

**The Archaeology of Wiltshire's Towns**  
*An Extensive Urban Survey*

# **MARKET LAVINGTON**

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# The Archaeology and History of Market Lavington

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## **1. INTRODUCTION**

- 1.1. Towns are an important component of the historic environment which have developed over many hundreds of years and are under constant development pressures. The archaeological resource within our historic towns is an invaluable and irreplaceable source of data about past societies and the evolution of our culture. Despite these factors the archaeology of many towns, especially the smaller market towns, is poorly understood.
- 1.2. In 1976 the D.O.E. sponsored a study of the archaeology of Wiltshire's historic towns, aiming to assess the relative importance of the towns at different points in time as a basis for future archaeological research. This resulted in the publication of "*Wiltshire Towns: the archaeological potential*" (Haslam 1976). Since then, the book has been one of the key references for archaeologists monitoring urban development and its impact in the county.
- 1.3. An increase in the amount of archaeological and historical data available and changes in legislation such as the introduction of Planning Policy Guidance note No.16, have meant that a reappraisal of the situation is now due. The Extensive Urban Survey of Wiltshire has been commissioned by English Heritage, as part of a National programme, to address the need for a new assessment of urban archaeology in the county. The current structure of the historic county of Wiltshire is two-tier, with the County Council working in conjunction with the four District Councils (Kennet, North Wiltshire, Salisbury and West Wiltshire) and the new unitary authority of Swindon – historically part of the county. The survey aims to map the development of all of Wiltshire's and Swindon's historic towns (Fig. 1) and to assess the extent of the surviving archaeology and built heritage. It is also proposed that the threat of development on the historic environment within the county's towns will be examined.
- 1.4. As far as is known the first towns in Wiltshire appeared during the Romano-British period but all the known examples are now greenfield sites, although some may have given rise to nearby settlements. Most modern towns in the county have their roots as Saxon villages or defended settlements such as Cricklade and Wilton. Many of the villages grew into small towns after the Norman invasion, often focussed around a castle or market and in the early thirteenth century 'planted boroughs', in which individual plots of land were sold by the major landowner.
- 1.5. The definition of a town for inclusion in the survey follows the criteria laid out in Heighway (1972), by which the settlement must possess certain characteristics such as defences, a mint, a market, a street plan, or a judicial centre, and demonstrate such urban attributes as high population, a diversified economic base or a central or key location. For the purposes of the survey, however, the towns should meet these criteria historically, even if they no longer do so. This allows, for example, the inclusion of the five Roman towns in the county, and settlements such as the village of Heytesbury, which was developed as a

planned town in the 13<sup>th</sup> century, but which did not succeed as an urban centre. The full list of 34 towns included in the survey and the criteria for inclusion are included as Appendix 1. Market Lavington satisfies two criteria: it has a documented historic market and market place (*criteria iii*); it has evidence for planned burgage-type plots (*criteria ix*).

- 1.6. The area of study in each town is defined by the size of the town as it stood in 1945, encompassing both the historic core of the town and the older industrial and suburban development. There is an emphasis on the earlier material, and the later Victorian and 20<sup>th</sup> century development are covered here only very briefly. Although more detailed than Haslam's report, in most cases each study remains no more than a brief summary of the data, and a guide to the location of more detail for other researchers. The extent of the study area for Market Lavington is depicted in Fig. 2.
- 1.7. The research into each town will be encapsulated into two reports: a summary and assessment of the data gathered and an outline strategy for future management of specified sections of the urban area. This first report is intended to provide a clear and up-to-date synthesis of the available archaeological and historical data for Market Lavington, with an assessment of the main areas of historic settlement in the town and of the potential and sensitivity of the archaeologically important areas. The assessment reports are compiled from four main data streams: geographical and geological sources for the location and topographical summary; secondary historical sources for the historical outline; recorded archaeological data for the sites and finds information; the archive of the Wiltshire Buildings Record (WBR) for architectural data. The architectural summary is not subject to the same level of research as the other three data streams, and the information presented in the reports is based upon evidence compiled from the existing WBR archive, updated in places by field visits to note non-listed buildings of historic interest, combined with the Department Of Culture, Media and Sport schedule of listed buildings.
- 1.8. This Assessment was prepared originally in 2002, with amendments from consultations added in 2004. Table1 (archaeological investigations) has been updated, but the results of these more recent events have not been assimilated.

## **2. LOCATION AND TOPOGRAPHY**

- 2.1. Modern Market Lavington is a village lying at the foot of the north-west scarp of the chalk massif of Salisbury Plain, c.5 miles south of Devizes within the District of Kennet. The village stands at the junction of two historic routes, one aligned roughly east-west along the foot of the scarp, the other aligned approximately north-south and which once connected Salisbury with Devizes (Crittall 1975).
- 2.2. Market Lavington lies predominantly upon Upper Greensand, with the southern limits of the village on the rising ground composed of Lower Chalk. Numerous springs rise from the greensand, and these drain away to the west in a pair of

un-named streams (Ordnance Survey 1969). The mean elevation of the village is c.95m AOD (Ordnance Survey 1987)

### **3. PAST WORK AND THE NATURE OF THE EVIDENCE**

#### ***3.1. Historic Sources***

- 3.1.1. This is a desk-based study, using material available within the County Council Heritage Services facilities in Trowbridge: the Sites and Monuments Record (SMR); The Wiltshire Reference Library; the Wiltshire & Swindon Record Office; and the Wiltshire Buildings Record. Historical data are generally drawn from secondary sources, normally the Victoria County History and histories of the individual towns, based on recommendations or specific requirements. Data on archaeological investigations and their results are drawn directly from the original reports or publications wherever these are available.
- 3.1.2. The use of primary sources in the Record Office is restricted to maps and sometimes other pictorial material, which are consulted to locate accurately individual sites or buildings and to trace the growth of the settlement.

#### ***3.2. Archaeological Work In The Town***

- 3.2.1. This section outlines the known archaeological investigations that have taken place in Market Lavington. The list is compiled from information in the County Sites and Monuments Record, Excavations Register, and the fieldwork reports kept in the County Archaeology Section in Trowbridge. Others have been added as a result of incidental mention in one of the above sources, and where there is enough information to get at least a general idea of the location of the site. The numbers refer to the map included in this report (Fig. 3).

Event	Year	Site Name/Location	Event Type	Excavator	Reference
001	1986	Grove Farm	Evaluation	Thamesdown Archaeological Unit	Thamesdown Archaeological Unit 1986
002	1996	Grove Farm	Excavation and Auger Survey	Wessex Archaeology	Williams & Newman 1996
003	2002	St Mary's church	Watching Brief	Archaeological Site Investigations	ASI 2000
*004	2004	Builders Yard, White Street	Evaluation	Archaeological Site Investigations	ASI2004

**Table 1:** Archaeological Investigations in Market Lavington. Reports flagged thus \* were received after the preparation of this Assessment, which was compiled in 2002.

#### **4. HISTORICAL OUTLINE**

- 4.1. This report is not intended to provide a major historical review of the history of Market Lavington and the material included here relates mainly to events which might have had some impact on the archaeology of the town, or its survival. The chief source of historical information for Market Lavington is Volume 10 of the Victoria County History (1975), upon which, unless otherwise stated, the majority of the Historical Outline is based.
- 4.2. Lavington, or *Laventone*, is first mentioned in the Domesday Book of 1086. The name, however is of much earlier origin, and is thought to be of Anglo-Saxon derivation meaning the farm or settlement of Lafa's people (Gover 1939). Domesday records the estate of Lavington as held by Queen Edith prior to the Conquest, and as a royal holding it may have been of some importance.
- 4.3. Soon after the Conquest the Lavington estate was split into two manors, one centred on nearby West Lavington, the other on Market Lavington, which, by the mid 13<sup>th</sup> century was known as Steeple Lavington and later as Chipping Lavington. Both prefixes indicate a market function, and the first market grant of 1254 is thought to be a confirmation of a pre-existing arrangement.
- 4.4. In 1225 the estate of Market Lavington was itself split into two smaller manors, of De La Mere and of Rochelle, both with capital messuages - although that of the former cannot now be located. In 1368 the Rochelle manor was conveyed to the rector of the Bonhommes Priory at Edington, and was held by that institution until the Dissolution.
- 4.5. Taxation records suggest that by the 14<sup>th</sup> century Market Lavington was a prosperous place, ranking within the most highly rated fiscal units of the county with 252 poll tax payers. This new found wealth is borne out by the number of merchants, innkeepers and other workers and tradesmen qualifying to pay tithes at this time. Despite this early success, Market Lavington did not develop into a modern town, and its market failed to thrive, probably due to the proximity of the nearby and well-established market centre at Devizes.
- 4.6. In contrast to the general trend in West Wiltshire, the Medieval town is not known to have developed as a cloth-making centre, although by the 18<sup>th</sup> century the parish is known to have supported eleven malt-houses, a trade which continued into the 19<sup>th</sup> century, but which was over by 1883. The Industrial Revolution did not touch Market Lavington, which was served by neither canal nor railway, and subsequently the town developed little by the way of industries. In the early 19<sup>th</sup> century Market Lavington was described as having the appearance of being 'formerly a considerable town' (Britton 1814). By this time the market was in decline, and was last held between 1850 and 1860. The modern settlement is best described as a large village, although retaining some minor urban facilities.

## **5. ARCHAEOLOGICAL AND ARCHITECTURAL SUMMARY**

### **5.1. Introduction**

5.1.1. The following is a resume of the archaeological record of the town, drawn from the county SMR and the various excavation reports. Data on surviving buildings come from the Wiltshire Buildings Record unless otherwise stated. The bold print numbers in this section refer to entries in the Urban Survey database, and appear on the sites and findspots location maps in Figs. 4 - 5, which were created from the database and the SMR.

### **5.2. Prehistory (Fig. 4)**

5.2.1. Few finds of this period occur within the Study Area. Excavations at Grove Farm in 1990 (**ML008**, Wessex Archaeology 1990) recovered an assemblage of worked flint dating from the Mesolithic to Early Bronze Age periods. This material was all residual within much later contexts, but serves to demonstrate a sporadic human presence within the vicinity during the prehistoric era. A circular Neolithic scraper is reported from a location to the north of St. Mary's Church (**ML001**).

### **5.3. Roman (Fig. 4)**

5.3.1. The excavations at Grove Farm revealed direct evidence for Romano-British occupation beneath the present village (**ML002**, Wessex Archaeology 1990). The remains of a small masonry structure were discovered with an *in-situ* mortared floor. The finds include quantities of finewares, coins and other artefacts, and indicate the presence of a relatively high-status site within the vicinity. This is likely to have been a villa, and it was considered by the excavators that Romano-British occupation may have extended along the minor greensand ridge upon which the village lies, as stray finds of Roman material were encountered away from the excavation site, and an auger survey demonstrated the presence of occupation-type deposits in the vicinity of the Old House to the east, near Parsonage Lane. The possible villa site is suspected (though not confirmed) by the excavators to lie some 200m to the west of the excavation site. The finds span the 1<sup>st</sup> to later 4<sup>th</sup> centuries, with an end date around AD380. Evidence of continuity of settlement into the Saxon period was not found.

### **5.4. Saxon (Fig. 5)**

5.4.1. The 1990 excavations at Grove Farm also identified Saxon occupation evidence (**ML003**, *ibid.*). This primarily comprised early Saxon occupation, in the form of three sunken-featured buildings, and partial evidence for a post-built timber structure, possibly a hall. This activity was dated by pottery and other artefacts to the 5<sup>th</sup> to 7<sup>th</sup> centuries, and it may be that the majority of the settlement lay away from the excavation area to the south and east. There was minimal evidence for mid Saxon settlement, although this is thought to

represent a shift in the focus of settlement rather than an absence of activity. This theory is strengthened by the later Saxon activity, in which the site was divided into plots by a series of ditches and gullies, clearly indicating the presence of settlement nearby. The limits of this activity were marked on the northern side by a boundary ditch, but they were not defined to the west, east or south and it is likely that the excavation explored only a small percentage of the settlement area. The rest presumably lies under the present churchyard, the Old House, and perhaps Grove Farm itself.

- 5.4.2. To the west of the settlement area lay an early Saxon cemetery (**ML004**, *ibid.*). This contained thirty-two Pagan burials, datable on the basis of grave goods, to the 5<sup>th</sup> to 7<sup>th</sup> centuries – compatible with the earliest phase of Saxon settlement to the east. The burials included several with weapons, such as knives, spears and shields, although with a marked absence of high-status arms such as swords and axes. Other burials contained saucer and disc brooches, some of which preserved traces of textiles on their reverse sides, and toilet items, beads and other dress accessories.

### **5.5. Medieval (Fig. 5)**

- 5.5.1. The earliest surviving Medieval structure in the village is the parish church of St. Mary (**ML005**). This (grade I) building has a chancel and nave said to date from the 13<sup>th</sup> century, although fragments of Norman decorative features incorporated into the fabric attest to the former presence of an earlier church. The porch was added and the aisles widened in the 14<sup>th</sup> century and the tower is of 15<sup>th</sup> century date (Pevsner 1975).

- 5.5.2. The Old House, 11 Parsonage Lane (**ML010**) is the only known Medieval aisled house surviving in the county, and is listed (grade I). It is believed to date to the early 14<sup>th</sup> century when it was partly timber-framed with an aisle on each side of the hall rising to a crown post roof. The contemporary cross wing is in stone. It was floored over in the 16<sup>th</sup> century, and altered again in the late 17th/early 18th & 19<sup>th</sup> centuries. It is by far the oldest surviving secular building in the village, and is thought to have been the capital messuage of one of the two manors in the parish.

- 5.5.3. The Market Place (**ML009**) is thought to have been established as part of the planned expansion of the earlier Medieval village into a town in the early 13th century (Crittall 1975). The previously well-preserved appearance of the Market Place has been destroyed since WWII. Most of the historic housing fronting onto it has been demolished, including a possibly Medieval building used as a market house and toll-collecting point, which also served as the manorial court (*ibid.*).

- 5.5.4. The excavations at Grove Farm revealed evidence for Medieval activity on the site (**ML006**, Wessex Archaeology 1990). A series of pits and ephemeral stake-built structures adjoining Parsonage Lane were dated by pottery to the 12<sup>th</sup> to 14<sup>th</sup> centuries. A 15<sup>th</sup> century book mount was discovered nearby (**ML007**).

## **5.6. Post Medieval and Industrial/Recent**

5.6.1. No significant archaeological sites of either Post-medieval or Industrial/Recent date are recorded within the Study Area.

## **5.7. Built Heritage**

5.7.1. This section of the report is intended to provide an introduction to the surviving built heritage of Market Lavington, and as such is not designed to be a comprehensive account of the town's notable structures, but is a selection of the salient architectural features and buildings within the Study Area, including, if present, significant unlisted structures. This data has been compiled by Wiltshire Buildings Record.

5.7.2. Detailed lists of historic buildings and architectural detail are included as Appendices 3, 4 & 5. Although individual Grade II listed buildings may be (where relevant) discussed in this section, they are not included as a comprehensive list in the Appendices, due to the very large quantities of additional data this would involve. Researchers seeking information on Grade II structures are directed to the appropriate Governmental lists of protected buildings.

5.7.3. Market Lavington is situated almost in the centre of Wiltshire at the foot of Salisbury Plain. The earliest domestic building recorded is in timber, or mixed materials typically found close to the plain of stone, timber and early brickwork. The present red brick and tile appearance dates from the 18<sup>th</sup> century when the town became a centre for the malting industry and to a lesser extent its associated trade of brewing.

### **5.7.2. Thirteenth Century**

5.7.2.1. The Church of St Mary, Church Street (grade I) is described above (Par. 5.5.1).

### **5.7.3. Fourteenth Century**

5.7.3.1. The only known aisled house in the county is The Old House, 11 Parsonage Lane (grade I) (Par. 5.5.2).

### **5.7.4. Sixteenth Century**

5.7.4.1. No. 4 Market Place (grade II) is the sole remaining early structure in the central market place of the town dating from the late 16th/early 17<sup>th</sup> centuries. Of the six buildings listed from this period only this house is of roughcast stonework. The others are all timber framed in origin, Lloyds Bank with a jetty on three sides showing it was once free-standing. Many of these retain some original wattle and daub infilling. 3 and 5 High Street were also jettied (information from Curator, Market Lavington Museum).

### **5.7.5. Seventeenth Century**

5.7.5.1 A number of houses, such as 11 High Street are thought to have earlier cores. More obvious are No.s 1 (Post Office) and 13 High Street in which

earlier joinery may be seen behind rendered or rebuilt façades. The Kings Arms, 8 High Street (grade II) has a stone ground floor and a jettied timber framed upper floor. The listing suggests that it may be earlier than the 17<sup>th</sup> century, but during the early part of the century there was a trend for this type of construction on the low lying ground between Trowbridge and Potterne. Kytes Cottage, 10 High Street is of similar construction.

5.7.5.2 The majority of the seventeen listed houses from this period are concentrated in the High Street. WBR archives have records of a single unit timber-framed cottage at 15 Northbrook which has disappeared.

#### 5.7.6 Eighteenth Century

5.7.6.1 No structure distinguished by a grade II\* or higher qualification is among the nineteen structures listed from this century, although many of them seem to be earlier rather than later in the period. Typically for the area, surviving houses are of mixed materials such as rubble limestone or greensand faced with brick, or brick with stone dressings.

#### 5.7.7 Nineteenth Century

5.7.7.1 Of the fourteen listed buildings from this century only two date from after the mid-19<sup>th</sup> century. Brick is the predominant material though still with stone dressings occasionally.

## 6. PLAN FORM ANALYSIS

### 6.1. *Introduction*

6.1.1. Market Lavington, unusually, may be able to trace its genesis back to the Romano-British period, although it is probable that prior to its inception as a planned town in the 13<sup>th</sup> century the settlement comprised no more than a village, and exhibited no urban characteristics prior to that time.

6.1.2. Historical and documentary archives have clearly identified the presence of a settlement from at least the 11<sup>th</sup> century, and archaeological excavations have proven the existence of early and later Saxon settlement. Although the archaeological evidence offers a valuable window onto this usually obscure period, it is but a small part of the overall picture, and combined with the complete lack of contemporary documentary or historical records prevents a meaningful reconstruction of the Saxon topography.

6.1.3. As a minor market town, Market Lavington saw little expansion beyond the Medieval core until the 19<sup>th</sup> century – a pattern common amongst the smaller Wiltshire towns, and one especially true here, where the proximity of the established market and trade centre at Devizes stunted development. The advent of the Industrial Revolution had only a limited impact, with very little industrial activity and no canal or railway to feed growth.

6.1.4. Owing to the lack of wider Saxon evidence, the very limited Post-medieval growth and the absence of industrialisation, only the Medieval phase of Market Lavington's plan form is explored in detail within this report.

**Table 2:** Plan form components

COMPONENT	COMPONENT TYPE	FIGURE No.
COM1	Parish Church	6
COM2	Rochelle/Rectory Manor	6
COM3	Probable Extent of Late Saxon/ Early Medieval Village	6
COM4	13 <sup>th</sup> Century Market Place	6
COM5	13 <sup>th</sup> Century Planned Settlement	6
COM6	Probable Farmstead	6
COM7	Roads	6

## 6.2. Medieval (Fig. 6)

6.2.1. **COM1 – Parish Church.** The church of St. Mary is described above (Par. 5.5.1). and shows the current structure to have originated in the 13<sup>th</sup> century. However, it was a not uncommon practice at this time to rebuild new, larger churches on the sites of their Saxo-Norman predecessors (Rodwell 1989), and given that earlier architectural fragments are incorporated within the 13<sup>th</sup> century work this is a likely scenario. The extent of the churchyard depicted in Fig. 6 represents its known form prior to the later 19<sup>th</sup> century, when the churchyard was expanded to its present size.

6.2.2. **COM2 – Rochelle/Rectory Manor.** The architectural composition of this component is described above (Par. 5.5.2), as is the birth of this manor as a land unit in the early 13<sup>th</sup> century (Par. 4.4). The present building is said to be of early 14<sup>th</sup> century date, and therefore pre-dates the conveyance of the manor to Edington Priory in 1368. The extent of the site shown on Fig. 6 is based upon the 1<sup>st</sup> Edition Ordnance Survey map. It is probable that this was more extensive in the Medieval period, and may have incorporated the probable farmstead to the north (**COM6**).

6.2.3. **COM3 – Late Saxon/Early Medieval Village.** The archaeological evidence (Par. 5.4.1) has demonstrated that settlement activity during the Saxon period was concentrated within the vicinity of the church, although with some localised migration or settlement creep between the 5<sup>th</sup> to 10<sup>th</sup>/11<sup>th</sup> centuries. This was certainly the assumption of Haslam (1976), and this survey considers it probable that by the time of Domesday the route along the foot of Salisbury Plain's northern scarp was well-established and the settlement focussed upon it. Although there is as yet no archaeological evidence to support this theory, it is likely that the 13<sup>th</sup> century planned town (**COM5**) was appended to the existing settlement and not detached from it. The area depicted in Fig. 6 is essentially a modification of Haslam's model, with the earlier settlement area extending from the Grove Farm area to the west of the church across to the historic north-south route comprising Parsonage Lane and White Street.

- 6.2.4. **COM4 - 13<sup>th</sup> Century Market Place.** The market grant of 1254 is thought to have legitimised an existing situation, and it is likely that the market place was in existence by this time as part of the planned stimulation of the settlement (Par. 6.1.9). The original form of the Market Place is difficult to determine, although it is likely that it was never that extensive, a situation paralleled at Westbury (Extensive Urban Survey (EUS) Assessment Report 2001). It is possible, however, to suggest some encroachment, particularly to the north and west, where Post-medieval buildings may have pushed into the trading area.
- 6.2.5. Until the 1950s this was a well-preserved example of a small town market square. Unfortunately, extensive demolition and redevelopment in the 1960s, followed by 'streetscaping' in more recent times, has completely disrupted the historic topography of this component. Amongst the buildings lost during this period was an ancient building in the south-west corner of the Market Place which served as a market house. This was originally open on the ground floor, with the upper floor supported by large oak pillars (Mcgill 1995), although these were later filled in. It is said to have been the place where market tolls were collected, and where the manorial court was held. The nature of the landscaping of the present car park in this area has significantly raised the ground level above that of the street frontage immediately to the south. It is possible, therefore, that archaeological elements of the former Market House are preserved *in-situ* at this location.
- 6.2.6. **COM5 – 13<sup>th</sup> Century Planned Settlement.** There is good documentary and cartographic evidence to plot a planned development of Market Lavington in the earlier 13<sup>th</sup> century. We know that at the time of Domesday the settlement showed no urban attributes, yet by the 1330s it was bracketed with Wilton in the list of most highly rated fiscal units (Crittall 1975), and by 1377 it had virtually the same tax liability as Chippenham. This can only be attributable to the settlement being subject to the type of urban economic stimulation prevalent in the 12<sup>th</sup> to 14<sup>th</sup> centuries. Such developments were common in England and Wales at this time, part of a widespread speculative urge by both government and landlords to generate increased trade, and to create revenues through market and burgage tolls (Butler 1976).
- 6.2.7. It is known from historical and documentary records that Roger Gernon obtained market and fair grants for Market Lavington in the mid 13<sup>th</sup> century (Par. 4.3), and it is likely that these confirmed an existing arrangement, the new town being already in existence and evidently enjoying some prosperity (Par. 6.1.9, above) by this time. Beyond these basic facts little is known of the nature of the foundation. The topography of the modern village to a certain extent preserves the characteristic regular plots of possible burgages, and from this information it is possible to conjecture a small planned settlement centred on the main east-west route along the foot of the Plain. The possible burgages are today best preserved along the south side of the High Street, where the long, narrow land units are bounded by a 'back lane' or service road. Both the 1840 tithe map and the 1<sup>st</sup> Edition Ordnance Survey map show that these were once

mirrored along the north side of the High Street, although modern developments have disrupted the historic property boundaries in this area.

- 6.2.8. **COM6 – Probable Farmstead.** Archaeological excavations at Grove Farm identified several features of Medieval date (Par. 5.5.4) which may be associated with a farmstead of the period. It is possible, though not certain, that this may have been part of the nearby manor (**COM2**).

## **7. ASSESSMENT**

### **7.1. Summary of Research**

- 7.1.1. The Victoria County History survey of Market Lavington (Crittall 1975) has been of invaluable assistance in researching the known historical and documentary record for the settlement. It is clear from this work, however, that large parts of the history of the village remain obscure, especially the circumstances surrounding the development of the 13<sup>th</sup> century planned town, its subsequent success and later decline. Other important gaps in our knowledge include the early post-Conquest nature of the settlement and the development of the Post-medieval community, especially the period by which Market Lavington could no longer be said to possess urban attributes. It is possible that further research could unearth new material relating to this latter period.
- 7.1.2. Only one area of the historic settlement has been explored by archaeological means. The excavations at Grove Farm have provided a wealth of data about previously unknown aspects of early settlement, in particular the tantalising possibility of continuity of settlement from the Romano-British period into the Saxon era and beyond. This work has helped to define the centre of early occupation and has confirmed earlier theories (such as Haslam, 1976) of the historic nucleus of market Lavington.

### **7.2. The Growth of the Town (Fig. 7)**

#### **7.2.1. Saxon**

- 7.2.1.1. It is clear from the archaeological record that a Saxon settlement was established within the vicinity of the present (much later) St. Mary's church from the 5<sup>th</sup> century, possibly in succession to a Romano-British villa estate. The extents of Saxon settlement were not defined during the work, although it is likely that it comprised no more than a small village. By the later Saxon period, when Lavington was held by Queen Edith, it is likely – although not certain – that the settlement was focussed upon a manor or lodge from which the administration of the estate may have taken place. Unfortunately, the later village of Market Lavington overlies the greater part of the site of the Saxon settlement, and our only firm evidence comes from the archaeological excavation at Grove Farm.

### **7.2.2. Late Medieval**

7.2.2.1. The settlement listed in Domesday – the village held by Queen Edith – remained a wholly agricultural, non-urban entity until the 13<sup>th</sup> century. This settlement is likely to have been clustered around the church – newly rebuilt in the 13<sup>th</sup> century – and focussed upon the main east-west route through the area. The planned expansion of this period created a whole new settlement area, appended onto the east side of the existing village, and more than doubled the size of Market Lavington. With a new market place laid out and burgage-type tenements available, the new town quickly prospered, as is borne out by documentary evidence. By the mid 14<sup>th</sup> century a new manor house had been constructed (now known as the Old House) and there is evidence for at least one farmstead on the periphery of the town.

### **7.2.3. Post Medieval & Recent**

7.2.3.1. The 14<sup>th</sup> and 15<sup>th</sup> centuries probably represent the peak of Market Lavington's importance, and in the Post-medieval period the town appears to have entered a period of steady decline, and little growth can be traced beyond the area of Medieval development until the 19<sup>th</sup> century. The surviving built heritage suggests that in the 17<sup>th</sup> and 18<sup>th</sup> centuries development was largely contained within the area of the Medieval town, with possibly some minor expansion along White Street, centred on the stream. In the 19<sup>th</sup> century there is much more rebuilding within the historic core of the settlement, but also limited development along Northbrook. The first half of the 20<sup>th</sup> century saw additional small private developments occurring in and around the Medieval settlement area, but it is not until the latter half of the century – beyond the scope of this report – that extensive housing & infrastructure projects began to expand the settled area of the village.

## **7.3. *The Archaeological Potential***

7.3.1. One of the principal aims of this phase of the Extensive Urban Survey is to examine the archaeological potential of the town to assist with the development of a management strategy in the later phase of the project. Whilst all of the core town may be considered important archaeologically, it is necessary to try to highlight those areas of greater interest, either because of the importance of the remains or because better than average preservation is expected there.

7.3.2. The important discovery of Saxon settlement and funerary remains at Grove Farm has provided a window on the early development of the settlement. The work established that settlement activity extended beyond the excavation area to the west, south and east. Future research should primarily be focussed on expanding our knowledge of this area, by investigating – wherever possible – those parts of the village nucleus to the west of Parsonage Lane. Much of this is chiefly an area of long-established residential occupation, and unlikely therefore to provide a significant opportunity for development-generated archaeological work. However, the area around St. Mary's church and in the undeveloped meadow to the west of the church could be possible sites for future research. We know that the 13<sup>th</sup> century church probably had a 12<sup>th</sup>

century or Saxo-Norman predecessor, and it would be useful to determine its date of foundation. Any opportunity to observe excavations arising from pipe trenching or drainage work in this location would be of interest. Of particular relevance would be any such work inside the church, where the chances are higher of encountering earlier structural phases or relatively undisturbed stratigraphy.

- 7.3.3. The area in the vicinity of the Old House has been proven – by limited auger survey – to contain *in-situ* archaeological deposits of Romano-British and later date. Research could be undertaken to establish the nature and extent of the surviving stratigraphy at this location, which presumably extends beneath neighbouring properties.
- 7.3.4. The excavators of Grove Farm considered that a villa site may exist some 200m west of their site – beyond the Study Area boundary. Work is required to verify this theory.
- 7.3.5. Similarly, archaeological investigation is required to determine the extents of the pre-13<sup>th</sup> century village, and in this context any opportunity to observe excavations within the area depicted in Fig. 6 (COM3) would be helpful.
- 7.3.6. The planned Medieval extension or ‘new town’ is worthy of investigation. Little is known of this entity, and excavation within any of the regular burgage-type plots lining High Street would be valuable in establishing the chronology, density, character and extent of occupation within this area, which once knew some prosperity. Also of value – but less likely - would be the chance to investigate a street frontage site in this area, where the greatest concentration of occupation would most probably have been. Within the greatly degraded Market Place, archaeological work would be of use in determining the survival or otherwise of any elements of the former Market House, although the use of this site as a car park is unlikely to change in the near future. Within the rest of the Market Place, relatively recent developments attest to missed opportunities for archaeological investigation and the chance to measure any encroachment.
- 7.3.7. The surviving built heritage of High Street and White Street, the two principal streets of the planned extension, is apparently predominantly 19<sup>th</sup> century, with a cluster of 17<sup>th</sup> century properties on the south side of High Street. Internal buildings surveys within this area may well prove that earlier buildings survive behind later frontages.

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## **10. APPENDICES**

**Appendix 1:** Towns included in the Extensive Urban Survey of Wiltshire, with reference to urban criteria defined by Heighway (1972).

	<b>Town</b>	<b>Criteria</b>
1	Amesbury	ii, iii, xi, xi
2	Bradford-on-Avon	iii, vi, viii, xi
3	Calne	ii, iii, ix
4	Chippenham	i, iii, iv, viii, ix, x, xii i, ii, v, xii
5	Cricklade	i, ii, vi
6	CUNETIO	i, ii, iii, v
7	Devizes	ii, iii, v, ix, xi
8	Downton	i, ii, vi
9	DUROCORNIVIUM	i, vi
10	EASTON GREY	iii, iv, v, ix
11	Great Bedwyn	ii, iii, ix
12	Heytesbury	ii, iv
13	Highworth	ii, vi, ix
14	Hindon	ii, iii, xi
15	Lacock	v
16	Ludgershall	i, iii, iv, xi
17	Malmesbury	iii, ix
18	Market Lavington	ii, iii, iv, xi
19	Marlborough	ii, iii, viii
20	Melksham	ii, iii, xii
21	Mere	iii, viii, xi
22	Ramsbury	i, ii, iii, v, vi, vii, viii, ix, x, xi,
23	Salisbury	ii, iii, ix
24	Sherston	i, vi
25	SORVIODUNUM	iii, viii
26	Swindon	iii, v
27	Tilshead	i, vi, xi
28	Tisbury	ii, iii, viii
29	Trowbridge	ii, iii, iv, vii
30	Warminster	iii, viii
31	Westbury	i, ii, iii, iv, v, vi, vii, vii, ix, xi
32	Wilton	ii, iii, v, ix, xi
33	Wootton Bassett	ii, vi
34	VERLUCIO	

## **Appendix 2:** Urban Criteria set out in Heighway (1972)

- i) *Urban Defences*: A town, at some time in its history, might have a wall, or bank and ditch with wooden defences.
- ii) *Internal Street plan*: A town may be planned at any moment in its history; part of its street pattern may display evidence of deliberate planning, such as a grid lay-out. A street plan with provision for a market place will also distinguish a town.
- iii) *Market*: Perhaps the only indispensable criterion, although a market alone does not distinguish a town. The date of a market charter is usually taken in this study as indicating the date by which the place had become a town.
- iv) *Mint*: The existence of a mint often denotes a town.
- v) *Legal existence*: This aspect of the town was one of the first to be studied and formed the basis of most of the early studies of towns. It has long been evident that legal history, once a favoured method of study, does not provide the only clue to urban origins, in which economic causes play an important part. However, the date of a borough charter or the dates of taxation at borough rates or of the town's parliamentary franchise may provide a date from which the place may be called a town.
- vi) *Position*: A town may have a central position in a network of communications and this can be a clue to its importance. This can be a difficult criterion to assess as it involves knowledge of the age of the road system in relation to the town itself, the past navigability of rivers, and other related problems.
- vii) *Population*: A town will often have or have had a high density and size of population compared with surrounding places.
- viii) *Diversified economic base*: Archaeological or documentary evidence might suggest a diversified economic base, particularly a concentration of various crafts in one area, and evidence of long distance trade. For earlier periods, only archaeological evidence can determine this; it is a reflection on the state of urban archaeology that so little is known of this aspect.
- ix) *House plot and house type*: The town-plan may show long, narrow 'burgage-type' plots; surviving houses will be urban rather than rural in form.
- x) *Social differentiation*: A town should contain a wide range of social classes and especially possess a middle class. House types, demonstrated in the earlier periods by archaeology, again form part of the evidence.
- xi) The presence of a *complex religious organisation* may also denote a town; i.e. the possession of more than one parish church or the existence of other institutions, especially monastic.
- xii) *Judicial centre*: A town may be a centre for courts of national or local status.

## **Appendix 3: Listed Buildings by Grade (Refer to Dept. of Culture, Media and Sport list for Grade II buildings)**

### **Grade I**

Church of St Mary, Church Street (13C, 14C, 15C, 1860 & 1910)

The Old House, 11 Parsonage Lane (early 14C, 16C, late 17C/early 18C & 19C)

## **Appendix 4: Buildings Survival by Century**

### **13<sup>th</sup> Century**

Church of St Mary, Church Street (13C, 14C, 15C, 1860 & 1910)

### **14<sup>th</sup> Century**

The Old House, 11 Parsonage Lane (early 14C, 16C, late 17C/early 18C & 19C)

### **16<sup>th</sup> Century**

5 Parsonage Lane (?16C & early 17C)

Lloyds Bank, 9 High Street (16C or 17C)

14, 16 & 18 High Street (& early 19C)

Broadwell Leigh, 25 White Street (mid, 17C)

Market House, 4 Market Place (late 16C/early 17C)

### **17<sup>th</sup> Century**

Kings Arms, 8 High Street (17C [early - WBR] & early 19C)

Kytes Cottage, 10 High Street

The Post Office, 1 High Street (& 18C)

13 High Street (& early 19C)

The Red House, 6 High Street (& mid 18C)

Green Dragon Public House 26 & 28, 30, High Street

70 Clay's Hill Cottage & 72, High Street

Beech House, 19 White Street

Ivy Lodge, 85 High Street (late, 1832)

Barn to n of Knapp Farmhouse, White Street (late)

Old Bell House, 30-32 High Street (17C & 18C)

The Broadwell, White Street (17C & 18C)

50, 52, Palm House, High Street (late 17C/early 18C)

The Rest, Northbrook (late 17C/early 18C)

### **18<sup>th</sup> Century**

Milestone at Dewey's Water Crossroads (& early 19C)

Stable & carriagehouse to Clyffe Hall, B3098

Gate piers & west wall to kitchen garden of Clyffe Hall, B3098

8 & 10 Church Street

Russell Mill House, Russell Mill Lane

The Malthouse 10, 12 White Street

Garden wall, gate piers & pavings to the Old House, 11 Parsonage Lane (?18C)

Greystones House, 35 High Street (early)

10 (Fives Court) Parsonage Lane (early)

Wolseley House, 79 High Street (early-mid)  
Knapp Farmhouse, 26 White Street (early-mid)  
The Vicarage, Church Street (c1710-30)  
The Studio, 73 High Street (1716)  
18-20 Church Street (mid)  
38 High Street (mid)  
Volunteer Arms, Church Street (late 18C/early 19C)  
74 High Street (late 18C/early 19C)

### **19<sup>th</sup> Century**

Raised pavement at entrance to churyard (?19C)  
12 Church Street (early)  
11 High Street (early, on earlier core)  
White Knights, 34 High Street (early)  
Starlings, 76 High Street (early)  
7 Parsonage Lane (early)  
Broadwell House, 14 White Street (early)  
33 Church Street (early-mid)  
3 & 5 White Street (early-mid)  
School, Church Street (1846)  
Doorway & section of kitchen garden wall to Manor House (mid)  
Manor House (Jeanne House) (1862-9)  
Sea Scout Hall, 42 High Street (1865-6)

## **Appendix 5: Individual Architectural Details**

### **14<sup>th</sup> Century**

**Spere truss:** The Old House, 11 Parsonage Lane (early 14C, 16C, late 17C/early 18C & 19C)  
**Aisled plan:** The Old House, 11 Parsonage Lane (early 14C, 16C, late 17C/early 18C & 19C)  
**Crown post roof:** The Old House, 11 Parsonage Lane (early 14C, 16C, late 17C/early 18C & 19C)

### **16<sup>th</sup> Century**

**Timber framing:** 14, 16 & 18 High Street (& early 19C); Broadwell Leigh, 25 White Street (mid, 17C)

**Jettied:** Lloyds Bank, 9 High Street (16C or 17C)

**Roughcast:** Market House, 4 Market Place (late 16C/early 17C)

**Thatch:** Broadwell Leigh, 25 White Street (mid, 17C)

**Mullioned windows:** Market House, 4 Market Place (late 16C/early 17C)

**Hollow moulded:** 5 Parsonage Lane (?16C & early 17C)

**Stone fireplace:** Market House, 4 Market Place (late 16C/early 17C); The Old House, 11 Parsonage Lane

**Chamfered & stopped beams:** 14, 16 & 18 High Street (& early 19C)

**Chamfered beams:** Market House, 4 Market Place (late 16C/early 17C); Broadwell Leigh, 25 White Street (mid, 17C)

**Wattle & daub:** 14, 16 & 18 High Street (& early 19C); Broadwell Leigh, 25 White Street (mid, 17C)

**Windbraces:** 14, 16 & 18 High Street (& early 19C)

### 17<sup>th</sup> Century

**Timber framing:** 13, 30 High Street

**Timber framing over stone ground floor:** Kings Arms, 8 High Street; Kytes Cottage, 10 High Street

**Greensand rubble with brick:** Ivy Lodge, 85 High Street (late, 1832); 70 Clay's Hill Cottage & 72, High Street

**Greensand/chalkstone:** The Rest, Northbrook (late 17C/early 18C)

**Brick with stone dressings:** The Red House, 6 High Street (& mid 18C)

**Roughcast on stonework:** Palm House, High Street (late 17C/early 18C)

**Stonework (rendered):** Beech House, 19 White Street

**Moulded plinth/string/eaves cornice:** The Red House, 6 High Street (& mid 18C)

### Roof:

**Thatch:** The Rest, Northbrook (late 17C/early 18C)

**Tiled:** Palm House, High Street (late 17C/early 18C)

**Chalkstone stack:** Kytes Cottage, 10 High Street

### Windows:

**Mullioned:** The Red House, 6 High Street (& mid 18C)

**Mullioned & transomed:** The Red House, 6 High Street (& mid 18C)

**Oriel:** 30 High Street

**Casement:** The Rest, Northbrook (late 17C/early 18C)

### Doorway:

**Moulded doorcase:** The Red House, 6 High Street (& mid 18C)

**Beaded frame:** Palm House, High Street (late 17C/early 18C)

**Hood on brackets:** The Red House, 6 High Street (& mid 18C); Palm House, High Street (late 17C/early 18C)

### Doors:

**Boarded:** The Red House, 6 High Street (& mid 18C); The Rest, Northbrook (late 17C/early 18C)

### Beams:

**Chamfered:** The Post Office, 1 High Street (& 18C)

**Chamfered & stopped:** Kytes Cottage, 10 High Street; Palm House, High Street (late 17C/early 18C)

**Unchamfered:** The Rest, Northbrook (late 17C/early 18C)

**Cross beams:** Palm House, High Street (late 17C/early 18C)

**Newel stair:** Palm House, High Street (late 17C/early 18C)

**Heavy turned baluster & handrail stair:** The Old House, 11 Parsonage Lane

**Open fireplace with chalkstone jambs:** The Rest, Northbrook (late 17C/early 18C)

**Oak panelling:** The Old House, 11 Parsonage Lane

**Butt purlin roof:** Palm House, High Street (late 17C/early 18C)

**Pole roof:** The Rest, Northbrook (late 17C/early 18C)

**Cellar:** Kings Arms, 8 High Street (17C [early - WBR] & early 19C)

## **18<sup>th</sup> Century**

**Rubblestone/roughcast & stone dressings:** Clyffe Hall, B3098 (1732)

**Greensand rubblestone faced with brick:** 18-20 Church Street (mid); Wolseley House, 79 High Street (early-mid)

**Brickwork with stone dressing:** Stable & carriagehouse to Clyffe Hall, B3098; Volunteer Arms, Church Street (late 18C/early 19C); The Vicarage, Church Street (c1710-30); Knapp Farmhouse, 26 White Street (early-mid)

**Brick:** 74 High Street (late 18C/early 19C); Russell Mill House, Russell Mill Lane; The Malthouse, 10 White Street

**Rendered greensand:** Greystones House, 35 High Street (early)

**Rendered Malmstone:** 38 High Street (mid)

**Timber framed:** Barn to n of Knapp Farmhouse, White Street (late)

**With plinth/strings/plat band/cornice:** The Vicarage, Church Street (c1710-30); Knapp Farmhouse, 26 White Street (early-mid)

**Dentilled/moulded eaves:** Russell Mill House, Russell Mill Lane

### **Roof:**

**Tile:** Volunteer Arms, Church Street (late 18C/early 19C); 18-20 Church Street (mid); Greystones House, 35 High Street (early); Wolseley House, 79 High Street (early-mid); Knapp Farmhouse, 26 White Street (early-mid)

**Pantile:** 74 High Street (late 18C/early 19C)

**Slate:** Stable & carriagehouse to Clyffe Hall, B3098;

### **Doorway:**

**Segmental head:** The Vicarage, Church Street (c1710-30)

**Round-arched:** Greystones House, 35 High Street (early)

**Moulded architraves:** The Vicarage, Church Street (c1710-30)

**Hood on brackets:** 74 High Street (late 18C/early 19C)

### **Door:**

**Panelled:** Stable & carriagehouse to Clyffe Hall, B3098; The Vicarage, Church Street (c1710-30); 18-20 Church Street (mid); Greystones House, 35 High Street (early); Wolseley House, 79 High Street (early-mid)

**Boarded:** Knapp Farmhouse, 26 White Street (early-mid)

### **Window:**

**With cambered arch:** Stable & carriagehouse to Clyffe Hall, B3098; 18-20 Church Street (mid); 74 High Street (late 18C/early 19C)

**Sash:** Stable & carriagehouse to Clyffe Hall, B3098; Volunteer Arms, Church Street (late 18C/early 19C); Greystones House, 35 High Street (early); 74 High Street (late 18C/early 19C); Russell Mill House, Russell Mill Lane; The Malthouse, 10 White Street

**Casement:** 18-20 Church Street (mid)

**Leaded:** Stable & carriagehouse to Clyffe Hall, B3098

**Venetian:** Greystones House, 35 High Street (early)

**Timber partitions:** Greystones House, 35 High Street (early)

**Muntin Panelling:** Knapp Farmhouse, 26 White Street (early-mid)

### **Beams:**

**Chamfered & stopped:** The Vicarage, Church Street (c1710-30); Greystones House, 35 High Street (early); Wolseley House, 79 High Street (early-mid)

### **Fireplace:**

**Open:** Volunteer Arms, Church Street (late 18C/early 19C)

**Brick jambs/timber lintel:** Volunteer Arms, Church Street (late 18C/early 19C)

**Stone with bead moulding:** The Vicarage, Church Street (c1710-30)

**Angle:** Greystones House, 35 High Street (early)

**Staircase:**

**Dog leg:** The Vicarage, Church Street (c1710-30)

**Turned baluster:** Wolseley House, 79 High Street (early-mid)

**Cupboard:** Greystones House, 35 High Street (early); Wolseley House, 79 High Street (early-mid)

**Cellar:** Wolseley House, 79 High Street (early-mid); Knapp Farmhouse, 26 White Street (early-mid)

**Collar truss roof:** Wolseley House, 79 High Street (early-mid)

**Butt purlin roof:** Knapp Farmhouse, 26 White Street (early-mid)

**King post roof:** Barn to n of Knapp Farmhouse, White Street (late)

**19<sup>th</sup> Century**

**Brick with stone dressings:** Manor House (Jeanne House) (1862-9); School, Church Street (1846)

**Brick with stone façade:** 33 Church Street (early-mid)

**Flemish bond:** Doorway & section of kitchen garden wall to Manor House (mid); Sea Scout Hall, 42 High Street (1865-6); Starlings, 76 High Street (early)

**Brick:** White Knights, 34 High Street (early)

**Rendered:** 12 Church Street (early)

**Greensand:** White Knights, 34 High Street (early)

**Ashlar limestone facing greensand:** 3 & 5 White Street (early-mid)

**With cogged string:** Doorway & section of kitchen garden wall to Manor House (mid)

**Dentilled eaves:** Sea Scout Hall, 42 High Street (1865-6)

**Bands:** 12 Church Street (early); 33 Church Street (early-mid); White Knights, 34 High Street (early); Sea Scout Hall, 42 High Street (1865-6); 3 & 5 White Street (early-mid)

**Pilasters:** 33 Church Street (early-mid); Sea Scout Hall, 42 High Street (1865-6)

**Elizabethan Revival style:** Manor House (Jeanne House) (1862-9)

**Roof:**

**Tile:**

**Fishscale:** School, Church Street (1846)

**Welsh slate:** Manor House (Jeanne House) (1862-9); 33 Church Street (early-mid); White Knights, 34 High Street (early); Sea Scout Hall, 42 High Street (1865-6); Starlings, 76 High Street (early); 3 & 5 White Street (early-mid)

**Windows:**

**Segmental heads:** 12 Church Street (early); White Knights, 34 High Street (early); Starlings, 76 High Street (early)

**Eared stone surrounds:** Sea Scout Hall, 42 High Street (1865-6)

**Sash:** 12 Church Street (early); 33 Church Street (early-mid); Sea Scout Hall, 42 High Street (1865-6); 3 & 5 White Street (early-mid)

**Tripartite:** White Knights, 34 High Street (early); Starlings, 76 High Street (early)

**Casement:** 33 Church Street (early-mid)

**Mullioned:** School, Church Street (1846)

**Gothick:** Greystones House, 35 High Street (early)

**Shop front:** The Post Office, 1 High Street (& 18C); 3 & 5 White Street (early-mid)

**Doorway:**

**Carriage Entry:** Sea Scout Hall, 42 High Street (1865-6)

**Portico:** Sea Scout Hall, 42 High Street (1865-6)

**Pilastered doorcase:** 33 Church Street (early-mid)

**Hood on brackets:** 33 Church Street (early-mid); Starlings, 76 High Street (early)

**With fan/over light:** White Knights, 34 High Street (early)

**Door:**

**Panelled:** 33 Church Street (early-mid); White Knights, 34 High Street (early); Starlings, 76 High Street (early)

**Stairs:**

**Dog leg:** Greystones House, 35 High Street (early)

**Notes**

Churchyard monuments not included.