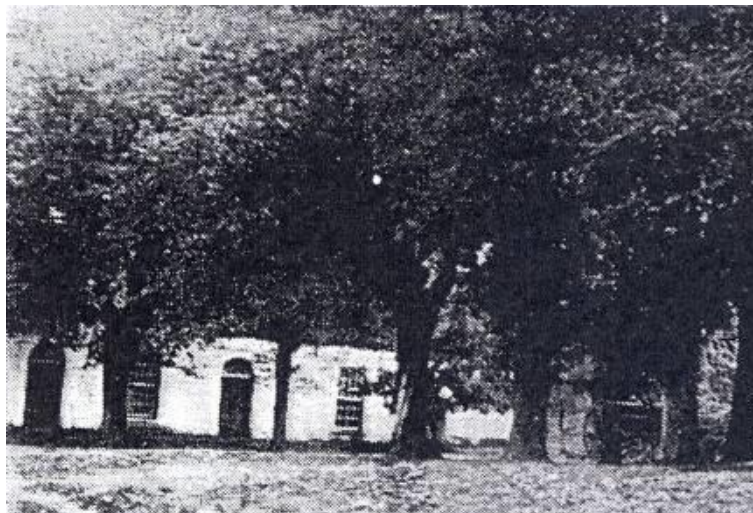


Assessment of the historic dwelling
Jonkersdrift – previously Mount Happy
(Farm 1444, Stellenbosch)



Report prepared for Dominic Touwen
On behalf of owner: Mr vd Merwe
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25 May 2011

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Introduction

This report was requested by Heritage Western Cape to provide an independent assessment of the historic dwelling by an archaeologist in terms of chronology and sequence of alterations.

The site was inspected on 11 May 2011. With regards to the condition of the site at the time of the inspection, the following is to be noted:

- The floor surfaces have been concreted throughout. According to the architect, Mr Touwen, the present floor surfaces will remain as are and the removal of the concrete floor is not anticipated. Archaeological testing in the interior of the structure would have allowed the further investigation of the use of the building over time, provided more information in terms of the chronology of the structure as well as shed light on the interior subdivision. In the event that the concrete floor is lifted, this process needs to be monitored by an archaeologist and any artifacts/features uncovered sampled and recorded.
- The 20th century additions to the rear of the building have been removed. Extensive trenching for the proposed new dwelling has already been completed. These trenches were not monitored. No archaeological features, however, are visible in the sides of the trenches.
- Virtually all of the interior plaster has been stripped from the interior of the building. The central area is presently partly used for storage of building material. The room on the eastern extent of the building is used as a site office.
- Additional features are visible in the attic space, but owing to the fragility of the floor/ceiling and extremely poor visibility, these have not been explored in detail. The remains of a brick flue is visible from the front gable window (to the left of the central gable, in the centre of the roof). The ceiling and beams will have to be replaced as both are in a very poor condition; it would be useful to record the plan of the attic space at this time, especially as the impressions of the walls below have been partially preserved in the clay of the brandsolder.

Historic background

Jonkersdrift is situated in the Jonkershoek valley. During 1692, 5 farms were granted in this valley: at the head of the valley was the farm Schoongezicht (now Lanzerac) which was granted to Isak Schrijver in February 1692. His immediate neighbours were Anthony and Manuel van Angola and Louis van Bengal, and further down the valley were Marquart and Jan van Ceylon and Jan de Jonker. The early history of the farms in this valley is tightly bound together through the acquisition of the farms by Anna Hoeks, the widow of Isaak Schrijver. By 1714, she had acquired all the farms in the Jonkershoek valley. The link continues through into the late 18th century through the marriage of her grand-daughter, Anna Hasselaar, to Christoffel Groenewald (Clift 2010a&b, Malan 1996).

In 1790 the farm was acquired by Petrus du Toit. In 1813 the farm, then known as Weltevreden¹, was acquired by Isaac de Melander. During this time, De Melander increased the extent of the farm through a number of quitrent grants. De Melander lived at the homestead known as Leef op Hoop (now a part of Klein Gustrouw).



Figure 1: Detail of an 1808 survey of the area between Stellenbosch and Franschoek (Cape Archives M3/405). The farmstead at Schoongezicht/Lanzerac (owned at the time of the survey by Johan Fick) consisting of the dwelling and two outbuildings are shown. The survey appears not to have extended into the Jonkershoek Valley.

In 1830 the farm was divided² along the Eerste River. PC van Blommestein acquired the portion along the southern bank (Mount Happy), while Pieter Daniel Grundeling acquired portions on the northern banks of the Eerste River (Leef op Hoop). Van Blommenstein increased the extent of the farm by further quitrent grants. According to Malan (1996:3) the name 'Mount Happy' was in use by 1847.

Mount Happy changed hands several times until it was acquired by Roelof de Leeuw in 1872. The De Leeuw family retained ownership of the farm until 1974 when the farm was sold to Dirk Zandberg. In 1996 Mount Happy was acquired by the Dalings. The property is currently owned by Uhambo Property Investments (Pty) Ltd and is known as Jonkersdrift³.

Historic werf

The significance of the historic background lies in the role that Jonkersdrift/Mount Happy played in the Jonkershoek valley as part the Schoonegezicht estate as part of the land owned

¹ Incorporating what would later become Leef op Hoop/Klein Gustrouw and Mount Happy.

² De Melander died insolvent, and the estate was auctioned off. He lived at Leef op Hoop (MOIB 2/491)

³ The original Mount Happy was subdivided into 3 portions viz 1440, 1441 and Rem 1308. These portions form part of the Jonkersdrift 'estate'.

by Anna Hoeks, her granddaughter Anna Hasselaar and later the Groenewalds. After 1790, the estate is unbundled and the valley develops, distinct homesteads and werfs develop by the early 19th century. Prior to the 1790/1801 subdivision of the estate, structures on Jonkersdrift in particular would have been secondary to the primary werf and may have consisted only of outbuildings. It is, however, not unusual for outbuildings to have a residential component.

Although no documentary evidence has been found relating to the early history of this structure, it is clear that it was built during the 18th century. The building shows much historic layering and at least four broad stroke sequences are visible in the existing fabric alone. A more coherent analysis of the evolution would have been possible with the exploration of the archaeological deposits beneath the present floor surface.

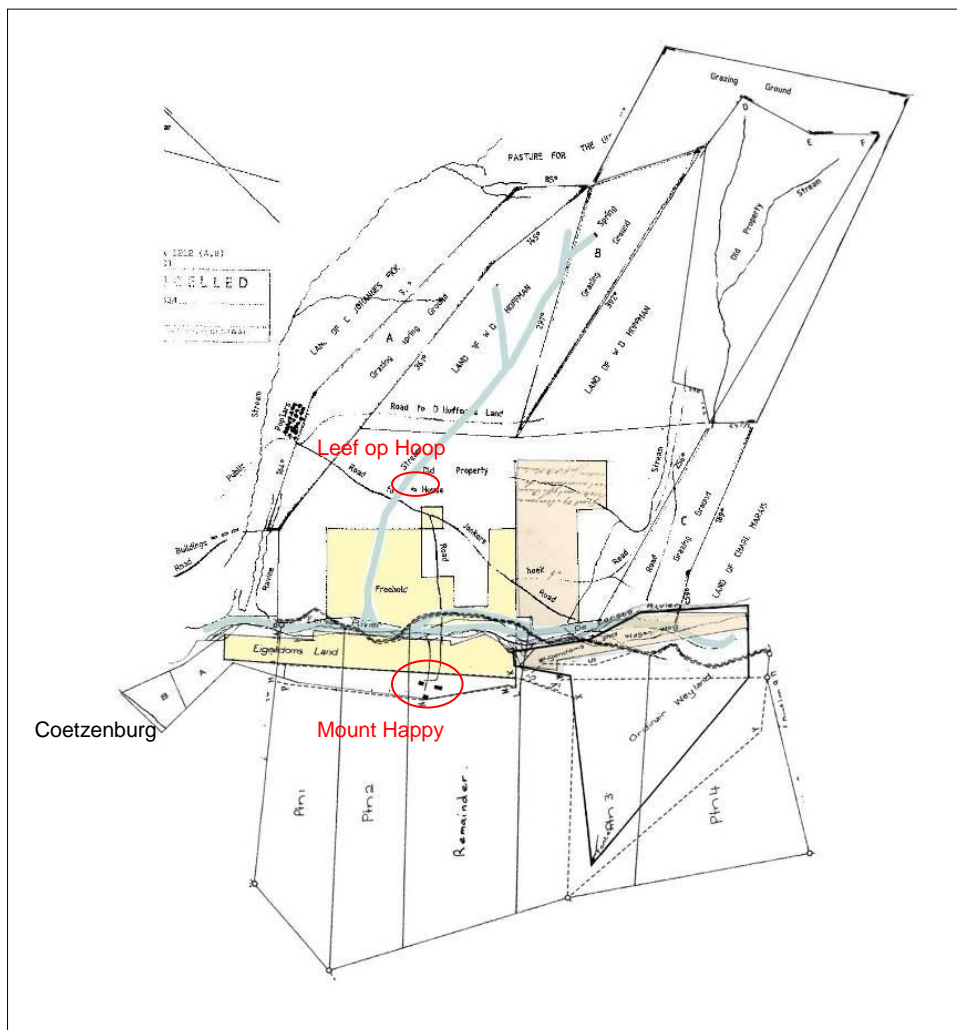


Figure 2: Composite of survey diagrams (c19th century) illustrating the location of the 17th century freehold land grants (shaded) and subsequent quitrent grants (Clift 2010a). The present werf is situated on an 1813 quitrent lease.

Phase 1: Outbuilding/Residential – 18th century

The structure has a relatively shallow foundation (exposed during the modern foundation trenches) consisting of what appears to be two layers of coursed stone rubble. The walls are built of coursed stone rubble set in brown mud mortar. The height of the stone varies from 1.48m in the western-most end to 1.34m in the eastern end (measured from the existing

concrete floor surface). The change in height of the stone walling drops by roughly 100mm along the passage associated with the present front door. The remainder of the wall is built with soft-fired orange/red bricks with a brown mud mortar. Wall thickness averages at 550mm (Figure 3).

Some features are clearly part of the original construction of the building, while others, also dating to 18th century are reused or subsequent builds within the time period. The wall to the immediate west of the present entrance, for example, appears to be a subsequent addition, being built using a mixture of unbaked and soft fired bricks set in a brown mortar and measures 350mm in width. Hennie Vos, when he visited the site in early March 2011, was of the opinion that both casement windows in the northern façade were original. The window in the kitchen area certainly looks original, but the one in the eastern end, I feel was added when the structure was converted to full residential use.

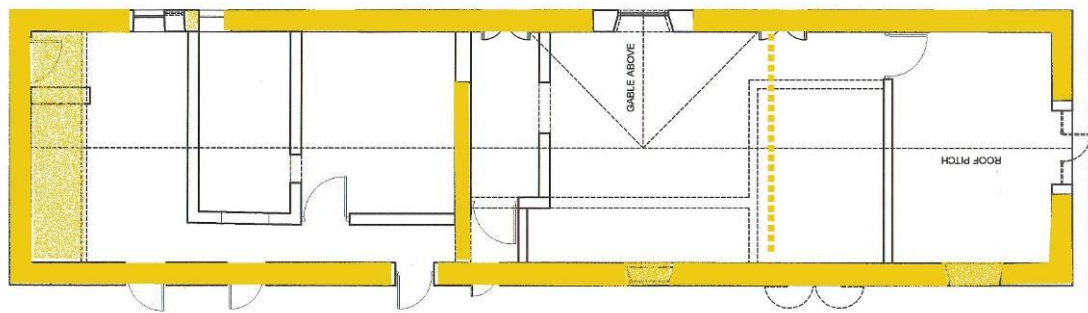


Figure 3: Projected layout of the structure. The two doors in the eastern section of the structure imply a second dividing wall which may have coincided with the demolished wall.

The opening in the eastern end of the structure (Figure 4) as well as the opening beneath the gable (Figure 5) is original. The wooden lintel has quarter round beading, which according to Hennie Vos is most typically associated with the 18th century. Both these openings originally gave access to utility rooms (the usual pattern would be wagon room/store and stable/stall).



Figure 4: Door opening in eastern flank. Originally accommodating a wider double barn door (iron hinges are still visible on the outside), this is the only opening in the structure that has not been punched through existing stone walling, but built in place. The image on the right shows the same door from the exterior: note the position of the hinges.



Figure 5: Door opening in northern flank beneath gable. Two alteration phases are clearly visible: 1) the narrowing of the space to accommodate a single door with fanlight and the replacement of the door with the present sash window.

Arching brickwork in the southwest corner of what was the kitchen suggests that the hearth feature was built at the same time as the original barn and possibly extended across the span of the western flank. No evidence of similar arching is visible in the corresponding northwest corner, but this is not unexpected, as the insertion of the backdoor would have effectively destroyed any evidence. The portion of the north flank closest to the backdoor shows much damage owing to electric conduits inserted earlier in the previous century, further obscuring evidence of the extent of the hearth. It may be possible that the foundations of the hearth may be preserved under the concrete flooring. It is likely that this portion of the structure may have had a residential component.

The window in the kitchen (northern façade) has a lintel which extends beyond the wall into the room adjoining. A number of alterations are visible (Figure 6).



Figure 6: 18th century casement window in kitchen, northern façade. An 18th century lintel spans the dividing wall, suggesting a double casement was initially inserted in this position.

Two subsequent alterations in the size of the window (width and height) are evident, prior to the insertion of the present window in the 20th century.

Phase 2: Residential – end 18th century

This phase corresponds to the conversion of the outbuilding to a dwelling, which would include the insertion of additional windows. Based on the presence of lintels with quarter round detailing, it is likely that the structure represented a fairly simple internal arrangement consisting of a *voorkamer*, room to the right, room to the left and kitchen (Figure 7). It is likely that the gable dates to this period.

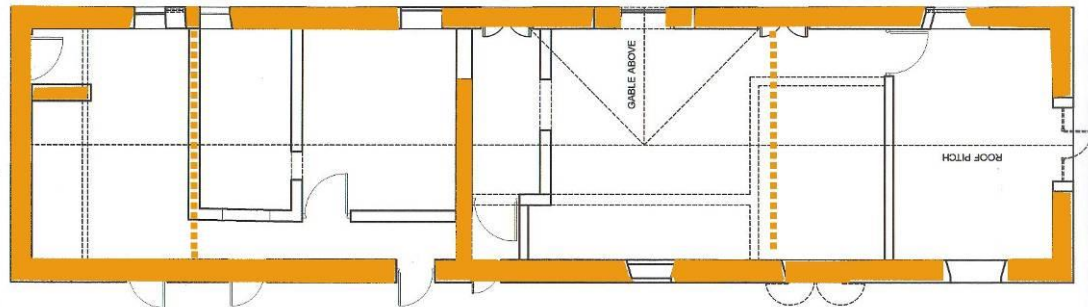


Figure 7: Projected layout of the structure based on the presence of 18th century lintels with characteristic quarter round detailing. Possible dividing walls are indicated by a dashed line.

The existing kitchen is a stable door in the Rococo style period (mid 18th century, out of date by the end of the century) and was originally used as a front door. The dimension of the imprint of the door beneath the gable (Figure 5) is not dissimilar to that of the present kitchen door. Should the present kitchen door have been the original front door of this structure, it would date the conversion to residential dwelling to 1760-1780.

Phase 3: Early/mid 19th century

The early/mid 19th century alterations of the dwelling relates to the creation of a Georgian style façade with the insertion of the two doors with semicircular fanlights flanking the central sash window beneath the gable.. The soft fired red/orange brick set in a yellow/brown mortar appears to date to this period.

The overall configuration of the dwelling as it is today dates to this period. The reed ceiling would have had to predate this, as the internal dividing walls (which have now since been demolished) were built up to the ceiling and their imprint remains visible.

Towards the end of the 19th century the eaves would have been raised, the gable clipped and the thatch roof replaced with corrugated iron. On the insides of the end and front gable, the change in the pitch of the roof is clearly visible, recorded in plaster finish. Corrugated iron was cheap and readily available from the mid 19th century.

Phase 4: 20th century

A number of changes/alterations have taken place in the 20th century. The wall to the east of the present entrance appears to be modern, and has been inserted to form an entrance hall.

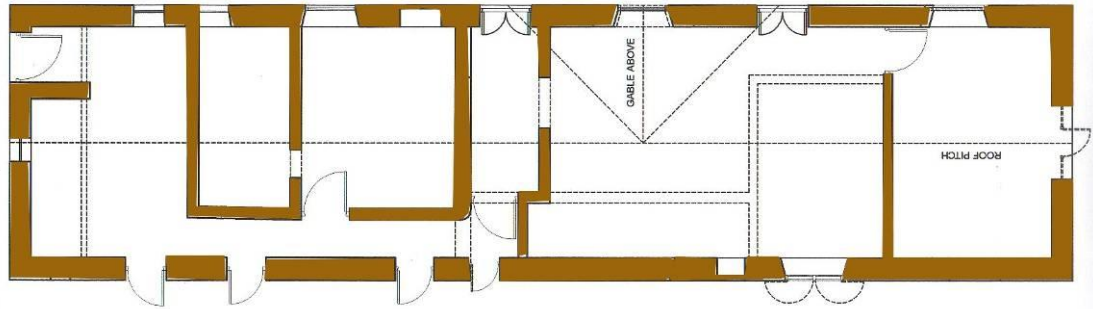


Figure 8: 20th century layout. The unshaded walls in the eastern half of the structure have been demolished. Their imprint is preserved on the poplar and reed ceiling.

Much of the more recent additions to the south of the house has subsequently been demolished to make way for the planned additions to the house which are currently in progress.



Figure 9. View of the southern flank of the dwelling with the modern additions still intact (2010). The iron stove pipe is visible near the eastern end of the roof.



Figure 10: Present view of the southern flank of the dwelling. The 20th century additions have been removed and extensive excavations have been undertaken for the new additions.

Findings

As mentioned earlier, four phases of construction are clearly visible in the fabric of the building. These relate to the function of the building over time. The interpretation of the building is limited and cannot be tested through archaeological investigation of the deposits below the present cement floor. The cement flooring itself effectively preserves the archaeological deposits.

Phase 1 consists of two parts: the first phase is the construction of a longhouse type structure with two utility rooms (possibly a wagon house and a stable/animal stall) with a residential component on the western end. When compared to the old dwelling at Valencia, Dal Josaphat, which has at its core, an extremely well preserved longhouse predating 1801 (Walton 1989), one has a very close match (Figure 12). (Although the kitchen portion of the longhouse at Valencia is a much later addition).

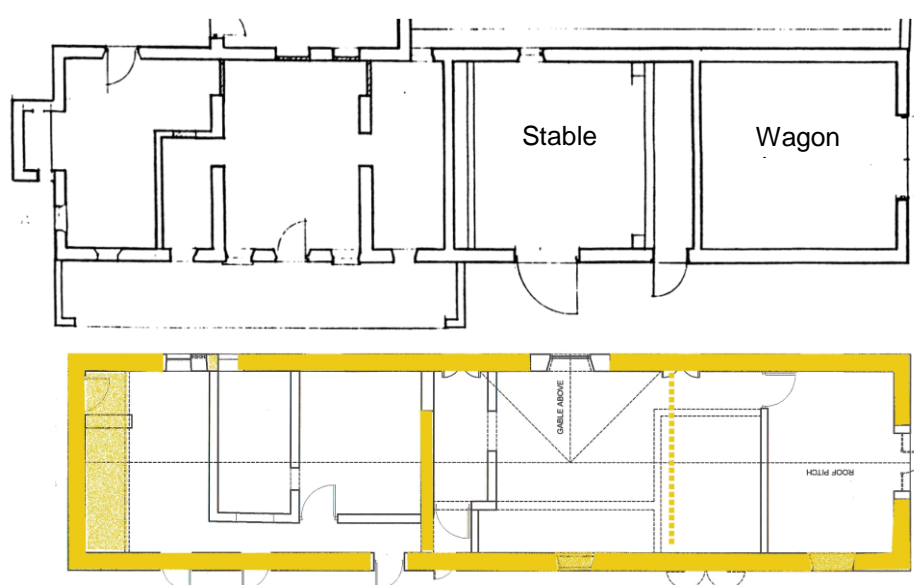


Figure 12: Comparison of Valencia longhouse and the project Phase 1 of Jonkersdrift. Note the lack of windows in the wagon house.

Phase 2 is the conversion of the outbuilding into a residence. A simple structure consisting of 3 rooms and a kitchen have been proposed based on the positioning of windows and doors with quarter round beading characteristic of the 18th century. If one assumes that the present kitchen door⁴ was originally the front door, this places this renovation within the second half of the 18th century (c1760-1780). This time period would then coincide with the transfer of the farms from Jacobus Groenewald to his younger brothers, Johannes and Christoffel Groenewald.

In 1790 a portion of the farm was transferred to Petrus du Toit, who held the land until 1830, when it was sold to Isaak de Melander. During this time the farm was known as *Weltevreden*. Interestingly, De Melander is noted as having lived at *Leef op Hoop* at the time of his death. He also died insolvent and his properties were auctioned (Clift 2010).

⁴ Stable door, with simple geometric fanlight in the Rococco style.

In 1830, de Melander sold to Petrus Canzius van Blommenstein. Stylistically, the renovation to the front façade fall within the first half of the 19th century, and is therefore most likely to be attributed to van Blommenstein. Van Blommenstein retained ownership for 12 years and at his death (1842), the farm was sold again, changing hands fairly often until it was acquired by the Burnards in 1856.

The de Leeuw family acquired the farm at the end of the 19th century and retained ownership into the 1970s. The early 20th century modernization of the structure can largely be attributed to them.

Conclusions

The historic dwelling at Jonkersdrift retains much intact fabric and historic layering. It evidences much change over time and clearly shows the nearly organic development of rural buildings through time: the evolution from outbuilding/barn to residence with little evidence of the symmetry which once was associated with Cape Dutch buildings.

Townsend has recommended/proposed a Grade 3A grading for the dwelling and the historic werf. This indicates a heritage resource of high local significance: according to the management guidelines drawn up by Baumann and Winter (2004) that the following actions are recommended for Grade 3A sites:

- Conserve
- Remedial action to enhance significance
- Minimal intervention
- Interpretation

According to Mr Touwen, the proposal regarding this section of the dwelling is to retain all the existing interior walls with the exception of the eastern wall of the entrance hall and the older dog-leg which continues from this wall. Two existing door openings in the passageway will be closed and new opening opposite the central sash window (under the gable) will give access to the newly constructed living area beyond. And the present doorway giving access to the eastern-most room will be shifted to the centre of the wall.

Sources

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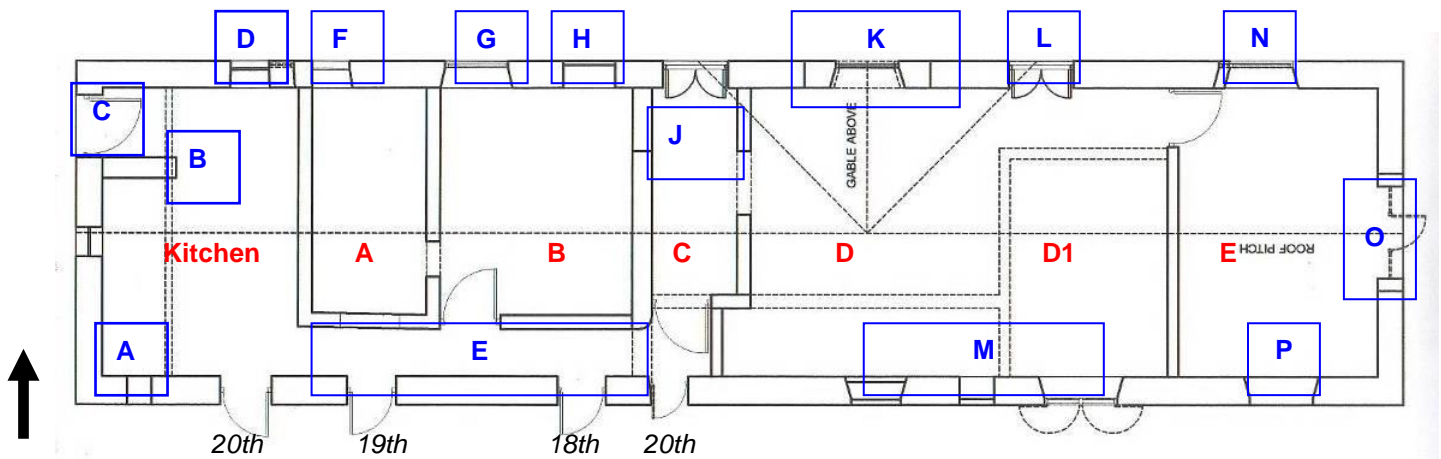
APPENDIX 1: Deeds Summary: MOUNT HAPPY (from Malan 1996)

FARM No	Diagram	Deed	Date	Extent	From	To	Price	Neighbours	Comments
338 + 339	32/1693	OSF 1.63	15/10/1692		Grant	Freeblack Louis van Bengal		Both sides Eerste River SE: Jan van Ceylon SW & NE: Mountains NW: Anthony van Angola	Also incl 339
338 + 339		406	24/11/1696	2 pieces of land 29 M 219 SR	Louis van Bengalen	Government of Cape of Good Hope (Orphan Chamber)	f400	Both sides Eerste River SE: Jan van Ceylon SW & NE: Mountains NW: Anthony van Angola	
338 + 339		408	31/12/1696 ?	29 M 214 SR	Government of Cape of Good Hope	Isaac Schrijver		Both sides Eerste River SE: Jan van Ceylon SW & NE: Mountains NW: Anthony van Angola	(Malan 1996)
338 + 339		983	13/04/1714	29 M 214 SR	Est Isaac Schrijver	Anna Hoeks Wid I Schrijver	f800		
338 + 339		3674	29/09/1761	A: 29 M 114 SR B: 24 M 407 SR	Anna Hasselaar Wid Christoffel Groenewald	Jacobus Groenewald	f900		
338 + 339		4642	3/10/1774?	A: 29 M 114 SR B: 24 M 407 SR	Jacobus Groenewald	Christoffel Groenewald & Johannes Casparus Groenewald	f900		Subdivided: A TD 6521/1790 B: TD 297/1801
338		6521	26/11/1790	A: 29 M 114 SR	Christoffel Groenewald & Johannes Casparus Groenewald	Petrus Johannes Du Toit	f30 100		"Anthony van Angola and Louis van Bengalen" Portion A
339		267	24/03/1801	B: 24 M 407 SR	Johannes Casparus Groenewald	Christoffel Groenewald	f1 900		Portion B
337?	65/1802	239	13/08/1830	19M 400SR	Petrus Jacobus du Toit	Isaak Johannes de Melander		SE I de Melander MW Coenraad Joh Albertyn	Only the owner can cut wood from his side

FARM No	Diagram	Deed	Date	Extent	From	To	Price	Neighbours	Comments
								NE Eerste Rivier	of the river
363	202/1813	StQ 2.58		52M 232SR	Grant	Izaak Johannes de Melander	13 Ryksdalders	SE NE Eerste River NW Weltevreden W SW mountains SSE ?	Showing 3 structures – not exact alignment with existing werf
364	199/1813	StQ 2.54		18M 408SR	Grant	Izaak Johannes de Melander		N Eerste Rivier W Mountains SW adjoining lands	
		239	13/08/1830	24M 204SR 71M 130SR	Izaak Johannes de Melander	Petrus Canzius can Bloemmenstein			
364	250/1833	StQ 11.25	20/04/1837	215M 23SR	Grant	Petrus Canzius can Bloemmenstein	£1		Showing 3 structures
		87	18/01/1842	24M 204SR, 286M 153SR	Trustees of Est Petrus Canzius can Bloemmenstein	Christiaan Ludolph Neethling Frederick's son	£1887 10s		
		195	28/02/1843	24M 204SR, 286M 153SR	Christiaan Ludolph Neethling Frederick's son	Jan Christiaan Nielen Marais Charle's son	£2075		
		1456	28/10/1847	24M 204SR, 286M 153SR	Jan Christiaan Nielen Marais Charle's son	Andries Christoffel vd Byl	£1750		
		2661	24/04/1856	24M 204SR, 286M 153SR	Andries Christoffel vd Byl	Joseph Frederick Fry Burnard	£2000		
320		263	13/09/1860	3M 337 SR 29M 177SR	Joseph Frederick Fry Burnard	Jacoba Eliza de Villiers	£750		
		228	26/04/1872	20M 466.5SR 240M 212.5SR	Marie Magdalena Burnard (Wid JFF Burnard)	Roelof Johannes de Leeuw Jnr			
		5671	28/04/1920	20M 466.5SR 240M 212.5SR	Roelof Johannes de	Johan Wilhelm de Leeuw and	£3000		"The seller reserves unto

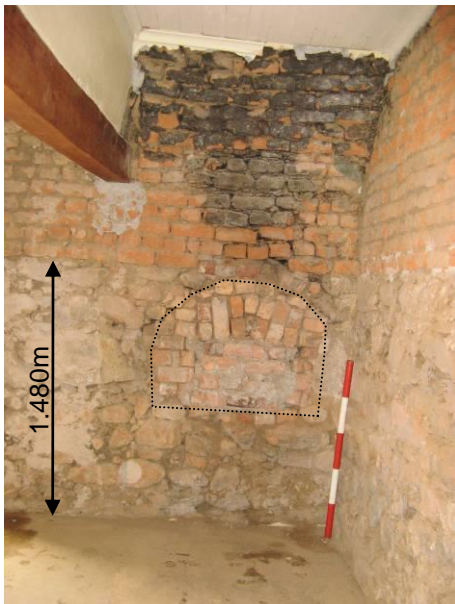
FARM No	Diagram	Deed	Date	Extent	From	To	Price	Neighbours	Comments
					Leeuw Jnr	Andreas Hendrick de Leeuw T/A De Leeuw and Brother			himself and his wife Margaretha Louisa de Leeuw ... the free and undisturbed use and occupation of that part of the dwelling house as at present occupied by them”
		10944	7/09/1943	20M 466.5SR 240M 212.5SR	Johan Wilhelm de Leeuw	Andreas Hendrick de Leeuw	£5000.00		
		20441	23/12/1960	20M 466.5SR 240M 212.5SR	Andreas Hendrick de Leeuw	Roelof Johannes de Leeuw	£5000.00		
		3322	13/02/1974	20M 466.5SR 240M 212.5SR	Roelof Johannes de Leeuw	Dirk Johannes Albertus Zandberg	R230 000.00		
362-364, 337, 339		70428	23/04/1996	223,5 ha	Dirk Johannes Albertus Zandberg	Marinus Huig Daling	R8 000 000.00		

APPENDIX 2: Room by room photographic summary



Kitchen:

The kitchen is characterized by a hearth with a beam extending across the width of the western flank of the structure.



A:

Part of the hearth wall, bricks curving inwards/upwards to form the chimney shaft, is preserved in the SW corner of the hearth area.

Bakoond: Inserted into the stone lower courses of the wall, causing some disturbance in the brick course above. It was closed up with brick and cement mortar in the 20th century.

Yellowwood beam: It is my impression that the beam replaced an earlier one, possibly when the open hearth was replaced by a wooden stove and the flue closed. There is no evidence of heat damage on the beam.

A window has been inserted in the back wall of the hearth, during the early 20th century.



B:

The northern hearth end wall is constructed with brown unbaked brick with brown mortar. The wall is 390mm wide. It is likely that this wall was inserted when the kitchen was formalized and the present backdoor was required.

The end of the wall supporting the hearth beam has been rebuilt with brick and cement mortar. The detailing above the northern hearth wall appears to be decorative and the degree to which it aligns with the flue at attic level has not been confirmed (owing to access limitations due to safety and light).

Below is a shot of the flue, alteration to the end gable associated with the raising of the eaves is also visible.





C:

The kitchen backdoor has been reused from elsewhere (very fine 18th century, front door). Views of the door from the outside and from the interior (brass fittings have been removed, presumably for safe keeping).



D:

The lintel of the window extends behind the dividing wall, and into the room beyond. The dimension of the window suggests a double casement (light yellow).

The dashed lines on the image shows subsequent resizing. The fill associated with the dashed yellow line differs from the current dividing wall. The orange dashed line indicates another resizing of the opening.

The latest alteration (insertion of the current window) dates to the 20th century and is probably contemporary with the alterations to the hearth area.

Passage way outside Rooms A & B

The passage way leading from the kitchen to the rest of the house is formed by internal dividing wall on the northern side and the external wall on the southern side.



E:

Internal wall:

The internal walls are constructed from brick; lower layers constructed with soft fired brick, while upper layers with unbaked brick and mud mortar. An earlier door opening was bricked closed during the 20th century.

The present opening is modern, the earlier opening having been closed with brick and cement mortar.



External wall:

4 door openings are visible in this stretch of walling – in all cases they have been punched through the original structure.

The western-most door is modern.

Immediately to the east of this door is an opening which has been bricked up recently: it is visible as recessed shelving on the exterior side of the wall (which prior to the demolitions of the modern additions would have been an internal shelf space).

The opening shown in the image to the left is of the 18th century opening. The original coarse grained lime plaster is still visible on the eastern edge of the opening. A more recent lintel was inserted directly below the older lintel and the jambs refinished in brick.

The eastern-most door of the passage (opposite the present front door is modern).

Room A:



F:

Room A is a narrow room, presently serving as an *en suite* bathroom to Room B. The lintel of the window is at the same height as the contiguous window in the kitchen, shown in D and appears to be part of the same (18th century) double casement window.

The wall dividing the kitchen and this room is constructed with a mixture of soft fired and unbaked brick, set in a yellow/brown mortar. The width of the wall is 250mm.

Room B

The wall dividing Room A and Room B is 270mm wide and is constructed with a mixture of unbaked and soft fired brick. 1.7m from the exterior wall is an earlier opening (900mm wide), which has been closed up with brick and cement mortar. The present opening in the wall is modern.



G:

Sash window with moulding detail on upper edge – predates the dividing wall.



H:

To the east of the window is a closed door opening. The opening appears to have been made narrower and closed as a recessed nook. The use of brick and cement mortar places this alteration within the 20th century.

C: Entrance hall



J:

One of two features in the structure constructed using brick relieving arches with semicircular fanlights inserted. The opening has been inserted into the original wall, punching through the stone and the edges rebuilt with soft fired brick and brown mortar.

The wall dividing Room B from the entrance hall is the only wall built with a stone foundation. Measured at the point where the wall has been cut away and joined with the dividing wall forming the passage way to the kitchen (E), the wall measures 350mm in width. The section of the wall closest to the external wall has no stone foundation and appears to have been rebuilt from the floor upwards and no evidence of a lintel is visible

The dividing wall to the east of the entrance is 210mm wide and appears to have been rebuilt in the 20th century. The section closest to the exterior wall, however appears to be older and mirrors the wall opposite.

Room D/D1

Internal walls have been removed, creating one large room. The imprints of the demolished walls are visible on the roof beams and reed ceiling. When the site was visited in 2010 the earlier ceiling was hidden behind modern ceiling board. The remains of a flue in the attic suggest a wall with a fireplace (centrally placed) but the exact position would need to be confirmed.



K:

Originally a double door opening underneath the gable (yellow dashed line), this feature shows evidence of being altered to accommodate a single door and fanlight (white dashed line). The door opening was reduced by 500mm on either side and again red/orange soft baked brick is used for support purposes as a foundation level.

The final phase was the insertion of the sash window. The

(Photograph courtesy of Dominic Touwen 2010.)



L:

The second feature with relieving arch and semi circular fanlight. The photograph shows the imprints of the demolished walls.

The wall dividing Room D1 and Room E is constructed with unbaked bricks and brown mortar. The door opening has an older lintel (18th century quarter round beading) which may have been reused. The remains of an iron stove pipe is visible where it enters into the attic space, and its associated chimney is visible on the roof.



Three features are visible in the southern external wall of Room D/D1 (Right to Left): A closed window with 18th century quarter round beading on the lintel; a recessed nook/window with 19th century beading on the lintel and an existing double casement window (M).

(Photograph courtesy of Dominic Touwen 2010.)



M:

Double casement window in Room D1. The window has been moved from its original position and inserted in its current position. Its dimensions match those of the window in the adjoining Room (See P).

(Photograph courtesy of Dominic Touwen 2010.)

Room E:

This is the eastern –most room in the structure and is currently used as the construction site office.



N:

A 18th century double casement window predates the sash window. The 18th century window itself was inserted after the structure was built. Evidence of this is visible in the brick work (compare to O where the brick coursing makes allowance for the finishing off of the wall, creating a neat edge).



O:

The original dimension of the double barn door is clearly visible. The opening was made narrower, possibly retaining the original height.

The chopped up nature of the bricks flanking the present door suggests that the opening was widened again when the present door was inserted. The modern brick and cement infill and concrete lintel is associated with the present door.



P:

A window opening showing first a reduction in width and then a complete closure. Both construction episodes are executed in unbaked brick and brown mortar.