CONSERVATION PLAN
FOR DELAPRÉ ABBEY, NORTHAMPTON

December 2006

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Cover: Drawing of Delapré Abbey in 1818 by J P Neale
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Summary

This Conservation Plan has been commissioned by Northampton Borough Council (“the Borough Council”), the owner of Delapré Abbey, a grade II* listed building situated within a large landscaped park on the south side of Northampton.

It recommends that:

1. This document is approved by Northampton Borough Council and adopted for planning control purposes.

2. The Borough commission an Options Appraisal and a Management Plan for Delapré Abbey

3. The following work is required, once a future use for the site has been agreed:
   - The preparation of a detailed scheme for the restoration of the historic interiors
   - The preparation of a scheme to rebuild the Conservatory
   - The preparation of a scheme to reuse the Orangery
   - The provision of improved visitor facilities including public toilets and a café

4. A full archaeological evaluation of the buildings and the immediate site is undertaken.

5. An assessment of the site's ecological significance is undertaken.

6. The Borough Council ask for the site to be added to English Heritage's Register of Historic Park and Gardens

7. The Borough Council designate Delapré Abbey, its gardens and part of the park as a Conservation Area

8. The Borough Council consider applying to outside organisations, including the Heritage Lottery Fund and English Heritage, for grant aid.

9. Immediate improvements are made to visitor interpretation, access, and facilities.

10. Regular quinquennial reviews of the buildings’ condition are carried out.
1 Background

1.1 Introduction

This Conservation Plan was commissioned by Northampton Borough Council in May 2005 and has been prepared by Chezel Bird of The Conservation Studio, assisted by Ian Brocklebank, architect, and Sally Stradling, architectural historian. The terms of reference are set out in Northampton Borough Council’s Scoping Report included with their letter dated 28th February 2005 (Appendix 1). It was adopted by Northampton Borough Council on 19th December 2006.

Unless otherwise specified, “Site and its buildings” refers to Delapré Abbey and all of the buildings within its immediate curtilge – the 18th century stables, the billiard room, the game larder, Park House, the 19th century stables and outbuildings, nos. 1, 2 and 3 Gardeners Cottages, and Park Cottage. The Lodge at the entrance to the park in London Road, the Golf Course, and the surrounding parkland, do not fall within the remit of this report.

1.2 Location of the site

Northampton is the county town of Northamptonshire, situated to the north-east of the M1 motorway. Delapré Abbey is located to the south of the town, between it and the M1, in a large park just above the flood plain of the River Nene. The ground falls gently northwards towards the river, the northern boundary of Delapré Abbey representing the meandering contour which marks the edge of this flood plain.

To the west are extensive 20th century residential suburbs, and to the north, the increasingly urban centre of Northampton and the more open valley of the River Nene, with a variety of mainly redundant sites. To the east and south lies the Nene Valley Way A45, a major dual carriageway which encircles part of the town (see Appendix 5).
1.3 Brief description of the site and buildings

Delapré Abbey is listed grade II* and consists of a much altered building arranged around a courtyard. The Abbey is one of a small group of buildings - the Abbey, its historic stables, and later outbuildings - located some 200 metres from London Road, accessed via a long drive, lined with trees. To the south is a large lawn protected from the former parkland by a ha-ha. Much of this parkland is now used as a golf course, with a dense thicket of mature trees (Delapré Wood) separating the park from the dual carriageway, the Nene Valley Way A45. To the west, between the Abbey and London Road, open fields provide a pleasant open space, open for most of the year and largely used by dog walkers. Again, a belt of mature trees divides the parkland from London Road. To the east of the Abbey, a walled garden, also open to the public, but with more limited hours, creates a pleasant setting for the buildings. Parts of the former 19th century stables and outbuildings to the north of the Abbey are in use by a riding school.

Delapré Abbey is owned by Northampton Borough Council, which has entered into an agreement with a company who specialise in finding tenants for the short-term residential occupation of historic properties as a method of protecting the buildings from persistent vandalism. This has proved very successful.

Other parts of the Abbey are empty and or are used for storage. The condition of the building is reasonable and repairs have been carried out to the roof and other elements in the last few years, including some urgently required treatment in several locations for dry rot. However, when assessed in 2005, the Abbey was included on English Heritage’s “Buildings-at-Risk” register, priority D. This grading suggests that a slow decay is taking place, and that although some solutions have been agreed for the building’s preservation they have not yet been implemented. Priority D also indicates the need for the various authorities to remain concerned and to continue to search to find a suitable long term use for the building and its site.
1.4 Delapré Abbey - brief historical background

The site was first settled in c. 1145, when Simon de Senlis, Earl of Northampton, gave the land to a Cluniac nunnery. The Abbey was dissolved by Henry VIII in 1538, and in 1548 the site was purchased by or gifted to Anne and Andrew Wadham. In the mid-17th century, Zouch Tate, a descendant of the Wadhams, carried out major alterations and rebuilding works, but kept the cloister plan form giving a house with a central courtyard entered from the west. In the early 18th century, the south front was rebuilt, providing a series of prestigious rooms for entertaining. Later that century, Admiral Charles Hardy added a new New Eating Room but the early death of his wife put paid to their plans and for while the house was tenanted until the Bouverie family bought the site in 1764. The family owned the building until 1946 during which time they added a new library onto the south-west corner of the house. Between 1940 and 1948 Delapré Abbey was requisitioned by the War Office and in 1946 the house and its parkland was purchased from the Bouverie family by Northampton Corporation (now Northampton Borough Council), who subsequently let the building. From 1958 to 1992 Delapré housed the Northamptonshire County Record Office, who carried out fairly extensive alterations before the house was listed in 1968. Since the mid-1970s part of the parkland has been leased to the Delapré Golf Centre.

1.5 Delapré Abbey – planning background.

In 1988, while the Abbey was still in use by the County Council, two applications to convert the Abbey into a conference centre and hotel were received by the Borough Council and were approved. These were never implemented, and have subsequently expired. Since Northamptonshire County Council vacated the building in 1992, the Borough Council has been trying to find an alternative new use for the Abbey which would ensure its long-term viability whilst still keeping it in public ownership.

In the Local Plan which was approved in 1997 the Abbey is identified as a “Development Site”, which means it has potential for alternative or mixed uses. In 1999 the Borough Council published a Planning Brief, setting out a variety of possible uses in greater detail. Primarily, the Borough Council considered that office or conference centre uses would be appropriate, but added that other uses might be considered, namely:

- Hotel
- Restaurant
- Health/Leisure
- School/University Centre
- Religious
- Approved place for marriages
- Heritage Centre

Following the publication of the Planning Brief, a number of organisations were interested in leasing the Abbey, including a Buddhist group, but in the end none of these offers were considered acceptable by the Borough Council. A subsequent committee report also includes the possibility of residential use.

Because the Abbey lies close to a regeneration site (Ramsome Road) funding was provided by English Partnerships for a condition survey of the Abbey approximately two years ago. This was carried out by Halcrow Engineering. A report was produced recommending a number of repairs and some of these (mainly roofing work) have been carried out by Mears Building Contractors, the Borough Council’s partnership contractor. Some dry rot treatment has also been carried out by Brian Ridout’s specialist firm.
For some years, the small cottages to the north of the Abbey (Park Cottage, and nos. 1, 2 and 3 Gardeners Cottages), Park House (between the Abbey and the walled garden), and the former lodge at the entrance to the site have been let to residential tenants. Public access is possible to the park and woodland for most of the year and is a very popular local facility. A public footpath allow some more limited access to the golf course. The walled garden is usually open for at least part of the day, when the gardener is in attendance, although it is closed in the winter.

The Walled Garden

Some of the 19th century outbuildings to the north of the Abbey are used by the Northampton Pony Club, and during the course of the year the park is used for the Northampton Horse Trials and for various events such as Pony Club meetings and fairs. Some of the rooms within the listed 18th century stables immediately adjacent to the house are occupied by The Friends of Delapré Abbey, a local group who are playing an active part in seeking new uses for the building and its immediate setting. They have a permanent exhibition about the building and its history in the former stables.

Since 1992 the Abbey itself has been used for a variety of temporary uses, including as a store for Northampton Museum. More recently, parts of the building have been used as short-term residential accommodation. This has provided good protection from the vandalism which until recently plagued the site. In June and July 2005 the walled garden was open to the public as part of the Northampton Music and Arts Festival.

1.6 Delapré Abbey – recent developments.

The Borough Council has recently established a Consultation Group made up of 11 people, including councillors, Council officers, and representatives from local amenity groups and members of the public. The Architectural Heritage Fund (AHF) has already visited and provided some
useful advice on the way forward, including the setting up of a new Building Preservation Trust and the production of this Conservation Plan and an “Options Appraisal”. An “Options Appraisal” will consider the viability and suitability of a range of possible uses for the Abbey, drawing on the information provided within this Conservation Plan.

Northampton Borough Council’s stated aim is to retain the building in their ownership and to provide public access to as much of the building as possible, but, ideally, the Abbey will be leased to a new Building Preservation Trust which as a charitable trust can apply for grants from the Heritage Lottery Fund and other sources. The Borough Council is currently (Autumn 2005) setting up this Trust, which will again include representatives from the Borough Council and other interested parties.

1.7 The purpose and structure of the Conservation Plan

The purpose of this Conservation Plan is to provide the current owners, Northampton Borough Council, with a framework for future action, ensuring that the special architectural and historic interest of the site is preserved and, where possible, enhanced. This Plan therefore seeks to provide a careful and rigorous assessment of the building’s historical development, recording significant features in an accessible and coherent way, allowing informed decisions to be made about future programmes of repair and restoration. Most importantly, it identifies the sensitivity of parts of the building to possible change and will help to guide proposals for future uses.

This Plan therefore includes details of the site’s complex historical development, and an assessment of why Delapré Abbey is important, and how vulnerable it is to change. The Plan also suggests what policies there are already, or should be put in place, to ensure that the significance of the buildings and their setting is not undermined.
The structure of this document follows the format provided in the Council’s Scoping Report which in turn largely follows the advice contained within the HLF’s guidance “Conservation Plans for Historic Places”, published in 1998. As well as providing guidance on the future use of the site, this Plan will also be helpful in providing the necessary background information should the Council or a Building Preservation Trust decide to apply for a Heritage Lottery Fund grant.

This Conservation Plan also forms the basis for a further, more detailed “Management Plan”, which will develop the issues raised in the Plan and which will provide more thorough assessments of the Abbey’s current condition. This will be prepared once the Council has decided on the future of the site.

1.8 Public consultation

The key stakeholders in Delapré Abbey are the following:

- Northampton Borough Council (the owner)
- English Heritage
- The tenants in the various properties within the grounds of Delapré Abbey
- The Friends of Delapré Abbey
- Delapré Golf Centre
- Northampton Pony Club
- Mencap
- The local community in Northampton

Following the initial survey work and historical research in June 2005, an invitation to a variety of local organisations was sent out to attend a public meeting which was held at Delapré Abbey on 28th July 2005. Those invited included English Heritage, the County Council, members of the Delapré Steering Group, local councillors, residents of properties within Delapré Park, and representatives from the Far Cotton Residents Association, Delapré Model Engineering Club, the Delapré Golf Centre, the Home Farm Equestrian Centre and University College Northampton.

The meeting on the 28th July was attended by 30 people, plus three representatives from Northampton Borough Council - Jane Jennings, Senior Planner; David Fletcher, Senior Estates Officer; and Alan Atkinson, Outdoor Environment Manager. There were also three representatives from The Conservation Studio (Ian Brocklebank, Eddie Booth and Chezel Bird). Councillor Michael Hill, chaired the meeting. Following a joint presentation by Ian Brocklebank and Eddie Booth, there was some lively discussion about the history of the building and its site, and a number of issues were raised about future uses.

Following the production of a first draft of the Conservation Plan, copies of which were sent to all interested parties, and put on the council’s website, a further public meeting was held on 16th March 2006 attended by 38. Further amendments were carried out and the final Conservation Plan approved by Northampton Borough Council on….. (add details)
2 Understanding the historic site

2.1 Statutory designations and ownership

Listed buildings:

The following provides details of the listed buildings or structures. A copy of the full listing description is included at Appendix 2.

*Delapré Abbey: grade II*.
*Stable block: grade II.*
*Billiard room (formerly listed as orangery): grade II.*
*Garden wall and gateway: grade II.*
*Game larder: grade II.*
*Park House (also known as Abbey Cottage): grade II.*
*Woman with a fish statue: grade II.*

*EH Battlefields Register:*

The whole of Delapré Park and further land down to and beyond the River Nene is designated on the English Heritage Battlefields Register as the site of the Battle of Northampton 1460 (see Appendix 2)

*Other features of interest:*

The Queen Eleanor Cross is located next to London Road on the edge of Delapré Park, standing to the SW of the battlefield. It is a Scheduled Monument and is also listed grade I. A detailed description is included at Appendix 2.

*Queen Eleanor Cross*
Other designations:

Much of the battlefield lies within a Locally Important Landscape Area, as identified in the Northampton Local Plan. The ornamental garden and margins of the lake to the east of Delapré Abbey are a site ofAcknowledged Nature Conservation Value. The old course of the River Nene is a Local Nature Reserve.

2.2 Location and setting

Delapré Abbey (SP 75965906) is located on London Road, Northampton, approximately 1.5 kilometres south of Northampton town centre and approximately five kilometres from Junction 15 of the M1 motorway. The site lies on an area of glacial sands and gravels, which rises slightly from the flood plain of the River Nene, which, with the Northampton arm of the Grand Union Canal, separates the site from the town centre and provides a welcome green open space in suburban Northampton (see Appendix 5).

The property is accessed from London Road via a long, tree-lined driveway which also provides public access to a car park, used by visitors to the park. Part of the park to the east and south of the Abbey is leased to the Delapré Golf Centre and therefore contains a succession of greens and landscape features associated with this use. The other section, between the Abbey and London Road, has been left as open grassland. Stands of mature trees separate the parkland from the busy London Road to the west, and provide a similar shelter for the golf course from the surrounding dual carriageways to the south and east. To the immediate north of the Abbey are a collection of associated cottages – Park Cottage, and nos. 1, 2 and 3 Gardeners Cottages, which are, like Delapré Lodge and Park House, let to tenants. These have generous gardens and contain mature trees. In this area also are some 19th century outbuildings, formerly stables and store rooms, arranged around two courtyards. One of these buildings once housed some public toilets, but these have been vandalised and are now closed. The 19th century stables are remarkably complete and are partly used by the Northampton Pony Club. On the other side of Park Cottage, the boundary of the site separates the open parkland from the 20th century development beyond. Though close, the River Nene valley is not visible from the site.
Beyond the walled garden, a less formal garden area surrounds the house on the east and south side, the eastern side being well treed and containing remnants of water features. To the south, an open lawn terminating in a ha-ha (concealed ditch) separates the house from the golf course. The informal gardens and parkland are open throughout the year, the walled garden somewhat less due to the need for security.

2.3 Description of the site.

Delapré Abbey and its associated structures form a group on a relatively flat site, slightly elevated above the floodplain of the River Nene. The principal feature is the house, with its west front facing London Road. The building is arranged around a courtyard, although the arrangement lacks any real symmetry as each range has developed incrementally over time. To the north, the separate 18th century stables and three bay carriage block face an open space, set back from the north range of the Abbey. The south front of the Abbey faces a large lawn which is separated from the golf course by the concealed ha-ha. This is the most symmetrical façade and ordered façade and was once linked to an 18th century orangery (now converted into a billiard room) by an impressive conservatory, demolished in 1958. To the east of the Abbey, Park House is a three bay detached structure, only a few metres from the rear elevation of the Abbey.

To the east of the Abbey a large walled garden is contained by listed red brick walls, with substantial glasshouses, a listed statue of the 1950s, and attractive flower beds and planting. The listed game larder is a charming addition of the 18th century. The listed walls continue in a north-easterly direction, containing the northern edge of the less formal gardens.

“Woman with a Fish” statue by Frank Dobson 1951
2.4 Description of the buildings.

Delapré Abbey - exterior:

Delapré Abbey is listed grade II* and is built from the local ironstone with some brick, particularly for the chimney stacks. The roofs are Collyweston stone slate or natural Welsh slate. It was constructed in part on the footprint of the former convent and retains the cloister plan, so it is built around an enclosed courtyard. The building has been extensively altered over the centuries and retains features of the 16th, 17th, 18th, 19th and 20th centuries, although the general external appearance is of the 17th century apart from the south front, which is mainly 19th century. Because of these alterations, the building displays an informality of design and detail which contributes greatly to its particular interest.

The principal feature is the west entrance front, mainly dating to the 16th and 17th centuries with a central single storey porch with battlemented parapets. To the north, two gables, one in the Dutch style and one more vernacular, are two storeys high and although containing some 18th century sashes, the general appearance is of the 16th and 17th centuries. Both gables have mullioned three light casements with 17th century drip moulds. They are attached to a 19th century Gothic library extension on the south side (which retains some 17th century features externally) by a battlemented two storey link. The most interesting feature is the 17th century porch, with its arched opening with fluted Tuscan columns on either side supporting sections of entablature crowned by ball finials. On either side of the porch at both ground and first floor level are eight light mullioned and transomed windows.

Main entrance porch, West Front
The two storey south front, dating to the 18th century with late 19th century alterations, provides a much more symmetrical classical façade of ten bays with sashed windows, a cornice and a parapet. The early 19th century library extension, with its rendered façade, impinges on this symmetry.

The north and east fronts are also two storeys high and although very varied their overall character is of the 16th and 17th centuries. They retain some mullioned and transomed windows as well as later sashed windows in an irregular arrangement. The north front roof is partly concealed by a later simple stone parapet, with one low level dormer serving the attic. The east front is particularly irregular having been affected by a serious fire in the late 19th century.

The building is wrapped around a courtyard which has been much changed over the centuries, including the removal of two storey extensions which partially filled the space until the mid-20th century. According to plans of the building in the 18th century, a staircase was once located against the west range, which lead to the junction of the north and west ranges, but was removed in 1958. The principal feature is the late 19th century primary staircase, located in a dominant extension to the south range, and strangely faced at lower level in fletton bricks. It was clearly never meant to be seen by the inhabitants of the house, the courtyard being presumably reserved for service rooms. In the 17th century it appears that there was a corridor on all four sides facing into this courtyard, and indeed some of the stone walls retain a plinth which stylistically could be of this date. However, subsequent alterations have resulted in the addition of a number of later features making it difficult to understand the various phases of development. It does appear that at some stage, probably in the mid-18th century, when the south range was remodelled to provide a series of prestigious rooms, that the courtyard became a service area, not to be viewed from the house.

Central courtyard, looking towards the East Range
Delapré Abbey – interior:

Delapré Abbey wraps around the central courtyard although there are no views into it from the principal rooms and only glimpses from the service corridors and secondary rooms. The 18th century plan of the building shows the arrangement of ground floor rooms, with the main entrance on the west front, allowing access to a hall which led to a staircase which either went left and up to the first floor, or right to the four principal rooms which made up the south range. A circular stair was located on the site of the present late 19th century stair. There are only two windows into the courtyard, facing the corridor in the east range, which contained the service rooms – larder, scullery and kitchen. The north range appears to be similar service rooms. At this point in time, there was no access from the principal rooms in the south range into the garden, rather these rooms were elevated onto a “piano nobile” which looked out over the grounds to the distant view.

Today, the interior of the Abbey retains many of these 18th century features, overlaid with a number of 19th and 20th century alterations. The principal changes are the addition of the new library to the south range (between 1820 and 1840), and the addition of a “Jacobethan” staircase in the late 19th century, removing the 18th century circular stair. A serious fire in the late 19th century also resulted in parts of the east range being rebuilt although clearly the principal walls and some external features were retained. Other features of interest are itemised later in the gazetteer.

The plan form of the Abbey is irregular and there is little visual connection with the central courtyard, apart from windows in the east cloister. Unfortunately, the alterations necessitated by the use of the rooms for storage in the 1950s has resulted in the insertion of floor strengthening which is not sympathetic to the historic building. The best preserved are the four rooms in the south range – the library of the 1830s, the 18th century saloon, and the former drawing room and dining room which were both built in the 18th century and refitted and altered in the late 19th century. These last two are piled high with artifacts from Northampton Museum associated with the leather trade and this makes assessing the condition of these rooms very difficult. Similarly, many of the other rooms in the building have not been used for many years and are dusty and neglected. In the north and east ranges, a number of first floor rooms are panelled and dry rot has been a problem. Parts of the east range were converted for residential accommodation some years ago but have also not been used for some time. In the last few years, a number of rooms have been converted into temporary residential accommodation with communal kitchens and bathrooms. This has been achieved with minimal disturbance to the historic fabric and the alterations are all reversible.

The principal historic features of the interior are:

- Courtyard plan based on former nunnery
- Survival of 17th, 18th and 19th century plan forms
- Lantern recesses (two) on the ground floor corridor which may date to the nunnery (may have been reset)
- 16th century doorways in north and east ranges
- 16th century panelling in north range
- 17th century kitchen in east range with large inglenook
- Mid-17th century staircase in north range
- 17th and 18th century panelling in west and north ranges
- 18th century saloon in south range
- 18th century receptions rooms in south range, retaining interesting decoration of the late 19th century
- Late 19th century library in south range with its original shelving
- Late 19th century principal staircase
Not all of the rooms were available for inspection in connection with the preparation of this document.

The Orangery

The Orangery is listed grade II and was built in the 18th century. It is located to the east of the Abbey beyond the site of the now demolished conservatory which once linked it directly to the house. It is five bays long with a raised skylight, presumably once fully glazed. It has been much altered in the 19th century when it was used as a billiard room. The original ironstone walling is in poor condition, and because of persistent vandalism, the windows are now blocked up.

18th century saloon

The Orangery (on right)
The Stable Block and Coach House

The stables are listed grade II and were built in the 18th century from the local ironstone with a hipped roof hidden behind a stone parapet. This is decorated with a central cupola with a clock. The building is three bays wide with a central arched head window to the ground floor with a semi-circular window above, both containing multi-paned casements. On the first floor, there are sashed windows to either side, modest in size, and to the ground floor a similar arrangement with one of the windows being converted into a doorway. Lower two storey wings sit back on either side, providing a pleasantly symmetrical arrangement.

The 18th century stables

To one side, a symmetrical three bay coach house (listed grade II) dates to the 18th or possibly 19th century. The coach house has an ironstone ashlar front with coursed rubble stone to the back and sides. There are three identical openings, each marked by large opening boarded timber doors below fanlights. The Welsh slate roof has shallow hips.
Park House (also known as Abbey Cottage)

Park House is listed grade II listed and sits very close to the east elevation of the Abbey. It may have been built in the 17th or 18th century but was heavily altered in the early 20th century. It is two storeys with clay tiled roof and mainly 1920s casements.

Garden walls.

The garden walls which contain the formal and kitchen garden to the back of the Abbey, with an extension towards the river, are listed grade II. Built from red brick, they are heavily rusticated in places to provide support to the wires which are needed for fruit growing.

Woman with Fish Statue.

This is situated in the garden behind the Abbey, and is listed grade II. It was created in 1951 by Frank Dobson, sculptor, and was initially exhibited at the second Battersea Park Sculpture Exhibition before being brought to Northampton, where it was located in St Katherine’s Memorial Gardens. It has been in the gardens at Delapré since 1978.
2.5 Delapré Gardens.

There are two gardens relating to Delapré Abbey – the more formal inner walled garden, close to the house, which contains glasshouses, formal planting and the listed statue; and the outer garden, situated to the south and east of the house, which is an altogether more informal garden, with winding pathways, mature trees, and a large lawn separated from the golf course by a ha-ha.

The walled garden:

The walled garden is located to the east of behind Delapré Abbey, and is separated from it by a stone wall and by Park House. There is currently no direct public access between the garden and Delapré Abbey, as visitors enter by a gateway facing the south lawn which is locked when the gardens are closed. Currently they are usually open between 10 am and 3 pm Monday to Friday and 11 am to 3 pm at the weekend. They are totally closed during the winter.

This area was once the burial ground for the nunnery. After the mid-16th century it was used as a formal garden for the house, taking on its present form in the late 19th century when it was also used to grow fruit and vegetables for the house. The map of 1887 shows the layout of the gardens much as today, although with another group of glasshouses defining the kitchen garden at the northern end.

The current combination of formal features with the glass houses (built for food production) is a 20th century invention, with a mixture of herbaceous borders and planted beds. The topiary is probably earlier. The central section is divided into two planted areas, one a herb garden and the other a succession of more formal beds set within lawns. Height is given to the garden with suitably planted trees and wall shrubs, with occasional, larger trees positioned carefully. These features follow the general form of the late 19th century garden. Pathways, covered in black tarmacadam, wind around the garden. Of note is the colourful seasonal “municipal” planting, and some large 19th century glasshouses, recently restored and providing a good example of their type with surviving glazing patterns.
The special features are:

- Thatched game larder of the 18th century
- Peace Post erected in 2000
- Statue of Woman with Fish 1950s
- Brick relief of woman with three cats
- Brick relief of couple embracing (both Post-War)
- Rusticated brickwork for growing fruit (18th century)
- 19th century style planting (herbaceous borders) and colourful annuals
- Views of rear of Delapré Abbey
- Door at the back of the stables provides direct connection between stables and garden

A plan has been drawn up (but not yet funded) to improve the walled garden by dividing the garden into a succession of themed “rooms”, relating to date, and providing a more logical, enticing series of walks through the spaces.

The outer garden:

Beyond the walled garden to the east is a large, more informal garden once used for promenading. This follows the “Picturesque” style of planting fashionable in the 19th century with specimen trees, shrubbery and borders, punctuated by water courses, ponds and lakes. Some of these features remain, including a pond, but are generally very neglected. An ice house, which was shown on early maps on the eastern edge of this garden, has disappeared.

South of Delapré Abbey, and immediate to the setting of the house, is a large lawn, which ends in a ha-ha, in the form of a trench about 1.8 metres deep, with one vertical side and one a softer grassed incline. This is an invention of the 18th century which allowed views from the house over gardens and thence into the surrounding parkland, uninterrupted by fences or other boundaries.

Similar improvements to this outer garden have also been drawn up, very much in outline at the moment, to restore the garden to a 19th century layout including new planting, the restoration of the water courses and ponds, and the building of a summerhouse. Old plants would be removed and new trees and shrubs provided, appropriate to a 19th century garden.
3 UNDERSTANDING THE HISTORIC SITE

3.1 The historical development of Delapré Abbey and its site.

Brief summary:

1145 Delapré Abbey was founded as a Cluniac nunnery around 1145.
1538 Nunnery dissolved and the buildings were vacated - the lead was stripped from the roofs and the three convent bells were sold.
1543 Delapré and its demesne lands were granted to John Mershe, a land speculator of London, in exchange for other property.
1548 Delapré was either handed over or sold to Anne Saunders and her third husband Andrew Wadham, perhaps to provide for her son by her previous marriage to Bartholomew Tate – they fashioned a new house “from the ruins”, of which parts survive in the northern range.
1650s Zouch Tate, a descendant of the marriage between Anne Saunders and Bartholomew Tate, carried out major alterations and rebuilding.
1750s Admiral Charles Hardy rebuilt the south range, including a new “Eating Room”, and added new stables, but the early death of his wife Mary Tate put paid to their plans and for while the house was tenanted.
1764 – 1946 Delapré owned by the Bouverie family, who carried out a succession of alterations including the addition of a library on the south-west corner in the 1830s.
1946 Delapré Abbey purchased by Northampton Borough Council.

Delapré Abbey: South Front

Source of the name “Delapré”:

The Nunnery was named by its religious founder, St Mary de La Pre, which is French Norman for St Mary of the Meadow. The Romantic Revival of the late 18th and early 19th centuries and general interest in the medieval period probably accounts for the suffix ‘Abbey’ by the late 18th century.
The Cluniac foundation:

Delapré Abbey is of Norman origin. In about 1145 a nunnery dedicated to St Mary was founded by the second Simon de St Liz or Senlis, Earl of Northampton. His father, Simon, the first Earl, had built Northampton Castle and founded the priory of St Andrew at the north end of the town. His endowment to the priory included his demesnes in Hardingstone Parish, south of the River Nene. At the second Earl’s request and in return for a yearly rent of 60 shillings, the monks gave back part of this land for a site for the nunnery he wished to establish. Like the Priory of St Andrew, the nunnery of St Mary was of the Cluniac order. Only one other Cluniac house of nuns was founded in England at Arthington, in Yorkshire. According to Leyland, the distinguished 16th century antiquarian, the Delapré nuns were first established for a few years at Fotheringay. This Church was one of the endowments which the founder gave to the nunnery. The Cluniac Order was ruled directly from the great Abbey of Cluny in Burgundy, and was a branch of the Benedictines. The latter Order was a considerable focus of monastic reform in the 10th and 11th centuries, and had great appeal to the Anglo-Norman aristocracy, including the Earls of Northampton.

Earl Simon endowed the nunnery with lands in Hardingstone and elsewhere for their maintenance, and gave them the income from the churches of Earls Barton, Great Doddington and Fotheringay together with an annual tun of wine to celebrate Mass at Pentecost. Amongst other benefactions the nuns had the right to collect a cartload of firewood daily in Yardley Chase.

Little is known of the life of the nuns at Delapré between about 1200 and the dissolution of the nunnery in 1538, besides entries relating to the election or appointment of superiors. Nunneries were more independent of Cluny than the priories and had the right of electing their own abbesses subject to confirmation by the bishop of the diocese, who carried out periodical inspections. Delapré was ruled by an abbess but was never a large community. The nuns came from local families, wore black habits and for the first two centuries, like others of their class, spoke French. In the 13th and 14th centuries there were probably about 20 nuns. At the time of the bishop’s visitation in 1530 only 11 are recorded and by the time of the Dissolution in 1538, only nine nuns and the abbess remained.

Life in the nunnery centered around the recitation of daily offices commencing at 2 am with matins and the receiving of beggars, travellers and the abbess’ visitors. Other events included the celebration of the great festivals of the Church and periodical visitations from the Bishop of Lincoln. In 1334 there was violent disagreement in the nunnery over the election of an abbess at which the Bishop intervened and appointed Katherine Knyvet. Katherine was a victim of the terrible plague of 1349 and she was succeeded by Isabel de Thorp.

The condition of the house appeared to have been in a somewhat unsatisfactory state in the early 14th century. Four of the nuns were denounced by the bishop for discarding the habit of religion and living a secular life, as apostate nuns. Simultaneously with these irregularities the material condition of the abbey had suffered and the bishop granted an indulgence to those who would assist the repair of the abbey church.

Two events of national importance touched the lives of the nuns of Delapré. The first occurred in 1290 when the funeral cortège of Eleanor of Castile, Queen of Edward I halted at Delapré overnight en route from Harby in Nottinghamshire to Westminster. An Eleanor Cross was erected in 1291-3, outside the abbey on the London Road marking the halting place and is one of only three crosses still surviving out of the original 12 which marked this event.

The second national event which occurred near Delapré Abbey was the Battle of Northampton, on the 10th July 1460, which was one of the battles between the Lancastrians and Yorkists, known
as the War of the Roses. This was fought between the River Nene and Delapré Abbey. The Lancastrians were heavily defeated and King Henry VI taken prisoner and conducted into the nunnery.

In 1536 Henry VIII began to suppress the smaller monasteries. The aged last abbess at Delapré, Clementina Stock, paid the enormous sum of £266 and grants of land and rent in order to obtain a re-grant for the Abbey. However within a few years, by a breach of faith she was forced to agree to a deed of surrender and the abbey was finally dissolved on 16th December 1538. A pyx and two chalices were taken to London and presumably the furniture and household goods were sold by the King’s men. The abbess and the nuns received pensions and were forced into a secular life with friends and relations.

The lead from the buildings and the three convent bells were sold and in 1543, after having been let for a time, Delapré and its demesne lands were granted to John Mershe, a land speculator of London, in exchange for other property.

The Tates of Delapré:

In 1548 Delapré was either sold or gifted to Anne Saunders and her third husband, Andrew Wadham, possibly to provide for the maintenance of her son by her first marriage to Bartholomew Tate I. The Tate ownership lasted two centuries until the mid-18th century during which time they reconstructed and adapted the nunnery buildings to form a courtyard house, probably on the foundations of the original monastic buildings. Examples of 16th century detailing, mainly door heads, remain in the north and east ranges.

The Tate family were distinguished in national affairs. Sir John Tate was an ale brewer and mercer and was Lord Mayor of London in 1496. His son Bartholomew I (d1532) was a prominent London merchant and member of the Royal household, in military service for Henry VIII. He married Anne Saunders of Harrington in Northamptonshire. It was Anne Saunders, her third husband Andrew Wadham and her son Bartholomew II (d 1601) who took ownership of Delapré, and who fashioned a new house from the ruins of the nunnery.

Bartholomew II inherited the manor of Whitley in Coventry, was MP for Warwickshire in 1572 and may have rebuilt the Whitley house. He became Sheriff of Northamptonshire in 1585 and appears to have made Delapré the principal family seat. He was the father of Sir William Tate (1559-1617) who was sheriff in 1603 and MP for the County in 1614, and of Francis Tate, a lawyer and antiquary.

Sir William’s son Zouch Tate (1606-51) was MP in 1640 and was a zealous Parliamentarian who represented Northampton in the Long Parliament. Zouch, who was in possession of Delapré from 1617-1650, was probably responsible for major alterations to the house between around 1630-40, including the remodelling of the west entrance front. According to John Walker’s Sufferings of the Clergy (1714), it was Zouch who “built on the site of the nunnery and part of the church; turned other parts to profane use, particularly the chancel to a dairy, buttery and other such other offices”. Zouch Tate probably also rebuilt the east range containing the kitchen, scullery and larder as the windows here are of early 17th century date. His most important work was the rebuilding of the west range to form a prestigious new entrance front with a projecting porch in a recessed centre between two wings with shaped gables.
Delapré Abbey, Northampton - Conservation Plan

Delapré remained with the Tate family until 1749, when it was given to Mary Tate on her marriage to Captain, later Admiral, Charles Hardy (c1714-80). Mary Tate died within only 18 months of her marriage, but despite a relatively short period of ownership Hardy was probably responsible for a number of alterations to the house and also the erection of the stable block to the north of the house. Most importantly, the south range was rebuilt and given a two storey elevation with a run of 12 sashed windows, the outer pairs with pilasters. After the death of his wife Hardy rarely used Delapré, his career taking him abroad. In 1755 he was knighted and made Governor of New York. In 1759 he was second in command to Hawke at the Battle of Quiberon Bay and he was actively employed until after the end of the Seven Years War. Delapré was therefore let from 1756 when an advert in the *Northampton Mercury* stated that the coach-house and stables for 20 horses had been ‘lately built’.

In 1764 the house and its park was sold to Edward Bouverie for £22,000. Plans deposited in the Northamptonshire Record Office among the Bouverie papers show a ground floor plan with names of rooms, a first floor plan of the east and south ranges, a first floor plan of the east and south ranges showing a circular staircase, a plan of the stables, coach house and service outbuildings and a plan and elevation showing schemes of decoration for the passage behind the south range. These may have been made prior to alterations being carried out by Hardy or when the property was sold to the Bouveries in 1764.

*The Bouveries of Delapré*

Edward Bouverie (1738-1810) was the younger son of Sir Jacob Bouverie, later Viscount Folkestone and his wife Mary Clarke, a local heiress from nearby Hardingstone. Edward was MP for Salisbury (1761-71) and Northampton (1790-1810). Edward married Harriet Fawkener, a noted beauty of the period who was painted by Sir Joshua Reynolds. His descendants owned the house until 1946.
In 1810 Edward was succeeded by his eldest son Edward who took a great interest in local affairs and who was a Liberal and staunch supporter of the Reform Bill. Between 1820-40 Edward constructed a new library by demolishing the south west wing and building a spacious room on the ground floor with improved bedroom accommodation above. In 1851 the Census Returns record him as living at Delapré with three unmarried daughters, two daughters-in-law, a house keeper, 12 maids, two butlers, two footmen, two grooms and a gardener. The gardens were tended by a farm bailiff, six labourers and a boy, and the farm by 33 men and six boys, a mason and his labourer, two carpenters and two sawyers. He died in 1858 aged 91, and was described in the *Mercury* on 17th April 1858 as “emphatically the old English gentleman”.

Figure 1 Drawing of Delapré Abbey in 1818 by J P Neale

Figure 2 Drawing of Delapré Abbey in c.1840 by G Clarke Scaldwell
Edward was succeeded by his son, General Everard William Bouverie (1789-1871) who fought in the Peninsula War and was ADC to the Duke of Wellington at Waterloo. He was also equerry to Queen Victoria, built schools at Hardingstone and Far Cotton, and was apparently well liked by his neighbours. The General was married but without children and on his death in 1871 at 82 years of age, Delapré passed to his nephew John Augustus Sheil Bouverie who had been brought up in obscurity in Ireland. His monogram can be seen on the ceiling of the saloon. The family motto from the coat of arms is “My country is dear to me but freedom more precious”.

John was elected MP for Northampton and carried out additions and alterations to the abbey in the 1870s and 1880s including constructing a large conservatory on the south east (demolished in 1958), and revamping the 18th century orangery to provide a billiard room. He also refurbished the Tate south range, heightening the ceiling in the dining room, and redecorating the walls with best quality wall paper and carved wooden coving. The ceilings of the both the dining room and the drawing room were painted with cameos of family members and birds from Africa and Australia, offset by large mirrors above the marble fireplaces. Plate glass windows replaced the original Tate windows of the 1750s and a limestone balustrade was erected on the roof above, similar to that at Castle Ashby House. In 1893 a fire burnt down out some of the upper floors and roof of Zouche Tait’s 17th century east wing. On his death in 1894 he was succeeded by his son of the same name, who died in 1905, and then by his daughter Mary Helen Bouverie.

Due to financial difficulties the Bouveries decided to let the property and in 1896 the Abbey was let to John Cooper Esq., a boot and shoe manufacturer from Northampton, who lived there with his large family until his death in 1906.

Figure 3  Delapré Abbey – photograph of west and south fronts in c.1900

Figure 4  Delapré Abbey – photograph of west front in c.1900 (From a negative by Mr C. Law.)
Delapré in the 20th century.

Miss Mary Bouverie meantime lived with her mother at Hardingstone and did not come to Delapré until 1914. She was a benevolent lady, became a JP and was involved in many local causes, notably the Women’s Institutes. Mary won many awards at agricultural shows around the Midlands for her Jersey and Red Poll cattle, and for her large white pigs which she began breeding in 1937.

In September 1940 the abbey was requisitioned by the War Office and Miss Bouverie moved to Pond House, Duston. In 1941 all the furniture from the Abbey was auctioned at a three day sale. The following year Miss Bouverie sent for her bailiff and told him she wanted to die at Delapré. Rooms in the stable block were prepared for her and she died on 20th January 1943, thereafter being remembered with great affection in the neighbourhood.
In 1946, her nephew and heir, Major Uthwatt Bouverie, sold Delapré Abbey with 586 acres of land to Northampton Corporation. The War Office relinquished the house in 1948, when it was requisitioned by the Ministry of Works. The County War Agricultural Committee moved in and stayed until 1953. The abbey was partly occupied by The Estates Committee of the Corporation as offices for 4 years until 1957 at which time the Trustees of the Delapré Abbey Repair Fund were given right of entry to repair the building and adapt it for use as the Northamptonshire Record Office and as the Headquarters of the Northamptonshire Record Society. Prior to this the Abbey was very nearly demolished by the Corporation. Fortunately the abbey was saved and in 1958 a 99 year lease was granted by Northampton Corporation to Northamptonshire County Council. This achievement happened only after strenuous efforts by Joan Wake, the County Record Officer and the Northamptonshire Record Society, who carried out long negotiations with the Borough Council and undertook to raise £20,000 (£335,675 in today’s values) in order to carry out the necessary repairs, and to create a new home for the County Record Office. Delapré Abbey housed The County Record Office from 1958 to 1992, at which time the NRO relocated to Wootton Hall.

3.2 Maps

The earliest known maps showing Delapré Abbey date from the 18th century at the time that Edward Bouverie (1738-1810) owned the abbey and surrounding estates. These include maps by S Turner and date from around 1767.

Map 1  Extract from “A Plan of the Estate of the Hon. Edward Bouverie” by S Turner, 1767
The maps clearly show the abbey surrounded by open parkland and field boundaries which are tree or hedge lined. Each field is numbered. The coloured Plan and Survey of the Estate of the Hon. Edward Bouverie by S Turner of 1767 is taken as the Inclosure Plan for the estate. It is particularly interesting and informative in being dated and having hand painted illustrations of the coat of arms of the Bouverie family and a title framed by male and female figures in a tree lined cartouche.

Map 2  Hardy’s coat of arms from Turner’s Estate Map of 1767

Map 3  Title for Turner’s Estate Map of 1767

W Faden’s map of 1779 shows the proximity of Delapré Abbey to Northampton and its location to the south of the River Nene and to the east of the London Road. An access to the London Road is shown to the north west of the abbey and what appears to be a long tree lined avenue looking southwards towards Hardingstone. The ‘Queen’s Cross’ is clearly marked near the junction of the London and Hardingstone Roads. What appears to be a hillock is shown on the southern edge of the park, which may be a prehistoric site, now located beneath the A45.
The Bryant map of 1824 shows Delapré Abbey in relation to Northampton. The abbey site is shown to the east of the London Road, with accesses on the north side from the London Road as well as from Hardingstone village to the south. The Northampton Canal and the River Nene are shown running east/west between Northampton and the abbey site.

From 1887 onwards Ordnance Survey (OS) maps of varying scales have become available. The 1st Edition OS map of 25” to 1 mile shows the Abbey site in some detail. It is possible to make out the form of the main abbey buildings together with out buildings, planting, pathways and accesses. An ice house is recorded on the south east boundary of the pleasure garden.
The 1901 OS map at 6” to 1 mile scale shows similar details as well as footpaths on the north leading to Northampton and another to the south leading to Hardingstone. There is a lodge shown at the west end junction with the London Road. The Northampton and Peterborough Branch of the LM&SR are now shown running east/west below the Northampton Canal. Development outside Northampton to the south of the railway and to the west of the London Road has now occurred in the area known as Far Cotton.
A map of 1941 at 1:10,000 scale shows that the previously undeveloped open fields, to the south of Cotton on the south west of Delapré has become developed with housing.

By the time of the 1992 OS map development is shown to the north and west of Delapré Abbey and the site has become encircled by the London Road to the west and the Nene Valley Way A45 to the south and east with depots and railway sidings to the north. The abbey site now appears as a ‘buffer’ of open space between Northampton and the now developed surrounding areas of Far Cotton and Hardingstone. This open space aspect is emphasised on the map by the notation of ‘Delapré Golf Complex’ in the open parkland to the south.
### 3.3 An assessment of building phasing.

The construction of first the nunnery then the house has been divided into 12 phases of development, with the principal features of each area first summarised then described in greater detail. Detailed phasing drawings and tables are provided at Appendix 3.

- **Phase 1** 1145 – 1538 Cluniac Nunnery
- **Phase 2** After 1538
- **Phase 3** 1617- 1640 Zouch Tate
- **Phase 4** After 1651
- **Phase 5** After 1749 Charles Hardy
- **Phase 6** 1750 -56?
- **Phase 7** 1832 -34 Edward Bouverie
- **Phase 8** After 1858 Everard Bouverie
- **Phase 9** 1871 to 1887 John A S Bouverie
- **Phase 10** 1893 to 1896 rebuilding after the fire
- **Phase 11** 1940 War Office requisition
- **Phase 12** 1956 – 58 County Record Office

#### Phase 1 1145 – 1538: The Cluniac Nunnery

This phase covers the history of Delapré as a functioning nunnery. Although such institutions were usually designed and constructed to a more or less standard form, it was unusual for an entire nunnery to be built to its final form in one campaign of works. More likely, the nunnery was founded with just enough to get it started, on the assumption that further benefactors would follow. This may have taken some time, as nunneries, unlike monasteries, did not pray for the souls of wealthy benefactors, so attracted fewer donations.

Circumstantial evidence tends to confirm that this nunnery was not particularly well founded financially. The need for beams to repair the church after less than 100 years indicates poor construction standards in the first instance, and the nuns presumably ate in a makeshift refectory until 1258. The best evidence of what they may have done is the plan form of the Abbey now, with at least three sides to a cloister apparent, but this may simply have guided the overall intention. This plan form is, however, probably the most significant survival of the earliest form of the buildings here. The cloister itself may well have been completed, waiting for further buildings to be constructed around it as later benefactors came along.

Other than the distinctive plan form there is little convincing evidence above ground of this phase of building. Certain walls within the basement may be of medieval construction, but there is little stylistic detail with which to confirm this. The lantern holders within the north-west and north-east corners of the cloister are interesting survivals, but may have been re-set from earlier construction.
The supposition that the church was on the north side of the cloister rests on the assumption that the south side would have been preferred for residential accommodation and, probably more importantly, that graves were found in this vicinity during later works. A vertical joint is apparent on the external elevation of the north range, but there is no reason to think this represents any recognisable aspect of church architecture of the period. Only a possible west wall of the church can be identified on plan by its thickness, although this remains conjecture until careful archaeological opening-up of plaster finishes can be carried out.

The documentary evidence from 1714 (Walker, see below) that the choir was demolished, the chancel converted and the nunnery built over is enticing, but confirmation of the original extent of the church can really only be made by below-ground archaeology. Note that the original ground levels on the south side are uncertain. It is possible that construction now within the basement on this side may originally have been at or near ground level.

Further research recommended:

- Below-ground archaeology by west entrance - was there a west range at this time?
- Below-ground archaeology east of north range; possibly within ground floor rooms in north-east area - what was the extent of the original church and nunnery?
- Opening up of finishes to possible remaining west wall of church - potential for non-destructive investigation?
- Possible dating of remaining wall construction within basement of south range, east end.
Phase 2 After 1538: Dissolution to acquisition by the Tate family

On the Dissolution, Delapré nunnery was stripped of valuables, including a substantial quantity of lead from the roof, presumably leading to ruin. The lands were let to a tenant, probably simply for agricultural use. The site and its buildings passed through the hands of a property speculator before being bought by the Tate family, possibly as security for the young Bartholomew Tate. Later, after he inherited the property, it is unlikely that it became his primary home, as when he was elected MP for Warwickshire in 1572 he clearly had a primary base in that county. One source states that a house was “contrived from the ruins” at Delapré, and this may well have been the case, as Bartholomew’s later appointment as High Sheriff of Northamptonshire in 1585 indicates either an important local presence or provided the spur to establish one.

There is no clear evidence within the building of this phase of construction, but the spiral staircase and an adjoining door in the north range, a door from the courtyard into the east cloister, and a door head in the north elevation of the north range, may date to this period. A very thick wall at the western end of the north range may be all that remains of the nunnery church. A door in the eastern range into the rear courtyard also retains some 16th century details and some of the masonry may be of this period.

Further research recommended:

- It is not possible to target further research into the built form on present information. Nevertheless, the awareness that this phase probably existed should be retained in mind when analysing any future archaeological work or opening up within the structure.

Phase 3 1617 and 1640: Zouch Tate

In 1617 Bartholomew Tate II died and his son Zouch Tate inherited Delapré; in 1640, Zouch was elected MP for Northampton to sit in the Long Parliament. As a loyal Parliamentarian it is likely that Zouch sat until his death in 1651. Due to the circumstances of the times it is unlikely that substantial building works would have been carried out during the last eleven years of Zouch’s life.

Zouch Tate probably initiated the first major building programme at Delapré which displays a concern to create an architectural presence, suggesting an increasing confidence and a desire to establish his standing within the county.

The principal west front can be stylistically dated to this period, clearly intended to be a contemporary E-plan with strong fashionable detailing of its time, although this almost certainly did not include the present northernmost gabled block, as this is in the vernacular. The screen wall with its blind first floor windows appears always to have had this form, although the roof slope behind has been subsequently altered. The west side of the nunnery cloister simply became an entrance passage leading north and south.

Writing in “The Sufferings of the Clergy” in 1714 John Walker describes building work as being “on the site of the nunnery and part of the church”, and that the nuns’ choir was demolished and the chancel turned into a dairy and buttery. This is sufficiently soon after the event to be taken seriously, although not so soon that it ranks as an immediate eyewitness account. Assuming the church was on this side, this refers to the construction of the north range, and quite possibly that of the east at the same time. The north, east and south walls of north range show very little evidence of church remains, and the inclusion of a newel staircase on the south side of the plan, and significant masonry cross-walls in two locations, clearly indicate major rebuilding. The present attic floor of this wing was added later.
Neither the newel staircase opening off the cloister, or the doorways to either side, are principal external openings, suggesting that the cloister still remained at this time, or was reconstructed in connection with Zouch’s work. Overall, the present form of the house, with north and east wings of similar scale, and the more formal west front, provide a regular and considered plan, with re-entrant corners at the north-west and north-east. The form of the south side is now obscured by later rebuilding, but there may have been a further, regular block of similar proportions.

If Zouch Tate had the desire and the means to create a suitable country seat for himself, it would have been normal at this time to include a hall or great chamber and withdrawing room for formal occasions. No remains of such spaces have been identified in the surviving construction, and if provided they may well have been on the south to take advantage of light and views, as with the present south range. At present, however, this can only be speculation. The complete result would have been relatively domestic in scale at two storeys overall, but dignified; a suitable house for a gentleman of status at the time.

Further research recommended:

- Notional reconstruction of the building form at this time - this will identify unknowns and target for archaeological opening-up.

**Phase 4 - After 1651**

The northernmost section of the west front, now the north-west corner of whole plan, appears to have been built into one of the re-entrant corners of the house. Its actual date is at present unclear, but it is most likely to have been constructed sometime after 1651 in response to a need for further accommodation.
As it disturbs the symmetry of the west front constructed by Zouch Tate, and is built in the vernacular, it is probable that it dates from after his death, which also coincided with the end of the Civil Wars. It is quite likely also that it may have been at least partially obscured by planting from the west, which would make the asymmetry more tolerable.

Further research recommended:

- Detailed investigation of north-west block to confirm phasing (see also below)
- Possible landscape archaeology to understand planting of this period on west approach to house.

**Phase 5 1749 - 50**

Delapré was given to Charles Hardy on his marriage to Mary Tate in 1749. Although Mary died less than 18 months into the marriage, it appears that substantial building works were initiated in order to turn the house into a home suitable for a gentleman of the time and his family. The principal sections of work, including the south range, the stable block and carriage shed, the orangery and flanking wall and gateway, were all constructed in a fashionable neo-Palladian style, although no record of the architect has been discovered, and the designs would best be described as competent, rather than of the finest quality. The saloon largely remains in its original neo-Palladian form, although other rooms within the south range have been heavily modified. The south elevation was built as a screen, and is likely to have been rather different from now. The present ground floor is believed to have been a piano nobile over a low basement, with the ground level externally lower than now (the plinth construction and facing stonework is visible in section in the basement below the library). There
would have been no French windows, as the preferred relationship between house and grounds at this time was that of observation, rather than direct connection. Sash windows in the south range would probably have matched those now remaining on the west and north elevations. The balustraded parapet on the roof is a later modification, as the details are inconsistent and it does not appear on J P Neale's drawing of 1818.

The stairs from the entrance to the saloon, and the corresponding range opposite up to the first floor (now lost) were probably also introduced at this time. The lost flight from the west front turning north is an interesting addition, as it is clear from survey drawings taken shortly before their demolition that they did not ascend to any commensurately grand rooms on this side of the house. This may well be an indication of greater plans for rebuilding, perhaps cut short by Mary Tate's untimely death.

*Phase 6  1750 – 1832  After Mary Tate's death.*

Sometime in the early 1750s a doorway from the adjacent passage into the north-west corner extension of the house was inserted, and the north-west area generally revised to form a self-contained dwelling. The extreme north-west room on the ground floor appears to have been lined with new panelling in a style consistent with the other recent constructions, although this has since been modified. This area appears to have been converted into a dower house, and probably indicates that Admiral Sir Charles Hardy was caring for his late wife's mother, at least until 1756. This may also explain why he did not let or sell the house earlier, despite the death of his wife and the fact that his eventful life took him far away.

The orangery (now the billiard room) and its flanking wall to the kitchen garden, including the rusticated gateway, were built at this time. Also at this period were built the coach house and stable block, although these have been much less drastically modified.

Between 1764 and 1818 further changes took place. Undated construction drawings in the Northamptonshire County Records Office show a phase of construction modifying the south and east ranges after they were initially built, but before any further changes took place. Modifications at this period included the construction of the principal stair at the rear of the south range and a complete upper floor on the east range, included on the same level as the first floor of the south range.

The construction of the circular staircase is not immediately apparent from examination of the house itself, primarily because the it was later completely replaced, although its domed roof is visible on J P Neale's drawing of 1818. This is, however, the only documentary evidence in any way dating the construction of the second floor on the east range. Externally this is constructed of brick rather than the stonework of the earlier two floors below.

It is unclear at present how the first floor of the south range was accessed before the construction of the circular stair, as this is not shown on any drawings, and no remains survive.

Drawing set 2 within the Northamptonshire County Record Office are survey drawings showing plans of the house at ground and first floors after this work had been completed (NCRO Maps 1179b, 1179c and 1179e).
Further research recommended:

- Archaeological investigations outside south front to uncover original elevational form and external ground level.
- Opening up of plasterwork in “cuckoo passage” to ascertain likely date of construction.
- Targeted paint analysis to ascertain surviving fabric and establish original decorative schemes and layout - saloon, south range and staircase from entrance
- Paint analysis to ascertain modifications to panelling in north-west room on ground floor
- Paint analysis and further investigation to ascertain date of dower house.
- Investigation to ascertain form of original staircase to first floor of south range.
- Notional reconstruction of the building form at this time - will identify unknowns and target for archaeological opening-up.
- Detailed analysis of drawing Set 1 (NCRO Maps 1229 and 1179a) against surviving construction within south and east ranges to ascertain earlier form and full extent and purpose of changes.
Phase 7 1832 - 34 Edward Bouverie

The construction of the “Gothic” library block may be reasonably accurately dated on stylistic grounds, and from available documentary sources, to between 1820 and 1840. Within this period, the only notable documented event suggesting a change of circumstance in the house is Edward Bouverie’s retirement from Parliament in 1832. It seems reasonable to suppose that the library was therefore built for his retirement, either in preparation, or shortly after.

Edward Bouverie’s library

Much of the existing external render is based on Portland cement, which was not generally available until the 1870s and considerably compromises the appearance of this extension. The building is likely to have been originally rendered in a lime based mix, and lined out in imitation of ashlar, which would have made its appearance much more harmonious with the rest of the house.

Further research recommended:

• Analysis of external render and substrate to ascertain original mix.
• Archaeology outside south front to ascertain ground level and finishes (see above).

Phase 8 After 1858 – Everard W Bouverie

The rebuilding of the principal staircase is attributed to Everard W Bouverie, who reportedly did not like the creaking of the earlier construction, but is otherwise unconfirmed. Were it not for this story this phase of works would reasonably be entirely subsumed within Phase 9 below.
The window glass suggests an attempt to continue the thin “Gothic” style of the library, but the staircase itself is in a generic mid-Victorian style with neo-Jacobethan detailing. It is therefore quite possible that this work may actually have been carried out during the next phase, and the anecdote of its origin be completely incorrect.

The continuation of matching brickwork to either side of the staircase suggests that the ancillary accommodation within the courtyard, containing toilets, was constructed at the same time. These extensions are built across the face of the earlier rear elevation, partly blocking and subsuming the previous windows. A drawing in the County Record Office shows internal elevations and a plan of the principal ground floor passage in the south range after these alterations, presumably to establish a decorative scheme (NCRO Map 1179d).

Further research recommended:

- Targeted paint research to ascertain original date of construction and decorative scheme.

**Phase 9 1871 to 1887 John A S Bouverie**

The entire south range was remodelled and redecorated at this time in the latest fashion, clearly to be used for display and entertaining as a sequence of interlinked rooms on the ground floor. The dining room is extremely large for a house of this size, and the billiard room impressive. The conservatory can be seen from a surviving photograph to be an exercise in conspicuous consumption. This suggests that John A S Bouverie had every intention of making the most of his inheritance for social advancement.

*Detail of decoration in drawing room*
The south range was also altered externally, probably including the raising of the external ground level, but also allowing for the introduction of two sets of French windows and the replacement of earlier sashes with large Victorian plate-glass panes. The roof structure of the south range is in a later nineteenth century mixture of timber and iron, and the balustrading at parapet was also added at this time. First floor redecoration was comprehensive within the south range to form guest rooms suitable for visitors, and the floor level was raised at the east to allow the main dining room to achieve its current impressive height.

The corridor behind the west entrance was clearly redecorated, and the encaustic floor tiles added. The previously symmetrical arrangement of apsidal niches either side of the entrance lobby, separated from the western ground floor passage by a curved door, was altered at this time.

The 1887 OS map clearly shows a small outbuilding on the north elevation adjacent to the north-west entrance, another service building behind the conservatory and more greenhouses within the kitchen garden than currently survive. The ground plan of all the buildings appears to have at this stage reached its greatest extent.

Further research recommended:

- Targeted paint analysis to establish relative phasing and decorative schemes within secondary rooms and circulation spaces.
- Dating of paint (and wallpaper?) in north range attic.

Phase 10 1893 to 1896 Rebuilding after fire

The extent of a fire in the east wing has not as yet been fully established, although it clearly did not involve complete demolition of the principal masonry structure, and the ceiling of the existing
The stair at the south end appears to predate rebuilding. The rebuilding work was probably completed before the house could be let to John Cooper in 1896.

Further research recommended:

- Investigation of hidden structure, particularly within floor voids, to ascertain extent of rebuilding.
- Targeted paint analysis (secondary in this area)

**Phase 11 1940 War office requisition**

After 1940 the stable block was converted into residential accommodation, as was the former laundry and dairy to the rear of the main building. These alterations can be dated stylistically and through documentary evidence to the period of War Office requisition. The conversion of the stable block was less far-reaching than that of the cottage, mostly restricted to the ground floor, and probably only the minimum to satisfy Mary Bouverie.

Further research recommended:

- Investigation of cottage to uncover evidence of its earlier form
- Targeted paint analysis (secondary)

**Phase 12 1956 – 8 County Record Office**

This period covers the adaptation of Delapré Abbey for use as County Record Office, including the demolition of the secondary staircase from the western main entrance to the first floor, and the removal of the cistern roof and other buildings within courtyard. Sadly, the conservatory was also taken down. Internal modifications to provide accommodation and storage facilities also took place.

Survey drawings prepared by the Northampton Borough Architect’s office in 1952 (NCRO Maps 5923a & 5923b) show clearly and in detail the form of the building at this date. Notably, the present courtyard was substantially filled with a range of ad-hoc outbuildings, all of which were demolished in the subsequent building works. It appears that the intention was to return the house to the form shown in the widely-known mid-eighteenth century plan (NCRO Map 1179b).
In the process, however, the four-columned open roof over the cistern, and the stair up from the entrance to the first floor, symmetrical with that to the saloon, were also taken down, despite being shown on this plan. Internal partitioning in several parts of the house was removed or modified, as was access to the first floor above the library. The mechanical ventilation and hot air heating system visible within the building was also added. Interestingly, a lift in the centre of the south range was also removed, although there is no record of when this was actually installed.

The demolition of the conservatory also took place at this time. In this instance, however, a photograph of its external form exists. Together with evidence of its surviving floor area and abutments, and examination of equivalents from the period, it is likely that a good reconstruction will be possible.

The works carried out to convert the house to become the County Record Office between 1956 and 1958 undoubtedly ensured its survival, but at a considerable cost in loss of historic fabric. The
alterations involved are clearly documented on a surviving set of construction drawings (NCRO Maps 3279/1 to /16)

Further research recommended:

- Below-ground archaeological investigations within courtyard to identify footings of lost buildings and cistern. Notional reconstruction of courtyard buildings.
- Examination of parallels and notional reconstruction of original form of conservatory from plans and surviving photograph.

Figure 9 1965 aerial photograph of Delapré Abbey.
4 ASSESSMENT OF SIGNIFICANCE AND HERITAGE MERIT

4.1 National significance

Introduction:

In general, recognition of cultural importance in the national context has more readily gone to architectural set pieces built in a single campaign. However, there is an increasing understanding of the contribution made by buildings with long and complex evolutionary histories.

This is, of course, particularly true of Delapré Abbey where the early foundation as a nunnery, and the subsequent changes for the various aspiring families - the Tates, Wadhams and Bouveries – has social interest but is not in itself spectacular. However, each generation has added a little more to the complex building we now know as Delapré Abbey, with each building period adding a little more to the interest and architectural value of the site. Furthermore, some of the individual features of the building are of such unique importance that the building qualifies for a grade II* listing, placing it within the premier 8% of the country’s half a million listed buildings.

Monastic remains:

Northampton is singularly poor in monastic remains, just twenty-one monasteries and five nunneries, of which Delapré Abbey is the only one remaining as an above ground building apart from the 13th century west front and west end of Canons Ashby, an Augustinian house. Delapré is also the site of only two Cluniac nunneries in England, the other being Arthington in Yorkshire, founded some ten years after Delapré, and both being offshoots of an existing French foundation. Both of these add to the national significance of the site.

Queen Eleanor’s Cross:

Delapré Abbey is also nationally significant for its proximity with Queen Eleanor’s Cross in London Road. Twelve of these crosses were erected by Edward I to make the route of his wife’s funeral cortège from Harby in Nottinghamshire to Westminster, of which only three now remain.

Battle of Northampton 1460:

Another nationally significant national event was the Battle of Northampton, on the 10th July 1460, which was fought between the River Nene and Delapré Abbey. The Lancastrians were heavily defeated and King Henry VI taken prisoner and conducted into the nunnery. The site is now one of only 49 English Heritage Registered Battlefields in England. There is some disagreement among the experts about the location of the battlefield.

4.2 Local significance

Delapré Abbey also has both national and local significance because the families – the Wadhams, the Tates, the Hardys and Bouveries - who lived in the house all had an impact on national and local events. More recently, it has local significance as a popular public facility.

The Tates:

Sir John Tate was an ale-brewer and mercer of London, who was Lord Mayor in 1496. His son Bartholomew Tate I was employed by Henry VIII on various foreign and military matters. He married Anne Saunders whom he divorced after they had one child (Bartholomew Tate II) and she
eventually moved into Delapré with her son and her third husband Andrew Wadham. Wadham was the uncle of the man who later founded Wadham College in Oxford.

Bartholomew Tate II was MP for Coventry in 1572. His eldest son William was knighted in 1606 and was a conspicuous character in the locality during the reign of James I. He was subsequently appointed a deputy-lieutenant for the Western Division of Northamptonshire by Thomas, First Earl of Exeter, who was then Lord Lieutenant. Sir William was also a Justice of the Peace, a Commissioner for Subsidies, Sheriff of the County in 1603-4, MP for Corfe Castle in 1593 and MP for Northamptonshire in 1614.

William had a younger brother Francis who in addition to being a justice itinerant in Wales, MP for Northampton (1601) and MP for Shrewsbury (1604-11) was an antiquary, well known for his knowledge of the Saxon language, an unusual attribute in those days.

Sir William was succeeded by his son, Zouch (1606 -1651). In 1640 the Mayor and Corporation of Northampton went out to Delapré to tell him that without his knowledge they had unanimously elected him as member for the Borough in what was later to be known as the Long Parliament. Tate was a strong Parliamentarian and in 1644 moved the Self-denying Ordnance. Zouch's son William was High Sheriff in 1670.

The Hardy's:

Mary Tate, Zouch Tate's descendent, married a sailor, Charles Hardy, in 1749 but died 18 months later. Hardy had a distinguished career and after his wife's death lived mainly abroad, being knighted in 1755 when he was also made Governor of New York. In 1759 he was second in command to Hawke at the Battle of Quiberon Bay and he was actively employed until after the end of the Seven Years War. He continued some of the improvements he and his wife had planned at Delapré but by 1762 the house was rented to two local surgeons to house their patients undergoing early experiments in inoculation.

The Bouveries:

Edward Bouverie purchased Delapré Abbey from Charles Hardy in 1764. Edward I was the younger son of Sir Jacob Bouverie, later Viscount Folkestone, and Mary Clarke, who inherited a small property in Hardingstone next to Delapré. Edward's purchase of Delapré coincided with his marriage to Harriet Fawkener, a noted beauty of the period, the subject of a portrait by Sir Joshua Reynolds and a toast of London society. They settled at Delapré and Edward was elected as MP for Northampton, holding the post for 20 years. Upon his death in 1810 he was succeeded by his son Edward II, who took a great part in local affairs and as a Liberal and staunch supporter of the Reform Bill, was immensely popular in Northampton.

Edward died in 1858 and he was succeeded by his son, General Edward William Bouverie, who had been born in 1789. Edward III fought in the peninsula and was ADC to the Duke of Wellington at Waterloo. He was equerry to Queen Victoria, and built schools for the local children in Hardingstone and Far Cotton. Unmarried, at his death in 1871 the estate passed to his nephew John Augustus Sheil Bouverie. On his death in 1894 he was succeed by his son of the same name who died in 1905, and then by his daughter Mary Helen Bouverie, who came to live at Delapré in 1914. She was a Justice of the Peace and a very able woman well known for her work with the Women's Institute. She frequently opened the park and house for fund-raising events and shows, and played the part of benevolent “squire” to the district until 1940 when Delapré was requisitioned by the War Office. She subsequently moved to Pond House, Dunston, returning to live briefly in the converted stables before she died in 1943. Her nephew and heir, Major Uthwatt Bouverie, sold the house and 586 acres of land to Northampton Corporation in 1946.
Recent uses:

Since World War II, Delapré Park has been open to the community and its well used for a variety of leisure activities – pony rides, dog walking, jogging, and just walking in the attractive woodland and open spaces. Various fairs and other events are also held periodically. The golf club also generates some use of the park, with some public access via the footpaths which cross the course. The walled garden at the back of the house is also very popular and is very well tended.

4.3 Architectural and historical significance

Delapré Abbey provides an example of a large family house which has developed over five centuries, each successive owner adding changes according to the latest fashion. The rebuilding of the nunnery in the mid-16th century by the Wadhams appears to have retained little of the pre-Dissolution buildings although probably they reused the footings of the earlier buildings and perhaps some of the structure. However, Zouch Tate’s alterations of the early to mid-17th century were relatively comprehensive retaining a few features such as the two mid-16th century doorways and the stone spiral staircase and doorway in the north range, and the entrance door on the east front elevation. Thereafter, Zouch Tate’s remodelling of the west elevation gave the building its present, prestigious main entrance, which remains today. The remodelling of the south range in the 18th century, and the provision of a suite of rooms purely for entertainment and show, provide another layer of social one-upmanship.

Although the house is only partly open on occasional “open” days, there is a great deal of public interest in the building and strong feeling that the building should be repaired and restored and maintained as a local facility.
Palladian details. By contrast, Zouch Tate’s scrolly pedimented gables at Delapré followed the popular trend in architecture of the second third of the 17th century, although he clearly aspired to a more ordered, symmetrical frontage and tried to achieve this by the “false” west front with its battlemented parapet which conceals nothing more exciting than a ground floor corridor and staircase.

The many alterations to Delapré are a mirror of similar changes at Apethorpe Hall, a much larger Northamptonshire house which was extensively remodelled in the 1620s to provide accommodation for Charles I on one of his periodic tours around the country. This too has a (double) courtyard plan with a mixture of Elizabethan, Jacobean and Palladian motifs.

By the 1670s and 80s the national interest in Palladian architecture had signalled the end of the mullioned and transomed window and its replacement with tall sashes. In 1702 Easton Neston, a substantial Northamptonshire house of c.1685, was remodelled by Hawksmoor (or possibly by Wren?) to provide an impressive and very symmetrical nine bay two and a half storey house, raised on a piano nobile and entered via a sweeping double staircase. It is decorated with classical motifs: giant pilasters and columns, a crowning balustrade, and huge sashed windows, each sash contained 20 panes. The design of this house became the idealised form which others copied, as indeed happened at Delapré, where the south front was rebuilt in the mid-18th century to provide a symmetrical, sashed front, raised above the level of the ground beyond. Inside, the rooms were remodelled and the surviving saloon demonstrates the idealised classical interior – simple, well detailed and symmetrical.
In the early 19th century, there was a national movement against the restrictions of classical architecture which was seen as being too stiff and formal, and a return to the Gothic detailing of the medieval period, with pointed arches and steeply pitched roofs. The library at Delapré, built in the period between 1820 and 1840, therefore destroyed the symmetry of the 18th century southern façade, and deliberately added a discordant element to the existing 17th and 18th century details on the west and south fronts. The small Gothic fireplace in the saloon was presumably added at this time, now sadly without its grate. Delapré therefore demonstrates the national change of taste which was popularised in 1851 by John Ruskin in his book, “Stones of Venice”.

Further major changes to the building in the late 19th century were restricted to the insertion of colourful and highly decorative finishes to the south range principal rooms, which remain today. Other minor changes – the conversion of the orangery to a billiard room, and the reordering of some of the rooms, were relatively minor. More significant is the addition of a large conservatory to link the house to the new billiard room, a two storey glass and cast iron structure fortunately recorded in contemporary photographs.

The most significant architectural features are:

- Plan form around a cloister, reflecting the layout of the medieval nunnery
- Two medieval lanterns in cloister
- Four possibly 16th century doorways
- 17th century western front and porch
- 17th century staircase in west range
- 18th century saloon
- 18th century thatched game larger
- 18th century orangery
- 18th century stables and coach house
- Gothic library of the 1820-40 period
- 19th century south front with its colourful late 19th century decoration

The most significant historic features are:

- Remains of nunnery plan form dating to c1145
- Connections to the Abbey of Cluny in Burgundy
- The Queen Eleanor Cross, completed in 1293, located on the edge of the park
- The site of the Battle of Northampton 1460
- 17th century west front
- 18th century south front
- 19th century library
- 18th century walled garden with 19th century features
- 19th century layout of wild garden including former water courses and ponds

4.4 Cultural and economic significance

Delapré Abbey is culturally significant for the following reasons:

- The site represents post-Conquest settlement on land owned by Simon de Senlis, Earl of Northampton
- The site is only one of two Cluniac nunneries in the country
- Connections with Eleanor of Castile and her husband Edward 1 (late 13th century)
- From the 15th to the 17th century the Tate family held important offices including Lord Mayor of London and MP
- In the 18th century Admiral Hardy had a distinguished naval career and was Governor of the New York
• In the 18th and 19th centuries the Bouveries were a significant local family with careers in Parliament and the military
• In the late 19th century Delapré Abbey was let to John Cooper, a local boot and shoe manufacturer (Northampton was famous centre for these industries)
• The buildings played an important part in the war effort between 1940 and 1948 when they were requisitioned by the War Office
• Delapré Abbey and lands were purchased by Northampton Corporation in 1946 to preserve them for future generations
• The buildings were used by the Northampton County Record Office between 1958 to 1992
• Delapré Abbey park is a popular facility for the local population, with walking, jogging, cycling and other leisure activities taking place
• The adjoining Golf Club provides an important local facility
• Location of an important piece of modern sculpture – Woman with a Fish 1951
• Location of the Peace Post erected in 2000
• Recent use of the building as short-term residential accommodation

Delapré Abbey is economically significant for the following reasons:

• Earliest development of the site was as a nunnery which generated the need for builders and other suppliers of local services
• The site developed as a prestigious family house linked to a large park with farmland – Delapré Farm is shown on the 1901 map to the east of the park
• The site has strong links with Northampton and the development of the town through the various families - the Tates, the Hardy’s, Bouveries and the Coopers- who lived there
• Delapré Abbey grounds are regularly used for a number of fund raising events, including pony club meetings and fairs

Haha to south of Delapré Abbey
4.5 Landscape significance

Delapré Abbey has landscape significance for the following reasons:

- Location on southern edge of the River Nene
- Rolling parkland with open space and woodland
- Survival of 18th century ha-ha
- Survival of 18th century walled garden with 19th century glass houses and planting
- Survival of 19th century “Picturesque” gardens to east of walled garden
- Much of the site lies within a Locally Important Landscape Area, designated by the Borough Council in the Northampton Local Plan
- The ornamental garden and margins of the lake to the east of Delapré Abbey are a site of Acknowledged Nature Conservation Value, as designated in the Northampton Local Plan
- The old course of the River Nene, to the north of Delapré Abbey, is a Local Nature Reserve
- Survival of sections of medieval ridge and furrow

4.6 Tourism significance

Delapré Abbey has significance from the tourism point of view for the following reasons:

- Delapré Abbey is listed grade II* and could become an important visitor centre
- The house is already opened regularly and tours around the building are organised by the Borough Council
- The walled garden is open for some of the day and contains a listed statue and other visitor attractions
- The parkland is open all year round for a variety of leisure uses
- The woodland and fields around Delapré Park contain pleasant pathways for joggers and walkers
- Part of the park is a golf course, an important local facility
- The park is used for fairs, pony club meetings, and other events which bring visitors into the area
5 VULNERABILITIES AND ISSUES.

5.1 The buildings

The buildings of Delapré Abbey are vulnerable in a variety of ways:

New uses:

- New uses must be found for the site quickly which will generate sufficient income to restore the building and maintain it for future generations
- These uses must allow a degree of public access
- The building is only open to the public on a part-time basis and not all of it is on show
- The high cost of rebuilding the lost conservatory
- The dilapidated state of the orangery
- The Council has already decided that new development is not appropriate around Delapré Abbey which means that the buildings will need to be utilised to their full potential to generate the necessary funds
- The grade II* listing means that only minimal changes are likely to be allowed by English Heritage
- The need for a comprehensive Management Plan in due course

Repairs:

- The building has suffered from unsympathetic alterations in the past, including the insertion of floor strengthening, which has affected the historic structure
- Dry rot has needed treatment in a number of locations
- Nearly all of the leaded lights have been replaced in the recent past due to vandalism and poor quality repairs
- Some repairs have been carried out in materials which do not match the original

Floor strengthening in Room G11
The interior:

- Parts of the interior of the building require extensive refurbishment
- The building has been adversely affected by alterations in the 1950s to provide accommodation for the County Council Record Office
- The high cost of restoring the existing historic interiors e.g. in the dining room and drawing room
- There is no furniture in the building of any merit, apart from two mirrors – one in the first floor hallway and one in the ground floor drawing room
- The building will require new services including heating, lighting and water

General:

- Vandalism of the buildings and the parkland is a recurrent problem

5.2 The gardens and parkland

The gardens and parkland around Delapré Abbey are vulnerable in a number of ways:

- Historic garden features such as the ice house have been lost due to gradual erosion
- Vandalism is a common occurrence
- Council and other on-site staff find it difficult to supervise all of the site all of the time
- The walled garden restoration scheme has been designed but is not yet funded
- The outer gardens require a comprehensive restoration scheme
- More formal arrangements for visitor car parking are required
- There are no public toilets – the existing toilets are currently closed pending refurbishment
- Need to maintain the peacefulness of the parkland and woodland
6 CONSERVATION POLICIES

This section of the Delapré Abbey Conservation Plan sets out general and specific policies to ensure that the Abbey and its surrounding parkland are maintained and managed in accordance with the principles as advocated in the body of the Plan.

They complement and form a development of the policies already set out in Northampton Borough Council’s Local Plan and in Planning Policy Guidance Note 15, which contains central government’s advice on the management of conservation areas and listed buildings.

The policies have been arranged in four groups, dealing respectively, in:

6.1 General conservation policies
6.2 Policies to protect the amenity and historical integrity of Delapré Abbey
6.3 Policies for the protection of Delapré Park and gardens
6.4 Policies to enhance the public’s understanding of the site and its setting
6.5 Policies to provide for the future management of Delapré Abbey buildings.

6.1 General conservation policies

Policy 1.1 To repair, develop and maintain the Delapré Abbey site in accordance with international, national and local authority conservation principles and policies.

The statement of historical and cultural significance should be accepted by Northampton Borough Council, Northamptonshire County Council, English Heritage, and any other interested statutory organisations, as one of the bases for future planning and work.

The policies recommended and options discussed throughout this document should be endorsed as a guide for future planning work.

1.2 To ensure that all statutory and legal requirements are met.

Listed buildings:

Delapré Abbey is grade II* listed, and most of the other buildings within its immediate vicinity are also listed grade II. It is the responsibility of Northampton Borough Council to apply for all necessary permissions, after first discussing any proposals with English Heritage.

Equal Opportunities:


Health and Safety Issues:

All health and safety issues should resolved bearing in mind both the need to maintain and preserve the historic appearance of Delapré Abbey, its gardens, and the adjoining parkland, and at the same time achieve the preservation and enhancement of the listed structures.

All construction works on the site should comply with the CDM Regulations (1994).

Policy 1.3 Sustainability: The Delapré Abbey site should be managed in a sustainable way, and should enable present and future generations to appreciate and conserve the area’s picturesque and sublime qualities.
Any repairs, improvements or alterations to the Delapré Abbey buildings, its gardens and its parkland, should be carried out using sustainable methods and materials, appropriate for the site and its particular location.

Policy 1.4 Local communities: The future management of the Delapré Abbey site should be responsive where appropriate to the needs of both local communities and visitors.

Increasing public access to Delapré Abbey, its gardens and its parkland, could have a detrimental impact on the amenity of local residents including those tenants who occupy properties within the site, for instance, by increased traffic generation. The impact of developing the site, including with additional facilities for tourism such as the provision of additional car parking and toilets, will need to be assessed not only in relation to the requirements of the local community but also of the tenants occupying properties in the park.

6.2 Policies to protect the amenity and historical integrity of Delapré Abbey

Policy 2.1 To ensure that wherever and whenever works are executed at Delapré Abbey (including its surrounding buildings), those works should aim to preserve, enhance or promote the special archaeological and historical qualities and significance of the site and its individual structures and features.

All building, maintenance and landscape works must aim not only for the careful retention and repair of historic elements, but also for the removal of the historically insignificant in order to enhance the significant. Great care needs to be taken when considering what is “historically insignificant” to ensure that no features of interest are lost due to demolition or removal. The use of the gazetteer provided within this Conservation Plan will help to protect those features.

Policy 2.2 Protecting the asset: All work to the Delapré Abbey buildings and the adjoining gardens and parkland should be carried out with reference to the detailed information provided in the document “Delapré Abbey”, prepared by Joan Wake, published by Northampton Record Society in 1975, and in any other documents approved by Northampton Borough Council, including future archaeological surveys and the gazetteer included within this Conservation Plan.

Dr Wake’s document describes the history of the Delapré Abbey site in great detail and provides extremely useful information about the buildings and their development. This Conservation Plan suggests that further archaeological investigations are carried out to help analyse the historical development of the site. Any future work on Delapré Abbey must refer to Dr Wake’s document, this Conservation Plan, and any archaeological reports subsequently produced.

Policy 2.3 All work to the Delapré Abbey buildings must be subject to an archaeological watching brief and all work to the buildings must be carried out by qualified and experienced craftsmen, using traditional materials.

In the past, Delapré Abbey has been repaired on an ad hoc basis as funding became available. Any future repair and restoration schemes must be fully specified and priced, and tenders sought from appropriately qualified and experienced craftsmen or contractors. All future work must therefore be carried out using the appropriate personnel, with carefully drawn up plans and specifications.

Policy 2.4 To establish and maintain a regular programme of inspection supported by careful maintenance and repair.

Regular, prompt and efficient maintenance has been proven to be a successful and prudent method of preserving the national heritage including buildings such as Delapré Abbey. One way of
instigating an effective regime is to undertake quinquennial inspections of the site so that relatively minor problems can be identified and resolved before more expensive and radical solutions are required.

Policy 2.5 To pursue a policy of minimum intervention to the existing buildings and the below ground archeology.

Any proposal to repair, consolidate or alter the buildings at Delapré Abbey should be assessed to see if it affects historic fabric. If the removal of original or significant fabric is deemed to be unavoidable, it should further be ensured that there is not a more appropriate and less intrusive alternative.

Policy 2.6 To employ conservative repair/consolidation methods to ensure the proper maintenance of the buildings and to arrest progressive dilapidation.

Priority should be given to works of repair or consolidation where the material or element is at risk from progressive deterioration, and judicious repair can arrest or slow that decline.

6.3 Policies for the protection of Delapré Park and gardens

Policy 3.1 Any repairs, improvements or alterations to the Delapré Abbey buildings and their setting should safeguard, and where possible, seek to enhance and promote, the historic environment of the site

Delapré Abbey park and gardens contain the remains of human activity from the 12th century onwards, of proven historic significance. Any changes to the site must reflect this sensitive location.

Policy 3.2 Local designations: Locally Important Landscape Area, an area of Acknowledged Nature Conservation Value, and a Local Nature Reserve

All repairs, improvements and alterations to the Delapré Abbey site should conserve and enhance the natural beauty of the gardens and surrounding parkland.

Delapré Abbey park is a Locally Important Landscape Area. The ornamental garden and margins of the lake to the east of Delapré Abbey are a site of Acknowledged Nature Conservation Value. The old course of the River Nene is a Local Nature Reserve

Policy 3.3 English Heritage Battlefields Register:
Any changes to the parkland surrounding Delapré Abbey should safeguard, and where possible, seek to enhance and promote, the battlefield site.

The whole of Delapré Park and further land down to and beyond the River Nene is designated on the English Heritage Batttlefields Register as the site of the Battle of Northampton 1460 (see Appendix 2)

Policy 3.4 The Queen Eleanor Cross.
Any changes to the parkland surrounding Delapré Abbey should safeguard, and where possible, seek to enhance and promote, the Queen Eleanor Cross.

The Queen Eleanor Cross (Appendix 2) is located next to London Road on the edge of Delapré Park. It is a Scheduled Monument and a grade I listed building and therefore its setting must be preserved or enhanced.
Policy 3.5 Natural resources:
Any changes to the Delapré Abbey site should be sensitive to the area’s special qualities and should preserve or enhance the outstanding natural resources of woodland, parkland and water courses.

Delapré Abbey lies within a parkland setting largely contrived in the 18th and 19th centuries. The more recent use of part of the parkland as a golf course has resulted in a number of changes to the topography which have detracted from the character of this historic parkland. Further changes should be avoided, unless they are reversible.

Policy 3.6 Bio-diversity.
Any works to the Delapré Abbey site should conserve, and where appropriate restore or enhance, the bio-diversity of the parkland area.

Delapré Abbey park contains a range of animals and plants which have not been recorded. However, it is likely that a number of protected species such as badgers, bats and snakes all live in parts of the woodland. A survey to enable a fuller understanding of the site’s ecological significance is required.

6.4 Policies to enhance the public’s understanding of the site and its setting

Policy 4.1 On-site interpretation:
On-site interpretation should ensure that visitors to the site understand:

• The historical development of the buildings
• The relationship of the buildings with the historic parkland
• The significance of the Queen Eleanor Cross and the Historic Battlefields site
• Connections with the various families who lived at Delapré Abbey and the town of Northampton

Policy 4.2 Access:
Access routes and interpretive features should provide a coordinated and coherent experience for the visitor as follows:

• Interpretative media should be designed to be accessible to visitors with all abilities and be in accordance with current best practice.
• Generally, visitors should be allowed access to as much of the site as possible and only excluded from areas considered to be unsafe or particularly vulnerable to damage. It should be clear to visitors on site where these restricted access areas are and why access is restricted.
• Access barriers and features should be visually unobtrusive and secured by methods that do not impact on the historic building, its gardens or its parkland

6.5 Policies to provide for the future management of Delapré Abbey buildings.

Policy 5.1 The future management of Delapré Abbey.
The future management of Delapré Abbey should include the following:

• The minimum of intervention is desirable, balancing cultural and environmental considerations with economic constraints;
• There is a general presumption against unsympathetic restoration, which can diminish the authenticity and thus the historic value of the buildings – this is especially important with regard to the possible work to the interiors of Delapré Abbey;
• Any work should be supervised by an experienced and qualified professional, with the use of experienced and proven contractors, tradesmen or conservators;
• Establish a “Log Book” system tied to regular maintenance, including checking, testing and servicing services installations, and cleaning gutters and checking roofs, rainwater disposal systems and drains;
• Checking all rooms, particularly little frequented areas such as attic, cellar, roof spaces and other voids; and checking under floor vents and other natural sources of ventilation;
• Ensure the buildings have adequate fire protection and these are regularly maintained;
• Protecting the buildings against other natural disasters such as flooding;
• Ensuring that the buildings are adequately insured;
7 RECOMMENDATIONS

1. Adoption of this Conservation Plan

Following full public consultation, this document should be approved by Northampton Borough Council and adopted for planning control purposes.

2. Options Appraisal and Management Plan.

Following the adoption of this document, it is proposed that the Building Preservation Trust commission an Options Appraisal, to consider suitable future uses for Delapré Abbey, and a Management Plan, to take forward the various recommendations contained within this document.

Once a future use for the site has been agreed, other work could be undertaken, such as:

- The preparation of a detailed scheme for the restoration of the historic interiors
- The preparation of a scheme to rebuild the conservatory
- The preparation of a scheme to reuse the Orangery
- The provision of improved visitor facilities including public toilets and a café

3. Archaeological evaluation.

It has been noted that a full analysis of the historical development of the site cannot be provided until more detailed archaeological evaluation is carried out. This can only be undertaken by an experienced and qualified archaeological team. A detailed Brief for this work would have to be agreed between the Borough Council and English Heritage, and would be based on the recommendations contained in section 3.3 Assessment of building phasing. Although not required within the Scoping Report, it is also recommended that further archaeological evaluation of the parkland and battlefield site would be advantageous.

4. Assessment of the site’s ecological significance.

To date, no detailed assessment of the flora and fauna of the Delapré Abbey buildings and the surrounding gardens and parkland has been carried out. Before major works are planned, this should be carried out by a professional qualified organisation.

5. English Heritage's Register of Historic Park and Gardens

The Borough Council should ask English Heritage to add Delapré Abbey, its gardens and part of the park (excluding the golf course) to its Register of Historic Parks and Gardens. The designation of the park as an Historic Park and Garden will help to assure its future protection and will provide the possibility of additional funding, such as the Heritage Lottery Fund’s Historic Parks grant scheme.

6. Designate Delapré Abbey, its gardens and part of the park as a Conservation Area.

This can be carried out by the Borough Council. Designation as a conservation area would help to protect the building and its setting, and add to its significance. It would also provide further opportunities for grant aid from English Heritage.
7. **Grant aid from English Heritage.**

Delapré Abbey is included on English Heritage’s Buildings-at-Risk Register, although it was at the time of survey not considered to be seriously “At Risk”, and this grading has continued to the present. However, since then further deterioration has taken place and as the building is only partially in use, it may be possible at some stage in the future to get the building considered for grant aid from English Heritage for works of repair and restoration, although it is understood that no funds are currently available.

It is also understood that English Heritage may be prepared to upgrade or specifically list some of the buildings within the site as part of an overall review. This has apparently not been progressed due to resource shortages but the Borough Council could consider approaching English Heritage, once this Conservation Plan has been adopted, to see if further designations (all of which would add to the “heritage value” of the site) could be progressed.

8. **Improve visitor interpretation, access, and facilities.**

Currently there is one board next to the house which provides some information about the site. This could be greatly improved with better graphics and further boards provided in the grounds and possibly in the house, at least as a temporary solution until the building is fully restored and back in full use.

There is no disabled access to Delapré Abbey at present, although informal arrangements are possible. This will need to be urgently considered if the building is to pass into some form of more permanent public use.

There are no visitor facilities at the site apart from the informal arrangements provided on a part-time basis by the Friends of Delapré Abbey. There are some toilets in the house, but the public toilets in the outer stables area are currently closed awaiting refurbishment. Improved if temporary facilities, including perhaps a café, would be welcome by the many people who visit the park.

9. **Quinquennial review.**

Once the building is properly repaired and put back into regular use, a quinquennial review, similar to that required for historic churches, should be undertaken by a qualified architect or surveyor. The buildings should therefore be fully inspected every five years to ascertain its condition.
8 BIBLIOGRAPHY

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Faden, W  CM/2/043/2  NRO 1779
OS 1887, 25” to 1 mile, xlvii 13  NRO 1887
OS second edition 1901, 6” to 1 mile, 45 SW  NRO 1901
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OS 1992, 1:10,000, SP75NE  NRO 1992

Turner, S  Plan of the Hardingstone and Bouverie Estates (2665 66)  NRO 1767
Map and Survey of Delapré Farm, in the lordship of Hardingstone (1286)  NRO C18
Turner, S

A Plan of the Estate of the Hon Edward Bouverie (Inclosure plan 46)  
NRO  1767

Historic Photos/prints

Delapré Abbey, Northamptonshire, E Bouverie Esq (p/7012)  b/w  
NRO

Miss Bouverie of Delapré  (p/3131)  b/w  
NRO

south front of Delapré Abbey showing glasshouse  
(p/6455/47)  b/w  
NRO

South and west fronts of Delapré Abbey (p/6455/47)  b/w  
NRO  1900s

Delapré Abbey, site of dem. glasshouse on s front  
(p/6455/11)  b/w  
NRO

Delapré Abbey, Hardingstone, from neg by C Law  
(PH/133/9)  b/w  
Local Studies  965/6

Delapré Abbey, Hardingstone, (PH/133/9)  Aerofilms  
A149689  b/w  
Local Studies

Delapré Abbey, Hardingstone, west and south fronts  
(PH133/9)  b/w  
Local Studies

Scaldwell, G

Delapré Abbey, Northamptonshire, the seat of E  
Bouverie Esq  (Drawing)  
Local Studies C18

Clarke

Delapré Abbey, Northamptonshire  (Engraving)  
Local Studies  1818

Lacey, S

Archival Drawings

Delapré Abbey, G fl plan, c. 1755  (Map 1179b)  
NRO  c.1755

Delapré Abbey, Part F fl plan, incl inset of eating room  
c. 1755  (Map 1179c)  
NRO  c.1755

Delapré Abbey, Part F fl plan, incl new stair & arches  
c. 1755  (Map 1229)  
NRO  c.1755

Delapré Abbey, drg of s range incl decoration of  
arches c.1755  (Map1179d)  
NRO  c.1755

Delapré Abbey, Gfl plan stables, coachhouse & outblgs  
(Map1179e)  
NRO  c.1755
APPENDICES
APPENDIX I

Copy of Scoping Report
APPENDIX 2

Copy of statutory descriptions
Listed buildings
Battlefields Register
Queen Eleanor’s Cross
APPENDIX 3

Building phasing diagrams and tables
APPENDIX 4

Gazetteer
APPENDIX 5

Modern maps

Location of Delapré Abbey within Northampton
Map of Study Area plus Golf Course and parkland
Map of Study Area: Delapré Abbey and its immediate setting
APPENDIX 6

Useful Contacts
APPENDICES
APPENDIX I

Copy of Scoping Report
Introduction

The purpose of this brief is to set out the Council's requirements for the preparation of a Conservation Plan for Delapre Abbey, its curtilage buildings and grounds. The Conservation Plan will be the starting point from which a full understanding of the heritage asset can be assessed and a long-term solution found to ensure the survival of the building and best use(s) for the future without undermining its historic and architectural integrity.

The buildings have a complex historical development which needs to be assessed and clearly understood. The purpose of the Conservation Plan will be to present the historic development supported by an assessment of why the asset is important, how it may be vulnerable to change and what policies there are, or should be put in place to ensure that the significance of the buildings and the setting is not undermined.

Delapre Abbey is identified in the adopted local plan as suitable for office and conference centre purposes, which maintain the integrity of the historic building.

The Council have also published a Planning Brief for the site, which was adopted as Supplementary Planning Guidance on 18 August 1999 (appendix added 17 September 2001).

As owner of the buildings and land shown on the attached plan, Northampton Borough Council wishes to base all decisions on the future of the Delapre Abbey and its setting securely upon a sound understanding of the site. In particular the Council wishes to commission a Conservation Plan as an essential first step in the process of the formation of a possible Building Preservation Trust.

The scope of the plan should place its emphasis on the complex of buildings and walled garden, as shown in the planning brief, with the relationship with the outer gardens and battlefield site highlighted. The Conservation Plan should include both original research and consultation on published sources such as the Northamptonshire records Office, National Monuments Record etc.

Site Description

Delapre Abbey is a Grade II* Listed Building located approximately 1 mile south of Northampton town centre and approximately three miles from junction 15 of the M1 motorway. The property benefits from easy access from the London Road and is approached by a long tree-lined driveway. The property is situated in extensive landscaped grounds, designated public open space, and enjoyed the tranquillity of a walled garden and less formal gardens to the east. Some of the former parkland is now leased to Delapre Golf complex.

There has been a building on this site since about 1145, the Cluniac nunnery of Delapre Abbey being replaced by a post-suppression house in the second quarter of the sixteenth century. The parkland contains important earthwork remains that mark the site of the Battle of Northampton in 1461, and clear evidence of post-medieval garden development. Also with the ownership of the Council is the Grade I Queen Eleanor Cross located on the London Road.
The Conservation Plan

The Conservation Plan should include the following elements as a minimum consideration.

Summary
A short summary of the primary conclusions of the plan.

Introduction
Should specify the scope of the plan, the limitations of the plan, specify the consultations undertaken on the plan, who are the key stakeholders and when by whom the plan is to be adopted.

The Site
An analysis covering all documentary and physical evidence that contributes to the heritage asset. This should include a historic overview demonstrating the relationship between all the historic elements including the house, garden, landscape setting and the battlefield.

A detailed analysis of architectural history, building phasing and land use should be included. The main features should be clearly identified (buildings and their uses, principle rooms or spaces, landscape features and planting, archaeology). Where possible information may be conveyed in the form of phasing plans and diagrammatic representations.

Any other relevant information, which contributes to the understanding of the site, should be included.

Analytical Assessment of Significance and Sensitivity

A general (local, regional and national) and detailed assessment of significance should be included for each of the main elements (internal and external). This should include a value judgement about the degree of significance of each element, which contributes to the heritage asset. This section should also address the local significance to the community. An overall summary should also be included.

Vulnerability/Issues

Should clearly identify those issues, which have, are or could affect the significance of the site. This can include past changes, cumulative losses, conflicts (past and present), statutory controls, resources and community expectation. This section should also be seen as an opportunity of identifying the potential of enhancing site significance.

Conservation Policies

The purpose of establishing the conservation policies is to provide a guide to the principles of conservation, repair, interpretation and access for the Abbey buildings that safeguards their significance now and in the future. The Council is looking for a visionary approach in the preparation of the Conservation Plan.

The policies should be designed to address the following issues:-

- Retain the character and quality of the Abbey and adjoining buildings and their immediate setting within the control of the Council.
- Provide a sound basis for the repair of historic fabric, preservation of existing features and for the future alteration and re-use of the buildings.
• Ensure that alterations and interventions preserve or enhance the character and significance of the buildings as appropriate.
• Protect with due consideration the long-term viability and sustainability of the historic significance and character of the buildings as appropriate.
• Establish policies for the adaptation, use and management of the site.
• Acknowledge the historical, cultural and social development of the asset in preservation, future investigation and development proposals.
• Ensure substantial benefit to the local and wider community through the access and heritage potential of the site and its use.

Implementation and review

The Conservation Plan will be used to assist in the formulation of planning and listed building applications and to compile necessary future work regimes. The plan will be used as a general discussion document with statutory and other consultative bodies to further develop the proposals.

Appendices

Listed Building Descriptions
English Heritage Battlefield Report
Historic Gardens Report
Local Plan Policies
Planning Brief
Map of NBC owned land
APPENDIX 2

Copy of statutory descriptions
Listed buildings
Battlefields Register
Queen Eleanor’s Cross
Address | Grade | LBS No. | NBC Ref. | Map | Date Listed
--- | --- | --- | --- | --- | ---
KINGSWELL ROAD, Barn at Home Farm — see under nos 25 and 27 Mill Lane (p. 76)
KINGSWELL STREET
No. 3 (Becket & Sargeant's School for Girls)
NN1 1PP
Name of school and “Endowed 1738” on flush 1st floor band of inscribed tiling. 1862 by E. F. Law in a Lombardic Gothic style. Stone dressed red brick. 2 storeys 5 windows.
LITTLE BILLING. The Priory — see under Orchard Hill (p. 78)
LITTLE BILLING WAY
Hastings Cottage
NN3 9AE
C17, altered and converted from 2 dwellings to 1 circa 1930. Colourwashed cement rendering, thatched roof. 2 storeys, 3 modernised casement windows.
LITTLE LANE, Great Houghton
No. 2 (Lane End)
NN4 7AH
(Includes Willow barn, Willow Lane)
C17 or early C18, altered. Coursed rubble, thatched roof with stone coping and kneelers to end gables, central chimney stack. 2 storeys and attics, north front has 2 small 1st floor casement windows, 4 larger ground floor casements with shutters.
(Roof now tiled)
LONDON ROAD
Delapre Abbey
NN4 8AJ
The building forms a rectangle with an internal court. It is possible that some of the structure of the original abbey building remains on the north and east sides of this house but the older part appears C16 with a C17 west front and the south front C18 with early C19 and later alterations. The west front has a recessed centre of two storeys, ironstone with battlemented parapet and central projecting battlemented porch which has an arched opening with moulded springers and architrave round arch, and is flanked by fluted Tuscan columns on plinths supporting sections of entablature crowned by ball finials. The sides of the porch have blocked circular windows in moulded rectangular panels. On each side of the porch is 1 bay of 8-light mullioned and transomed windows. To left of centre is a double gabled projection of two storeys and attic. The inner gable slightly projecting has a convex and concave curved outline, the outer gable is plain. Each has a 3-light stone mullioned attic window and 2 bays below, tall C18 sashes on 1st floor, the left hand gable has similar windows on ground floor, the right hand has 4-light stone mullioned and transomed windows. The stonework suggests different periods of building. To right of central part is a large two-storey stuccoed early C19 "Tudoresque" projection of poor design but with stonework of original wing remaining on half the north side in which is 1 bay of 8-light mullioned and transomed windows.
continued
The south front with cornice and parapet and C19 balustrading has 10 bays of sash windows plus the Tudoresque addition to left hand. The windows have architrave surrounds and the 2 right hand bays are separated by a pilaster with a corresponding pilaster on the right hand end. It seems likely that the house was originally symmetrical on this front and also on the west front, excluding left hand gable. The north and east fronts have some mullioned and transomed windows and some later windows in irregular arrangement. Internally some old doorways with four-centred arched heads and lantern wall recesses to a corridor are in the north wing. The corridor in which are the lantern recesses is supposed to be part of the original cloister of the Abbey. The recesses are framed in moulded stone and are at each end of the inner wall facing in two directions. They may be earlier than mid C16. Considerable redecoration must have been done in C19.

Illustrated in "Old Halls and Manor Houses of Northamptonshire" by J.A. Gotch.

Delapre Abbey with its Stable Block, Billiard Room, Garden Wall and Gateway, Game Larder, Coach House and Park House form a group.

**LONDON ROAD**
**Stable Block at Delapre Abbey**
NN4 8AJ
C18, two storeys, dressed ironstone, string below 1st floor windows, frieze and cornice with parapet.

**LONDON ROAD**
**Billiard Room (Orangery) at Delapre Abbey**
NN4 8AJ
Adjoining the south-east corner of the house. C18. 5 round-headed arches. Former Orangery.

**LONDON ROAD**
**Garden Wall and Gateway at Delapre Abbey**
NN4 8AJ
C18. Red brick wall and heavily rusticated stone gateway.

Delapre Abbey with its Stable Block, Billiard Room, Garden Wall and Gateway, Game Larder, Coach House and Park House form a group.
<table>
<thead>
<tr>
<th>Address</th>
<th>Grade</th>
<th>LBS No.</th>
<th>NBC Ref.</th>
<th>Map</th>
<th>Date Listed</th>
</tr>
</thead>
<tbody>
<tr>
<td>LONDON ROAD Game Larder at Delapre Abbey</td>
<td>II Gv</td>
<td>231858</td>
<td>LB0147</td>
<td>27d</td>
<td>9 Dec 1968</td>
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<tr>
<td>NN4 8AJ</td>
<td></td>
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<tr>
<td>C18. Thatched building with broad overhanging eaves.</td>
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<tr>
<td>Delapre Abbey with its Stable Block, Billiard Room, Garden Wall and Gateway, Game Larder, Coach House and Park House form a group.</td>
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<tr>
<td>LONDON ROAD Coach House at Delapre Abbey</td>
<td>II Gv</td>
<td>231859</td>
<td>LB0148</td>
<td>27d</td>
<td>9 Dec 1968</td>
</tr>
<tr>
<td>NN4 8AJ</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>C18 or early C19. Ashlar front, coursed rubble back and sides, hipped Welsh slated roof. 1 storey, 3 elliptical arches with impost; 2 fold doors under fanlights with glazing bars. Group value.</td>
<td></td>
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<tr>
<td>Delapre Abbey with its Stable Block, Billiard Room, Garden Wall and Gateway, Game Larder, Coach House and Park House form a group.</td>
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<tr>
<td>LONDON ROAD Park House (Abbey Cottage), Delapre Abbey</td>
<td>II Gv</td>
<td>231860</td>
<td>LB0149</td>
<td>27d</td>
<td>9 Dec 1968</td>
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<tr>
<td>NN4 8AJ</td>
<td></td>
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<tr>
<td>C17 or C18. Coursed rubble and ashlar, machine tile roof, 2 storeys and attic, 4 lattice casements with wood mullions and transoms. Abbey Cottage on Ordnance Survey.</td>
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<tr>
<td>Delapre Abbey with its Stable Block, Billiard Room, Garden Wall and Gateway, Game Larder, Coach House and Park House form a group.</td>
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<tr>
<td>LONDON ROAD &quot;Woman with a Fish&quot; Statue, Delapre Gardens</td>
<td>II</td>
<td>469100</td>
<td>LB0423</td>
<td>27d</td>
<td>17 Apr 1998</td>
</tr>
<tr>
<td>Sculpture, originally a fountain. 1951 by Frank Dobson, Sculptor. Concrete, height 57&quot;. Seated woman with a fish, which originally had water coming out of its mouth. The female nude was a constant theme in the work of Dobson. His treatment of the subject related both the neo-classicism of Maillol and the study of primitive sculpture, particularly that of the East. This is Dobson's most successful public work and one of his finest late pieces. It was first exhibited at the second Battersea Park Sculpture Exhibition, in 1951, whence it was brought to Northampton. It was placed in this very appropriate garden setting in 1978.</td>
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<tr>
<td>LONDON ROAD The Eleanor Cross</td>
<td>I</td>
<td>231861</td>
<td>LB0181</td>
<td>27c</td>
<td>9 Dec 1968</td>
</tr>
<tr>
<td>Scheduled Ancient Monument. Late C13, ashlar with carving. Octagonal plan. Restored 1877.</td>
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<tr>
<td>LONDON ROAD, COLLINGTREE Gateway between Old and New Lodges</td>
<td>II</td>
<td>231863</td>
<td>LB0128</td>
<td>30b</td>
<td>22 Jan 1976</td>
</tr>
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<td>NN4 0NP</td>
<td></td>
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<tr>
<td>Fine wrought iron central and side gates with overthrow and quadrant screen railings. 4 stone piers, panelled with moulded bases and cornices.</td>
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</table>
REGISTERED BATTLEFIELDS

Maldon (Essex) 991
Stamford Bridge (North Yorks) 1066
Hastings (East Sussex) 1066
Northallerton (North Yorks) 1138
Lewes (East Sussex) 1264
Evesham (Hereford and Worcs) 1265
Myton (North Yorks) 1319
Boroughbridge (North Yorks) 1322
Halidon Hill (Northumberland) 1333
Neville's Cross (Co Durham) 1346
Otterburn (Northumberland) 1388
Houndhill Hill (Northumberland) 1402
Shrewsbury (Shrops) 1403
Blore Heath (Staffs) 1459
Northampton (Northants) 1460
Towton (North Yorks) 1461
Barnet (Greater London/Herts) 1471
Tewkesbury (Gloucs) 1471
Bosworth (Leics) 1485
Stoke Field (Notts) 1487
Flodden (Northumberland) 1513
Solway Moss (Cumbria) 1542
Newburn Ford (Tyne and Wear) 1640
Edgehill (Warwickshire) 1642
Braddock Down (Cornwall) 1643
Hopton Heath (Staffs) 1643
Stratton (Cornwall) 1643
Chalgrove (Oxon) 1643
Adwalton Moor (West Yorks) 1643
Lansdown Hill (Avon) 1643
Roundway Down (Wilt) 1643
Newbury (Berks) 1643
Winceby (Lincoln) 1643
Nantwich (Cheshire) 1644
Cheriton (Hants) 1644
Cropredy Bridge (Oxon) 1644
Marston Moor (North Yorks) 1644
Naseby (Northants) 1645
Langport (Somerset) 1645
Rowton Heath (Shrops) 1645
Stow-on-the-Wold (Gloucestershire) 1646
Worcester (Worcs) 1651
with Powick Bridge 1642
Sedgeemoor (Somerset) 1685

For more information, write to English Heritage (Battlefields Register)
at 23 Savile Row, London WIX 1AB.
APPENDIX 3

Building phasing diagrams and tables
DELAPRE ABBEY, NORTHAMPTON
BASEMENT PLAN

Phase 1  1145 - 1538  Nunnery
Phase 2  After 1538
Phase 3  1617 - 1640  Zouch Tate
Phase 4  After 1651?
Phase 5  1749 - 50  Charles Hardy
Phase 6  1750 - 56?
Phase 7  1832-4  Edward Bouverie
Phase 8  After 1858  Everard W Bouverie
Phase 9  1871 - 1887  John A S Bouverie
Phase 10  1893 -1896  Rebuilding after fire
Phase 11  1940  War Office requisition
Phase 12  1956-58  County Record Office

Note: dating of construction at this level within the building is imprecise due to the absence of distinctive materials and architectural detail.

KEY TO PHASES
- Phase 1  1145 - 1538  Nunnery
- Phase 2  After 1538
- Phase 3  1617 - 1640  Zouch Tate
- Phase 4  After 1651?
- Phase 5  1749 - 50  Charles Hardy
- Phase 6  1750 - 56?
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- Phase 10  1893 -1896  Rebuilding after fire
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- Phase 12  1956-58  County Record Office

Delapre Abbey, Northampton
Basement Plan
KEY TO PHASES

- Phase 1 1145 - 1538 Nunnery
- Phase 2 After 1538
- Phase 3 1617 - 1640 Zouch Tate
- Phase 4 After 1651?
- Phase 5 1749 - 50 Charles Hardy
- Phase 6 1750 - 56?
- Phase 7 1832-4 Edward Bouverie
- Phase 8 After 1858 Everard W Bouverie
- Phase 9 1871 - 1887 John A S Bouverie
- Phase 10 1893 -1896 Rebuilding after fire
- Phase 11 1940 War Office requisition
- Phase 12 1956-58 County Record Office

DELAPRE ABBEY, NORTHAMPTON
GROUND FLOOR PLAN

- North-west room believed to be late 17th century addition: panelled in mid 18th century
- Entrance and windows visible on early 20th century photograph; date of insertion unclear, now removed
- Entrance hall symmetrical from 1749-1871
- Library fittings original.
- Room lined throughout with 17th century panelling: mostly original.
- Entrance passage remodelled 1871-1887
- Courtyard buildings demolished 1958.
- Included: Symmetrical stair flight 17th Century cistern roof
- Pantry demolished after 1764.
- Present stair replaces previous 1756 circular version.
- Present stair is 1958 replacement of mid 18th century version: previous stairs narrower with basement access alongside.
- North and east ranges assumed to have been built on medieval footings; actual extent of medieval remains is uncertain
- Formal rooms in south range substantially remodelled 1871-1887
- Saloon is most complete mid 18th century room: partially redecorated 1871-1887
- Outline of south-west block, demolished 1832-4
- Demolished 1750-56 to create large eating room: east end of principal corridor also modified.
- Existing kitchen doors inserted after 1764.
Room layout modified in 1958: earlier partition removed.

North-west room and stairs added after 1651.

This room fitted out with 17th century panelling, but modified in 1750-56 to increase size and add sash windows.

High level window partially obscured by "cuckoo passage" roof: previously above cloister roof.

Large flue from 17th century kitchen below replaced after fire of 1893.

Passage originally constructed 1750-56 with 6-bay groin vaulted ceiling on bays with thermal windows to courtyard; ceiling not reinstated after fire in 1893.

Staircase appears to have been little damaged in fire.

"Cuckoo passage" added to create separate bedrooms: assumed 1750-56; modified during demolitions in 1958.

Gothic window to stair in "cuckoo passage": partially obscured by apparent old cloister roof line.

"Cuckoo passage" added to create separate bedrooms: assumed 1750-56; modified during demolitions in 1958.

Room fitted out with 2 bathrooms, dressing room and corridor: removed to present form 1958.

North-west room and stairs added after 1651.

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Room fitted out with 2 bathrooms, dressing room and corridor: removed to present form 1958.

North-west room and stairs added after 1651.
KEY TO PHASES

- Phase 1: 1145 - 1538 Nunnery
- Phase 2: After 1538
- Phase 3: 1617 - 1640 Zouch Tate
- Phase 4: After 1651?
- Phase 5: 1749 - 50 Charles Hardy
- Phase 6: 1750 - 56?
- Phase 7: 1832-4 Edward Bouverie
- Phase 8: After 1858 Everard W Bouverie
- Phase 9: 1871 - 1887 John A S Bouverie
- Phase 10: 1893 - 1896 Rebuilding after fire
- Phase 11: 1940 War Office requisition
- Phase 12: 1956-58 County Record Office

**North-west block added later in 17th century**

**Eaves converted to parapet in 1750-56 to frame stableyard more formally**

**17th century walls and remains of floorboards survive at this level. Altered to servants' quarters in 18th century. Remedial structural works in 1958.**

**Blocked 17th century windows: presumed similar originally at west end of S4**

**Diagonal passage to rooms over library was original arrangement: removed in 1958.**

**Circular staircase of 1750-56 replaced with present version.**

**Step in external wall shows change after 1750: intended construction at this level probably not completed before then.**

**Probable groin vaulted ceiling before fire: no longer extant.**

**Doorway added on conversion of this wing to flat in 1958.**

**Probable that these rooms were completed after 1750: floor may have been raised at that time when eating room below was constructed (also steps in F27).**

**Probable groin vaulted ceiling before fire: no longer extant.**

**Room subdivided in 1958 and subsequently.**

**Single room subdivided in 1958.**

**North & East Ranges: Second Floor Plan**

**South Range: First Floor Plan**

**Delapre Abbey, Northampton**
<table>
<thead>
<tr>
<th>Date</th>
<th>Relevant events</th>
<th>Relevant people</th>
<th>Construction: documented</th>
<th>Construction: probable</th>
<th>Building Phasing</th>
<th>Comments</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1145</td>
<td>Foundation of nunnery</td>
<td>Azelia first Abbess</td>
<td></td>
<td></td>
<td></td>
<td>Note that there is no reason to assume the nunnery was constructed in its ideal form in a single phase. Probably in ad-hoc buildings with an assumption of later works funded by future benefactors.</td>
<td>Joan Wake</td>
</tr>
<tr>
<td>1220</td>
<td>Abbess Cecilia de Daventry appointed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1231</td>
<td>Royal grant for 10 beams to repair church</td>
<td></td>
<td></td>
<td></td>
<td>Major repairs to church required less than 100 years after foundation - indicative of limited financial resources?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1258</td>
<td>Royal grant for 5 oaks for construction of refectory</td>
<td></td>
<td></td>
<td></td>
<td>Note that temporary refectory must have been in use for 113 years.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1290</td>
<td>Death of Queen Eleanor</td>
<td></td>
<td></td>
<td></td>
<td>Construction of Eleanor Cross</td>
<td>Approximate date: probably 1291-1293</td>
<td></td>
</tr>
<tr>
<td>1292</td>
<td>Dispute over appointment of Abbess: Katherine Knyvett appointed by Bishop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1348</td>
<td>Black Death</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No visible effect on buildings.</td>
<td></td>
</tr>
<tr>
<td>1460</td>
<td>Battle of Northampton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1496</td>
<td>John Tate I Mayor of London</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1514</td>
<td>Sir John Tate I Mayor of London - second term</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1530</td>
<td>Bishop's visitation - 11 nuns</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1532</td>
<td>Death of Bartholomew Tate I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1538</td>
<td>Dissolution - 9 nuns pensioned</td>
<td></td>
<td></td>
<td></td>
<td>Lead stripped from roof to the value of £136.6.8. This would have resulted in ruination quite quickly.</td>
<td>Physical evidence within the building indicates the certain presence at the dissolution of only the north and east ranges, and possibly a partial cloister.</td>
<td>Joan Wake</td>
</tr>
<tr>
<td>1539</td>
<td>Lands let to tenant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1543</td>
<td>Ownership by John Marsh (property speculator?)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1546</td>
<td>Delapre bought by Sir John Tate II (?)</td>
<td>Anne previously married to Sir John Tate II: Bartholomew Tate II was their son.</td>
<td></td>
<td></td>
<td>One source states that &quot;A house was contrived from the ruins&quot;. This is quite likely, but no clear physical evidence is now apparent within the building.</td>
<td>Purchase/gift was intended to provide for Bartholomew Tate II</td>
<td>Joan Wake</td>
</tr>
<tr>
<td>1572</td>
<td>Bartholomew Tate II MP for Coventry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1587</td>
<td>Bartholomew Tate II Sheriff of Northamptonshire</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1601</td>
<td>William Tate I inherits</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1603</td>
<td>Sir William Tate appointed Sheriff of Northampton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1615</td>
<td>William Tate I appointed Sheriff of Nottingham</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1634</td>
<td>Death of William Tate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1641</td>
<td>Birth of Zouch Tate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1647</td>
<td>Death of Sir William Tate I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1650</td>
<td>Construction of substantial house of integrated overall design. Construction of entire west range; reconstruction of north and east ranges. Probable south range works.</td>
<td></td>
<td></td>
<td></td>
<td>Construction on site of nunnery and part of church: demolition of nuns' choir; chamfer turned to dryly &amp; buttery. (Walker 1714)</td>
<td>Joan Wake</td>
<td></td>
</tr>
<tr>
<td>1660</td>
<td>Zouch Tate elected MP for Northampton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1665</td>
<td>William Tate II inherits</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1687</td>
<td>Death of Zouch Tate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1697</td>
<td>Construction of north-west corner block?</td>
<td></td>
<td></td>
<td></td>
<td>This block is not stylistically consistent with earlier, more deliberate, composition. Possibility it may have been obscured by planting designed to accentuate symmetry of west approach?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1707</td>
<td>William Tate appointed High Sheriff of Northamptonshire</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1709</td>
<td>Bartholomew Tate IV Inherits</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1714</td>
<td>John Walker publishes &quot;The Sufferings of the Clergy&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1738</td>
<td>Birth of Edward Bouvierre I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1745</td>
<td>Delapre given to Charles Hardy</td>
<td>Mary Tate marries Charles Hardy</td>
<td></td>
<td></td>
<td>Likely that building works actually commenced on engagement of Charles and Mary.</td>
<td>Sally Strachan</td>
<td></td>
</tr>
<tr>
<td>1749</td>
<td>Delapre advertised to be let</td>
<td>Coachhouse and stables for 20 horses &quot;likely built&quot;</td>
<td></td>
<td></td>
<td>Clearly part of a larger overall scheme, the design for which is now lost.</td>
<td>W A Pantin</td>
<td></td>
</tr>
<tr>
<td>1750</td>
<td>Death of Mary Tate</td>
<td>Signals a clear change of intention: construction probably ceased before completion of intended final design.</td>
<td>Construction of south range, stable block, coach house, orangery, entrance staircase etc.</td>
<td>Date of this phase can actually be taken as any time after 1750.</td>
<td></td>
<td>NCRO 1229</td>
<td></td>
</tr>
<tr>
<td>1761</td>
<td>Sir Charles Hardy appointed Governor of New York</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Construction drawing: Ground floor plan of east and south ranges; construction of circular staircase</td>
<td>Circular staircase probably an 'ad hoc' arrangement now that principal scheme was not to be carried out: house becomes a commercial rather than personal enterprise.</td>
<td>Same hand as NCRO 1179a?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Coachhouse and stables for 20 horses &quot;likely built&quot;</td>
<td></td>
<td></td>
<td></td>
<td>NCRO 1179a?</td>
<td></td>
</tr>
</tbody>
</table>

Sources:
- Joan Wake
- Sally Strachan
- W A Pantin
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1958</td>
<td>Northamptonshire County Council granted 99 year lease</td>
<td>Demolition of conservatory</td>
</tr>
<tr>
<td>1962</td>
<td>County Record Office opened</td>
<td>Architect David E Nye &amp; Partners</td>
</tr>
<tr>
<td>1992</td>
<td>Delapre Abbey listed Grade II*; stable block, billiard room, garden wall &amp; gateway, game larder, Park House and Dobson statue all at Delapre</td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>County Record Office moved</td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>Foundation of “Friends of Delapre Abbey”</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- NCRO = Northamptonshire County Record Office
- “Map” references
- Dates in italics are approximate
- Dates underlined have been added to establish building phasing only - assume inaccurate
- Start and finish dates of building phases should be regarded as approximate.
APPENDIX 4

Gazetteer
### Room number

| Room number | G1 - library |

### Description
Ground floor south range
Rectangular room with high ceiling, two windows - 4 light to south, four light to west in square bay – 2 light to north side facing entrance courtyard has been blocked

### Short history
Edward Bouverie's Gothic library built between 1820 and 1840 – possibly after 1832 when he retired from Parliament

### Features of merit
- Black marble fireplace with Doric columns
- Adjustable library shelving probably original
- Modest moulded cornice
- Plain walls
- Original shutters to both windows in working order – one to south modified to provide small area of ventilation
- Original deep timber skirtings
- Original 150 mm softwood floor boards
- Six panelled door from saloon with brass door furniture
- Cast iron radiator in west bay
- Door from saloon is probably late 19th century

### Negative features
Modern strip lighting

### Condition
Cracks in some wall and ceiling plaster

### Any other information
The library is a good example of original fitments and complete room “as built” of c1832
Did the mirror which is on the landing in the south range come from here?
GROUND FLOOR
<table>
<thead>
<tr>
<th>Room number</th>
<th>G2 - saloon</th>
</tr>
</thead>
</table>
| Description | Ground floor south range  
Rectangular room divided by two Ionic columns and Ionic pilasters  
Six doors in all and two windows  
Plain walls and ceiling with additional decoration of the late 19th century |

| Short history | 18th century room – the best and most complete example in the house  
Probably fashioned by Admiral Hardy in the mid-18th century  
Gothic green marble fireplace surround probably dates to Edward Bouverie's work in the library next door – so c.1832  
Applied decoration to the ceiling and above the doors of the late 19th century with initials “JASB” – John Augustus Sheil Bouverie, who lived in the house between 1871 – 1894 (or possibly his son of the same name who inherited Delapre in 1894 and who lived there until his death in 1905) |
**Features of merit**

- Fully panelled with painted softwood panelling with raised and field upper and lower panels, and dado
- Ionic columns (2) and matching pilasters (2)
- Two sash windows to south front with 18th century shutters – one has been altered to provide access to garden
- Colourful flowery painted ceiling decoration- central star shape
- Door overmantles probably of the 18th century but with added Bouverie decoration of the late 19th century
- Green marble Gothic fireplace – blocked up? grate behind board – with tiled hearth
- All doors retain their 18th century door hoods, painted in the late 19th century to match the other Bouverie features
- Six panelled doors to hall and drawing room with simple mouldings
- Six panelled door to library with more elaborate mouldings and brass door furniture
- False door to west (once led to Hardy’s “eating room”)
- Similar door to cupboard with old lime plaster
- Modern door to hall (G21)
- 150 – 200 mm softwood floor boards
- Two heavy ornate wooden curtain rails probably late 19th century

**Negative features**

- Damaged and blocked up fireplace
- Modern door to G21
- Modern ceiling lighting

**Condition**

- Reasonable but dry rot has been treated in cupboard

**Any other information**

- An interesting survival of an 18th century hallway with good panelling, overlain by late 19th century decoration
<table>
<thead>
<tr>
<th>Room number</th>
<th>G3 drawing room</th>
</tr>
</thead>
</table>
| Description | Ground floor south range  
Rectangular room – principal room in the house – centre of south range – door to saloon one side and door to dining room the other  
Four sash windows facing south lawn  
Currenty used as store so full inspection difficult  
Plain walls with decorated ceiling |
| Short history | Originally built as part of Hardy’s improvements of the 18th century and still retaining many 18th century features  
Redecorated by John Augustus Sheil Bouverie in the late 19th century |
| Features of merit | Original 18th century plan form with 18th century sash boxes and shutters, all in working order  
Late 19th century two over two sash windows in 18th century boxes  
Door hoods of the 18th century with Bouverie late 19th century decoration  
Both doors are six panelled with mouldings and retain historic brass furniture  
The two doors have late 19th century hoods with painted decoration and circular features, one containing a modern clock  
Plain walls with panelling below dado – probably a 19th century interpretation of the 18th century detail  
Ornate marble fireplace almost certainly of the late 19th century  
Large mirror over fireplace probably also late 19th century  
Ceiling is completely covered with late 19th century painted decoration  
Central circular feature of four dancing cherubs  
Double doors to dining room (G4)  
Late 19th century heavy wooden curtain rails to all windows on brackets  
150 mm boards  
Cast iron radiators |
| Negative features | Modern strip lighting  
Fireplace is filled in – cannot see the grate (if it still exists)  
Damage to wall surfaces |
| Condition | Late 19th century decoration is faded and requires careful restoration |
Any other information
An interesting example of a late 18th century room with late 19th century decoration to some surfaces
Photographs in 1930s sale catalogue?
<table>
<thead>
<tr>
<th>Room number</th>
<th>G4 – dining room</th>
</tr>
</thead>
</table>

**Description**
Ground floor south range  
Rectangular room – lavishly decorated in the late 19th century  
Currently used as a store for Northampton Leather Museum

**Short history**
This room was first built in the 18th century as part of Admiral Hardy's improvements to the house, and was altered in the late 19th century when the whole room was redecorated

**Features of merit**
Heavily decorated ceiling of the late 19th century  
Walls similarly decorated with painted panels  
Three 18th century six panelled doors (one false)  
18th century sash boxes and shutters with late 19th century two over two sashes  
Probably 18th century “Adamesque” marble fireplace with late 19th century tiled insert and grate  
150 mm floor boards

**Negative features**
Poor condition of much of the decoration  
Ventilation shafts put in by County Record Office have damaged the decoration in places  
Window 2 has been converted to French windows – probably in the late 19th century  
Modern strip lighting

**Condition**
Poor – urgently requires clearance and detailed assessment
Any other information
Additional width of outside wall between windows 2 and 3 represents position of pilaster outside, probably created in the 18th century when the whole south front would have been a symmetrical composition
Timber curtain rails 20th century
Room number
G5 – corridor

Description
Ground floor east range
Service corridor linking east cloister G20 to courtyard and adjoining boiler room

Short history
Lies within possibly medieval part of building – may represent the end of the east range of the nunnery
Remodelled by Zouch Tate in the mid-17th century
Door to courtyard contains some early, possibly medieval, features

Features of merit
Mainly 20th century finishes apart from mid-rail height moulding matching the mouldings in G20 – possibly mid-17th century
Worn stone floor
19th century door into cellar replaced older door now located beneath concrete staircase in G20 (of 1958)
6 panelled partially glazed 20th century timber door of marginal interest
Mullioned and transomed window with modern leaded lights

Negative features
20th century finishes
Modern door to corridor G20

Condition
Poor

Any other information
| Room number         | G6 – boiler room  
|                    | Zouch Tate’s larder |
| Description        | Ground floor east range  
|                    | Large modern boiler |
| Short history      | Located in mid-17th century east range |
| Features of merit  | 19th century door with old latches  
|                    | Mullioned and transomed window with modern leaded lights |
| Negative features  | Modern boiler; oil on floor |
| Condition          | Poor |
| Any other information |
### Room number
**G7 – Zouch Tate’s scullery**

### Description
Ground floor east range  
Plain square service room

### Short history
Located in Zouch Tate’s west range with some earlier masonry – there is possibly 16th century blocked door to rear which is not symmetrical to the 17th century mullioned and transomed windows on either side  
Probably used as a servants’ hall in the 18th and 19th centuries

### Features of merit
- Blocked up 16th century door (or earlier?)  
- Remains of original chimney breast  
- Blocked doorway to G5 with 19th century door still *in situ*  
- Central beam  
- Two 17th century mullioned and transomed windows with modern leaded lights and good iron latches  
- Worn stone floor with concrete repairs

### Negative features
- Large gas meter in door recess  
- Modern door to corridor G20  
- Ventilation ducts at ceiling level

### Condition
Poor - especially stone windows

### Any other information
<table>
<thead>
<tr>
<th>Room number</th>
<th><strong>G8 – Zouch Tate’s kitchen</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Ground floor east range</td>
</tr>
<tr>
<td></td>
<td>Square room with large</td>
</tr>
<tr>
<td></td>
<td>fireplace and door to</td>
</tr>
<tr>
<td></td>
<td>courtyard at rear of house</td>
</tr>
<tr>
<td></td>
<td>Empty and used for storage</td>
</tr>
</tbody>
</table>

| **Short history**    | Zouch Tate’s kitchen of the mid-17th century, possibly built on top of the lower walls of the nunnery. Plain plastered walls and ceiling without any features |

| **Features of merit**| Fireplace with moulding to arched inglenook opening |
|                     | One boxed in beam |
|                     | Three mullioned and transomed windows with modern leaded lights and original cast iron bars – some historic and some 20th century iron latches |
|                     | Concrete floor |
|                     | 17th century door frame from corridor G20 with modern door |
|                     | Doorway to courtyard has 17th century four-centred arch |

| **Negative features**| Modern door to courtyard |

| **Condition**        | |

<p>| <strong>Any other information</strong> | Single step from corridor G20 to G8 – suggests different building periods? |
|                         | Stone work outside shows signs of several builds – dark brown ironstone to about 1.5 metres, to east elevation with plinth, then lighter, more regular blocks – this may represent Zouch Tate’s rebuilding over an existing structure |
|                         | Red brick at high level is rebuild following fire at the end of the 19th century |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>G9</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Description</strong></th>
</tr>
</thead>
</table>
| Ground floor north range – service range  
Roughly square room with few features  
Plain walls and ceiling – boxed-in and painted central beam  
Low ceiling height |

<table>
<thead>
<tr>
<th><strong>Short history</strong></th>
</tr>
</thead>
</table>
| Located in north range so foundations and some walling may date to the nunnery. Rebuilt by the Wadhams in c1550s then again by Zouch Tate in the mid-17<sup>th</sup> century – may originally have been the nun’s church or chapel – then converted by Zouch Tate into a dairy or buttery  
Used as service rooms in the 18<sup>th</sup> and 19<sup>th</sup> centuries |

<table>
<thead>
<tr>
<th><strong>Features of merit</strong></th>
</tr>
</thead>
</table>
| 4 x 17<sup>th</sup> century casements with early iron handles – high cills  
18<sup>th</sup> century door from corridor G18 with six raised and fielded panels (painted pink)  
19<sup>th</sup> century shutters to 4 light 17<sup>th</sup> century casement window  
Timber floor – 20<sup>th</sup> century |

<table>
<thead>
<tr>
<th><strong>Negative features</strong></th>
</tr>
</thead>
</table>
| Ventilation ducts  
Modern ovulo skirtings  
Modern service pipes |

<table>
<thead>
<tr>
<th><strong>Condition</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Any other information</strong></th>
</tr>
</thead>
</table>
| Fireplace was in corner but has been removed  
Step down from cloister G18  
Outside wall facing courtyard has dark brown ironstone to two metres then more regularly coursed paler stone – blocked up 16<sup>th</sup> doorway – possibly dates to the Wadhams |
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G10</th>
</tr>
</thead>
</table>
| **Description** | Ground floor north range  
Half tiled service room with low ceiling and door to corridor G18 – blocked up door to G11  
Red quarry tiles on floor |

**Short history**
Located in north range with 16th century or earlier circular staircase in corner  
The Wadhams (mid-16th century) then Zouch Tate (mid-17th century) rebuilt this range on the foundations of the nunnery incorporating the nunnery foundations and possibly the staircase  
Used as a Butlers Pantry in the 18th century  
Plain walls with white tiling to dado height – probably late 19th century or later – so probably used as dairy

**Features of merit**
Six panelled early 19th century door from corridor G18

**Negative features**
20th century windows with metal mesh for security

**Condition**
Poor – map evident

**Any other information**
Rooms lie below outside ground level so damp  
There was a very large opening to the outside which is shown on photos of the 1950s – now altered  
Floor strengthening using “Acroprops” – dates to the use of the room above by the County Record Office – these could be removed but would need a full structural report
<table>
<thead>
<tr>
<th>Room number</th>
<th>G11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Service room in north range ground floor Plain walls and ceiling Low ceiling height No fireplace Some white wall tiles</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Short history</th>
</tr>
</thead>
</table>
The Wadhams (mid-16th century) then Zouch Tate (mid-17th century) rebuilt this range on the foundations of the nunnery Sign suggests that the doorway was inserted by Bartholomew Tate in the 16th century |

<table>
<thead>
<tr>
<th>Features of merit</th>
</tr>
</thead>
</table>
17th century window mullions clearly cut into earlier masonry (see outside) 19th century timber casements with slim glazing bars Wrought iron security bars 16th century doorway with four centred arched head from corridor G18 - worn stone below – possibly a 16th century addition to a medieval opening? Good 16th door which has been cut to fit Cast iron pillar supports beam over window (?19th century) Black and red quarry tiles in pattern |

<table>
<thead>
<tr>
<th>Negative features</th>
</tr>
</thead>
</table>
Modern “Acroprops” holding up central beam and ceiling |

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
</table>
Poor - damp |

<table>
<thead>
<tr>
<th>Any other information</th>
</tr>
</thead>
</table>
Was connected to G10 |
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G11/2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Corridor linking cloister to north elevation Marks the end of the nunnery range – very thick wall to west Low ceiling Two steps up to outside</td>
</tr>
</tbody>
</table>

| **Short history** | The Wadhams (mid-16th century) then Zouch Tate (mid-17th century) rebuilt this range on the foundations of the nunnery Features of the late 18th/early 19th century (external door and fanlight) |

| **Features of merit** | Door from cloister G17 to G11/2 – looks like 17th century frame with modern infill and door External doorway - 17th century door surround clearly cut through earlier masonry Early 19th century door to outside – six panels with flush beading on the outside – two upper panels form 4 light glazed window Worn stone flagged floor 18th century or early 19th century fanlight over door to staircase - presumably to provide light Matchboarding to walls to dado height (to hide damp?) |

| **Negative features** | Used for storage Electricity boxes etc Modern fire partition and door between G11/2 and G17 (corridor along West Range) Ceiling may have been dropped as it cuts off the fanlight to G12/2 (staircase) |

| **Condition** | Poor - damp |

| **Any other information** | |
### Room number
G12

### Description
Square room with pleasant vista across the park – more prestigious than the other rooms in the north range which were clearly service rooms
Plain ceiling with full panelling to walls

### Short history
Room added probably after 1660 to Zouch Tate’s west front (adjoining staircase dates stylistically to c.1660)
Refitted in the mid-18th century

### Features of merit
Very high quality bolection moulding panelling of the mid-18th century to all elevations
Fireplace surround of the same era visible but rest boxed in and hidden by furniture
Original shutters to nine over nine sash windows – shutters have 18th century H-hinges
Original window seat
Glazed cupboards probably 19th century
Plain but substantial plaster cornice
6-panelled 18th century door to G12/2 (staircase corridor)

### Negative features
Panelling has been disturbed on north side – there was a room once here which was demolished in 1958
18th century fireplace surround remains but grate is either lost or hidden by modern infill

### Condition
Reasonable

### Any other information
Restore fireplace?
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G12/2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Staircase north-west corner</td>
</tr>
</tbody>
</table>

**Short history**
Added in second half of the 17th century to Zouch Tate's west front – continues to second attic floor

**Features of merit**
Well detailed stair with oak balusters, treads, newels and handrails
Some oak floorboards of the same date

**Negative features**
Balusters have been painted with gloss paint
“Half” balusters have been removed at ground to first floor level against wall

**Condition**
Good

**Any other information**
**Room number**  
G13

**Description**  
Ground floor west range  
Square room with two sash windows to west

**Short history**  
This forms part of Zouch Tate's prestigious "West Front" added between 1617 and 1640

**Features of merit**  
Fully panelled (17th century details)  
Late 18th century sash windows to west  
17th century mullioned and transomed window to the south facing courtyard

**Negative features**

**Condition**

**Any other information**
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G14</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Small closet off the main entrance hallway</td>
</tr>
</tbody>
</table>

| **Short history** |
| Originally part of Zouch Tate’s 17th century west range |
| Hardy remodelled the west and south ranges in the mid-18th century and this closet formed part of his new entrance |
| Altered in the late 19th century |

| **Features of merit** |
| Half of Zouch Tate’s 17th century mullioned and transomed window |
| Curved 19th century 6 panelled doorway from main hall |

| **Negative features** |

| **Condition** |

<p>| <strong>Any other information</strong> |
| No features within the room of any special interest |</p>
<table>
<thead>
<tr>
<th>Room number</th>
<th>G15</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Main entrance lobby to house (with G17) – leads up stairs through to the principal rooms on the south range</td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td>Lies within Zouch Tate’s 17th century west range but remodelled by Hardy in the mid-18th century to provide a prestigious entrance to the south range rooms. Further late 19th century changes when tiled floor added</td>
</tr>
<tr>
<td><strong>Features of merit</strong></td>
<td>18th century curved door to closet G14, Colourful tiled floor, Groin vaulted ceiling of the 18th century, 18th century skirtings, 6 panelled front door with curved head of the 19th century</td>
</tr>
<tr>
<td><strong>Negative features</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>Front door is in poor condition and has been affected adversely by the insertion of new locks etc.</td>
</tr>
<tr>
<td><strong>Any other information</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Room number</strong></td>
<td>G16</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Outside porch to west range</td>
</tr>
</tbody>
</table>

### Short history
Zouch Tate added this porch in the first half of the 17th century – it has been repaired and altered since
19th century tiled floor

### Features of merit
Plain walls
Beaded skirtings of the 19th century
Round-headed front door into building
6 panelled front door of the 19th century

### Negative features

### Condition
Shabby – stonework poor

### Any other information
### Room number

G17

### Description

Entrance corridor within west range

### Short history

Part of Zouch Tate’s 17th century west range
Remodelled by Hardy in the mid 18th century and again in the late 19th century

### Features of merit

17th century mullion and transomed window to courtyard
19th century tiled floor
Flat ceiling and cornice of the 19th century

### Negative features

Modern lighting
Heating pipes – large radiator
Shabby condition of decoration
Repairs carried out and surfaces not made good
Used for storage – fire risk?
Bars at windows

### Condition

Poor – dry rot along east wall to courtyard

### Any other information
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G18</th>
</tr>
</thead>
</table>
| **Description** | North range “cloister” or access corridor  
Plain plastered walls and flat ceiling |

**Short history**
Lies next to the remains of the nunnery north range – possibly on the foundations of a cloister  
Wide service corridor used by Zouch Tate to access rooms created in north range

**Features of merit**
Two medieval lanterns at either end of the corridor set into the wall – possibly reset  
16th and 17th century doorways into north range (to rooms G11, staircase G19 and G10) – all with eroded stone to lower part of frame suggesting these doors were inserted into existing fabric – possibly the remains of the nunnery

**Negative features**
Exposed services  – electrical conduit

**Condition**
Shabby

**Any other information**
Woodblock floor late 19th or 20th century
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G19</th>
</tr>
</thead>
</table>
| **Description** | Stone spiral staircase leading from north range cloister to first floor  
Plain walls and ceiling |
| **Short history** | Stone 16th century door surround – lower part of door frame concealed by boxing in but if like the door to G11, this may conceal earlier, damaged masonry, which suggests that this staircase may date to the nunnery |
| **Features of merit** | 16th century door surround over earlier masonry  
Stone spiral staircase  
Small lancet window to staircase faces “cuckoo passage” (G11) on first floor – an 18th century addition |
<p>| <strong>Negative features</strong> | Modern boarded door |
| <strong>Condition</strong> | Fair |
| <strong>Any other information</strong> | |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G20</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Corridor or cloister in east range</td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td>Probably added by Zouch Tate in the early 17th century to provide access to east range rooms. Wide steps at the southern end rebuilt in the 1950s.</td>
</tr>
<tr>
<td><strong>Features of merit</strong></td>
<td>Stone flagged floor and red quarry tiles. 17th century stone mullioned casement windows to courtyard with early iron door furniture. Mid rail dado moulding (very plain).</td>
</tr>
<tr>
<td><strong>Negative features</strong></td>
<td>Service pipework and ducts. Modern lighting.</td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>Stone window mullions are very poor condition. General appearance is shabby.</td>
</tr>
<tr>
<td><strong>Any other information</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Room number

G21

### Description
- Vestibule to south range principal rooms
- Groin vaulted ceilings
- Leads through to staircase added in the late 19th century

### Short history
- Remodelled by Hardy in the mid-18th century
- He added circular staircase in courtyard
- Floor and adjacent staircase added in the late 19th century when the circular staircase was demolished

### Features of merit
- Groin vaulted ceilings
- Diocletian (or "thermal") windows to courtyard, now obscured by 19th century additions
- 18th century door surrounds to G21/2, G2 and false door to G4 (6 panels – raised and fielded)
- Late 19th century tiled floor
- Full height panelled walls – possibly late 19th century in the Georgian style
- Timber floor with 200 mm boards

### Negative features
- Modern fire doors to G21/2 and G2
- Modern lighting
- Electrical boxes

### Condition
- Reasonable

### Any other information
- A good example of Hardy's mid-18th century alterations, relatively unaltered
- Location of former lift
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G21/2</th>
</tr>
</thead>
</table>
| **Description** | Eastern end of south range vestibule  
Plain walls and groin vaulted ceiling |
| **Short history** | Part of Hardy's mid-18th century alterations – probably 1750-1756  
Service staircase to first floor probably 19th century  
Stairs remodelled 1950s |
| **Features of merit** | Groin vaulted ceiling  
19th century false doorway to dining room  
18th century door to dining room  
Diocletian windows to courtyard blocked up |
| **Negative features** | Service duct at high level |
| **Condition** | Poor decorative condition |

**Any other information**
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G22</th>
</tr>
</thead>
</table>

| **Description** | Men’s’ toilet off main staircase |

| **Short history** | Added late 19th century when staircase rebuilt |

| **Features of merit** | Tiled floor  
| | Fully tiled walls  
| | Ornate brass door plate probably original  
| | Five panelled door also of the late 19th century  
| | Stained glass window to courtyard |

| **Negative features** | Modern toilet and hand basin  
| | Damage to tiling |

| **Condition** | Poor |

<p>| <strong>Any other information</strong> |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G23</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Late 19th century “Jacobethan” staircase</td>
</tr>
</tbody>
</table>

| **Short history**   | Added in the late 19th century when the mid-18th century staircase was demolished |

<table>
<thead>
<tr>
<th><strong>Features of merit</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ornate timber balusters, newel posts and handrail, cantilevered over hall</td>
</tr>
<tr>
<td>Linenfold panelling made from anaglypta (paper)</td>
</tr>
<tr>
<td>Highly decorative tiled floor</td>
</tr>
<tr>
<td>Wooden panelling above, similar to the panelling in G21</td>
</tr>
<tr>
<td>Stained glass window to courtyard with family crest and words (Patria Caracarior Libertas)”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Negative features</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ladies’ toilet inserted beneath staircase</td>
</tr>
</tbody>
</table>

| **Condition**         | Reasonable |

<p>| <strong>Any other information</strong> |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>G24</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>20th century bathroom facing courtyard— not inspected as considered dangerous</td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Features of merit</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Negative features</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Any other information</strong></td>
<td></td>
</tr>
</tbody>
</table>
### Room number

| G25 |

### Description

Central courtyard

### Short history

- North and east elevations mainly Zouch Tate’s – early to mid-17th century
- South elevation – very altered – mainly late 19th and 20th centuries
- West elevation – partly 17th century with 18th and 19th century alterations including the removal of Hardy’s double staircase leading to the first floor of the north range – removed in 1958
- Courtyard cleared of existing buildings (including the 17th century cistern roof) in 1958

### Features of merit

- Stone flags
- Use of iron stone and brick
- Plinth to east cloister wall
- Welsh slate roofing; lead flats over main entrance and staircase (G15 and G26)
- Diocletian windows in south and east range date to the mid-18th century
- 17th century doorway into east cloister with early 19th century four panelled door with flush panels

### Negative features

- Use of fletton bricks
- Oil tank
- External down pipes to WCs and bathrooms

### Condition

- Poor – rainwater goods leaking; damp walls
Any other information

1950s casement windows in north cloister
Note the thickness of the east elevation wall above the cloister
Use of cheap fletton bricks in the late 19th century indicates that the courtyard was not to be seen from the house
<table>
<thead>
<tr>
<th>Room number</th>
<th>G26</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Staircase linking main entrance in west range with south range principal rooms</td>
</tr>
<tr>
<td>Short history</td>
<td>Part of Hardy’s mid-18th century remodelling. Staircase was originally symmetrical, with second stair to left to connect to the first floor of the north range – this was removed in the late 1950s and the present three light casement inserted</td>
</tr>
<tr>
<td>Features of merit</td>
<td>Groin vaulting to ceiling with circular top lighting. 18th century doorway and 6-panelled door to G2 (saloon)</td>
</tr>
<tr>
<td>Negative features</td>
<td>Modern handrails. Fire escape signs and lighting</td>
</tr>
<tr>
<td>Condition</td>
<td>Dry rot treatment has necessitated removal of plaster</td>
</tr>
<tr>
<td>Any other information</td>
<td>Elegant 18th century staircase</td>
</tr>
</tbody>
</table>
FIRST FLOOR
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F1</th>
</tr>
</thead>
</table>
| **Description** | Bedroom in west range  
Plain walls and ceiling |

**Short history**
This part of the building was added by Zouch Tate in the period 1617 to 1640
Windows and fireplace changed in the 18th century, probably by Hardy

**Features of merit**
17th century mullioned and transomed window to south elevation  
18th century sash windows with thick ovulo glazing bars and original shutters to west elevation  
18th century marble fireplace  
Simply moulded plaster cornice of the 18th century  
Dado and simple panelling below – 18th century  
Raised and field 6-panel 18th century door – matches that to F3.

**Negative features**
No grate in fireplace? – filled in

**Condition**
Reasonable

**Any other information**
Deep central beam, boxed in, probably an insertion
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Staircase made from oak</td>
</tr>
</tbody>
</table>

<p>| <strong>Short history</strong> | This part of the building was added in the mid-17th century |
| <strong>Features of merit</strong> | Well detailed, original timber staircase of the mid-17th century. Wide 17th century oak floorboards |
| <strong>Negative features</strong> | None |
| <strong>Condition</strong> | Good |
| <strong>Any other information</strong> | A fine example of a 17th century stair |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>North-west room</td>
</tr>
</tbody>
</table>

| **Short history** | Room and stairs added after 1651 |

<table>
<thead>
<tr>
<th><strong>Features of merit</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Two 18th century sash windows with thick ovolo glazing bars, plus original shutters</td>
</tr>
<tr>
<td>6-panelled late 18th century door with simple mouldings</td>
</tr>
<tr>
<td>Dado rail</td>
</tr>
<tr>
<td>19th century picture rail and modest cornice</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Negative features</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bars at windows</td>
</tr>
</tbody>
</table>

| **Condition** |

<table>
<thead>
<tr>
<th><strong>Any other information</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Used at present as kitchen</td>
</tr>
<tr>
<td>Floor covered in chipboard</td>
</tr>
<tr>
<td>Fireplace completely covered but probably 18th century</td>
</tr>
<tr>
<td><strong>Room number</strong></td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td><strong>Description</strong></td>
</tr>
</tbody>
</table>
| **Short history** | Located in north range – probably part of the 16th century rebuild of the nunnery  
These two rooms and F6 shown on 1958 drawings as two rooms, divided almost centrally  
– partition removed to create bathroom after 1958 |
| **Features of merit** | 18th century sash window with thick ovolo glazing bars  
18th century 6-panelled door to F7 with historic handles |
<p>| <strong>Negative features</strong> | Modern sanitary fittings |
| <strong>Condition</strong>  | Poor |
| <strong>Any other information</strong> | No photo |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F6</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>First floor room at western end of original north range</td>
</tr>
</tbody>
</table>

| **Short history** | Located in north range - probably part of the 16th century rebuild of the nunnery. Partition with F4/F6 is post 1958 – room was originally smaller and location of 18th century partition is shown on 1958 survey drawings. |

| **Features of merit** | 18th century raised and fielded 6-panelled door  
18th century sash windows with thick ovulo glazing bars and shutters  
Window seat below one window with storage box  
18th century doorway to lobby then room F9 has lost its original door - remains of 18th century “L” hinges remain  
Remains of cornice (up to position of earlier partition, then plain)  
18th century dado rail and panelling below (up to position of earlier partition, then plain)  
18th century moulded plaster cornice  
Blocked up fireplace – no surround  
Plain ceiling with modest plaster cornice  
Some 200 mm wide floorboards |

| **Negative features** | Modern vents  
Lost door to F9 |

| **Condition** | Very poor condition |

<p>| <strong>Any other information</strong> |  |</p>
<table>
<thead>
<tr>
<th>Room number</th>
<th>No photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>F7</td>
<td></td>
</tr>
</tbody>
</table>

**Description**
Corridor in north range

**Short history**
Probably created in the 18th century to create private rooms in the north range - leads to “cuckoo passage”, which has 18th century architraves on openings from F7

**Features of merit**

**Negative features**

**Condition**

**Any other information**
Steps down from F2 staircase
18th century staircase from west entrance hall originally came up to this corridor – removed in the 1950s and replaced with window
<table>
<thead>
<tr>
<th>Room number</th>
<th>F8</th>
</tr>
</thead>
</table>
| Description | Stone spiral staircase to ground floor  
Timber spiral to second floor |
| Short history | This may present the most complete remains of the nunnery – very thick walls  
Timber staircase to second floor is 19th century - provided access to servants quarters |
| Features of merit | Stone steps  
19th century joinery |
<p>| Negative features | |
| Condition | Reasonable |
| Any other information | |</p>
<table>
<thead>
<tr>
<th>Room number</th>
<th>F9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Room in centre of north range</td>
</tr>
</tbody>
</table>

| Short history | Surrounding fabric probably part of the 16th century or earlier  
Remodelled in the 18th century  
Room divided, probably in the 1930s, to create a bathroom (shown on 1958 survey drawing) |

| Features of merit | Blocked up fireplace  
Early 18th century panelling – possibly reused  
18th century sash windows with thick ovulo glazing bars – one has original shutters  
Some 18th century high level cupboard in south facing wall  
Wide floor boards – possibly 17th century |

| Negative features | Bars at windows  
Lots of changes to ceiling levels  
Modern vents  
Panelling on floor – to be rescued! |

| Condition | Poor |

| Any other information | 1930s door  
Wardrobe recesses are lined with 17th century panelling – doors have gone  
A very altered room but one with great interest |
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Room at eastern end of north range</td>
</tr>
</tbody>
</table>

**Short history**
Probably remodelled by Zouch Tate in the early part of the 17th century as the panelling is primarily of this date and there are some external features are 17th century
Altered again in the 18th century when the room was enlarged after cuckoo passage was built which meant that it was no longer necessary to walk through the room

**Features of merit**
Early 17th century wall panelling
18th century cupboards and panelling
Blocked up fireplace may contain features of interest

**Negative features**
1930s door to corridor
Brown and cream paint
Modern services including box by window (?AC)

**Condition**
Poor – leak in corner has resulted in damage to ceiling and panelling

**Any other information**
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F11</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Corridor to back of north range – low ceiling – plain walls</td>
</tr>
</tbody>
</table>

| **Short history** | Added by Hardy in mid-18th century to provide access between north range rooms and east range |

| **Features of merit** | Possibly 16th century window opening with early 19th century window (narrow glazing bars) to spiral staircase  
Diocletian window to courtyard  
18th century architraves on opening to F7  
Modest cornice  
Wide 150-200 mm boards |

| **Negative features** | Modern fire door to east range F16  
Modern strip lighting  
Timber grounds on walls |

| **Condition** | Reasonable |

<p>| <strong>Any other information</strong> | |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Access corridor to east range</td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td>Added in the mid-18th century by Hardy to provide access to east range rooms</td>
</tr>
<tr>
<td><strong>Features of merit</strong></td>
<td>Nothing special</td>
</tr>
<tr>
<td><strong>Negative features</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>Reasonable</td>
</tr>
<tr>
<td><strong>Any other information</strong></td>
<td></td>
</tr>
<tr>
<td>Room number</td>
<td>F13</td>
</tr>
<tr>
<td>-------------</td>
<td>-----</td>
</tr>
<tr>
<td>Description</td>
<td>East range room – plain walls and ceiling</td>
</tr>
</tbody>
</table>
| Short history | 17th century east range by Zouch Tate – above his kitchen  
Extensive fire in 1893 after which interior was refitted and chimney breast reduced |
| Features of merit | 17th century mullioned and transomed windows – heavily repaired  
Modest cornice and picture rail of the late 19th century  
6-panelled door with small mouldings of the late 19th century  
Narrow floor boards |
| Negative features | Box by window - ? AC  
Vents  
No fireplace |
<p>| Condition | Poor – leak in corner |
| Any other information | 3 steps down to corridor F16 |</p>
<table>
<thead>
<tr>
<th>Room number</th>
<th>F14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>East range</td>
</tr>
</tbody>
</table>

**Short history**
Located in east range largely of the 17th century
Extensive fire in 1893 after which the room was refitted

**Features of merit**
17th century mullioned and transomed window – repaired
6-paneled late 19th century door
Recessed cupboard in external wall

**Negative features**
Modern lighting and services
Vents

**Condition**
Poor

**Any other information**
<table>
<thead>
<tr>
<th>Room number</th>
</tr>
</thead>
<tbody>
<tr>
<td>F15</td>
</tr>
</tbody>
</table>

**Description**
East range

**Short history**
Located in 17th century east range – remodelled after fire of 1893

**Features of merit**
Late 19th century modest cornice and picture rail

**Negative features**
No fireplace
Sink in corner

**Condition**

**Any other information**
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F16</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>East range</td>
</tr>
</tbody>
</table>

**Short history**
Passage originally formed in 1750-56 with groin vaulted roof with Diocletian windows to courtyard – ceiling not reinstated after fire of 1893

**Features of merit**
Late 19th century panelling to doorway through to cuckoo passage
Small cupboard off corridor below staircase has 17th century floor boards

**Negative features**

**Condition**

**Any other information**
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Staircase in east range</td>
</tr>
</tbody>
</table>

**Short history**

Located in 17\(^{th}\) century east range – remodelled in 18\(^{th}\) century  
Fire of 1893 does not appear to reached this far

**Features of merit**

Nothing special – 18\(^{th}\) century service stair with groin vaulting

**Negative features**

**Condition**

Any other information
<table>
<thead>
<tr>
<th>Room number</th>
<th>F18</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Located about library in south range – facing west</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Short history</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built in c.1830 – was probably built as dressing room to F19</td>
</tr>
<tr>
<td>Altered in 1958 when partition divided room</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Features of merit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plain cornice and picture rail of the 19th century</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Negative features</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
</table>

<p>| Any other information |</p>
<table>
<thead>
<tr>
<th>Room number</th>
<th>F19</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>In south range facing south lawn</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td>Built above library of c1830 as principal bedroom</td>
</tr>
</tbody>
</table>
| **Features of merit** | Coved ceiling  
No fireplace  
Door to F18 same as door to corridor – 6 panels with mouldings  
Gothic windows with shutters and metal glazing bars |
<p>| <strong>Negative features</strong> | |
| <strong>Condition</strong> | |
| <strong>Any other information</strong> | |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F20 and F21</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Corridor and room in south range</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Short history</strong></th>
<th>Once one room created in the mid-18th century – room sub-divided in 1958</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Features of merit</strong></td>
<td>Mostly modern</td>
</tr>
<tr>
<td><strong>Negative features</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Any other information</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Room number</strong></td>
<td>F22</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----</td>
</tr>
</tbody>
</table>
| **Description** | Bedroom in mid-18th century south range  
No access so not inspected |
<p>| <strong>Short history</strong> | |
| <strong>Features of merit</strong> | |
| <strong>Negative features</strong> | |
| <strong>Condition</strong> | |
| <strong>Any other information</strong> | |</p>
<table>
<thead>
<tr>
<th><strong>Room number</strong></th>
<th>F 23 and F27</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>First floor vestibule in south range</td>
</tr>
</tbody>
</table>

| **Short history** | Dates to Hardy’s rebuilding of the south range in the mid-18th century  
Steps relate to the heightening of the dining room ceiling in the 1750s |
|--------------------|---------------------------------------------------------------|

| **Features of merit** | Groin vaulted ceiling  
Good 18th century 6-panelled doors and door hoods to rooms F22, F28, F30 and S15  
Door to F29 is 19th century  
Wide floor boards  
Diocletian windows to courtyard |
|-----------------------|-------------------------------------------------------------------|

| **Negative features** | Pink glossy paint!  
Modern fire door to S15 |
|-----------------------|------------------------|

| **Condition** | Reasonable  
Some structural cracks in plaster at eastern end |
|---------------|--------------------------------------------------|

<table>
<thead>
<tr>
<th><strong>Any other information</strong></th>
<th>Mirror boxed in</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Room number</strong></td>
<td>F28</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Bedroom in south range</td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td>18th century bedroom with 19th century features</td>
</tr>
<tr>
<td><strong>Features of merit</strong></td>
<td>Marble fireplace</td>
</tr>
<tr>
<td><strong>Negative features</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Any other information</strong></td>
<td></td>
</tr>
</tbody>
</table>
**Room number**
F29

**Description**
Bedroom south range

---

**Short history**
19th century remodelling of 18th century room

**Features of merit**
Corner fireplace with surround and blocked grate
Two 19th century panelled doors – connection through to F30 with panelled walls
Simple cornice and picture rail

**Negative features**

**Condition**

**Any other information**
SECOND FLOOR
<table>
<thead>
<tr>
<th>Room number</th>
<th>S1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>North range - attic</td>
</tr>
</tbody>
</table>

### Short history
- 17th century structure with alterations mainly of the 19th century as servant’s quarters
- Parapet added in the 19th century facing stables
- Roof structure 19th century

### Features of merit
- A few good 17th century floor boards
- Good 19th century boarded door

### Negative features
- Floor boards removed
- Fireplace removed
- Floor very springy
- Late 19th century dormer

### Condition
- Very poor
- There appears to be structural problems with the roof as one time – hence insertion of additional tie rods

### Any other information
<table>
<thead>
<tr>
<th>Room number</th>
<th>S2 and S3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>North range – attic floor</td>
</tr>
<tr>
<td><strong>Short history</strong></td>
<td>Situated in 17th century building – alterations of the 18th and 19th century as servants’ quarters</td>
</tr>
</tbody>
</table>
| **Features of merit** | Timber screen with some 18th century features  
Some 17th century floor boards  
Tie rods inserted c.1958  
19th century casement windows  
Small 19th century fireplace – half removed in S3 |
| **Negative features** | |
| **Condition** | Very poor condition |
| **Any other information** | |
DELAPRE ABBEY, NORTHAMPTON
NORTH & EAST RANGES: FIRST FLOOR PLAN
ROOM NUMBERS
APPENDIX 5

Modern maps

Location of Delapre Abbey within Northampton
Map of Study Area plus Golf Course and parkland
Map of Study Area: Delapre Abbey and its immediate setting
APPENDIX 6

Useful Contacts
Useful Contacts

Northampton Borough Council,
Cliftonville House,
Bedford Road,
NORTHAMPTON
NN4 7NR.

English Heritage,
44 Derngate,
NORTHAMPTON
NN1 1UH.

Heritage Lottery Fund,
7 Holbein Place,
LONDON
SW1W 8NR

The Victorian Society,
1 Priory Gardens,
Bedford Park,
LONDON
W4 1TT

The Georgian Group,
6 Fitzroy Square,
LONDON
W1T 5DX

Ancient Monuments Society,
St Ann’s Vestry Hall,
2 Church Entry,
LONDON
EC4V 5HB

Friends of Delapre Abbey
?