



**The Stone Cottage (Old Post Office)
Barnwell, Nr. Oundle
Northamptonshire
PE8 5PF**

NGR: TL 04738 85023

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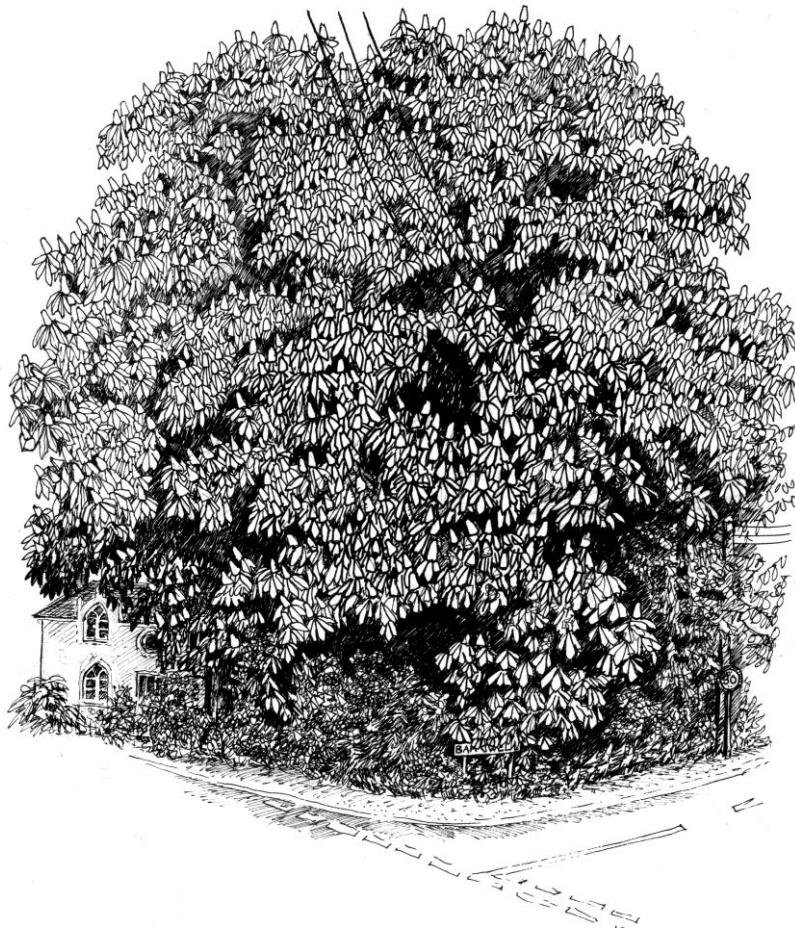


Figure 01 – Stone Cottage, Barnwell. © Copyright Carry Akroyd 1983

Acknowledgements

I am most grateful to the people who have generously contributed to this project.

To the Bould family who opened the doors to their charming cottage with a sense of excitement matched only by my own. To previous residents Sheila and Carry Akroyd for memories and pictures shared. To Bevil Allen, his sister Doreen, and their cousin Sylvia Lawman (nee Allen); for invaluable insight into their fathers' lives while growing up in Barnwell Post Office. To Mrs Norah Blunt for her meticulous memory and records keeping. To the team at the Northamptonshire Records Office for tirelessly retrieving 100 years' of Barnwell Estate accounts. To all the men, women and children who have occupied The Stone Cottage throughout the past 200 years in its many different forms and guises, without whom there would be no story of interest to research.

Finally a big thanks to my own girls at home their support is humbling.

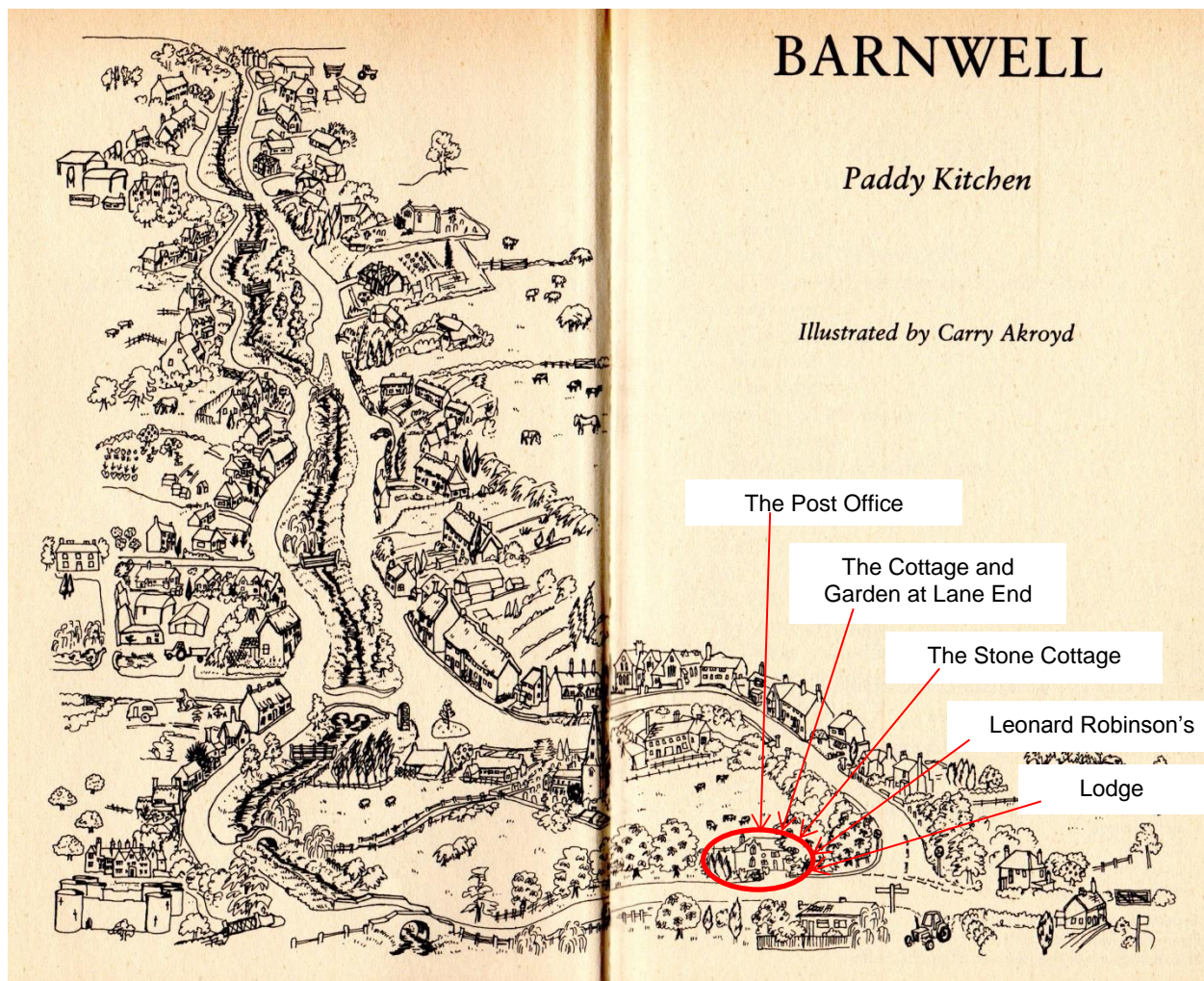


Figure 02 – Illustration by Carry Akroyd on inside cover of 'Barnwell' – a brief insight into Barnwell village life by Paddy Kitchen c1983.

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Note: All photos by J Croser unless otherwise stated.

Summary

Stone Cottage in Barnwell was probably built in the late 18th-century by the Barnwell Estate as an estate-worker's home and has been extended on at least five occasions thereafter. Originally constructed as a single pile dwelling with one room upstairs and one room downstairs its plan form was compact.

With squared coursed limestone walls, a Welsh slate roof, hipped at both ends, and two 2-light casement windows with 4-centred arch-heads and Gothick glazing bars the late Georgian stylistic evidence corresponds with documentary evidence to suggest a probable construction date range of 1788 to 1806.

The building served as an estate-worker's cottage for 10-15 years' before it underwent some rebuilding to increase its footprint. It then disappeared from Barnwell Estate's accounts for ten more years before reappearing in 1821 when it was rented to Thomas Carter for £2 per annum.

Carter was at that time an agricultural labourer. In 1847 he joined the British postal Service as a rural messenger and within 10-15 years he was promoted to sub-postmaster and his estate worker's cottage was transformed into Barnwell's first Post Office.

Thomas Carter and his descendants ran the Post Office in Barnwell for approximately 100 years. But when the last sub-postmaster died in the 1950s the property was sold and Stone Cottage reverted to being a private family home.

With substantial alterations and extensions in the 19th- 20th- and 21st-centuries the cottage has been transformed from a single pile dwelling into a spacious double pile property with four-times the floor area.

Introduction

The Stone Cottage sits on the north-western side of Barnwell St. Andrew in rural East Northamptonshire and is located some 275 metres south-west of Barnwell Manor and Castle at OS grid location TL 04738 85023.

To date little has been written about Stone Cottage; it does not appear on the National Heritage List for England, and I was unable to locate any previous architectural reports or heritage investigations. I did however find passing mention of Stone Cottage in a novel called 'Barnwell'¹ [Figure 03] which describes it as 'Barnwell's original Post House' and states that it was 'built around 1828.' While it was the first Post Office in the village, I believe it was probably built some 20-40 years' earlier for another purpose entirely.

For example, two map sources dated 1817² and 1822³ clearly show a building on the same site. The 1822 map includes additional detail including a name 'Lodge Cottage.' The map also shows a clear building outline in the same location and of a similar size and shape to the building shown on Ordnance Survey maps from 1886,⁴ 1900,⁵ [Figure 04] and 1926.⁶

This report has been compiled and submitted for the MSt. Building History Recording Project for the University of Cambridge. The analysis contained herein draws from multiple primary and secondary sources and uses measured survey data to analyse the building's evolution. As such, my findings are constrained by the quality of available data and are therefore subject to further refinement as additional information arises.

¹ Paddy Kitchen, *Barnwell*, (London, UK: Hamish Hamilton, 1985), p. 8.

² Boyce, Ordnance Survey 2 inch to a mile (1:31,680) map, OS Drawings Port. 12 Sht. 269. Ser. 230, published 1817, (British Library, OSD 269).

³ G. Cuming, '*Barnwell Estate*', scale 2 inch to a mile (1:31,680), 1822 (Northamptonshire Record Office, Map 4544).

⁴ Ordnance Survey 1:2,500 map, Northamptonshire Sheet TL08, 1st Edition, published 1886.

⁵ Ordnance Survey 1:2,500 map, Northamptonshire Sheet TL08, 1st Revision, published 1900.

⁶ Ordnance Survey 1:2,500 map, Northamptonshire Sheet TL08, 2nd Revision, published 1926.



Figure 03 – The 1822 Barnwell Estate map showing Stone Cottage circled in red.

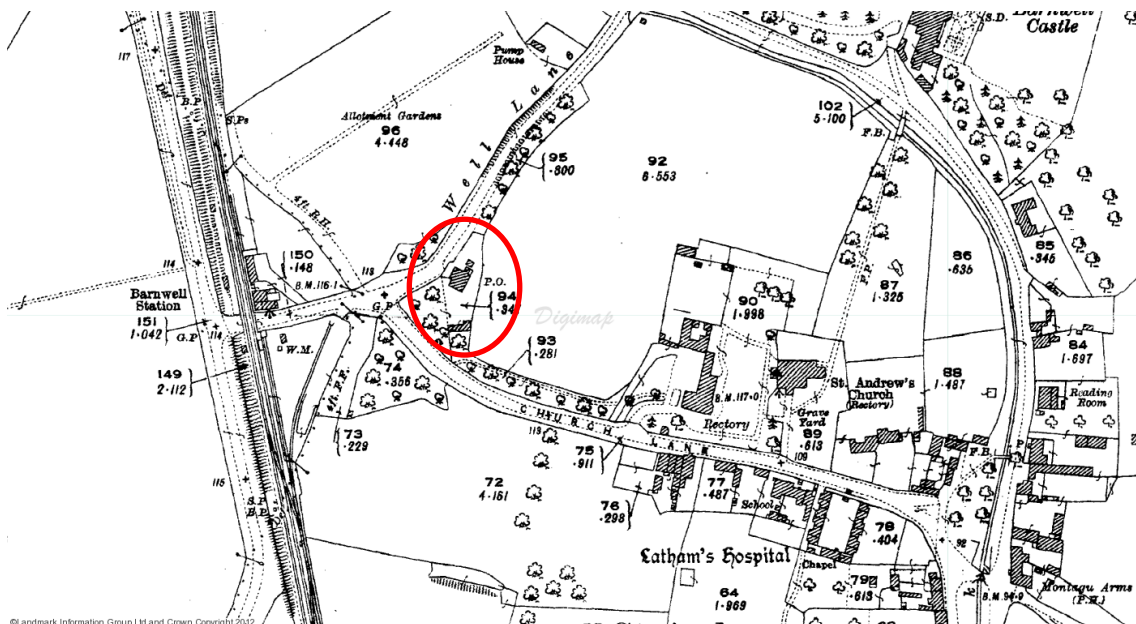


Figure 04 – The 1900 OS map of Barnwell showing Stone Cottage labelled as P.O. (Post Office) and circled in red.

Historical Background

Barnwell St. Andrew is a modest village with a rich history dating back to Edward the Confessor and the Domesday Book.⁷ During medieval times, before the two parishes were ecclesiastically attached in 1821,⁸ Barnwell St. Andrew and Barnwell All Saints together supported two manors, three weekly markets, and an annual fair. In 1266, Berengar le Moyne, lord of the manor in Barnwell St. Andrew, built himself a stone castle [Figure 05] which Pevsner regarded as Northamptonshire's finest. Pevsner described Barnwell castle as 'the earliest case in England of the most monumental type of medieval castle, that of a square or oblong plan with round angle towers.' Pevsner is also quick to point out that Barnwell Castle 'precedes Caerphilly by a few years' and Harlech Castle by almost 20 years.⁹ Clearly Barnwell St. Andrew was an important place.



Figure 05 – View from *The Stone Cottage* looking north towards *Barnwell Castle* on the left and *Barnwell Manor* on the right.

⁷ 'Parishes: Barnwell St. Andrew', *A History of the County of Northampton: Volume 3* (1930), pp. 70-76. < <http://www.british-history.ac.uk/report.aspx?compid=66261> > [Date accessed: 25 April 2013]

⁸ 'Parishes: Barnwell St. Andrew', *A History of the County of Northampton: Volume 3* (1930), pp. 70-76.

⁹ Nikolaus Pevsner, *The Buildings of England: Northamptonshire*, ed. by Bridget Cherry, 2nd edn (New Haven, CT: Yale University Press, 1973), p. 45.

Until the dissolution of the monasteries in the 16th-century, Barnwell St. Andrew belonged to the very wealthy Ramsey Abbey. Then, in 1540, Henry VIII 'granted in tail the manor of Barnwell to

Sir Edward Montagu, Chief Justice of the King's Bench, who had already at that point] been steward of the manor for 20 years.'¹⁰ Soon after in 1548 Sir Edward Montagu added the manor of Barnwell All Saints¹¹ to bring both manors under the same ownership; a state which was maintained until 1920 when the manor and its various farms and cottages were sold as 91 separate lots.¹² [Figure 06].

Historically, most buildings in Barnwell were simple estate cottages that were built using local limestone and roofed with either straw thatch or Collyweston slate. While thatch and Collyweston roofs are now rarely used for new buildings in Barnwell, vernacular architecture still prevails in most cases.

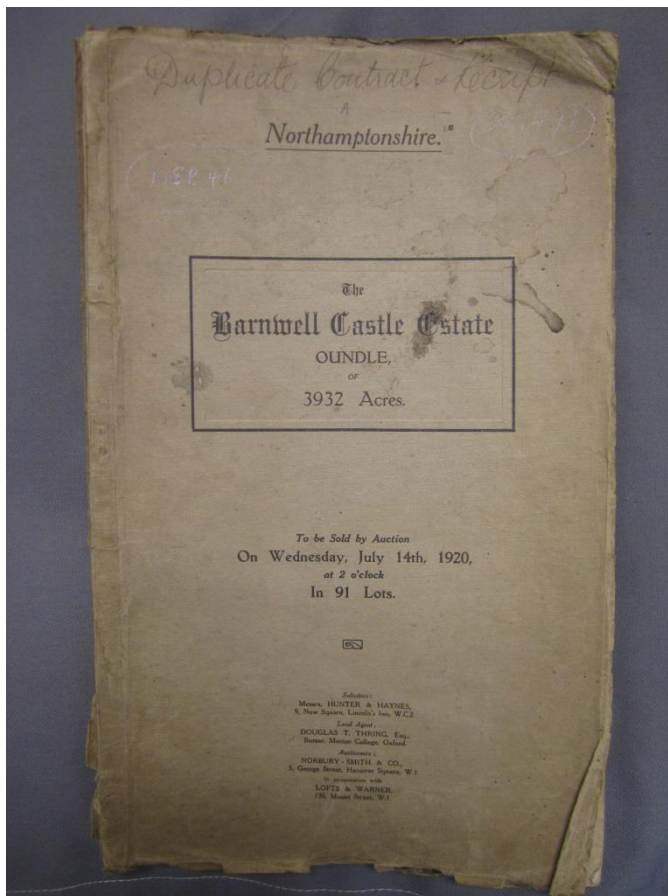


Figure 06 – Barnwell Castle Estate 1920 Sale Catalogue.

In 1788 a new estate cottage was built on church land within clear sight of Barnwell Castle and Manor House. In 1792, when recording a payment to William Coates, the Barnwell Estate Accounts includes, 'allowance to the Parishioners of Barnwell St Andrew for Building Leonard Robinson's House in 1788.'¹³ From this we may infer that payment for land was made by the Estate after Leonard Robinson's house had been built on church-owned land.

Based on my research I conjecturally believe that Leonard Robinson's cottage is the property we today refer to as Stone Cottage.

With its ashlar stone quoins, window and door surrounds, its shallow hipped roof covered in Welsh slate and its pointed Gothick mullioned windows; that new two-room house was a different

¹⁰ 'Parishes: Barnwell St. Andrew', A History of the County of Northampton: Volume 3 (1930), pp. 70-76.

¹¹ 'Parishes: Barnwell All Saints', A History of the County of Northampton: Volume 3 (1930), pp. 173-176. <<http://www.british-history.ac.uk/report.aspx?compid=66282>> [Date accessed: 25 April 2013].

¹² Barnwell Estate Sales Catalogue & Maps (Northamptonshire Record Office, SC491 with Map 4031, Barnwell Estate sale, 1920).

¹³ Barnwell Estate accounts for 1792 (Northamptonshire Record Office)

style from any other building in the village. It was also a very different size; according to the Barnwell Estate Accounts from 1792,¹⁴ it attracted the smallest annual rent in the village at just 5s. In the 1794 Accounts the house was listed as 'Cottage with Garden.'¹⁵

By 1800, Leonard Robinson and 'lately widowed' Elizabeth Cornwell, seemingly¹⁶ did a house swap. Cornwell remained in the little 'Cottage with Garden' until 1806 when she also vacated.¹⁷ For three to four years' thereafter, the Barnwell Estate Accounts reference many payments for building works which in all likelihood were used to substantially increase the size of the property. For example, in 1806 payments were made to 'William Johnson for Deals of Fair Timber used at the new cottage at Barnwell Lane End.'¹⁸ In 1809 payments were made to 'William Hunt for soft stone used at the New Cottage at Barnwell Lane end.'¹⁹ [Figure 07]. Then again in 1810 the accounts show payments to 'Stephen Cole for Lead and other materials used about the premises at Barnwell Castle and the new Cottage at the Lane End.'²⁰

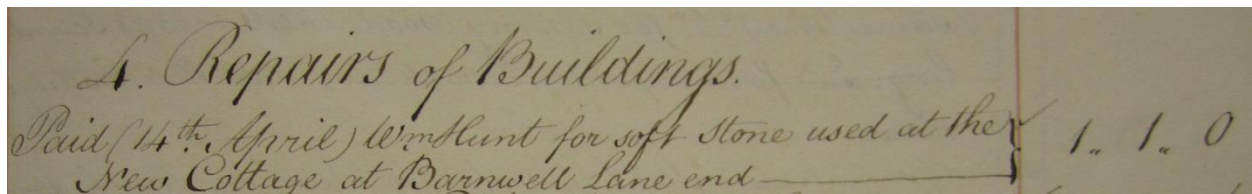


Figure 07 – Barnwell Estate Accounts for 1810 showing payments made for rubblestone used to extend The Stone Cottage.

This reference to 'the new Cottage at the Lane End'²¹ is the first suggestion that 'the lane end' is less the name of a road, and more a description from the perspective of the Manor. Could it be that the Manor commonly referred to 'the road' that ran between 'the Castle and the Turnpike' as 'the lane'? Further research into estate documents and correspondence may shed light on this hypothesis. With no road names shown on any maps at this time, it is difficult to be certain that the new Cottage referred to 'at the Lane End' is the same Stone Cottage we place today on Well Lane.

However, the Barnwell Estate Accounts of 1822 list (for the first time) against a tenant's name, 'Cottage and Garden at Barnwell Lane End'²² along with an annual rent of £2; a reasonable rent increase for a much-extended property. The tenant's name was Thomas Carter whom through his descendants occupied the same property for 130 years thereafter. Triangulate that data with

¹⁴ Barnwell Estate accounts for 1792 (Northamptonshire Record Office)

¹⁵ Barnwell Estate accounts for 1794 (Northamptonshire Record Office)

¹⁶ Barnwell Estate accounts for 1801 (Northamptonshire Record Office)

¹⁷ Barnwell Estate accounts for 1806 (Northamptonshire Record Office)

¹⁸ Barnwell Estate accounts for 1807 (Northamptonshire Record Office)

¹⁹ Barnwell Estate accounts for 1810 (Northamptonshire Record Office)

²⁰ Barnwell Estate accounts for 1811 (Northamptonshire Record Office)

²¹ Barnwell Estate accounts for 1811 (Northamptonshire Record Office)

²² Barnwell Estate accounts for 1822 (Northamptonshire Record Office)

the 1861 Census²³ where Carter recorded his occupation as sub-postmaster, and his address as 'Post Office' Barnwell, and the British Postal Service Employment Records²⁴ which show that, on the 6th May 1847, Thomas Carter signed-on as a rural Messenger between Oundle and Barnwell, and we can reasonably deduce that Thomas Carter's Cottage and Garden at Barnwell Lane End and the Post Office he lists in 1861 are one and the same. Furthermore, as there were no other properties 'at Lane End' listed in the Estate Accounts between 1788 and 1917 we may also reasonably conclude that the building works of 1806-10 refer to the same property; Leonard Robinson's old, small, and at that time, vacant house.

It does however seem that referencing was inconsistent. For example, on the 1822 Barnwell Estate map,²⁵ Thomas Carter's cottage was referenced as 'Lodge Cottage' a name which rather suits its location close to the Castle entrance, its late Georgian Gothick style, and its symmetrical and modest proportions. Is this name a clue to the missing decade of rent in the Estate Accounts? Did the Manor take the newly extended cottage 'in-hand' for its own use as a Lodge between 1811 and 1821? That might explain the name on the 1822 map and it might also explain its absence from the annual accounts during that period. With more time further research into personal letters in the Montagu archive may shed more light on this. Nevertheless, the name 'Lodge Cottage' didn't appear again and thereafter the Estate Accounts consistently referenced Carter's property as the 'Cottage and Garden at Barnwell Lane End.'

In 1866 Thomas Carter died²⁶ leaving his daughter Mary Ann and her husband William Allen to run the Post Office. William had joined²⁷ the British Postal Service the previous year so was well positioned to take over. As sub-postmaster, he ran the Post Office until his own premature demise in 1884 as recorded in the Allen Family Bible. Thereafter his widow Mary Ann Allen was promoted to sub-postmistress; a role she kept until just before WWI when her grandson [Figure 08], William Allen,²⁸ took charge until he passed away in 1952.

²³ 1861 Census, consulted via www.Ancestry.com [accessed 22 March 2013]

²⁴ British Postal Service Appointment Books, 1737-1969, consulted via www.ancestry.co.uk [accessed 23 March 2013]

²⁵ G. Cuming, '*Barnwell Estate*', scale 2 inch to a mile (1:31,680), 1822 (Northamptonshire Record Office, Map 4544).

²⁶ 1866 Death records, consulted via www.Ancestry.com [accessed 22 March 2013]

²⁷ British Postal Service Appointment Books, 1737-1969, consulted via www.ancestry.co.uk [accessed 23 March 2013]

²⁸ Kelly's Directory of Northamptonshire, 1914. pp. 29, consulted via www.historicaldirectories.org [accessed 23 April 2013]



Figure 08 – William Allen c1904 in Postal Service uniform leaning on the bridge in Barnwell.

This photograph of the Post Office was probably taken c1906 [Figure 09]. Note how closely the form of the building matches the outline shown on the 1822 Barnwell Estate map.²⁹ Clearly the same building and clearly very little changed in the intervening years between 1822 and 1906.



Figure 09 – Barnwell Post Office c1906 in the winter snow. (Barnwell Collection, Northamptonshire County Archive).

On the reverse side of the above picture Post Card there is a date stamp. While it is not clearly printed, it does appear to show 'Aug 07'. From this we may reasonably infer the date the picture was taken as local post cards such as this were typically printed in small numbers for immediate

²⁹ G. Cuming, 'Barnwell Estate', scale 2 inch to a mile (1:31,680), 1822 (Northamptonshire Record Office, Map 4544).

use. I cross-checked this date by taking a closer look at the signs on the front elevation of the Post Office that advertise the services offered.

The sign on the wall between the windows reads 'Barnwell Post Office' While the other sign above the door reads 'Post Office For: Money Order, Savings Bank, Parcel Post, Telegraph Insurance, Annuity, & Express Delivery Business.' I then compared those services with the services listed in Kelly's Directory of Beds, Hunts & Northants, 1906³⁰ and I got a very close match. Closer in fact than the comparison of services with those listed in the 1903 directory,³¹ or the 1910 directory.³²

From discussions with Bevil and Doreen Allen and Sylvia Lawman (nee Allen), I have reason to believe that William Allen purchased the Post Office building at the Barnwell Estate Sale³³ in 1920, however I have not looked for, nor have I happened upon documentary evidence of the buyer. With more time I would surely do this.

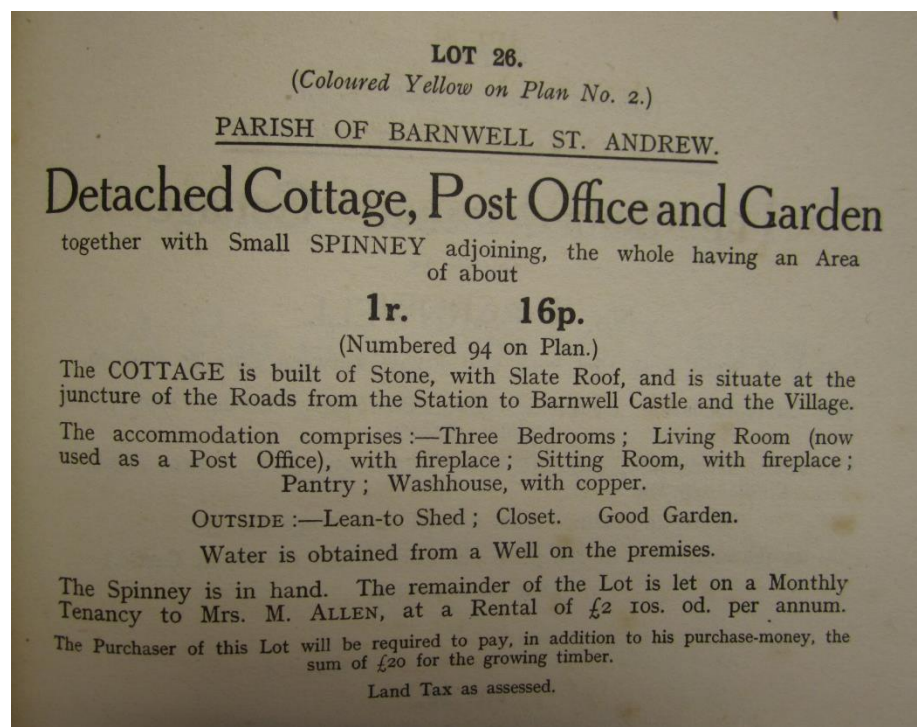


Figure 10 – Barnwell Estate Sale Catalogue entry for the Detached Cottage, Post Office and Garden. Note the annual rent £2 10s. – An annual increase of just 10s. in 100 years!

Again the Estate Sale Catalogue listing [Figure 10] and map [Figure 11] concur with our deductions for locating The Cottage and Garden at Lane End. The catalogue entry also describes the rooms within Stone Cottage to elucidate the size, scope, and function of the Post Office accommodation.

³⁰ Kelly's Directory of Beds, Hunts & Northants, 1906. pp. 27, consulted via www.historicaldirectories.org [accessed 23 April 2013]

³¹ Kelly's Directory of Beds, Hunts & Northants, 1903. pp. 26, consulted via www.historicaldirectories.org [accessed 23 April 2013]

³² Kelly's Directory of Northamptonshire, 1910. pp. 27, consulted via www.historicaldirectories.org [accessed 23 April 2013]

³³ Barnwell Estate Sales Catalogue & Maps (Northamptonshire Record Office, SC491 with Map 4031, Barnwell Estate sale, 1920).

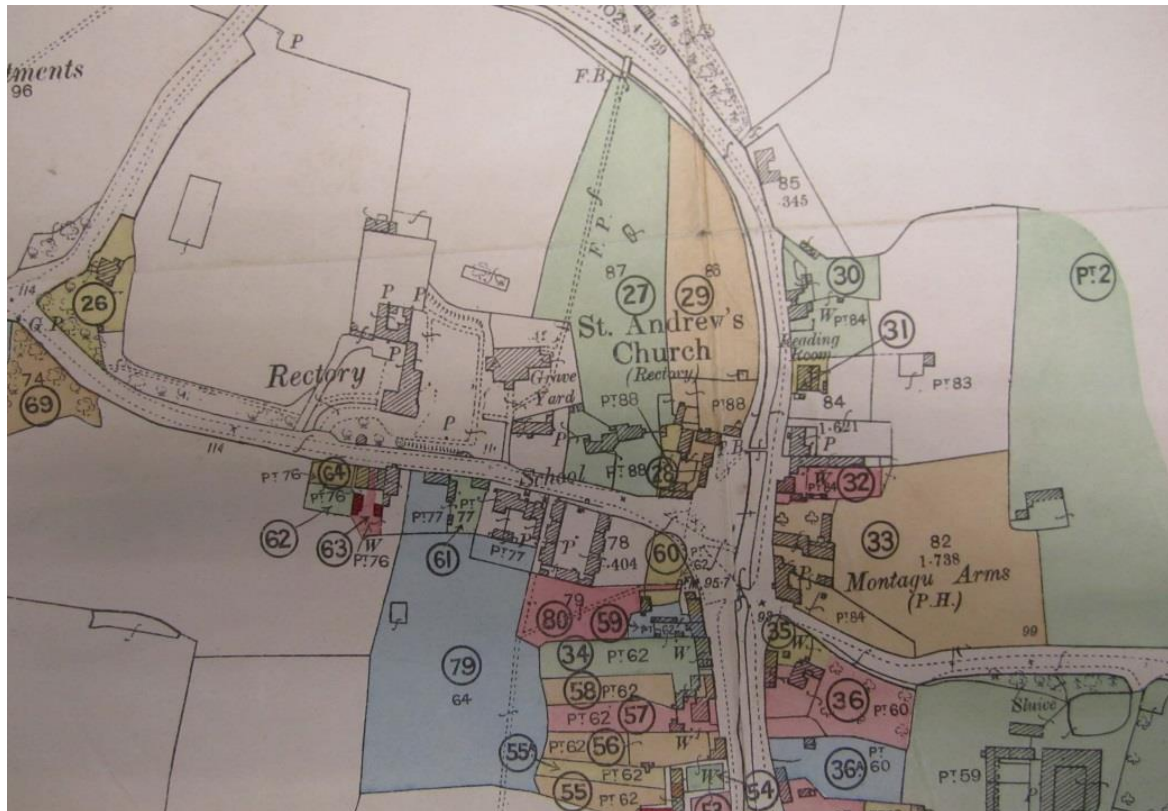


Figure 11 – Barnwell Estate Sale Map showing Detached Cottage, Post Office and Garden, Lot 26.

After the Allen family vacated the Post Office in the early-1950s, the cottage was sold to the Akroyds [Figure 12] and the Post Office service was relocated to the centre of Barnwell St. Andrew village.

The Akroyds subsequently extended Stone Cottage on two separate occasions, first in the mid-50s and after in the late-60s. Like everyone else at that time they were keen to 'modernise' the old property and create a home for their young family.

The Stone Cottage changed hands again two more times in quick succession c2000 and c2003. The Bould family acquired The Stone Cottage in 2003. They were responsible for the most recent developments in 2008.



Figure 12a-c – (Left) Richard and Carry Akroyd c1955 [Figure 12a]. (Top right) northwest elevation [Figure 12b]. (Bottom right) View from the south looking north towards Carry Akroyd playing in her 'pen' in the garden c1954 [Figure 12c].

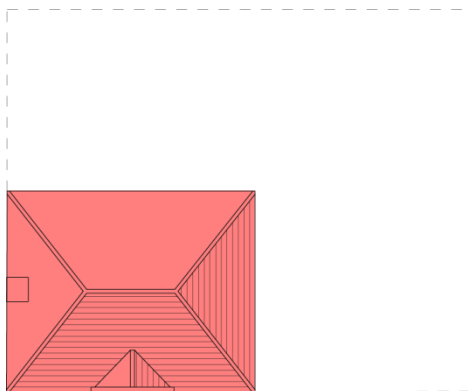
Photos courtesy of Carry Akroyd.

The Building's Evolution

Stone Cottage in Barnwell was probably built as an estate cottage and has been extended on at least five occasions thereafter. Originally constructed as a single pile with one room upstairs and one room downstairs its plan form was compact. Substantial alterations and extensions in the 19th- 20th- and 21st-centuries have transformed the single pile original into a spacious double pile property; quadrupling the floor area.

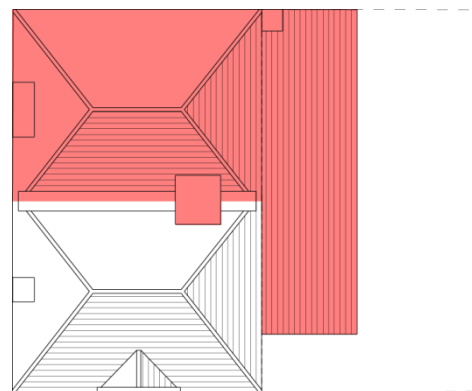
Built parallel to the road facing north-west with squared coursed limestone walls, a Welsh slate roof, hipped at both ends, and 2-light casement windows with 4-centred arch-heads and Gothick glazing bars the stylistic evidence for construction corresponds with documentary evidence to suggest a likely date range of 1788 to 1806.

The combined evidence gathered from documentary- and field-based research, and from measured survey data points towards six distinct phases of development. For clarity they are referenced below. The broken outline indicates 2013 footprint relative to any given phase.



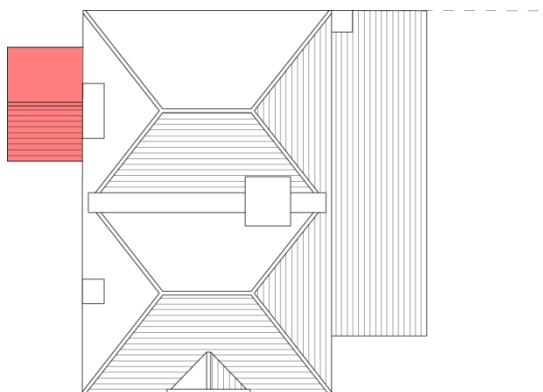
Phase One (P1) – c1788

Resident: Leonard Robinson (?)



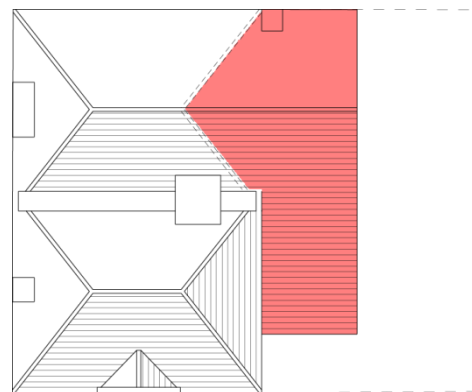
Phase Two (P2) – c1810

Resident: Barnwell Manor (?)



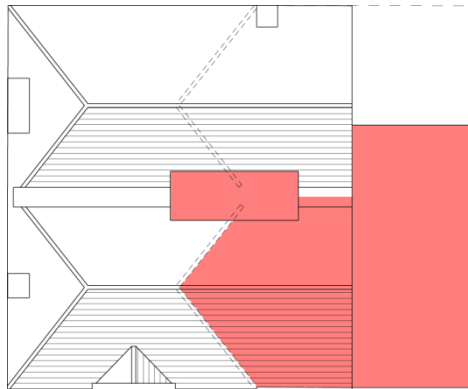
Phase Three (P3) – c1880

Resident: Allen Family



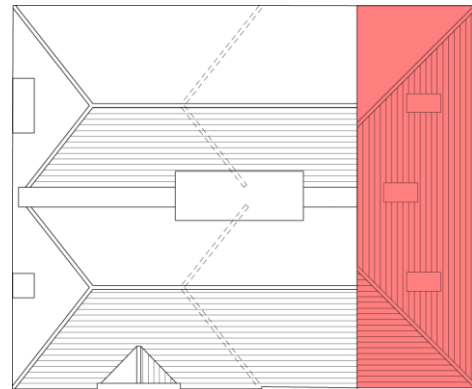
Phase Four (P4) – 1956

Resident: Akroyd Family



Phase Five (P5) – 1968

Resident: Akroyd Family



Phase Six (P6) – 2008

Resident: Bould Family

Figure 13 – Roof plans indicating likely extension and alteration scenarios and phases of evolution.

The front elevation faces northwest and includes visible fabric from P1 on the left, P5 in the middle, and P6 on the right. P1 retains many original features but the roof is now hipped on the left side only; having been extended and gabled to cover P5.

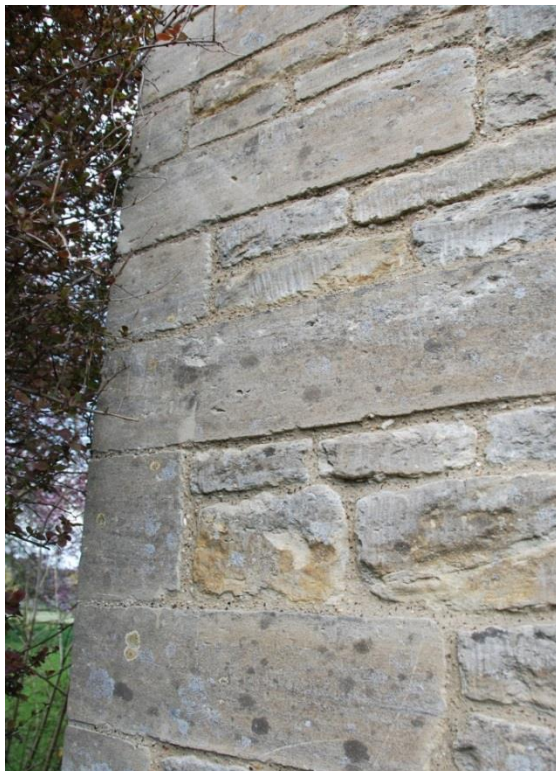


Figure 14 – Ashlar stone quoins at corners.

The walls are built from local rubblestone, quite probably Blisworth limestone,³⁴ which was used at Barnwell Castle and is common in Barnwell cottages because it was easily transported on the Nene River.

At the corners, large ashlar quoins [Figure 14] provide strength and stability and when combined with the dressed stone around the windows and door the image projected is one of a well-built lodge cottage with status grander than its size may otherwise imply.

While the Barnwell Estate Accounts for 1810 suggest that 'soft stone'³⁵ was used to extend the Cottage at Lane End, Sutherland suggests³⁶ that this 'Cornbrash' was not often used for buildings; it being more suited for local walls.

³⁴ D.S. Sutherland, *Northamptonshire Stone*, (Wimborne, UK: Dovecote Press, 2003), p. 105

³⁵ Barnwell Estate accounts for 1810 (Northamptonshire Record Office)

³⁶ D.S. Sutherland, *Northamptonshire Stone*, p. 29

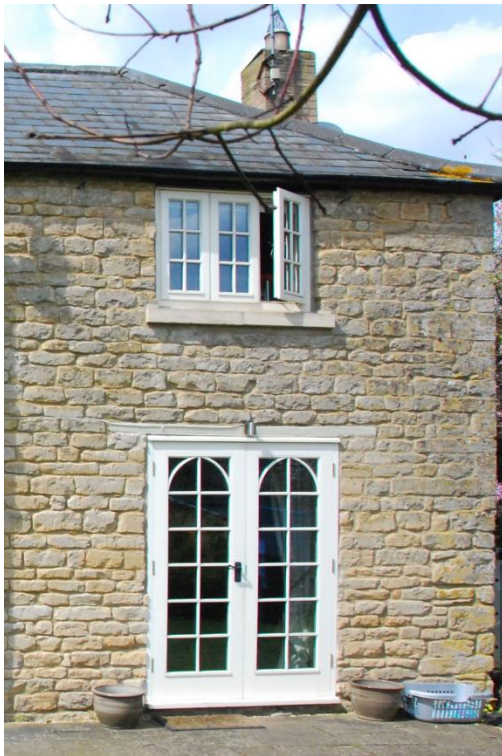


Figure 15 – Rear pile constructed from ‘soft stone.’

located on the approach road to the Castle and Manor House, the sprocketed and hipped roof design [Figure 16] favours aesthetic value over function.

The brick chimney [Figure 16] is clearly not an original feature and was probably added in P5 when the rubblestone fireplace inside the Living Room was also added.

The primary windows on the front northwest elevation follow the late Georgian Gothick style [Figure 15]. With pointed arches and ‘Y’ shaped mullions, these windows are a common feature of late 18th- and early 19th-century estate cottages.³⁸

The stone used in the first pile at the front of the building to the north-west [Figure 14] is too grey to be Cornbrash. The stone used in the second pile at the rear to the south-east contains more yellow [Figure 15] and has a softer Cornbrash texture; reinforcing the hypotheses that the cottage was built in phases over time and that the 1807-10 works relate to P2, not P1.

The roof is covered with welsh slate which affords the cottage a shallower than usual roof pitch. This places more visual emphasis on the walls and reinforces its image as a free-standing late Georgian lodge. Per Alec Clifton-Taylor’s comments³⁷ regarding another building with a similar hipped roof, it is the sprockets at the rafter ends that give the roof its distinction.

While this eaves detail also serves a very practical function for throwing the rain water far away from the thick (530mm) external walls, I suspect in this context,



Figure 16 – Hipped roof with sprocketed rafter ends exaggerated by the straight red line

³⁷ Alec Clifton-Taylor & A.S. Ireson, *English Stone Building*, (London, UK: Victor Gollancz Ltd., 1983), p. 105.

³⁸ Trevor Yorke, *Tracing the History of Houses*, (Newbury, UK: Hamish Hamilton, 1985), p. 62.

Georgian Gothick windows were not designed to replicate medieval examples and in many cases they were inserted into classically detailed buildings.³⁹

Note the inset metal opening casement in the left-hand side.⁴⁰ In late 18th- and early 19th-century rural cottages



Figure 17 – Dormer window with Gothick pointed arch and 'Y' shaped timber mullion window.

dormer windows were commonly used to reduce the volume of stone required to build the property; reducing construction time and cost.

The dormer window shown here [Figure 17] is framed with square cut ashlar and includes a stone parapet with cyma recta (ogee) corbels and a cyma reversa (reverse ogee)⁴¹ coping stone. The simplest of stone finials sit on top of the coping.

³⁹ Steven Parissien, *The Georgian Group Book of The Georgian House*, (London, UK: Aurum Press Ltd., 1999), p. 97

⁴⁰ Trevor Yorke, *Tracing the History of Houses*, p. 63.

⁴¹ Steven Parissien, *The Georgian Group Book of The Georgian House*, p. 137

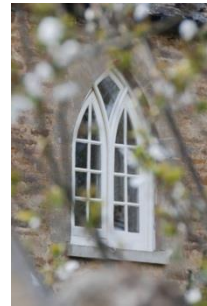
Earlier windows such as these tend to have thicker timber sections than later versions which use thinner, lighter sections.⁴² I found the following three examples in nearby villages:



The School House, Blatherwycke [Figure 18] was built in the early 19th-century.⁴³



23 and 24 Main Street, Blatherwycke [Figure 19] features intricate glazing bars consistent with later date.⁴⁴



Tall Trees, Fotheringhay [Figure 20] was built in the early 19th-century⁴⁵ includes similar windows.

The front door for The Stone Cottage [Figure 21] is now located in the P5 extension. Made from English oak, framed with vertical boards, and with inset vision panel the door has a square head

and a painted finish. The door frame has a shallow pointed head with soldier course of stones above.



Figure 21 – Front (north-west) elevation with P5 extension right of the P1 original.

The original doorway, to the right of the lower Gothic casement window, was blocked during P5 alterations and a timber casement window with six lights and a shallow curved head was inserted and painted white. The ashlar stone reveals that form the Gothic pointed arch were cut to accommodate the contemporary window frame.

⁴² Stephen Calloway, *The Elements of Style: An Encyclopedia of Domestic Architectural Detail*, ed. by Alan Powers, 4th edn (London, UK: Octopus Publishing Group Ltd., 2012), p. 143.

⁴³ National Heritage List for England, *The School House, Blatherwycke* <<http://list.english-heritage.org.uk/>>

⁴⁴ National Heritage List for England, *23 & 24 Main Street, Blatherwycke* <<http://list.english-heritage.org.uk/>> [Date accessed: 25 April 2013]

⁴⁵ National Heritage List for England, *Tall Trees, Fotheringhay*, <<http://list.english-heritage.org.uk/>> [Date accessed: 25 April 2013]

Such was the desire in the 1950s and 60s to modernise old buildings and improve comfort, due care for the historic fabric was an afterthought and many Georgian buildings were being entirely demolished.⁴⁶

The new window sill [Figure 22] here is formed from two rows of plain sloping tiles and does not match the original stone sills. The stone infill below the window sill matches the stone used in the P5 extension, being smaller and lighter in colour than the stone used in P1. To the right of the front door is a narrow three-light timber window painted white. Again this window has a tile sill.



Figure 22 – Hipped roof with sprocketed rafter ends exaggerated by the

At first floor level a round ‘bullseye’ timber window [Figure 23] in white was added during P5 when the other small window at the top of the staircase (facing south-west) was blocked to



Figure 23 – Round ‘bullseye’ window and new timber casement.

accommodate the new extension at first floor level. The radial brick header surround to the bullseye window uses the same type and colour of brick as used in the chimney stack on the northeast elevation (referenced above). I suspect that the two works were contemporary.

Right of centre is another two-story pile from P5. At first floor level there is a 2-light timber casement window with narrow horizontal glazing bars.

At ground floor level there is the entrance door and adjacent window (described above).

⁴⁶ Steven Parissien, *The Georgian Group Book of The Georgian House*, p. 14.

The single-story bay on the far right is from P6. Here the hipped roof covered with Welsh slate attempts to balance with the original hipped roof on the far side of P1. The wall beneath is finished in smooth render [Figure 24] with an ivory painted finish. Corner columns of rubblestone visually connect this extension to the original. A 2-light timber casement window with reconstituted stone sill is central on the wall.



Figure 24 – P6 extension with Welsh slate roof and rendered walls

The side elevation faces northeast and includes visible fabric from P2 on the left and P1 on the right. Looking at the northeast elevation [Figure 25], the hipped roof on P2 has a slightly steeper pitch than P1, the original. This is also evident in the sloping eaves inside the bedrooms on the first floor.

The bricks used to rebuild the chimney stack on the left are also different to the ones on the right, suggesting different dates for rebuilding each.



Figure 25 – Northeast elevation.

Looking closely at the left gable wall at ground floor level, forensic scarring is evident [Figure 26] where the side extension from P3 joined the main building as shown in the 1900 OS map⁴⁷ [Figure 04]. No evidence remains of ashlar stone quoins on the rear southeast corner of P1; the region being partly obscured from view by the rainwater pipe.

There is some evidence of larger stones used to construct the southeast corner of P2. It is possible that the quoins were removed from the original corners for reuse in P2.



Figure 26 – Forensic scarring from earlier extension, highlighted by red arrows.

The windows in the end wall of P1 also give rise to some interesting questions.

The window on the left [Figure 25] is a fixed timber casement. There is no sign that it has ever been operable. The window on the right is a boxed sash window with rebated jambs set well in from the ashlar stone surround. The head height and the lintel depth is different on each window suggesting that they were not installed at the same time or were not designed to be installed in the same wall on the same level.

⁴⁷ Ordnance Survey 1:2,500 map, Northamptonshire Sheet TL08, 1st Revision, published 1900.

Taking a closer look at the fixed casement [Figure 27], there is no projecting sill, just mortar to finish the wall top and protect it from water ingress. The lintel is shallow and does not look like it was designed to carry much weight above. There are no quoins around the opening.



Figure 27 – Fixed casement timber window in northeast elevation.

The top sliding sash has no horns which either suggests that it is contemporary to the building or it that it has been faithfully copied to replace an original window.

However all is not as it may first seem. Taking a closer look, the quoins appear to have been inserted at a later date, the coursing and block size/arrangement is not well matched to the rubblestone wall.



Figure 28 – Fixed casement timber window in northeast elevation.

Underneath the sill [Figure 29] it is also apparent that it was inserted at a later date as the underside does not align with the stone coursing either. With this evidence and a strongly-held belief that P1 provided for a single room on each floor it is conjecturally unlikely that a room in a property of this size and status would have included three windows in such close proximity.

The stylistic detail for these timber windows leads me to believe that they were contemporary to the original construction but the details presented lead me to believe that they were not originally installed in their current locations. Internal inspection supports this theory. I believe they have been reused after being removed to accommodate P2 extension.



Figure 29 – Window sill for boxed sash window in northeast elevation.

When we turn to the measured survey data [Figure 30], and we compare the width of the cupboards recessed in the rear southeast wall of P1 with the width of the wall openings to accommodate these windows we find near identical opening dimensions. Both windows appear

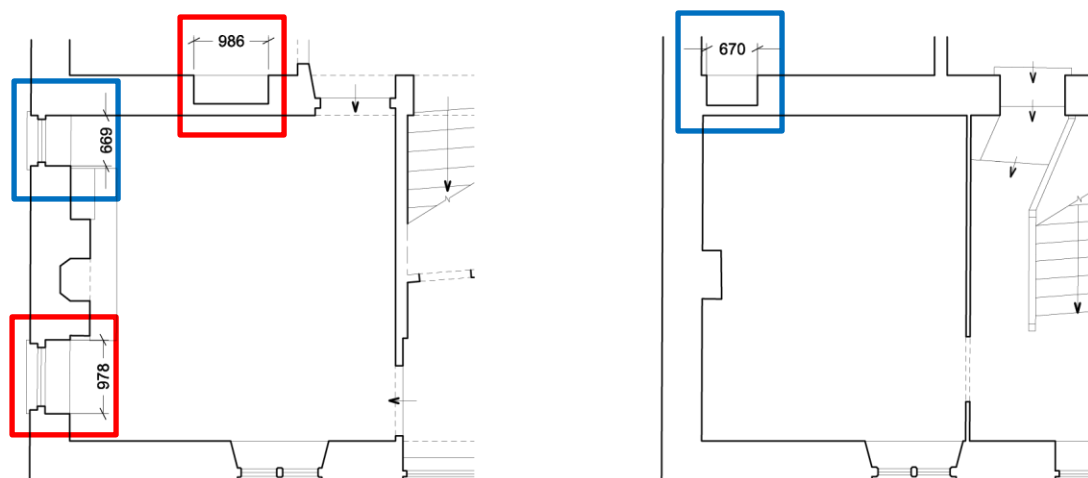


Figure 30 – Window dimensions compared to old wall opening sizes. Coloured boxes illustrate where the windows might have originally been installed.

to have been installed in the rear south-eastern wall prior to P2. Perhaps both were intended to provide the resident with clear views to the farming land at Balgay's Close [Figure 32] behind the cottage. The smaller window [blue] was conjecturally upstairs. With its lower head height it was designed to sit lower in the wall. The thin lintel was perhaps also expected to carry smaller loads on the first floor. The larger window [red] was conjecturally in the parlour.

The rear elevations face southeast (long side) and southwest (gable end) and include visible fabric from P2 on the right, P4 and P5 in the middle, and P6 on the left [Figure 31]. As previously mentioned above, the walls for the south-eastern elevation appear to have been constructed



Figure 31 – Gabled south-western elevation and rear south-eastern elevation facing Barnwell St.

using locally sourced Cornbrash limestone.

The south-western walls are all rendered and painted so none of the previous window openings can be seen. New timber casement windows have been painted white and fitted to all openings.

Lintels above existing openings match the thin lintel used for the fixed casement on the north-eastern elevation. Were they all installed during P2?



Figure 32 – View southeast towards Barnwell St. Andrew Church.

The rear south-eastern elevation [Figure 33] is very difficult to read as it appears to have been altered on so many occasions including P2, P4, and P6.



Figure 33 – South-eastern elevation with largely P2 comprising the right-hand two-thirds and P4 comprising the left-hand third.

There are three bays with openings in each bay for the ground and first floors. In the middle bay on the ground floor two smaller windows have been installed in a wider opening and stonework has been used to infill between the windows. On the inside the reason is clear; a larger room has been divided by a wall which stops behind the infill panel between the windows.

None of the windows have any ashlar quoins around the reveals which is consistent with the smaller casement window installed into the north-eastern end during P2. There is evidence of stone quoins at the corners of the building. These quoins bear a similar colour and texture as the ones in the front north-western elevation. Conjecturally these quoins may have been removed from the rear corners of P1 and reused for P2. Their placement is less ordered than the quoins used at the front which suggests they might have been laid by different people at different times.

Between bays one and two, counting from left to right, there is evidence of new roof slates covering an area of 1 square metre. This is consistent with old photographs [Figure 12c] which show a chimney stack rising in this location. I suspect this was the stack for the 'copper' water

heater located in the 'washhouse' as referenced in the Barnwell Estate Sale Catalogue⁴⁸ [Figure 10].

Inside the roof [Figure 34] evidence of the original hipped structure is visible. Two simple collared trusses equally spaced [Figure xx] support lateral purlins which in turn support the common rafters and hip rafters.



Figure 34 – P1 roof structure evident from attic space. New timbers have been laid over the existing structure.

If knowing the exact build date was critical, we could have the roof timbers from P1 dendro-dated. If our sample matches other tree ring growth patterns in the database it may help us to firm up on the year of construction.

⁴⁸ Barnwell Estate Sales Catalogue & Maps (Northamptonshire Record Office, SC491 with Map 4031, Barnwell Estate sale, 1920).

On the first floor the sloping eaves with exposed portions of the common rafters are also visible [Figure 35]. Note the chamfers to the timbers which were installed as show pieces. There is no evidence of chamfers to any exposed rafters in P2. As with the stone, and the window reveals, the internal materials and construction techniques used for P2 are inferior to those used for P1.



Figure 35 – First floor landing at the top of the stairs. Common and hip rafters exposed with chamfered edges.

Also take note of the blocked window reveal on the left-hand side at the top of the stair. And look at the sloping eaves where the wall interrupts the line of the dormer window ceiling.

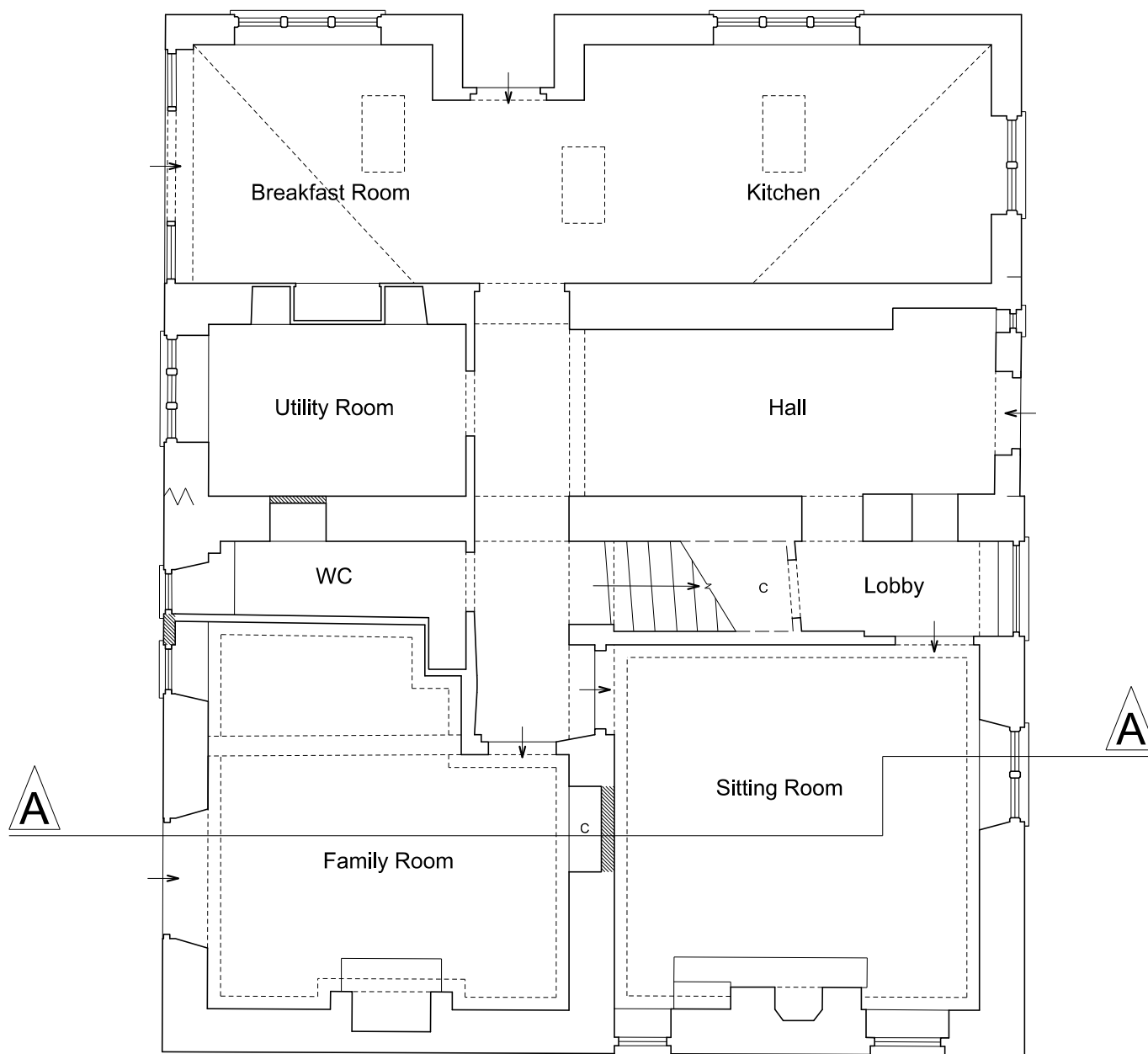
This wall is clearly not original. Look at the door frame; it has been ‘thickened’ to take a thicker door. Original doors in estate cottages would have been ledged and braced, requiring a shallower rebate and stop. I believe this addition was part of P2.



Figure 36 – Wall interrupts intersection of ceiling with dormer.

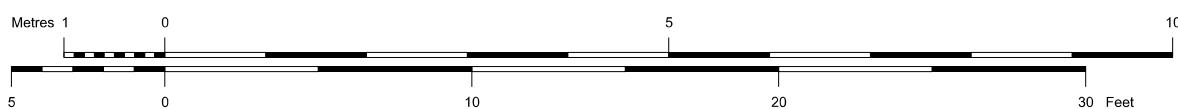
Present in the house are also ‘typical’ Georgian mouldings⁴⁹ that combine an ogee with a bead. Layers of paint hide the detail and point to old age. Examples of this moulding all show similar signs of age (thick paint hiding detail, etc.) and all exist in parts of the building that I believe were introduced during P2 [figure 36].

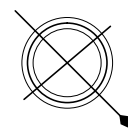
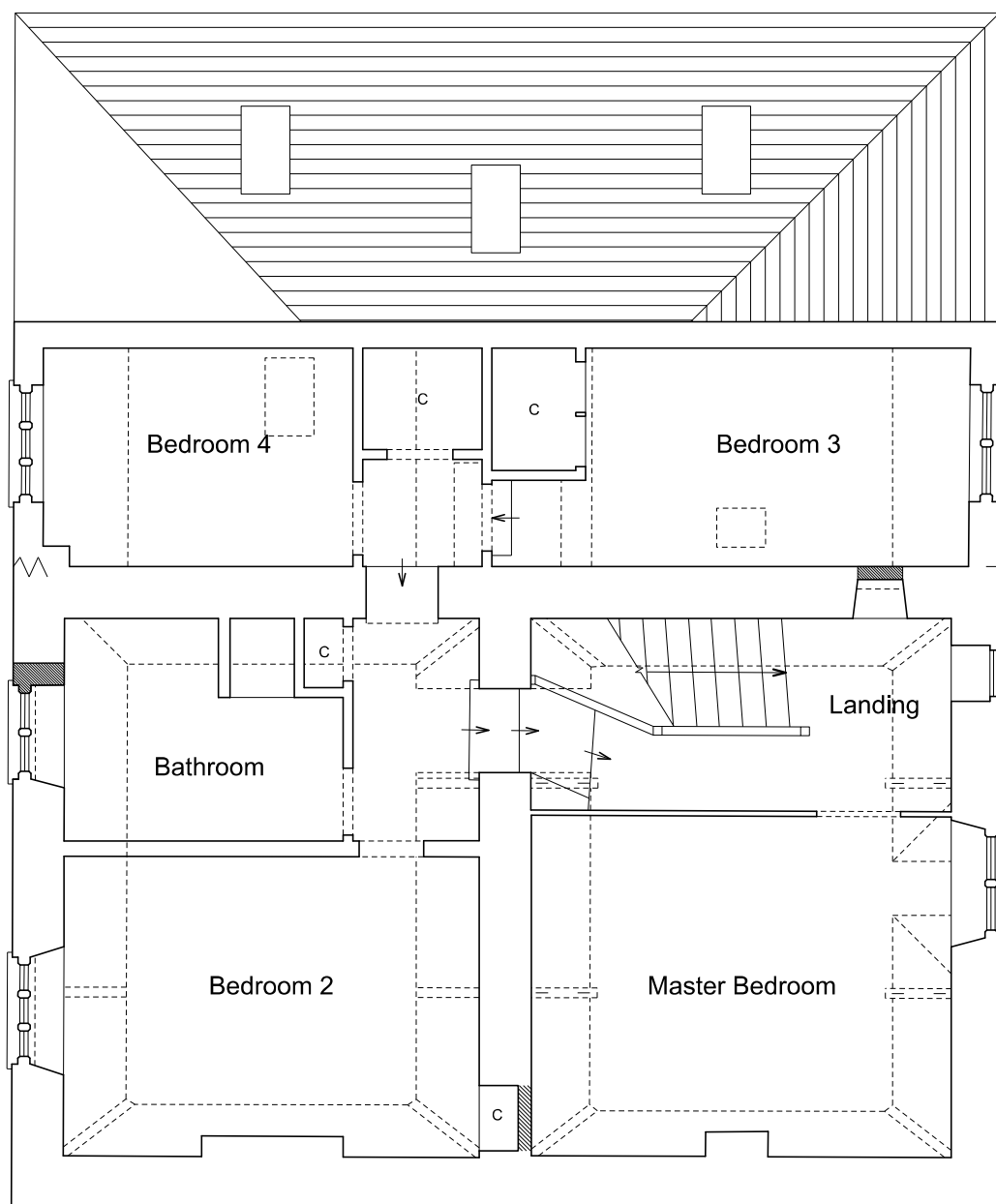
⁴⁹ Steven Parissien, *The Georgian Group Book of The Georgian House*, p. 132.



Ground Floor Plan

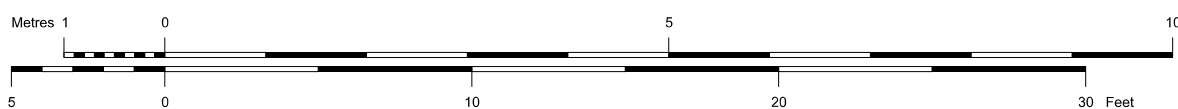
The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire

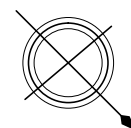
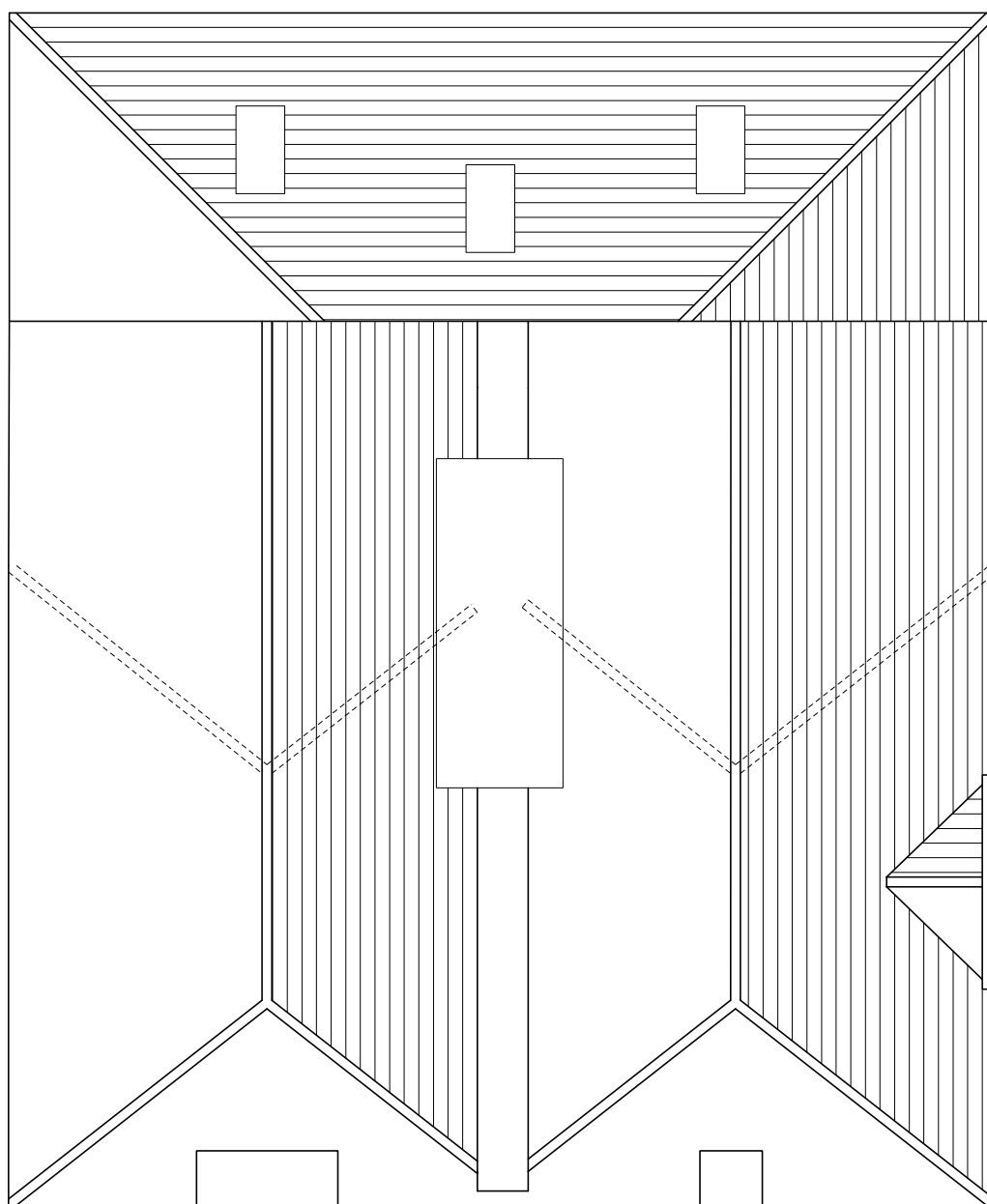




First Floor Plan

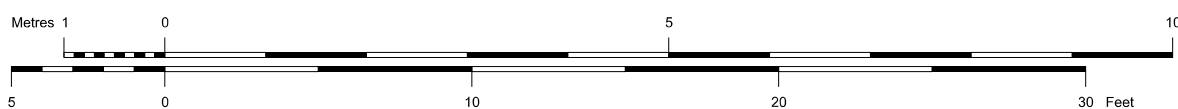
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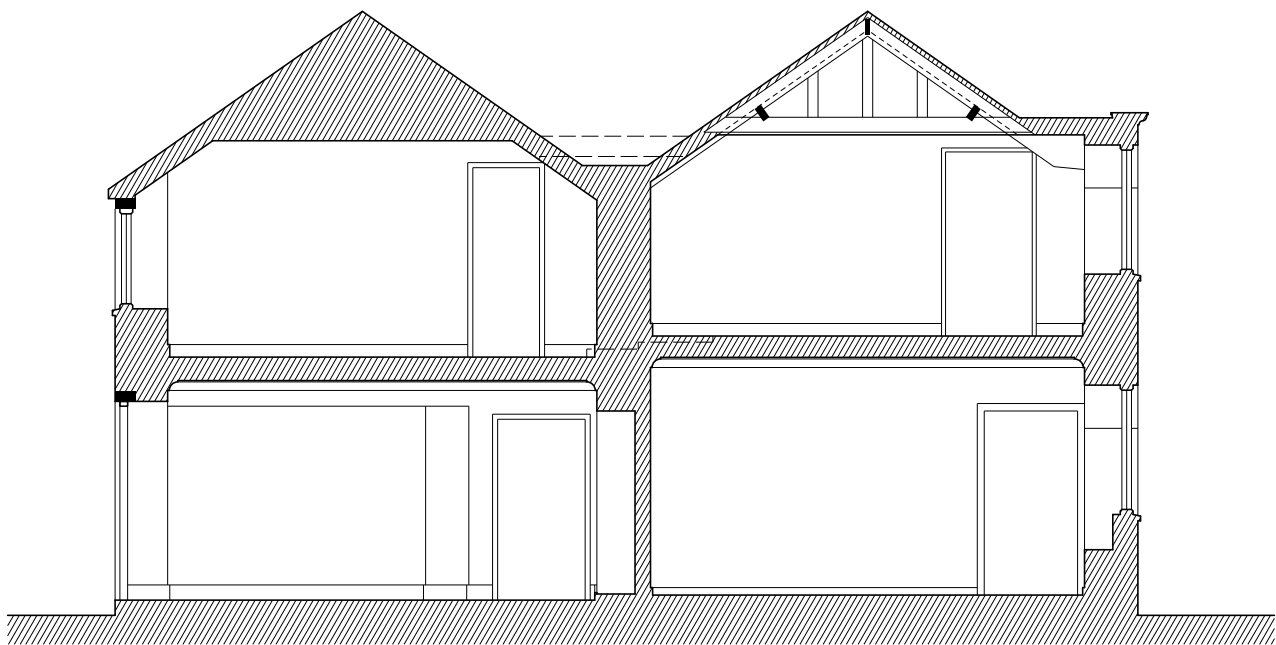




Roof Plan

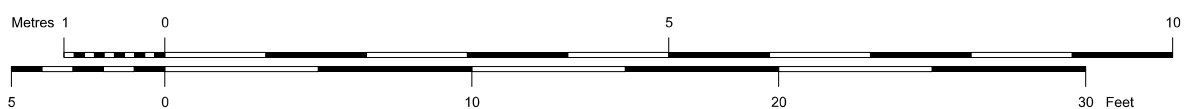
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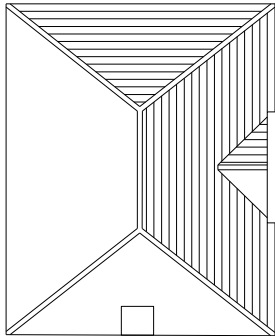




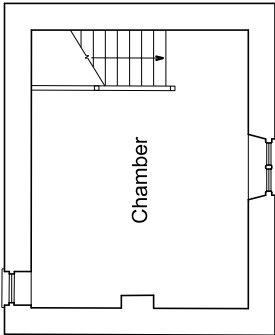
Section A-A

The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire

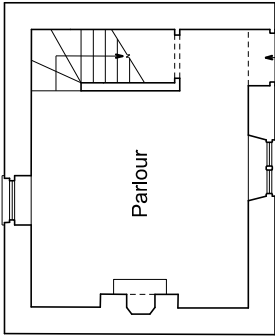




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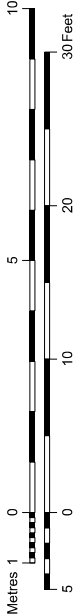
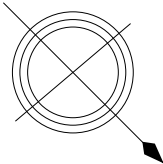


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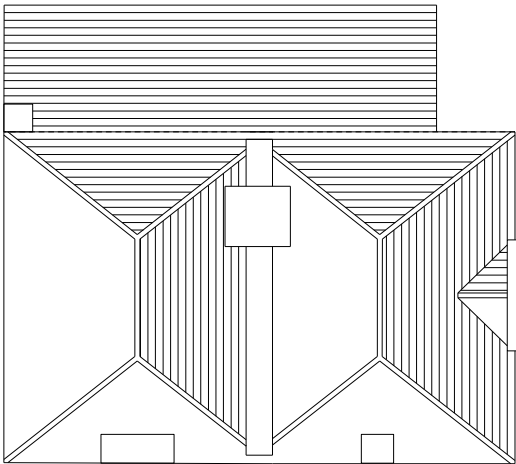
Ground Floor Plan

* Drawn from combined data inputs including: measured surveys in April 2013, photographic data (c1907), and Barnwell Estate Accounts data (c1792).

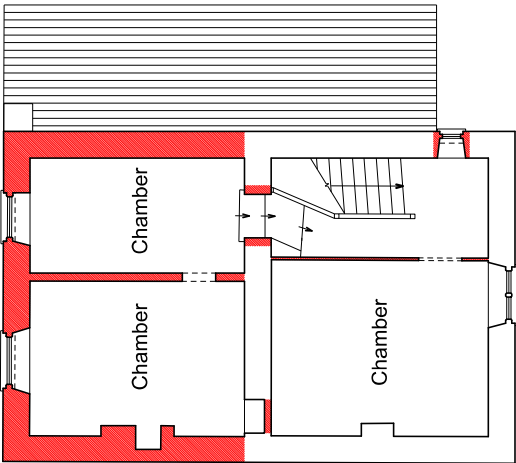
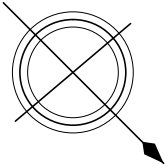


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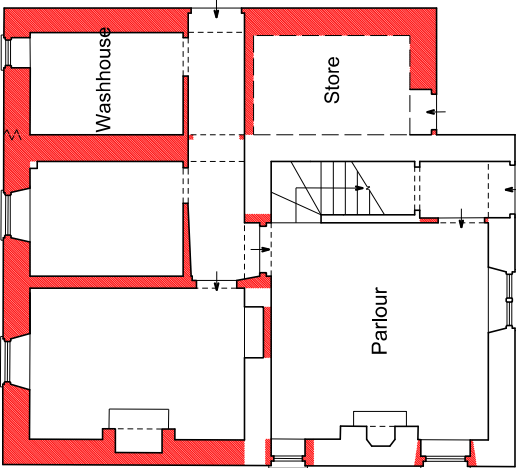
The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire



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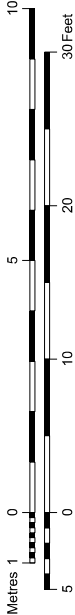


First Floor Plan

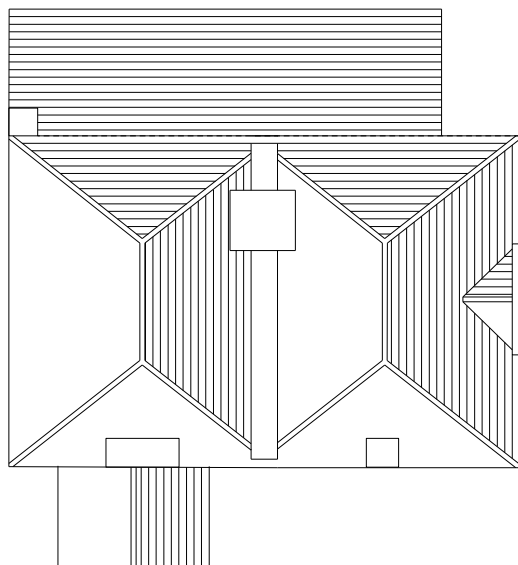


Ground Floor Plan

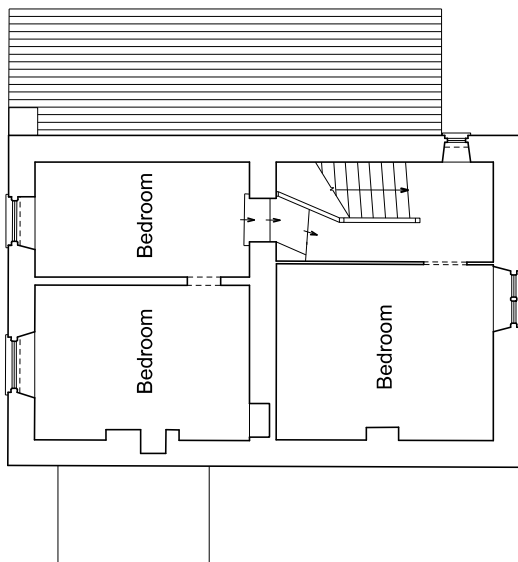
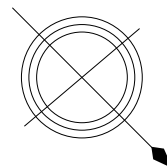
* Drawn from combined data inputs including: measured surveys in April 2013, Architects drawings from 1967, interviews with the owners (c1956), Barnwell Estate Sale catalogue from 1920, photographic data (c1907), Barnwell Estate Accounts data (c1810), and Barnwell Estate map data from 1822. The red hatched areas illustrate additions pre-1822.



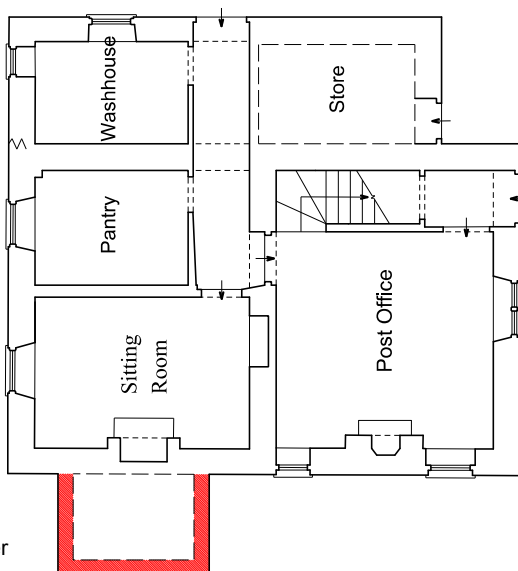
Phase Two (c1807-1810)
The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire



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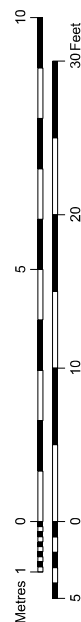


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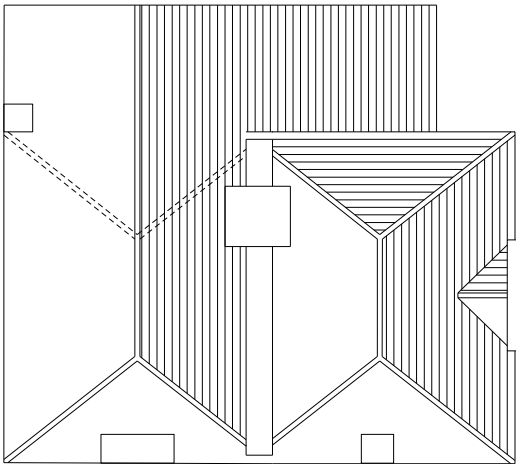
Ground Floor Plan

* Drawn from combined data inputs including: measured surveys in April 2013, Architects drawings from 1967, interviews with the owners (c1956), Barnwell Estate Sale catalogue from 1920, photographic data (c1907), and Ordnance Survey map data from 1880.
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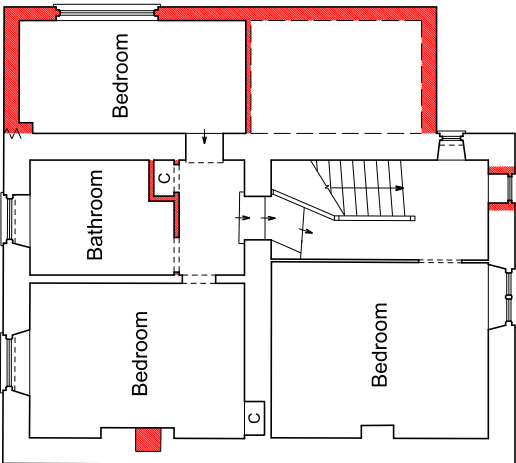


Phase Three (c1920)

The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire



Roof Plan

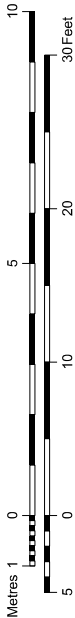
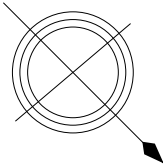


First Floor Plan



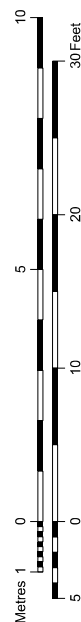
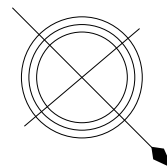
Ground Floor Plan

* Drawn from combined data inputs including: measured surveys in April 2013, Architects drawings from 1967, interviews with the owners (c1956), Local Government Rating and Valuation documents 1956, and photographic data (c1955). The red hatched areas illustrate additions c1968.



Phase Four (c1956)

The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire

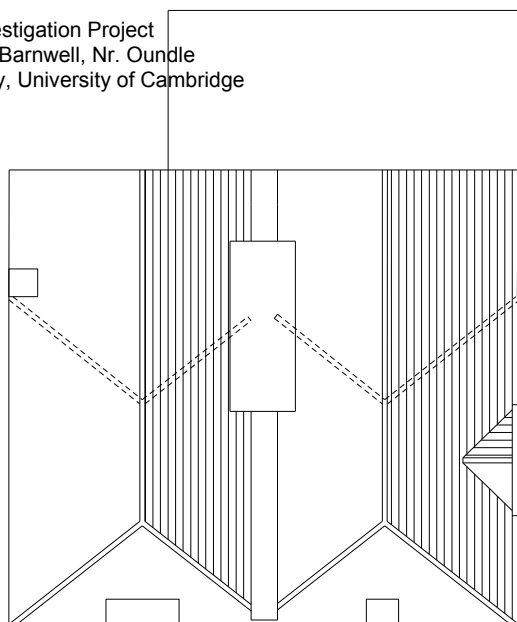


Phase Five (c1968)

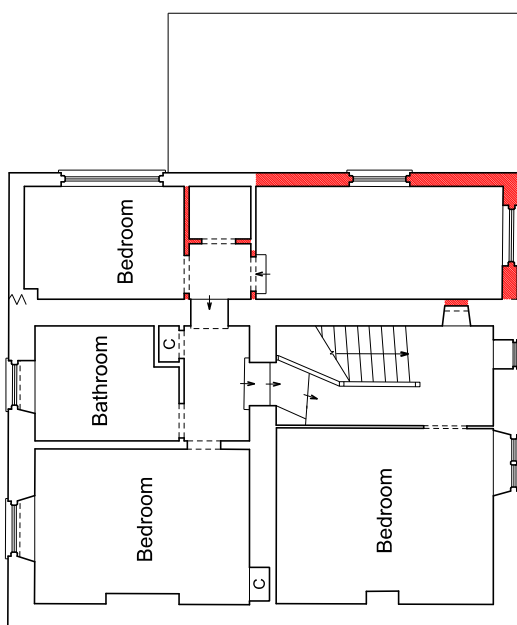
The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire

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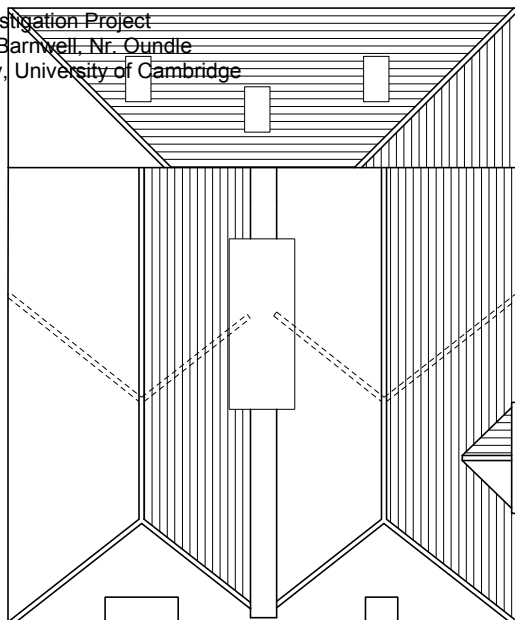
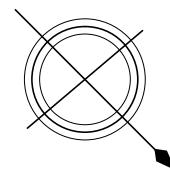


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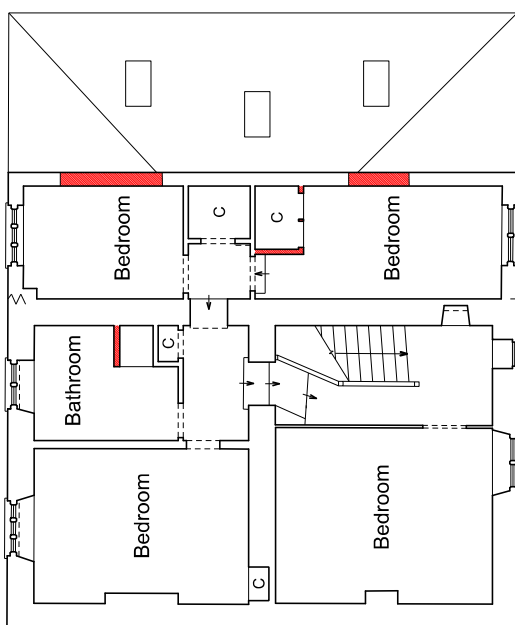


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Roof Plan

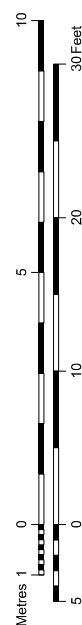


First Floor Plan



Ground Floor Plan

* Drawn from measured survey and photographic data in 2013. The red hatched areas illustrate additions c2008.



Phase Six (c2008)

The Stone Cottage, Barnwell, Nr. Oundle, East Northamptonshire

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