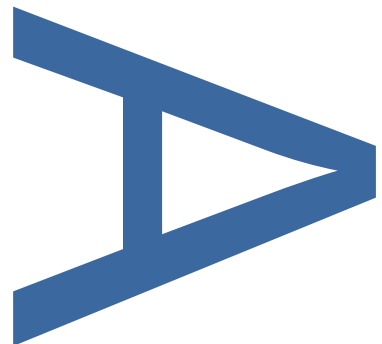
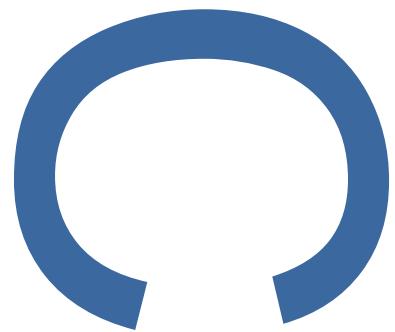


**HISTORIC BUILDING RECORDING
OF THE FARMHOUSE AND BOTHY,
SPRING GRANGE,
WOOD END,
ARDELEY,
HERTFORDSHIRE,
SG2 7BB**



PCA REPORT NO: R15208

NOVEMBER 2022

PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of the Farmhouse and Bothy at Spring Grange, Wood End,
Ardeley, Hertfordshire, SG2 7BB**

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PCA Report No. R15208

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Spring Grange,
Wood End,
Ardeley,
Hertfordshire,
SG2 7BB

Type of project

Historic Building Recording

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by the HCUK on behalf of Mr Bob Woodcock (owner) to undertake historic building recording and a historic building recording watching brief of the Grade II listed Farmhouse (Spring Cottage) and adjacent Bothy, at Spring Grange, Wood End, Ardeley, Hertfordshire. The recording was carried out before and during the proposed works which included refurbishment, single storey extension and part re-fenestration of the Farmhouse, plus the demolition of the Bothy, undertaken as part of a wider redevelopment of the site approved by East Hertfordshire District Council under planning ref 3/17/2822/FUL and 3/17/2823/LBC. The recording was undertaken in response to partially fulfilling an archaeological planning condition.
- 1.1.2 Spring Grange's listing description reads: *'House. W part late medieval, C16 lower NW wing, C17 main range replacing medieval hall, but E half demolished (probably after fire in 1947). Timber frame weatherboarded over a brick plinth. Stucco on N and E side walls. Steep old red tile roofs. An L-shaped house facing S with main range of 2 storeys and attics with large central chimney and lobby entry. The part to the left of the door survives with a 2-storeys wing extending to rear. Gabled porch to new entrance into SW room. 2 flush 2-light casement windows on front to each floor and 4-panel door with small hood. Very large red brick chimney with 4 diagonal shafts joined in-line axially over a moulded base. SW part has a chamfered beam and large squared joists. NW wing has an arch-braced roof and was possibly open to the roof. Main range is the left part of a symmetrical lobby entry plan house with 4 fireplaces in the central chimney, the E side ones now un-used. 4-centred brick arched fireplaces on W side on ground and 1st floors. Chamfered axial beams and exposed joists to lower room. (RCHM Typescript)*
- 1.1.3 The list description maintains that the western bays are a cross wing of late medieval date, with a 17th century main (front) range replacing a medieval hall. The outcome of the survey, mainly based on the style of the carpentry, broadly accords with this assessment, but also provides some insight into the nuances of the building's development and its internal layout.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by the HCUK on behalf of Mr Bob Woodcock (owner) to undertake historic building recording and a historic building recording watching brief of the Grade II listed Farmhouse (Spring Cottage) and adjacent Bothy, at Spring Grange, Wood End, Ardeley, Hertfordshire (**Figures 1 and 2**). The recording was carried out before and during the proposed works which included refurbishment, single storey extension and part re-fenestration of the Farmhouse, plus the demolition of the Bothy, undertaken as part of a wider redevelopment of the site approved by East Hertfordshire District Council under planning ref 3/17/2822/FUL and 3/17/2823/LBC.
- 2.1.2 The recording was undertaken in response to recommendations made by Alison Tinniswood, Historic Environment Officer at Hertfordshire County Council, who recommended both:
- 2.1.3 a) the archaeological building recording of the Farmhouse and the structure known as the Bothy in their present form before any development, alteration, or demolition commences and
- 2.1.4 b) the archaeological building recording of all interventions to the fabric of these buildings in areas where such works might reveal information relating to the development of the buildings, and for the purpose of recording any original historic features that may be exposed.
- 2.1.5 These recommendations follow para. 199 (etc) of the National Planning Policy Framework (2021) and relevant guidance contained in the Planning Practice Guidance and in the Historic Environment *Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015). The survey was completed in accordance with a Level 3 record as defined in Historic England, 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice* and with guidance outlined in ClfA, 2020 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.

2.2 Site Location and Description

- 2.2.1 Spring Grange is located on the eastern outskirts of Wood End hamlet (**Figure 1**). It presently includes a Grade II listed Farmhouse (formerly Spring Cottage) and a small bothy which lies within its curtilage. The Farmhouse comprises a cross-wing dating from the later medieval period and 16th and 17th century alterations and additions. The farmhouse was seriously damaged by fire in 1947, after which the damaged eastern part was removed (**Figure 11**), although it still retained sufficient internal and external historic fabric and features to merit its listing designation in 1984. The Farmhouse faces south onto Mentley Lane, the main road through the hamlet (**Figure 2**). A small single storey outbuilding 'the bothy' is located directly east of the main house, while to the north and east is open land, formerly part of the farmstead, which now forms the grounds to the house. High Tree Farm and its associated outbuildings (the farmhouse and barn are grade II listed) lies to the west, Highbury Farm lies to the south and the former Cherry Farm (see below) lies to south-west.
- 2.2.2 Spring Grange (Cottage) was designated as a Grade II listed building in May 1984. Its description reads:
- 2.2.3 *'House. W part late medieval, C16 lower NW wing, C17 main range replacing medieval hall (Figures 15 to 17), but E half demolished (probably after fire in 1947; Figure 11). Timber frame weatherboarded over a brick plinth. Stucco on N and E side walls. Steep old red tile roofs. An L-shaped house facing S with main range of 2 storeys and attics with large central chimney and lobby entry. The part to the left of the door survives with a 2-storeys wing extending to rear. Gabled porch to new entrance*

into SW room. 2 flush 2-light casement windows on front to each floor and 4-panel door with small hood. Very large red brick chimney with 4 diagonal shafts joined in-line axially over a moulded base. SW part has a chamfered beam and large squared joists. NW wing has an arch-braced roof and was possibly open to the roof. Main range is the left part of a symmetrical lobby entry plan house with 4 fireplaces in the central chimney, the E side ones now un-used. 4-centred brick arched fireplaces on W side on ground and 1st floors. Chamfered axial beams and exposed joists to lower room. (RCHM Typescript)

2.2.4 A report produced by Historic England describes Spring Cottage as ‘a short cross-wing to W. probably late-medieval, to which was added to E c.1600 an internal chimney house with lobby entrance, replacing an open hall. Perhaps at this time a narrow wing was added to N of the cross-wing to form an L-plan; the principal room adjoining the earlier house was a kitchen. The chimney-stack of the lobby-entrance house was re-built in brick in the mid 17th century. The house was restored c.1932 [...] in 1947 that part to E of the main stack was destroyed by fire (Figure 11).

2.2.5 Spring Cottage (Grange) due to its long-term disuse and deteriorating condition, appears on the East Herts DC Heritage at Risk register 2019/20 (ref 1174428). It lies within the Wood End Conservation Area which also includes a number of historic farmhouses and associated farms. Notably the former Cherry Farm, lying at a short distance to the south-west (Figure 2), incorporates an almost identical chimney stack with in-line diagonal shafts, so presumably shares a 17th century phase contemporary with Spring Grange (Plate 100). Its list description reads:

‘House. Early C17 incorporating C16 S wing. Timber frame on stepped red brick plinth, roughcast with steep old red tile roofs. A 2-storeys, T-plan, central-chimney, lobby-entry plan house facing E, with single-storey and attic rear service wing. Older crosswing at S end has floors at lower levels and front gable altered to a hip roof. Hall on S of central chimney with spacious stair projecting into rear wing. Kitchen to N of stack with narrow service room at N end. 5-structural bays to front range. 3 windows to each floor on E front with door in line with tall red brick central chimney with moulded base and 5 conjoined diagonal shafts in-line axially. Flush 3-light wooden casement windows with small panes. 4-panel flush-beaded door with inclined hood on shaped brackets. C18 3-light Gothick window on rear wall of chamber over the kitchen. C16 E crosswing has heavy jowled posts, cambered tie-beams, and a side purlin roof. Originally unheated it has an C18 external rear gable chimney serving the ground floor. Side-purlin roof to main range with later arched braces bolted under the truss collars’.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 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.

3.2 Legislation and Planning Guidance

3.2.1 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), most recently revised in 2021 and by the Planning Practise Guidance. The requirement for archaeological work is in accordance with NPPF Paragraph 194.

3.3 Planning Background

3.3.1 The Hertfordshire County Council archaeological advisor (hereafter referred to as the Curator) notes that the development site is in Area of Archaeological Significance No 392, as identified in the Local Plan (AAS No 29). This denotes the historic core of the medieval settlement of Wood End. Spring Grange is a Grade II Listed Building [Historic Environment Record No 15745]. The house is a timber-framed and weatherboarded structure on a brick plinth, in an L-plan with a main range of two storeys and attics with a large central chimney and lobby entry. This range was built in the 17th century but it has lost its eastern half (probably demolished after a fire in 1947). West of this, the house is late medieval, with a lower north-west wing added in the 16th century, which was possibly open to the roof. The house and two farm buildings are shown on the 1839 parish tithe map (**Figure 4**). The 1878 map (**Figure 5**) shows some changes to the farmstead lay-out but there is then little change until the farm buildings were demolished (other than The Bothy) in the later 20th century.

3.3.2 Planning applications 3/17/2822/FUL and 3/17/2823/LBC for planning permission and Listed Building consent were approved by East Herts District Council for 'The erection of 2 dwellings and 2 car ports, formation of access points, boundary walls and ancillary development. Refurbishment of listed building incorporating single storey extension, new ground floor window openings on West and East elevations, external steps and canopy added to South elevation, replace entrance porch on West elevation with timber porch. Car port extension to Bothy' at Spring Grange, Wood End, Ardeley, Stevenage, Hertfordshire, SG2 7BB. Planning permission is subject to a number of pre-commencement conditions including an archaeological condition (12), which states:

3.3.3 *'No development shall take place within the proposed development site 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 the planning authority and approved in writing. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological report of all the required archaeological works, and if appropriate, a commitment to publication has been made.'*

3.3.4 The recording was undertaken in accordance with a Written Scheme of Investigation (WSI) for historic building recording and evaluation at Spring Grange, Wood End, Ardeley (HCUK 2021), approved in advance of works by the Curator.

4 METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The general aim of the Historic Building Investigation and Recording as set out in the WSI (HCUK 2021) was to provide an appropriate record of the standing structures, prior to the proposed conversion and create a permanent archive and record of the archaeological information collected during the historic building investigation and recording fieldwork and analysis.
- 4.1.2 The specific aim of the recording project was to produce a Level 3 analytical record of Spring Grange and the Bothy, in line with the guidance set out in Historic England 2016 *Understanding Historic Buildings: a Guide to Good Recording Practice*. The record was to comprise both exterior and interior examination of the buildings, which were to be described and photographed.
- 4.1.3 The objectives of the project were:
- to undertake work in accordance with national best practice and guidelines,
 - to undertake a Level 3 survey of the building, including identification of any significant features, fittings or fabrics,
 - to provide a comprehensive visual record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local and regional importance,
 - to produce a Level 3 written report to include drawings, photographs and a written account, supplemented with information from the previous Heritage Statements,
 - to disseminate the findings of the work in an illustrated report, integrating the findings of the recording work to produce an appropriately detailed record,
 - to provide high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to conversion.

4.2 On-Site Recording

- 4.2.1 Building recording before refurbishment work was carried out on 6th and 7th July 2021 with a further visit, following the removal of external weatherboard and internal plaster made during the renovation works on 29th June 2022. A photographic survey comprising high resolution digital images was maintained throughout the project and a selection of photographs have been included in this report (**Plates 1 to 100**). **Figures 2, 11 to 17** show the location and direction of the plates.
- 4.2.2 The historic building recording was undertaken in accordance with a Level 3 record as set out in Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*. This involved a full photographic record, accompanied by a drawn record and descriptive account.

4.3 Project Archive

- 4.3.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code **HSGA21**. It is anticipated that the archive (copies of the report and photographs) will be lodged with the local museum. A copy of the report will be submitted to HCUK for onward submission to the client, the Council and the Hertfordshire Historic Environment Record.

4.4 Guidance

- 4.4.1 All works were undertaken in accordance with standards set out in:
- 4.4.2 ClfA (2020) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*
- 4.4.3 Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*

4.4.4 English Heritage (now Historic England) (2005) *The Presentation of Historic Building Survey in CAD*

5 HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 The following background is mainly taken from the Heritage Statement (HCUK 2017), and from on-line sources.

5.2 General

- 5.2.1 The Victoria County History provides the following information on the parish of Ardeley and the hamlet of Wood End (Page, W. 1912).
- 5.2.2 The parish of Ardeley was included in Odsey Hundred until 14 October 1843, when it was transferred to Edwinstree Hundred. The parish consists of scattered hamlets lying on the southern slope of the chalk hills of north-east Hertfordshire. The River Beane flows through the northern part of the parish, and the numerous lanes connecting the outlying parts of the parish are carried across it and its tributaries by means of fords.
- 5.2.3 Wood End is a considerable hamlet in the southern part of the parish. It contains the chapel of St Alban built in 1853, a congregational chapel and several farmhouses, including Lite's Farm, possibly the old manor-house. The manor house of Moor Hall, now converted into a farm, lies about a mile north of Wood End. At Gardner's is a homestead moat surrounding farm-buildings near the road from Great Munden to Rushden which here forms the boundary between Ardeley and Cottered and further north passes through the hamlet of Hare Street. These considerable farms and houses in a purely agricultural district doubtless represent the tenements of the well-to-do yeomen freeholders, who 'dealt much in the making of malt' (Chauncy, 1700). Chief among these were the Halfhide family, members of which lived at Gardner's End, Moor Green and Wood End, and the Shotbolt family which occupied the tenement called 'Cowherds' or 'Cowards,' afterwards called 'The Place.' By 1700, however, the prosperity of these families had much diminished.

5.3 Spring Grange

- 5.3.1 The earliest documentary reference to Spring Grange is a map and associated record of the parish of Yardley dating to 1744 (ref: DZ/110/P1, **Figure 3**). This map depicts the farmhouse set out with a different footprint to that of today, with a small in-line range projecting westward from the west side of the cross-wing and a large parallel-set range aligned east-west articulating with the northern end of the cross-wing. The farmhouse also extends in-line further to the east, this part of the farmhouse likely the part lost to the fire of 1947 (**Figure 11**). Two large detached agricultural buildings, probably barns and stabling, lie to the east and north-east of the farmhouse, while two small buildings are located around the periphery of the enclosed farmyard. The accompanying particulars detail the land holders as Rose and Mary Adams.
- 5.3.2 The next map which shows Spring Grange is the Dury and Andrews Topographical Map of Hertfordshire dated 1766 and Bryants Map (3) of the County of Hertford, dated 1822 (not illustrated). Both are of insufficient detail and small scale to determine any notable change to the buildings.
- 5.3.3 The Tithe Map for the Parish of Ardeley dated 1839 (**Figure 4**) shows the buildings in more detail. The farmhouse has clearly undergone some significant alteration, with the removal of the adjoining range to the rear, north side, leaving an 'L-shaped' plan form more reminiscent of that which survives today. The accompanying tithe apportionment records the landholder as Reverend Richard Ward and the tenant or occupier of Spring Grange (plot 82), then described as 'House, Buildings, Yard, Garden' as one Joseph Kent. The large outbuilding/barn sited along the Mentley Lane frontage remains unaltered, although the other outbuilding appears to have been replaced.
- 5.3.4 The Ordnance Survey 25-inch map published in 1878 (Sheet XIII.15, **Figure 5**) shows a similar arrangement of buildings at Spring Grange. The farmhouse is labelled as Spring Grange for the first time and retains its distinctive L-shaped plan. The rear bays of the western cross wing are coloured red, indicating that this section was brick-built,

in contrast to the timber-framed bays of the cross wing (to the south) and main body (former hall) of the house. The two large agricultural outbuildings to the east remain, although a diagonal range has been added onto the west side the northern building, and thereby enclosing a farm or stockyard. The present Bothy is clearly the south-west end of this diagonal range. The 1898 Ordnance Survey 25-inch Ordnance Survey map (Sheet XIII.15, **Figure 6**) shows little change to the site or the buildings.

5.3.5 Entries in Kelly's Trade Directories for 1902 and 1910 record Arthur Walbey and then John Sheppard as farmers at Springfield Grange, the latter also operating Leights (Lites) Farm. Spring Grange is referred to as Springfield Grange in the trade directories and this name persists in later directories.

5.3.6 Spring Grange was sold at auction on 30th May 1916 (**Figure 7**). The sales particulars (Ref: De-Le-Ba-11b) describe Spring Grange Farm, Wood End, Ardeley as:

'A picturesque FARMHOUSE, containing Four Bedrooms, Lounge Hall, Two Reception Rooms, Kitchen and usual Offices, with ample FARM BUILDINGS and about 68a. 1r. 10p. of rich ARABLE and MEADOW LAND the whole being let on lease with Chapel Farm to Mr H. Livings. The apportioned rent for this building being £72 3s 6d. Per annum.'

5.3.7 The particulars detail the accommodation as:

'On the First Floor, Four Bedrooms. On the Ground Floor, good Lounge Hall, Dining Room, Drawing Room, Kitchen with range, Scullery with copper and sink, outside Closet, Wood and Coal Shed. Kitchen Garden Orchard and small Lawn. Well sheltered Yard with CONVENIENT FARM BUILDINGS which include Granary, Nag Stable, Hen House, a 3-bay open Cattle Shed, Cow House, for 4 with manger, 3 bay Barn, Corn Barn, Coach house, two timber built and thatched Cow Cribs, Stockyard with open Cart Shed etc. The WELL CULTIVATED MEADOW AND ARABLE LAND, the latter being some of the best for corn growing in the district.'

5.3.8 Kelly's Trade Directory for 1918 records Henry Livings (who is mentioned in the sales details) as farmer and forage merchant at Springfield Grange and Chapel Farm. Thereafter, from 1922-1933, it is tenanted by William J. Brooks, farmer.

5.3.9 The Ordnance Survey 25-inch map of 1923 (Sheet XIII.15, **Figure 8**) does not show any obvious change to the footprint of Spring Grange or its associated outbuildings apart from the addition of an open-sided stock shed along the eastern boundary of the stockyard and south of the northernmost 'barn'. Its addition comes as part of a reconfiguration of the farmstead to create two self-contained stockyards. A small outbuilding to the east appears to have been demolished as a consequence.

5.3.10 In 1947, the farmhouse was severely fire damaged resulting in the complete loss of the eastern part i.e., that to the east of the main chimney stack (**Figure 11**). It formerly comprised 'three larger rooms' (Harbord, 1952).

5.3.11 Architect's plans and elevations (**Figure 9**) by F. H. Shann FRIBA drawn up after the fire in 1947 for R.E. Harbord (then owner and author of *The Parish of Ardeley: a Short History* (1952)) show the extent of the building after the fire. The ground floor plan comprises a scullery, larder and kitchen within the rear (north) projection of the cross wing, a hall with a winder stair and a dining room into which the main fireplace opens and a small lobby to the south of the chimney breast. Those other rooms to the east are marked as 'site of building destroyed by fire'. On the first floor are two bedrooms, a maid's room and a bathroom, while a small garret room is present within the roof space.

5.3.12 An aerial photograph (**Historical Plate 1**) of Spring Grange shows that by 1948 all of the farm buildings to the east of the farmhouse, apart from the bothy had been demolished and parts of the site, particularly along the roadside and close to the farmhouse, were occupied by large trees. A plan of Spring Grange (**Figure 10**) thought to have been drafted sometime during the mid-1970s shows the ground floor. It depicts few changes to the building since 1947, apart from the sub-division of the former kitchen/larder into two separate rooms. The southern Mentley Lane elevation,

the Reception room and Living room were all photographed in April 1975 (**Historical Plates 2 to 4**).

6 BUILDING DESCRIPTIONS

6.1 Introduction and General Description

- 6.1.1 The following descriptive text is based upon observations made during the initial site visits to record Spring Grange in July 2021 and the subsequent historic building recording watching brief. The latter was completed after the removal of much of the external weatherboarding and plasterwork, the demolition of the brick-built scullery range and an extensive internal strip removing lath and plaster from the walls and ceilings.
- 6.1.2 The farmhouse is laid out to an L-shaped plan, presenting its principal, long elevation to the south and onto Mentley Lane. The surviving timber-framed cross-wing, occupying the western bays, aligns with the front of the hall (**Figures 15** and **16**) but projects for a short distance to the rear (north) of the wall line. The cross-wing is laid out over two storeys and under pitched roof and incorporates a simple single storey, brick-built addition at its northern end (**Figure 18**). It adjoins the central bays (former Hall) to the east, which are also timber-framed, but are built over two and a half storeys below a steeply pitched roof and incorporate a large brick chimneystack (**Figures 15** to **18**). The eastern elevation is gable ended and sparingly fenestrated, while its corresponding western elevation is dominated by the western flank wall and pitch of the cross-wing, above which the gable of the higher central roof rises (**Figure 18**). The roofs are covered in plain or peg tiles, those on the rebuilt main roof using modern cement plain tiles and those to the cross-wing using older red clay plain and peg tiles. The elevations are a mix of painted weatherboard, render and bare brickwork.
- 6.1.3 The Bothy is a small single-storey, brick-built building, that once formed part of a larger range of buildings. It is set askew to the cardinal points and at odds with the orientation of the main house.

6.2 South Elevation

- 6.2.1 The southern road facing elevation has been re-clad in softwood ship-lap weatherboarding fixed using common steel round nails (**Figure 18**; **Plates 1** and **2**). The four windows, two lighting the ground and first floors of the hall (east side) and two (west side) lighting the equivalent storeys in the cross wing, are modern (later 20th century), larger, replacement casements built with 'traditional' small panes of either six or eight lights per casement (**Plate 10**). A photograph of Spring Cottage taken c.1975 shows a former arrangement of three over three sash windows (**Historical Plate 2**).
- 6.2.2 A brick-built dwarf wall, of nine (visible) courses, to which lowest course steps out by a quarter brick, extends the full length of the façade (**Plate 9**). It is built using large, frogged nine-inch bricks (230x105x70mm) laid in a sandy lime mortar, and is clearly a later addition built during the 19th or first half of the 20th century. The loss of some lengths of weatherboard reveal that the dwarf wall carries a much-decayed wall plate, comprised of re-used timber. The guttering is plastic and deformed, while the rainwater downpipe to the east side is cast-iron. The roof of the hall has been recovered using cement tiles, laid in regular courses and half round ridges. The chimney stack, situated at the eastern end of the present roof, is a large 17th century brick-built stack, with four in-line, diagonally-set, shafts. They are plainly built, rising from a base or pedestal with three prominent brick strings, and each shaft finished using two courses of oversailing brickwork.

6.3 East Elevation

- 6.3.1 The eastern elevation comprises the rebuilt end gable wall of the hall and the east facing flank elevation of the cross wing (**Figure 18**; **Plate 3**). The former, which represents the closing wall built after the loss of the eastern part of the hall, is constructed using Fletton brickwork, half a brick thick and rendered over. It incorporated two simple casement first floor windows on each side of the chimneystack. Small exploratory openings broken through the Fletton wall at ground

and first floor levels, reveal the eastern facing inglenook fireplaces (i.e., those corresponding to the fireplaces facing into the hall) on both ground and first floor. These 'sealed up' fireplaces share the same characteristics, built with wide Tudor style arches and narrow 17th century brickwork. The fire-back to the ground floor inglenook had been re-built or refaced using modern stretcher courses (**Plate 7**). The brick foundations of the lost eastern wing were still extant below an area of 'crazy paving' abutting the east side of the house (**Figure 11**; **Plate 8**). The bricks used were large, frogged bricks measuring 230x105-110mm x ? which represent a later 19th century underpinning of the east side, built as a foundation or dwarf wall of one and half bricks thick. The south-eastern corner of the brickwork was exposed, thus providing a width of 4.84m or 15ft 9 inches for the lost bay.

- 6.3.2 The eastern elevation of the cross-wing comprised two elements: a timber-framed two-storey wing and single storey in-line extension, added to its northern end (**Figure 18**; **Plate 3**). The cross wing is rendered and incorporates a large, inserted casement of three lights with small glass panes at ground floor (**Plate 11**) and a much smaller casement to first floor with fake lead-light glazing (**Plate 3**). A porched entrance, with a mono-pitch tiled roof, lies at the junction of the hall and cross-wing (**Plate 11**). It has an 'archaic' oak, plank and batten door with an arched head and a simple latch, which, along with the porch is a modern addition.
- 6.3.3 The in-line northern extension, a mix of brick and timber-construction, the latter representing an earlier phase, rebuilt, is now pulling away from the northern end of the cross-wing along its eastern side (**Plate 12**). The brickwork, mainly visible in the gable end wall uses 9-inch (230x68x105mm) bricks laid in an irregular Flemish/Flemish Garden Wall bond dating to the second half of the 19th century (**Figure 15**; **Plates 4 and 6**). A 20th century softwood door and timber casement provide the only external access and light into this small utility room (**Plate 12**). The roof is pitched and covered with red clay plain tiles.

6.4 West Elevation

- 6.4.1 The western elevations are mainly formed by the western flank wall of the cross-wing, although the gable end of the hall rises above its ridge line to the south (**Figure 18**; **Plate 5**). It is covered using softwood feather-edged weatherboard, which is a later addition either contemporary with or post-dating the building of the dwarf wall to the front (**Plate 9**). A timber framed porched entrance with a pitched, tiled roof lies toward the south-western angle (**Plate 5**). It is clad using the same weatherboard as the main walls, while the roof comprises a mix of older plain tiles and modern cement tiles. Simple two light casement windows are present in its side elevations (**Plate 6**). The porch floor uses red quarry tiles. The western flank wall of the cross-wing is extensively covered in ivy, which obscures observation, although the windows are typically simple 20th century casements (**Plate 13**). The western roof pitch is also partly covered in ivy but is covered in red clay peg tiles, the roof at its northern end is in a poor state, particularly around the junction of the chimney stack and at the gable end (**Plate 6**).

6.5 North Elevation

- 6.5.1 The north elevation represents the north rear wall of the hall and the corresponding gable walls of the cross-wing and extension (**Figure 18**; **Plates 3, 4 and 6**). The former is rendered and includes three modern casement windows, two at ground floor and one to the first floor (**Plate 3**). A large gable dormer, lighting the attic room, lies roughly central to the hall roof. It also has modern fenestration. A dwarf wall or plinth, equivalent to that present along the south elevation, extends for the full length of the hall.
- 6.5.2 The northern gable wall of the cross-wing, like the western elevation, is covered with feather-edge weatherboards and includes two small casements, set on each side of the through-ridge chimneystack (**Figure 18**). The northern wall of the in-line extension, is brick built and includes an in-gable chimneystack (**Figure 18**; **Plates 4 and 6**).

6.6 Internal Descriptions

6.6.1 Each room has been given an individual number, which is pre-fixed with G for ground floor or F for first floor.

6.7 Reception Room (G1)

6.7.1 This room lies at the southern end of the cross-wing and extends to a width, (north-south) comparable with the hall range to its east side (**Figures 12 and 15**). It can be entered via the secondary porched external door in its western side (**Plates 5 and 6**), or via internal doors from the living room (G2) or to the former kitchen (G3) (**Plate 14**). It is from this room (G1) that sole access up to the first-floor rooms is possible. As the room is unheated it may have been historically the 'low or service end' of the building.

6.7.2 The original or a secondary timber floor has been replaced with the present concrete screed floor, probably due to wet rot of the previous floor structures, a factor clearly evident within the present floor structure in the adjacent living room (G2). The ceiling is crossed by an axial or bridging beam, aligned east-west and centrally placed (**Figures 12 and 15; Plates 14 and 15**). It is a heavy scantling (10x9inch) oak beam with deep soffit chamfers, but without stops. The floor joists are laid flat and vary in scantling from c.5½-6 inches by c.4½ inches. The joists appear to be tenoned into the axial beam using a soffit tenon with diminished haunch, indicative of an early to late 16th century date. Many of the joists are not straight and are still partly 'in the round', with those, in particular to the north side of the axial beam, comprised of re-used timber, many showing empty mortices and one example sockets for diamond mullions (former windowsill). There are nine joists to the south side of the axial beam and ten to the north, the discrepancy due to the addition of a regular sawn joist as part of the structure supporting the inserted stair. Five of the nine floor joists to the south of the axial beam have scribed carpenter's marks at their northern ends. However, these are no longer in numerical sequence, numbering, north to south VI, VIII, III, V, blank, II, blank, blank, blank (so missing I, IV, VII and IX) (**Figures 12 and 15**). There was no evidence visible for carpentry marks on the joists to the north side.

6.7.3 The present stair is a later insertion, the northern sections of the three westernmost joists cut through and removed to create the opening for the stair; their cut ends supported on a lightweight trimmer held by a pair of square sawn posts (**Plates 14 to 16**). The northern ends of the remaining joists (north of the axial beam) are also tenoned into a lighter scantling, regular sawn beam, those position coincides with the south side of, and is part of the structure of the stair. Together this evidence certainly suggests that this floor structure had been altered or completely rebuilt, this is particularly the case to the north side, when the stair was inserted. The stair is too wide (c.36 inches) to argue for a re-use of an original, so it is likely to be contemporary with the alterations described above. It has a simple quarter turn with winder toward the base of the stair. The stair string and banister were formerly visible from (G1) as evidence survives of shaped ends to the treads, later boarded over. The newel posts are moulded but are not particularly ornate and the banister comprised simple stick-type balusters and a plain handrail.

6.7.4 A small niche, now fitted shelves, built into the north end of the eastern wall, is a former doorway, later blocked and converted (**Figure 12; Plate 14**). It would suggest that the present door opening into (G2) is not original unless there were two separate door openings into this room from (G1). The two doors into (G2) and (G3) are simple, lightweight four panel doors of a 19th century date, while the part glazed door to the stair dates to the 20th century.

Historic Building Recording Watching Brief Results (G1)

6.7.5 The removal of the internal lath and plaster wall coverings exposed the underlying timber framing across all four walls. The timber framing to the southern wall in (G1) had been rebuilt and post-dates the later medieval southern end of the original cross wing (**Plate 49**). It is constructed using primary bracing with two diagonal-set straight braces, interrupting the studwork. The primary bracing uses hardwood, much of it waney edged, with studs typically measuring 3x3 inch in scantling. Whilst the wall

plate and plinth wall had been replaced, the studs rise up to an historic oak mid rail (4x5 inch scantling) and south-western storey post. Both are regular in section and have been sawn. This primary bracing is repeated across the corresponding wall frame above at first floor level, showing that the southern wall to the cross-wing was completely replaced at sometime during the 19th century. During these works however, the existing first floor structure in (G1) was propped up, as its southern common joists are simply re-laid over the new mid rail of the new south wall. They (common joists) each butt up to the foot of the stud on the floor above.

- 6.7.6 The western flank wall of (G1, **Plate 50**) comprises historic wall framing, and a lighter internal frame added to carry the lath and plaster for the internal walls. The latter, formed by a series of irregular hardwood studs, is characteristically similar to the primary bracing present along the south wall. The earlier studs are quite heavy scantling at 4x6 inches and spaced at 30-40cm (12-16 ins) centres. They rise up to mid rails which are joggled on each side of the storey post, the latter carrying the axial bridging beam for the first floor. The use of joggled mid rails is also mirrored on the opposite eastern wall. The mid rails (6x5ins) are pegged into the storey post and both rails show evidence of a shallow V shaped linear trench along their soffits (**Plate 52**), cut to accommodate the top of a wattle panel for the walls. Further evidence for wattle panels was also seen along the inner side of the studs, by a series of opposite-set holes and grooves into which the horizontal staves were fixed (**Plate 51**). This confirms that the building's walls were plastered when first built. A remnant of wattle and daub walling survived between the studs along the west side and adjacent to the stair (**Plate 53**). It was set to the back of the studs and not formerly held by the wattle trenches and stave holes described, suggesting it is a secondary addition, possibly added when the house was stripped of its external plaster and was weatherboarded.
- 6.7.7 The western storey post is jowled below the level of the ceiling, where it receives the bridging beam. The end of the latter was perched onto a rebate cut into the post and was lapped around the post to the south. The removal of the lath and plaster in this area exposed the step and run out chamfer stops (late 16th to 18th century; Alcock et al 1996) not previously visible (**Plate 54**). The present external doorway into (G1) is a later insertion contemporary with the inner studwork and primary braced wall to the south, while the stair to first floor is also clearly a later addition and is also contemporary with the enclosing of the studwork and replastering of the walls using lath and plaster. The stair structure was exposed and had a closed string, with plain, carved console-like brackets below the ends of the treads and simple stick balusters (**Plate 55**). It is softwood construction, the treads and risers nailed and their junctions and strengthened by glued wooden blocks.
- 6.7.8 The northern internal wall of (G1) had recently been rebuilt using softwood studwork on top of a re-used sole plate and modern brick plinth (**Plate 55**).

6.8 Living Room (G2)

- 6.8.1 The living room floor had been reboarded using 7-inch softwood boards, but had deteriorated badly, collapsing in places, particularly to the east side and in the area of the fireplace (**Plates 17 and 18**). The room was crossed by a central axial beam, which aligned with that in (G1) (**Figures 12 and 15; Plates 17 and 18**) but was set much higher, at 2.35m (7ft 7ins) above the floor level, compared with 1.95m (6ft 4ins) for (G1). The height of the ceiling in (G2) is unusually high for a building of this age, although the hall, which is contemporary with the 17th century brick chimneystack, was clearly built over two floors, and given the level of the fireplaces at first floor, the ceiling height must be correct. The axial beam is of similar scantling at 9x10 inches and has deep soffit chamfers, stopped using an angled runout with a raised step (**Plate 19**). The ceiling/floor joists are laid in deep section (distinctly post-medieval) set at 13-inch centres and measure 6x3 inches scantling. They are regular timbers which are clearly hand or pit sawn and without decoration. Nail hole evidence to the soffits would suggest that they had been enclosed by a plaster ceiling. The eastern end of the axial beam is set into the brick chimneystack and rests directly on a timber pad, which in turn is supported by a 5½ inch scantling timber lintel spanning the full width of

the brick fireplace (**Plates 17 and 19**).

- 6.8.2 The inglenook fireplace is constructed using hard red bricks (measuring 225-230x50x100-105mm) originally laid in lime mortar, but badly repointed using a cement-based alternative (**Plate 17**). Its arched opening is built with a Tudor or four-centred arch which incorporates squint bricks to the arch soffit. The fire back is built with a quarter round at each end and the hearth is stone flagged. Deformation of the arch and cracking within the brickwork suggest some structural movement has occurred.
- 6.8.3 The main entrance into the house lies directly opposite the chimneybreast (G2A), conforming to a plan synonymous with a baffle or lobby entry, typical of the 17th century (**Figures 12 and 15; Plates 17 and 21**). Its door, which appears to be a 19th century replacement, only partly survives.
- 6.8.4 The corresponding space to the north of the chimneybreast (G2B) had been separated off from (G2) by a lightweight timber stud wall and latterly used as a WC (**Figures 12 and 15; Plates 17 and 18**). The brickwork, up to the level of the windowsill along the northern wall to (G2B), had been rebuilt using modern bricks laid in stretcher bond (**Plate 20**). It was built off an existing dwarf wall which extends the length of the north side and entailed the removal of the lower sections of at least two 7-inch scantling timber posts, one just west of the window and the other toward the north-east corner.

Historic Building Recording Watching Brief Results (G2)

- 6.8.5 The timber framing wall to the southern, northern and western walls in (G2) were exposed. The southern wall of (G2) comprised heavy scantling studs (6x3ins) set a c. 35-40cm (13-15ins) centres (**Plate 56**). A modern casement window lay central to the bay, its insertion likely re-using the location of an earlier, much smaller window. A large curving internal tension brace is sited to the west of the window. It is trenched and nailed into the inner face of the one stud it crosses and tenoned and pegged into the storey post to the west (on the line of the internal wall between (G1 and G2). The brace was quite thin, measuring 8x1inches, and had been cut away at its base by the insertion of the present casement. The mid rail was chamfered along its soffit and double pegged into the storey post, while the first-floor joists were simply halved over the top of the mid rail. Two further storey posts were present to the east and adjacent to the chimneybreast (**Plate 57**). One post doubled up as the jamb for the main entrance and the other now forms the easternmost corner post, but together they formerly defined the lobby entrance. The lintel to the present door opening is not original and is probably a 19th century replacement. A number of replacement 6x2inch softwood joists formed the ceiling over the lobby (G2A).
- 6.8.6 The western internal wall to (G2) was originally the eastern flank wall of the cross-wing (**Plate 58**). It shared some characteristics with its corresponding western wall (to G1), namely the use of joggled mid rails, heavy scantling studwork (6x5ins) and the same form of wattle features, particularly the V-shaped trench to the mid rail soffit (**Plate 52**). Most notable is the presence of two large internal (to the former hall) tension braces radiating out from either side of a central storey post (**Plate 58**). The braces were pegged into the storey post and extended between post down to sill. They were trenched and 'nailed' using heavy iron spikes across the backs of the two original studs that survived. The southern brace had been cut away to form the internal door between (G1) and (G2) and the northern tension brace broken off mid length, possibly when the stair was inserted. The latter also entailed the truncation of the northern mid rail to fit in a new post into which the trimmer beam for the stair well opening was attached. It also formed the southern jamb for another door opening into (G2), which had subsequently been blocked-up to form a niche. The positions of the tension braces, biased to the outer face of the studs and the location of the wattle panels, flush or slightly recessed to the rear, suggest they were built to be visible from the former hall.
- 6.8.7 A new blockwork plinth and sole plate had been built along the northern wall to (G2) and a large new opening created (**Plate 59**). The surviving wall studding flanked the

new opening, with the two studs to the west both showing evidence, in the form of empty trenches, of a former internal tension brace. The brace was pegged into a storey post at the north-western corner of (G2), which butted up against, but was independent of the east wall of the cross-wing, showing that the two, the cross wing and the hall were distinct and not contemporary structures. The internal wall to the former small ground floor room/WC (G2B) has recently been removed and replaced with blockwork, while the former rotten timber floor in (G2) has been covered with concrete screed (**Plate 57**).

6.9 Entrance Hall (Former Kitchen, G3)

6.9.1 The former kitchen (G3) lay central to the cross-wing (**Figures 12 and 15**). External access was possible through the post-war (post-1947) porched entry along its east side (**Plate 11**), while a door in its north wall opened into a former larder, now kitchen (G4) (**Plate 22**). The room is lit by a large 19th century three light casement inserted into its east wall and just north of the porch (**Plate 24**).

6.9.2 The room is simply re-plastered using a gypsum plaster but incorporated a fitted, 19th century shelved corner cupboard and a set of display shelves, built along its south wall (**Plate 23**). A large fireplace is present central to the opposite wall (**Plate 22**). It retains a tall, plain, 19th century timber fire surround, built with an integral mantle shelf on simple shaped brackets. As it most probably once surrounded the kitchen range, described in the sale particulars of 1916, the present brickwork, built to form a much smaller domestic fireplace following the removal of the range, must post date the sales particulars. The soft red bricks of the fireplace are laid in hard cement mortar and the brick flat head to the opening includes a tile course, features more typical of a second quarter to mid 20th century date.

6.9.3 The ceiling, unlike that in the adjacent reception room (G1), simply comprises a series of common joists spanning the full width of the room, east-west, which does not incorporate an axial beam (**Figure 15; Plates 22 to 24**). The common joists are sawn, 4 x3inch joists, laid deep section, which given the room width and lack of central support are starting to sag. They show no sign of embellishment and were formerly enclosed by a ceiling, seen by nail hole evidence in the soffit of each joist. The joists must represent a re-flooring of this bay as they are clearly not original. Perhaps an original binding beam followed or was positioned close to the north wall to (G3) or alternatively there was an axial bridging beam running along the centre, either option removed or altered when the large chimneybreast for the kitchen fireplace was inserted.

Historic Building Recording Watching Brief Results (G3)

6.9.4 The western wall of (G3) comprised a series of regular, heavy scantling studs (6-7x 4ins) set at c.40cm (16 inch) centres. They align directly with corresponding wall studs in the upper register at first floor and above the mid rail. Each of the lower studs have been strengthened along their bases by the addition of shorter lengths of hardwood nailed into their northern sides, alongside a replacement sill. The studs show evidence of internal lime-washing and wattle features (holes and grooves) cut into the opposing faces of the studs. The V-shaped trench to secure a wattle panel, was also present along the soffit of the mid-rail. The latter (mid-rail) fell away slightly in height from south to north, possibly due to a deformation of the wall frame and was set lower than the western mid-rail in (G1). Its southern end, which was pegged into the storey post (between G1 and G3), was at a level which coincided with an empty mortice for a former transverse beam (east-west) and a mortise for a tension brace, cut into the inner (east face) of the storey post (**Plate 60**). The present first floor common joists spanned the full width of the room and were laid over the back of the mid rail or as the mid-rail rose in height to the south were trenched-in to maintain a level floor.

6.9.5 The corresponding mid-rail (7x6ins) to the east wall was similar in size and set at the same level. All the original studs to the lower register were no longer extant, removed or altered following the insertion of both the large casement window and the rear doorway. A closer inspection of the mid-rail, revealed evidence of an original

mullioned window, lying central to the east wall, its lintel formed by the mid-rail but the sill now lost. The window measured 86cm (c.34ins) wide and was built using three diamond-set mullions (2x2.75ins wide) at c.8.5inch centres (**Plate 61**). The southern end of the eastern mid-rail had been cut through at the junction with the later (17th century) central bays (G2, Hall) and was propped-up upon a short post, butted up against the back of the north-western corner storey post to (G2, **Plate 62**). It (the short post) also carried the primary braced wall frame between (F3) and (F6) at first floor and the stair structure. There survived no evidence for an original/early first floor structure above (G3).

6.9.6 The northern internal wall of (G3) had been removed along with the brick chimneybreast to the former kitchen.

6.10 **Kitchen (G4)**

6.10.1 Entry into kitchen (G4) from (G3) is through an opening to the east of the chimneybreast with a 19th century plank and batten door (**Plate 22**). There is a distinct rise in the level of the floor between (G3) and kitchen (G4), with a step up immediately to the rear of the door opening (**Plate 22**). The floor is covered in parquet, while simple post-war fitted kitchen units and shelving is present along the east and north walls and a free-standing cooker backs against the rear of the chimneystack (**Plate 25**). A former meat safe with mesh fronted doors, probably a residue from its former use as a larder, occupies the alcove to the west of the chimneybreast (**Plate 26**). The kitchen is lit by a small 19th century two light casement window set off centre in the east wall (**Plate 25**). While the ceiling and walls are plastered, the presence of the original storey posts, which represent the northernmost extent of the cross-wing, can just be determined in the north-western and north-eastern corners of the room. Two wrought iron straps cross the ceiling, to tie the rear (north) wall of (G4) back into the armature of the chimneystack. The rear of the chimneystack was covered in a thick layer of paint and appears to have been built using larger sized bricks.

Historic Building Recording Watching Brief Results (G4)

6.10.2 The former kitchen (G4) represents the final, northern bay of the cross wing, which is slightly narrower north-south than the bays to the south. The west wall appears to have been much altered (**Plate 63**) with none of the original studs surviving within the lower register.

6.10.3 The northern section of the mid-rail is a recent insert which now simply butts up against the northern end of the original rail and has been re-inserted into the original mortice, cut into the north-western storey post of (G4). Peg holes in the latter show that the mid-rail did extend the full width of the bay prior to being cut away to create the former kitchen window. The lower section of the upper register was also visible. Four original stout studs remain, the bases of the northernmost pair and the base of a large downward internal tension brace cut away to accommodate a former window, which also entailed the removal of a section of mid rail (later re-instated, see above) and cutting through the weatherboard. The sole plate along the west side is a later replacement as is the brick-built wall plinth, the latter constructed using soft red bricks, in English bond and in lime mortar. The transverse beam between (G3) and (G4) shows evidence in the form of pegging and mortices for a former internal wall, now lost.

6.10.4 The northern wall to (G4) represents the end of the cross-wing (**Plate 64**). The studwork below the level of the tie carrying the first floor are all later insertions, primarily irregular and waney edged oak, similar to the 19th century work already described. The transverse beam to the northern end wall and its corresponding beam at (G3/G4) carry a number of first floor joists which include a mix of waney edge joists and four very stout common joists (7 x 4-5 ins), simply halved over the tops of the transverse beams and laid flat (**Plate 65**). A trimmer joist central to the ceiling and along the south side of the bay locates the position of the former brick stack, which, along with the tie bars, has since been removed. The transverse beam at the (G3/G4) junction had been cut through, removing a section of the beam, to facilitate access

into the former bathroom (F7) on the first floor. Accordingly, a modern oak post with braces has been inserted to provide support for the floor.

- 6.10.5 The original studwork in the lower register of the east wall (below the mid rail) has been replaced, those present either waney edged and halved over the outer face of the mid rail and nailed in or re-used studs and new (Plate 66). The sill plate is recent and sits, like the northern wall to (G4) on a rebuilt blockwork wall. The upper register is visible and includes a large internal tension brace between storey post G3/G4 and the mid rail.

6.11 Utility/Scullery Room (G5)

- 6.11.1 The utility room (G5) lies within the northern in-line extension and is entered through a door opening central to the party wall with the kitchen (G4) (**Figures 12 and 15; Plate 28**). A butler sink and post-war fitted cabinets are present along the north (rear) wall to the east of a central chimney breast (**Plate 27**). The latter dates from the 19th century and is built with a large fireplace opening with a simple segmental rowlock arch. It latterly accommodates a boiler responsible for hot water, fed by a water tank mounted adjacent to the chimneybreast. A large cupboard is located within the south-western corner of the room, backing onto and overlying the weatherboarded north-facing wall of the cross-wing (**Plate 28**). Clearly it was not considered necessary to remove the weatherboard prior to the addition of the extension. A small casement window, similar to that in the kitchen, lies along the east wall (**Plate 27**) and to the north of a door opening with a plank door (**Plate 12**). It is close to this junction that the east wall of the extension is becoming structurally detached from the main building (**Plate 12**). The floor, like the kitchen, uses parquet and the walls, on three sides are brick built, although the flank walls include a wall plate which also form the lintel to the window and door openings, east side. The roof is enclosed behind a hardboard ceiling but appears to use or reuse quite heavy scantling timbers.

Historic Building Recording Watching Brief Results (G5)

- 6.11.2 The scullery had been completely demolished and rebuilt with modern blockwork and green oak replacement (**Plate 64**).

6.12 First Floor

- 6.12.1 The first floor is laid out with a large heated (i.e., with a fireplace) bedroom (F2) within the hall and two smaller bedrooms (F1 and F6), one heated, one unheated, within the cross-wing (**Figures 13 and 16**). The distortion of the floors within both front bedrooms (F1 and F2) suggest an historic problem with subsidence along the front (south) of the building (**Plate 29**). The stair rises within the southern bay of the cross-wing to articulate with a narrow passage (F4), running alongside the north wall, providing access to bedrooms (F1 and F2) and stair to the attic (**Plate 30**). A perpendicular passage (F5) extends north from the first-floor landing (F3), along the eastern side of the cross-wing to connect with bedroom (F6) and ultimately the bathroom (F7) (**Plate 31**). There is a distinct change in floor levels between the cross-wing and the central hall and between the central bay of the cross-wing and to the northern end bay. These changes are noted at ground floor level, the former in a higher ceiling height of the hall and the latter by a step up in floor level in the kitchen.
- 6.12.2 Passages (F4) and (F5) have both been reboarded using 6-inch softwood floorboards. These boards also extend for 50cm into and along the north side of bedroom (F1). This measurement broadly equates with the position of the axial beam (and therefore storey post) in (G1) and represents the removal and replacement of the former floorboards in association with the reworking of the first floor and insertion of the new stair. There is a single step down from the landing into (F5), which may relate to a reworking of the first-floor structure, but a step up into the bathroom (F7). Why this is the case, apart from an equivalent step up in (G4), is unclear. The position of the stair to the attic room complicates access to the lost end bay at first floor unless access was via bedroom (F2) to the south of the chimneystack. As that would seem undesirable, the present stair is likely to have been added after the fire of 1947 when the end was bricked-in (**Figure 9**). It is however plausible that a narrower stair to the

attic floor that enabled access to the eastern bays, was present.

6.13 **Bedroom (F1)**

6.13.1 Bedroom (F1) is entered through a plain 19th century four panelled door (**Plate 32**) and is in-eaves along its west wall. The walls and ceilings are plastered, the former retaining beaded skirting boards. The single casement window is a rudimentary 20th century replacement of two lights and small panes. It nestles below the tie-beam (**Plate 68**), which is exposed along the south wall and forms the lintel to the window opening. The floor retains many of its original oak floorboards (plus some replacements to the north). The original boards butt up to each other and are laid east-west, perpendicular to the floor joists. They are wide in dimension and measure between 10 and 13 inches.

Historic Building Recording Watching Brief Results (F1)

6.13.2 The northern and southern walls of (F1) are both built using hard wood primary braced wall frames, with two downward braces that interrupt the waney edged common studs, of which the latter are double nailed into the braces (**Plates 67** and **68**). The positioning of the braces in both walls would suggest that the window and door openings are both contemporary with the wall frames. The northern wall also forms the southern wall to the stair well, whose northern equivalent, forming the southern wall to (F6), is closely comparable (**Plate 69**). The character of these frames points toward a re-ordering of the first-floor rooms when the present stair was added. The northern wall includes a regular cut tie beam (5 x 4 ins) which simply laps over the top plates of the earlier cross-wing to each side, tied into the west side using a heavy wrought iron strap. Above the tie-beam, short studs rise to ceiling level and a raking strut extends to support the western roof purlin. The ceiling beams are post-war and the roof structure above, is built using machine-cut hard wood common rafters.

6.13.3 The southern wall, like its corresponding wall at ground floor, is primary braced (**Plate 68**). The tie-beam is similarly lapped over the top of the two top plates of the cross-wing, although the southern ends of both top plates are both now supported by later, storey posts, contemporary with the primary bracing.

6.13.4 The western wall frame comprises a lightweight inner wall frame of waney edged, hard wood studwork, nailed into the original wall frame, which was added to carry the laths for the plastered walls (**Plate 70**). A large storey post lies off centre to the room, but originally centrally between the southernmost post of the cross-wing and the storey post just north of the stairwell (so between F1 and F3). The jowl to the post appears to have been hacked back flush, probably when the wall was reworked for a plaster finish. There is a scarf joint in the top plate just to the south of the post. It appears to be face-halved and short-bladed scarf with two face pegs (**Plate 71**). Rebates cut into the face and top of the plate evidence the position of a former tie beam. The length of plate to the south of the post is uncharacteristically waney and the studwork of this southern bay includes some misshapen timbers. The wall to this bay is limewashed and retains infill wall panels built in between but to the rear of the studs (comparable to that seen in G1). They comprise vertical, riven, withies and horsehair lime plaster. This is not repeated to the north of the storey post. An unusual downward tension brace is present along the west wall, extending down from the southern (replacement) storey post (**Plate 70**). It is trenched around the back of the first stud, but to the front of the next stud and then to the back of the next stud, so is strictly neither an internal nor external brace. These irregularities suggest that the west wall of the southernmost bay had been partly rebuilt in antiquity. Evidence of a former, probably original window is present immediately north of the storey post, suggesting this section of the west wall is not altered. The window comprised the empty sockets for two diamond mullions, biased to the outer face of the wall and set apart at c.8-9 ins centres. The studding in this section of the wall was also less regular when compared with that to the north.

6.13.5 The eastern wall showed the same use of an inner, lightweight, hard wood frame of studs for the laths to attach, nailed into the older wall frame of the cross wing. In common with the west side, it included a corresponding storey post which also had

had its jowled head hacked back flush with the top plate/wall (**Plate 72**). The wall retains three original, stout (6x4ins) studs, each pegged in and retaining evidence, in the form of opposing holes and grooves for staves along with a V-trench cut into the soffit of the top plate. The head of the storey post has empty mortices in its north and south sides, which formerly received the top of tension braces, while the two studs to each side both have empty trenches cut across their backs, into which the tension braces were housed, demonstrating that they were once internal braces (to the hall) (**Plate 73**). The top plate (6x6ins) was slightly cambered/deformed and had been cut away at its north end to enable unrestricted passage from the stair into passage (F4). Its northern cut end now butting up against a hard wood post which was part of the later stairwell insertion phase.

6.14 **Bedroom (F2)**

6.14.1 This is the principal bedroom, heated by the large fireplace along its eastern side (**Plate 33**). The brickwork closely matches that described for the inglenook in (G2) and is clearly a continuation of the fireplace below. The bricks measure 220-225x50x100-105mm and are set in a hard lime mortar. Many show evidence of straw marks and those used for the four-centred arch (soffit) and upper courses of the jambs are squinted and, with regard to the latter, terminate in a simple stop. The fire back has splayed corners and the tiled hearth. The brickwork has been repointed in the recent past using inappropriate mortar. A cement skirting extends around the base of the fireplace and at the junction with the floor. This is a recent addition as it overlays post-war softwood floorboards, along the south side of the brick chimneystack, which were added post-fire.

6.14.2 A recess, present within the brickwork along the south side of the chimney breast (**Plates 33 and 34**) is mirrored to the north side. It is formed from two re-used timber lintels. Although not accessed, a corresponding fireplace, heating the former first-floor chamber to the east of the chimneystack, is present and can be glimpsed through a recent opening cut through the blocking wall.

6.14.3 A central bridging or axial beam extends east-west across the ceiling, its eastern end set into the brick chimneystack and slightly off-centre to the north (**Plate 33**). The beam is more discoloured/burnt closer to the fireplace and is c.9-inch scantling, chamfered but not stopped along its soffit. The ceiling joists were not visible, hidden above a plaster ceiling, but they appear to slope away either side of the bridging beam.

6.14.4 There survives evidence of a cut back jowled head to a storey post in the south wall, aligning with the front of the fireplace (**Plate 34**), and with a corresponding 'bulge' in the north wall of passage (F4) (**Plate 30**). Another jowled storey post is visible to the east up against the blocking wall (**Plate 34**) and along with a tie beam, to the west at the wall junction between (F2) and (F1). The north wall to bedroom (F1) and also (F2), are both lightweight stud walling. The floor retains, apart from the section to the south of the fireplace, its original 17th century oak floorboards. They are laid east-west and measure between 9 and 12 inches in width. Some lengths of beaded 19th century skirting remain.

Historic Building Recording Watching Brief Results (F2)

6.14.5 The western wall of (F2) lies along the junction of the two main historic phases and mainly comprises the east wall of the cross-wing (described above in Watching Brief Results, F1) but also includes a later, higher-set, tie beam, which carries the western end of the main axial bridging beam supporting the attic floor above (**Plate 74**). The tie beam connects with jowled storey posts (north and south), both independent of the cross-wing, which is braced into the southern storey post using a straight brace (6 x 1 inch), nailed into the top plate of the cross-wing as it crosses it and morticed into the south post and high-set tie-beam.

6.14.6 The north wall to (F2) or south wall to passage (F4) is typically formed from hard wood primary braced walling (**Plate 76**), but also includes some softwood studs, one example with a Baltic timber mark.

- 6.14.7 The southern wall represents the 17th century rebuilding of the hall (**Plate 77**). It is characterised by two straight, internal tension braces (6x1inch), extending between the tops of the two gradual swell, jowled, storey posts down to the mid rail. The braces are trenched across and sit flush with the inner faces of the studs. The latter typically measure 6x4inch scantling and along with post and rails are limewashed. The top plate is simply decorated using a small chamfer along its soffit and some of the studs appear to be re-used. There is no evidence for wattle features, suggesting that the building was plastered onto laths nailed into the outer face of the wall frame or boarded from the outset, although generally weatherboarding on domestic buildings was not popular until the 18th century (Brown, 1986). The central window is a post-war improvement of possibly an earlier opening. Another window, not formerly apparent, lies to the east and within the small bay to the south of the chimneystack (**Plate 78**). It is formed by removing the upper halves of two studs and pegging-in a trimmer or timber sill into the two studs to each side. Two studs had later been inserted to block the opening. This area of the southern wall frame including the two storey posts, showed extensive evidence of burning.
- 6.14.8 The ceiling structure over (F2) is 17th century, comprising a large chamfered axial bridging beam with no stops and a series of common joists. The latter appear to not fit correctly into the bridging beam, whose mortices are mainly larger, suggesting that this beam was re-used (**Plate 79**). The ceiling joists are all hard wood and relatively regular at 4x3ins. They are scribed marked using Roman numerals on the east side of each second joist (ranging from I to V) and are tagged to the north side (**Plate 80**). The joists fit into the axial beam using a mid-tenon with what appears to be a diminished haunch; their outer ends simply laid over the top plates. They are directly overlain by 8-inch boards which form the floor to the attic storey, although these floorboards have in turn been overlain by narrower, modern softwood boards, post fire.
- 6.14.9 The north wall to passage (F4) shared many of the same characteristics as the south wall of (F2), using the same style of straight, internal tension braces, relatively stout studding and a chamfered top plate. A large modern casement window had been inserted into the north wall, opposite to (F2), while a much smaller window, blocked using a single, central, stud, lay just to the east of the central storey post (**Plate 81**). The storey post in the north-west corner was independent of the cross-wing structure. Another central storey post lay to the east, aligning with the front (west face) of the chimneystack and another storey post further east, aligning with the back (east face) of the chimneystack. The two posts together formed a narrower chimney bay, central to the two large 17th century bays which flanked it.
- 6.15 **Passage (F5) and Bedroom (F6)**
- 6.15.1 The passage (F5) is covered with 19th possibly 20th century softwood 6-inch floorboards (**Plate 31**), which also extend to the west to form the floor within bedroom (F6). Passage (F5) is lit by a small 19th century casement window in its east wall and is in-eaves. The wall plate, extending along the length of the east side, is tied into a storey post at its south end via a heavy wrought iron strap. Empty peg holes present along the base of the wall plate, indicate the former arrangement of the wall frame.
- 6.15.2 The eastern wall to bedroom (F6) is a lightweight stud wall which is probably contemporary with those forming the north sides of bedrooms (F1) and (F2). It is entered through an opening with a 19th century four panel door and lit by a small 19th century casement window, rebated into the base of the wall plate (**Plate 35**). The wall plate is visible along the length of the west wall and shows the same evidence of pegging for wall studs, at c.19-inch centres. A tie beam is also partly visible along the south wall, presumably extending above the head of the door in (F5) to connect with a storey post at the junction of the cross-wing and hall.
- Historic Building Recording Watching Brief Results (F5 and F6)***
- 6.15.3 In common with the bedroom (F1/F2), a section had been removed from the eastern top plate of the cross wing in order to enable the introduction of the stair (F3) and first

floor passage (F4). The eastern flank wall (between mid rail and top plate in F5) comprised regular spaced (18-19 inch centres) straight, stout studs, each showing evidence of wattle features, along with a V trench cut into the plate soffit. Jowled storey posts are present at the junction of (F6/F7), both sides, while evidence of an original window with three diamond mullions (so four lights) lies immediately south of the eastern post (**Plate 82**). The window measured 36 ins in width, with the mullions set at 7-8 inch centres. The western wall of (F6) comprised a regular series of six, straight and stout studs, which aligned with the studding below the mid rail at ground floor and were pegged into both the top plate and mid rail (**Plate 83**). A edge-halved scarf joint (inaccessible) is present in the top plate at mid-point, west side.

6.15.4 The northern wall to (F6) is formed by a series of light weight, inserted waney edged studs, the lower studs set between the first-floor transverse beam and the tie beam and the upper, from the tie beam to an inserted ceiling joist. They are typically lapped and nailed into the horizontal beams. A pair of later softwood raking struts rise from the top of the tie beam to support the side purlins along both sides of the roof. Most notable is the presence of two curving arch braces, to which the later studs are trenched around, which rise from the heads of the jowled storey posts to the underside of cambered tie beam. They are double pegged into the post and triple pegged into the tie beam (**Plate 84**). Part of the eastern arch brace has been cut away for a doorway between (F6) and (F7) (**Plate 85**). This doorway also entailed the removal of a section of the first-floor transverse beam and the southern end of the adjacent floor joists in (F7). The southern wall between (F6) and the stairwell (F3) is hard wood and primary braced (**Plate 86**).

6.16 **Bathroom (F7)**

6.16.1 Bathroom (F7) occupies the final end bay of the cross-wing (**Figures 13 and 16**). Its floor level is built 19 inches above the level of that in the passage (F5) and bedroom (F6), the difference bridged by two steps. The brick chimneystack (from within the kitchen below) lies central to its south wall (**Plate 36**). It is over-painted and constructed using relatively large bricks measuring 230x65x105mm.

6.16.2 The room contains a standard bath, placed along its west side and a single hand basin and toilet, to the north and east respectively (**Plates 36 and 38**). Storey posts with gradually swelling jowled heads are visible in each corner of the room, as are the wall plates to the east and west walls and the two tie-beams to both the north and south walls (**Plates 36 to 38**). The south wall also retains part of the south-eastern arch brace, cut through by the door into the bathroom (**Plate 37**). The curved 8-inch arch brace is pegged into both the storey post and the soffit of the tie beam. Whilst the corresponding arch brace is not visible, peg holes which match those to the east, betray its presence. The tie beam is triple pegged into the top of the storey post while the wall plates are correctly trapped between the tie beam and jowl on route to the two northern posts. The tie-beams are slightly cambered, and both are embellished with chamfered soffits, suggesting these upper chambers were open to the full height of the roof. Peg holes present along the base of the northern tie-beam for wall studs are set at c.18-19-inch centres, which is a similar arrangement to the pegging in the eastern wall plate. The walls and ceiling are lath and plaster and the two fixed casements, 20th century additions.

Historic Building Recording Watching Brief Results (F7)

6.16.3 The removal of the floorboards in (F7) revealed the underlying floor joists. They were a mix of waney edged joists and four, stout (6 x 4 inch) joists, flat laid and simply halved over the transverse beams (**Plate 65**). Both of the eastern and western walls to (F7) retained curved downward internal tension braces (**Plates 87 and 88**), set at the southern end of the bay and trenched and nailed into the inner faces of the studs, while an external curving downward tension brace was present on the northern (outside) of the north-eastern storey post (**Plate 89**). Its equivalent on the north-western storey post had however been removed.

6.16.4 Evidence of a historic window opening was present immediately adjacent to (south)

the north-eastern corner storey post (**Plate 89**). Its positioning, next to a storey post, is consistent with the other historic window openings (identified) across the first floor. The studding along the east, north and west walls is stout, regularly spaced and pegged into the top plate or tie beam. The west wall is perhaps the most interesting as it retains what appears to be original wall infill, comprising wide (up to 3 inch) riven vertical-set withies, wedged between and tied to the horizontal staves using lengths of creeper, such as honeysuckle (**Plates 90 and 91**). This is overlaid by a hair tempered daub with lime, laid flush with the inner face of the studs and presumably the outer faces, the latter not visible due to the later weatherboarding.

6.16.5 The northern gable wall above the slightly cambered tie-beam survives mainly intact below a later collar nailed into the principal rafters (**Plate 92**). The four studs below the collar are correctly pegged in (to the tie-beam) and now enclose two modern casements. The two inner studs are halved and nailed around the back of the later collar, while the single stud above the collar is a later addition. The latter is nailed into the principal rafter, although a trench which held one end of the original collar can be seen along the west side. The soffits of the principal rafters above the collar level show a series of circular holes drilled to receive vertical staves (**Plate 93**) for an infill wall.

6.16.6 Narrow slit like mortices (**Plate 94**) present in the inward face of the northernmost principal rafter and corresponding slit mortices in the north face of the opposite (F6/F7) principal rafter show that the roof in this end bay (at least) was visible and embellished with paired wind braces. Given that the tie-beam between (F6) and (F7) showed no evidence for studwork and therefore an internal wall, it appears that together (F6 and F7) and perhaps (G3 and G4), formed one single (two bay) chamber which was open to the rafters.

6.17 Attic (A1)

6.17.1 The dog leg stair which rises to the attic floor is a post-war construction, squeezed into a tight space to the north side of the chimneystack (**Figures 9, 13 and 16; Plate 30**). It leads up to a small landing (**Plate 39**) and thereon into a single bedroom (A1) within the roof attic space (**Figures 14 and 17; Plate 40**). This room is in-eaves and has a modern (post-war) floor constructed using 11cm softwood floorboards (overlying earlier wider boards). The dormer and the casement window are equally modern additions, as is the internal partition wall along its west side, which separates the habitable bedroom from the exposed western end of the main roof and the roof over the cross wing (**Plate 41**). All fixtures and fittings are modern. The bedroom occupies the space to the west of the chimneystack, whose gradually tapering brickwork remains exposed along its east side (**Plate 40**).

6.17.2 A door opening in the west wall provides access into the roof space and the opportunity to inspect the roof structures over the hall and cross-wing (**Plate 41**). The roof over the attic, west of the chimneystack is a modern roof built using 3x2inch rafters, with nailed in collars and light purlins, also nailed into the rafters. This is clearly the replacement roof rebuilt after the fire of 1947. The roof over the northern bays of the cross-wing is a clasped side purlin roof built in oak (**Plate 42**). The sawn, oak common rafters typically measure 4½ x 3 inches and are laid deep section. Most are quite regular in form, although some have waney edges or, particularly those to the east pitch, discoloured or burnt. The roof is purely functional, and as there is no evidence of embellishment or decorative bracing, and in its present iteration was not built to be visible. The southern bays of the roof had also been reworked, probably during the 19th century, as the common rafters in this roof section are nailed into a softwood ridge board, also smoke blackened, which in turn carries a plate and the studwork for the later gable end. A machine cut purlin extends along the outer western roof pitch only, to unite with an earlier purlin, using a splay scarf, within the less altered northern half of the roof. The common rafters in this roof are correctly pegged at the apex, while the broad, side purlins are braced using good oak collars, alongside lighter birds-mouth intermediate collars. The ceiling above the southern rooms (F1) and the stair use lightweight machine cut joists and are later post-fire replacements.

The outer western pitch remains less effected and retains evidence of straw between rafter and tile, used as a bedding for the peg tiles

Historic Building Recording Watching Brief Results (Roof)

6.17.3 The northern part of the roof over the cross wing is an historic roof but is not the original. The common rafters include some re-used wide and flat laid original rafters, alongside later additions. The former show evidence of halving where they were formerly pegged together at the ridge, prior to the insertion of the ridge board. The roof is a clasped side purlin form using collars pegged into the principal rafters and intermediate collars positioned at half bay widths (**Plates 95 and 96**). The rafters pinch a narrow ridge board, suggesting that these northern bays had been reworked, probably when the southern part of the cross wing, which uses regular machine cut timber, was rebuilt during the 19th century. The roof structure over the front (south) bays (above F1 & F2) is all post-fire (**Plates 97 and 98**).

6.18 Bothy

6.18.1 The bothy once formed part of a larger range of farm buildings that first appear on the Ordnance Survey map of 1878 (**Figure 5**). The remains of outbuildings to the south-east of the bothy were still extant at the time of recording (**Plate 48**).

6.18.2 It has a small rectangular plan (**Figures 11 and 19**). It is a single storey building with gable ends facing north-east (**Plates 43 and 45**) and south-west (**Plate 44**) and a deep cat slide roof to the rear (north-west). The walls on three sides are rendered, the low northern wall to the outshut, built using red bricks (220x65x110mm) laid in an irregular stretcher bond. The roof is covered with 20th century red clay tiles and half round clay ridge tiles.

6.18.3 A modern porch with a softwood, tiled mono-pitch roof supported on re-used timber posts, shelters the main entrance in the south-east wall (**Plate 45**). The windows are all simple casements, probably fashioned by a local carpenter/builder and the doors, one each in the north-west and south-east walls, are 20th century replacements (**Figure 19**). A shouldered, external brick-built stack, lying centrally along the south-western flank wall, is a later addition or rebuilding, constructed using machine-made bricks with a pressed textured face (**Plate 44**).

6.18.4 Internally, the bothy is divided into three rooms, with two small rooms (B2 and B3) in the outshut to the north-west side of the principal space (B1) (**Figure 19**). Room (B1) has plastered walls and a wood block parquet floor. The ceiling has exposed joists, incorporating an axial oak bridging joist aligned north-west to south-east and common ceiling joists of variable scantling (**Plates 46 and 47**). They all rest upon a timber wall plate that extends the full circuit of the room (B1). A hatched opening in the ceiling provided a view to the roof structure constructed using softwood machine cut rafters and a ridge board. A corner fireplace has been built into the north-west corner of (B1). It is constructed using small 20th century fireplace bricks (140x45x60mm) and has a cast-iron hearth manufactured by REDFYRE, a company whose history dates back to no earlier than the 1930s. A built-in cupboard above the fireplace contained a small water tank and an electrical switchboard.

6.18.5 The two small rooms to the north-west lay within the outshut. Both were entered through separate door openings with four panel doors and Bakelite handles of interwar date, the eastern (B3) incorporating a WC which could also be accessed from the yard. The corresponding room (B2) had been stripped out but was lit by a large casement.

7 DISCUSSION

- 7.1.1 The historic building recording and historic building recording watching brief, completed prior to and during refurbishment works to the Grade II listed Spring Grange, formerly Springfield Grange or Spring Cottage, endeavoured to provide a greater understanding of the historic and structural development of this complex and much altered, farmhouse. The list description maintains that the western bays are a cross wing of late medieval date, with a 17th century main (front) range replacing a medieval hall. The outcome of the survey, mainly based on the style of the carpentry, broadly accords with this assessment, but also provides some insight into the nuances of the building's development and its internal layout.
- 7.1.2 The building most likely started life as a hall house, built with at least one cross-wing or end bay along the west side of an open hall. Little structural evidence for the open hall and no evidence for a corresponding cross-wing to the east of the hall remains. Despite this, their presence cannot be dismissed given the popularity of a three-unit plan with hall flanked by high (solar) and low (service) ends. These were typical of medieval and early post medieval hall houses in an unrestricted site.
- 7.1.3 Presently, only the western cross-wing of the hall house remains, the open hall having been replaced by the larger, two and a half storey front range during the 17th century. Why this occurred is not clear although the replacement of an open hall with a larger, more functional unit is not such an uncommon event as many (medieval halls) were rebuilt due to their low roof heights, particularly when a first floor was required (Smith, 1992). It therefore appears that a contemporary hall and cross-wing is not that common.
- 7.1.4 Analysis of the western cross-wing showed two distinctly different forms of historic wall construction (along with later rebuilding works) and therefore two main historic phases of build. Although both of box frame construction, the wall frames of the two southern bays (covering G1) were constructed with staggered or joggled mid-rails and stout but irregular studding, while the northern bays (G3 and G4) were far more uniform with a central mid-rail and regular, closely studded walls with internal tension bracing in the upper register. The east wall of (G1) also used tension braces, a form of stiffening that became quite dominant, particularly in the south and east, from the early 15th century, while internal bracing halved across the studs emerged from the end of that century (Walker, 1998). The location of these tension braces, visible from the east and the lack of evidence for windows along this side, together support the assertion that a hall, adjoining onto these southern bays, was present.
- 7.1.5 It is not clear whether this end bay was originally single storey or was floored, as the present floor structure (supporting F1) appears to be a later introduction, based on the irregularity of the carpenter's marks across the common joists, the crude connections between axial beam and storey posts and the re-use of timber. If not originally floored then the present floor was possibly inserted at the same time that the wing was extended to the north, sometime during the early-mid 16th century. Hall houses built with a combination of a storied bay at one end and an open service bay at the other are not uncommon across Hertfordshire, with few houses below manorial level built with two storied ends/wings (Smith, 1992). Analysis of the wall plate along the west side of (F1) revealed a crude face halved and bladed scarf joint of a type which occurs no earlier than the later 16th century, suggesting that if these bays are earlier, a reworking of this side, possibly during a later reroofing event, occurred.
- 7.1.6 The northern extension to the western end bay produced a longer cross-wing projecting to the rear north, an alternative of similar scale to the south is not possible due to the proximity of Mentley Lane. This extension was built over two floors, although its first-floor structure (above G3 and G4) is not of the same phase. Given that a number of early, stout common joists, laid parallel with the flank walls, remain in the final bay (G4), it seems possible that an equivalent arrangement of joists formed the floor above (G3) or alternatively these floors are a later 17th or 18th century flooring of a once open bay, embellished with deep arch braces. Evidence for unglazed

diamond-mullioned windows lighting the ground and first floor is present along the more sheltered eastern elevation. The western elevation of the extension, perhaps more affected by the prevailing wind, was built blind, although a window, likely a later introduction, is present in the west wall of the earlier southern bays (F1 and F3). A clasped side purlin roof, more widely used from early in the 16th century, is present over the whole of the cross-wing but it is not in its original form and appears to have been rebuilt or repaired on a number of occasions. No evidence remains for a predecessor, although given the later date of the northern bays, a form of side purlin roof is most likely. The presence of deep arch braces rising to the tie-beam in (F6 and F7) and evidence for decorative wind-bracing within the roof show these first floor rooms (F6 and F7) were open to the rafters. The ceilings seen throughout these rooms are later 18th or 19th century additions, built off plain joists nailed into the existing rafters. Internal tension braces were used at first floor while evidence of one (of a pair) of external display braces, were present across the northern end wall.

- 7.1.7 During the early to mid-17th century, the medieval old hall was demolished and replaced with the present two and a half storey front range. This addition, with its large central brick chimneystack was a substantial investment and a notable improvement or modernisation of the house, providing four, large, heated principal rooms over two floors, with garret accommodation within the new roof space. This remodelling changed the plan of the building by adopting a lobby or baffle entry, where the main entrance opened into a small lobby backing onto the chimneystack, thus forgoing the need for a cross-passage. It was built independent of the cross-wing, with its storey posts built alongside the existing storey posts, a new tie beam added to carry the elevated roof line and a section of the eastern wall plate (cross-wing) removed in order to unite the two ranges. The roof over the front range was completely replaced following the fire of 1947, although the historic first floor and attic floor structures remain. Their axial bridging joists are integrated into the body of the brick chimneystack and directly or via an elevated tie-beam, built off the eastern wall frame of the cross-wing. These relationships together with the consistent marking of the ceiling joists over the first-floor room (F2) show that both floors are contemporary with the addition of the front range, the attic floor, utilising and ably accommodated within the tall pitched roof.
- 7.1.8 The house thereafter has seen many smaller changes allied with alteration to the internal layout of the building and the addition in the 19th century of a small brick-built scullery (now demolished). The internal 'modernisation' entailed the enclosure of the former visible lime-washed studwork of the cross-wing (southern bays) behind plastered walls, resulting in the hacking off of the jowls on the first floor, the creation of the present stair bay, which may have replaced an earlier smaller stair in this location, and other internal divisions to form rooms and passages. For reasons unknown, the southern end wall was completely rebuilt over two floors. The character of the walling using waney edged oak and primary bracing suggests it was carried out during the later post-medieval and at a date around the late 18th/19th century. The fenestration was primarily modern (post-war) although it is likely some replaced older windows in the same locations.
- 7.1.9 More recent events, specifically the complete loss of the eastern bays to fire in 1947 have had a significant impact upon the building, which now appears awkward and 'out of balance'. This is particularly apparent when compared with the neighbouring Cherry Farmhouse, a more complete and broadly contemporary farmhouse built with an identical brick stack, central to the front range (**Plate 100**). The similarity in form, date and appearance of the chimneystacks suggest the same hand was employed to construct, or indeed improve, both of these old, out-dated, hall houses during the 17th century.

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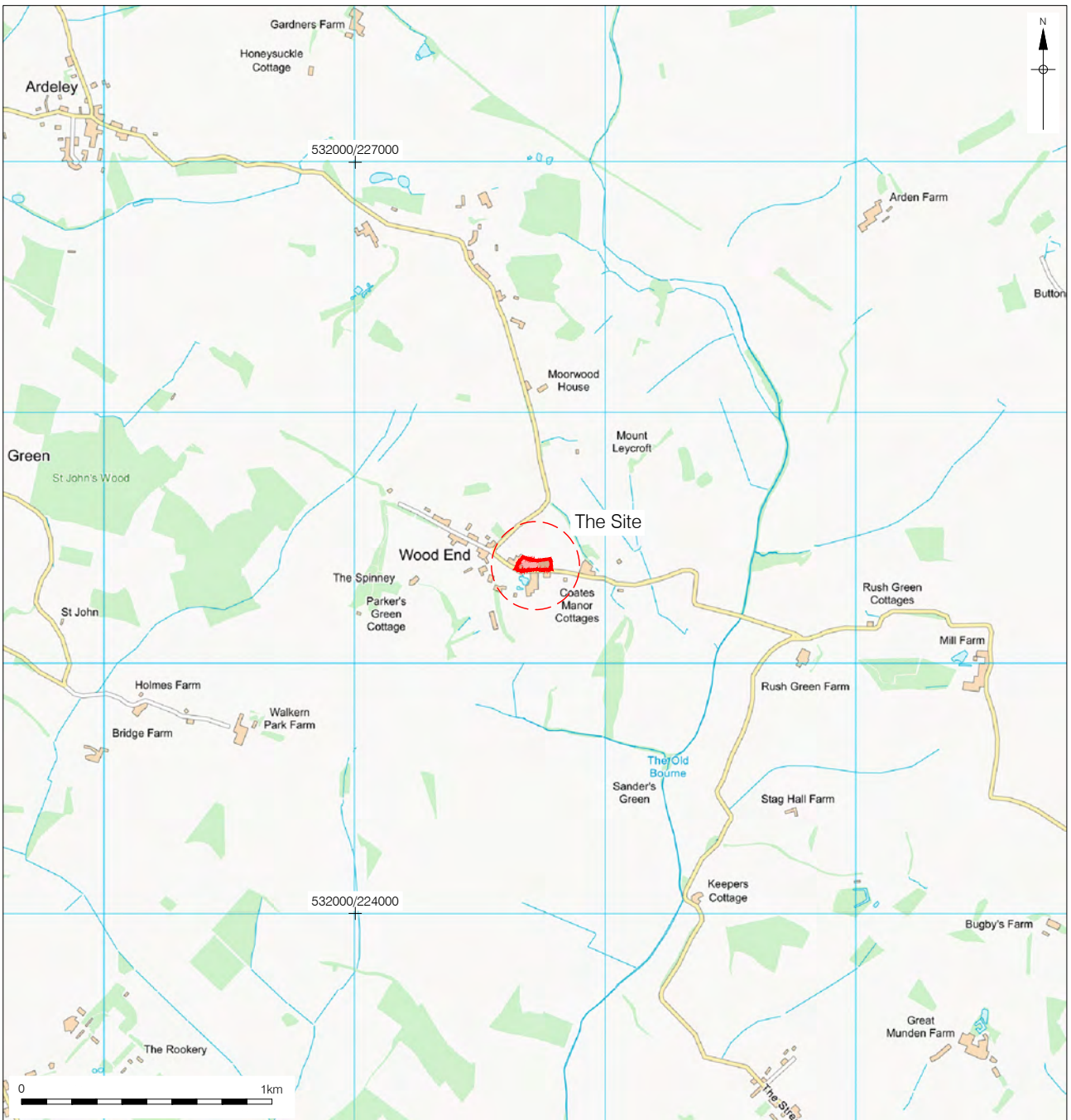
<https://www.visionofbritain.org.uk/place/2443>

10 APPENDIX 1: OASIS FORM

Summary for preconst1-511152

OASIS ID (UID)	preconst1-511152
Project Name	Analytical Buildings Record (Level 3) at Spring Grange, Wood End, Ardeley, Hertfordshire, SG2 7BB
Sitename	Spring Grange, Wood End, Ardeley, Hertfordshire, SG2 7BB
Activity type	Analytical Buildings Record (Level 3)
Project Identifier(s)	Historic Building Recording of the Farmhouse and Bothy at Spring Grange, Wood End, Ardeley, Hertfordshire, SG2 7BB
Planning Id	3/17/2823/LBC, 3/17/2822/FUL
Reason For Investigation	Planning: Listed Building Consent
Organisation Responsible for work	Pre-Construct Archaeology Ltd
Project Dates	06-Jul-2021 - 29-Jun-2022
Location	Spring Grange, Wood End, Ardeley, Hertfordshire, SG2 7BB NGR : TL 32710 25390 LL : 51.9112404862205, -0.072066958605362 12 Fig : 532710,225390
Administrative Areas	Country : England County : Hertfordshire District : East Hertfordshire Parish : Ardeley
Project Methodology	Building recording before refurbishment work was carried out on 6th and 7th July 2021 with a further visit, following the removal of external weatherboard and internal plaster made during the renovation works on 29th June 2022. A photographic survey comprising high resolution digital images was maintained throughout the project. The historic building recording was undertaken in accordance with a Level 3 record as set out in Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice. This involved a full photographic record, accompanied by a drawn record and descriptive account.
Project Results	Spring Grange's listing description reads: 'House. W part late medieval, C16 lower NW wing, C17 main range replacing medieval hall, but E half demolished (probably after fire in 1947). Timber frame weatherboarded over a brick plinth. Stucco on N and E side walls. Steep old red tile roofs. An L-shaped house facing S with main range of 2 storeys and attics with large central chimney and lobby entry. The part to the left of the door survives with a 2-storeys wing extending to rear. Gabled porch to new entrance into SW room. 2 flush 2-light casement windows on front to each floor and 4-panel door with small hood. Very large red brick chimney with 4 diagonal shafts joined in-line axially over a moulded base. SW part has a chamfered beam and large squared joists. NW wing has an arch- braced roof and was possibly open to the roof. Main range is the left part of a symmetrical lobby entry plan house with 4 fireplaces in the central chimney, the E side ones now un-used. 4-centred brick arched fireplaces on W side on ground and 1st floors. Chamfered axial beams and exposed joists to lower room. (RCHM Typescript) The list description maintains that the western bays are a cross wing of late medieval date, with a 17th century main (front) range replacing a medieval hall. The outcome of the survey, mainly based on the style of the carpentry, broadly accords with this assessment, but also provides some insight into the nuances of the building's development and its internal layout.

Keywords	Hall House - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	
HER	Hertfordshire HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	
Archives	



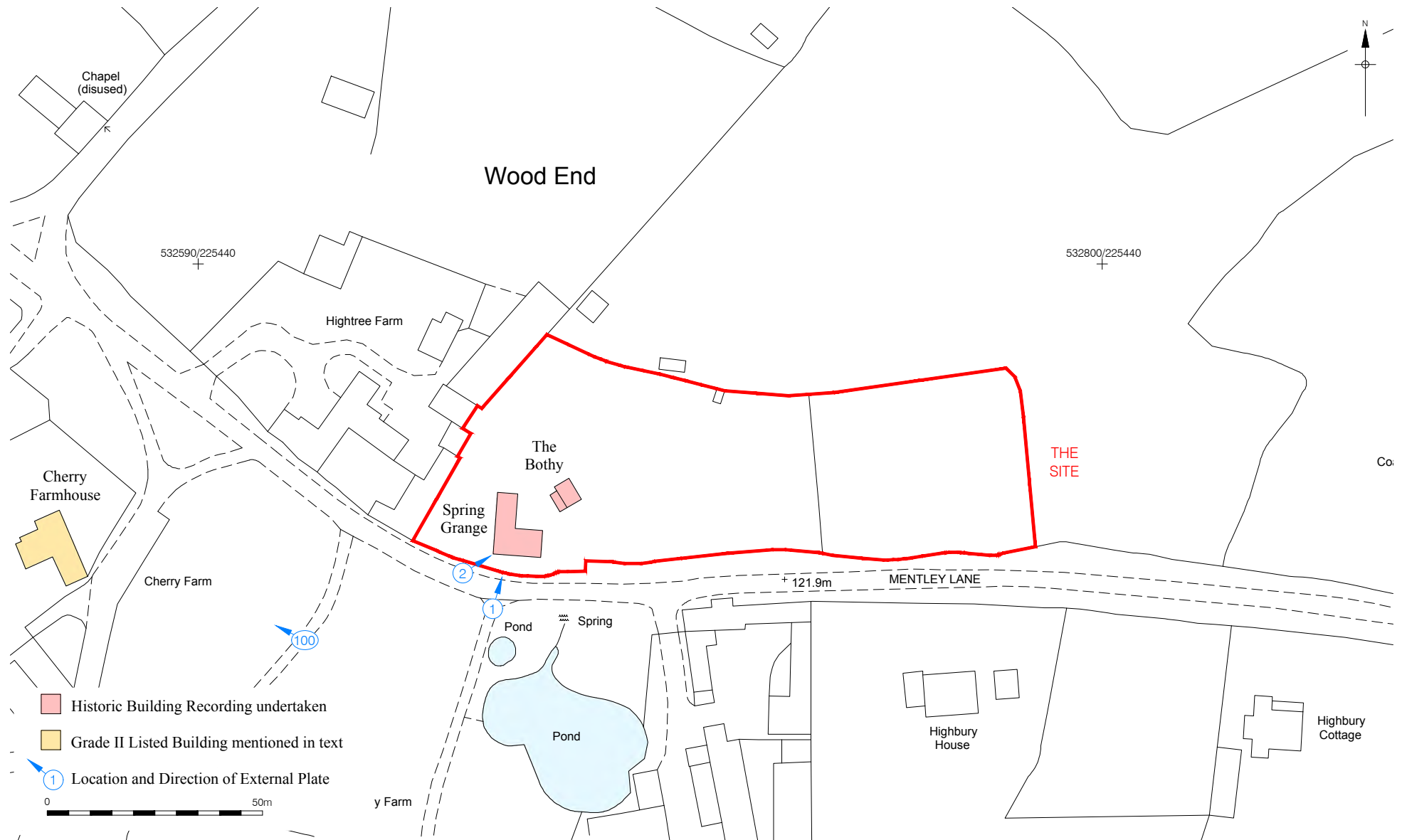
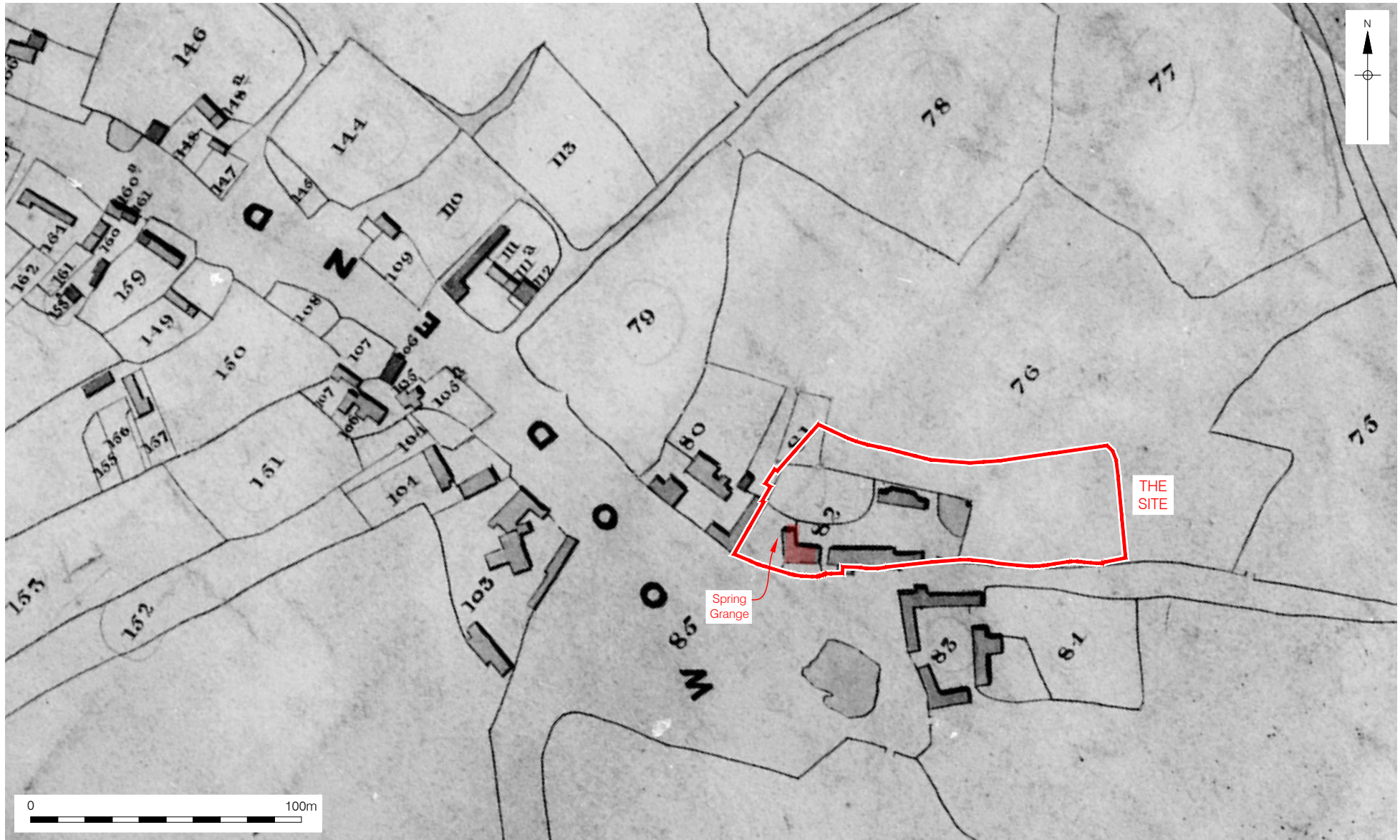
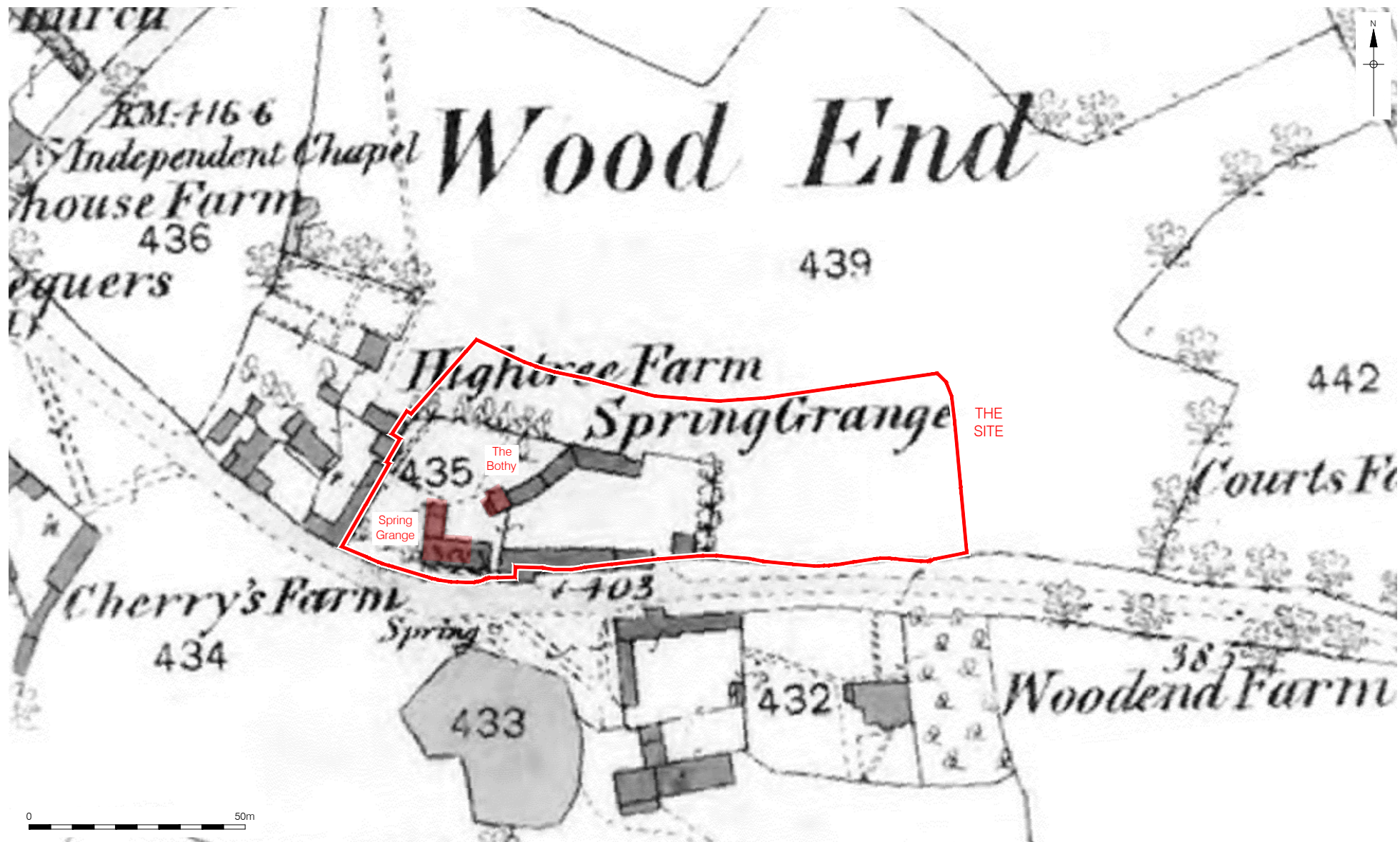
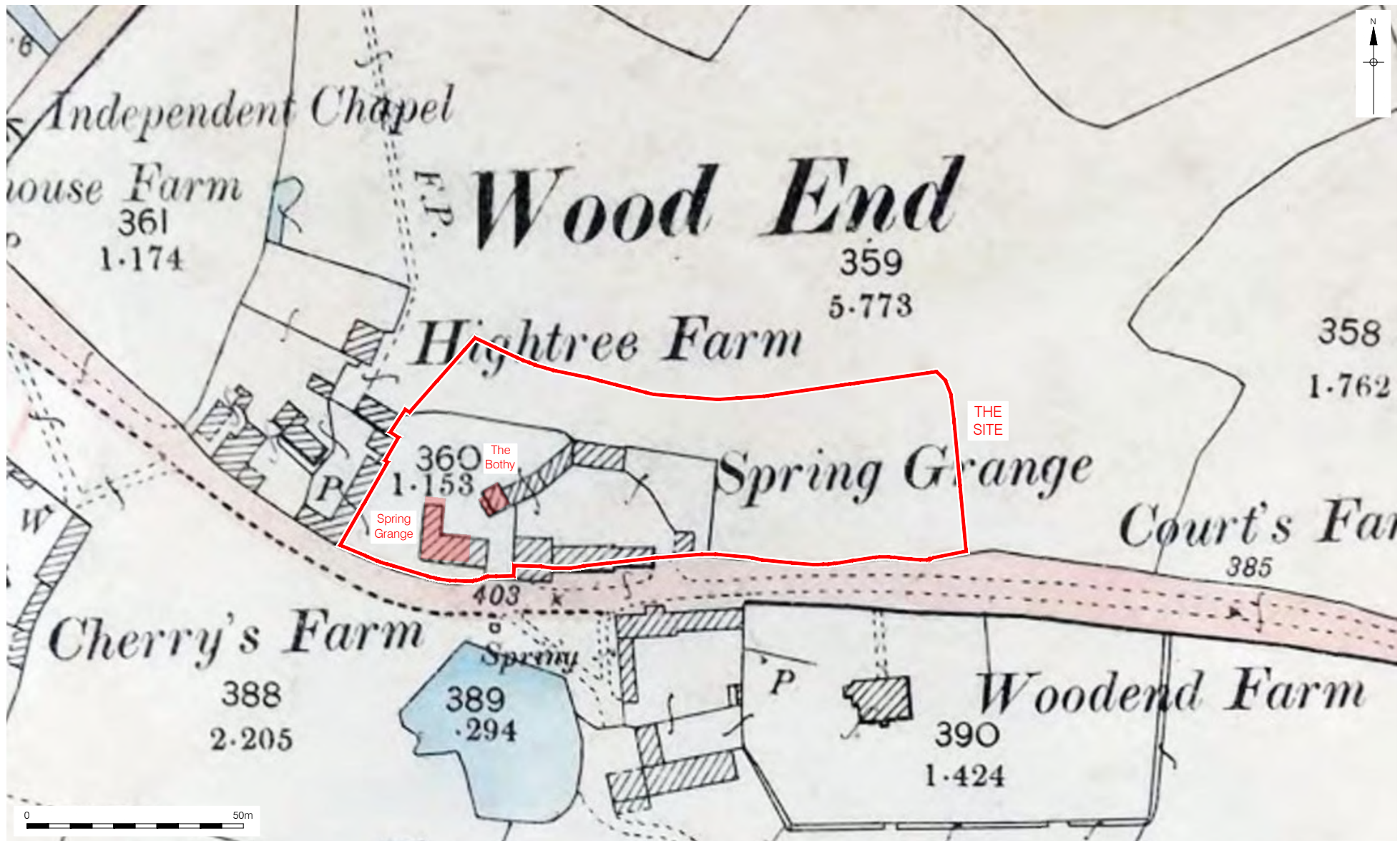


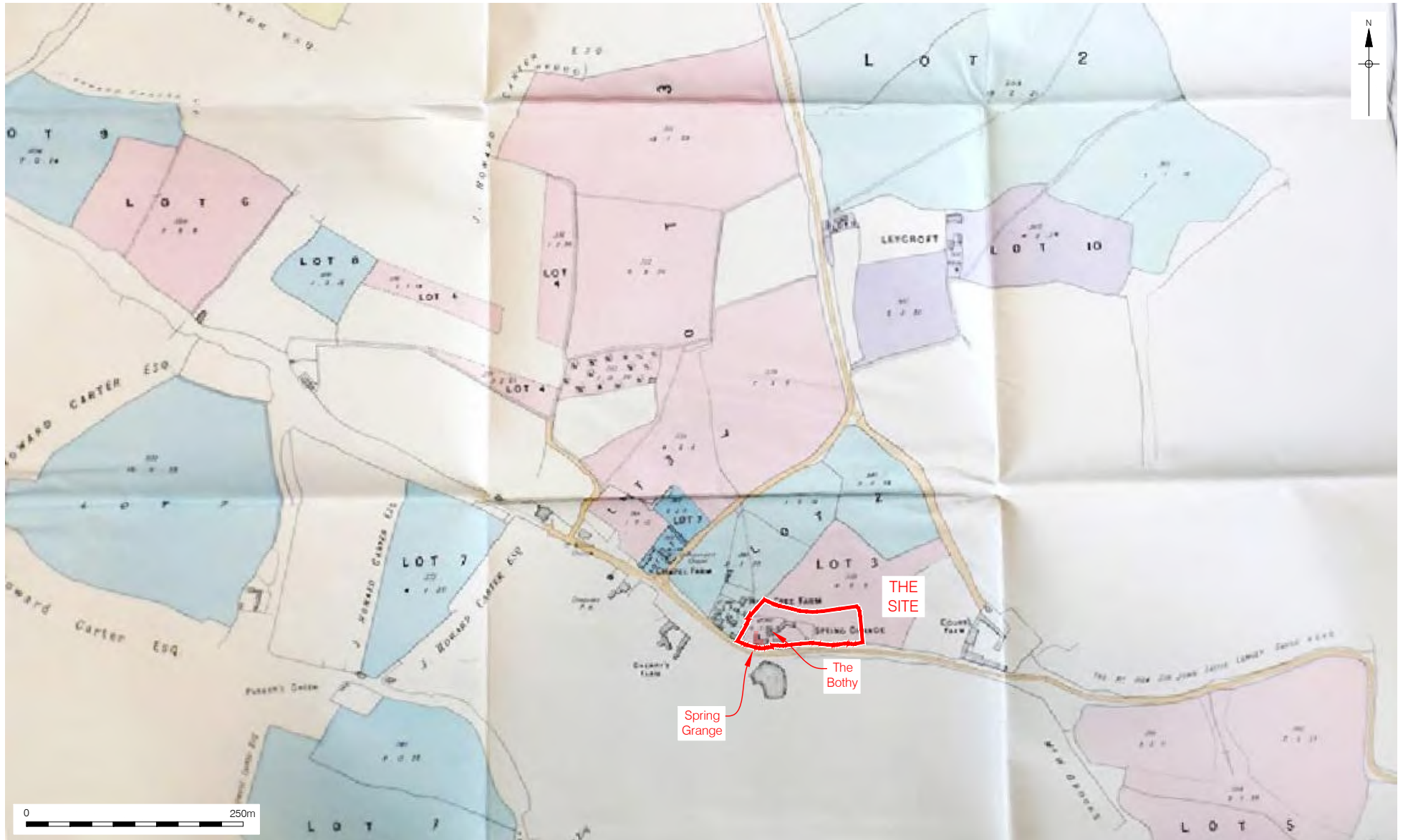
Figure 2
 Detailed Site Location
 1:1,250 at A4

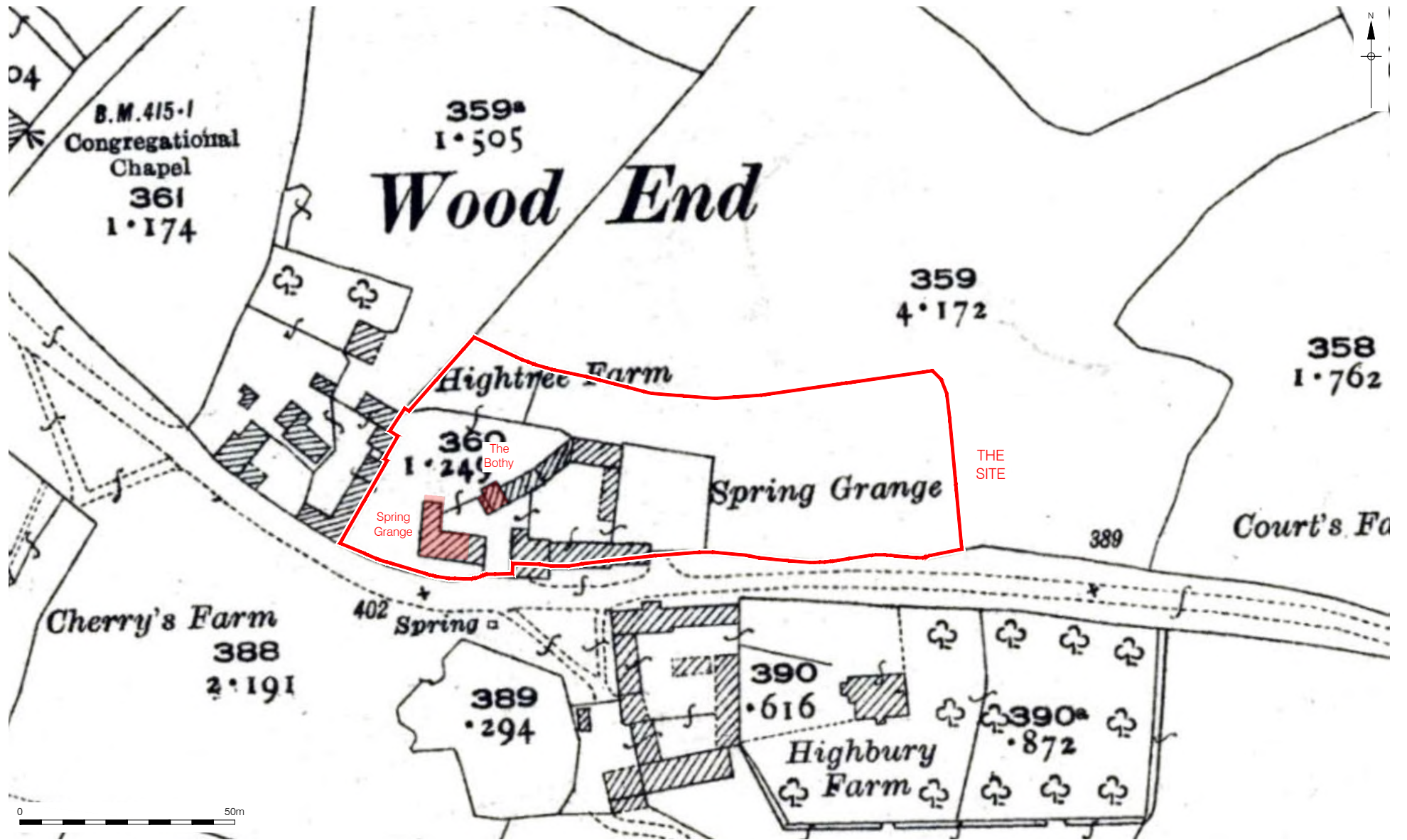


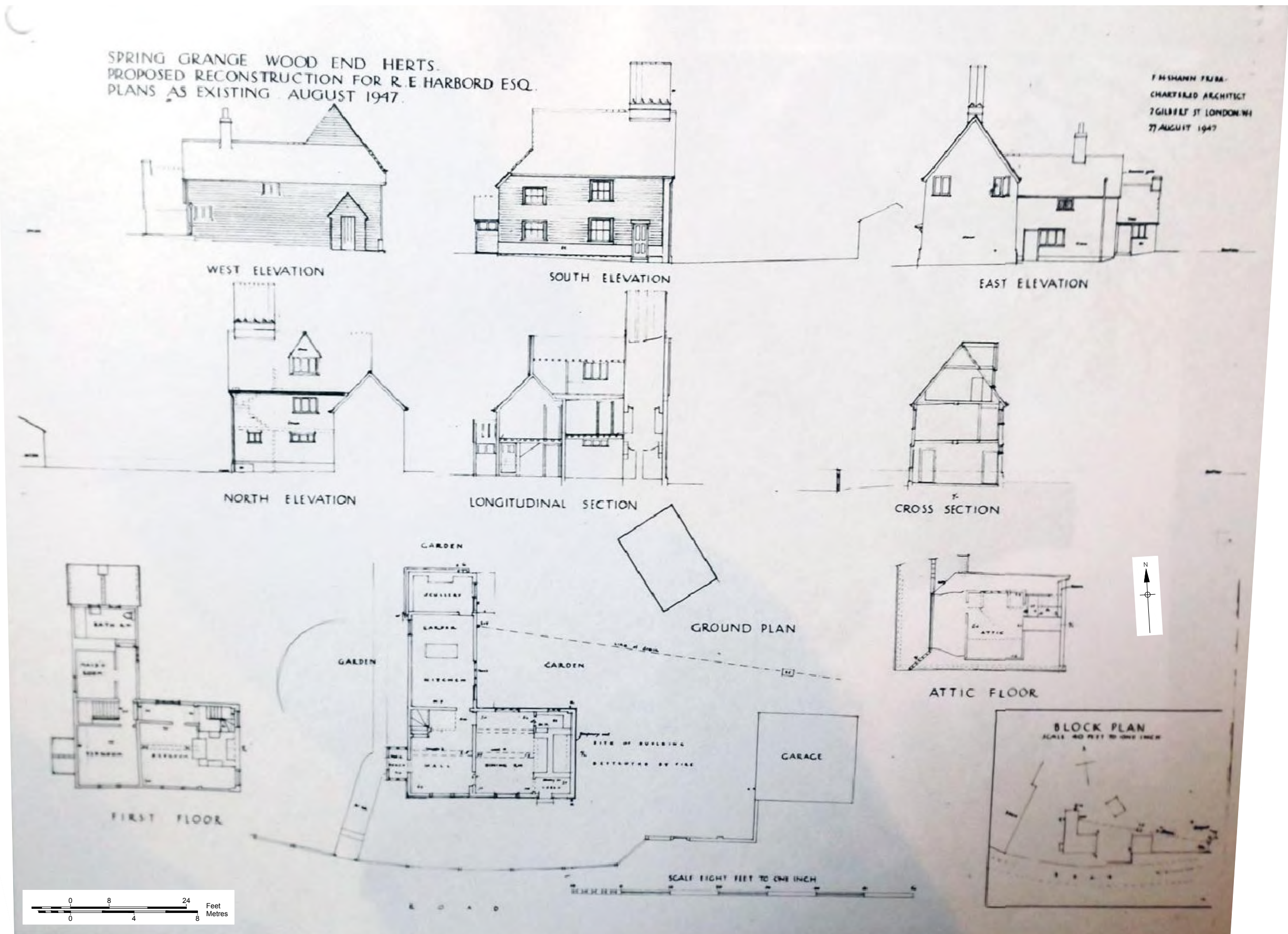


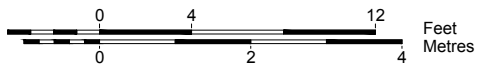
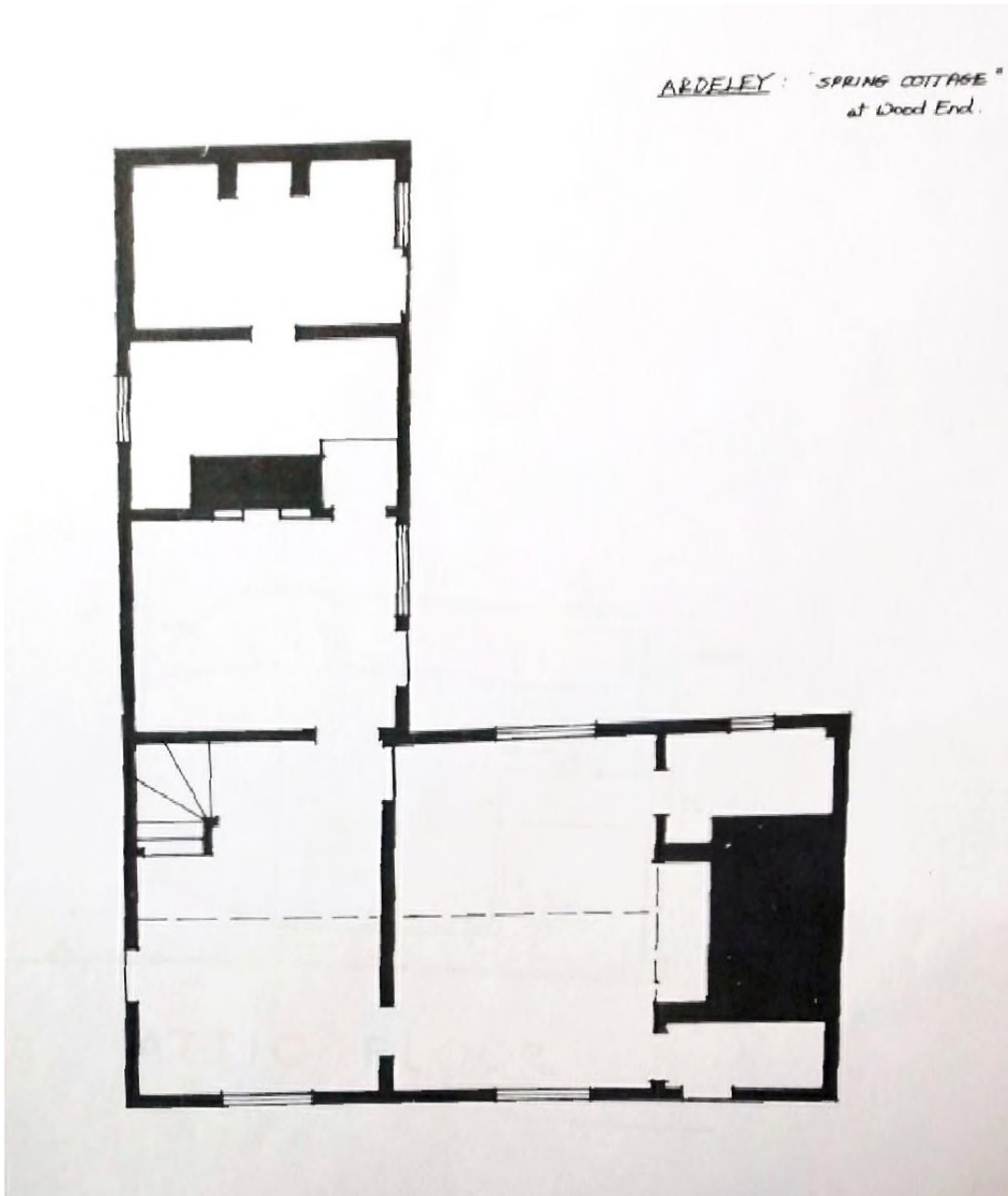


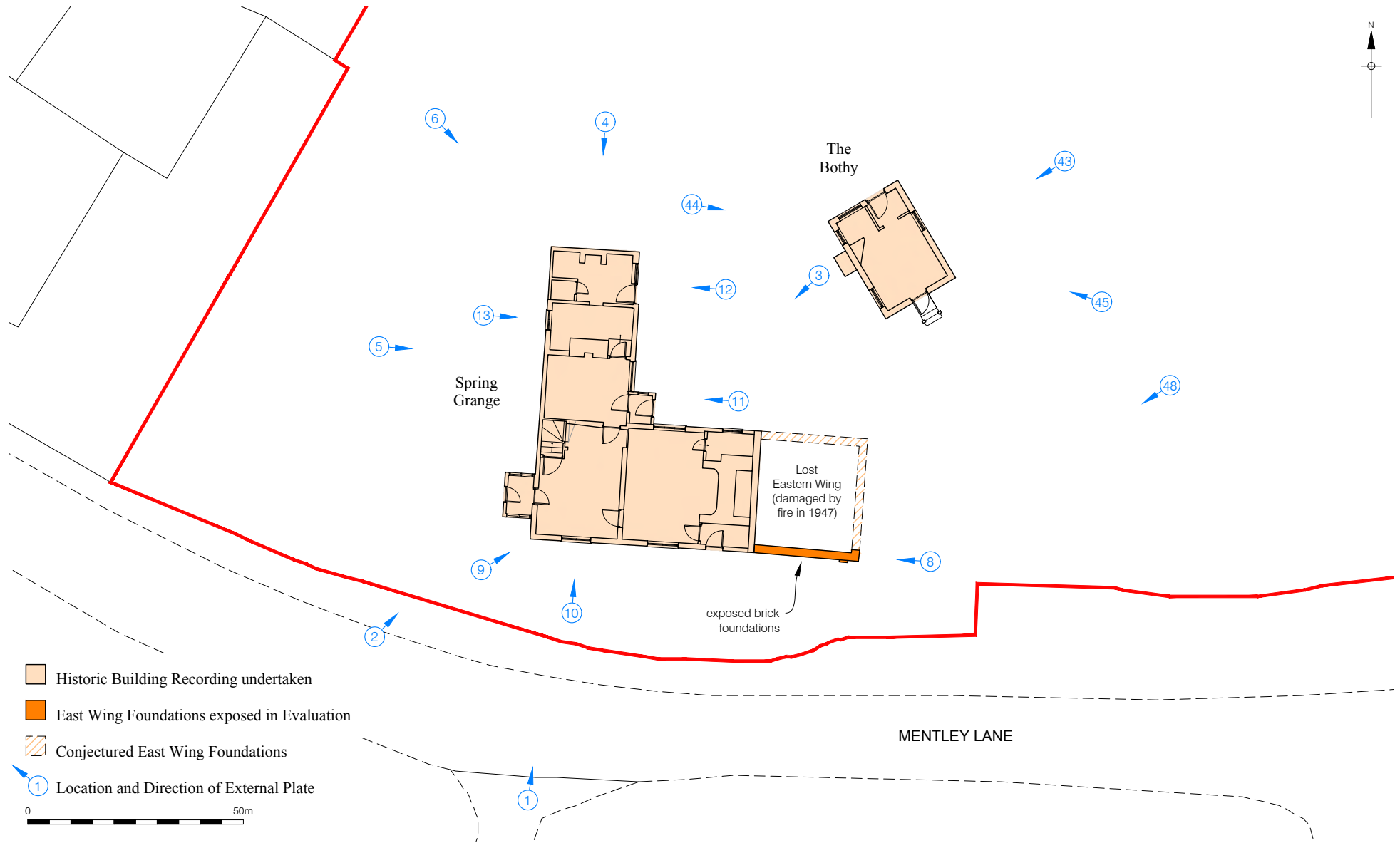












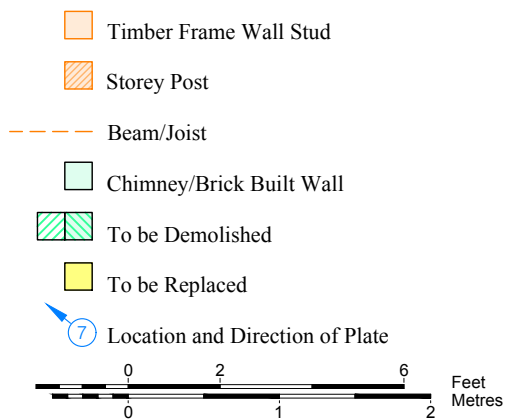
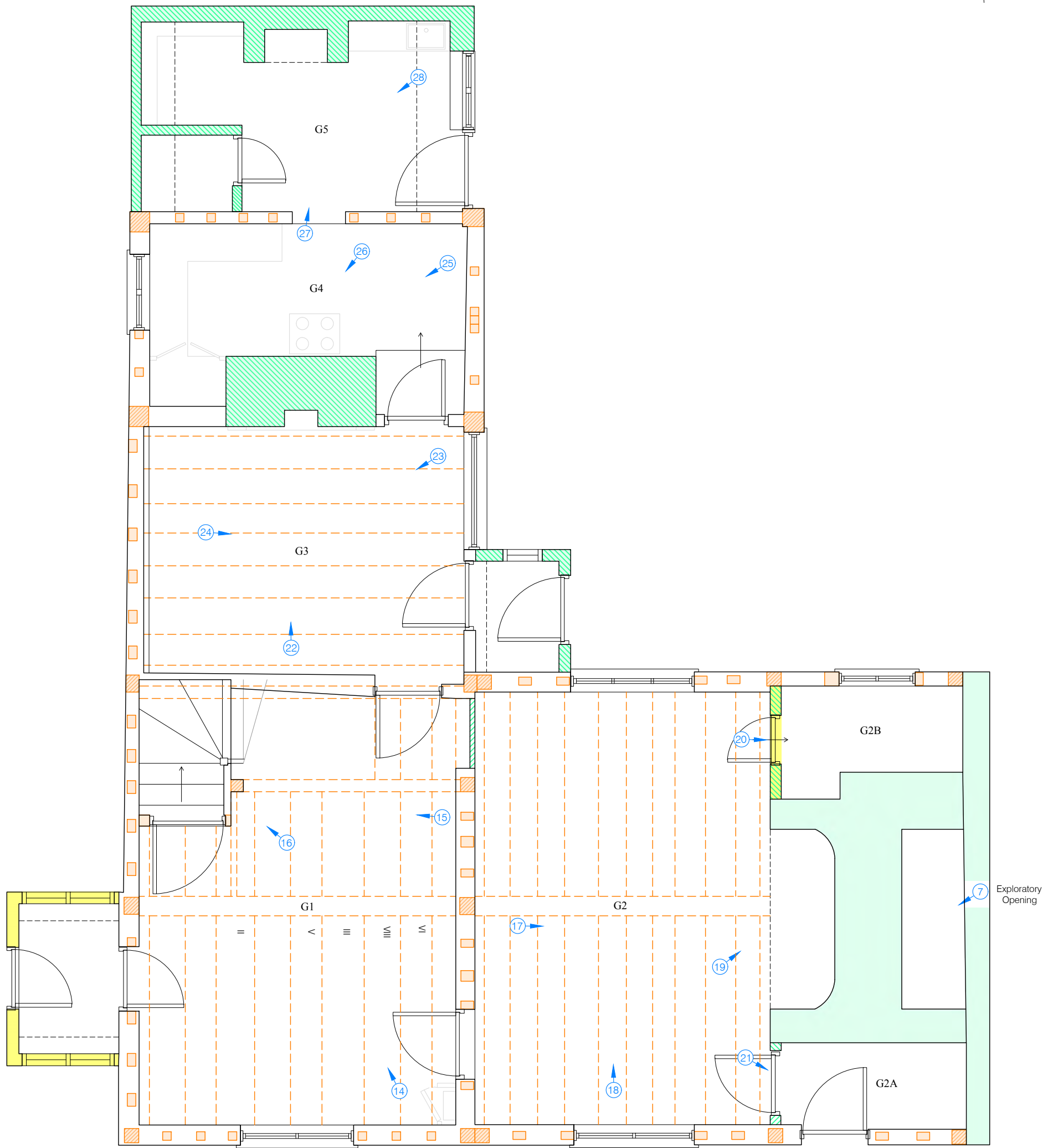
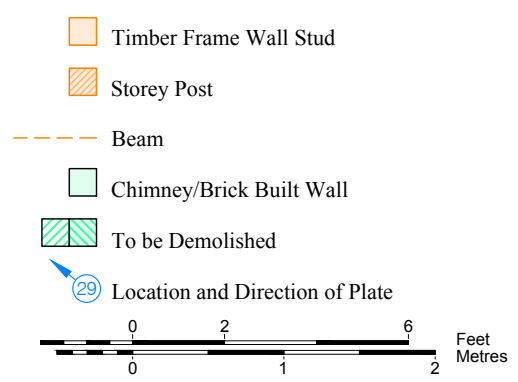
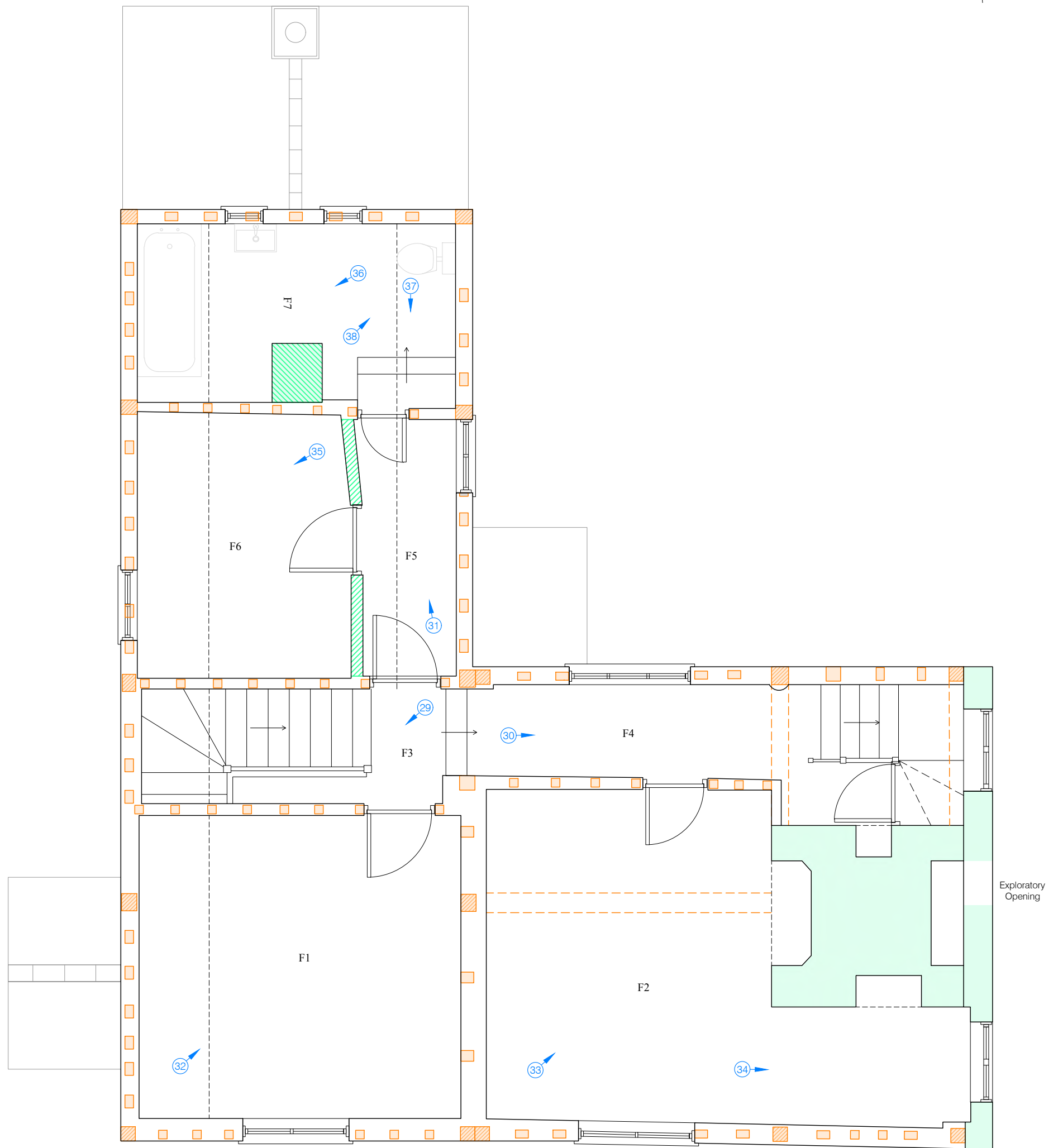
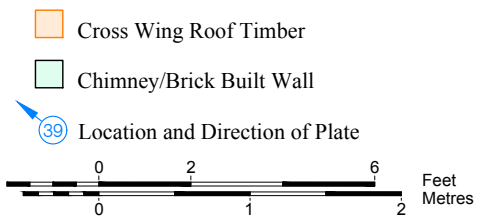
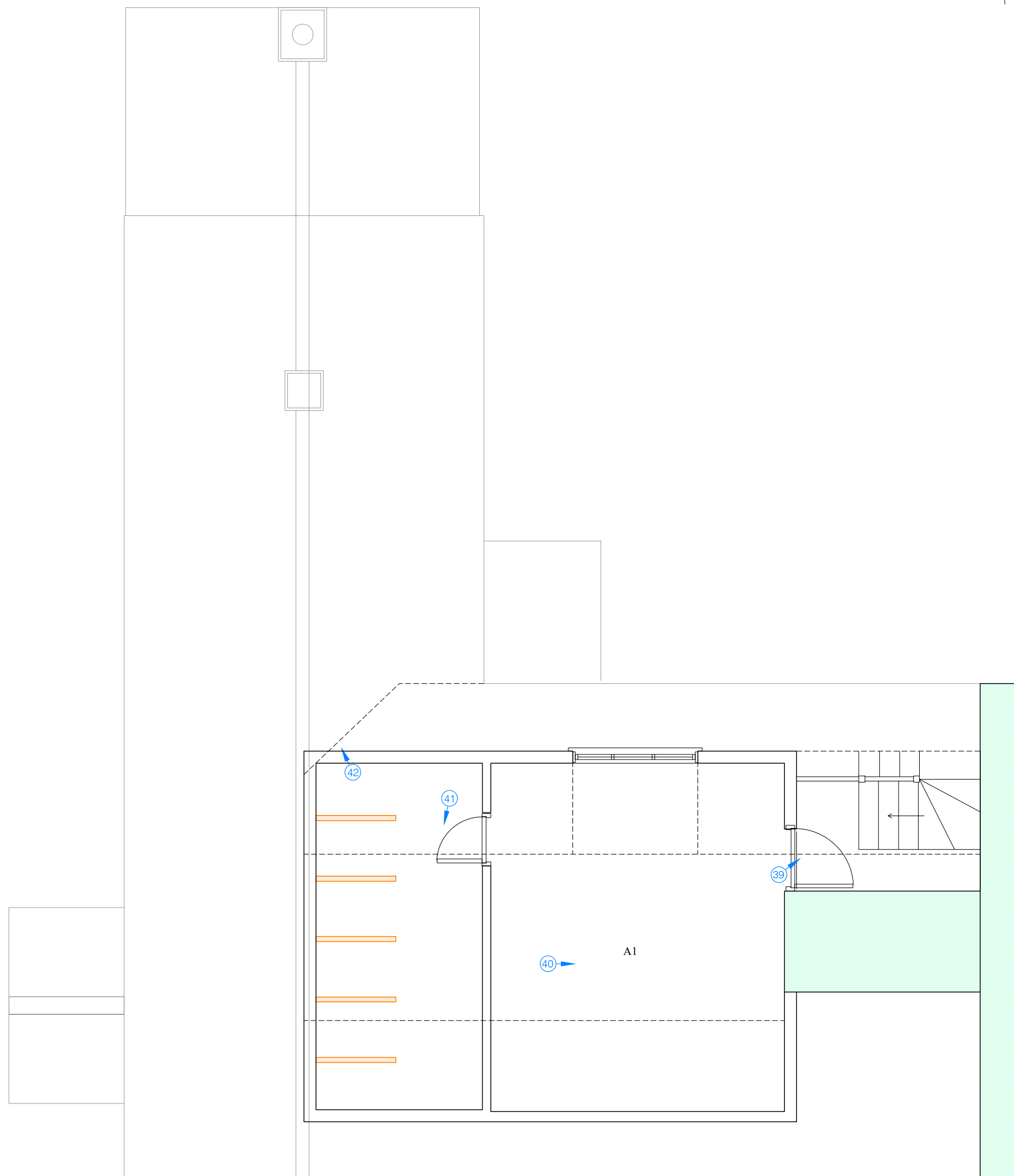
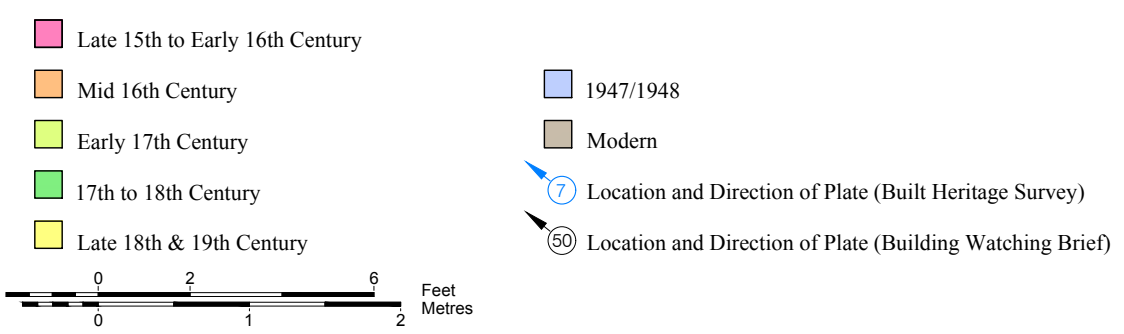
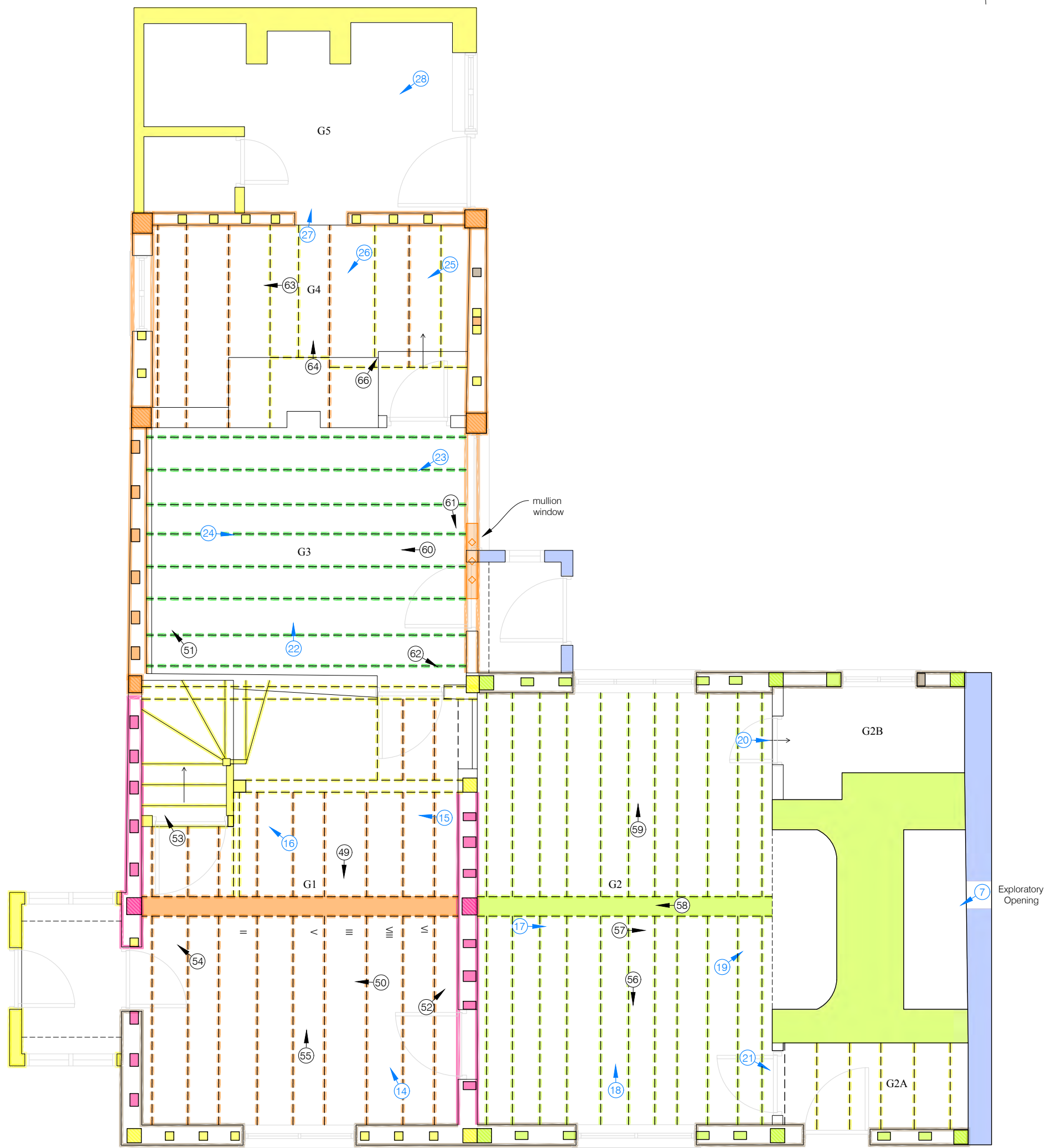
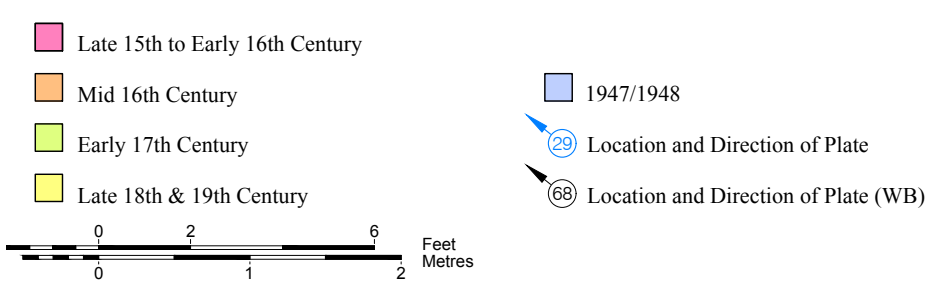
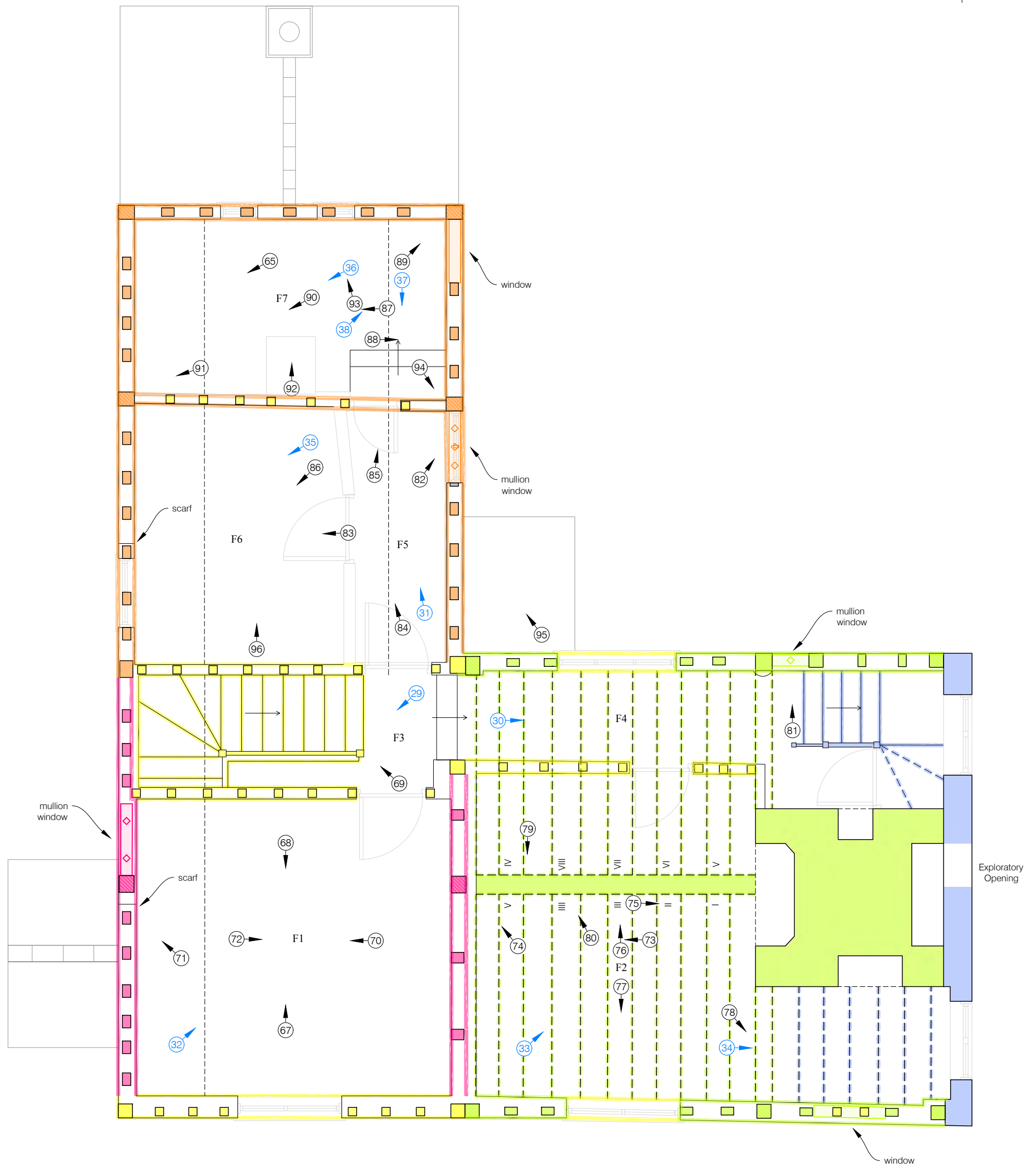


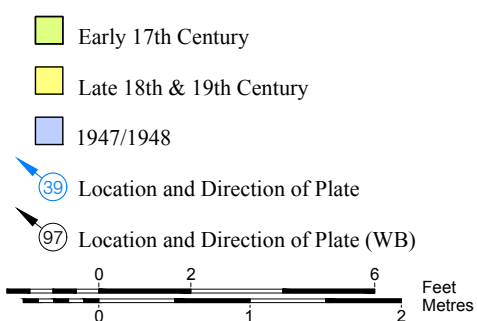
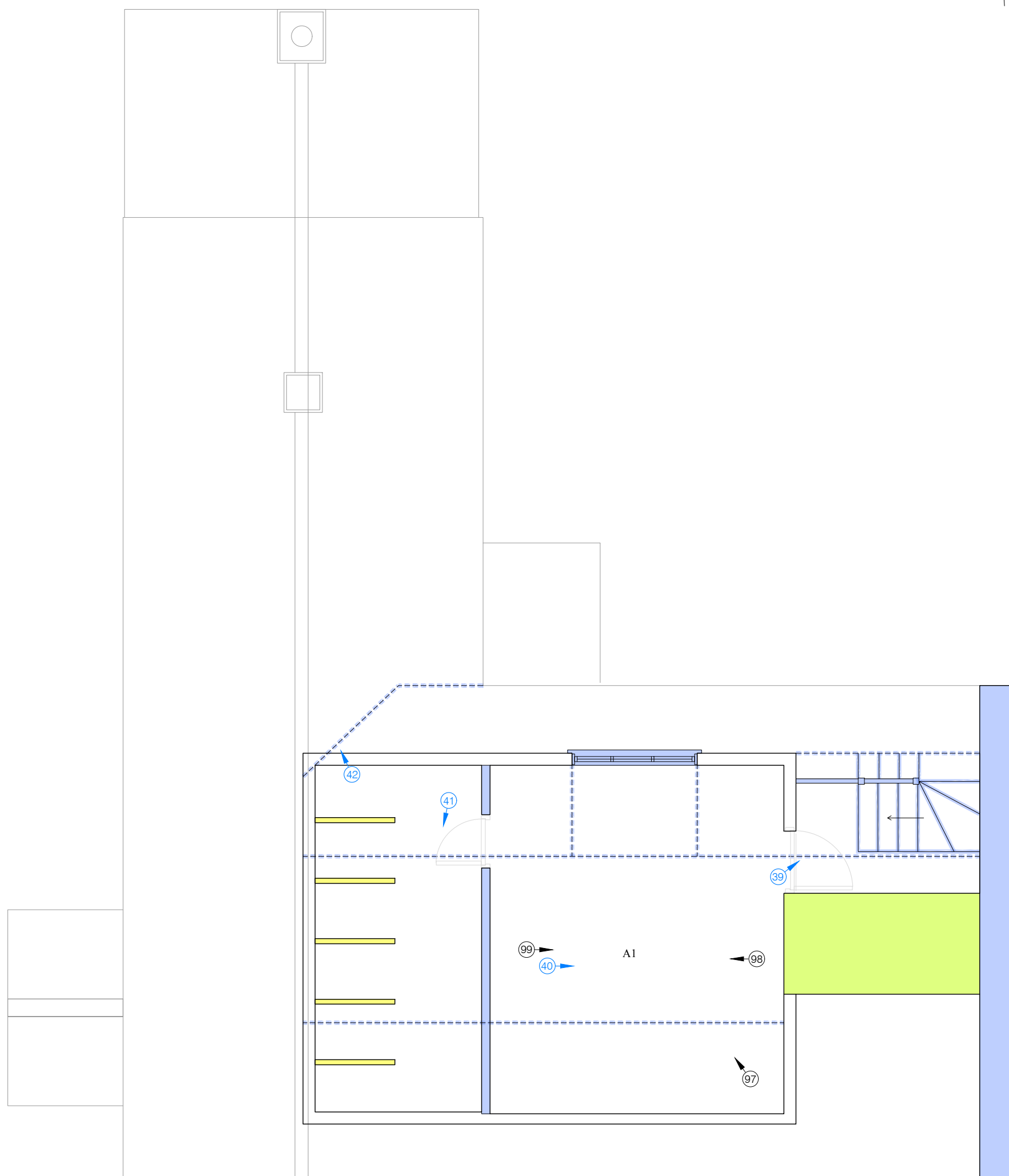
Figure 12
Existing Ground Floor Plan
1:50 at A3



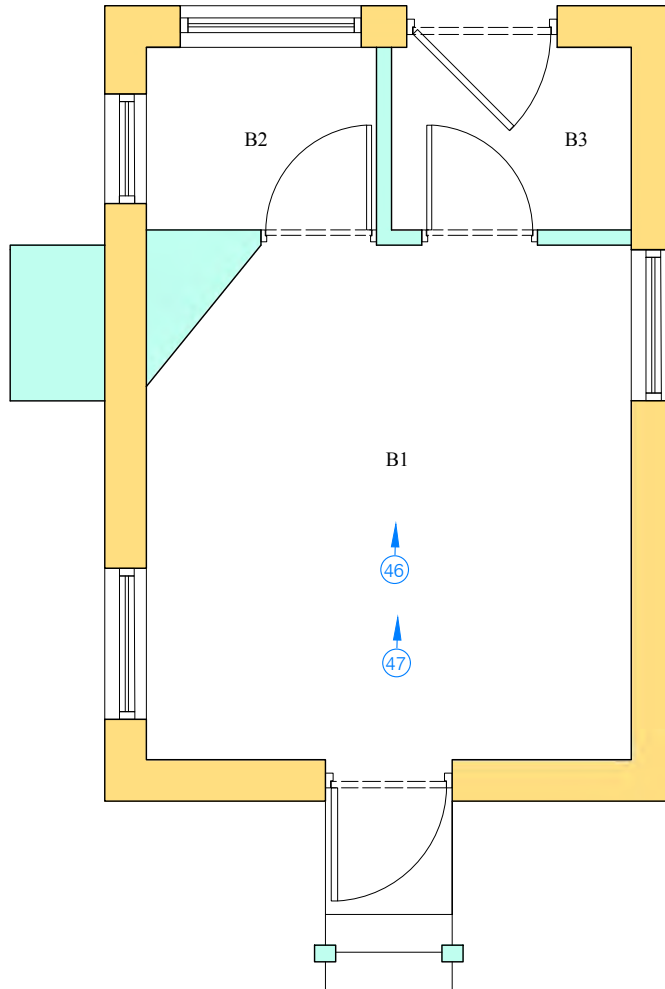








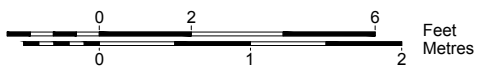




19th Century

20th Century

39 Location and Direction of Plate





Historical Plate 1 Aerial Photograph showing the house and the bothy taken in 1948



Historical Plate 2 Mentley Lane Elevation, 1975



Historical Plate 3 Reception Room (G1), 1975



Historical Plate 4 Living Room (G2), 1975



Plate 1 Principal southern elevation, looking north



Plate 2 Principal southern elevation, looking north-east



Plate 3 Eastern and northern elevations, looking south-west



Plate 4 Northern elevation, extension, looking south



Plate 5 Western elevation, looking east



Plate 6 Western elevation, looking south-east



Plate 7 Inglenook fireplace behind Fletton blocking wall (left), east elevation



Plate 8 Brick foundations of lost east wing, looking west



Plate 9 Rebuilt dwarf wall and ship lap boards to south elevation



Plate 10 Typical casement in south elevation



Plate 11 Lean-to porch and 19th century casement, eastern elevation, looking west



Plate 12 Small in-line extension pulling away from cross-wing



Plate 13 Casement western elevation



Plate 14 Reception (G1) looking north to stair and kitchen



Plate 15 Detail of bridging beam and re-used timber for first floor joists (G1)



Plate 16 Detail of later structure supporting inserted stair



Plate 17 Inglehook fireplace in (G2), looking east



Plate 18 Living Room (G2) looking north



Plate 19 Detail of chamfer stop (G2)



Plate 20 Former toilet (G2B), showing cut away posts (left), looking east



Plate 21 Lobby entry (G2A)



Plate 22 Room (G3) looking north



Plate 23 Room (G3) looking south-west



Plate 24 Room (G3) looking east and detailing first floor joists (G3)



Plate 25 Kitchen (G4) looking west



Plate 26 Kitchen (G4) showing back of chimneystack and meat safe, looking south-west



Plate 27 Utility room (G5) looking north



Plate 28 Utility room (G5), showing 'trapped' weatherboard, looking south-west



Plate 29 Stair and banister and floorboards in (F1)



Plate 30 Passage (F4) looking east to attic stair



Plate 31 Passage (F5) looking north to bathroom



Plate 32 Bedroom (F1) looking north-east



Plate 33 Bedroom (F2), inglenook fireplace, looking north-east



Plate 34 Bedroom (F2), detail of jowled posts (right) and structural crack in blocking wall



Plate 35 Bedroom (F6) looking south-west



Plate 36 Bathroom (F7) looking west



Plate 37 Bathroom (F7), showing curving arch brace, looking south



Plate 38 Bathroom (F7), showing wall plate, tie and jowled storey post, looking north-east



Plate 39 Attic stair looking east



Plate 40 Attic room (A1) looking east



Plate 41 Rebuilt roof of 1947 and reworked roof over cross-wing (right)



Plate 42 Detail of side purlin roof (middle to northern bays), looking north



Plate 43 Bothy, looking south-west



Plate 44 Bothy, looking east



Plate 45 Bothy, looking west



Plate 46 Bothy (B1) looking north-west



Plate 47 Bothy, detail of ceiling



Plate 48 Remains of former outbuildings, looking south-west



Plate 49 Room (G1) rebuilt southern primary braced wall



Plate 50 Room (G1), western flank wall



Plate 51 Wattle features cut into opposing faces of wall studding



Plate 52 Wattle trench in soffit of mid rail (east wall to G1)



Plate 53 Remnant of wattle and plaster to west side of stair



Plate 54 Stopped end to bridging beam (G1) and jowl to post



Plate 55 Inserted stair and rebuilt northern wall to (G1)



Plate 56 Southern wall to (G2) showing downward brace



Plate 57 Fireplace and main (lobby) entry to south



Plate 58 Western wall to (G2) showing downward tension braces and joggled rails



Plate 59 North wall of (G2) showing evidence for tension brace (left of opening)



Plate 60 Western wall of (G3)



Plate 61 Evidence of diamond mullion window, east wall of (G3)



Plate 62 Post carrying the cut back mid rail and primary braced wall frame at first floor



Plate 63 Western wall of (G4) showing cut away brace (upper register) and new section of mid rail.



Plate 64 Northern end wall of (G4)



Plate 65 Stout first floor joists in (G4)



Plate 66 Eastern wall in (G4)



Plate 67 Northern primary braced wall of (F1)



Plate 68 Southern primary braced wall of (F1)



Plate 69 Primary braced wall frame to stairwell



Plate 70 Western wall to (F1) showing tension brace and off-centre storey post



Plate 71 Face halved scarf joint in western top plate of (F1)



Plate 72 Eastern wall of (F1) showing original storey post and top plate, looking east



Plate 73 Eastern wall of (F1) showing empty trenches for tension braces, looking west from (F2)



Plate 74 Inserted, higher, tie-beam carrying bridging beam in (F2)



Plate 75 Brick fireplace in (F2) looking east



Plate 76 Northern primary braced stud wall to (F2)



Plate 77 Southern wall to (F2) showing straight tension braces



Plate 78 Southern wall to (F2), showing former window and burning



Plate 79 Empty mortices in re-used bridging beam (F2)



Plate 80 Scribed Roman carpentered marks on ceiling joists



Plate 81 Small window in north wall of passage (F4)



Plate 82 Evidence of diamond mullion window in east wall of (F5)



Plate 83 Western wall of (F6)



Plate 84 Northern wall of (F6), showing cut through transverse beam and arch braces



Plate 85 Eastern arch brace cut away to form door opening



Plate 86 Primary braced south wall to (F6)



Plate 87 Western wall of (F7) showing arch brace and internal tension brace



Plate 88 Eastern tension brace in (F7)



Plate 89 External brace and former window opening, south of north-eastern storey post



Plate 90 Original wattle and daub wall infill, west wall of (F7)



Plate 91 Detail of wattle and daub wall infill



Plate 92 Northern end wall to (F7)



Plate 93 Stave holes in soffit of principal rafters, northern end of cross wing



Plate 94 Narrow mortise for a wind brace cut into principal rafter



Plate 95 Northern and central bays of roof over cross wing



Plate 96 Roof showing clasped purlins and intermediate collars



Plate 97 Post fire roof structure and dormer to attic room over (F1 and F2)



Plate 98 Post fire roof and stud wall in attic



Plate 99 Attic room and brick stack, looking east



Plate 100 Adjacent Grade II listed Cherry Farmhouse built with a comparable chimney stack

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