

Old Keepers, Hedgerley

HISTORIC BUILDING REPORT / April 2014

**Buckinghamshire
Archaeological
Society**



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Report number
BAS/2014-03

THANKS
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This report has
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Report by Peter Marsden following a measured survey by Michael Rice and Peter Marsden.
Photographs by Michael Rice. This is report number BAS/2014-03.



Figure 1:
*Old Keepers in
Summer 2011.*

1 THE SITE

1.1 Geographical context

The village of Hedgerley is in South Buckinghamshire, three miles south-east of Beaconsfield as the crow flies. The older part of the village is at the junction of two minor valleys, with modern housing developments on the hill to the south.

Old Keepers is on the southern edge of the old village, facing west towards Hedgerley Hill, which is here the main village street, but is set back by 75 metres within its own garden. The building is a single dwelling, formerly two cottages. The north gable end of Old Keepers faces north across the narrow valley to the 18th-century Court Farmhouse and, beyond it on a low hillside spur, the parish church of St Mary the Virgin.

Ordnance Survey national grid reference:
SP 96928 87133

1.2 Historic context

The village appears in manorial rolls from 1254.¹ Old Keepers stands on the slope of Hedgerley Hill, which for hundreds of years was the source of 'Hedgerley loam', a local clay rich in sand which was highly valued for brickmaking – and a source of prosperity for the village. Broken ground surrounds the cottage and is known to have been a brickworks.

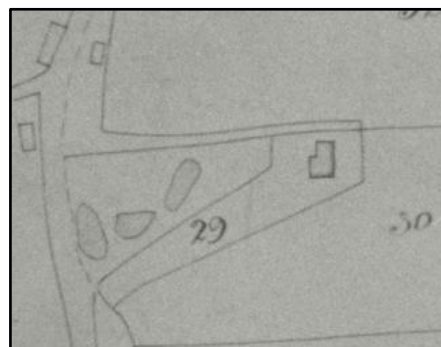


Figure 2: Old Keepers on the 1842 Tithe Map. The cottage is at the end of the long plot numbered 29.

The former northern cottage has been thought locally to have been a non-conformist chapel, although there is no documentary evidence for this, the assumption being based on a rough classical pediment on the front of the building.²

1.3 Listed Building status

Old Keepers is a Grade 2 listed building on the National Heritage List for England.³ The full listing description is given in section 8.2 below.

2 THE BUILDING SURVEY

A level 2 survey following English Heritage 2006 guidelines⁴ was carried out at Old Keepers on several days in December 2011 by members of the Buckinghamshire Archaeological Society, as part of a wider investigation into listed buildings in Hedgerley.

The descriptions that follow are based on a survey of the structure and features that were visible in December 2011, along with documentary evidence. No archaeological excavations or intrusive investigations, such as the removal of panelling, floorboards or carpets, were carried out.

3 SUMMARY

Old Keepers is made up of two 18th-century cottages, joined together and standing within an area of former brickworkings. The south cottage was built between 1740 and 1762, that to its north between 1762 and 1770. These are early dates for brick-built cottages.

The west front of both cottages, Facing the village lane, demonstrates the bricklayer's skills, with patterned brickwork of red stretchers and blue-fired headers, circular and 'Venetian' brickwork panels, and finely segmented brick lintels. In particular, the pedimented front of the north cottage mirrors a second, now-internal pediment which was originally the external frontage of an earlier single-storey building on the site of today's modern Kitchen.

This pediment was built to be seen. Its style would suit a brickmaker or bricklayer wishing to impress potential clients with the style and inventiveness of his brickwork. The cottages would have been a fine advertisement for this bricklayer's craft skills.

Old Keepers represents an important period in the history of Hedgerley, when its brickmaking industry was at its mid-18th century peak. The contrast between the high-quality brickwork and poor-quality, recycled structural timber within the building is indicative of social and economic conditions in Hedgerley in that period.

4 BUILDING OBSERVATION AND DESCRIPTION

Externally it is immediately clear that the present building is made up of two formerly separate cottages, one to the north and one to the south, to which extensions have been added during the 20th century. The survey of each of these three elements of Old Keepers will be set out separately.

For the purpose of this survey the two former cottages will be called 'north cottage' and 'south cottage', though this does not imply that they ever had these names as separate dwellings.

4.1 The Setting

The hill on which Old Keepers stands slopes from south to north, with a total fall of about 25 metres. To the north of Old Keepers the ground falls away by about two metres to a

gravelled track, which, leading off Hedgerley Hill, gives access to Old Keepers and two other dwellings. Old Keepers itself is about five metres above the foot of the hill.

To the south is an area of garden, mostly lawn, rises above the house to a fence beyond which is an area of mature woodland. Everywhere the ground here is broken. Immediately behind the house, to the east, is a large mound, the equivalent of two storeys in height, surmounted by trees and shrubs.

The area is known to have been part of a brickworks. The broken ground is the result of clay extraction and spoil heaps. The woodland to the south has been extensively quarried for clay.⁵ Local woods also provided fuel for firing.

The garden to the front of the house also falls away to broken ground. Beyond it is the 'Sump Pond', an artificially deepened sink hole through which the surface water from the area drains into the underlying chalk.



Figure 3: The pedimented west front of the north cottage.

4.2 The former north cottage

4.2.1 Exterior

4.2.1.1 West elevation (front) of the former north cottage

The former north cottage is brick-built, under a red, peg-tiled roof. The roof ridge-line is straight and consistent. The whole building has been recently (2010) been heavily re-pointed, masking any smaller alterations that may have been made over time.

The brickwork is decorative in a common local Buckinghamshire style: red stretchers alternating with blue-black semi-glazed headers.

This is symmetrical, with a central doorway between two matching ground-floor wooden casement windows, both recent replacements. These have flat segmental brick lintels, made of finely shaped bricks with narrow mortar gaps. Between them is a brick porch with a flat roof and a low segmental brick arch over the doorway. The quality of the brickwork indicates that the porch is a later addition.

Immediately above the window lintels is a string course of two bricks: headers in the lower course, stretchers above.

The two first-floor windows are slightly asymmetrical, but it is clear from alterations in the brickwork that that to the south has been narrowed at a later date to take a later, smaller wooden frame with a 'Gothic'-style leaded-light window in a metal inner frame. Both windows have wooden lintels which break into a projecting three-brick eaves course.

At the north-west corner of the building is a west-facing brick buttress, approximately 18 inches wide at the base and tapering up to ground-floor ceiling level. This appears to indicate past subsidence.

However the most interesting feature is a shaped, triangular double 'pediment' in the brickwork over the front door. The upper pediment is made of a double line of bricks and stretches the full width of this northern cottage. It has the string course as its base, and rises about 4ft to an apex centrally above the doorway.

Within this the lower pediment is less robust: a single line of bricks the width of the porch and 'broken' centrally above it.



Figure 3: A close-up of the 'pediment'

Centrally between the two there is a decorative circle of segmented brickwork. This is 'blind', being infilled with brickwork.

The brickwork of both pediments is raised from the surface of the wall by between one and on-and-a-half inches. That of the circle is flush with the wall, but its infill brickwork is inset by two inches.

The upper pediment is broken into by the lower corner of the first-floor northern window frame, but not by that of the smaller, southern window. The lower pediment is broken into by a strip of metal strapping which disappears behind the brickwork of the porch.

4.2.1.2 North elevation of the former north cottage

The north elevation is made up of the two-storey end-gable wall of the former northern cottage with a later one-and-a-half-storey extension to the rear.

This elevation is of plain undecorated brickwork; the few glazed purple headers are placed randomly. There is no sign of a plinth at the base of the gable wall, even though this faces on to ground that falls away to the track. The rear extension has a concrete plinth; this has been built in old brick.

A metal strap is fixed to the wall of the gable end at first-floor level; in conjunction with the west-facing buttress, this was most likely to combat subsidence, acting as an external

tie-rod. A single chimney stack is at the apex of the gable, carrying two pots; the gable is flush, with the flues within the building.

There are two small two-pane single-casement windows, one on each floor, close to the eastern corner of the two-storey gable end. The extension carries a matching double-casement window, then a two-part 'stable' door, and a further matching double-casement. Again these have old wooden lintels, two of which have horizontal grooves, indicating possible recycling from an earlier building.

The extension has a pitched roof of old red clay tiles, running east-west at a right-angle to the roof of the former northern cottage to which it is attached.

4.2.1.3 East elevation of the former north cottage

The rear wall of the north cottage is incorporated in the later kitchen extension and the roof is extended below the eaves line to meet the pitched roof of the extension. This roof of old red clay tiles matches that of the west elevation.

One small area of old brickwork, however, is visible and of interest. To the left of the extension roof a section of wooden eaves boarding is visible, painted white, and below it is a small section of curving brick wall, red stretchers with random purple headers as elsewhere.

4.2.1.4 South elevation of the former north cottage

The south elevation of the former northern cottage is incorporated within the present building. Only a small area of brickwork is visible, which matches that on the north and east.

4.2.2 Interior of the former north cottage

4.2.2.1 Ground floor Living Room

This is a single room divided into three small unequal bays by two very large beams running east-west. These beams are placed to each side of the centrally placed front door of the cottage, but not symmetrically: that to the north overlaps the door frame, while that to the south does not.

The southern beam is massive and roughly shaped. It has a rough chamfer on the north side, but this is in no way decorative. At its eastern end is some metal strapping. The beam itself has clearly been recycled from an earlier building because it is full of former mortise slots, drill holes and cut-off tenons. At its centre it is rough-hewn, but has been worked to a flattened surface at each side of this. It may originally have been a vertical post.



Figure 4: The north elevation. Note how the brickwork of the 1960s Kitchen extension on the left has been set to match the 1760s gable end.



Figure 5: The open fireplace in the north cottage living room.

The front door is four-panelled, wider than average, and probably 18th-century. Its upper two panels have been replaced with glass. It has an old top bolt but a replacement modern latch. Above the door is a small wooden lintel.

To each side of the front door is a window, symmetrically placed and with modern tiled sills.

Centrally on the north side of the room is a large brick

fireplace with a large bressumer beam supported at each end on two short brick walls; the fire-back has been tiled over with modern tiles; the fireplace itself is not deep (660mm only) and the chimney has been closed up. Inside the fireplace to each side there is a low shelf covered by heavy, dark brick tiles.

The floor is solid and of heavy, dark tiles matching those of the fireplace.

To the east of the fireplace is an alcove containing a small window with an old wooden lintel; this is recycled, having an earlier mortise slot; in this alcove the chimney side is not vertical but of white-painted brickwork stepping outwards, away from the chimney itself. The window lintel rests on this.

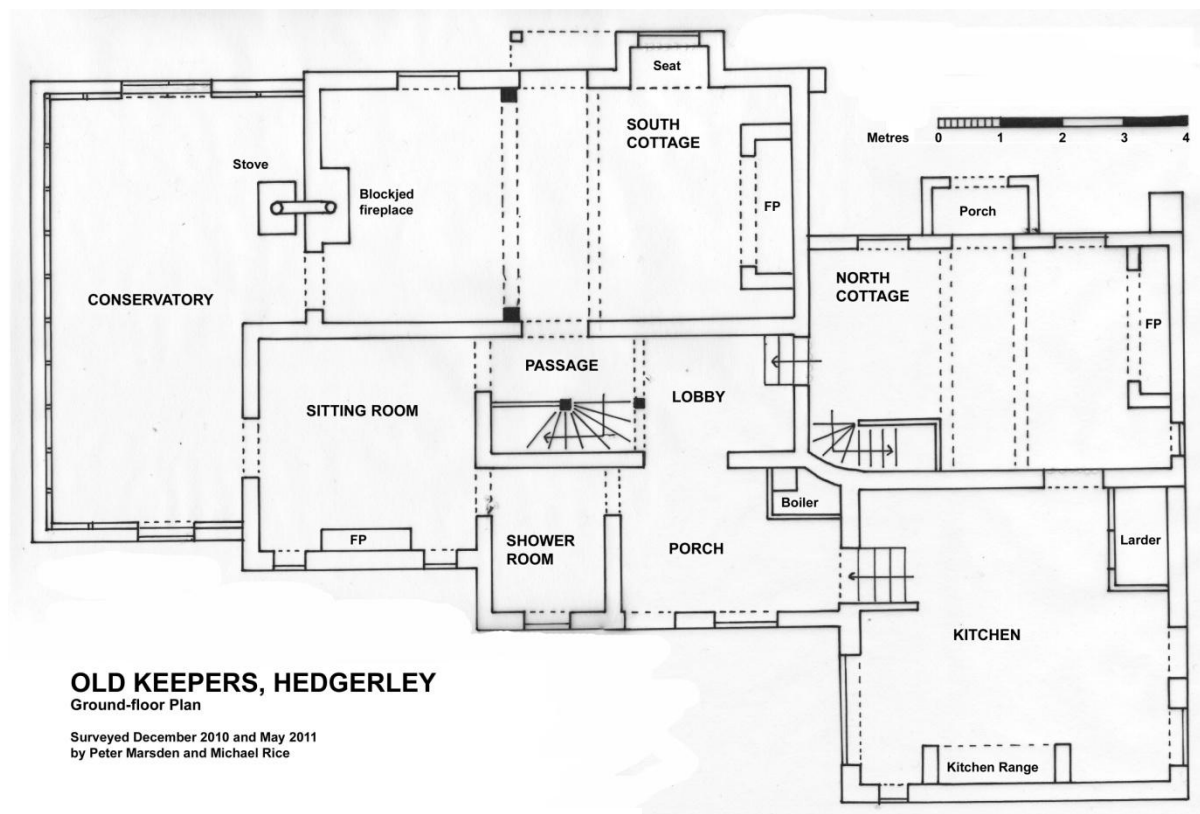


Figure 6: The ground-floor plan of Old Keepers today..

In the east wall of the room is the rear doorway of the original cottage, now leading into the modern Kitchen extension; this has a two-panelled door and simply moulded door frame – most likely 18th-century. It has an old lock set on the Kitchen side of the door. Its lintel is a re-used old timber.

There is modern skirting in parts of the room, but this is inconsistent.

The walls are roughly plastered or white-painted brickwork; the window reveals are rough, white-painted brickwork; the rough plaster finish of the ceiling indicates lath-and-plaster, except in the south bay of the room where modern plaster indicates a later repair.

There is no sign of timber framing: no corner posts, wall plates or studding; the indications are that the cottage was brick-built from the start.

The wall to the north of the front door curves inward at its base.

The south wall of the room is the common 'party' wall between the two formerly separate cottages; this wall displays a 2ft-high brick foundation plinth on its northern side, visible within the room.

Also in the south wall is a smaller-than-normal doorway leading up three steps into the former south cottage with an old, three-plank door; indications are that this was cut through the common wall after the wall had been built; the difference in floor levels is about 18 inches; the first step is of bricks-on-edge laid on the floor of the room, the other two are wooden in the thickness of the wall.

4.2.2.2 The Staircase

Against the east wall of the room a panelled-in winder staircase leads up to the first floor. This is supported by a brick wall which extends outwards from the east wall. The panelling is rough, with stair-ends protruding through in places. There is an under-stairs cupboard with a tongue-and-groove door, probably a later addition.

Inside the staircase the brickwork of the east wall at ground-floor level is rough and, in the corner where the stairs turn, curving brickwork is built across the angle. The top of this curving wall was noted on the east elevation (see section 4.2.1.3 above).

In the brickwork of the east wall are clear marks indicating the possible infilling of an earlier window, and fixing points for other materials, perhaps posts supporting an earlier structure. These marks do not relate to the present use of the building. A rough step in the brickwork indicates an earlier repair, perhaps after subsidence.

4.2.2.3 The 'Internal Pediment'

Rising up the stairs, the first-floor level is marked by a decorative string course of denticulated brickwork in the east wall. Above this is a shaped triangular 'pediment' in heavily painted brickwork. Both string course and pediment are on the inside face of the rear wall of the cottage. Both are broken by the later insertion of a doorway into the North Bathroom, in the upper floor of the Kitchen extension.

The pediment, in raised brickwork, is notably similar to that on the front (west) outside wall of the cottage, and in a matching position.

The bricks above and below the pediment design differ in size: those below are approx 8.75 inches x 2.75 inches; those above around 9.25 x 3.25 inches.



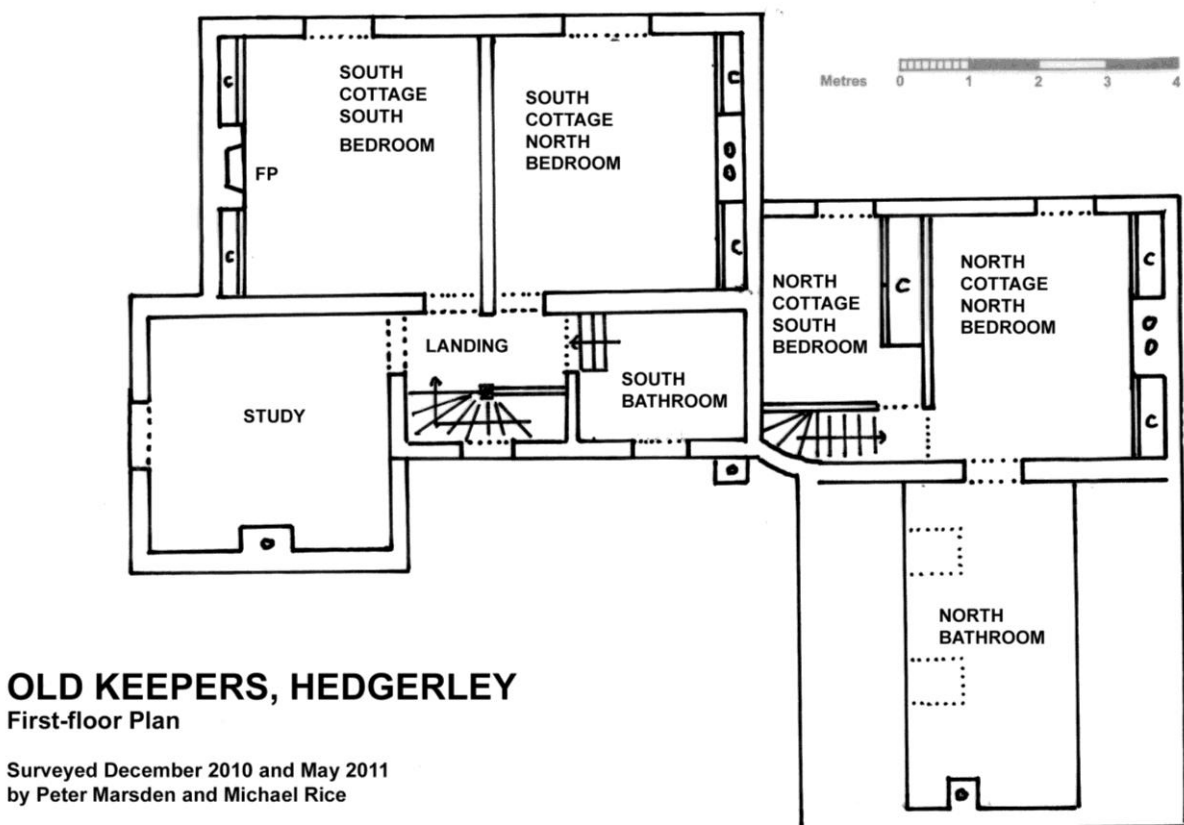
The shape of the pediment is produced by a single line of bricks, set in the wall and protruding from its face by between two and three inches.

Below this is a single horizontal course of protruding bricks, set above a denticulated course where bricks are set at an angle of around 25 degrees. The style of this brickwork is as would be expected on an external wall, not internally as it is here.

Figure 7: The 'internal pediment, cut by a later doorway.

of the later doorway into the extension. This extension also completely obscures the original outside rear wall of the north cottage, so it is impossible to see whether the pediment was mirrored there.

The brickwork of the pediment starts to one side of the 'curving wall' which was noted at the foot of the stairs, which means that the pediment itself is not centred on the present cottage. The wall itself also appears to slope gradually outwards, away from the room, as it rises. However the other side of this wall is fully obscured by the modern Kitchen extension so its thicknesses cannot be measured.



OLD KEEPERS, HEDGERLEY

First-floor Plan

Surveyed December 2010 and May 2011
by Peter Marsden and Michael Rice

Figure 8: The first-floor plan of Old Keepers today.

4.2.2.4 The first floor of the north cottage

The first floor of the former north cottage is divided into two small rooms by a wooden, panelled partition wall; at its top is a beam, off-centre to the building. This partition wall meets the front wall of the house along a line which extends through the circular brickwork feature on the outside of the building's west elevation.

The doors to both rooms are old, ledged and planked. The ceiling in both rooms curves down at the front and rear of the house to accommodate lower eaves, but only by about 12 inches.

4.2.2.5 The north Bedroom

The larger of the two bedrooms is to the north; this is the main bedroom. It has a small fireplace with an old, small, rough-hewn beam above it (no signs of recycling), and a painted brickwork chimney above that. To each side are cupboards with tongue-and-groove doors. Inside the western of these the shape of the chimney can be seen rising from below.

The west window in this room has leaded lights supported by narrow iron bars, a wooden lintel and later wooden sill. The room has a 'dado' rail with minor decoration, and part of the 'internal pediment' is visible in its back (east) wall.

The door to the main bedroom is very old, heavily over-painted, crudely built of three planks with ledges. It has been extended with a horizontal board across the top, indicating re-use from elsewhere. It has also been repaired with a horizontal board across the bottom, where the lower ends of the planks shows signs of earlier rot. It has old strap hinges, also heavily over-painted. The shape of the doorway is slightly out-of-square, and the door matches this.

4.2.2.6 The south Bedroom

The small south room has two ceiling beams boxed in with tongue-and-groove boarding, leaving no original wood visible; the window frame is metal, with a ring latch and in late 18th or early 19th-century 'gothic tracery' style.

Two cupboards are built on to the central partition wall; inside these the wall is unfinished, showing that the studding in this partition wall is poorly shaped and of random sizes. On the south wall of this room is an untidy jumble of pipework, which carries the central heating between the former north and south cottages.

4.2.2.7 The north Bathroom

At the top of the stairs a small, low doorway has been cut into the back wall. Above the doorway is an old timber lintel which may have been part of an earlier window in this position; if so, then this window would have broken the apex of the 'internal pediment'.

This doorway gives access to the north bathroom, part of a later extension. It will therefore be described later.



Figure 9: The 'gothic' window in the south bedroom.

4.3 The former south cottage

4.3.1 Exterior

4.3.1.1 West elevation (front) of the former south cottage

The former south cottage is brick-built, with a roof of old red peg-tiles which has a straight and consistent ridge line. The brickwork is a decorative patchwork of glazed purple headers alternating with red stretchers, matching this elevation of the north cottage. In general, the brickwork of the south cottage is better and more even than that of the north cottage.

The south cottage is set forward from the north cottage by 2.6 metres, westwards towards Hedgerley Hill the village street, with partial sharing of the intervening gable wall.

The west elevation is symmetrical, with a central doorway between two ground-floor windows, and two upper windows above. Over the front door is an inset panel of about an inch in depth whose size and position matches that of the upper windows. The panel's brickwork matches that of the rest of the wall and its head, in darker header bricks, is shaped like a 'Venetian' window – though the upper section of this is obscured by the eaves. The roof is of red-brown old clay tiles.

A single-storey extension has been built across the front door and the northern ground-floor window, providing a verandah-type porch with a brick pillar. The northern window has been repositioned forward. This extension is in later brickwork, probably late 19th-century or early 20th, but has also been recently repaired.

Within the modern porch are the signs of a sequence of changes. An earlier doorway with a segmented brick lintel appears to have been replaced by a lower doorframe, the space above being filled with one row of blue header bricks and one of red stretchers over a reused timber lintel which has visible earlier mortise slots.

A pitched-roof porch or porch-hood was then added, fixed to the wall – before this was then replaced by the present extension to the window, transverse porch and brick pillar.



Figure 10: The finely-cut segmented brickwork over one of the windows.

The four windows and frames are of matching size and style, unlike those of the north cottage. There is the S-shaped tie-plate in the wall between the porch and south ground-floor window.

Above the ground-floor windows and central doorway are lintels built in segmented brickwork, finely-shaped bricks with narrow mortar, and more decorative than those of the north cottage: there are three segments per line of bricks instead of two.

The building is raised on a small plinth of three or more bricks in height; this includes a large flint which has been built into the foundation just to the south of the central doorway. A wisteria creeper by the corner has disturbed this plinth.

4.3.1.2 The north elevation of the south cottage

About two-thirds of the north-facing gable end of the south cottage is visible; the rear third is an internal party wall between the two former cottages. At its apex is a chimney stack with two pots; the wall below the stack is flush, so the flues are internal. There are no windows on this gable end, but a small brick buttress at its north-west corner indicates similar subsidence problem as noted in this position on the north cottage.



Figure 11: The east elevation, showing the two old gabled windows beyond the flat-roofed later extension.

4.3.1.3 The east elevation of the south cottage

The ground floor and half of the first floor of the south cottage on this east elevation is hidden by later extensions. However where the south cottage is visible its roof slope can be seen to stretch down to just above single-storey level, where an eaves gutter is visible supported by a line of protruding header bricks. In the rear roof slope of the cottage are two dormer windows.

To the north is a small dormer with a double casement window of square leaded lights set in a metal frame, beneath a small pitched, gabled roof. The gable is cement-rendered.

To the south is a larger dormer set in the plane of the rear wall, built in red brick with occasional purple headers. This has a hipped dormer roof of old red tiles and half-round red ridge tiles. The eaves of the dormer rest on a line of protruding header bricks, below which there is a small double-casement cottage-style window of four panes in a modern wooden frame. Variations in the surrounding brickwork indicate that this is a recent replacement.

4.3.1.4 The south elevation of the south cottage

A modern single-storey Conservatory has been erected against the two-storey gable-end wall of the former south cottage. This is of undecorated brickwork without windows. At its apex a chimney stack with two pots. Again this gable wall is flush, and the flues are internal.

4.3.2 Interior of the former south cottage

4.3.2.1 Ground floor Living Room

The ground floor of the former south cottage is today a single room. The front door of the cottage is central in the west wall, with two windows symmetrically to each side and a rear door immediately opposite in the east wall. The front door is a glazed replacement of 20th-century date, with 15 panes.

The southern window appears to be in its original position, with a red-tile sill. The northern window has been extended outwards, making an alcove and window seat; the flooring in this alcove is of machine-sawn planking, either 19th-century or early 20th.

There is an old wooden lintel above the front door, and a timber post against the door frame on the south side of the door. This supports a large east-west cross-beam which is also supported by a similar post in the rear (east) wall.

The main beam, like that in the north cottage, has been recycled from an earlier building: it is roughly shaped, in all sorts of different planes, with one very large mortise slot and various other drill holes. The posts at each end of this cross-beam both display a line of mortise slots, again indicating recycling from an earlier building where the two posts would have been horizontal wall plates supporting a line of vertical studs.

Two other 'beams' run parallel to this cross-beam approximately 3ft to one side and 5ft the other; their finish indicates that they are of a later date, probably inserted to support the ceiling when internal walls were removed, and they may be merely 'laid-on' planks.

The ground floor of the cottage has two fireplaces; that in the south wall has been blocked up. In the north wall is a large chimney breast of rough plaster supported by a large, upward-curving bressumer. Like all other old timbers in the building, this is crudely shaped, but its front face has been 'adzed' – a style of finish fashionable in the late 19th century).

The fireplace itself is of very rough brickwork, today painted black. Within it on the right-hand (east) side are the remains of a stone shelf which once had a circular hole cut in it – this would have held an old 'copper' or basin for boiling. There is a ledge around the west and back of the fireplace, probably for pots – though the brickwork is much jumbled. The hearth is of old tiles. Inside the fireplace is a wood-burning grate and a modern copper hood. Alcoves to each side hold narrow shelves.



***Figure 12 (left):
The fireplace in the south cottage.***

***Figure 13 (above):
A close-up showing on the right
the curved stone shelf which once
held a 'copper' or basin.***

The floor is solid beneath the present carpet.

The plasterwork of the ceiling varies: the northern section, near the fireplace, has a modern plaster ceiling; in the centre, between front and rear doors and up to the next cross-beam the ceiling is lath and plaster; beyond that it is again modern plaster up to the south wall of the room.

The rear door is wider than modern standards, of four-plank construction with bead-butt grooving, ledges with a decorative central channel and modern replacement hinges and other ironwork. Its door-frame is undecorated.

The room has a third door in the south wall to the east of the blocked fireplace. Currently this leads into the modern Conservatory, but the doorway is lower than the others in the ground floor and has an old timber lintel weathered on the outside and protected by a drip moulding made from tiles. It is likely that this was originally an external window.

4.3.2.2 The passage and stairs

The rear door from this main living room leads into a passage across the back of the former south cottage, approximately 8ft wide, which contains the staircase.

The west wall of this passage is the back wall of the main cottage, being of worn brickwork with a foundation plinth across its base. The door-frame from the main room shows signs of past weathering. The walls are of white-painted brickwork.



Figure 14: The 'winder' staircase, with recycled post.

A timber post at the base of the stairs has been recycled from another building, being pierced by mortise slots.

Woodwork around the staircase is of re-used timber, but appears to have been intentionally 'distressed' – though the timbers are genuinely old and re-used.

The passage leads on the south side to a modern extension, on the north to the Lobby.

4.3.2.3 The staircase

On the east side of the passage is a winder staircase that turns through 180 degrees around a white-painted newel post. It is wider than that in the north cottage; its style and materials indicate that it is later, but nonetheless a true winder, not a modern replacement. It is lit by a cottage-style four-paned window, set halfway up the flight in a wooden frame.

The stairs rise to the Landing. Ceilings here are high, with modern plasterwork and no visible joists.

4.3.2.4 The Lobby

This small lobby to the north of the stairs connects the two formerly separate cottages, and leads through into the modern extensions across the east side of the building.

The Lobby has a low ceiling that matches that of the north cottage, but its floor level matches that of the south cottage. A doorway with three steps leads down to the north cottage. This appears to have been cut through the wall some time after its construction.

The Lobby walls are of painted brickwork consistent with those elsewhere in the south cottage. The top of a brick plinth is visible across the lower section of the wall that divides the Lobby from the Living Room of the south cottage, and this continues beyond the connecting doorway and across inside the south wall of the north cottage. From the Lobby a plasterwork archway leads eastwards into a modern Porch extension.

4.3.2.5 The Landing

There is no interconnection between the former north and south cottages at first-floor level.

The old boards of the Landing floor are old and slope outwards. They are older than the woodwork of the staircase itself. From the small landing two doorways lead to two bedrooms within the main body of the cottage; a third smaller-than-average doorway leads down two steps into a modern Bathroom which occupies the space above the Lobby. The wall between Landing and Bathroom is of uneven older plaster.

4.3.2.6 The north bedroom of the south cottage

This is a plain room, entered through an old three-plank ledged door with old ironwork and old door-frame. Two east-west timber beams may be structural but not much of them is visible. A modern window of two wooden casements faces west. In the north wall is a central chimney, but no sign that it ever contained a fireplace. It has cupboards on each side. The plasterwork is rough and the ceiling curves downwards at front and rear to accommodate the lower eaves. A trap in the ceiling leads into the roof space.

4.3.2.7 The south bedroom of the south cottage

This room too has an old three-plank ledged door with old ironwork and old door-frame. Again a modern window of two wooden casements faces west. In the south wall a small fireplace has a cast-iron grate. Cupboards to each side have old plank doors with old latches.

All plasterwork is rough and again the ceiling curves downwards at front and rear to accommodate the lower eaves. A high wall plate has a notch at one end and two mortise slots containing cut-off timbers, most likely indications of an earlier ceiling since replaced.

4.3.2.8 The roof space

Accessed through the trap in the ceiling of the north bedroom, the roof space reveals modern replacement roof timbers which oversail a double line of roughly shaped rafters, now redundant, which rest on east and west purlins.



Figure 15: Old rafters left unused in the roof.

4.3.2.9 The south bathroom

This is accessed by three steps down from the Landing. Its three-plank door appears to be modern, made to match the two old doors into the former cottage bedrooms; it has 20th-century ironwork.

The bathroom has a sloping ceiling in which is set a gabled window facing east, with twin casements, each of 12 leaded lights, set into an old iron frame. The bathroom is completely modern and fully tiled, giving no visible clues of how this space was originally used, but the older window shows this was not just a closed roof space.

4.4 The 20th-century extensions

The two former cottages both faced west towards the main village street, at this point named Hedgerley Hill. Major extensions have been added across the rear of both former cottages, which is the eastern elevation, and on the south. These appear to fall into four separate phases.



Figure 16: The modern Porch extension (right) and South-east extension (left).

4.4.1 The Kitchen extension

4.4.1.1 Exterior

A one-and-a-half-storey extension has been added to the rear of the former north cottage, with a pitched and gabled roof running west-to-east. Its north elevation is of random red and blue old bricks, with a two-part 'stable' door between two cottage-style windows. The windows are double casements, each of two panes, in modern wooden frames. The upper half of the modern door is glazed, with six panes. The extension is roofed in red clay tiles.

The extension's east elevation is a gable-end in matching brickwork with a single-pot chimney at its apex. Close to its south-east corner is a small modern wood-framed window.

The ground floor of the extension's south elevation is within the central Porch extension (see below section 4.4.2). Above this are three small roof-lights in the southern slope of the pitched roof.

4.4.1.2 The Kitchen

The floor and ceiling levels of the kitchen match those in the north cottage, from which it is accessed through the cottage's original rear doorway (described in section 4.2.2.1). From the

kitchen an external door faces north, and a further doorway provides access from the Porch extension, which is three steps higher than the kitchen. The kitchen fittings are all modern, and a modern range-cooker is fitted into a chimney in the eastern wall.

In the west wall of the room, which is the east wall of the original north cottage, there are old fixing marks and renewed brickwork. Ceiling joists for the extension have been inserted into the wall. However most of this wall is obscured by modern kitchen fittings and tiling.

4.4.1.3 The north bathroom

This small bathroom is fitted into the roof on the Kitchen extension. It is accessible from the top of the stairs in the former north cottage, where a small, low doorway with two steps up has been cut into the back wall of the original cottage. The bathroom is lit by three small, modern roof-lights. A single chimney rises through the east end of this room, serving the kitchen range-cooker below. All bathroom fittings are modern.

4.4.2 The Porch extension

4.4.2.1 Exterior

This single-storey extension is to the rear of the Passage and Lobby of the south cottage. It has a flat roof, masked by a sloping parapet of brown machine-made tiles which is capped by a line of brown ridge-tiles. To the north-west corner of this flat roof is a tall single-flue chimney stack in mainly pink brick, surmounted by a small metal cowl.

The eastern wall of this extension is of yellow-orange bricks, with a central doorway flanked by matching windows. The door is of modern unpainted softwood, with three vertical panels flat-arched at the top. The windows have double metal casements in wooden frames, each with six rectangular panes.

4.4.2.2 The Porch

The porch area is accessed from the Lobby through an open archway, with further doorways to the Kitchen (north) and Shower room (south) and the back door in the eastern wall.

The porch also houses a boiler cupboard which backs onto the curving wall whose other side was noted at the foot of the stairs in the north cottage. The curving wall is visible within this boiler cupboard. The chimney for the boiler is beside the curving wall and not related to it.

4.4.2.3 The Shower room

This is within the Porch extension but has doors both to the porch (north) and to the Sitting room (south). All the shower-room fittings are modern.

4.4.3 The South-east extension

4.4.3.1 Exterior

The yellow-orange brickwork, metal-framed windows and brown machine-made tiles of the South-east extension match those of the Porch extension, indicating that the two may be contemporary. However this is a two-storey extension, with brick gables facing north and south and a pitched roof parallel to that of the former south cottage, against whose original east elevation it has been built.

In the east wall of the extension are three small metal-framed windows. Above these a tall single-flue chimney stack in mixed pink and yellow brick topped by a single pot.

4.4.3.2 The Sitting room

This is a modern room, accessed through a ledged and braced door from the Passage of the former south cottage. It has further doors to the Shower room (north) and Conservatory (south). In its east wall is a small 20th-century fireplace, flanked by small metal-framed casement windows each with eight panes.

4.4.3.3 The Study

This is a plain modern room with a metal-framed casement window facing south.

4.4.4 The Conservatory

A modern single-storey conservatory has been added to the south gable-ends of both the former south cottage and the 20th-century south-east extension. Access is through a doorway from the Sitting room and a second doorway from the Living room of the south cottage, which has a modern glazed door of 12 rectangular panes. Altered brickwork around this doorway confirms that this was originally a window.

The conservatory has glazed roof and walls set on a low brick wall. A glazed double door leads into the garden to the west, and a single glazed door to the east.

A wood-burning stove stands against the original external south gable of the south cottage; its flue has been pushed through the wall to use the original chimney. There is scorching of the wall above the stove, probably from the stove itself.

A small brick foundation plinth is visible across the base of the gable wall, which is of old bricks.

5 DOCUMENTARY EVIDENCE

5.1 From 'The History of Hedgerley'

'Old Keepers

'Old Keepers was previously two cottages. The building is thought to be 16th century in origin but the earliest deed only dates back to 1740. This is an indenture made between Robert Kingham a miller of Farnham Royal and James Child a bricklayer, also of Farnham Royal. Robert Kingham leased to James Child: *"A Rood of ground (be it more or less) situate near the kiln and adjoining a house owned by William Riggs, Brickmaker."*

'The cottages seem to have been un-named until 1910 when they were called "Chance Cottages" by a Mr. Beeman. In about 1920 they became "Dell Close Cottages" and by 1939 when Mr. Alastair Allen lived there, had become "Old Keepers", the name being derived from the occupation of the two previous tenants.

'Part of the house is thought to have been a non-conformist chapel, although there is no documentary evidence for this, the assumption being based on the evidence of a pediment over the porch.'⁶

5.2 The 1842 Tithe Map

The 1842 Tithe Map⁷ (see figure 2) shows the property as a long strip stretching back from the Hedgerley Hill, widening as it goes eastwards. The building today known as 'Old Keepers' is shown near the plot's eastward end, but not immediately against the boundary. The

shape of the building matches that of the north and south cottages together as they are today, but without their 20th-century extensions.

The 1842 Tithe Map documents record the house as owned by John Blinko and rented to Widow Piner and Abraham Pusey. This suggests that the two parts of the building were separately occupied at that time. The Piner family were leading brickmakers in Hedgerley for many years.⁸

The documents show that the land uphill and to the south of Old Keepers in 1842 was in the ownership of Court Farm and being used as grassland. Today this is part of the garden of Old Keepers. Court Farm also held the hillside to the north, known as Kiln Ground, and used that too for grassland. This suggests that these areas were not in use for brickmaking at that time – and even that the kiln itself may have ceased to operate.

The Tithe Map itself displays the outline of only the north cottage and the south cottage, the latter with its rear Lobby and Staircase. No other building is shown.

5.3 The House Deeds

The Deeds for Old Keepers go back more than 250 years and are remarkably complete. The 'ownership trail' of documents goes back unbroken to 1740, but only those most significant for tracing actual buildings are noted here.⁹

5.3.1 The earliest deed: 9 August 1740

The earliest deed is an Indenture of 9 August 1740 between Robert Kingham, miller, of Farnham Royal, and James Child, bricklayer, of Farnham Royal. This is a Lease for 99 years at five shillings a year which demises:

'All that Rood of Ground (be it more or less) situate lying and being at Hedgerley near the Kiln there and lately in the possession of William Riggs Brickmaker and near adjoining to the house there in the said William Riggs possession and is two poles and a half wide or thereabouts at the end next to the said house there and a pole and a half wide or thereabouts at the end next to the road as the same has been and now is staked out from the other land of the said Robert Kingham lett to the same William Riggs for the said James Child to build a Tenement thereon'

5.3.2 1762: The tenement or 'lean-to'

This is an Indenture dated 24 June 1762 between 'James Child, late of Farnham Royal but now of the Parish of St Martin's in the Fields in the County of Middlesex'¹⁰ and 'James Hester, sojourner in the Parish of Hedgerley, Labourer'.

This is a sub-lease for £11 and rent of one shilling per year, demising to James Hester a 'small Tenement or Iain to [lean-to] built by the aforesaid James Child on a part of the Rood of Ground before mentioned and adjoining to a Tenement now in the occupation of Daniel Mason with the appurtenances usually let therewith and enjoyed and late in the occupation of the said James Hester for and during the time and term to come and unexpired of the above lease for ninety and nine years....'

5.3.3 1766: Passing the property on

A third Indenture of 29 September 1766 is between Ann Hester of Beaconsfield, Spinster, daughter and 'Administratrix' of James Hester deceased, and Henry Worley the elder of the Parish of Chalfont St Peter, Yeoman. By this indenture Ann Hester sells all her rights in the

‘small tenement or lain to’, including the remainder of the 99-year lease, to Henry Worley for the sum of £9 and a rent of a shilling per year. The document is ‘signed’ with ‘The Mark of Ann Hester’, which is a simple cross.

5.3.4 1770: Now three cottages on the plot

This is a conveyance dated 27 June 1770 by which Hannah Sedgley, who is the surviving sister and heir of Robert Kingham, sells the Rood of land where there are three cottages or tenements occupied by three separate tenants, to ‘James Child, yeoman, of Hedgerley Dean’, who is the son of the original James Child, bricklayer.

5.3.5 1802: The loss of the original ‘lean-to’

By an Agreement dated 30 April 1802 Edward Worley sells the plot with two cottages to Humphry Williamson. The lease of the ‘lean to’ already sold by Ann Hester to Henry Worley is mentioned as having been occupied by Sarah Pusey but had fallen down through want of repair, therefore the lease was forfeit. The remaining two cottages and the derelict cottage are referred to as being adjoining or attached to a house once belonging to the brick maker William Riggs and being adjacent to his kiln.

5.3.6 1910: Now known as ‘Chance Cottages’

This Lease dated 7 April 1910 is between Thomas Weightman of Harefield and his son James Weightman, army schoolmaster of Victoria Barracks, Windsor. It identifies the two cottages on the ‘rood of land’ near or adjoining the house formerly occupied by William Riggs and says these are known as ‘Chance Cottages’.¹¹

5.3.7 1911: Bought by the Hedgerley Park Estate

By a conveyance dated 31 March 1911 Thomas and James Weightman sell the freehold of Chance Cottages to Mabel Grace Norris for £155. Mrs Norris is the owner of the Hedgerley Park Estate.

5.3.8 1939: Now a single dwelling known as ‘Dell Close Cottage’

This conveyance dated 24 March 1939 between the Watson Investment Company (owners of the Hedgerley Park Estate) and Charles Every Brown, dental surgeon of Gerrards Cross, describes the property as an ‘area of 0.48 acre, together with the cottages lately used as one cottage and known previously as Chance Cottages’. The freehold of the whole is sold for £410.

5.3.9 The name ‘Old Keepers’ appears

An Agreement dated 5 June 1960 between Cecil Warren Rodd of Penny Royal and Alastair George Allan records the purchase of the access drive and ‘extra land abutting Old Keepers’.

5.3.10 1964 Planning Application for Extension

This was submitted by A G Allan, with the extension to be built by C A Pickett.

5.4 The Hedgerley Poor Rate Book

Entries in the Account Book of the Hedgerley Overseers of the Poor show that William Riggs first pays the Poor Rate in 1716 and continues until 1776. Daniel Mason is recorded as paying the Poor Rate in 1762; he would have started paying sometime between 1756 and 1761 but these records are missing. This has no effect on the level of William Riggs’ payment.¹²



Figure 17: Old Keepers in the early 20th century behind the flooded 'sump pond'.

5.5 An old photograph

This rather grainy photograph, taken from Hedgerley Hill, shows the west front of Old Keepers before any of its modern additions. There appears to be a rudimentary porch on the 'south cottage', but not the wider porch that is there today, and there is no porch on the 'north cottage'. In the foreground is a lake, presumably flooding as a result of the 'sump pond' sinkhole becoming blocked. The photograph was probably taken early in the 20th century.

5.6 The 1943 Sale Plan

This also shows the lake that appears in the old photograph. The outline of the house itself shows the two original cottages with the south-west and porch extensions already in place at the rear of the building. The garden at the front of the house is also divided, with what appears to be a hedge giving just a sliver of ground to the lower cottage – though the 1939 Conveyance indicates that the building was already a single dwelling by then.

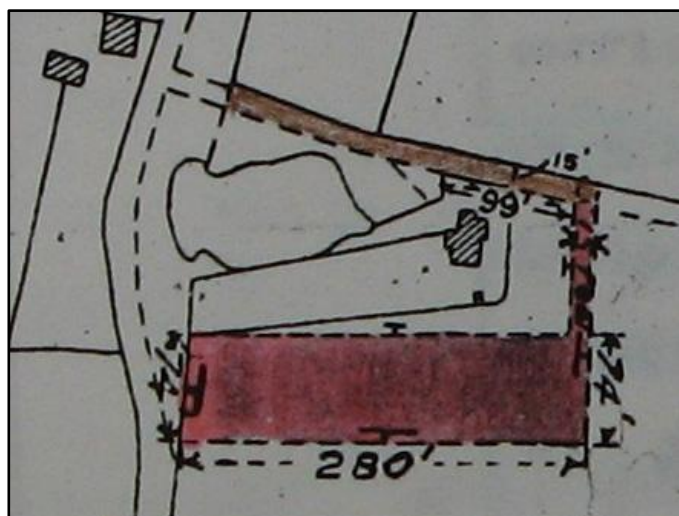


Figure 18: The 1943 plan with Old Keepers just off-centre.

6 ANALYSIS AND INTERPRETATION OF EVIDENCE

6.1 Evidence from the building itself

6.1.1 The two original cottages

It is immediately clear that Old Keepers was originally two separate cottages: it has two front doors facing west, each with its own porch. It has two staircases and – ignoring the modern extensions for the moment – two back doors facing east. The two halves of the building are connected by a doorway on the ground floor crudely cut through the thickness of the intervening wall, with three steps inserted to bridge the difference in floor levels. On the first floor there is no connecting door between the north and south sections of the house.

Side by side these two original cottages make up the older part of the building, facing towards the village centre. Across the back of the building is a series of later extensions.

6.1.1.1 What the two cottages share

The two original cottages are similar, but with significant differences.

Both cottages are built in brick. Both face west with a display of decorative brickwork: a regular pattern of red stretcher bricks alternating with blue-fired headers. Their other external walls are less decorative, with random red and blue bricks.

Both cottages have central decorative brickwork panels above their front doors – one is circular, the other rectangular. Neither was ever a window because in either position this would clash with an internal dividing wall.

Indeed the decorative brickwork of the two cottages is remarkably consistent. The only major difference is where a quarter-brick has been used at every second course around the windows – on the north cottage this quarter-brick is glazed, but not on the southern.

Both cottages have central front doors flanked by symmetrical windows on both floors. The ground-floor windows of both have flat segmented brick lintels, made of finely shaped bricks with narrow mortar gaps. Both have pitched old-tile roofs with north and south gables.

Both cottages have large open fireplaces under heavy ‘bressumer’ beams. And in both most of the structural timbers – beams, posts, lintels – carry slots and drill-holes that show they once performed a different function in a different building, before being re-used here.

Both cottages share this pattern of high-quality brickwork and poor-quality woodwork.

6.1.1.2 Where the two cottages differ

The north cottage is smaller than its southerly neighbour, with only a single room on the ground floor. Though this may once have been two rooms, there is only a single fireplace to warm them, and this is surprisingly shallow.

The south cottage, however, had two ground-floor rooms with a dividing passage joining its front and back doors. It had a fireplace in each room. Its main fireplace was deeper and had a bread oven or ‘copper’, indicating that this was more of a working fireplace.

Weathering on the west wall of the Passage and the brick foundation plinth across its base show that the original south cottage was just two storeys with two rooms on each floor. But

it was extended. Together the Passage, Stairs and Lobby form an 'outshut', a single-storey lean-to built by extending the rear roof line downwards and outwards.

Differences between the two east-facing gable windows in this rear sloping roof may show a further addition. The smaller window is an old leaded-light which may date from the 18th century. The brickwork of the larger gable window, which is over the staircase, is 19th-century in style. This may indicate the later addition of a larger 'staircase tower', replacing an earlier small gable window and staircase.

These and other differences indicate the south cottage's higher status. There is more internal decoration in the south cottage: for instance the curvature of the fireplace bressumer and the bead-butt style of the back door.

One exception to this is the 'gothic' traceried bedroom window in the north cottage. This has leaded lights supported by narrow iron bars. Though the window may be old, here it is a later addition.

The three-plank doors found in both cottages are old may indeed be older than the cottages themselves, considering that all the woodwork appears recycled from previous buildings. Their style dates them to the 16th or 17th century.¹³ But one door stands out: that at the head of the north cottage stauirs displays repairs and earlier rot which show that in its earlier position it was exposed to considerable damp. It may therefore have been the external door of a cottage, hovel or even a farm outbuilding.

The indications are that the north cottage suffered from subsidence at a relatively early period: the brick buttress at the north-west corner, the metal strap across the north gable wall, the metal strap anchoring the main ground-floor beam, the internal incurving brickwork to the north of the front door, all indicate remedial work at an early stage.

The south cottage may have been better-built. It has a brick foundation plinth which its neighbour lacks, though it too has a smaller buttress at its north-west corner. Both cottages stand on ground that had been quarried for clay. The ground under the north cottage, closer to the slope, may simply have been less stable.



Figure 19: The old external door at the head of the stairs, formerly an outside door.

6.1.1.3 Which cottage was built first?

The south cottage was built on a brick foundation plinth, which encircles the outside of the original building. It can be seen today on the outside of the cottage's north gable wall – which is inside the living room of the north cottage. This shows that the south cottage was built first, then the north cottage was built on to it.

The many similarities in style, however, indicate that the time gap between the two cottages may not have been great.

6.2 Evidence of buildings in the documents

6.2.1 William Riggs' house

The first known plan of what is now Old Keepers is on the 1842 Hedgerley Tithe Map. It shows a long strip of ground stretching back from the village lane with a building near its eastward end. This matches the description given in the 1740 Indenture.

In 1740 the Indenture mentions no buildings on this plot, but nearby bare William Riggs' kiln and house. By 1842 these have gone.

6.2.2 The tenements built by James Child

The purpose of the 1740 Indenture is 'for the said James Child to build a Tenement thereon'.

He actually builds more than one. By the 1762 Indenture he leases a 'small tenement or lain to [lean-to] built by the aforesaid James Child' to James Hester. The Indenture goes on to say that this 'lean-to' is 'adjoining to a Tenement now in the occupation of Daniel Mason' – so by 1762 Child has built two tenements.

The deeds have described two buildings as 'adjoining': the William Riggs' house and Daniel Mason's tenement. These might be one and the same, with Mason leasing Riggs' house, but the Hedgerley Poor Rates Book, by recording both William Riggs and Daniel Mason as paying householders, shows that they are separate buildings.

And by 1770 a third tenement has been built on the land. The 1770 Conveyance mentions three – two with named tenants and one, that formerly held by Daniel Mason, unoccupied. So by 1770 there are three cottages (or tenements) on the land that is today Old Keepers.

6.2.3 And then there were two.

The deeds add one more piece to the puzzle. The Agreement dated 30 April 1802 says that by then the 'lean to', the tenement first leased to James Hester in 1762, had fallen down through want of repair. This leaves two of James Child's three cottages still standing – and they are still there today.

6.2.4 Later developments

The deeds also provide information about later changes. Between the 1910 Lease for 'Chance Cottages' and the 1939 Conveyance of 'Dell Close Cottage', the two have been merged into one. The value of the property has increased in that time from £155 to £410, which may reflect its extension – and this is confirmed by the 1943 Sale Plan where the building's outline shows the South-east and Porch extensions in place. Finally the 1964 Planning Application dates the Kitchen extension to the mid-1960s.

7 INTERPRETATION

7.1 The origin of the two ‘pediments’

The deeds to Old Keepers give no indication that the north cottage was ever used as a non-conformist chapel and no documentary evidence has been found elsewhere.

The brickwork of the pediment we can see on the north cottage, facing the village lane, protrudes from the wall by only between 1 inch and 1.5 inches. This is insufficient to have supported the roof of another building projecting westwards, and there would have been no function in such a building for the lower, broken pediment. So what we see is purely decorative.

However the pediment we do not see, inside the cottage’s rear wall, is more robust. Although inside the building, its denticulated brick course is an external rather than an internal building feature. In its present position in the back wall of the main bedroom and the upper wall of the stairs it performs no plausible decorative function because it is obscured by the first-floor and stairs partitions. It is also off-centre within the cottage, with unmatching brickwork above and below, and connected to the building on the south by an unusual section of curving wall.

All these features suggest that the now-internal pediment was originally the external frontage of an earlier single-storey building on the site of today’s modern Kitchen.

Its style is curious, but the site is known to have been a brickworks and it would suit a brickmaker or bricklayer wishing to impress potential clients with the style and inventiveness of his brickwork.

We know that both William Riggs and James Child were in the brick trade. Either could have built this demonstration of his craft.

When the north cottage was built, the west wall of this earlier building would have been re-used as its east wall, but heightened to two storeys – hence the different size of bricks above the pediment.

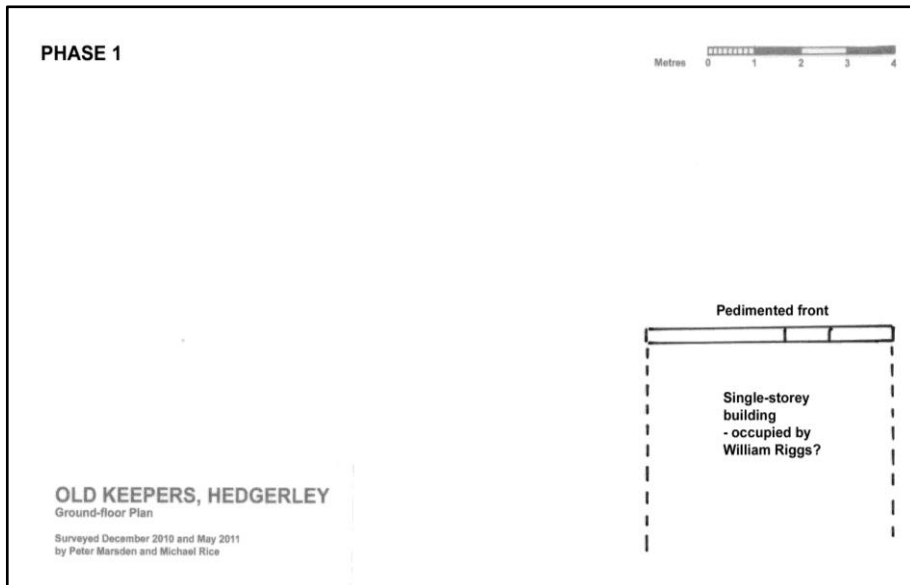
At the same time, reluctant to lose the ‘marketing’ value of the pediment design, the builder of the north cottage may have reflected the style of the earlier building by adding the decorative pediments to the front of the new cottage.

This concurs with the other decorative brickwork on what were after all low-status ‘tenements’ or cottages: the patterning of red stretchers and blue-fired header bricks, the circular and ‘Venetian’ brickwork panels, the finely segmented brick lintels. These were all fashionable features for higher-status houses in the mid-18th century. Visible from the village lane, they would have been a fine advertisement for this bricklayer’s craft skills.

7.2 When and how Old Keepers was built

Looking at Old Keepers today the evidence shows that the south cottage was built first. This cannot have been before 1740, because when James Child leased the land that year there were no buildings on it.

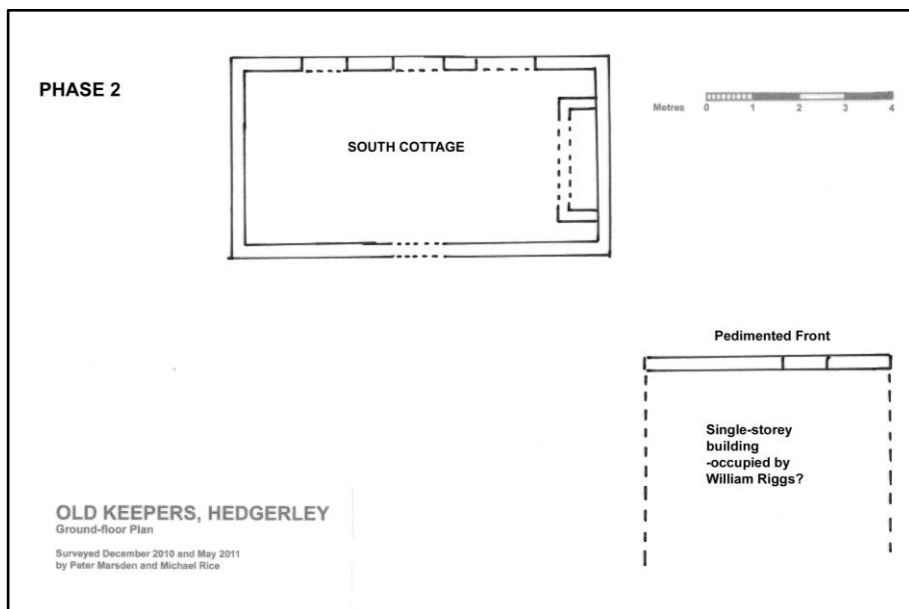
But the land next-door, held by William Riggs, did have buildings: a kiln and his house, 'near adjoining' James Child's land. The single-storey pedimented back wall that is still inside Old Keepers today, clearly older than the rest of the building, could have been part of either – or of some other building. Either that, or it was built soon after James Child acquired the land.



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PHASE ONE.

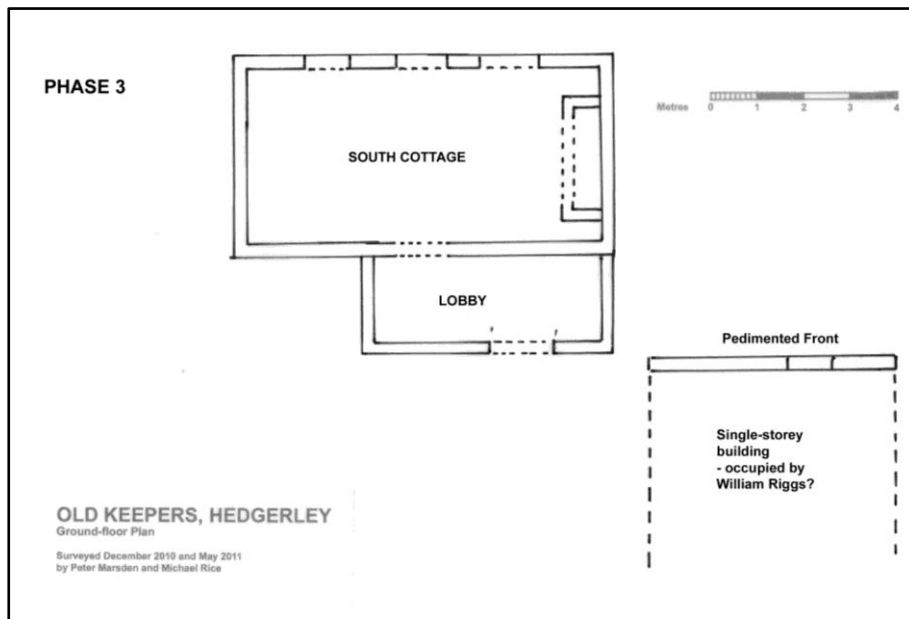
By 1762 James Child had put up two buildings. One of these was the 'lean-to' that he leased to James Hester that year. Its description implies that it was leaning up against another building, but we've no idea which. By 1802 it had fallen down.

So the other building must have been the south cottage, built between 1740 and 1762. This is early for a brick building without a timber frame – but in Hedgerley bricks were plentiful and, from the many re-used old timbers found in Old Keepers, structural timber was scarce.



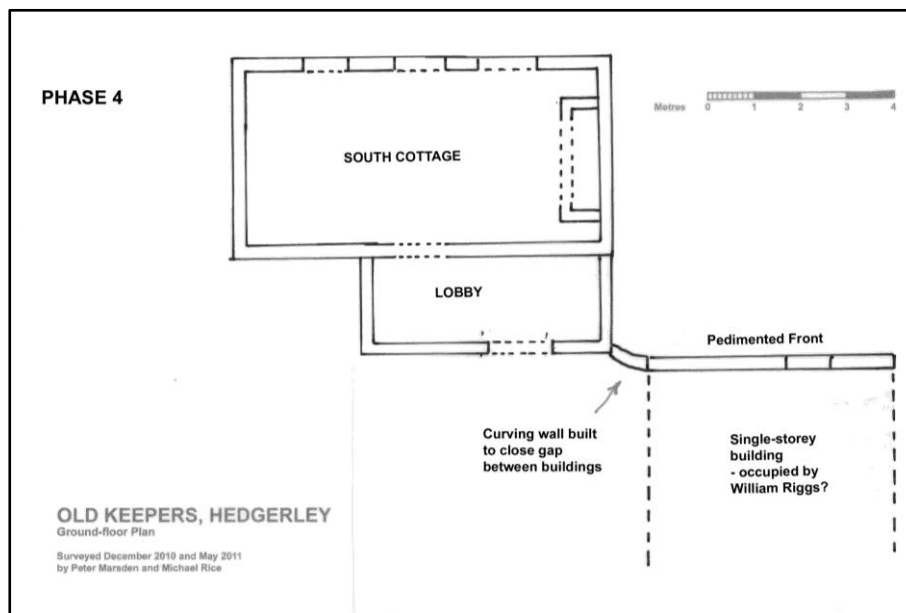
THIS WAS
PHASE TWO.

Sometime before 1770 the rear 'outshut' or lobby was probably added to south cottage.



THIS WAS
PHASE THREE.

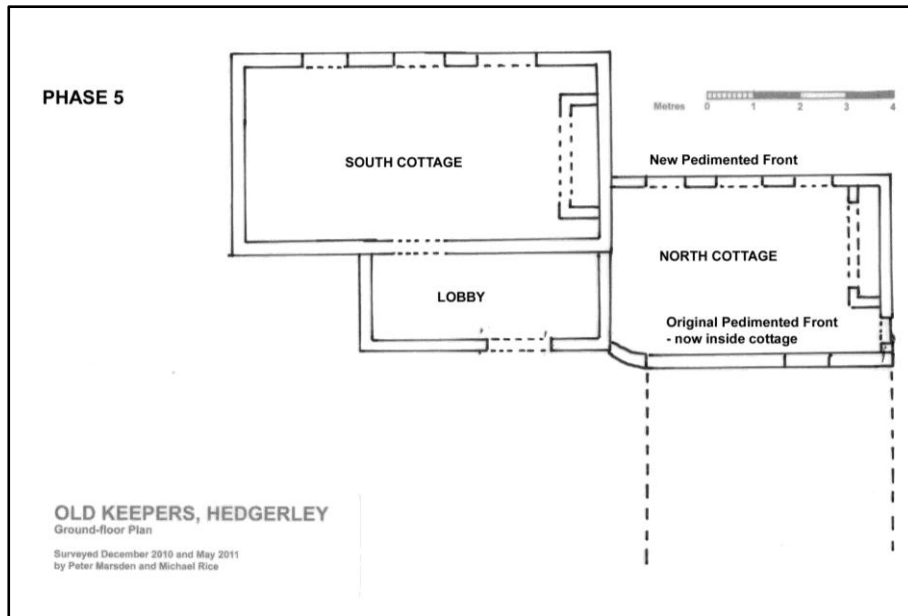
The 'curving wall' was a natural next step. It would have closed an awkward gap between the north-east corner of the new 'outshut' and the corner of the pedimented building. So this short section of wall appears to be an intentional build, not a clumsy error.



THIS WAS
PHASE FOUR.

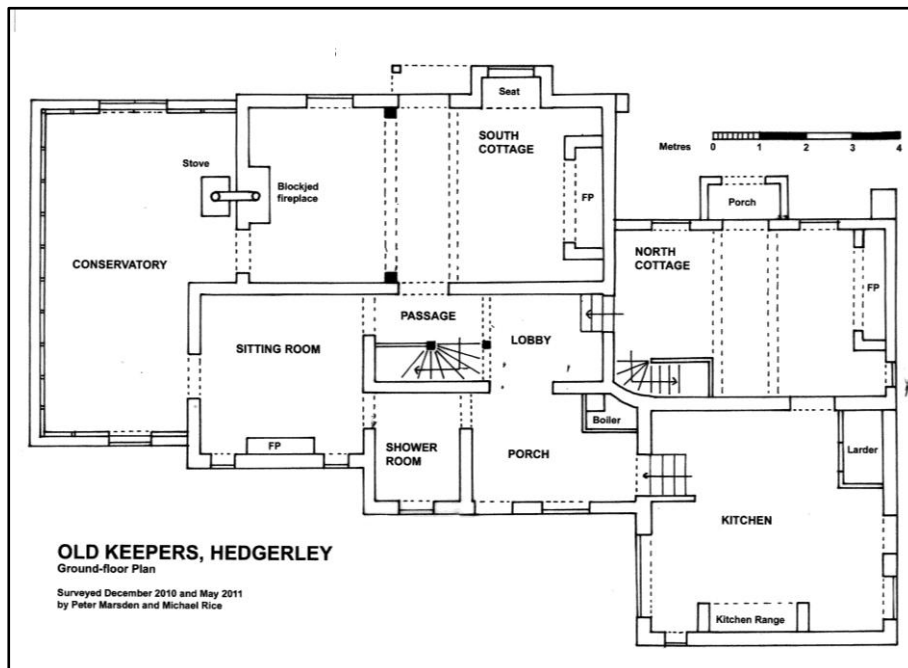
In 1770 James Child's son, also James but a yeoman, bought the freehold of the Old Keepers land. The Conveyance shows that since 1762 another cottage had been built. The new building was north cottage, built on to the side of the south cottage between 1762 and 1770. The pedimented wall was raised to become the back wall of the cottage.

The similarities in workmanship between the two cottages confirm not only this close dating but that they had the same builder, the elder James Child.



THIS WAS
PHASE FIVE.

For the next 150 years the cottages changed owners eight times, and tenants more frequently. In 1911 it was bought by the Hedgerley Park Estate – and the first modern extensions were added to the rear before the estate sold it again in 1939. The more recent Kitchen extension was added soon after 1964.



SO THIS IS
OLD KEEPERS
TODAY.

7.3 The missing 'lean-to'

This analysis of the structural history of Old Keepers leaves one gap: where was the 'tenement' or 'lean-to' that the 1762 Indenture says James Child had built on the ground he acquired in 1740? Neither the building survey nor the deeds have produced any clues. And according to the 1802 Agreement it had fallen down by then?

Presumably a 'lean-to' must lean against some other building. When it was built, between 1740 and 1762, we know of only two other buildings on the plot: Daniel Mason's tenement, now identified as the south cottage, and the single-storey pedimented wall which a few years later became the back wall of north cottage. Next door was William Riggs' house, but how close nearby is not known.

There is insufficient evidence to go further. That task must be for a future researcher.

8 CONCLUSION:

8.1 The historic value of Old Keepers

Old Keepers represents an important period in the history of Hedgerley, when its brickmaking industry was at its peak in the mid-18th century.¹⁴ The building itself is a demonstration of local bricklayer's skills, while the construction of the two 'pediments' show how these skills were 'marketed'.

The contrast between the high-quality brickwork and poor-quality, recycled structural timber within the building is indicative of social and economic conditions in Hedgerley in the mid-18th century.

8.2 Recommended amendment of the English Heritage Listing

The English Heritage List Number for Old Keepers is 1332715. The building was listed as Grade 2 on 26 April 1985. The description given in the listing is:

C17, refronted C18. Timber-framed; old tile roof; red bricks, some burnt headers. Two sections. Left hand, 2 storeys. Ground floor with modern brick porch and two 2-light casement windows. Above them, built into the wall, a brick pediment which is seen, too, inside the house against the former back wall. First floor with 2 casements with wooden lintels. Right hand, 2 storeys. Ground floor with a 2-light casement and a door within a shallow modern tiled porch and another 2-light casement. First floor with a central blank window within the blue brick shape of a Palladian window and two 2-light casements.

From the evidence of our survey we recommend the following amendments:

- 'C17':
The property deeds indicate that there was no building on the plot in 1740. The earliest parts of the present building are 18th-century, dating between 1740 and 1770.
- 'refronted C18':
Old Keepers was originally built in brick; there is no sign of later refronting.
- 'Timber-framed':
The building is not timber-framed. It has no corner posts, base plates, wall plates or wall framing. It is an original building built in brick with rudimentary timber roof-framing of rafters and purlins, heavy cross-beams supporting the upper floor, and most of its old timbers have been re-used from elsewhere.
- Suggested addition:
'Modern 20th-century extensions across the rear and modern conservatory.'

Notes and References

1. 'Parishes: Hedgerley', in *Victoria County History of Buckinghamshire*, volume 3 (1925) pages 278-281. URL: <http://www.british-history.ac.uk/reports.aspx?compid=42559>. Date accessed: 09 February 2010.
2. Michael Rice, 'Old Keepers', in Michael Rice (editor) *A South Bucks Village: The History of Hedgerley* (Hedgerley Historical Society 2006) page 79.
3. English Heritage: National Heritage List for England, listing number 1164326.
4. English Heritage: *Understanding Historic Buildings: a guide to good recording practice* (Swindon 2006).
5. Hilary Stainer, 'Brick and tile-making in Hedgerley', in *The History of Hedgerley*, pages 88 and 97.
6. This section is reproduced from *The History of Hedgerley*, page 79.
7. Hedgerley Tithe Map of 1842 (copy in the possession of Michael Rice).
8. Hilary Stainer in *History of Hedgerley*, pages 91-97.
9. Photographic copies of the Deeds of Old Keepers dated 1740-1969 in the possession of Michael Rice.
10. James Child's move to St Martin-in-the-Fields in London is worth noting: the West End of London was expanding rapidly in the mid-18th century and needed bricklayers. See for instance Peter Whitfield, *London: A Life in Maps* (British Library, London 2006) pages 76-79.
11. This lease shows that the phrases 'rood of land' and 'near or adjoining the house formerly occupied by William Riggs' have become merely a formula by which the property is identified; the 1842 Tithe Map shows that long before 1910 William Riggs' former house has ceased to exist.
12. Bucks MS PR/99/3, Account Book of the Hedgerley Overseers of the Poor, various entries.
13. Linda Hall, *Period House Fixtures and Fittings 1300-1900* (Newbury 2005) page 30.
14. Hilary Stainer in *History of Hedgerley*, pages 88-90.