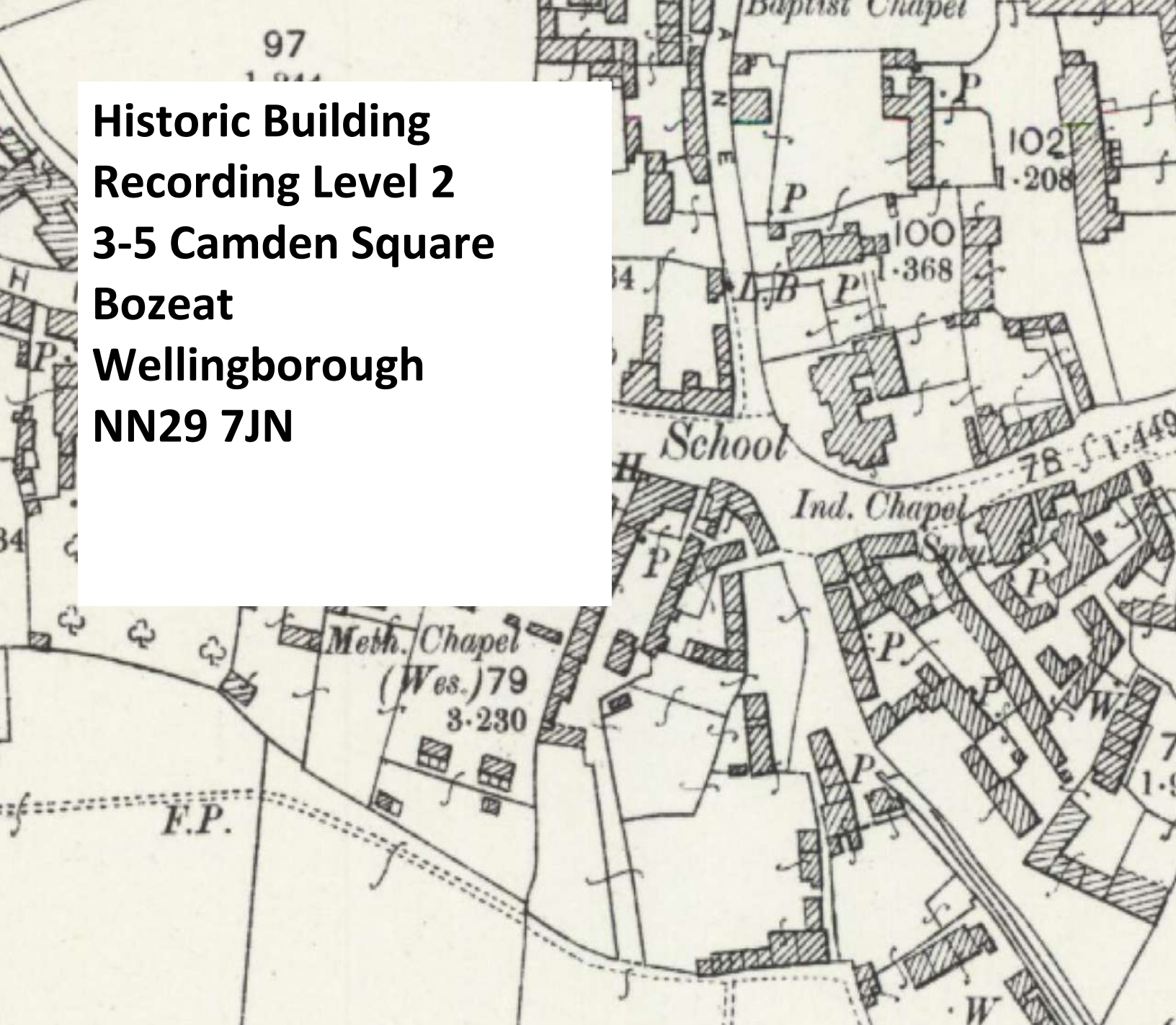


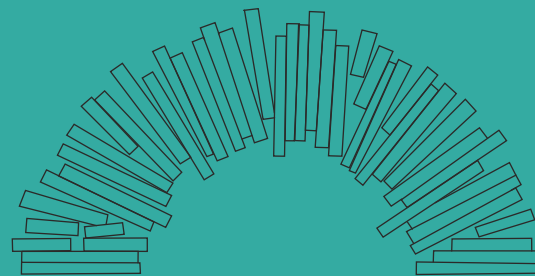
**Historic Building
Recording Level 2
3-5 Camden Square
Bozeat
Wellingborough
NN29 7JN**



SEPTEMBER 24

Midland Archaeological Services

Authored by: Steve Williams BA (Hons) MCIfA



MIDLAND ARCHÆOLOGICAL SERVICES

Project Information

Site Code: BOZE 21

Event No: ENN 110341

Oasis No: midlanda1-431311

Project Manager: Steve Williams

Staffing: Steve Williams

NGR: 490758 258924

Local Authority: North Northampton Council

Civil Parish: Bozeat

Type of Intervention: Historic Building Survey (Level 2)

Undertaken for: Dipesh Surtri

Report No: MAS/615/21

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Fig.9: 1950 revision of 1884 1st edition 6" Ordnance Survey
Fig.10: 1884 1st edition 25" Ordnance Survey

An historic building survey (Level 2) was undertaken of buildings at 3-5 Camden Square, Church Lane, Bozeat, Wellingborough, NN29 7JN, henceforth called the Site. The survey comprised of the written description and photographic recording of the building, making use of survey drawings independently commissioned by the client.

The survey concluded that the buildings originally functioned as a bakery and commercial premises with associated accommodation and is dated to the late 19th century.

1.0 Introduction

North Northamptonshire Council has granted planning permission for; Conversion of ground floor from retail (A1 use) to 1 no. 1 bed apartment and 1 no. 2 bed apartment and conversion of first floor from 1 no. 5 bed apartment into 2 no. 1 bed apartments (C3). External alterations to replace/reinstate windows and doors and remove render (WP/20/00676/FUL) and Conversion of ground floor from retail (A1 use) to 1 no. 1 bed apartment and 1 no. 2 bed apartment and conversion of first floor from 1 no. 5 bed apartment into 2 no. 1 bed apartments (C3). External alterations to replace/reinstate windows and doors and remove render/ Single storey rear extension and external rear stair. Front elevation replacement window and door. Replacement door and window to rear (WP/20/00679/FUL).

Consent is subject to conditions, and by the recommendation of the Assistant Archaeological Advisor (AAA) that due to the historic nature of the buildings that a programme of historic building survey (Level 2) be undertaken prior to alteration/re-development.

This document alone will NOT result in the discharge of the archaeological conditions imposed.

2.0 Definition of Historic Building Recording

The definition of historic building recording is 'a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water'¹.

Level 2 this is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and interior will be viewed, described, and photographed. The record will present conclusions regarding the building's development and use but will not discuss in detail the evidence on which these conclusions are based. a plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project².

¹ a Chartered Institute for Archaeologists 2020

² Historic England (2016) Understanding Historic Buildings, a Guide to Good Recording Practice

3.0 Legislation

The National Planning Policy Framework (NPPF 2019 *revision*) states: Local Planning Authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted³.

4.0 Location

Bozeat lies 21km south east of Northampton and is in the county of Northamptonshire.

The site fronts both Camden Square to the north and Chapel Lane to the west and consists of a row of cottages 3-5, part of No.3-4 being used as a small convenience store. The site lies at 83.5m AOD, centred on NGR 490758 258924 with the underlying geology comprises of Blisworth Limestone⁴.

The Site does not lie within a Conservation Area.

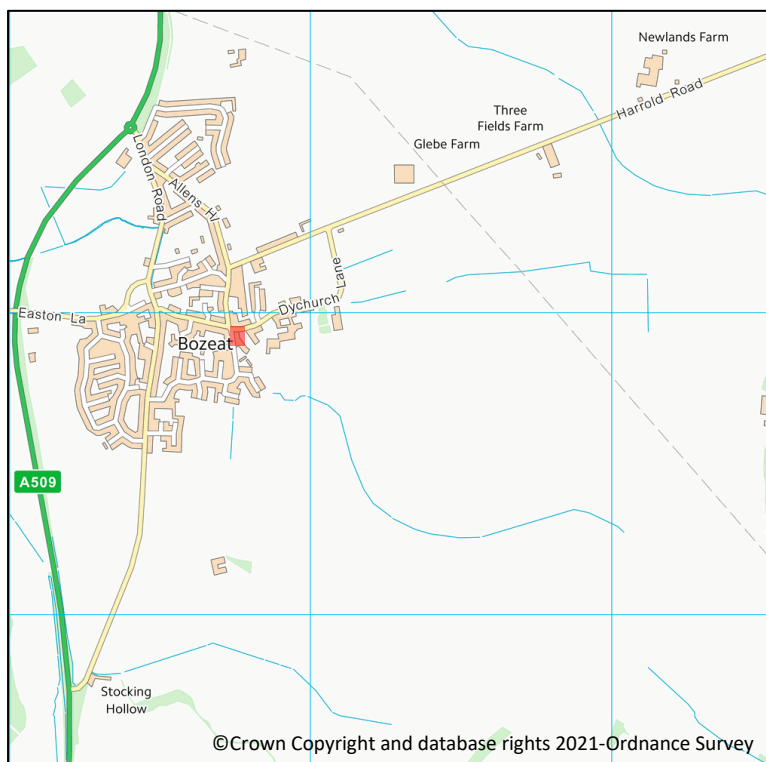


Fig.1: Location Map 1:25 000.

³ National Planning Policy Framework 2019 *revision*

⁴ BGS 2006

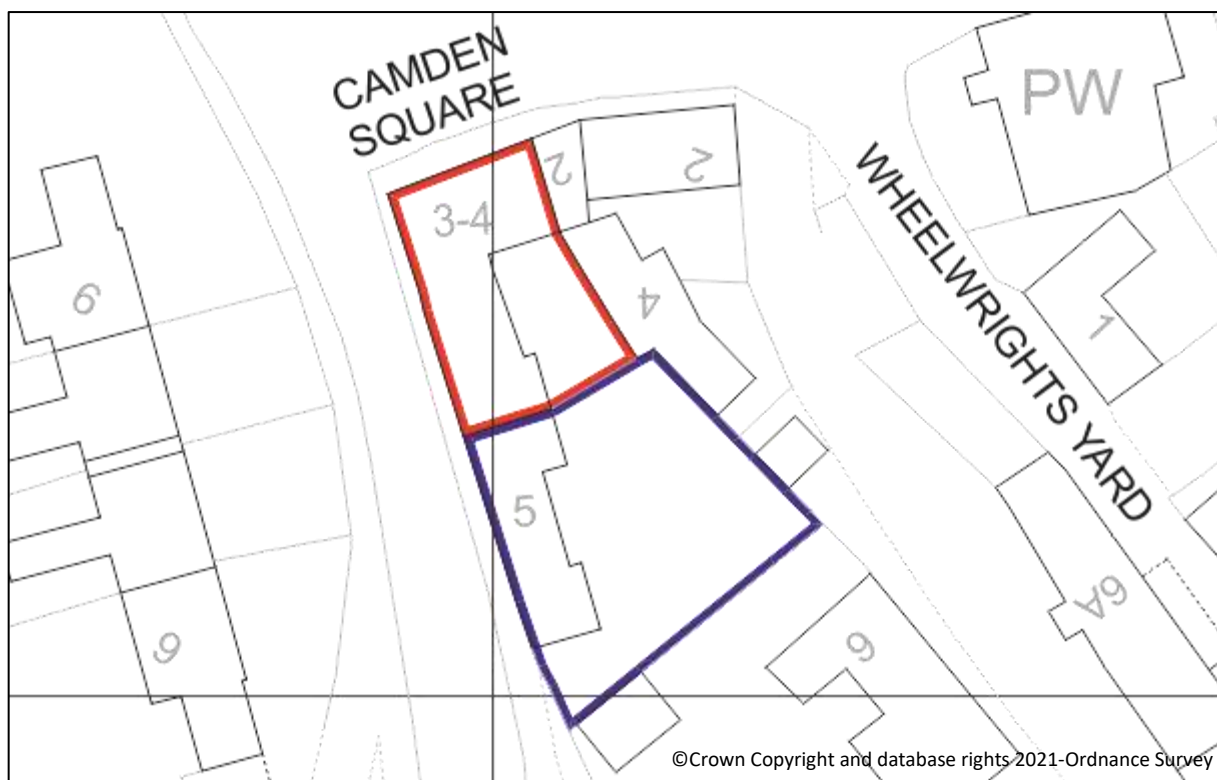


Fig.2: Location Plan 1:1000.

5.0 Methodology

This document has been prepared in accordance with current best practice and with specific regard to:

National Planning Policy Framework 2019 *revision*

Historic England (2016) *Understanding Historic Buildings, a Guide to Good Recording Practice*

Chartered Institute for Archaeologists Code of Conduct 2020 *as revised*.

Chartered Institute for Archaeologists, 2020. *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures as revised*.

Management of Research Projects in the Historic Environment (MoRPHE 2015)

Aims and Objectives

The aim of the project was to preserve by record the fabric and setting of the building prior to the approved alterations/extensions by:

- The production of a drawn record
- The production of a photographic archive
- The production of a written narrative

Site Recording

The photographic record was undertaken in 35mm monochrome format, supported by high resolution digital images. It included shots of the exterior and interior, as well as significant constructional elements, along with general photography, placing the building in its existing landscape setting. Rooms have been labelled using their historical names (Appendix 1).

The drawn record was based upon the drawings supplied by the client and assumed correct at the time of the survey. These were checked for dimensional accuracy and amended to record architectural and constructional details, as necessary. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible, areas not possible to survey are marked N/A. The survey was undertaken by the author on the 21st of September 2021.

Archive Creation

On completion of the fieldwork, all photographic films were processed by a specialist laboratory. Digital images were saved at a resolution of 600 dpi for selective inclusion within this report.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the receiving museum. The basic archive includes:

- Annotated site plans and elevations.
- 2 no photographic registers
- 6 no building recording pro-formas
- The written scheme of investigation
- The report

A basic study was undertaken to elucidate information to place the building in its historical context. This was undertaken broadly with regard to the Standard and guidance for Desk-Based Assessments⁵.

This comprised the search of published and archival material within a 500m radius of the site, with data from further afield included where considered relevant to establishing baseline conditions. National, regional archives and collections were examined for relevant historical information, in published and unpublished sources.

6.0 Archaeological and Historical Context

The settlement (HER 3272) is believed to be of late Saxon origins, the name of Bozeat being first recorded in the Domesday Survey of 1086AD as *Bosiete* and meaning 'Gate or gap of a

⁵ b Chartered Institute for Archaeologists 2020

man called Bōsa. Old English personal name + geat⁶.

No known archaeology lies within the immediate area of the Site, although several listed buildings do. Just northwest of the Site at No.42 the High Street is the former Lord Nelson Public House (HER 110950), Grade II listed and dated to the mid 18th century. Southeast of the Site along Dychurch Lane is No.6 (HER 110945), also Grade II listed (1040797) and a former farmhouse dated to the late 17th century. The Site itself is not listed but a non-designated heritage asset which represents former 19th workers housing, along with former village shops and bakery.

7.0 Description

Setting

The buildings are attached and form an L-shaped arrangement fronting both Church Lane and Camden Square. Each building has an associated courtyard adjacent to its east elevation. (figs. 2, 3, 5).



Plate 1: No.5, 3, 4 Camden Square, with Bakers Shop in foreground.

⁶ Mills, A. D., 1993



Plate 2: 3 and 4 Camden Square.

8.0 Results

3-4 Camden Square

Exterior No. 3-4 and comprises of two distinct structures, although likely built at the same time, their staggered appearance due to being constructed upon a slope. These structures comprise of (22 x 10 x 7.5cm) red brick in Flemish Bond with lime mortar, with a stringer course of buff brick dividing the two storeys. The roof is gabled under slate with a brick dentilation course at eaves level.

Within the west elevation and at ground floor level there is an impressive classical style entrance comprising of fluted limestone columns and a broken pediment above. Leading up from this entrance is a stone step which allows entrance through a five panelled wooden door which is hung from a timber frame, both door and frame being painted green. Above the door and part of the frame is a single fixed light. To the right of this entrance is a double-span entrance allowing access into a covered area which leads into the yard associated with this structure. The entrance is hung with a pair of contemporary style wooden doors fitted to a timber frame and which sit under a heavy arched limestone lintel with keystone, something which is mirrored in the window to the left, the latter being blocked but comprises of a seven light wooden sashed window with a limestone sill. To the right of this is an identical window, also partly boarded up with a limestone sill and lintel, the latter which has a central keystone. To the far left is a square opening of a former window, with a limestone lintel with central keystone.

The left part of this structure also has a single-span entrance, albeit blocked up with modern sheet materials and has a stone step up and a segmented brick arch above. To the left of this are a pair of sashed windows now blocked, under arched lintels with key stones and stone sills. At first floor level within this elevation is a rectangular window opening now blocked but with a stone sill and lintel above with key stone. The remaining two window openings at this level are contemporary, rectangular in design and both blocked with modern sheet materials. These windows have been inserted through two original openings, the stones sills and lintels still visible.

At the end of this range, facing north and at ground floor level is a bricked-up window with a segmented brick arch above, while to the left of this a large modern UPVC window has been inserted. Above this is a sixteen light window comprising of a fixed casement of four lights each, which flank a central side opening casement of eight lights. There is a stone sill and arched stone lintel with central key stone above. To the left of this is a single gable making up the remainder of No.3-4 and attached to its neighbour No.2. The latter elevation is faced in roughcast, with a slate roof. To the right at ground floor level is a large single light window and contemporary door with canopy above, while to the left a rectangular fifteen light side opening UPVC window. Above at first floor level are a pair of fifteen light rectangular UPVC side opening windows with UPVC sills (figs. 4, 7, plates 1, 2, 35).

The east elevation comprises of coursed limestone rubble with lime mortar. To its left and leading to the courtyard which is east of this elevation is a double-span entrance, its opening faced in red brick. This entrance leads to the double-span entrance on Church Lane and presumably at some point functioned as a part covered cart entrance or garage for the bakery? This double-span entrance sits slightly forward of the main elevation and partially obscures two small rectangular window openings within the ground and first floor levels, both of which are faced in red brick with segmented brick arches above. To the immediate right of these windows at ground floor level is a small rectangular window opening of undetermined origin, whilst to its right is a single-span entrance, with red brick facings and a segmented brick arch. Above the latter is an infill panel of red brick in Flemish Bond and central to it's a square bricked up window opening, filled in with contemporary brickwork. Leading from this elevation is the south facing elevation of No. 3-4. This elevation comprises of coursed limestone rubble with lime mortar, at ground floor level there are a pair of door entrances, one with a timber door frame and both sharing the same timber lintel above. To the left of these doors and where this part of the structure meets the east elevation there is a small rectangular window which is bricked up. At first floor level there is a similar window although not blocked up and to the right of this a pair of square window openings under timber lintels and with timber sills (figs. 4, 7, plates 13-17).

Interior This comprises of two rooms, together forming an L-shaped plan. The walls exposed brick, with some lime plaster remaining. The first room of this building is square and comprises of a covered cart store or perhaps even a garage. The ceiling is of exposed rafters, with the occasional contemporary RSJ, whilst the floor is missing. Leading on north from this room is the shop area which forms a L-Shaped room. To the northeast corner of the room is an opening for a fire surround and adjacent to this the internal wall is of coursed limestone rubble, unlike a majority of the structure which is of brick. Central to this room is a contemporary brick pillar (figs. 3, 7, Plates 4-12).

5 Camden Square

Exterior The building is two storeys in height, is constructed overall from red brick (22 x 10 x 7.5cm) in Flemish Bond with lime mortar, the south and part of the east elevation are a mixture of coursed limestone rubble with brick corners and infill panels. The roof is gabled under slate, whilst there is a brick dentilation course at eaves level.

Within the west elevation are a series of five sash windows, three at first floor level of twelve lights each, the top three lights being fixed, each having a simple stone sill and timber lintel. At ground floor level are two large, sashed windows of sixteen lights, the top four being fixed, each having a large stone sill and lintel. A single entrance door is present to the left of the elevation, set within a timber frame with two stone steps up and a fixed light above of eight panes under a large stone lintel matching the adjacent windows. The door has eight lights in its top half, with three vertical wooden panels below and fitted with a traditional style Suffolk latch, along with a surface mounted rim lock.

Within the east elevation at ground floor level is a single wooden twelve light side opening window of twelve lights. At first floor level is a sashed window of nine lights, the top three being fixed, while to the left of this is a single entrance door comprising of three vertical lights at the top and three vertical timber panels below and what presumably was once accessed via an external staircase.

Attached to this elevation towards its north is a small single storey brick structure which formerly served as a washroom area for No.5. This is built of red brick in Stretcher Bond with lime mortar. The roof is gabled single pitch under slate. Within its east elevation is a single entrance door set within a timber frame and hung with a traditional vertically planked ledged door, fitted with four heavy bolts on the interior side. Within the structures south facing elevation is a six light bottom opening casement window.

Attached as an annex to the south elevation of No.5 is a single storey building comprising of a mix of coursed limestone rubble with brick corners and facings, the brick bonding being in Flemish Bond and under a pitched roof of slate. Within its south elevation is a double-span opening, while within the west elevation is a large twenty-seven light fixed casement window and a single entrance door comprising of eight lights and which appears to be contemporary in origin (figs. 5-8, plates 1, 18-23, 34).

Interior The room is rectangular in plan with painted white brick walls, a floor of Staffordshire Blue type pavers and an exposed ceiling comprising of heavy timber rafters. Leading off the room is the washroom area to the east. This is rectangular in plan with a floor of red clay quarry style tiles and exposed brickwork and a matchboard ceiling. Set against the east wall is a traditional Belfast style sink. Leading from the south end of this room is a double-span entrance which leads into the annex which is square in plan with painted brick walls and an exposed ceiling of modern rafters, whilst the floor was not visible due to stored roofing material (figs 5-8, plates 26-33).

9.0 Map Regression

A brief study of available Ordnance Survey maps was made, both the 1950 revision of 1884 and the map of 1890 were consulted. The buildings in their current plan appear on both maps, although the 1884 revision is lacking detail. The 1890 map 25" shows more detail and what is evident is that there were structures where the current courtyard for No.3-4 currently is.

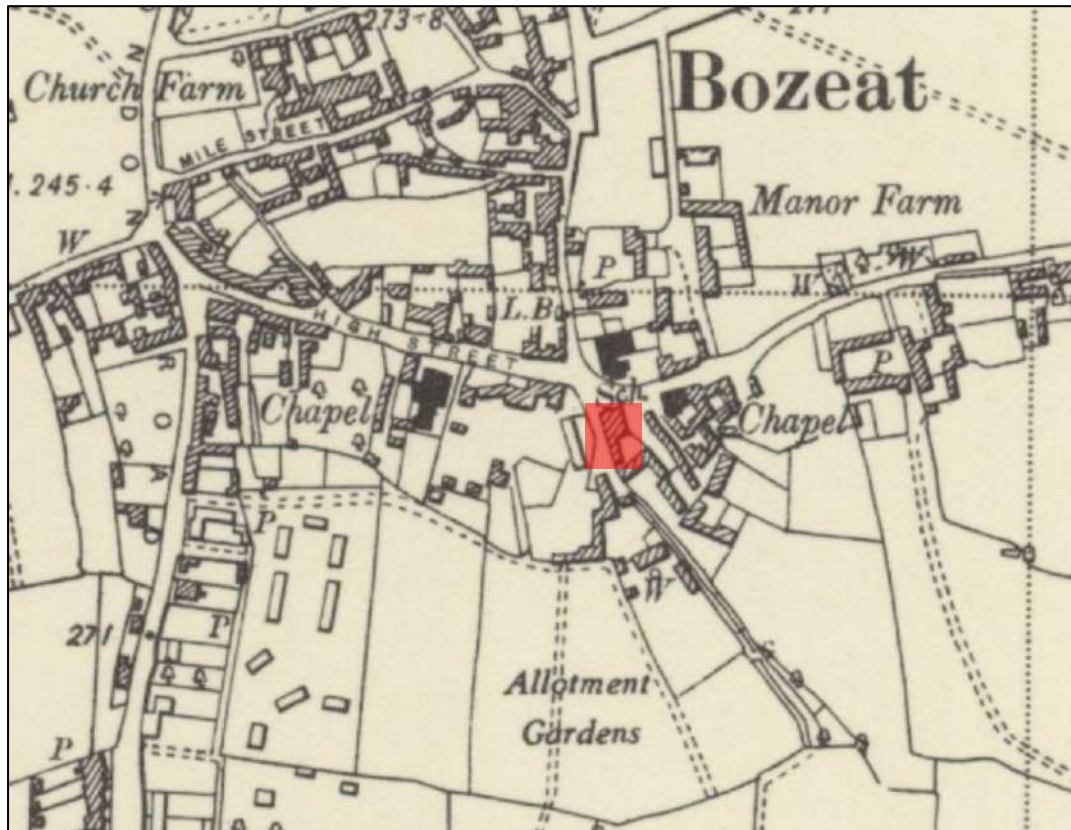


Fig.9: 1950 revision of 1884 1st edition 6" Ordnance Survey. Not to scale.



Fig.10: 1884 1st edition 25" Ordnance Survey. Not to scale.

10.0 Discussion and Conclusions

The buildings represent domestic accommodation and former commercial premises dated to the late 19th century, their architectural style and construction relating to this period, along with the Ordnance Survey map evidence. It is likely that this pair of structures were built within a few years of each other and possibly by two different builders, as N0.5 does not match the style of No.3-4, whilst there is also a distinct build line between the two properties (plate 34).

No.3-4 and 5 appear to have been interconnected at some point in the past, a blocked internal entrance is evident between them (plates 4, 31). The ground floor elements of these two structures most likely forming working areas, in particularly No.5 which we know functioned within living memory as a bakery and its associated bakers shop annex structure. Other evidence of commercial activity can be seen in the covered cart store or garage in No.3-4 (plates 4, 15, 34). This appears to have led to the rear area of No.3-4 where the current courtyard area is, although it may have serviced structures which are no longer present here. Historic photographs consulted but not used within this report also show that the north elevation comprised of two shop fronts⁷

Overall, the structures are in a very poor state of preservation, nearly all of their internal fittings and fixtures are missing, including plaster finishes, fire surrounds, doors, mouldings, floors and skirtings, as well as internal features such as staircases, although some flooring

⁷ Photo of Francis Frith 2021

remains in No.5. It is also clear that the structures have undergone some historical alterations, with the insertion of windows and blocking up of various doors and may be a reflection of the buildings changing use since its initial construction.

For the development of the building, several sources have been identified and consulted, all with various advantages and limitations. Notwithstanding that Midland Archaeological Services have taken reasonable care to produce a comprehensive summary of the known historical and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

11.0 Acknowledgements

Midland Archaeological Services would like to thank Dipesh Surti for this commission. Thanks also go to Rachael Townend Assistant Archaeological advisor for Northamptonshire County Council, for advice prior to and during this project.

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www.british-history.ac.uk

www.britishlistedbuildings.co.uk

www.genuki.org.uk

www.heritagegateway.co.uk

www.maps.nls.uk

Maps

1884 Ordnance Survey 1st edition 6".

1899 revision 25" with additions in 1950 Provisional Edition.

13.0 Site Archive

With the agreement of the landowner the site archive of written, drawn, photographic elements and object elements will be organised and deposited with the Northamptonshire Resource Centre. Date of deposition yet unknown.

Appendix 1: Colour Plates



Plate 3: 3-4 looking north.



Plate 4: 3-4 looking southeast, blocked entrance to far left.



Plate 5: 3-4 looking northwest.



Plate 6: 3-4 ceiling looking northwest.



Plate 7: 3-4 looking southeast and showing bricked up window.



Plate 8: 3-4 looking east.



Plate 9: 3-4 looking southeast.



Plate 10: 3-4 fireplace opening looking northeast.



Plate 11: 3-4 looking northwest towards main entrance.



Plate 12: 3-4 looking west.



Plate 13: Yard area 3-4 looking southeast.



Plate 14: Yard area looking southwest at east facing elevation.



Plate 15: East facing elevation 3-4 looking southwest.



Plate 16: East facing and south facing elevations 3-4 looking northwest.



Plate 17: Courtyard area 3-4 looking northeast.



Plate 18: 5 looking north at old bake house.



Plate 19: 5, 3 and 4 looking northeast from Church Lane.



Plate 20: Old Bake House attached to south of 5 looking east.



Plate 21: 5 east facing elevation looking west.



Plate 22: Yard area to east of 5 looking northwest.



Plate 23: East elevation of 5 looking west.



Plate 24: Yard to east of 5 looking southeast.



Plate 25: Yard area to east of 5 looking west.



Plate 26: Old Bake House element of 5 looking southeast.



Plate 27: 5 looking northwest.



Plate 28: 5 looking south at ceiling.



Plate 29: Entrance to 5 looking southwest.



Plate 30: 5 looking southeast.



Plate 31: Blocked entrance leading from 5 into 3-4 looking northwest.



Plate 32: Entrance to yard area looking east.



Plate 33: Washroom area attached to 5 looking southeast.



Plate 34: Entrance and covered cartway/garage of No.3-4.



Plate 35: West elevation of No.3-4 showing blocked doorway and windows.

Appendix 2: Oasis**Project details**

Project name	3-5 Church Lane Bozeat
Short description of the project	level 2 historic building survey of former bakery and workers housing.
Project dates	Start: 21-09-2021 End: 21-09-2021
Previous/future work	No / Not known
Any associated project reference codes	ENN110341 - HER event no.
Any associated project reference codes	BOZE 21 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Methods & techniques	"Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	NORTHAMPTONSHIRE WELLINGBOROUGH BOZEAT 3-5 Camden Square Bozeat, wellingborough
Postcode	NN29 7JN
Study area	700 Square metres
Site coordinates	SP 490758 258924 51.928946539643 - 1.286192478449 51 55 44 N 001 17 10 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 0m Max: 0.01m

Project creators

Name of Organisation	Midland Archaeological Services
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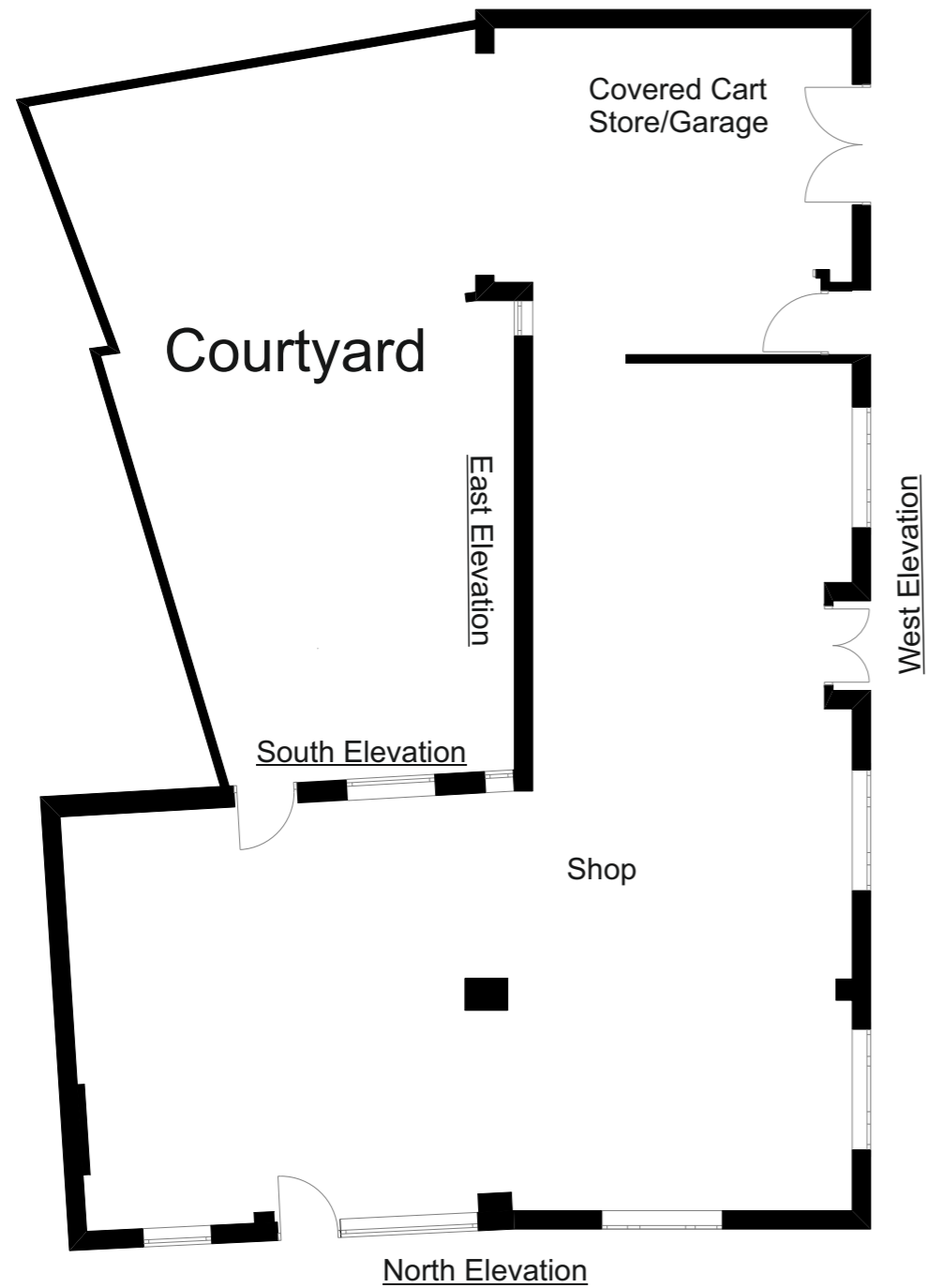
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Midland Archaeological Services
Project director/manager	S.L.W Williams
Project supervisor	S.L.W.Williams
Type of sponsor/funding body	Developer
Name of sponsor/funding body	D. Surti

Project archives

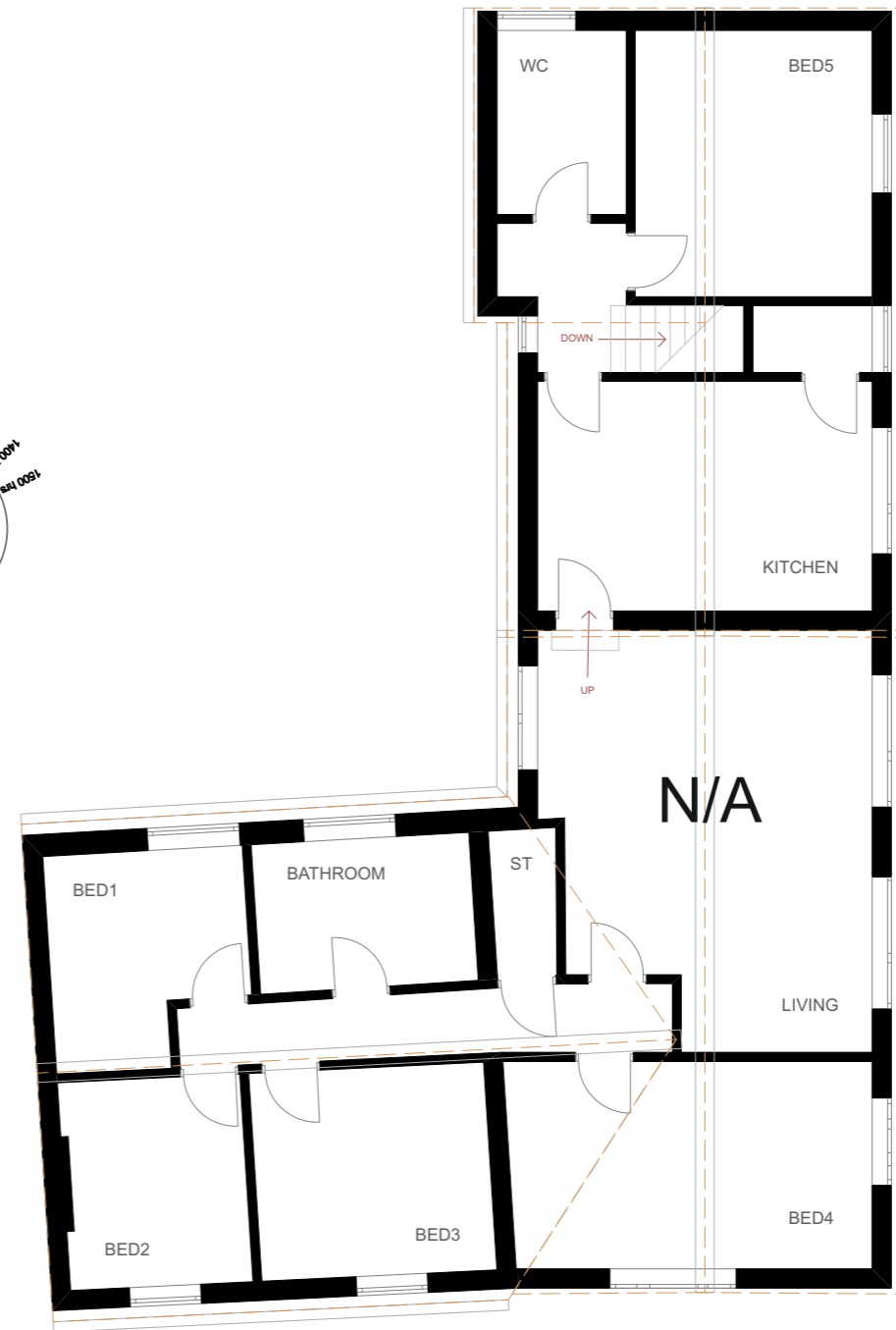
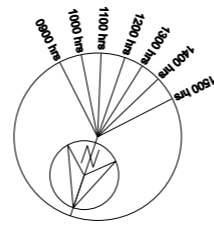
Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive recipient	Northamptonshire HER
Paper Contents	"none"
Paper Media available	"Report"

Project bibliography 1

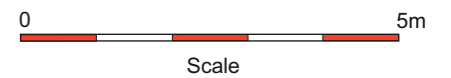
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building recording Level 2, 3-5 Camden square, Bozeat, Wellingborough, NN29 7JN.
Author(s)/Editor(s)	S.Williams
Other bibliographic details	MAS/615/21
Date	2021
Issuer or publisher	MAS
Place of issue or publication	MAS Lincolnshire
Description	A4 heat bound report with A3 fold out illustrations.
Entered by	Steve Williams (info@midarch.co.uk)
Entered on	24 September 2021




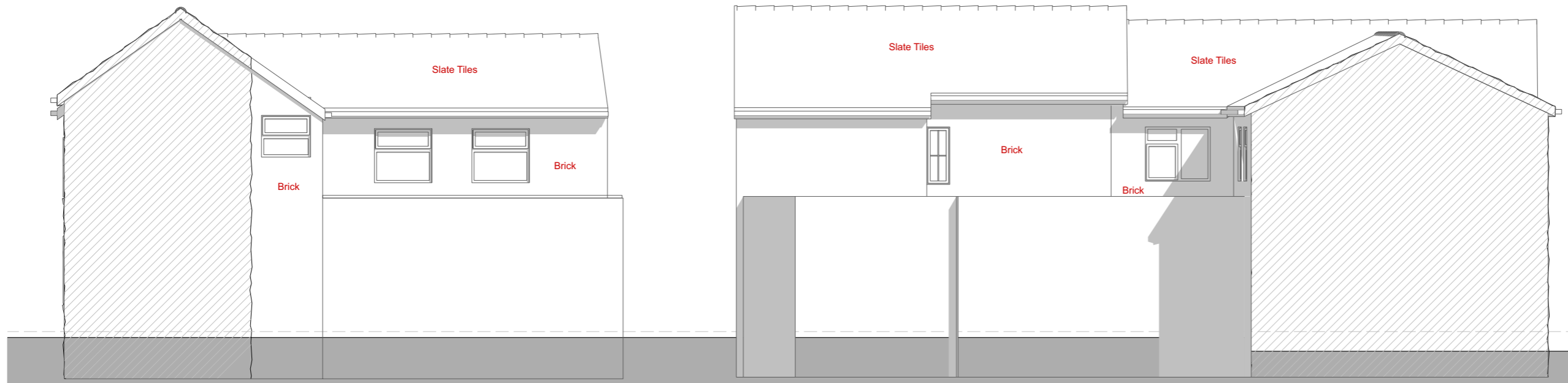
Ground Floor



First Floor



Drawing No: 615/3/21			
Project: 3-4 Camden Square Bozeat.			
Fig. 3: 3-4 Plans as Existing.			
Scale: 1:100 @ A3	Site Code: BOZE 21		
Drn: PMP	Annotated: SW	Chk:	Date 22/09/2021
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk			

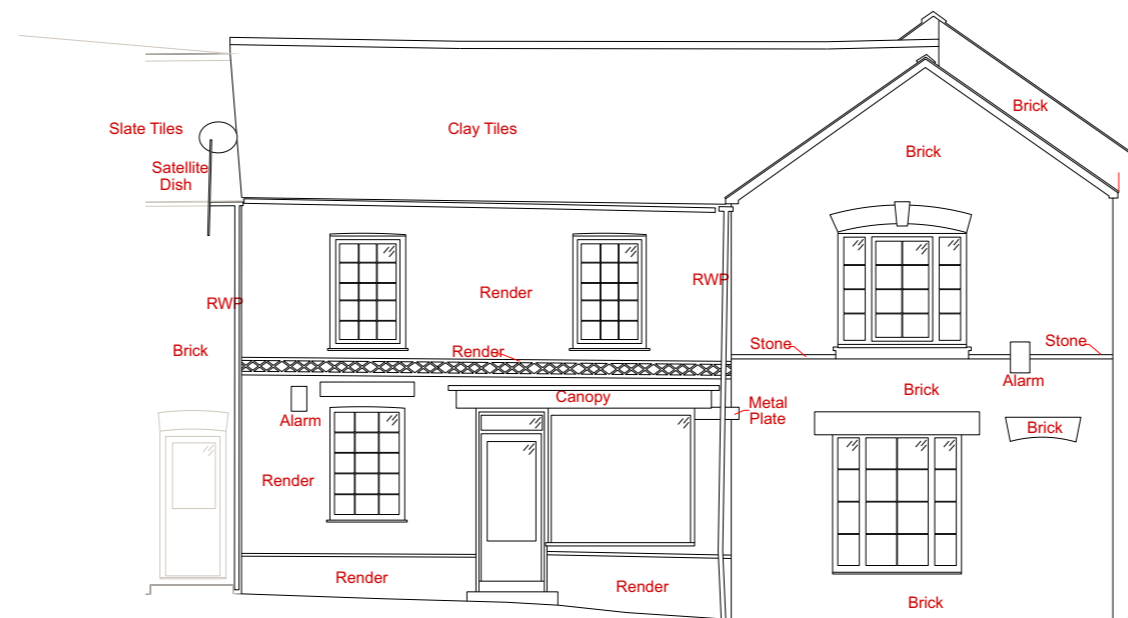


South Elevation

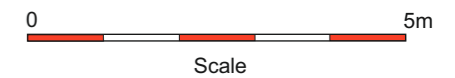
East Elevation




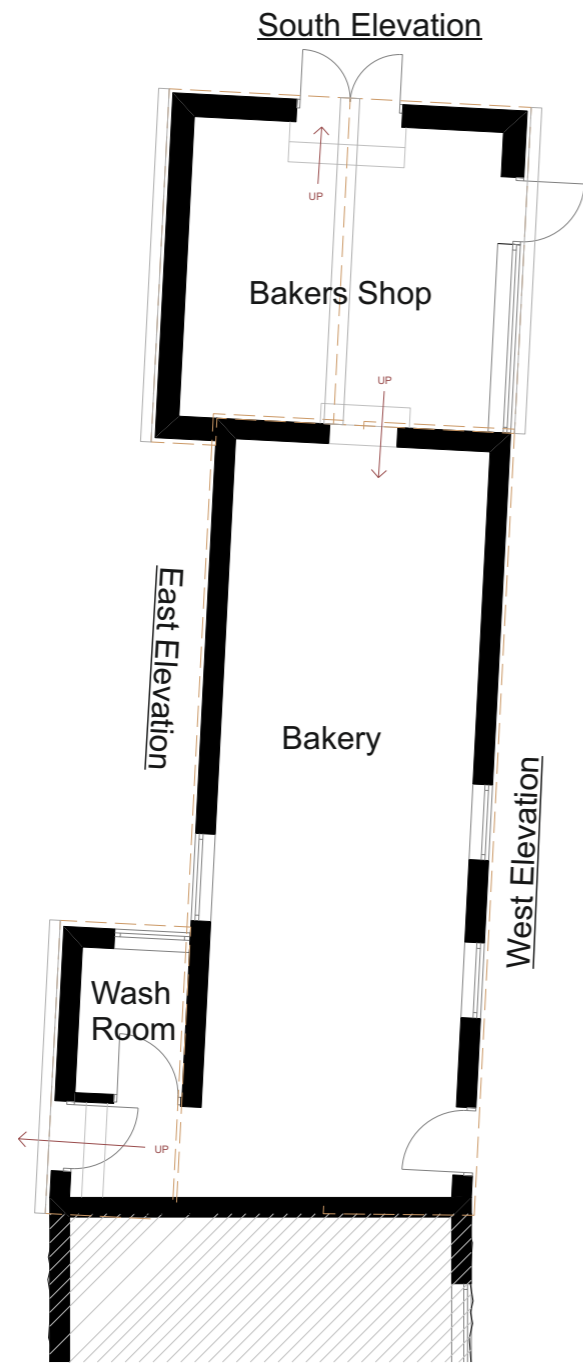
West Elevation



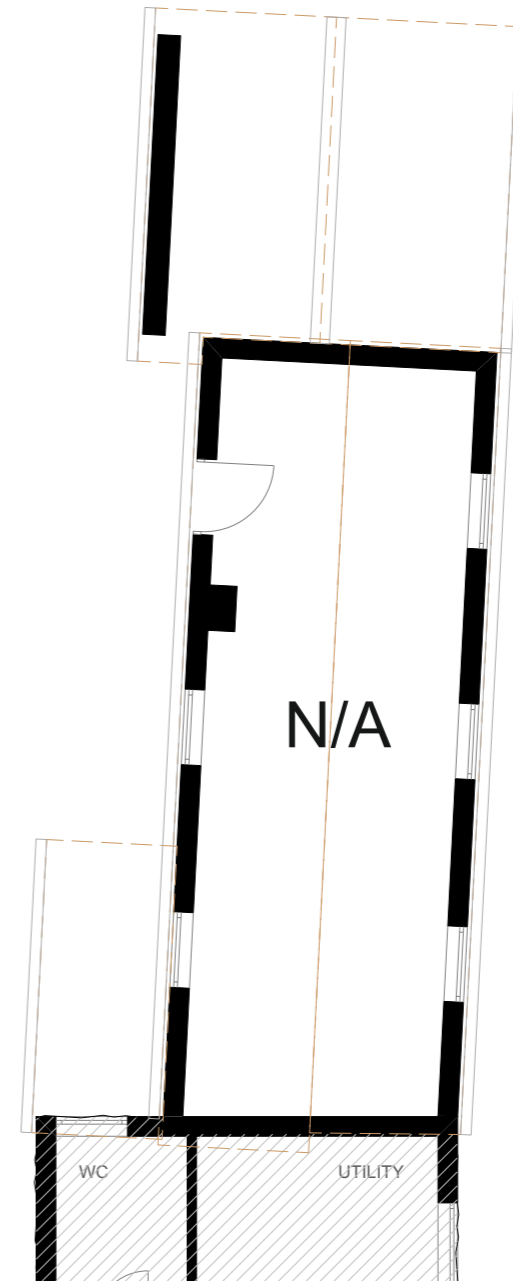
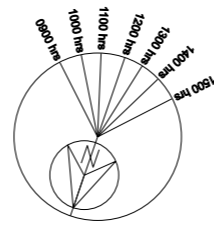
North Elevation



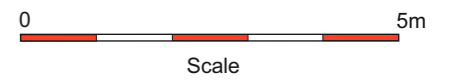
Drawing No: 615/4/21			
Project: 3-4 Camden Square Bozeat.			
Fig. 4: 3-4 Elevations as Existing.			
Scale: 1:100 @ A3	Site Code: BOZE 21		
Drn: PMP	Annotated: SW	Chk:	Date 22/09/2021
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk			




Ground Floor



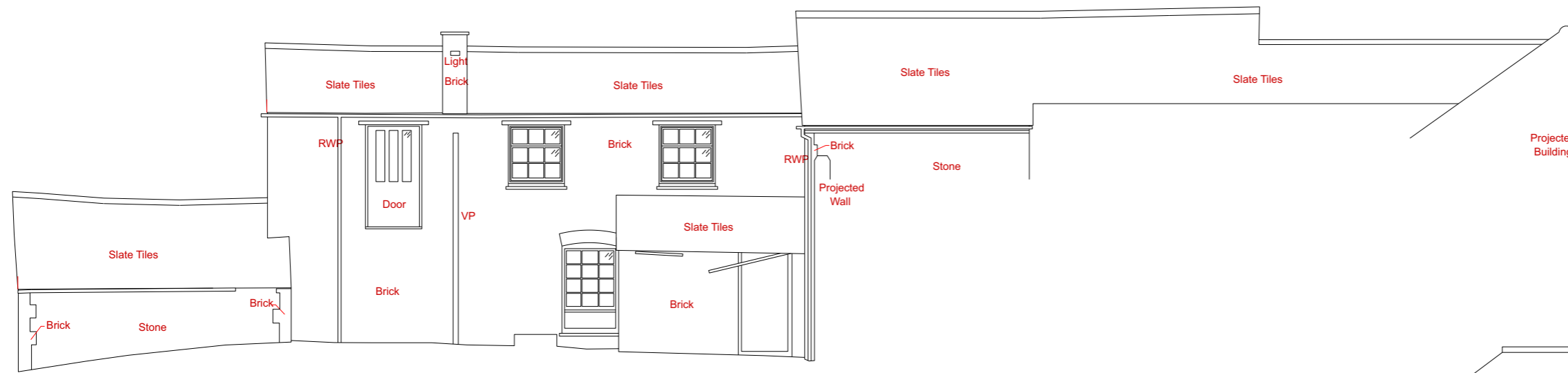
First Floor



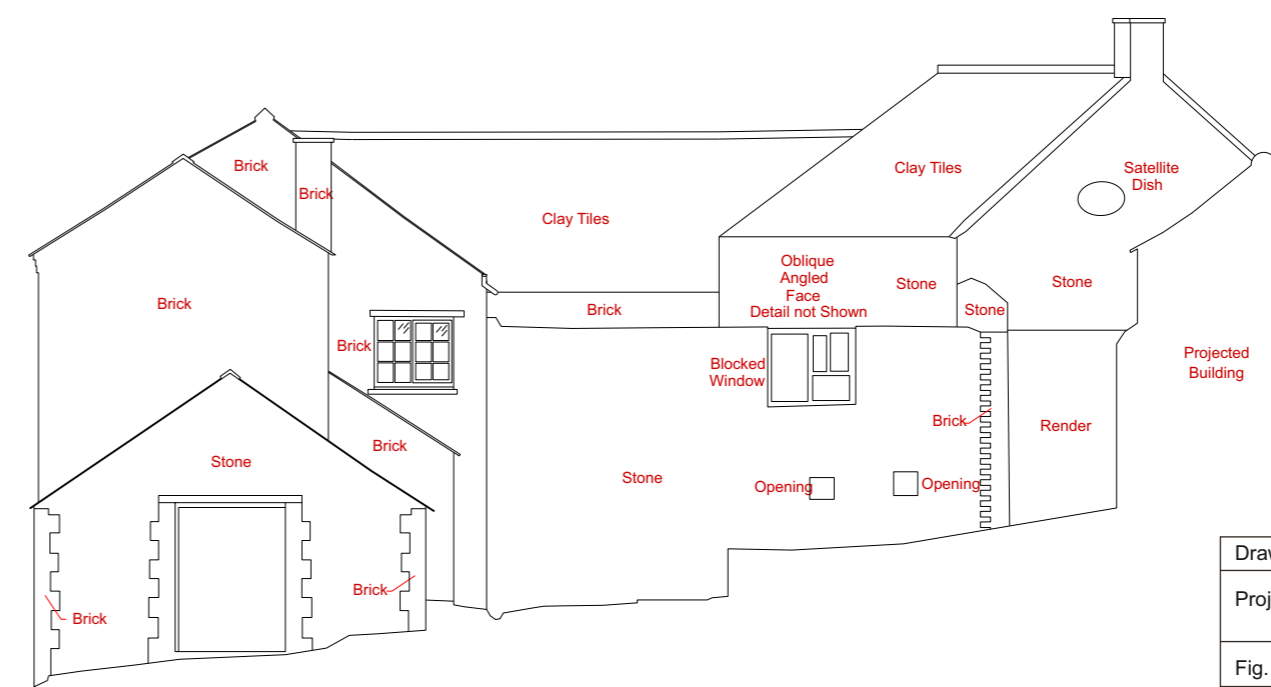
Drawing No: 615/5/21			
Project: 5 Camden Square Bozeat.			
Fig. 5: 5 Plans as Existing.			
Scale: 1:100 @ A3	Site Code: BOZE 21		
Drn: PMP	Annotated: SW	Chk:	Date 22/09/2021
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk			 MIDLAND ARCHAEOLOGICAL SERVICES



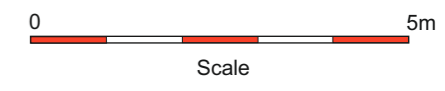
West Elevation




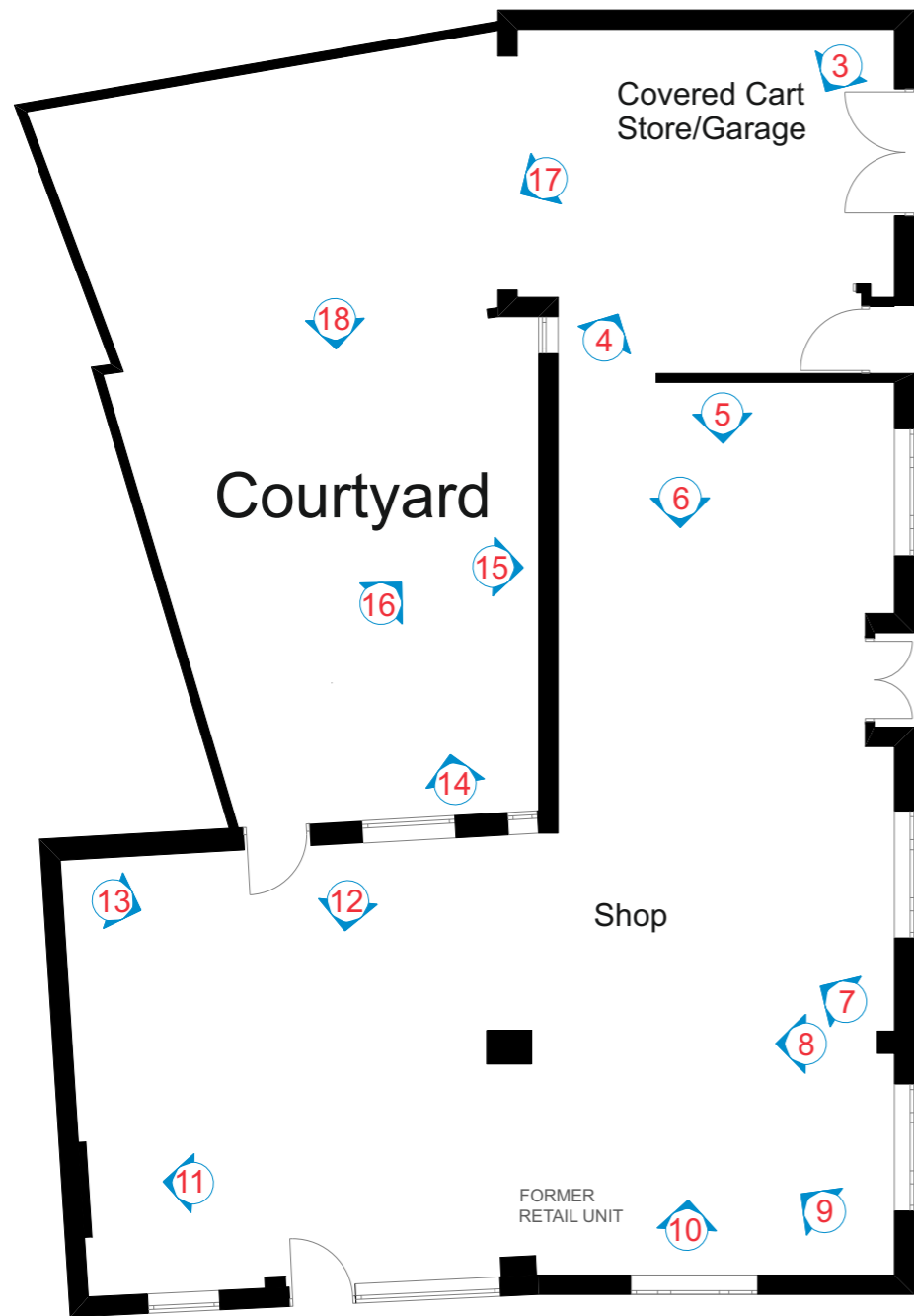
East Elevation



South Elevation



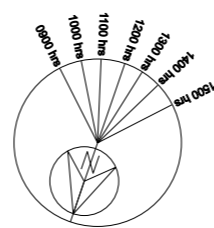
Drawing No: 615/6/21			
Project: 5 Camden Square Bozeat.			
Fig. 6: 5 Elevations as Existing.			
Scale: 1:100 @ A3	Site Code: BOZE 21		
Drn: PMP	Annotated: SW	Chk:	Date 22/09/2021
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Ground Floor

1

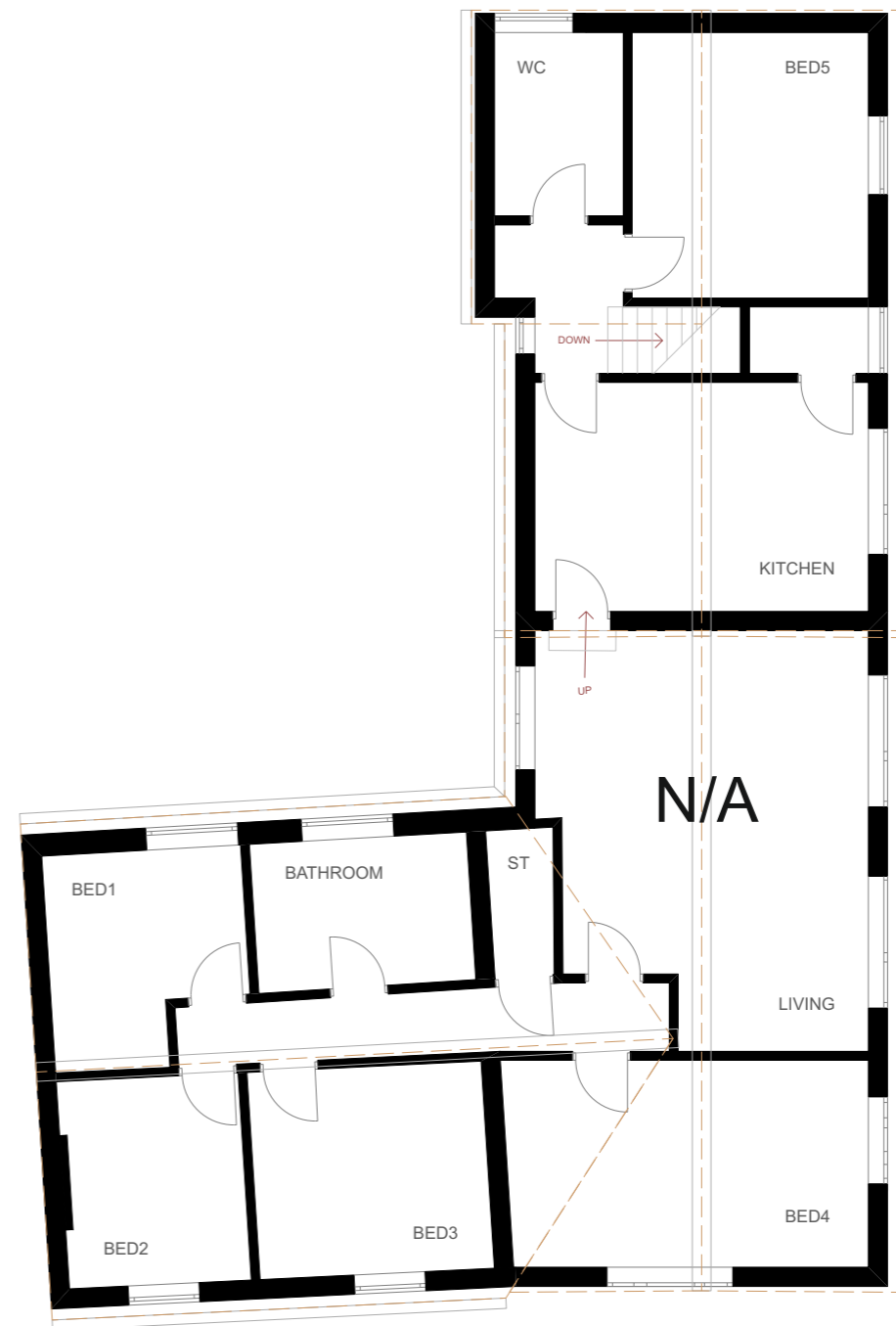
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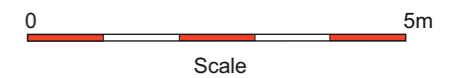
34

20

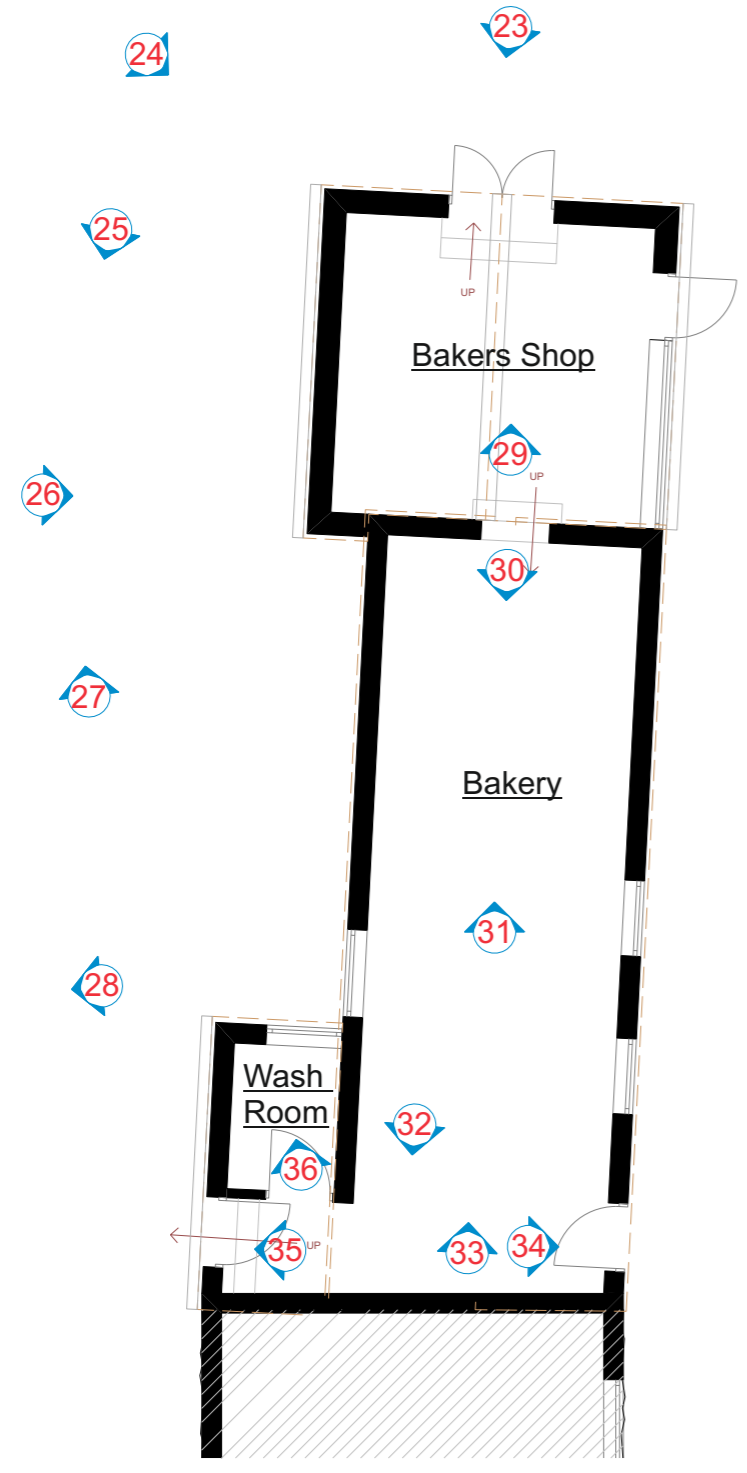
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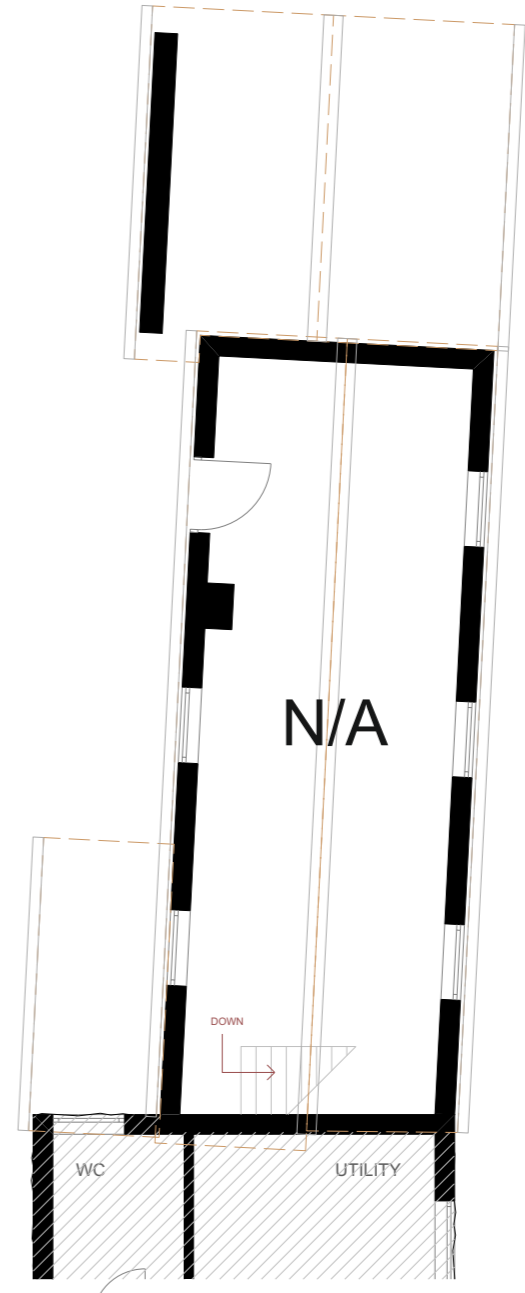
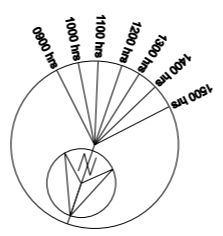
First Floor



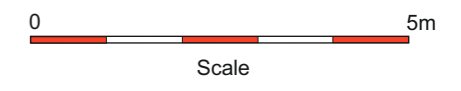
Drawing No: 615/7/21			
Project: 3-4 Camden Square Bozeat.			
Fig. 7: 3-4 Photo Direction Plans.			
Scale: 1:100 @ A3	Site Code: BOZE 21		
Drn: PMP	Annotated: SW	Chk:	Date 22/09/2021
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Ground Floor



First Floor



Drawing No: 615/8/21			
Project: 5 Camden Square Bozeat.			
Fig. 8: 5 Photo Direction Plans.			
Scale: 1:100 @ A3	Site Code: BOZE 21		
Drn: PMP	Annotated: SW	Chk:	Date 22/09/2021
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