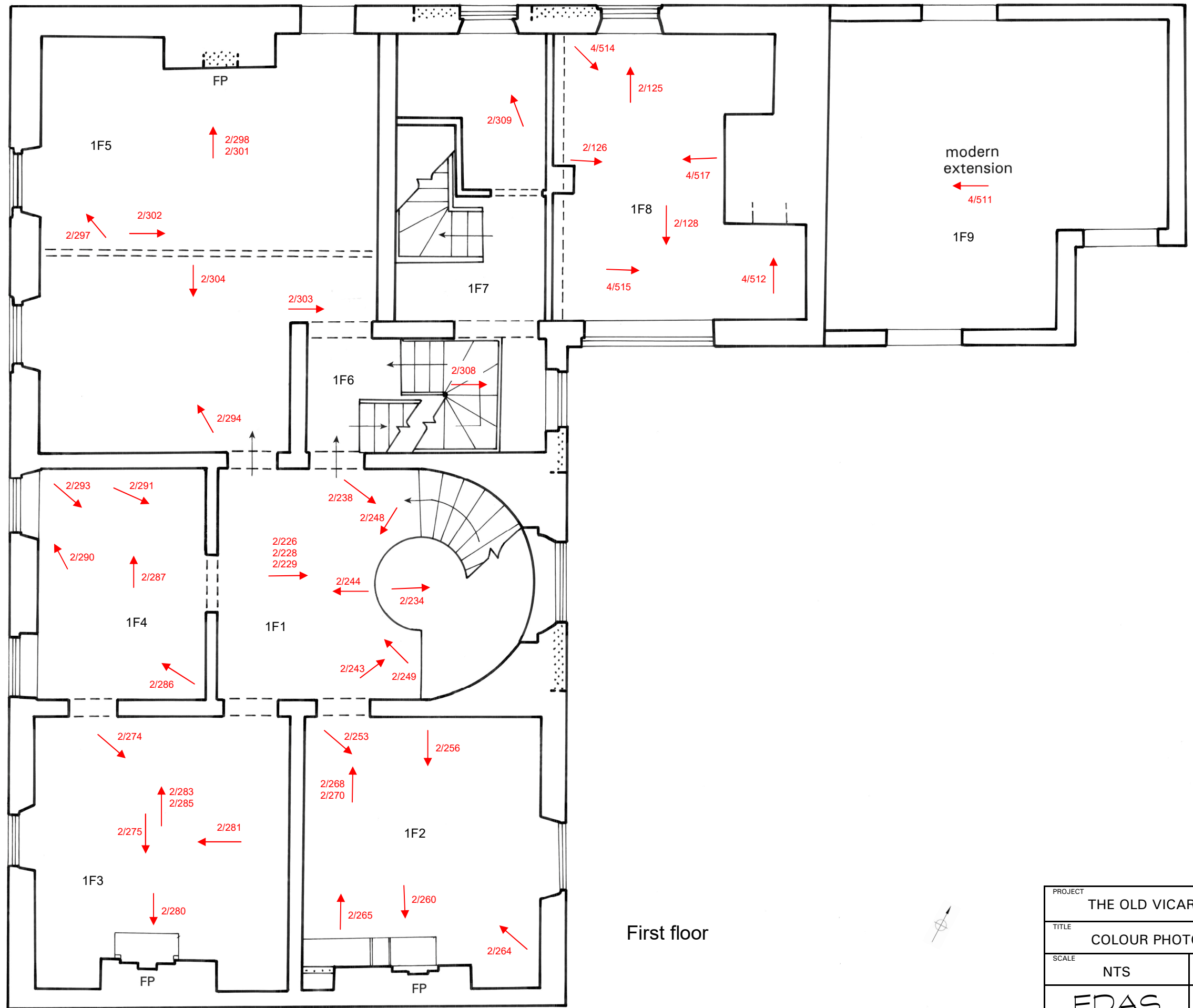
GF4

GF2

GF3

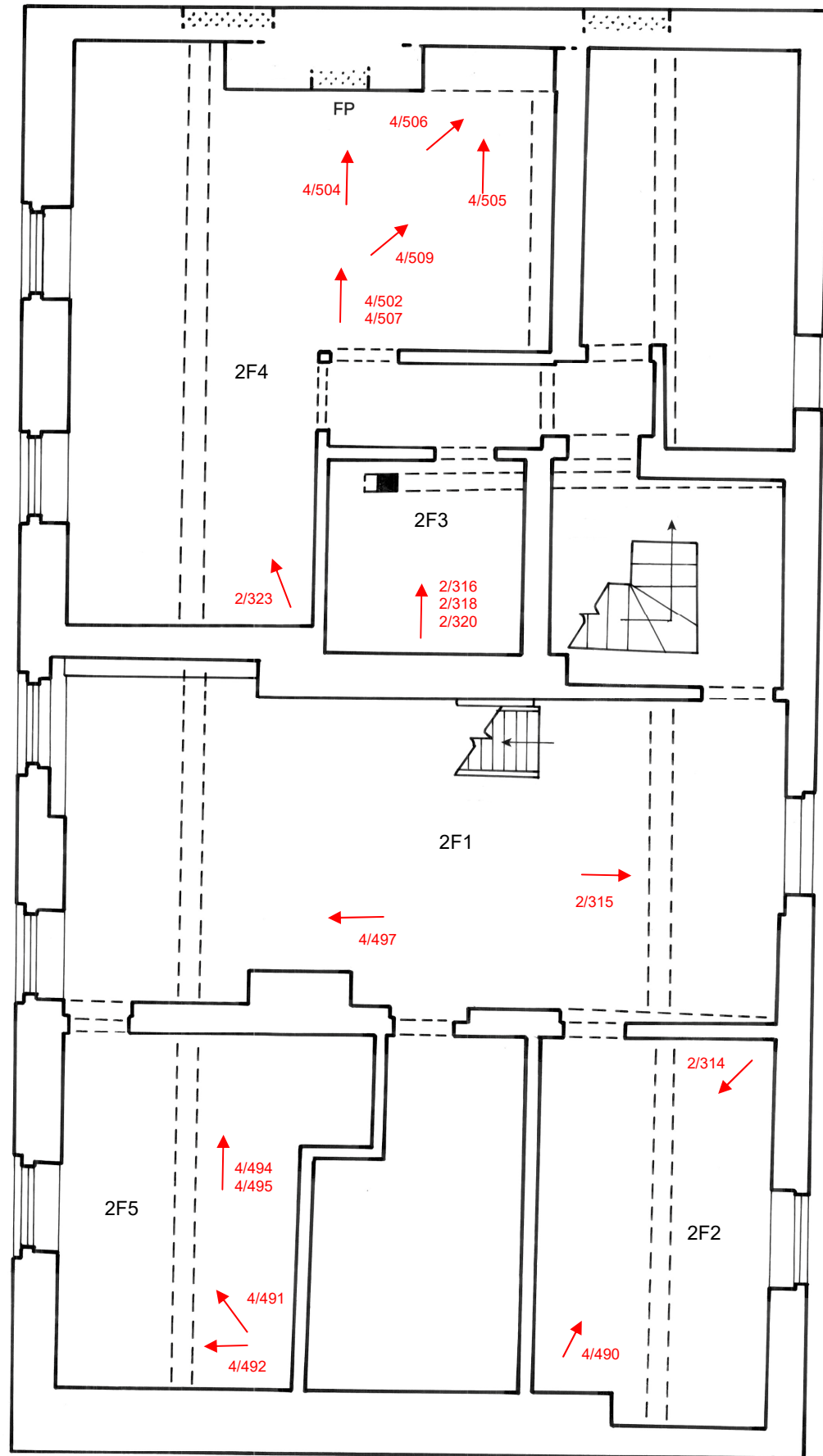
FP



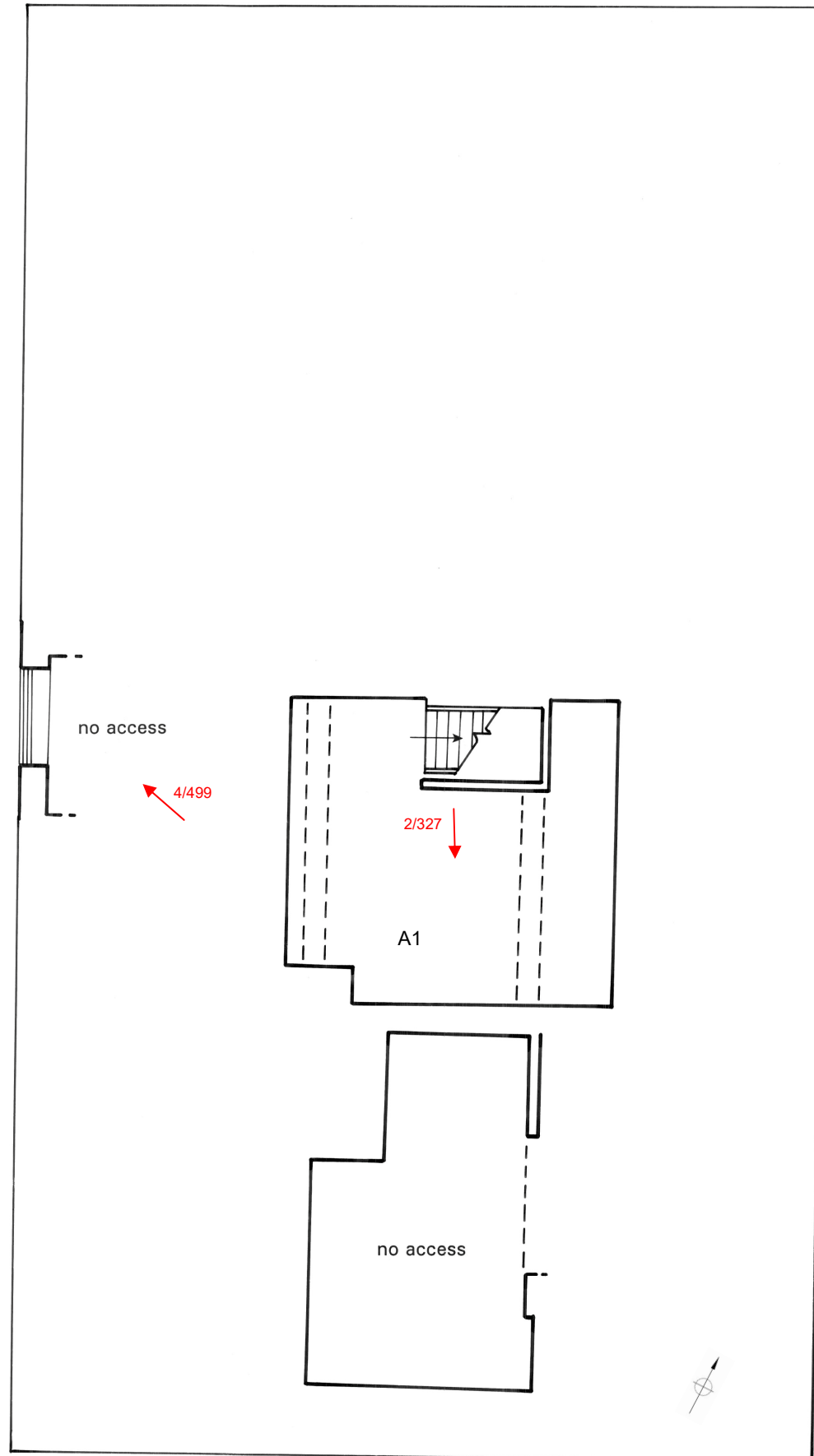


First floor

PROJECT		THE OLD VICARAGE, THORNE	
TITLE		COLOUR PHOTO LOCATIONS	
SCALE	DATE	NTS	JUL 2022
EDAS		FIGURE	APP1-3



Second floor



Attic

PROJECT	THE OLD VICARAGE, THORNE		
TITLE	COLOUR PHOTO LOCATIONS		
SCALE	NTS	DATE	JUL 2022
	EDAS	FIGURE	APP1-4



APPENDIX 2  
LIST OF CONTEXTS

## LIST OF CONTEXTS (SVT 21)

<i>Context</i>	<i>Description and Interpretation</i>	<i>Area of site</i>
101	Concrete pad/foundation with much brick demolition rubble, defined on E side by upstanding wall.	Trench 1
102	Concrete foundation, 1.20m wide and 0.2m thick.	Trench 1
103	Concrete foundation, 0.62m wide, 2.30m long and 0.25m thick.	Trenches 1, 2, 5 & 6
104	Loose mid-dark grey sandy silt, 0.26m-0.30m thick. Topsoil.	Whole site
105	Compact mid-grey silty sandy clay, average 0.30m thick but 0.70m thick in E end of T2. Subsoil.	Whole site
106	Mixed chalk and sandstone rubble deposit, up to 0.52m thick.	Trench 1
107	Loose mid-brown sand with 50% gravel content, 0.52m thick maximum.	Trench 1
108	Loose mid-brown sandy silt with high content of small fractured sandstone fragments. Natural deposit.	Whole site
109	Cut of possible pit or ditch. Steeply sloping sides, 1.70m wide across the top, and more than 0.92m deep, extending below excavation.	Trench 1
110	Loose-firm light grey sandy silt with some small stones. Fill of 109.	Trench 1
111	Cut of possible pit or ditch. W side steeply sloped, E side vertical, 1.66m wide across the top, more than 1.08m deep, extending below excavation.	Trench 1
112	Loose-firm mid-grey sandy silt with frequent small stones. Fill of 111.	Trench 1
113	Cut of possible pit or ditch. E side vertical, W side more concave, 1.06m wide across the top, 0.88m deep.	Trench 1
114	Loose-firm mid-brown sandy silt. Fill of 113.	Trench 1
115	Brick demolition rubble.	Trench 1 (W end)
116	Crushed stone and mortar deposit, associated with 115.	Trench 1 (W end)



APPENDIX 3  
EDAS WRITTEN SCHEME OF INVESTIGATION

# WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF HISTORIC BUILDING RECORDING PRIOR TO AND DURING CONVERSION AND ALTERATION WORKS, AND ARCHAEOLOGICAL INVESTIGATION, OBSERVATION AND RECORDING DURING THE ERECTION OF TWO STOREY APARTMENT TO THE REAR, THE OLD VICARAGE, STONEGATE, THORNE, DONCASTER

## 1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) details a programme of historic building recording to be carried out prior to and during conversion and alteration works, and also a programme of archaeological investigation, observation and recording undertaken during the erection of two storey apartment to the rear, at The Old Vicarage, Stonegate, Thorne, Doncaster (NGR SE 6898 1323 centred). The development works are to provide new self-contained apartments. The Old Vicarage is a Grade II Listed Building.
- 1.2 This WSI has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the developers and owners of The Old Vicarage (Appleby Homes Ltd), in order to comply with a condition placed on a full planning permission for the works (application 18/02783/FULM). The content of this WSI has been discussed and approved by Doncaster Council's archaeological advisors, the South Yorkshire Archaeology Service (SYAS).
- 1.3 A site visit was made to the complex by Ed Dennison and Shaun Richardson of EDAS on 10th March 2020.
- 1.4 Discussions with SYAS have determined that the programme of historic building recording will comprise two distinct elements: an initial phase of historic building recording prior to any development and a subsequent phase involving the selected monitoring of the proposed conversion and alteration works. A separate archaeological watching brief will be undertaken during the excavation of foundations and services for the new build to the rear of the property. A single report and archive collating all elements of work will then be produced.

## 2 BACKGROUND INFORMATION

### Site Location

- 2.1 The Old Vicarage is located in the historic core of the town of Thorne, near Doncaster, South Yorkshire. It lies on the east side of Stonegate, some 250m east of the town centre and to the immediate south of the Church of St Nicholas (see figure 1). It lies within the Thorne Conservation Area. The building is on the Doncaster MBC 'Buildings at Risk' Register.

### General Archaeological Background

- 2.2 Information from the South Yorkshire Historic Environment Record notes that the proposed development site lies within the historic core of Thorne, adjacent to the church of St Nicholas (12th century origin) and close to Peel Hill castle (11th century). The origin of the settlement at Thorne is currently thought to date to the Saxon period, prior to the Norman Conquest, and was most likely focussed on the northern part of Stonegate.



- 2.3 A number of recent excavations in the vicinity have shown the potential of the area, recording important evidence regarding medieval and post-medieval Thorne. For example, following the recording and subsequent demolition of buildings at 1-2 Market Place and 8 Silver Street, excavation identified several phases of medieval archaeology, which included a series of buildings along the Silver Street frontage dating from the 13th-15th centuries. On Church Street, ahead of development of an extra-care facility adjacent to Peel Hill castle, investigations identified further important medieval and post-medieval remains (ArchHeritage 2014). Closer to the current development site, investigations in 2005 on land adjacent to Elm House on Stonegate showed a more mixed picture - demolition deposits relating to 18th/early 19th century buildings contained a range of pottery dating from the 13th to 17th centuries; although not *in situ*, these finds indicate activity in this area during these periods.

### **The Old Vicarge**

#### *Listed Building Description*

- 2.4 The Old Vicarage is a Grade II Listed Building, first Listed on 24th November 1966 (National Heritage List for England ref 1151571). The Listed Building description reads as follows:

*House, formerly a rectory, now private residential home. Mid C18 extended and refronted late C18; C20 alterations. Stuccoed brick, Welsh slate roof, 3 storeys, 5 bays with lower wing to rear left. Plinth. Central 6-panel door having fanlight with radial glazing bars in wooden doorcase with fluted pilasters, archivolt and pediment. C20 casements with glazing bars and top-hung upper lights to original openings with stone sills; shorter and -floor windows. Wooden eaves cornice and central 3-bay pediment having glazed oeil-de-boeuf in tympanum with remains of keyed architrave. Gable copings and rendered end stacks, ridge stack on right of pediment. Rear: round-headed stair window and various window heads with segmental arches; brickwork indicates raised eaves. Interior: entrance hall has 6-panel doors in architraves and semicircular staircase to rear with soiled handrail and fluted balusters; modillioned cornice with acanthus ceiling features. C18 fireplace to ground-floor right (boxed in and not seen); several C18 firegrates to 1st floor. RCHM report shows that the 2 front-left bays are an addition to an earlier 3-bay house (NMR: recorded building file).*

#### *Historical Development*

- 2.5 The former Royal Commission on the Historic Monuments of England (RCHME), now Historic England, identified that the southern three bays of the existing building were the remnants of an earlier, mid 18th century house, although it is not certain if this too formed a rectory. The existing house is argued to have been created in the late 18th century by the addition of two bays to the north and a re-fronting of the entire structure. The 1853 Ordnance Survey 6" to 1 mile map (sheet 266, surveyed 1849-52) shows the rectory as an L-shaped building, fronting Stonegate, with a wing extending to the rear (east) of the north end (see figure 2 top). The building is named 'Parsonage' and the words 'Brooke's Charity' appear underneath; the charity was established by William Brooke, a tanner, in 1705 for the education of children, and White's directory of 1837 notes that the curate was the master and taught in a room attached to the parsonage house. There was an enclosed garden to

the rear of rectory, containing a small T-shaped structure set close to the north-east of the rear wing.

- 2.6 The rectory is shown in more detail on the 1892 Ordnance Survey 25" to 1 mile map (sheet 266/6, surveyed 1890) (see figure 2 bottom). It is marked as a 'Vicarage', and again shown as an L-shaped structure fronting Stonegate; the frontage is set slight further back from the street than the buildings to the immediate south. There is a small projection at the external rear angle of the rear wing and that part of the rectory fronting Stonegate. The small T-shaped structure shown close to the north-east of the rear wing in 1853 may have been replaced by an L-shaped structure joined to the wing itself. A small square structure is also shown in the north-east part of the garden. A path runs alongside the rear wing and leads to a small triangular plot joined to the eastern end of the garden. This contained a rectangular building, which was probably accessed from the adjacent Back Lane. The site is similarly depicted on Ordnance Survey maps dating to 1906 and 1932. The small square structure in the north-east part of the garden was demolished before the early 1960s.

#### *Previous Works*

- 2.7 The rectory was most recently used as a residential care home, but has been empty since c.2008, and it has been vandalised on several occasions although it is now relatively secure.
- 2.8 In recent years, work had started to convert the rectory into a number of apartments, under a previous planning approval without the requirement for any historic building recording (application 14/02119/FULM). This work was left unfinished due to the financial viability of the project, with the result that the uppermost floors have been substantially renovated, including lining out and alterations to roof timbers. However, the ground floor and the eastern half of the first floor remain relatively unaffected, although some floor boards and fireplaces have been removed, as well as the staircase spindles and handrail (although some apparently survive *ex situ*), and many of the doors and windows are in a poor state of repair. The roof has recently been stripped and recovered, re-using original slates with reclaimed Welsh Slate to make up the shortfall. The rear wing has also been substantially altered and extended as part of the same previous scheme of works.

#### *Site Description* (see figure 3)

##### External

- 2.9 The west elevation of the house is set back slightly from the street frontage. The pavement area to the front of the house is paved with concrete slabs, but closer to the house itself the paving appears to be flagstones. These are sloped at a very gently angle so as to rise up to the central ground floor doorway in the elevation.
- 2.10 The west elevation is of symmetrical appearance, three storeys in height and five bays in length, rising from a chamfered plinth (see plate 1). The central ground floor doorway is fitted with a six-panel door and has a fanlight over with radial glazing bars. The whole is set within a wooden doorcase with fluted pilasters, archivolt and pediment; this is in very poor condition and partly missing. It is flanked by two windows to either side, all with shallowly



projecting stone sills. The majority of the windows are boarded, but are fitted with 20th century casements with glazing bars and top-hung upper lights. There are five windows to the first floor, and five shorter windows to the second floor; again, these are fitted with 20th century sash frames. Above the second floor, there is a wooden eaves cornice and a central three-bay pediment having a glazed oeil-de-boeuf in the tympanum with the remains of a keyed architrave. The south gable is mostly obscured by adjacent properties and partly covered with ivy. The north gable is largely blank.

- 2.11 The east (rear) elevation is not stuccoed, and is built from reddish-brown handmade bricks, laid largely in English Garden Wall bond and set with a lime mortar (see plate 2). It has clearly been subject to several different phases of alteration. There are the remains of a number of blocked openings with segmental arches to the ground and first floor, most of which were windows but one is large enough to have formed a cart entrance. Some of these openings relate to the mid 18th century house before it was extended. The Listed Building description makes reference to a round-headed stair window but the original frame has apparently since been removed, leaving an opening filled with a crude wooden and polythene frame. The eaves have been raised in slightly different brickwork.
- 2.12 The north elevation of the rear wing is partly stuccoed and has a large area of inserted modern blockwork. To the east end, there is a modern two storey extension. The south elevation of the rear wing is built of red handmade bricks, laid in a variation of English Garden Wall bond (four to five stretcher courses to each header course) and set with a lime mortar. There are two windows to each floor, but at least two of them are relatively modern insertions.
- 2.13 The garden area to the rear of the rectory is surrounded by a tall brick wall. On the north and east sides of the garden, the wall has stone coping whilst to the south side it incorporates a number of brick piers and is surmounted by crenellated brickwork. A gap in the east wall leads into the small area adjacent to Back Lane, containing the building between 1853 and 1892. This is in very poor structural condition, but comprised a small coach/carriage house and stable.

#### Interior

- 2.14 At the time of the site visit, many of the internal spaces and circulation areas contained builders material and debris, resulting from the previous aborted phase of works.
- 2.15 The only access to the interior is through the front doorway in the west elevation. This leads into the entrance hall, which has a black and white stone chequerboard floor and a modillioned cornice (see plate 3); the Listed Building description notes an acanthus ceiling feature, but this appears to have been removed. There are two doorways in the east wall, both with six panel doors and architraves. These lead through into the east ground floor room, which runs the full depth of the house; it may formerly have been two separate spaces. The Listed Building description notes a boxed-in 18th century fireplace to the east wall, although this area was obscured at the site visit. There are recesses with shallowly arched heads to either end of the east wall, and the room retains a moulded cornice.

- 2.16 Returning to the entrance hall, a doorway with architrave in the west wall leads into a single large room thought to be a reception/dining room (see plate 4). The room has a board floor, but where the boards have been taken off, they can be seen to be laid over re-used timbers, possibly taken from a fully timber-framed building. There is a skirting board, dado rail and a modillioned cornice; some parts of the walls preserve evidence for plaster panels, but these appear to relate to former electrical light fittings and so are probably modern. A stone mock-Tudor fireplace to the west wall has replaced an earlier, taller fireplace which has left its shadow on the chimney breast. The windows to the west wall retain their original architraves and folding shutters with butterfly hinges. There is what appears to be a serving hatch in the east wall.
- 2.17 At the north end of the entrance hall, a semi-circular staircase rises to the first floor (see plate 3). This once fitted with a coiled handrail and fluted balusters but these have been removed. To the north of the staircase, a doorway with a fanlight over leads a small circulation space, which once provided access to both the cellar and to the ground floor of the rear wing. Recent alterations have sub-divided the rear wing, making it difficult to see the original walls, but a large chimney breast flanked by recesses at the east end suggests that the wing was built as a kitchen to serve the main house.
- 2.18 The semi-circular staircase is lit by a round-headed stair window, and rises to a landing area which gave access to all other parts of the first floor. The landing area has a modillioned cornice, with most doorways off it retaining six-panel doors and architraves. The rooms to the east side are the least altered, and preserve at least one 18th century fire grate. The windows to the south-west room retain parts of their folding shutters with butterfly hinges. The first floor of the rear wing has been largely boarded out as part of the most recent, aborted, renovations. The second floor/attic has been completely boarded out as part of the same works. A single softwood roof truss, probably of king-post form, remains visible, but this too has been altered recently.

### 3 PLANNING BACKGROUND

- 3.1 Full planning permission (application 18/02783/FULM) was approved by Doncaster Council on 14th January 2020, subject to a number of conditions. Condition 10 states:

*No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:*

- *The programme and method of site investigation and recording.*
- *The requirement to seek preservation in situ of identified features of importance.*
- *The programme for post-investigation assessment.*
- *The provision to be made for analysis and reporting.*
- *The provision to be made for publication and dissemination of the results.*
- *The provision to be made for deposition of the archive created.*
- *Nomination of a competent person/persons or organisation to undertake the works.*
- *The timetable for completion of all site investigation and post-investigation works.*



*Part B (pre-occupation/use)*

*Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.*

*Reason*

*To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Policy CS15 of the Core Strategy.*

- 3.2 Although there was no specific requirement for any historic building recording placed on the Listed Building Consent (application 18/02874/LBCM, approved on 14th January 2020), condition 9 states:

*Prior to the occupation of any part of the Vicarage a report on the demolition of the brick partition within the first floor left-hand room (when seen from in front of the building), shall be submitted to the Local Planning Authority. The report shall contain photographs/detailed study of the partition's junction with the front window and an account of any historic or architectural interest revealed as a result of the removal of this partition.*

*Reason*

*For the avoidance of doubt, and in the interest of architectural and historic interest of the Listed Building.*

- 3.3 The programme of architectural and archaeological recording as detailed in this WSI will therefore cover both of these conditions.

## **4 PROPOSED WORKS**

- 4.1 The approved works comprise the conversion and alteration of The Old Vicarage to form seven self-contained apartments, as well as the erection of a two storey apartment building to the rear to form an additional six two-bed apartments with associated car parking and landscaping (see figure 4).
- 4.2 Details of the proposed works can be found in the various documents which supported the approved planning permission and Listed Building Consent. The layout of the conversion has been designed to protect the important features fabric of the Listed Building, and so the proposed accommodation is not uniform. The important spaces within the building (the entrance hall, staircase and lounge) will be incorporated into a single large three-bed apartment, ensuring the legibility of the original internal arrangement. A new staircase in the same enclosure as the existing secondary stair will serve the rest of the accommodation. Alterations to the fenestration will be kept to a minimum and restricted to the side and rear elevations. The open roof space is utilised with conservation roof lights introduced to provide daylight without altering the character and appearance of the building.
- 4.3 Wherever possible, original surviving fixtures and fittings will be retained or, if surviving and *ex situ*, reinstated. However, existing floors will be overlaid, and new dropped ceilings, required for sound isolation, will hide original cornices,

but not destroy them. Similarly, where walls are required to be upgraded for thermal or sound insulation, this will be independent of the original fabric so to preserve it. It is proposed to replace modern windows with traditional sliding sash mechanisms and narrow glazing bars to the same profile as the original. Likewise, shutters will be remade or renovated using traditional joinery techniques. The front portico will be remade using the original as a pattern, the render repaired using lime sand, and the rear brickwork elevation will be raked out and repointed using a lime-sand mortar with a flush-bagged joint. A modern staircase between first and second floor levels will be removed.

- 4.4 The new accommodation building to the rear of the The Old Vicarage will be placed in the northern part of the garden, and its footprint will measure c.26m long by c.7m wide. It is envisaged that normal strip foundations, up to 1m deep and 0.6m wide, will be required. Services will run through the passage on the north side of The Old Vicarage, to connected existing.
- 4.5 It is proposed that the majority of the site's boundary walls will be retained, with a new vehicle access from Back Lane. However, the former coach/carriage house and stable will be demolished, together with the eastern boundary wall. The rear yard will be largely paved to provide car parking and amenity, utilising resin bonded gravel, tarmac and stone flags to break up the area and define different uses.

## **5 HISTORIC BUILDING RECORDING SURVEY METHODOLOGY**

### **General Comments**

- 5.1 The scale and scope of the historic building recording work will be determined by this WSI. SYAS have confirmed that a Level 3/4 analytical record, as defined by Historic England (2016), will be required, which will also extend to the rear garden, stable/coach house building and boundary walls. This level of survey involves the production of measured drawings (e.g. floor plans, elevations and architectural details such as mouldings, beams, window frames and shutters, skirtings, cornices etc), photography (general and detailed external and internal views including principle rooms and circulation spaces, as well as architectural detail) and a written account (incorporating location, designations, date of record, detailed architectural description, details of historical maps, drawings, views, photographs and other documentary material, and a discussion of the architectural and historic importance and significance of the site in relation to regional and national trends and contexts). Additional standards and guidance published by the Chartered Institute for Archaeologists for historic building recording will also be followed (ClfA 2019).
- 5.2 The historic building recording work will be undertaken by EDAS in two phases. As much recording work as possible will be done as an initial phase, prior to any development, after some clearance of the internal spaces and gardens to the rear. This work will include drawn, photographic and written elements. A second phase of work will be undertaken during conversion and alteration work, so enhance the initial record as appropriate as other features and items of architectural detail are revealed.
- 5.3 The historic building recording work should not unduly delay the overall programme of site works, although there will need to be effective liaison and cooperation with the building contractor/developer. All parties will need to ensure that EDAS have sufficient time and resources to ensure compliance

with all elements of this WSI. It is likely that both the pre-intervention and intervention survey work will be accomplished through a limited number of separate site visits, and so access to the site will therefore need to be afforded to EDAS at all reasonable times.

### **Aims and Objectives**

5.4 The historic building recording work has the following objectives:

- to identify and objectively record the existing Grade II vicarage by means of photographs, measured drawings and written descriptions, prior to any alteration or restoration work (subject to health and safety considerations), and then enhance that record as necessary and appropriate as work progresses and further information is revealed;
- to relate the standing building with the documentary material to create a homogenous understanding of past usage on the site;
- to provide a long-term record of the structure and impacted areas of the house, and associated areas within their landscape setting, prior to renovation and potential disturbance by ground works;
- to analyse and interpret the recorded building in terms of its form and functioning, and to place that analysis and interpretation into its wider architectural and social contexts;
- to produce a permanent, ordered and cross referenced project report and archive, which will be added to that produced for the watching brief work (see below), and which will be placed in the public domain through deposition with the South Yorkshire Historic Environment Record (report) and Doncaster Museum (report and archive).

### **Documentary and Historical Research**

5.5 It is known that some research and survey work has already been undertaken on the Vicarage by the RCHME (now Historic England), and a copy of this report will be obtained from Historic England archives. Additional research into the origins, use and development of the building will be undertaken in the relevant local history libraries and through internet searches. Such work will include a historic map regression.

5.6 It would normally be expected that records held by Doncaster Archives would be consulted as part of the project. However, the archives are currently closed due to an unsafe building, but they are hoping to re-open in early 2021. It remains to be seen whether this will be the case, or if this will coincide with the timescale of the current project. If at all possible, archive material will be collected and collated.

5.7 The results of the documentary research will be used to discuss and analyse the development of the building and its site over time, and the sequence of construction and use of the internal spaces. The results will be used to put the building and its individual elements in context and establish their archaeological, architectural and historical significance.



## **Pre-Intervention Architectural Survey**

### *Drawn Record*

- 5.8 The existing set of 1:100 scale floor plans prepared by Met Surveys of Wakefield will be utilised to produce a new set of floor plans of the building (cellars, ground floor, first floor, second floor and attic), and also the stable/coach house building (subject to safe access) at a scale of 1:50. The drawings will be produced by hand measurement, and will show all significant architectural detail such as openings (blocked or unblocked, straight joints etc), differences in build (e.g. brick vs stone), tool or timber marks, fixtures and fittings, constructional detail, fixtures and fittings etc. In addition to the plans, a drawing of the east (rear) elevation of the main house will be produced, also at a scale of 1:50, to show the numerous blocked openings and other features. It is considered that all other elevations can be adequately recorded by photography.
- 5.9 The above plans and sections will be supplemented by more detailed drawings (e.g. at 1:20 and/or 1:10 scales) to show original fixtures such as the typical folding shutters, and a small number of moulding profiles at 1:1 or 1:2 scale to illustrate the range of surviving ceiling cornices. All drawings would be produced according to the guidelines established by Historic England (2016, 13-17 & 37-39).
- 5.10 The measured and drawn survey will be undertaken before any stripping out is undertaken on the site, but after the various equipment and other stored material has been cleared out. Given that additional architectural detail and information is almost certainly to be revealed by subsequent stripping out, the plans and sections will be amended, enhanced and improved as site work progresses (see below).
- 5.11 The existing 1:200 scale site plan will also be used to produce a new plan of the yard, showing architectural details associated with the enclosure, stable/coach house building and boundary walls, with additional detail as necessary.

### *Photographic Record*

- 5.12 General photographic recording of the building and its site, and its significant parts together with close-up photography of significant details, will be carried out. The guidelines produced by Historic England (2015; 2016, 17-21) will be followed. A detailed external and internal photographic record will be undertaken. External photographs will be taken, as far as is possible, at right angles to elevations, whilst the interior coverage will aim to produce a record of all significant spaces and individual details (subject to access). Other photographs will be taken to include general and oblique views to provide context. All photographs will contain a photographic scale (graduated photographic scales and/or ranging rods), and artificial lighting and tripods will be used where necessary, subject to practicalities and access.
- 5.13 As required by SYAS, the primary photograph record will be taken using black and white film. This will utilise a Mamiya 645 medium format camera with perspective control. Other black and white photographs may be taken using 35mm film. The black and white photographic survey will be undertaken before any stripping out is undertaken on the site, but after the various

equipment and other building material has been cleared out. All photographic film will be exposed and processed to ensure high quality definition, and processed to archival standards according to manufacturer's specifications.

- 5.14 Additional photographs will be taken in digital format, using an SLR digital camera which has 12 megapixel resolution. All digital photographs will be taken in colour, in jpeg format. Processed photographs will not be manipulated or altered prior to inclusion in the project archive.
- 5.15 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and cross referenced to film/negative and plate/image numbers. A photographic record will be produced, to include a register detailing the location and direction of each shot, for both black and white prints and digital shots. The various floor plans of the building, and the general site plan, will also be used to identify the position and direction of each shot.

#### *Scientific Analysis*

- 5.16 Although it is not considered to be a requirement of this project, a contingency allowance will be made for any specialist architectural analyses that might be required, for example the analysis of paint, mortar, stucco, etc and/or dendrochronological dating of timbers, radiocarbon dating etc. The requirement for this work will be discussed and agreed with the project architect/client in advance, and it will to a large extent be determined by the impact of the proposals, e.g. timbers will not be subject to dendrochronological survey if they are to be retained as visual features in the refurbished building.

#### *Written Accounts*

- 5.17 Sufficient notes will be taken on site in order for a detailed description of the building complex to be prepared, in combination with the drawn and photographic records.

### **Architectural Recording during Development**

- 5.18 The pre-development historic building survey work will be enhanced by means of an architectural watching brief carried out during the conversion/renovation of the building - this might include, for example, removal of modern partitions, wall plaster and wall paper to reveal original fabric. An appropriate level of site attendance will therefore be maintained to ensure the proper identification and recording of any architectural material and detail that might be uncovered. The records made during the development work will comprise, drawn, photographic and written elements, and the methodologies outlined above will be adhered to.

## **6 ARCHAEOLOGICAL WATCHING BRIEF METHODOLOGY**

### **General Comments**

- 6.1 The scale and scope of the archaeological watching brief work will be determined by this WSI. Additional guidance published by the Chartered Institute for Archaeologists (CIfA 2020a) will also be complied with. The watching brief work will be undertaken by EDAS.

## **Aims and Objectives**

- 6.2 The aim of the archaeological watching brief is to monitor the below-ground excavations associated with the development, and to record and recover information relating to the nature, date, depth, and significance of any archaeological features and deposits which are encountered by the works undertaken as part of the development, to achieve “preservation by record” in accordance with national policy and industry guidance.

## **Archaeological Fieldwork**

- 6.3 All topsoil strips, foundations, drainage trenches and other ground disturbing works relating to the development will be subject to archaeological monitoring as they are being dug, so that any archaeological deposits that might be uncovered can be immediately identified and recorded. Where mechanical equipment is to be used for the excavations (e.g. JCB or mini-digger), the contractor will use a toothless bucket, to facilitate the archaeological recording.
- 6.4 If structures, features, finds or deposits of archaeological interest are exposed or disturbed, EDAS will be allowed time to clean, assess, and hand excavate, sample and record the archaeological remains, as necessary and appropriate according to the nature of the remains, to allow the archaeological material to be sufficiently characterised. The sampling of deposits for environmental evidence will be a standard consideration, and arrangements will be made to ensure that specialist advice and analysis are available as appropriate and necessary.
- 6.5 Mechanical excavators will not be operated in the immediate vicinity of any archaeological remains until those remains have been recorded, and EDAS has given explicit permission for operations to recommence at that location. If the contractors or plant operators notice archaeological remains, they should immediately stop work and inform the archaeologist.
- 6.6 The actual areas of ground disturbance, and any features of archaeological interest, will be accurately located on a 1:100 or 1:200 scale site plan and recorded by digital colour photographs (high resolution colour digital shots), scale drawings (plans and sections at 1:50, 1:20 and 1:10 scales as appropriate), and written descriptions as judged adequate by the archaeologist on site, using appropriate proforma record sheets and standard archaeological recording systems. The photographic recording will be achieved using a SLR digital camera with 12 megapixel resolution. All photographs will contain a photographic scale, and will be taken in jpeg format. Processed photographs will not be manipulated or altered prior to inclusion in the project archive. Context recording methodologies and systems will be used, and all archaeological deposits will be recorded according to principles of stratigraphic excavation on EDAS's *pro forma* sheets. The stratigraphy of trenches will be recorded even if no archaeological deposits are identified.
- 6.7 If, in the professional judgement of the archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is covered by this WSI, immediate contact will be made with the client and the SYAS. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned; these amendments might, for example, include the requirement to sample archaeological and/or environmental deposits, and/or detailed excavation of specific structures. The



possibility of temporarily halting work for unexpected discoveries will be discussed with the developer and client in advance of the development, and sufficient time and resources will be made available to ensure that proper recording is completed prior to any removal.

- 6.8 Although considered unlikely, if human remains are encountered during the course of the groundworks, they will be removed under the conditions of a Ministry of Justice burial licence, to ensure that they are treated with due dignity. Other guidelines produced by the Chartered Institute for Archaeologists would be followed (Brickley & McKinley 2004). The preferred option would be for them to be adequately recorded before lifting, and then carefully removed for scientific study, and long-term storage with an appropriate museum; however, the burial licence may specify reburial or cremation as a requirement.
- 6.9 The terms of the Treasure Act (1996) will be followed with regard to any finds which might fall within its purview. Any such finds will be removed to a safe place, and reported to the local coroner as required by the procedures laid down in the Code of Practice. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft. A finds recovery and conservation strategy will also be discussed and agreed with the developer in advance of the project commencing.
- 6.10 The archaeological recording work should not cause undue delay to the overall programme of site works, and much can be achieved through liaison and co-operation with the main contractor. However, the main contractor and client will ensure that EDAS has sufficient time and resources to ensure compliance with all elements of the watching brief. It is likely that the archaeological watching brief will be accomplished through a number of separate site visits, the number and duration of which will be determined by the speed of the development and/or excavations. Access to the site will therefore be afforded to EDAS for the purposes of the watching brief at all reasonable times.
- 6.11 If it becomes clear during the monitoring work that little of archaeological interest is likely to survive in the site, the recording work may be halted, in consultation with SYAS.

### **Post-Excavation Analysis**

- 6.12 All finds (artefacts and ecofacts) recovered from the watching brief will be collected and processed, unless variations to this principle are agreed in advance with SYAS. Finds will be appropriately packaged and stored under optimum conditions, as detailed in the RESCUE/UKIC publication First Aid for Finds. In accordance with the procedures outlined by Historic England (2015b), all iron objects, a selection of non-ferrous artefacts (including all coins), and a sample of any industrial debris relating to metallurgy will be X-radiographed before assessment. Depending on the nature of any finds, this work is likely to be sub-contracted to appropriate specialists.

## **7 REPORTING**

- 7.1 Within eight weeks of the completion of all the site work (or longer if agreed with SYAS), an archive survey report detailing the results from the historic

building recording and subsequent watching brief work will be produced. The final report will include the following (as appropriate):

- A non-technical summary;
- Site code/project number;
- Planning reference number and HER casework number;
- Dates of fieldwork visits;
- National Grid reference;
- A brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
- A summary of the historical and archaeological background to the site;
- The results of the architectural and archaeological survey work, and an account of the overall form and development of the site and of the evidence supporting any interpretation, in the context of the known architecture/archaeology of the area;
- Discussion, including an assessment of the importance of the findings in relation to the other remains on the site and in the region as a whole;
- Conclusions;
- A bibliography and list of sources consulted;
- A location plan, with scale;
- Survey plans and other drawings, showing ground level and vertical and horizontal scales;
- Selected illustrative material, including maps and other documentary material, general site photographs and photographs of any significant archaeological deposits or architectural features that are encountered;
- Appendices containing a copy of this WSI, together with the details of any departures from that design, survey data and photographic registers and catalogues.

7.2 Appropriate drawn records of the buildings and the complex as a whole would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive.

7.3 Electronic copies (pdf format) of the final report will be supplied, for distribution to the developer/client, the Local Planning Authority and the SYAS. A hard copy of the final report will also be included within the site archive.

7.4 If the survey work produces results of sufficient significance to merit publication in their own right, allowance will be made for the preparation and publication of a brief note detailing the findings of the project in an appropriate local journal, subject to the client's permission.

7.5 EDAS also subscribe to Historic England's OASIS (Online Access to Index of Archaeological Investigations) project, and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be subsequently completed for submission to Historic England and the South Yorkshire HER. This will include an uploaded pdf version of the entire report.

## **8 PROJECT ARCHIVE**

8.1 Once the on-site fieldwork and subsequent reporting is complete, a fully indexed field archive would be prepared, following the guidance produced by

Historic England and others (e.g. Brown 2011, ClfA 2020b, UKIC 1983 & 1984). The archive will also be completed following an explicitly documented system such as the ClfA Archive Selection Toolkit or similar. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive.

- 8.2 EDAS will obtain consent from the client for the deposition of the project archive with the Doncaster Museum prior to commencement of the project. EDAS will contact the museum at the start of the project to determine their requirements relating to the transfer and deposition of the project archive, and the name of the museum will be included in the project report. EDAS will also adhere to any specific conservation, transfer and deposition requirements which Doncaster Museum might impose, including charges for the storage and long-term curation of the site archive.

## **9 OTHER CONSIDERATIONS**

### **Modifications**

- 9.1 The programme of recording work outlined above may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this WSI would not be changed. Any variations in the project would be discussed and agreed in advance with the project architect and SYAS.

### **Monitoring**

- 9.2 It is assumed that the project as whole will be monitored by SYAS staff. EDAS would therefore give a minimum of ten days' notice of the commencement of site work so that arrangements for monitoring can be made as appropriate.

### **Health and Safety**

- 9.3 All site recording work will be carried out with due regard for all Health and Safety considerations, and Health and Safety will take priority over archaeological matters. All archaeologists undertaking fieldwork will comply with all relevant Health and Safety Legislation, including the preparation of a Risk Assessment.
- 9.4 As the watching brief element will be carried out at the same time as the contractor's work, EDAS will also have regard for any constraints or restrictions imposed by the building contractor.
- 9.5 The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of their Public Liability Insurance Cover (£5,000,000).

### **Copyright, Confidentiality and Publicity**

- 9.6 Unless the individual/organisation commissioning the project wishes to state otherwise, the copyright of any written, graphic or photographic records and reports rests with the originators of the work, namely EDAS and its staff.



## Compliance

- 9.7 As a ClfA Registered Organisation, EDAS would adhere to all standards and guidance for fieldwork and reporting produced by the Chartered Institute for Archaeologists, and the principles laid out in their Code of Conduct.

## 10 REFERENCES

ArcHeritage 2014 Archaeological Investigations on land adjacent to Peel Hill motte, Thorne, South Yorkshire (unpublished ArcHeritage archaeology assessment report 2014/21)

Brickley, M & McKinley, J I 2004 *Guidelines to the Standards for Recording Human Remains*. Institute for Archaeologists Technical Paper 7

Brown, D H 2011 *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Archaeological Archives Forum)

ClfA (Chartered Institute for Archaeologists) 2202b *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*

ClfA (Chartered Institute for Archaeologists) 2020a *Standard and Guidance for an Archaeological Watching Brief*

ClfA (Chartered Institute for Archaeologists) 2019 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Historic England 2016 *Understanding Historic Buildings: a Guide to Good Recording Practice*

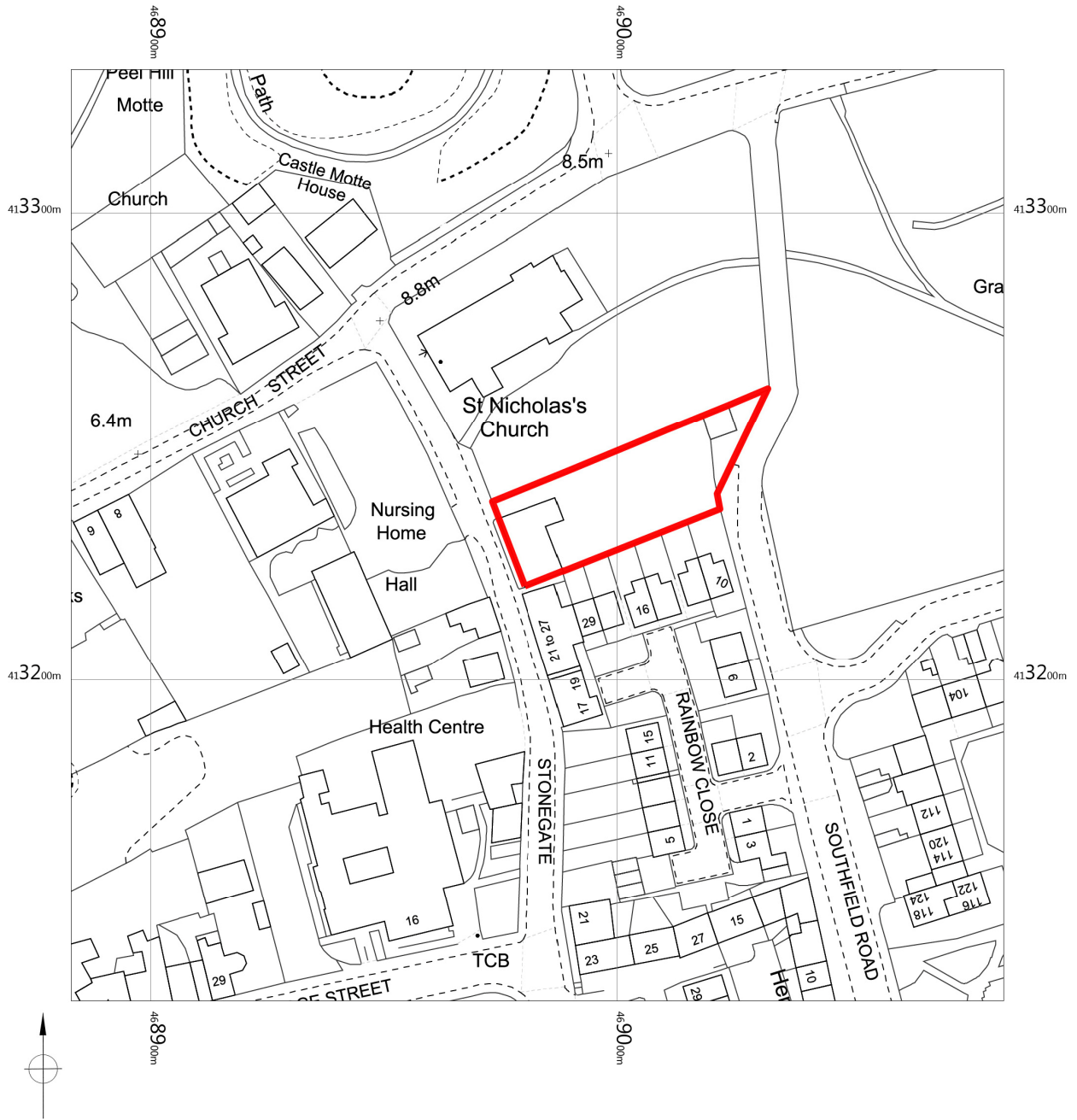
Historic England 2015b *Management of Research Project in the Historic Environment: The MoRPHE Project Managers' Guide*

Historic England 2015a *Digital Image Capture and File Storage: Guidelines for Best Practice*

UKIC (United Kingdom Institute for Conservation) 1984 *Environmental Standards for Permanent Storage of Excavated Material from Archaeological Sites* (UKIC Guideline No 3)

UKIC (United Kingdom Institute for Conservation) 1983 *Packaging and Storage of Freshly Excavated Artefacts from Archaeological Sites* (UKIC Guideline No 2)

Ed Dennison, EDAS  
6th August 2020



**FIGURE 1: SITE LOCATION**  
 (map provided by PDG Architects,  
 reproduced with permission)

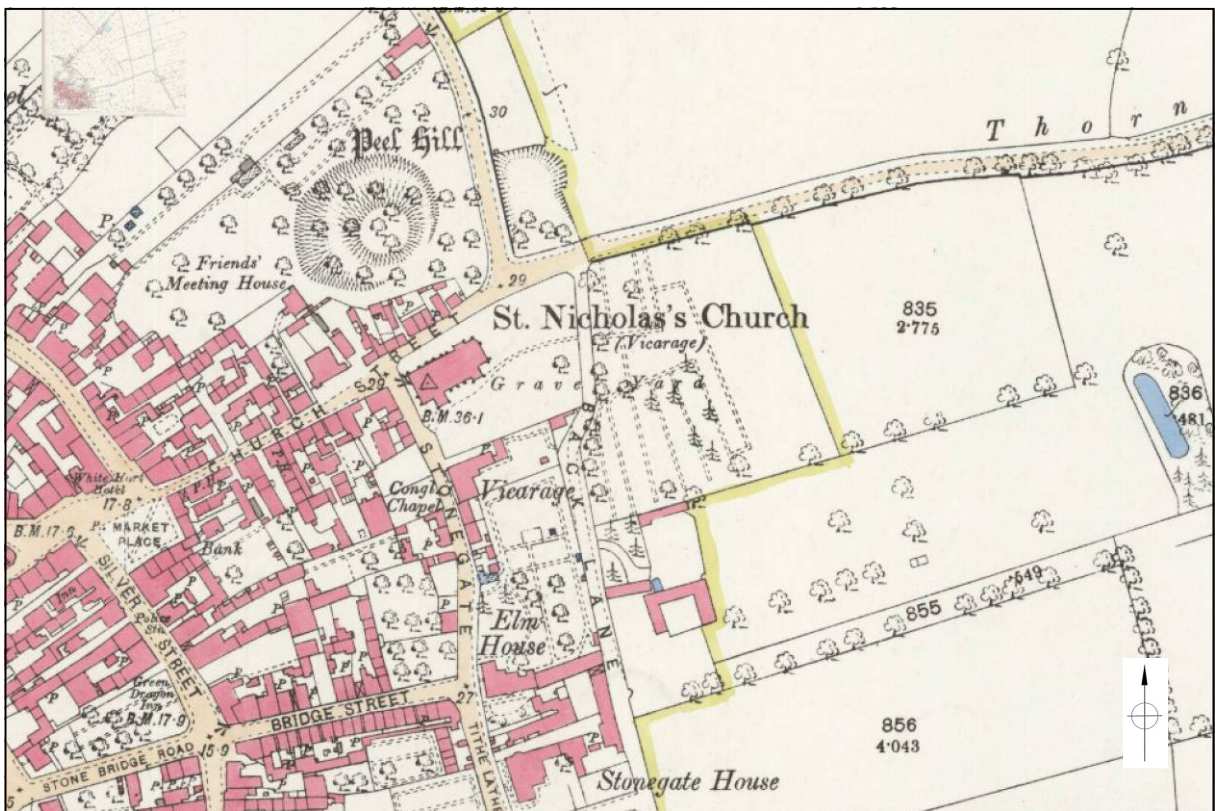
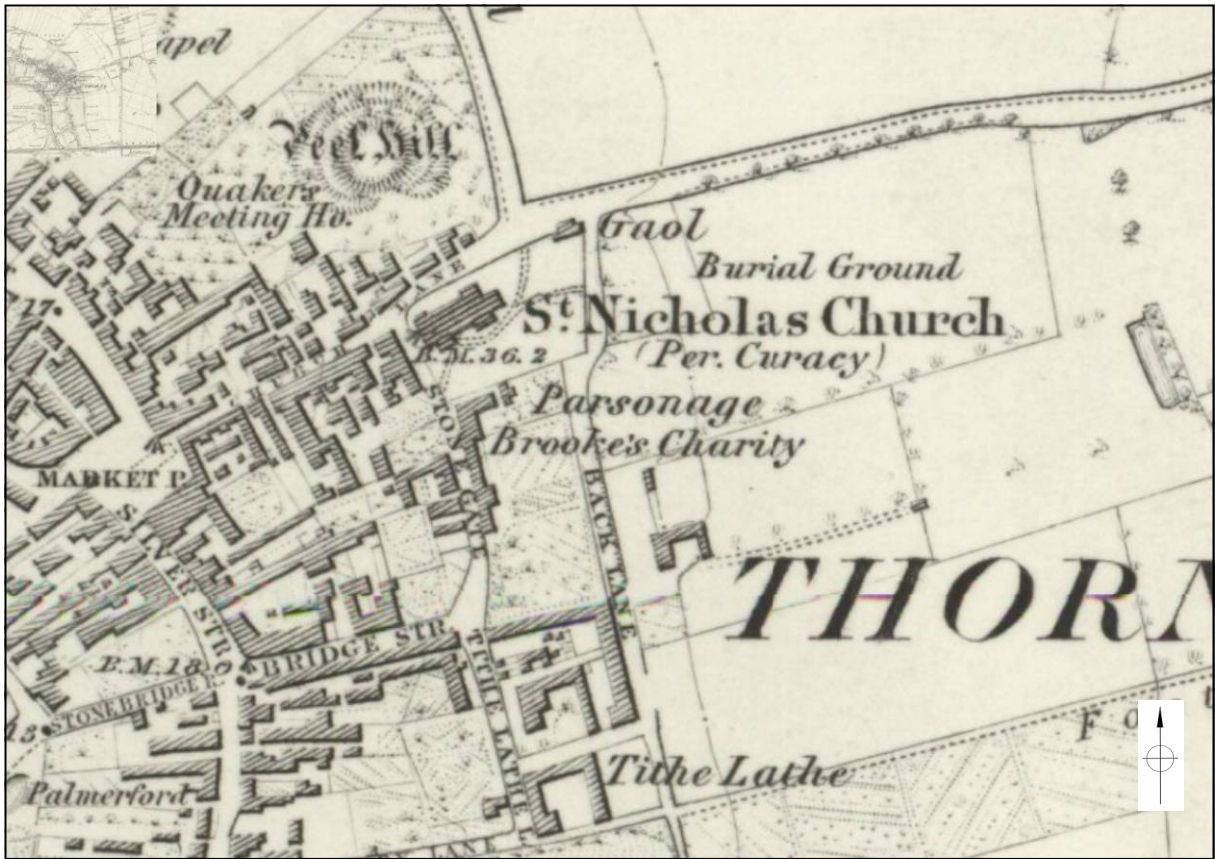
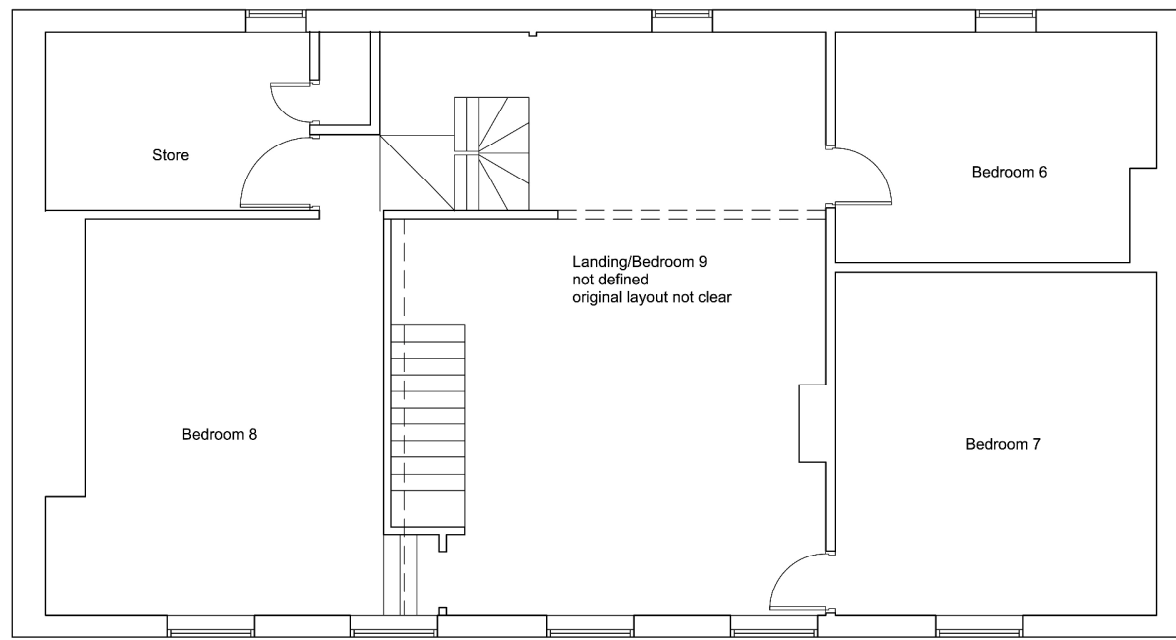
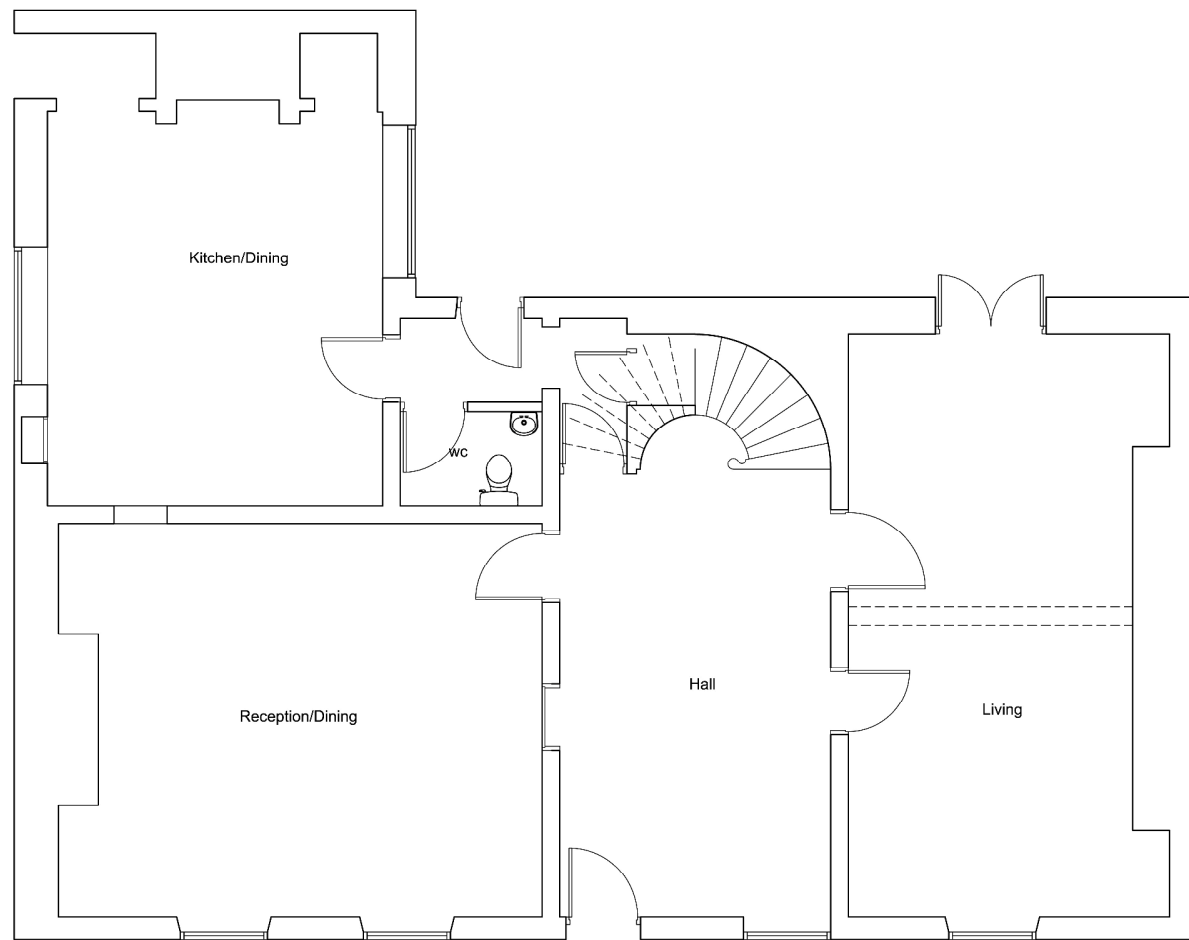


FIGURE 2: HISTORIC MAPS  
 Top: Ordnance Survey 1853 6" to 1 mile map, sheet 266, surveyed 1849-52.  
 Bottom: 1892 Ordnance Survey 25" to 1 mile map, sheet 266/6, surveyed 1890.

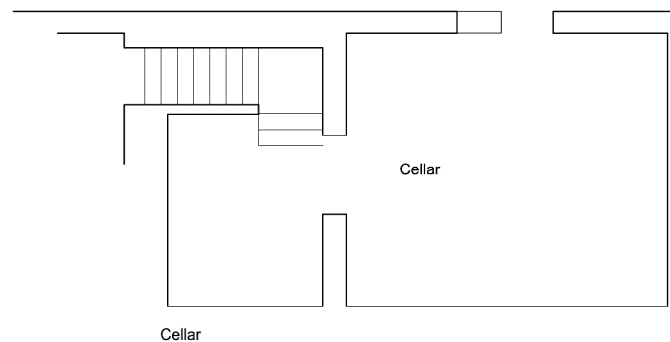




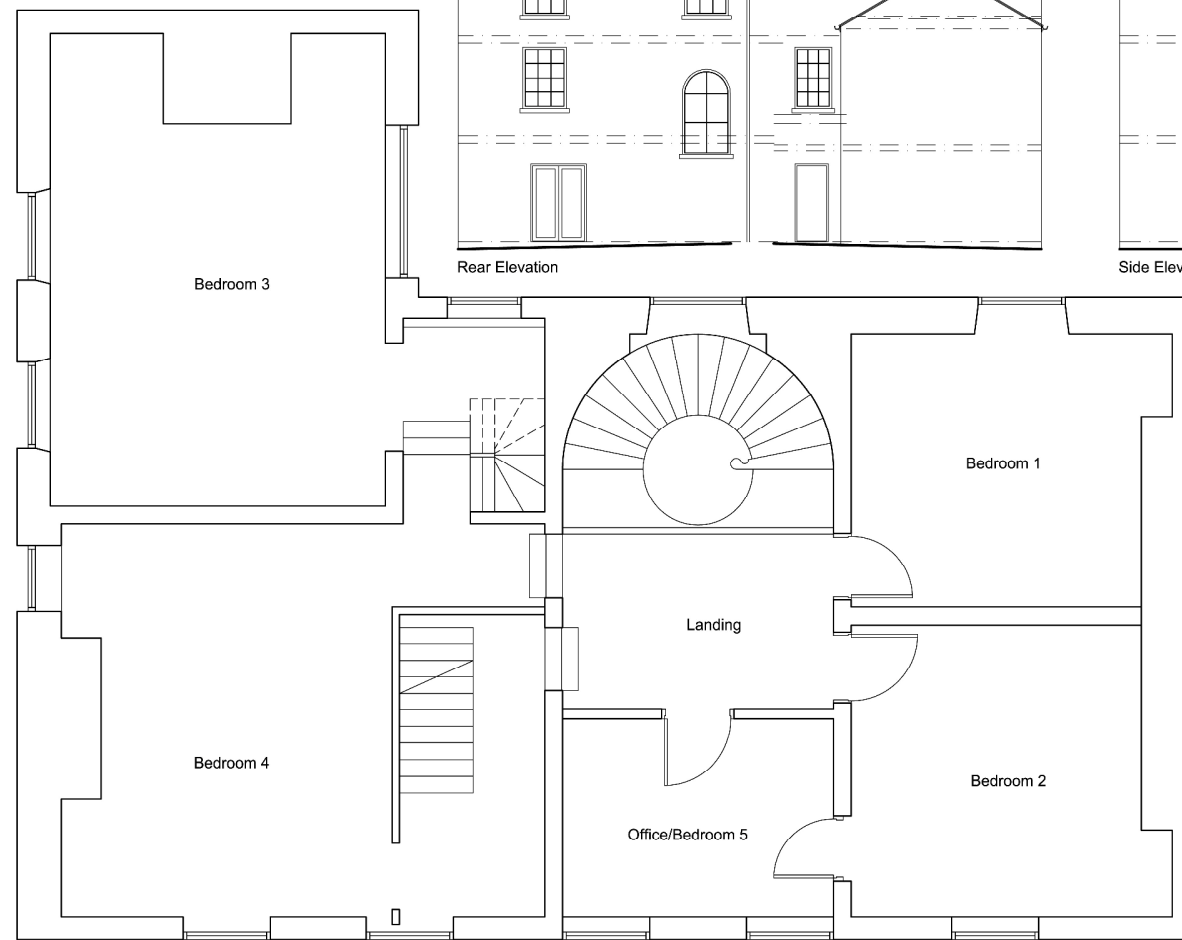
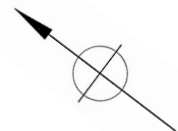
Second Floor Plan



Ground Floor Plan



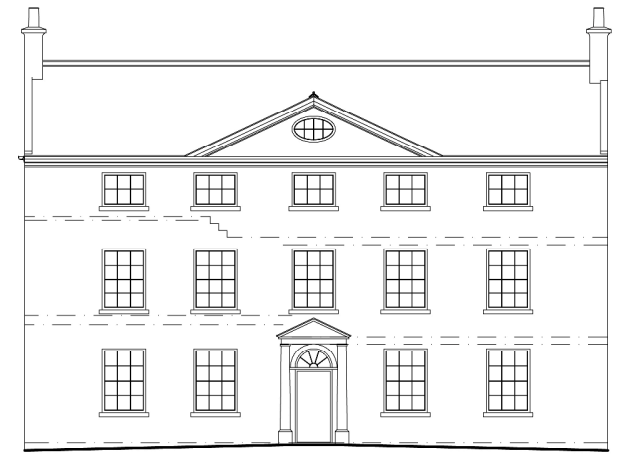
Cellar



First Floor Plan



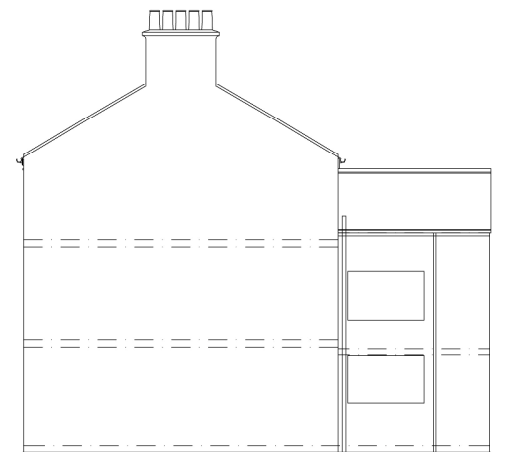
Side Elevation- facing Church



Front Elevation



Rear Elevation



Side Elevation

A: Room names added September 2014

Client  
Sandy Mahmoud

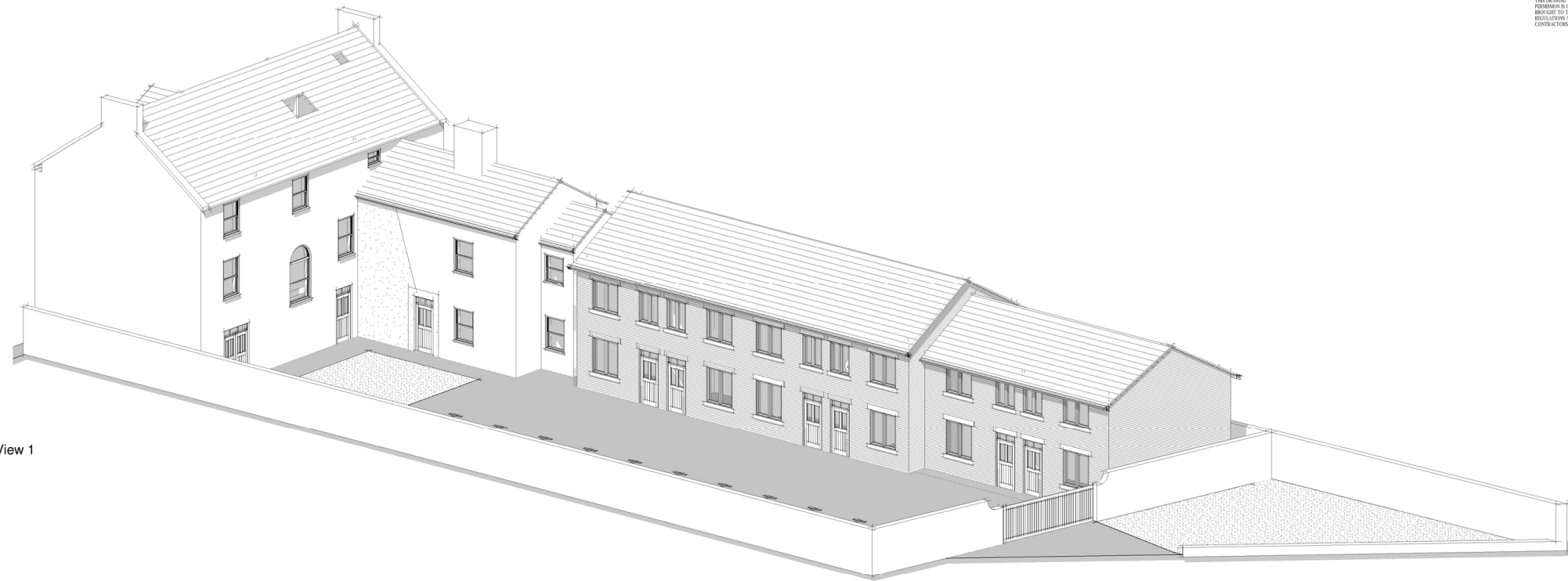
Project  
Alterations and Extension to form  
11no. self contained apartments  
The Old Vicarage, Stonegate, Thorne  
Doncaster

Drawing  
Plans and Elevations- Existing  
Proposed

windle cook architects  
927 Chesterfield Road, Sheffield S8 0SS tel. 0114 235 9910  
fax. 0114 235 9861

Drawn by MC	Date April 2014	Scale 1/50,100
Checked by	Drawing No. 14-481-C01	Rev. A

FIGURE 3: EXISTING FLOOR PLANS AND ELEVATIONS (2014)  
(map provided by PDG Architects, reproduced with permission)



00\_3D View 1



00\_3D View 2

DRAWING TITLE:  
**3d Views**

PROJECT DESCRIPTION:  
**Proposed Residential Development**

PROJECT ADDRESS:  
**Old Vicarage Thorne Doncaster**

**PLANNING DRAWINGS**



**FIGURE 4: PROPOSED DEVELOPMENT**  
(map provided by PDG Architects, reproduced with permission)





Plate 1: West (main) elevation on Stonegate, looking E.



Plate 2: East (rear) elevation, looking W.





Plate 3: Entrance hall showing staircase, looking E.



Plate 4: Reception/dining room, ground floor, looking N.