

37 WEST STREET, OUNDLE
NORTHAMPTONSHIRE

Historic building recording: Level 3



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Historic Buildings Survey

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SUMMARY

The significance of No. 37 Oundle Street is invested primarily in the surviving historical fabric. The current investigation has allowed the listing description to be substantially refined and the primary phase bears hallmarks of a later 16th century rear wing of a street front range that has been largely rebuilt. A second phase saw the addition of an early 17th century range complete with large inglenook fireplace and cellar.

The original character of the street front range cannot be determined as it was configured with a new façade and roof structure. This formed part of an 18th century campaign of work with new windows, doors and cupboards and seemingly the establishment of a new staircase in Range 2. Nineteenth century refurbishment saw piecemeal additions such as four-panel doors and a fireplace, while a new shop front was added in the 1890s.

The rear ranges (4-7) exist in a variety of states of survival and significance. Range 4 is of no interest although utilises a pre-existing wall and replaces a pitch-roofed structure, while the fabric and form of Range 5-7 provides relatively minimal dating evidence. They all pre-date the 19th century and Ranges 5 and 6 formerly held upper floors, though the former has been reduced to a small workshop and the latter has been lost apart from the outer walls. A small possible indicator is the form of the outer walls of Range 6 which may suggest contemporaneity with Ranges 2 or 3.

The nature and function of the original building is not entirely clear and Range 2 with the combination of small windows yet good decorative detailing does not lend itself to an entirely domestic arrangement. It is likely that the complex comprised a semi-urban arrangement with domestic or commercial premises at the front and light-industrial processes being carried out to the rear.

1 INTRODUCTION AND BACKGROUND

1.1 Between June 2019 and March 2020, a historic building survey was conducted by Tansy Collins at 37 West Street, Oundle, Northamptonshire, PE8 4EJ (NGR: TL 03912 88109, 33.2m AOD). This was undertaken at the request of the client Jonathan Lee in order to conduct technical analysis and physical recording of the building and provide evidence for the evolution of the building in order to inform future management and conservation.

1.2 The project followed procedures set out in Historic England's (HE) *Understanding Historic Buildings: a guide to good recording practice* (2016) and conformed to the Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014). The level of recording was to Level 3 as defined in the HE document.

1.3 The principal objectives of the project were:

- To compile a descriptive record of the building in order to establish the character, history, dating, form and archaeological development of the building,
- To conduct a detailed photographic survey of the building in order to record the evidence for the origins and evolution of the building,

- To produce plans, elevations and cross-sections representing the horizontal and vertical relationships within the building to illustrate the form and layout of the historic structure.
- To inform the strategy for the repair, conservation and alteration of the building and to compile a lasting record of the structure and its historic development. The site archive is currently being held by the author and includes site notes, site drawings and high quality digital photographs.

Planning policy

1.4 The National Planning Policy Framework (NPPF 2019) describes a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). Significance is the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

1.5 The NPPF defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

1.6 In determining applications, local planning authorities require an applicant to describe the significance of any heritage assets affected by a proposed development in order to understand the potential impact of a proposal on their significance. This report has been produced to provide evidence for the evolution of the building and to inform future management and conservation, as well as taking the opportunity to provide an accurate and detailed physical record of an historic building.

2 DESCRIPTION OF THE SITE

2.1 Oundle is an historic market town in the eastern part of the county of Northamptonshire, which retains its substantially rural character (Fig. 1). The settlement has developed within a large bend in the river Nene which flows from the north around to the east before curving back below Oundle to the south. The historic core of the town is centred on the former market place, where buildings of note such as St Peter's Church, Oundle School and the Talbot Hotel form prominent landmarks. West Street extends west from the market place and is characterised by distinctive narrow plots of land which reflect the laying out of medieval burgrave plots.

2.2 Oundle Conservation Area is centred on the market place but comprises a linear arrangement extending to encompass the buildings and associated rear plots to the west along West Street and to the east and north along North Street. The town has a high concentration of historic buildings listed on the National Heritage List for England (NHLE, Website 1) and are almost continuous along West Street, New Street, the Market Place and North Street. The underlying geology is of Oolitic limestone from which many of the historic buildings in the settlement are constructed.

2.3 No 37 West Street lies approximately halfway along the road on the north side and occupies a narrow former burgage plot, some 6.3m wide, which extends to the north by approximately 41m. The building occupies the width of the plot at the front, but extends to the rear along the eastern boundary creating a long narrow rear yard which is enclosed on the west by the walls of adjacent buildings. There was clearly communication with the adjoining property in the past as evidence in the external walls indicates the presence of a doorway and window.

2.4 The building is Grade II listed (NHLE: App. 1) and is described as early 18th century in date with a late 19th century shop front (the shop front lost in the 1970s). It lies within the Conservation Area and has an entry within the Northamptonshire Historic Environment Record (NHER no. 2416/0/289). However, technical analysis reveals the building to have substantially earlier origins than is suggested from a cursory external view and has an accretive and significant history as outlined within this report. The building has been divided into of ranges for ease of description with Range 1 forming the street front element, and Ranges 2-7 extending inline to the rear. All are labelled on Fig. 2 for reference.

3 METHODOLOGY

3.1 The building recording followed procedures set out in Historic England's *Understanding historic buildings: a guide to good recording practice* (2016) and the Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014). This has been conducted at the request of the client in advance of the submission of a planning application and listed building consent application.

3.2 At the time of research and the production of this report, many archives are currently closed due to the global Coronavirus pandemic. Consequently, research has been limited to readily available resources and online sources, all of which are listed appropriately in the bibliography. Research into the historic tenants of No. 37 has been conducted by the owner, largely through the numerous legal documents obtained on purchase of the property, and this information is incorporated into Section 4, while additional evidence from historic trade directories, online cartographic sources, and secondary sources has been utilised to provide a brief overview of the development of the town. Such documentary and cartographic sources can help to establish context for historic buildings and social and economic contexts can often be inferred.

3.3 A number of repositories may hold material relating to the history of No. 37 West Street, for example the Oundle School Archives and the Northamptonshire Archives. The latter holds cartographic sources such as the enclosure map (1810), tithe map and apportionment (1845), Ordnance Survey (OS) maps, sewerage and drainage map (1877), various estate maps including Fisher and Saunders' map (1725). Other records with the potential to provide information include a sales catalogue of lands in Oundle, Austell's Survey of the Manor of Oundle dated 1565 and a street map produced in 1824 by John Cuming. The standard collation of all known archaeological sites and find spots within Oundle comes from the Northamptonshire Historic Environment Record (NHER), which may include entries of significance to the surrounding context of the assessment structure.

3.4 The site was visited on a number of occasions between June 2019 and March 2020 by Tansy Collins in order to undertake the technical analysis, drawn and photographic surveys. Floor plans, elevations and cross-sections of the building were produced on drafting film to

characterise the historic plan form and development of the building. These have been reproduced as Figs. 2-5. A general phase plan is produced as Fig. 6.

3.5 The photographic survey utilised a Canon 80D digital SLR camera (24 megapixels) and included general external and internal views. Detailed shots illustrating the historic fabric were also taken. A flash was used and scale included where possible and appropriate. A photographic index is included below and a selection of photographs is reproduced as plates to illustrate the text, with the position of all photographs marked on Figs. 7-8.

4 HISTORIC BACKGROUND

4.1 Although Roman material found during archaeological investigations is limited from Oundle itself, the town lies within a kilometre of the site of an un-walled Roman small town at Ashton and was probably the central place of one of the small tribal units which composed Middle Anglia in the early Saxon period (NHER no. 2416). It is thought likely that a major royal administrative site and possibly a monastery lay at Oundle in the Middle Saxon period, and nevertheless was an important ecclesiastical centre in the 10th century when archbishop Wulfstan was buried there (Foard and Ballinger 2002). A monastery was begun though soon abandoned in favour of Peterborough Abbey, who then held the Oundle estate.

4.2 The Domesday survey records a market in Oundle in 1086 and it is likely the development of the settlement as an urban centre was promoted by the abbots of Peterborough as capital investment in their estates (*Ibid.*). By the 12th century a number of burgages had been laid out and Oundle grew substantially in the 12th and 13th centuries and was well-established enough to survive the economic recession of the 14th and 15th centuries to become a dominant local marketing centre in the 16th century, with Oundle School being founded in the late 16th century.

4.3 The medieval market held on a Saturday thrived through into the post-medieval period; Leland writing in 1715 states '*The towne hath a very good market and is al buildd of stone*'. Market day was changed in 1825 to a Thursday perhaps reflecting a decline in importance compared to Peterborough and Kettering. Records of the tolls taken at Oundle market in 1565 reflect a whole range of traders and include pedlars, chapmen, glovers and tanners among others. There had also been a significant shift from wool to hide as a major component of market sales between the late medieval and 16th century.

4.5 By the early 18th century the Navigation of the River Nene had been completed and by the later part of the century road transport had been enhanced by the Turnpike Trust, both facilitating regional trade. The town had never developed a strong industrial specialism that would lead to expansion in the industrial era although it nevertheless maintained some industrial focus with the production of leather in the 16th century that continued to be accompanied by malting and brewing in the 18th and 19th centuries. The Oundle Enclosure Act of 1807 and 1825 Act of Town Improvement caused land use changes, including back sections of burgage plots being built over and improvements to the Market Place. Oundle Urban District Council was formed in 1895 at which time much property in the town continued to be owned by the Lord of the Manor.

The site

4.6 No. 37 West Street clearly occupies part of a medieval burgage plot, which originally would have extended to Milton Road (formerly North Back Way or Backside Way) and incorporated adjacent No. 39. The plot has long been truncated to its current extent, though the ranges within the site clearly reflect a typical arrangement formerly functioning as workshops and other light-industrial buildings, probably incorporating small kitchen garden plots prior to truncation.

4.7 Map regression can provide useful evidence which can often be correlated with documentary and diagnostic physical evidence. The 1725 map depicts a building in the position of No. 37 although the buildings along the street appear to be indicative so provide limited information and so it is the 19th century where records begin to provide evidence.

4.8 An indenture of 1863 provides evidence for earlier tenants including Robert and Elizabeth Staples (British Register Vol. XXVIII, Part II for 1809, Nov. 1, p. 456) and Thomas Ball (Urban 1806, p. 290). Thomas Ball died aged 74 and was described as a fellmonger, a dealer in hides or skins, particularly sheepskins who likely carried out associated tanning or leatherworking activities in the rear outbuildings. In the middle of the 19th century the property was occupied by brothers Edwin and Vincent Jinks, the former a farmer and grazier (Whellan and Co. 1849, p. 764) but together they were carriers (Ibid, p. 763) at Jinks Yard, 37 West St, Oundle (Census return, 1861). Vincent lived there with his wife Emma and his Mother-in-law Ann Plant and Sister-in-Law Frances Plant. Edwin Jinks quit his tenancy in 1863, including a right of way to and from North Backside Way, with John Green admitted tenant for 'the Ancient yearly rent of one shilling and sixpence' due to the Lord of the Manor of Oundle. John Green as described as a tailor occupying the cottage of 'Woodenstone' at 37 West Street. Green took out various mortgages against the property but by 1888 appeared to be in financial difficulties and had given it up and was declared bankrupt in 1893.

4.9 The building was clearly historically associated with the adjacent property to the west, now a commercial premises containing an Oxfam shop, and appears to have been owned at varying points by a single owner but leased separately; in 1906 the properties were distinct with No. 39 being occupied by The Oundle Industrial Co-Operative Society (**Plate 1**, below).

4.10 The outline of the existing property correlates with the 1886 OS map and includes a range fronting the street which is divided into two distinct sections defining a throughway on the west which leads to the rear yard. Of interest is the presence of a bay window to the street of which no trace survives having been replaced by a late Victorian shop front visible in an historic photograph of 1906 (**Plate 1**). The rear ranges are depicted as contiguous with the main building and span the positions of Ranges 2-5 though evidence indicates the northern ranges have been altered throughout the 20th century. The final structural elements are shown as a larger range with a narrow bay at the north end, which corresponds with the position of Range 6, while a small square unit lies in the position of Range 7. The long narrow yard is visible on the west with a pump marked approximately halfway along.

4.11 It is likely that in 1893 the building was taken on by the local saddler John Loveday, who had previously had premises on the south side of West Street (Kelly & Co. 1854, p. 472; Census return, 1861; Royal County Directory Office 1876, p. 1144). Alfred Loveday replaced his father as tenant in 1897 and held the tenancy for a number of years (Kelly's 1898, p. 222 and Kelly's 1903, p. 228). The property is described in the 1900 Award of Enfranchisement under the Copyhold Act 1894, as a dwellinghouse, shop and premises, trading as a Saddlers.

4.12 It is probable that a phase of refurbishment coincided with the acquisition of the property by the Loveday family as the 1901 OS map no longer depicts a bay window and the 1906 photograph shows a typically late Victorian shop front comprising a large display window and frieze sign above that reads 'LOVEDAY' as well as 'SADDLER' and 'HARNESS MAKER' (**Plate 1**). This is framed by decorative corbels to accommodate an awning box. No evidence survives at the building and the existing awning is of no interest. At this point, the interior was given access through a doorway on the left side of the elevation which had a four-panel door and rectangular overhead. The first floor sash window is also notable as demonstrates the replacement and alteration of an earlier sash window had occurred by this date.



Plate 1 Historic photograph showing No. 37 West Street, 1906

4.13 In 1914 Alfred Loveday, by then described as a Saddler and Harness Maker, died a bachelor and intestate, whereupon in 1915 the property was inherited by his natural and lawful sister, Miriam Child. She sold the property to Edwin Hooton, a Provision Dealer, in 1921. By 1926, the property is referred to as number 37 West Street for the first time in a legal document, the conveyance from Edwin Hooton (described as a Provision Dealer but residing at 39 West Street next door) to Mr James Bull, Bootmaker, who is described as already residing at 37 West Street. The mortgage that James Bull took out in 1926 to pay for 37 West Street was paid off in full, with interest, in 1953, replaced by one from the Nene and Welland District of the Independent Order of Odd Fellows Manchester United Friendly Society. The lender required that the buildings were all maintained in a good state of repair so as not to lessen the value of the property, over which they had a legal charge.

4.14 In 1964 James Bull, by now described as a shoemaker, sold the property to Florence Hettie Newitt, proprietor of the Ship Guest House in Oundle and Evelyn Craythorn, also of Oundle. In 1967, Florence Nettie Hewitt purchased the garage at the rear of 37 West Street from The International Tea Company's Stores Limited, which though registered in London,

was also operating from the neighbouring shop at 39 West Street. In 1970, Paul Richard Eccles, who had been residing at 37 West Street as a tenant since 1963, purchased the property and garage from Florence Nettie Hewitt. At his stage the shop was operating as a Grocer. The property had benefited from a £320 Discretionary Improvement Grant from Oundle Urban District Council in 1967.

 <p>A. D. MARLOW, Fruiterer and Confectioner, 9, WEST STREET, OUNDLE</p> <p>We have a Large Assortment of Boxes of CHOCOLATES AND TOYS Suitable for Christmas Presents. —</p> <p>CHOCOLATES AND SWEETS Of Every Description by all the Best Makers.</p> <p>Canary and Jamaica Bananas ALWAYS IN STOCK.</p> <p>Very Good English & Foreign Eating Apples.</p> <p>Noted for Sweet Oranges Fine Almeria Grapes, 8d. per lb.</p> <p>Good Eating Potatoes, Local Grown</p> <p>Fresh Vegetables Daily.</p>	<p>A. STRETTON, <i>Ladies' and Gents.' Hairdresser, Tobacconist, etc.</i> 1, New Street, Oundle</p> <hr/> <p>Up-to-Date Saloon for Ladies. ELECTRIC LIGHT, ELECTRIC DRYER. TWO SALOONS FOR GENTLEMEN.</p> <hr/> <p>Cobacco, Cigarettes, Cigars, Pipes, Pouches, etc.. in great variety.</p> <hr/> <p>Go to——J. BULL, West Street, OUNDLE, for Reliable Boots & Shoes <i>And High-Class Repairs.</i></p> <hr/> <p><i>All work done by hand personally —at Fair Prices— With Best English Leather.</i></p>
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Plate 2 Advertisement for J. Bull noting the use of the best English leather

4.15 A phase of work at the property is reflected on the OS map of 1969 when a gap is shown in the position of Range 4 reflecting the loss of a pitched roofed range for which evidence survives, see below. A subsequent OS map produced in 1979 alongside inspection of the physical fabric indicates a campaign of work carried out in the 1970s which saw the infilling of the gap with a garage but pertinently the loss of most of Range 6 leaving only the outer walls surviving on the north and east. This work was probably carried out following the listing of the building in 1974 at the same time as the removal of the 19th century shop front and the liberal application of concrete and cement, see below, as well as dry-lining and similar.

4.16 More recently, listed building consent (Ref: EN92/0783LB) was granted in 1992 for the replacement of an attic floor dormer window and the repair of the first floor sash window including the replacement of the lower frame, lintel and glass. Some areas of the roof were to be re-slatted and also the reed and plaster ceiling of the attic room was to be replaced in plasterboard.

5 THE BUILDING (Figs. 2-5)

5.1 Though modest in external appearance, the south elevation of No. 37 West Street hides an accretive building with a long history reflected in ranges marked by differences in character and form (**Plate 3**). Each range has been numbered for ease of description and these are labelled on Fig. 2. Range 1 is aligned east-west and forms a two-storey street front element spanning a single window bay overlooking West Street, while the remaining ranges extend inline to the rear with a narrow yard on the west. Ranges 2 and 3 rise over one and a half floors, though Range 3 has a higher roofline, while Range 4 is a small pent-roof infill unit and Ranges 5 and 6 exist in varying states of preservation. A final small pent-roofed unit (Range 7) abuts the external wall of Range 6. The ground level rises to the rear and the ranges correspondingly step up at each junction.



Plate 3 South elevation of No. 37 (Range 1, DP1)

5.2 All ranges are built of coursed limestone rubble with squared ashlar blocks dressing the corners and apertures, with fossils readily visible in the ashlar blocks reflecting the Oolitic nature of the stone. The stonework of the street front is exposed, although most walls to the rear are painted white.

EXTERIOR

Range 1

5.3 Range 1 rises over two storeys to a pitched roof which contains an attic room. The south elevation presents an asymmetrical arrangement to the street front and bears some interesting evidence for the evolution of the building. At ground floor level, the elevation has been altered from the typically late Victorian shop front visible in **Plate 1**, although the position of a doorway remains to the west. This shop front was present in 1974 at the time the building was listed (App. 1) but has since been replaced with a central modern shop front comprising a brick apron and two large glass panes above, with a slightly recessed entrance on the east. The threshold here consists of a repositioned large stone slab. It has two small holes, probably for vertical metal poles to railings, while one or two quoins in the east jamb of the doorway have further sockets for lost fixtures. The existing awning is of no great age, certainly post-1974, and extends to the west end of the range to protect a former doorway. This doorway formerly provided entrance to a hallway which gave access to the narrow rear yard, but also would have

opened into the rooms on both sides. A chamfered stone voussoir survives above the position of the doorway, which has now been infilled and contains modern glazing.

5.4 At first floor level, the elevation reflects a fairly substantial phase of rebuilding so that only a narrow section of the original stonework survives at the west end with fairly small limestone pieces are laid in short courses (**Plate 2**). This defines the depth of the flanking west wall of the range and is marked by a distinct straight joint to the remainder of the elevation, the latter marked by the presence of good squared large and small quoins which is mirrored at the eastern corner. A window aperture is slightly offset from the centre and dressed by ashlar block voussoir and jambs. Otherwise, the stonework comprises rubblestone laid in courses with areas of re-pointing in cement. The window itself is recessed into the stonework and is of two-over-one sash form, the rail of the upper sash being slightly cambered for decorative effect. This window has been altered as noted. To the left is a sign which reads 'WOODENSTONE CIRCA 1600'. Historic research has revealed that the property was named Woodenstone in the mid-19th century. The roof over is clad in



Plate 4 South elevation at first floor level showing depth of original west wall with 18th century rebuilding to the right (Range 1, DP8)

Collyweston slate and has ceramic coping tiles at the apex. A chimney stack rises through the apex at the east end and is constructed in gault brickwork. It is particularly tall reflecting its extension when adjoining No. 35 was built in order to prevent the stack being affected by the proximity of the taller structure. A dormer window lies in the pitch of the roof and has a small hipped roof clad in Collyweston Slate with tiled cheeks. It contains a four-over-four sash window.

5.5 The rear side of Range 1 is only exposed at the west end of the elevation which is of painted coursed rubblestone. At low level a doorway originally formed the north entrance to the passageway and now contains a modern door. This aperture has been shortened substantially by the application of concrete to raise the external yard surface.

Range 2

5.6 Range 2 extends from the rear elevation of Range 1 at a slightly lower level and rises over one and half storeys with the upper rooms partly housed in the roof space. The flanking wall facing the narrow yard is all of painted roughly coursed rubblestone interspersed with occasional ashlar blocks, some of which appear to form a distinct course at upper level. At ground floor level close to the junction with Range 1 a small blocked window survives (**Plate 5**). It is an early unglazed timber window with a pegged frame and single robust diamond mullion. To the north is a three-light window which in outline preserves an 18th century window with relatively slender mullions light of two panes each (**Plate 6**). The outer lights are fixed and the central light forms a side-hung casement which opens outwards. A timber lintel lies above

and there is no sill. At upper level a window breaks through the eaves to rise as a dormer with a little pitched and stone tiled roof, the window itself being modern.



Plate 5 Blocked timber mullion window on the west side of Range 2 (DP24)



Plate 6 Early 18th century window on the west side of Range 2 (DP21)



Plate 7 East side of Range 2 showing courses of good squared limestone with blocked apertures on both levels (DP240)

5.7 The east elevation of Range 2 is of exposed stonework where a number of phases of work are expressed (**Plate 7**). This elevation fronts onto the driveway of No. 35 which is of paved brick but at ground level a modern cement angled plinth is built against the stonework of the assessment building and extends the entire length of Ranges 2-5 before the ground level rises to a garden area. Above this the wall is constructed of coursed rubblestone punctuated by what appears to have originally comprised two courses of good squared ashlar blocks across the elevation, corresponding to that visible on the west. The upper course survives well, though the lower course has been mostly lost, likely with the insertion of a window aperture at ground floor level. This has a timber lintel and is blocked with stonework, while a second similar blocked aperture is just visible adjacent to the brick carriageway arch (of No. 35) that has been built against the pre-existing fabric. At upper level, a small aperture abuts the eaves and is likely original with squared quoins. This is blocked with red brick and a little modern ventilation cover.

Range 3

5.8 The west elevation (**Plate 8**) continues from Range 2, but the previous application of repeated paint layers means a straight joint is not well defined here though is indicated by the presence of ashlar quoins. Courses of squared stone work extend across the elevation with quoins at the north corner. At the junction with Range 2 lies the back door. It comprises a robust four-panel door with a heavy round knocker. The rear room of the range is lit by a wide ten-over-ten sash window with no horns, and at the end of the range a doorway opens against the flank of a large chimney stack and leads to the cellar. The door itself is modern. At upper level, a further window rises above eaves level as a dormer and contains a modern casement.



Plate 8 West elevation of Ranges 2-3 (DP14)



Plate 9 East side of Range 3 showing blocked apertures (DP242)

5.9 The east elevation extends inline from Range 2 where there is an irregular straight joint between the two ranges and bears marked similarities in stonework with a single course of good squared limestone blocks (**Plate 9**). The roof rises slightly higher and a view within the roof space reflects that this range has been built over the north gable end of Range 2. As with Range 1 there are areas of disturbance reflecting modification at various times but the main elements include a window at ground floor level of a similar form to the south with a timber lintel though here with good quoins at the jambs. At upper level a small aperture abuts the eaves and is infilled with brick.



Plate 10 North elevation of Range 3 at upper level showing small blocked aperture to light former staircase and impression of lost roof pitch (DP234)



Plate 11 Low level stone framed aperture on the north end of Range 3 formerly lighting the staircase to the cellar (DP105)

5.10 The north gable end of the range had been entirely rendered in cement inscribed with ashlar lines and is visible above and below the roofline of Range 4. The render has mostly been removed to halt the deleterious effect it has been having on historic stonework and to assess the structural integrity of the wall, which accommodates a massive chimney stack which is truncated below the apex of the roof and is not visible from the exterior (**Plate 10**). This has revealed the rubblestone masonry punctuated by courses of good squared stone but also a number of features of interest. To the west at low level is a small blocked window aperture that originally lit the steps to the cellar below (**Plate 11**). This is of comparable size with the mullion window on the west side of Range 2 but here is stone framed. The form is not entirely visible due to the rubble and daub blocking, but the jambs, lintel and base all appear to be chamfered. Above, close to the eaves is a second smaller stone-framed aperture that likely lit the upper area of a staircase, now lost but originally giving access from ground to first floor. Finally, a small doorway lies to the east of the stack. This has a timber lintel and is blocked with red brickwork. Also of note is the outline of a pitched roofline at upper level which represents a range visible on historic OS maps but removed during the 20th century.

Ranges 4-7



Plate 12 View of the east side of Ranges 5 and 6 at upper level with the remains of outer walls, taken from the south-west (DP235)

5.11 Beyond this range to the north lie Ranges 4-6 which are all unified by the east wall which extends in stages to the rear before returning as the north wall of Range 6 (**Plate 12**). Range 4 is of no interest, and was constructed to infill a pre-existing space between Ranges 3 and 5 following the removal of a pitched roof range. It is open-fronted on the west to the yard (with an up-and-over garage door) and the roof, which is supported at either end on modern brick piers, has a mono-pitch all clad in corrugated sheeting.

5.12 Range 5 comprises a stone built range rising over a single storey to a flat roof, although on the west the boundary wall rises substantially higher than roof level and includes short returns to the flanking walls which indicate the range originally held an upper floor. There has clearly been some rebuilding and the south wall at high level has been rebuilt or reconfigured. As elsewhere, the walls are of rubblestone, here unpainted, and the west side to the yard has seen much alteration. A doorway lies at the south end which has a timber lintel, while the door itself is modern. To the north is a large 20th century workshop window of two large lights, each light divided into four panes (**Plate 13**). Straight joints in the area below and to the north show this area as formerly open-fronted, subsequently reduced in size to accommodate a doorway and finally reconfigured to create the existing arrangement. The north elevation appears to have originally formed the external wall of Range 6 but as it exists forms the north elevation of Range 4 (**Plate 14**). It contains a doorway to the east, which has a timber lintel and robust frame consistent with an outbuilding, although the door itself is a Victorian door with four flush panels and has probably been repositioned. To the west is a small casement of no great age set in an aperture with an east splayed reveal below a timber lintel. The walls to the east and west continue beyond this point to form the outer walls of Range 6. To either side, two sockets at roof level mark the position of timber joists but these are relatively recent and the overhang they supported has now gone.



Plate 13 Window on the west side of Range 5 with straight joints showing the position of a former doorway, taken from the south-west (DP31)



Plate 14 North elevation of Range 5 (formerly internal wall) showing doorway and window aperture with splayed reveal (DP33)



Plate 15 North and east walls of Range 6 showing blocked apertures for lost binding joists (indicated) and sockets for common joists to the left (DP231)

5.13 The surviving fabric of Range 6 includes a high wall extending along the eastern boundary and constructed of coursed rubblestone. This wall extends to the rear and returns to

enclose the north end of the range. The east wall retains three blocked apertures at high level which correspond with the position of former binding joists supporting common joists and the sockets for these are visible at the north end. Map evidence indicates that the northern end formed a distinct space and on the east return wall the jamb of a doorway survives with a truncated timber lintel above. Adjoining this is a small window aperture containing a single-pane casement of no great age, though fragments of mesh survive in the outer frame. This is of the form commonly seen in dairies or on meat safes.

5.14 Attached to the north wall lies the final range (Range 7). This consists of a cart-shed type structure, but retains little diagnostic fabric. The outer walls are of rubblestone, roughly coursed as elsewhere, and there are occasional timber bearers within the outer walls. The floor has been covered with rough screed concrete, but where this is absent, an area of cobbled stone flooring is visible. The roof is entirely modern.

INTERIOR

5.15 The interior of the building is given access from the street front and is laid out as a series of individual rooms occupying each range and extending to the rear. Each room has been given a number for ease of description labelled on Fig. 2-3. The historic development of the building does not entirely follow the arrangement from street front to the rear and as it exists Range 2 retains the earliest fabric and the historic core of the property, while Range 1 has been substantially rebuilt. Despite this, the description of the buildings follows the ranges sequentially for consistency.

Ground floor

5.16 Range 1 occupies the street frontage and is given access through the modern shop doorway, though as noted the original entrance led into a hallway which is consolidated with the former shop to a single room (GF01). A downstand at ceiling level marks the position of the hallway, and a former large doorway on the west side formerly led into what is now the adjacent property, but is blocked with stonework. Otherwise, the space is lined out in modern



Plate 16 Room GF01 (Range 1) with modern doors and dry-lining, taken from the south (DP101)

materials including polystyrene cornicing (**Plate 16**). A photograph provided by the client, following removal of asbestos containing boarding above the shop window, reveals the presence of a large supporting joist with a good scribed Baltic timber mark. Such marks are distinctive and in this case forms a bracking mark in an official system of marking for subsequent sale or distribution. Here, there are a series of numbers (Arabic numerals) that may denote raft or timber number alongside a mark specifically indicating transport through the port of Gdansk. The form of the mark suggests timber of first or best middling quality, while an additional mark nearby may be the Bracker's personal mark or initials (**Plate 17**). This is

consistent with a 19th century and may be associated with the insertion of a bay window, which was removed in the late 19th century. The east side of the room has a slightly projecting chimney breast but no fireplace is visible though a vent is present. Two doorways lie on the north side of the room and are set above floor level, this reflecting the higher ground level beyond. Both are reached via modern steps and both doors are modern, that to the west leading to the exterior and that in the centre leading to Range 2 (**Plate 16**). The floor level in Range 2 was probably always slightly higher, although there are three steps to the west door and this clearly reflects the substantial raising of the external yard in concrete and would not have been the arrangement originally.

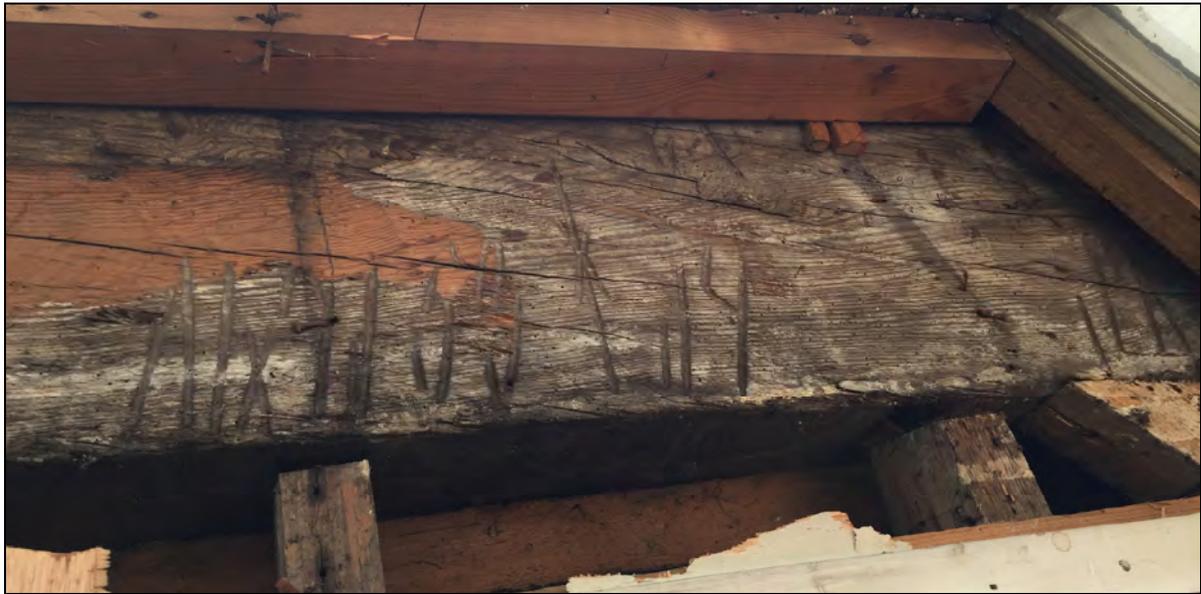


Plate 17 19th century Baltic timber mark on the joist above the modern shop front (GF01) (source: client)

5.17 Range 2 spans a single room (Room GF02) and contains the staircase to first floor level. This range preserves the earliest historic fabric but also historic fixtures and fittings from a number of phases creating a palimpsest of historic features reflecting the evolution of the building from the late 16th century to the present day (**Plate 18**).

5.18 The floor is covered in screed concrete but this has been applied directly onto earlier flagstones, possibly Ketton or another Rutland sourced stone, which are visible in places. The walls are minimally treated, simply being rendered and painted or lime-washed, but are punctuated by a series of apertures of varying dates and there is also a plain skirting and a small moulded dado rail surviving on the west wall only. Fabric from the primary phase and being of most diagnostic use include the small diamond mullion window (**Plate 19**) on the west noted from the exterior and a large binding joist at ceiling level, both of which are consistent with a date in the later 16th century. The mullion of the window measures $2\frac{3}{8}$ " (60mm) square, while the window aperture is small with deep splayed reveals and does not necessarily lend itself to a domestic scenario although the use of stone walls makes smaller windows at an earlier date more common. The binding joist at ceiling level is robust, measuring $9\frac{1}{2}$ " x 10" (241 x 254mm). It is chamfered on both sides and displays particularly large ogee chamfer stops over 100mm long (**Plate 20**). At construction, the common joists were exposed and a view from above reveals the joists to be painted or heavily lime-washed.



Plate 18 West wall of Room GF02 (Range 2) showing fabric including the late 16th century binding joist and early 18th century cupboard and window (DP83)



Plate 19 Detail of the blocked mullion window in GF02 (Range 2, DP86)



Plate 20 Large chamfer stop on the binding joist in Room GF02 (Range 2, DP99)

5.19 A subsequent phase saw the insertion of two large windows on the east, which have splayed reveals and may coincide with a substantial campaign of upgrading in the early 18th century or comprise the first of a series of changes over a relatively short period of time. A number of 18th century features are visible here. The room is lit from the west by a three-light window, the mullions being relatively slender and delicately moulded (**Plate 21**) and the outer two-pane lights fixed. The central casement differs in being side-hung and opening outwards. To the south the small mullion window was blocked, the sill lowered and enclosed by cupboard doors. These are fine cupboard doors consistent with an 18th century date, and each leaf has a small upper recessed panel and larger lower example (**Plate 22**). These have been heavily painted but close inspection reveals the panels to be delicately moulded. A doorway in the north-west corner leads to the adjoining space and has an 18th century surround though the existing door is a 19th century moulded four-panel door. It is likely the ceiling was underdrawn at this point in reed lath and plaster.

5.20 A further phase is represented by the insertion of the existing staircase to first floor level, which appears to have coincided with the blocking of the west windows. The staircase is constructed of good timber risers and nosed treads but is currently in a poor state of repair and a slender square newel has been truncated and it is now enclosed from the room by modern fabric. A cupboard occupies the space below the staircase constructed of a simple timber partition clad in riven lath and plasterwork and the floor within is covered in quarry tiles. The door is an 18th century two-panel door with an upper H-L hinge and large rim-lock, but has been repositioned here and the surround has a later moulding. There is too little diagnostic fabric to date the staircase with certainty, though it belongs to a secondary phase; perhaps it has been reconfigured since the 18th century or reflects additional phases within that century. Other features include evidence at ceiling level for a partition on the west side creating a corridor to the rear (**Plate 23**), and a small patch repair adjoining the west window of early linoleum (**Plate 24**).



Plate 21 Detail of the moulded mullion on the 18th century three-light casement in GF02 (Range 2) (DP76)



Plate 22 Early 18th century cupboard on the west wall of Room GF02 (Range 2) (DP84)



Plate 23 Ceiling in GF02 (Range 2) showing remains of ephemeral partition (indicated) (DP72)



Plate 24 Area to the south of the west window in GF02 (Range 2) showing historic linoleum reused as a repair patch on the wall (DP79)

5.21 Range 3 has been built against Range 2, utilising and building on the north gable end of that range, but in general is of relatively similar form. The outer walls are of stone but are mostly lined out within and the large chimney stack at the north end was hidden until the recent removal of modern cement render and brickwork. This range is set at slightly higher level so that it is reached via a step up from Room GF02 (**Plate 25**).



Plate 25 West side of Room GF03 (Range 3) showing external doorway and doorway on the left leading down to Room GF02 (DP68)

5.22 The space originally formed a single room, but has been subdivided by a modern partition (GF03-04) into a utility area and bathroom. A bridging joist extends through the later partition (GF03-04). It is painted black and chamfered and stopped at each end with a typically 17th century lambs tongue profile stop (**Plate 26**), those at the north end only just visible but exposed with the removal of brickwork here, probably added as part of a phase of work in the 1960s to subdivide the room. The bricks removed are marked in their frog 'CENTRAL WHITTLESEA'. The Whittlesea Central Brick Company Ltd was established in 1898 and continued under that name until 1966 when it was sold (BBS 2012, p. 27). The remains of a 1920s blue glazed tile fire surround, in the Clarence Arch style, were revealed which comprises the latest phase of reduction in size for the fireplace. The earliest fabric defines a large inglenook fireplace where the lintel consists of a massive timber, somewhat waney, which is chamfered with lambs-tongue stops, much the same as seen on the bridging joist (**Plate 27**). The 18th century saw the reduction in size of the inglenook when cupboards were inserted into the space and enclosed with small doors of two moulded panels each and retaining an original spring latch.

5.23 Otherwise there is a large ten-over-ten sash window lighting the bathroom (GF04). This has a window seat, while an adjoining doorway in Room GF03 gives access to the exterior. As noted, this is a four-panel door which has been repositioned here and is now hung on incongruous modern strap hinges. The floor appears to be of flagstones covered with thin screed concrete.

5.24 The cellar (CF01) for Range 3 is given access from the exterior and is described below.

5.25 Range 4 forms the modern garage structure (Room GF05) and for the most part there is nothing of note visible, the floor being on concrete and the walls all cement rendered and ashlar lined. The north wall, however, forms the southern wall of Range 5. It contains a narrow doorway to the east and a blocked doorway at the west end, the latter with a timber lintel and blocked with modern materials (**Plate 28**). The wall between is irregular.



Plate 26 South end of bridging joist in Room GF03 (Range 3) showing lambs tongue chamfer stops (DP67)



Plate 27 North wall of GF04 (Range 3) showing original inglenook fireplace infilled with 18th century cupboard and early 20th century fireplace (DP205)



Plate 28 North side of Room GF05 (Range 4) showing two doorways (left one blocked) (DP61)



Plate 29 Ceiling of Room GF06 (Range 5) showing waney joists and additional truncated joist to the rear, taken from the west (DP54)

5.26 Range 5 contains two rooms and although much altered and in substantially poor condition, there is some evidence for the previous arrangement. The outer walls are all painted stonework, as is the wall dividing the two rooms, and the floor is of concrete. The south room (GF06) is a small narrow space with a modern door on the west and a doorway on the north side which contains an 18th century two-panel door. This has an original latch but has likely been relocated to this position from the principal ranges. The ceiling structure is formed of a series of slender waney joists extending north-south which are in relatively poor condition, and above these fairly wide floorboards are visible (**Plate 29**). This provides supporting evidence that this range formerly held a second floor. The east end, however, is underdrawn with modern boarding so the area above is not visible, but includes a short section of an east-west thin-section joist set below the ceiling level. Interestingly, a timber jointed at the east end appears to be the base of a rafter, though nothing further is visible and it may have been reused here.

5.27 The northern space (GF07) is set at a slightly higher level but similarly has a concrete floor and painted stone walls. The north wall contains the 19th century four-panel door noted from the exterior and here the panels are fielded with mouldings. The small window to the west is modern as is the glazing on the west wall, and a brick pier has been added here to support a modern steel joist to the ceiling. Modern boarding conceals most of the ceiling, though one area is exposed revealing the same waney joists with boarding above as in Room GF06, although here areas of reed lath also survive.

Cellar

5.28 The final area of Range 3 is reached from the exterior against the flank of the chimney stack. The door opens to a short flight of steps which lead to a small vaulted cellar which instead of lying below Range 3 extends to the north. The existing stair lobby is rendered all

round and the area on the north is irregular where no elements of the stone-framed window are visible. The upper steps are of concrete but close to the base they are historic being irregular and uneven.

5.29 The basement room forms a small stone-lined space aligned north-south with the outer walls rising to a barrel vault (**Plate 30**). The floor is covered with large stone flags with what appears to be a drain at the south end close to the steps. A cellar light lies on the west, the aperture framed with large limestone blocks. The aperture at ground level above is now covered with a modern hatch cover, but there appears to have been a lower hatch; a metal hook is fixed to the ceiling close by. Small fragments of iron fixings are visible elsewhere but their form is less well expressed.



Plate 30 Interior of the barrel-vaulted cellar room CF01 (Range 3) (DP199)

First floor

5.30 The first floor is given access via the inserted staircase in GF02, and the position of the original staircase is currently unknown. The head of the staircase opens to a small lobby FF02 which is lit from the west through a modern window, though the dormer itself is historic. Eighteenth century two-panel doors lie to the north and south leading to Ranges 1 and 2, that on the north has plain panels with a modern handle and a moulded surround, while that on the south has fielded panels and a later handle and lock, though the keyhole for an earlier example is present.



Plate 31 18th century two-panel door on the north side of Room FF01 (Range 1) (DP126)



Plate 32 Detail of the H-L hinge on the 18th century two-panel door on the north side of Room FF01 (Range 1) (DP127)



Plate 33 Room FF01 (Range 1) showing fireplace and sash window overlooking the street (DP129)

5.31 From within Room FF01, the door has recessed ovolo-moulded panels and H-L hinges (**Plates 31 and 32**). The 18th century pegged frame is just visible but 19th century decorative moulding has been applied. This room overlooking the street front is a large bright reception room and preserves evidence for a 19th century refurbishment (**Plate 33**). The floor is clad in 4½” (114mm) boards and there is a fireplace on the west side which has a cast-iron decorative grate, the hood with a dragon motif. The window aperture has splayed reveals and contains a two-over-four sash window which has been altered on more than one occasion. The upper part preserves most of an 18th century sash, complete with typical ovolo and fillet moulding though the base and lower sash has been replaced, the lower sash forming a single pane with the upper rail slightly cambered and the base of the upper sash altered to match. It also has moulded horns in a later 19th century fashion. It is known, however, that in 1992 the window was repaired including the lower frame, lintel and glass, but this presumably replicated the previous form. Otherwise, in the south-west corner structural cracking extends from ceiling to floor and must be associated with the reconstruction of the front wall which has left the front of the west wall not well tied in. Much of the mortar has been lost from the core of the wall here while some surface plaster has fallen away. This is of a fairly grey lime mortar with chalk inclusions and high coarse animal hair content. A float coat of lime plaster is later. The front wall displays further structural movement with cracks descending from the ceiling to either side of the window to the outer corners.

5.32 The first floor of Range 2 originally contained two rooms, but the south room has been subdivided with the staircase in the south-east corner, a hallway on the west (FF03) and a kitchen (FF04) (**Plate 34**). The floor of the hallway is covered in modern fibrous sheeting, but wide floorboards survive below extending beneath the partition into Room FF04. The rear side of the two-panel door at the south end has H-L hinges but otherwise the door furniture is modern. The space is partially housed in the roof space so that the underside of the west roof pitch is expressed, but all underdrawn, and there is a distinct outward lean to the outer wall. The internal partition dividing the kitchen is modern and partially glazed. The room at the north end occupying Range 3 is set at higher level, as below, and is reached up two steps through a doorway containing a narrow two-panel door. This door has a modern handle, but is otherwise notable for having H-hinges with shaped finials, a style common between about 1680 and 1720.

5.33 The space occupying the remainder of the bay to the east is occupied by the kitchen. Many of the superficial elements are modern, though the floor retains particularly wide elm floorboards that measure 12-13” (305-330mm). A cupboard lies within the east wall which is housed in a former window aperture and while the doors are modern they likely replaced earlier examples. Within the cupboard the splayed reveals of the window are visible. Adjoining this cupboard in the south-east corner is an enclosed staircase which rises in its own little structural element to provide access to the attic room of Range 1. The door is a two-panel door with H-L hinges and an early upright handle.



Plate 34 Hallway FF03 (Range 2) showing later 20th century partition with historic door to the rear (DP136)

5.34 As with the areas to the south, Room FF05 (Range 3) occupies part of the roof space but is all underdrawn so none of the roof structure is visible (**Plate 35**). The floor is covered in good elm boards that measure 10-10½” apart from a narrow section of boarding that extends adjacent to the south wall, and here these are even wider than those in Room FF04 with occasional examples being 15” (381mm) wide (**Plate 36**). The walls are all plain apart from a crude skirting board though a hearth is outlined on the north side indicating a blocked fireplace. The doorway from corridor FF03 contains the 18th century doorway, but the frame is also of interest in having a chamfer and stopped door head as well as a chamfered lintel above. Both the dormer window on the west and a cupboard door in the north-west corner are modern. The cupboard occupies the space over the flank of the chimney stack in the position of an earlier staircase; the small stone window aperture lies here and an area of modern boarding lies in the vicinity.



Plate 35 North side of Room FF05 (Range 3) showing position of former fireplace with cupboard to the left in the position of a former staircase (DP145)



Plate 36 South side of the floor in Room FF05 (Range 3) showing straight joint between sections of wide historic floorboarding (DP154)



Plate 37 Room SF01 (Range 1) showing historic panelling relocated from elsewhere, taken from the east (DP168)

Second floor

5.35 Attic rooms occupy the roof space of Range 1 and are given access from Room FF04 up the small flight of steps that rises in its own little turret where a single purlin is visible, painted black.

5.36 The attic space formerly comprised a single space but has been divided with a small room at the west end housing a WC. The space is relatively sterile, with modern dry-lining all round and a four-over-four sash window on the south, which replaced earlier reed lath and plaster and a similar window in 1992 following a planning application. The only feature of note is the partition which is made up of historic panelling introduced from elsewhere and cut down to fit (**Plate 37**). The doors are modern.

Roof structure

5.37 The roof structures over Ranges 1-3 are the only historic roof structures that survive but are only partially visible at upper level close to the apex due to the presence of rooms in the lower space, and so a full appreciation of the construction and form is not currently possible. However, diagnostic features can be seen and provide valuable evidence regarding the evolution of the building.

5.38 The roof structure over Range 1 is fairly simple and reflects the rebuilding of the range. From a cursory view, the timber appears to be of oak though some softwood is visible. The range appears to be of three or four bays with square principal rafters that rise to a ridgeboard and are secured with little rough hewn yoke pieces (**Plate 38**). The common rafters are relatively slender and rise to meet the ridgeboard. They are not in pairs and are instead staggered, but this appears to be continuous along the range. Ridgeboards are generally introduced from the 18th century and this along with the scantling and nature of the timber when taken with evidence seen below suggests a date of rebuilding in the 18th century.

5.39 The stone slates are exposed, many of them having slipped particularly on the south side where the battens are in poor condition. The battens on the north side are in better condition and perhaps indicate the rear roof pitch has been re-clad at some point. At the east end, the brickwork of the chimney stack is visible and to the west the stonework of the gable end.

5.40 Only an obscured view of the roof over Range 2 was visible through a ceiling hatch in Room FF04 due to the constricted space and presence of a large water tank so only the east pitch is visible. Nevertheless, this roof is clearly of substantial age. It is of clasped side-purlin form and is built of well-converted oak with irregular yet parallel saw marks suggesting it was pit sawn. The purlin is robust and rafter couples of square scantling ride over the purlin to the apex where they are bridled and pegged (**Plate 39**). Of note are the rafters which are jointed in two sections with a crude splayed scarf, pegged just over the purlin. This is present on the few rafters visible and may be universal.

5.41 To the south is the enclosure of the staircase to second floor level which is constructed of ephemeral timber clad in reed lath and plaster.



Plate 38 Roof structure over Range 1 showing rafter couples with occasional yoke piece, taken from the east (DP185)

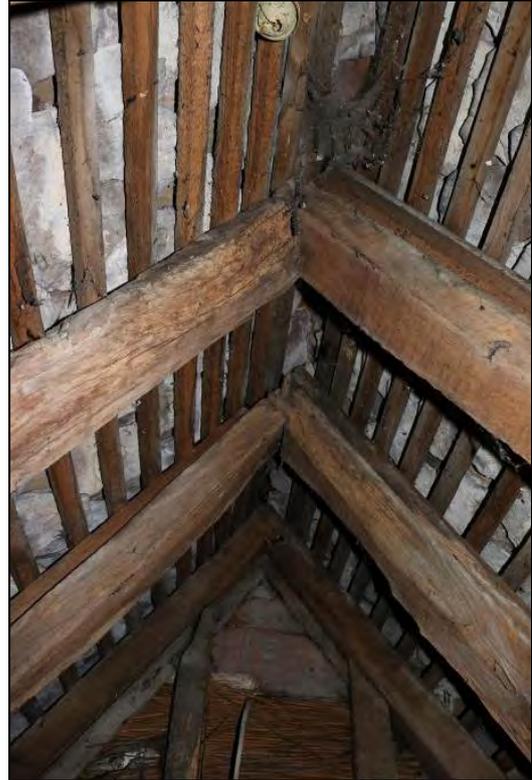


Plate 39 Apex of the roof structure over Room FF03 and FF04 (Range 2) showing bridled and pegged rafter couples (DP155)

5.42 The roof structure over Range 3 was assessed and recorded following the removal of the Collyweston slates in advance of the repair and re-cladding of the roof. From the exterior, some rafters of the west roof pitch are exposed as well as the upper surface of the north gable end onto which the end rafter couple rests. Below, the rear face of the lath and plaster lining the room below is visible where the laths are riven and fairly wide and the plaster is of lime. At the south end the stonework of the gable is significant in that it is built up over the gable end wall of Range 2 (Plate 40). The stonework of the lower gable is of fairly thin pieces laid in courses, while the upper masonry is of fairly large blocks interspersed with smaller pieces.

5.43 The roof spans a single bay and is of side-purlin form, the purlins housed in the stonework of the gable ends and a single thin-section collar clasping the purlins at the south end adjacent to the end gable. The rafters are of fairly square section and ride over the purlin, to which they are pegged, and are bridled and pegged at the apex. A number of rafter couples retain deeply chiselled assembly

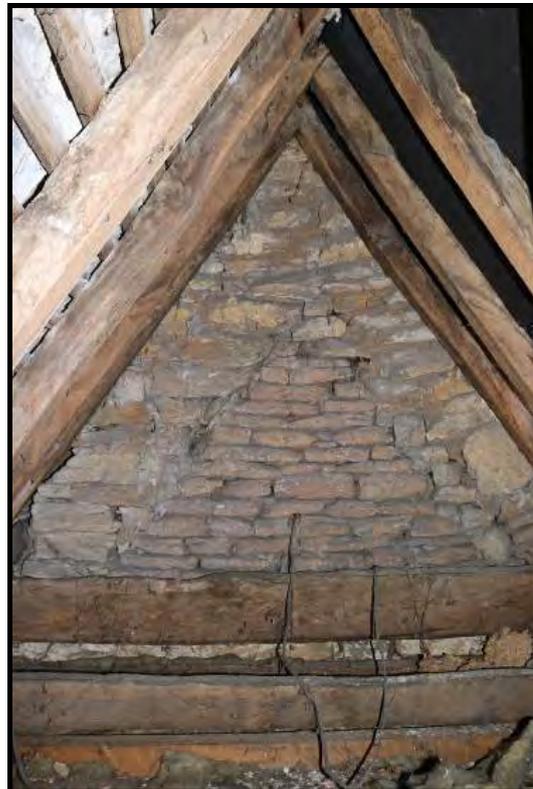


Plate 40 Roof structure (Range 3) showing north gable of Range 2 having been built up with Range 3, taken from the north (DP224)

marks, in Roman numerals (**Plate 41**). These do not run in sequence but this is not uncommon in such arrangements where each rafter couple is not dependent on the adjoining one and has probably been thus since construction.

5.44 The ceiling of the room below lies at purlin level and is formed of fairly slender rafters though these have been augmented with modern fabric.

5.45 The scantling of the roof timbers available for measurement are as follows:

Purlin	3" x 6" (76x152mm)
Rafter:	3" x 3½" (76x89mm)
Principal end rafters:	4" x 3" (102x76mm)
Collar	8½" x 2" (216x51mm)

5.46 At the north end the chimney stack has been truncated below the apex and Fletton brickwork is just visible consolidating the apex of the gable. Much of the stonework of the stack survives, including a large stone slab set vertically and spanning the aperture from the north to south outer walls. The area around the chimney stack to the east and west below the level of the ceiling is fairly disturbed and a Fletton brick wall has been built in front of the stack across the recess to the east and around the cupboard to the west, probably part of the refurbishment works conducted in the 1960s.



Plate 40 Roof structure (Range 3) showing rafter couples bridled at the apex with chiselled assembly marks (DP226)

6 DISCUSSION (Fig. 6)

6.1 The significance of No. 37 Oundle Street is invested primarily in the surviving historical fabric. The current investigation has allowed the listing description to be substantially refined with the building being of substantially earlier date than suggested by the listing and reflecting three or four major campaigns of building/rebuilding with intermediate phases of refurbishment (Fig. 6).

6.2 The surviving primary phase bears hallmarks of a late 16th century date and likely formed the rear wing of a street front range which has been largely rebuilt although preserves some primary material. This earliest phase now includes the single bay of the Range 2, which preserves characteristic features such as an incredibly robust moulded chamfer stop in Room GF02 and small diamond-mullion timber window, along with the original clasped side-purlin roof which, from partial view, appears to survive mostly intact.

6.3 A second phase saw the building extended to the rear with a further single bay in almost identical stonework (Range 3). This was given a large end chimney stack with inglenook fireplace as well as a small yet well-built stone-lined and vaulted cellar. Further interest is provided by the presence of a small stone-framed window to light the cellar steps, and a second similar aperture above which must mark the position of the original staircase to upper level. The roof structure again survives in good condition utilising oak in a typically 16th or 17th century clasped side-purlin arrangement. Other diagnostic elements include the ground floor bridging joist and fireplace lintel which preserve typically 17th century lambs-tongue chamfer stops and it is likely that this range was added a relatively short time after the construction of Range 2.

6.4 The character of the original front range (Range 1) cannot be discerned and the majority appears to have been rebuilt, so that only the west structural wall and perhaps the rear wall to Range 2 retains any earlier fabric. This phase of rebuilding appears to have coincided with a considerable campaign of upgrading and improvement at the property in the early 18th century, which saw Range 1 given a new façade and roof structure, along with a new sash window of which the upper sash survives though altered. Elsewhere, the building is rich with early 18th century fixtures and fittings, for example the fine cupboard doors that were added to enclose an original mullion window. One 18th century casement window survives at the rear and may be contemporary with the sash window; the choice between forms reflecting the public and private portion of the building. It is possible that the window apertures on the east side were inserted at this point, although a slightly earlier date is not out of the question and the 18th century work may reflect one or two phases, including the addition of the existing staircase.

6.5 The position of the original principal staircase is unknown but was likely to have been housed within the original front range. It is possible, though perhaps unlikely, that the first floor structure survives and if so this may provide evidence. Nineteenth century refurbishment saw the addition of four-panel doors, the upper floorboards in Range 1 and perhaps the rearrangement of the ground floor frontage with a bay window, while a new shop front was added in the 1890s.

6.6 Continuing to the rear, Range 4 is of no interest or architectural merit though utilises the west wall and replaces a pitch-roofed structure in this position, while the fabric and form of Range 5-7 provides relatively little dating evidence. However, some conclusions can be drawn despite the fragmentary survival, later alteration and the introduction of historic doors out of place. Range 5 and 6 are both historic and both formerly rose over two floors, with the ground floors used for light industrial processes and the upper floors perhaps given over for storage or

even casual worker accommodation although the evidence at this level is limited. Range 6 was largely dismantled in the 1970s but the outer walls survive in part and the form of the walls may suggest contemporaneity with Ranges 2 or 3. Map evidence indicates the north end formed a small distinct unit and fragmentary mesh pieces in a window are of the type used in meat safes so clearly required the management of flies. Little can be said of Range 7 as the existing roof is modern and no fixtures and fittings survive, although outer walls have timber bearers which are commonly used in the 18th and 19th centuries.

6.7 The nature and function of the original building is not entirely clear and Range 2 with the combination of small windows yet good decorative detailing does not lend itself to an entirely domestic arrangement. The addition of a cellar only a short time later also provides clues and it appears that this building was a multi-functional structure with a shop or domestic accommodation at the front and quasi-industrial provision behind. There was clearly a history of leatherworking at the site; a fellmonger and parchment maker, Thomas Ball, died aged 74 in 1806 and suggests the rear buildings were given over to associated activities in the second half of the 18th century, while a saddle maker worked there in the late 19th century. Although no evidence specific to earlier leatherworking survives it would be tempting to suppose that this represented the culmination of a long history of leatherworking that began with such a combined semi-urban domestic, commercial and light-industrial arrangement.

6.8 The absence of repeated phases of upgrading and refurbishment throughout the 19th and 20th centuries has allowed the preservation of numerous fixtures and fittings that do not commonly survive. However, later 20th century work, for example the application of concrete floors and cement render has had a deleterious effect on the stonework of the building, while the re-fronting of the building in the 18th century has resulted in some structural movement which is in need of repair. In conclusion, No. 37 West survives as a significant building with a varied and rich history that sits well within the townscape of Oundle and this record provides a valuable resource that will add to the local knowledge of such buildings.

ACKNOWLEDGEMENTS

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APPENDIX 1 NATIONAL HERITAGE LIST ENTRY

37, WEST STREET

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1372140

Date first listed: 07-Jun-1974

Statutory Address: 37, WEST STREET

Location

Statutory Address: 37, WEST STREET

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

County: Northamptonshire

District: East Northamptonshire (District Authority)

Parish: Oundle

National Grid Reference: TL 03912 88109

Details

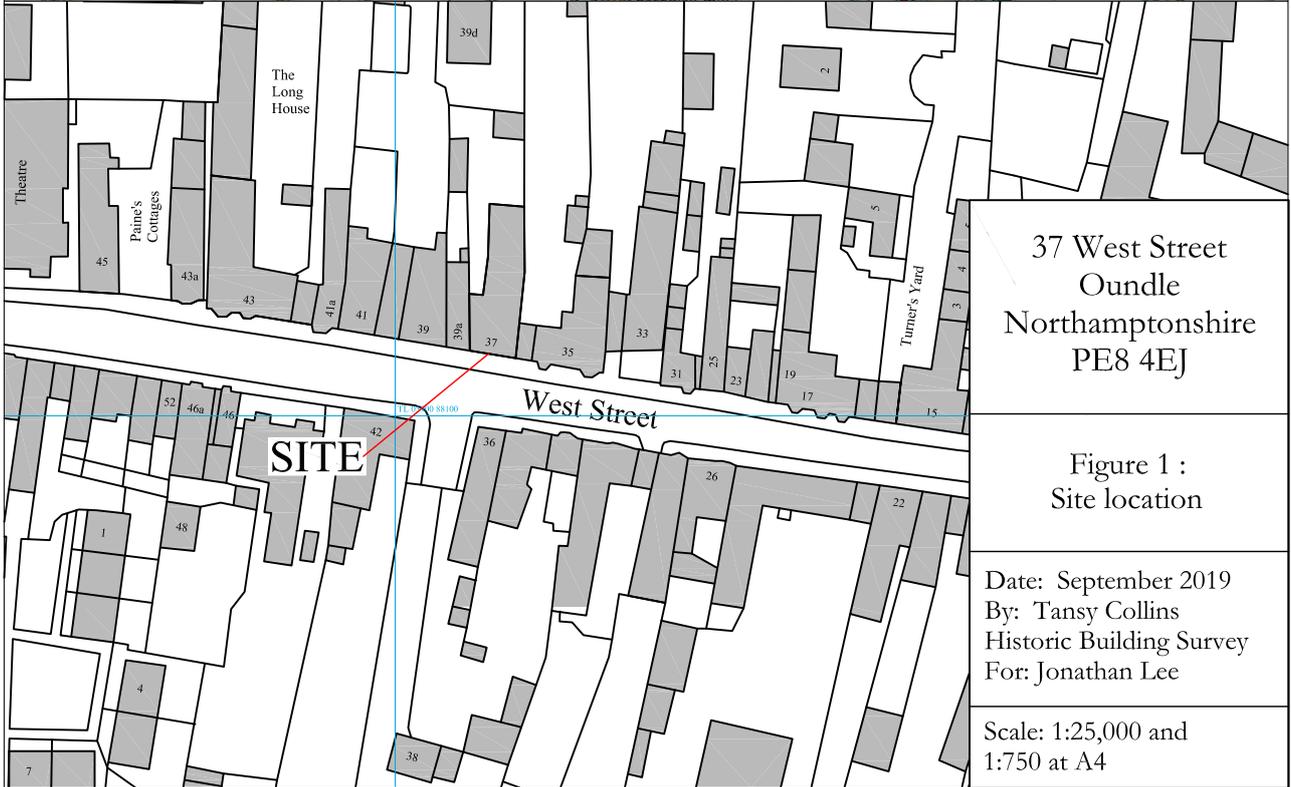
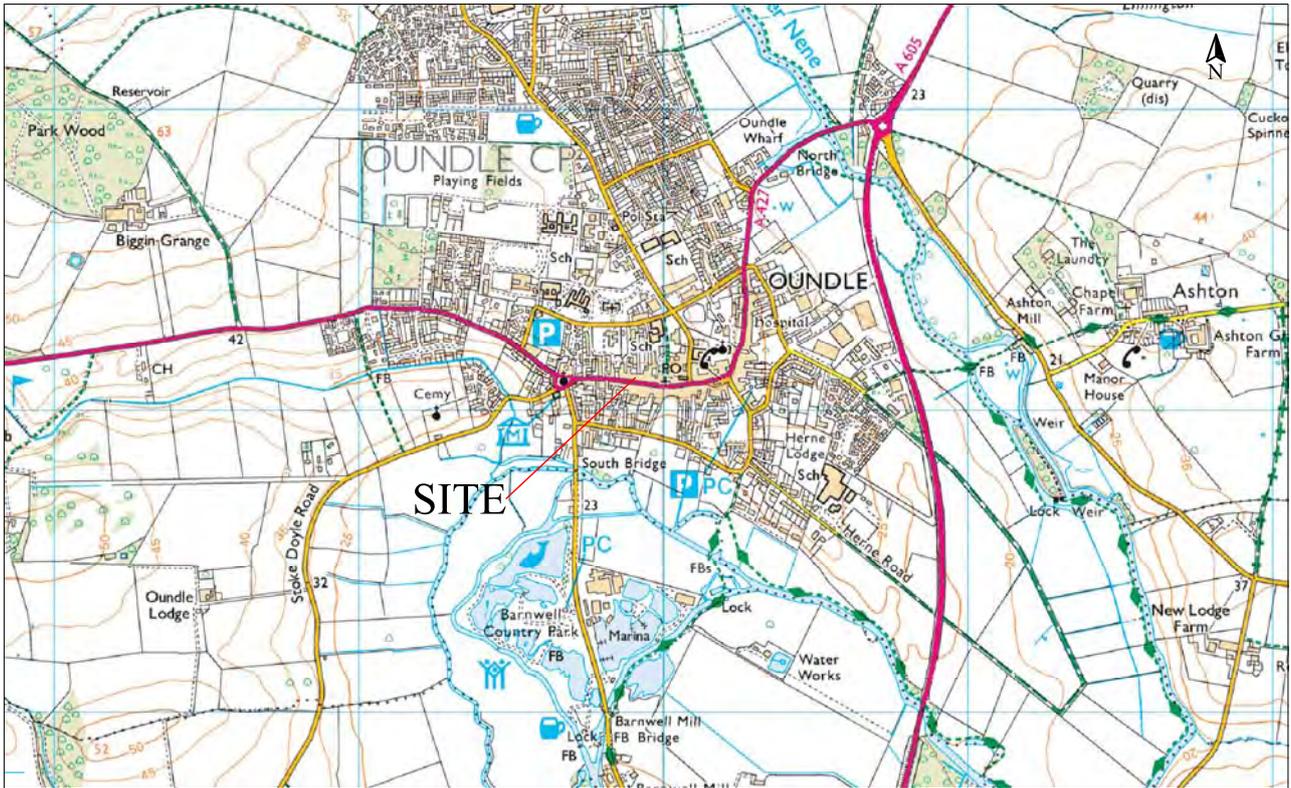
WEST STREET 1. (North Side) 1483 ----- No 37 TL 0388 1/15

II GV

2. Early C18. 2 storeys and attics in stone, flipped dormer in stone slate roof. 1 window to 1st floor, no glazing bars. Late C19 shop front. Passage door to left.

Nos 15 to 19 (odd) 25 and 33 to 53 (odd) form a group with Church of St Wilfred, Paine's Almshouse and Oundle Congregational Church.

Listing NGR: TL0391288109

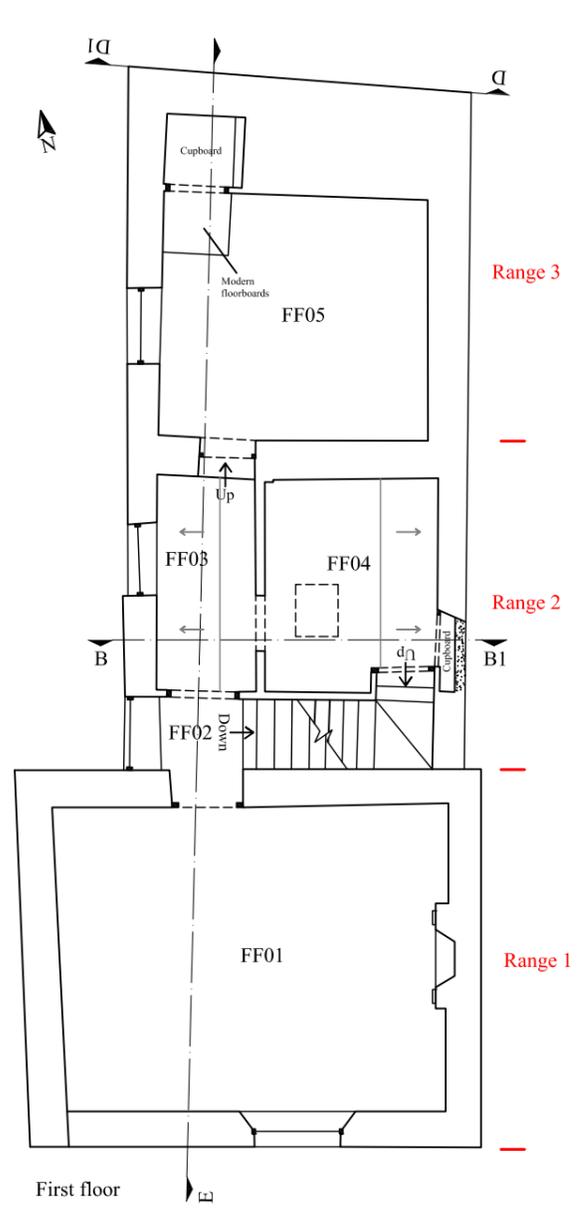
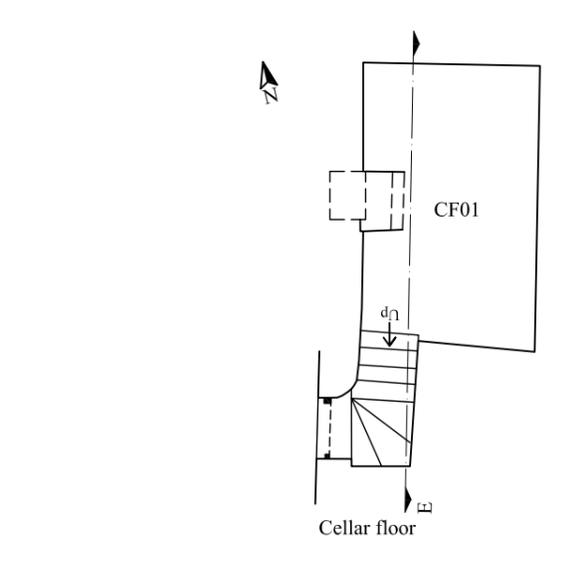
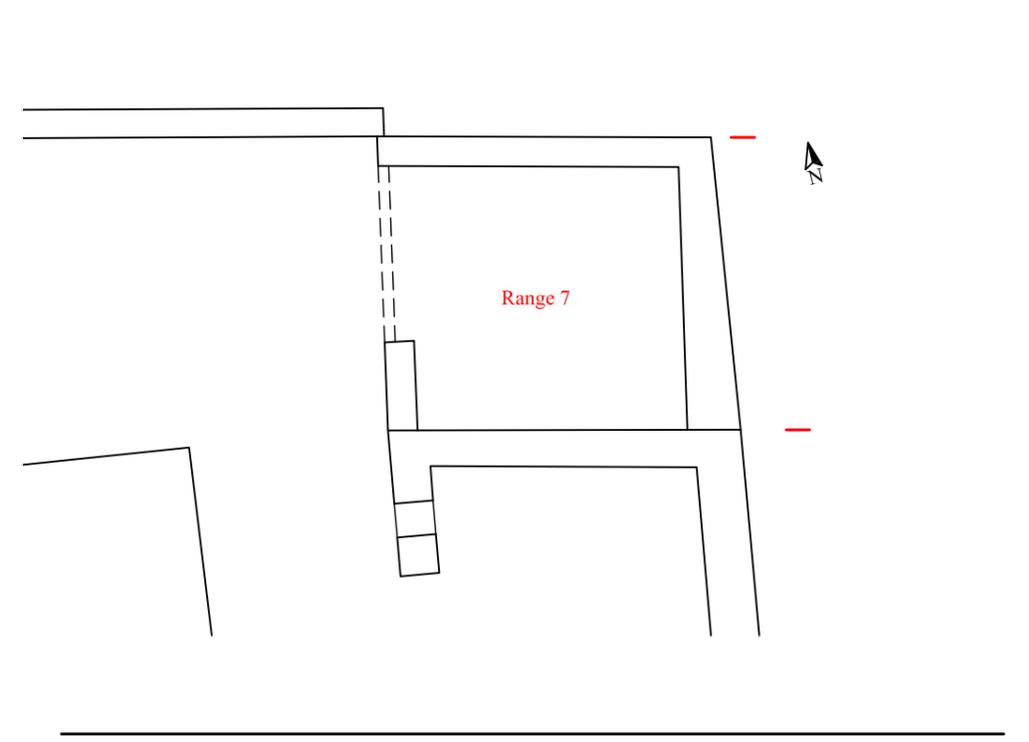
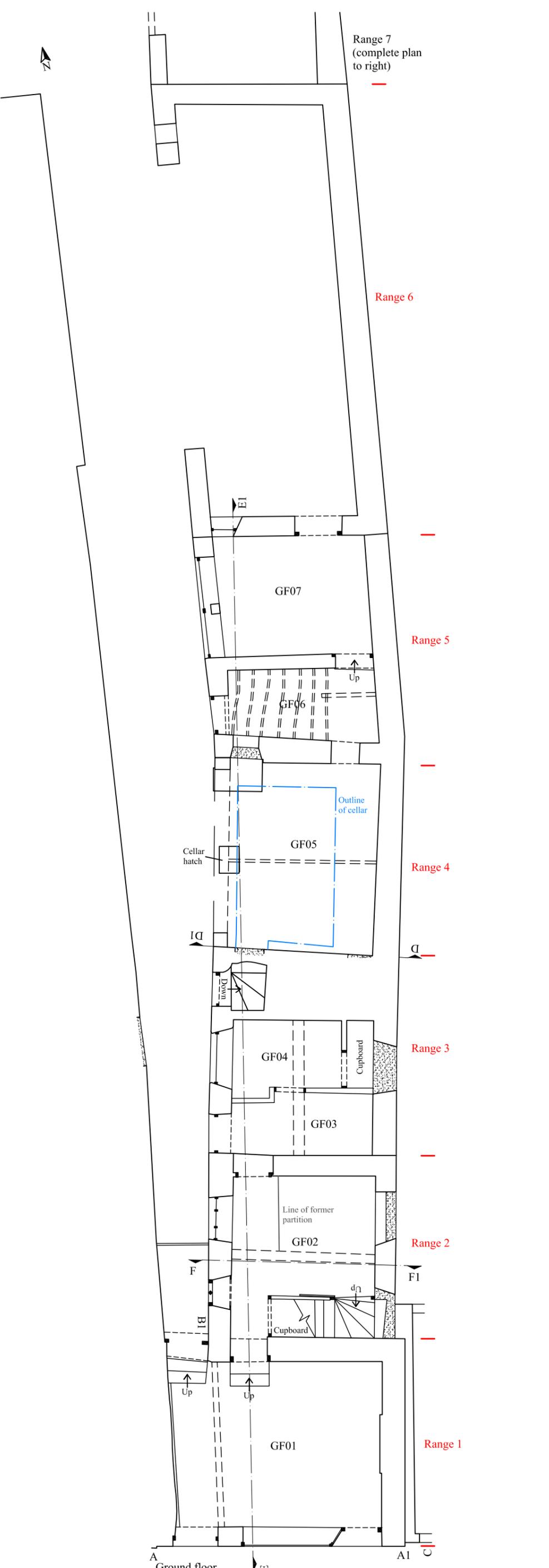


37 West Street
 Oundle
 Northamptonshire
 PE8 4EJ

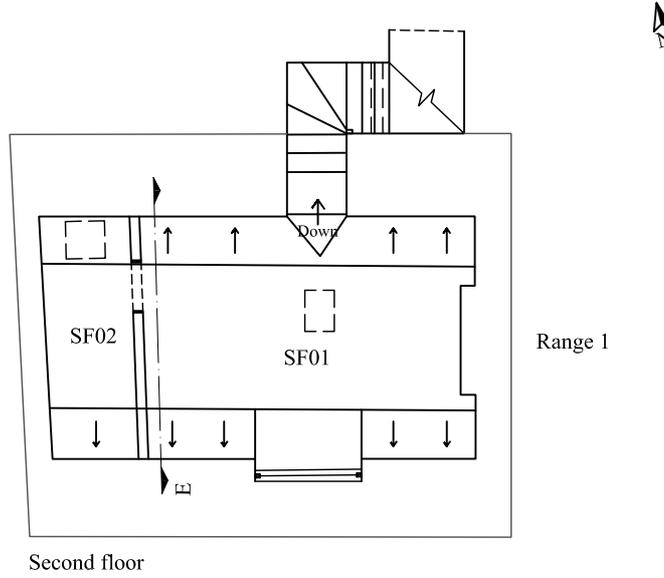
Figure 1 :
 Site location

Date: September 2019
 By: Tansy Collins
 Historic Building Survey
 For: Jonathan Lee

Scale: 1:25,000 and
 1:750 at A4

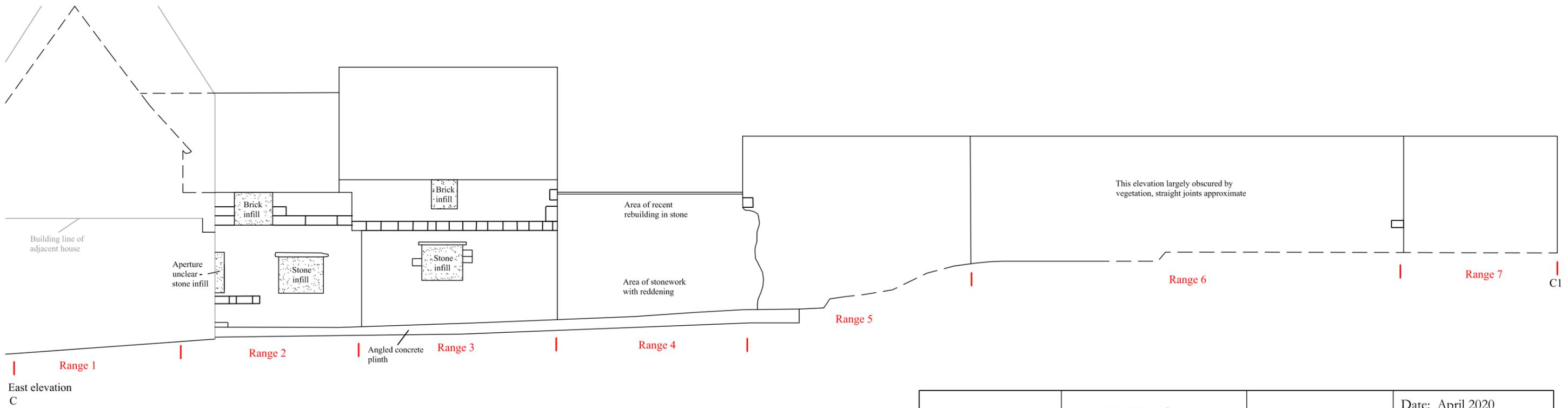
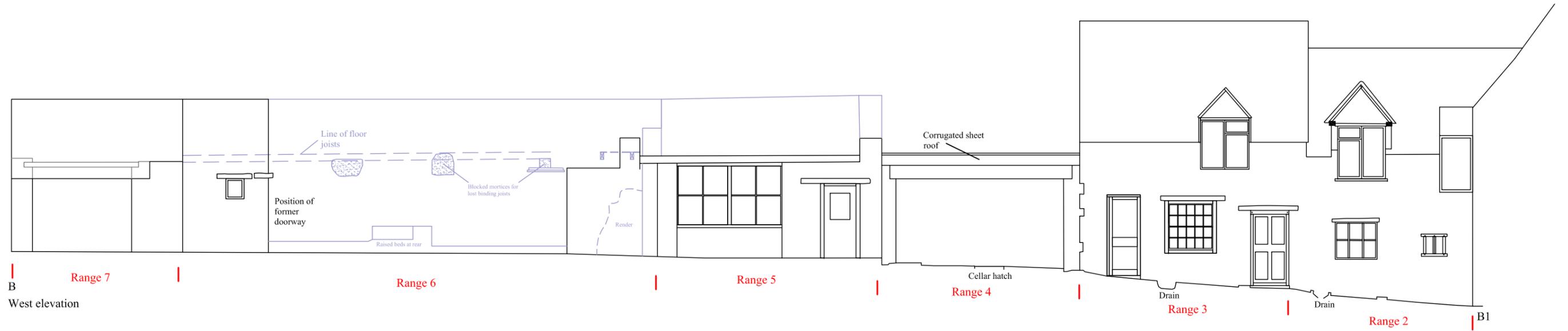


Key:
Blocked aperture
Section line
37 West Street Oundle Northamptonshire PE8 4EJ
Figure 2 Floor plans
Date: April 2020 By: Tansy Collins Historic Building Survey For: Jonathan Lee
Scale: 1:100 at A3

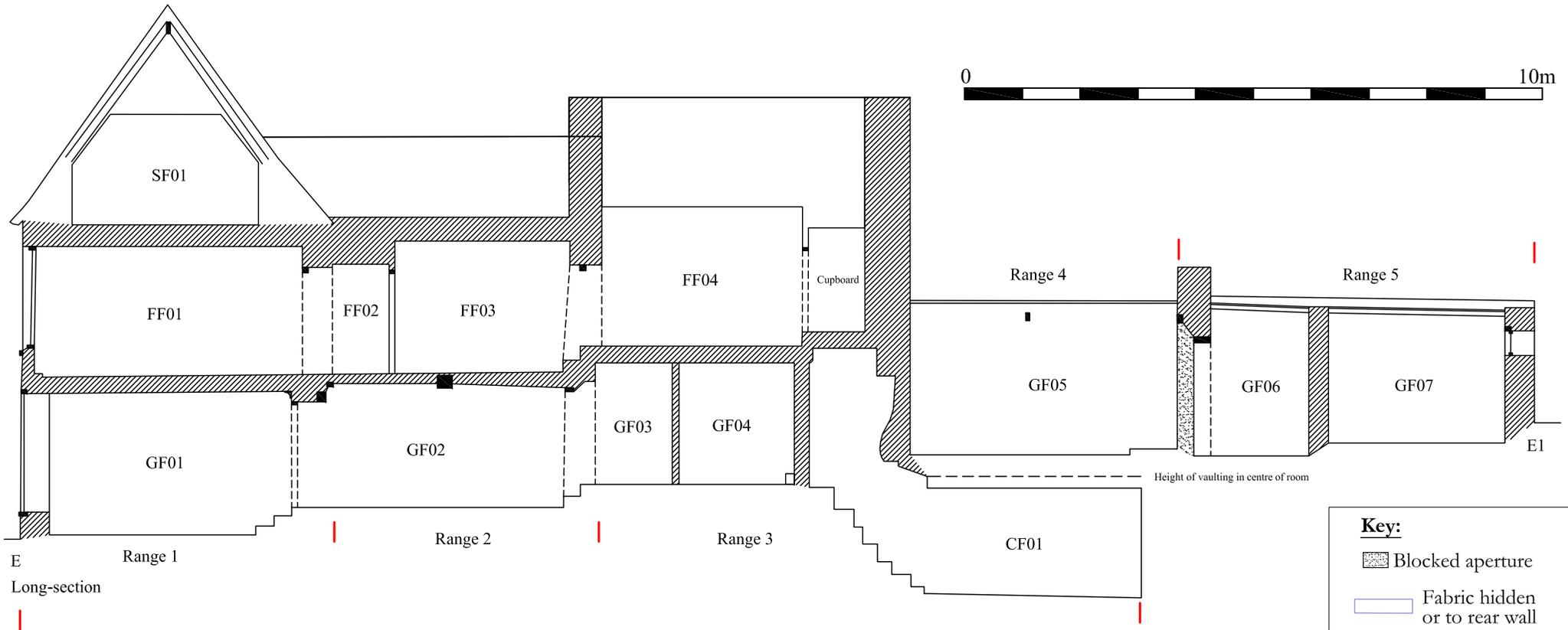


Key:	
	Blocked aperture
	Section line
<p>37 West Street Oundle Northamptonshire PE8 4EJ</p>	
<p>Figure 3 Second floor plan and south elevation</p>	
<p>Date: April 2020 By: Tansy Collins Historic Building Survey For: Jonathan Lee</p>	
<p>Scale: 1:100 at A4</p>	





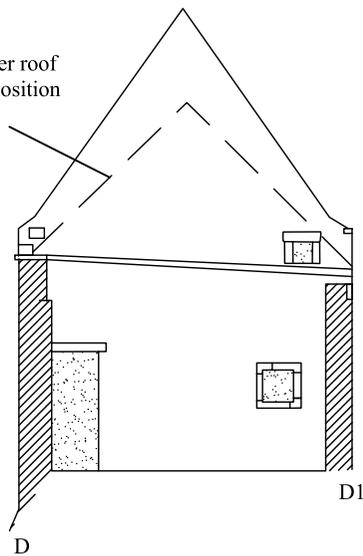
Key:  Blocked aperture  Fabric hidden or to rear wall	37 West Street Oundle Northamptonshire PE8 4EJ	Figure 4 Elevations	Date: April 2020 By: Tansy Collins Historic Building Survey For: Jonathan Lee
			Scale: 1:100 at A3



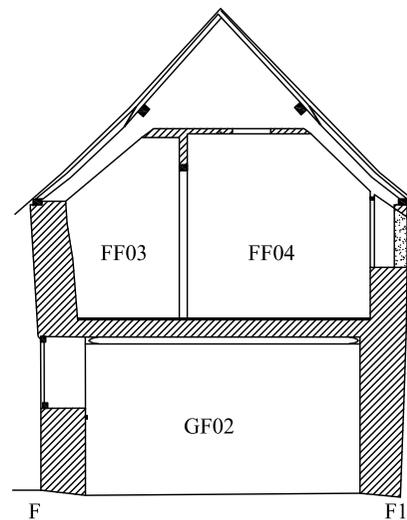
Key:

-  Blocked aperture
-  Fabric hidden or to rear wall

Line of former roof structure in position of Range 4



North elevation - Range 3



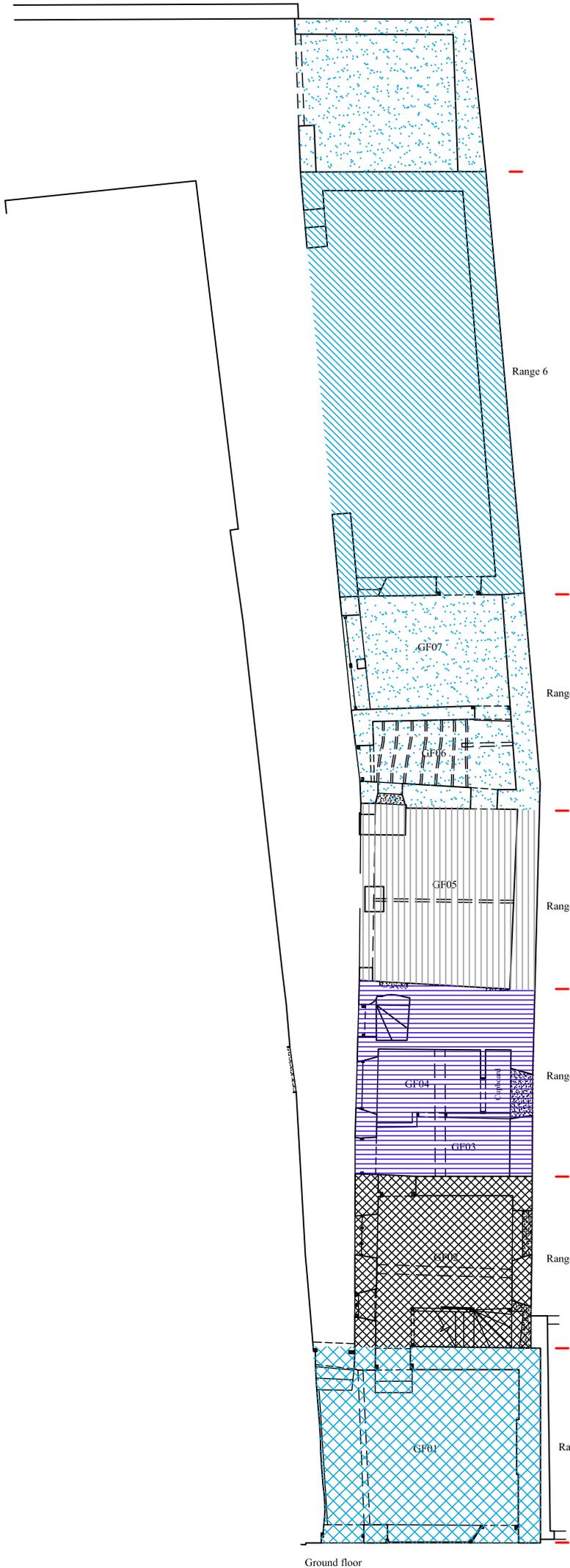
Cross-section - Range 2

37 West Street
Oundle
Northamptonshire
PE8 4EJ

Figure 5
Elevation and sections

Date: April 2020
By: Tansy Collins
Historic Building Survey
For: Jonathan Lee

Scale: 1:100 at A4



0 10m

Key:

-  Phase 1 - later 16th century
-  Phase 2 - early 17th century
-  Phase 3 - 18th century
(incorporating earlier fabric)
-  Phase 4 - pre-19th century,
possible contemporary with
Range 2 or 3
-  Phase 5 - pre-19th century
-  Phase 6 - late 20th century

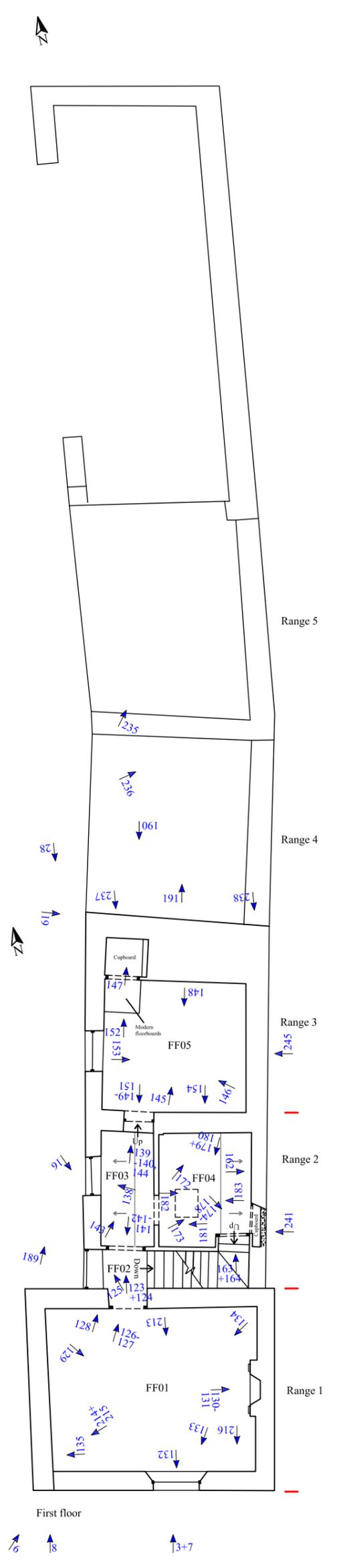
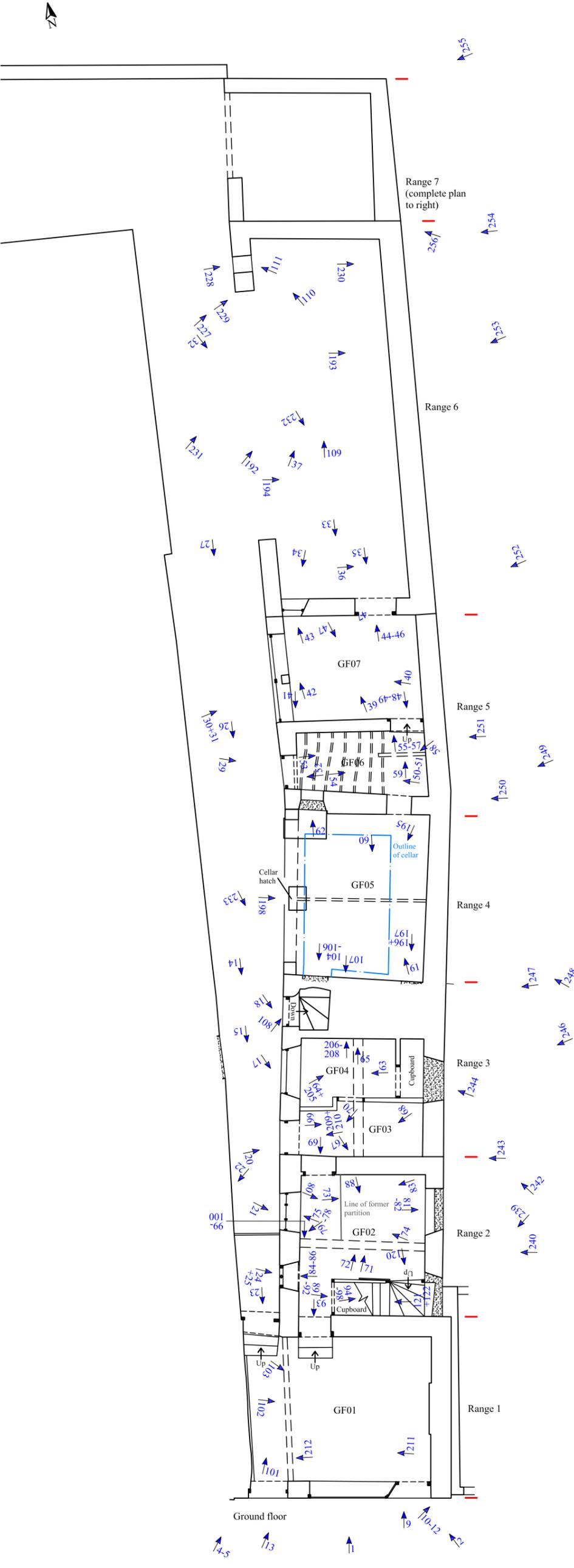
37 West Street
Oundle
Northamptonshire
PE8 4EJ

Figure 6 General
phase plan

Date: July 2020
By: Tansy Collins
Historic Building Survey
For: Jonathan Lee

Scale: 1:150 at A4

Ground floor



Key:

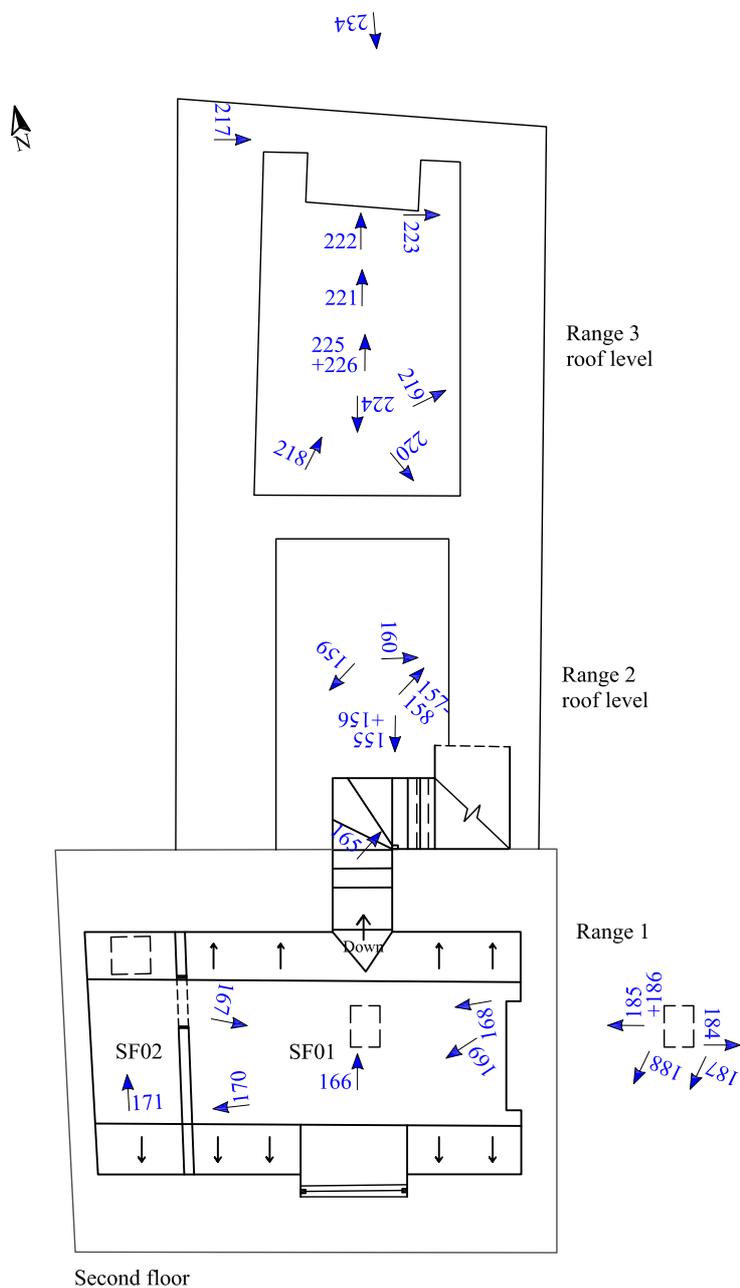
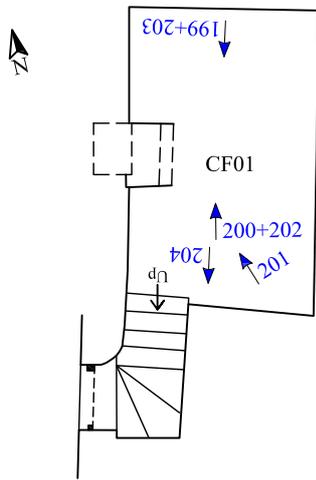
-  Blocked aperture
-  Section line
-  Photographic location

37 West Street
Oundle
Northamptonshire
PE8 4EJ

Figure 7 Photographic location plans

Date: April 2020
By: Tansy Collins
Historic Building Survey
For: Jonathan Lee

Scale: 1:125 at A3



Key:

-  Blocked aperture
-  Section line
-  Photographic location

37 West Street
Oundle
Northamptonshire
PE8 4EJ

Figure 8 Photographic location plans

Date: April 2020
By: Tansy Collins
Historic Building Survey
For: Jonathan Lee

Scale: 1:100 at A4



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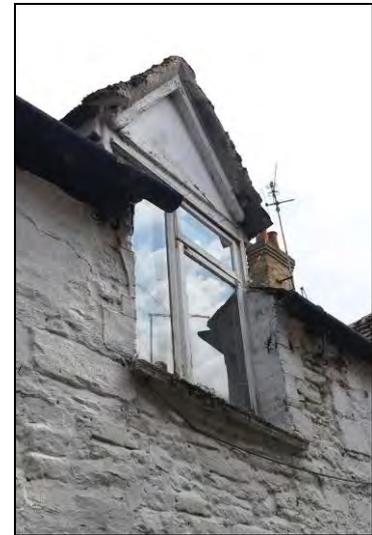
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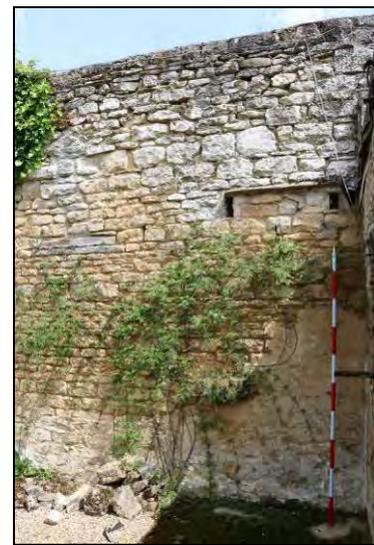
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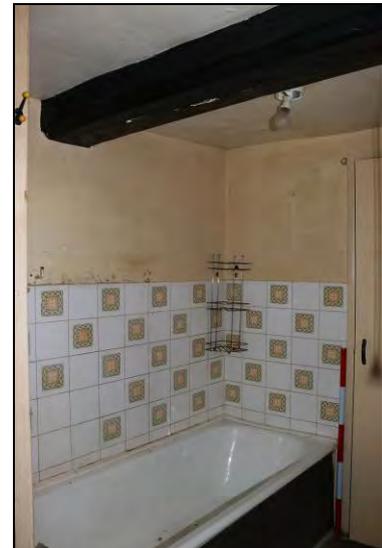
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Timber lintel over the blocked doorway on the north side of Room GF05 (Range 4), taken from the south



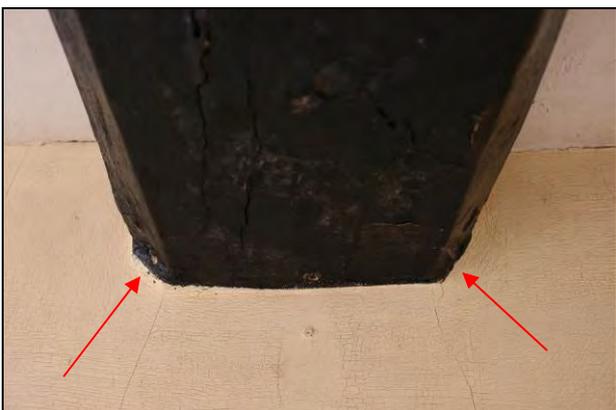
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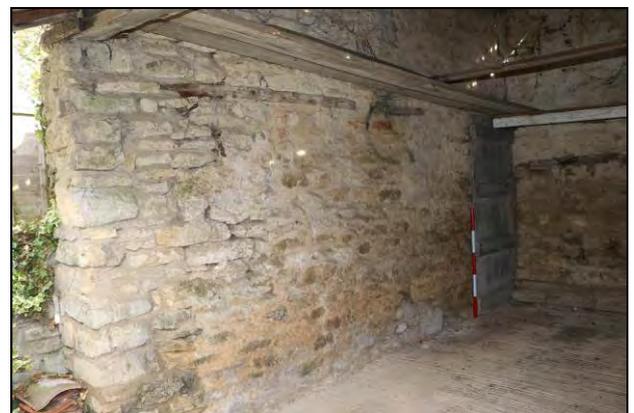
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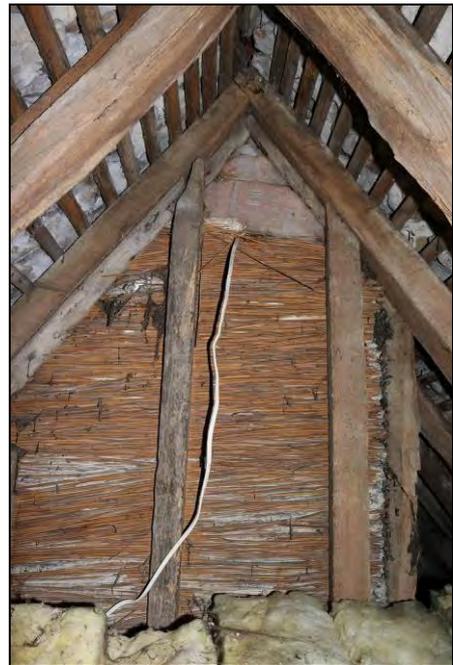
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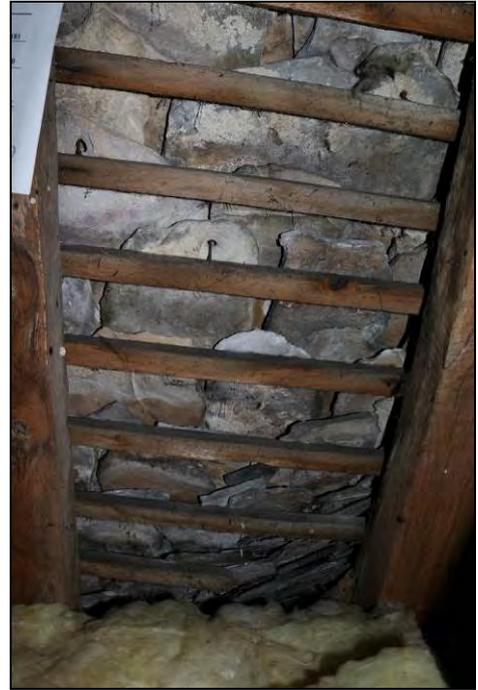
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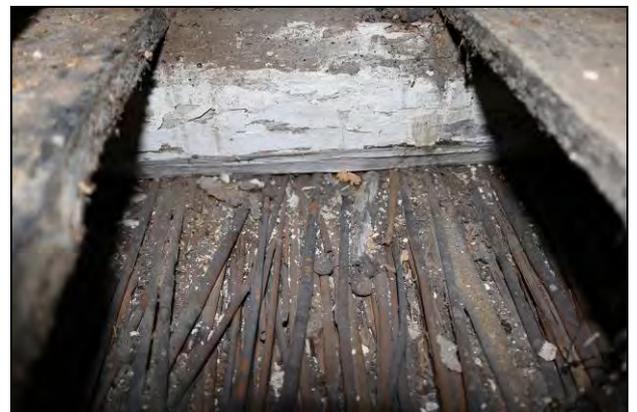
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(Range 2), taken from the north-west



DP 179
South side of Room FF04 (Range 2), taken from
the north



DP 180
Ceiling of Room FF04 (Range 2) showing
underdrawn roof pitches and hatch giving access to
the apex level of the roof structure, taken from the
north



DP 181

Wide floorboard over a binding joist where the boards to either side have sunken slightly where not supported by the main beam (Range 2, FF04), taken from the east



DP 182

Wide historic floorboards in Room FF04 (Range 2), taken from the west



DP 183

Wide historic floorboards in Room FF04 (Range 2), taken from the east



DP 184

Roof structure over Range 1 showing brick chimney stack at the east end, taken from the west



DP 185

Roof structure over Range 1 showing rafter couples with occasional yoke piece, taken from the east



DP 186

Roof structure over Range 1 showing detail of the yoke piece at the apex, taken from the east



DP 187

Detail of the south roof pitch over Range 1 showing Collyweston slates with degraded timber battens, taken from the north



DP 188

Detail of the dormer window roof structure on the south side of Range 1, taken from the north



DP 189

View of the rear range (Range 2) at roof level, taken from the south



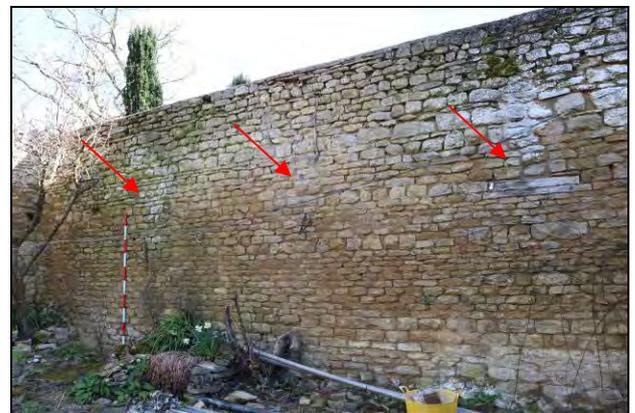
DP 190

View of the north gable end of Range 2 at upper level, taken from the north



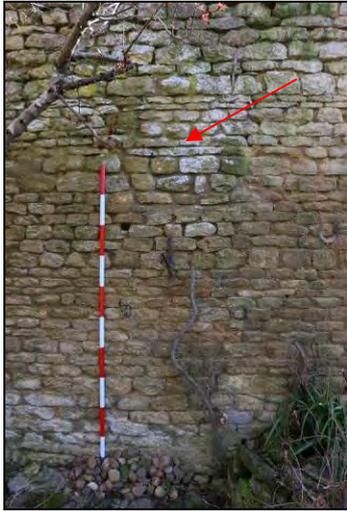
DP 191

View of Ranges 5 and 6 at roof level and the remains of the outer walls rising above the flat roofs, taken from the south



DP 192

East wall of Range 6 with series of blocked apertures for lost binding joists of an upper floor (indicated), taken from the south-west



DP 193

Detail of the east wall of Range 6 with blocked aperture for lost binding joist of an upper floor (indicated), taken from the west



DP 194

Detail of the east wall of Range 6 with blocked apertures for lost binding joists of an upper floor (indicated), taken from the south-west



DP 195

Interior of Room GF05 (Range 4) showing formerly external wall of Range 3, taken from the north



DP 196

South wall of Room GF05 (Range 4) showing formerly external wall of Range 3 with blocked doorway, taken from the north



DP 197

South wall of Room GF05 (Range 4) showing formerly external wall of Range 3 with blocked doorway, taken from the north



DP 198

'Air-tight' inspection cover enclosing the hatch to the cellar (Range 3), taken from the west



DP 199

Interior of CF01 (Range 3), taken from the north



DP 200

Interior of CF01 (Range 3), taken from the south



DP 201

Interior of CF01 (Range 3) showing cellar light aperture with iron hook (indicated), taken from the south-east



DP 202

Interior of CF01 (Range 3) showing stone-lined floor, taken from the south



DP 203

Interior of CF01 (Range 3) showing stone-lined floor, taken from the north



DP 204

Interior of CF01 (Range 3) showing stone-lined floor with drain, taken from the north



DP 205
 North wall of GF04 (Range 3) showing original inglenook fireplace infilled with 18th century cupboard and early 20th century fireplace, taken from the south-west



DP 206
 North wall of GF04 (Range 3) showing 18th century cupboard door below the original fireplace bresummer, taken from the south



DP 207
 North wall of GF04 (Range 3) showing original fireplace bresummer with lambs-tongue chamfer stop, taken from the south



DP 208
 North wall of GF04 (Range 3) showing 18th century cupboard door with spring latch, taken from the south



DP 209
 West side of Room GF03 (Range 3) showing external doorway, taken from the east



DP 210
 West side of Room GF03 (Range 3) showing threshold of external doorway with stone paving, taken from the east



DP 211
West wall of Room GF01 (Range 1), taken from the east



DP 212
West wall of Room GF01 (Range 1) showing large doorway formerly leading to the adjoining property, taken from the east



DP 213
South wall of Room FF01 (Range 1), taken from the north



DP 214
South-west corner of Room FF01 (Range 1) showing structural cracking, taken from the north-east



DP 215
Detail of the west wall of Room FF01 (Range 1) showing historic lime mortar with a high animal hair content, taken from the north

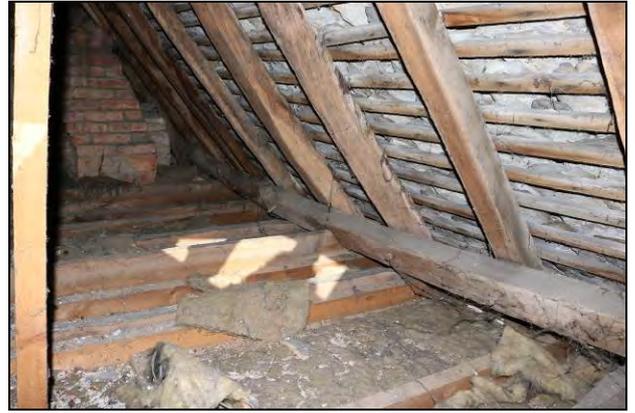


DP 216
Detail of the south wall of Room FF01 (Range 1) showing structural cracking, taken from the north



DP 217

West roof pitch (Range 3) showing north gable end wall with rafters over, taken from the west



DP 218

Roof structure (Range 3) showing rafters pegged to the side purlin, taken from the south-west



DP 219

Roof structure (Range 3) showing side purlin with pegged rafters, taken from the west



DP 220

Roof structure (Range 3) showing north gable of Range 2 having been built up with Range 3, taken from the north-west



DP 221

Roof structure (Range 3) showing additional brick flue serving the first floor room, taken from the south



DP 222

Roof structure (Range 3) showing massive lateral stone block extending across the truncated chimneystack, taken from the south



DP 223

Roof structure (Range 3) showing detail adjacent to the chimney stack with Fletton brickwork to the area below, taken from the west



DP 224

Roof structure (Range 3) showing north gable of Range 2 having been built up with Range 3, taken from the north



DP 225

Roof structure (Range 3) showing rafter couples bridled at the apex, taken from the south



DP 226

Roof structure (Range 3) showing rafter couples bridled at the apex with chiselled assembly marks, taken from the south



DP 227

North end (Range 6) showing position of former doorway, taken from the south-west



DP 228

North end (Range 6) showing small window on the west side with the remains of gauze to keep flies away, taken from the west



DP 229

North end (Range 6) showing truncated lintel of a former doorway, taken from the west



DP 230

North end (Range 6) showing series of redundant sockets to take upper floor joists, taken from the south



DP 231

North and east sides of Range 6, taken from the south-west



DP 232

East sides of Range 6 with north end of Range 4 on the right, taken from the north-west



DP 233

North elevation of Range 3, taken from the north



DP 234

North elevation of Range 3 at upper level, taken from the north



DP 235

View of the east side of Ranges 5 and 6 at upper level with the remains of outer walls, taken from the south-west



DP 236

View of the east side of Range 5 at upper level with the short returns of lost walls and the later fabric below, taken from the south-west



DP 237

North elevation of Range 3 at upper level showing small stone framed window, now blocked but former lighting a staircase, taken from the north



DP 238

North elevation of Range 3 at upper level showing wall-plate just visible, taken from the north



DP 239

East side of Range 2 with the later structure of the adjoining property, taken from the north-east



DP 240

East side of Range 2 showing blocked apertures, taken from the east



DP 241

East side of Range 2 showing blocked aperture and good squared limestone blocks, taken from the east



DP 242

East side of Range 3 showing blocked apertures, taken from the south-east



DP 243

East elevation at the junction between Ranges 2 and 3, taken from the east



DP 244

East side of Range 3 showing blocked aperture, taken from the east



DP 245

East side of Range 3 showing blocked aperture, taken from the east



DP 246

East side of Ranges 2 and 3, taken from the east



DP 247

East elevation at the junction between Ranges 3 and 4, taken from the east



DP 248

East side of Range 4, taken from the south-east



DP 249

East elevations of Ranges 2-4, taken from the north-east



DP 250

East elevation at the junction between Ranges 4 and 5, taken from the east



DP 251

East elevation of Range 4 showing reddened stone, taken from the east



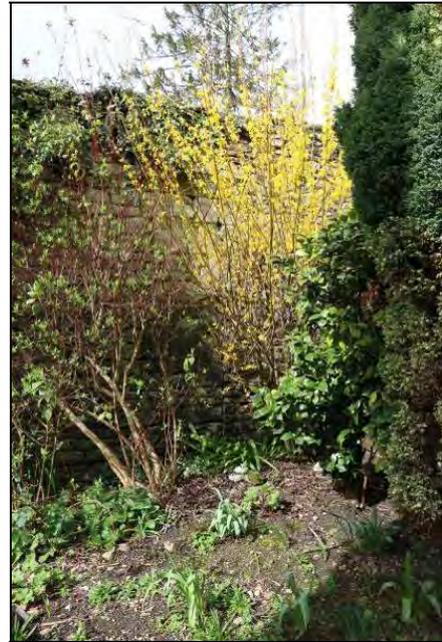
DP 252

East elevation at the junction between Ranges 4 and 5, taken from the east



DP 253

East elevation of Range 6, taken from the east



DP 254

Partial view of the east side of Range 6 at the junction with Range 7, taken from the east



DP 255

View of the rear range (Range 2) at roof level, taken from the south



DP 256

Stone block with carved graffiti on the east elevation of Range 6 at the junction with Range 7, taken from the east