

LLOYD MILLS

• HERITAGE CONSULTANCY •



HISTORIC BUILDING RECORDING

ST MARY'S COTTAGE, THE GREEN,
HARDWICK

JANUARY 2024

Level 2/3 Historic Building Survey

St Mary's Cottage,
The Green, Hardwick

By

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Date: January 2024

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1. INTRODUCTION

1.1 This report presents the results of a programme of building recording at St Mary's Cottage, The Green, Hardwick, undertaken by Lloyd Mills IHBC.

1.2 The recording has been requested by Buckinghamshire Council as part of an approved scheme for the repair of the structure following fire damage in January 2023. In particular, this report seeks to fulfil the requirements of condition no. 3 of listed building consent application 23/03271/ALB, which states as follows:

Prior to the removal of timbers, hereby consented, a record of the timbers to be removed shall be submitted to and approved in writing by the Local Planning Authority. The structural timbers shall be recorded to Level 2/3 as per Historic England's guidance note 'Understanding Historic Buildings – a guide to good recording practice' to create a record of these elements of the heritage asset which are going to be lost as a result of the repairs.

Reason: To ensure a record is produced of the heritage assets to be lost, to comply with paragraph 211 of the National Planning Policy Framework (2023).

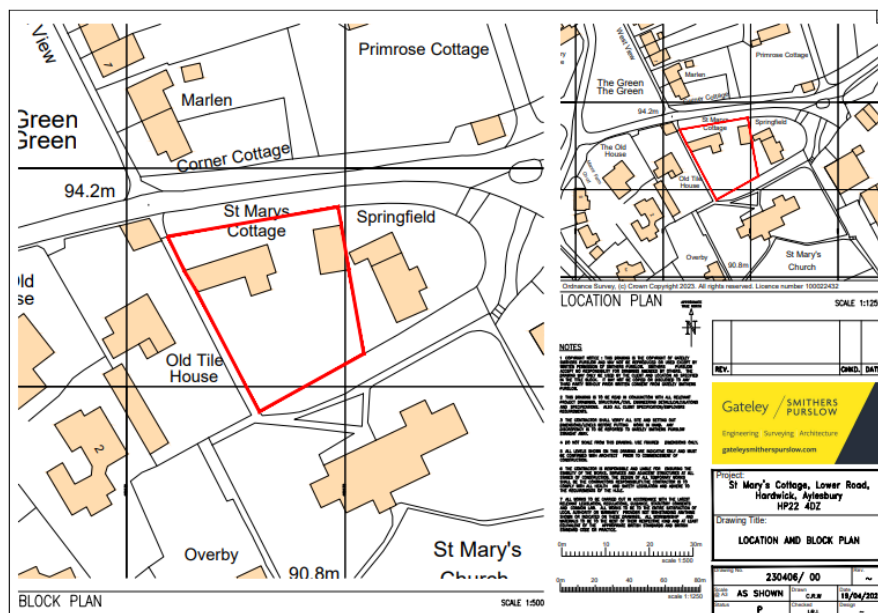


Figure 1: Site location (Gateley Smithers Purslow)

- 1.3 The recording was carried out on 22 September 2023. The weather conditions were good. Access to the building's external elevations was limited due to the presence of scaffolding.
- 1.4 The site is located within the village of Hardwick; a small, rural settlement around 4 miles to the north of Aylesbury. It is situated at the south end of the village, centred on Ordnance Survey NGR SP 80628 19019. Adjoining the south of the application site is the Church of St Mary.
- 1.5 The British Geological Survey indicates that the underlying geology comprises Kimmeridge Clay Formation - Mudstone.
- 1.6 The application structure is included on the statutory list at grade II in recognition of its national interest. It also forms part of the designated Hardwick Conservation Area.
- 1.7 As part of this assessment, Historic England data and the Buckinghamshire Environment Record (HER) have been consulted. The planning history for the site has also been reviewed.

2. METHODOLOGY

2.1 The objective of the Historic Building Survey is to fulfil the need for a recording of the built heritage assets within the site to a Level 2/3 standard, as described in the Historic England guidance document Understanding Historic Buildings (Historic England 2016). This will assess the buildings' structural and architectural detail and archaeological evidence, to produce a complete record of the building's roof structure before the commencement of works.

2.2 The historic building recording has the following main components:

- Compile the buildings existing plans from supplied architect's survey to establish an accurate archaeological record of the structures;
- Undertake a comprehensive photographic record of the building. The photographic record to include detailed and general shots, where this can be safely done;
- Investigate, analyse and describe the fabric of the building;
- Study readily available documentary sources for the history of the building and the site, keeping the depth of the recording as a Level 2 survey, and;
- Report the results in a suitable form, publish a summary and register the report through the Historic England OASIS form.

3. DOCUMENTARY RESEARCH

3.1 The application building was surveyed externally by the Royal Commission on Historical Monuments of England as part of its survey of the northern half of Buckinghamshire in the early part of the 20th century. The resulting Inventory of the Historical Monuments in Buckinghamshire, Volume 2, North (London, 1913), records the following description of the application building: "Cottage, on the N. side of the churchyard. The plan is L-shaped; the small S. wing is of rough stones. The central chimney stack is partly modern and partly covered with cement." The building's condition was noted as "good".

3.2 The building was added to the statutory list at grade II in October 1951, representing a relatively early listing. The building's list description provides as follows:

House. C17, altered, and extended early C19. Timber frame with whitewashed brick and plaster infill, the ground floor mostly rebuilt in whitewashed brick. Thatched roof, hipped to left over single storey extension. Rebuilt brick chimney between right bays. 1½ storeys, 3 bays. Irregular 2 and 3-light barred wooden casements, 3 to first floor of left bays above the eaves with white-painted weatherboarding between. Board door to left. C19 extension to right is of whitewashed brick with dentil eaves and tiled roof, and has 2 storeys with 2 paired wooden casements to first floor.

3.3 A review of the Ordnance Survey mapping shows the long range of the building, but the south range is not discernible. The setting of the building has changed over time. Most notably, a long, freestanding structure is shown positioned directly to the north of the building which is no longer in present on site (this structure may have been a barn range) and there was an area of orchard to the east. Interestingly, the building is shown with a smaller footprint on the OS map of 1898.



Figure 2: Extract from OS six-inch map, Buckinghamshire Sheet XXVIII.NE
Revised: 1898, Published: 1900



Figure 3: Extract from OS six-inch map, Buckinghamshire Sheet XXVIII.NE
Revised: 1923, Published: 1926

4. RESULTS

- 4.1 The building is of one-and-a-half and two storeys, built over a rectangular plan with a rear projection, forming an L-shape. The main part of the building is constructed of a combination of timber box frame (with brick infill) and brick. Part of the building is covered over with roughcast render (side and rear elevations). The main part of the building has a thatched roof, which is hipped at one end. A large, brick chimney stack rises centrally through the main range.
- 4.2 At the west end of the building is a later range (early 19th century) that is constructed of brick under a tiled roof. There is also a small projecting range to the rear at the east end that is of stone under a tiled roof. This incorporates a modern brick chimney stack.
- 4.3 The interior of the building roughly divides into four bays. The central two bays comprise the earliest fabric. The central stack incorporates fireplaces that serve both the central bays; an open fire with bressummer beam to the west room and, a smaller, masonry fireplace to the east room. A winder staircase is positioned beside the inglenook at the south end of the west room. Additionally, a separate staircase serves the later, two-storey range at the west end. The central rooms feature spine beams with chamfered end stops.
- 4.4 The building's roof structure has been severely compromised by fire. It comprises common rafters supported by a central purlin. There is a truss to the west of the central stack and part of a truss in the gable adjoining the brick range (likely altered when this range was constructed).
- 4.5 A large section purlin appears to have been inserted above an historic purlin within the southern slope of the western bay during the 20th century. It is assumed that this would have been done in response to structural issues with the existing structure.
- 4.6 The following photographs provide a detailed record of the building's roof structure within the central area of the property – the area most affected by fire.



Plate 1: North-facing roof slope looking west



Plate 2: North-facing roof slope looking east



Plate 3: North-facing roof slope looking west, showing bracing timber beneath purlin and small section of riven lath to lower area



Plate 4: North-facing roof slope looking south, showing connection of brace into rafter and purlin



Plate 5: North-facing roof slope looking south, showing pegged connection of rafters into wall plate



Plate 6: North-facing roof slope looking east, showing modern dormer construction



Plate 7: South-facing roof slope looking west



Plate 8: South-facing roof slope looking north, showing failed purlin with modern purlin over



Plate 9: South-facing roof slope looking north, showing construction of easterly dormer



Plate 10: South-facing roof slope looking north, showing construction of westerly dormer



Plate 11: View looking west of underside of roof structure in western bay



Plate 12: View looking east of underside of roof structure in western bay



Plate 13: View looking east of plastered partition at east end

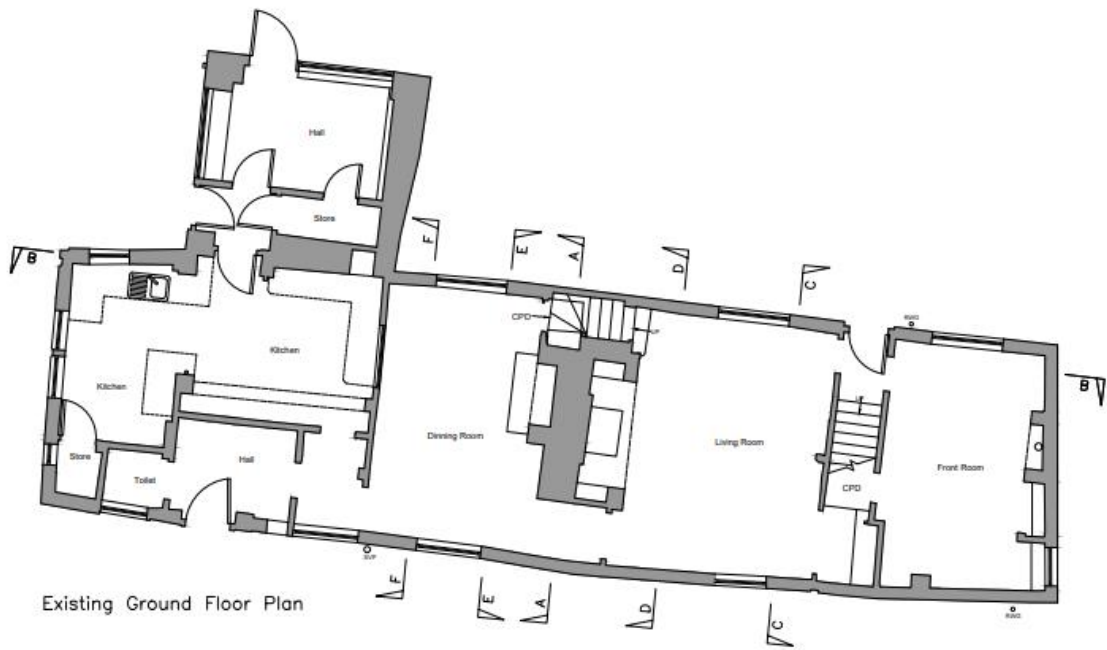


Plate 14: View looking west of rear of plastered partition

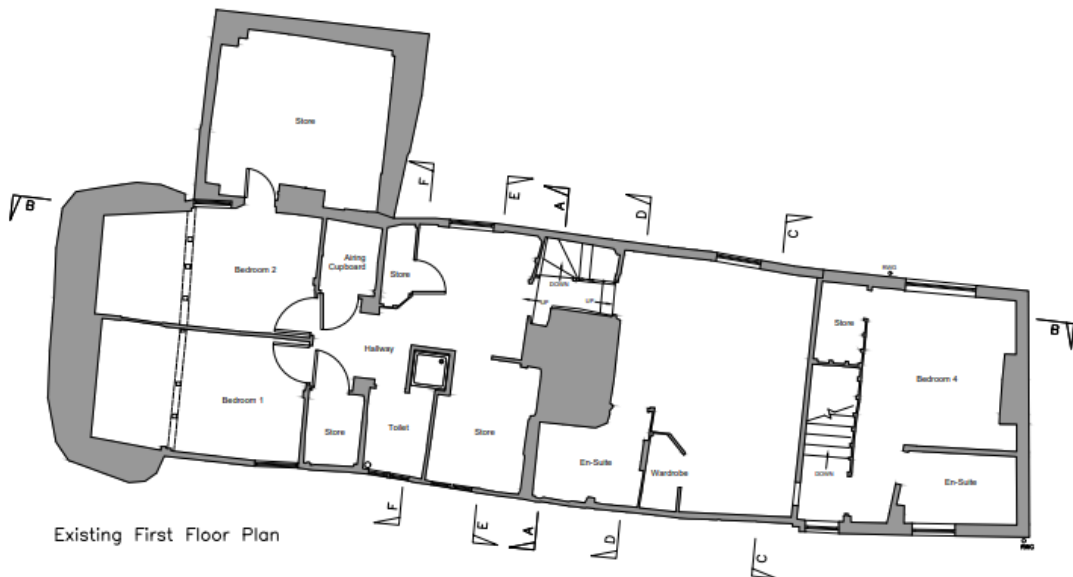
5. DISCUSSION

- 5.1 The roof structure over the central part of the building is of traditional construction, comprising common rafters supported by a central purlin with a central ridge board. There is a truss to the west of the central stack and part of a truss in the gable adjoining the brick range. The rafters are secured to the wall plate and the purlins by pegs. There is evidence of riven laths over the rafters, which would have provided backing for the thatch covering. For the most part, the structure is likely contemporary with the 17th century build.
- 5.2 Notwithstanding the above, the roof structure shows evidence of being altered over the years, with the addition of dormer windows; the dormer on the north-facing slope being of modern, 20th century construction. There is also evidence on the southern slope of historic failure in the structure, with the addition of a large-section purlin over an historic member, which remains in situ.

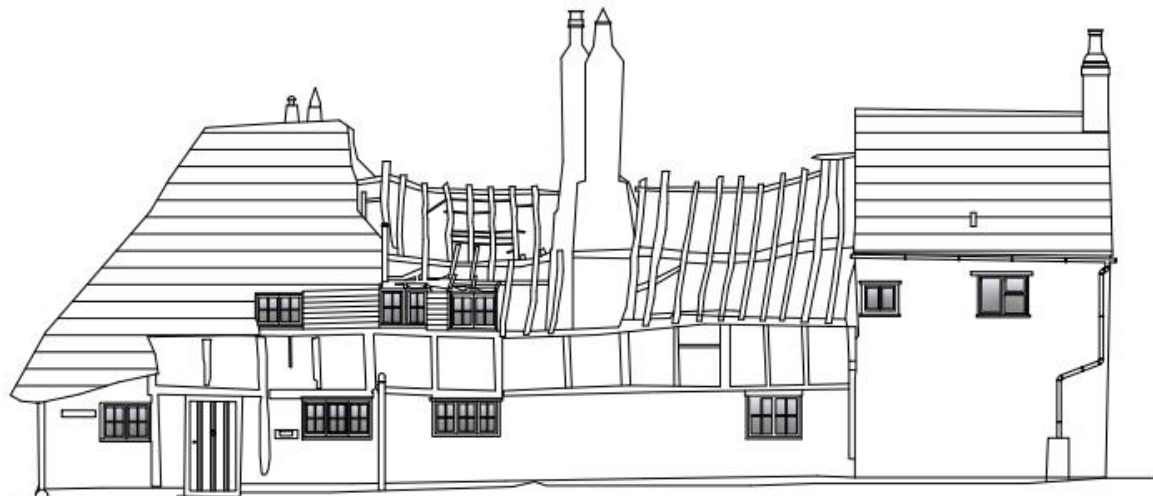
Appendix 1: Existing Plans and Elevation Drawings



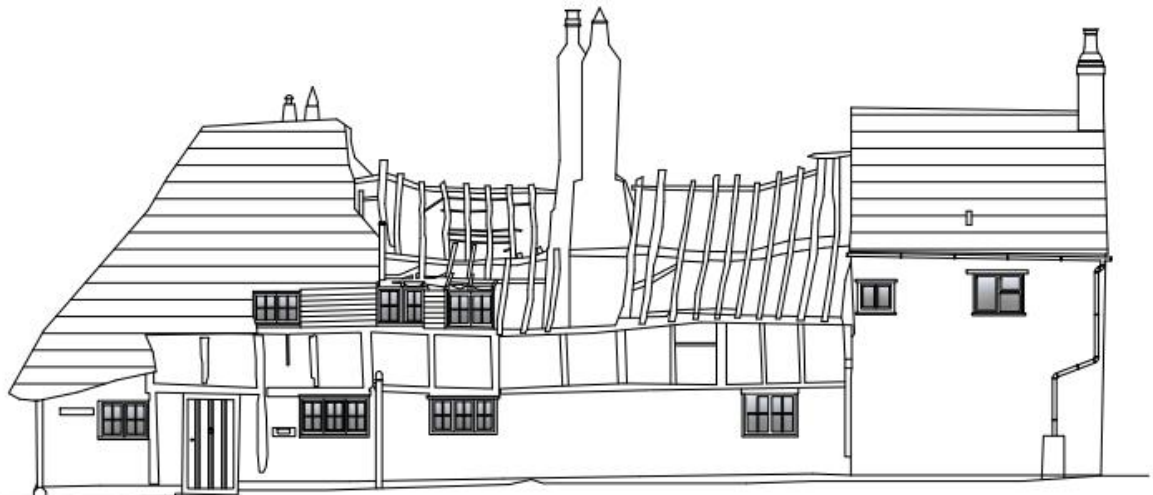
Existing Ground Floor Plan



Existing First Floor Plan



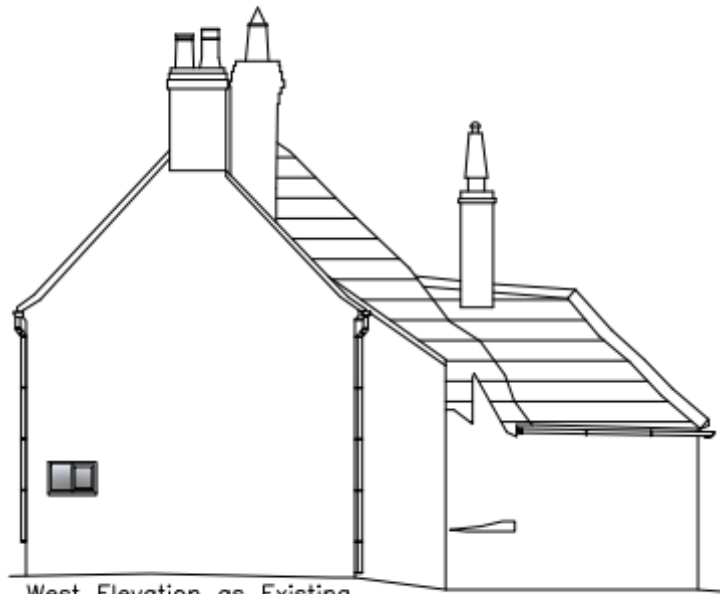
North Elevation as Existing



North Elevation as Existing



East Elevation as Existing



West Elevation as Existing

Appendix 2: NHLE Entry

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1319258
Date first listed: 25-Oct-1951
List Entry Name: ST MARY'S COTTAGE
Statutory Address 1: ST MARY'S COTTAGE, THE GREEN

Location

Statutory Address: ST MARY'S COTTAGE, THE GREEN

The building or site itself may lie within the boundary of more than one authority.

County: Buckinghamshire
District: Buckinghamshire (Unitary Authority)
Parish: Harwick
National Grid Reference: SP 80625 19027

Details

SP 81 NW HARDWICK THE GREEN

6/13 St. Mary's Cottage

25.10.51
GV II

House. C17, altered, and extended early C19. Timber frame with whitewashed brick and plaster infill, the ground floor mostly rebuilt in whitewashed brick. Thatched roof, hipped to left over single storey extension. Rebuilt brick chimney between right bays. 1½ storeys, 3 bays. Irregular 2 and 3-light barred wooden casements, 3 to first floor of left bays above the eaves with white-painted weatherboarding between. Board door to left. C19 extension to right is of whitewashed brick with dentil eaves and tiled roof, and has 2 storeys with 2 paired wooden casements to first floor. RCHM II p.142 Mon.4.

Listing NGR: SP8062519027

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 42162

Legacy System: LBS

Sources

Other

An Inventory of the Historical Monuments in Buckinghamshire Volume Two North, (1913)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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