

The Ancillary Buildings Associated With High House, Purfleet, Essex



Historic Buildings Assessment



February 2009

Client: The Regeneration Practice

OA East Report No: 1051

OASIS No: Oxfordar3-56254

NGR: TQ 5669 7803

The Ancillary Buildings Associated With High House, Purfleet, Essex

Historic Buildings Assessment

By Andrew Corrigan BA

With contributions by Toby Gane MPhil HND AIFA

& Dr Andy Moir

Editor: Taleyna Fletcher BA AIFA

Illustrator: Andrew Corrigan BA

Report Date: February 2009

Report Number: 1051

Site Name: High House, London Rd, Purfleet, Essex

HER Event No: N/A

Date of Works: 9/06/08-7/08/08

Client Name: The Regeneration Practice

Client Ref: XEX HIH 08

Planning Ref: N/A

Grid Ref: 556697 178034

Site Code: TH HH 08

Finance Code: XEX HIH 08

Receiving Body: Thurrock Museum

Accession No: 4021

Prepared by: Andrew Corrigan
Position: Supervisor (Technical)
Date: January 2009

Checked by: Toby Gane
Position: Contracts Manager
Date:
Signed:

Disclaimer

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

Oxford Archaeology East,

15 Trafalgar Way,
Bar Hill,
Cambridge,
CB23 8SQ

t: 01223 850500
f: 01223 850599
e: oaeast@thehumanjourney.net
w: <http://thehumanjourney.net/oaeast>

© Oxford Archaeology East 2008

Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Table of Contents

Summary.....	8
1 Introduction.....	9
1.1 Location and scope of work.....	9
1.2 Geology and topography.....	9
1.3 Historical background.....	9
1.4 Acknowledgements.....	11
2 Aims and Methodology.....	12
2.1 Aims.....	12
2.2 Methodology.....	12
3 Results.....	13
3.1 Introduction	13
3.2 Building 2: The North Range	14
3.3 Building 3: The Bake/Brew House.....	15
3.4 Building 4: The Coach house.....	26
3.5 Building 5: The Stables.....	27
3.6 Building 6: The Dovecote.....	29
3.7 Building 7: The Workshop/Cart Shed.....	31
3.8 Building 8: The Granary.....	31
3.9 Buildings 9 and 10: The Cowsheds.....	32
3.10 Building 11: The Threshing Barn.....	33
3.11 Dendrochronology – By Dr Andy Moir.....	34
4 Discussion and Conclusions by Andrew Corrigan and Toby Gane.....	36
4.1 History	36
4.2 Building 2: The North Range.....	36
4.3 Building 3: The Bake/Brew House.....	36
4.4 Building 4: The Coach house.....	39
4.5 Building 5: The Stables.....	40
4.6 Building 6: The Dovecote	41

4.7 Building 7: The Workshop.....	42
4.8 Yard to the North of Buildings 3, 4 and 5.....	43
4.9 Buildings 8, 9 and 10: The Granary and Cowsheds.....	43
4.10 Building 11: The Threshing Barn.....	44
4.11 Other Structures.....	44
4.12 Significance.....	45
Appendix A. Bibliography	46
Appendix B. OASIS Report Form.....	48

List of Figures

- Figure 1:** Location of the subject buildings (red), High House (black) and other associated structures (green)
- Figure 2:** Extract from 1838 Tithe Map (ERO D/CT 357)
- Figure 3:** Plans of Building 2 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 4:** East and west facing external elevations of Building 2 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 5:** Extract from Ordnance Survey 1st Edition map (surveyed 1864, 25inch Sheet LXXXIII. 10)
- Figure 6:** Ground floor plans of Buildings 3, 4 & 5 at 1:100 and inset detail of the west side of Room 3:3 (produced from data supplied by The Regeneration Practice)
- Figure 7:** First floor and attic/roof plans of Buildings 3, 4 & 5 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 8:** South and north facing external elevations of Buildings 3, 4 & 5 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 9:** West facing external elevation of Building 3, east facing external elevation of Building 5 and Sections 1 & 2 showing some internal elevation detail, all at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 10:** Plans of Building 6 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 11:** North and east facing external elevations of Building 6 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 12:** South and west facing external elevations of Building 6 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 13:** Section 3 (produced from data supplied by The Regeneration Practice), interior elevation and sketch section, Building 6, at 1:100
- Figure 14:** Plans of Building 7 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 15:** Exterior elevations and Section 4, Building 7 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 16:** Plans of Buildings 8, 9 and 10 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 17:** East, west and south facing external elevations of Buildings 8, 9 & 10 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 18:** Section 5, Buildings 8, 9 and 10 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 19:** Extract from 2nd Edition OS map, 1989 (6inch, sheet LXXXIII, NW)
- Figure 20:** Ground floor plan of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 21:** Roof plan of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 22:** South facing external elevation of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 23:** North facing external elevation of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 24:** East and west facing external elevations of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 25:** Section 6, Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)
- Figure 26:** Extract from estate map, 1777 (ERO Chapman & Andre, 22)
- Figure 27:** Extract from 1645 estate map surveyed by Seth Partridge (ERO D/DU 15)
- Figure 28:** Extract from Ordnance Survey map, 1920

List of Plates

- Plate 1:** Cottage and staddles to east of High House (courtesy of Mr W. Fouche)
- Plate 2:** View from south east of main courtyard, showing all/parts of Buildings 2, 3 and 4
- Plate 3:** Fireplace in Room 2:2
- Plate 4:** View from south west corner of Room 2:3
- Plate 5:** Dated brick in west gable of Building 3
- Plate 6:** View of bread oven on west gable of Building 3, from south west
- Plate 7:** Door from bread oven into chimney flue, in west gable of Building 3
- Plate 8:** Central first floor window in north facing elevation of Building 3
- Plate 9:** Tile found buried near out-building to the north west of Building 3
- Plate 10:** Blocked door in north wall of Room 3:1
- Plate 11:** Ceiling of Room 3:1, from south
- Plate 12:** North wall of Room 3:2
- Plate 13:** Inserted panel south of fireplace in Room 3:3, taken from east
- Plate 14:** Curved brickwork behind panel in alcove to the south of the fireplace in Room 3:3, taken from north
- Plate 15:** Blocked flue in chimney-breast in Room 3:3, taken from south
- Plate 16:** Alcove to north of chimney-breast in Room 3:3, taken from east
- Plate 17:** Fireplace in Room 3:3, taken from east
- Plate 18:** Inside chimney in Room 3:3, taken from south
- Plate 19:** South east corner of Room 3:4, taken from north
- Plate 20:** Fireplace in Room 3:4, taken from east
- Plate 21:** Eastern truss in Room 3:6, taken from west
- Plate 22:** Blocked doorway in north facing elevation of Building 4
- Plate 23:** Fireplace in Room 4:2, taken from south east
- Plate 24:** Detail of east facing elevation of Building 5
- Plate 25:** Re-positioned stall partition, Room 5:1, taken from north
- Plate 26:** Western stall, Room 5:1, taken from south east
- Plate 27:** Western stall, Room 5:1, taken from south
- Plate 28:** Western wall of Room 5:2
- Plate 29:** North facing elevation of Building 6
- Plate 30:** The outer and inner doors of Building 6, taken from west
- Plate 31:** Potence, roosts and roof structure of Building 6, taken from north east
- Plate 32:** Interior of dormer window, Building 6, taken from south
- Plate 33:** Door in east elevation of Building 7
- Plate 34:** Windows in Building 8, A) taken from west, B) taken from east
- Plate 35:** Buildings 8, 9 & 10, taken from south west
- Plate 36:** Building 11, taken from south
- Plate 37:** Interior of Building 11, taken from east
- Plate 38:** Brick wall in west gable of Building 11, taken from east
- Plate 39:** Collapsed ground over a holding tank in the centre of the main courtyard, c.1985. The wall of the well shaft is visible on the left (photograph of unknown origin)

Plate 40: Door and cut wall-post in north wall of Room 3:3

Plate 41: Peg holes in wall plate above window in south wall of Room 3:4

Plate 42: Partially removed chimney stack on north wall of Building 3

Plate 43: North wall of Building 4 embedded into east wall of Building 3, taken from north east

plate 44: Upturned and buried staddle in front of Building 5

Plate 45: High House and associated buildings, post-card c.1900

Summary

During June to August 2008, Oxford Archaeology East (OA East) conducted a Historic Building Survey of the ancillary buildings associated with the building known as High House, Purfleet in Essex. A previous survey was conducted of the house itself (Gane and Corrigan 2008), a Grade II listed manor house that gradually fell in status to that of a working farm.

There are ten surviving buildings that are associated with High House, all of which have played their part in the estates history. Adjacent to the north of the house there is a courtyard enclosed by a service wing and a row of buildings consisting of a brew/bake house that was later transformed into a habitable cottage, a coach house and a stable. These latter three buildings are amongst the most interesting on the site and allow an insight into life on a manorial farm. The cottage contains structural elements that pre-date the existing manor house and also evidence of an interesting history of use. Whereas in the stable there are many fixtures and fittings that survive intact, allowing a clear glimpse into the past of the building. A second courtyard immediately to the north of these buildings is enclosed by a Grade II listed threshing barn and a structure that comprises both cow sheds and a granary building. There is a further farm building to the east of these and finally the other greatly interesting building which is a scheduled monument and Grade II listed dovecote that retains all of its original features.

1 INTRODUCTION

1.1 Location and scope of work

- 1.1.1 An historic building recording survey was conducted during June and August of 2008 on the ancillary buildings associated with High House, Purfleet, West Thurrock, Essex, at NGR TQ 56697 78034.
- 1.1.2 The work was undertaken in accordance with instructions issued by Richard Havis of the Essex County Council Historic Environment Team, supplemented by a Specification prepared by OA East – formerly Cambridgeshire County Council's CAM ARC (Gane 2008).
- 1.1.3 The work was designed to assist in defining the character and condition of the ancillary buildings associated with the building known as High House, in accordance with the guidelines set out in *Planning and Policy Guidance 15 – Planning and the Historic Environment* (Department of the Environment 1994). The results will enable decisions to be made by Essex County Council, on behalf of the Local Planning Authority, with regard to the treatment of any historic fabric found.
- 1.1.4 The site archive is currently held by OA East and will be deposited with Thurrock Museum in due course.

1.2 Geology and topography

- 1.2.1 The development site lies within its own grounds, on a chalk escarpment overlooking the Thames estuary about 1.6km east of the medieval village of Purfleet and 50m north of London Road, Purfleet (Figure 1). Situated on high ground, at around 10m OD, above what were once salt marshes that have since been drained to make way for industrial purposes and docklands. To the north of the grounds, a high-speed rail link was recently constructed, cutting the site off from the north.
- 1.2.2 Various quarrying activities have altered the landscape in the vicinity of the site over the past 200 years. Large-scale quarrying in the development of the chalk industry and lime kilns scatter the countryside around High House. The Thurrock Chalk and Whiting Company and Blue Circle Cement owned much of the land around High House during the 20th century, further developing the mining activities (Houghton, 2005).
- 1.2.3 The site itself overlies Cretaceous Upper Chalk bedrock (Ordnance Survey 1977, Geological Survey of Great Britain (England and Wales): Sheet 271 - Dartford). There is no superficial geology at the site, although alluvial deposits lie on the lower ground to the south of the site adjacent to the River Thames. The site lies on the south side of Purfleet Anticline, a chalk ridge running east to west from Thurrock to Purfleet.

1.3 Historical background

- 1.3.1 For a full historical account of High House and the Manor of West Thurrock see Houghton, 2005, from which the majority of this section is derived, and Way, 2007.
- 1.3.2 An Elizabethan timber house is known to have existed on the site of the current house that was built by 1559. Before this house was constructed the Manor of West Thurrock was held at Stone House approximately 300m to the south east, which was demolished in the 1920's and recently excavated by Wessex Archaeology (Fielding, 2003).

- 1.3.3 The building of the second manor house was part of the splitting up of the manor by Cecily Long after her husband Robert died. Robert was a Mercer from London who acquired Stone House in 1548 but died in 1552. In order to equally split between two daughters, Martha and Magdalen, the new manor house was built and named The Place.
- 1.3.4 The house changed hands several times during the intervening years, but c.1665 a consortium of businessmen, including Sir Robert Clayton, bought part of the property and added parts of the estate in 1670, finally adding the other remaining parts of the manor in 1677, and began renting parts of the manor out. Clayton - banker, Member of Parliament and Mayor of London - appears to become the principle or sole owner of the manor.
- 1.3.5 Shortly afterwards Clayton decided that the incumbent property, the Elizabethan timber framed house, was not suitable for his purposes and the house was dismantled in preparation for the building of a new house.
- 1.3.6 The current building on the site, High House, was built c.1680-84, probably by Clayton. He presumably built the house purely as an investment and never intended it to be a residence for himself. However, soon after the house was built Clayton was in financial difficulty, due mainly to the expense of maintaining the sea wall on the manor, and he was forced to sell.
- 1.3.7 The property was sold in 1684 to Cornelius Vandenanker, on the understanding that he was to complete repairs to the sea defences. Cornelius died shortly afterwards and the estate went to his wife Sarah, who later remarried to Benjamin Desborough. Desborough sold much of the estate to pay for the ongoing repairs to the sea walls, and eventually he became financially compromised and was forced to sell the property to Caleb Grantham in 1697.
- 1.3.8 Caleb was the first of a number of Grantham's to own the property into the 18th century. Caleb Grantham was first a Royal Navy Captain, commanding a number of warships and then joining the East India Company, commanding several Indiamen. He was obviously successful as he added to the estate with various parcels of land.
- 1.3.9 A contemporary account of an action fought by Grantham against the French in January 1695 whilst in the Navy, between the coasts of Tunisia and Sicily, shows the dangers he would have faced (Allen 1852). Caleb died in 1700, leaving the estate to his half brother, Nathaniel Grantham.
- 1.3.10 Nathaniel, like his half-brother, served in the Navy before joining the East India Company, and by 1724 he had commanded a number of East Indiamen. Nathaniel had a son to his second wife, which confusingly he called Caleb. Caleb Grantham Junior also joined the East India Company and was commanding East Indiamen by 1732, and must have had considerable success, adding to the manor 340 acres of marshes in 1750. He died in 1762, and left the manor to his daughter Mary. Mary married John Seare who had sold the manor by 1777 to the brewer Samuel Whitbread, who was interested in the development of the chalk and lime industry in Purfleet. He went on to build Purfleet House in 1790.
- 1.3.11 The manor was rented to various individuals during the nineteenth century, and it is known that various farm buildings were added, and eventually a western extension in 1883. At around this time, the focus of the house was shifted to face the courtyard, as the farming activities on the site were now the main focus for the house. With the exception of the Dovecote, the majority of the ancillary buildings at High House date to the 19th century.

- 1.3.12 In the 1930s, Mrs Velecote, the farmers wife, tutored students in the house or used part of it as a school. Despite this, it appears that the farm continued in agricultural use into the 1980s. Later the house was purchased by the Thurrock Chalk and Whiting Co Ltd in 1951. By 1954, the house had been converted into flats. This phase was one of the most damaging to the historic fabric of high house, with the insertion of stairs, the dividing up of rooms, and the removal of much original fabric. The flats remained occupied until the 1980s. During the intervening period the House passed to the ownership of blue circle cement, who subsequently sold it to Bellway homes.
- 1.3.13 The house has been uninhabited and the farm buildings out of use since the 1980s and they are in a decaying state due to neglect and vandalism, although renovation work has now started.

1.4 Acknowledgements

- 1.4.1 The author would like to thank The Thurrock Thames Gateway Development Corporation, The Regeneration Practice – in particular Paul Latham for his invaluable support and advice, who commissioned the archaeological work and supplied metric data of the buildings. The dendrochronological assessment and sampling was carried out by Dr Andy Moir of Tree-Ring Services. Thanks are also due to Pat Ryan for giving advice about the bricks on site, Mr William Fouche for giving his verbal account of the recent history of the site and sharing some of his photographs, Claire Fiddler for her assistance and suggestions, Crane Begg for his advice with the illustrations and the builders who were on site at the time of the survey who were very helpful. The project was managed by Toby Gane and supervised by Andrew Corrigan with help from James Fairbairn, Lucy Offord and Tom Philips.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 This Historic Building Recording Survey seeks to collate information about the buildings in order to compile a record of the structures, with analysis and interpretation of those structures in conjunction with an associated documentary survey.
- 2.1.2 The objective of this was to determine as far as reasonably possible the presence or absence, character and extent, date, integrity, state of preservation and relative quality of the historic features of the buildings, in order to make an assessment of their merit in context.
- 2.1.3 The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form, including information regarding to the character, state, preservation and architectural and historic significance of the building.

2.2 Methodology

- 2.2.1 In accordance with the requirements of instructions issued by Richard Havis of Essex County Council Historic Environment Team, a building recording programme was undertaken, meeting the requirements of RCHME.

Background Study

- 2.2.2 A suitable level of documentary research has been undertaken by Houghton 2005, Way 2007 and during the earlier phase of work (Gane & Corrigan, 2008).

Field Survey/Research Methodology

- 2.2.3 The specific archaeological requirements of the building recording will follow accepted standards for an EH Level 3 Building Recording as set out in the EH 2006 Descriptive Specification (EH, *A Guide to Good Recording Practice*). Level 3 will relate to Buildings 3-11. Building 2 will be recorded to Level 2. The programme of work adhered to the standards and guidance of the IFA (2001) and the RCHME (1996).

Recording and Sampling

- 2.2.4 Photographic survey consisted of monochrome (35mm and medium format), and digital photographs of suitable subjects, where conditions allowed, as stipulated in the above documents (2.2.3)
- 2.2.5 The drawn record was carried out in accordance to the guidance of the above documents (2.2.3) with architectural/decorative details, plans and elevations all recorded at appropriate scales.
- 2.2.6 A written record of the fabric, state of preservation and other details was made of all building features using OA East's pro-forma sheets.
- 2.2.7 At the time of survey, some of the buildings were undergoing renovation and repair. Scaffolding obscured some of the elevations and this made access difficult. On other parts of the site, plant growth was sufficient as to inhibit access and obscure elevations. Some buildings were not accessible due to keys not being held.
- 2.2.8 A dendrochronological survey was undertaken looking at timber framing in the Coachman's Cottage, the Stables and High House.

3 RESULTS

3.1 Introduction

- 3.1.1 The results are presented as a written description of each building, its internal rooms and features, and a description of function/use. This is supported by the use of illustrations and photographic plates. The buildings are numbered from 2 to 11 (Figure 1) and each room therein is numbered sequentially and preceded by the building number.

Site Layout (Figure 1)

- 3.1.2 Buildings 1 (High House), 2, 3, 4 and 5 occupy the south west corner of the site surrounding a courtyard, with Building 1 forming the southern limit, Building 2 the western limit and Buildings 3, 4 and 5 the northern limit. There is a passage way between Buildings 2 and 3 leading to the garden area to the west of the buildings. The eastern limit of this courtyard is closed off by a wall of London stock bricks, with a wide gap in the centre to provide access and a smaller opening just to the south of this. The section of the wall to the north of the large access gap has been laid in an English garden wall bond, the bricks appearing contemporary with other London stock bricks used on the site. The section of wall to the south of the large access gap has been laid in an English bond, and the bricks look clean and recent. This section of wall joins, in the south east corner of the courtyard, to an older wall extending from the house that is built of dark red bricks similar to those of the house, possibly in an English garden wall bond.
- 3.1.3 In the centre of this courtyard a concrete slab covers what remains of a well. From a photograph taken in c.1985 (Plate 39), when the ground collapsed, it is evident that the well shaft still exists and appears to be constructed of bricks that pre-date the present house. It is also possible to see from this photograph that there is what looks like a brick built holding tank. This appears to be constructed of more recent bricks, but without exposing/excavating the area it would be difficult to date this tank any more precisely than to say it is later than the well shaft.
- 3.1.4 Building 6 lies directly east of the main house in the south east corner of the site, occupying a vantage point of the site. To the north of this is Building 7 in the north east of the site, which with its front elevation facing east is segregated from the other buildings on site, which could be intentional.
- 3.1.5 The north west corner of the site comprises another yard that has turned to meadow. The western limit of this yard is walled, with a small building in the middle, but due to the plant growth neither of these areas were accessible. The southern limit of this yard is formed of the rear of Buildings 3, 4 and 5, with the south east corner being open to the south and east. The eastern limit of the yard is marked by Buildings 8, 9 and 10, all of which open into the yard. The northern extent is then Building 11, again with a door from the yard.
- 3.1.6 In addition to the building on the west of the northern yard, the remnants of other buildings exist on the site that are also visible on some of the historical maps. There is a small structure attached to the north west of Building 3, which will be briefly discussed as part of Building 3, and a dilapidated small timber building to the west of Building 2, which appears on the Tithe Map of 1838 (Figure 2) that does not fall into the remit of this investigation. It has been referred to as a gardeners shed and the timber used in its construction may be reused.

- 3.1.7 It is likely that evidence of the other buildings seen on the historic maps survives in the central area of the site, the investigation of which again does not fall into the extent of this survey. It is also worth noting from Ordnance Survey maps and photographs supplied by Mr William Fouche (at one point the farm secretary) that a house existed to the east of Building 6 (Plate 1). The photographs of the house show a date of 1896 and the initials "S.W." - this house was almost certainly part of the farm estate.

3.2 Building 2: The North Range

- 3.2.1 The plans of Building 2 can be seen in Figure 3, and the exterior elevations in Figure 4.

Exterior

- 3.2.2 This building is in a dilapidated state and much of it covered in plant growth (Plate 2). This is a single storey L-shaped brick building with slate tiled roof, the southern section of which has a mono-pitch with a parapet, and the northern section a corrugated metal gabled roof. The north range is a functional vernacular building with little architectural detail. The bricks have been identified as being late 17th/early 18th century (Fletcher, Ryan & Masters, 2007) and although map evidence suggests that although the northern section may have existed by 1838 (Figure 2), the majority of it was constructed in the mid 19th century, as it appears on the first edition Ordnance Survey map which was surveyed in 1863 (Figure 5). The north section is open-fronted on the east and west sides and the southern section has simple windows and doors and has a large gabled exterior chimney stack on the west side. Building 2 has six rooms comprising of four in the southern section and two in the wider north section.

Room 2:1

- 3.2.3 The smallest and most southerly room (Room 2:1) has a small window on the west side and a door on the east opening into the courtyard. Access was not possible to this room, and the window and door were both boarded over.

Room 2:2

- 3.2.4 Room 2:2 has brick floor and a lathe and plaster ceiling, the walls have also been plastered although much of this has degraded. Green and white paint survives on the window, and some small traces of green paint survive on the walls. There is a stud wall with brick-nogging on the north side with a plain plank and batten door leading into Room 2:3.
- 3.2.5 Room 2:2 has two simple plank and batten doors with plain strap hinges, one opening east into the courtyard, the other directly opposite opening west. There is also a simple wooden mullioned window the right side of which is a side hinged casement (each side with four lights and slim mullions is typical of the 19th and 20th centuries). All doors and the window have plain architraves.
- 3.2.6 There is a square headed fireplace in the west wall which may have been reduced in size in order to fit in a plain swan's nest hob grate (Plate 3). Whilst these are a style common to the regency period, it is probable that it has come from the main house when its fireplaces had been cantered and had register grates installed.
- 3.2.7 It is possible that this room was intended as a room for gardeners/farm labourers/servants to rest or warm up during their days work, with access both from within the courtyard and from what was the garden/orchard to the west and the ability to provide heat and hot water.

Room 2:3

- 3.2.8 The largest room in Building 2 is Room 2:3 (Plate 4), which is accessed from Room 2:2 via a wooden door in the stud wall to the south. This room also has a lathe and plaster ceiling and plastered walls (all suffering much dilapidation) but the floor is tiled rather than bricked. There is a greenish-grey painted window in the east wall matching that in Room 2:2, and also a smaller side-hinged casement window in the west wall. A simple deep wooden shelf runs around the east and north walls serving for storage/workspace, with three further shelves above running the length of the north wall.
- 3.2.9 It is likely that this room was intended to serve as an area for gardeners/farm workers to store equipment/pots and in which to work.

Room 2:4

- 3.2.10 Access was not possible to Room 2:4 due to plant growth and rubbish deposition, but it is likely that all that remains is a brick shell. There is an opening in the east wall leading from the courtyard but no door or architrave and no obvious features. The degrading brickwork of the wall to the south of this opening has revealed a brick facing that is falling away from the structural part of the wall. This suggests the building was constructed from lower quality bricks and the east wall had been faced with slightly better quality bricks as this faced into the courtyard (Fletcher et al, 2007).
- 3.2.11 The use of this room is unclear but could have been used as storage, possibly for ash from the estates fires for use as fertiliser.

Room 2:5

- 3.2.12 Access was not possible to Room 2:5 due to plant growth. Other than a very low brick wall which allows for a doorway sized opening at the southern extent, it is open fronted to the east. A wooden stud partition with no in-filling is also visible dividing the room into two areas.
- 3.2.13 It is likely that this room has been used for storage, possibly for chopped wood to supply the bake/brew house (Building 3) given its close proximity.

Room 2:6

- 3.2.14 Access was not possible to Room 2:6 due to plant growth which allowed very little to be seen although it is possible the room is of a similar nature to Room 2:5. One feature of note is a blocked door is just visible in the north wall. If Rooms 2:5 and 2:6 are of an earlier date than the rest of the building as might be suggested on the Tithe map, it is possible they comprised one room, with this blocked doorway as the entrance. It was common and indeed necessary to have storage for wood/coal in close proximity to the bake/brew house with which to feed the large fire (Sambrook, 1996, 29).

3.3 Building 3: The Bake/Brew House

- 3.3.1 The ground floor plans of Building 3 can be seen in Figure 6, the first floor and attic/roof plans can be seen in Figure 7, the north and south facing exterior elevations can be seen in Figure 8, and the west facing exterior elevation as well as east to west (Section 1) and north to south (Section 2) sections of the building can be seen in Figure 9.

Exterior

- 3.3.2 Building 3 consists of two storeys and is located in the north west corner of the courtyard to the rear of the main house (Plate 2). From the courtyard the south and

east facing elevations of Building 3 are visible. The east facing elevation is mostly obscured by the presence of Building 4 and the gable has been re-built in a largely English bond during recent renovation works. The only architectural feature visible in the construction of the east facing elevation are two brick piers which continue around the corners onto the north and south facing elevations. The building has also been re-roofed during these renovation works replacing the previous ceramic tiles and rebuilding part of the roof structure that had collapsed due to racking.

- 3.3.3 The south facing elevation (Figure 8) has been pebble-dashed, obscuring the brick work and potentially much detail of any previous façade. As well as the brick pier that continues around the eastern corner of this elevation there is what seems to be a much more substantial pier on the western end of this south facing elevation. The segmental arched door on the ground floor is positioned off-centre to the east in this elevation, the arch either being blind or having been filled in to create a square headed opening in which from the exterior only a temporary plywood door is visible – which has been added recently for security. To the east of this door there is a large boarded window that also has a blind/in-filled segmental arched head. There is another boarded window, which is simply square-headed but also of these proportions, to the west of the door the sill of which is visible flush to the wall. There are three windows on the second storey, one above each of the ground floor windows and one slightly smaller one central to these. Whilst the eastern-most of these three windows is boarded – as the ground floor windows – with plywood, the other two windows have been boarded with planks which look to have been in place for some time. There is also a low shallow plinth of concrete render running the length of this south facing elevation which encompasses a drain with a rendered brick surround to the west of the door into which runs a modern plastic drain pipe that is connected to the gutter. To the east of the door there is an older metal drain pipe which runs into the ground but is not connected to anything at its top making it seemingly redundant.
- 3.3.4 A passageway is formed in between Buildings 2 and 3 with a short wall between the two buildings – towards the western limit of Building 3 – and a doorway leading out of the courtyard to the west. After passing through this the west facing elevation of Building 3 becomes visible (Figure 9), constructed of dark red brick in no particular bond but with elements of English Bond. At the time of this investigation a security fence and scaffolding limited the view of this elevation. There are no brick piers on the west facing elevation unlike the south and east facing elevations. There are two small segmental arched windows on the ground floor situated either side of the remains of an exterior bread oven. The northernmost window of these is higher up in the wall than the southern window with this change of height also being reflected in the ground level. This northern window has been partially bricked up by a single brick depth on the southern side – approximately 0.11m – using similar bricks and mortar to the wall, prior to it being fully blocked using cleaner (although similar) bricks and a more modern looking mortar. Close to this blocked window there is a brick in the wall into which has been carved the initials and date “S.R. 17#3” (Plate 5) – the third number is possibly a four or a nine – see 4.3.2). The southern of the two ground floor windows has a wooden sill and frame that would have supported wooden louvres of which only two remain, the others have probably been removed by vandals. There is one other window in this elevation that is situated on the extreme south side of the gable where the upper southern corner breaches the brick work in the roof line (although it is not clear if this has always been the case). This window is again small, but square with a substantial frame – held together by wooden pegs in the corners – with two pointed metal pintles

attached to the southern jamb. The crude nature of these pintles might suggest an early date and that perhaps a wooden hatch or leaded casement was present.

- 3.3.5 The most prominent feature of the west facing elevation are the remains of the bread oven extending from the centre of the elevation at ground level (Plate 6). The plinth base is approximately 1.5m square in plan and although there has been much damage by roots to the two courses of brickwork (which is probably why a canted edge only survives on the south side) the majority remains intact. Raised a further two courses, the sub-circular oven floor surface is constructed of square tiles (damaged by burning) which are surrounded by the foundation bricks of the oven wall, which itself is missing. Some of the bricks incorporated into this wall structure have been frogged implying that the bread oven has been repaired at some point during or after the 19th century. The sub circular nature of the oven floor and the surviving bricks of its wall/roof that are embedded into the wall of the west facing elevation of Building 3 suggest the bread oven would have been dome shaped. In respect of this bread oven there is a brick relieving arch in the west facing elevation of Building 3 and also a small rusted/degrading iron door at the floor level of the oven that leads to the flue of the internal chimney stack (Plate 7). It is through the corresponding internal fireplace and then this door that the faggots (to heat the oven) and foodstuffs would have been passed.
- 3.3.6 The north facing elevation (Figure 8) has by far the most complex visible sequence, with many alterations having been made. The brickwork is similar in this elevation to the other visible brickwork (the east and west facing elevations) constructed using dark red bricks in no particular bond, although some areas have a distinctly English bond, others Stretcher bond and there are large areas of the elevation which comprise solely of headers. This may indicate repairs but given the nature of the building it is likely that the erratic bonds are due to the vernacular nature of the buildings construction. In addition to the brick pier on the western corner of the north facing elevation there is one that emulates the one on the western side of the south facing elevation on the western side of the north facing elevation. A single storey structure – of which only some walls and fireplaces survive – has been tacked onto the north west corner of Building 3 (see 3.3.8-3.3.10 below) and the line of a wall and roof of this structure can be seen where some of the brick pier on the western end of the north facing elevation of Building 3 was removed (marked on Figure 8).
- 3.3.7 There are two doorways adjacent to each other in the centre of the ground floor of the north facing elevation of Building 3. Separated only by a column of brick headers both doorways have wooden lintels, although the lintel of the eastern doorway is higher than that of the western one in order to accommodate an overlight. The timber western door and frame remain in place but the eastern doorway has been blocked using dark red bricks in a Stretcher bond, although it appears the overlight was blocked at a later period as the bricks are cleaner and the mortar more modern looking. The ground level is higher to the rear of Building 3 and whilst it seems the ground/detritus has accumulated against the eastern doorway there are several steps down to the level of the western doorway. To the west of these doorways there is a small square bricked-up window and to the east there is what remains of an external chimney stack. The majority of this chimney stack has been removed – there are filled in square sockets where the stack had been keyed into the wall – and a concrete/mortar cap used to close off the flue at approximately ground floor ceiling height. The remains of the stack have subsequently been damaged, with most of the western corner having caved in. Despite this damage and alteration a small window can just about be seen immediately to the west of the chimney stack, possibly having been blocked using brick when the

chimney stack was added. It is possible that there was another window directly above this on the first floor, but plant growth has obscured the elevation greatly and its presence can not be confirmed. There is another possible blocked window on the west side of the north facing elevation, just east of the western brick pier, although the presence of this is also obscured by vegetation. There is one large window in the centre of the first floor which has a heavy timber frame and mullion splitting the window into two lights (Plate 8). It is unclear if this window was ever glazed as it has been boarded up some time ago from the inside.

Structure on North West Corner of Building 3

- 3.3.8 Elements of this structure are visible on Figures 6, 8 and 9. Although this structure does not strictly speaking come under the remit of this survey, it will be discussed briefly due to its physical relationship with Building 3.
- 3.3.9 Access was difficult to this structure due to scaffolding and a large amount of plant growth. As it does not come under the remit of this investigation, it will only be discussed briefly in order for it to be taken into context. All that survives of this structure are some brick walls and a chimney stack, which have been constructed crudely from various brick types in no particular bond. The structure extends north from Building 3 and appears to have had two small rooms that are separated by a wall and substantial chimney stack. All that survives of the northernmost room is a fireplace on the north side of the chimney stack. The southern room has a brick floor and two doorways to/from the exterior, both situated at the northern extent of the east and west walls. A window lintel is visible on the remains of the eastern wall and the fireplace, which dominates the room, is square headed and is possibly of a later date than the walls. The south west corner of the structure protrudes westward of the west wall of Building 3, allowing us to see that it has not been keyed into the west or north walls of Building 3, but built up against both.
- 3.3.10 The structure possibly appears on the tithe map of 1838 (Figure 2), but is definitely visible on the first edition OS map (Figure 5) which was printed in 1897 but surveyed in 1864. The use of this structure is unclear, it could have served many functions as required by a manorial estate, but equally it could just have been a place in which workers could keep warm. During intrusive trial excavations carried out by the architects under this structure, a decorated tile was found (Plate 9). Upon searching for comparisons two very similar examples can be found in the Museum of London's ceramic and glass collections – accession numbers 6936 and 6937. Both of these tiles are thought to have been made in Aldgate, London between 1571-1615 and are described as “Tin glazed earthenware medallion tiles, decorated with a running dog in blue, green and ochre on a buff glaze within concentric circles. The tiles have corner trefoils” (the Museum of London website, http://www.museumoflondon.org.uk/ceramics/pages/object.asp?obj_id=117662 for tile 6936, and http://www.museumoflondon.org.uk/ceramics/pages/object.asp?obj_id=117663 for 6937, both accessed 4/12/2008). So it is highly likely that this tile survives from a phase of the earlier timber-framed manor house. Although as the context of the tile is unknown, it is impossible to say whether or not it was in its original location or merely amongst other contemporary rubbish.

Room 3:1

- 3.3.11 Room 3:1 is visible in plan on Figure 6. Upon gaining access through the temporary plywood security door in the south facing elevation of Building 3 there is a plank and batten door – painted green on the inside – that leads into the entrance hall of the building (Room 3:1). This room has a concrete floor and there is some evidence of the

use of timber boards as skirting. The south, east and west walls – the west wall is a timber stud with lathes, the others are all of brick construction – have all been plastered, with some evidence of a mid yellow paint over a light green paint surviving on the upper areas, and the north wall has been white washed, again with some evidence of the yellow paint, although the whitewash and paint is much degraded. The east wall has been inserted using larger and more modern red bricks than the smaller dark red bricks used elsewhere, on top of which, but below ceiling height, at the northern end can be seen a supporting beam. The blocked door that would once have led out of the building to the north can be seen as can the later blocked overlight (Plate 10), which has been blocked with only one brick thickness that is flush to the exterior leaving a recess in this internal face.

- 3.3.12 The ceiling is given a decorative feel by the use of thin battens to create framed rectangles in an attempt to give a panelled effect. These are arranged around structural timbers in the ceiling which support a staircase up to the first floor (Plate 11), which suggests they are a later addition. The straight flight stair with winders at the base has a plain timber outer closed-string, plastered soffit and rounded-nosing on the treads under which there is a bead. The lower section of this staircase is badly damaged and thus has recently been supported and the lower steps crudely recreated from timber and plywood. In addition to this staircase there are two doorways with one at the southern end of the eastern wall leading into Room 3:2 and one at the northern end of the west wall which leads into Room 3:3. Although neither doorway has a door, they both have timber jambs and lintels, that leading into Room 3:3 being plain and the one leading into Room 3:2 having a simple bead moulding on the edges and an extra more substantial timber lintel in the wall construction. The only other feature of note is the gas powered light fitting that is suspended from the centre of the ceiling (visible in Plate 11), which has a white enamelled circular metal baseplate that has been decoratively moulded from which extends a copper tube and gas torch. Whilst this room is now an entrance hall, the insertion of a brick wall and other alterations might suggest this area may have changed considerably since the buildings conversion into a cottage.

Room 3:2

- 3.3.13 Room 3:2 is visible in plan on Figure 6. The floor of Room 3:2 is slightly higher than that in Room 3:1, and damage to the threshold revealed at least two layers of concrete on top of a tiled layer under which it was not possible to see. A loose piece of tile was white-washed on its top surface and although broken along one edge there were two moulded edges and the cleanly cut edge of a removed corner that would imply that the tile had once been octagonal in shape. The white wash might suggest an attempt to replicate a more expensive limestone tile which along with smaller square tiles would form a *carreaux d'octogones* pattern which became popular in the 18th century (Calloway 2005, 91). The condition of Room 3:2 is much degraded and there is modern graffiti on the walls. There are plain skirting boards surviving around most of the room that have been painted dark green, and all four walls have been plastered with some evidence of both wallpaper and paint surviving. Linear gaps in the plaster/paint work along the east wall suggest there would have been some kind of built in furniture like a shelf or work surface. The ceiling is open and the joists visible running east to west, on which can be seen evidence of lathe and plaster. At the far south end of the ceiling a row of north to south cross joists extend the short distance from the wall to meet the first east to west joist. The brick pier seen on the south east corner of the exterior is visible protruding slightly into the south east corner of this room.

- 3.3.14 There is a large square headed window in the south wall with a chunky wooden frame and transom (all painted dark green and with chamfered edges) that divides the window into two lights, one large and square shaped with a smaller rectangular one above it. There is no glass present in either light, although there are several metal fittings on the frame which suggest that the larger light may have contained a side hinged casement window. The proportions and vernacular nature of this frame would suggest it would not pre-date the Victorian period and is quite possibly early 20th century. There is another gas lamp identical to the one in Room 3:1 suspended from the centre of the ceiling in Room 3:2. There have been many alterations to the northern wall (see Section 1, Figure 9 and Plate 12) of Room 3:2, with the blocked window that was seen on the exterior visible inside as a boarded over void and the fireplace relating to the remains of the exterior chimney stack visible through damaged plaster. This area is interesting because the apparent blocked up area extends above the usual proportions of a fireplace, extending up to meet a wooden lintel situated at a height at which one might expect a door, although it could equally relate to an earlier window. There are also other small timbers present in the wall construction, and an iron brace to support what was the supporting segmental arch over the fireplace. There is little evidence surviving in Room 3:2 to indicate how it was used, but assumptions could be made that it was perhaps a parlour of some kind during the buildings last phase of use as a cottage, and prior to that, given the tile discovered, perhaps a kitchen/work/store room.

Room 3:3

- 3.3.15 Room 3:3 is visible in plan on Figure 6, along with the insert which shows a more detailed scale of the west side of the room. The north, west and south walls of Room 3:3 are all of brick construction, the east wall is a timber stud wall with all walls retaining some, albeit very degraded, horse-hair plaster (and lathe in the case of the east wall), white wash and mid yellow paint. Plain plank skirting that has been painted dark green remains on some of the walls. There is a substantial chimney-breast protruding from the west wall which creates alcoves to the north and south. The southern alcove has been divided off by re-used panelling leaving a doorway and creating a cupboard (see inset, Figure 6). There is a large stone sink situated in the north alcove along the north wall, possibly to create a small scullery, which is slightly obscured by the remains of a staircase. Each alcove has a small segmental arched window, as seen on the exterior, with the northern window being blocked. There is a large window in the centre of the south wall that is identical to that in Room 3:2. There is a small square window high up in the centre of the north wall which retains a wooden frame but has been boarded over leaving a recess and there is also a door at the extreme east end of the north wall which leads to the exterior. Modern timbers have been used to secure this door, which has been painted dark green and is mounted on round ended strap hinges that, given the strong taper, may be of early 18th century date – a similar example dates to 1727 (Hall 2005, 51-52). Interestingly one of the original wall posts has been cut and the lower section removed in order to insert this doorway (see Section 1, Figure 9).
- 3.3.16 Room 3:3 is in a very degraded state having sustained much damage over more recent years and has clearly had many alterations made during the buildings lifetime. It is clear that the room has been left derelict for a considerable time and a great deal of the fabric of the room has been removed. A suspended floor has been removed exposing the brick foundation piers on which this floor was supported and the bare earth underneath. It is also clear that a thin timber board partition that had previously been inserted running east to west dividing the room into a smaller room with a passage to the north has been removed. In association with this passage, evidence of a staircase

survives in the north west corner of the room which consists of a stringer, a newel post and some of the upper steps. Half a turned baluster survives attached to the newel post that is of a simple design consisting of a tapered column with multiple rings at the top and bottom. It was difficult to get an exact profile of this baluster, but it appears that the decorative ring element may be repeated and reversed at the top and bottom which together with the thin dimensions would indicate a late 19th century date (Hall 2005, 113). It is not clear if a ceiling has been removed at some point, as many of the exposed joists seem to be whitewashed implying the floor above also acted as the ceiling. It is clear from marks left in paintwork and some surviving copper pipes that several gas powered light fittings have been removed as has what could have been a 20th century sink unit or gas powered cooker from the south-east corner of the room.

- 3.3.17 The alcove to the south of the fireplace has been partitioned off by the re-use of a section of wall panelling, creating a cupboard (Plate 13). This has not only been carried out very crudely but has suffered much damage and neglect making analysis difficult. The northern section of this partition consists of one piece of double sided panelling consisting of two smaller plain rectangular panels and one larger plain rectangular panel in the centre – although the top panel is only visible from inside the alcove. Although none of the panels have mouldings they are all raised with angled fields and the lower panel is actually hinged on two butterfly hinges, which were used throughout the 17th and 18th centuries (Hall 2005, 52-53). Another interesting point is that there are two rail pieces separating the top and middle panels, suggesting the design encompassed a picture rail. The southern section of this partition includes a doorway – unfortunately with no door surviving – and is possibly also re-used from a panelled stud wall, possibly the same section as the panels. The south wall of this southern alcove is also lined using a panel of tongue-and-groove boards which seems to be made up of three sections in its height. The top section has remained in place, the middle section has slipped out of position and the bottom section is almost all missing. Several layers of Victorian style wallpaper with roller printed designs survives on both sides of the panelled partition that now separates this alcove from the room as well as the tongue and groove panelling on the south wall of the alcove. This missing panel reveals unusual brick work in the wall (Plate 14) where after rising flat for four or so courses the wall becomes slightly curved (see inset, Figure 6) implying it was constructed in order to accommodate something large and circular.
- 3.3.18 There are other odd occurrences in the brickwork in this alcove such as a hole low down in the north wall of this southern alcove (essentially the chimney-breast) where some bricks that had been lain on their sides have fallen away (Plate 15). It appears as if these bricks had been lain on their sides in order to block a hole coming from the fireplace which implies a disused flue is present running between the southern alcove and the fireplace. In addition to this there is a buttress-like footing rising over 1m from floor level on the west wall in the space between the south wall and the small window in the west wall. This extra thickness to the wall continues under the window until meeting the chimney-breast, with a brick-course high step up to the deep sill of the window. As seen from outside the window consists of a timber frame which would have accommodated louvres, and on the interior a small amount of a metal mesh survives. The window frame is flush to the exterior face of the wall making it very deeply set (approximately 0.3m) from inside due to the extremely thick wall. Whilst a lot of the brickwork in the southern alcove is plastered, much of the lower areas of brickwork remain bare of any dressing or the plaster has deteriorated.
- 3.3.19 The alcove to the north of the fireplace in Room 3:3 (see inset, Figure 6 and Plate 16) is smaller than the alcove to the south and there has again been many alterations. A

large stone sink occupying approximately half the space has been fitted on top of two brick pillars running the depth of the sink at its east and west ends, the eastern pillar designed to conceal a downpipe from the now blocked plughole. Due to the removal of the suspended floor a ceramic drain pipe is visible embedded into the ground running from where the downpipe of the sink runs into the floor to underneath the threshold of the doorway into Room 3:3 from Room 3:1. The blocked window, identical in proportions to that in the southern alcove, is situated considerably higher up in the wall perhaps due to the exterior ground level. None of the walls below the height of the window are flat, the lost plaster – as with the southern alcove much of the plaster work has degraded – revealing a crude attempt to flatten the walls utilising many pieces of broken ceramic tile/pipe. The brickwork behind this is curved to a greater extent than that seen in the southern alcove, again implying the walls were constructed in order to accommodate something large and round. Plaster survives over the area where a flue might be located, but its presence is entirely possible.

- 3.3.20 Approximately 2.5m above the ground level of the northern alcove there is a substantial brick arch over the entire alcove (Plate 16). Not serving any structural support to the walls or chimney-breast this arch, which has several courses of brick above it creating a platform higher than the level of the present first floor, has been designed to support a very heavy weight. This arch is partially obscured by the presence of timbers and steps relating to the insertion of the staircase and there are no joists/floorboards above the area immediately to the east of the northern alcove, which allows for access to the first floor. It is unclear if this area of the ceiling has always been open, but there did not appear to be any evidence to suggest that any joists were removed in order to insert the staircase.
- 3.3.21 There are three distinct phases to the fireplace in Room 3:3 (Plate 17) which was originally very large with a substantial brick segmental arch spanning a width of approximately 1.5m which is supported by an iron brace. Several other iron fittings survive inside the chimney which probably served to support cooking vessels or relate in some other way to the function of a fire of this scale. A second phase involves the introduction of a brick feature the depth of a stretcher to the north face of the fireplace. Unfortunately most of this is obscured by the presence of a later phase, but from inside the chimney the top of a shallow recess can be seen (Plate 18) which may indicate the addition of a salt box to the fireplace. A final phase happens when the fireplace is dramatically reduced in size to one suitable for providing heat and a plain Victorian wooden mantelpiece and fire-surround that are painted dark green have been added. It would have been this final phase that cut off access to the bread oven door (which can still be seen inside the chimney) in the back wall of the fireplace (see inset, Figure 6 and Section 1, Figure 9).
- 3.3.22 The many structural elements in Room 3:3 suggest it was originally used as a kitchen/bakehouse and the suggested presence of two large coppers either side of the fireplace imply one of the main activities carried out in this room was that of large scale domestic brewing, although the coppers would most likely have also been used for washing clothes and preparing food. The stylistic evidence of baluster on the staircase might imply that at some point in the 19th century this room was converted into a living space. The room was probably still used as smaller kitchen, the passageway as an access to the first floor, the north alcove used as a small scullery the southern alcove used as a larder (the louvred window and mesh providing good ventilation).

Room 3:4

- 3.3.23 Room 3:4 is visible in plan on Figure 7. As with Room 3:3 above, Room 3:4 has been greatly altered over time and is in a very derelict state. The south, west and north walls are all of brick construction, although there are some substantial wall posts situated in the north and south walls, and the wall separating Room 3:5 is a timber stud wall with exposed beams behind which the lower section is close-boarded and the upper section consists of plastered lathes in between the beams (see Section 2, Figure 9). A timber stud partition has been inserted running approximately two thirds of the way into the room from the south wall separating off a small area in the south east corner of the room (Plate 19). The ceiling, which consists of exposed white-washed joists with some lathe and plaster surviving in between them, is canted on the north and south sides of this eastern area.
- 3.3.24 There is a large fireplace and chimney-breast in the centre of the west wall creating two alcoves to the north and south of this. There is a substantial mass of brick forming a platform supported by an arch which fills this alcove and extends approximately 0.4m up from the floor surface. The staircase leading up from Room 3:1 rises in the north east corner of Room 3:4, leaving a small area of floor space between the north wall and the stair-well which looks as though there has been a thin partition that would have made this area a cupboard. There is similar evidence – mainly on the floorboards – of thin partition walls, which would have separated off the stair-well, the area in the south east corner and the area to the west of the stud partition as the main room leaving a landing area occupying the majority of the area to the north of the stud partition.
- 3.3.25 All walls have been plastered, of which most contains horse hair but there have been some repairs using a soft mortar-like plaster, particularly to the south wall to the west of the stud partition and the section of wall to the north of the stair-well. Paint survives in places albeit extremely weathered, although it is possible that the majority of the walls were just white-washed. The east wall and its exposed timbers has been painted dark green to the north of the doorway through into Room 3:5 – in the centre of the wall – and the southern section along with the south wall to the east of the partition and the east side of the partition itself have all been painted a mid yellow. Other patches of the green and yellow paints survive on the plaster and beams in the rest of the room.
- 3.3.26 There are two large windows in the southern wall, one to the west of the stud partition in the centre of the space between the two wall posts and one immediately to the east of the stud partition. These windows contain frames similar too the others seen in the building, plain and chunky with chamfered jambs, lacking any glazing but retaining some metal fittings, although the proportions of these windows is perhaps more suited to casement windows. The eastern window has a wooden sill, but unusually the western window has no sill and that the space for the window is lined with thin metal sheeting that has also been painted green. There is a further window in the north wall of similar proportions which is situated roughly central to the exterior elevation. This window, although boarded from the inside, has a heavy timber frame and mullion splitting the window into two lights, making it ideal to have casement windows. One odd feature of this window frame is that there are two circular wooden pegs protruding from the underside of the upper timber in each of the lights (Plate 8). It is unclear if these are merely structural pegs or could have been timber/metal bars that originally extended the height of the window. This is quite likely as before it was altered for accommodation, the building would have required good ventilation. There could also be a blocked window in the west of the north wall for which inside the only evidence is a vertical line visible in the line of the brickwork and mortar.

- 3.3.27 The large fireplace extending from the west wall of Room 3:4 has a segmental-arched head, the edge of which has been chamfered (Plate 20). The rear corners of this fireplace have curved brickwork adding another decorative element and there is a canted brick fire-back. The design of this fireplace suggests that it is of late 16th or 17th century date, the plaster a possible attempt to imitate stone which was often done in areas where stone was not easily available (Hall 2005, 176). A later phase of this fireplace has reduced its size to incorporate a Victorian register grate evidence of which only survives in the form of the additional brickwork in the fireplace (Figure 7 and Plate 20), and the canted edge to the south jamb which has most likely been done in order to accommodate angled cheeks of a register grate. It is most likely that this action ties in with the insertion of the thin partition wall, which would have obscured the northern part of the original fireplace.
- 3.3.28 Several of the structural timbers have unused mortices, which may suggest re-use but given the deteriorated state of the room could also suggest removed/lost timbers. The wall-post in the north west corner of Room 3:4 has rotted and fallen out of its position embedded in the brick wall. This has revealed that some of the brickwork in the wall to the east of this is not keyed into the outer shell, which may be brick-nogging retained from the original timber-framed structure. There is a small plank and batten door/hatch lying on the floor to which there is no obvious original location, however it is worth mentioning as it retains two round ended T-hinges which were common during the 18th century (Hall 2005, 51).
- 3.3.29 The floor has been stabilised using boards and scaffolding planks, making it difficult to assess the opening for the staircase that would have risen from Room 3:3, and indeed if parts of the floor had been added after the alteration of the building from a brew-house/bake-house into accommodation. It is entirely likely, and indeed common in brew-houses to be partially open through the ground and first floors (Sambrook 1996, 31) in order to aid the need for the gravitational flow of fluids. It is unclear how access to the attic floor would have been gained, as the western end of the building where the access point was likely to be has sustained so much damage that it would be impossible to precisely locate it. It is possible that there was access up to the attic via a continuation of the inserted staircase that rises from Room 3:3, or at least in this position. However, given the position of the cistern that was likely positioned on the brick platform in the north west corner of Room 3:4, this is unlikely as it would have obstructed access to this cistern. Another possibility is that there was an access point in the south west corner, utilising the alcove and the lack of any joists above it – there is a diagonal brace between the tie-beam and the wall-plate which only blocks some of this space (Figure 7).

Room 3:5

- 3.3.30 Room 3:5 is visible in plan on Figure 7. Room 3:5 is a small room on the first floor and is also in a very degraded state of preservation, with much rubble covering the floorboards. The north, south and east walls are all of brick construction and the west wall is a timber stud wall, the lower 1m of which is close-boarded and the remainder of the walls has been horse-hair plastered and lime-washed (with some repairs to the plaster using a soft mortar-like substance) – the top part of the western wall has lathes. As with Room 3:2 below, the brick pier in the construction of the wall is visible protruding slightly into the south east corner of Room 3:5. It is here that the only piece of plain board skirting survives painted dark green as it is in other rooms of the building. The joists of the attic floor are visible having been lime-washed, in-between which some lath and plaster survives. The entire north end of the ceiling has caved-in due to

damage to the roof above, which has caused much further damage to the rest of the room. The ingress of water has led to the partial rotting of a structural timber in the north east corner of the room that is embedded into the north wall.

- 3.3.31 There is a large window in the south wall of which only a dark green painted frame and wooden sill survives. It is probable that there was a side-hung casement window present such as those that may also have been present in the large south facing windows of the ground floor. A doorway is created through the west stud wall at the top of the stairs from the ground floor – there is no door or door-case, but some of the faces of the posts that have been used as jambs have been painted dark green. There is a small fireplace with a very slight arched head in the centre of the north wall which has been blocked using gault clay bricks in a stretcher bond (see Section 1, Figure 9). There are two linear timbers used in the construction of this north wall either side of the fireplace, situated just below the head of the fireplace. There are similar uses of this technique of using linear timbers in the construction of brick walls throughout the other ancillary buildings.
- 3.3.32 The close-board on the west wall (see Section 2, Figure 9) could indicate Room 3:5 had an agricultural use such as the storage of grain. Being in close proximity to the brewing facility it is likely that this room was used for the storage of malt, although it was also common to have a fruit store in a brew-house due to their dark well ventilated nature (Sambrook 1996, 29). It is not clear what purpose this room served following the buildings conversion into accommodation, but given its first floor position, it was most likely used as a bed chamber.

Room 3:6 (The Attic Space)

- 3.3.33 The Room 3:6 is visible in plan on Figure 7. The attic space (Room 3:6) has suffered very badly from exposure damage, mostly as a result of racking, in which the rafters have leant to the east causing the total collapse of the west end of the roof. The east gable and upper section of the chimney stack at the west end have been totally rebuilt during repair works that were under-way at the time of this investigation. In order to rebuild the collapsed rafters the floor surface has been partially re-built using boards and scaffolding planks. Two collar and tie-beam trusses survive (the eastern-most of these is shown in Section 2, Figure 9 and Plate 21), each with queen struts and the eastern truss has five extra struts leaving a void in the centre. Other than the larger central void, the gaps between these struts in the eastern truss have/had lathes on the eastern side which have been plastered on both sides, in effect creating a smaller room. The collars support heavy clasped purlins and subsequently the common rafters, which are of much the same dimensions as the principle rafters, all rafters have had sprockets added.
- 3.3.34 There have been several phases to the roof, which is mainly constructed from elm, with the trusses and possibly the clasped purlins probably being the oldest surviving elements – the timbers used are very roughly hewn and the principle rafters even retain some bark – followed by the common rafters and there is a later phase where pine has been used to replace or repair some rafters, double up others, in addition to which diagonal braces have been added to the rafters in places and gussets have been added at the apex of many rafters. It is likely that the racking that caused the collapse of the western end of the roof has been in effect for considerable time, as the trusses lean considerably more than the common rafters and during the last phase of the roof extra pine common rafters have been added to directly support the principle rafters. It is difficult to suggest what the attic may have been used for given its current state, but

this may be the space referred to as “over the brewhouse” in an inventory dated 1615 (ERO D/DAC 315) which mentions a “trundle bed” and an “old cupboard”. the it is likely that it has only ever been used as a storage space.

3.4 Building 4: The Coach house

- 3.4.1 The ground floor plans of Building 4 can be seen on Figure 6, the roof plan on Figure 7, the north and south facing external elevations on Figure 8 and an east to west section can be seen in Section 1 on Figure 9.

Exterior

- 3.4.2 Building 4 is a single storey building spanning the gap between Buildings 3 and 5 with a double pitched roof. The south facing elevation (Figure 8) is almost entirely taken up by two large pairs of wooden doors with a small bricked area in between. The lower hinges of the western pair of doors pivot on long pintles which are attached to the wall by a gudgeon at either end. There are two designs of hinge used on the two pairs of doors, the first are round ended strap hinges which pivot on pintles, which are similar to examples which date to the late 17th/early 18th century (Hall 2005, 52). The eastern door of the western pair and the upper hinge on the western door of the eastern pair (the lower hinge of this door is absent) are all spear headed strap hinges that pivot on pintles, which are a similar design to one dating to 1713 (Hall 2005, 50). The mismatch of hinge designs might imply some or all have been re-used. The western door of the western pair has a wicket mounted on two T-hinges which may have lost their ends.
- 3.4.3 The north facing elevation (Figure 8) is of dark red brick construction similar many of the other early brick buildings on the site, and has no particular bond although distinct rows of headers and stretchers can be identified giving it a more English than Flemish feel. One of the only features is a bricked up segmental arched doorway (Plate 22) on the eastern side, which looks like a small window sized opening had been left open that has then been bricked up later. The other notable feature is a gault brick chimney stack rising through the the lower area of the roof, again towards the eastern side.
- 3.4.4 At the time fieldwork was undertaken this building was in the process of being re-roofed, which allowed the roof timbers to be viewed. It is clear that there are at least two phases of roof construction as the common rafters (all with sawn carpenters marks which disclose information regarding the construction sequence) are set to create a plane higher than earlier principal rafters – some of which had a common rafter on top of them as part of the later phase.

Room 4:1 (western)

- 3.4.5 In recent times this room has been used for the storage of bricks awaiting re-use in the re-development works and several metal fittings (a winch and pulley) and a suspended wire rack might give clues as to the possible use of the room as an automotive workshop/storage space over the previous decades/century. Room 4:1 has a concrete floor and a lathe and plaster ceiling with cantered sides to the north and south, the flat plane of the ceiling constructed approximately half way up the trusses creating a garret above the ceiling. The western truss is of king-post construction, with two struts projecting from the base of the king-post. A truss of this type could indicate that the coach house was built up against Building 3. The eastern truss is constructed of brick and timber, with the tie-beam supported by a brick wall, six posts and the principal rafters projecting from the tie-beam and brick noggings in between the posts. It is likely that these posts rise to a collar (making it a collar and tie-beam truss) but this was not

visible due to the ceiling. A timber brace (probably modern) has been inserted between the two trusses at ceiling level. The lintel beam over the large double doors has a number of empty mortice sockets at regular intervals, which would indicate either the re-use of the timber or possibly more likely, given the odd level of the current ceiling, an earlier ceiling level.

Room 4:2 (eastern)

- 3.4.6 It is clear that Room 4:2 has been used as an automotive workshop over the last century, when at some point a small inspection pit has been created in the brick floor and the lower parts of the north and partially the east and west walls has been rendered in a hard concrete like render. The remainder of the walls is of brick construction and have been white washed. A prominent feature is an inserted gault brick fireplace and chimney stack in the north west corner (Plate 23) which could potentially tie in with the re-roofing and the construction of the present stable block. At a later date, most likely contemporary with the inspection pit/render, this fireplace has been reduced in size to a very small coal burner which looks to be of an early 20th century date. The presence of the bricked up door seen on the exterior is mostly hidden by the render, but the window that previously remained in the upper area of this door space can still be seen to be bricked up. It is unclear when this was done, but the relatively modern mortar and clean state of the bricks might imply the blocking of this window was also carried out at the time of the other 20th century alterations. The only other feature of note is the segmental arched doorway which leads to/from Room 5:1. This has a door case with a simple bowtell moulding, and the door itself on this face consists of three wide planks and one thin plank with a flush bead moulding at the joint of each plank, matching the panelling inside Room 5:1. The ceiling is believed to have collapsed with no evidence surviving and, at the time of this investigation, it consisted of a tarpaulin which obscured any features higher than the level of the wall plate/door lintel.

3.5 Building 5: The Stables

- 3.5.1 The ground floor plan of Building 5 can be seen on Figure 6, the first floor and roof plans can be seen on Figure 7, the south and north facing external elevations can be seen on Figure 8, the east facing external elevation can be seen on Figure 9 as can an east to west section of the building (Section 1).

Exterior

- 3.5.2 Building 5 is a two storey building, the eastern-most of three buildings forming a wing on the north side of the main courtyard. Built of brick with a tiled roof which is gabled on the west side but hipped on the east side and has recently been repaired/re-tiled. The north facing elevation is constructed of red brick in an English bond up to a height of approximately 1.2m and then yellow London stock-type bricks in a Flemish bond up to the height of the roof (this can be seen on the left-hand side of Plate 22). There are several ventilation bricks in the upper section of this elevation, but no other features. A similar construction is seen in the east facing elevation, with the red brick/English bond section extending a similar height from the floor, but it does not run the full width of the elevation, stopping just over a meter from the southern extent of the elevation (Plate 24). The rest of the wall is constructed from the London stock-type bricks in the Flemish bond. The only features on this elevation are a small wooden beam about half way up the wall in the brickwork, and a small segmental-arched window at ground floor height to the far south of the elevation. The south facing wall is entirely constructed from

yellow London stock-type brick in a Flemish bond. There is a tall central segmental-arched doorway with an over-door light with planks rather than glazing. Other than this window, the door, two segmental-arched windows either side and a hay-loft door central on the first floor are all boarded over for security.

Room 5:1

- 3.5.3 Room 5:1 can be seen in plan on Figure 6, and Section 1 shows an east to west section of this room together with some added detail of some of the fittings and fixtures.
- 3.5.4 The ground floor room of Building 5 has a floor comprising small rectangular clinker bricks which gently slope from the north and south down to a gutter running from east to west, offset to the south from the centre line of the building. It is probable that this floor is not laid on a particularly firm base as there are dips resulting from the weight of the horses corresponding to where their feet have stood in two of the stalls. The ceiling and north and west walls have been plastered and lime-washed, whereas on the east and south walls the brickwork has been directly lime-washed, damage to which reveals an earlier light yellow painting scheme.
- 3.5.5 Room 5:1 has been used as a stable, with two stalls along the western half of the north wall and the majority of the east side of the building making up a loose box. It is clear that originally there were four stalls running the length of the building and one partition has been removed and re-used to separate off the east side of the building as a loose box (Plate 25). This has been done by creating an angled partition and a wide ledged-and-braced door (that was about as high as the lowest point of the panelling) that was hung (it now rest against the wall) on long round ended strap hinges with base-plates that are similar to an example of 1727 (Hall 2005, 52).
- 3.5.6 The stall partitions and wall panelling utilise both thin and wide boards for different sections, although all of the boards have an ovolo beading along one edge. Coming south from the north wall, the top of the panelling on the west wall and the partition between the western stalls has a straight but oblique chamfered beam, lowering to the south and finishing with a heel-post that extends up to ceiling level (Plate 26). The panelling on the west wall then continues, covering the lower half of the wall, to meet a door at the southern extent. This plank and batten door has chamfered battens and is likely to be relatively early – possibly dating to the mid 17th century – due to the width and number (three) of planks that comprise the door (Hall 2005, 30). It is hung on round ended strap hinges with base plates and is similar to examples dating from the mid 17th to early 18th century (Hall 2005, 52).
- 3.5.7 The heel posts become thinner via a chamfered step just above the height of the partition and are connected at the top by decorative arched panels with an ovolo beading and key stone decoration, which rest on the chamfered architrave of the heel posts (Plate 26). Whilst the partition between the stalls and the loose box is similar to this, the upper section has also been panelled which is likely to have happened in creation of the loose box utilising the removed partition between what was the eastern stalls. The arched panel from the front of the eastern stalls has been cut to fit over the diagonal partition created for the loose box (Plate 25). The panelling on the east wall, however, lowers from the north wall in a concave curve which starts off steeply and straightens out as it goes further south along the wall. This wall also differs in that the panelling does not end with a heel post to match that on the west wall. All of these differences to the panelling on the east wall are likely to be the result of the creation of the loose box.

- 3.5.8 Many fittings and fixtures remain in place, including cast iron drinking bowls and hay racks (Plate 27) which were common from the late 18th century (Worsley 2004, 152). One drinking bowl has been removed from the north-east corner of what was the eastern most stall and now lies on the floor. The hay racks from the eastern stalls have been totally removed, although there are blocked hay shoots over their original location and that of the surviving hay racks in the western stalls.
- 3.5.9 The lower half of the south wall to the east of the door is panelled similarly to other walls in the stable, damage to which reveals the brickwork behind has no plaster/paint/whitewash. The door has three panels, each with an ovolo beading around them, of plank and batten construction. There is a substantial lock case bolted to the door that looks original, and an interesting push button latch mechanism of which all that survives is the metal push button that would have been operated from the exterior. The over-door light can be seen through a plastic covering to have glazing bars creating two rows, each of four square lights. It was not possible to determine if the glazing bars are of wood or iron, but it is likely they were glazed – damage to which may have led to the boards being used on the exterior. Next to the door on the west side of the south wall is a simply constructed ladder flat to the wall that leads up to a small opening into the hay loft. This is missing the majority of its rungs, and access to the hay loft was gained via a modern ladder.

Room 5:2

- 3.5.10 The first floor room (Figure 7) has served as a hay loft, with access via a small opening in the floor in the southern extent of the room and also via a small ledged-and-braced door in the centre of the south wall. Water damage to the floor boards has left them in a precarious state, making access to some areas of the room dangerous. One feature that stands out upon entering the room is that the two blocked hay-shoots are much more obvious than they are from the stable room below (visible in Plate 28), with one retaining a sliding wooden cover. The brickwork has been directly painted white/lime-washed, with the part plastered gable of Building 4 clearly showing in the construction of the west wall (Plate 28). The roof trusses are of king post construction, with struts extending to the purlins from the base of the king post which has a iron stirrup strap securing it to the tie-beam. The hipped end of the roof is supported only by the hip rafters meeting the eastern king post truss – there is no half truss to support it. The tie beams have chiselled carpenters marks with a XII on the west side of the western beam at the south end, a VII on the east side of the western beam at the north end, a VII on the west side of the eastern beam at the south end and a XIII on the east side of the eastern beam at the north end. Differing from this the principal rafters have a number of obscure scored carpenters marks. This suggests the tie beams are either re-used or the roof was replaced at some point and the original tie beams and wall plates were retained.

3.6 Building 6: The Dovecote

- 3.6.1 The ground floor and roof plans of Building 6 can be seen on Figure 10, the north and east facing external elevations can be seen on Figure 11, the south and west facing external elevations on Figure 12 and Figure 13 shows the east to west Section 3, the internal elevation of the west wall and a sketch section (north east to south west) which shows more detail of the buildings construction.

Exterior

- 3.6.2 The dovecote is an octagonal building constructed of red brick with an irregular bond (although there are elements of both Flemish and English bonds) and a tiled multi-hipped roof. At the apex of the roof there is a square glover with minimal decoration and a pyramidal/hipped roof (leaded) on top of which a weather vane is mounted. The weather vane has an unusual design with a barbed arrow and decorative curls on one side and a cruciform shape with circular tips on the other (Plate 29). The building has a rendered plinth and a heavy cornice with projecting hollow and ovolo drip. There is a north facing gabled dormer window of timber construction with vertical (round) and horizontal (flat, twisted at the ends) iron bars (Figure 11).
- 3.6.3 The door is located in the west facing elevation (Figure 12) and the bricks around the segmental arched doorway have been chamfered. The exterior plank and batten door is secured by two heavy pivoting iron bars that meet another iron bar (decorated with dovetail ends and rough diamond shaped holes running its length) that is fitted to the left hand jamb. The wooden door hangs on two large strap hinges (that look as though they have lost their ends) with base plates (Plate 30A). Unusually, behind this wooden door there is a second door made of iron (Plate 30B). This heavy door has a plate covering the keyhole, a large drop handle – which are uncommon on external doors during and after the 18th century (Hall 2005, 56) – and a very substantial lock case on the reverse.

Interior

- 3.6.4 Inside the dovecote there are two steps down into the sunken concrete floor designed for collecting guano. The most imposing feature is the surviving potence (Plate 31 and visible in the sketch section on Figure 13) which is mounted in the centre of the room between the two crossing tie-beams and a raised (concrete rendered) plinth. Around the base of the walls there is a double brick-width plinth of four courses, the top course being chamfered, on top of which there is a further single depth plinth of one course. The brick wall is then rendered up to the height of the first ledge (approximately 1.2m from the floor). There are twelve ledges (some of which have sustained some damage) running the circumference of the room (including one at the top of the walls), with a total of five hundred and seventeen brick L-shaped nesting boxes. There are also four iron straps and the remains of a fifth – two on the south side of the door, three on the north – which secure the iron door's frame to the wall (see internal elevation on Figure 13).
- 3.6.5 The roof is of principal rafter construction, octagonal in plan at the base and square at the top (leaving an opening up to the glover). The collar-beams forming the square opening are supported by four posts at the corners which in turn are supported by two substantial crossing tie-beams (resembling a queen-post or double crown-post construction). These tie beams also support two smaller posts or struts, which carry four of the eight purlins (in effect making them queen-posts). Each rafter is in turn supported by an ashlar-piece rising from the wall plate. The roof structure is partially visible in Plate 31, and in the sketch section on Figure 13. The square opening at the top has been partially covered by two boards above which netting covers the whole opening. The internal construction of the dormer is unusual – with a partial inner lining of sorts that appears to use odd/rough shaped timbers that protrude into the roof space (rather than being sawn off) which are supported by a number of iron straps (Plate 32). It could be possible that this represents either an earlier/repared dormer window to what is seen on the outside.

3.7 Building 7: The Workshop/Cart Shed

- 3.7.1 The ground floor and roof plans of Building 7 are visible on Figure 14 and all four exterior elevations together with Section 4 (north to south) are visible on Figure 15.

Exterior

- 3.7.2 Building 7 was largely covered in plant growth, it is split into two areas of which only one was accessible (Figure 14). The hipped roof is covered with corrugated iron which has a sliding panel acting as a skylight in the centre of the southern half of the east and west sides.
- 3.7.3 The exterior of the building is constructed of brick, the south and west facing elevations (Figure 15) consist of dark red bricks in a Flemish bond and the east facing elevation constructed of London stock bricks in a Stretcher bond with occasional headers. A decorative element is an eaves-course under which is a dentilated course on the south and west facing elevations which is replicated in the wall plate beam on the east facing elevation (Plate 33). The north facing elevation was not accessible.
- 3.7.4 The northern side is open fronted to the east and the southern area has a large double wooden door with a square window (boarded over) just to the north. The southerly door of this pair has a plain strap hinge/base-plate similar in all but end (perhaps broken) to an example of 1885 (Hall 2005, 52) and the northerly door has a more substantial strap hinge with a pointed end that is connected to the door frame with a pintle (Plate 33).

Room 7:1

- 3.7.5 Room 7:1 has an earth floor and has been used for the storage of farm machinery. The wall to the south (separating it from Room 7:2) is a wooden stud wall with boards on the southerly side of the stud-work and the area is fully open to the east. The brick walls to the north and west are constructed of bricks (possibly London stock, which implies the walls have been thickened on the inside) in an English bond, with two horizontal beams dividing the brickwork at roughly 0.75m intervals. The brick walls appear not to be structural, as the building is of post-and-truss construction with king post and tusk tenon roof trusses that have raking struts. Some carpenter's marks were visible both relating to construction and other purposes.

Room 7:2

- 3.7.6 Access was not possible to Room 7:2, but it was possible to get a very limited view through a hole in the southern wall of Room 7:1. The room was largely empty and had a concrete floor. This floor had grooves forming drainage channels which imply the room was used for some sort of processing/cleaning. Upon speaking to Mr William Fouche (who has been connected to High House for the majority of his life, and was at one point the farm's secretary) it became clear that this room had been used for the washing of vegetables grown on the farm. This makes it likely that this room (in particular the concrete floor) have only served this purpose within living memory.

3.8 Building 8: The Granary

- 3.8.1 The ground floor and roof plans of Building 8 can be seen on Figure 16, the south, east and west facing external elevations are visible on Figure 17 and Section 5 (north to south) complete with detail of the internal elevation of the east wall can be seen on Figure 18.

Exterior

- 3.8.2 Buildings 8, 9 and 10 are of contemporary construction and are all interconnected structurally comprising an eight bay structure of which the granary occupies the southern-most two bays (Figure 16). The granary has a sill wall running its perimeter built of yellow London stock-type bricks in no particular bond, although elements of Flemish bond are visible and a slight decorative finish is given by the upper two courses of headers. There are two segmental-arched openings in the south elevation of this sill wall which provide ventilation to the void of the under-floor area (Figure 17). The wall construction is weather-boarded on the east, south and west sides, and brick built (in the same style as the plinth wall) on the north side (although a beam is visible in the wall at the point where the brickwork inclines up to the apex of the roof) where the sill wall forms a plinth. The gabled roof is covered in corrugated iron that has probably replaced tiles or even thatch at some point. There is a door and window in the centre of both the east and west facing elevations, although these are mostly covered by plant growth – access was possible via a small hole that had been created in the north wall.

Interior

- 3.8.3 The interior walls are close-boarded above the height of the sill wall, with a decorative element given by an ovolo beading to one edge of each board. A central east to west truss shows the roof is of king bolt and raking strut construction with no obvious sign of carpenters marks. The southern truss is obscured but presumably the same, and the northern truss is absent as the brick wall rises to the apex of the roof. The brick tops of the ventilation arches in the south wall are visible above floor level. The close boarded walls have some chalk writing on them that hints at some of the produce that may have been stored in the granary in more recent years.
- 3.8.4 The eastern wall has a window to the south of the central wall post (Plate 34A) and a ledged-and-braced door to the north of this wall post. The window is interesting because the opening is square headed into which has been fitted a re-used segmental arched metal framed sash. The sash itself is equal to four panes high and four wide, the bottom quarter consisting of iron slats with a sliding slatted wooden frame (creating a means for ventilation), the middle two rows consist of four square panes and the top row of four panes that fit the segmental arch. The opening is slightly larger than the sash allowing space for the pins that in its original location would have recessed into the wall. The gaps resulting from this and the segmental arch have simply been covered by pieces of wooden board. The west wall has a similar arrangement, again with a window to the south of the wall post (Plate 34B) and a similar door to the north of the post. The window is only different in that the slatted section consists of the bottom half of the sash and it has lost its wooden slat frame. The panes of both these windows have been smashed leaving evidence that they were once glazed. It is possible that these were the original windows from the stables or even the brew-house, that have been reused in the granary for some reason.

3.9 Buildings 9 and 10: The Cowsheds

- 3.9.1 As with Building 8, The ground floor and roof plans of Buildings 9 and 10 can be seen on Figure 16, the south, east and west facing external elevations are visible on Figure 17 and Section 5 (north to south) complete with detail of the internal elevation of the east wall can be seen on Figure 18.

Exterior

- 3.9.2 Buildings 8, 9 and 10 are technically one large eight bay structure with Building 8 occupying the two southern-most bays (Figure 16). Building 9 has the same roof level as Building 8 and comprises a further three bays. The roof line of Building 10 is slightly raised due to the slope on which the buildings are constructed (Figure 17), and takes up the three northern-most bays.
- 3.9.3 Buildings 9 and 10 share the sill walls which run the length of the east and north wall as well as the wall that divides Buildings 9 and 10. Resting on these walls, weather-boarded timber stud walls rise from sill beams to the gabled roofs which are covered in red ceramic tiles with the lower eaves section in slate tiles (Plate 35). Both buildings are open to the west apart from the northern-most bay of Building 10 which has a smaller sill wall and a less substantial stud wall covered in corrugated iron.

Interior

- 3.9.4 both buildings have earthen floors and some surviving evidence that the interior was once at least partially weather-boarded. Above the sill wall that divides Buildings 9 and 10 there is a stud wall similar to the north wall of Building 10, extending fully to the apex of the roof and clad in weather-boards on the southern side. The roof structure is as in Building 8 with king bolt and raking strut trusses, although in Buildings 9 and 10 each tie beam has a brace between it and its corresponding east wall post (visible on Figure 18) and three-way bracing on the west side wall posts allowing the buildings to be open fronted.

Use

- 3.9.5 Whilst the use of Buildings 9 and 10 in recent times is unclear, it has probably been used for storage of farm machinery or the like. However, by looking at available historical resources, it is clear they were originally cow sheds. They appear on the second edition Ordnance Survey map of 1898 with pens extending into the yard that would have allowed cattle space to roam outside and under shelter. The historical map evidence also suggests Buildings 8, 9 and 10 were constructed between 1864 (Figure 5) and 1898 (Figure 19).

3.10 Building 11: The Threshing Barn

- 3.10.1 The ground floor plans of Building 11 can be seen on Figure 20 and the roof plans on Figure 21. The south facing external elevation can be seen on Figure 22, the north facing external elevation on Figure 23 and the east and west facing external elevations can be seen on Figure 24. Section 6 shows an east to west section through Building 11 on Figure 25.

Exterior

- 3.10.2 Building 11 is a large Type 4 threshing barn of timber construction on a brick sill wall foundation. The exterior is weather-boarded except for a single storey brick section that extends between two projecting gabled bays on the south side (Plate 36). Two large barn doors on substantial round-ended strap hinges are located on the north facing elevation, each opposite one of the south projecting bays. Access to all but the south facing elevation was difficult, and the doors had security fencing masking them which limited their recording. The gabled roof is covered in ceramic red tiles, and the mono-pitch roof of the lean-to brick section between the south projecting bays is covered in

slate tiles. There is a doorway in the west side of this brick section that has a makeshift door for current security.

Interior

- 3.10.3 Access to Building 11 is only possible via the door in the south elevation, which leads to a small room with little architectural detail. The north, east and west walls are weather-boarded over the sill wall, and the south wall is bare brick in what seems to be mostly a Flemish bond. Two possibly inserted doorways exist in the walls of the two south projecting bays which give access from this small room into the main barn, the eastern door being modern, and the west without a door.
- 3.10.4 Upon entering the main barn it is clear it has been divided into two separate sections. A substantial dividing wall has been inserted at the same point as the eastern-most extent of the western projecting bay, just offset to the west from the nearest truss (Figure 25). This stud wall is entirely close-boarded on the west side and partially so from ground level up to a height of 1.2m on the east side (Plate 37). For security reasons the majority of the inside of the main barn area has been covered in modern ply-board, obscuring lower areas of the walls, although some areas are similarly close boarded up to a height of 1.2m. The floors throughout are concrete, which looks relatively modern. The west wall of the building is bricked with yellow London stock-type bricks in an English bond (Plate 38). As it was not possible to view this elevation from outside, it can not be said whether the wall is of timber or brick construction on its exterior, but the presence of this brick wall probably indicates a repair.
- 3.10.5 The post-and-truss construction creates eight bays, the western area taking up three, the larger eastern area five (Figure 20). The tie beams are braced to the wall posts, and the trusses themselves of Queen post construction (Plate 37). The location of the two large barn doors and the south projecting bays suggest there would have been two threshing floors. It is also possible from inside to clearly see a hatch high in the centre of each gable end and three more positioned equidistant in the north wall.

3.11 Dendrochronology – By Dr Andy Moir

- 3.11.1 A visual dendrochronological assessment of High House and ancillary structures was made on the 18th June 2008 by Dr Andy Moir of Tree-Ring Services, who's opinions and survey is summarised below.
- 3.11.2 The Coachman's Cottage under tie-beam level is constructed of fast grown oak which contained less than 50 rings. No bark was identified to survive on these oak timbers. The roof is constructed mainly of fast grown elm which contains less than 50 rings. Some bark was identified to survive on the elm timbers. The stable building roof structure is constructed of pine, with the larger members containing less than 60 rings and no bark was identified to remain. Due to the lack of rings and the fast grown nature of the timber, neither of these buildings was suitable for dendrochronological analysis.
- 3.11.3 In the main building (High House) the assessment suggested that the majority of the wall frame timbers were either not oak or were reused and therefore unsuitable for dendrochronological analysis. The timbers in the north roof all showed evidence of reuse. The main timbers in the south roof (principal rafters, purlins and some rafters) did not show evidence of reuse, were oak and appeared to contain between 40-60 rings. This was considered just sufficient for dendrochronological analysis and therefore sampling proceeded.

- 3.11.4 Eight core samples were taken from the roof timbers at High House. Two of the samples taken contained periodic episodes of sharp reduction in the ring widths, characteristic of management. Two samples (HHPU02 and HHPU05) were tentatively cross matched together and combined to form a mean sequence. Unfortunately, no consistent dating could be established for either the individual sequences or the mean sequence established, and therefore all the samples remain undated at this time. The failure in dating in this instance is most probably due to the combination of short sequences and growth disturbances.

4 DISCUSSION AND CONCLUSIONS BY ANDREW CORRIGAN AND TOBY GANE

4.1 History

- 4.1.1 The history of the manorial farm buildings at High House are unsurprisingly linked to the development of High House itself. The History of High House has been covered in Gane & Corrigan 2008, and will only be referred to as necessary in this document.
- 4.1.2 It is most likely that Sir Robert Clayton was responsible for the demolition of the 1550's Elizabethan timber framed Manor House, and the construction of the Stuart Brick Manor House in the 1680's. It is also probable that Caleb Grantham or his son Nathaniel Grantham (or a mixture of the two) undertook the first substantial phase of internal decoration around 1700, and the second major phase in the house, the conversion of the attic to living accommodation for servants, took place in c.1730, again in the tenure of Nathaniel. Ownership passed to a number of people the most notable being the brewer, Samuel Whitbread who bought the estate in 1777 and may have resided here. He then built the much larger Purfleet House in 1791, which is possibly a testament to the growth of his brewing company which was the biggest in the country (Cornell 2003, 105). The Whitbread family continued to exploit the chalk deposits surrounding High House as had previous owners, showing his industrious nature.

4.2 Building 2: The North Range

- 4.2.1 The north range was appended to the House and added to the group at some point between 1838 (Figure 2) and 1864 (Figure 5), although it appears the north part of the building may have been a free-standing building – as visible on the Tithe map of 1838 (Figure 2) – prior to the rest of Building 2 being added. To confuse matters the brick is a reused late 17th century or early 18th century type, possibly from a garden or boundary wall that had been demolished (Fletcher et al 2007). With its mono pitch roof, tight dimensions and lack of ornamentation, this building is clearly a service range.
- 4.2.2 Some parts are clearly for storage, probably associated with fuel for the brew/bake house, whilst the southern section was probably for a mixture of uses possibly including a buttery/dairy, creamery or pantry. This is likely to have freed up valuable space in the service area of the main house. There is secondary source material (a draft Conservation Management Plan put together by the High House Steering Group in 2005) which shows Room 2:1 to have once had panelling, although it is no longer present (Paul Latham, pers. comm.). Unfortunately, whilst visual evidence of this source was available, the document was not available in a form that could be referenced, however the prospect is an odd one given the nature of the rest of the building.

4.3 Building 3: The Bake/Brew House

- 4.3.1 Amongst the ancillary buildings the oldest on the site is Building 3, the investigation of which has confirmed the suspicion that the earliest parts of the structure are likely to be of 16th century date. This means the building was probably part of the manorial complex first constructed on the site in the 1550's, serving as a standalone kitchen building that would have served a number of functions – laundry, meat processing, baking and brewing, for example. It was common during the 15th and 16th century for larger households to have additional buildings, indeed many properties in the area known as the Weald – of which this site lies closely to the north of – would have a detached service building or kitchen of a similar nature to Building 3 (Martin and Martin

2006, 150). Survival of these buildings is rare although a better preserved and more original example of one of these kitchen buildings has been restored and relocated to the Weald and Downland Open Air Museum in Sussex (Weald & Downland Open Air Museum Guidebook 2002, 30) which might give us a clue as to how this building may have originally looked. A “brewhouse” is listed in the 1615 inventory (ERO D/DAC 315), which informs us that there was a copper mash and coolers etc. and several other rooms listed could have been contained in this building – the still house and wash house for example could refer to the other functions common for this building type. Interestingly a room called “over the brewhouse” is mentioned to contain a “trundle bed” which implies the building also served as accommodation, which was another function that has been associated with these buildings (Martin and Martin 2006, 152).

- 4.3.2 The heavy oak post and truss construction of the timber frame, now encased in brick, is consistent with early post medieval carpentry techniques. Some of this early structure exists in the roof although much of it is of later elm construction, which probably signifies a re-roofing phase contemporary with the brick skinning of the building. There are a number of odd carpenters marks on the roof timbers, but none were observed on the main frame. It is likely that this phase took place around the time of the construction of the current house, although any date remains broad for a number of factors. The brick used in the construction is similar to that of the house (Fletcher et al) yet there is evidence of a possible date by some graffiti on a brick in the west gable of the building which reads “SR17#3”. There is some debate over the third number, as in some pictures it looks like a nine – as expressed by Christopher Austin, a calligrapher who’s opinion was sought over one image – and in other photographs it looks distinctly like a four (Plate 5). It can not be said for certain if this gives us a construction date for the brick skinning or a later repair work, perhaps tying in with the construction of Building 4 if it is indeed a nine.
- 4.3.3 The interior of the structure has provided some interesting clues as to the possible uses of the building. Evidence in and around the west fireplace indicates that the building was used as both a bakehouse and brewery and also possibly a laundry. The external bread oven, accessible only from the interior of the original fireplace is convincing (Plates 6 and 7), but less obvious clues include evidence of flues on either side of the fireplace (Plate 15), a heavily constructed brick arch at first floor level on the north side of the chimney breast (Plate 16) and the rounded shape of the recesses on either side of the fireplace downstairs, which have been patched-in using old tiles to make them look flatter. The evidence points at the downstairs room having housed two large coppers on either side of the fireplace that would have been heated by the fire via the flues running originally to the underside of the coppers. The previous position of one of the coppers is clearly visible by the curve of the walls in Plate 16. This layout fits into adopted typologies of brew houses which are separated by the arrangement of the copper(s) and the firebox, with this example fitting into the Type 2.1 category (Sambrook 1996, 47). The heavy brick arch would possibly have supported a water tank used to feed the coppers (Sambrook 1996, 29-30) or some other vessel for which gravity was required in order to feed the coppers. These occurrences indicate domestic scale brewing on the site which often went hand in hand with baking and laundry activities. The brewing would have been used to provide “small beer” for regular consumption by the farm labourers and other workers – as water was not safe to drink at the time, and good beer for the family and guests to drink at mealtimes. Other evidence that supports this is the close-boarding on the first floor (Section 2, Figure 9) which is often associated with grain storage, but also associated with the storage of malt (Sambrook 1996, 29). In addition to this the cellar in the main house has a main

area and a vaulted area sealed off with a door (Gane & Corrigan, 2008). This fits with the concept of the brewery producing common “small beer” for the servants and labourers and “best small beer” and “best beer” for the consumption of the household. These latter brews were more valuable and would require locking away (Sambrook, 1996, p. 120-1). The cellars at High House fit this pattern, and even have divisions for the storage of barrels which are mentioned in the 1615 inventory (ERO D/DAC 315).

- 4.3.4 A number of features that were required in a brewery are missing, but these are features that would have been removed by the later alteration of the building into accommodation, and clues are given as to their presence in the inventories/sale catalogues which exist, which also give an idea of scale and how this may have increased as time went on. The inventory of 1615 (ERO D/DAC 315) lists a copper mash, two other items (illegible), two coolers, a long fork and rake, two stalls and two other items (illegible). Listed in a schedule of goods from a lease in 1766 (ERO D/DWh/108) there are three coppers (location of a third is unknown from this investigation), two spouts, a sett, an iron frame, a lead underback, a pump (another clue that there was a tank at first floor level to which water would have to be pumped) and a large mash tub. The sale catalogue of 1868 (ERO D/DJN E2) lists two copper brewing containers, five small copper containers, various casks ranging in size from 18-108 gallons, a large iron bound mash tub and stillage, six coolers, hop sieve, various other containers and a pair of steps. This last object gives us a clue as to how access was gained to the coppers for stirring and other activities, as there were various methods such as built in steps and wooden platforms (Sambrook 1996, 42-43). The floor is another issue, as presently there is a raised timber floor, which would not have been suitable for a brewery (Sambrook 1996, 61-62), so it is also likely that any original floor in Room 3:3 has been removed in order to put in the suspended floor in order to make the room suitable for accommodation.
- 4.3.5 There are other clues as to the nature of this building as well, particularly in the surviving elements of original fenestration. The remains of a louvre window in the west gable and the possibility that the central first floor window in the north elevation once had bars rather than glazing (Plate 8) all point to a building that would require good ventilation, as would a brewery (Sambrook 1996, 31-32). There is also the possibility that the windows presently in the granary (Building 8) could conceivably have originally been positioned in the south facing elevation of this building if the current window openings have been enlarged when the building was converted into accommodation. The position of this building in relation to other features is also relevant, particularly the proximity to the well in the centre of the courtyard, and to Building 2 – the north section of which which was probably used to store the coal which would have been essential for the baking/brewing activities and would need to be close at hand (Sambrook 1996, 29).
- 4.3.6 A great deal of alteration and repair has taken place to this building over several phases, making its interpretation difficult as many features have now been removed or hidden by later ones, this is to be expected given the working nature of the building. It is highly probable that the eastern side of this building is an extension that is contemporary with the brick skinning of the rest of the building. There are a number of factors that suggest this, the most compelling being that the structural timbers in the south elevation of the building have been removed apart from the most westerly one. At first floor level the wall above the south facing door doubles in thickness (Plate 19), implying there was no existing timber structure on which a brick shell could rely for support. The presence of the brick wall between Rooms 3:1 and 3:2 also suggests that this side of the building required extra brick support due to its extension. The timber

stud wall between Rooms 3:4 and 3:5 is constructed on the eastern extremity of the wall-plate rather than the centre (Plate 19), suggesting that the eastern side of this was once external. It is likely that the position/size of windows and doors was altered at the time of the brick skinning, evidence of which includes the cut wall post in the north elevation of Room 3:3 (Plate 40 and visible on Section 1, Figure 9) and signs of a removed post above the most eastern south facing window on the first floor (Plate 41). It is unclear when/why the surviving partition in Room 3:4 was added, but it is likely to have been at the time of the brick skinning alterations in the late 17th/early 18th centuries.

- 4.3.7 At some time in the 19th century Building 3 went out of use as a brewery/bakery and was converted for domestic use into a residential cottage. This would have occurred after the 1868 sale catalogue (ERO D/DJN E2), which mentions the brewing equipment. Stylistic evidence in the building also confirms a late 19th century date for this major series of alterations. Firstly a surviving baluster on what remains of the staircase in the north west corner of Room 3:3 is of a standard late 19th century design, suggesting this staircase was one of the alterations made. Other stylistic elements include many of the chunky vernacular window frames which are made of pine and chamfered in a greatly simplified mock medieval style, which have been pegged together suggesting a 19th century date rather than 20th century. Other alterations include Room 3:3 being divided into two areas, one for a corridor to the new staircase and one for living space. A partition was put up along the centre of the room, cutting the fireplace in two and resulting in the fireplace being partially blocked off and a smaller fireplace being inserted to provide heat for the living space. Room 3:4 also saw the insertion of partitions, again dividing off a corridor from the staircase, a living area (probably a bed chamber) and a toilet/bathroom. This, as in Room 3:3 below, dissected the large fireplace and a smaller fireplace with cantered sides was created in which probably sat a cast iron register grate (Plate 20). It is also probable that the additional chimney stack on the north side of the building was added at this time in order to bring heat to Rooms 3:2 and 3:5, although this date is only presumed on the basis that the rooms would need heat if they were being used in a residential capacity. All but the lower section of this chimney stack was then removed and the fireplaces bricked up, the remaining section being capped and filled with brick and concrete (Plate 42). It would be difficult to say when this happened, but given the presence of gas lamps, it is possible gas fires were introduced and the fireplaces blocked up to prevent draught sometime in the 20th century before the building fell out of use.

4.4 Building 4: The Coach house

- 4.4.1 The coach house spans the gap between Buildings 3 and 5, with two bays designed to hold a vehicle in each or perhaps one bay was used as a tack room. Coach houses are first mentioned in a document from 1718 (ERO D/DWh/185b) and again in 1766 (ERO D/DWh/108), although the present structure does not seem to appear on the 1777 Chapman and Andre map (Figure 26) – Buildings 3 and 5 appear with a gap between them, possibly spanned by a wall. So whilst it would be possible to confirm the existence of the north wall of this structure at that point the rest of the structure is likely to have been built later. Although it is also significant that the wall is obviously later than the brick skinning phase of Building 3 where some of the brick pier on the north east corner of the building has been removed in order to receive the abutting north wall of Building 4 (Plate 43), and also later than the first incarnation of Building 5, abutting as it does to the lower – and older – section of the north wall of Building 5 (Plate 22). There are other buildings on the Chapman and Andre map which have since been lost and,

given that the concept of attaching coach house and stable was a later one (Worsley 2004, 94/134), one of these buildings could have been an earlier coach house. The act of building a new coach house in this position could be an effort to keep up with trends both in architecture and in carriage design – the residents perhaps moving from a larger four horse carriage/simply riding to the smaller chaise or gig. The gap between Buildings 3 and 5 seems to have been filled by the present building by the time of the Tithe map in 1838 (Figure 2) after which the next reference appears in the 1868 sale catalogue (ERO D/DJN E2). This catalogue provides us with an extensive description of the contents of the “harness room, chaise house and nag stables”, among which there is evidence of at least one (possibly two) chaise, riding equipment, and even a bed, suggesting a stable hand/coachman may have slept in one of the rooms – which is perhaps why a fireplace was inserted to the east bay at some point along with a re-roofing to accommodate the chimney (Plate 23).

- 4.4.2 If the north wall of this building was present prior to the rest of this building as an enclosing wall to the courtyard then it is likely that the doorway in this wall would have served as an access between the upper (north) and lower (south) courtyards. By constructing a coach house this door is rendered almost pointless because access would not be required to the upper courtyard from a coach house/tack room. This would therefore explain why this door has been blocked (Plate 22) – leaving a small window which has been blocked at a later date – and adds substance to the theory that this wall was in existence before the rest of the coach house. Later use saw the coach house converted into garaging for motor vehicles with the addition of an inspection pit in the floor of the eastern bay and the insertion of a small coal burner in the fireplace (Plate 23), possibly in the 1920s or 30s when the motorcar became popular in wealthier households.

4.5 Building 5: The Stables

- 4.5.1 The stable block is ostensibly a late 18th century gault brick two storey building with a pitched roof, gabled to the west and hipped to the east. However, the north side of the building shows that the present building was constructed on the plan of a former building. Elements of an earlier wall survive in the north and east facing elevations where brick of a different type and bond makes up the lower portion walls (Plates 22 and 24). In addition, in the west gable end elements of a timber truss survive – similar in style to the one surviving in the coach house – which implies the use of some parts of earlier structures in the present building (Plate 28). The re-building of lower walls was probably essential to support the increased height of the building to accommodate a hay loft – perhaps because either the original building did not have one or it was too small.
- 4.5.2 It is likely, given the location of the building that it has always been a stable, initially for riding horses and then chaise horses or both. This position for the stable and also the proximity to the brew/bake house fits a common pattern for the layout of a courtyard in the late 17th/early 18th centuries (Worsley 2004, 91). It is probably likely that the original stable was constructed at the same time that Building 3 was encased in brick, either contemporary to the building of the house in the 1680's or shortly after. A stable is not mentioned in the inventory of 1615 (ERO D/DAC 315) and the first reference to a stable in historical documents is in 1718 (ERO D/DWh/185b) when the manor is owned by Nathaniel Granthem but probably being leased to a tenant. An inventory of 1766 (ERO D/DWh/108), when the site is owned by John and Mary Seare (Mary being the daughter of the late Caleb Granthem II), also mentions stables with the presence of a building in this position appearing on the Chapman and Andre map of 1777 (Figure 26).

This map also shows what appears to be a wall between Buildings 3 and 5, and what could possibly be a small room on the north half of the west wall of the stable which could have been a tack room/shed. This would mean the door between Buildings 4 and 5 was once an external door. The construction of Building 4 probably happens shortly after this and prior to the Tithe map of 1838 (Figure 2), with the next reference to the stables being in a sale catalogue from 1868 (ERO D/DJN E2) when it is clear a chaise is in use and pull horses would have occupied the stable. The stable was then partially rebuilt and heightened either by the end of the 18th century or shortly after the turn of the century.

- 4.5.3 Internally the design of the stabling with classical arches featuring a prominent keystone over each stall (Plate 26) would indicate an early to mid 18th century date, with some simple elements of Palladian design. So it is either possible that the wooden stylistic elements pre-date the re-designing of the building and have been retained during re-building – which is entirely possible as much of the panelling does seem to have been chopped about a bit – or they are contemporary with the re-build but designed in what would be by then a slightly outdated style. This attention to decorative detail is indicative of the high status of the horse at that time. The clinker brick floor is probably contemporary with the wooden panelling/decorative elements, as the dimensions of the stalls and heel posts are accounted for in its design and this type of flooring was becoming standard during the 18th century (Worsley 2004, 153). This said, stall size would not have changed, so it is possible the floor is contemporary with the original building. The metal racks and drinking bowls (Plate 27) probably date to the late 18th century when the stable was re-built, as iron was becoming more available and they became the fashion over wooden versions (Worsley 2004, 152).
- 4.5.4 The stable originally contained four stalls, but at some point two of the stalls had been altered to provide a loose box, possibly during the 19th century – there was a revival of interest in stables in the 1860's (Worsley 2004, 238). This may coincide with the introduction of the chaise – if the residents are using a chaise rather than riding then the number of horses required would drop so instead of four riding horses only two pull horses for the chaise are kept. This reduction of the number of horses could also coincide with the agricultural depression of the 19th century making it difficult to sustain so many horses – which is perhaps encapsulated by the quality of the alteration (Plate 25). Equally the alteration could have just been carried out to house a pregnant mare as a one off or if the residents began regular breeding in order to make money from their horse stock.
- 4.5.5 The identification of a partially buried stone at the door of the stable as an upturned staddle base is interesting (Plate 44). It is only possible to speculate as to why this stone has been buried here. More importantly it implies that there had been a staddled granary on the site before the addition of the current granary to the north. There were further staddle stones present in the garden of the house/cottage built by to the east (Plate 1). This might give some indication as to the location of the staddled granary to the east of the site.

4.6 Building 6: The Dovecote

- 4.6.1 The dovecote, or more accurately the pigeon house, is of considerable interest and indicates the economy and importance of the household in the 17th and early 18th centuries. A dovecote has existed on the site since at least 1645 (Seth Partridge's map, Figure 27) but possibly as early as 1559 with the original timber manor house.

- 4.6.2 The octagonal design is relatively consistent with pigeon houses of c.1700 although the heavy plaster corncicing below the eaves is unusual (Plate 29 and Figures 11-13). There are two possible reasons for this: The corncicing is part of the Queen Anne style influence of the time (1703-1714) which favoured large cavetto mouldings – the corncicing is after all clearly a stylistic feature; it could also act as a device to prevent the raiding of the nests by polecats and martens – the only ground born threat to pigeons at the time that could climb up the corners of the walls. The black rat was the only indigenous rat in England until the mid 18th century and as a seed eater was no threat to pigeon stock. The arrival of the brown rat in the second half of the the 18th century changed the perception of rats as vermin in this context. In older dovecotes the nesting holes tend to go down to almost floor level. The arrival of the brown rat instigated the blocking up and rendering of the lower courses of nesting boxes (McCann, <http://www.mccannhistoricbuildings.co.uk/truthaboutdovecotes/>, accessed 18/11/2008). As the lower 1m of the interior is rendered (internal elevation, Figure 13) it is entirely possible that this is the case here, although this could not be confirmed without the removal of the render.
- 4.6.3 There is often a misconception that the pigeons provided winter meat. In fact it was not the pigeons themselves that were considered good eating but the young pre-flight birds called 'squabs' that provided the delicacy of tender breast meat. Contemporary accounts show that the squabs were 'harvested' generally between May and October, whilst the winter months produced almost none. The mature birds were not considered worth eating (McCann, <http://www.mccannhistoricbuildings.co.uk/truthaboutdovecotes/>, accessed 18/11/2008). The squabs would have been an important household food source, which needed to be protected from theft. The heavy protection of double doors (Plate 30) which is another unusual feature for a dovecote, locks and iron bracing is testament to this requirement, but a heavy iron door also helped against ingress by brown rats. Dovecotes went out of use during the Napoleonic wars (1803-15) when the cost of wheat tripled, and it became socially unacceptable to keep flocks of birds that ate the wheat crops of neighbours and tenants.

4.7 Building 7: The Workshop

- 4.7.1 The workshop/cart shed building pre-dates the tithe map of 1838 (Figure 2), and despite its poor state and utilitarian use has some architectural merit. It has clearly been altered on a number of occasions and had various repairs, but it retains a dentilled eaves course, which has been replicated in timber over the double doors (Plate 33). The timbers and carpentry used to construct the building are conducive to the late 18th/early 19th century date, and have a number of carpenter's and construction marks on them. The detail of the eaves course might place the building earlier rather than later, as such architectural styles would not have been so relevant the more the site turned into a working farm, and this clearly shows an attempt to replicate elements of style apparent in the construction of High House which also has a dentilled eaves course (Gane and Corrigan 2008). Map evidence from 1920 shows the building as being entirely open-fronted to the east (Figure 28), so probably in the early to mid 20th century three of the five bays have been turned into an enclosed workshop. In the late 20th century the workshop was converted into a vegetable preparation room (Mr W. Fouche, pers. comm.) and has a concrete floor with drainage channels as a result.

4.8 Yard to the North of Buildings 3, 4 and 5

- 4.8.1 During intrusive trial excavations carried out by The Regeneration Practice it was discovered that the southern porches of Building 11 have been underpinned using yellow gault bricks similar to those used in the construction of Buildings 8, 9 and 10. It is thought that when Buildings 8, 9 and 10 were constructed, the northern yard they enclose was partially levelled, thus explaining the build up of material against Buildings 3, 4 and 5.

4.9 Buildings 8, 9 and 10: The Granary and Cowsheds

- 4.9.1 Cartographic evidence suggests Buildings 8, 9 and 10 were built at some point between 1864 (Figure 5) and 1898 (Figure 19). This is confirmed by the brick type, being London Stock of 19th or early 20th century (Fletcher et al, 2007, 4). Indeed the buildings are likely to have been constructed by the person who purchased the site following the 1868 sale for which there is an inventory (ERO D/DJN E2) which shows how large the farming operation had become with both arable and pastoral aspects probably requiring increased facilities.
- 4.9.2 The granary (Building 8) has a raised floor and low wall arches in the south facing wall that provide ventilation under the building as would be expected. Indeed the layout of Buildings 8, 9 and 10 clearly takes into account the terrain, as whilst the yard may have been mostly levelled to facilitate these buildings, a slight slope has been preserved in order to allow for the ventilation under the floor of this granary building (Figure 17). This would probably have been cheaper and easier than constructing a two storey building combining both cart sheds and granary above, which was also a common design (Brunskill 2000, 166). A previous granary is known to have existed on the site and photographic evidence shows that a number of staddles have been present on the site (Plate 1) – one staddle was even discovered upturned and buried by the stable door (Plate 44). The location of this building is likely to have been to the east of Buildings 3, 4 and 5, and possibly one of the buildings, visible on a postcard c.1900 (Plate 45), that no longer exists. It is likely that a new granary was built due to the need for increased storage capacity, although it is unclear how long this need lasted, as the old granary has since been dismantled.
- 4.9.3 The granary has two windows which appear to use a type of cast iron window that pre-dates the construction of this building. They have a simple ventilation system (Plate 34) and are designed to fit a window with a segmental arched head and appear to be of early 19th century date. The windows do not fit the square headed openings of the granary windows particularly well. However, measurements for the stable windows show that it is possible that they were taken from the stables during a re-fit, or given the need for good ventilation, it is even possible that these windows originally come from the brew-house, and were taken from there when it was converted to accommodation and reused in this granary building. It would be difficult to confirm which building they come from as both Buildings 3 and 5 would have required good ventilation. Whilst the size roughly matches that of the current stable windows (Figure 8), it is also likely that the two ground floor south facing windows of Building 3 have been enlarged to increase its suitability for accommodation – this could possibly be confirmed by the removal of the pebble-dash on the south facing wall of Building 3.
- 4.9.4 The design of Buildings 9 and 10 is consistent with both cow/cart sheds of the period. However, the question of their use can be addressed by cartographic evidence and also by the layout of the buildings. The second edition OS map from 1898 (Figure 19) and the 1920 OS map (Figure 28) both clearly show two pens extending from Buildings 9

and 10, which is consistent with the design of cattle sheds to allow for the winter shelter of cattle whilst still allowing them access to the outside. It is possibly for this reason that the interior has been, at least partially, lined with weather-boards in order to keep out the draught. It was an adopted pattern to design a foldyard to face south to maximise sun, with the barn enclosing off the north side of the yard to protect from the wind, with a further side being enclosed and protected by the cattle sheds themselves (Brunskill 1999, 70). The prospect of the buildings original purpose being that of a cart shed is disputed again by the design as for various reasons cart sheds did not face the yard, but out towards the fields, road or track and also they would be generally be taller than cattle sheds to allow for large machinery/carts (Brunskill 1999, 35 and 193 and Peters 1981, 32/49). Building 7 is a prime example of this, opening as it does to the east completely in the opposite direction to the rest of the farm and in the direction where once there may have been fields. However, that is not to say that at some point Buildings 9 and 10 have not been used for the storage of carts/machinery, as clearly any evidence above ground for the pens has gone (Plate 35), as have any sign of the troughs that would likely have been in the sheds.

4.10 Building 11: The Threshing Barn

- 4.10.1 The main or “Great” barn was probably built in the early 19th century and certainly by 1838 (Figure 2), the construction of which may have been funded by the increased price of wheat as a result of the Napoleonic Wars. It is a type II threshing barn, having two threshing floors and doors with large porches. Possibly at a later date it has been partitioned perhaps to allow for the processing of different grains (Brunskill 1999, 44). During the 19th century there was the increasing uptake of mechanisation in labour intensive farming practices. The need for “winnowing”, removing the chaff in the breeze created by the entrances opposite each other, was soon redundant. Steam power became the way to process crops, and as a result the barn doors on the south side fell out of use and have been covered using weather-boards, which is visible in a postcard c.1900 (Plate 45), could also be connected to the creation of the foldyard in the late 19th century. The doors on the north side probably remained in use, allowing access to carts from the fields to the north until access was cut off by the 20th century railway. The lean-to section of brick construction also appears in the postcard c.1900 (Plate 45), along with a further lean-to west of the western porch which has subsequently been removed. This is the only dating evidence for the construction of this lean-to, placing its construction between that of the barn and 1900 and therefore probably mid-late 19th century, possibly around the time the yard was levelled and the cow sheds/granary were built.

4.11 Other Structures

- 4.11.1 One of the most interesting features to have come to light is the well in the centre of the courtyard. The covering of which apparently collapsed c.1985 and had been unknown up to this point (Plate 39). The picture taken at the time gives some clues as to its age and use. The brick of the well looks Elizabethan – similar to the brick in the chimney stack of the main house (Gane & Corrigan 2008) – and that there was the additional holding tank added at a later date. This later tank may have been associated with the activities of the brewery which would have required considerable quantities of fresh water to be drawn on brewing days. A structure in the location of this well is visible on the first edition OS map (Figure 5), but its absence from earlier maps can be explained by the level of detail recorded on them or indeed by their lack of clarity.

- 4.11.2 It is difficult to analyse the structure on the north west corner of Building 3, which is little more than a ruin, which seems to appear on the tithe map of 1838 (Figure 2) and probably dates to the early 19th century. However, one interesting find worth discussing briefly is that of the tin glazed earthenware tile (Plate 9) which was discovered buried near this structure. This potentially gives us an insight into the décor and status of the timber manor house which previously stood on the site, and is therefore an important find. It is possible that other such evidence may exist on the site.

4.12 Significance

- 4.12.1 Although many of the buildings assessed as part of this report are not particularly well preserved, their survival in their own right is considered a rarity. That such a large amount of the estate buildings survive together makes this site even rarer, and allows us to glimpse into the life of the estate over a period of nearly five hundred years. Although buildings such as the brew house have been greatly altered over latter centuries there are still plenty of visible clues to their previous functions. The fact that the site has been neglected over the last century is probably the one thing that has preserved what is left of a substantial manorial estate and that such a large proportion of it survives, even in a neglected state, is indeed a rarity.
- 4.12.2 The buildings themselves are not the only significant thing about this estate, but they allow us to begin putting a picture together of the lives of the residents over the centuries. Some significant people have owned and sometimes even lived on the site. These range from the Grantham family who have an important naval and ocean going legacy to Samuel Whitbread who was one of Britain's most prolific brewers and left a business legacy that is still active today. Possibly one of the most interesting points that could be of further interest is that the brew house seems to have continued in use throughout much of the ownership of the Whitbread family, which is curious given they also owned the biggest brewery in the country. Even though for much of the Whitbread's ownership the site was probably leased out, the possibility that Samuel Whitbread did live at High House and maintain the brew house does raise some interesting questions and add an extra dimension of interest to this site.
- 4.12.3 It is interesting to be able to attribute certain phases to specific people, and their associated wealth or intended purpose for the site. The Grantham family are most likely to have added the current dovecote, the expansion and improvements to the brew/bake house and the construction of the original stable block and possibly other service buildings, all with a clear purpose of improving the site as a manor house estate. The other family who own the estate for a substantial period are the Whitbread family, who put more emphasis on the estate as a working farm, especially after Samuel Whitbread builds Purfleet House in the late 18th century. Changes that possibly occur under the Whitbread ownership include the improvement to the stables, the construction of a new coach-house (possibly replacing an earlier one in a different location), and then in the 19th century the estate becomes more farm orientated, with the construction of a new threshing barn (in addition to/replacing a smaller one). After the Whitbread family seems to sell the estate in 1868, the farming aspect dominates the sites purpose with the addition of a new granary (again either in addition to or replacing and earlier one) and cow sheds.

APPENDIX A. BIBLIOGRAPHY

Books and Grey Literature Consulted:

Allen, J.	1852	Battles of the British Navy
Brunskill, R.W.	1999	Traditional Farm Buildings of Britain: And Their Conservation
Brunskill, R.W.	2000	Vernacular Architecture: An Illustrated Handbook
Calloway, S.	2005	The Elements of Style: An Encyclopaedia of Domestic Architectural Detail
Cornell, M.	2003	Beer; The Story of the Pint
Department of the Environment	1994	Planning Policy Guidance 15: Planning and the Historic Environment
English Heritage	2006	Understanding Historic Buildings: A Guide to Good Recording Practice
Fielding, S.	2003	Archaeological Works at Purfleet, Essex
Fletcher, T., Ryan, P. and Masters, P.	2007	High House, West Thurrock, Essex: Building Recording and Geophysical Survey
Gane, T.	2008	Specification for Historic Building Recording: High House, Purfleet
Gane, T. and Corrigan, A.	2008	An Historic Building Recording Survey of High House, Purfleet, West Thurrock, Essex
Hall, L.	2005	Period House Fixtures & Fittings 1300-1900
Houghton, G.	2005	Historical Report of High House, Purfleet
IFA	2001	Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings
Martin, D. and Martin, B.	2006	Farm Buildings of the Weald 1450-1750
Peters, J.E.C.	1981	Discovering Traditional Farm Buildings
RCHME	1996	Recording Historic Buildings: A Descriptive Specification
Sambrook, P.	1996	Country House Brewing in England 1500-1900
Way, T.	2007	High House, Purfleet, Essex: A History of the Gardens and Associated 'Designed Landscape'
Weald & Downland Open Air Museum	2002	Weald & Downland Open Air Museum: Guidebook
Worsley, G.	2004	The British Stable: An Architectural and Social History

Essex Record Office (Chelmsford) Documents and Maps Consulted:

D/DAC 315: 20 December 1615. Lease for annual rent with attached inventory.
D/DU 15: 1645/6. Estate Map surveyed by Seth Partridge.
D/DWh/185b: 17 October 1718. Details of lease/mortgage, lists buildings.
D/DWh/108: 12 May 1766. Lease with attached inventory.
Chapman and Andre, Map of the County of Essex: 1777.
D/CT 357: 1838. Tithe Map.
1st Edition OS Map: Surveyed 1863-6 (this area in 1864) and printed in 1897.
D/DJN E2: 31 March 1868. Sale catalogue with inventory.
2nd Edition OS Map: 1898.

OS Map: 1920.

Ordnance Survey 1977, Geological Survey of Great Britain (England and Wales): Sheet 271 – Dartford.

Websites Consulted:

Mc Cann, J. Date unknown. *The Truth About Dovecotes*. [On-line] Available at:

<http://www.mccannhistoricbuildings.co.uk/truthaboutdovecotes/>. [Accessed 18 November 2008]

The Museum of London. Date unknown. *The Ceramic and Glass Collection (accession numbers 6936 and 6937)*. [On-line] Available at:

http://www.museumoflondon.org.uk/ceramics/pages/object.asp?obj_id=117662 and

http://www.museumoflondon.org.uk/ceramics/pages/object.asp?obj_id=117663. [Accessed 4 December 2008]

APPENDIX B. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	Oxfordar3-56254			
Project Name	The Ancillary Buildings Associated with High House, Purfleet, Essex			
Project Dates (fieldwork)	Start	14-05-2008	Finish	07-08-2008
Previous Work (by OA East)	Yes	Future Work	Unknown	

Project Reference Codes

Site Code	TH HH 08	Planning App. No.	N/A
HER No.	N/A	Related HER/OASIS No.	cambridg1-39908

Type of Project/Techniques Used

Prompt	Direction from Local Planning Authority - PPG15
--------	---

Please select all techniques used:

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input checked="" type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
Brewhouse	Post Medieval 1540 to 1901		None
Stable	Post Medieval 1540 to 1901		Select period...
Dovecote	Post Medieval 1540 to 1901		Select period...

Project Location

County	Essex	Site Address (including postcode if possible)
District	West Thurrock	High House, London Road, Purfleet, Essex
Parish	Purfleet	
HER	Essex HER, Chelmsford	
Study Area	4944.5 sq.m	National Grid Reference
		TQ 556697 178034

Project Originators

Organisation	OA EAST
Project Brief Originator	Richard Havis, ECCAS
Project Design Originator	Toby Gane, OA East
Project Manager	Toby Gane
Supervisor	Andrew Corrigan

Project Archives

Physical Archive	Digital Archive	Paper Archive
N/A	OA East	Thurrock museum
N/A	XEX HIH 08	4021

Archive Contents/Media

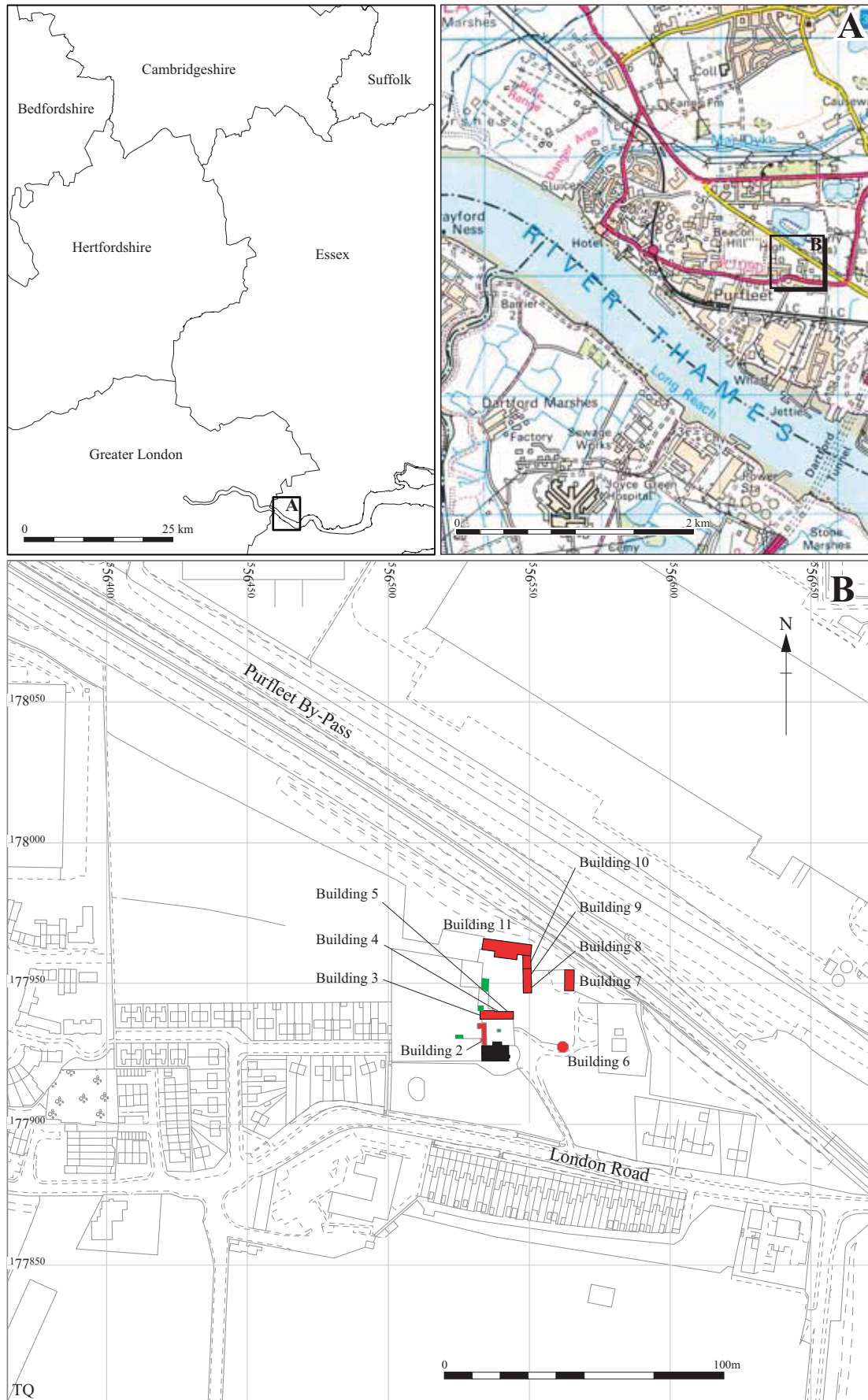
	Physical Contents	Digital Contents	Paper Contents
Animal Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stratigraphic		<input type="checkbox"/>	<input type="checkbox"/>
Survey		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Textiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Bone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Stone/Lithic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital Media	Paper Media
<input type="checkbox"/> Database	<input type="checkbox"/> Aerial Photos
<input type="checkbox"/> GIS	<input checked="" type="checkbox"/> Context Sheet
<input type="checkbox"/> Geophysics	<input checked="" type="checkbox"/> Correspondence
<input checked="" type="checkbox"/> Images	<input type="checkbox"/> Diary
<input checked="" type="checkbox"/> Illustrations	<input checked="" type="checkbox"/> Drawing
<input type="checkbox"/> Moving Image	<input type="checkbox"/> Manuscript
<input type="checkbox"/> Spreadsheets	<input checked="" type="checkbox"/> Map
<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Matrices
<input checked="" type="checkbox"/> Text	<input type="checkbox"/> Microfilm
<input type="checkbox"/> Virtual Reality	<input type="checkbox"/> Misc.
	<input checked="" type="checkbox"/> Research/Notes
	<input checked="" type="checkbox"/> Photos
	<input type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input type="checkbox"/> Sections
	<input checked="" type="checkbox"/> Survey

Notes:

Other "Monument types" include: Coach House - Post Medieval, Granary - Post medieval, Cattle Shelters - Post Medieval, Threshing Barn - Post Medieval, Cart Shed - Post Medieval.

All archive material is currently held by OA East for deposition at Thurrock Museum in due course.



© Crown Copyright. All rights reserved Cambridgeshire County Council 100023205 2009

Figure 1: Location of the subject buildings (red), High House (black) and other associated structures (green)



Figure 2: Extract from 1838 Tithe Map (ERO D/CT 357)

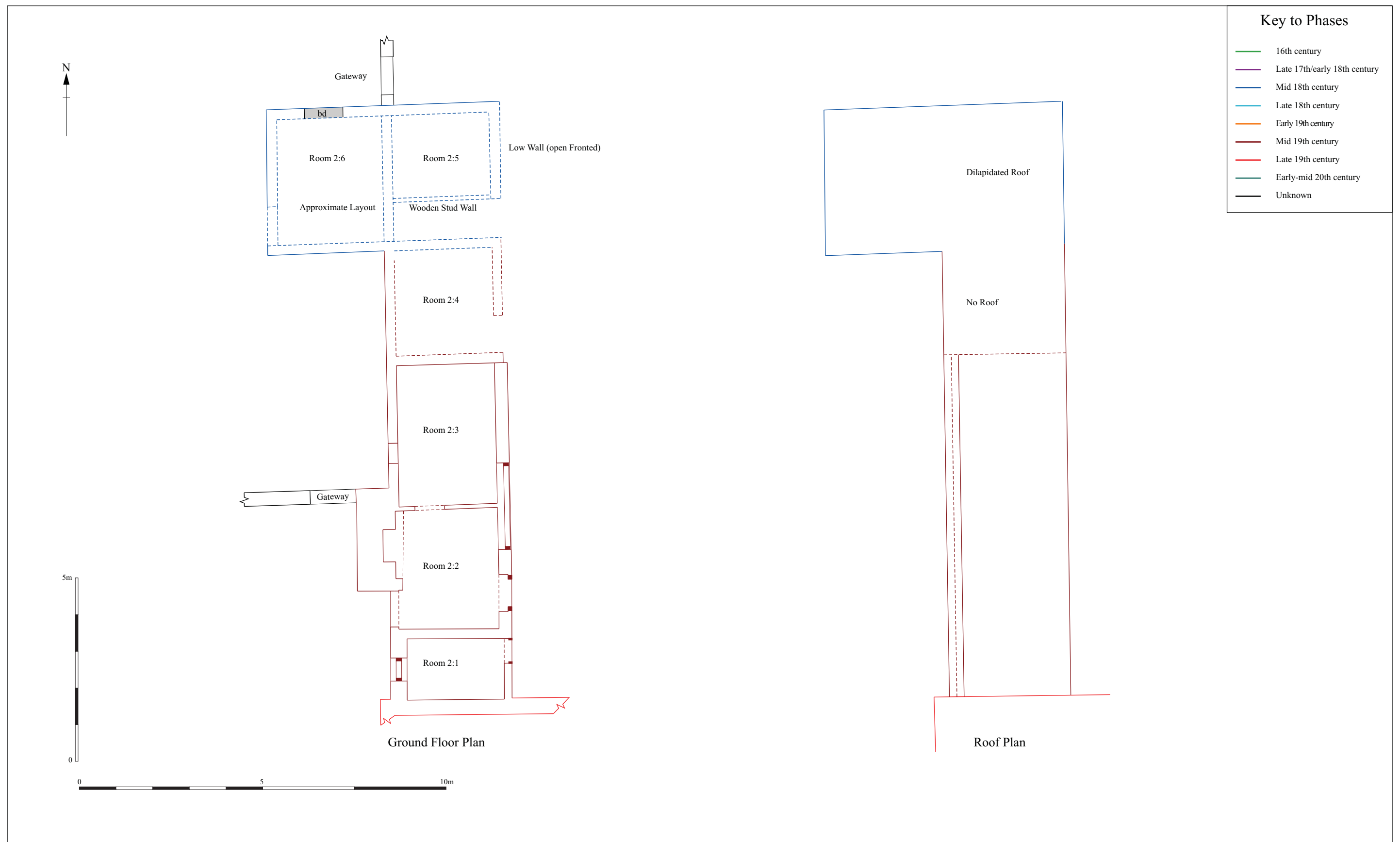


Figure 3: Plans of Building 2 at 1:100 (produced from data supplied by The Regeneration Practice)

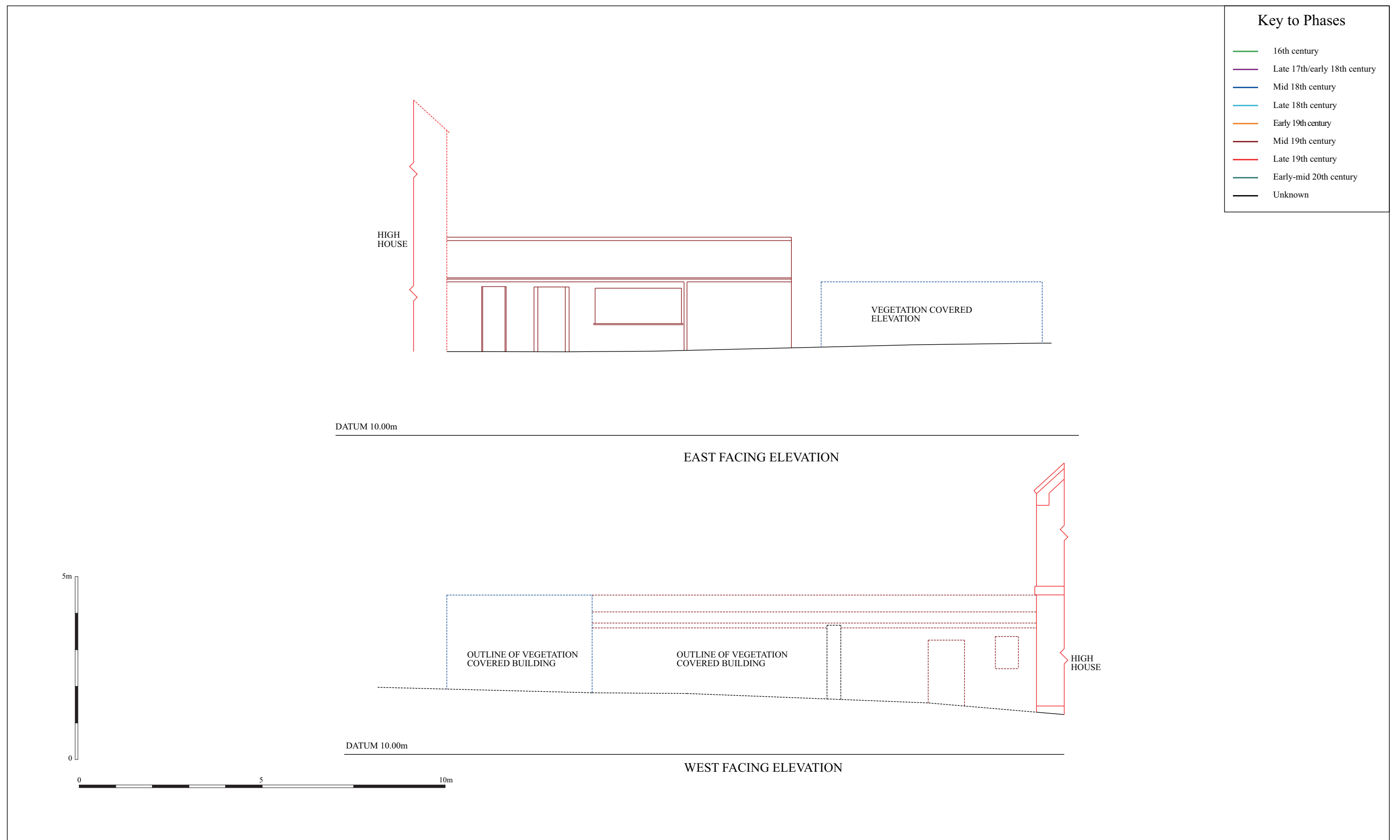


Figure 4: East and west facing external elevations of Building 2 at 1:100 (produced from data supplied by The Regeneration Practice)

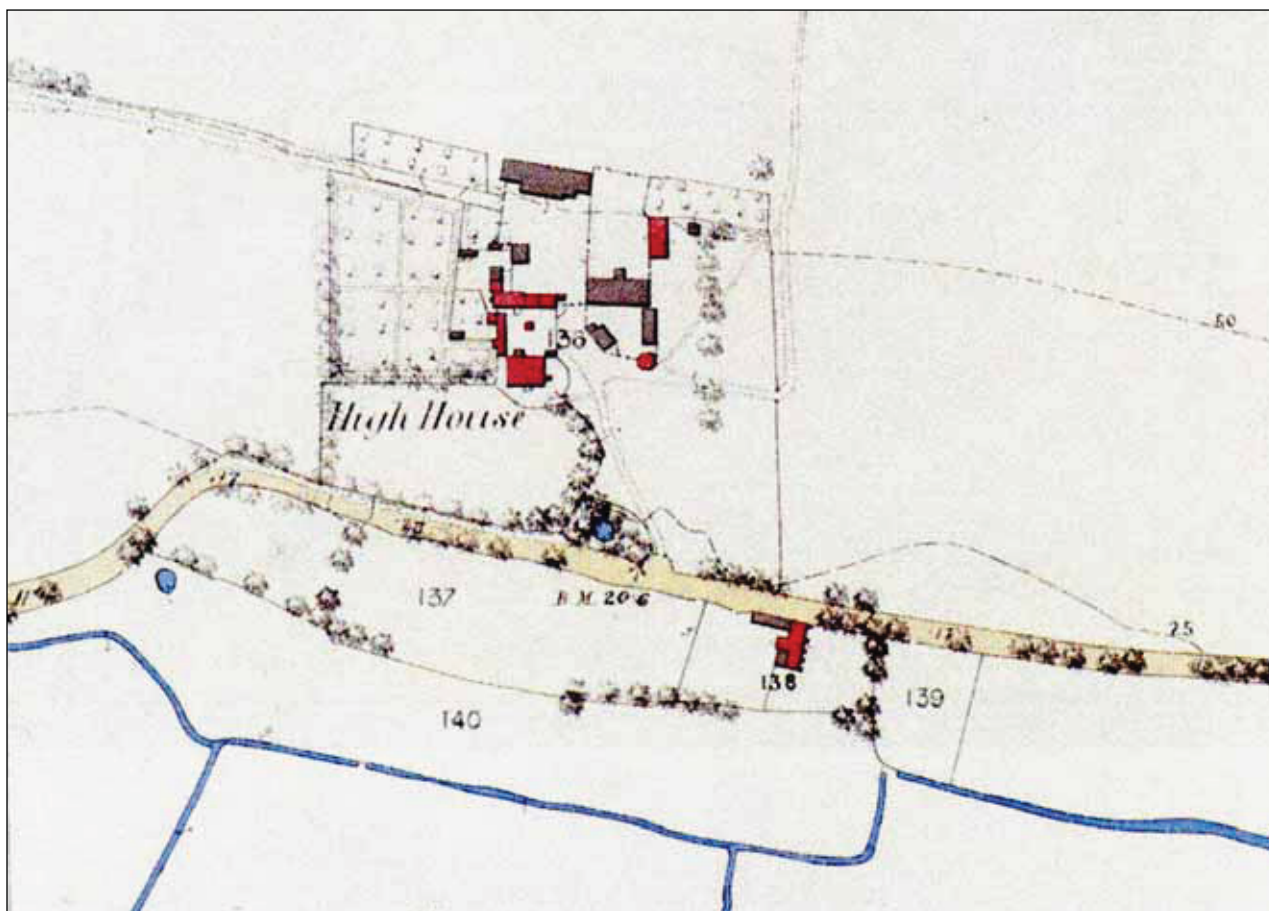


Figure 5: Extract from Ordnance Survey 1st Edition map (surveyed 1864, 25inch Sheet LXXXIII. 10)

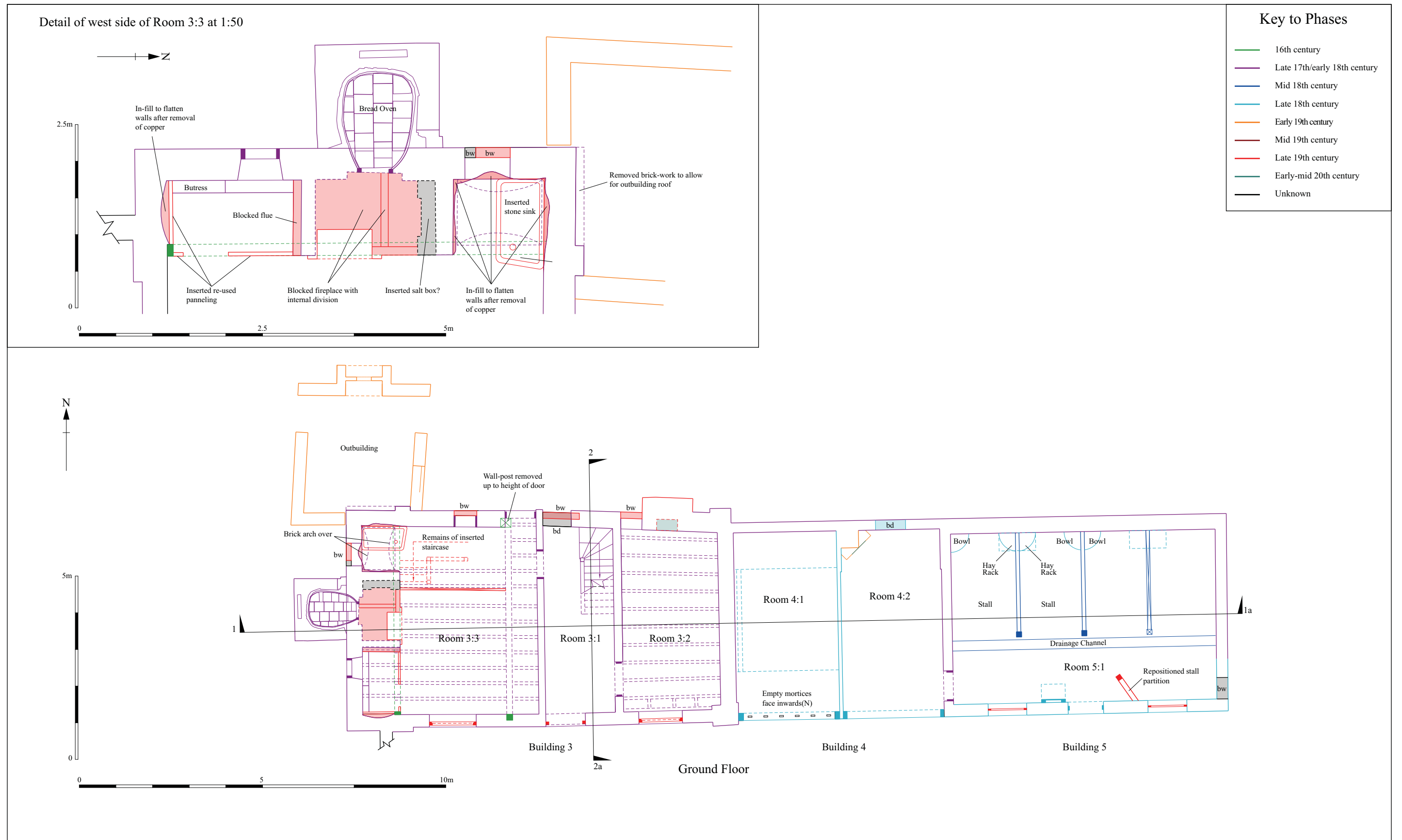


Figure 6: Ground floor plans of Buildings 3, 4 & 5 at 1:100 and inset detail of the west side of Room 3:3 (produced from data supplied by The Regeneration Practice)

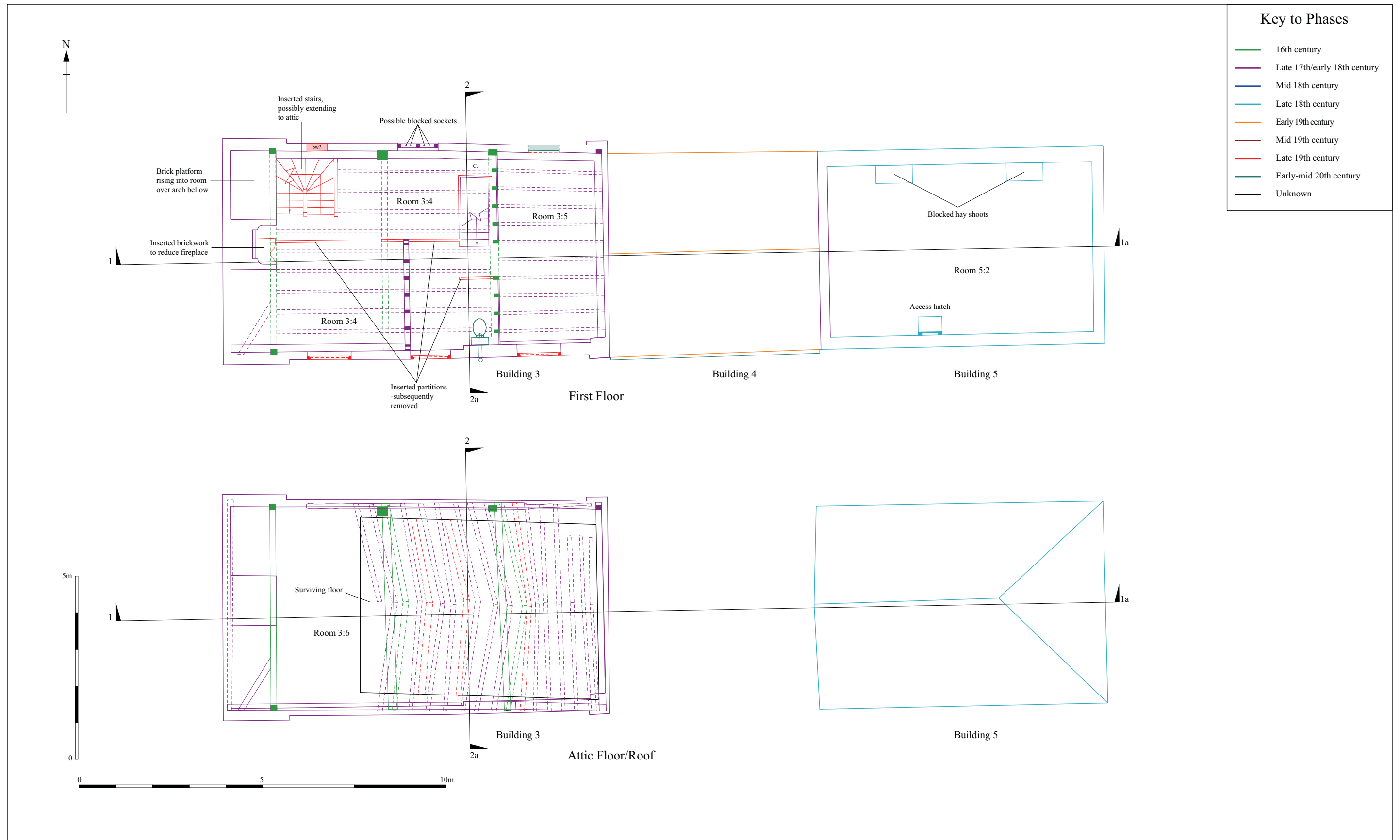
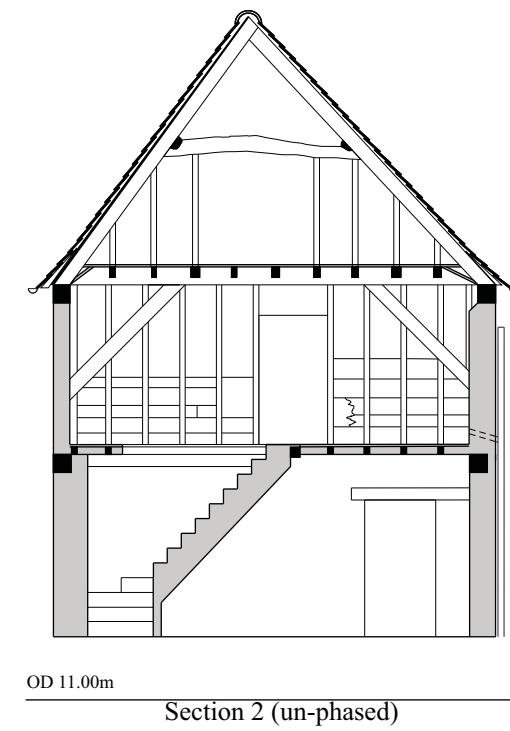
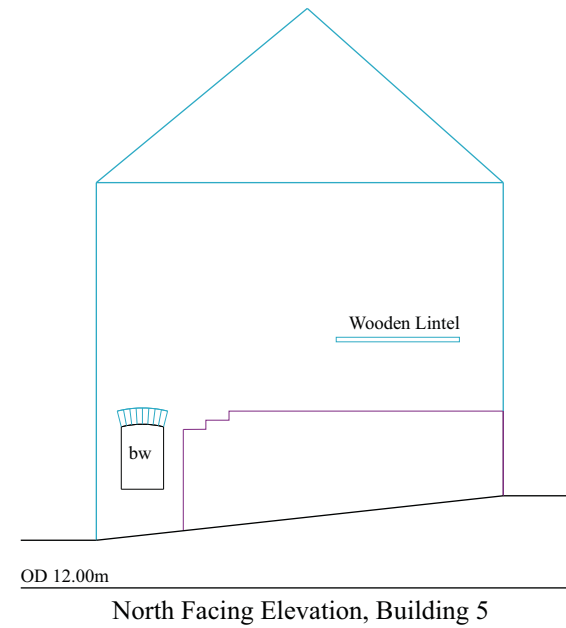
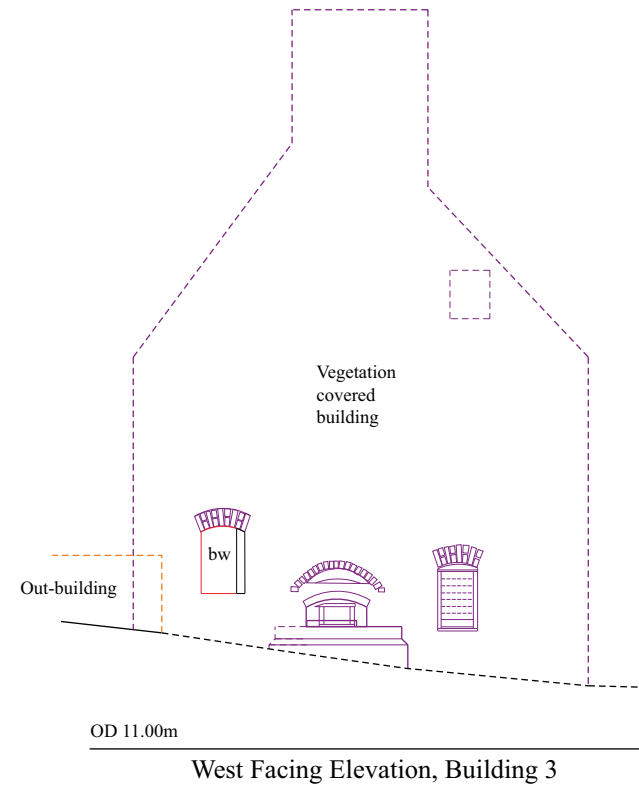


Figure 7: First floor and attic/roof plans of Buildings 3, 4 & 5 at 1:100 (produced from data supplied by The Regeneration Practice)



Figure 8: South and north facing external elevations of Buildings 3, 4 & 5 at 1:100 (produced from data supplied by The Regeneration Practice)



Key to Phases

- 16th century
- Late 17th/early 18th century
- Mid 18th century
- Late 18th century
- Early 19th century
- Mid 19th century
- Late 19th century
- Early-mid 20th century
- Unknown

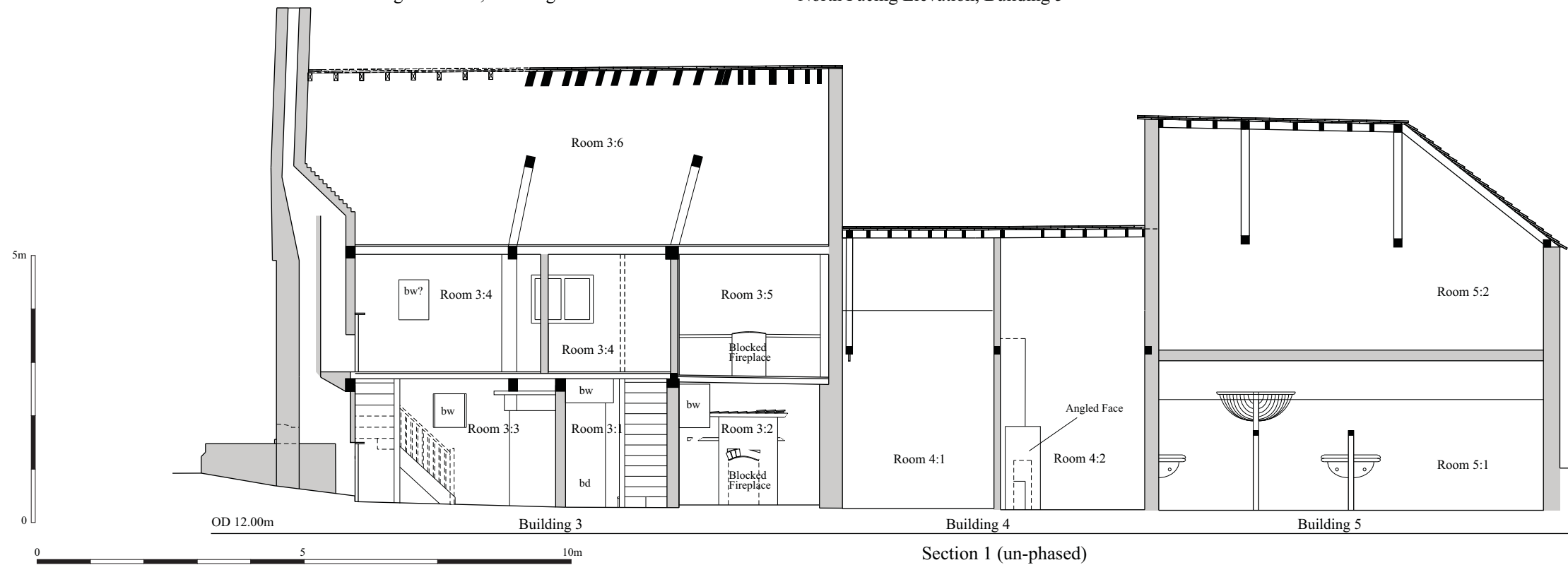


Figure 9: West facing external elevation of Building 3, east facing external elevation of Building 5 and Sections 1 & 2 showing some internal elevation detail, all at 1:100 (produced from data supplied by The Regeneration Practice)

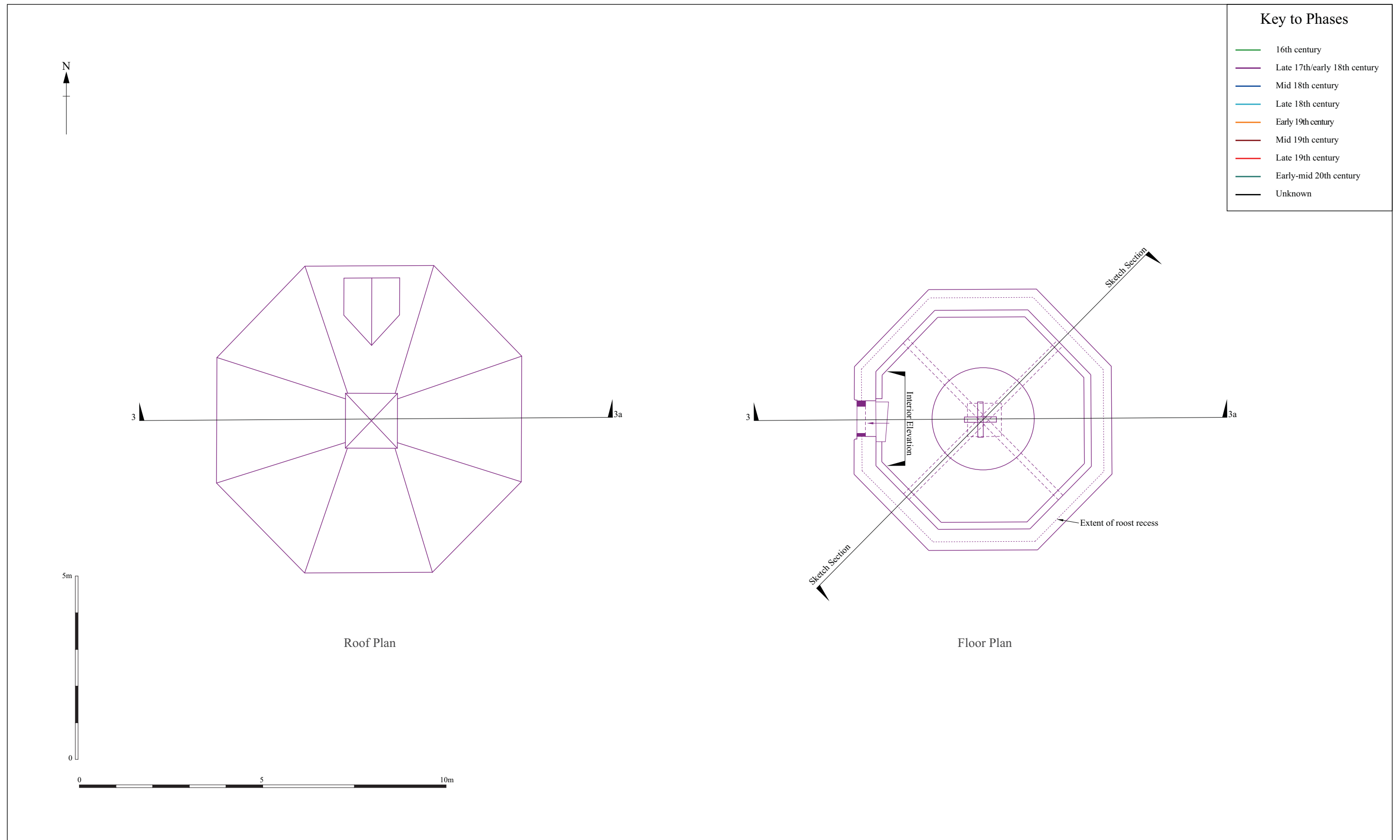


Figure 10: Plans of Building 6 at 1:100 (produced from data supplied by The Regeneration Practice)



Figure 11: North and east facing external elevations of Building 6 at 1:100 (produced from data supplied by The Regeneration Practice)



Figure 12: South and west facing external elevations of Building 6 at 1:100 (produced from data supplied by The Regeneration Practice)

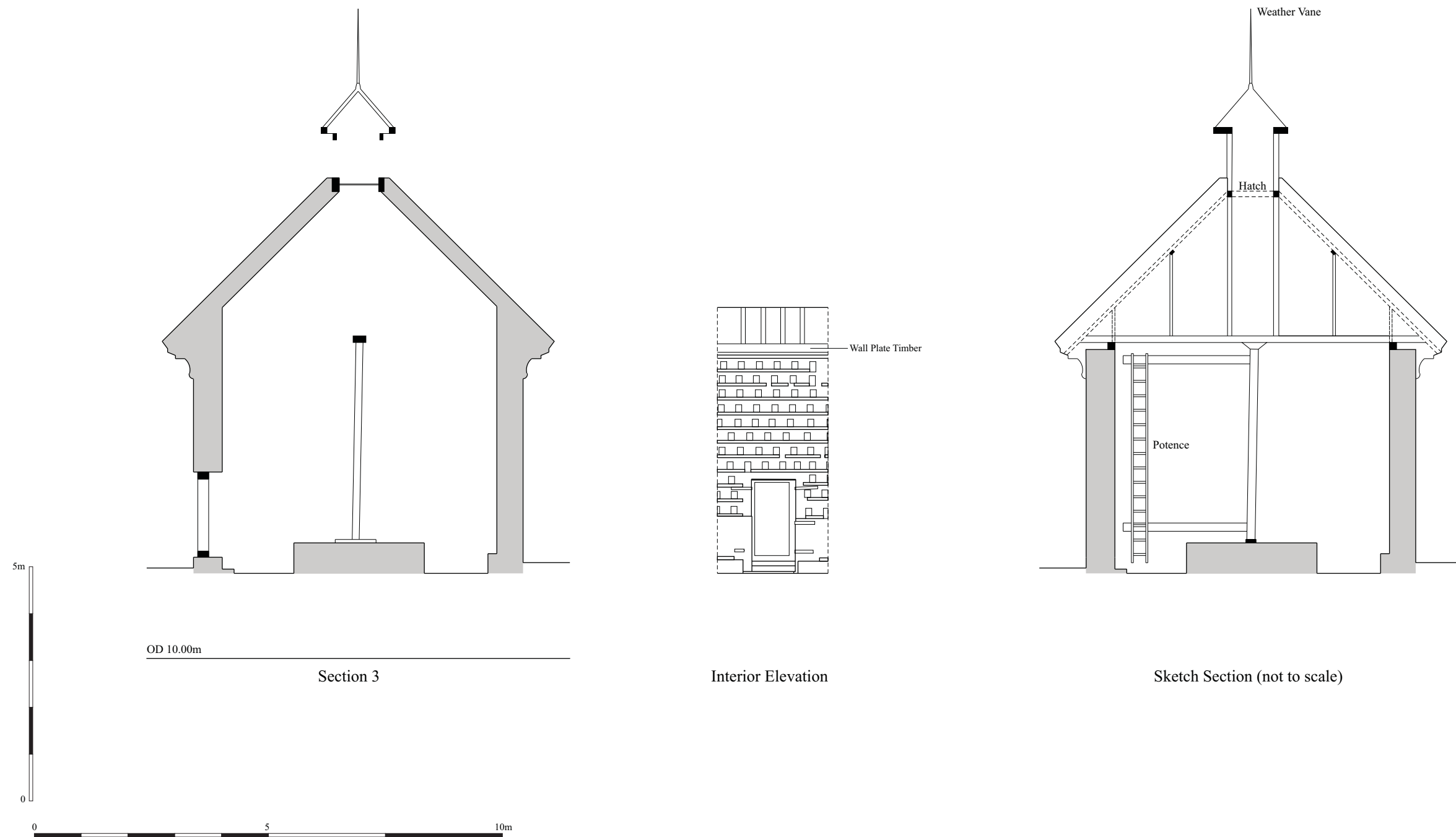


Figure 13: Section 3 (produced from data supplied by The Regeneration Practice), interior elevation and sketch section, Building 6, at 1:100

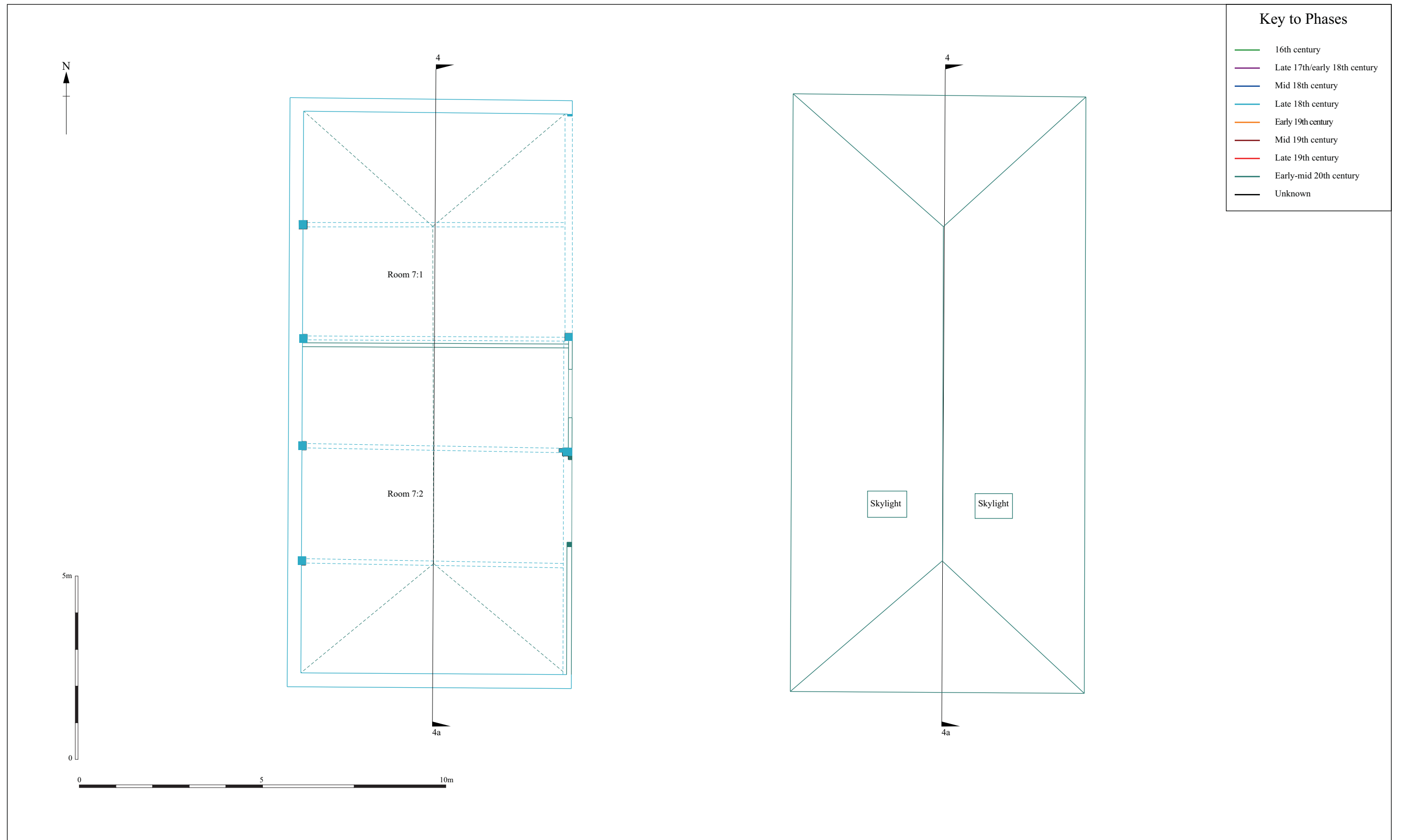


Figure 14: Plans of Building 7 at 1:100 (produced from data supplied by The Regeneration Practice)

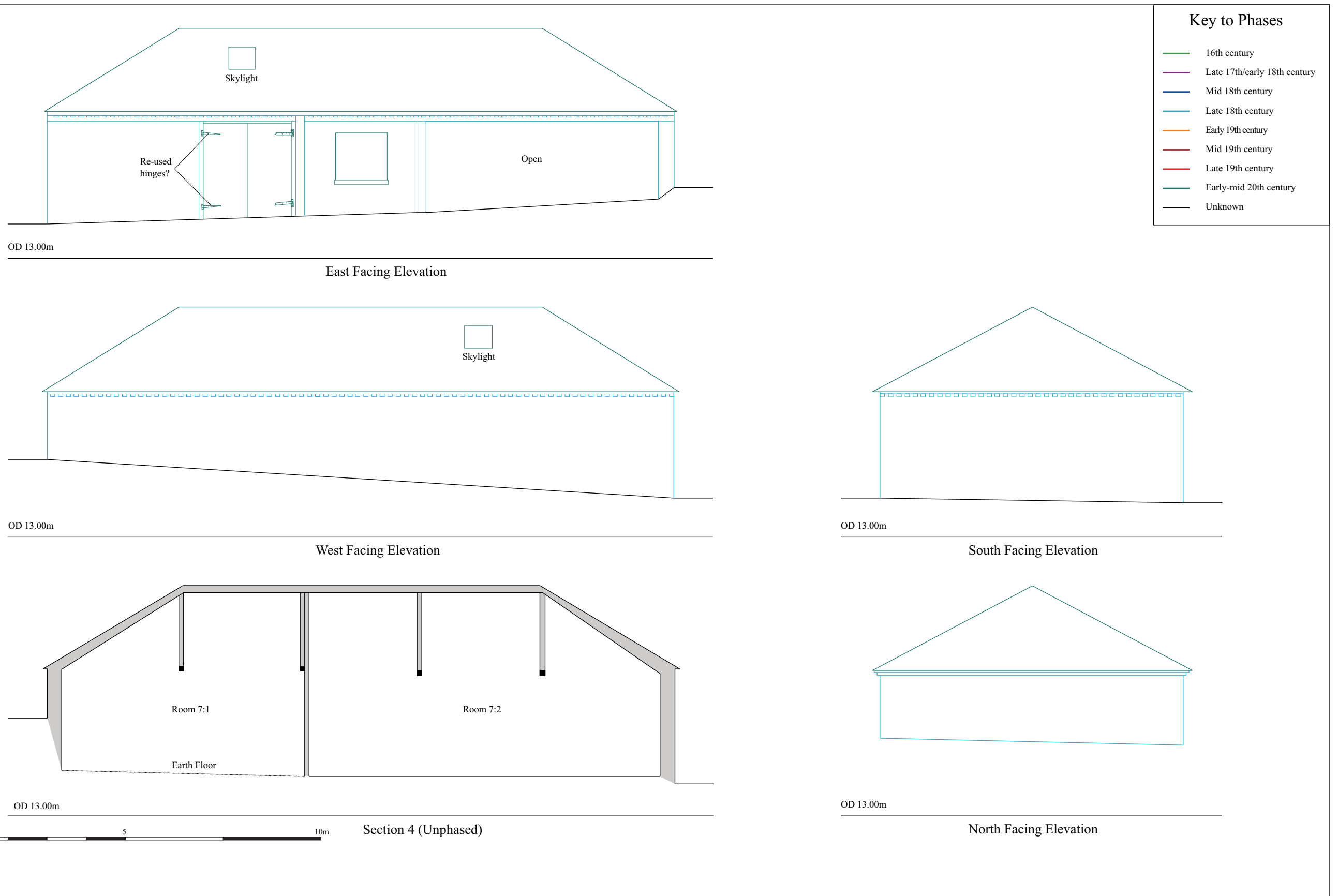


Figure 15: Exterior elevations and Section 4, Building 7 at 1:100 (produced from data supplied by The Regeneration Practice)

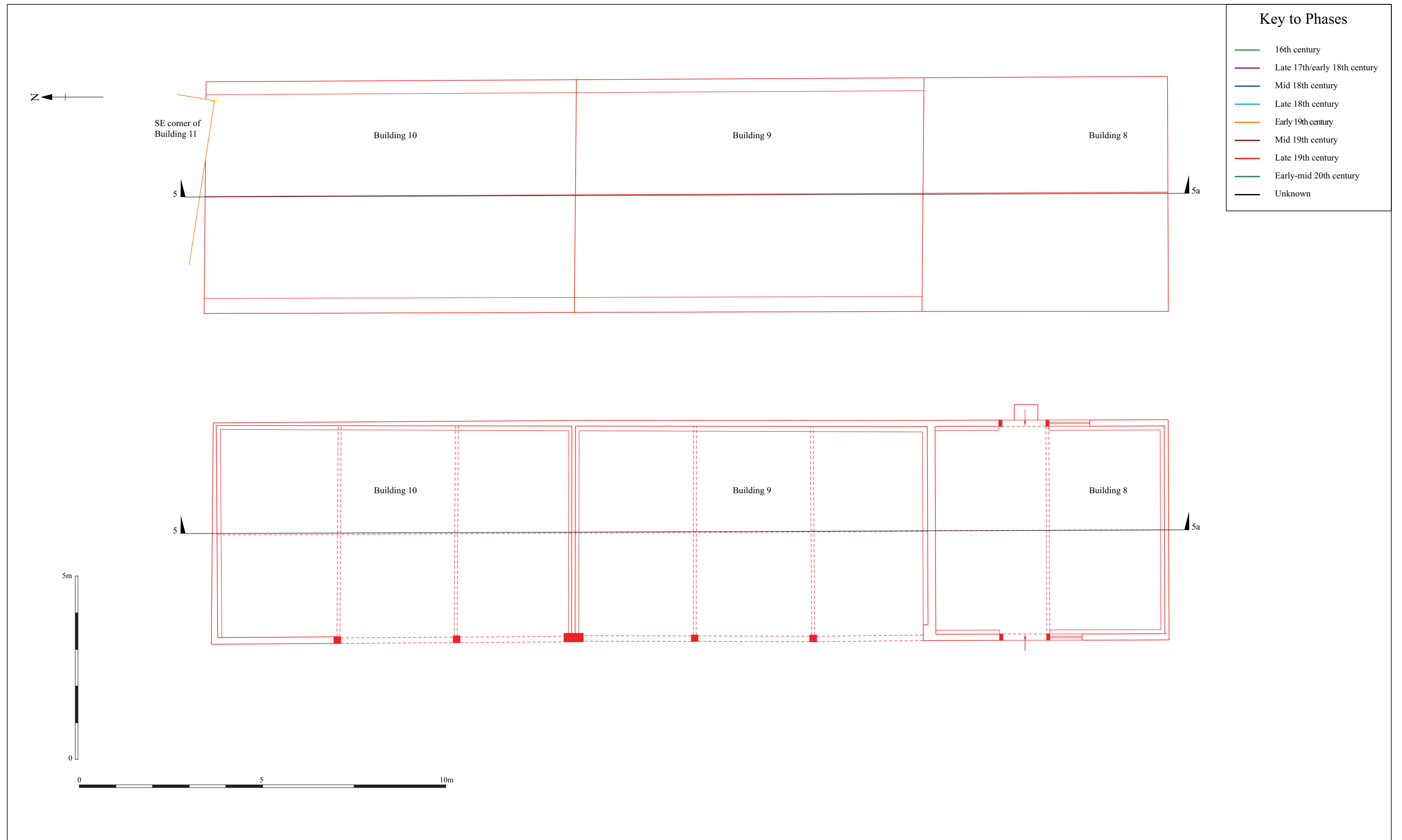


Figure 16: Plans of Buildings 8, 9 and 10 at 1:100 (produced from data supplied by The Regeneration Practice)

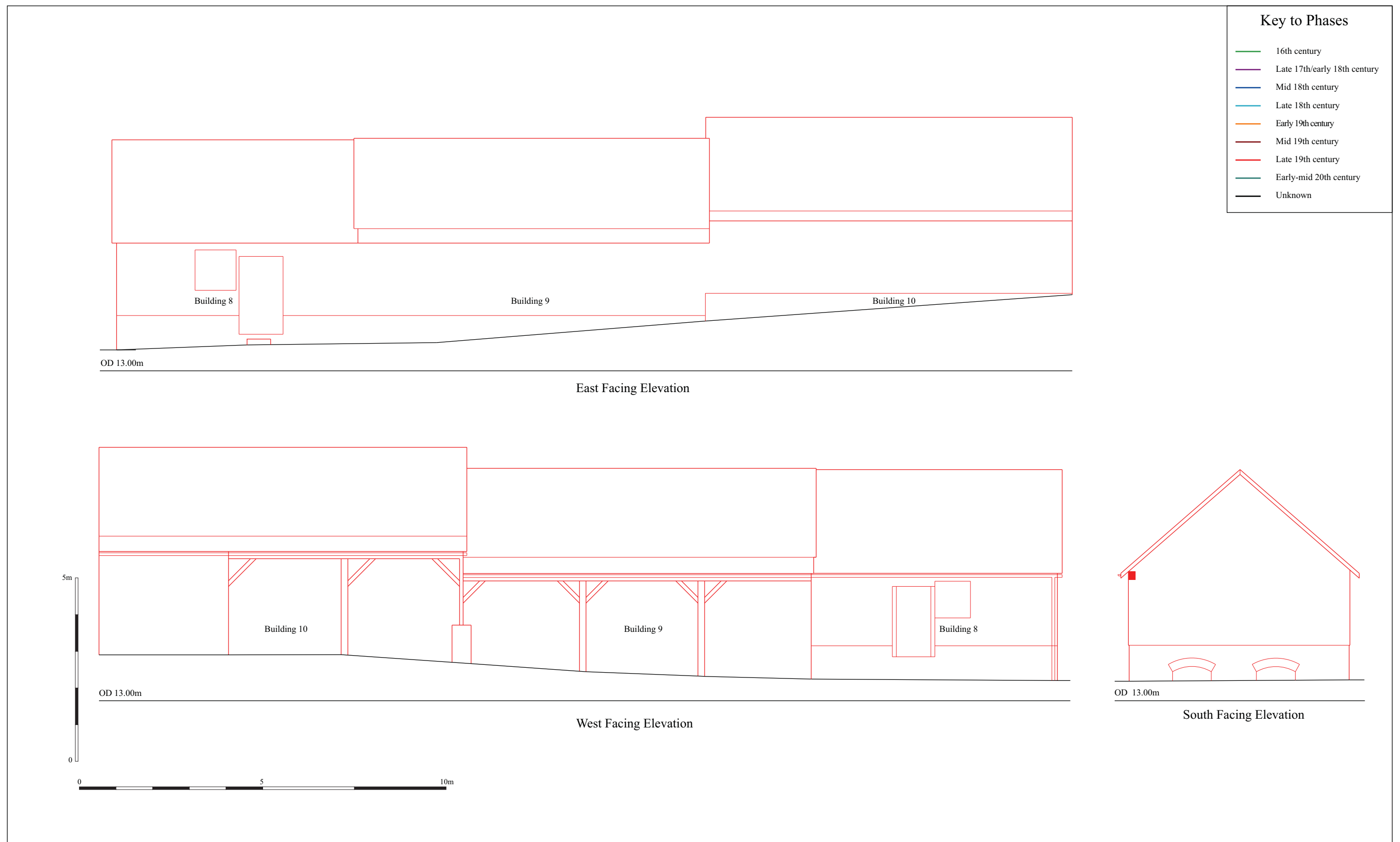


Figure 17: East, west and south facing external elevations of Buildings 8, 9 & 10 at 1:100 (produced from data supplied by The Regeneration Practice)



Figure 18: Section 5, Buildings 8, 9 and 10 at 1:100 (produced from data supplied by The Regeneration Practice)

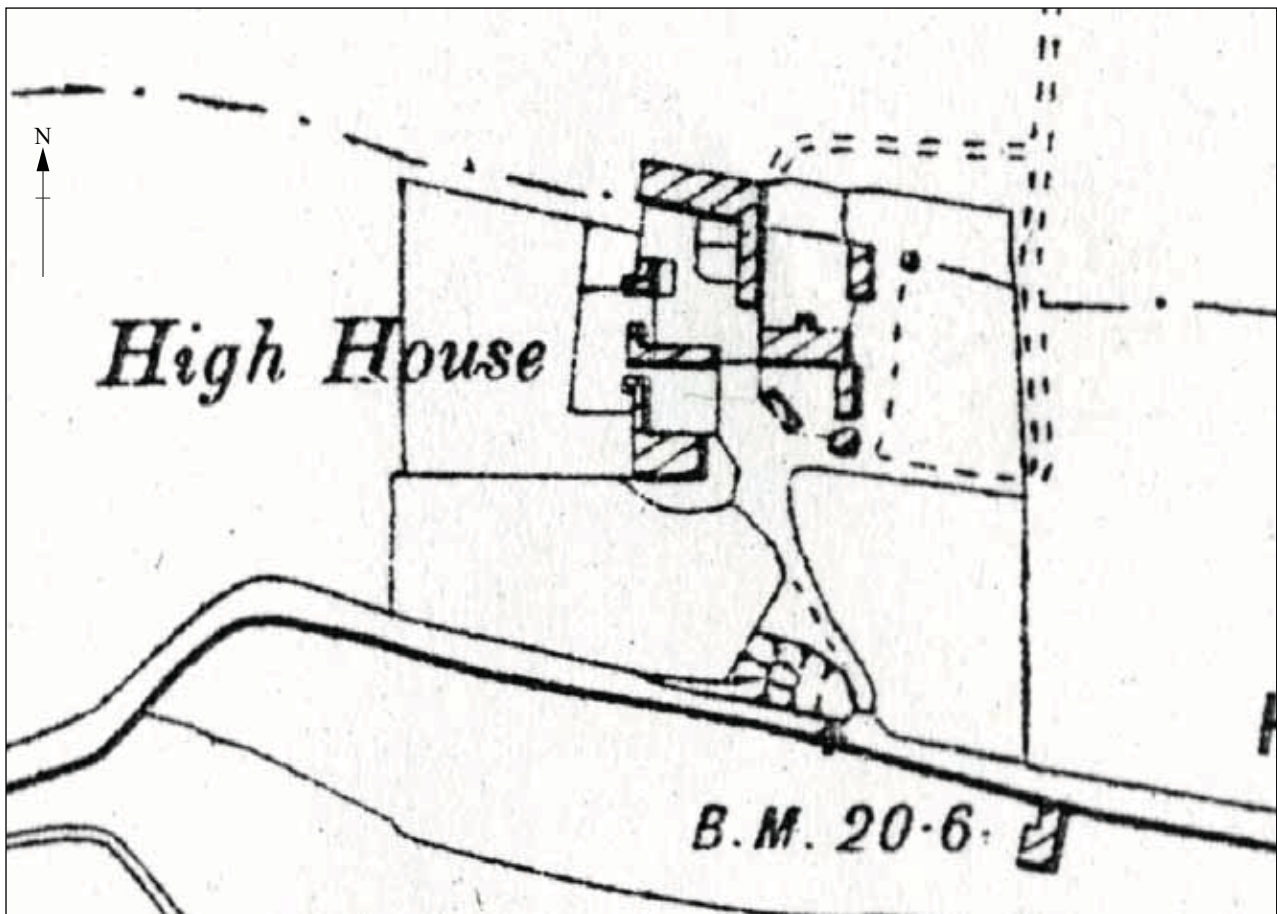


Figure 19: Extract from 2nd Edition OS map, 1989 (6inch, sheet LXXXIII, NW)

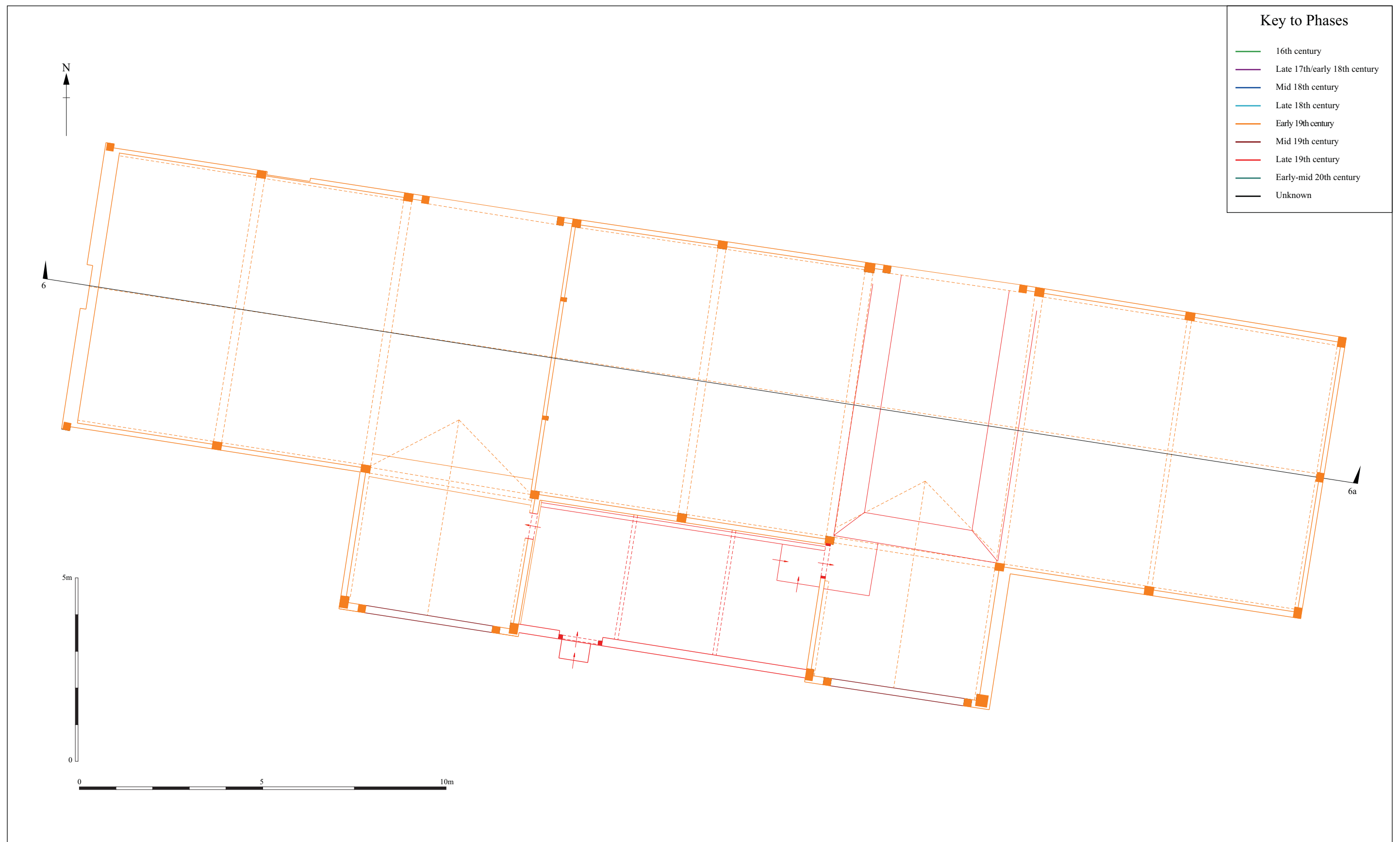


Figure 20: Ground floor plan of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)

© Oxford Archaeology East



Figure 22: South facing external elevation of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)

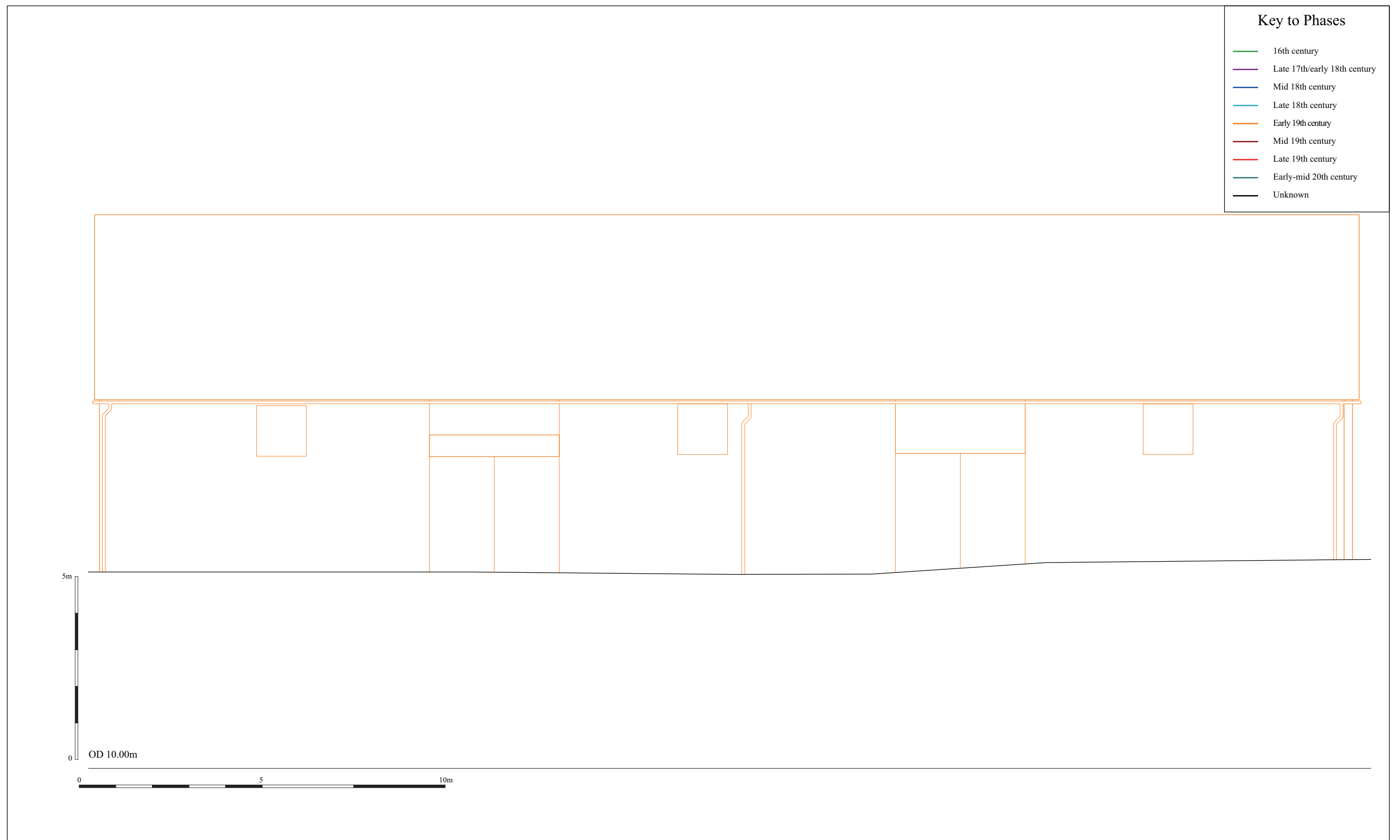


Figure 23: North facing external elevation of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)



Figure 24: East and west facing external elevations of Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)

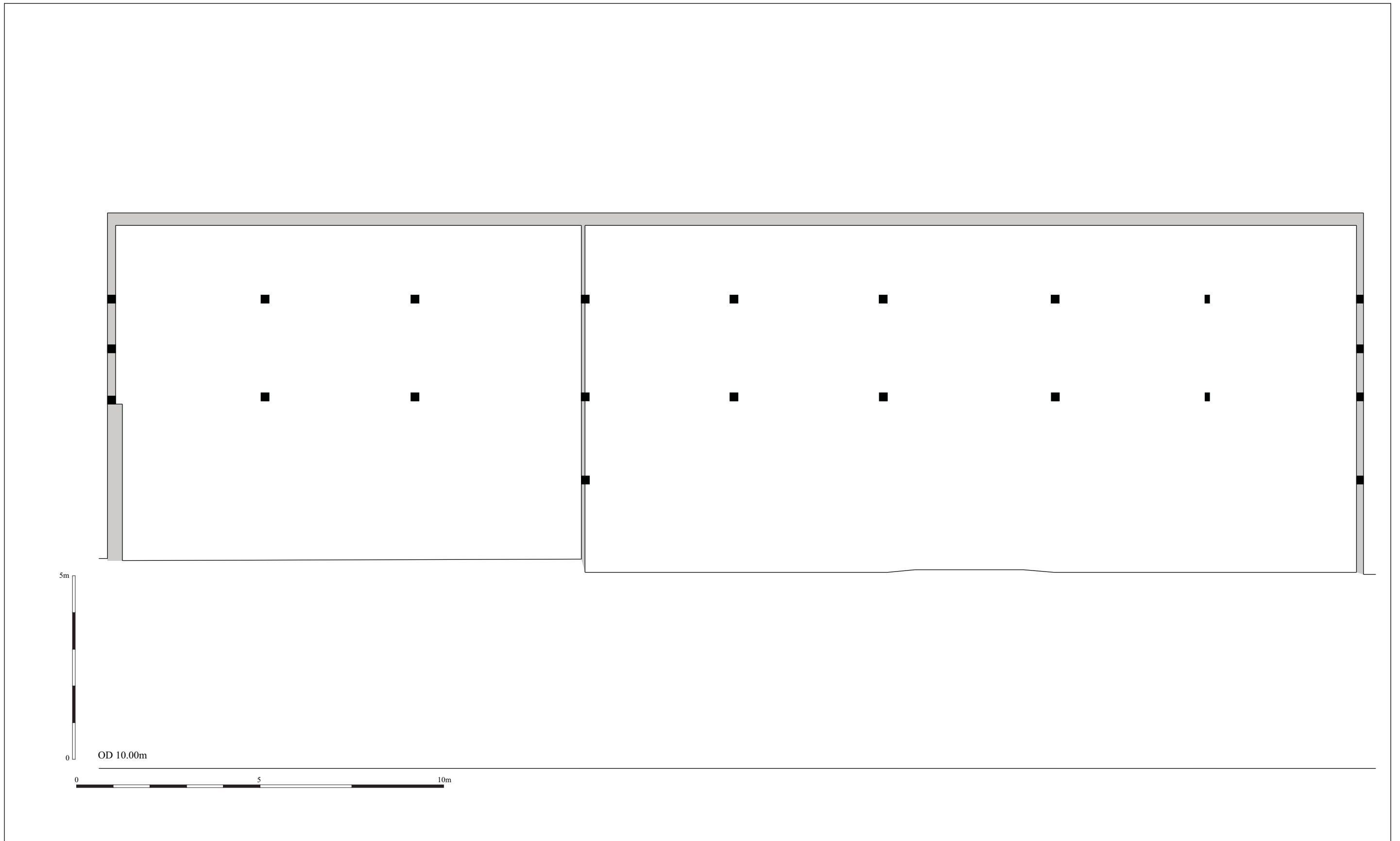


Figure 25: Section 6, Building 11 at 1:100 (produced from data supplied by The Regeneration Practice)



Figure 26: Extract from estate map, 1777 (ERO Chapman & Andre, 22)

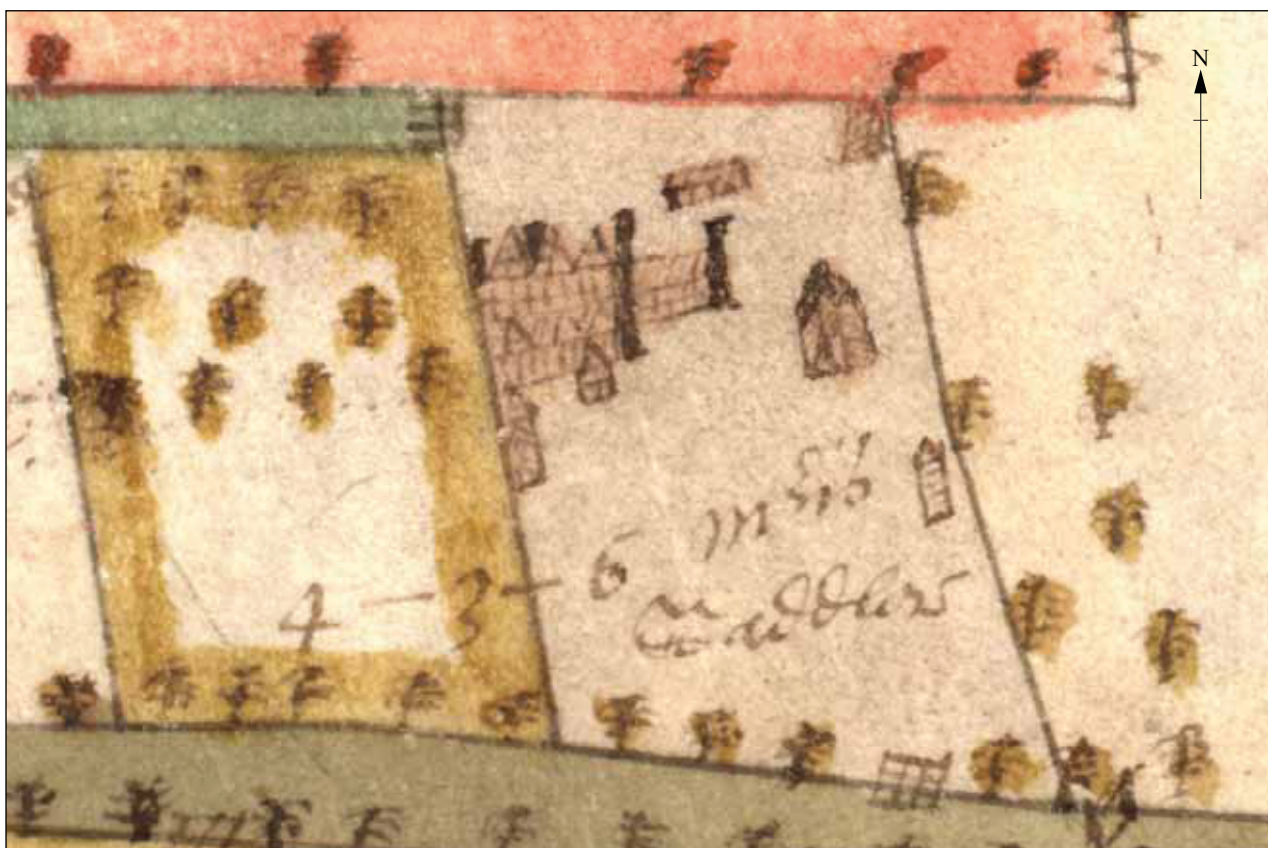


Figure 27: Extract from 1645 estate map surveyed by Seth Partridge (ERO D/DU 15)

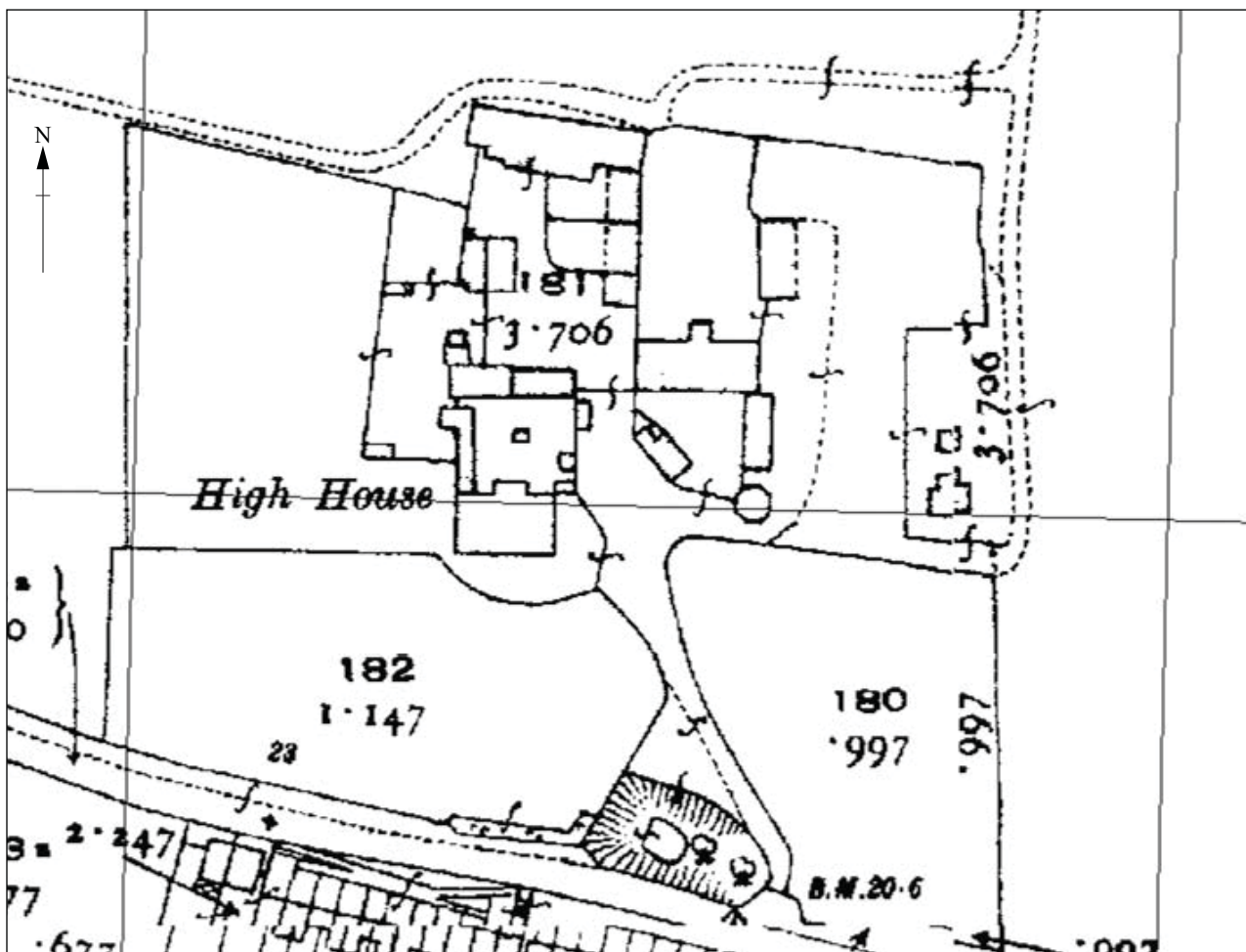


Figure 28: Extract from Ordnance Survey map, 1920



Plate 1: Cottage and staddles to east of High House (courtesy of Mr W. Fouche)



Plate 2: View from south east of main courtyard, showing all/parts of Buildings 2, 3 and 4



Plate 3: Fireplace in Room 2:2



Plate 4: View from south west corner of Room 2:3



Plate 5: Dated brick in west gable of Building 3



Plate 6: View of bread oven on west gable of Building 3, from south west



Plate 7: Door from bread oven into chimney flue, in west gable of Building 3



Plate 8: Central first floor window in north facing elevation of Building 3



Plate 9: Tile found buried near out-building to the north west of Building 3



Plate 10: Blocked door in north wall of Room 3:1



Plate 11: Ceiling of Room 3:1, from south



Plate 12: North wall of Room 3:2



Plate 13: Inserted panel south of fireplace in Room 3:3, taken from east



Plate 14: Curved brickwork behind panel in alcove to the south of the fireplace in Room 3:3, taken from north



Plate 15: Blocked flue in chimney-breast in Room 3:3, taken from south



Plate 16: Alcove to north of chimney-breast in Room 3:3, taken from east



Plate 17: Fireplace in Room 3:3, taken from east



Plate 18: Inside chimney in Room 3:3, taken from south



Plate 19: South east corner of Room 3:4, taken from north



Plate 20: Fireplace in Room 3:4, taken from east



Plate 21: Eastern truss in Room 3:6, taken from west



Plate 22: Blocked doorway in north facing elevation of Building 4



Plate 23: Fireplace in Room 4:2, taken from south east



Plate 24: Detail of east facing elevation of Building 5



Plate 25: Re-positioned stall partition, Room 5:1, taken from north

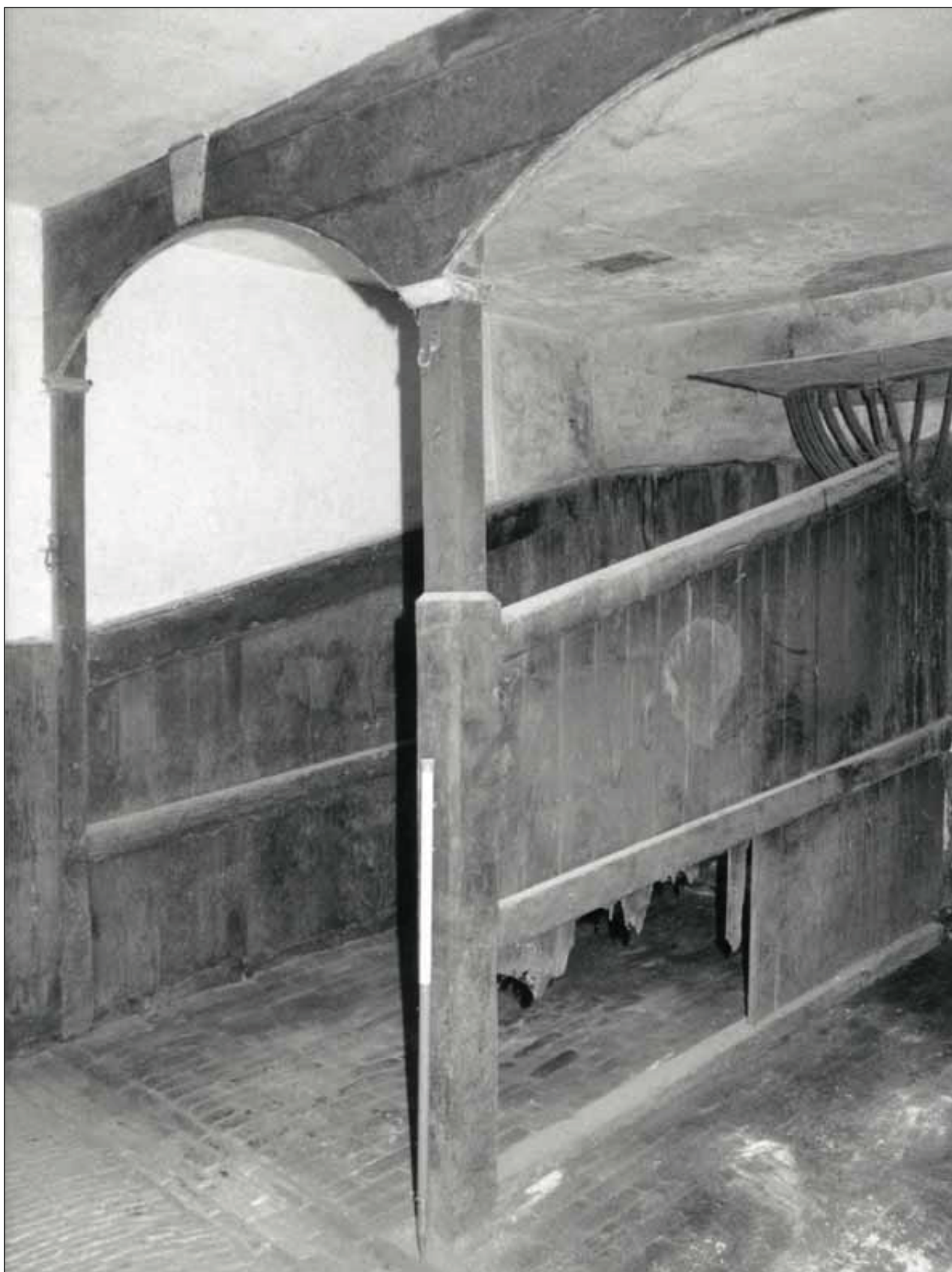


Plate 26: Western stall, Room 5:1, taken from south east



Plate 27: Western stall, Room 5:1, taken from south



Plate 28: Western wall of Room 5:2



Plate 29: North facing elevation of Building 6



Plate 30: The outer and inner doors of Building 6, taken from west



Plate 31: Potence, roosts and roof structure of Building 6, taken from north east



Plate 32: Interior of dormer window, Building 6, taken from south



Plate 33: Door in east elevation of Building 7



Plate 34: Windows in Building 8, A) taken from west, B) taken from east



Plate 35: Buildings 8, 9 & 10, taken from south west



Plate 36: Building 11, taken from south



Plate 37: Interior of Building 11, taken from east



Plate 38: Brick wall in west gable of Building 11, taken from east



Plate 39: Collapsed ground over a holding tank in the centre of the main courtyard, c.1985. The wall of the well shaft is visible on the left (photograph of unknown origin)



Plate 40: Door and cut wall-post in north wall of Room 3:3



Plate 41: Peg holes in wall plate above window in south wall of Room 3:4



Plate 42: Partially removed chimney stack on north wall of Building 3



Plate 43: North wall of Building 4 embedded into east wall of Building 3, taken from north east



plate 44: Upturned and buried staddle in front of Building 5



Plate 45: High House and associated buildings, post-card c.1900



Head Office/Registered Office

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@thehumanjourney.net
w: <http://thehumanjourney.net>

OA North

Mill 3
Moor Lane
Lancaster LA1 1GF

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@thehumanjourney.net](mailto: oanorth@thehumanjourney.net)
w: <http://thehumanjourney.net>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850 500
f: +44 (0) 1223 850 599
e: [oaeast@thehumanjourney.net](mailto: oaeast@thehumanjourney.net)
w: <http://thehumanjourney.net/oaeast>

OA Méditerranée

115 Rue Merlot
ZAC La Louvade
34 130 Manguio
France

t: +33 (0) 4.67.57.86.92
f: +33 (0) 4.67.42.65.93
e: [oamed@oamed.fr](mailto: oamed@oamed.fr)
w: <http://oamed.fr/>



Director: David Jennings, BA MIFA FSA

*Oxford Archaeological Unit is a
Private Limited Company, N^o: 1618597
and a Registered Charity, N^o: 285627*