

**Heathwell House,
Stone Lane,
Tiptree, Essex**

Historic Building Record

HER ECC4105



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Heathwell House, Stone Lane, Tiptree, Essex

(TL 8797 1503)

Heritage Asset Assessment

This report provides an archaeological record and analysis at Historic England (2016) Level 2 of an unlisted dwelling house that appears on the First Edition Ordnance Survey of 1874. It has been prepared to a specification by Dr Jess Tipper, Colchester Borough Council's Archaeological Advisor, and is intended to fulfil a condition of planning permission for demolition (application no. 171455).

Introduction

The report is accompanied by a CD containing a full photographic record in the form of 63 Canon 5D digital images of 21 megapixels (Appendix 1), but also includes 16 printed photographs of key features to illustrate the text. Each image is described in a separate schedule and wherever possible includes a scale rod with half-metre divisions in red and white. The site was inspected on 2nd November 2017.

Summary

Heathwell House lies in open countryside approximately 0.5 km south-west of the village of Tiptree and is reached by an unmade track known as Stone Lane. Until its sale in 2013 the property was called 'The Daisies'. This area was formerly part of an extensive tract of waste land known as Tiptree Heath and lay in the parish of Inworth before the creation of Tiptree as a separate parish in 1934. The pantiled and rendered building was much extended and altered during the 20th century but its original timber-framed structure can still be recognised. This contains two bays and extends to a modest 7.5 m in length by 3.8 m in width (25 ft by 12.5 ft). It was depicted on the Inworth tithe map of 1839 when it formed part of an isolated cluster of three similar cottages, all of which were leased to tenants. The building was owned in conjunction with two gardens, each containing a quarter of an acre, and was almost certainly designed from the outset as a pair of semi-detached cottages. It was certainly depicted as such on the Ordnance Survey of 1874, with each cottage extending to only 3.6 m in length and width together with a narrow shared lean-to at the rear. The building remained unaltered in 1923, but by the 1950s had been dramatically enlarged by adding a pair of new rear wings and formed a single dwelling covered in false planks in the Mock Gothic fashion of the inter-war years. The entire ceiling of the original structure was raised in height and rebuilt as part of this process, probably due to the ground subsidence which continues to affect the property today. The present uniform appearance of the house, with new pantiles, windows and cement render, dates from an extensive refurbishment of the late-20th or early-21st century which included a new kitchen extension. The original timber-framing contains tenoned but unpegged wall studs interrupted by nailed diagonal braces and was newly built when depicted in 1839. It is accordingly of considerable historic interest as it illustrates the process by which Tiptree Heath was settled during the early-19th century through the creation of new speculative market gardens, and is one of the few cottages to survive from that period. Its diminutive scale demonstrates the very basic living conditions of the early settlers in an area seen even by contemporaries as England's equivalent of the American Wild West. The building is likely to have resembled the semi-detached weatherboarded dwellings shown in the earliest photographs of Tiptree, representing the cheapest method of construction available at the time and of which only a handful now remain.

Documentary Evidence and Map Regression

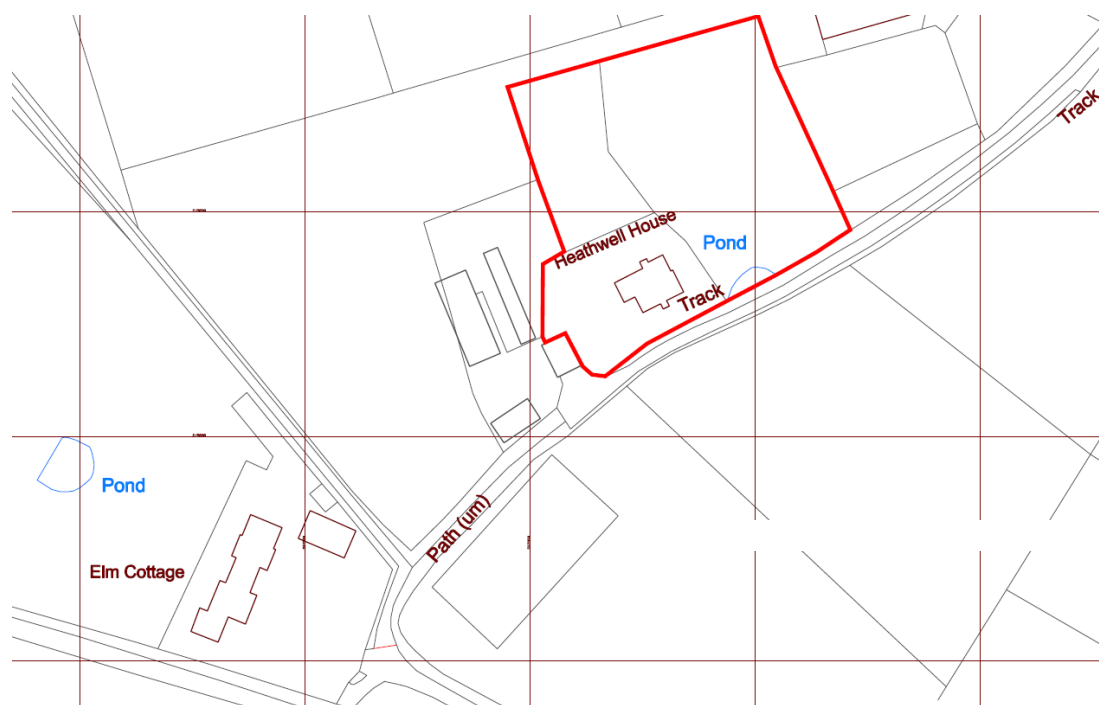


Figure 1. Current site plan outlining the property boundary of Heathwell House in red to the north of Stone Lane.

Heathwell House lies in open countryside approximately 0.5 km south-west of the village of Tiptree and is reached by an unmade track known as Stone Lane. Until its sale in 2013 the property was called 'The Daisies'. This area was at the heart of Tiptree Heath in the 19th century and until the creation of Tiptree as a parish in 1934 lay in the south-western corner of Inworth. When mapped by Chapman and Andre in 1777 (figure 2) the heath was a large tract of uncultivated rough land extending by more than five miles from Messing in the north to Great Totham in the south. It had an unenviable reputation for lawlessness, and appears to have been beyond the margins of normal civil administration. In her 1996 history of Tiptree Elaine Bamford notes that 'houses were few and people travelled up the creeks from Salcot and Virley where large numbers of horses and donkeys waited to bring them to Tiptree Heath to trade their contraband of wines, spirits, tobacco and silk' ('Tiptree One Day A City?', p.7). Quoting a contemporary account she describes the heath as a 'waste and wild country covered with furze ... extremely bleak and ... very wet and springy. Here are all the indications of common rights and poverty, irregular and decayed buildings... plenty of geese, donkeys, bad fences and beer shops. Tiptree has a very bad name ... and a common saying in Essex, on hearing it mentioned, is 'TIPTREE HEATH! GOD HELP YOU!'' (*ibid.*, p.11). White's Directory of Essex for 1848 adds the holding of fairs and races to the heath's attractions, but also records the rapid process of its enclosure: '*As late as the beginning of the present century, more than 2000 acres of this heath were open and uncultivated, but its various unenclosed patches now only comprise about 500 acres.*' This dramatic change was brought about largely by the division of the heath land into smallholdings of an acre or less that could be managed as market gardens for a low rent. Fruit production quickly became the mainstay of the local economy, with strawberries the dominant crop after their introduction in the 1830s. Some went to the local Wilkin jam factory but much was sent by train to London from Kelvedon Station which opened in 1843. Many of the houses on these new plots would have been modest in scale and cheaply constructed of the local vernacular material favoured by land owners for agricultural buildings: weatherboarded studwork. Figure 9 illustrates the typical appearance of these early structures, and it is highly likely that Heathwell House was identical when first built.

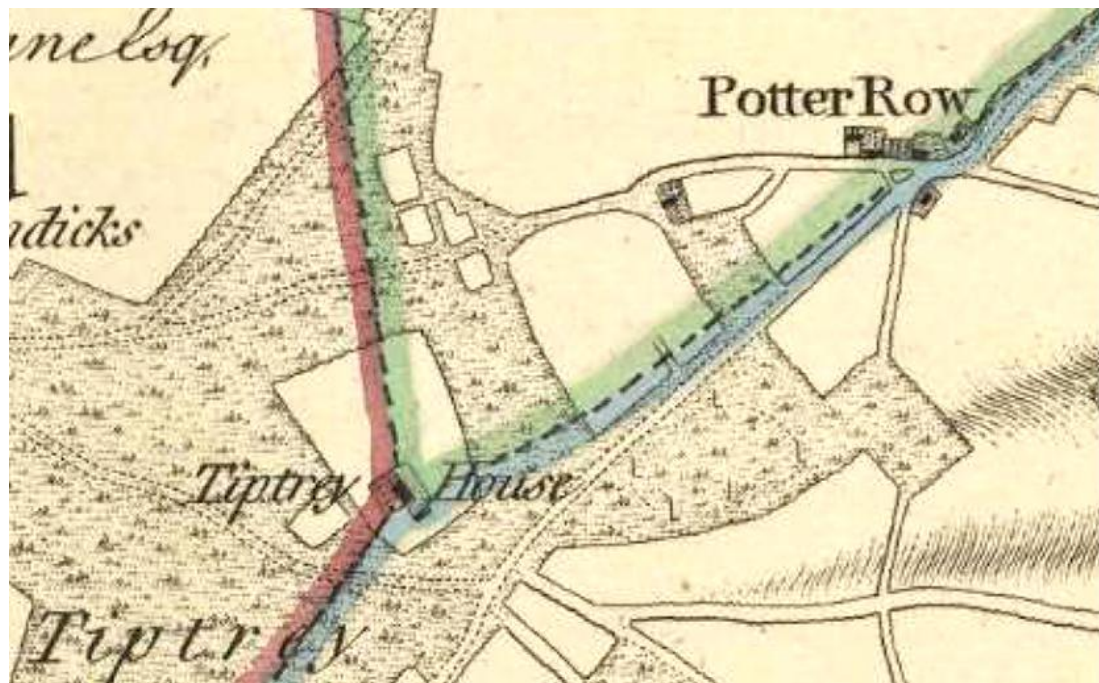
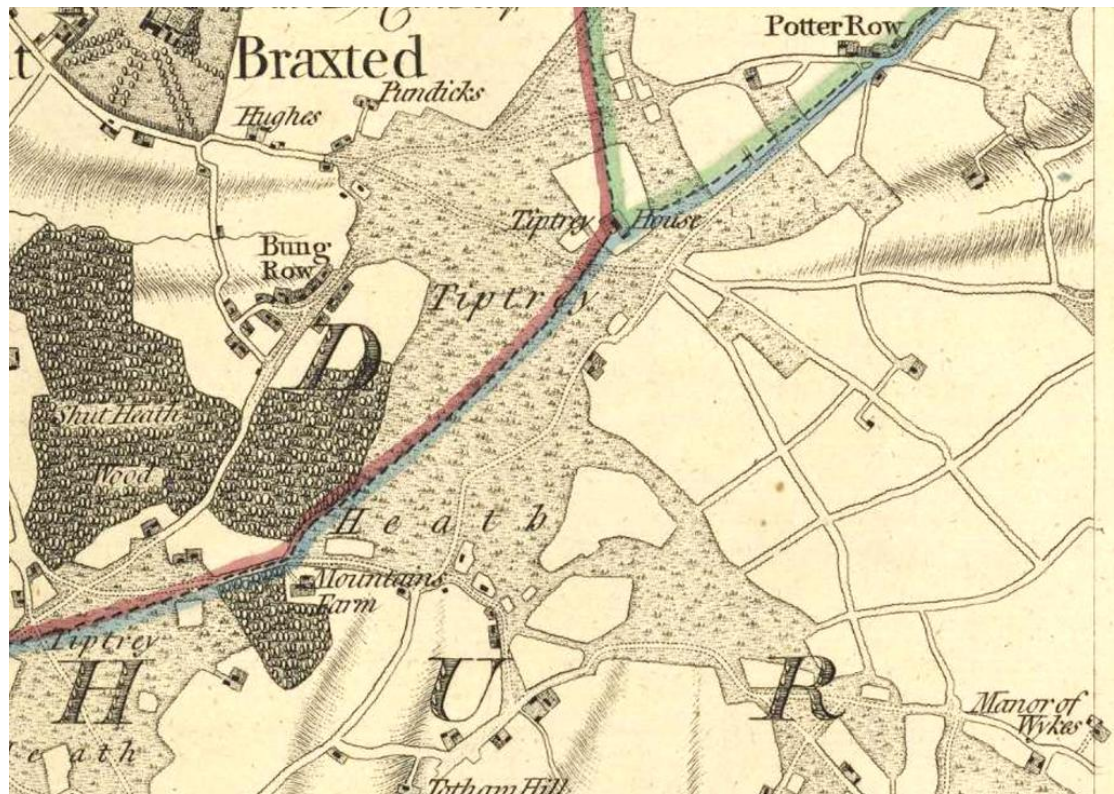


Figure 2

Chapman & Andre's Map of Essex in 1777 (with detail). The spider's web of Tiptree Heath extended from the 'Messing Maypole' in the north to Great Totham in the south – a distance of five miles. Potter Row is the site of today's Ship Inn on the B1022, with 'Tiptree House' (now The Priory) in the southernmost corner of Inworth parish which is outlined in green. No buildings are shown on the site of Heathwell House in the approximate centre of this triangle, but Chapman & Andre omitted the most modest dwellings. The Manor of Wykes is marked to the south-east of this extract.

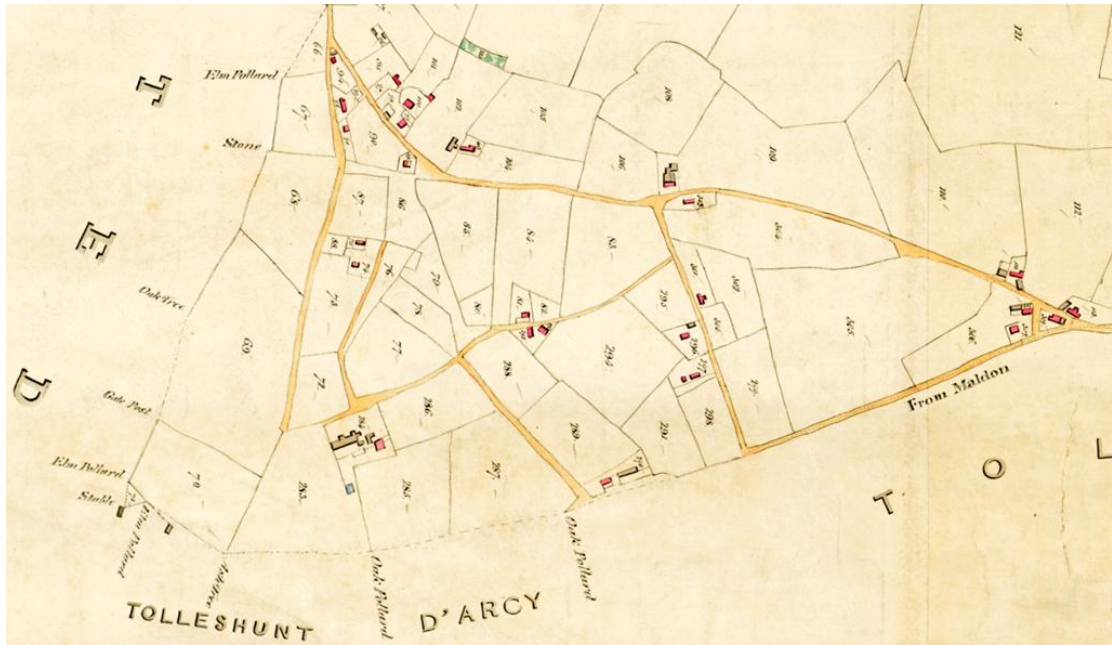


Figure 3. An extract from the 1839 title map of Inworth parish, 1839, with detail below (Essex Record Office D/CT 194/B). The Ship Inn is plot 113 to the right of the triangle with the stable of Tiptree House on the border of Great Braxted to the extreme left. Heathwell House is shown with a rectangular outline (plot 81) with two further houses on the opposite side of the road. Plots 81 and 82 contained 2 perches and 6 roods (i.e. just over half an acre) and were described together as ‘house and gardens’ owned by John Gepp and occupied by Jacob Chignell. Gepp also owned a ‘garden’ at plot 88 that was leased separately. Plots 292 and 293 were also described together as ‘houses and garden’ owned by Mary Unwin and occupied by ‘Dale, Rose and another’ with a total of 1 rood and 6 perches. Mary Unwin owned and occupied Holly Farm at plot 290 on the Maldon Road. This is clear evidence of the speculative settlement of the heath by creating small market gardens, and all three houses were probably of recent origin.

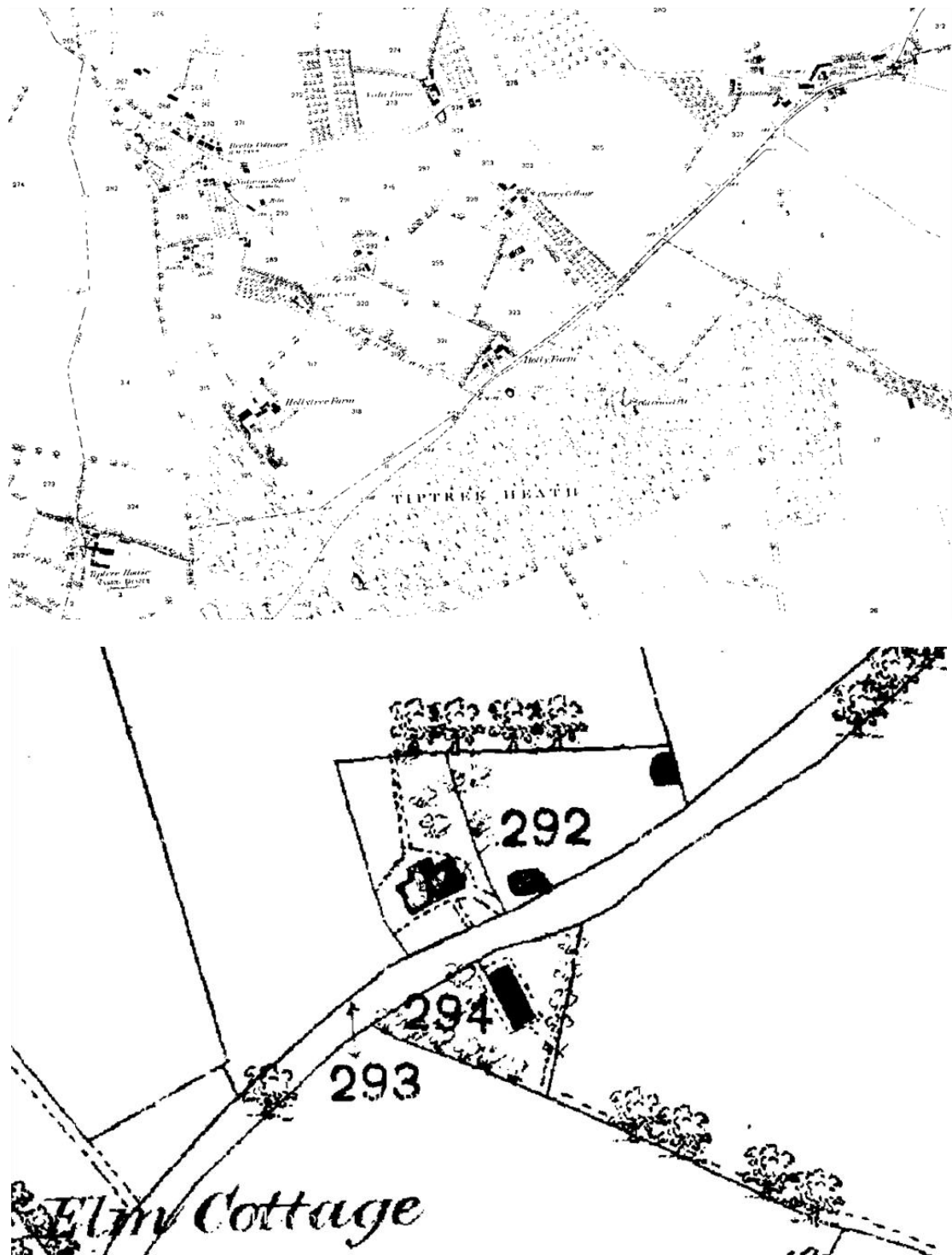


Figure 4

The First Edition 25 inch Ordnance Survey of 1874, with the Ship Inn at top right and Tiptree House on the site of Tiptree Priory to the south-west. Heathwell House is now clearly shown as a pair of cottages with a small rear (northern) projection added to the rectangular outline of the tithe map – which may have omitted small details of this kind.

The fact that two gardens belonged to the house in 1839 strongly suggests it was a pair of cottages from the outset, although no second tenant was named in the apportionment. Only one of the two houses on the opposite side of the road survived at this date, and this has since been demolished. Each substantial tree on this remarkable map is accurately plotted.

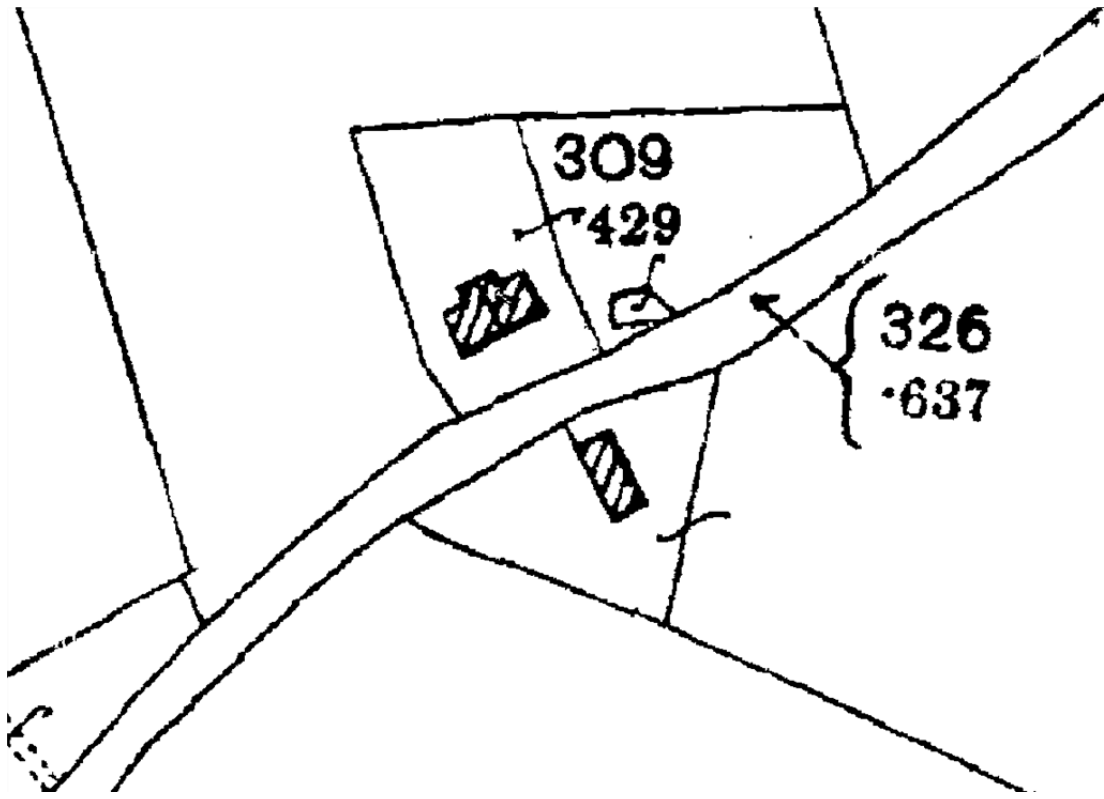


Figure 5
The Second Edition 25 inch Ordnance Survey of 1897, showing little change since 1874.

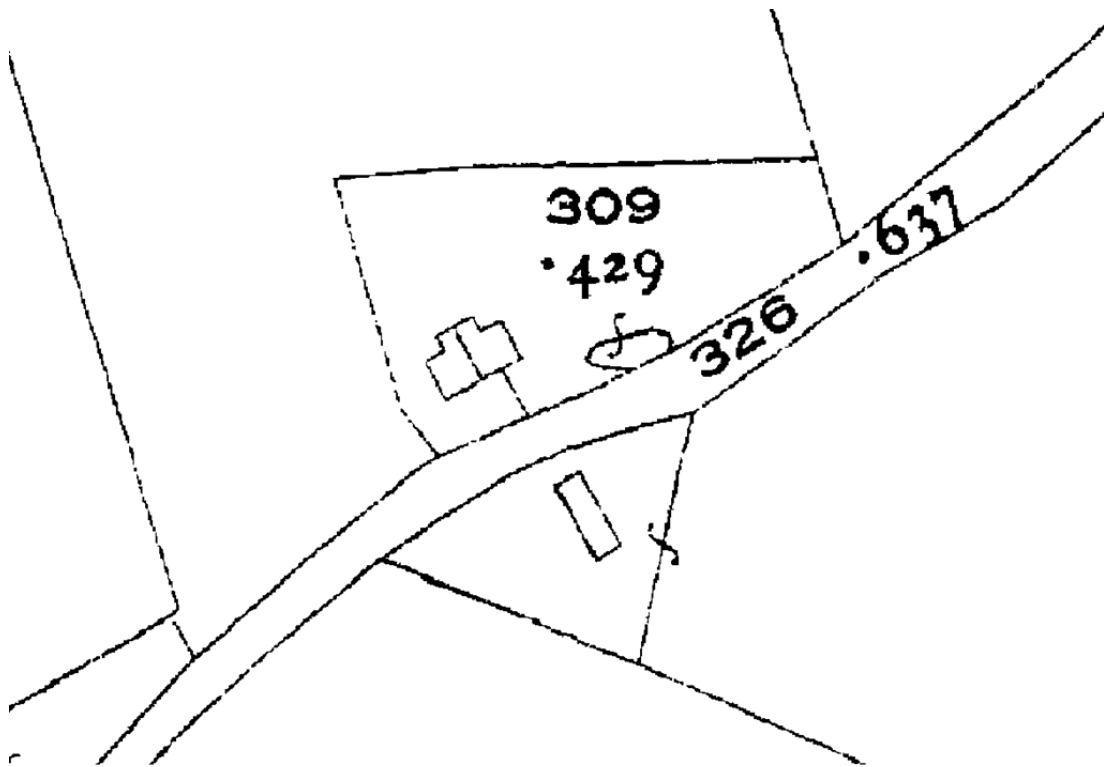


Figure 6
The 25 inch Ordnance Survey of 1923. The boundary between the two gardens has been removed since 1897 but the original 'phase 1' building is still shown as a pair of cottages sharing what was almost certainly a small rear storage lean-to.

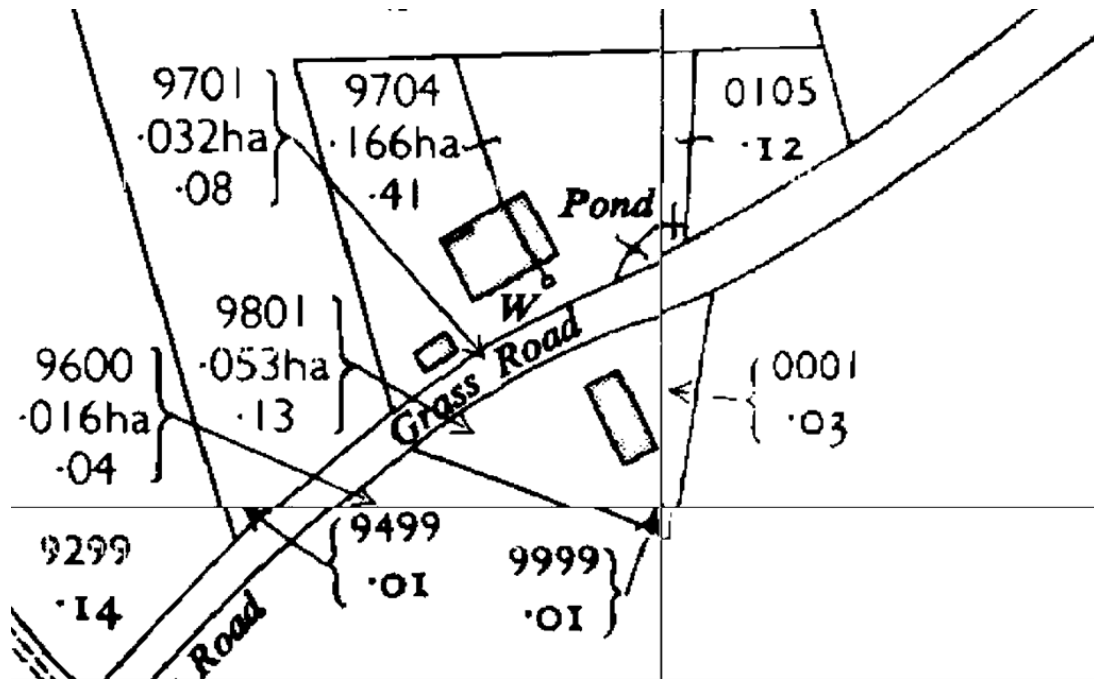


Figure 7. The Ordnance Survey of 1954. The house is now much wider, although not square, and has been converted into a single property with the small rear lean-to replaced by the two present extensions (2 and 3 in figure 11). Curiously, a new boundary line or ditch appears to run beneath the eastern half of the house to a southern well (W).

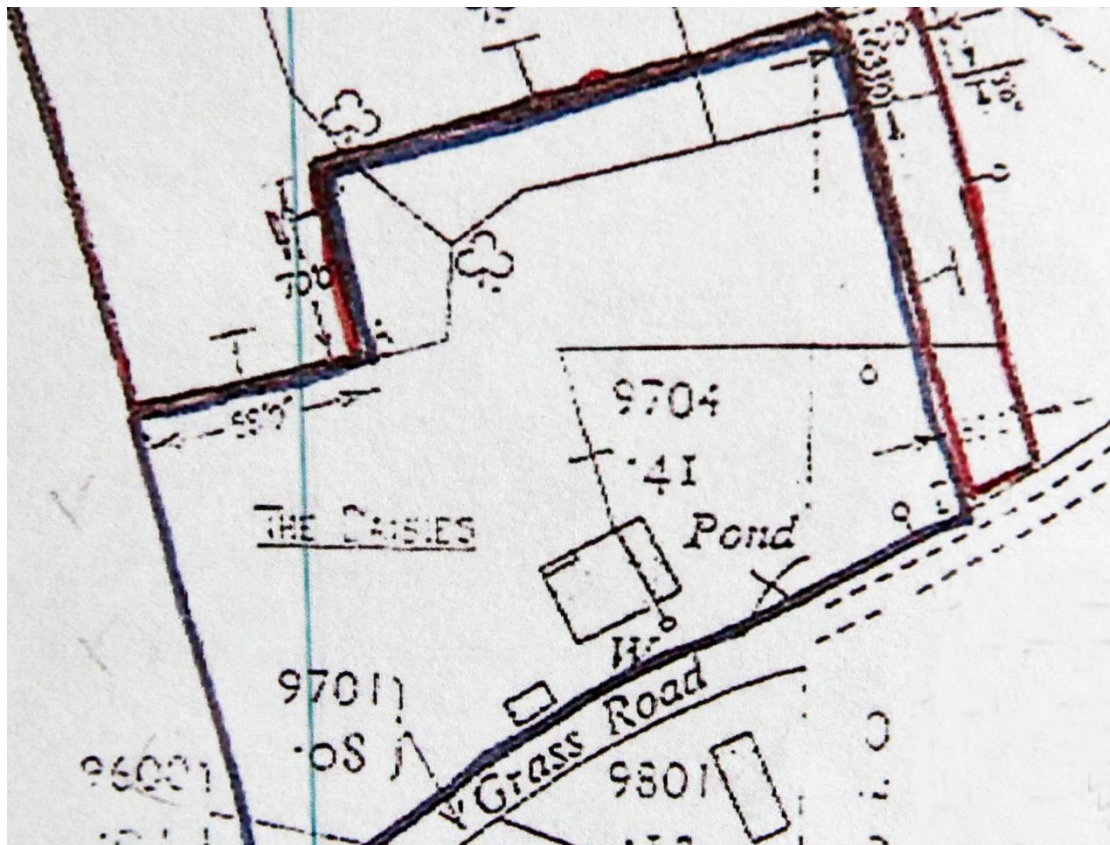


Figure 8. An extract from the Land Registry dated 1983 but based on the 1954 map. The slight first-floor overhang of the north-western rear wing is clearly shown, along with the apparent drain under the house. This unusual feature corresponds with the area of modern subsidence. The southern cottage was still present at this date.



Figure 9

Two similar 19th century pairs of semi-detached weatherboarded tenements in Tiptree, shown in photographs of *circa* 1910: one in Maldon Road and the other in Ransom Road (published in Elaine Bamford's 'Tiptree One Day A City?', 1996). The first does not appear to survive but the second remains largely unaltered in a street of modern houses. In a large and relatively modern settlement with only 24 listed buildings (of which most are farmhouses), these suburban cottages should be safeguarded more than elsewhere as they illustrate Tiptree's early-19th century architectural and economic origins. Heathwell House has been altered almost beyond recognition, but was almost certainly built as an identical pair of weatherboarded cottages.



Figure 10a. ‘The Daisies’ as shown in an estate agent’s advertisement of 1983 before the replacement of its windows and the tiles of its front lean-to extension. (From a copy in the possession of the current owners.) The property was sold with ‘about 1.25 acres of gardens and grounds’.



Figure 10b. The house from the south-west in the 1983 particulars, showing the false timbers to the gable of the western rear extension (3). The western kitchen extension (3a) had not been added at this date.



Figure 10c. The rear (northern) elevation in 1983, showing the false timbers to both the eastern and western rear wings (2 and 3 respectively). The rear porch had yet to be added, and the waney, misshapen timbers are typical of the Mock Tudor fashion of the 1920s and 30s. The irregular shape of the two extensions, with the left-hand wing projecting slightly further than its neighbour, suggests they were built at slightly different dates and possibly when the property was still divided into tenements. Each wing replaced the probably original lean-to sheds that were still present in 1923.

Building Analysis

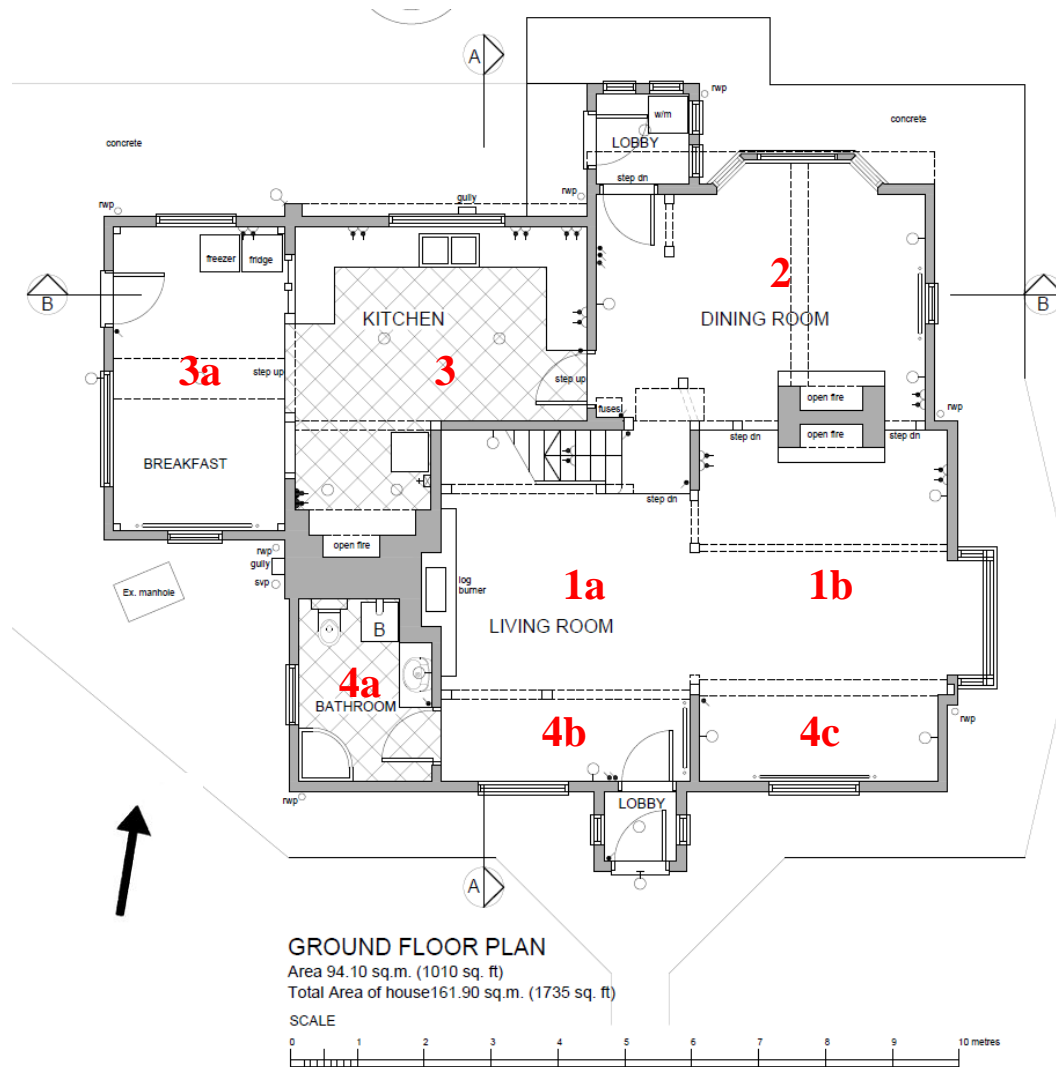


Figure 11a

Ground plan drawn by Traer Clark Architect identifying each area and phase of construction for ease of reference in the text and photographic record.

Key

1. The original early-19th century timber-framed structure consisting of two bays (1a & 1b), each of which appears to have corresponded with a separate one-up/one down cottage (phase 1).
2. A rear north-eastern wing of *circa* 1930 in the Mock Tudor style with exposed ceiling joists and a contemporary chimney on the south. The original building was extensively altered and provided with a new ceiling at the same time.
3. A rear north-western wing of *circa* 1930 or slightly later which was extensively modernised in the late-20th century leaving no earlier fabric exposed. This structure was initially clad externally in false timber, matching the north-eastern wing. A gabled single-storey extension was added on the west in the late-20th century (3a).
4. A mid-20th century lean-to ground-floor extension to the southern elevation of the original building, to which it is now largely open.

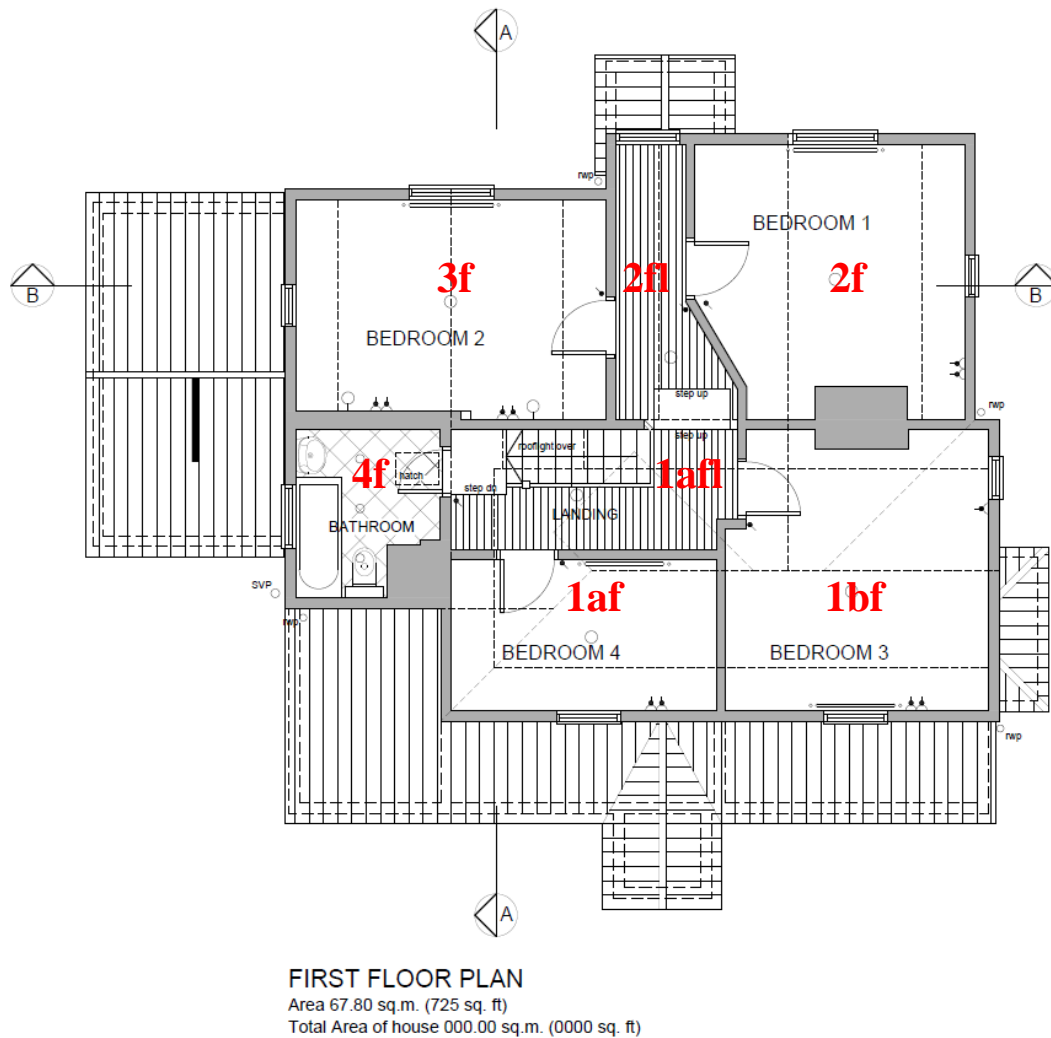


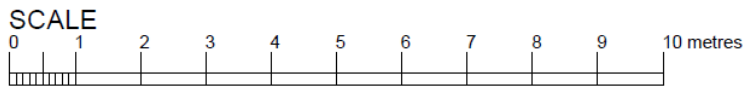
Figure 11b
First-floor plan drawn by Traer Clark Architect identifying each area and phase of construction for ease of reference in the text and photographic record (f indicates a first-floor area and l indicates a stair landing).

Introduction

Heathwell House was built in several phases as indicated in figure 11, and its uniform late-20th century appearance with modern windows, pantiles and cement render is the result of an extensive restoration shortly before its purchase by the present owner in or about 2013. Its current ground plan is roughly square in shape, extending to 9.8 m along its southern facade and 9.6 m in width (excluding its rear porch and the single-storied kitchen extension, 3a). The building is now showing clear and dramatic signs of subsidence, particularly in the chimney between phases 1 and 2, which may be linked to an apparent mid-20th century ditch or drain shown in figure 8 passing beneath this point of the building to a well on the south. The following account describes its phases of development in more detail and is intended to be read in conjunction with the captions to illustrations 1-16 (Appendix 2).



FRONT ELEVATION



REAR ELEVATION

Figure 12
Front (southern) and rear elevations of the building drawn by Traer Clark Architect

Phase 1. The Early-19th Century House

Proportions, structure and date

The original building has been extensively altered but its profile is still recognisable from the exterior with its distinctive western hip as shown in illus. A2.2. This timber-framed and rendered structure extends to only 7.5 m in length by 3.8 m in width (25 ft by 12.5 ft) on an approximately east-west axis and rises to 4 m (13 ft) at its eaves. Its original walls have been largely removed or rebuilt, but their nature can be established with reference to the roof-plates and tie-beams which remain intact and exposed on the upper storey, and to the framing of the western gable shown in illus. A2. 7 & 8. The gable contains a mid-rail that is now buried in the brickwork of a modern fireplace with narrow studs interrupted by diagonal braces that are nailed rather than pegged to the frame. This rail is tenoned and pegged to the south-western corner post while the gable tie-beam lies at the same height as the roof-plates and is secured by iron straps rather than dovetail joints. The ostensibly original mid-rail to the east of the southern facade contains a full complement of unpegged mortises for missing studs. (A2. 6) and this is consistent with the exposed soffit of the northern roof-plate (A2. 12). Part of the clasped-purlin roof structure also appears to be original, particularly to the north and west, with waney rafters of oak and elm, nailed collars and a ridge-board – although the latter may be secondary (A2. 15 & 16). These carpentry features are all typical of the first half of the 19th century and most particularly its second quarter (as pegged collars and wall braces are more common in the first). Phase 1 is therefore likely to have been newly built when shown on the Inworth tithe map of 1839.

Layout and Purpose

The two equal bays of the timber frame were divided by an internal partition as indicated by the stud mortises in the central first-floor tie-beam (A2.12), and its upper storey possessed a low ceiling at eaves level as shown by mortises for missing axial joists in the same tie and its gable counterparts. The timbers at the foot of the modern staircase may survive from the central partition but the ground-floor ceiling has been completely replaced and it is unlikely that any original wall fabric remains *in situ* on the lower storey. The building's precise layout is therefore impossible to establish, but the symmetrical framing strongly suggests it formed a small pair of identical one-up/one down tenements which probably possessed rear storage lean-tos from the outset. Such an interpretation is consistent with the tithe survey which describes the building as a house with two quarter-acre gardens in the same ownership. Only one tenant is named (Jacob Chignell) but this was usual on tithe surveys even where additional occupants are known to have existed: alternatively one of the two cottages may have been empty at the time. The building was certainly a pair of cottages by 1874 as shown in figure 4. Its owner in 1839 owner possessed at least one additional garden elsewhere, and two further houses with a quarter acre garden belonging to a local farm lay in close proximity on the other side of the road. These buildings and gardens almost certainly originated as part of the well-documented speculative programme of settlement on Tiptree Heath during the late-18th and early-19th century which saw the establishment of numerous market gardens. Their dwellings frequently took the form of very small semi-detached tenements built as cheaply as possible from weatherboarded studwork, and Heathwell House is likely to have resembled the local examples of similar scale shown in figure 9. The exact locations of its doors and windows are uncertain but the two cottages probably shared a central chimney with doors adjoining their gables as in the same photographs.

Twentieth Century Extension and Alteration

Phase 2

The roof-plates of phase 1 contain angled notches where studs were formerly nailed in addition to unpegged mortises, indicating that its walls have been rebuilt on at least two occasions. The downward slope of the original front mid-rail to the east suggests this may

have occurred due to the same process of subsidence that affects the property today. Whether the initial reconstruction occurred before the 1920s is unclear, but the building retained its original modest outline on the Ordnance Survey of 1923 and was still divided into a pair of cottages (figure 6). The two gabled rear extensions shown in illus. A2.4 had more than doubled its size by 1954, when it had become a single dwelling (figure 7), but they were probably added at different times given the differences in their scale and proportions. It would make neither economic nor aesthetic sense to build a single addition in so complex a manner. The larger north-eastern wing is likely to have appeared first (phase 2), with the smaller added soon after (phase 3), although the latter was extensively disguised during the most recent refurbishment which included the rebuilding of its roof and it may conceal earlier fabric. Both wings were artificially aged with waney planks imitating medieval timber framing in the fashion of the inter-war years, as shown in the sales particulars of 1983 (figure 10). This Mock Gothic exterior is consistent with the north-eastern wing's ceiling (A2. 10) which consists of tall-sectioned pine joists lodged on a square-sectioned axial joist in imitation of medieval ceilings. The pine was initially stained black in the same tradition but has been cleaned by abrading its surface. The gault-brick chimney contains back-to-back arched fireplaces heating both the new wing and the eastern bay of the original structure (1b), and the latter's ceiling was rebuilt to match that of the extension. The new ceiling was significantly higher than the old, which would have rested on the remaining southern mid rail little more than 1.5 m above the present internal floor. While the ground-floor fireplaces are arched and open in the Mock Gothic style, the first-floor tiled fireplaces are typical of the late-1920s and 30s, as is the ceiling of panelled fibreboard in the phase 2 bedroom (2f).

Phases 3 and 4

While the north-eastern wing appears to have been pantiled in 1983, matching the original building, both its counterpart to the north-west and the lean-to extension of the front wall appear to be tiled and these two additions may be contemporary. The outline of the building was shown as rectangular rather than square in 1954, suggesting the lean-to was still absent, but the western projection of phase 3 was also absent leaving the precise pattern of events open to question. Neither structure now contains any evidence of early fabric and their character was dramatically changed along with that of the entire exterior during the recent restoration (which saw the introduction of modern windows, pantiles and cement render throughout). This restoration may have included the removal of the entire front ground-floor wall of the original building to link its interior to the lean-to extension as shown in illus. A2. 5 & 6; the western mid-rail was removed and replaced with a re-used timber and the eastern supported by two bolted clamps forming a sandwich. The present staircase was renewed at the same time, and both the chimney against phase 1's western gable and the fireplace serving the kitchen in phase 3 were either added or rebuilt.

Historic Significance

Heathwell House was altered almost beyond recognition during several 20th century episodes of extension and restoration, but remains of considerable local historic interest. Its original timber-framed structure reflects the process by which Tiptree Heath was settled during the early-19th century through the creation of new market gardens, and represents one of the few cottages to survive from that period. Almost certainly designed as a pair of tenements, each with its own quarter-acre garden, its diminutive scale illustrates the very basic living conditions of the early settlers in an area seen even by contemporaries as England's equivalent of the American Wild West. Each one-up/one-down tenement extended to just 3.6 m by 3.6 m internally (12 ft) with a tiny rear lean-to of no more than 2 m by 2. It is likely to have resembled the semi-detached weatherboarded dwellings shown in the earliest photographs of Tiptree, representing the cheapest method of construction available at the time and of which only a handful now survive. Despite this undoubted historic significance at a

local level the building has been too heavily altered to meet Historic England's current guidelines for listing.

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Leigh Alston is a building archaeologist and architectural historian who lectures on the analysis and recording of timber-framed structures in the Department of Archaeology at Cambridge University, but also undertakes commissions on a freelance basis for the National Trust and various county archaeological units. He co-founded the Suffolk Historic Buildings Group in 1993, serving as Chairman for 13 years, and has been involved in several television programmes including Grand Designs and David Dimbleby's 'How We Built Britain'. Publications include 'Late Medieval Workshops in East Anglia' in 'The Vernacular Workshop' edited by Paul Barnwell & Malcolm Airs (Council for British Archaeology and English Heritage, 2004) and the National Trust guidebook to Lavenham Guildhall.

Schedule of full photographic record follows (pp.17-20)

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. Heathwell House Tiptree from the south-east showing its uniform late-20th century windows, cement render and pantiles.
2. The southern facade showing the hipped roof of the original 19th century structure (1) on the right behind its lean-to extension.
3. The building from the east with the original 19th century gabled structure to the left (1) and the eastern rear extension (2) right.
4. The building from the west showing the late-20th century single-storied extension (3a) in the foreground.
5. The rear (northern) elevation showing the two gabled extensions (2 & 3) with a shallow jetty to the latter on the right.
6. The interior of phase 1 looking west from the eastern gable (1b) showing its replaced ceiling joists.
7. The southern interior of the eastern bay of phase 1 (1b) showing the original mid-rail sandwiched by later clamps.
8. The southern interior of the eastern bay of phase 1 (1b) showing the original mid-rail sandwiched by later clamps.
9. A detail from the west of the original southern phase 1 mid-rail of the eastern bay (1b) showing its empty stud mortises.
10. The rear (northern) interior of phase 1's eastern bay (1b) showing the phase 2 chimney and ceiling.
11. The interior of phase 1's western bay (1a) from the east showing its late-20th century gable chimney & renewed southern mid-rail.
12. The southern interior of bay 1a showing the 20th century re-used mid-rail adjoining the later lean-to extension.
13. The southern lean-to extension of phase 1's western bay (1a) from the west, with the renewed mid-rail on the left.
14. The rear (northern) interior of phase 1's western bay (1a) showing the modern staircase and phase 2 ceiling joists.
15. The modern fireplace against the western gable of phase 1 showing the original mid-rail with a diagonal primary brace to left.
16. A detail of the original mid-rail of phase 1's western gable showing a mixture of nailed and pegged studs.

17. A detail of the original pegged joint between the mid-rail & south-western corner post of phase 1 with a later post to left.
18. The interior from the south of the ground-floor bathroom (4) adjoining phase 1's western gable.
19. The interior from the north of the ground-floor bathroom (4) adjoining phase 1's western gable.
20. The interior of phase 2 from the north showing its original gault brick fireplace and chimney abutting phase 1's eastern bay (1b).
21. A detail of the pine ceiling joists adjoining the southern chimney of phase 2 with evidence of original dark stain removed by abrasion.
22. The interior of the north-eastern extension (2) from the west showing the original pine ceiling joists lodged on the axial joist.
23. The interior the north-eastern extension (2) from the east showing its junction with the north-western extension (3).
24. The northern interior of the north-eastern extension (2) showing its early-20th century Mock Tudor ceiling rear door.
25. A detail of the Mock Tudor lodged pine ceiling joists of phase 2 with evidence of original dark stain removed by abrasion.
26. The interior from the west of the north-western kitchen (3) showing its modern fireplace on the right.
27. The interior from the east of the north-western kitchen (3) showing its false beams with the modern fireplace on the left.
28. The late-20th century kitchen extension (3a) from the north showing its false beams with the main kitchen (3) on the left.
29. The late-20th century kitchen extension (3a) from the south showing its false beams with the main kitchen (3) on the right.
30. The stair landing (1afl) from the west showing the black-painted original roof-plate and central tie-beam of phase 1.
31. The empty unpegged stud mortises in the phase 1 central tie-beam (right) and northern roof-plate from the south-west (1afl).
32. The empty unpegged stud mortises and stud notches in the phase 1 northern roof-plate from the south-east (1afl).
33. The stair landing (1afl) from the east showing the black-painted original roof-plate and western tie-beam of phase 1.
34. The horizontal strapped junction of the phase 1 western gable tie-beam (left) & roof-plate from the stair landing to the east (1afl).

35. The internal western gable of phase 1 showing stud notches in the original southern roof-plate on the left (1af).
36. The central tie-beam of phase 1 from the west (1af) showing the central axial joist mortise of a missing ceiling to the left.
37. A detail from the west of the central axial joist mortise for a missing ceiling in the central tie-beam of phase 1 (1af).
38. A detail from the north-west of the phase 1 dovetailed junction of the central tie-beam (left) and southern roof-plate.
39. The southern interior of the western first-floor bedroom of phase 1 (1af) showing empty stud notches in the roof-plate.
40. The interior from the east of the eastern first-floor bedroom of phase a (1bf) showing original roof-plates with later timbers above.
41. The eastern internal first-floor gable of phase 1 (1bf) showing the original tie-beam with a central mortise for a missing ceiling.
42. The empty central mortise for a missing axial joist in the phase 1 eastern tie-beam with a stud peg to left.
43. The 20th century tiled fireplace in the northern interior of the eastern bedroom (1bf) showing stud notches in the roof-plate.
44. A detail of the empty stud notches in the northern roof-plate of the eastern bedroom (1bf).
45. The first-floor bedroom of the north-eastern extension (2f) seen from the north with the original fireplace in the rear.
46. A detail of the original early-20th century tiled fireplace in the southern interior of the north-eastern bedroom (2f).
47. The first-floor bedroom of the north-eastern extension (2f) seen from the south showing its early-20th century panelled ceiling boards.
48. The first-floor bedroom of the north-eastern extension (2f) seen from the west showing its early-20th century panelled ceiling boards.
49. The first-floor bedroom of the north-eastern extension (2f) seen from the west showing the door to the stair landing (2fl).
50. The first-floor stair landing of the north-eastern extension from the north (2fl) showing the door to the eastern bedroom (2f) left.
51. The first-floor stair landing of the north-eastern extension from the south (2fl) showing the door to the western bedroom (3f) left.
52. The featureless internal northern gable of the north-western bedroom (3f).
53. The southern interior of the north-western bedroom (3f) showing a re-used post above the north-western corner of phase 1.

54. The north-western bedroom (3f) from the east. The upper corner of phase 1 corresponds with the bottom of the re-used post on the left.
55. The first-floor bathroom to the west of the stair landing (4f) seen from the south with the attic trap door above.
56. The first-floor bathroom to the west of the stair landing (4f) seen from the north.
57. The original hip rafters of phase 1's western gable seen from the extension on the west (above 4f).
58. The phase 1 from the west showing an original clasped-purlin truss with a nailed collar & recent stained purlin to right.
59. The western hip of phase 1 seen from the north showing some original waney rafters and stained modern replacements.
60. The western hip of phase 1 seen from the south showing the original waney rafters & some stained modern replacements.
61. The original ridge-board of the phase 1 roof seen from the west with some original waney rafters and stained modern replacements.
62. The original phase 1 roof structure from the west with largely original waney rafters to left (north) & stained replacements to right.
63. The 20th century softwood roof structure of the north-western extension seen from the south (3).

Appendix 2 follows on pp. 21-28 (selected photographs to illustrate the text)

Appendix 2 (pp. 21-28): Selected Photographs



Illus. 1. Heathwell House from the south-east showing Stone Lane on the left. The building's uniform appearance is the product of an extensive late-20th century or early-21st century restoration which disguised its complex origins with new windows, pantiles and cement render.



Illus. 2. The southern facade showing the hipped roof of the original 19th century structure (1) on the right behind its mid-20th century lean-to extension (4). The north-western rear extension (3) is visible on the left.



Illus. 3. The building from the east with the original 19th century gabled structure to the left (1) and the north-eastern rear extension (2) on the right.



Illus. 4. The rear (northern) elevation showing the two gabled rear extensions (2 and 3) after the removal of the Mock Gothic false timbers shown in 1983 (figure 11). The central rear porch and the single-storied kitchen extension on the right (3a) were built after 1983.



Illus. 5. The interior of the original two-bay building (1) looking west from its eastern gable. The ceiling and the chimney of the eastern bay on the right date only from the addition of the rear wing (2) after 1923. Some of the timbers at the foot of the staircase may survive from the original central partition but the southern wall to the left has been entirely removed where it adjoins the later lean-to extension (4).



Illus. 6. A detail of the front wall of the eastern bay (1b) showing the empty, unpegged mortises of its original mid-rail from which the ground-floor studs have been removed. The timber is now supported by a pair of bolted clamps where it adjoins the lean-to extension (4c).



Illus. 7. The modern brick fireplace in the western gable of phase 1 showing the original mid-rail with a diagonal primary brace to the left. Some studs appear to be pegged to the rail, although the timber may have been re-used, but most are not. The posts to left and right relate to the mid-20th century restoration (phase 2), as does the re-used southern mid-rail on the left.



Illus. 8. A detail of the left-hand post in illus. 7 above, showing the original south-western corner post of phase 1 hidden behind it. The pegged joint between the post and the gable mid-rail is visible in the centre of this image, but the diagonal primary brace is nailed rather than pegged in the typical manner of the early- to mid-19th century.



Illus. 9. The rear (northern) interior of phase 1's eastern bay (1b) showing the gault-brick arched fireplace and chimney of phase 2. The chimney is respected by the present ceiling, which replaced the original ceiling at the same time.



Illus. 10. The interior of the north-eastern extension (2) as seen from the west, with its original chimney containing identical back-to-back fireplaces adjoining bay 1b on the right. The tall-sectioned pine ceiling joists have been cleaned of their original Mock Tudor stain, and are lodged on an axial joist in the same crude manner as those of the contemporary ceiling in phase 1.



Illus. 11. The first-floor stair landing (1afl) from the west showing the black-painted original northern roof-plate and central tie-beam of phase 1, with the bedroom above its eastern bay (1bf) in the rear. Note the empty notches for studs in the roof-plate (top left), which suggest the wall fabric has been renewed twice.



Illus. 12. A detail of the central tie-beam in illus. 11 showing the empty, unpegged stud mortises of the first-floor partition which divided the building's two original bays. Identical empty mortises are visible in the roof-plate (left) along with empty stud notches, indicating more than one significant phase of rebuilding.



Illus. 13. The eastern internal first-floor gable of phase 1 (1bf) showing the original tie-beam with a central mortise for the axial joist of a missing original ceiling at eaves level. Identical mortises are visible in the centres of all the exposed tie-beams.



Illus. 14. The northern roof-plate of the original western bay (1afl) showing its combination of empty notches and unpegged mortises. The mortises are likely to relate to the original wall studs which were later replaced by a series of notched and nailed studs – most of which were renewed in turn during the 20th century restoration. Note that the western gable tie-beam in the rear to the left is at the same level as the roof plate, with an iron strap securing the two in a manner rarely found before the 1830s.



Illus. 15. The original roof structure of phase 1 seen from its western gable. The waney, unpainted rafters on the left (north) are original but the collars and the southern rafters are 20th century replacements in two phases – one set of new softwood timber has been stained black, presumably with preservative. The studs of the eastern gable appear to be original indicating the building was initially hipped at only one end.



Illus. 16. The original clasped-purlin phase 1 roof structure with a nailed collar at its hipped western end, as seen from the south. The pine timbers, both stained and unstained, are modern additions. The 20th century softwood and cement render of the north-western extension (3) is visible at bottom left.