

Valentines Park Ilford

London Borough
of Redbridge



**Historic Building Recording and
Archaeological Watching Brief**



April 2009

Client: Redbridge Borough Council

Issue No: 1

OA Job No: 3560

NGR: TQ 435 880



Client Name: Redbridge Borough Council
Document Title: Valentines Park, Ilford, London Borough of Redbridge
Document Type: Historic Building Recording and Watching Brief

Issue Number: 1
Grid Reference: TQ 435 880
OA Job Number: 3560
Site Code: ILVP07 (issued by Redbridge Museum but also approved by LAARC)
Invoice Code: ILVPWB
Receiving Museum: Redbridge Museum Service

Prepared by: Nick Croxson /Sharon Cook
Position: Buildings Archaeologists
Date: April 2009

Checked by: Jonathan Gill
Position: Senior Project Manager (Historic Buildings)
Date: April 2009

Approved by: Julian Munby Signed

Position: Head of Buildings Archaeology
Date: April 2009

Doc file location: Server 21-db/buildings/projects ongoing/Ilford Valentines Park/report

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned. © Oxford Archaeological Unit Ltd 2009

Oxford Archaeology

Janus House

Osney Mead

Oxford OX2 0ES

t: (0044) 01865 263800

e: info@oxfordarch.co.uk

f: (0044) 01865 793496

w: www.oxfordarch.co.uk

Oxford Archaeological Unit Limited is a Registered Charity No: 285627





Valentines Park, Ilford

Historic Building Recording and Watching Brief

Written by Nick Croxson, Sharon Cook and Jonathan Gill

Table of Contents

Summary	1
1 Introduction	1
1.1 Project Background.....	1
1.2 Previous investigations.....	1
1.3 Scope of restoration works.....	2
2 Aims and objectives	3
3 Methodology	4
3.1 Introduction.....	4
3.2 Building recording	4
3.3 Archaeological watching brief.....	5
4 Historical and geological background	5
4.1 Location, geology and topography.....	5
4.2 Outline description of park.....	6
4.3 Historical and archaeological background	6
5 Historic Building Recording	10
5.1 Introduction.....	10
5.2 Outline description of mansion grounds.....	11
5.3 The Kitchen Garden.....	13
5.4 Parterre Garden.....	15
5.5 The Dovecote.....	16
5.6 The Granary and Cottage.....	18
5.7 The Alcove Seat.....	20
5.8 The North Grotto.....	21
5.9 Jacob's Well.....	22



6 Archaeological watching brief.....	22
6.1 Introduction.....	22
6.2 Aims.....	22
6.3 Methodology.....	23
6.4 Results	23
7 Conclusion.....	27
Appendix A. Bibliography.....	28
Appendix B. Summary of Site Details.....	29
Appendix C. GLSMR Archaeological report form.....	30
Appendix D. Oasis data collection form.....	32

LIST OF FIGURES

- Figure 1: Site location
- Figure 2: Site plan showing main features recorded
- Figure 3: 1777 Chapman and Andre's map of the County of Essex
- Figure 4: Post-medieval development of Valentines Park
- Figure 5: 1854 Plan of Valentines Estate
- Figure 6: 1863 First Edition OS map
- Figure 7: 1939 Ordnance Survey plan
- Figure 8: Plan of walled garden area
- Figure 9: Elevations of Wall 4
- Figure 10: Elevations of Wall 1
- Figure 11: Elevations of Dovecote
- Figure 12: North elevation of Alcove Seat
- Figure 13: South elevation of Alcove Seat
- Figure 14: South elevation of Grotto
- Figure 15: Features revealed in watching briefs
- Figure 16: Features revealed during WB in Tennis Court Area
- Figure 17: Plan showing NE end of Wall 4 exposed during WB
- Figure 18: Plan showing stone surface revealed to NW of cottage

LIST OF PLATES

- Plate 1: General view of Kitchen Garden from SW prior to start of works
- Plate 2: NW side of Wall 2a showing evidence of former lean-to's
- Plate 3: South corner between Walls 2a and 3
- Plate 4: SE side of Wall 2 showing ash-rich repointing
- Plate 5: Pier of rebuilt brick towards centre of Wall 1 (Flue 1)
- Plate 6: Infilled doorway in Wall 4
- Plate 7: Secondary (early 20th century) doorway at corner between Walls 4 and 5
- Plate 8: Wall 1 (NE end) during reconstruction



- Plate 9: General view of Parterre Garden from east during works
- Plate 10: NE view of Dovecote before start of works
- Plate 11: SE elevation of Dovecote with 18th-century brickwork at ground floor
- Plate 12: Later 19th-century buttress at south corner of Dovecote
- Plate 13: Archway in SW elevation of Dovecote
- Plate 14: Blocked arch in SW elevation of Dovecote
- Plate 15: 1st floor blind window in Dovecote with 1864 inscribed on brick
- Plate 16: 1st floor of Dovecote
- Plate 17: Roof of Dovecote
- Plate 18: Chimney of Dovecote with 1909 inscribed at base
- Plate 19: SE ground floor room of Dovecote
- Plate 20: Central ground floor room of Dovecote
- Plate 21: Sockets in principal joist of Dovecote central room
- Plate 22: Tie bar plate in Dovecote
- Plate 23: NW ground floor room in Dovecote
- Plate 24: NW ground floor room in Dovecote
- Plate 25: 1st floor of Dovecote
- Plate 26: Window arch in Dovecote
- Plate 27: Bearer across floor in Dovecote supporting central post
- Plate 28: Apex of roof in Dovecote
- Plate 29: Repairs in internal walls of Dovecote
- Plate 30: Roof detail in Dovecote
- Plate 31: General view in Dovecote
- Plate 32: General view towards cottage before start of works
- Plate 33: SE wall of Cottage showing 18th-century brick below 19th-century
- Plate 34: SE wall of Cottage after removal of WC lean-to
- Plate 35: Door in late 19th-century screen wall
- Plate 36: Access door to Granary
- Plate 37: View under Granary
- Plate 38: SE wall in Granary
- Plate 39: Roof in Granary
- Plate 40: Alcove Seat from NE before start of works
- Plate 41: Rear SW face of Alcove Seat
- Plate 42: Rear SW face of Alcove Seat
- Plate 43: North Grotto
- Plate 44: Detail of North Grotto
- Plate 45: Jacob's Well
- Plate 46: Footings from curved NE end of Wall 4 exposed during works
- Plate 47: Footings from NE end wall of Wall 1 exposed during works
- Plate 48: Trace of former structures in Kitchen Garden looking towards NE
- Plate 49: Trace of former structures in Kitchen Garden looking towards NE
- Plate 50: Brick (later 19th century) walls exposed in Tree Pit 4 in Kitchen Garden
- Plate 51: Truncated stub of wall (5021) in Trench 31 in Tennis Court Area
- Plate 52: Culvert (5035) in Trench 33 adjacent to house
- Plate 53: Footings (5034) exposed in Tennis Court Area viewed from north
- Plate 54: Footings (5035) of possible former blacksmiths in Tennis Court Area
- Plate 55: Stone laid surface exposed to north of Cottage
- Plate 56: Wall exposed by works to north of Cottage/Dovecote



Summary

Valentines Park in the London Borough of Redbridge has undergone a wide programme of restoration and regeneration partially funded by a grant from the Heritage Lottery Fund. The work, which was undertaken in 2007-8, concentrated principally on areas in the historic 18th-century core of the site towards the northern end of the current Valentines Park. Oxford Archaeology was commissioned to record the standing historic structures, including the walls of the Kitchen and Parterre Gardens, the Dovecote, the Alcove Seat, the Grotto, the Cottage, the Granary and Jacobs Well. In addition a watching brief was also maintained during various elements of the regeneration work that caused ground disturbance in the historic gardens. The purpose of this work was to provide detailed records of the parks surviving archaeological features in order to provide information on their construction and phasing.

As well as creating a record of the structures prior to the restoration the work has also increased our understanding of the park and its individual features. The work has shown (or suggested) that the upper level of the Dovecote was probably only added in the 1860s, as a conversion of an existing garden building, and that the uppermost level of some of the walls in the walled gardens were secondary additions, albeit probably very early raisings of the incompleting initial construction. The work has also revealed possible evidence of a heated wall in the Kitchen Garden and confirmed that the south-west wall of the 19th-century cottage incorporated the earlier, 18th-century wall from the Kitchen Garden. The below-ground watching brief has identified a number of features from the park including culverts, walls from probable former paddock buildings and evidence of a possible blacksmiths.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Oxford Archaeology (OA) was commissioned by the London Borough of Redbridge to undertake a programme of building recording and archaeological investigation within the grounds and gardens of Valentines Park, Ilford, London Borough of Redbridge (Figure 1). The recording was undertaken during a programme of restoration and reinstatement works within the park. The Grade II* listed Valentines Mansion and the associated Grade II registered Park are owned by the Borough and cover approximately 50 hectares centred on TQ 435880. A separate programme of restoration was developed for the Mansion and its immediate surroundings but these fall outside the scope of the current project. The investigation was requested by David Divers of Greater London Archaeology Advisory Service (GLAAS) in 2006 acting on behalf of Redbridge Borough Council. The restoration of the park and mansion was largely funded through a grant from the Heritage Lottery Fund and also through direct council funding.
- 1.1.2 The main focus of the current investigation centred on a number of areas within the historic core of the park at its north end around the house.

1.2 Previous investigations

- 1.2.1 The grounds and mansion at Valentines Park have seen a number of previous studies and phases of archaeological investigation. Among these was an Historical Survey and Restoration Management Plan of Valentine's Park from the late 17th century undertaken in 1999 by Land Use Consultants (LUC). This formed the basis of an application to the Heritage Lottery Fund for restoration and enhancement works.



- 1.2.2 An Archaeological Desk-Based Assessment, Field Survey and Evaluation was then undertaken by OA in 2002 (issued Jan 2003). This comprised topographical survey and evaluation and its principal purposes were: i) to provide a detailed assessment of the park's archaeological potential ii) to record where possible, surviving elements of the 18th-century gardens; iii) to provide information regarding their construction and state of preservation in order to inform a proposed programme of reinstatement.
- 1.2.3 The desk-based investigations identified that the area currently enclosed by the park today has the potential to retain archaeological sites dating from the early prehistoric period onwards. Topographical survey and evaluation conducted within the historic core of the park provided detailed information regarding the survival, construction, and development of the garden landscape from the earlier 18th-century Rococo garden to the present. These results informed the programme of restoration works drawn up by LUC to be implemented as part of the current works.
- 1.2.4 In 2000, Pre Construct Archaeology Ltd carried out a watching brief during work on the dairy wing of Valentine's House. This provided some information about the construction phases for the buildings (Ponsford 2001). In 2004 PCA are believed to have undertaken further recording in the Mansion but the scope of this is uncertain and as it was centred on the house it is not directly relevant to the current project.
- 1.2.5 A Statement on the significance of Valentines Mansion and its gardens was then produced by Richard Griffiths Architects in February 2006 and an Archaeological Impact Assessment & Written Scheme of Investigation was undertaken by Oxford Archaeology in August 2006. This WSI outlines the work undertaken in the current project.
- 1.2.6 Other previous work has also included a measured survey of the Dovecote which was carried out by English Heritage and a survey of The Alcove Seat which was based on a photogrammetric survey.

1.3 Scope of restoration works

- 1.3.1 The conservation and restoration works covered by the current recording comprised:
- 1.3.2 ***The walled gardens:*** some sections of the Kitchen and Parterre Gardens were unsafe and required remedial works. This included the reconstruction of the previously lost north-east wall, at the same height the Alcove Seat. A buttress was constructed behind the Alcove Seat where it met the wall to its south. The rebuilt wall followed the line of the original 18th-century construction, which was changed when the Rose Garden was constructed in the 19th century. Other sections of the existing walls were also taken down and rebuilt, with some additional buttresses along the north side of the wall separating the two gardens. In order to improve visitor movement around the site a series of new arched openings were constructed and an existing blocked gateway re-opened between the gardens. The interior of the Kitchen Garden was cleared, levelled and new pattern of raised beds installed. The interior of the Parterre Garden remained essentially unchanged.
- 1.3.3 ***The Dovecote and Associated Buildings:*** These buildings at the south end of the walled gardens were repaired and re-roofed in the restoration works.
- 1.3.4 ***Rose Garden:*** The existing layout of the Rose Garden remained largely unchanged although paths were relaid and beds cleared of old soil. In the southern beds soil clearance was undertaken to a depth of 0.5m due to plant infection.
- 1.3.5 ***Dredging Work and Surround Repairs:*** The Long Water, Horse Pond and Wishing Well ponds are all 18th-century clay-lined landscape features which were dredged in the restoration programme.



- 1.3.6 **Alcove Seat:** A new buttress was constructed within the Kitchen Garden to stabilise the Alcove Seat. Stainless steel straps, rods and plates were also inserted in appropriate locations and the structure tied into the new wall. The roof to the central alcove was replaced with a new slate roof after the brick structure had been repaired and consolidated. An existing opening in the wall from the Kitchen Garden to the south of the Alcove Seat was not replicated in the new wall and the original accompanying steps were removed.
- 1.3.7 **North Grotto:** There are grottoes at either end of the Long Water through which water flows. Limited repair and consolidation works were undertaken to the grotto at the north end including concrete underpinning, re-pointing, vegetation clearance and the re-laying of turf to the upper surface. The grotto at the south end of the Long Water is in need of major repair works but this was not included in the current restoration. It would be desirable for a programme of recording and restoration work to be carried out on this feature in the future if the opportunity and funding arose.
- 1.3.8 **The Wilderness Garden:** The two diagonal paths and the Bishops Walk in the Wilderness Garden were re-laid over the existing paths. The central path in this area, which is thought to be later, was removed and relaid in grass. Other paths in the Wilderness Garden were resurfaced.
- 1.3.9 **Jacob's Well:** this was cleaned and cosmetically restored.
- 1.3.10 **Path works (Whole Park):** Minor works were undertaken for various other paths throughout the Park although these did not have an archaeological impact and were not included in the current recording programme.
- 1.3.11 **Tree Replanting (Whole Park):** A number of large trees were removed from various areas around the park and holes dug for the insertion of new trees.
- 1.3.12 **Model Boat Pond and Toilets:** The Model Boat Pond on the east side of the Park was drained and infilled. The adjacent toilet block was also demolished and its concrete base removed. to a depth of 0.45 m with deeper construction left in situ. The base of the pond was drilled to drain the pond, but not removed.
- 1.3.13 **Park Furniture (Whole Park):** many features such as railings, fencing, litter bins and seats were replaced.

2 AIMS AND OBJECTIVES

- 2.1.1 The principal aims of this report were to record information relating to the surviving buildings and features within the historic core of Valentines Park prior to their alteration, removal or temporary exposure in the restoration works. The recording concentrated on their construction, fabric, phasing, and development.
- 2.1.2 The objectives of the investigation were set before the project started and relate to the understanding of the surviving archaeological features. The objectives were:
- to provide permanent and accurate written, photographic and drawn records of the walls and associated archaeological features within the grounds of Valentines Mansion which were to be impacted by the restoration;
 - to identify the extent and phasing of the original greenhouse/hothouse structures within the Kitchen Garden;
 - to provide information that would inform the proposed reinstatement and reconstruction works;
 - to create a permanent record and archive which would be deposited in a publicly accessible repository.



3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology to be used in the current project was established and set out in an Archaeological Impact Assessment & Written Scheme of Investigation undertaken by Oxford Archaeology in August 2006.
- 3.1.2 The project divided into two principal elements: i) recording of buildings and structures prior to the start of the restoration works and ii) watching brief during intrusive ground works to record exposed features.

3.2 Building recording

- 3.2.1 The building recording was carried out on:
- ***The Walled Kitchen and Parterre Gardens:*** This provided a record of the walls prior to the partial rebuilding and other restoration works. Particular emphasis was placed on the relationship between the Alcove Seat and the adjoining walls, the walls themselves (particularly where they were to be rebuilt or altered), evidence for earlier structures and cultivation regimes, vine hoops, heating flues, greenhouses, mortar patches etc. The recording comprised drawn elevations (based on an existing metric survey) showing features of interest, a photographic survey and a written description.
 - ***The Dovecote and associated buildings*** - A photographic record and interpretative analysis.
 - ***The Alcove Seat*** - A photographic record and interpretative analysis using existing CAD drawings to show materials, extent of cement pointing, missing features etc. A photogrammetric survey of this structure has already been undertaken.
 - ***The North Grotto*** - A photographic record, annotated elevation and interpretative analysis.
 - ***Jacobs Well*** - A photographic record and interpretative analysis.
- 3.2.2 ***Drawn record:*** CAD surveys of the principal standing structures and buildings at Valentines Park were provided to OA by Richard Griffiths Architects prior to the project and these have been used in the current recording to provide baseline plans and elevations on which interpretative annotation was added in the form of overlays.
- 3.2.3 In certain circumstances more detailed drawings of individual features have been necessary to complement and complete the record. The drawings consist of a combination of plans, sections, elevations, and details. The drawings were compiled on Permatrace and drawn to a recognisable scale in pencil.
- 3.2.4 ***Written record:*** The investigation has also included written summaries of the standing structures. The summaries describe each of the built features in general and (as appropriate) more detailed records for individual features and components. The written record is linked to the drawn record (by descriptive terms, or numbering).
- 3.2.5 Pro-forma building recording sheets have been used for the description of areas and discrete structures. Where deemed necessary to clearly explain what may be complex phasing, individual context numbers have been assigned to features and/or phases of construction. However, in general, when structures have been fundamentally of one phase, descriptive terms have been employed and structures assigned only overall structure numbers to allow full and clear integration with any below ground archaeological deposits.



- 3.2.6 **Photographic Record** - The photographic record documents not only specific features and archaeological details, but also the general character of the standing structures and their setting within Valentines Park.
- 3.2.7 A full photographic record was compiled of the standing structures before the conservation and repairs had begun.
- 3.2.8 The photographic records were taken on both 35 mm black and white film and on colour slide film. Where necessary, photographs include a chalk board indicating the film number and site code, and where appropriate photographs include a scale. Digital photographs were also taken to complement the film record.

3.3 Archaeological watching brief

- 3.3.1 An archaeological watching brief was maintained during intrusive works in the following areas;
- Walled Kitchen Garden - this was undertaken during clearance works and during the excavation of foundation trenches as well as during excavation of pits for new buttresses.
 - Kitchen Garden corners - Small areas of excavation to establish, if possible, the line of the eastern corners of the Kitchen Garden: were they straight corners or curved? This work was carried out once the tarmac path had been lifted. Previous archaeological investigation suggested that the northern angle was right angled and the southern one was a curved corner (OA 2003, §9.4).
 - Rose Garden - Watching brief as the soil was excavated from the southern beds in order to look for evidence of an earlier route for the Ha-Ha. Prior to the creation of the Rose Garden in the late 19th century the Ha-Ha would have run through this area.
 - Paths in the wilderness - a watching brief was maintained as the paths (particularly the central path) were excavated as earlier gravel surfaces survive very close to present ground level.
 - Tree planting - watching brief was also undertaken during excavation works for planting the larger new trees
 - Service and drainage trenching in several areas
 - Soil stripping in the Tennis Court Area

4 HISTORICAL AND GEOLOGICAL BACKGROUND

4.1 Location, geology and topography

- 4.1.1 Valentines Park is located in the north of the historic parish of Great Ilford (formerly Essex), now within the modern Borough of Redbridge, in Greater London. The historic centre of Ilford lies c. 1.5 km south of the Park. Roughly triangular in shape with the apex to the north, the park occupies c. 50 hectares. The Cranbrook flows across the southern part. It is surrounded by 20th-century housing with a school situated at the apex. The River Roding runs north-west to south-east about 1 km to the west of the Park.
- 4.1.2 The Park lies at c.22m OD in the north, sloping gently down to the Cranbrook at c.10m OD. Most of the Park lies on the gravel terraces of the River Thames. The 1974 Geological map assigns the gravel terrace to the Boyn Hill period, but recent work by Gibbard and Bridgland in particular points to this terrace belonging to the later Corbets Tey period (MOLAS, 2000, 14). The underlying geology is London Clay, which forms the upper stratum for a band running north-south under the formal garden and then towards the west. The Cranbrook runs along another similar band of clay, with no recorded alluvial deposit. This pattern of clay bands



between gravel islands suggests that there might have been two streams running through Valentines Park in addition to the Cranbrook. Documents from the fifteenth century records that Stephen Atte Well, who held the field now containing the modern golf course, also held meadows close to a 'Tanners Brook', suggesting the possibility of a stream running north-south into the Cranbrook within this area.

4.2 Outline description of park

4.2.1 Most of the Park is grassland. At the north end lies the Historic Core of the Park which includes the Mansion and Kitchen Gardens with a Ha-Ha to their south. They are separated from the historic formal American Garden to the east by a line of man-made ponds, culminating in the Fish Pond. The house and formal gardens date to the late seventeenth and early eighteenth centuries. A miniature golf course lies to the east of these formal gardens with an area of hard standing forming tennis courts to its south. The eastern side also contains sports fields, and Melbourne Field, which lies in the south-east corner, which is sometimes used for fairs and other events. The south-west corner of the Park contains the Boating Lake, surrounded by an area of more formal public park, including the bandstand, sunken garden and sensory garden. Also lying within this south west corner is a cricket ground, further tennis courts and bowling green, a play area and a café. The cricket ground, bowling green and tennis courts, are leased to private operators. The bulk of the Park lying between the main activity areas in the east and west is formed by open parkland with wooded areas and isolated trees.

4.3 Historical and archaeological background

4.3.1 Introduction

4.3.2 An archaeological desk-based assessment and programme of archaeological field investigation, comprising topographical survey and evaluation, were carried out in 2002 by Oxford Archaeology (report issued January 2003). This assessment identified that the area currently enclosed by the park has the potential to retain archaeological sites dating from the early prehistoric period onwards. However, as very little archaeological investigation has been carried out, there is limited evidence.

4.3.3 The following section provides a short summary of the findings of the 2003 report with an emphasis on the post-medieval history of the site, since it has been laid out as a park, and particularly in relation to features recorded in the current project.

4.3.4 Prehistoric, Roman and early Medieval periods

4.3.5 No archaeological material from the early prehistoric period has been found within the park although its situation on the Corbets Tey Gravel Terrace, together with a number of finds from the wider vicinity, would suggest the possibility that remains from the Lower Palaeolithic period may be present.

4.3.6 Roman burials were discovered in the 18th century within the park in the area of what is now the golf course. An inhumation in a stone coffin and a cremation in an urn were found, but no formal excavations took place and the extent of the archaeology is unknown.

4.3.7 No archaeological sites or finds from the early medieval period (pre 1066) have been found within the park and very little has been found within the wider vicinity.

4.3.8 Later Medieval Period

4.3.9 Although there have been no archaeological finds within the park from the later medieval period it is thought from documentary and other evidence that the area was in use and that the holding of Valentines itself was established in this period.



4.3.10 Most of the Park and wider area during this time lay within the landholding of the Abbess and Convent of Barking from the seventh century until its Dissolution in 1541. From the thirteenth century this formed part of Hainault Forest, a portion of the royal Forest of Essex. The situation of the Park within Hainault Forest did not mean that it was wooded, just that it was subject to Forest Law. It is likely that the wooded part of the forest in this area lay on the claylands to the north, in the area of Hainault Forest around Aldborough Hatch, c.2 km north-east of the Park. Away from the main wooded area, inclosure had taken place steadily throughout the late medieval period and during this period the land would have either formed part of the Abbey's demesne or held by free tenants. The holding of Valentines itself is thought to have been established after the Dissolution of the Abbey when the land was surrendered to the Crown, and is classified in the VCH as a 'tenement which, in 1539, was on lease as part of the abbey's demesne, and created after the Dissolution'. Little is known about Valentine's itself before the early seventeenth century, but the name probably arose from a former tenant (VCH V, 211).

4.3.11 It is thought possible from documentary and geological evidence that a stream, Tanner's Brook, may have originally run along the present line of the Long Water and the other ponds in this area. The name suggests that the water supply was used for leather production and hence there may be remains of this or other waterside activities surviving below ground.

4.3.12 *Seventeenth-century origins of house and gardens*

4.3.13 The VCH records that 'the estate called Valentines which in the eighteenth century became one of the largest in the parish, was built up around two tenements, both bearing that name, which since the mid-seventeenth century had been separate, but which had previously formed a single holding' (VCH V 191). The smaller of these two tenements was 8 hectares and centred on the current Valentines House (which replaced an earlier house). This original copyhold tenement and house was known as just Valentines and forms the core of the present Park. The larger freehold tenement was centred on Middlefield Farm to its east, but was previously known as Valentines Farm. Both are believed to have been merely farms at that stage (Lockwood 2002, 13). The earliest map of the area consulted, dating to 1777, shows Valentines, but not Middlefield, although later maps, i.e. the first edition 6" map of 1863 does show a farm of this name just outside the current eastern park boundary.

4.3.14 The two parcels of land were originally held by Toby Palavicino, lord of the manor of Cranbrook, then both passed through different owners until brought together once more by Robert Surman in the 1730s. The smaller land parcel, Valentine's, was held in the 1690s by James Chadwick, who is said to have demolished the original house (depicted in 1652-3 as of moderate size) and built the present one (OA5) in the 1690s, although it was largely reconstructed (ie 'enlarged and improved') in the eighteenth century first by Surman and then by his successor Charles Raymond until 1769 (VCH V 212). The design and construction of the formal landscape of Valentine's Park is also thought to have been started by Chadwick and it is likely that the Rococo garden east of the house was begun at this time. The Long Water, a rectangular canal, and the 'Wilderness' behind are typical of late seventeenth century garden design and therefore were probably also constructed during this initial phase. The series of artificial ponds, including the Long Water, may have been constructed on the line of 'Tanner's Brook' (referred to above).

4.3.15 *Eighteenth-century development of Valentines*

4.3.16 In 1724 the estate was acquired by Robert Surman who enlarged and improved the house and gardens. Among these improvements may have been the addition of the grottoes and Alcove Seat, as their style, using flint and rough stone, was fashionable in the mid eighteenth century. The structure known as Jacob's Well uses the same construction methods and may also date to

this period, although the spring, which feeds Wishing Well Pond, is likely to have existed from a much earlier period.

- 4.3.17 It is not possible to give precise dates to all the features of the Rococo garden and assign them to a particular phase. However by the mid eighteenth century it is thought that the Wilderness (which included blocks of orchard at either end), the water features, and the 'Pleasure Grounds' (which included a series of walled gardens and octagonal Dovecote), were all present. It is also known that vines were grown in these gardens as documents record that the Black Hamburg vine at Hampton Court was grown from a cutting of a Valentine's Vine (Dowling 1999, 49). This was planted by Charles Raymond in 1758. To the south of the gardens and house lay open parkland, known as the Glade. The Park at this time did not extend much beyond the southern edge of the Fish Pond at the south of the Long Water during the mid-eighteenth century (Lockwood 2002, 6).
- 4.3.18 Shortly after Surman acquired Valentines, he also obtained Valentines Farm (later known as Middleton Farm). In 1754 he sold both properties to Charles Raymond, who extended his estate by purchasing Highlands and Wyfields to the south and east of the Park. Raymond built himself a new mansion at Highlands (OA17), about 700 m to the east, and then sold his other holdings. Valentine's Park benefited from these transactions, gaining all the southern part of the present Park and also some land beyond its current boundaries.
- 4.3.19 The earliest available historic map to show Valentine's Park, is Chapman and André's 1777 Plan of the County of Essex (Figure 3). It is not however at a scale where it is possible to make out design details. Its entrance lay to the south-west of the house. The formal Park boundary shown only includes the early eighteenth century formal landscape area around the house, not the southern area incorporated by Raymond. The damming of the Cranbrook, which formed the Boating Lake, is visible. The map shows a linear boundary around what would have been the house and original gardens close to the house, which may mark the line of an original Ha-Ha between this and the park. This map shows a number of other private parks within this part of Ilford, which still remained legally part of Hainault Forest until Disafforestation in 1851 (VCH V, 186).
- 4.3.20 The outer boundary of the Park shown on the 1777 map is representational only, but when compared with the boundaries of the 1838 map discussed below, it has been possible to approximately identify the original extent of this Park. This boundary has been mapped on Figure 3. It can be seen that the remnants of this boundary can still be seen represented in the landscape today.
- 4.3.21 *19th-century layout of park***
- 4.3.22 The early formal landscape of Valentine's Park is seen most clearly on a map accompanying Sales Particulars of 1838 when the Park passed to Charles Holcombe. A poor quality copy of this map is reproduced in the Land Use Consultants 1999 report and it is very similar to a better quality and slightly later map in this report (Fig 5). This map shows the formal garden features, Horse Pond, Long Water and Fish Pond, the Wishing Well Pond to the east and the Wilderness, then referred to as 'Rookers and Orchards'. Within the Wilderness the Bishop's Walk and the two diagonal paths leading to Bishop's Walk can be distinguished. The central path within the Wilderness Garden cannot be distinguished, although Landuse Consultants considered that it and the two diagonal paths shown here all formed part of the Rococo design.
- 4.3.23 A number of buildings are shown within the walled Kitchen Gardens, but only the Dovecote and Gardener's Cottage still survive. It is believed that the building shown on the site of the Dovecote was an earlier structure which only took its current form later in the 19th century (detailed further below). A line to the south and west of the Mansion may be the Ha-Ha which appears on later maps and which appears to continue southwards at its eastern end to run along

the Long Water. The southern extension of this Ha-Ha was confirmed by the walkover in the previous OA work (2002). The detail of the map does not show features such as the grottoes. The main entrance at that period was to the north of the house. In the Glade a dew pond (OA66) can be seen. Of the land added after Raymond's sale, the area north of the Boating Lake is mostly grassland, but the rest is shown as under cultivation, with the style used suggesting the presence of ridge and furrow, although this may be misleading.

- 4.3.24 Within the modern park it is still possible to trace most of the field boundaries shown on the 1838 map as they have been used to divide the park into areas which are used for different sorts of activity. Where the hedges themselves have been removed their alignment are often now followed by paths or bands of trees. Some hedges still exist to the east, along the west side of the sports fields and around parts of the golf course.
- 4.3.25 An 1854 Estate Plan shows essentially the same pattern, but the division of the Wilderness into three zones by the two paths seen in 1838 is clearer (Fig 5). The 1863 1st edition 6 inch:1 mile Ordnance Survey Map (Fig 6) shows for the first time the central path, between the two diagonal paths in the Wilderness Area. This map once again shows the Ha-Ha running along the southern and possibly the western side of the mansion (this western section was destroyed by 1912 by the construction of Emerson Road). Jacob's Well is also marked on that map and the Cedar of Lebanon distinguished. The actual age of this old tree is not certain. In the very south of the park, within the arable field south of the Lake, the disposal of land for house building had begun by this date.
- 4.3.26 The 1863 map is the last map which shows the Ha-Ha immediately south of the house in its original position. By the time of the 1897 map it has been realigned with its eastern end moved slightly to the south so it runs in direct alignment with the central path of the Wilderness Areas in the east. Therefore the Ha Ha just to the south of the house dates to the 19th century, but this does not preclude the other parts of the Ha-Ha discussed above as dating to the eighteenth century.
- 4.3.27 In 1870 Valentine's Park was inherited by Sarah Ingleby, Holcombe's niece, who was a keen horticulturist. Under her instructions the line of the Ha-Ha was moved to its present orientation on an alignment with the central path through the American Garden and a Rose Garden built on the south of the existing walled gardens. It is possible that her redesign work began before her uncle's death, and the central path in the Wilderness first seen on the 1863 map, may have been constructed for her early on in the project. The name American Garden was probably adopted for the Wilderness around this time, signifying the planting of foreign plant species. The results of her alterations can be seen on the 1897 OS map. This also shows increased tree planting in the Glade and changes to the field boundaries on its southern edge. More land has been sold for building in the south-west corner of the Park.
- 4.3.28 The rural areas in and around Ilford were rapidly disappearing under urban development during the late 19th century and the Council was aware of the need to provide public open spaces. This led to their purchase in 1898-9 of the southern part of Valentine's Park. This area was called Central Park after its purchase. It was redeveloped with features such as formal paths, Bandstand, Clock Tower, sports facilities.
- 4.3.29 *Twentieth century development***
- 4.3.30 Between 1897 and 1912 housing developments were constructed to the west and south of Valentine's Park. To the north and east farming continued. An area of land on the north-west of the park had been sold for building and Emerson Road constructed along the new western boundary, destroying this part of the Ha-Ha in the process. The 1919 OS map shows that this had resulted in the creation of a new entrance from Emerson Road where the dew pond had been marked on earlier maps.



- 4.3.31 In 1906 Sarah Ingleby died and her son donated an area which included the ponds and the American Garden to Central Park. The land to the south of this and The Glade was also purchased by the Council in the same year. The house and The Glade were added to the public park in 1912.
- 4.3.32 The 1919 OS map shows how the original Central Park had been laid out with features such as the Bandstand. Within the American Garden the arrangement of paths has altered from the late 19th-century pattern. North of Melbourne Field in the south-east of the Park, on the future swimming pool site, is a gravel pit. This map does not show any allotments although these were created during World War I, surviving until the early 1920s (Dowling 1999, 26). The field boundaries south of the Glade appear to have been removed although trees still mark their line.
- 4.3.33 The final expansion of Valentine's Park took place in 1924 when Middlefield Farm, north-east of the Park, was purchased by the council. Some of these fields were used to construct a miniature golf course, marked on the 1939 OS Map, (Figure 7), and the rest of the new land used for building houses and a school. The swimming pool in the south-east of the Park was built c. 1920. Figure 4 shows the park at its present extent.
- 4.3.34 Housing development in Ilford had continued throughout the early to mid twentieth century and Figure 7 shows Valentine's Park completely surrounded by housing except at the very north where there is a school and its playing fields.
- 4.3.35 During World War II allotments were again created in the park, although their locations have not been identified. Three concrete silos for hay and grass were built and Civil Defence surface shelters erected. Anti-air raid trenches were dug and about 3.6 hectares were occupied by searchlight batteries and a barrage balloon compound (Dowling 1999, 38-9 43). The location of these wartime additions has not been identified, and are not shown on the 1940s aerial photographs looked at, but it is possible that they might relate to some of the features recorded during the site walkover. The drinking fountain at the north-east corner of the Boating Lake, moved there from Ilford Broadway when the park was established, fell victim to the scrap metal drive in 1942, although the commemorative plaque was preserved in Redbridge Museum (Dowling 1999, 16).
- 4.3.36 Only comparatively minor changes occurred in Valentine's Park after 1945. The 1963 OS map shows some changes to paths in the south-eastern area. A wishing well was built in 1972 near the bell tower, which blew down in 1976 and the concert pavilion was cleared in 1983. In 1987-8 the stretch of Cranbrook from Brisbane Road to the Boating Lake was culverted. The most significant development took place in 1995 when the swimming pool closed and was removed.
- 4.3.37 The early twentieth century cricket ground, bowling green and tennis courts on the north side of the Boating Lake are currently leased to private operators.

5 HISTORIC BUILDING RECORDING

5.1 Introduction

- 5.1.1 The main areas covered by the historic building investigation lie within the historic northern part of the current park, within the immediate grounds of, and to the north-east of, Valentines Mansion (See Fig 2). They comprise the Walled Gardens (Kitchen and Parterre), the Dovecote and associated buildings, the Alcove Seat, the North Grotto, and Jacobs Well. The individual walls in the Walled Gardens were assigned numbers by Richard Griffiths Architects and this numbering system has been adopted for the purposes of continuity.



5.2 Outline description of mansion grounds

- 5.2.1 A brief overall description of the principal northern part of the site, where the main features which have been recorded in the current study are located would be of use. The Grade II*-listed mansion is located towards the north-western corner of Valentines Park a short distance to the east of the Emerson Road entrance to the park. The list description dates the house to the late 17th century although almost the entire external shell is secondary and forms part of major 18th-century alterations. There are formal lawns to the south and east of the mansion and beyond these is a ha-ha which divides the garden from the wider park. This brick ha-ha is aligned south-west to north-east and is listed Grade II. As detailed above it is believed that most or all of this ha-ha is of later 19th-century date and formed a realignment of an 18th-century ha-ha in the same general area. The new structure aligns with the central path in the Wilderness whereas the north-eastern end of the earlier feature would have partially overlain what is now the Rose Garden.
- 5.2.2 To the north-east of the mansion, beyond the approach to the house, is a series of functional areas and formal gardens. These include the large walled Kitchen Garden with a range of buildings including a Dovecote, granary and cottage at the south end (closest to the mansion), as well as the smaller walled Parterre Garden and Rose Garden. The Dovecote dates from the early to mid 18th century (albeit much altered) and is listed Grade II while immediately adjacent to the north (at the south end of the west side of the Kitchen Garden) is a 19th-century Cottage. The walls of both the Parterre Garden and Kitchen Garden appear to be included in the Dovecote's listing. The Rose Garden, to the south-east of the Parterre Garden, is immediately to the north-west of the north-east end of the ha-ha. Beyond the walled gardens is The Long Water, a long artificial pool which is orientated north-west to south-east at a right angle to the ha-ha. There is a grotto at either end of the Long Water and there are further aligned bodies of water to the north-west (The Horse Pond) and to the south-east (Fish Pond). A path runs along the south-west side of the Long Water and between this and the Kitchen Garden is an Alcove Seat. Beyond the Long Water is a more wooded area known as The Wilderness or The American Garden in which a network of paths have been laid out. The Land Use Consultants 1999 report on Valentines Park believes that the main paths here formed part of the 18th-century Rococo Garden but they are not discernible on early plans and they may have been later alterations.
- 5.2.3 *Phase summary*
- 5.2.4 The structures recorded in the current works appear to divide into five principal phases consisting of the primary build and subsequent repairs and alterations. Clearly there would also have been many other smaller phases when works were undertaken. None of the structures recorded appears to survive from the original 17th-century garden associated with Valentines Mansion although as referred to elsewhere there are landscape features such as the Long Water and The Wilderness which are likely to have originated from this phase. A brief outline of each apparent phase and associated dates is shown below.
- 5.2.5 *Phase I* represents the original establishment of the Kitchen Gardens and the majority of the decorative garden features. This principally dates from the 1720's (and 1730s). This phase is believed to include the main walled gardens, the Alcove Seat, the Grotto, Jacob's Well and the lower part of the Dovecote.
- 5.2.6 *Phase II* principally comprises the raising (or completion?) of Wall 2 in the Walled Gardens. The uppermost courses of this structure is distinct from the main wall below but the fabric all appears to be of 18th century date and rather than being a clearly different phase it may be that the work was undertaken after a season's gap to complete the unfinished wall with a slightly different brick type.



- 5.2.7 **Phase III** is a number of repairs and alterations probably undertaken in the third quarter of the 19th century. This includes the construction of the first floor section of the Dovecote (believed to date to 1864) and various works undertaken in a distinct hard yellow brick, possibly in 1870 when Sarah Ingleby added the Rose Garden. These works include the construction of four buttresses to Wall 4, one buttress to Wall 2 and the blocking of several doorways in the Walled Garden.
- 5.2.8 **Phase IV** is represented by re-pointing with a dark, ash-rich mortar seen in many areas including much of Wall 2. It is thought to date from the later 19th century and definitely post-dates Phase III.
- 5.2.9 **Phase V** is a number of alterations in the earlier 20th century. This is believed to include the insertion of two arched doorways in Wall 5 and the removal of the north-eastern ends of Walls 1 & 2 for the creation of the path adjacent to the Long Water.
- 5.2.10 **Phase VI** represented by a number of other mid 20th century repairs and alterations in small areas all over the garden structures. This includes the repointing of the rear elevation of the cottage believed to have been undertaken in 1964 as well as cement mortar repairs to the Alcove Seat and Jacob's Well.
- 5.2.11 Table 1 included below shows indicative brick descriptions, dimensions and mortar type, for the purposes of cross referencing each phase.

Phase	Brick Type		Mortar Type	Examples
	Texture/colour	Size (mm)		
I & II (1720s)	Soft orange/red	19.5-230 x 10-11 x 5.5-7 cm	Pale and creamy lime mortar with substantial grit and lime inclusions	Main walls of Walled Gardens. Primary build and raising (or completion) of upper courses of Wall 2 – possibly after a season's gap. Dovecote (previous garden range subsequently altered), Grotto, Alcove Seat, Jacobs Well.
III (c.1850-1875)	Hard/off yellow		Pale brown, some ash	Two primary entrances to Kitchen Garden infilled. One buttress in Kitchen garden. Upper courses of Wall 4. Four buttresses added to southern part of Wall 4. Alterations and addition of upper part of Dovecote.
IV (late 19 th C)	-		Grey, ash rich mortar	Penny-struck repointing over much of Wall 2 and 2a (5008) as well as Parterre Garden walls. Infill to SE arch in Dovecote.
V (earlier 20 th C)	Various re-used from earlier phases		Hard cement with distinctive large grit inclusions	Four buttresses (5017) added to NW face of Wall 2/2a. NE ends of Wall 1&2 removed to allow for path by Long Water. Two buttresses added to northern part of Wall 4. Outbuildings and lean-to's at SE corner of Kitchen Garden. Insertion of doorway into Wall 5 and one at corner of Walls 4 and 5.
VI (later 20 th C)	As above		Hard cement	Concrete crazy paving path down centre of Kitchen Garden towards Alcove Seat. Alterations to chimney in Dovecote.

5.3 The Kitchen Garden

- 5.3.1 Approximately 50 m to the north-west of the main house are two walled gardens, orientated approximately NE to SW from where the mansion would originally have been supplied with herbs, vegetables and fruit. These divide into a Kitchen Garden (detailed here) and a Parterre Garden (detailed in section 5.4). The Kitchen Garden includes the Dovecote, a Granary, a Cottage and other structures at the south-west end and the Alcove Seat at the north-east end (Fig 8).
- 5.3.2 **General description:** Prior to the current restoration the walls surrounding the Kitchen Garden survived in very poor condition. In a number of large areas the walls had totally collapsed (or possibly been pulled down for safety reasons) and many buttresses had been added to support sections which showed a severe lean. The Kitchen Garden had become a semi-derelict, disused, grassed area and it has seen relatively substantial works in the current restoration.
- 5.3.3 The long sides of the Kitchen Garden are formed by Wall 1 to the north-west and by Wall 2 to the south-east. The end walls are Wall 3 to the south-west and Wall 6 (from which little survives) to the north-east.
- 5.3.4 The earliest elements of the Kitchen Garden are the walls which originally stood at c.2.8 metres in height (with some variation) and are 35-40 cm thick. The bricks are hand made, relatively soft in texture, and orange-red in colour. For brick dimensions see Table 1 above. The lime mortar between the bricks is pale cream in colour with a coarse texture and substantial grit and lime inclusions. The bond is variable. The brick type and construction of the main walls are consistent with an early to mid 18th-century date. There appear to have been two primary entrances into the Kitchen Garden which were subsequently blocked in the later 19th-century.
- 5.3.5 **Wall 1** divides into two main sections which are separated by a wide opening (Fig 10, Plate 5, 8). This opening forms the main entrance into the Kitchen Garden and it has being reformed in the current works into a new narrower doorway. The north-eastern section (c.30m long) is largely painted white on the south-east side and at the north-eastern end the wall has a severe lean towards the north-west. A modern wooden shoring frame has been erected at this end to support the wall. No other more permanent buttresses have been added to Wall 1 unlike several other walls in the Kitchen Garden. At the south-western end (adjacent to the opening) this wall steps down in two sections and in this area there is a distinct 'pier' (c.50 cm wide) formed of secondary 20th-century bricks (Pl. 5). This south-east face of this pier is flush with that of the main wall and it is adjacent to a stone-walled and concrete-capped raised bed. The pier is keyed into the adjacent brickwork rather than abutting it and although it is generally vertical it is slightly 'wavy' in a way that is suggestive of a flue. This might relate to a heated internal cavity within the wall and there is a bronze plaque on the opposite (NW) face of this wall commemorating the 1951 Festival of Britain and a famous vine which formerly grew here. The unpainted red bricks remain visible on the north-west side but they are heavily darkened or smoke blackened. The south-western section of Wall 1 is detailed below in the section on the Dovecote, Cottage and associated buildings.
- 5.3.6 **Wall 2** forms the south-east side of the Kitchen Garden, adjoining the Parterre Garden, and both its form and condition are broadly similar to Wall 1 (Pl. 2-4). The north-eastern end of the wall was taken down in the early 20th century to allow the creation of a new path parallel to the Long Water which truncated the north-eastern end of the Kitchen Gardens. This path is shown on the 1939 OS map (Fig. 7). There are also other sections in poor condition but the main c.65 m remains intact. The primary fabric largely survives and it is formed from irregular, soft, handmade bricks without frogs. The bricks are a red/maroon colour on the outer face but an orange colour on the inside (where some have lost their face) and they measure 19.5-23 cm x 10-11 cm x 5.5-7 cm. There is no consistent brick coursing used; there are patches of English Garden Wall bond but in other areas there are whole header courses and many half bricks.



- 5.3.7 The uppermost section (10 courses) of the wall is constructed using different bricks (5010) which are slightly darker than those below and with a distinctly pinker mortar. These bricks appear to be handmade, relatively irregular in character and also of possible 18th-century date. It is likely that this upper section is also essentially primary but was constructed a season or two after the original wall.
- 5.3.8 The south-western end of the wall is capped with large 30 cm square quarry tiles while the north-eastern part (adjacent to the Parterre Garden) steps down and has a soldier course to its top, various areas of patching and rebuild and extensive ash-rich repointing of probable late 19th or early 20th-century date. Towards the south-western end the wall is 2.17 m tall but towards the north-east it is 1.7 m high with the upper part rebuilt.
- 5.3.9 Several sections of the wall have a distinct lean toward the north-west and this is particularly severe in an area towards the south-west end. This area is being reconstructed in the current works on a firm foundation and with three new buttresses to support it. Six buttresses have been added in the past to the north-west side of the wall to provide support. These six buttresses divide into two groups of three either side of the centre. The three buttresses towards the north-east end are of 20th-century date and were probably added at the same time as the creation of the path alongside the canal (pre-1939 OS map). These are 0.6 m wide by 0.6 m deep (at the base) and c.2.3 m tall. The two buttresses at the south-west end are of similar form and date but the buttress at the junction with Wall 5 is of later 19th-century date (1879?) and constructed with yellow bricks. This is contemporary with buttresses in the Parterre Garden and Rose Garden and uses a soft pale brown mortar with grit added.
- 5.3.10 There is a blocked semi-circular arched doorway (1.18 m wide x 1.82 m tall) close to the centre of the wall which is being re-opened in the current works. This former doorway is blocked with yellow stocks (late 19th or early 20th) of similar date to the buttresses with a hard creamy brown mortar and the arch is two bricks deep. The ash rich mortar found widely across this wall continues over the infill.
- 5.3.11 The northern half of the south-east face of the wall is covered in eye hooks from former (probably mainly recently cleared) climbing plants. The south-western end of the north-west face of the wall shows several timber uprights and other evidence of a number of former ephemeral lean-to's. At its south-west end Wall 3 abuts Wall 2 with a straight joint that is now diverging and these structures are partially secured with a metal tie. It may be that Wall 3 represents an alteration to the primary alignment of the wall.
- 5.3.12 Much of the wall is covered by a grey-ash repointing of probable mid 19th century date and contemporary with similar repointing in the Parterre Garden, as well as on the south-east face of Wall 4 and over the later 19th-century buttresses. This is penny-struck and the mortar puddles over the brick edges. Towards the upper part of the wall the pointing remains hard and substantially intact while lower down, where planting was against the wall, it has become much more eroded and is softer.
- 5.3.13 **Wall 3** forms the south-west wall of the Kitchen Garden and its inner face is covered by paint and other evidence of former adjoining lean-to's (Pl. 3). It is of a rough quality and is not plastered. As referred to above Wall 3 abuts Wall 2 and may form a rebuild or realignment of a previous wall.
- 5.3.14 **Wall 6** formed the north-east end of the Kitchen Garden but it had largely collapsed (or been dismantled for safety reasons) prior to the current investigation. Footings survived to the south-east of the Alcove Seat extending across the Kitchen and Parterre Gardens. A path was created in the early 20th century (pre 1939 OS map) immediately to the south-west of Wall 6 which truncated the ends of Walls 1, 2 and 4 but it is not thought that whole of Wall 6 was also pulled down at this time.



- 5.3.15 During the watching brief it was discovered that the eastern corner, where wall 4 would have joined Wall 6, was originally curved (Plate 46). This is different from the corner between Walls 1 and 6 which was shown to have been at right angles (Plate 47). This is detailed further below.
- 5.3.16 Within the Kitchen Garden are a number of small brick wall footings denoting previous structures. These have been recorded in the current recording (detailed below in section 6) and OA's evaluation in 2002 demonstrated that this area had been subject to extensive disturbance from the construction of green/hot house structures as well as from its later use as a nursery.

5.4 Parterre Garden

- 5.4.1 The Parterre Garden is a rectangular formal garden immediately to the south-east of the Kitchen Garden with brick walls, gravel paths and box-edged planting beds. It remains as a formal garden and is in much better condition than the Kitchen Garden (Pl. 9).
- 5.4.2 **Walls 4 and 5** are 35.5 cm thick, largely constructed of primary (1720s) soft red bricks and they form the south-west and south-east sides of the Parterre Garden (Pl 6 – 7, Fig. 9). The bricks measure 23 x 10-11 x 6-7 cm and the mortar is pale, creamy and relatively coarse with substantial grit inclusions. The bond is largely a Flemish variation bond and at the south end, where it appears to be full height, the wall is c.2.9 m tall. The upper courses of Wall 4 represent a secondary raising or repair of the structure and the brick is slightly yellower and slightly harder than the primary fabric. The join between the two phases of wall is clear at the north-east end but at the southern end it is hard to distinguish, possibly because some early bricks were also used in the later raising/repair. At the southern end (over the door) the later brickwork is only 4 courses high but at the mid wall it extends to seven courses and then reduces again to five courses towards the canal. This brickwork appears to be contemporary with four 19th-century buttresses on the south-east face of Wall 4 and both the buttress and the upper courses may all represent alterations undertaken in c.1870 when the Rose Garden was added by Sarah Ingleby.
- 5.4.3 The buttresses are constructed using dirty yellow bricks (23 x 11 x 65 cm) laid at an angle and the buttresses are 0.6 m wide x 0.7 m deep at the base. They are poorly keyed into the primary wall with rough sockets and there is evidence that some of the iron eyelets in the wall for climbing plants may have been updated when the buttresses were constructed. There is a small number of new angled hooks neatly adjacent to the buttresses which replace straight eyelets which are almost buried by the buttress. In general however, there is not a clear or widespread distinction between the two phases of hooks.
- 5.4.4 Towards the north-east end of Wall 4 are two further buttresses which were added in the 20th century to match the four 19th century structures further south.
- 5.4.5 The south corner between Walls 4 and 5 is rounded and marked by a shallow pilaster column topped with a stone slab and ornamental pine-cone finial (c.40 x 10 cm). Within the rounded corner is an arched doorway (1.17 m wide x 2.34 m tall) with the arch formed from two courses of headers (Pl. 7). The rebate is on the garden side of the doorway but this is rendered so any evidence of pintels or fixings is obscured. The date of this doorway is uncertain but it appears to have been a 20th-century insertion. The bricks around the doorway are similar to those in the primary wall but the mortar to the arch is clearly different and has a very hard texture with distinct large grit inclusions. Below the arch springs the wall has been repointed in a smooth cement. Presumably the primary bricks were reused in the formation of the archway.
- 5.4.6 Towards the north-western end of Wall 5 is a similar arched doorway which also appears to have been a 20th century insertion.
- 5.4.7 Approximately 1.6 m to either side of the doorway is a shallow 6 cm deep pier (shallower than the secondary structural buttresses referred to above) with sloped shoulder at the top. Wall 5

abuts Wall 2 of the Kitchen Garden so it was presumably of later construction although they are both essentially of the same primary phase.

- 5.4.8 Both faces of wall 4 (but not Wall 5) have been repointed with a grey, ash rich mortar which post-dates the buttresses and upper section of Walls 4 and 5 (which may date to c.1870). The mortar slightly puddles over the bricks and it is penny struck although this finish does not survive everywhere and it is less obvious on the interior of the garden.
- 5.4.9 There are also various 20th-century cement mortar repairs and the north-east end of the wall was neatened and squared-off with cement mortar when Wall 6 (the north-east wall) was demolished to create the path along the canal. The lower parts of the two archways were also repaired in the 20th century.

5.5 The Dovecote

- 5.5.1 At the south-west corner of the Kitchen Garden is a small group of buildings which form part of what would have been a larger complex of ranges around the walled gardens. These would have been c.40 m to the east of the house and they would have had a variety of utilitarian functions to serve the mansion. The existing buildings divide into the Dovecote, at the north-west end of the garden's south-west wall and a cottage/granary at the south-west end of the north-west wall. The granary and cottage are described below in section 5.6 below.
- 5.5.2 **Introduction:** The Dovecote (and attached garden walls) are listed Grade II and although the list description dates them to the early to mid 18th century the structure appears to have been substantially altered in the mid 19th century when a previous 18th-century garden range was converted to a Dovecote (Fig. 11, Pl 10-31).
- 5.5.3 **External description:** The Dovecote has a rectangular-plan ground floor and a hexagonal-plan first floor which projects above the central third of the building. The ground floor has a single-pitch slate-covered roof, sloping to the north-east, typical of a garden range facing into a walled area.
- 5.5.4 The south-east elevation is constructed from plain brickwork of a rough character, without any systematic bonding and with substantial cracks (Pl. 11). There is an iron tie-plate towards the roof ridge, many areas of patching to the wall and a low, thick buttress has been added to the western corner of the building (Pl. 12). This buttress uses hard yellow bricks and is probably of later 19th century date. The brickwork in the main south-east wall appears of 18th-century date and its poor quality is suggestive of a utilitarian garden building where appearance or longevity would not be principal concerns. The elevation incorporates a 2-light window beneath a segmental brick arch.
- 5.5.5 The south-west elevation also appears to partially date from the original early 18th-century range but it has been more altered in the mid 19th-century works and substantial areas of brickwork appear to date from this period. This elevation, which is partially obscured by vegetation and a large framework of shoring at the western corner, incorporates a full height projecting bay which continues up to the first floor projection and which was almost certainly added in the 19th-century works. The north-western part of the elevation has a low semi-circular arch, formed from orange bricks (probably 19th century), with a recess and blind window c.1.25 m tall immediately below a string course (Pl. 13). The brickwork within the arched recess appears contemporary with the 19th-century stock bricks and this appears to be a blind arch rather than a blocked opening. There is a similar arch in the south-eastern third of this elevation although this one has been infilled with clearly secondary yellow stock bricks (Pl. 14). Above this arch is a chimney stack from which the chimney pot was removed during the restoration works. The cylindrical pot has an attractive wave decoration around its sides and it has '1969' inscribed within the mortar at the base (Pl. 18).



- 5.5.6 The north-east elevation is now partially covered by a secondary lean-to (Gardeners Store) which extends across the central and north-western thirds of the elevation. This lean-to is not bonded into the main Dovecote and the south-eastern wall of the lean-to is diverging. This lean-to was probably added in the early 20th century and it has two 2-light windows as well as a central door. The catslide roof is slate covered and the eastern corner of this lean-to is curved, presumably to allow for wheel barrows and carts to travel around the corner. The south-eastern side of this lean-to, together with the adjacent wall of the main Dovecote, are painted showing that this area was also formerly enclosed with another small lean-to. This open-fronted structure was still intact in 2005 when it was photographed by Stewart Monk for the *Images of England* listed buildings web-site. There is a 'Gentlemen' sign over the door within this area into the south-eastern room of the Dovecote. The north-western third of the of this lean-to's north-east elevation is covered with render. The fact that this lean-to was secondary is also shown by the presence of a small yellow brick wall, probably the footings of one of the planting beds, that ran underneath this structure from the Kitchen Garden.
- 5.5.7 The upper part of the building (technically the Dovecote itself) has an octagonal plan and a pyramidal, slate-covered roof. The ridges of the roof are formed from lead sheets wrapped over wooden battens while the slates are set on wooden boards and beneath this a modern wire mesh (in some areas). This mesh may have been added due to the poor condition of the building to guard against the structure collapsing. The first floor walls of the Dovecote are largely constructed from maroon-coloured stock bricks, widely found in buildings from the 19th century in this part of London, with distinct orange bricks at the corners and the edges of openings. The bricks are laid in Flemish bond with penny-roll pointing and a white, chalky mortar (although some areas repointed). The uppermost five courses, immediately beneath the timber fascia is constructed with a yellow stock brick and incorporates a single step out and brick dentils. The quality of the brickwork is considerably higher than the earlier parts of the ground floor (eg the south-east elevation) and it must be from a later phase. There are four 1.22 m wide partially blind openings (to NW, NE, SW, SE) with ogee arches formed from fine gauged brickwork. These partially blind openings have recessed primary brickwork beneath the arch springs and timber 'tracery' within the arches above a timber sill. This 'tracery' remains partially in-situ in two of the four windows although the former openings (through which the pigeons could have accessed the building) have been blocked with wire mesh. One of the bricks which form the arch on the north-west wall has 1864 neatly inscribed into it. The brickwork would fit with such a date and it is assumed that the whole upper floor was added around this date. Although the quality of the brickwork is relatively good the building has suffered from a lack of maintenance and neglect.
- 5.5.8 **Internal description:** The interior of the Dovecote divides into three main ground floor rooms together with the upstairs octagonal room and the later lean-to extension to the north-west. The south-eastern room (the Gardener's Office) is plastered and is now dominated by a large fireplace against the south-western wall which may have been added in the early 20th century. The window in the SE wall has relatively old security bars (19th century). This room has a modern, partially collapsing ceiling supported by simple battens and above this is a plain rafter lean-to roof with corrugated iron cladding. There is an iron tie-bar with 30 cm diameter circular plates at either end, set on timber lacing pieces, which runs through this part of the building (Pl. 22).
- 5.5.9 The central ground floor room (3.7 m x 3.9 m) is also plastered but this space is filled with scaffolding (Pl. 20). The primary (c.1864?) first floor is intact with SW-NE joists, painted white and raking corner joists. The north-east wall of the central area appears to have been partially rebuilt and the principal joist which would have supported the north-east ends of the common joists has been re-set underneath the ends of these joists rather than supporting them in mortice and tenon joints as they would originally have been (Pl. 21). The mortices are visible within the

principal joist and an iron strap has been nailed beneath one of the holes to add additional support. The principal joist is now supported by two corbelled timbers set into the wall. This structural re-arrangement may have been a rather crude temporary solution to structural failures or it may relate to the creation of former openings between this area and the secondary lean-to. The north-west and south-east internal walls of the Dovecote's ground floor each comprise a wide semi-circular arch which support the octagonal first floor structure. The arches measure approximately 2.85m wide and 1.95m high although that to the SE has been partially infilled with a central doorway. The walls are plastered and painted white. The ground floor has a concrete, brick, and flagstone floor and a trench dug by contractors through the floor of this structure made visible foundations of soft red/orange brick with cream coloured lime mortar approximately 0.5m down from the existing floor level.

- 5.5.10 The north-western room is divided from the central one by what appears to be a primary (c.1864?) timber frame partition comprising a central post, two raking struts, a sill bearer and two further posts (Pl. 23-24). This frame is well constructed with small tenon joints and it has timber cladding on its north-west side. The north-west room is also plastered and it has a sink and boiler against the north-east wall. It is thought that in the building's later phase this area was used to issue tickets for the tennis courts. Access to the first floor is through a small hatch in the south-east wall of the north-west room.
- 5.5.11 The octagonal first floor room is 4.4 metres tall from floor to apex and the roof is supported by a large central circular-section post (20 cm diameter), with two raking supporting struts which meet the post at 2.46 m above floor level and which rest on a large wooden bearer (35 cm x 30 cm) extending across the floor through the centre of the room from the north-east wall to the south-west (Pl. 27). The roof has 12 principal radial rafters which extend up to the apex, where they are fixed to a bolted box ring around the top of the central post, as well as other rafters which adjoin the principals (Pl. 28). The base of each rafter rests on a wall plate extending around the eight sides of the octagon (at 3.38 m above floor height) and the roof is braced at this level by a frame comprising two full width horizontal braces (NW-SE) and four shorter braces (NE-SW) from the main bearers to each of the other corners (Pl. 30). These braces are each lapped over and nailed to the wallplate.
- 5.5.12 The walls are all plastered although this has come away in limited areas to show that a lower quality of brick was used on the internal faces than the external. There are some patches of repair including a large area of modern brickwork in the north-west wall, adjacent too the hatch, which rises in an irregular 'pier' towards the wall-plate (Pl. 29).
- 5.5.13 The room has been substantially cleared of the pigeon's nesting boxes although some minor fixings which may have been associated with dove keeping are apparent (Pl. 25). These include pairs of curved iron brackets set at 2.45 m above the floor on each of the shorter corner walls (N, W, E, S). There are also wooden pegs beneath each of the windows which appear to be tied into the original brickwork and immediately above them is a line with the plaster which extends around the whole room. There are lower pegs at 1.5 m above the floor and top pegs which are 1.85 m above the floor. These presumably indicate a shelf which extended around the room and this may well have housed nesting boxes.

5.6 The Granary and Cottage

- 5.6.1 At the south-west end of the Kitchen Garden's north-west wall is a range of buildings including a Granary and a Cottage which form a group with the adjacent Dovecote (Pl. 32-39). The list description for the Dovecote dates the Cottage (which it calls the 'Gardener's Cottage') to the mid 19th century. This range also includes a screen wall which has two branches hiding the granary from view: there is a curved section facing south-west towards the approach to the house and a straight section which connects the north-west end of the curved wall to the western

corner of the cottage. This straight section of wall is presumably intended to screen the granary from the relatively elegant (but adjoining) north-west front of the cottage.

- 5.6.2 **The Cottage:** the cottage is two storeys tall, is brick built and it has a plain rectangular plan (c.12 x c.5 m) with a hipped roof (Pl. 32). Its main front faces to the north-west and is constructed with yellow/brown mid 19th century bricks. This elevation has three windows at first floor (6-over-6 sashes) together with a blind window while at ground floor there are a further three windows and a door. The openings are beneath red, gauged-brick, square-headed lintels.
- 5.6.3 The rear (SE) face of the cottage is plainer and less elegant by comparison but it is of interest as the lower half of the wall is of older brickwork and is almost certainly a section of the 18th-century garden wall which has been incorporated into the mid 19th-century cottage (Pl. 33-34). This older brickwork is red and contrasts with the later yellow/brown Flemish bond brickwork at first floor. Its form is partially obscured by a heavy cement repointing but a small adjoining WC lean-to was demolished during the current restoration works from the north-east end of this elevation and this revealed an area of the same brickwork which had not been repointed. This shows that the primary mortar was a white colour and the bricks are of an irregular hand-made form. The wall is constructed using a header bond (with areas of inconsistency) and the overall form is typical of an 18th century garden wall. There is a semi-circular blocked arch towards the centre of the ground floor of the cottage and this presumably would have formed a doorway through the wall into the Kitchen Garden before the Cottage was constructed. The form of this archway (2-brick semi-circle) is the same as the other doorways found within the other walls of the Kitchen Garden but it has now been infilled with later 19th-century yellow/brown bricks incorporating a small window. It is interesting to note that the date '1964' has been carefully inscribed into a section of the cement repointing. This shows the date of the repointing of this old brickwork and the small WC lean-to must predate this (as the pointing did not continue behind it).
- 5.6.4 Other than the small ground floor window within the blocked archway the only other window in the south-east elevation of the Cottage is a 2-over-2 sash at first floor. There is a yellow brick pier at ground floor between the granary and cottage which is contemporary with the construction of the cottage and was presumably added to add support to the first floor end wall. This wall also has a rendered plinth to the lower third of the 18th-century brickwork.
- 5.6.5 **Screen walls:** The curved screen wall, which is of later 19th century date (not shown on 1863 OS map) and possibly contemporary with the Cottage) is c.4 m tall and constructed from light brown bricks. The upper 9 courses appear to form a secondary raising of the wall. The wall has two doorways: one to the space immediately north-west of the Granary and one to the lobby between the Granary and the Dovecote (Pl. 35). These doorways are impressive features and have semi-circular red-brick arched lintels and semi-circular, green-painted door frames. The doors themselves also have semi-circular heads, 6 panels and long iron bolts and hinges.
- 5.6.6 **Granary:** The Granary is a small single storey structure immediately to the south-west of the Cottage and to the north of the Dovecote. It is a simple agricultural construction but it forms an interesting group with the Dovecote and wider Kitchen Garden in demonstrating how an estate such as this would have functioned. Although it has seen alterations the Granary appears to survive from the 18th century arrangement.
- 5.6.7 Due to the screen walls very little of this structure is visible externally and the main area which is (the south-east elevation facing into the Kitchen Garden) is rendered with a small window beneath segmental arch.
- 5.6.8 The floor of the granary is raised c.40 cm above the ground level to prevent rats and small animals reaching the grain (Pl. 36-37). The floor is set on brick piers and it comprises two



principal joists (NE-SW) into which are tenoned nine common joists (NW-SE) and with floorboards lain above these. The north-east end is supported by the brick end wall of the cottage.

- 5.6.9 The south-west wall of the Granary is constructed using a simple timber frame and brick-nogging infill. The frame has seven relatively slender and regular vertical members and two horizontal spacers between each. The brickwork appears primary and forms part of the structure (as opposed to the timber framing being structural). The outer face of this wall is limewashed while the interior is clad with wooden slats.
- 5.6.10 The other three walls are all of whitewashed, relatively featureless brick although it is apparent from the inside that the 2-light window in the south-east wall is set within a blocked semi-circular arched opening (1.8 m wide). This is not visible on the external wall due to the modern render covering the granary's elevation. This arch is different to those above doorways around the Kitchen Garden walls as it is only one brick thick (as opposed to two in the doorways) and the infill does not appear to extend down to the ground. This suggests that this former opening was probably a window (possibly a half-moon or hopper window) rather than a doorway. The wall within which this window is set is of old (probably 18th-century) brick but it is whitewashed internally and rendered externally so it is difficult to be certain. It is not header bond like the section to the north-east adjacent to the cottage and is presumably from a slightly different phase.
- 5.6.11 The roof within the granary is also a relatively simple construction and it appears to be structurally separate from (and later than) the main Granary (Pl. 39). It is a 2-pitch common rafter roof with each pair of rafters coupled by a simple collar lapped over and nailed to the rafters at each end. There is a ridge piece and a further longitudinal bracing member immediately beneath the collars. The roof is probably of later 19th or early 20th century date. Within the granary there is a considerable amount of stored items but there is also some very fragmentary remains of former storage frames.
- 5.6.12 The granary is reached through the small lobby within the space formed between the Dovecote, Granary and screen wall. This lobby, which would presumably have been an external space before the construction of the later 19th-century screen wall, has an irregular stone floor, plastered walls and a simple roof. Immediately adjacent to the arched doorway in the screen wall is a set of words printed on the wall stating 'No refund on tickets due to rain by order. This may relate to the area (and the north-western third of the Dovecote) being associated with the tennis courts and being used to issue tickets.
- 5.6.13 Access to the granary floor itself is via a small set of wooden steps and through a door in the brick-nogging wall referred to above. The door is constructed from vertical planks braced by four horizontal boards.

5.7 The Alcove Seat

- 5.7.1 The Alcove Seat forms part of the early 18th century designed garden and is located at the north-east end of the Kitchen Garden within the largely collapsed Wall 6 (Pl. 40-42, Fig. 12-13). The structure would have formed a romantic eye-catching folly facing onto the Long Water and forming part of a group of similar, probably contemporary structures with the two grottoes and Jacob's Well.
- 5.7.2 Prior to the current restoration works the structure had become isolated due to the collapse of the surrounding walls and its condition had deteriorated severely by neglect and ill conceived 20th-century restoration works. The structure has a serious lean towards the north-east and scaffolding supports its north-east face.



- 5.7.3 This structure essentially consists of two elements: the substantial curved recess which houses the seat itself and the facing wall which surrounds it and which forms the north front. The curved recess extends c.2.5 m south-westwards from the front face of the wall and it has an irregular plan in the shape of a three-quarters oval. It is constructed from handmade orange/red stock bricks (probably 18th century) laid in an irregular bond which varies from a random bond to header bond (bricks measure 21-22 cm x 10 cm x 6 cm). The mortar is creamy white and lime based with grit aggregate. The roof is formed from a half dome of bricks and the internal walls are limewashed (although much of this has now been lost). The wooden seat itself remains in-situ extending around the internal walls.
- 5.7.4 The surrounding wall extends c.2.5 m to either side of the main arched recess and comprises three steeply pitched gables or pediments; the central one over the entrance to the seat is the tallest and there are two lower gables, one to each side over further decorative arches. Each of these flanking arches are no more than very shallow recesses whose principal function is decorative and which complement the central archway. However it appears the south-eastern archway was originally open and served as a doorway into the Kitchen Garden. This was infilled with yellow stock bricks (22-23 cm x 10-11 cm x 65 cm) which appear to be of late 19th century date.
- 5.7.5 The principal north-east front of the structure which faces onto Long Water is partially clad in decorative flint and shells, set in mortar, although many areas of this have come away to reveal brickwork behind. The face would have been given a classically inspired rustication with bands of flint and render to the piers between bays and the arches. The flintwork extends along the ridges and the whole elevation has an encrusted appearance.
- 5.7.6 The south-west rear side (facing the walled garden) is very plain in comparison with exposed brickwork and no romantic decoration. The brickwork appears to be largely primary although there have been repairs in patches and the rear of the main 'gable' is rendered. At the top of the main section of wall, but below the height of the gables, is a soldier course. The north-west end of the wall is capped with secondary brickwork presumably dating to when the main wall collapsed and the general condition of the wall is very poor, partially resulting from vegetation which covered the structure prior to the current works. There has clearly been a fire against the south-east side of the recess and there is much charring against both this wall and the adjacent section of the main wall.
- 5.7.7 Parts of the structure have been repointed using a dark grey ashy mortar believed to date from the mid to late 19th century. It is visible mainly over the door and SE side of the structure and in patches all over the front (NE facing elevation). It appears particularly thick within the blocked archway where it is penny-struck. There are also further phases of repointing from the first half of the 20th century using a hard cement mortar with distinct large grit. It is also thought that the pebble-dash render seen on the NE face dates to this phase.
- 5.7.8 The half-domed roof is clad in lead but toward the top there is a band of cement-based render.

5.8 The North Grotto

- 5.8.1 The North Grotto (Pl. 43-44, Fig. 14) is located at the north western end of the Long Water. It is believed to be contemporary with the first phase of building, built sometime around the early to mid 18th century. It is also a Grade II listed structure and consists of three arches, the middle arch being larger than the arches to either side of it. A culvert from the Horse Pond directly to the north west originally fed the Long Water through the middle arch. It is a fine and rare example of Rococo rock work and is constructed with soft red brick core using a soft creamy lime mortar suggestive of Phase I, and faced with stone, flint, slag, and shells. Some re-used architectural fragments are also present.



- 5.8.2 There are no clear indications of different phases other than re-pointing work. Re-pointing is patchy and sporadic and uses a number of different mortar types suggesting that it was repaired as and when necessary. It is difficult to attribute each mortar type to a specific phase however there are patches using a dark ashy grey mortar which suggest at least some of the repair work was carried during Phase III, mid to late 19th century.

5.9 Jacob's Well

- 5.9.1 This is a small domed structure approximately 1.8 metres high which forms an ornamental cap to a spring which feeds the Wishing Well and Fish Pond (Plate 45).
- 5.9.2 It is of brick construction but this is covered by a thick cement-rendered coating and with flints and quartz set into this to give the structure a Gothic romantic appearance to match the Alcove Seat and Grotto.
- 5.9.3 The well retains water and there is an opening within the side of the structure c.0.75 m wide by 0.9 m tall, beneath a rough segmental brick arch. There is a metal grille fixed over this entrance although this appears to be of mid 20th-century date and is presumably a secondary alteration for safety reasons since the area became a public park. The opening has a stone sill. The internal faces of the structure are of brickwork although this now has extensive algae colouration.
- 5.9.4 The date of its construction is not known for certain but its romantic design suggests that it is an 18th-century feature from the Rococo garden contemporary with the Alcove Seat and Grotto. The cement mortar used with large grit inclusions suggests that the structure has undergone considerable repairs since the park was purchased by the council in 1924. The condition of the feature is poor and it has suffered from the misguided use of cement mortar in the repairs. In areas this has cracked and come away from the main structure to reveal patches of the brickwork behind.

6 ARCHAEOLOGICAL WATCHING BRIEF

6.1 Introduction

- 6.1.1 In addition to the recording of the above ground structures associated with Valentines Park, a series of archaeological watching briefs during 2007/08 have been undertaken in accordance with OA's Written Scheme of Investigation (2006). Mitigation by watching brief ensures that archaeology encountered during intrusive ground works is recorded. Areas where watching briefs were undertaken due to potential disturbance of archaeological deposits include the Walled Gardens, the Rose Garden, The Wilderness Garden and areas of tree planting. Drainage trenches directly to the north of the house and within the tennis court area were also investigated.

6.2 Aims

- 6.2.1 To identify and record the presence or absence, extent, condition, quality and date of archaeological remains in the areas affected by the restoration works.
- 6.2.2 To preserve by record any archaeological deposits or features that may be disturbed or destroyed during the course of the groundworks.
- 6.2.3 To make available the results of the archaeological investigation.



6.3 Methodology

- 6.3.1 The watching brief element of this project was conducted as a series of visits to areas of the site as outlined in OA's Written Scheme of Investigation (2006) as well as additional drainage works and stripping of the tennis court area.
- 6.3.2 Specifically the watching brief was carried out on:
- The Walled Gardens - During clearance of the Kitchen Garden and during excavation carried out at the North Eastern corners of Walls 1 & 4 to confirm the original line of the wall corners.
 - The Rose Garden - During the removal of soils in the southern beds which may have disturbed or revealed evidence for the Ha-Ha or earlier archaeological deposits.
 - The Wilderness Garden - During removal of the Central Path. This was intended to check for earlier phasing of paths and/or earlier archaeological deposits.
 - Tree Planting - A Watching Brief was necessary during tree planting but only where holes large enough to expose archaeological data were excavated. A single structure was exposed in one of these holes.
 - Drainage Trenches - Two trenches directly to the north of the main house and one trench in the tennis court area were excavated revealing a series of walls and culverts.
 - Tennis Court Area - Stripping of this area revealed a number of walls which appear to form two structures. These may have been buildings associated with the stable yard no longer present.
 - North of the Dovecote - Excavation of a cable trench to the north of the Dovecote revealed a stone surface.
- 6.3.3 A plan of the excavations were maintained at 1:20, 1:50, and 1:150 and sections were drawn at 1:20. Where possible GPS was used to plot wall footings and associated archaeological features. Excavations and features were photographed using colour slide, black and white film and digital.

6.4 Results

6.4.1 *The Walled Gardens*

- 6.4.2 During ground clearance of the Kitchen Garden footings from former features were revealed (Pl. 48-49, Fig. 8). These appear to have been largely planting beds or bases for cold frames. OA's evaluation in 2002 demonstrated that this area had been subject to extensive disturbance from the construction of green/hot house structures and from its later use as a nursery.
- 6.4.3 During the watching brief, footings were seen running along the south-eastern edge of Wall 1 (within the garden) which seem to have two phases of building. A hard yellowish brick can be seen to overlie a softer orange red brick similar to those seen in Phase 1. It is possible that these softer red bricks relate to the vinery indicated by the Gardeners Chronicle of 1878 as dating to around the 1750's. The harder yellow bricks which overlie this structure, certainly in part, may relate to the 80ft hothouse again mentioned in the Gardeners Chronicle of 1878. However, the precise period in which these structures were constructed remains uncertain due to a lack of definitive dating evidence.
- 6.4.4 At the south western end of the Kitchen Garden, adjacent to the Dovecote, are a series of small wall footings using hard yellow bricks. They may be the remains of planters added sometime during the later 19th century. One of these small walls runs underneath a later (20th-century) structure which has been added to the north-east of the Dovecote (Plate 9).

- 6.4.5 The modern tarmac path/road that runs adjacent to the Long Water and cuts through the northern ends of Walls 1 & 4 has been removed in the restoration works making it possible to see the original alignments of the two walls. The footings of the north eastern end of Wall 1 (which was cut by, and underlies the tarmac road adjacent to the Long Water) is on the same alignment as the original wall. The bricks are soft and red/orange in colour measuring 230mm X 65mm X 100mm. They appear to date to Phase I (1720s). Wall 4 forms the south eastern extent of the Parterre Garden and the footings of its north eastern end, where they were exposed by the removal of the tarmac path, were seen to curve round to the north-west (Pl. 46, Fig. 17). It would then have originally run north westwards to meet Wall 2, the Alcove Seat and finally Wall 1. The bricks are soft and red/orange in colour measuring 220-230mm X 60-70mm X 100-110mm. They appear to date to Phase I (1720s).
- 6.4.6 The latest addition to the Kitchen Garden appears to be a concrete crazy paving path which runs down the centre of the garden towards the Alcove seat and Long Water. It has been heavily truncated towards its north eastern end and is associated with another small wall footing to the east which uses the same bricks which are stamped 'marston'
- 6.4.7 *The Rose Garden***
- 6.4.8 Approximately 0.5m of bedding soil was removed from the south beds in the Rose Garden which it is thought may have revealed the original line of the Ha-Ha. The original line of the Ha-Ha was changed when the Rose Garden was created in the late 19th century. No evidence for the Ha-Ha was revealed.
- 6.4.9 *The Wilderness Garden***
- 6.4.10 The central path running north east from the Long Water to Bishop Walk was removed for reinstatement of grass. The watching brief intended to check for earlier phasing of paths and/or earlier archaeological deposits. The path was rotovated to a depth of approximately 0.2m and in doing so revealed no evidence of the earlier path.
- 6.4.11 *Tree Planting***
- 6.4.12 A Watching Brief was necessary during tree planting but only where holes large enough to expose archaeological data were excavated. A total of 7 holes were excavated within the Kitchen Garden of a necessary depth for investigation (Figure 8). Of the holes excavated, number 7 contained a drain which was modern in date.
- 6.4.13 Hole number 4 which was located centrally within the Kitchen Garden, towards Wall 2, revealed a substantial wall, comprising of the same hard yellow later 19th-century bricks with cement mortar seen elsewhere on the site (Plate 50). The wall initially exposed within the tree pit was approximately 10 courses high, a single brick (c.10 cm) thick and aligned with the south-east edge of Pit 4. An area of 1.5 m wide and 1 m high was uncovered within the Pit but this excavation continued for a short distance beyond the line of the pit and this revealed that the wall exposed formed the corner from a larger feature. Two similar walls were exposed, at right angles to each other forming a corner just to the south-west of Pit 4. One wall was aligned SE-NW and although the visible section was c.4 m long the wall appeared to continue beyond the line of the excavation. The other wall was c.3 m long, orientated SW-NE and again it appears to have continued beyond the line of the excavation.
- 6.4.14 These walls may be from a former range of structures (or possibly substantial planting beds) across the central line of the Kitchen Garden dividing it in two and the 1863 OS plan (Fig 6) suggests that the general layout of the Kitchen Garden was divided in this way. It is also interesting to note that the NW-SE wall aligns with the opening in Wall 1 suggesting that there would have been a path through the doorway and running alongside a range of structures from which these walls survive.



6.4.15 The remaining holes excavated revealed no evidence of previous structures.

6.4.16 Drainage Trenches

6.4.17 These have been numbered so that they follow on from OA's Evaluation report (2003) for the purposes of continuity. Due to the depth of these trenches it was not possible to enter them for health and safety reasons. Many measurements are therefore approximations.

6.4.18 **Trench 31** was located in the southern half of the tennis court area (Figure 15, Plate 51). It measured approximately 4m x 2.5m on a roughly north-south alignment and two short sections of wall foundation were revealed (5021) and (5022) which it appears were once connected but are now truncated by the machining in the current works. Each wall is between 0.6 and 0.7m wide and approximately 0.95m tall. They are cut into the natural which is a greyish yellow silty clay. Directly overlying both walls is approximately 0.10m of demolition/levelling material on which the modern tarmac surface of the tennis courts lies.

6.4.19 The bricks of both walls are soft, orange/red in colour, and measure 220-230mm x 110-110mm x 60-70mm. The mortar is soft, cream coloured and lime based. On this basis it seems likely that the wall relates to Phase I (1720s). It is also likely that these fragments were originally part of the same wall, and that this wall was associated with the stable yard buildings as seen on the 1863 map (Figure 6).

6.4.20 **Trench 32** was located approximately 15m to the north of the main house (Figure 15). It was 15m long on a north-west south-east alignment, 1m wide and approximately 1.6m deep. It contained the fragmentary remains of three red brick walls with a soft cream coloured lime mortar and a small culvert constructed with the same materials. Overlying these structures appear to be 19th/20th century demolition/levelling layers. At the time of survey all the walls had been partially truncated by machine and the brickwork was only visible within the sides of each trench.

6.4.21 The north-westernmost wall (5029) is approximately 0.9m down from the existing ground surface and 0.7m tall by 0.6m wide. It appears to be on a north-east to south-west alignment and uses soft red/orange brick with a cream coloured lime mortar. It is probable that this section of wall relates to the primary garden design from the 1720s or an early addition.

6.4.22 Approximately 2m to the south east of wall (5029) is wall (5030). This wall again appears to be on a north-east south-west alignment and again has been heavily truncated by machine. It is 0.8m down from the existing ground level and is 0.65m tall. It is between 0.7m and 0.8m wide. From its appearance on the south west elevation this section of wall seems to be an inside corner. It uses soft red/orange brick with a cream coloured lime mortar and again is of probable 18th century date

6.4.23 Approximately 2.9m from wall (5030) is wall (5031). This wall again appears to be on a north-east south-west alignment and again has been truncated by machine. The top of this wall is 0.4m below the existing ground surface and is approximately 0.8m deep and 0.65m wide. It uses soft red/orange bricks with a cream coloured lime mortar. It is probable that this section also relates to an 18th-century structure in this area.

6.4.24 2.2m to the south east of wall (5031) is a small culvert approximately 1.2m down from the existing ground level (5032). The culvert is constructed using red/orange bricks with a cream coloured lime mortar. It appears to be on a north-west south-east alignment and was only visible in a small part of south-east facing trench section. The culvert uses a single skin of bricks with a flat brick base and is approximately 0.5m wide and 0.4m in height. It is probable that this culvert is an 19th-century feature.

6.4.25 **Trench 33** was located 1m to the south east of Trench 32 and approximately 4m to the north of the main house (Fig. 15, Plate 52). It contained a large brick culvert (5033) which appeared to

be running in a north-westerly direction away from the main house. The culvert had been heavily truncated by a modern drainage system by the time of survey and was only visible in the south west and north east facing sections of the trench. The top is approximately 1.3m down from the existing ground surface. It uses red/orange brick with a cream coloured lime mortar and measures approximately 1m wide and 0.7m high. Its appearance and construction suggest that it belongs to the 18th or earlier 19th century phases.

- 6.4.26 The **Tennis Court Area** is located c.30 m to the north of the Cottage at the western corner of the Kitchen Garden and stripping in this area revealed a series of walls almost certainly associated with the use of this area as a paddock (Fig 16, Plate 53-54). The 1838 Sales Particulars confirms that this area was the 'paddock' and 'Stack Yard', or 'stock yard' (LUC, 1999). By 1919 a number of tennis courts had been built in this area under ownership of Ilford Council.
- 6.4.27 Approximately 0.15m tarmac and levelling/demolition material was stripped from this area prior to proposed lawn creation and this revealed a number of red brick wall footings which appear to form two structures, (5034) and (5035). These may have been buildings associated with the stable yard no longer present. The inclusion of some harder yellow bricks suggest that these structures may relate to a 19th-century phase of construction.
- 6.4.28 The northernmost structure (5035) is rectangular in shape with two principal 'rooms' and a single wall footing 0.30m wide extending out 14m to the north-east (5049). The main room is c.9 m long by 4.5 m wide and formed from c.30 cm wide red brick footings with soft lime mortar. At the south eastern end of the main room is a small area of laid flagstone and brick flooring (c.3 m x 4 m) with evidence of the former use of this area. Towards the centre of this area is a distinct L-shaped band where the irregularly laid bricks are heat (or coal) blackened (5047). The main section of this feature is c.2 m x 0.5 m and at the north-west end there is a 1 m return towards the south-west. Immediately to the north-east of this staining is a large flagstone (0.8 m square) clearly designed to take a sustained or heavy load (eg anvil?) while to the south-west is an area c.0.7 m square of yellow bricks. If these buildings were associated with stabling, then it is possible that this could be evidence of a blacksmith workshop. There is a door step towards the north-east end of the south-east wall of this room.
- 6.4.29 The structure to the south west of 5035 comprises six wall footings of varying shape and orientation (5034). It is likely that this structure continues south westwards, however recent levelling material obscured this area at the time of survey. The walls are formed from red and yellow bricks and use soft lime mortar.
- 6.4.30 **North of the Dovecote** - A cable trench was excavated approximately 8.5 m north west of the Dovecote. Beneath a layer of sandy silt 0.35 m in depth, a surface comprising irregular slabs of limestone and sandstone was exposed (Fig 18, Plate 55). The stones are irregularly shaped (limestone average c.38 cm x 28 cm; sandstone average 30 x 20 cm) This appears to be a yard surface at least 3 m in width and is truncated to the north and south. It is probably of 18th or 19th century date.
- 6.4.31 In the same general area service trenching revealed the footings from a 6.8 m length of brick wall, 0.5 m wide and 0.4 m tall (Plate 56, Fig. 15). The south-east end of the exposed section of this wall was located c.17 m to the north-west of the cottage and c.10 m north-west from the end of the screen wall adjacent to the cottage. The exposed wall was orientated NW-SE and the fact that it was closely aligned with the straight section of screen wall suggests that it may have been a continuation of this wall. The bricks within the wall were red, 23 cm x 10 cm x 7 cm, and with a coarse light-brown sandy mortar.



7 CONCLUSION

- 7.1.1 Valentines Park is an important site with many elements from a high quality early 18th-century Rococo landscape garden.
- 7.1.2 It is now a public park and it has undergone a programme of refurbishment and restoration to several of these landscape features. Oxford Archaeology have undertaken a programme of building recording and archaeological watching brief works during this restoration to record the structures prior to the work and to learn more of the site's history. Among the features recorded were the Kitchen Garden, the Parterre Garden, the Dovecote, the Alcove Seat, the Cottage and Granary, the Grotto and Jacobs Well. Many of these features are Grade II listed (or within the curtilage of listed structures) and of historical and architectural importance.
- 7.1.3 The work has attempted to identify distinct phases in the construction and development of each structure and to enhance our understanding of the features. The work has suggested that the upper part of the Dovecote was a mid 19th-century addition to an older, more utilitarian garden range, and that the mid 19th century cottage incorporated an earlier section of the 18th-century garden wall in its south-east face.
- 7.1.4 The below-ground watching brief also identified features in several areas including culverts, walls from former buildings, features from former structures in the Kitchen Garden and evidence of a possible former blacksmiths, as well as other extensive footings, from the paddock area.
- 7.1.5 These records will provide a permanent archive of all the associated archaeological features within the grounds of Valentines mansion and will add to the understanding of the site gained through a number of other studies in recent years.

Oxford Archaeology

May 2009



APPENDIX A. BIBLIOGRAPHY

Published Sources

Dowling I., 1999, Valentine's Park Ilford, A Century of History

Lockwood H.H, 2002, The Inspiration of Valentines

MOLAS, 2000, The Archaeology of Greater London

Ponsford M., 2001, 'Post-Medieval Britain in 2000' in Post Medieval Archaeology 35, 152

VCH, 1966, A History of the County of Essex, Vol V

Unpublished Sources

Land Use Consultants, 1999, Restoration Management Plan

Oxford Archaeology, 2003, Valentines Park, Ilford, Essex, Archaeological Desk-Based Assessment, Field Survey and Evaluation

Oxford Archaeology, 2006, Archaeological Impact Assessment & Written Scheme of Investigation, Valentines Park, Ilford, Essex

Maps

1777 Chapman and Andre's Map of the County of Essex

1854 Plan of Valentines Estate

1863 First Edition Ordnance Survey 25 inch:1 mile map

1939 Ordnance Survey 25 inch:1 mile Map

British Geological Survey, 1974, Drift Geology, Romford, Sheet 257



APPENDIX B. SUMMARY OF SITE DETAILS

Site name: Valentines Park, Ilford, Essex

Site code: ILVP07 (approved by LAARC)

Grid reference: TQ 435880

Approximate size of site: 0.375 ha.

Type of evaluation: Historic Building Recording and Investigation

Date and duration of project: Site work undertaken in 2007-2008

Location of archive: The archive is currently held at OA, Janus House, Osney Mead, Oxford, OX2 0ES.
It will be deposited at Ilford Museum.



APPENDIX C. GLSMR ARCHAEOLOGICAL REPORT FORM

1) TYPE OF RECORDING

Building Recording and archaeological watching brief

2) LOCATION

Borough: Redbridge

Site address: Valentines Park, Ilford, London, IG1 4XA

Site Name: Valentines Park Site Code: ILVP07

Approximate size of site: 0.375 ha

Nat. grid Refs: centre of site: TQ 435 88020

Limits of site: N: TQ433880 S: TQ432879

E: TQ434880 W: TQ432879

3) ORGANISATION

Name of archaeological unit/company/society: Oxford Archaeology

Address: Janus House, Osney Mead, Oxford OX2 OES

Site director/supervisor: Nick Crosson Project manager: Jonathan Gill

Funded by: Redbridge Borough Council (with grant from Heritage Lottery Fund)

4) DURATION

Date fieldwork started: 28 March 2007 Date finished: 20 May 2008

Fieldwork previously notified? YES

Fieldwork will continue? NO

5) PERIODS REPRESENTED

Post-Medieval

6) SUMMARY: building recording of several park buildings (dovecote, cottage, grotto, walled gardens) and below-ground archaeological watching brief during restoration works

7) NATURAL

Type: N/A.

Height above Ordnance datum: N/A



8) LOCATION OF ARCHIVES

a) Please provide an estimate of the quantity of material in your possession for the following categories:

Notes: Plans: 4 Photos: 11 films Negatives: 11 films Slides: 11 films

Context record and other sheets: c.100 A4 sheets Correspondence: none

MScripts (unpub reports, etc): none BULK finds: 24 pottery sherds

SMall finds: none SOil samples: none Other: none

b) The archive has been prepared and stored in appropriate standards and will be deposited in the following location: Redbridge Museum. A copy of the report will be deposited with the London Archaeological Archive and Research Centre (LAARC)

Has a security copy of the archive been made?: NO



APPENDIX D. OASIS DATA COLLECTION FORM

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: oxfordar1-58853

Project details

Project name	Illford, Vallentines Park, Phase 2
Short description of the project	2007 - 2008. Oxford Archaeology was commissioned to record the standing historic structures, including the walls of the Kitchen and Parterre Gardens, the Dovecote, the Alcove Seat, the Grotto, the Cottage, the Granary and Jacobs Well. In addition a watching brief was also maintained during various elements of the regeneration work that caused ground disturbance in the historic gardens. The work has shown (or suggested) that the upper level of the Dovecote was probably only added in the 1860s, as a conversion of an existing garden building, and that the uppermost level of some of the walls in the walled gardens were secondary additions, albeit probably very early raising of the incompleted initial construction. The work has also revealed possible evidence of a heated wall in the Kitchen Garden and confirmed that the south-west wall of the 19th century cottage incorporated the earlier, 18th-century wall from the Kitchen Garden. The below-ground watching brief has identified a number of features from the park including culverts, walls from probable former paddock buildings and evidence of a possible blacksmiths.
Project dates	Start: 28-04-2007 End: 20-04-2008
Previous/future work	Yes / Not known
Any associated project reference codes	ILVP 07 - Sitecode
Any associated project reference codes	ILVP 07 - Museum accession ID
Type of project	Building Recording
Site status	Listed Building
Site status	English Heritage List of Parks and Gardens of Special Historic Interest
Current Land use	Other 8 - Land dedicated to the display of a monument
Monument type	MANSION Post Medieval
Significant Finds	POTTERY Post Medieval
Methods & techniques	'Photographic Survey','Survey/Recording Of Fabric/Structure'

Prompt	Restoration and reinstatement Work
Project location	
Country	England
Site location	GREATER LONDON REDBRIDGE ILFORD Valentines Park, Phase 2
Study area	0.38 Hectares
Site coordinates	TQ 435 880 51.5720838770 0.07091462832430 51 34 19 N 000 04 15 E Point
Project creators	
Name of Organisation	Oxford Archaeology
Project brief originator	(No written brief issued)
Project design originator	Oxford Archaeology
Project director/manager	J. Gill
Project supervisor	N, Croxson
Project archives	
Physical Archive recipient	Redbridge Museum Service
Physical Archive ID	ILVP 07
Physical Contents	'Ceramics'
Digital Archive recipient	Oxford Archaeology
Digital Archive ID	ILVP 07 / ILVPWB
Digital Contents	'Stratigraphic'
Digital Media available	'Text'
Paper Archive recipient	Redbridge Museum Service
Paper Archive ID	ILVP 07
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet','Microfilm','Photograph','Plan','Report','Section','Unpublished Text'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Valentines Park, Ilford, London Borough of Redbridge. Histroic Building Recording and Archaeological Watching Brief Report

Author(s)/Editor(s) Croxson, N
Author(s)/Editor(s) Cook, S
Date 2009
Issuer or publisher Oxford Archaeology
Place of issue or publication Oxford
Description A4, plastic spiral bound client report

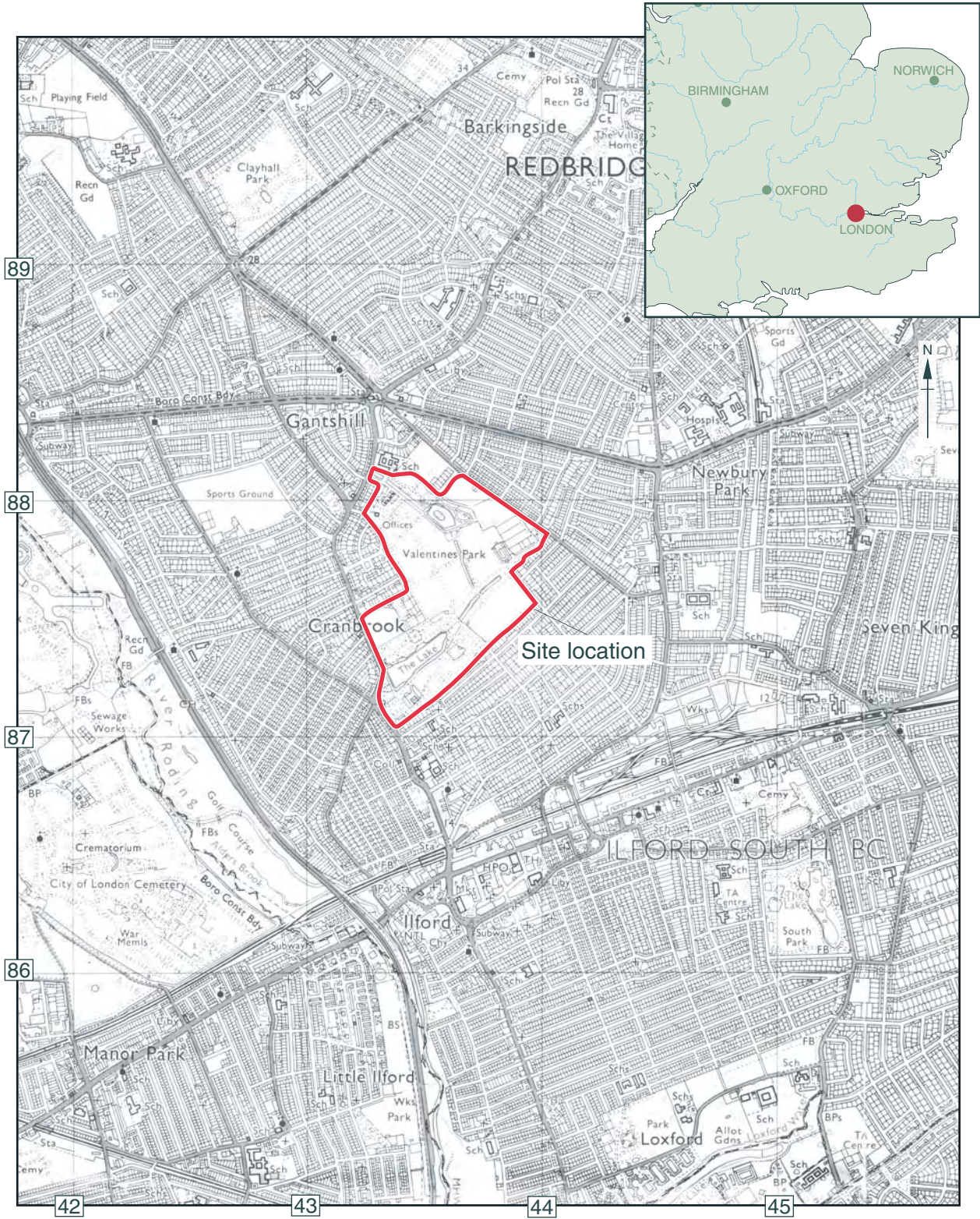
Entered by Susan Rawlings (susan.rawlings@oxfordarch.co.uk)
Entered on 30 April 2009

OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice

© ADS 1996-2006 Created by [Jo Gilham and Jen Mitcham, email](#) Last modified Friday 3 February 2006

Cite only: </d1/export/home/web/oasis/form/print.cfm> for this page



Scale 1:25,000

Reproduced from the Pathfinder 1:25,000 scale by permission of the Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office
© Crown Copyright 1992. All rights reserved. Licence No. AL 10000569

Figure 1 Site location.



Figure 2: Site plan showing main features recorded



Figure 3: 1777 Chapman & Andre's map of the County of Essex

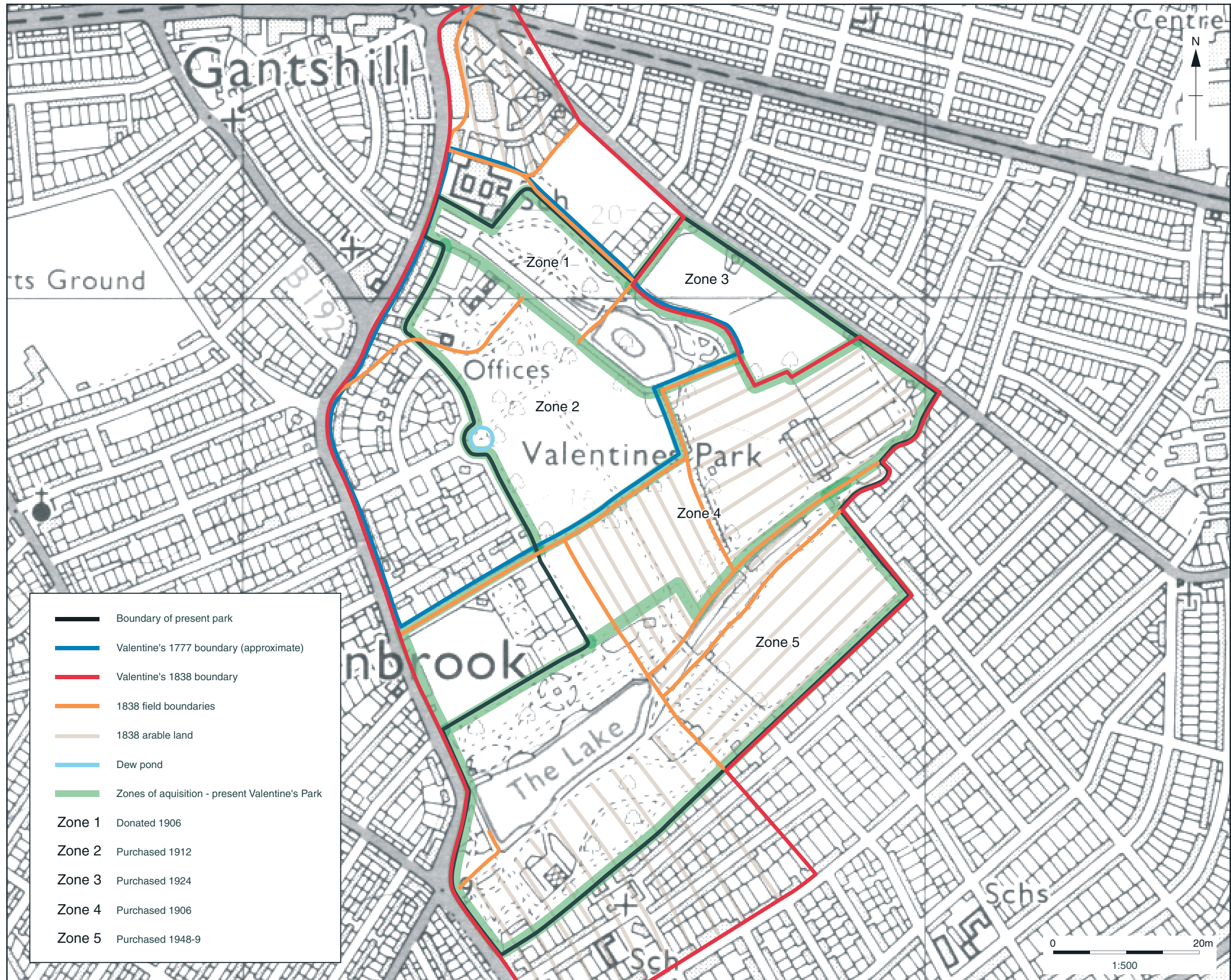


Figure 4: Post-medieval development of Valentines Park

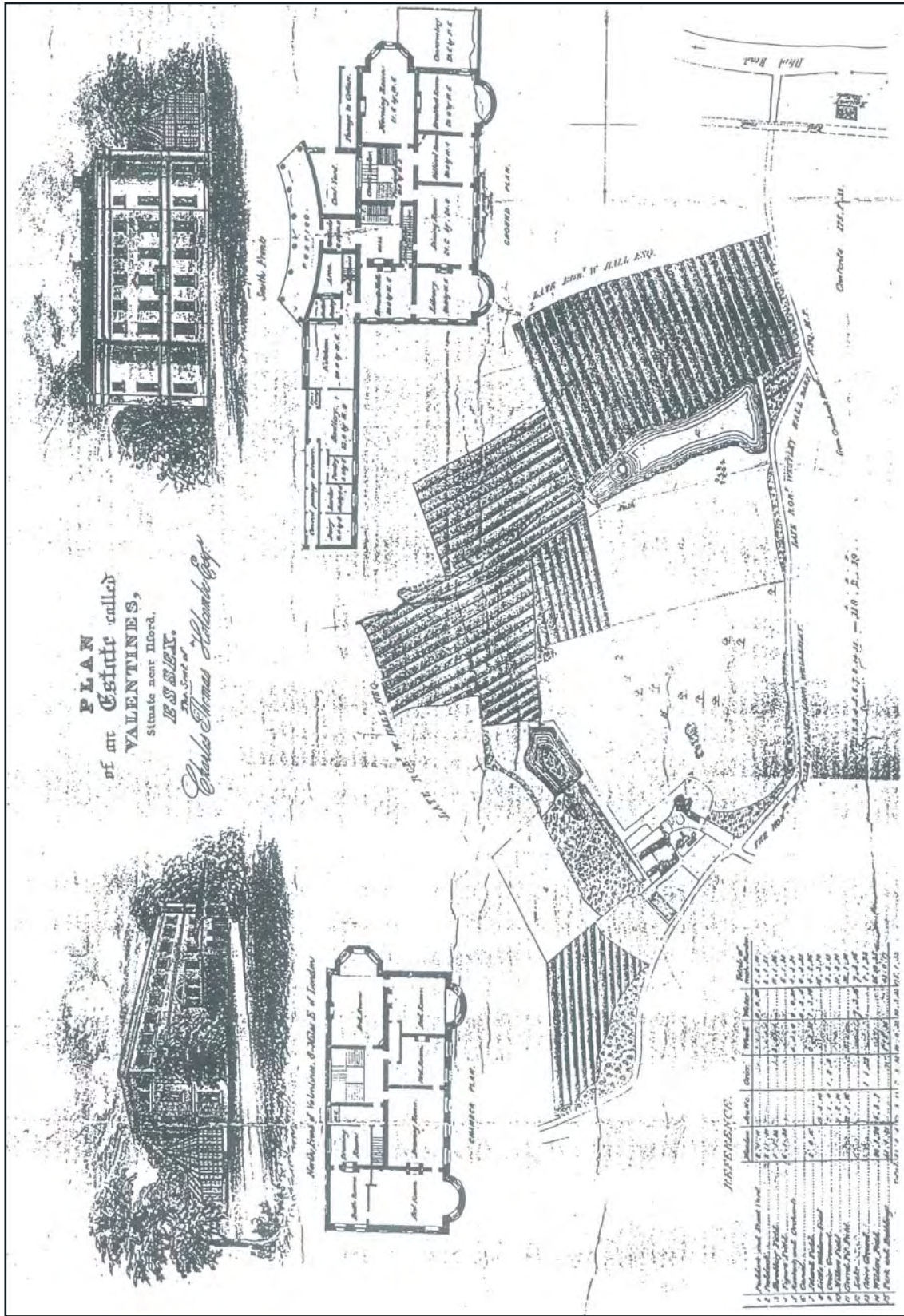


Figure 5: 1854 Plan of Valentines Estate.

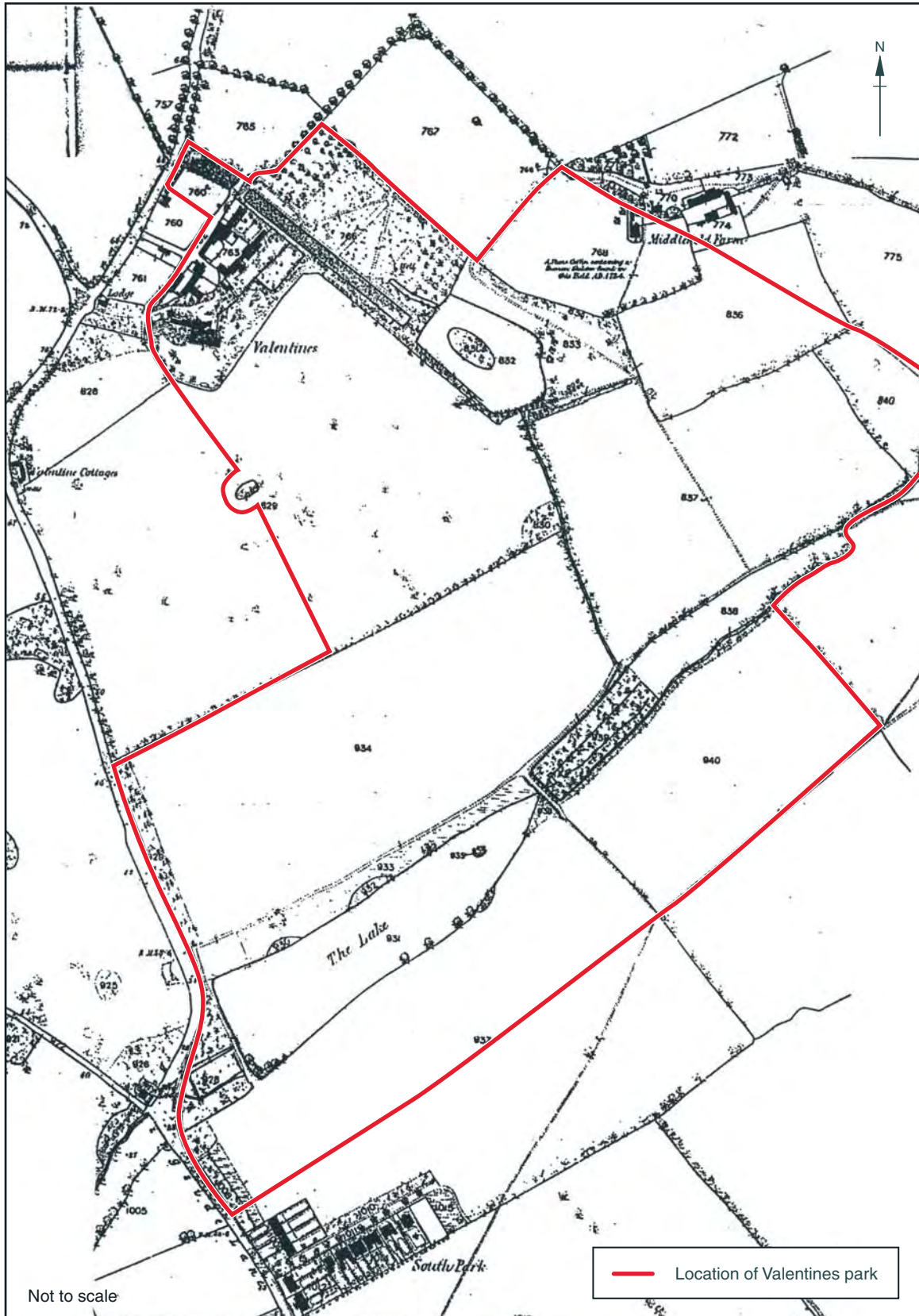


Figure 6: 1863 First Edition OS map

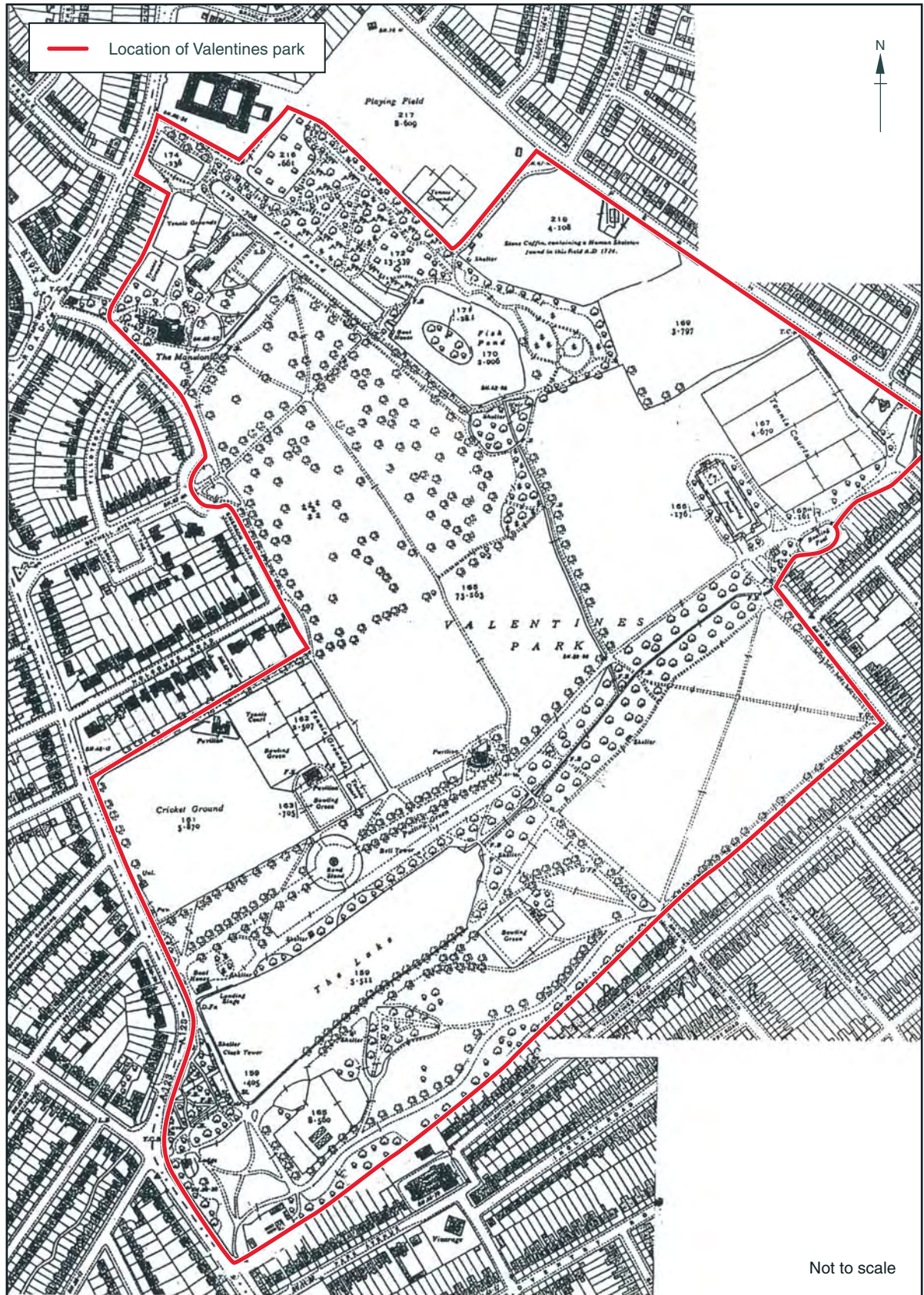


Figure 7: 1939 Ordnance Survey plan

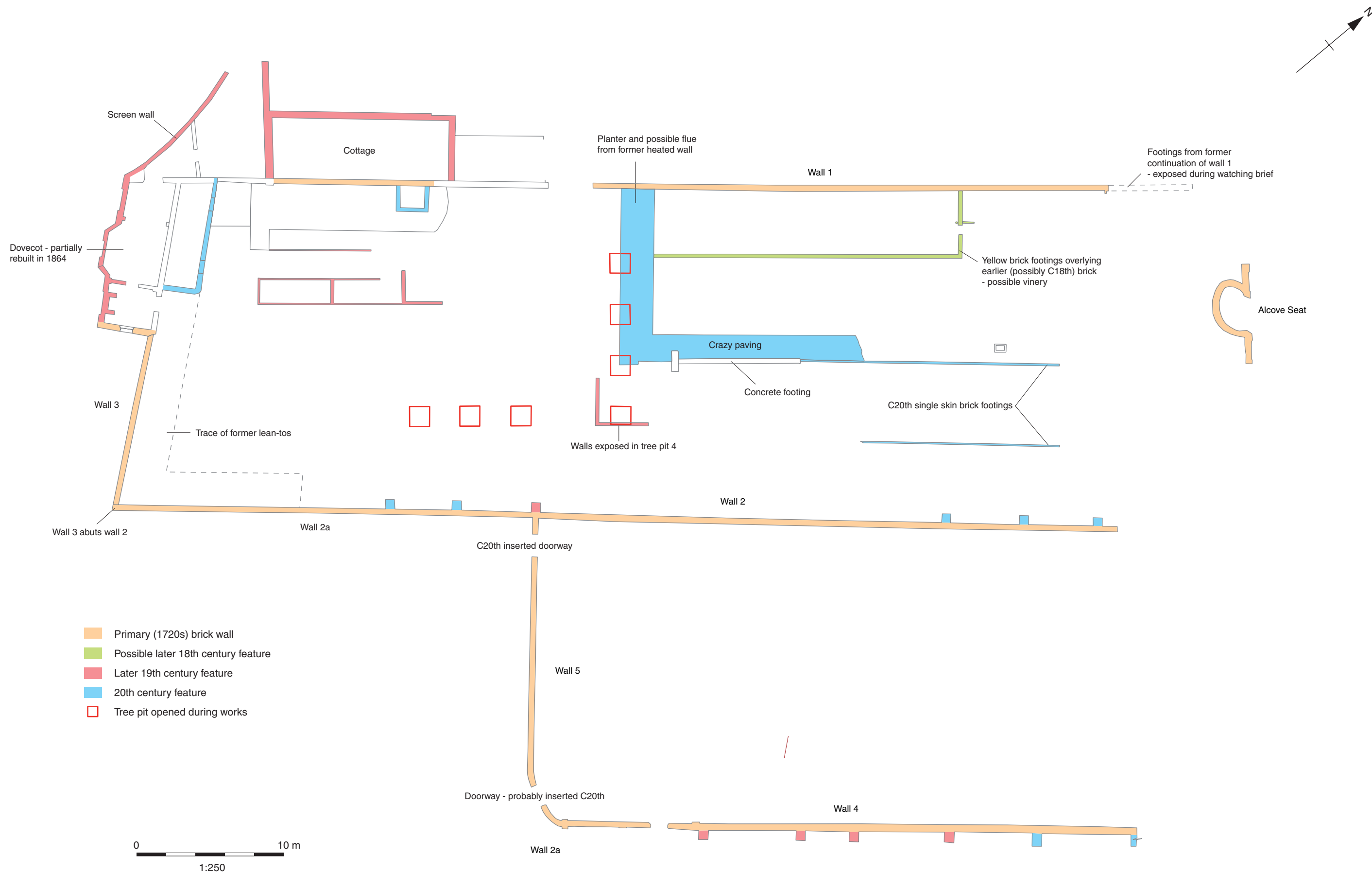
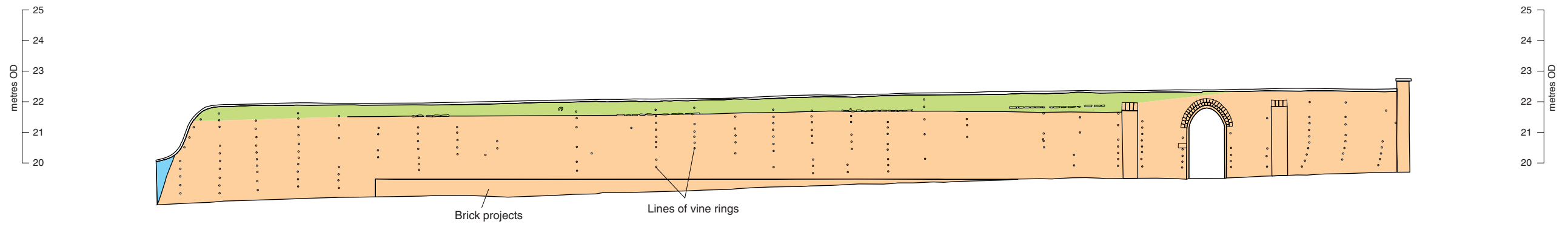
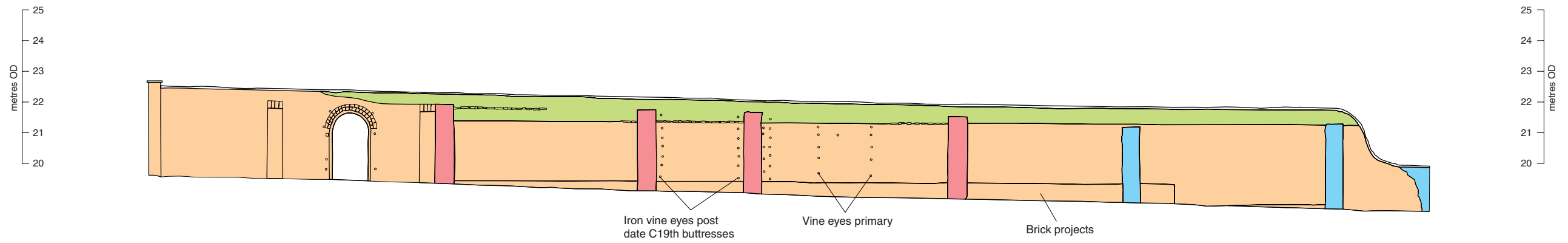


Figure 8: Plan of walled garden area

Wall 4 - North-west elevation



Wall 4 - South-east elevation



- Main primary wall, 1720s. Red brick with pale cream mortar.
- Raising (or completion) of wall. Probably early 18th century. Yellow/red brick
- Brickwork added in 19th century, possibly 1870s
- 20th century repairs/additions

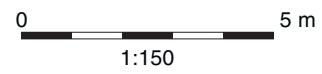
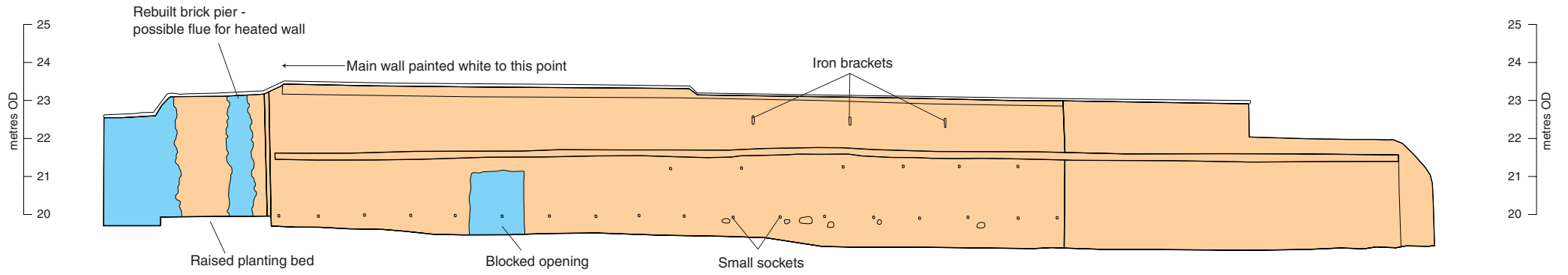
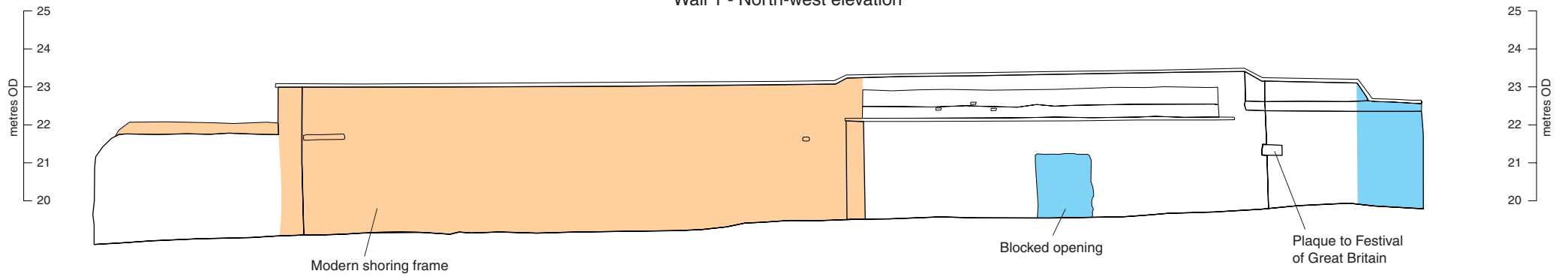


Figure 9: Wall 4 elevations

Wall 1 - South-east elevation



Wall 1 - North-west elevation



- Main primary wall, 1720s. Red brick with pale cream mortar.
- 20th century repairs/additions

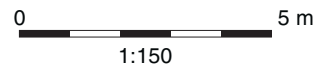
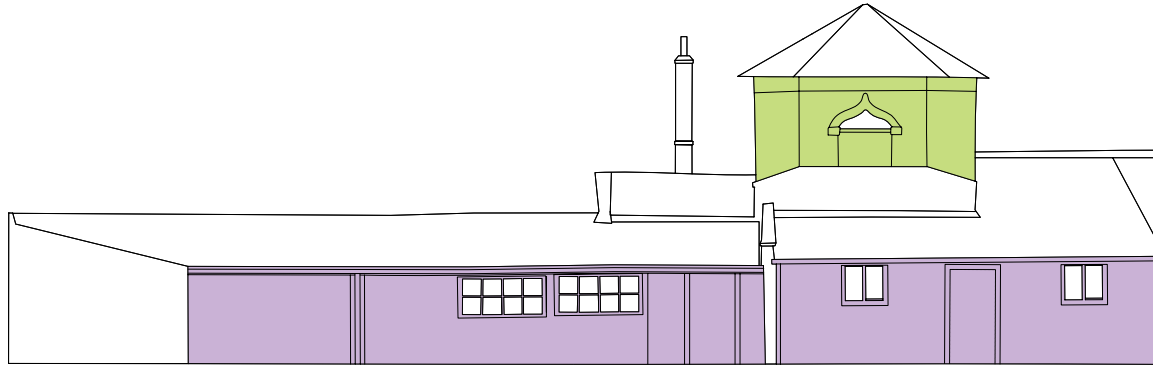
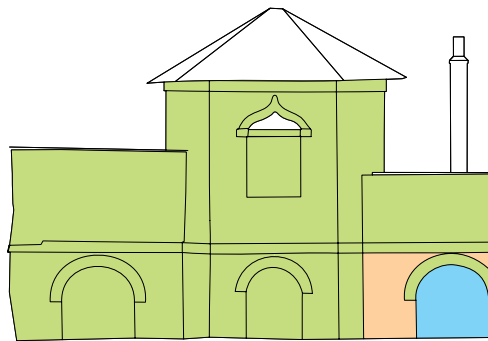


Figure 10: Wall 1 elevations

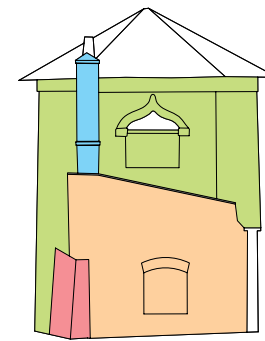
Dovecote - backyard



Dovecote - south facade



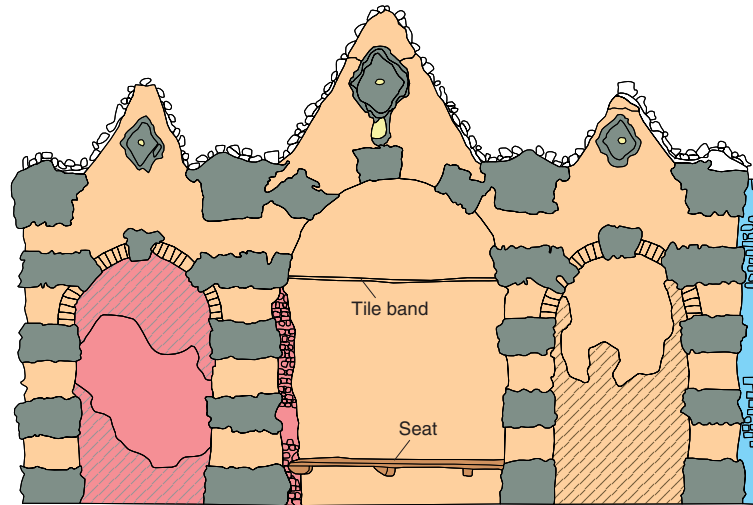
Dovecote - south facade



- Early 18th century brick
- 19th century rebuild (possibly 1864)
- Later 19th century brick
- Probably early 20th century brick
- 20th century lean to

0 5 m
1:150

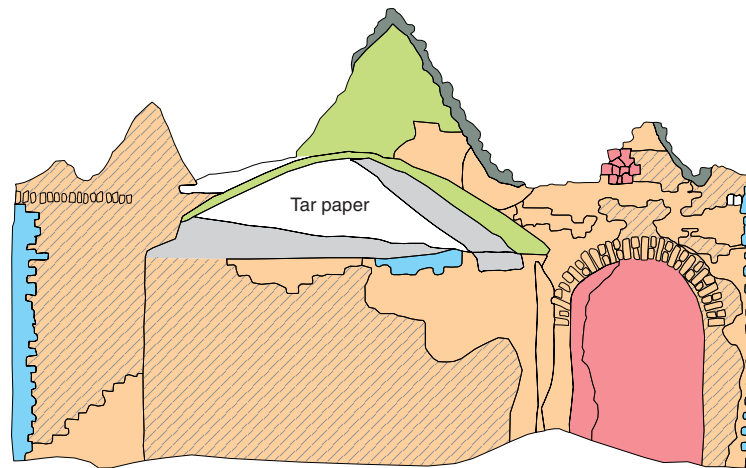
Figure 11: Elevations of dovecote



- Primary 18th century brickwork
- Flint
- Brick infill to former doorway - later 19th century
- 20th century brick rebuild to wall end
- Heavy cement render
- Hard ash render
- Shell



Figure 12: North elevation of Alcove Seat



- Primary 18th century brickwork
- Flint
- Brick infill to former doorway - later 19th century
- 20th century brick rebuild to wall end
- ?
- Areas of repointing
- Lead sheet

0 5 m
1:75

Figure 13: South elevation of Alcove Seat

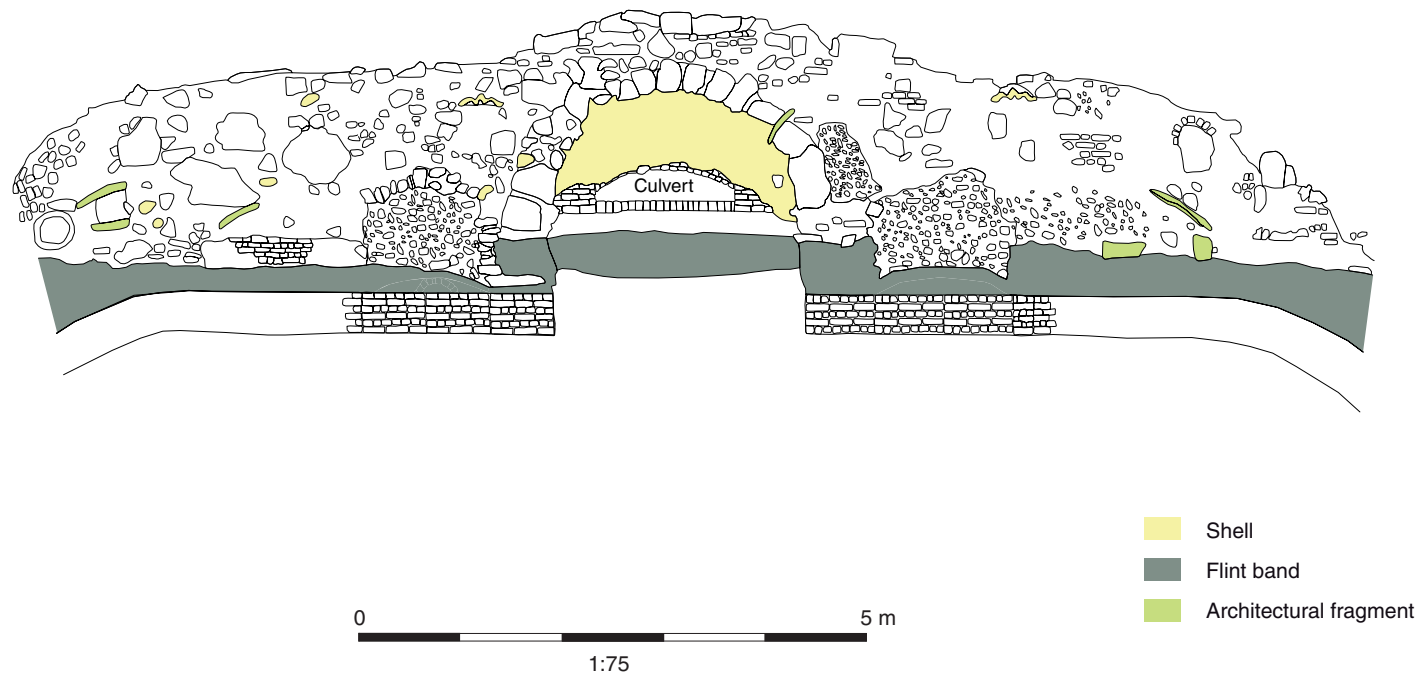


Figure 14: South elevation of Grottot

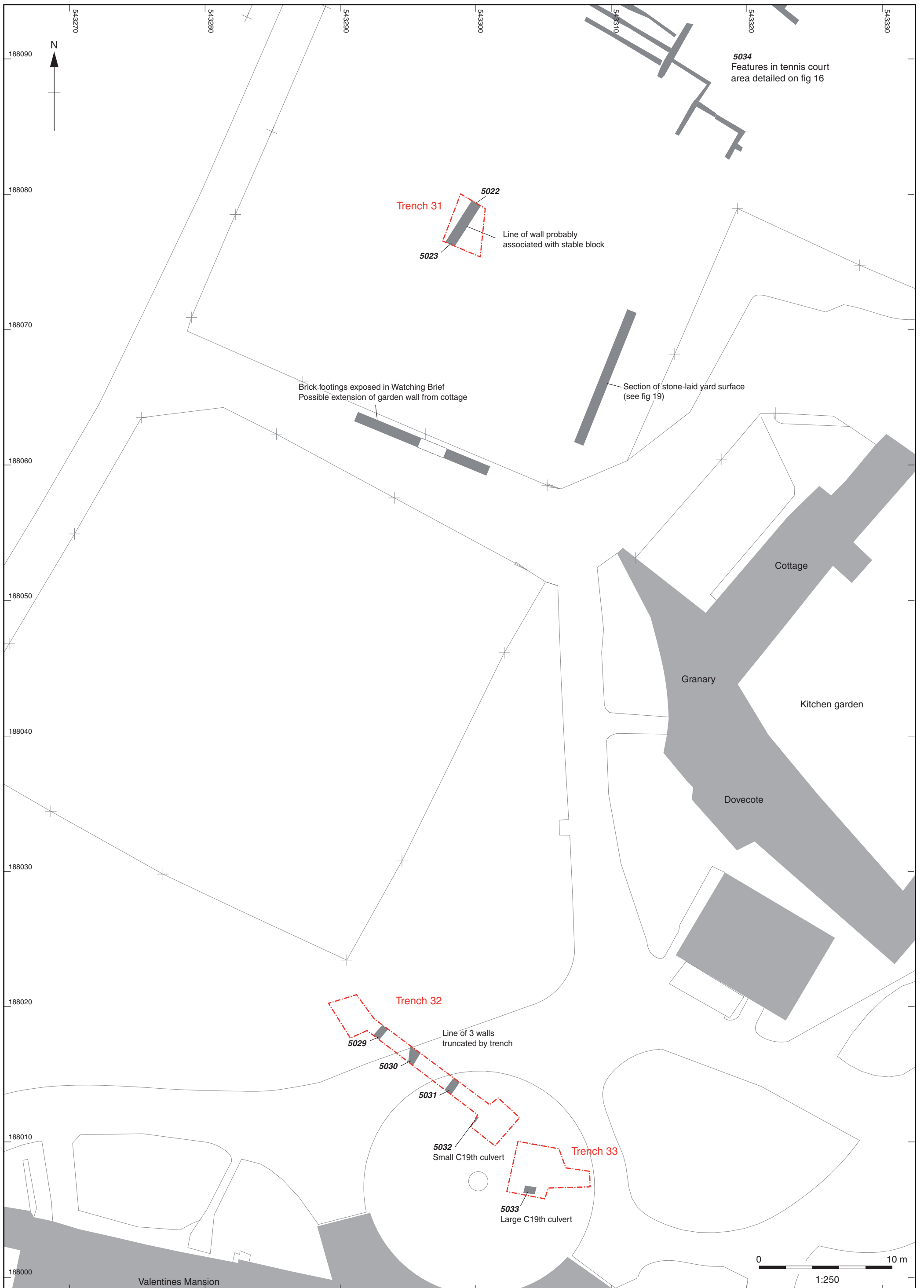


Figure 15: Features revealed in Watching Briefs

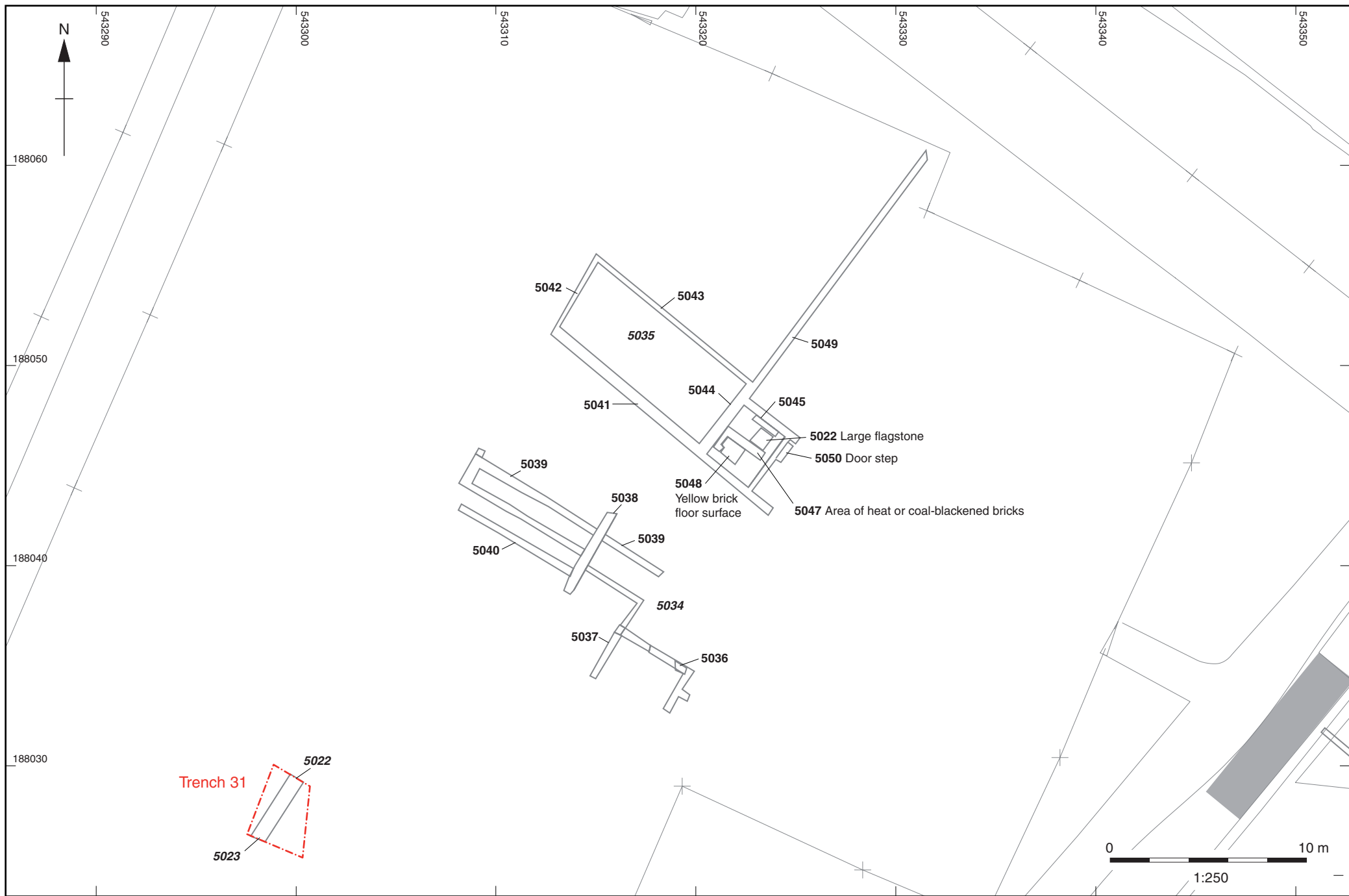


Figure 16: Features revealed during Watching Brief in tennis court area

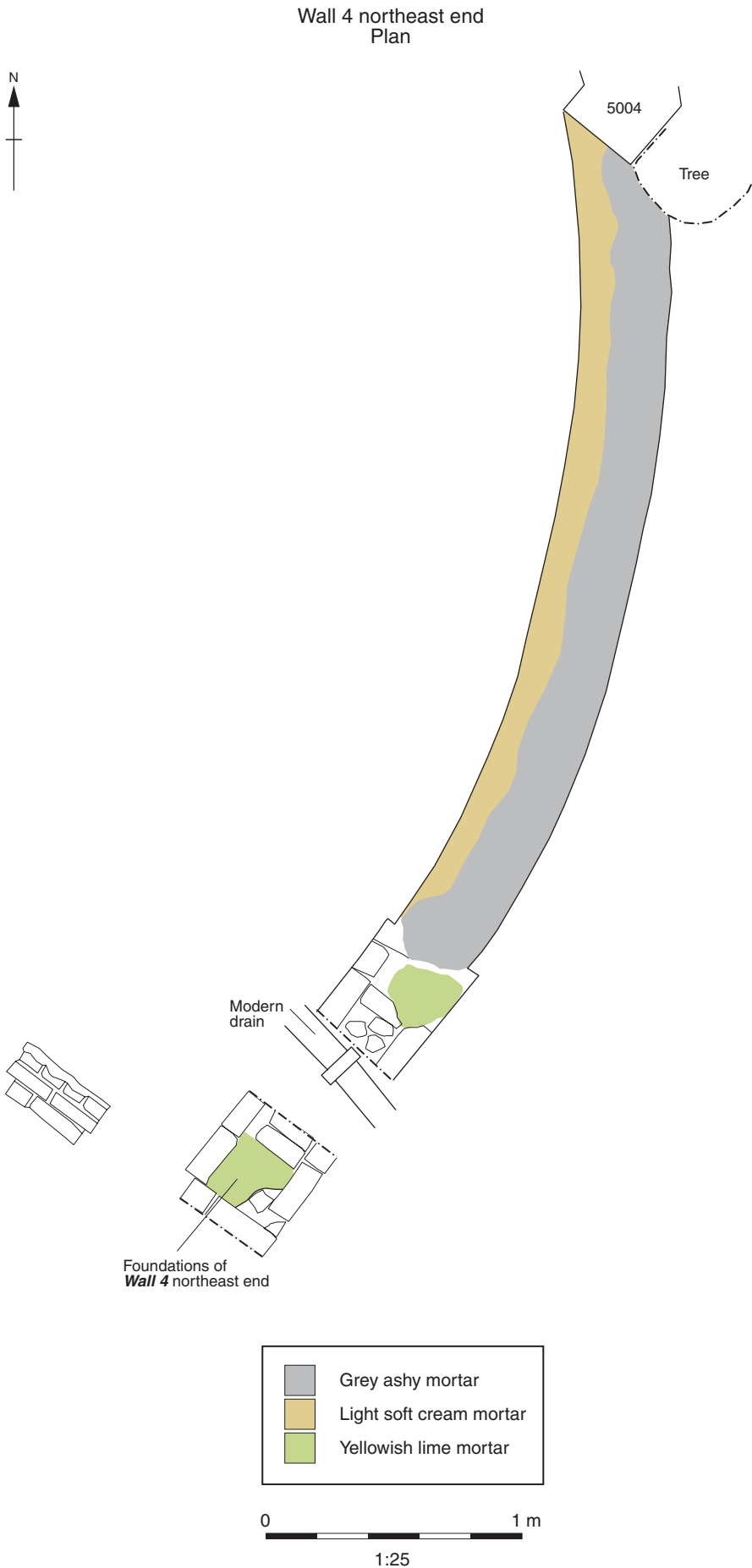
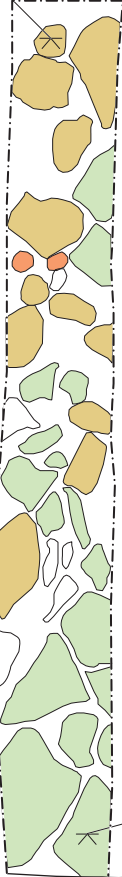


Figure 17: Plan showing northeast end of Wall 4 exposed during watching brief



19.48 mOD



19.60 mOD

Exposed surface to west of cottage and dovecot

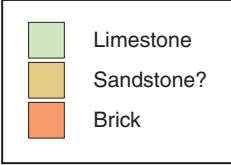


Figure 18: Plan showing stone surface revealed to NW of cottage



Plate 1: General view of Kitchen Garden from SW prior to start of works



Plate 2: NW side of Wall 2a showing evidence of former lean-to's



Plate 3: South corner between Walls 2a and 3



Plate 4: SE side of Wall 2 showing ash-rich repointing



Plate 5: Pier of rebuilt brick towards centre of Wall 1 (Flue 1)



Plate 6: Infilled doorway in Wall 4



Plate 7: Secondary (early 20th century) doorway at corner between Walls 4 and 5



Plate 8: Wall 1 (NE end) during reconstruction



Plate 9: General view of Parterre Garden from east during works



Plate 10: NE view of Dovecote before start of works



Plate 11: SE elevation of Dovecote with 18th-century brickwork at ground floor



Plate 12: Later 19th-century buttress at south corner of Dovecote



Plate 13: Archway in SW elevation of Dovecote



Plate 14: Blocked arch in SW elevation of Dovecote



Plate 15: 1st floor blind window in Dovecote with 1864 inscribed on brick



Plate 16: 1st floor of Dovecote



Plate 17: Roof of Dovecote



Plate 18: Chimney of Dovecote with 1909 inscribed at base



Plate 19: SE ground floor room of Dovecote



Plate 20: Central ground floor room of Dovecote



Plate 21: Sockets in principal joist of Dovecote central room



Plate 22: Tie bar plate in Dovecote



Plate 23: NW ground floor room in Dovecote



Plate 24: NW ground floor room in Dovecote



Plate 25: 1st floor of Dovecote



Plate 26: Window arch in Dovecote



Plate 27: Bearer across floor in Dovecote supporting central post



Plate 28: Apex of roof in Dovecote



Plate 29: Repairs in internal walls of Dovecote



Plate 30: Roof detail in Dovecote



Plate 31: General view in Dovecote



Plate 32: General view towards cottage before start of works



Plate 33: SE wall of Cottage showing 18th-century brick below 19th-century



Plate 34: SE wall of Cottage after removal of WC lean-to



Plate 35: Door in late 19th-century screen wall



Plate 36: Access door to Granary



Plate 37: View under Granary



Plate 38: SE wall in Granary



Plate 39: Roof in Granary



Plate 40: Alcove Seat from NE before start of works



Plate 41: Rear SW face of Alcove Seat



Plate 42: Rear SW face of Alcove Seat



Plate 43: North Grotto



Plate 44: Detail of North Grotto



Plate 45: Jacob's Well



Plate 46: Footings from curved NE end of Wall 4 exposed during works



Plate 47: Footings from NE end wall of Wall 1 exposed during works



Plate 48: Trace of former structures in Kitchen Garden looking towards NE



Plate 49: Trace of former structures in Kitchen Garden looking towards NE



Plate 50: Brick (later 19th century) walls exposed in Tree Pit 4 in Kitchen Garden



Plate 51: Truncated stub of wall (5021) in Trench 31 in Tennis Court Area



Plate 52: Culvert (5035) in Trench 33 adjacent to house



Plate 53: Footings (5034) exposed in Tennis Court Area viewed from north



Plate 54: Footings (5035) of possible former blacksmiths in Tennis Court Area



Plate 55: Stone laid surface exposed to north of Cottage



Plate 56: Wall exposed by works to north of Cottage/Dovecote



OA South

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@oxfordarch.co.uk
w: <http://thehumanjourney.net>

OA North

Mill 3
Moor Lane Mills
Moor Lane
Lancaster LA1 1GF

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@thehumanjourney.net](mailto: oanorth@thehumanjourney.net)
w: <http://thehumanjourney.net>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850500
f: +44 (0) 1223 850599
e: [oaeast@thehumanjourney.net](mailto: oaeast@thehumanjourney.net)
w: <http://thehumanjourney.net>

OA Méditerranée

115 Rue Merlot
ZAC La Louvade
34 130 Maugeio
France

t: +33 (0) 4.67.57.86.92
f: +33 (0) 4.67.42.65.93
e: [oamed@thehumanjourney.net](mailto: oamed@thehumanjourney.net)
w: <http://oamed.fr/>

Director: David Jennings, BA MIFA FSA



*The Oxford Archaeological Unit Ltd is a Private Limited Company, N^o: 1618597 and a Registered Charity, No: 285627
Registered Office: Janus House,
Osney Mead, Oxford, OX2 0ES*