

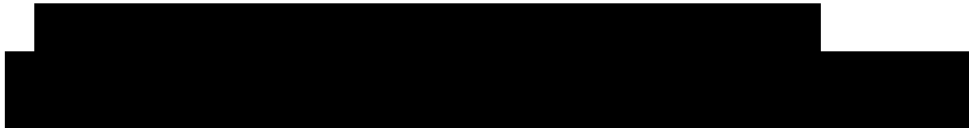
A LEVEL 2 BUILDING RECORD OF THE OLD POST
OFFICE, 39 NASSINGTON ROAD, YARWELL,
NORTHAMPTONSHIRE



Event number ENN111455

Paul Stamper Heritage
May 2024

PAUL STAMPER HERITAGE



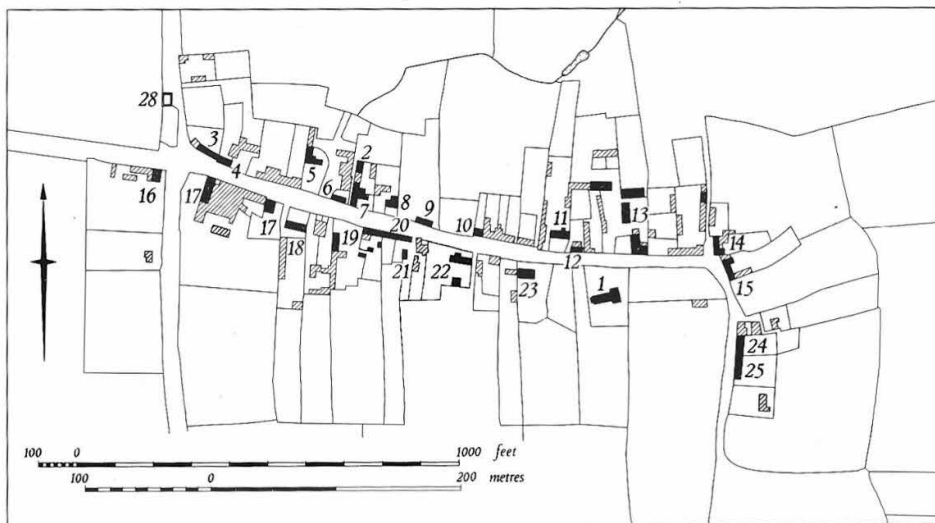
1 INTRODUCTION

Consent has been granted for the disused Grade II-listed Old Post Office in Yarwell to be refurbished and extended (NE/23/00891/FUL and NE/23/01260/LBC). A planning condition requires that before works commence the Hall is recorded to 'Level 2' as set out in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).¹

As defined by Historic England, Level 2 record is a descriptive record. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project. The account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Although not included in the Historic England requirements, where relevant a brief statement of understanding will be included of the building's place and setting in the local landscape.

The photographic record was made by Dr Paul Stamper, FSA, with site photography being undertaken on 2 May 2024. The scale in external photos is 2m.

2 THE OLD POST OFFICE: HISTORY AND BACKGROUND



*Figure 1. The Royal Commission's plan of Yarwell; the Old Post Office is number 9 on the map (RCHM, *An Inventory of Architectural Monuments in North Northamptonshire* (1984), p. 174)*

¹ <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

The Old Post Office stands on the street frontage on the north side of Nassington Road. The List entry plausibly identifies the lower, right-hand, part of the Old Post Office –the principal living accommodation - as a two-unit stone cottage of the early 18th century, although it must be acknowledged that there are few, if any, architectural details to suggest where in the 18th century it should be placed. The List entry suggests the left-hand, Post Office, part of the building is of the mid-19th century. However, map evidence (below) suggests rather that it was built between 1885 and 1899.

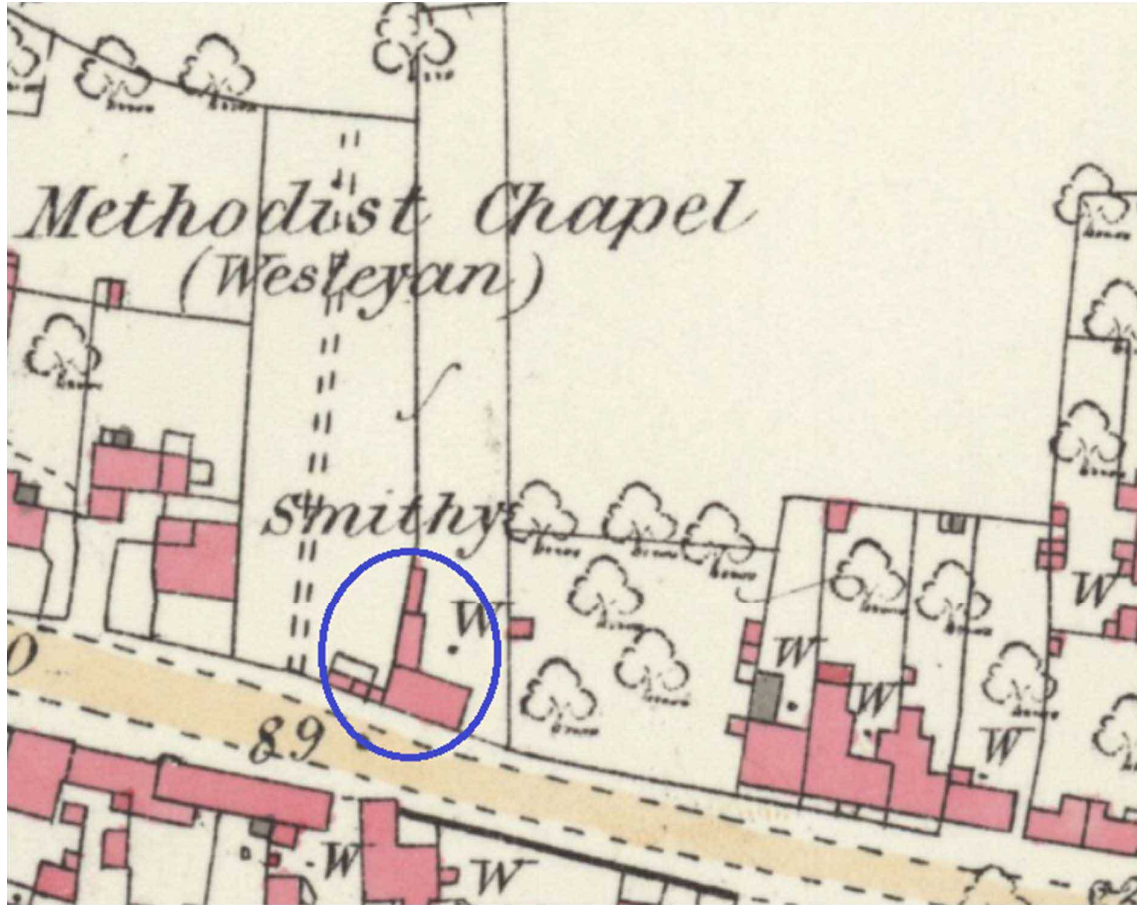


Figure 2. Northants 25 inch sheet VII.14 (surveyed 1885, published 1886) showing the rectangular 18th-century cottage with outshuts to the west and south.

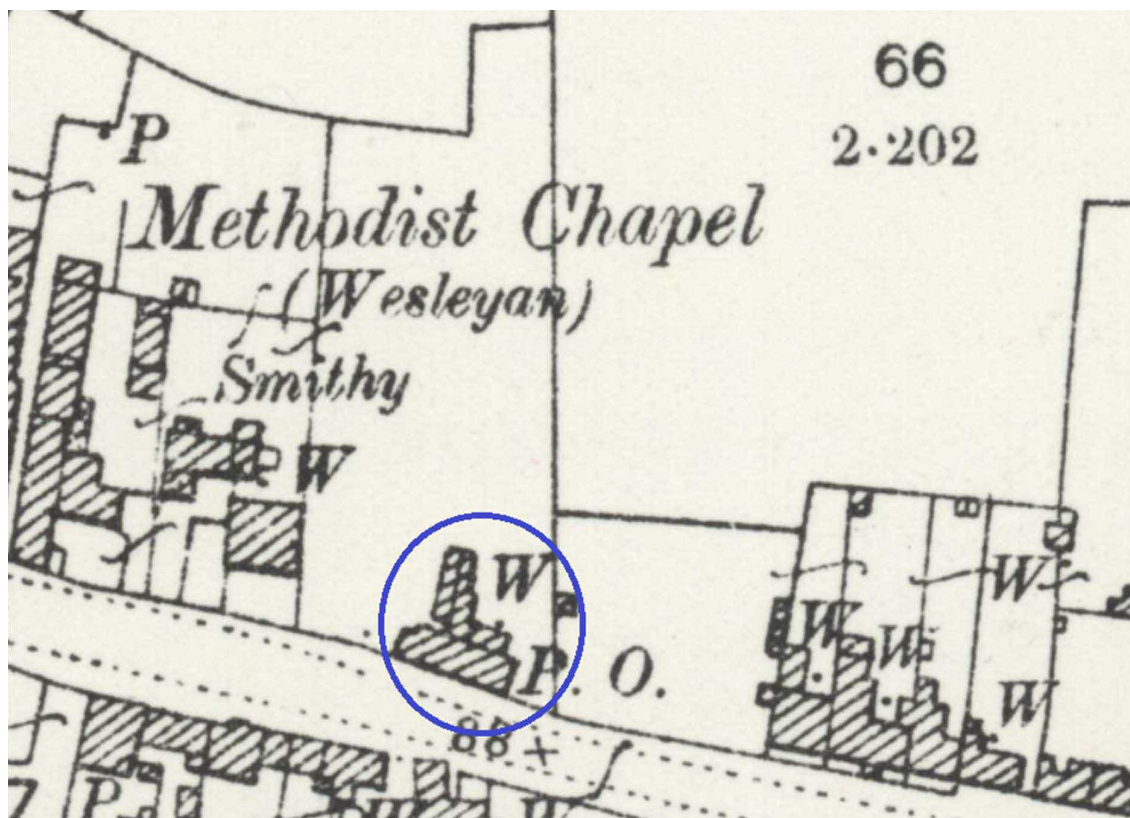


Figure 3. Northants 25 inch sheet VII.14 (surveyed 1899, published 1900) showing how the Post Office had been added since 1885 to the west end, along with an extension to the rear of the 18th-century cottage.

The Old Post Office saw little alteration in the 20th century, other than the construction of flat-roofed extension to the rear of the 18th-century portion in the latter part of the century and some limited internal changes.

The Post Office closed soon after the year 2000.

There are no historic outbuildings.

3 DESIGNATION

The Old Post Office was listed at Grade II in 1988 (List entry 1225876). The List entry reads:

YARWELL MAIN STREET TL0697 (North side) 14/229 Yarwell Post Office and attached house GV II House. Early C18. Squared coursed limestone with Collyweston slate roof. Originally 2-unit plan. Single storey with attic. 2-window range of C19 casements under wood lintels. Central C19 four-panel door; is also under wood lintel. Hipped, roof dormer, to left, has horizontal sliding sash window. Brick stack, now rendered, at end. Single-storey, extension to rear. Mid C19, single-unit, 2-storey shop is attached to left. Interior not

inspected. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p174)

Yarwell does not have a conservation area.

4 THE OLD POST OFFICE: THE RECORD



Figure 4. View looking east down Nassington Road to the Old Post Office (centre)

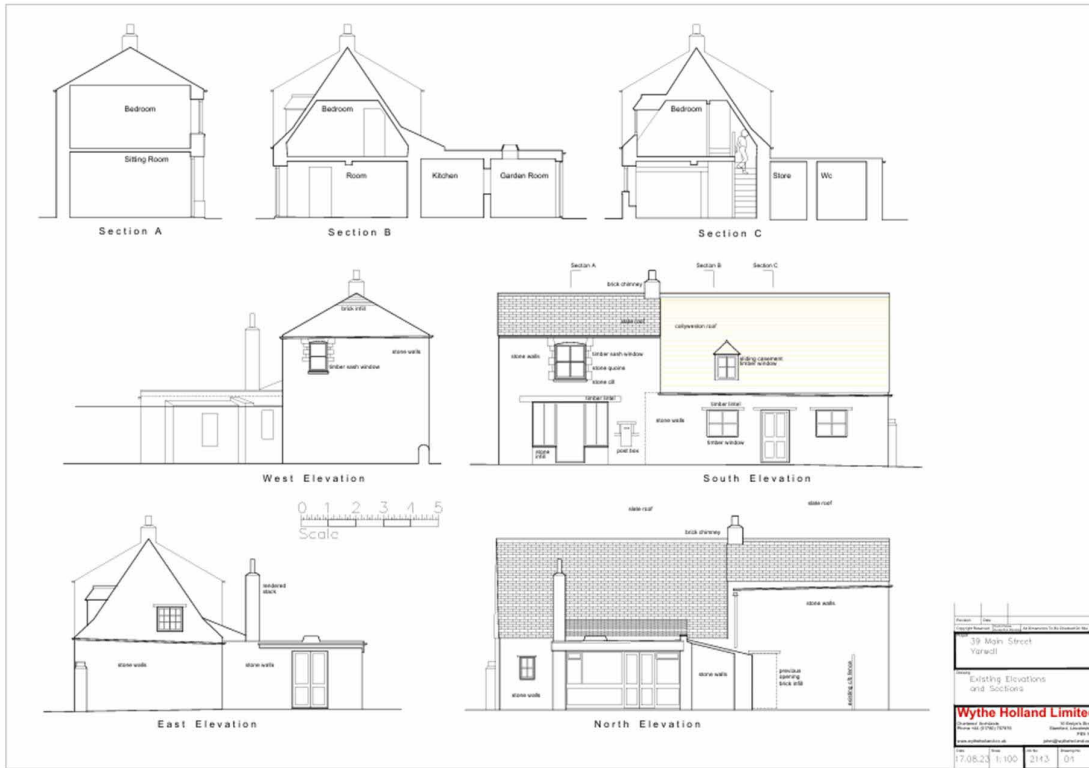


Figure 5: Existing elevations and section (Wythe Holland Ltd)



Figure 6. Existing ground-floor plan (Wythe Holland Ltd). The 'sitting room' was the Post Office. The kitchen and Post Office were among the additions of 1885 x 1899.

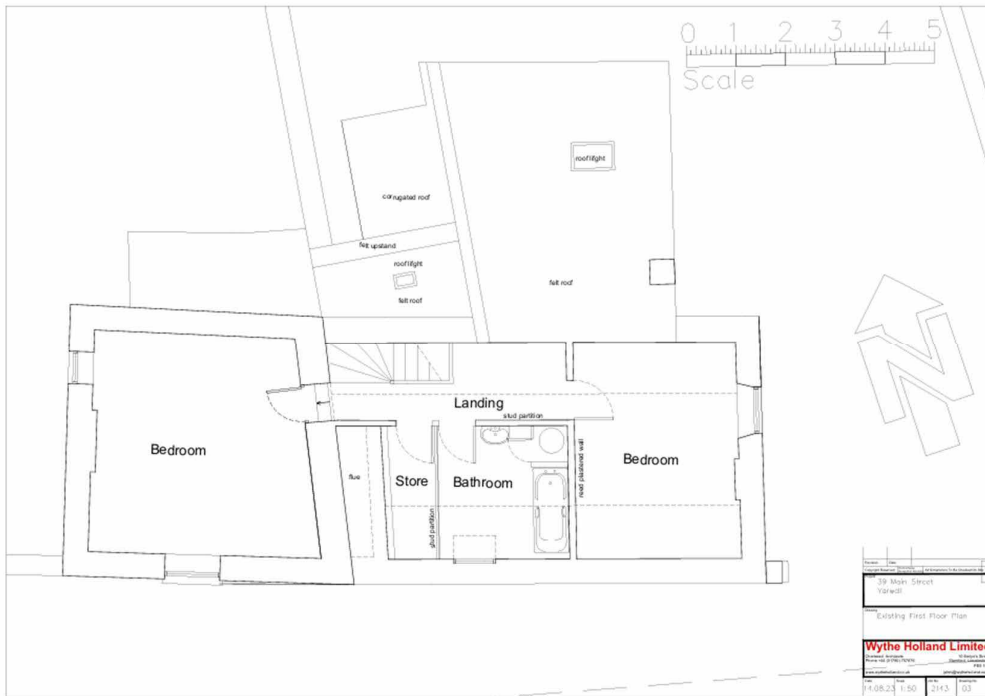


Figure 7. Existing first-floor plan (Wythe Holland Ltd)



Figure 8. View from south-west.



Figure 9. The late 19th-century Post Office with original fenestration.



Figure 10. From the north-west.



*Figure *11. The junction between the 18th-century cottage (right) and the late 19th-century addition. The letter box carries the initials GR.*



Figure 12. The 18th-century cottage from the south-east.



Figure 13. The right-hand window.



Figure 14. General view of rear. The slate roof covering on the rear of the 18th-century cottage replaced Collywestons in the very recent past.



Figure 15. The late 20th-century garden room extension.



Figure 16. The rear extensions and boundary wall.



Figure 17. View into the 20th-century garden room extension.



Figure 18. Front room of 18th-century cottage, looking to front window. There is no sign of the chimney seen in the room above (Figure 24).



Figure 19. Looking in from the front door of the 18th-century cottage. The stud wall on the right is original reed and plaster. The door leads into the heated main room.

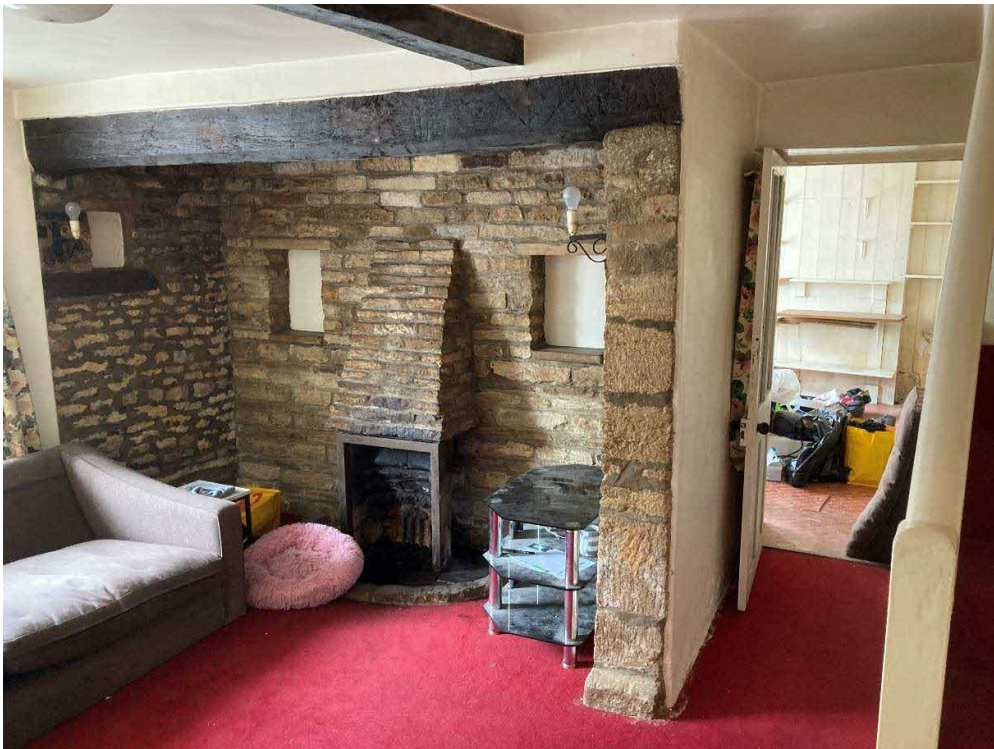


Figure 20. The perhaps 1970s fireplace against the 18th-century cottage's west wall. The door leads through to the Post Offi



Figure 21. The chamfered beam above the bressumer. Neither may be original.



Figure 22. The staircase; probably 1970s but its upper part probably in original position.

Figure 23. The Post Office interior. The counter has been removed. *Eddie to supply*



Figure 24. The east wall of the 18th-century cottage, with a chimney flue, not visible downstairs or externally.



Figure 25. The 19th-century door into the same room. No 18th-century joinery survives.



Figure 26. The rear passage leading the east end room.



Figure 27. The small window lighting the same passage. Below some plaster has fallen of its reed backing.



Figure 28. Detail of the reed backing.



Figure 29. View into the narrow cupboard ('Store' in Figure 7) off the passage to the upper part of the chimney breast.



Figure 30. Bathroom with dormer window.

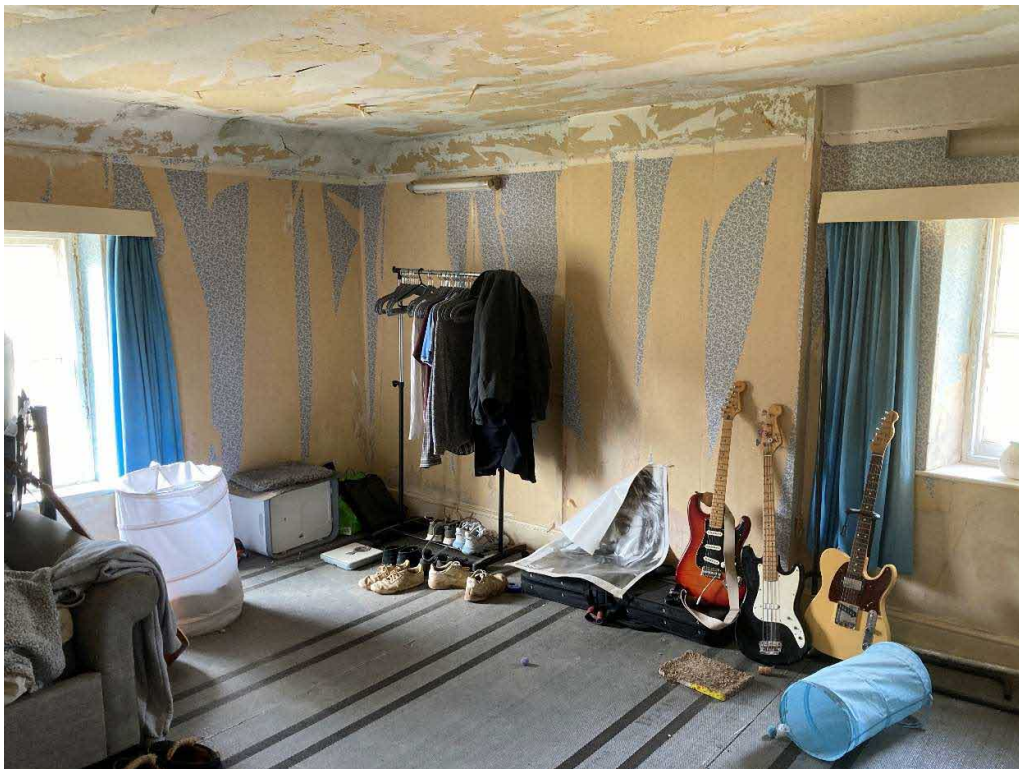


Figure 31. View to the south-west corner of the bedroom above the Post Office.

5 CONCLUSIONS

The record above shows that the principal interest of the Old Post Office is the external elevations of its two main 18th- and 19th-century elements, and to a lesser extent its floor plan. Other than some late 19th-century doors virtually no internal joinery or other features survive. How much of the 18th-century roof survives is unclear.