NATIONAL TRUST ARCHITECTURAL SURVEY WESSEX REGION

PROPERTY: Perrys Cottage, Avebury. **SMR:** 111501

TENANT: **LEASE NO:** 01223

ESTATE: Avebury **NGR:**

PARISH: Avebury **LISTED:**

BUILDING: House **CATEGORY:** Domestic

DATE OF BUILDING: Mid C18th **SOURCE:** Listing

PHOTO REF: W/AVE/1

DATE OF SURVEY: March 1987 **SURVEYED BY:** Jane Harcourt and Tim Whittaker

PRESENT SERVICES

WATER: Yes **DRAINAGE:** Septic Tank.

GAS: No **TELEPHONE:** Yes

ELECTRICITY: No

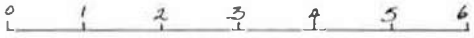
DESCRIPTION: **(Plan Type and Structural Development)**

Mid C18th, possibly originally built as a shop/commercial premises with living accommodation at east end and on first floor. Used in C19th as premises of a Harness maker and saddler, with a tan pit at rear and rope walk in front of the building. Original mid C18th building- north (front) wall constructed of brick laid in flemish bond on a sarson sill, south (rear) wall and gable wall constructed of Sarson blocks. Pentice roof on north front, protecting front door, shop window? and basement trap door, roof thatched. Rear early C19th brick wing with bedroom above kitchen and C20th brick bathroom lean-to.

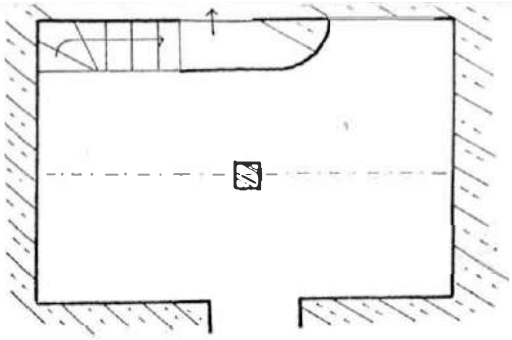


Perrys Cottage, Avebury - north front. W/AVE/1/59: . March 1987

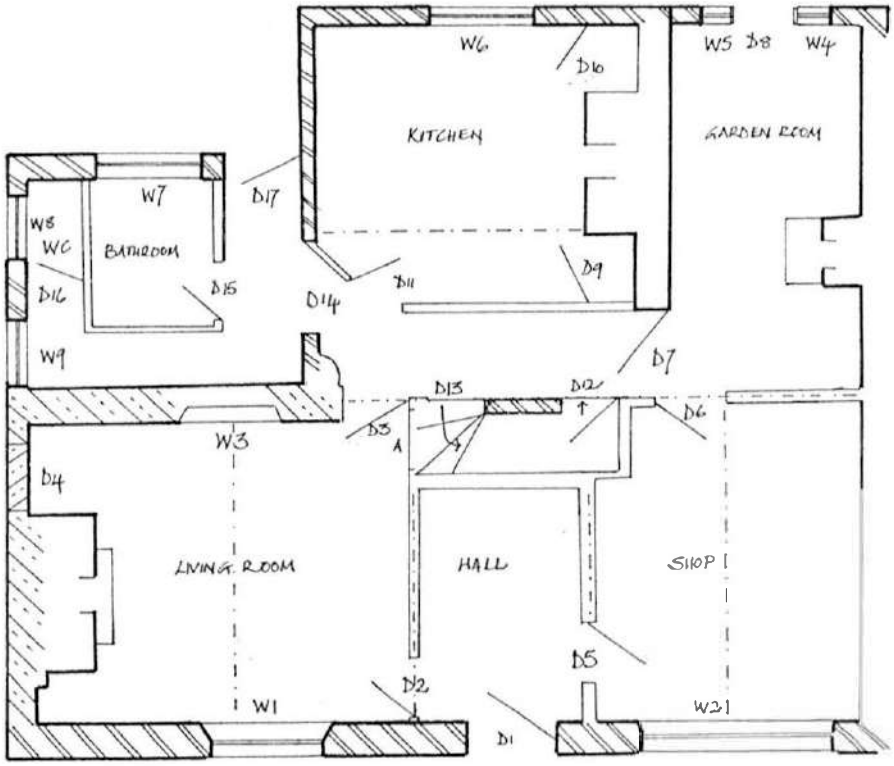
Perrys Cottage, Avebury



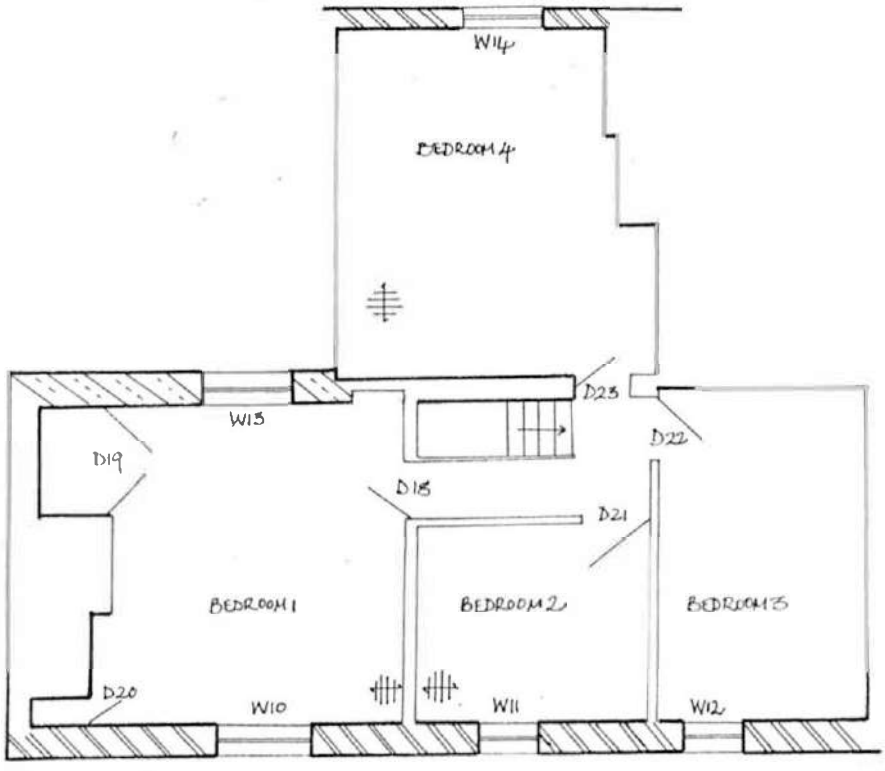
SCALE OF METRES AT 1:100
JANE HARCOURT MARCH 1987.



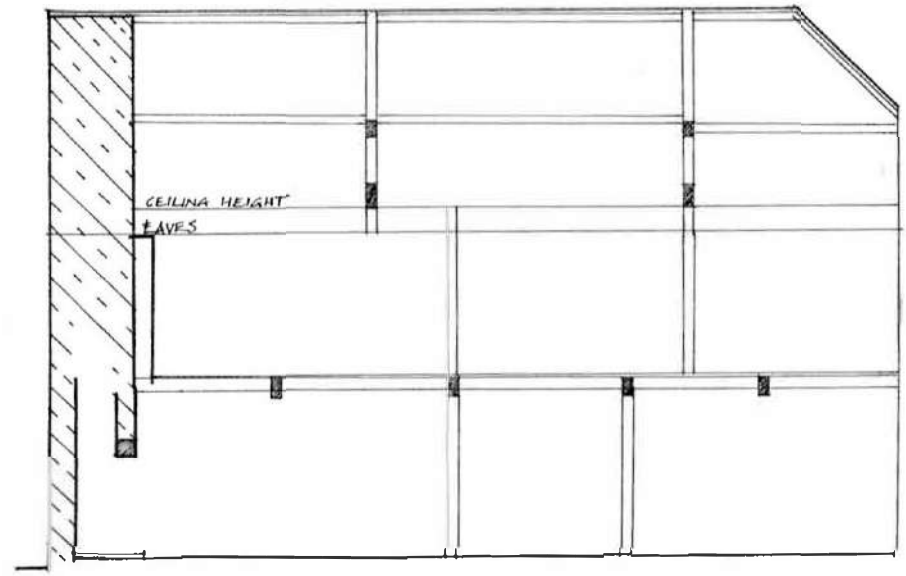
Basement plan



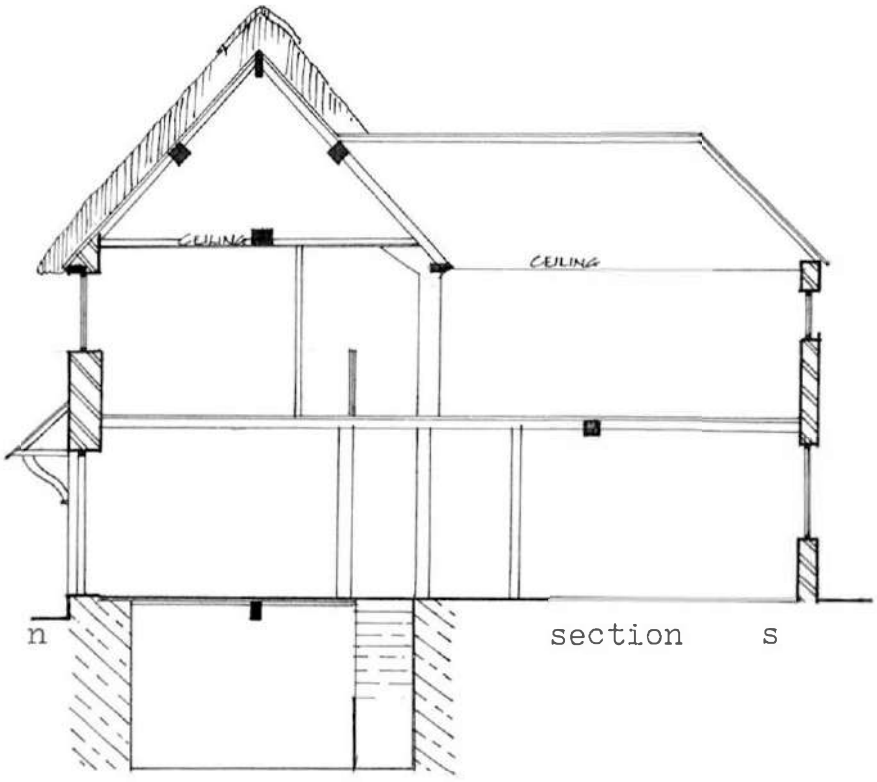
Ground floor plan



First floor plan



e. Section w.



n section s

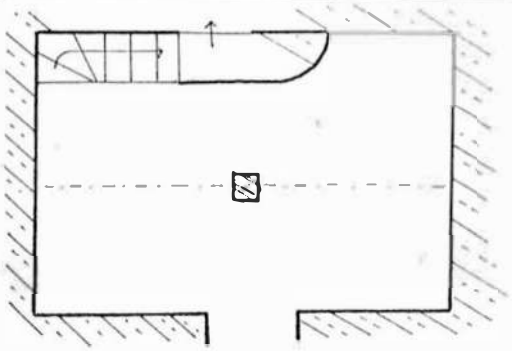
Perrys Cottage, Avebury

Chronological development

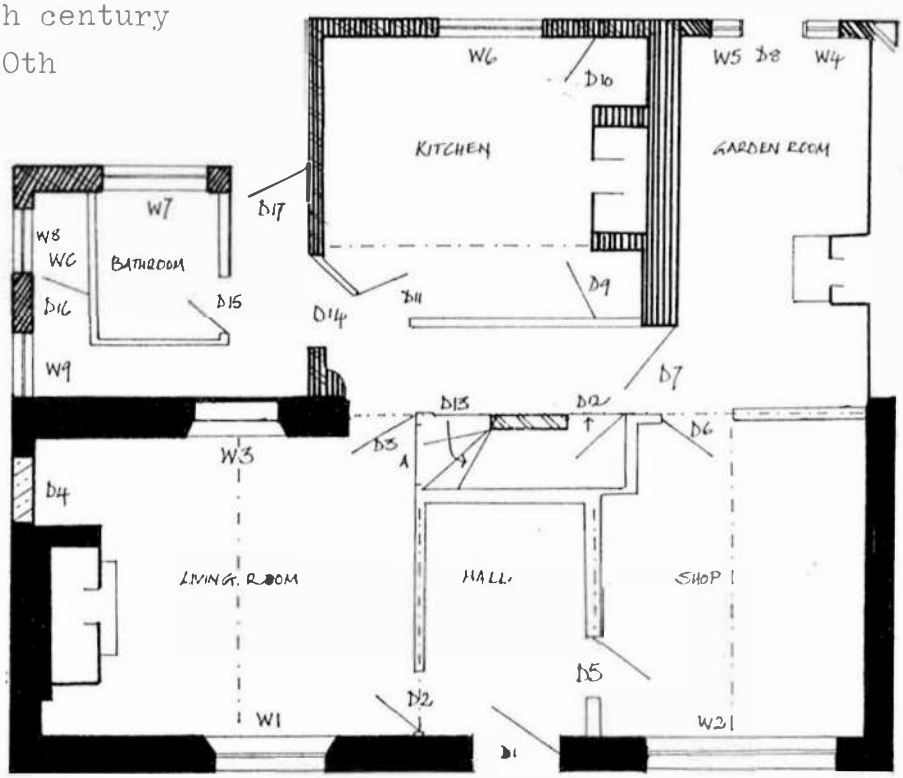
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JANE HARCOURT MARCH 87.

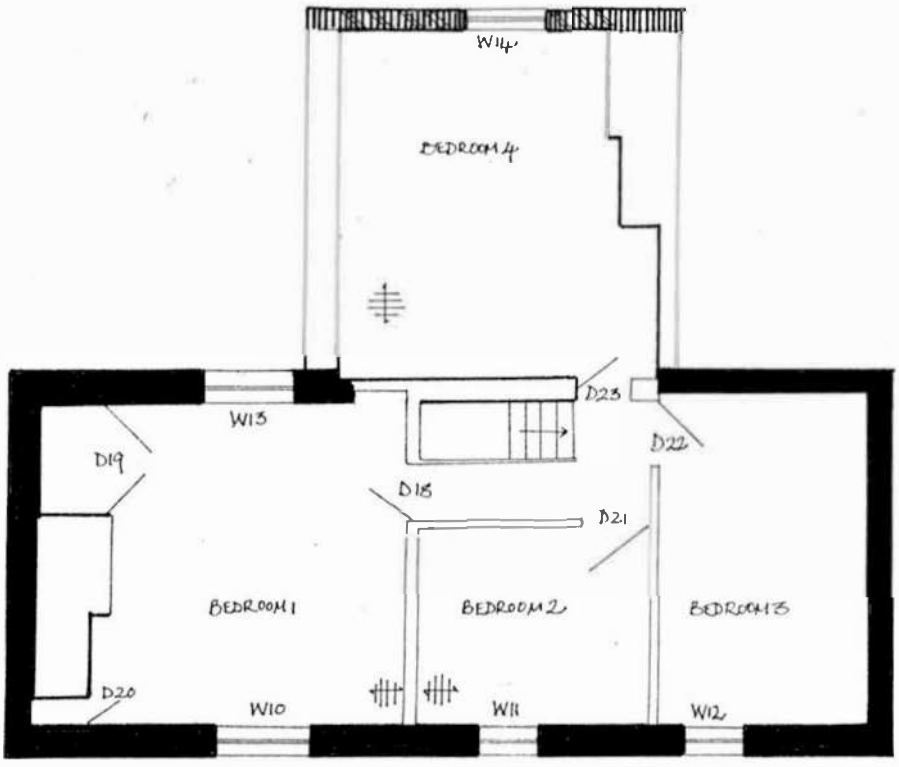
- 18th century
- early 19th century
- 19th/20th century
- early C20th



Basement plan



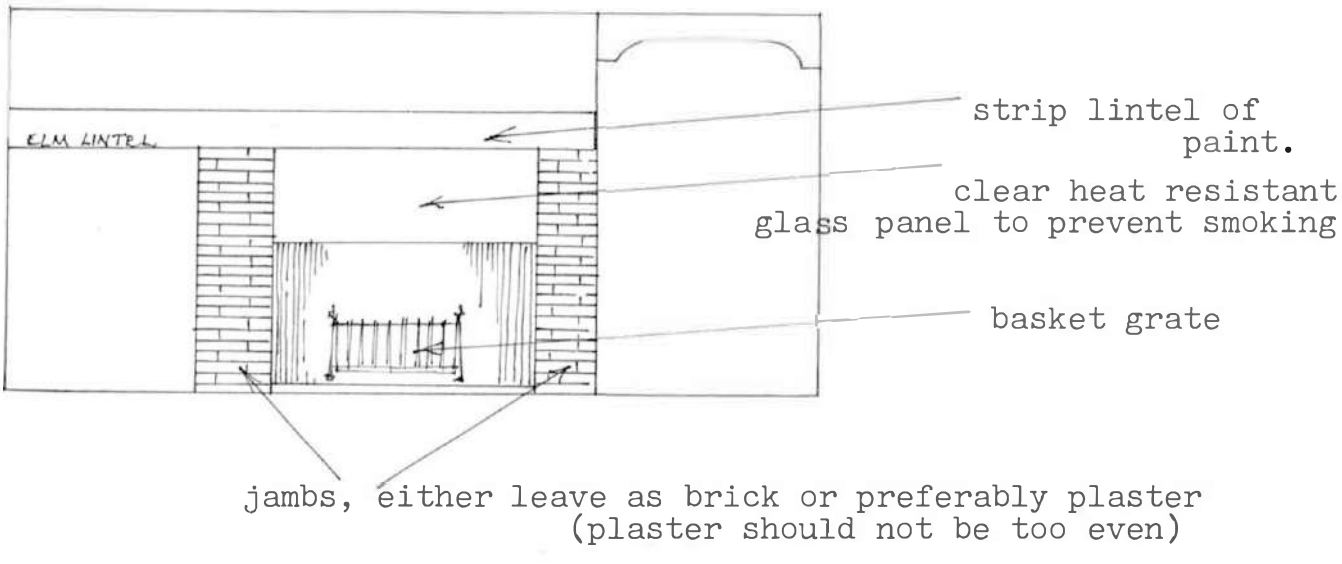
Ground floor plan



First floor plan

Recommendations

1. Rewire whole building, hiding wiring under plaster and not attaching to beams.
2. The following fittings are of particular note and should not be removed:
   Doors 1,3,7,9,12,18,20,21,22,23.
   Windows 1,2,3,10,11 & 12.
   Fireplace in bedroom 1.
   Handrail to staircase.
   Basement steps.
   Pentice roof.
   Door frame to door 14
   Hardwood lintel to fireplace in living room.
   Roof structure and thatch over northern range.
   Elm floorboards on first floor.
3. Remove boarding on ceiling in bedroom 4, insulating under tiles and then plastering under rafters between purlins. This would create a more airy room, removing present claustraphobic atmosphere.
4. Remove partition between kitchen and passage, creating larger more attractive kitchen.
5. Remove C20th fireplace in kitchen and replace with a Rayburn or Aga..
6. Possibly remove partition between hall and shop depending on use of building.
7. Either demolish present bathroom and WC leanto, replacing in the garden room or retain present bathroom removing wall between WC and bathroom, creating one large bathroom. Window 7 is rotten and needs replacing.
8. Remove C20th fireplace surround in living room; brick line opening, plastering jambs to room, if original hearth removed replace in brick and place basket grate in opening. Lastly strip paint off original hardwood lintel (probably elm). See diagram :



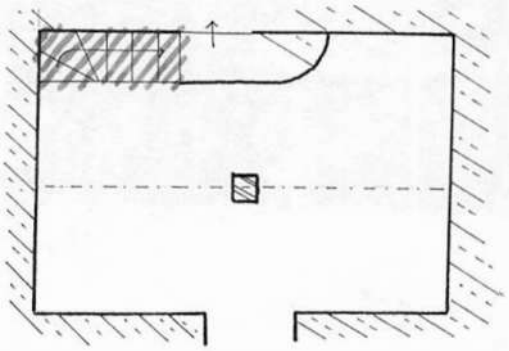
Perrys Cottage, Avebury

Important features

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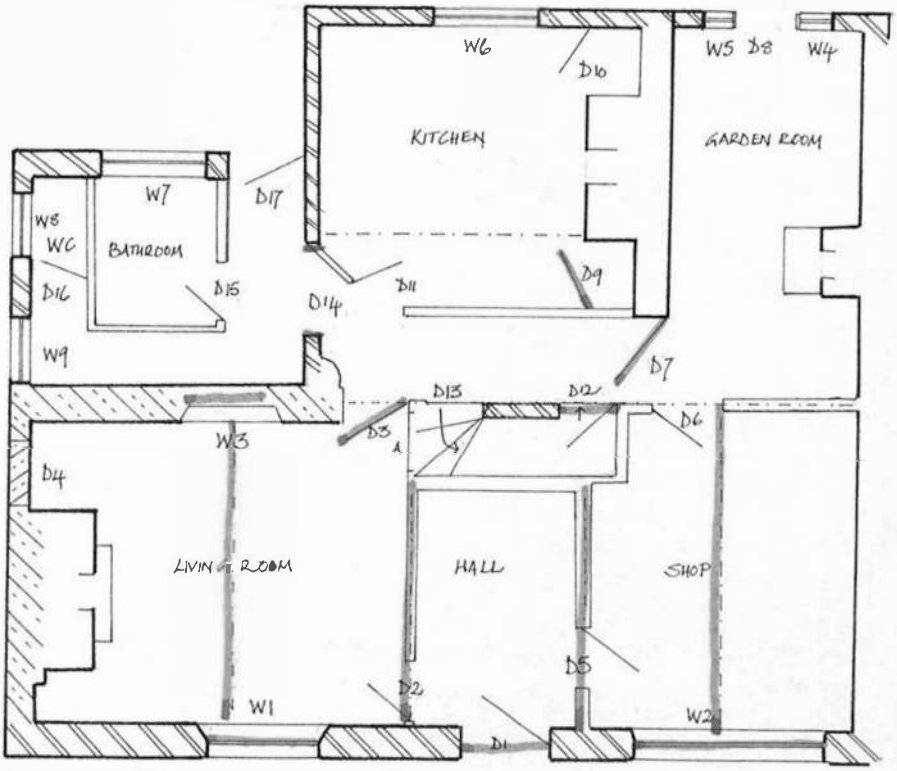
SCALE OF METRES AT 1:100
JANE HARCOURT MARCH 187

important features

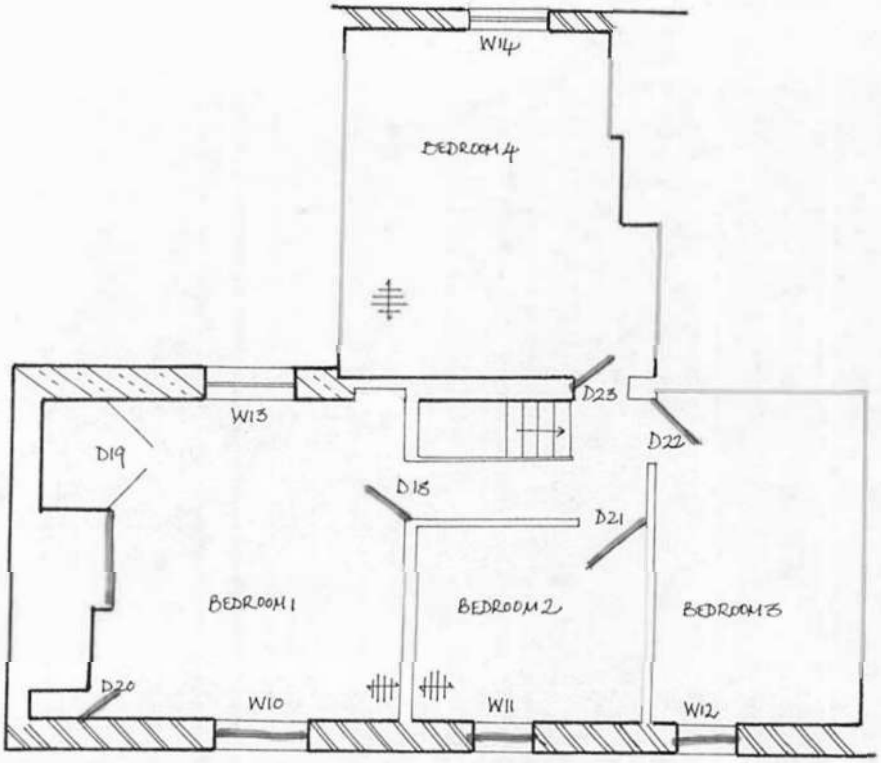


Basement plan





Ground floor plan



First floor plan

Department ... Monuments and Historic Buildings

LISTED BUILDINGS RESURVEY RECORD FORM HB30

COUNTY	WILTSHIRE	PARISH/TOWN	AVEBURY
DISTRICT	KENNET		
L.A.REF.NO.	5407		Part Or

NGR	SU 16 NW	STREET	GREEN STREET
SERIAL NO.	11/73		(South side)
DATE LISTED		ADDRESS	Perry's Cottage
9/6	Roll: 678/35		
GROUP VALUE	GV	GRADE	II Part Tw
NOTES			

House. C18. Sarsen with diaper brick facade on sarsen sill. Thatched roof. Two storeys, 3 bays. Off centre 6-panelled door under a tiled pent roof linking 3-light window in right bay. Three light C18 stone mullioned window to left bay and 3- and 2-light timber window to upp floor. Thatch half hipped to right. Early C19 1½-storey half hipped rear wing to right bay, and a brick lean-to adjoining, across centre bay. The house was the workshop of a saddler and harness maker in the C19, with a tan pit at the rear and a rope walk in front of the building. Harness was hung under the front pent roof.

Part Thre

NGR		STREET	
SERIAL NO.			
DATE LISTED		ADDRESS	
GROUP VALUE		GRADE	Part Tw
NOTES			

Perrys Cottage, Avebury.

Historical Assessment.

This very attractive building stands in the centre of Avebury village on the south side of Green Street and faces due north. The House can be divided into four distinct sections/building phases :

1. Original rectangular building forming northern range, facing village street. Built in the mid C18th, constructed of brick and sarsen, this section comprises three bedrooms above a living room, central hall and large room probably originally commercial premises with a cellar beneath - plates 1,2,3 &5.
2. Rear brick wing forming a T shape with section 1, constructed in the early C19th. 1½ storeys high with a bedroom above a kitchen and passage- plate 4.
3. Brick built, western rear section consisting of a garden room with small fireplace. The early/mid C20th'panelling' and fireplace suggests, that this may together with the shop roomhave been a shop or more likely a tearoom in the 1920's/30's. - plates 4 & 6.
4. Brick built lean-to with bathroom and Wc, added in the early/mid C20th - plates 4 & 5.

Section 1.

This extremely interesting building would appear to have been built as a shop or commercial premises, by 1841 it belonged to a family called Pratt, whose business was that of saddler and harness maker, the building may possibly have been built as a workshop and living quarters for that purpose. Suggested original layout as follows :

The present living room with cooking fireplace being a living/kitchen with gable entry, giving this room external access separate from the front door.

The front door opening straight into the workshop/shop, the shop window - the frame of which (window 2) is probably original, being protected together with the front door by the pentice roof. The first floor being reached by the staircase, in present position, rising however from the living room through blocked door A, consisting of sleeping quarters for the family.

Section 2.

The rear early C19th wing was added giving a new kitchen, divided in the C20th to create a passage, with a bedroom above.

Historical Assessment cont.

Section 3.

This was added either in the C19th or C20th as a workshop/store or garden room.

Details of Saddler and Harness making business:-

To the rear of the house was a tan pit, harness was hung under the pentice roof and a rope walk existed in front of the building on the north side.

1841 Census :	age	occupation	whether born in Wilts.
Samuel Pratt	40	Harness maker	yes
Matilda "	40		"
Matilda "	20		"
William "	18		"
Marie "	9		"
Charles "	7		"

1851 Census :	age	occupation	where born
Samuel Pratt	54	Harness maker emp. 2 men	Chilsen, Middlesex.
Matilda "	52		Avebury
Maria "	19		"
William Miller	26	Journeyman harnessmaker.	Wiltshire
William Pratt	28	harnessmaker	Avebury
Harriet "	29		Cannings, Wilts.
William "	4		"
Alfred "	2		Avebury

1881 Census :			
W.G. Pratt	34	saddler and harness maker, emp.2 men & 2 app.	Avebury
Fanny "	31		Avebury
Evelyn M.L."	6		"
Wm A.C. "	5		"
Mary M. "	3		"
Arthur I. Watts	16	Servant- saddlers app.	Portsmouth
Ellen Caswell	14	Servant- Gen.Domestic	Rockley, Wilts.

Historical Assessment cont.

Kellys Wiltshire Directory : Avebury

1848	Samuel Pratt, saddler
1852-55,	William Pratt, saddler
1859,1867 and 1875	Mrs Harriet Pratt, saddler
1885	William Chapman Pratt, saddler
1889	Samuel Pratt, saddler and harnessmaker
1899& 1895	Mrs Alice Maria Pratt, saddler and harnessmaker
1903 - 1923	Samuel Pratt, saddler and harnessmaker

Between 1923 and 1927 Samuel Pratt ceased business.

Perry's Cottage, Avebury



Village Craftsmen — Pratt's Saddlers, Tanners, Ropemakers, C.1890.
Samuel Pratt with beard, William Robinson as young man
seated left.

Taken from Avebury Before Today
Printed by Marcher Lithographics, Devizes, Wilts 1977

Sources

1. 1841 Census - Avebury
2. 1851 Census - Avebury
3. 1881 Census - Avebury
4. Kellys Directory of Wiltshire - 1848, 1852-55, 1859, 1867, 1875, 1885, 1889, 1895, 1899, 1903, 1907, 1911, 1915, 1920, 1923 & 1927.
5. Department of the Environment- relisting of Avebury, 1986.

Exterior.

Section 1:
Walls- North/front wall constructed of brick laid in flemish bond with vitrified headers, on a sill of roughly rectangular blocks of sarsen. Window 1 has a dressed stone frame and mullions with a brick relieving arch above. Window 2 has a hardwood lintel and frame and door 1 has an arched brick head, as does basement hatch. Both door 1 and window 2 are protected by a continuous pentice roof supported on three curved wooden brackets - the horizontals resting on these brackets are probably C18th, all the other timbers being replacements, the roof of this pentice has clay plain tiles. First floor windows have timber lintels and a cobbled area exists infront of the building. Above window 1 is an area painted, probably with the tradesman's name, now mostly rubbed off - plates1,2 & 3.

East gable and south wall constructed of roughly rectangular blocks of sarsen with blocked door on gable - see plan and plates 4 & 5
Roof- Covered in thatch, last rethatched in circa 1982, gable and brick chimney stack at east end and half hipped at west end. Original structure consists of two collar trusses with the collars pegged twice to the principle rafters. Through purlins are laid in single lengths over each bay, the half hipped western gable being timber framed with brick nogging. Most principle timbers appear to be of elm, with rough rafters of sapling width ie. not sawn up. A spine beam runs the whole length of the roof, half lapped in the centre.- plate 12.

Section 2:
Walls- constructed of brick laid in flemish bond with timber cills and lintels to windows.
Roof- mansard roof, half hipped on southern gable and covered in red clay plain tiles with clay ridge tiles and cast iron gutters. Structure all sawn softwood- late C20th and felted under tiles, date 1977 scratched in cement on gable eaves. Brick chimney, top section rebuilt in late C20th- 1977? - plate 4.

Section 3:
Walls- brick
Roof- covered in clay plain tiles with cast iron downpipe, structure probably softwood. Wooden canopy over door and windows - mid C20th - plates 4 & 6.

Exterior cont.

Section 4.
Walls- brick with concrete cills to windows and arched brick heads over windows 8 & 9.
Roof- Welsh slate with cast iron gutter, timbers softwood. Plates 4 & 5.



Perrys Cottage, Avebury, North elevation

W/AVE/1/59:3 March 1987



Perrys Cottage, Avebury - north front with pentice roof.

W/AVE/1/59:5 March 1987



Perrys Cottage, Avebury, pentice roof W/AVE/1/59:35
March 1987



Perrys Cottage, Avebury, pentice and north front.
W/AVE/1/59:6 March 1987



Perrys Cottage, Avebury - north front & pentice. W/AVE/1/59:4 March 1987



Perrys Cottage, Avebury - front door. W/AVE/1/59:36 March 1987



Perrys Cottage, Avebury- south/ garden front W/AVE/1/58:33
March 1987



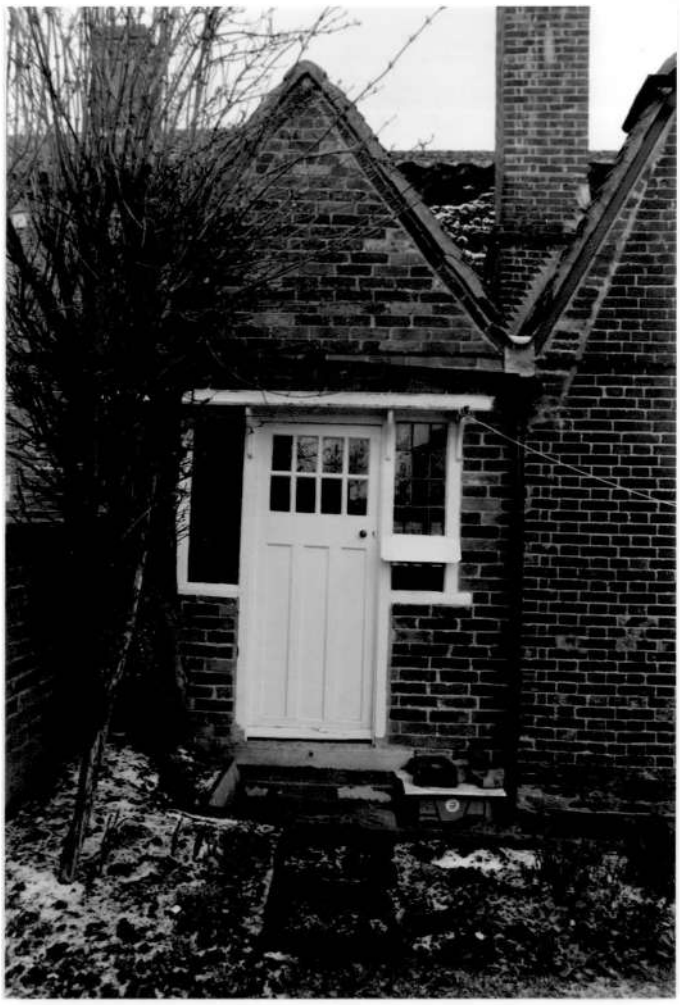
Perrys Cottage, Avebury
South front. W/AVE/1/59:9
March 1987



Perrys Cottage, Avebury - east gable. W/AVE/1/58:36 March 1987



Perrys Cottage, Avebury
east gable. W/AVE/1/58:34
March 1987



Perrys Cottage, Avebury- exterior of room A. W/AVE/1/59: 10. March 1987



Perrys Cottage, Avebury - interior of room A. W/AVE/1/59:15 March 1987

Interior

Living Room:

When constructed in the C18th, this room was a living/kitchen with cooking fireplace at the east end. To the south side of this fireplace is a blocked doorway, originally giving the room an external gable entry. The staircase originally rose from this room, through a now blocked door and was altered to its present direction probably in the early part of this century.

Window 1	3 light mullion, centre light opening as an iron casement, horizontal bars across each light onto which are attached leaded lights. Window surround and mullions are of stone chamfered on the inside. This window appears contemporary with the building - 2nd half of C18th and has unmoulded shutters and a window seat. Plate 7.
Window 3	Blocked two light mullion window, stone window surround & mullion still in situ with horizontal iron bars - 2nd half of C18th.
Door 2	4 panels, unmoulded with c/sunk hinges - late C19th/early C20th with plastic knob.
Door 3	5 panels, unmoulded with c/sunk hinges, top panel glazed - late C19th/ early C20th with plastic knob.
Door 4	Blocked gable entry to room.
Floor	Parquet block floor - early/mid C20th.
Beam	Chamfered
Fireplace	Original C18th opening with hardwood lintel - possibly elm - painted, partly blocked with insertion of chimney breast probably in the C19th. Present fireplace surround circa 1920/30 with timber surround and brick/tile interior - plate 8. To the right of the fireplace is original gable entry with hardwood beam across at chimney breast position.

Hall:

Possibly originally open to and forming one room with 'shop'.

Door 1	Front door C18th, 6 panels- top 4 fielded, bottom 2 flush and beaded with LH hinges, plastic knob and C19th cast iron knocker. Original hardwood pegged frame and external stone steps.
Door 5	4 panels, c/sunk hinges, top 2 panels glazed with plastic knob - early/mid C20th.
Floor	pine boards late C19th/ early C20th.
Walls	divided into panels by timber uprights - early/mid C20th. South wall onto staircase with C19th beaded planking under



Perrys Cottage, Avebury - window 1 W/AVE/1/59:13
March 1987



Perrys Cottage, Avebury - detail of window 1
W/AVE/1/59:32 March 1987



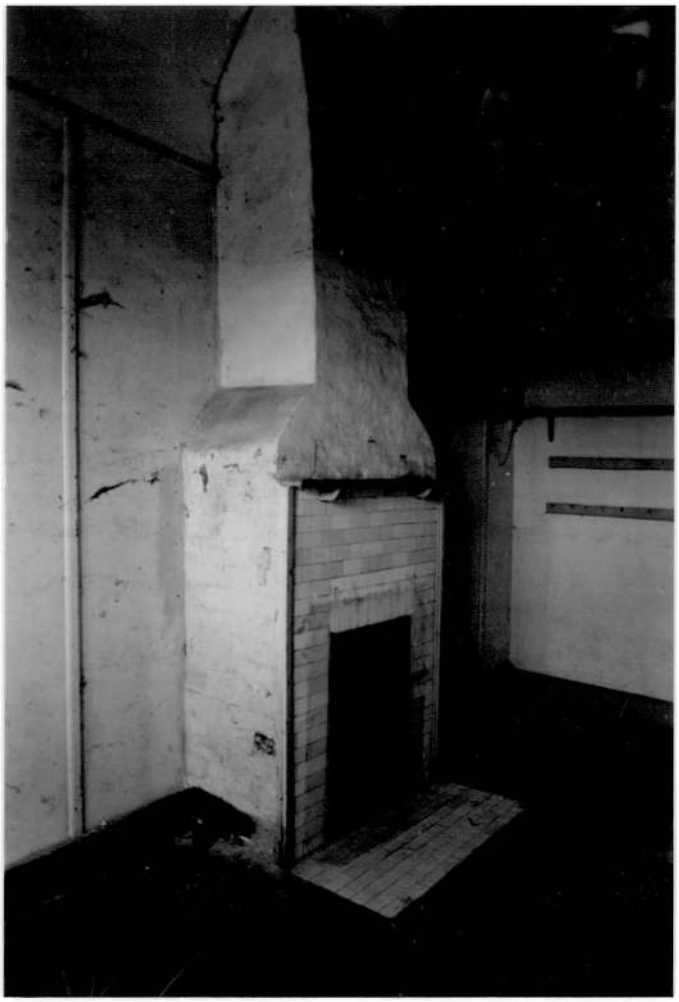
Perrys Cottage, Avebury- fireplace in room B. W/AVE/1/59:11
March 1987



Perrys Cottage, Avebury
Cellar Door.
W/AVE/1/59:29 March 1987



Perrys Cottage, Avebury - fireplace in room D (kitchen)
W/AVE/1/59:16 March 1987



Perrys Cottage, Avebury
fireplace in room A
W/AVE/1/59:14 March 1987

east wall with C20th chamfered planks under uprights, west wall possibly C19th/ C20th insertion.

Shop:

This was in all probability the shop/workshop in the C18th and C19th, it appears to have never had a chimney.

Window 2	C18th pegged frame with 3 lights and two mullions, each light with inner frame and 4 panes - late C19th/ early C20.
Door 6	5 beaded planks, 4 battens, braces, strap hinges, norfolk latch- early C20th.
Floor	as hall.
Walls	covered in same uprights forming panels, but not boarded underneath as in hall. - early C20th
Skirting	C20th
Beam	chamfered with curved stop C18th.
Beam	on partition to hall - hardwood C18th.

Garden Room:

This room was probably open to the shop in the early/mid C20th, it has the same timber lathes on the walls forming panels, these together with the fireplace give the appearance of a teashop.

Floor	concrete
Fireplace	brick chimney breast with 1920/30's tiled fireplace surround- plate 6.& 8.
Door8	8 glazed lights above 3 panels with c/sunk hinges- mid C20 -plate 6.
Door 7	5 beaded planks, 3 battens, spoon headed hinges, norfolk latch - late C19th.
Windows 4&5	1 light in each with leaded quarries - mid C20th
Beam	on partition to shop possibly C20th resting on a corbel at west end.

Passage:

Together with the kitchen this formed one room until the C20th.

Floor	Red tiles C20th
Door 12	Pegged frame with hardwood lintel, door- 4 planks, drop on spoonhead hinges- C18th/early C19th, plate 8. -3 battens

Rear wall of C18th house visible at top of cellar steps, constructed of brick with a chamfered hardwood beam above with curved stop.

Kitchen:

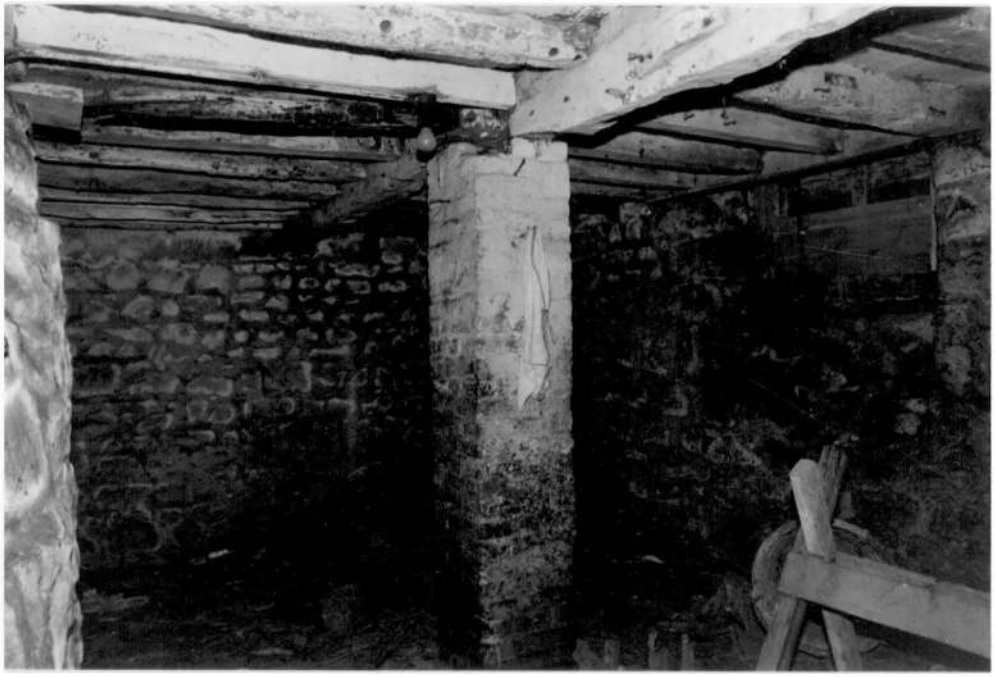
Floor	as in passage, tiled.
Partition	to passage, beaded planks- late C19th/early C20th.
Beam	chamfered hardwood with curved stop.
Window 6	9 lights- 2 fixed, 1 fan & 6 opening as casements- mid/late C20th, opening originally wider.
Door 9	cupboard on 2 levels, 1 door on each level, 2 panels in top door, 1 panel in bottom door, c/sunk hinges, moulded panels- mid C19th with late C20th knobs.
Door 10	2 panels, unmoulded with c/sunk hinges- mid/late C20th Airing cupboard within.
Door 11	6 beaded planks,5 battens, strap hinges, norfolk latch - mid C19th, possibly reset from elsewhere.
Sink	Belfast sink- C20th
Fireplace	1930's tiled surround with late C20th tiled surround set within, 1930's wooden architrave and mantlepiece with brackets, behind the 30's surround is early C19th brick jambs and wooden lintel - plate 9.

Rear lobby:

Floor	as in kitchen
Door 14	No door, C18th pegged wooden frame, chamfered still in situ, above are peg holes in lintel - for porch?
Door 15	4 panels, c/sunk hinges, plastic knob - early/mid C20th
Door 16	as door 15
Door 17	as door 15, top 2 panels glazed.

Basement: Plate 10

Steps	stone
Walls	stone
Floor	earth
Beam & joists	C18th with some early C19th replacements on north side.
Pillar	central brick pillar
Hatch	up to street level with chamfered stone jambs
Partition	Partition to hall - early C19th beaded planks.



Perrys Cottage, Avebury - basement. W/AVE/1/59:30 March 1987



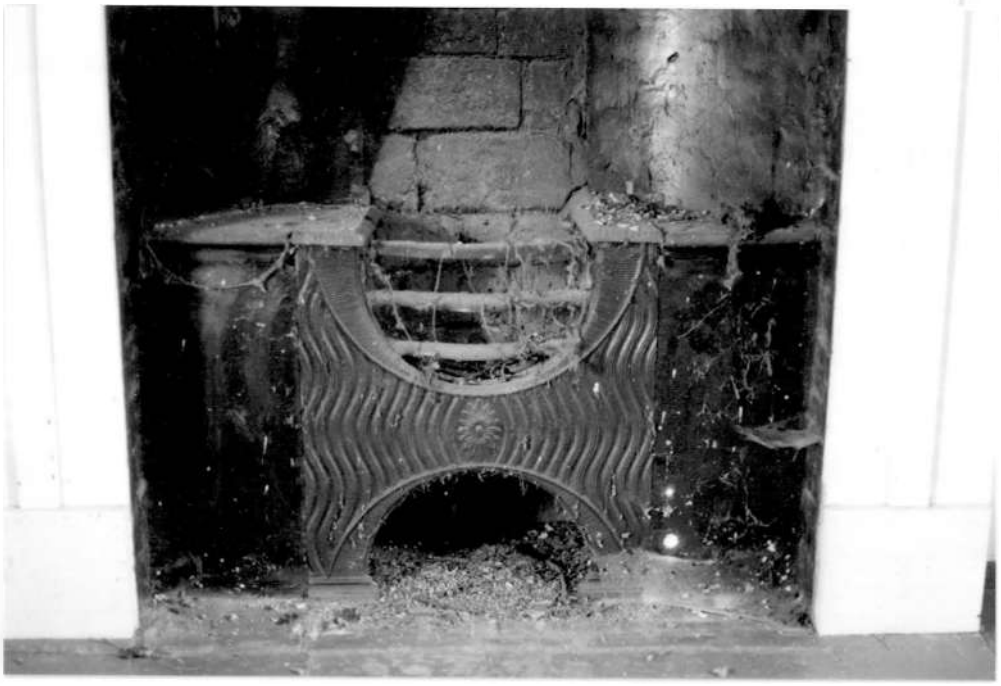
Perrys Cottage, Avebury - basement stairs. W/AVE/1/59:31
March 1987



Perrys Cottage,
Avebury, handrail
on staircase.
W/AVE/1/59:28
March 1987



Perrys Cottage,
Avebury - handrail
on staircase.
W/AVE/1/59:25
March 1987



Perrys Cottage, Avebury, fireplace in bedroom 1. W/AVE/1/59:17
March 1987



Perrys Cottage, Avebury, principle rafter on truss with through purlin. W/AVE/1/59:24 March 1987

Bedroom 1:

Floor	wide elm boards- C18th
Window 10	6 lights, centre 2 opening as casement - early C20
Window 13	4 light casement- early C20th
Door 18	4 beaded planks, 4 battens, spoon head hinges, brass knob and moulded architrave - early/mid C19th
Door 19	double doors, 7 planks, 3 battens - mid C20th
Door 20	2 beaded planks, 3 battens, spoon head hinges - early C19th.
Fireplace	particularly fine hob grate, cast iron - late C18th quarry tile hearth, early C20th timber mantlepiece - brick jambs and arch behind. - plate 12

Bedroom 2:

Floor	wide elm boards- C18th
Door 21	6 beaded planks, 4 battens, spoon head hinges, brass knob- mid/late C19th
Partition	to stairs, beaded planks - late C19th
Window 11	4 light casement- late C19th/early C20th, frame possibly C18th with moulding to cill.

Bedroom 3:

Window 12	as window 11
Door 22	4 beaded planks, 4 battens, spoon head hinges, brass knob- early /mid C19th.
Floor	some wide elm boards C18th and some C20th pine replacements.

Bedroom 4:

Floor	wide elm boards
Window 14	6 lights- 1 fixed, 1 fan, 4 casement- late C20th
Door 23	4 beaded planks, 4 battens, wooden latch, 1 strap hinge and 1 butterfly hinge- early/mid C19th.
Ceiling	mid C20th

Beaded planks over chimney breast.

Staircase:

Landing floor	C18th elm boards
Stairs	treads and risers- pine, altered at base to rise from passage , formerly rising from living room.

Staircase cont.	
Handrail	late C18th/early C19th curved ballusters see plate 11, with rectangular handrail.
Bathroom and WC:	
Window 7	6 lights mullion and transome - mid C20th
Windows 8 & 9	4 light mullion and transome - mid C20th
Floor	red tiles
Sink	Twyford, white C20th
Bath	cast iron, early C20th
WC	'Jubilee' white C20th
Basin in WC	white corner basin on metal brackets C20th.