

Historic Building Photographic Survey

**Hecadeck Cottage, no. 2a, Church End,
Nether Broughton, LE14 3ET**

[Grid Reference: SK69482599]

Report Date: March 2011

Accession No. X.A45.2011



Written and Researched by: Stephen Bradwell MA RTPI IHBC
Commissioning Client: Mr Geoff Clements

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- Plate 19: Internal view within the detached outbuilding showing the surviving timber door standing against the rear wall
- Plate 20: Internal view within the detached outbuilding showing the brick trough standing against the front wall

Summary

A Level 2 photographic survey was carried out by Trigpoint Conservation & Planning on behalf of Mr Geoff Clements in March 2011 in advance of works to demolish and rebuild a single storey annex to the main house and for the demolition of a freestanding outbuilding. Hecadeck Cottage is a Grade II Listed building dating from 1762 and the single storey annex is mentioned in the list description.

Whilst the main property is constructed of red brick with a concrete tile roof, the single storey annex is of particular interest as it is constructed in red brick with cob walling in the front and rear walls with a pantile roof while the detached outbuilding is constructed in red brick with a pantile roof.

The archive will be deposited with the Leicestershire Museums Service.

1. Introduction and Scope of the Survey

- 1.1 This Level 2 photographic survey has been prepared by Trigpoint Conservation & Planning Ltd on behalf of Mr Geoff Clements, the owner of the property in accordance with a written scheme of investigation (see Appendix 4) prepared in response to Leicestershire County Council's Senior Planning Archaeologist's brief, recommending that a photographic survey be carried out to record the two buildings and their principal features prior to their demolition.
- 1.2 A site and photographic survey was carried out by Stephen Bradwell on 11 March 2011, the weather was bright and sunny. The photographic survey was carried out using a 35mm SLR camera, with HP5 Ilford monochrome film, and a digital camera. The digital images were taken as RAW image files and subsequently converted to TIFFs and transferred to a CD-rom for deposition in the archive.
- 1.3 This survey was undertaken to comply with conditions attached to recent approvals for planning permission and listed building consent for alterations to the existing property, including the demolition and rebuilding of the existing single storey annex attached to the main dwelling and the demolition of the detached outbuilding, issued by Melton Borough Council (application refs: 11/00047/FUL (condition no. 4) & 11/00048/LBC (condition no. 4)).
- 1.4 The purpose of the project is to make a photographic record that will allow the future understanding and interpretation of the buildings within the context for which they were originally designed as well as any later uses.
- 1.5 In accordance with the Written Scheme of Investigation the survey comprises three parts:
 - (i) a written record: providing a descriptive record of the buildings;
 - (ii) a photographic record: providing 35mm black and white prints and colour digital images of the main features of the buildings, and their immediate surroundings;
 - (iii) a drawn record: providing site location plans and survey drawings.

2. Statutory Designations

- 2.1 Hecadeck Cottage is a Grade II Listed building dating from 1762 and is therefore a designated Heritage Asset. The list description describes the property as follows:

House. Dated 1762, extended and altered C19. Red brick in Flemish bond, C20 concrete tile roof, brick end and ridge stacks. 3-unit plan originally. 2-storey, 3-window

range, extended 2 bays to left in two builds. Original block has central late C18/early C19 6-panelled door with side lights, fanlight and cornice/hood on brackets. C19 timber canted bay window to right, otherwise C20 sash windows to ground and 1st floors with brick lintels. Gabled dormer window above and painted datestone below dormer inscribed M/W E/1762. 2-storey, 1-window range to left, further 2-storey 1-window extension to far left with hipped roof, both of brick. Single-storey wing to right, probably outbuilding, with pantile roof, partly of brick, partly of cob.

Interior: noted as having chamfered spine beams.

[LB ref. 1835/32/29/229]

3. Previous Archaeological and Survey Work

- 3.1 No known archaeological work has previously been carried out on the buildings.
- 3.2 The building appears on the Leicestershire & Rutland Historic Environment Record (HER ref: MLE12584) described as a red brick house dated 1762 and repeating the list description.

4. General Setting & Location

- 4.1 The village of Nether Broughton lies approximately 5 miles to the north-west of Melton Mowbray. Hecadeck Cottage stands on the eastern side of Church End on the north-eastern side of the village, at a height of some c. 78m AOD [NGR SK69482599], about 250m to the south-east of St Mary's Church, which occupies an isolated position at the northern end of the village.
- 4.2 The present Hecadeck Cottage is a 3-bay, semi-detached house over three storeys, including the rooms within the attic space, that is built on a roughly north-south alignment (Plates 1 & 2). The property is constructed in red brick, laid in a distinctive Flemish bond on the front elevation and a Yorkshire bond (two stretchers between each header) on the rear elevation, with a modern concrete tile roof between raised brick gables.
- 4.3 Standing against the southern gable of the house is a single storey annex that is constructed in brick with cob walling (being a mixture of clay, pebbles and straw) in the front and rear walls with a pantile roof (Plates 4 & 5). A further brick-built detached outbuilding stands against the southern boundary of the site (Plate 3).

5. Summary of the Building's Type, Age and Materials

Single Storey Annex

- 5.1 The annex consists of a single storey, single cell unit that stands against the gable wall of the main house (Plates 1, 2, 4 & 5).
- 5.2 The front elevation of the annex is constructed with a central section of cob wall, that stands on a plinth of two courses of coursed ironstone and two courses of brick (Plates 5 & 8), between two red brick panels with a distinct vertical joint between the two different materials (Plates 6 & 7). The panel against the main house is not tied into the front elevation and there is a clear vertical joint between the two sections of brick walling and a cement fillet between the pantile roof and the gable wall of the main house (Plate 6).
- 5.3 The rear wall of the annex is built entirely of cob on a coursed ironstone plinth and this wall overlaps the rear corner of the main house, standing proud of the rear elevation by about 0.65m,

the depth of the cob wall (Plate 10).

5.4 The gable wall is built of red brick with a random bonding pattern (Plates 4 & 5) and whilst it is tied into the brick panel within the front wall it is not tied into the rear cob wall, as shown by the clear vertical joint in the internal corner between the two walls (Plate 13). A small projecting bay with double doors has been added to the gable wall (Plates 4 & 5) that is constructed in Imperial-size common bricks that are larger than the bricks in the gable wall and this bay is not tied into the main gable wall. The internal opening through the original gable is defined by a concrete lintel.

5.5 The roof of the annex is covered in pantiles (Plates 1 & 5) and is supported by a single truss with a rough hewn tie beam spanning the building between the front and rear walls with two angled struts supporting the purlins (Plates 14 & 15).

5.6 Internally the floor is brick paved and the walls are covered in a limewash (Plates 11 & 12).

5.7 There are no surviving fixtures or fittings to indicate its original function and no dating evidence for the annex although the main house has a painted datestone below the front dormer window inscribed 1762 (Plate 2).

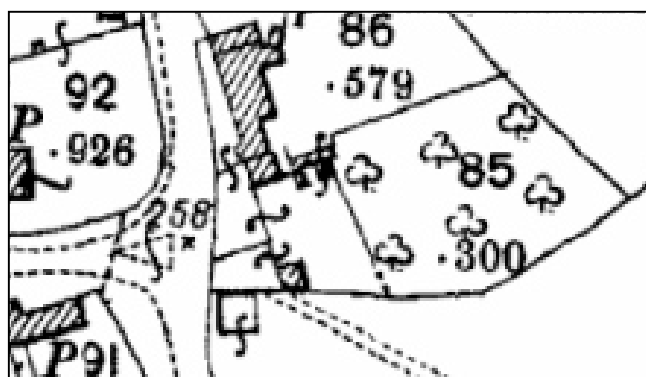
Detached Outbuilding

5.8 The detached outbuilding stands due south of the annex against the southern boundary of the site (Plate 3) and consists of a single storey, single cell unit. The building is constructed of a red brick, laid in a Yorkshire bond (two stretchers between each header) on the front and side elevations with a more random bonding pattern on the rear elevation, with a pantile roof (Plates 16 & 17).

5.9 The 1885 Ordnance Survey map suggests that this building was the corner section of a larger L-shaped range although the adjoining buildings appear to have been demolished by 1900 (see Maps 1 & 2). However the front wall of the outbuilding does project forward of the side wall indicating that this wall had extended further into the site (Plate 17).



Map 1: Extract from 1885 Ordnance Survey map



Map 2: Extract from 1900 Ordnance Survey map

5.10 The roof of the building is covered pantiles although it is now overgrown with vegetation and is in a parlous condition (Plate 16 & 17)

5.11 There is a low doorway in the side elevation with the timber door standing inside the building against the rear wall (Plates 16, 17, 18 & 19). At the front of the room is a low brick trough fixed

to the front wall suggesting that the building has been used as a loose box for cattle or as a pig sty (Plate 20).

6. Publication & Archive Deposition

- 6.1 A copy of this survey has been deposited with the local planning authority, Leicestershire County Council's Senior Planning Archaeologist and English Heritage National Monuments Record in Swindon.
- 6.2. The photographic and digital archive, including a copy of this report and copies of the architect's drawings, will be deposited with the Leicestershire Museum Service (Accession Number: X.A45.2011).
- 6.3 In addition, a summary of the project has also been submitted to the '*Transactions of the Leicestershire Archaeological and Historical Society*' and a record of the project made on the OASIS scheme.

7. References

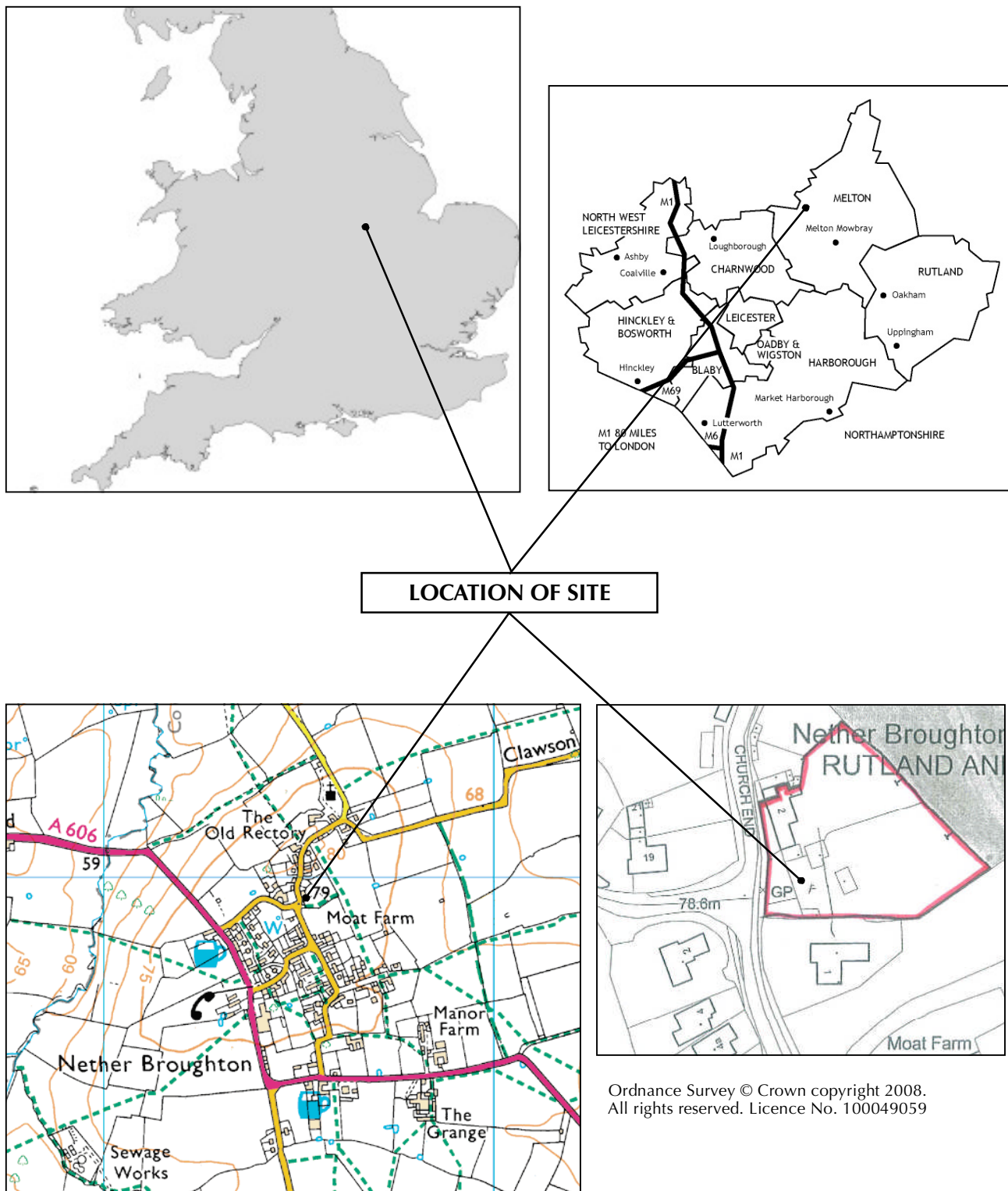
Brunskill, R. W. (1990) *Brick Building in Britain*, Victor Gollancz, London

English Heritage (2006) *Understanding Historic Buildings A Guide to Good Recording Practice*, English Heritage, London

Stephen Bradwell MA MRTPI IHBC

31 March 2011

Figure 1: General Location Plan



Appendix 1: Selection of Digital Images

Plate 1:

View looking north along the Church End across the frontage of Hecadeck Cottage with the single storey annex to the centre right



Plate 2:

View looking south along Church End across the frontage of Hecadeck Cottage with the single storey annex to the right



Plate 3:

View looking south along the front of the single storey annex towards the detached outbuilding showing the spatial and visual relationship between the two buildings



Plate 4:

View looking north towards the gable end of the single storey annex and Hecadeck Cottage



Plate 5:

View looking north-east towards the front wall and gable elevation of the single storey annex



Plate 6:

View looking east showing the vertical joint between the front wall of Hecadeck Cottage and the single storey annex and the vertical joint between the brick pier and the central section of cob wall



Plate 7:

View looking east towards the front corner of the single storey annex showing the vertical joint between the corner brick pier and the central section of cob wall

Plate 8:

Detail of the coursed stone plinth supporting the section of cob wall in the front wall of the annex



Plate 9:

Detail of the coursed stone plinth supporting the cob wall in the rear wall of the annex



Plate 10:

View looking south towards the rear cob wall of the single storey annex projecting forward of the rear elevation of the main house



Plate 11:

Internal view looking west of the front wall of the single storey annex, showing the brick paved floor and rough hewn timber beam



Plate 12:

Internal view looking east of the rear wall of the single storey annex, showing the brick paved floor and rough hewn timber beam





Plate 13:

View of the south-east corner of the single storey annex showing the vertical joint (to the left of the ranging rod) between the rear cob wall and brick gable wall

Plate 14:

View looking north-east showing the rough hewn timber beam and strut with supporting timber post



Plate 15:

View looking north-west showing the rough hewn timber beam resting on the front wall of the annex and strut





Plate 16:

View looking east towards the front elevation of the detached outbuilding

Plate 17:

View looking south towards the side elevation of the detached outbuilding showing the low doorway



Plate 18:

View looking south-east showing the low entrance door and the surviving timber door in more detail

Plate 19:

Internal view within the detached outbuilding showing the surviving timber door standing against the rear wall



Plate 20:

Internal view within the detached outbuilding showing the brick trough standing against the front wall



Appendix 2: Digital Images Contact Sheet

Nether Broughton TIFFs

Stephen Bradwell



FRAME01



FRAME02



FRAME03



FRAME04



FRAME05



FRAME06



FRAME07



FRAME08



FRAME09



FRAME10



FRAME11



FRAME12



FRAME13



FRAME14



FRAME15



FRAME16



FRAME17



FRAME18



FRAME19



FRAME20



FRAME21



FRAME22



FRAME23



FRAME24

Appendix 3: Digital Images Index and Register

Digital Image (Ref: FRAME..)	Plate No. in Report	Description	Direction of Shot
01	x	View looking north-east towards Hecadeck Cottage and the single storey annex adjoining its gable elevation	NNE
02	5	View looking north-east towards the front wall and gable elevation of the single storey annex	NE
03	2	View looking south along Church End across the frontage of Hecadeck Cottage with the single storey annex to the right	SSE
04	x	Section of the front elevation of Hecadeck Cottage showing front doorcase and datestone beneath first floor dormer	E
05	6	View looking east showing the vertical joint between the front wall of Hecadeck Cottage and the single storey annex and the vertical joint between the brick pier and the central section of cob wall	E
06	8	Detail of the coursed stone plinth supporting the section of cob wall in the front wall of the annex	SSE
07	x	Detail of the coursed stone plinth supporting the section of cob wall in the front wall of the annex	N
08	7	View looking east towards the front corner of the single storey annex showing the vertical joint between the corner brick pier and the central section of cob wall	E
09	4	View looking north towards the gable end of the single storey annex and Hecadeck Cottage	NNW
10	x	View looking north towards the rear cob wall of the single storey annex	N
11	10	View looking south towards the rear cob wall of the single storey annex projecting forward of the rear elevation of the main house	SSW
12	9	Detail of the coursed stone plinth supporting the cob wall in the rear wall of the annex	SSW
13	11	Internal view looking west of the front wall of the single storey annex, showing the brick paved floor and rough hewn timber beam	NNE
14	12	Internal view looking east of the rear wall of the single storey annex, showing the brick paved floor and rough hewn timber beam	SE
15	13	View of the south-east corner of the single storey annex showing the vertical joint (to the left of the ranging rod) between the rear cob wall and brick gable wall	SSE
16	14	View looking north-east showing the rough hewn timber beam and strut with supporting timber post	NNE
17	15	View looking north-west showing the rough hewn timber beam resting on the front wall of the annex and strut	NNW
18	20	Internal view within the detached outbuilding showing the brick trough standing against the front wall	WNW
19	19	Internal view within the detached outbuilding showing the surviving timber door standing against the rear wall	ENE
20	17	View looking south towards the side elevation of the detached outbuilding showing the low doorway	SW

21	18	View looking south-east showing the low entrance door and surviving timber door in more detail	SSE
22	16	View looking east towards the front elevation of the detached outbuilding	ESE
23	3	View looking south along the front of the single storey annex towards the detached outbuilding showing the spatial and visual relationship between the two buildings	ESE
24	1	View looking north along Church End across the frontage of Hecadeck Cottage with the single storey annex to the centre right	NNE

Photographic Register: Location of Digital Images



General Notes

1. Do not scale on the drawing unless a scale bar is provided.
2. Any annotations or notes on this drawing should be notified immediately to the Architect.
3. All dimensions to be indicated before the commencement of works on site.
4. All dimensions to be in millimetres unless otherwise stated.
5. All dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
6. All dimensions are to be checked on site. Any discrepancies are to be notified immediately to the Architect before the commencement of works on site.
7. All levels are in metres unless otherwise stated.
8. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.

Hecadeck Cottage

22A Church End, Nether Broughton, Melton Mowbray LE14 3ET

PROPOSED ALTERATIONS / EXTENSIONS

JOB NO: 1768 **DRAWING NO:** L17 **REV NO:** A **SCALE:** 1:200 @ A3

DRAWING TITLE: PROPOSED EXTERNAL WORKS PLAN

DATE: OCT 2010
DRAWN BY: DF

1. Introduction

Evelyn Ellis Architects 16 The Copewalk Nottingham NG1 5DT
 Telephone: 0115 941 8875 Facsimile: 0115 941 8675 E-mail: enquiry@evelynellis.co.uk



Appendix 4: Project Design

HISTORIC BUILDING PHOTOGRAPHIC SURVEY

at Hecadeck Cottage, 2a, Church End, Nether Broughton, LE14 3ET

Written Scheme of Investigation

This project design has been prepared in response to Leicestershire County Council's Planning Archaeologist's request that a historic building survey be carried out in advance of proposed alterations and demolitions at Hecadeck Cottage, 2a, Church End, Nether Broughton.

1. Site Location

- 1.1 The village of Nether Broughton lies approximately 5 miles to the north-west of Melton Mowbray. Hecadeck Cottage lies on the north-eastern side of the village, at a height of some c. 78m AOD, about 250m to the south-east of St Mary's Church, which occupies an isolated position at the northern end of the village [NGR SK69482599].
- 1.2 The existing property comprises of a 4-bay, two storey house on a roughly north-south alignment, constructed in red brick with a concrete tile roof between raised gables. Attached to the southern gable is a single storey annex, also constructed in brick with a section of cob walling in the front wall with a pantile roof. A further detached outbuilding stands against the southern boundary of the site.

2. Statutory Designations

- 2.1 Hecadeck Cottage is a Grade II Listed building dating from 1762 and must therefore be considered as a designated Heritage Asset. The list description describes the property as follows:

House. Dated 1762, extended and altered C19. Red brick in Flemish bond, C20 concrete tile roof, brick end and ridge stacks. 3-unit plan originally. 2-storey, 3-window range, extended 2 bays to left in two builds. Original block has central late C18/early C19 6-panelled door with side lights, fanlight and cornice/hood on brackets. C19 timber canted bay window to right, otherwise C20 sash windows to ground and 1st floors with brick lintels. Gabled dormer window above and painted datestone below dormer inscribed M/W E/1762. 2-storey, 1-window range to left, further 2-storey 1-window extension to far left with hipped roof, both of brick. Single-storey wing to right, probably outbuilding, with pantile roof, partly of brick, partly of cob.

Interior: noted as having chamfered spine beams.

(LB ref. 1835/32/29/229)

3. Previous Archaeological and Survey Work

- 3.1 No known archaeological work has previously been carried out on the buildings.
- 3.2 The building appears on the Leicestershire & Rutland Historic Environment Record (HER ref: MLE12584) described as a red brick house dated 1762 and repeating the list description.

4. Requirement for the Work

- 4.1 Melton Borough Council, the local planning authority, is considering applications for planning permission and listed building consent for the alterations to the existing property including the demolition and rebuilding of the existing single storey garage attached to the main dwelling (and mentioned in the list description) and for the demolition of a detached outbuilding to the side of the main house (application refs: 11/00048/LBC & 11/00047/FUL).

4.2 In view of the proposed demolition works the County Archaeologist has recommended that a photographic survey be undertaken of the two outbuildings scheduled for demolition before work starts on site.

5. Scope and Objectives of the Survey

5.1 The purpose of the project is to make a photographic record of the two outbuildings that will allow the future interpretation of the buildings and their historic fabric.

5.2 The two buildings are situated within the curtilage of the principal listed building and therefore constitute potentially significant elements of the principal designated Heritage Asset, it is therefore considered that a Level 2 photographic survey, as defined by English Heritage (*Understanding Historic Buildings. A Guide to Good Recording Practice*, 2006) and set out below in Appendix 1, would provide a proportionate and satisfactory level of historic building recording to comply with these objectives and the County Archaeologist's requirements.

6. Methods Statement

6.1 The survey will be undertaken following the standards and requirements prescribed by:

- Planning Policy Statement 5: *Planning for the Historic Environment*;
- *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Institute of Field Archaeologists: 1996, revised 2001);
- *Code of Conduct* (Institute of Field Archaeologists: 1985, revised 2006);
- *Understanding Historic Buildings A Guide to Good Recording Practice* (English Heritage: 2006)
- *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland* (Leicestershire County Council);
- *The Transfer of Archaeological Archives to Leicestershire Museums, Arts and Records Service* (Leicestershire County Council);
- *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (D H Brown - AAF 2007).

7. Reports & Archive Deposition

7.1 An accession number will be drawn prior to the commencement of the project and upon completion, one colour copy of the report, including a selection of photographs illustrating the buildings in context and the main focus of the survey (for example, areas subject to alteration/demolition), will be deposited with the local planning authority. A further colour copy of the report and a PDF/A version will be deposited with the County Council's Planning Archaeologist.

7.2 Once the report is formally approved the archive, consisting of the full written, drawn and photographic record, will be deposited with the Leicestershire Museum Service.

7.3 Any additional paper copies of the completed report will be subject to a charge of £40 per copy to cover costs including printing, postage and packing.

7.4 A summary of the project will be submitted for inclusion in the '*Transactions of the Leicestershire Archaeological and Historical Society*' and a copy of the final report will also be deposited in an appropriate format with the Online Access to the Index of Archaeological Investigations project (OASIS) and the National Monuments Record, English Heritage, Swindon.

8. Personnel CV

8.1 This work has been commissioned by the owner of the property, Mr Geoff Clements, and the project will be undertaken by Stephen Bradwell, an experienced and professionally qualified planner and historic buildings consultant. He is a member of both the Royal Town Planning Institute and Institute of Historic Building Conservation and also an affiliate member of the Institute for Archaeologists. His professional experience is supported by specialist qualifications in heritage conservation and an MA in Town and Country Planning.

9. Resources and Staffing

9.1 It is proposed that the project will be undertaken by Stephen Bradwell using a Minolta 35mm SLR camera and lenses for black and white photographs (to be processed to an appropriate standard) and a Konica Minolta digital camera for colour digital images (to be taken as raw image files and converted to TIFFs and submitted on CD). Other general equipment will include tripods, flash gun and 2m ranging rod.

10. Health and Safety

10.1 Trigpoint Conservation & Planning has its own health and safety guidelines for out-of-office meetings and site visits and before commencing work the contractor will carry out a Risk Assessment, liaising with the site owner regarding access to and condition of the building(s) and any known hazards or risks, in accordance with the Company's guidelines.

11. Timetable

11.1 The on-site visual and photographic survey will be completed within one day and this will be commenced on the morning of Friday 11th March.

Stephen Bradwell MA MRTPI IHBC

4 March 2011

APPENDIX 1: HISTORIC BUILDING PHOTOGRAPHIC SURVEY

at Hecadeck Cottage, 2a, Church End, Nether Broughton

As defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice*, a Level 2 Photographic Survey is essentially a descriptive record, viewing both the exterior and interior of the buildings and presenting conclusions regarding their development and use.

The proposed survey will, as a minimum, typically consist of:

1. The Photographic Record

- General view(s) of the the interior, exterior and setting of the two buildings in their wider setting or landscape;
- A series of oblique views of the buildings' external appearance to show elevations and to give an overall impression of their size and shape;
- Internal views to show the overall appearance and any surviving machinery or other plant, or contents or ephemera that provide evidence of the buildings' function or history;
- Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs.

2. The Written Account

- The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference;
- Details of any statutory designation (listing, scheduling or conservation area);
- The date when the record was made, and the name(s) of the recorder(s) and whether an archive has been made and its location;
- A summary of the building's plan, form, function, age and development sequence and, if known, the names of any architects, builders, patrons and owners;
- Gazetteer of the photographs taken.

3. The Drawn Record

- Site location plans and plans indicating the position and orientation of photographs;
- Plans (to scale) of all principal elevations and floors as existing, checked by the historic building specialist for accuracy and any amendments noted.