

Historic Building Record:  
No.8 Olney Road, Lavendon  
Olney MK46 4EU  
(NGR 491625, 253553)

Planning Application Ref. 14/00093/FUL

Milton Keynes HER Event No. EMK1259

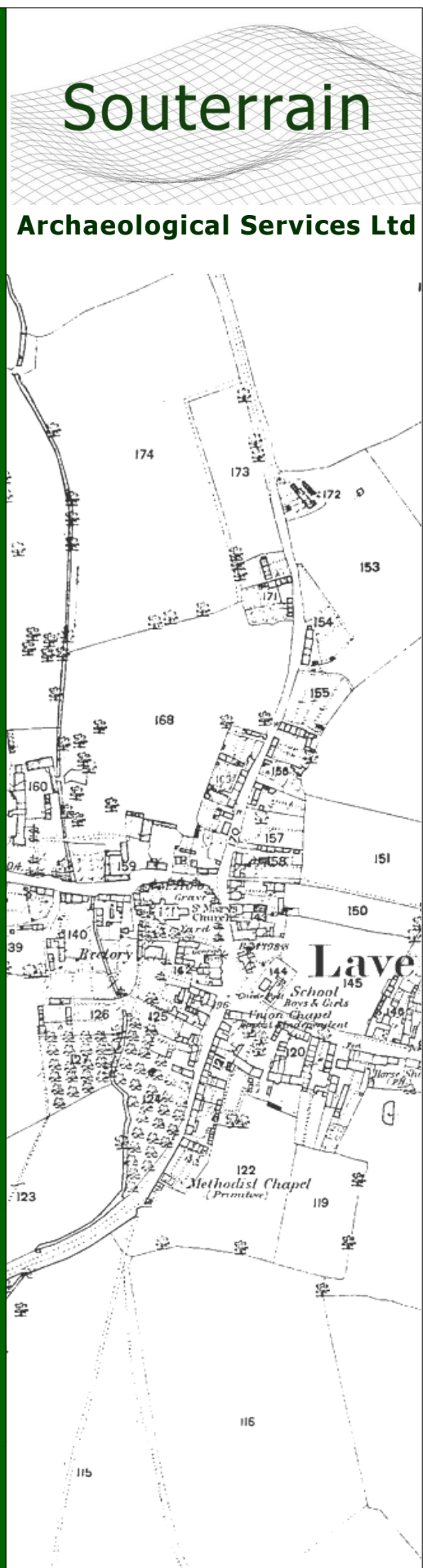


June 2015

Souterrain Archaeological Services Ltd

*for*

Mick & Ann Watts, Lavendon



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PLANNING APPLICATION REF. 14/00093/FUL

MILTON KEYNES HISTORIC ENVIRONMENT RECORD  
EVENT NO. EMK1259

SOUTERRAIN PROJECT SOU15-397

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Mick & Ann Watts  
24 Olney Road, Lavendon, MK46 4EU

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## **Summary**

*On the 23<sup>rd</sup> and the 24<sup>th</sup> of April 2015, an 'as found' record was made of an abandoned 19<sup>th</sup> century house and its adjoining outhouses at No.8, Olney Road, Lavendon, Buckinghamshire.*

*The report provides a descriptive and illustrative account of observations, including photographs and scale elevations and plans.*

*The building, which was a village store and post office from about 1882 until c.1920 appears to have been constructed prior to 1856.*

*The analysis identifies traces the occupiers and owners the property throughout the period, and how they have contributed to the development and changes made to the building.*

## **Preface**

*All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.*

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## **Acknowledgements**

The author would like to thank Nigel Stickells of the Lavendon & District History Group for invaluable local knowledge, particularly with regard to the Lavendon census, and for the use of old photographs of the village (Figures. 9 -11). Elizabeth Knight of Olney is thanked for the use of the photograph of 'The Stores' c. 1930s (Fig. 12).

## **1. THE HISTORIC BUILDING RECORD**

- 1.1 This document presents an illustrated and descriptive 'as found' record of a former 19<sup>th</sup> century house and shop, with its associated outbuildings, in the village of Lavendon, Buckinghamshire, prior to their re-development.
- 1.2 The Historic Building Record has been prepared by Souterrain Archaeological Services Ltd (Souterrain) in accordance with a Condition attached to the Grant of Planning Permission, on behalf of Mick and Ann Watts, 24 Olney Road, Lavendon, MK46 4EU (the applicant and landowner).
- 1.3 The Historic Building Record comprises:
- a descriptive account based on on-site observations;
  - a photographic archive (digital images);
  - annotated building plans and elevations which are based on the architects' drawings<sup>1</sup>. These have been redrawn and revised as appropriate for the purposes of the report, integrating information obtained during the historic building survey.
- 1.4 The purpose of the recording work is:
- i. to augment existing knowledge and to gain a better understanding of the historic building and its development phases, prior to alteration and re-development;
  - ii. to ensure that affected heritage assets are adequately recorded pursuant to paragraph 141 of the National Planning Policy Framework Advisory (NPPF).
- 1.5 The recording work observed the guidance of the English Heritage (*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2006)).
- 1.6 The report and archive is to be available as a public-accessible record.

## **2. LOCATION & ASPECT**

- 2.1 The property is situated on the west side of Olney Road in the centre of Lavendon at NGR 491625, 253553. The property, built of local limestone and brick, was a shop and post office in the latter half of the 19<sup>th</sup> century and into the 20<sup>th</sup> century. The building is understood to have been uninhabited for around two decades. The structures have suffered deterioration as a result of from age and weather and disrepair. The grounds to the rear of the property are overgrown.
- 2.2 The site is located, in proximity to, but outside of the designated Conservation Area of Lavendon. None of the buildings at the property is listed, but comprise a non-designated heritage asset. The property is also is within an Archaeological Notification Area.
- 2.3 Topographically the site is located at around 60m OD. The underlying geology of the area is understood to generally consist of Jurassic clay and limestone.

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<sup>1</sup> Produced by Matthew Allen Chartered Structural Engineer for Mr & Mrs M Watts

### 3. PLANNING BACKGROUND

- 3.1 Planning permission (Application Ref. 14/00093/FUL) has been granted subject to conditions, by Milton Keynes Council, on the 17<sup>th</sup> of March 2014 for two storey and single storey rear extensions, at 8 Olney Road Lavendon.
- 3.2 In view of the structure's status as a heritage asset (*ante* 2.2), and in accordance with the requirements of paragraph 141 of the NPPF, Milton Keynes Council's Senior Archaeologist, Nick Crank (hereafter AOMKC) has advised that an Historic Building Record should be compiled prior to any works commencing on the site<sup>2</sup>; the record to be made to the standards set by English Heritage (2006).
- 3.3 Two conditions with respect to heritage assets have subsequently been attached to the grant of Planning Permission. Condition 13 requires the creation of an Historic Building Record. Condition 8 concerns the implementation of a programme of archaeological work in accordance with a written scheme of investigation which will take the form of a watching brief during ground works for the rear extension.
- 3.4 A written *Scheme for an Historic Building Record* was prepared by Souterrain, on behalf of the Planning Applicant and approved by Milton Keynes Council's Senior Archaeologist<sup>3</sup> prior to the commencement of the survey.

### 4. THE HISTORIC BUILDING AND ITS OCCUPANTS

#### *Historic Maps*

- 4.1 The earliest known map of the site on which the property stands is that surveyed for Lavendon's Inclosure award of 1801<sup>4</sup>. An extract of the map is shown at Figure 2 with the proposed development area highlighted in green. The map was prepared on parchment at a scale of 6 chains to the inch. It is has faded with age and suffered distortion. The survey was probably carried out by using a Gunter chain and is reasonably reliable for comparative purposes, although not for overlay of the map with later Ordnance Survey 2500 scale mapping. The map shows that there was an L-shaped building (or possibly two buildings) fronting Olney Road at this point, although it is uncertain whether it represents elements of the existing structure. Whilst, outbuildings are seemingly shown comprehensively throughout the map, there were no outbuildings to the rear of the property at this time.
- 4.2 In 1856, two maps were prepared of Lavendon by Isaac Lenny of Norwich. These are at a more detailed scale of 3 chains to the inch. One of the maps was prepared specifically to define the extent of land held by the Rectory<sup>5</sup>. An extract of the map is shown at Figure 3 with the proposed development area highlighted in green. It shows only the frontage of a building. The other map is more informative. It was made to define the properties of Lavendon Mills and land properties of J.S.Perry Esq.<sup>6</sup>. An extract is shown at Figure 4 with

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<sup>2</sup> AOMKC's advice with respect to an earlier planning application for development of the property was subsequently carried over to the present planning application: 'Response to Planning Consultation/Notification from Milton Keynes Council regarding 12/00769/FUL. From Nick Crank, Senior Archaeological Officer To Nicola McTeer, Ref: 107092 1st May 2012'; Response to Planning Consultation/Notification from Milton Keynes Council regarding 14/00093/FUL. From Nick Crank, Senior Archaeological Officer to Katy.Lycett, sent 25 February 2014 17:35

<sup>3</sup> Souterrain Archaeological Services Ltd 2015. *Scheme of Investigation for Historic Building Recording & Archaeological Watching Brief: No.8 Olney Road, Lavendon, Olney MK46 4EU (NGR 491625, 253553)* (Application Reference 14/00093/FUL) Project No. SOU15-397, April 2015

<sup>4</sup> Inclosure map of Lavendon & Cold Brayfield, PR126/26/1, Centre For Buckinghamshire Studies

<sup>5</sup> A Plan of Rectory lands in Lavendon & Cold Brayfield, PR126/28/1, Centre For Buckinghamshire Studies

<sup>6</sup> BAS 241/38, Centre For Buckinghamshire Studies

the proposed development area outlined in red. The property was held by Mr. John Pearson. Notably, this depicts a building stepped back from an adjoining building to the southwest (the latter which directly fronts Olney Road), which is the arrangement shown on subsequent Ordnance Survey maps (Figs. 6 to 8) and early 20<sup>th</sup> century photographs (Figs. 9 to 11). There are also outbuildings to the rear which occupy the same footprint as the existing structures. From this it may be surmised that the existing structures are those depicted on the map, and thus date to pre-1856. The first and second edition 25" map shows the layout of the buildings more or less as they appear today (Figs.5 and 6).

### ***The Post Office and Grocery Store: c.1882 –c.1920***

- 4.3 The building is shown as a Post Office on the Ordnance Survey map of 1882 (Fig.5), although it is uncertain when the postal service was established at the premises. In 1883, Miss Hepzibah Davison (aged 63) was listed as the official 'receiver' of mail at this address. Letters arrived through Newport Pagnell at 7.30 a.m. and were dispatched at 4.15 p.m. weekdays, and 10.05 a.m. on Sundays. The nearest money order and telegraph office was, however, at Turvey<sup>7</sup>. A commercial directory of 1876<sup>8</sup> only refers to money orders and telegraph being dealt with at Turvey, which seems to suggest no other post-office facility at Lavendon at that time.
- 4.4 The census record for 1881 lists Hepzibah Davison as a 'Draper and Grocer' living at Olney Road. As head of the household she lived with her niece, Elizabeth A. Whitmee, whose occupation was recorded as 'Assistant to Aunt'. Hepzibah had been running a grocery shop since at least 1876<sup>9</sup>. It is likely that she took over her father's (Samuel Davison) grocery business, which was listed in directories at Lavendon between 1847 and 1871<sup>10</sup>. Samuel's business premises were at High Street, Lavendon as shown in the census of 1861, when Hepzibah's occupation (aged 37), was a 'Grocer's Daughter'<sup>11</sup>.
- 4.5 In 1891, Hepzibah's profession was given as 'Shopkeeper & Post-office'<sup>12</sup>. That Hepzibah should eventually have become Lavendon's Post-mistress is somewhat ironic, since in May 1859, Hepzibah's father and her brother George, a pig farmer, had been involved in a violent assault on Postman Thomas Wait at Lavendon, which had been led by a group of female villagers, apparently in retaliation to after insults<sup>13</sup>. The ill-feelings between the Davisons and the village Postman continued, for in August of the following year, Hepzibah accused Wait of assault, but the case was dismissed by Newport Pagnell Petty Sessions Court<sup>14</sup>.
- 4.6 By 1891, Hepzibah's niece Elizabeth was the 'Assistant in Post Office' at Lavendon. She had since married to a bricklayer from Turvey, James Bamford. Hepzibah, still head of the household, shared the house at No. 8 Olney Road with the Bamford couple and their children, Beatrice, (7), Edith (5), Frederick (2) and Julia (7 months). In 1885 James Bamford had become renowned in what became known as 'The Bamford Case' after neglecting to vaccinate (smallpox) Beatrice and Edith. He claimed that he was working away in Kettering, but the story also went that he was a conscientious objector. Initially he was sentenced to 7 days imprisonment, but following his non-attendance at Newport Pagnell Court, he received an additional 14 days hard labour. A year later, in view of Bamford's either 'unwillingness or

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<sup>7</sup> Kellys Directory of Buckinghamshire, 1887

<sup>8</sup> J.G.Harrods Directory of Buckinghamshire, 1876

<sup>9</sup> J.G.Harrods Directory of Buckinghamshire, 1876

<sup>10</sup> Kelly's Directory, Bucks, 1848-1871; Musson & Cravens Directory, 1853; Cassey E & Co. Trades Directory, 1865

<sup>11</sup> Census Record 1861, Schedule No.76

<sup>12</sup> Census Record 1891, Schedule No.37

<sup>13</sup> *Croydon's Weekly Standard* - Saturday 21 May 1859

<sup>14</sup> *Bucks Herald* - Saturday 25 August 1860

inability to pay' for the vaccine of his third daughter, he was arrested, handcuffed and ultimately incarcerated in Northampton Gaol where he remained until March 1887. The Northampton Liberals and Radicals took up the rough treatment of Bamford and his 'severe and uncalled for sentence' a national political issue and the case was heard in the House of Commons<sup>15</sup>.

- 4.7 When Hepzibah Davison died two years later, aged 69, Mrs Elizabeth Bamford became the Sub-postmistress of Lavendon, also running a shop at No.8 Olney Road. By 1895, changes had been made to mail collection and dispatch times. Letters still arrived through Newport Pagnell, though at 7.35 am and 3.45 pm; and were dispatched at 8.45 am and 4.15 pm weekdays, and 9.15 am Sundays. Elizabeth was able to issue Postal Orders but not cash them<sup>16</sup>. In the 1901 census, James Bamford (aged 40) was the head of the household. They lived with their youngest daughter Julia (10) and her three sons, John (8), Thomas (5) and Harry (2).
- 4.8 Until 1895, James Bamford had rented the property at No.8 Olney Road from Samuel Harris Esq. for £8 per year. Following Harris' death it was auctioned by Messrs. Stafford & Rogers at the Bull Hotel, Olney. It was described as a: *'brick-built, tiled and slated cottage and Premises, together with a large piece of garden land, situated in the Main-street, Lavendon, used as the Post Office'*<sup>17</sup>. The Land Valuation of 1910 (Fig. 7) shows that Mrs Bamford the house and garden in Olney Road<sup>18</sup>, which was worth £145. The commercial directories suggest that James Bamford had little to do with the running of the shop and post office<sup>19</sup>.
- 4.9 At sometime prior to 1911 Elizabeth had re-married, to Harry Cotton, a local builder who was 17 years her junior<sup>20</sup>. She maintained the position of Lavendon's Postmistress<sup>21</sup>. They lived with Elizabeth's daughter Julia, and her three sons John (18), Thomas (15) and Harry (12). Julia Bamford had become Assistant Postmistress. By this time, letters arrived through Olney; at 7.40 am and 3.20 pm, and were dispatched 8.55 am and 4.55 pm weekdays and 11.05 am on Sundays. The nearest facility for money order or telegraphs was still at Turvey. Elizabeth Cotton continued her role as Lavendon's Sub-postmistress until at least 1915. Notably, in 1920, Kelly's Directory lists the business only as *Cotton & Bamford, grocers*<sup>22</sup>, by which time Elizabeth would have been aged 59.
- 4.10 By 1924 Lavendon's Sub-postmaster was John Willers Glasscock, who was a dairy farmer at Lavendon from 1918 to 1938<sup>23</sup>; he died in 1948, aged 68. Glasscock's Post Office was located next door to the old Post Office. The building is no longer in existence. On Figure 9 it is the building with the two billboards, which adjoins No. 8 Olney Road to the south west. The pitch

<sup>15</sup> Northampton Mercury, 12 March 1887; Commons and Lords Hansard, Vaccination Acts: Case of James Bamford., HC Deb 08 March 1887 vol 311 cc1573-4 [http://hansard.millbanksystems.com/commons/1887/mar/08/vaccination-acts-case-of-james-bamford#S3V0311P0\\_18870308\\_HOC\\_24](http://hansard.millbanksystems.com/commons/1887/mar/08/vaccination-acts-case-of-james-bamford#S3V0311P0_18870308_HOC_24); Commons and Lords Hansard, Vaccination Acts: Imprisonment of James Bamford, HC Deb 14 April 1887 vol 313 cc880-1; [http://hansard.millbanksystems.com/commons/1887/apr/14/vaccination-acts-imprisonment-of-james#S3V0313P0\\_18870414\\_HOC\\_57](http://hansard.millbanksystems.com/commons/1887/apr/14/vaccination-acts-imprisonment-of-james#S3V0313P0_18870414_HOC_57)

<sup>16</sup> Kelly's Directory 1895

<sup>17</sup> Northampton Mercury - Friday 22 November, 1895

<sup>18</sup> Assessment 109

<sup>19</sup> .f. Kelly's Directory, 1907

<sup>20</sup> 1911 census record

<sup>21</sup> c.f. Kelly's Directory of Buckinghamshire: 'Mrs Elizabeth Cotton, sub-postmistress'

<sup>22</sup> Kelly's Directory of Buckinghamshire, 1924

<sup>23</sup> Bedfordshire Times and Independent - Friday 15 October 1948; Glasscock's Post Office is listed in Trades Directories until at least 1939

of its roof indicates that it was probably originally thatched, and much earlier than No. 8, the latter which was built abutting it.

***The Cunningham's 'Stores': c.1924 - 1940***

- 4.11 In the early 1920s No. 8 Olney Road was acquired by Mr and Mrs Cunningham of Bedford. It became known locally as 'The Stores'. On the death of his wife in October 1940, Mr Cunningham gave up the business and moved back to Bedford<sup>24</sup>.

***The Horwoods: c. 1947 – 1970s***

- 4.12 The last occupants of No. 8 Olney Road were Mr and Mrs Claude Horwood. They moved into the property in 1947 or 1949<sup>25</sup>. They had apparently bought it off the Dunn family of Castle Farm. The house had been evidently used during the war years and shortly after to house evacuees, and also the Dunn's farm manager, but it was left in a poor state<sup>26</sup>.
- 4.13 In the early 1950s Claude Horwood ran an accountancy business from No 8 Olney Road, with regular advertisements for his services in the Personal column of the Northampton Mercury: 'Traders Accounts and PAYE kept; low charges'<sup>27</sup>. He was a member of the Buckinghamshire Agricultural Wages Board, and a member of the Bedfordshire and Huntingdonshire Agricultural Wages Board, and had been secretary of the Lavendon Agricultural Club<sup>28</sup> since 1948.
- 4.14 The early 1950s also saw Claude Horwood rise to prominence as a voice of the people of Lavendon. In November 1950, he was appointed correspondent of the *Bedfordshire Times and Independent* for Lavendon village affairs<sup>29</sup> and was elected to the New Village Hall Committee<sup>30</sup>, an issue that had been talked about since the mid 1940s. The following year, he became Treasurer of Lavendon Village Welfare Committee<sup>31</sup> and was appointed Chairman of the Parish Councils Association for Newport Pagnell Rural District<sup>32</sup>, a post to which he was re-elected in subsequent years<sup>33</sup>. He became a member of Lavendon Parish Council's Lighting Committee in 1953 and, in May 1954, was elected Chairman of the Council<sup>34</sup>. As a labour supporter, Vice Chairman of Lavendon Labour Party (since 1953)<sup>35</sup>, a member of Olney Labour Party<sup>36</sup> and Branch Secretary of the Transport & General Workers Union Newport Pagnell Branch<sup>37</sup>.
- 4.15 In June 1954 Horwood stood as official labour candidate for Buckinghamshire County Council in the by-election in the Olney Division, caused by the elevation of Mr S W Lord to the Aldermanic Bench<sup>38</sup>. His perspective of how Lavendon village should be run was made clear in the local press: *'For some years the county councillor for this division [i.e. Lavendon] has*

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<sup>24</sup> *Bedfordshire Times and Independent* - Friday 06 April 1928

<sup>25</sup> Pers. comm. Nigel Stickells, Lavendon; information from Frances Horwood of Lavendon, June 2015

<sup>26</sup> ditto

<sup>27</sup> C.f. *Northampton Mercury* - Friday 31 August 1951

<sup>28</sup> *Bedfordshire Times and Independent* - Friday 22 October 1948

<sup>29</sup> *Bedfordshire Times and Independent* Friday 03 November 1950

<sup>30</sup> *Northampton Mercury* - Friday 24 November 1950

<sup>31</sup> *Northampton Mercury* - Friday 07 December 1951

<sup>32</sup> *Bedfordshire Times and Independent* - Friday 20 June 1952

<sup>33</sup> *Bedfordshire Times and Independent* - Friday 16 October 1953; *Northampton Mercury* - Friday 11 June 1954

<sup>34</sup> *Northampton Mercury* - Friday 28 May

<sup>35</sup> *Bedfordshire Times and Independent* - Friday 27 February 1953

<sup>36</sup> since at least 1950, *Bedfordshire Times and Independent* - Friday 24 August 1951

<sup>37</sup> *Luton News and Bedfordshire Chronicle* - Thursday 17 September 1953

<sup>38</sup> *Bedfordshire Times and Independent* - Friday 11 June 1954

been an Olney resident. Mr Horwood feels the smaller villages should “have a turn”. He is also opposed to the unnecessary intrusion of national politics into local government<sup>39</sup>. Following the election he gave his thanks to the people of Lavendon via the *Bedfordshire Times and Independent*, declaring that he had<sup>40</sup> “received overwhelming support, except for the small minority to whom the political factor is always more important than the welfare and well-being of their village”. He also firmly objected to the appointment of any manager of the Lavendon New School who sent their children to other schools<sup>41</sup>. Horwood was instrumental to numerous improvements and the provision of amenities at Lavendon - including equipment for children in the playing field, additional telephone kiosks, a bus shelter with light, seats in the recreational field and replacement of Lavendon Mill footbridge<sup>42</sup>. In the 1960s Horwood was an officer on the council of the Architectural and Archaeological Society for the County of Buckingham. He was still on Council of Newport Pagnell in 1969.

- 4.16 Mrs K Horwood was also a pro-active participant of the village community life. She was a member of the St John’s Ambulance Brigade in the 1950s<sup>43</sup> and co-founded and ran the Lavendon Infant Welfare Centre<sup>44</sup>. She was also, for many years, the school crossing lady in the village<sup>45</sup>.

## 5. OBSERVATIONS

- 5.1 In the description which follows, the numbers in bold refer to rooms or open spaces shown in red on the building plans (Fig. 13 and 14). Non-bold numbers in square brackets refer to photograph numbers (Section 10; appendix 1). The photograph viewpoints are shown on Figures 20 to 22. The metric scales which appear in the photographs are normally 2m in length with divisions of either 0.5m or 0.2m, or centimetres, as appropriate.
- 5.2 The property is composed of four general components:
- The original core house which was an L-shaped two storey brick and stone built structure with dual pitched roof (Fig.13, **1-4** and **7**; Fig.14, **11-13** and **15**);
  - A single storey brick and stone-built range, or possibly two extensions on the same alignment, forming a kitchen and store/outhouse (Fig.13, **8** and **9**);
  - A rear brick-built extension comprised of two storey brick-built link to the back rooms (Fig. 13, **6**; Fig. 14, **14**) and an adjoining single storey lean-to (Fig.13, **5**);
  - A brick-built and wood-built garage (Fig. 13, **10**).

### **Exterior: the Core House**

- 5.3 The building fronts the path alongside Olney Road, Lavendon [1 to 3]. Originally it was set back a few metres from the roadside (Figs. 4, 5, 9-12). The facade has apparent symmetry

<sup>39</sup> *Northampton Mercury* - Friday 04 June 1954

<sup>40</sup> *Bedfordshire Times and Independent* on Friday 2<sup>nd</sup> July 1954

<sup>41</sup> *Bedfordshire Times and Independent* - Friday 18 July 1952

<sup>42</sup> c.f. *Northampton Mercury* - Friday 17 July 1953

<sup>43</sup> *Northampton Mercury* - Friday 12 December 1952; *Bedfordshire Times and Independent* - Friday 09 October 1953

<sup>44</sup> *Northampton Mercury* - Friday 22 February 1952

<sup>45</sup> Pers. comm. Nigel Stickells, Lavendon, June 2015



(Fig.15; [2]). The front of the house is constructed of brickwork in Flemish Bond, though heavily painted (and possibly lime-washed before that) [2 and 4]. Brick dimensions are: 8 ¾" x 2 ¾" x 4¼" (c.22 -22.5 x 6.5 x 11cm).

- 5.4 On either side of the entrance there is a three sectioned square bay window on a brick plinth c. 0.6m high (Fig.15) The brickwork of each plinth is rendered in concrete. The bay windows are slated and have lead flashing. The window frames are concealed by boards, though as they were visible inside the building they have been shown as un-boarded on the elevation drawing. A flat-roofed, glazed wooden front porch (1) was added, probably in the latter half of the 20<sup>th</sup> century, linking the two bays (Fig.13 and 15). The porch conceals the earlier front door with fanlight above (Fig. 12; [24, 27, 29]).
- 5.5 The first floor has three, equally-spaced sash windows with 8 over 8 panes, which are probably original (i.e. mid/late 19<sup>th</sup> century) (Fig.15; [2, 4]). Two of these windows light the front bedrooms, whilst the central window, which is slightly narrower, lights the landing. Each window frame is set under a shallow arch of single rowlock. The eaves have a course of dogs tooth. The roof is slated and there is a stack at each gable end. Each stack has a dog's tooth brickwork corbel. The stacks appear to have been rebuilt in the modern period.
- 5.6 The NE wall is constructed of local limestone. The lower part is concealed inside the garage [9], whilst the upper part is lime-washed/ painted (Fig. 17; [5]).
- 5.7 The SW side of the building is rendered in concrete (Fig. 19; [3 and 6]). The entire length of the SW elevation side seems to have previously abutted another stone building known as Glasscocks (*ante.* 4.10; Figs. 9 to 12), the latter which was demolished at some juncture between 1960 and 1978. In places where the render has fallen away it reveals stonework.
- 5.8 The rear part of the core house (i.e. the other side of the L-shape) is predominantly stone-built [7], with the exception of the NE elevation which is brick-built in English Bond (e b on Fig.16; [8]). The pitched roof has fish scale clay tiling [5, 6 and 8] and there is a stack at the gable end. The stack, with dogs tooth corbel, has been re-pointed though otherwise appears original. On the NE side, a large steel-framed casement window was inserted at ground floor level in the late 20<sup>th</sup> century (Fig.16; [8]), evidently in the location of a previous opening as indicated by a lintel scar in the brickwork above. On the first floor there is a 19<sup>th</sup> century wooden sash window with 8 over 8 panes (Fig.16; [8]).
- 5.9 In the rear angle of the L-shape there is a single and two storey brick-built extension (Fig.13, 5 and 6; Fig.14, 14; Fig.18; [7-8]). This appears to have been built in a single event. The single storey part of the extension is a lean-to, housing a bathroom (5) (*post.* 5.17), while the two-storey part provides a rear lobby at ground level with access to the back room (7), and a landing-link at first floor level to the rear bedroom (15). Both elements of this extension are in stretcher bond (SB on Fig.16; Fig.18), the lean-to having been concrete rendered. Notably, the brickwork of the two-storey element incongruously abuts both the rear elevation (NW) of the core house and the English Bond brickwork of the NE elevation of the rear part of the house. The slated roof of the two storey extension is continuous with the roof of the core house, indicating that the roof was slated in a single event, and probably a re-covering event.

#### **Interior: The Ground Floor (Fig.13)**

##### **The Core House**

- 5.10 The wooden front door is unglazed with vertical and horizontal panels [24 and 15], above which is a fanlight set within a brick arch [24, 28 and 29]. Old photographs indicate that these

date to at least the early 20<sup>th</sup> century, and are thus likely to be original 19<sup>th</sup> century fixtures (c.f. Fig.12). Only the rising cast iron hinges of the door are likely to be original [28]. Just inside the door to the right, there is a short length of wooden wall panelling [17] to a height of c.1.7m, indicating that this was likely to have been the shop entrance side, with the entrance at the point where the panelling terminates.

- 5.11 On the ground floor at the front of the core building there are two main rooms (Fig. 13, **3** and **4**). These are located on either side of a central hallway and stair, and are divided by stud walls. The wall frame between rooms **2** and **4** was exposed throughout [18], revealing that it was fairly modern (i.e. 20<sup>th</sup> century). It is likely that, originally, the doorway to room **4** (the shop) was directly opposite that of room **3**. It is probable that the wall between the stair/hall (**2**) and room **3** is original, possibly plaster and lath.
- 5.12 Both room **3** and **4**, have been used to store equipment and junk, although there was sufficient visibility. Each front room would have been lit by a large bay window [17 and 21]. The lower (main) part of the bay window frame of room **3** contains of three large rectangular panes on the front section and a single pane on each side section, all of equal dimension (Fig.15; [17]). The central pane is within a casement. It is fitted with a wrought iron fastener and simple scroll tailed stay; both common fittings throughout the mid to late 19<sup>th</sup> century and into the mid 20<sup>th</sup> century. Over each large pane there is a 4 over 4 paned window. The central pane in the bay window of room **4** is notably wider (Fig.15; [21]). Above it there is a top-hung 4 over 4 casement window, with the same type of fastening and window stay as in room **3**. The ceiling of the bay in room **3** has white-painted tongue and groove panels [17], whilst that of room **4** is concealed in plasterboard and paper [21]. The frames of each window have a 5" wide wooden sill on the inside.
- 5.13 In room **3** there is a fairly unostentatious fireplace of brown and cream ceramic tiles which was common in the 1930s. The floor is boarded. The room was papered (which may have obscured any potential openings in the rear wall) and there is evident of shelving, but is otherwise featureless.
- 5.14 In contrast to room **3**, the floor in room **4** is brick, which suggests that this was formerly the shop area. There is a built-in glazed wooden cabinet in its NW wall which may have been part of the original shop/post-office fittings [18 and 19]. Equally, there is an array of shelving above a fitted cupboard in the NE wall (on the right hand side of the chimney breast) which may also relate to the former shop [16], although fitted with modern hinges and knobs. The cast iron fireplace and painted wooden mantelpiece [16] are likely to be original 19<sup>th</sup> century fixtures. On the right hand side of the fireplace there is a Bakelite rounded three pin electrical socket which may date from the early 1930s [20]. Room (**4**) has a door in the NE wall which leads into the garage (Fig.13; [9 and 16]), which may have been an original external access. The surviving decor wallpaper is suggestive of the 1970s.
- 5.15 The hallway (Fig. 13, **2**) has a quarry tiled floor [30], with a cupboard under stair [31], also tiled [32]. At the end of the hall there is a small rear lobby (**6**) which is understood to post-date the core house (*ante*. 5.9), with back door leading to a yard. On the left hand side of the lobby (**6**) there is a doorway [33] to a small backroom (**7**) which adjoins the NW wall of the room **3**. Room **7** is identified as a part of the original core house (*ante*.5.2). It is presently unclear whether there was an earlier access via the room **3**.
- 5.16 A fireplace and chimney breast dominates the NW wall of room **7** [38 and 39]. The fireplace surround and mantelpiece is wood, painted brown. The surround has a simple relief design

comprised of a central lozenge and two square studs and unelaborated beading. It probably dates to the Victorian period. There is an array of pipe-work fitted around the chimney breast leading to the first floor backroom. The hearth is built of 20<sup>th</sup> century firebricks with a cast iron firebox lining. Attached to the right hand side (NE) of the fireplace surround is a gas light fitting [40], which probably dates to the early/mid 20<sup>th</sup> century. The walls have the picture rails intact.

### **Two and single storey extension**

- 5.17 On the right side of the lobby there is a bathroom (5) in a lean-to extension (Fig.13, 5, *ante*.5.9). The fittings and decor range in date from c.1920s to c.1970s [34 to 36]. It has been fitted with gas supply for heating and lighting [35 and 37], with an array of conduits around the walls. A hole in the roof exposes plaster and lath ceiling construction [34].

### **Single storey range**

- 5.18 A kitchen/scullery is located within a single storey range which is adjoined to the rear of the building alongside the SW property boundary (Fig.13, 8). A map of 1856 shows that a range of outbuildings was already present in this location (Fig.4) and it is quite possible that it is the same structure, but, if so, it is uncertain whether this was originally intended as a scullery. The floor is concreted. The room is accessed via a short passage from the backroom [39] and there is also a door in the NE corner opening to the backyard [44]. The ceiling is raised above the level of the wall plates and has white-painted tongue and groove panelling [42]. The room is lit by a 20<sup>th</sup> century metal-framed 6 pane window [44]. In the centre of the NW wall there is a chimney breast [42 and 43] – possibly where an in-built stove/ oven range was previously located. The hearth has been concealed behind metal panelling and alterations made to the breast to allow the insertion of a vent for a gas boiler. The present boiler probably dates to the late 20<sup>th</sup> century. To the left (SW) of the chimney breast there is a two-tier fitted wooden cupboard raised c.30cm above the floor [42 and 43]. Below the window there is an enamelled stoneware sink supported on two columns of bricks with attached metal alloy draining board [44]. This type sink was commonplace from the late 19<sup>th</sup> century through to the mid 20<sup>th</sup> century. A late 20<sup>th</sup> century free-standing gas oven is against the SE wall [45].

### **Interior: The First Floor (Fig.14)**

- 5.19 The stair has a balustrade [30], as does the landing return, which has a 180° turn at the top landing [49 and 50]. Two main bedrooms, 12 and 13, are located above living room (3) and shop (4), respectively. Each room is lit by a front sash window (*ante*.5.5; [53 and 56]). In room 12 there is a brick-built fireplace, which has had its surround, firebox and hearth liners removed [55]. The chimney breast is notably wider in room 12 than in room 13. Picture rail scars are evident throughout [54]. In room 13 the fire place has presumably been concealed [51]. Except for picture rail scars [52], the room is otherwise featureless.
- 5.20 The NW extent of the first landing (14) is understood to be an addition to the original core house (*ante*.5.2). It provides access to a small back bedroom (15) and is lit by an awkwardly sited 3 over 3 fixed window [57], the lower panes of which are partly concealed by an internal frame. Just inside the bedroom (15) fallen plaster reveals that the dividing wall between rooms 12 and 15 is likely to be have been predominantly stone-built [60]. There is no fireplace visible in room 15. The last occupants of the building used this room to house the immersion heater and water storage tank [57]. It is lit by an 8 over 8 sash window [59] (*ante*.5.8) To the right of the window there is a small wall safe [59 and 61].

### **Roof space**

- 5.21 Due to health and safety constraints, views of the roof space were restricted to holding a camera through an opening which had been previously made in the south corner of the landing ceiling, after inserting a work lamp. The three views obtained [62 to 64], reveal all elements of the roof frame (purlins, tie beams, props rafters and floor joists) to be crudely carpentered.

### **Single Storey Range (Fig.13)**

- 5.22 Adjoining the core house is a range of outbuildings, previously mentioned, which houses the scullery at their south-eastern extent (*ante*.5.18). The building is constructed of brick and stone and has a clay pan tiled roof, with a short stack above the scullery. The NW facade has evidently undergone several alterations, with brick-built door and window surrounds which appear to have been inserted (or re-inserted) in the latter half of 20<sup>th</sup> century [10 to 12]. The interior of the outhouse/store (9) was much obscured with junk. The interior is heavily lime-washed. The rear wall is stone built to height of c.1.7m. The dividing wall, between scullery/kitchen (8) and the outhouse/store (9) is an insertion of brick and stone which abuts the rear wall. In this wall there is a tie beam which may be relict of an original frame at this point. The lower half of the NW gable end wall is built of stone to a height more or less in-keeping with the rear wall, the upper part being brick-built.

### **Garage**

- 5.23 The garage is in two sections [1], both of which are most likely to date from the latter half of the 20<sup>th</sup> century and may be compared to early to mid 20<sup>th</sup> century photographs (Figs.11 and 12). The front [2] is brick-built lean-to in stretcher bond, with corrugated steel roof and with a steel garage door. The rear section is wooden framed [46] with pitched roof covered in corrugated steel and weatherboard side cladding. It is lit from the NW (rear) by an 8 over 8 sash window [14] and from the SW side by a 6 over 6 fixed window [15]. A stone wall, 1.5m high, abuts almost the entire the length of the NE side of the garage (Figs 13 and 18).

## **6. HISTORICAL OVERVIEW OF THE DEVELOPMENT AND USE OF THE PROPERTY**

- 6.1 The cartographic evidence strongly indicates that the existing house and a rear single storey range were already in existence in 1856 (assuming of course that the buildings shown are not a previous layout which occupied the same footprint as the existing buildings).
- 6.2 The main building was an L-shape of two storeys (i.e. ground and first floor). Its front facade and rear NE-facing side was constructed in brick, the remainder built predominantly in local limestone. The SW side of the building abutted an earlier stone building, which is no longer in existence. There was a stack at each gable end of the building. The roof of the main part of the building which fronts the road is slated, while the rear is clay tiled, which may suggest that the whole building was originally clay-tiled.
- 6.3 The ground floor consisted: of two main rooms; a hall with stair; and a small backroom adjoining the SW room, which formed the other part of the L shape. It is uncertain whether the rear room was accessed as it is at present (i.e. via a rear lobby), or whether there was an access from the adjoining living room. Each room had a fireplace. On the first floor were three bedrooms. A fireplace is presently visible only in room 3. It is assumed that fireplaces have been concealed for some reason in rooms 4 and 7.
- 6.4 The property may have been built for the purpose of a dwelling and shop, the latter primarily for groceries. It took on the role of Post Office from at least 1882 until c.1920, throughout

which time the business proprietors and residents were related: Davison > Whitmee/Bamford/Cotton. There are still indications that the business was likely to have been located within the NE room of the ground floor (room Fig. 13, 4), such as the brick floor, fitted glazed cupboards and a remnant of wall panelling.

- 6.5 The property had been rented until at least 1895, when it appears to have been bought at auction by its tenants, the James and Elizabeth Bamford.
- 6.6 The overall impression of the rear range of buildings (which house the scullery/kitchen and outhouse/store) is that it was originally a stable and store. The 1856 map confirms that there were no living quarters in this range. The internal dividing wall was probably inserted, together with chimney stack with the creation of a scullery kitchen. It is difficult to say when this conversion occurred, though the fact that James Bamford was both a bricklayer and builder may account for the alterations and additions, in particular the brick-built two and single storey extension (Fig. 13, 5 and 6, and Fig 14, 14) and the conversion of part of an outhouse to a scullery/kitchen (Fig.13, 7 and 8). Notably, by 1911, postmistress Elizabeth Bamford had re-married to another builder, Harry Cotton.
- 6.7 Between c.1920 until 1940 the property was a shop, known locally as The Stores, but no longer a post office. It was run by Mr and Mrs Cunningham who lived at the property and appear to have been its owners. The Cunninghams evidently built the fireplace in the downstairs living room (3). It is uncertain whether the gas lighting and heating had already been introduced by the Bamfords or Cottons. Gas companies had been located at Olney since 1854 and at Turvey since at least 1883, both 3 miles distant, although it is not established which was the supplier and when it was first introduced to Lavendon.
- 6.8 During WWII the property is understood to have been used as a temporary lodging for a farm manager and used to house evacuees. It became the residence of the Horwood family in 1947 and remained so until at least the 1970s. The daughter of its last occupants, Frances Horwood, recalls that at the time when her parents moved in to the property it was in great need of repair. The interior character of the former shop was probably lost after this date.
- 6.9 In its present state the property appears to have been abandoned for several decades.

## **7. ARCHIVE & REPORT**

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- 7.3 The OASIS (Online Access to the Index of Archaeological Investigations: [www.oasis.ac.uk](http://www.oasis.ac.uk)) identification number for this project is souterra1-215310

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## 9. REFERENCES

Dep. Communities & Local Government. 2012. *National Planning Policy Framework*. 27.03.2012

English Heritage. 2006. *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*

Souterrain Archaeological Services Ltd. 2015. *Scheme of Investigation for Historic Building Recording & Archaeological Watching Brief: No.8 Olney Road, Lavendon, Olney MK46 4EU (NGR 491625, 253553)* (Application Reference 14/00093/FUL)

### **Historic Sources**

#### **Historic maps**

(Centre for Buckinghamshire Studies / Milton Keynes Reference Library)

- 1801 *Inclosure map of Lavendon & Cold Brayfield*, PR126/26/1 (CBS)
- 1856 *A Plan of Rectory lands in Lavendon & Cold Brayfield*, by Isaac Lenny of Norwich, PR126/28/1 (CBS)
- 1856 *Map of Lavendon Mills & Agricultural Occupation*, by Isaac Lenny of Norwich, BAS 241/38 (CBS)
- 1882 Ordnance Survey 25" Buckinghamshire Sheet II/2 (MKRL)
- 1900 Ordnance Survey 25" Buckinghamshire Sheet II/2 (MKRL)
- 1910 Land Valuation map, DVD/II/2, Centre for Buckinghamshire Studies (CBS)
- 1950-1978 Ordnance Survey 1:2500 (CBS)

#### **Commercial Directories**

- 1853 Musson & Cravens Directory, of Buckinghamshire
- 1865 Cassey E & Co. Trades Directory
- 1876 J.G.Harrods Directory of Buckinghamshire
- 1848 - 1940 Kellys Directory of Buckinghamshire

#### **Newspapers**

(British Newspaper Archive)

- 1859 Croydon's Weekly Standard
- 1860 Bucks Herald
- 1895 -1954 Northampton Mercury

1948 – 1954 Bedfordshire Times and Independent

1954 Luton News and Bedfordshire Chronicle

**Population Census Records**

1861 to 1911

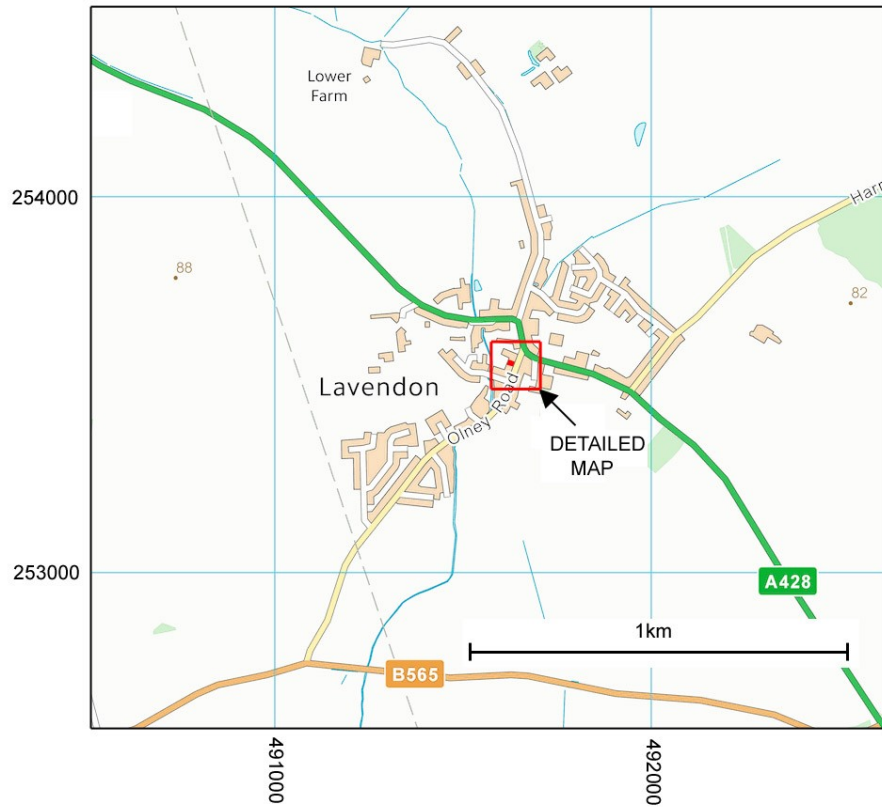
**Other**

1910 Duties on Land Values book (Rating Valuation Act), Cold Bayfield & Lavendon, DVD 1/31

***Oral Tradition & Local Knowledge***

Nigel Stickells, Lavendon

Frances Horwood, Lavendon



**Figure 1. Location of site**

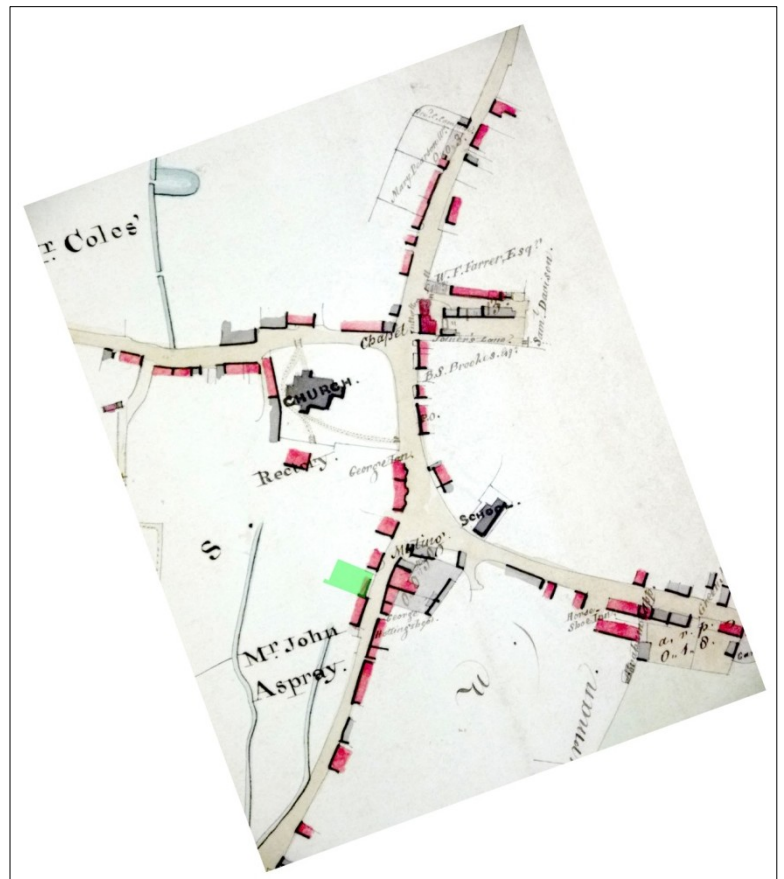
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**Figure.2**  
**Extract of 1801 Lavendon Inclosure**  
**Award Map.** Area of proposed  
development highlighted in green

(M.S. PR126/26/1, Centre for  
Buckinghamshire Studies)



**Figure.3**  
**Extract of 1856 Plan of Lavendon**  
**by Isaac Lenny.** Area of proposed  
development highlighted in green

M.S. PR126/28/1, Centre for  
Buckinghamshire Studies)



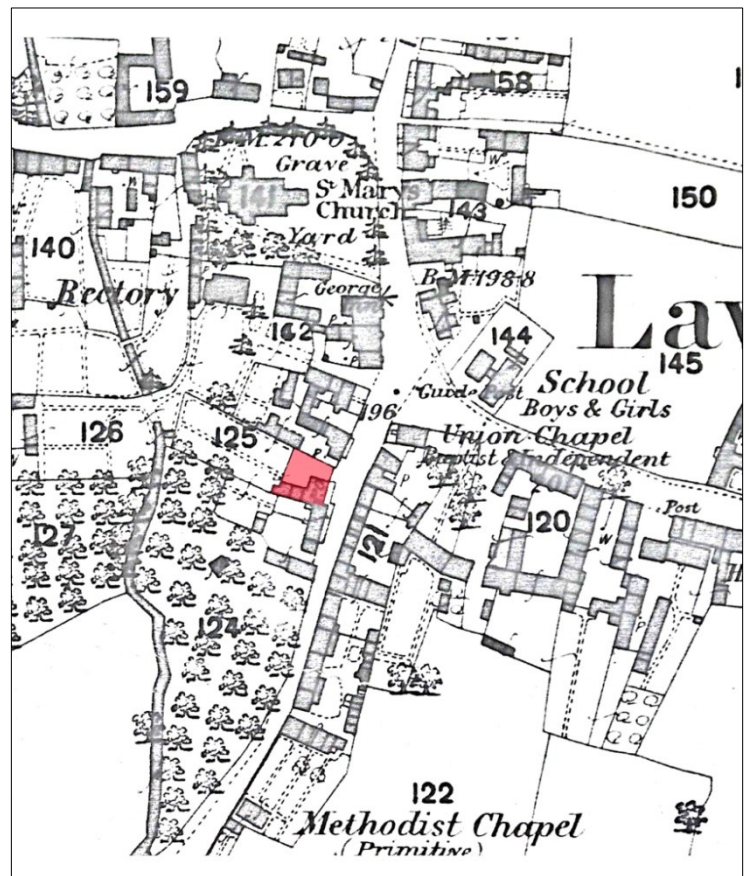
Figure.4

Extract of 1856 Plan of Lavendon by Isaac Lenny. Area of proposed development highlighted in green

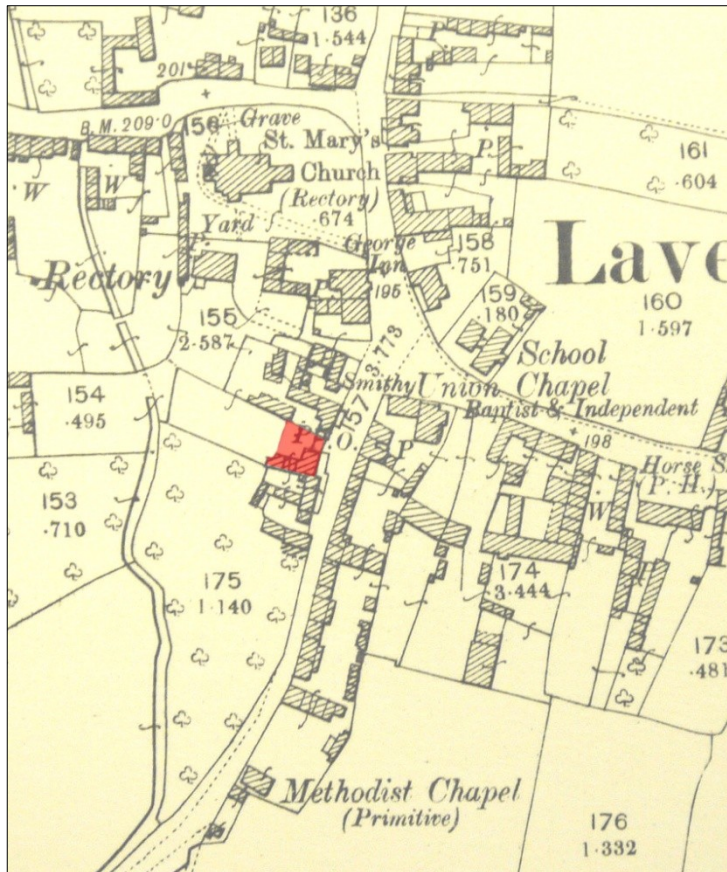
M.S. BAS 241/38 (CBS)  
Centre for Buckinghamshire Studies)

Figure.5  
Extract of 1882 Ordnance Survey 25" map of Buckinghamshire, Sheet II/2. Area of proposed development highlighted in red

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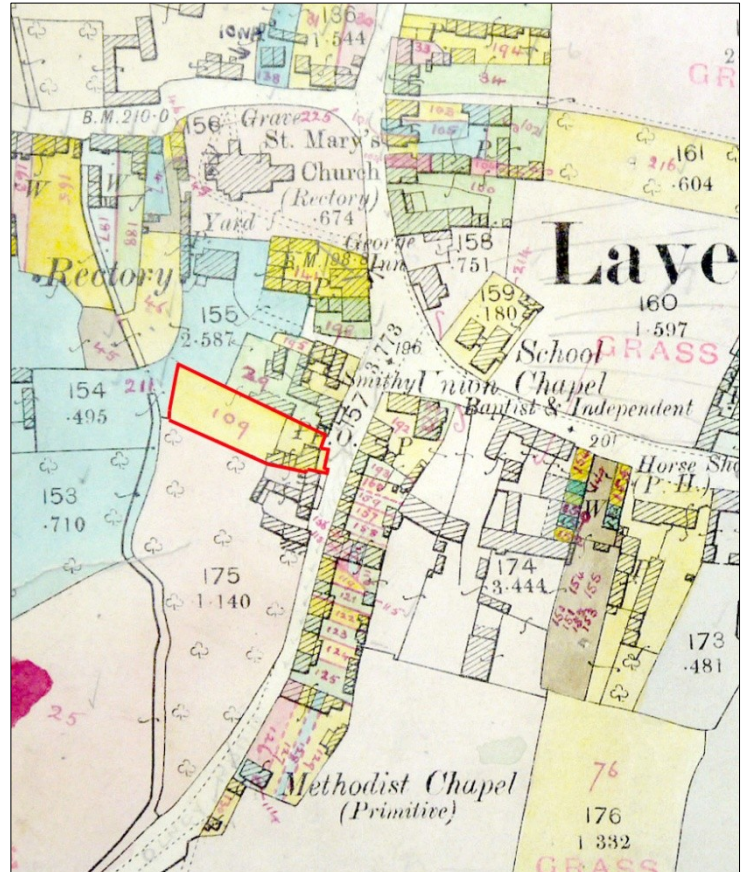




**Figure 6.**

**Extract of 1900 Ordnance Survey 25" map of Buckinghamshire, Sheet II/2**  
Area of proposed development highlighted in red

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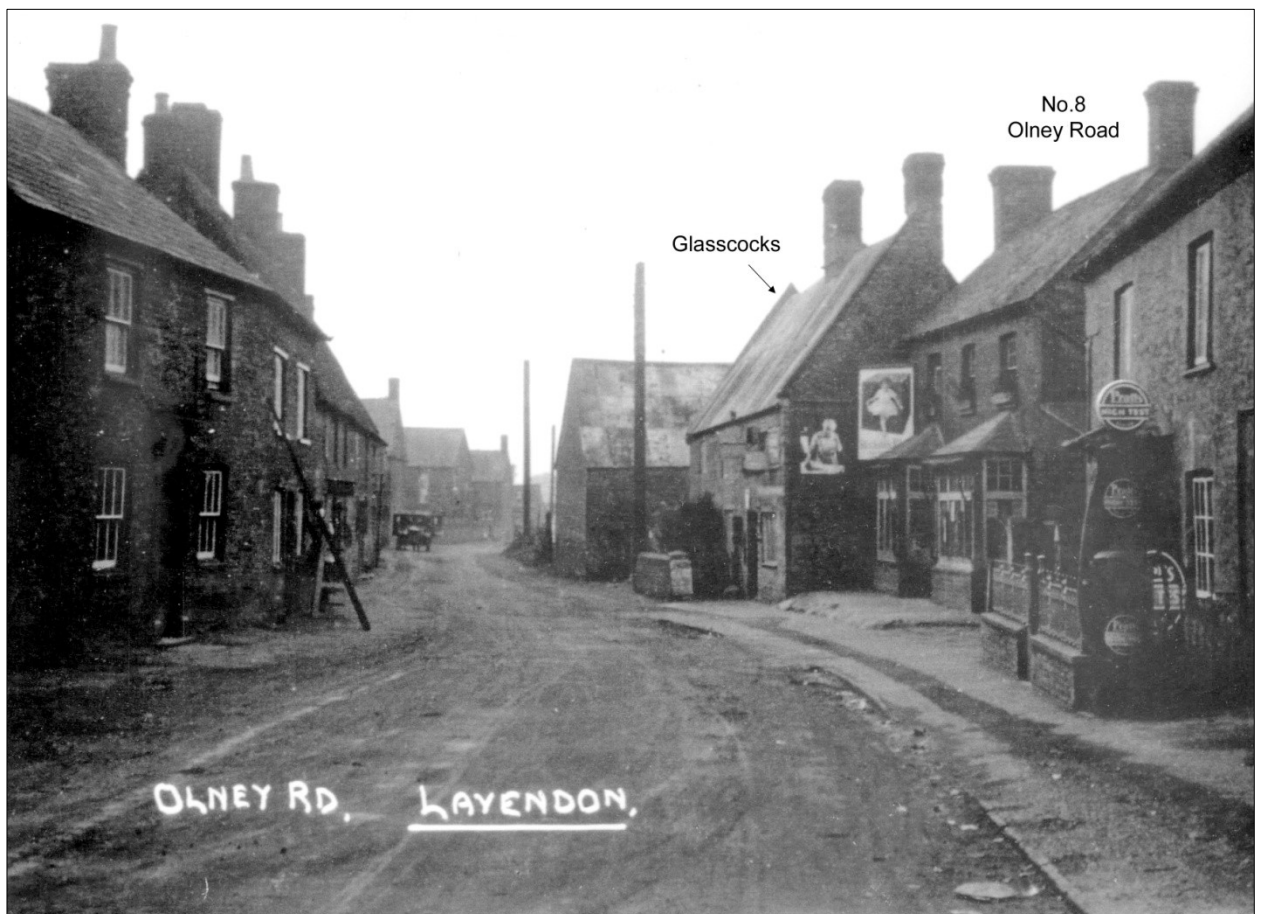
**Figure 7.**

**Extract of Land Valuation Map of 1910** (based on OS 1900 25", Sheet II/2). Area of proposed development outlined in red

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**Figure 8.**  
**Extract of 1978.**  
Area of proposed  
development  
highlighted in red

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**Figure 9. Early 20<sup>th</sup> century view SW along Olney Road Lavendon, showing No 8, the first Post Office, and Glasscocks, the later Post Office.**( Courtesy of Nigel Stickells, Lavendon Connection)





**Figure 10. Top: early 20<sup>th</sup> century view of No.8 Olney Road Lavendon, facing SW.  
Bottom: enlargement of photo ( Courtesy of Nigel Stickells, Lavendon Connection)**



**Figure 11. Early 20<sup>th</sup> century view of the lavendon Post Office at No.8 Olney Road Lavendon, facing SW** ( Courtesy of Nigel Stickells, Lavendon Connection)



**Figure 12. Probably 'The Stores' of Mr & Mrs Cunningham c. 1930s, facing SW**

( Courtesy of Elizabeth Knight, Olney. Photo of T Whinnet)



Figure 13. Ground floor plan





Figure 14. First floor plan





Figure 15 Front elevation (SE)

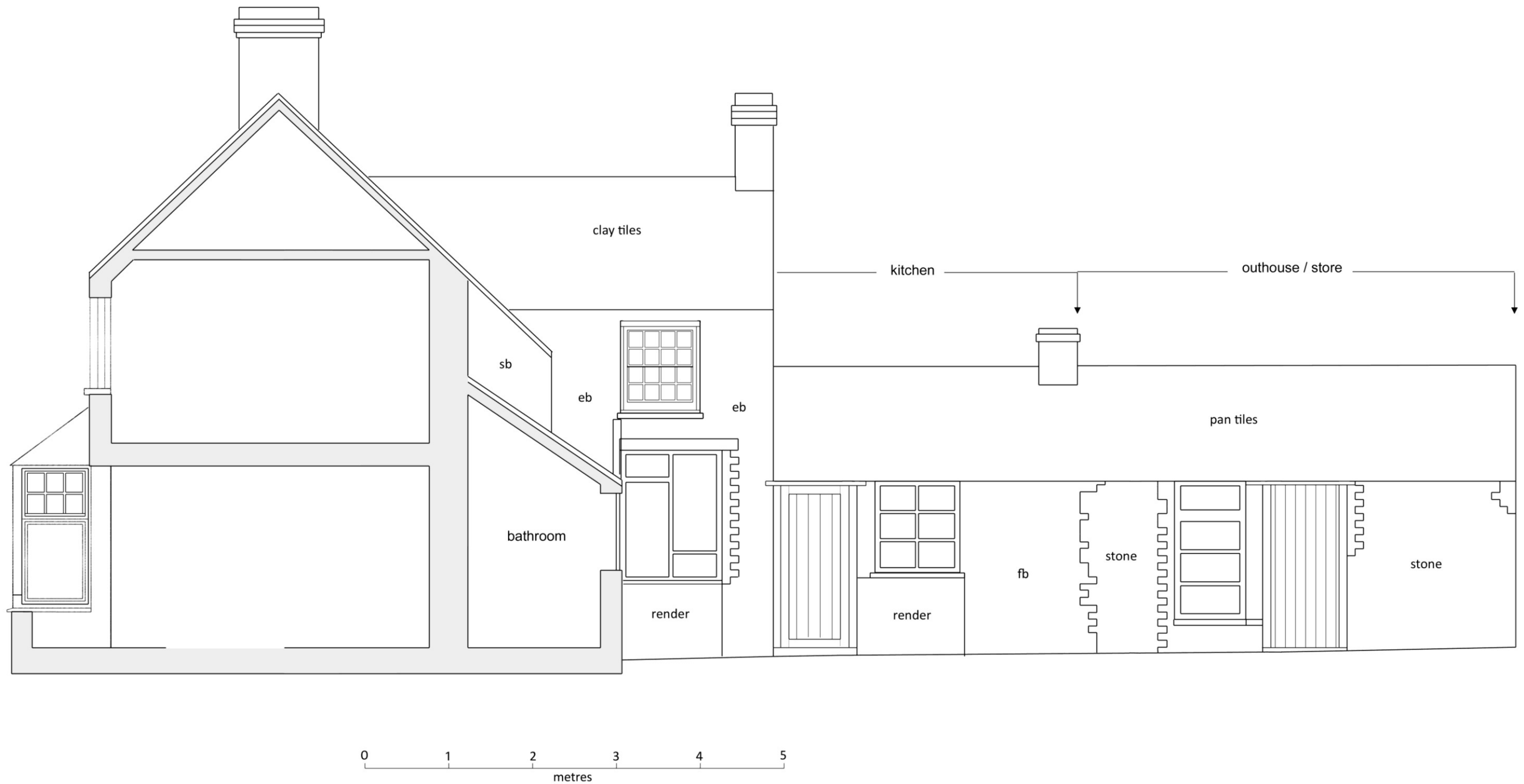


Figure 16. Northeast elevation (Side): house and outhouse

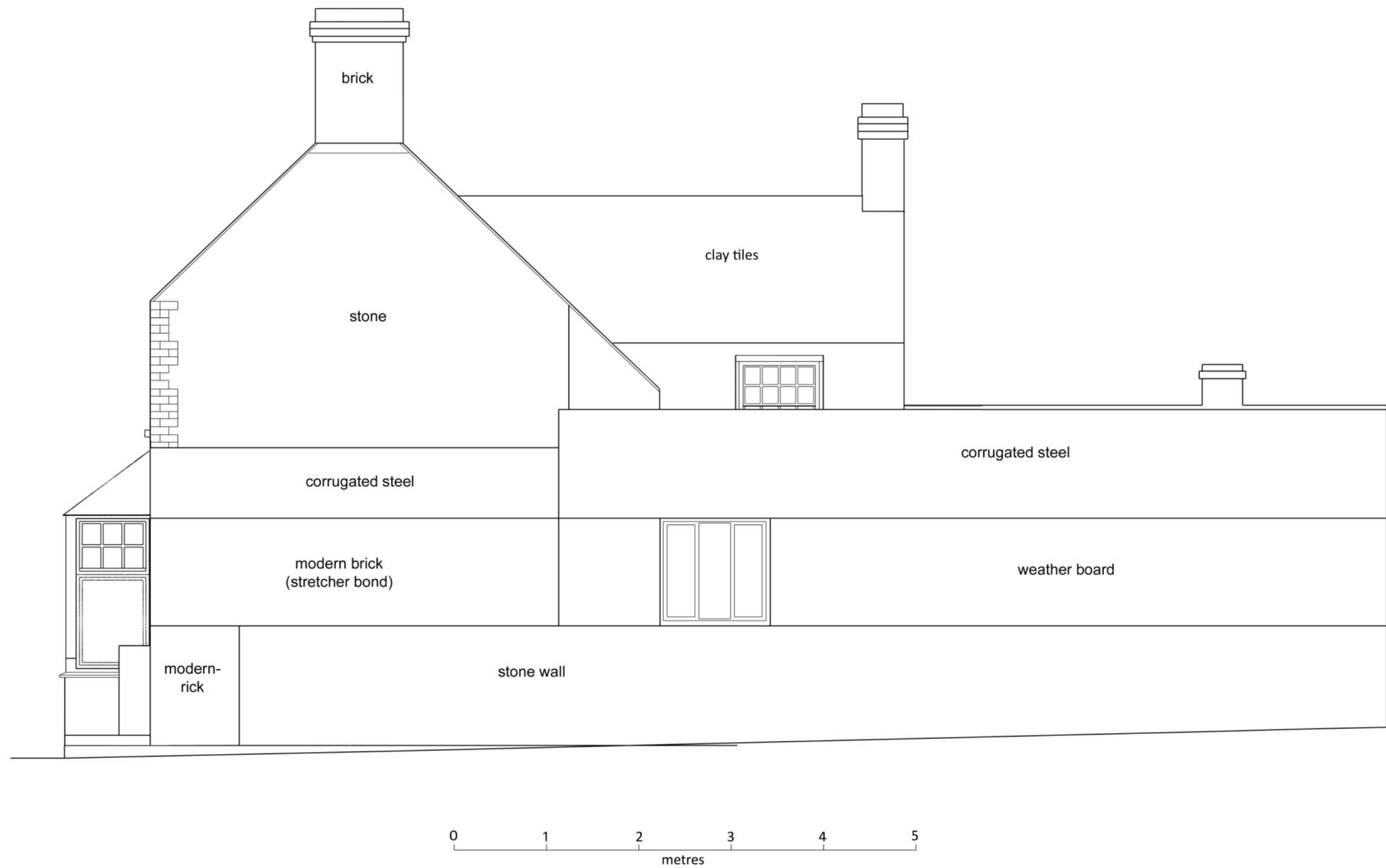


Figure 17. Northeast elevation (Side): house and garage

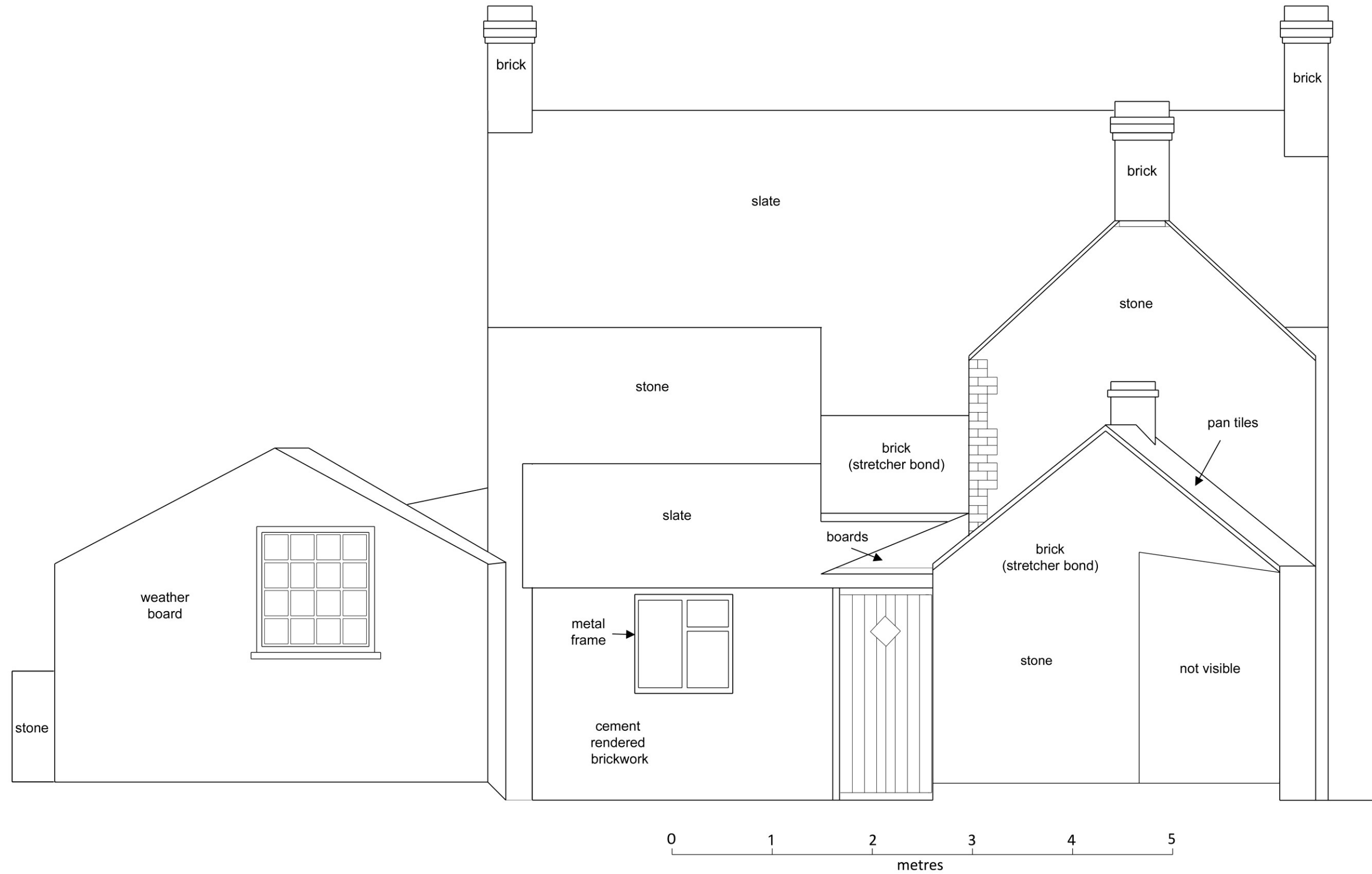


Figure 18. Northwest elevation (rear)

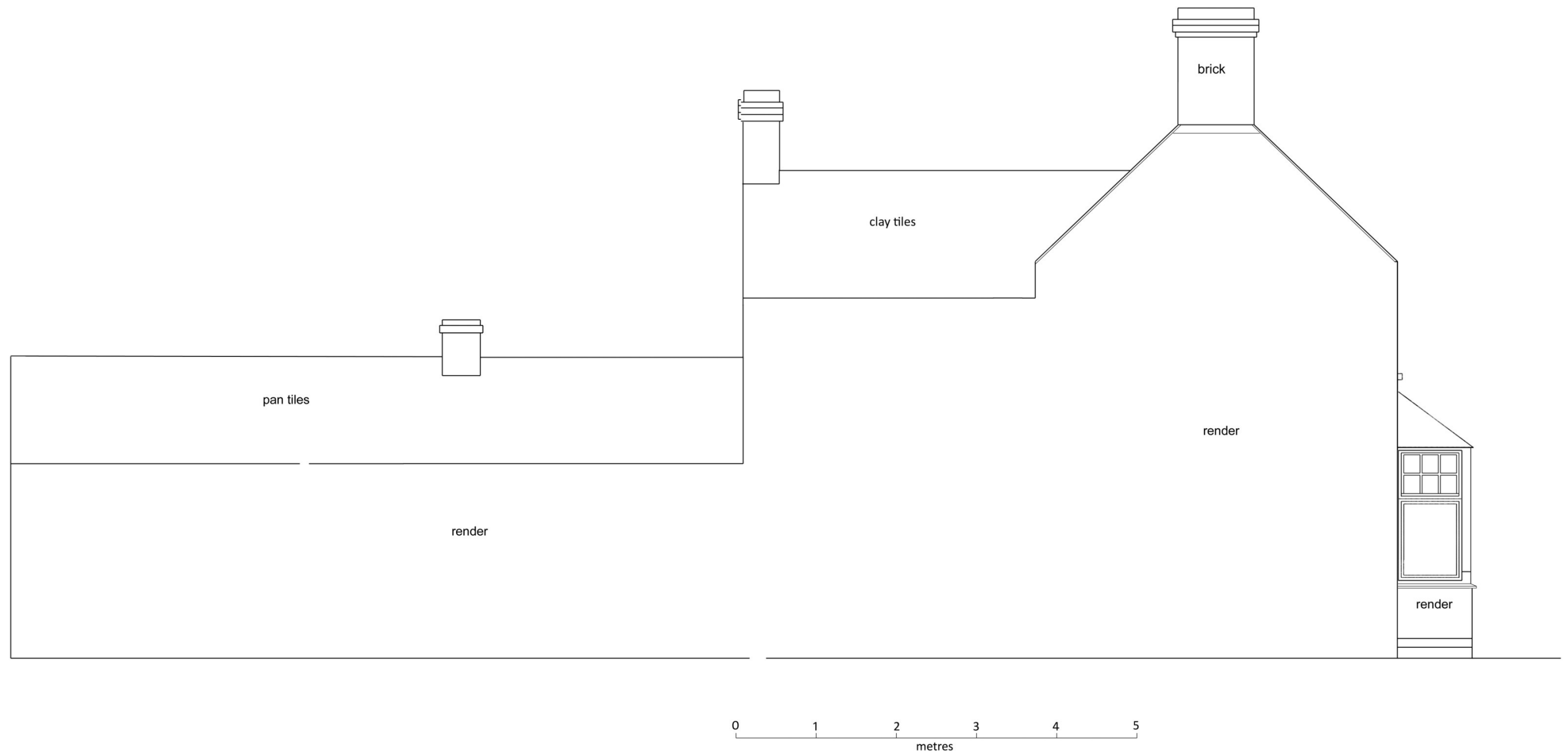


Figure 19. South elevation (side)

Figure 20.  
Ground Level: Direction  
of Viewpoints





Figure 21. First floor: Direction of Viewpoints



**Figure 22. Roof space: Direction of Viewpoints**



## **10. Photographs**



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## Appendix 1. Photographic Index

### Digital Photographs (Archive: CD)

DIGITAL PHOTOGRAPHIC INDEX		
<b>PROJECT:</b> No.8 Olney Road, Lavendon, Northants		<b>DATE:</b> 23 <sup>rd</sup> - 24 <sup>th</sup> April 2015
Refer to report Figures 20 to 22		
<i>No. (in report)</i>	<i>Direction (facing)</i>	<i>Description</i>
1	SW	House, front elevation (SE) and NE elevation
2	WNW	House, front elevation
3	NW	House, front elevation,
4	WNW	House, front elevation, first floor, central 8 over 8 sash window
5	SW	NE (side) elevation, house and garage
6	SE	House, SW (side) elevation
7	SE	NW (rear) elevation, house and lean-to extension
8	S	NW (rear) and NE (rear) elevation. House and lean-to extension
9	SSE	NW corner wall of house, from within the garage, showing side entrance to room 4
10	SW	Rear range, scullery/kitchen and outhouse/store, NE elevation
11	SSW	Rear range, outhouse/store, NE elevation
12	SSW	Rear range, outhouse/store, NE elevation
13	SE	NW end of outhouse/store
14	NE	NW end of garage
15	NE	Side entrance of garage, and lean-extension
16	NE	Room 4, shop area, fireplace, fitted cupboards and shelving (R), entrance to garage (L)
17	E	Room 4, shop area, overview towards bay window
18	SW	Room 4, shop area, overview towards hall and stair, removed stud wall
19	W	Room 4, shop area, fitted glazed cupboard in NW wall
20	NE	Room 4, shop area, Bakelite plug socket, rounded three-pin, on RH of fireplace surround
21	SE	Room 3, living room, bay window
22	E	Room 3, living room, fireplace
23	SE	Room 3, living room, fireplace
24	SE	Front door and fanlight
25	NE	Front door and fanlight
26	NE	Wall panelling in entrance area, alongside former shop doorway
27	SE	Front door, cast-iron rising hinge
28	SE	Interior of fanlight
29	W	Exterior of fanlight, from inside the porch (1)
30	NW	Hallway (2) and stair balustrade, overview
31	SE	Hallway (2), overview, understair cupboard to R
32	SE	Quarry tiled floor of understair cupboard
33	SW	Rear lobby (6), looking towards backroom (7)

DIGITAL PHOTOGRAPHIC INDEX		
<b>PROJECT:</b> No.8 Olney Road, Lavendon, Northants		<b>DATE:</b> 23 <sup>rd</sup> - 24 <sup>th</sup> April 2015
Refer to report Figures 20 to 22		
<i>No. (in report)</i>	<i>Direction (facing)</i>	<i>Description</i>
34	NE	Bathroom (5), overview. Plaster and lath ceiling
35	NE	Bathroom (5), gas heater
36	NE	Bathroom (5), overview
37	SW	Bathroom (5), gas light fitting
38	SW	Backroom (7), overview, fireplace, access to scullery/kitchen to L
39	NW	Backroom (7), overview, fireplace, access to scullery/kitchen to L
40	SW	Backroom (7), gas light fitting, L side of fire surround
41	NW	Backroom (7), window
42	WNW	Rear range: scullery/kitchen (8), overview
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45	SE	Rear range: scullery/kitchen (8), cooker
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50	W	Landing (11), return balustrade, looking towards lower landing (14)
51	NW	Bedroom (13), overview, chimney breast
52	S	Bedroom (13), overview, looking towards land (11) and bedroom (12)
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55	SW	Bedroom (12), fireplace
56	NE	Bedroom (12), window
57	NE	Two storey rear extension, landing extension (14).
58	W	Back bedroom (15),
59	NW	Back bedroom (15), window and wall safe
60	E	Back bedroom (15), dividing wall exposed beneath plaster
61	NE	Back bedroom (15), wall safe
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63	W	Roof space, looking towards adjoining rear pitched roof
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