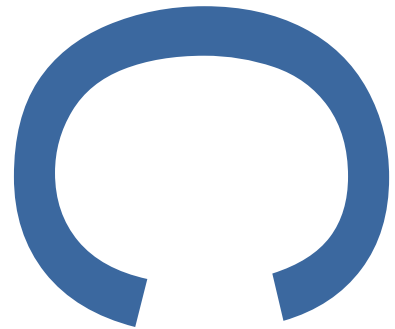


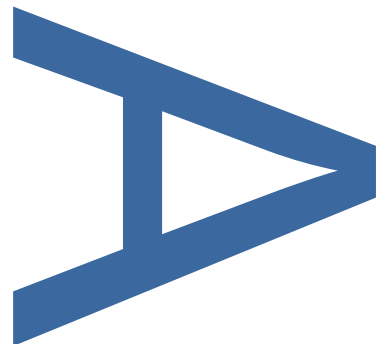
**BUILT HERITAGE RECORDING  
AT  
MOOR HALL, WEST THORLEY,  
BISHOPS STORTFORD, HERTS  
CM23 4BJ**



**LOCAL PLANNING AUTHORITY:  
EAST HERTFORDSHIRE DISTRICT  
COUNCIL**



**PLANNING REFS: 3/21/0346/HH AND  
3/21/0347/LBC**



**REPORT NO. R14922 (DRAFT REV2)**

**MAY 2022**

**PRE-CONSTRUCT ARCHAEOLOGY**

**Built Heritage Recording at Moor Hall, West Thorley, Bishops Stortford,  
Hertfordshire, CM23 4BJ**

**Report no:** R14922 v1

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**Site Code:** MHT21

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**Central National Grid Reference:** TL 46729 18916

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**April 2023**

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## **1 NON-TECHNICAL SUMMARY**

- 1.1 Pre-Construct Archaeology Ltd (Thereafter PCA) was commissioned by snell david ltd architects, acting for the present owner Mr & Mrs David Tinney to carry out a programme of historic building recording and monitoring prior to and during alteration and extension works at Moor Hall Farmhouse, West Thorley, Herts. This report covers the initial stage of the historic building recording completed prior to the start of alterations and the results of the historic building monitoring maintained during works.
- 1.2 Moor Hall farmhouse was built as a 16<sup>th</sup> or possibly later 15<sup>th</sup> century open hall house laid out over three in-line bays and a cross passage. The hall was improved during the 17<sup>th</sup> century when the open hall was floored over and a new chimney inserted into the cross-passage to provide heating to the newly created rooms over two floors. As part of these works a stair turret, which in part still survives, was added onto the rear eastern elevation of the hall. Later improvements to the hall occur again in the later 17<sup>th</sup> to early 18<sup>th</sup> century with the addition of the external southern stack onto the southern bay. The most significant change occurred during the mid-19<sup>th</sup> century when the old hall was extended, in brick, along its northern and eastern sides, in so doing almost doubling the size of the house and the interior remodelled.

## 2 INTRODUCTION

### 2.1 Background

2.2 Pre-Construct Archaeology Ltd was commissioned by snell david ltd architects, acting for the present owners Mr & Mrs David Tinney to carry out a programme of historic building recording and monitoring prior to and during alteration and extension works at Moor Hall Farmhouse, West Thorley, Herts. This report covers the initial historic building recording undertaken in March 2022 prior to the start of alterations and the results of two historic building monitoring visits, conducted in October 2022 and January 2023, during the alteration works.

2.3 The survey was carried out as a requirement of pre-commencement planning condition (3) attached to the permissions 3/21/0346/HH and 3/21/0347/LBC for the '*Demolition of side extension and porch. Relocation of entrance and erection of porch. Single storey side extensions and two storey rear extension. External alterations. Internal alterations to include removal and insertion of walls and doors and new internal layout*'.

2.4 This historic building survey was carried out in accordance with a Written Scheme of Investigation (WSI), which sets out the methodology used by Pre-Construct Archaeology Limited during the project, agreed in advance of works by the Local Planning Authority (East Hertfordshire District Council). The survey works were undertaken in accordance with an English Heritage Level 3 survey, as defined by guidance published by Historic England (English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice).

2.5 The aim of the building recording and monitoring was to provide a record of Moor Hall Farmhouse prior to and during alterations, particularly to record those areas of the historic fabric which will be exposed, covered up or removed during the refurbishment/extension works. The aim was to provide a better understanding of the building, which is thought to retain much of its original timber-framing, to compile a lasting record, to analyse and to disseminate the results. The results of the survey and the monitoring form part of an ordered archive and report that preserves 'by record' those areas affected by the proposed works and thereby mitigate loss of historic integrity or fabric

2.6 The site archive and a final copy of this report will be archived with Bishops Stortford Museum, the Archaeological Data Service (ADS) and OASIS.

### 2.7 Site Location and Description (Figs. 1-2)

2.8 The settlement of Thorley is located within a parish covering c.1,527 acres to the south of Bishop's Stortford and on the upper slopes of the Stort river valley. Moor Hall lies to the south-west of Bishops Stortford and at the end of Moor Hall Lane at NGR TL 46729 18916.

2.9 Moor Hall was listed Grade II in 1985. Its statutory description reads:

2.10 *House. C16 or earlier hall-house. Reroofed, floor inserted and stair turret added on E in C17. Altered, extended on E, and N end faced in red brick in mid C19. Manor house of Moorhall Manor belonging to Merton Priory 1291 up to 1544 when acquired by Sir Henry Parker and the same year passed to the Newce family, the holders in 1611 (VCH III (1912) 375). Timber-framed and plastered, 2 storeys under steep pitched gabled old red tile roof. Red brick C19 parts on E and facing to N end. 70 feet long 4 rooms in line plan, end rooms shorter. N short room reconstructed as entrance and staircase hall in C19. N long room and S short room have axial chamfered beams. Remaining soot blackened rafters in roof and different floor construction suggest S long room was an open hall. Off axis C18 central chimney may replace timber-framed chimney (RCHM Typescript). Main front originally on W. Plastered over low sill, with bold C17 plaster eaves cove with roll moulding at springing. 3- and 2- light C19 wooden casement windows irregularly spaced. 4 on 1st floor cut into cove. 3 on Ground floor and French window under tiled lean-to hood. External gable chimney on S gable. N front has 2 barge-boarded gables, C19 recessed sash windows, gabled brick porch on right and canted bay window with tiled roof on left. Timbers exposed inside, especially*

*close studded partitions with wattle and daub panels in roofspace, and heavy swept jowled posts and chamfered tie beams on 1st floor. C18 moulded wooden fire surround with dentilled cornice, moved from room over hall to Ground floor NE room. Remains of barrel vaulted brick cellar under E extension. Clasped purlin roof with lap-jointed collars, does not match bay divisions of older walls and partitions. Listing NGR: TL4672918916.*

- 2.11 The E shaped range of outbuildings to the east of Moor Hall farmhouse are also Grade II listed. The listing dates these buildings to the early C19, but the Tithe map suggest they were erected after 1845. They were built as a 'planned farmstead' and include barns, shelter sheds and storage buildings. A second yard area was added c.1896.
- 2.12 The list description reads:
- 2.13 *Farm buildings. Early C19. E-shaped group of weatherboarded, timber-framed traditional buildings around 2 courtyards open to W. Higher barn in middle range. Shelter sheds round S yard. Storage buildings in N range of N yard Listing NGR: TL4676218908.*
- 2.14 Neither Moor Hall or its adjacent farm buildings are located within a Conservation Area

### 3 PLANNING BACKGROUND

#### 3.1 Introduction

- 3.2 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

#### 3.3 Legislation and Planning Guidance

- 3.4 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and which supersedes the Planning Policy Statements (PPSs).
- 3.5 The requirement for archaeological work is in accordance with NPPF. The purpose of the work is to complete an appropriate level of historic building recording of the affected structures and their setting. This will pay specific attention to those elements where demolition/conversion and/or alteration are proposed. The work should be undertaken to a standard that will allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and this report has been created as a result of the survey.

#### 3.6 Local Planning

- 3.7 Planning applications 3/21/0346/HH and 3/21/0347/LBC for planning permission and Listed Building Consent have been submitted to East Hertfordshire District Council for the following: *Demolition of side extension and porch. Relocation of entrance and erection of porch. Single storey side extensions and two storey rear extension. External alterations. Internal alterations to include removal and insertion of walls and doors and new internal layout.*

- 3.8 Planning Permission and Listed Building Consent has been granted subject to a number of pre-commencement conditions.

Condition (3) attached to 3/21/0346/HH reads:

- 3.9 *No development or groundworks shall take place until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme, and this condition will only be discharged when the required archaeological reports are submitted to and approved in writing by the Local Planning Authority.*
- 3.10 Reason: The programme is required to be undertaken prior to the commencement of the development to secure the protection of and proper provision for any archaeological remains in accordance with Policies HA1 and HA3 of the East Herts District Plan 2018 and the National Planning Policy Framework.
- 3.11 In an email dated 10th September 2021 to the architects snell david ltd, Alison Tinniswood, Historic Environment Advisor of the Hertfordshire County Council Historic Environment Team (HCC HET) reiterated the requirement for built heritage recording before any development commences and further monitoring of building alterations/interventions to the historic fabric, if merited. An archaeological watching brief on the groundworks for the extensions, including ground reduction, foundations and new services, form a separate report.

## 4 HISTORIC BACKGROUND

- 4.1 This background is informed by a Heritage Statement prepared as part of the resubmission of proposals for the development by Brighter Planning Consultancy in 2021.
- 4.2 The Hertfordshire Historic Environment Record includes four entries relating to the site. Two entries relate to the Hall and adjacent farm buildings (HER 12209 & 11158) while the other two entries relate to the former farmstead (HER 18819), located 60m west of the current farmhouse (and still visible in aerial photos) and to the discovery of a silver seal matrix (HER 17639).
- 4.3 **HER 12209:** The manor house of Moorhall manor. Between 1291 and 1544 the manor belonged to Merton Priory. In 1544 it was acquired by Clement Newce, and the family held it until at least 1611. The standing building is a 16th century timber-framed and plastered hall house. During the 17th century the house was reroofed, a floor inserted in the hall and a stair turret was added. The eastern side was extended and the north end faced with red brick in the 19th century.
- 4.4 **HER 11158:** The farm buildings are listed as early 19th century, timber-framed and weatherboarded (barn, shelter sheds, storage buildings). Recording before part conversion to domestic use found this to be inaccurate, although it is the layout of an essentially 19th century farm (which replaced an earlier one on a different site after 1845) The oldest buildings are the main central barn and the stock shed at its east end. By 1879 (and probably in mid-century) the southern farmyard had been laid out, with the barn, open shed, and closed sheds for cattle and horses, and ancillary structures. A second yard was later built on the north side of the central barn, apparently in 1896. The farm reflects the 'economic, social and scientific changes that took place during the era of High Farming' and the subsequent agricultural depression.
- 4.5 **HER 18819:** The 1845 Thorley tithe map shows a standard post-medieval farmstead here, 60m west of the 16th century house. Barns and other buildings were arranged around the four sides of a yard, within an irregular enclosure approached by a lane from the north. The 1879 OS map shows that since 1845 the old farmstead had been completely demolished and a new one [11158] built immediately east of the house. West of the older site two new animal pens with small yards had been built. In the 20th century the hedges of the irregular closes around the house and farmstead were removed, and the site of the older farmstead ploughed up as part of a much larger field. This has left surface marks of underlying remains.
- 4.6 **HER 17639:** A silver seal matrix in fine condition, with suspension ring and lettering around a carved black intaglio; found with a metal detector in a field west of the stream which rises at Moor Hall. The stone may be jasper. The inscription appears to be FAVSE: AMVE: SOIT: HONVE, a phrase in old French meaning 'May a false mistress be shamed'.
- 4.7 An archaeological evaluation undertaken in 2000 at Moor Hall covering the excavation of a new swimming pool found evidence of late medieval and post medieval finds and a farmyard boundary ditch (Beacon, 2021).
- 4.8 The manor of Thorley was held in the reign of Edward the Confessor by a certain Godid, a 'man' of Asgar the Staller. After the Conquest it was purchased from the King by William Bishop of London, to whom Godid remitted her right. Before 1086, however, it had been acquired by Geoffrey de Mandeville (elsewhere the successor to the lands of Asgar the Staller), and he was holding it at the time of the Domesday Survey, although the Bishop of London was still trying to make good his claim. (V.C.H. 1971).
- 4.9 Place name evidence records Torlei in the 11th century, Thorleia in the 12th century and Thorley by the 13th century. The root of Thorley is thought to derive from Tor, Old English for stone hill and Lei meaning meadow or pasture. The evidence for medieval settlement in the area is considerable, principally based on the proximity of the manorial church/hall complex and a possible shrunken settlement at Thorley Hall.



- 4.10 The site has medieval origins with the original Manor House of Moor Hall recorded as belonging to Merton Priory from 1291-1544. It is thought that this house may have once stood further north and where the remains of a moat are located. The current farmhouse dates from the 15th or 16th century and given its layout was most likely built as a three bay, in-line, open hall-house, which during the 17<sup>th</sup> century was re-roofed, the open hall was floored and a staircase turret added.
- 4.11 The house was certainly built by the 16<sup>th</sup> century as in 1535 the 'rent of assize with rents and farms in Morehall in Thorley' held by Merton Priory was assessed at £5 6s. 8d. In 1544, the estate was granted as the manor of Morehall to Sir Henry Parker, the 8<sup>th</sup> Baron Lord Morley, who was the gentleman usher to Henry VIII and one of the King's commissioners sent to assess the wealth of St Michael's church at the Dissolution of the Chantry. Although a staunch Catholic, Parker vigorously supported the king's plea for divorce from Catherine of Aragon. His daughter, Jane Parker, married Anne Boleyn's brother, Lord Rochford, who was accused of incest with Anne Boleyn and became instrumental in her execution. He was executed at Tower Green in 1536, as was Jane Parker some years later on a charge of treason relating to Henry V (<https://www.stortfordhistory.co.uk/thorley/thorley-1/>)
- 4.12 In 1544 Parker alienated Morehall to Clement Newce (died 1579) and it descended with the Newce family until as late as 1611, when William Newce died seized of it. Thereafter Morehall (an archaic spelling of Moor Hall) was held with Tedenhoebury in Sawbridgeworth by the Taylor family in 1779 (VCH 1912).
- 4.13 Moor Hall is not shown on Dury and Andrews Topographical Map of Hartford-shire surveyed in 1766 (Fig. 3), despite its undoubted existence by this date. The Dury and Andrew survey illustrates the nearby 14<sup>th</sup> century Thorley Hall and the medieval Church of St James the Great but does not record, in name or plan, a building/s on this site. This may be because the 1766 survey appears to have concentrated on recording buildings along the roadside and not those, apart from the large halls and manor houses, of the 'yeoman' farms scattered across the landscape. A. Bryants Survey of the County of Hertford completed in 1820-21 (Fig. 4) does however show Moor Hall, annotated as Moor Place, along with adjacent farm buildings to the west
- 4.14 The Tithe map (Fig. 5) and award surveyed in June 1845 depicts in more detail the layout of the buildings at Moor Hall. At this date farm buildings (plot 61) lay at a short distance to the west of the farmhouse (Moor Hall). They adopted a courtyard plan with a yard enclosed by a series of farm out-buildings including a large barn along the western side. Shortly after this survey was completed, these farm buildings were demolished and replaced by the present (listed) farm buildings, relocated closer to and to the east of the farmhouse. The list description incorrectly describes the original farm buildings as early 19<sup>th</sup> century, as they clearly post-date the tithe map and were constructed sometime between 1845 and 1874. The farmhouse, appearing in plot (59), adopts a plan form which suggests the brick-built 19<sup>th</sup> century extensions had already been completed. The tithe award records plots 59 and 60 as Home Pasture and Home Plantation and the farm buildings (61) as Homestall. Plot 66 is noted as the Moat and although not shown it was most likely sited just to the north of the house in the area of plots 65 & 67. The award also records that the land holding covered 161 acres, 1 rod and 25 poles and was mainly in arable use, but did include some pasture and woodland, so maybe supported a small dairy herd. The award also records the landowner as Mr James Yates and Mr John Bush as the tenant farmer.
- 4.15 The first edition six inch Ordnance Survey Map of 1874 (Sheet XXXI; Fig. 6) shows Moor Hall approaching a more familiar layout, with new farm buildings built on a site to the east side of the house. These buildings adopt a U-shaped plan and form the original, initial phase of farm building, prior to the later enlargement completed toward the end of the century. The house still adopts an 'L shaped' plan, similar to that shown on the Tithe Map, with the southern end, east side remaining undeveloped. This is to change by the compilation of the second edition Ordnance Survey Map of 1896 (Sheet XXIII.13, Fig. 7) which shows a plan (disregarding the garden room) which closely matches the present building. The map also illustrates the additions built onto the northern side of the existing farm buildings, to create an E shaped complex with two separate yards. The listed building description, notes a higher barn forming the central

range, with shelter sheds (for cattle) around the southern yard and storage buildings to the northern yard. Although the mapping clearing shows an open-sided range, such as shelter shed or maybe a wagon lodge/implement shed within the northern yard. Both of the OS maps show a water feature just north-east of the house which is thought to represent part of a former moated enclosure. The Ordnance Survey Map of 1915 (Sheet XXIII.13, Fig. 8) illustrates no difference in the layout or form of the buildings at Moor Hall. By the early 20<sup>th</sup> century the ownership had passed into the hands of the Gilbeys of Swakeleys House, Uxbridge (VCH, 1912).

- 4.16 In the sales particulars of 1917 (ref DE/X546/B1) the property is described as follows:
- 4.17 *'A comfortable creeper-clad farmhouse, On the Upper floor – two large west bedrooms fitted with two cupboards and another large bedroom facing north, two other bedrooms and a box room'. Wide and spacious landing and staircase. The Ground floor – Tiled entrance hall, large dining room with tiled hearth and bay window, drawing room with marble pattern mantle, tiled hearth and French casement windows opening onto lawn. Small study, breakfast room, back hall, kitchen, scullery and pantry. It states cellars extend under almost the entire house and water is obtained from a well.'*
- 4.18 The property was sold in conjunction with three other farms in 1920, which is when the applicants grandfather Mr J. E. Tinney purchased Moor Hall and the Thorley Hall farms. It has since remained in the hands of the Tinney family, with the present occupant David Tinney, the first of the family to reside at Moor Hall.



Historic Plate: Moor Hall photographed in c.1964

## 5 BUILDING DESCRIPTIONS

### 5.1 General

- 5.2 Moor Hall Farmhouse is laid out to a rectangular plan form and raised (mainly) over two storeys. It includes two single storey elements to the south-east, presently in use as part of the kitchen and as a garden room. The building is orientated on an approximate north-south alignment, presenting its principal long elevations to the east and west sides. The roof covering the majority of the house is a double pile, with a gable ended pitch roof covering the original house to the west and an equivalent parallel-set pitched roof built over the majority of the 19<sup>th</sup> century extension to the east. A small cross wing or dormer range built with an east facing, tile hung, jettied gable lies at the southern end of the later roof, while a lower lean-to roof abuts it to the south. A modern single storey pitched roof addition projects south from its southern flank wall. The original house (west) is timber-framed and accordingly has an external plaster finish, while the later 19<sup>th</sup> century addition (east) is brick built. The main roofs are covered using regular courses of red clay plain or peg tiles and both single storey elements use red clay pan (or Roman) tiles. A large brick stack, piercing through the roof ridge, lies central to the older roof, while another historic (pre-19<sup>th</sup> century) brick stack, is built in-gable and central to the southern gable end elevation, west side. Two 19<sup>th</sup> century brick stacks rise from the eastern extension, one in-wall toward the northern end and the other through the roof pitch of the small cross/dormer wing.

### 5.3 Western Elevation (Fig. 15, Plates 1-2)

- 5.4 The western elevation survives as the principal historic long elevation, its corresponding eastern side much altered and obscured when the eastern extension was added during the mid-19<sup>th</sup> century. It is set out with a four window range to ground and first floors. The window openings of the southern bays are symmetrical in their placement, although this is not the case to the north, where French doors, flanked by smaller inserted lights, form the only openings at ground floor. It is very unlikely that the positions of these window are original to the hall. The present windows are all timber casements of two or three lights, with those to the first floor interrupting a plaster cornice of probable 17<sup>th</sup> century date. The positions of the upper windows set just below the eaves line, is perhaps indicative of the first floor being a later addition. There is no entrance into the building (apart from the French doors) along this elevation. Given the position of the present central stack, biased to the west side, it is likely that an historic main entrance was located within the east elevation (close to the stack) leading into a former cross-passage and later following the insertion of the stack, as a lobby-entry plan and opposite to it.

### 5.5 Eastern Elevation (Fig. 15, Plates 3-7)

- 5.6 The eastern elevation is entirely composed of 19<sup>th</sup> century brickwork. The brickwork is formed using good quality soft red bricks consistently laid in Flemish bond and in lime rich mortar, with flush pointing. The bricks typically measure 225mm x 65mm x 105mm and many show evidence of horizontal skintling marks. Queen closers are used for window and door openings and along the angles, while a forward-set wall plinth with a chamfered brick coping extends along the base of the wall. The window openings are mainly built with shallow segmental arched heads and gauged brick voussoirs which closely match the character of the surrounding brickwork. Otherwise, the openings use a simple lintel arrangement. The windows typically have plain stone sills and where original use two over two or smaller one over one, horned sash windows. A departure in fenestration occurs in the jettied wing which has casement/mullion windows of three or two lights. The main entrance is sheltered by a small 19<sup>th</sup> century timber porch/canopy, supported on shaped brackets and with a plain tile, mono-pitched roof. The 19<sup>th</sup> century front door is six panel with two upper glazed lights and has a beaded architrave and stone threshold. The jettied southern bay and the adjoining lean-to are both 19<sup>th</sup> century but are not contemporary with the main 19<sup>th</sup> century extension works. The former is built with a tile hung first floor and latter partly rebuilt along its south side. Both are lit by casement windows. The northern bays, which encompass the drawing

room, break forward from the southern bays. It is to this forward-set wall line that the proposed extension will align.

#### 5.7 Northern Elevation (Fig. 15, Plates 7-8)

5.8 The northern elevation best illustrates the eastern and northerly extension of the building, by the virtue of its two gable ends. The eastern and northern gables are clearly built as part of the 19<sup>th</sup> century works, although the roof to the west side (north extension) has accordingly been pitched much steeper, to match with the steeper roof pitch of older roof, onto which it adjoins. The level roof ridge line to north of the central stack suggests that the historic roof (north of the stack) was repaired or rebuilt when the northern extension was added. Typically both roofs (eastern and western) share the same style of moulded barge boards to the north elevation, with a shaped pendant finial and nail-head style decoration. A brick-built canted bay window with 19<sup>th</sup> century horned sashes and timber mullions lights the drawing room while simpler sashes under gauged brick voussiors light the first floor rooms. A brick built gable ended porch with a moulded four panel door set below a plain tympanum, projects out from the western range, built as part of the C19 northern addition.

#### 5.9 Southern Elevation (Fig. 15, Plates 9-10)

5.10 The southern elevation comprises the southern, two storey gable end elevation of the older historic range, a lean-to extension to the eastern side and a modern pitched roofed addition (Garden Room), also to the east. The historic western range includes a single casement window at ground and first floor levels, set either side of a central, external brick stack, which rises through-gable. The stack is shouldered above the first floor and is built in later C17-early18 English bonded brickwork using some burnt headers, mainly to the lower third of the stack. The lower bricks typically measure 220mm x 55mm x 100-105mm and are rough faced handmade bricks many with large inclusions.

#### 5.11 Internal Descriptions (Pre-works Survey; Plates 1-49, Figs. 3 & 4)

5.12 The internal survey mainly concentrated upon the areas that will be altered as part of the proposals but for context include all principal ground and first floor rooms. The historic timber framed house comprises three in-line rooms (G1, G3 & G8) and passage (G4), with rooms (G1 & G3) and (G8) set either side of an off-centre brick stack. This forms a typical three-unit plan, originally comprising a central open hall with high and low ends. The present stack most likely occupies a former cross-passage, in which the original main entrance was once located. The Kitchen (G2), Hall (G5), WC (G6), Drawing Room (G7), Front Hall (G9) and Porch (G10), all belong to the mid C19 extension works. The Garden Room (G11) is a relatively recent addition.

#### 5.13 Ground Floor

5.14 The breakfast room (G1: Plates 11-12) lies at the southern end of the timber-framed range and is crossed off-centre by an axial beam with a soffit chamfer and a step and run-out stop at its north end (later C16 onwards). The present brick-built fireplace in the south wall is a relatively recent rebuild which now accommodates a cast-iron wood burner. The two casement windows to the kitchen are both C19 replacements/additions while the door to the garden room (G11) is modern. The garden room (G11: Plate 18) is a recent addition, built with a mainly glazed south gable and west walls.

5.15 The kitchen (G2: Plates 13-17) lies within the C19 extension and is lit by a pair of mullion, casement windows along its eastern flank wall. The larger window uses three lights of two panes, incorporating a central opening casement. The mullions have a bead detail and the glazing bars and window edges use a ovolo mould. Of interest is an original diamond mullioned window, left exposed as a feature, in the dividing wall between the kitchen and breakfast room (Plate 14). Two of the mullions remain in situ, while a central mullion, since removed, is evidenced by an empty mortice in the soffit of a mid-rail. They are correctly biased toward the external face of the frame (i.e. the east side). A former doorway (now partly blocked by the kitchen units) is present to the north of the window, although it must be a later introduction, as it cuts through the soffit of the mid rail. The present opening into the kitchen is also a later probably (MC19) addition,



- removing a section of the wall frame and likewise cutting into the base of the mid-rail to gain the sufficient head clearance. The ceiling and floor coverings are all modern, as are the kitchen units.
- 5.16 The snug (G3: Plate 19) is lit by a single casement window, comparable to that in the kitchen, and was historically heated by a fireplace central to its north wall. The fireplace surround is plain, plastered brickwork whilst the hearth and fireplace are built using brickwork in a repointed mixed bond. The door into the snug is a plain C19 or later four panel door.
- 5.17 The inner hall or passage (G4: Plate 20) extends along the eastern side of the timber framed house, in so doing, connecting the northernmost (G9) and southernmost (G1) rooms. It is not an original feature of the open hall house and was likely created after the insertion of the central chimney during the 17<sup>th</sup>-18<sup>th</sup> century. The mid rail of the eastern wall of the original building is visible along its eastern side and above the door openings into the adjoining rooms (G5-7). The floor of the hall is covered using a chequer work of alternating red and yellow terracotta tiles laid in a diamond pattern. As they are also present within the Front Hall, they presumably date to the C19.
- 5.18 Reception Hall (G5: Plate 21) is accessed from (G4) through a pair of modern, half glazed, double doors. A plain, replacement four panel door along the north wall opens into a small cupboard while the southern wall is lined with fitted cupboards and shelving. The entrance retains a C19 six panel door with two, small glazed lights. It is secured by a simple latch and a more substantial, historic lock mechanism. A small sash window along its north side is a modern replacement.
- 5.19 A straight flight (G12: Plate 22) to the north of the reception hall, provides secondary access to the eastern first floor rooms. The stairwell is lined with vertical-set tongue and groove boarding with a bead detail, typical of the C19 and rises to an open first floor landing with a plain banister. There is no evidence to suggest that this stair predates the C19 works.
- 5.20 A ground floor WC (G6: Plate 24) occupies a small room to the north side of the stair. It is entered through an adapted four panel door with two glazed lights. An opening with a C19 panelled door with four moulded panels, provides access to the cellars. The room is lit by two much renovated or replaced sash windows.
- 5.21 The drawing room (G7: Plates 25-26) lies at the northern end of eastern range and accordingly is mid C19 in date. It relies on a large C19 bay window to provide the majority of the light but is also lit by a smaller C19 two over two horn sash in its east wall. A fireplace lying central to the east wall retains its C19 faux-Tudor style stone surround and hearth. The room is entered through a C19 opening and four panel door.
- 5.22 The dining room (G8: Plates 27-28) is crossed by an off-centre axial beam with a deep soffit chamfer and a crude run-out stop at its north end. The axial beam lies central to the full width of the timber framed range but distinctly off centre to the later remodelling which forms the present rooms. Its northern end is supported by the timber-framed former end wall of the C16 house and the southern end reset into the inserted stack. The central chimney stack now includes fitted cupboard/shelves built into alcoves to either side of the fireplace. The latter adopts the same Tudor style stone surround also seen in the drawing room. The room is lit a pair of later C19-early C20 French doors, which is flanked by a pair of later casement windows.
- 5.23 The front hall (G9: Plate 29) is part of the C19 remodelling works. It is lit by two C19 one over one sash windows that flank the main entrance front, and via the C19 front door which incorporates two glazed panels or lights. This large reception hall includes the principal, higher status stair (Plate 30) to the first floor rooms, built as part of the C19 extension works. It is located against the western wall and is a quite ornate newel stair with quarter risers at the base and on to the first floor landing. It is open string form with a banister formed from machine-turned balusters and decorative newel posts with simple ball finials. The panelling to the understairs closely matches the panelling of the door to an under-stair cupboard. The floor is covered using the same red and yellow terracotta tiles present in the axial passage (G4).

## 5.24 First Floor Rooms

- 5.25 The layout of first floor within the C16 timber framed house is similar to that on ground floor, retaining a three unit layout (F2-F4) with a passage or landing (F5) extending along the east side of the bedrooms. A large landing (F1), equivalent to the front hall lies to the north, while two bedrooms (F6-7) occupy the space above the drawing room and lesser bathrooms (F3A, F9 & F10) and the 'back stair' (F8) are present along the east side and within the C19 extension.
- 5.26 The first floor landing (F1), directly above the front hall, articulates with the main axial passage (F5: Plates 32-33) within the historic C16 range. The latter is partly in-eaves with the roof pitch extending down along its eastern side. From this passage access is available to most of the bedrooms at this level, with only bedroom (F6) accessed from the northern landing.
- 5.27 Timber studwork representing the former northern end wall of the C16 house is visible in the north wall of Bedroom (F2: Plate 34). It comprises the base of a series of vertical closely-set, studs rising from a tie-beam and extending above the present ceiling. Below the tie-beam is a door opening into the bedroom which is a later insertion, added when the house was enlarged in the C19. The door is a typical plain four panel door of C19 or later date. The bedroom is lit by a typical three light casement window central to the west wall. The fireplace to the south is flanked to either side by walk-in wardrobes/cupboards
- 5.28 Bedroom (F3: Plate 35) broadly corresponds with (F2) in size and position, located to the southern side of the central stack. It has latterly been sub-divided along its southern side to form two narrow walk-in cupboards (F3A and 3B). It is in-eaves along its western side, along which the wall plate is visible, and is lit by a single casement window. The fireplace, central to the north wall now has a mid-19<sup>th</sup> century cast-iron fireplace, flanked to either side by simple C19 style four panel doors opening into walk-in wardrobes/cupboards.
- 5.29 Bedroom (F4: Plate 36) is the main, largest of the five bedrooms on this level. There are a pair of jowled storey posts visible in south-eastern and south western corners of the room, connected by a slightly cambered tie beam. A succession of peg holes along the length of the tie show that the southern brick stack is unsurprisingly a later addition. Its fireplace has latterly been blocked-in. Another storey post is present along the east wall close to (just south of) the present doorway into the bedroom. It correctly carries the tie beam, which defines the southern bay from the central hall, whose soffit has been cut away and shaped to form an arch to a former doorway (Plate 38). It broadly aligns with the present doorway and first floor passage (F5). A similar but much cruder opening into the adjacent en-suite (F10) had been achieved by removing a section from the soffit of the wall plate. A face halved, bridled scarf joint is present in the wall plate just to the south side of the door and close to the storey post. It is correctly positioned to minimise stress upon the jointing of the wall plate and therefore the plate is most likely original
- 5.30 The adjoining en-suite (F10: Plate 40) lies within the mid C19, tile hung eastern extension. It is accessed from close to the first floor landing through a typical C19 or later four panel door. A section of timber stud walling, rising to a shaped wall plate or former cornice, which carries the ends (feet) of at least two common rafters, is visible along its northern internal wall, west side. The wall studs are halved over and nailed into the outer face of wall plate, characteristically C17-early C18 in style, which along with the common rafters oversailing the wall plate, indicate that the elevation observed was once the external face of the wall. The shaping of the wall plate also indicates it once formed a cornice or similar. This framing confirms that another, secondary, timber-framed range was formerly attached to the east side of the house, prior to the Victorian extension. Given its location it could well have been the stair tower added following the flooring of the hall in the C17. It remains unclear the extent to which this range survives, given the level of the mid C19 works, although it seems quite plausible that much was retained and integrated into the new extension. The pitched roof above this area (to the north) and the small tile hung gable visible jutting above the ridge of the eastern pitch of the extension roof, (visible slightly north of the front door line)

appear to represent the roof to this two storey tower, which was subsumed by the later Victorian works. Perhaps the watching brief during demolition in this area may clarify this situation

- 5.31 If the stair turret does remain then the **family bathroom (F9)** now occupies its internal space. The present bathroom east wall is brick built and clearly part of the mid C19 works and its present window a replacement sash. The bath, fittings and emersion tank cupboard are all modern. The door into the bathroom is a C19 four panel door with moulded panels.
- 5.32 The rear stair (G12: Plate 44) rises up to a large first floor landing (F8) lit by a C19 sash window with a beaded architrave. The newel post and banister to the stair are plain befitting a secondary or service stair
- 5.33 Bedrooms (F6 & F7 Plates 45-49) both lie within the mid C19 extension, although (F7) and its adjoining en-suite (F7A) both back onto the eastern wall frame of the C16 house. Bedroom (F7: Plates 45-47) is lit by a single C19 sash window and was once heated by a small C19 cast-iron fireplace (Plate 46) set into its external, eastern wall. What would have been a corresponding fireplace has since been removed from the adjacent bedroom (F6). This small bedroom falls entirely within the mid C19 extension along the northern side of the house. It is entered through a plain C19 or later four panel door.

## 6 HISTORIC BUILDING MONITORING

- 6.1 Historic Building Monitoring was carried out over two visits during the construction phase. The initial visit was completed on the 19<sup>th</sup> November 2022 to record a series of openings made to investigate areas of wall where doors or other openings were proposed, along with some minor works, and again on the 25<sup>th</sup> January 2023, following the partial demolition of the eastern side and further opening up works.
- 6.2 **Monitoring 19-11-22**
- 6.3 The lathes and plaster were removed from the passage side of the proposed doorway into ground floor reception room (G8; Opening A). This exposed the underlying primary braced stud walling, formed using rough, machine cut, 4 x 2 inch softwood timbers (Plate 50). The diagonal-set tension brace interrupted the studs which were nailed into it using rose headed nails. The lathes were secured by handmade tacks and the wall plaster was tempered with hair. Given these characteristics it seems very likely that this wall was added when the house was enlarged in the mid 19<sup>th</sup> century.
- 6.4 The removal of a section of wall to the east of the main fireplace in the former dining room (G8) showed that the southern end of the historic spinal beam (carrying the first floor) had been remounted, in recent times, onto a concrete lintel that was also built into the brickwork of the stack.
- 6.5 Works within the former breakfast room (G1) and particularly changes to the fireplace, showed the brick lining of the original, larger fireplace, along its sides, using a single course (half brick wide) of modern brick (Plate 51). This later brickwork under-built a simple brick arch, of header and stretcher courses laid on bed, supported by a wrought-iron plate. The size of these bricks compared with those used within the original jambs, suggest this arch represents another phase of alteration made to the original fireplace, perhaps completed alongside the mid 19<sup>th</sup> century works.
- 6.6 The removal of modern wall surfaces and kitchen units from the northern end of the former kitchen (G2), to the west of the mid 19<sup>th</sup> century red brick stack, exposed a small length of mid rail that formed part of the eastern wall of the 16<sup>th</sup> century house, plus the southern mid rail of the adjoining stair turret (Plate 52). It appears that the lower register (below the mid rail) of the stair turret had been replaced by mid 19<sup>th</sup> century brickwork, although a remnant of the timber-framing, in the form of a single, probably relocated stud, remained above mid rail level. The stair turret mid rail was tied into and held using a 19<sup>th</sup> century wrought iron strap, to a timber post set on the line of the original east wall.
- 6.7 The creation of another door opening between the first floor central passage (F5) and bedroom (F2) also entailed the removal of the lathes and hair plaster to expose the underlying wall frame (Plate 53, Opening B). The primary braced wall framing exposed was directly comparable with that recorded on the floor below (opening A), constructed using machine-cut softwood 4x2 timbers with a diagonal tension brace interrupting the studs. The lathes were typically one inch in width and were nailed into the wall frames using hand-made tacks. Accordingly this wall and most likely its corresponding wall to bedroom (F3) are mid 19<sup>th</sup> century in date.
- 6.8 A small exploratory opening between the first floor passage and the family bathroom (F9) revealed a large softwood, machine cut stud (5 x 2 ins) which was halved over the back (passage side) of the wall plate. As the latter had previously been decorated using a transfer printed wallpaper (Plate 54), the wall in this area had clearly been reworked in relatively recent times. The bathroom (former external) side of the wall comprised lightweight machine cut battens of 2 x 2 inch scantling, which were halved over the opposing face of the wall plate and into which the lathes were nailed. A similar arrangement of later studs halved over a wallpapered wall plate was recorded along the passage side of the wall in an investigative opening (C), opposite to ensuite (F7A, Plate 55). It was opened to investigate this section of wall as a potential site for a doorway to the new stair, however due to the low level of the wall plate, rendering it unsuitable for a door, further opening works were abandoned. The removal of the internal wall between the landing (F8) and ensuite (F7A) and the subsequent stripping



out revealed areas of exposed lathes and historic studwork, the latter seen along the base of the wall (between F7A/F8 & F5, Plate 56). Later opening up of this wall (see monitoring 25/1/23) exposed more of this historic wall.

- 6.9 The removal of floorboards in bedroom (F2) revealed the top of the axial beam and historic common floor joists. The latter were laid on-edge (deep section), were hand sawn, measuring 5 inch scantling and were set at 19-20 inch centres. The top of the joists were overlain by slithers of timber used as packing to level up the floorboards. The removal of plasterboard from the northern wall of (F7), demonstrated that it is a modern (post war) construction built using lightweight softwood stud walling (Plate 57). Considering the position of the cast-iron fireplace in the east wall, it is apparent that bedrooms (F6) and (F7) once formed a large single, master bedroom which formed part of the Victorian extension.
- 6.10 During works to build the foundations for the eastern wall of new extension, the brick-blocked window opening formerly lighting the basement was exposed (Plate 58). It was previously hidden below a low brick addition topped with stone flags, whose removal revealed an opening built with a plain brick voussoir of mid 19<sup>th</sup> century date and blocked using later brickwork built using a cement-based mortar.
- 6.11 **Monitoring 25-1-23**
- 6.12 The site was re-visited on the 25<sup>th</sup> January 2023 to record further opening-up works, particularly in the area of the new revised principal stair (formerly areas G6, G12 and F7A & F8).
- 6.13 At ground floor the fabric of the internal wall (between the passage and former G6) was exposed below the level of the mid-rail. The extant stud walling below the mid rail comprised machine-cut softwood studs that were clearly not original and were added or reused in the 20<sup>th</sup> century (Plate 59). The original wall frame was represented by the extant mid-rail and evidence of empty mortices cut into the soffit of the mid-rail, at c.12-13 inch centres and a shallow trench, extending the length of the mid rail, into which the top of the wattle panels were formerly located (Plate 60). The stud mortices showed evidence for pegging and were clearly aligned with the corresponding historic studwork in the upper register (first floor). Two large empty mortices cut into the outer face of mid-rail are located roughly central within the bay (Plate 61). Their positions suggest the former presence of an external floor structure, which given their location close to the stair turret, may be an associated floor structure such as a landing. This assertion is supported by the historic removal of a stud, close to the southernmost mortice, from the upper register and the cutting back of the adjacent tension brace (to the north), both carried out to create a door opening from the first floor. More recent alterations in this area involved the complete removal of the storey post (Bay 3-4) below and above the level of the mid rail, leaving only the cut off section of the post pegged into the rail (Plate 62). This missing post is to be 're-established' and the area braced using a new post, as part of the renovation works.
- 6.14 Some areas of plaster and smaller areas of lathes were removed from the wall above the mid rail between the passage (F5) and the rooms formerly in use as an ensuite (F7A) and landing (F8). It exposed parts of the underlying historic wall frame (Plate 63), comprised of at least four extant 6 inch studs and the truncated base of an internal downward tension brace (Plate 64). The studs were pegged into the mid rail and set at the same c.12-13 inch centres as used for the lower register. The remains of the tension brace, which was held by two pegs, was trenched into the inner face of the two central-most studs, but thereafter (to the south) had been cut away. It would have originally risen, crossing behind the two (removed) studs to connect with the storey post, although the post, as described, has been removed. Of particular interest is the survival of an historic mullioned window at the northern end of the bay (Plate 65). It was only partially visible, obscured by later timber lathes, but was positioned to the north side of the tension brace, spanning two studs in width. The presence of the 19<sup>th</sup> century lathes prevented a detailed inspection of its construction and relationship between the window frame and the adjacent historic studding, however, it is clearly ancient. The window was first built using three, diamond-set plain mullions of 2 inch scantling, set at 9 inch centres, to form a four light opening. The northernmost light was

not visible, extending behind the internal wall (north side of the stairwell) and into the next room (bedroom G7), its existence only assumed due to the just visible presence of a northern-most mullion. These plain mullions, inserted into diamond mortices cut into the sill and the soffit of the wall plate, showed no evidence of a rebate or similar for glazing. Only the lower portion remains intact as they were cut off at a level of about a third of their height when the window was altered to form a smaller opening, perhaps more easily to accommodate small panels of leadlight glazing. This entailed the insertion of a simple one inch thick board to form a new heightened sill and given the window width, two new window mullions, although only one mullion was visible. It did not align with the existing mullions, off-set to the north and was a re-used timber, adorned with ogee-type mouldings (Plate 66). This later window opening was in turn blocked-in using a rustic infill of clay and chopped straw daub applied over vertical staves, while the older mullion window was blocked internally mainly using a horizontal board. The character of the blocking material would suggest it is an historic event. A small section of original wattle frame comprising vertical hand riven lathes tied into staves using organic (tethers such as honeysuckle) survived below the window sill (Plate 67).

- 6.15 The historic external wall between the former ensuite bathroom (F10) and the master bedroom (F4) was exposed during works (Plate 68). It historically formed the eastern, back wall to the original house, and accordingly comprised a series of heavy scantling 4½-5 inch studs, an internal, downward tension brace, located to the south side of the present door and a storey post. The studding was correctly pegged into the wall plate and spaced at 13-14 inch centres. The storey post (to the south of the door) was double pegged into the plate and received the tension brace along its south side. The curved tension brace was trenched into the backs of the studs and crossed the two northernmost studs in the bay, extending for a short length past the southern of the two studs. The next stud (to the south) was cut to accommodate the insertion of a 19<sup>th</sup> century casement window occupying an off-central position in bay (1). The casement window, which formerly lit bedroom (F4) along its east side, comprised a softwood frame and two lights, one still retaining glazing in the style of leaded lights (Plate 69). Considering the position of this window (which is similar to that uncovered in F7A), it is quite probable that it occupies the site of an historic window opening. This casement window was blocked and enclosed, sometime during the later 19<sup>th</sup> century (after the 1870s), when the tile hung first floor (F10) was added. The wall to the south of the ensuite (F10), now enclosed by the lean-to roof built over the kitchen (G2, southern half) was formerly external, as it is still covered in pebble dash render. The historic roof over the main house (western bays) appears to have been strengthened with the insertion of new softwood common rafters, present along the east pitch (western pitch not seen) and mounted onto new lengths of wall plate, directly overlying the historic plate.
- 6.16 Inspection of the surviving roof structure over the stair turret (now over the family bathroom and southern part of the stairwell) was limited to views through the loft hatch. This revealed a quite complicated arrangement that has over time been altered. The earlier roof is a side purlin structure (Plate 70), built with pegged-in collars and hardwood principals pegged at the ridge. This roof comprised two roof bays, of which the eastern principal was adapted to form a gablet; with later common rafters rising to foot of the gablet (from the east) and thus forming a continuation of the main 19<sup>th</sup> century roof to the north. It is interesting that the earlier side purlins extend beyond the easternmost principal (line of the gablet), either once continuing to another roof bay, removed when the eastern side was remodelled or were part of a fully hipped end to the original roof. The roof was strengthened along both roof pitches with new purlins, rafters and a ridge board, overlying the historic roof structure, while intermediate collars had been added to brace the existing structure.
- 6.17 The stripping out of the cupboards to either side of the fireplace in the former dining room (G8) and the removal of plaster from the breast demonstrated that the historic central fireplace, thought to have been inserted in 17<sup>th</sup> century when the hall was floored over, had been entirely rebuilt during the mid 19<sup>th</sup> century works using brickwork characteristic of that period (Plate 71). This perhaps explains why the northern end of the axial beam in (G8) was not carried by the armature of the stack. These works to the

chimneys also extended to the southern stack, whose upper portion (from the first floor) was also rebuilt.

## 7 DISCUSSION

- 7.1 The outcome of the initial survey of Moor Hall farmhouse and the results of the historic building watching brief concur with the listed building entry which describes the Moor Hall as a 15<sup>th</sup> to 16<sup>th</sup> century open hall house laid out over three in-line bays. The former open hall lay off centre to the house (bay 2), flanked along its the north side by a cross passage (bay 3) and two storey high and low wings (bays 1 & 4). The former presence of an open hall, simply heated by an open hearth, is reportedly evidenced by the soot blackening of the roof timbers over the hall (bay 2).
- 7.2 Typically many of these open halls were improved during the 17<sup>th</sup> century when the hall was floored over and a new chimney was inserted, providing heat to the newly created rooms over two floors. These chimneys commonly utilised the narrow cross-passage, formerly the main entrance into the house, which was ideally positioned between the former hall and the low end. This appears to have been the case at Moor Hall, although the form of this inserted chimney, whether it was timber-framed as suggested in the list description or entailed a greater investment in the form of a brickwork stack, remains unclear due to later improvements in the 18<sup>th</sup> and mid 19<sup>th</sup> centuries. In hand with the flooring of the hall, a timber-framed stair turret, to access the new first floor was built onto the rear (eastern side) of the house. Despite the upheavals of the mid 19<sup>th</sup> century extensions, the monitoring has shown that the stair turret was in part retained, integrated into the 'new build' and re-purposed as the side hall (G5), stair (G12) and family bathroom (F9). The monitoring also confirmed the retention of its roof structure, although the form of the original roof had been altered along its eastern side, suggesting a re-profiling from a full hip to the present gablet. Whilst part of the southern mid-rail and wall plate remained in situ at ground floor and within the ensuite (F10), their equivalents to the north and east walls, have been lost. Given the extent of this roof and remains of walling, the stair turret appears to have been quite a considerable structure, located central to the rear elevation and incorporating a first floor or landing. The monitoring also uncovered evidence of a blocked mullioned window, later adapted for glazing, which once lit the first floor of the northern wing (bay 4), suggesting it was floored from an early date and in-situ wall framing, including extant or partially extant internal tension bracing, a form of stiffening more common to the south-eastern region. The wall frames encountered incorporated a mid rail, a feature typical of box frame construction and stylistically synonymous with a 16<sup>th</sup> century date, while the form of internal tension bracing, not visible behind the close studded walls is a type of bracing that became more prevalent from the early-mid 15<sup>th</sup> century onwards (Brown, 1986). The unglazed diamond-mullioned window also suggests a date prior to the use of glazing which starts around the 16<sup>th</sup> century. Together the combination of these features suggest that the building originated from around the later 15<sup>th</sup> to 16<sup>th</sup> century.
- 7.3 Later improvement to the house occurs again in the later 17<sup>th</sup> to early 18<sup>th</sup> century with the addition of the external southern stack onto the southern bay, providing heat to the formerly unheated parlour wing, although the most significant change occurred during the mid-19<sup>th</sup> century when the old hall was extended in brick along its northern and eastern sides, almost doubling the area of its footprint. These considerable changes also entailed the complete removal of the historic fireplace within the former cross passage and its complete rebuilding from ground up, plus the re-ordering of the ground and first floor rooms, to the extent that many of the internal rooms/spaces are mid 19<sup>th</sup> century or later adaptations. These works also involved the strengthening of the main roof, the adaptation (shortening) and strengthening of the roof over the stair turret and the re-fenestration of the older range to integrate it with the Victorian scheme.
- 7.4 Internal investigations revealed that there had been much alteration and reworking of internal walls during the Victorian extensions or during works completed thereafter, while more considerable changes involved the addition of the tile hung first floor (ensuite F10) added during the second half of the 19<sup>th</sup> century and the adjacent lean-to roof, the former enclosing a 19<sup>th</sup> century former bedroom window and the latter, external wall treatments. Unsurprisingly some internal alterations and window replacements have been completed thereafter, including the sub-division of the main

bedroom in the Victorian wing to create bedrooms F6 & F7 and in more recent years, the addition of the Garden Room onto the southern elevation.

- 7.5 The historic building survey and particularly the monitoring has revealed important and hitherto unknown information regarding the extent to which the fabric of the old hall survived along its rear elevation and provide an insight into the scale of the early Victorian works upon that building. Whilst the present scheme may be viewed as considerable in the level of alteration to a listed building, the monitoring has shown that these works almost exclusively affected lesser significant, early Victorian or later fabric.

## **8 ACKNOWLEDGEMENTS**

- 8.1 Pre-Construct Archaeology Limited would like to thank Mr & Mrs David Tinney for commissioning the project. The project was managed for Pre-Construct Archaeology Limited by Christiane Meckseper. The historic building survey and the report was completed by Adam Garwood, assisted by Kerry Boughton, while the Illustrations were prepared by Hayley Baxter and the author.

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## APPENDIX 1 OASIS SHEET

OASIS ID (UID): preconst1-512915

Project Name: Analytical Buildings Record (Level 3) at Moor Hall, West Thorley, Herts

Activity type: Analytical Buildings Record (Level 3)

Project Identifier(s): Historic Building Recording and Monitoring at Moor Hall, West Thorley, Herts

Planning ID: 3/21/0347/LBC

Reason for Investigation: Planning: Listed Building Consent

Organisation Responsible for work: Pre-Construct Archaeology Ltd, Pre-Construct Archaeology Ltd

Project Dates: 09-Mar-2022 - 25-Jan-2023

HER: Hertfordshire HER

HER Identifiers: HER Monument No - 12209:

Project Methodology: Pre-Construct Archaeology Ltd was commissioned by snell david ltd architects, acting for the present owners Mr & Mrs David Tinney to carry out a programme of historic building recording and monitoring prior to and during alteration and extension works at Moor Hall Farmhouse, West Thorley, Herts. This report covers the initial stage of the historic building recording completed prior to the start of alterations and the results of the historic building monitoring maintained during works.

Project Results: Moor Hall farmhouse was built as a later 15th or 16th century open hall house laid out over three in-line bays and a cross passage. The hall was improved during the 17th century when the open hall was floored over and a chimney was inserted into the cross-passage to provide heating to the newly created rooms over two floors. As part of these works a large stair turret was added onto the rear, eastern elevation of the hall. Improvements to the hall occur again in the later 17th to early 18th century with the addition of the external southern stack onto the previously un-heated southern bay. The most significant change occurred during the mid-19th century when the old hall was extended along its northern and eastern sides, remodelling and modernising its interior. Whilst these works were considerable, the monitoring showed that much of the original, eastern wall frame and parts of the stair turret were retained.



Plates



Plate 1 Western Elevation looking south-east



Plate 2 Western Elevation looking north-east



Plate 3 Eastern Elevation looking west



Plate 4 Eastern Elevation looking north-west





Plate 5 Eastern Elevation, southern bays, looking south-west



Plate 6 Eastern Elevation, southern bays and extension, looking north-west





Plate 7 Northern and Eastern Elevations looking south-west



Plate 8 Northern Elevation looking south



Plate 9 Southern Elevation looking north



Plate 10 Garden Room looking east





Plate 11 Breakfast Room (G1)



Plate 12 Axial beam with stopped chamfer (G1)



Plate 13 Kitchen (G2)



Plate 14 Exposed timber frame and diamond mullion window, looking north-east





Plate 15 Cut away of former doorway (south), looking west



Plate 16 Cut away of former doorway (north), looking west





Plate 17 Casement window in Kitchen (G2)



Plate 18 Garden Room (G11) looking south



Plate 18A Passage (G4) showing floor tiles and door to (G3)



Plate 19 The Snug (G3)



Plate 20 Passage (G4), showing mid-rail, looking north-east





Plate 21 Reception Hall (G5) looking east

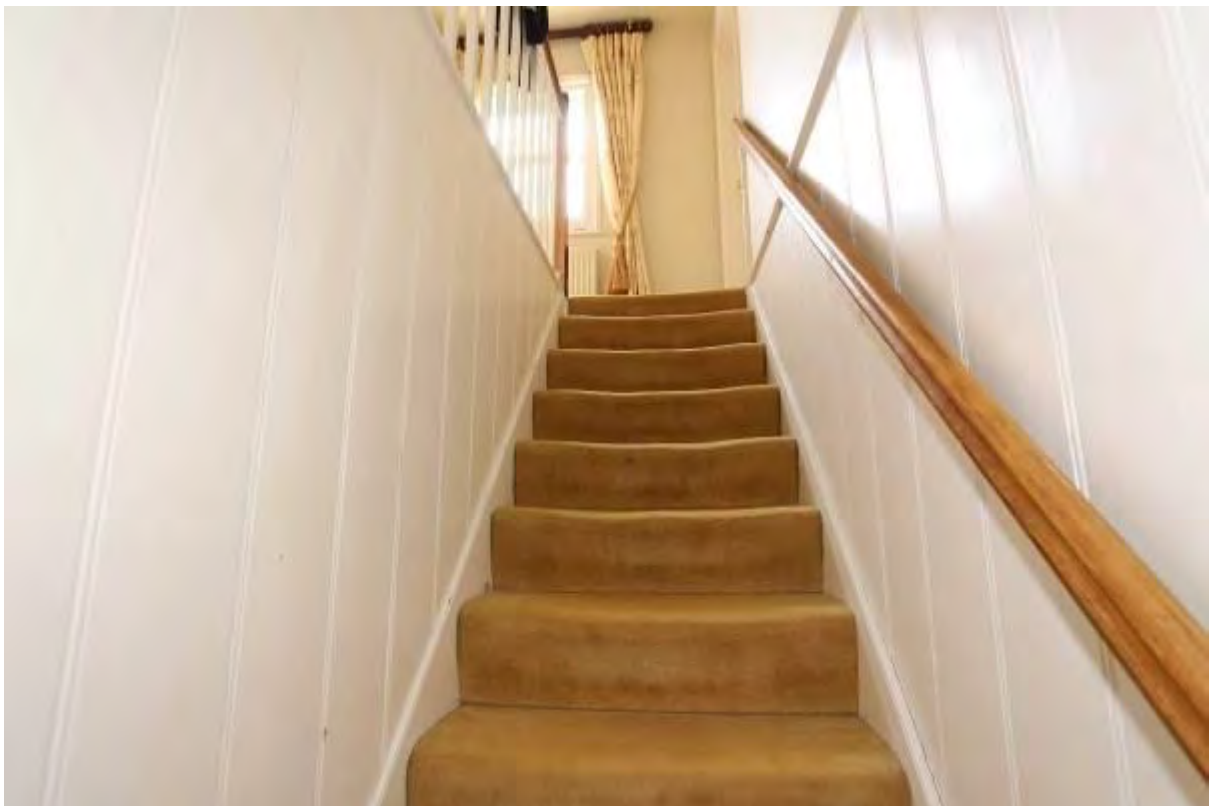


Plate 22 Straight Flight (G12)



Plate 23 Stair (G12) from basement, showing timber stud wall (right)



Plate 24 Ground floor WC (G6) and door to basement, looking east



Plate 24A Extant mid-rail in passage (G4) and part glazed door into (G6)



Plate 25 Drawing Room (G7), looking north





Plate 26 Detail of sash window (G7)



Plate 27 Dining Room (G8), showing axial beam, looking south-west



Plate 28 Detail of inserted casement window (G8)



Plate 29 Front Hall (G9), looking north-west





Plate 30 Principal stair (G9), looking south-east



Plate 31 Stair banister to first floor landing (F1)



Plate 32 First Floor passage (F5), looking south



Plate 33 First Floor passage (F5) looking north, showing C16 end wall



Plate 34 Bedroom (F2), showing studwork of end wall



Plate 35 Bedroom (F3)





Plate 36 Bedroom (F4)



Plate 37 Detail of jowled storey post (F4)



Plate 38 Doorway cut into soffit of tie beam (F4) looking north



Plate 39 Cut away in wall plate for door opening (F4)



Plate 40 En-suite (F10) to bedroom (F4), looking east



Plate 41 Extant timber studwork and rafter feet in (F10), looking north





Plate 42 Family Bathroom (F9), looking south



Plate 43 Detail of sash window (F9)





Plate 44 Banister and landing to rear stair (F8)



Plate 45 bedroom (F7)



Plate 46 Detail of cast-iron fireplace (F7)



Plate 47 Detail of sash window (F7)



Plate 48 Bedroom (F6)



Plate 49 Sash window in (F6) looking north



## Monitoring



Plate 50 Opening A between dining room (G8) and passage (G4)



Plate 51 Rebuilt fireplace in (G1), looking north



Plate 52 Southern mid rail to stair turret, looking north



Plate 53 Opening (B) in bedroom (F2)



Plate 54 Wallpapered-over wall plate and softwood stud, looking east from (F5)





Plate 55 Wallpapered-over wall plate seen in in opening (C)



Plate 56 Base of historic wall studs seen along base of wall in (F7A).





Plate 57 Modern wall between (F7) and (F8)



Plate 58 Blocked mid 19<sup>th</sup> century window to basement



Plate 59 Extant mid rail and later softwood studs to lower register in new stairwell (F7A/F8)



Plate 60 Empty stud mortices and trench for wattle panel cut into mid rail soffit





Plate 61 Two empty mortices associated with a later floor built as part of the stair tower



Plate 62 Cut off storey post



Plate 63 West wall of former ensuite (F7A), showing historic wall fabric behind lathes



Plate 64 Base of internal tension brace double pegged to stud





Plate 65 Detail of in-situ diamond-set mullions of mullioned window and later blocking



Plate 66 Inserted moulded mullion of smaller window and later blocking-in



Plate 67 Extant wattle panel below window



Plate 68 Historic wall between Bedroom (F4) and ensuite (F10)





Plate 69 Detail of former casement window to bedroom (F4)



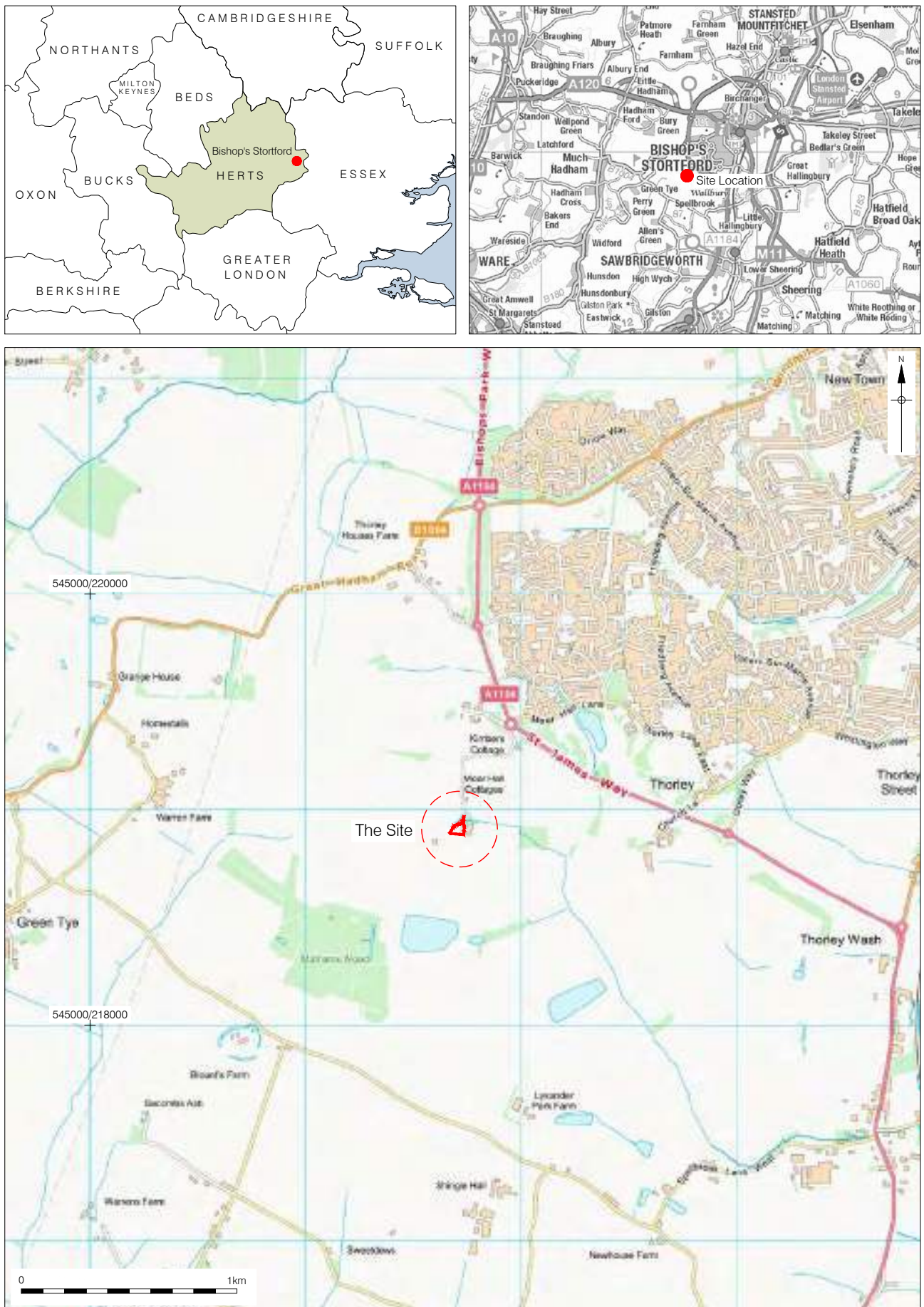
Plate 70 Historic side purlin roof surviving over former stair turret

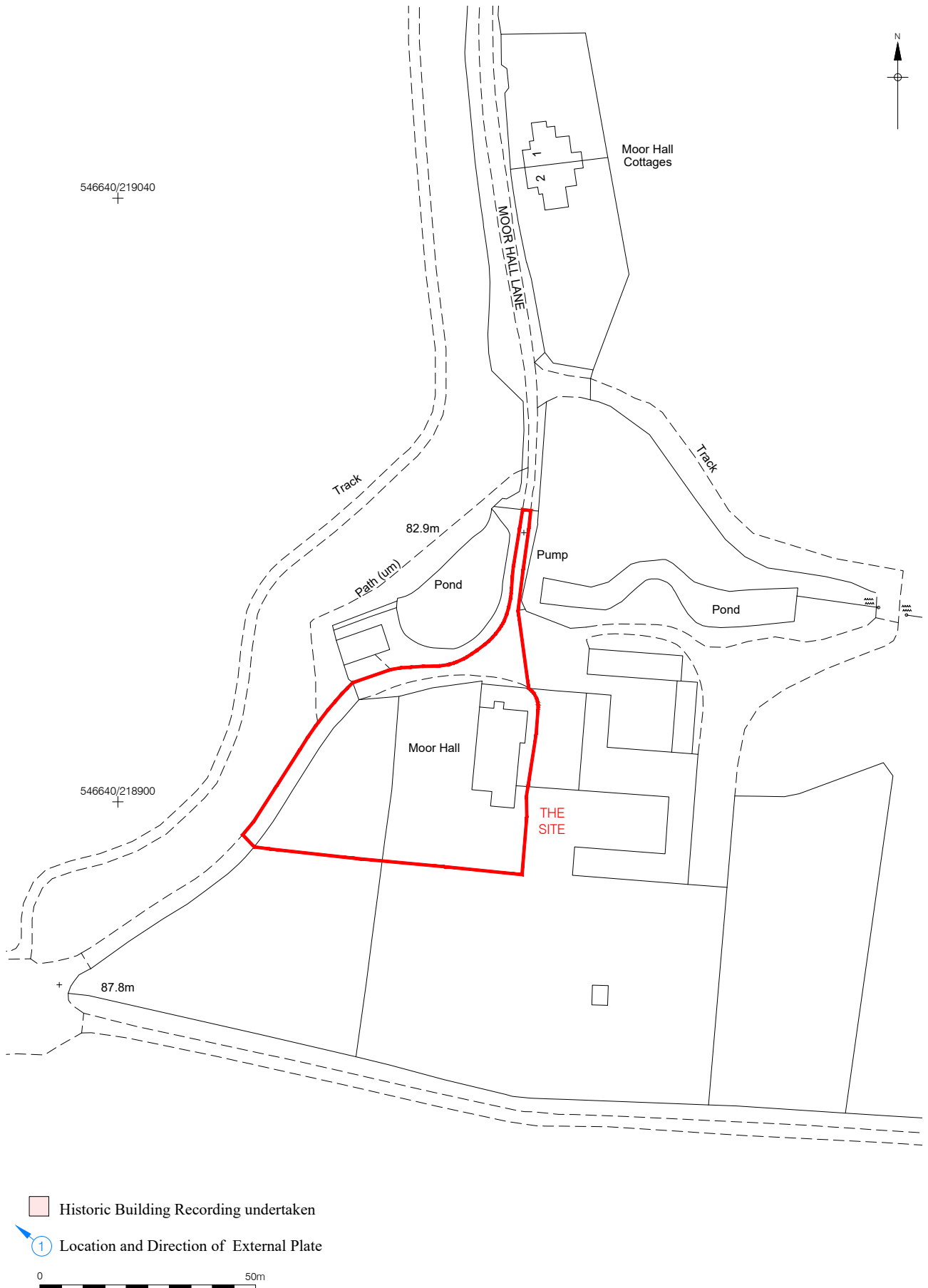


Plate 71 Rebuilt fireplace/stack in (G8)

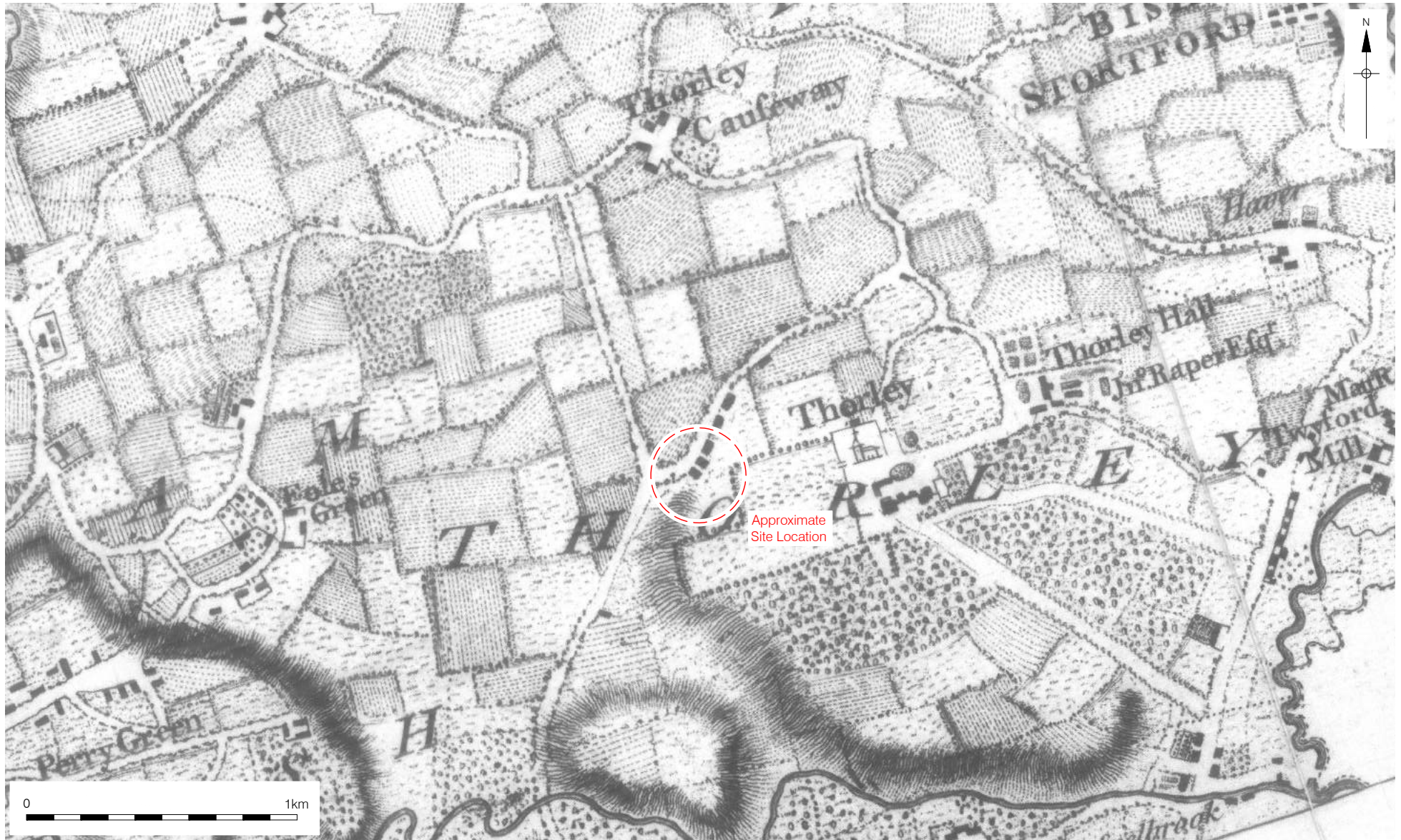


## 10 FIGURES

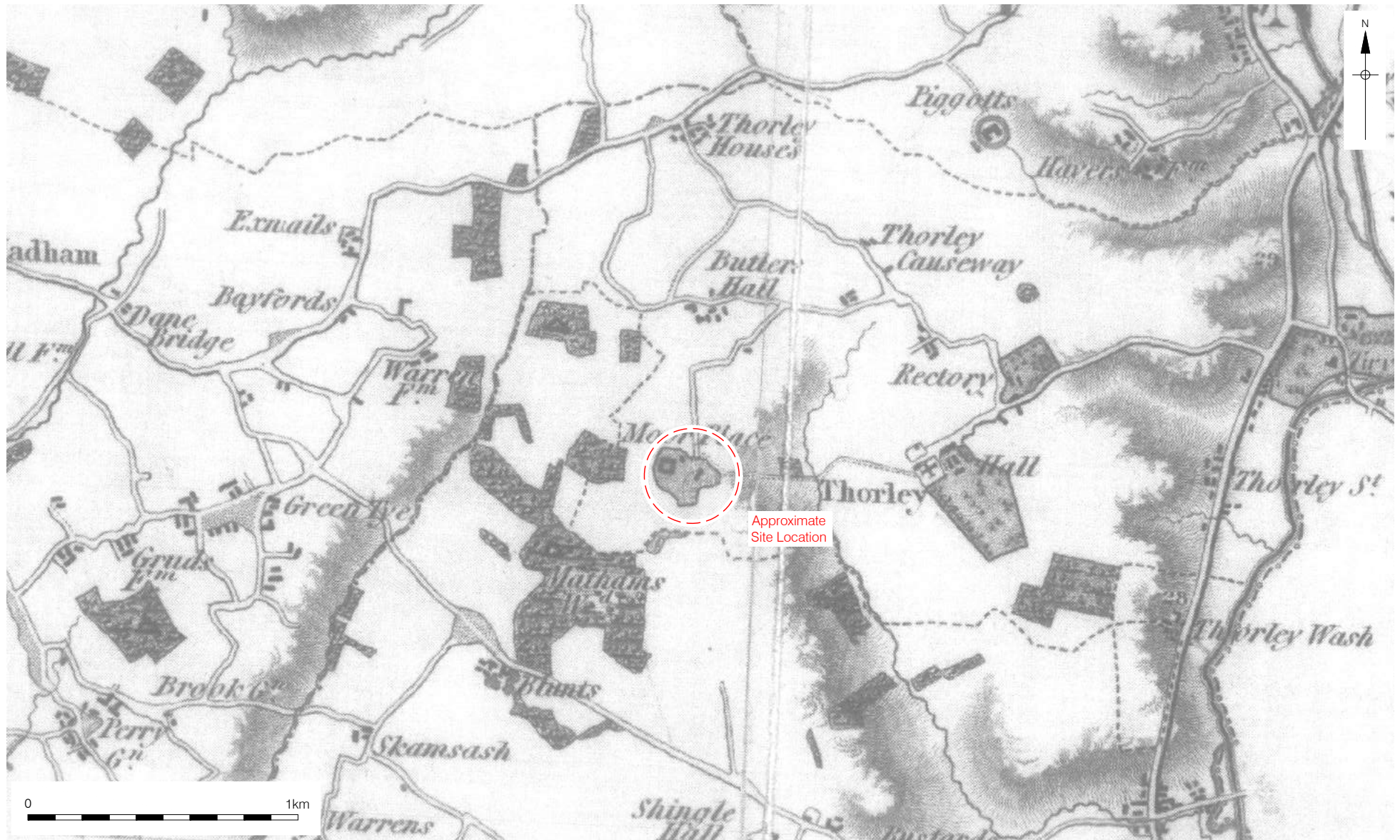






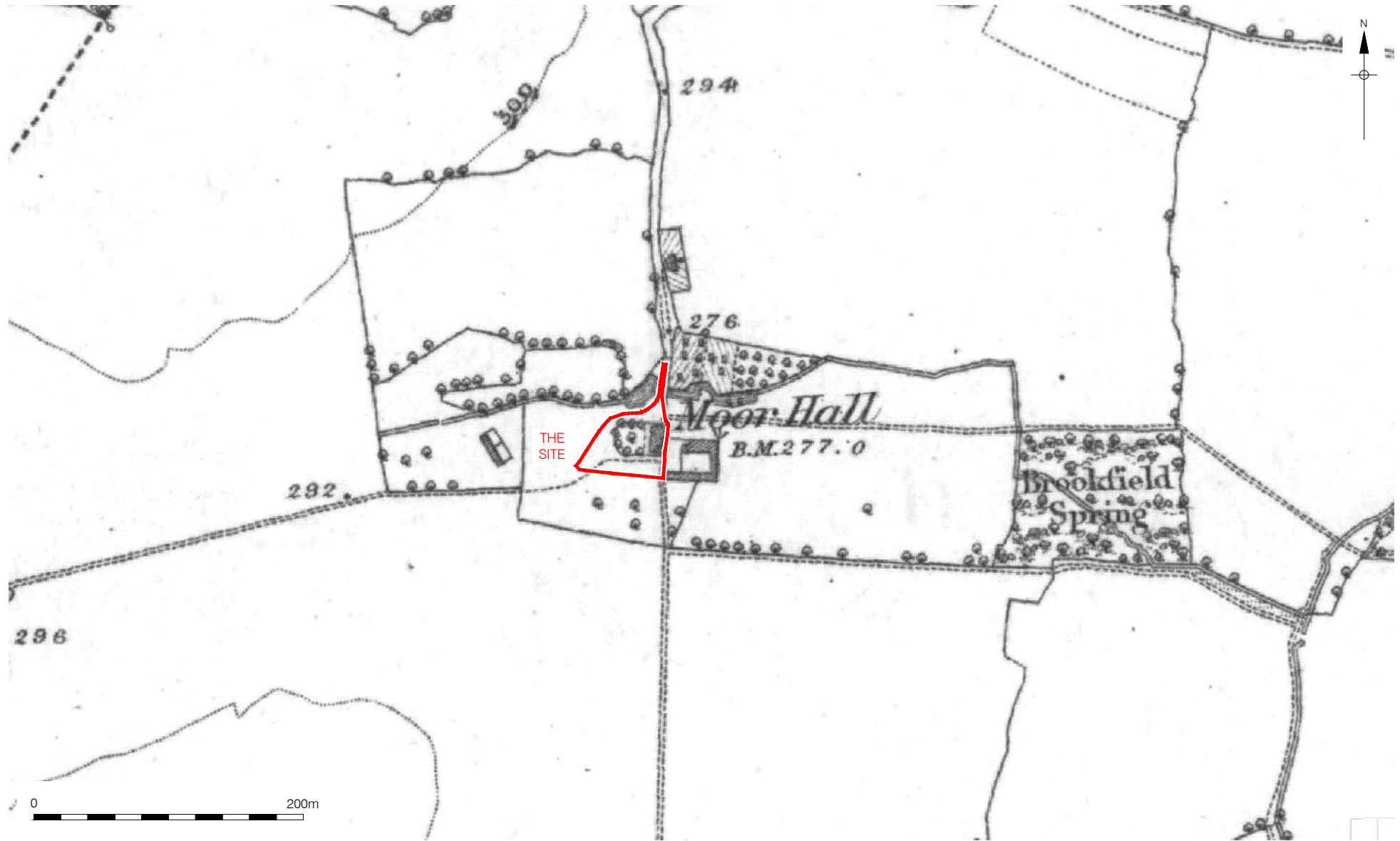


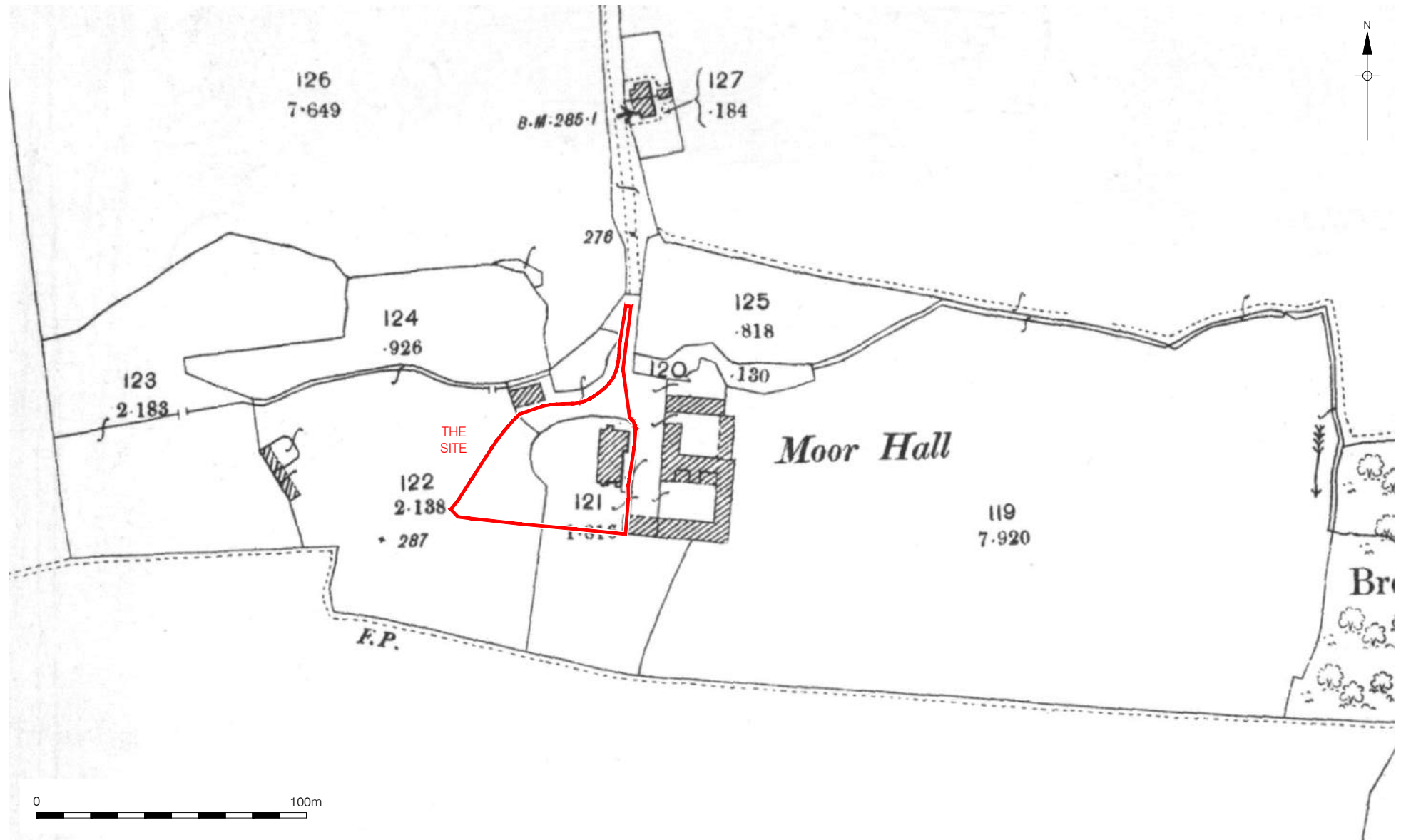




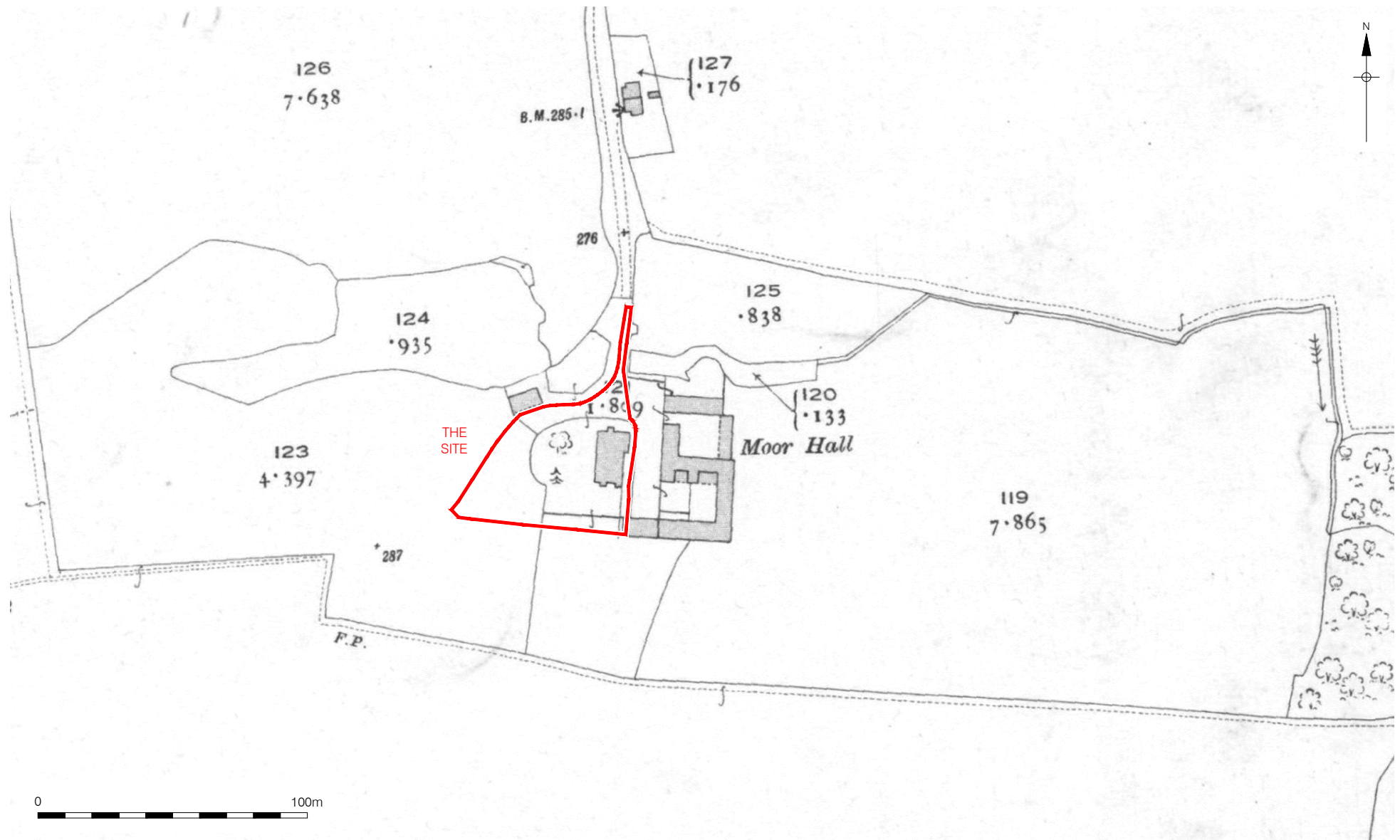


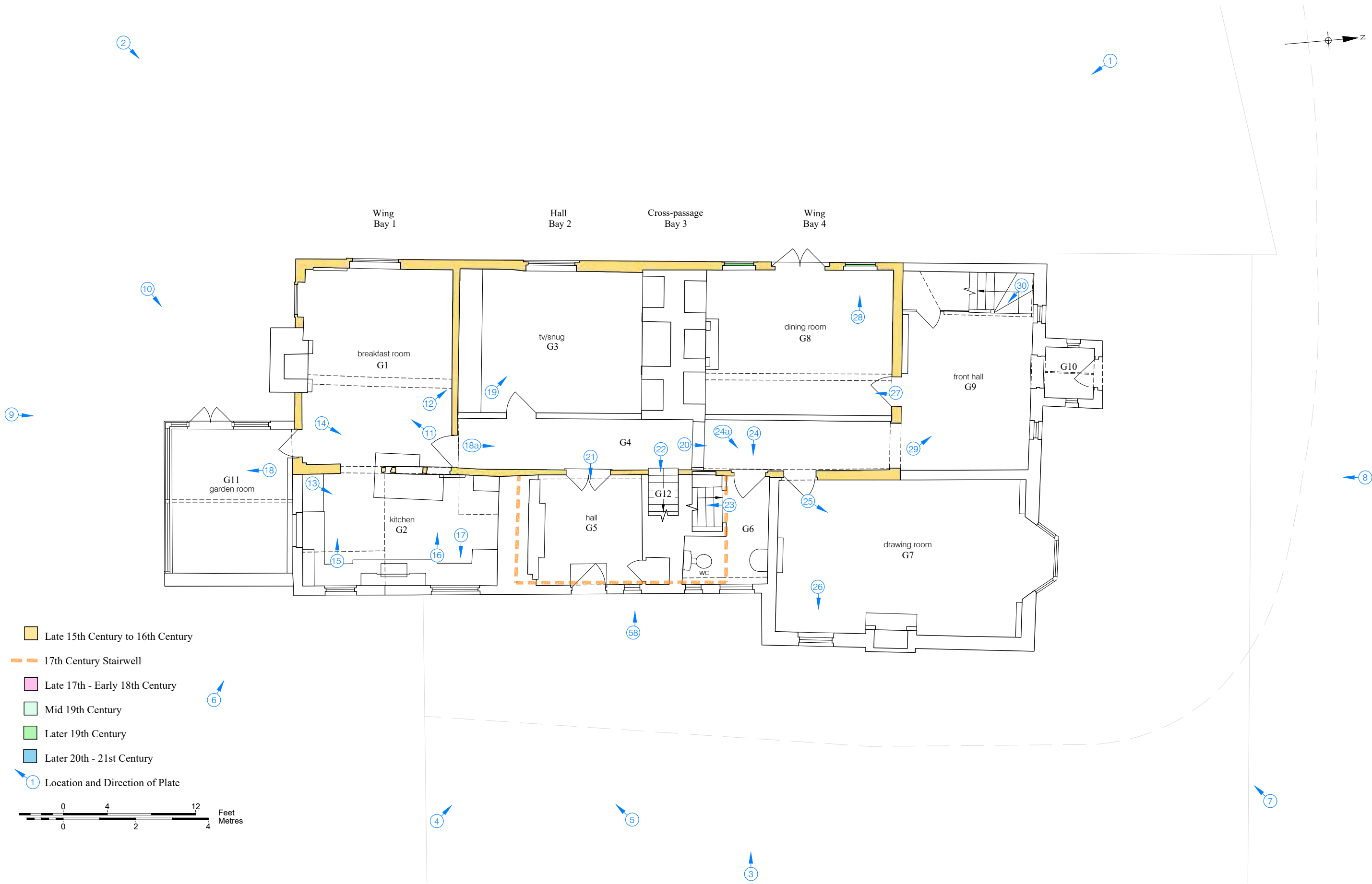












■ Late 15th Century to 16th Century

■ 17th Century Stairwell

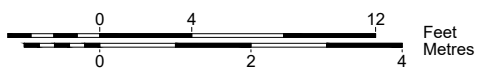
■ Late 17th - Early 18th Century

■ Mid 19th Century

■ Later 19th Century

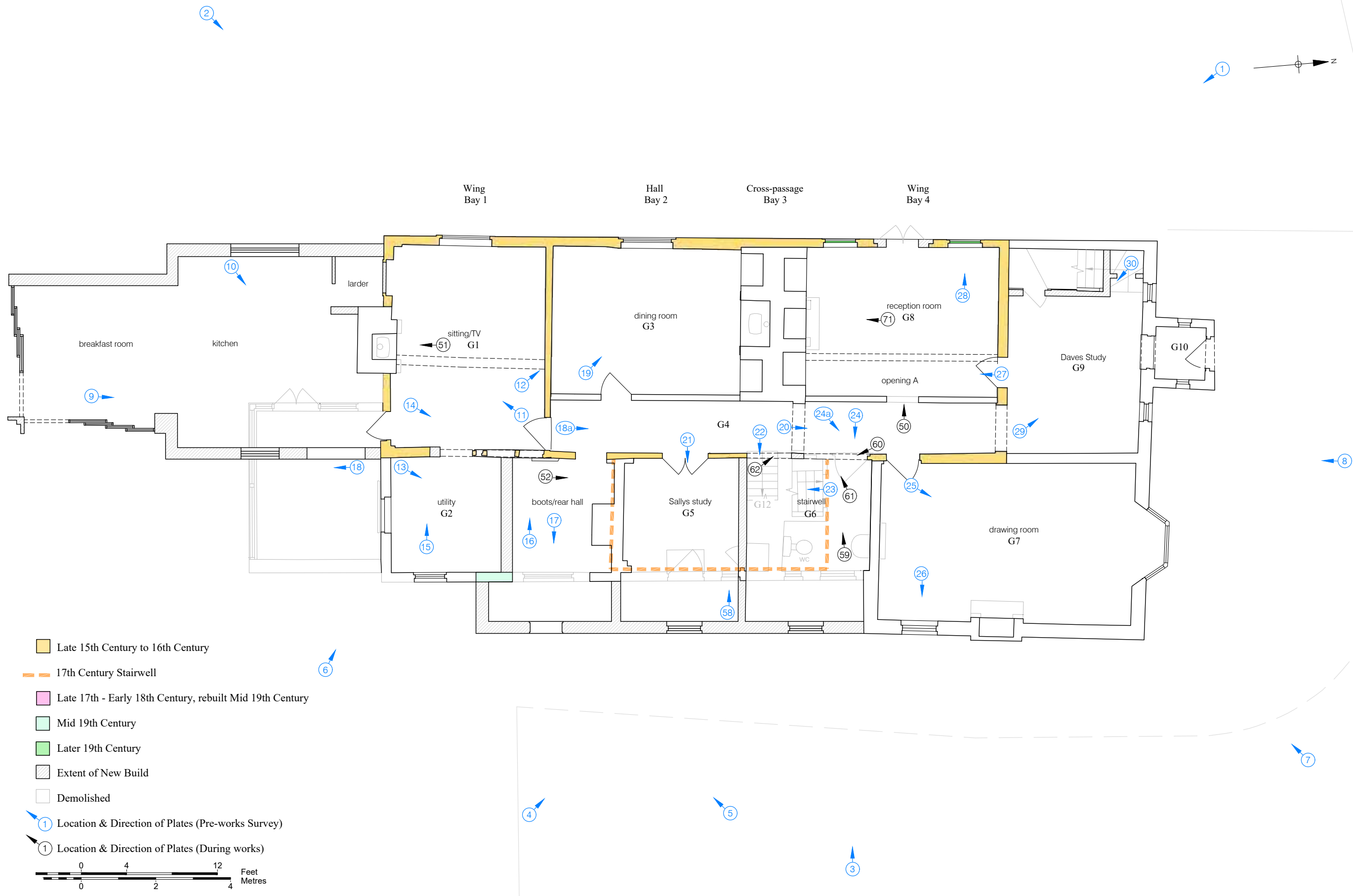
■ Later 20th - 21st Century

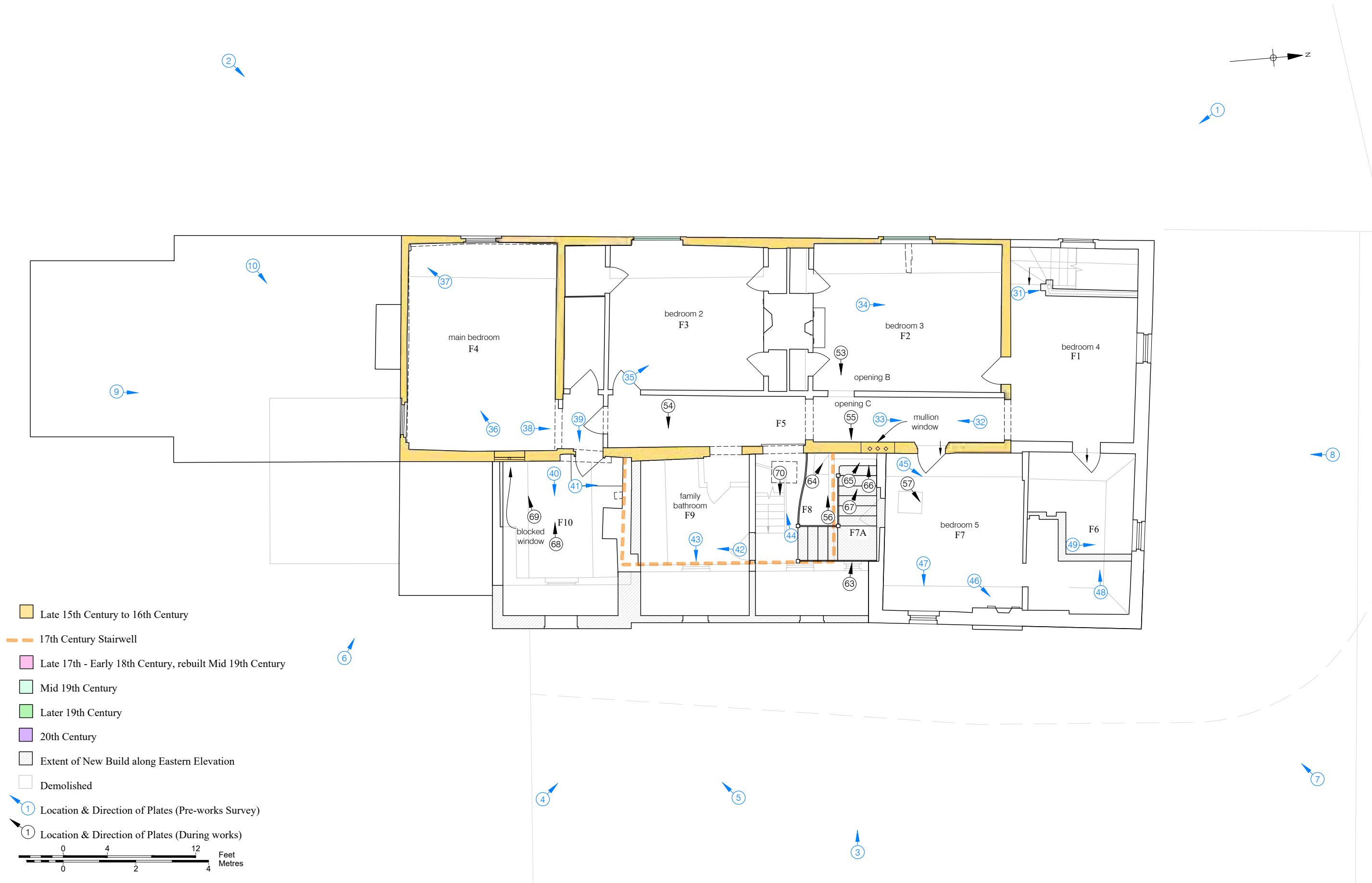
① Location and Direction of Plate

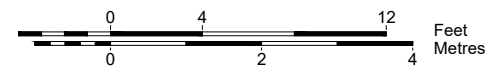
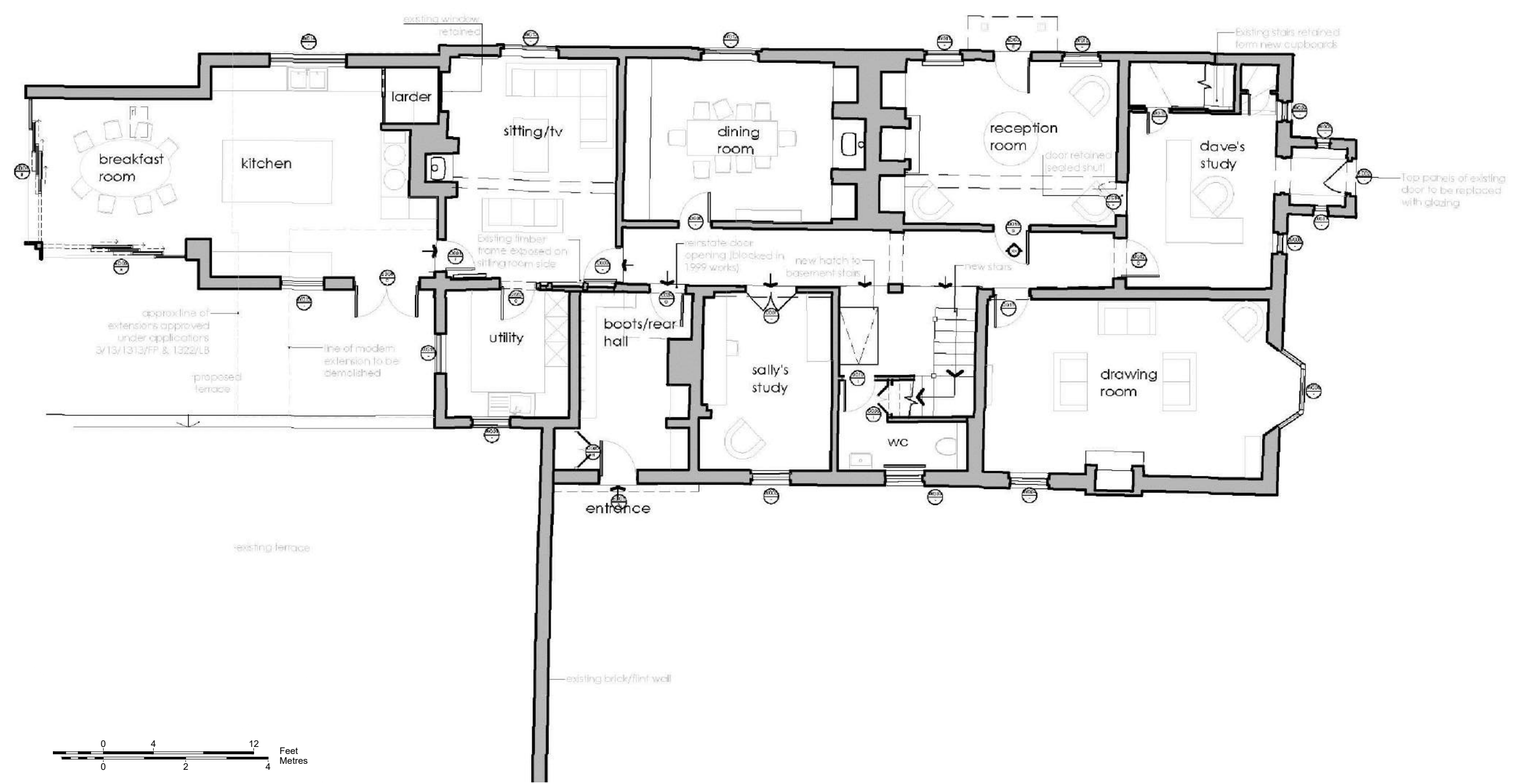




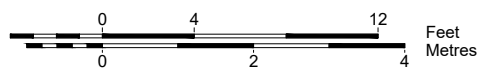
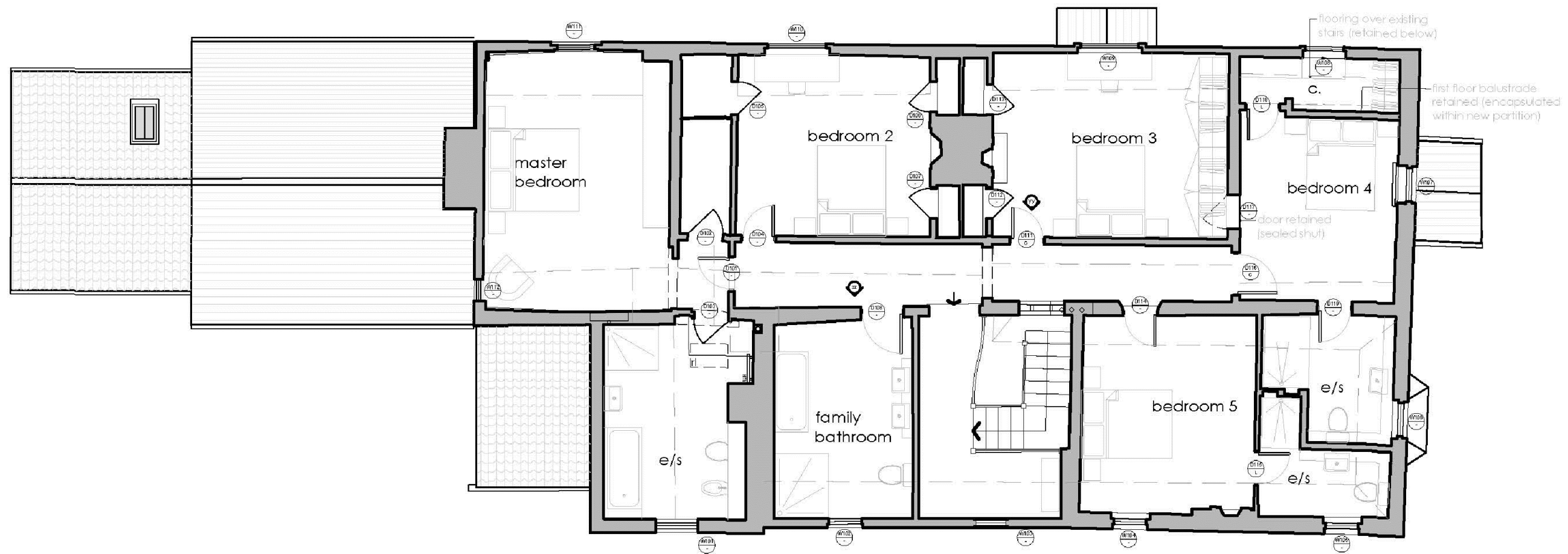














East Elevation



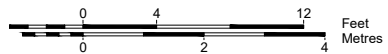
North Elevation



West Elevation



South Elevation

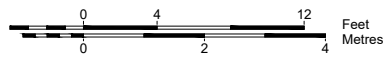




East Elevation



West Elevation



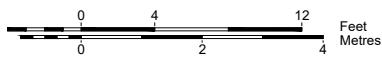




North Elevation



South Elevation



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