

Historic Building Record:
The Bothy
Heckfield Place
Heckfield, Hampshire
(NGR SU 731 612)

Planning Application 11/01757/FUL



January 2014

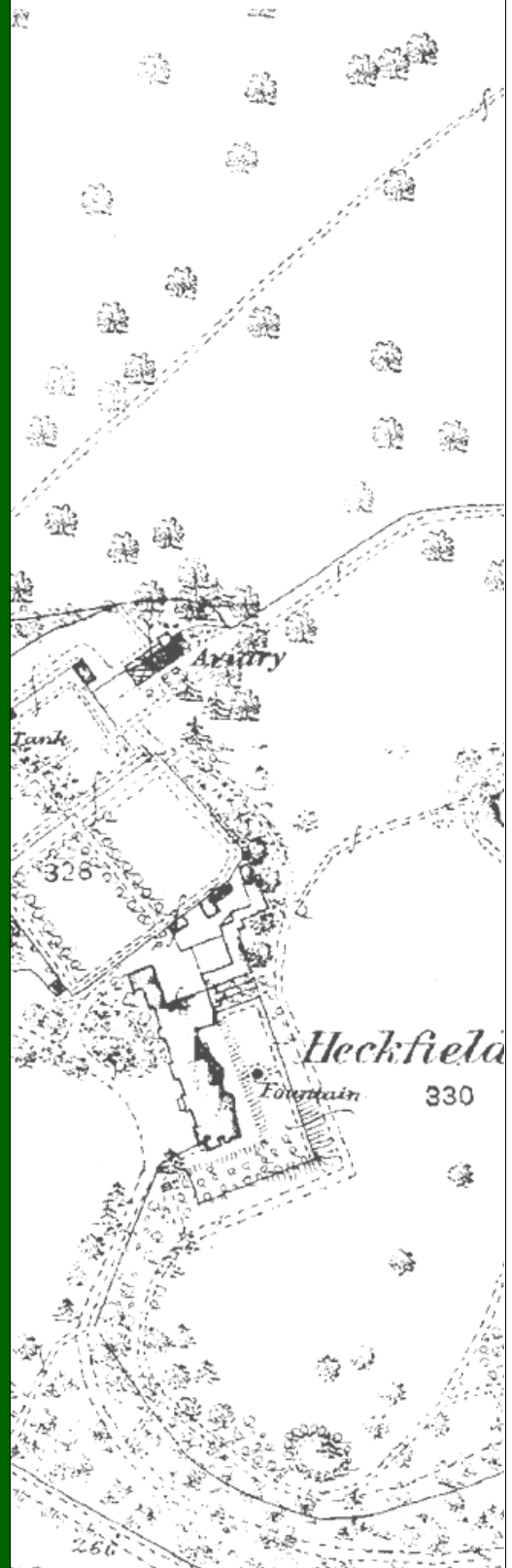
Souterrain Archaeological Services Ltd

for

Operis Construction Ltd

Souterrain

Archaeological Services Ltd



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The Bothy
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(Planning Application Reference 11/01757/FUL)

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Souterrain Project: SOU10/13-144

January 2014

Produced for:
Operis Construction Ltd

(cover map: reproduced from the 1871 Ordnance Survey map of Hampshire: 1:10,560,
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Preface

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

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SUMMARY

An 'as found' record was made of the historic building known as 'The Bothy' at Heckfield Place, Hampshire, prior to development and conversion works.

The report provides an appraisal of the building, its phases of development and usage, based on archaeological analysis and the study of available historic cartographic sources.

The record includes photographs and scale elevations and plans.

The archaeological appraisal concludes that the building comprises two main phases of construction and usage. The first phase is believed to date to either the late 18th or early 19th century. This appears to have been a narrow half-timbered veranda-like structure attached to a rear brick wall. The function of the building in its first phase is uncertain, but may have been recreational. In the mid to late 19th century the building was in use as a Bothy. It had been re-developed, widened and internally partitioned, with the addition of three centrally-located hearths.

1. THE HISTORIC BUILDING RECORD

- 1.1 This document presents an illustrated and descriptive 'as found' record of a 19th century gardeners' bothy at Heckfield Place, Heckfield, Hampshire (Fig.1), prior to and during, its conversion. It has been prepared by Souterrain Archaeological Services Ltd for Operis Construction Limited, on behalf of Pomegranate Investments Ltd, in accordance with a Condition attached to the Planning Permission.
- 1.2 The purpose of the recording work was to build upon existing knowledge and to gain a better understanding of the historic structure and its development phases.
- 1.3 The form and level of recording observed the guidance of the English Heritage (*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2006)) and was carried out in accordance with a method statement¹ approved by the County Archaeologist for Hampshire County Council.
- 1.4 The record comprises: a written account; survey drawings: architects' drawings which have been adapted and annotated for the purposes of the historic record; and a photographic archive. The written account draws on information from documents and maps held by Hampshire Record Office and 19th century secondary sources.
- 1.5 This report is intended as a public-accessible record.

2. THE BUILDING CONVERSION PROJECT

- 2.1 Planning Permission (11/01757/FUL) was granted by Hart District Council (HDC) on the 5th October 2011 for the erection of a fitness studio complex with swimming pool, including conversion of former gardeners' bothy. Condition 7 of the permission required a historic building record to be made. This was in accordance with paragraph 141 of National Planning Policy², which requires the developer to record, and to enhance understanding of the significance of heritage assets that are to be lost due to development.
- 2.2 At the time of the building survey the Bothy was a very poor state of repair and in need of total refurbishment. All alterations are in accordance with listed building consent (11/01758/LBC). The works are to include a new ground bearing floor slab and underpinning. The brick walls are to be rendered and the roof is to be replaced with new timbers, insulated and re-slatted using the existing roof slates. The windows are in a poor state of repair. Frames are to be treated for rot and repaired and damaged panes are to be replaced with doubled glazed units fixed into existing frames. The doors are to be replaced. The chimney stacks are to be retained and the flues swept to allow them to be brought back into function as open fire places. Certain aspects of the building were demolished during the works: the Victorian aviary structure which was in a state of collapse; two flanking walls to the northernmost chimney to allow full open plan usage of the Bothy; and a low internal wall, located below the existing floor level.

¹ 2011. Souterrain Archaeological Services Ltd. *Written Scheme of Investigation for Archaeological Recording: The Bothy, Heckfield Place, Bramshill Road, Heckfield, Hook, Hampshire RG27 0LD*. For Operis Construction Ltd, SOU10/144, July 2011

² National Planning Policy Framework (NPPF), 27.03.2012

3. THE CONTEXT OF THE HERITAGE ASSET

- 3.1 Heckfield Place Park comprises 25.4 hectares classed as a Grade II Registered Park and Garden (England), No. 4037. It is located on high ground, the lower slopes of the estate facing northeast over the valley of the River Whitewater. The mansion house of Heckfield Place is a Grade II Listed Building³.
- 3.2 The Bothy structure is a Grade II listed building (Fig.1); English Heritage Building ID: 136778. It is situated at NGR SU731 612, about 130m to the northwest of the mansion house and just beyond the northwest side of the Upper Walled Garden (Fig.2). It is within the curtilage of the mansion house listed building and within the designated area of the Registered Historic Park and Garden⁴.

4. HISTORICAL BACKGROUND

- 4.1 In an historical gazetteer of the locality compiled in 1843, J G Robertson recalled: "a handsome modern building, worthy of a visit for its own merits" which occupied "the most sheltered corner of the Heath [i.e. Heckfield Heath], deeply embowered in the wood"⁵. The Listing Building describes a 'large mansion of classical form, its earlier origin masked by 19th century restoration'⁶. It was built by John Lefevre, a wealthy businessman of Huguenot descent who purchased the land in 1785 for the purpose of building a country house. He died shortly after the mansion house was completed in 1790, leaving the estate to his daughter Helena.
- 4.2 Helena and her husband, Charles Shaw (who by marriage assumed the name of Shaw-Lefevre) purchased the manor of Heckfield in 1817 from William Powlett, Lord Bolton⁷ and developed the estate to create the setting of a country house⁸. They added two wings to the mansion house and laid out the associated terraces, a three-level walled garden⁹ and pleasure grounds¹⁰.
- 4.3 By the late 19th century Heckfield Place was nationally renowned for pioneering horticultural techniques, in particular in the field of bedding plants and 'mosaiculture'. It was largely the work of Heckfield's head gardener William Wildsmith who, in the 1870s, was also a regular contributor to the *Horticultural Journal* and *Gardeners Chronicle*¹¹. The building known as The Bothy, was constructed to provide shelter for the Heckfield Place gardeners. A structure was already present on the site in 1819 when Charles Shaw-Lefevre commissioned Francis Hawkes to undertake an accurate chain survey of the estate (Fig.3)¹².

³ English Heritage Building ID: 136778, date listed: 16 January 1981

⁴ Registered Park and Garden, England No. 4037; AHBR No. 52101.

⁵ *A Tour Round Reading Being A Guide to its Environs*, J G. Robertson (ed), 1843, p.150)

⁶ <http://www.britishlistedbuildings.co.uk/en-136778-heckfield-place-heckfield> [accessed: 16.06.2010]

⁷ Page W. (ed.), 1911. Victoria County History, 'Parishes: Heckfield', A History of the County of Hampshire: Vol. 4. 44-51 URL: [http://www.british-history.ac.uk/report.aspx?compid=56743&strquery=heckfield place](http://www.british-history.ac.uk/report.aspx?compid=56743&strquery=heckfield+place) Date accessed: 14 Sept. 2013

⁸ Ibid.

⁹ See Wilson. M.D. 2011. *Archaeological Evaluation Report: Lower Walled Garden, Heckfield Place, Bramshill Road Heckfield, Hook, Hampshire RG27 0LD*, App Ref.10/01861/MAJOR, Souterrain Archaeological Services Ltd SOU10/144, March 2011, for Operis Construction Ltd

¹⁰ Victoria County History, *A History of the County of Hampshire: Volume 4*, Author William Page (editor), 1911, Pages, 44-51, 'Parishes: Heckfield', A History of the County of Hampshire: Volume 4 (1911), pp. 44-51. URL: [http://www.british-history.ac.uk/report.aspx?compid=56743&strquery=heckfield place](http://www.british-history.ac.uk/report.aspx?compid=56743&strquery=heckfield+place) Date accessed: 14 June 2010

¹¹ See Elliott. B, 'Mosaiculture: Its Origins and Significance', *Garden History*, Vol. 9, No. 1 (Spring, 1981), pp. 76-98

¹² Hampshire Record Office (HRO): 50M63/B73/2, Volume containing a survey of estates in Heckfield, Mattingley, Turgis, Hazeley, Bramshill, Eversley, Sherfield and Hartley Wespall, property of Charles Shaw-Lefevre. Date: 1819, by Francis Hawkes

5. METHOD & APPROACH

- 5.1 The report utilises the survey drawings submitted with the Owner's planning application, with kind permission of Tait Architects¹³. The drawings have been adapted and annotated, and in some cases redrawn, for the purposes of historic analysis interpretation. They are complemented by measured surveys carried out by the archaeologist.
- 5.2 The report is essentially an 'as found' record. The photographic record is derived from inspection of the building on two separate occasions. The first was a preliminary reconnaissance made in 2011 in the preparation of the Written Scheme of Investigation. The second event entailed a close examination of the structure and its fabric, which took place on the 4th and 5th of November 2013. In the interim between the two visits certain elements of demolition took place (*ante*. 2.2), which subsequently enabled a greater depth of analysis and understanding of the development of the building.

6. OBSERVATIONS

- 6.1 In the description which follows, the numbers in bold refer to photographs at Section 11. The photograph viewpoints are shown on Figure 15.

General Description

- 6.2 The building is rectangular and single storey with a mono pitched roof (**1** to **5**). The rear exterior and end exterior walls are rendered. The front wall is whitewashed. The roof is slated. There are two centrally positioned chimneys, and a third in the south east corner, its flue integrated into the rear wall. The front wall has four, single-mullioned four-paned casement windows and two entrances (Figs. 3 and 5). Attached to the northeast end of the building there was a fuel store (Figs. 7 and 12; **31-34**) and an aviary (Figs. 7 and 12; **7-8**).
- 6.3 There is evidence of two distinct phases of construction throughout the building (Fig.14). These are referred to as Phases 1 and 2 in the following description.

Interior

- 6.4 At the time of the first site visit in 2011, the suspended wooden floor had already been removed (**11**). Sawn wooden joists at regular intervals indicate a suspended board floor throughout the building. The extant floor surface comprised recent finely-compacted crushed and powdered rubble and concrete.
- 6.5 The internal space (Fig.8) was divided into two rooms: a main room, 11.8m by 3m (**11**), and a small square room to the north east, 3 m by 3m. The main room could be entered from either a door in the front wall or another in the southwest wall (Figs.7 to 9, 11; **1, 2, 13, 29**). The northeast room was accessible only from the front of the building (Figs. 7 to 9; **2, 22**). The dividing wall (**20**) has an integrated fireplace on its northeast side (**21**). This dividing wall was seen to abut, and therefore post-date, the rear wall (Figs. 8 and 14; **20**). The three centrally-placed fireplaces (Fig.8; **1** to **3, 11, 19, 21**) belong to Phase 2.
- 6.6 The internal walls had been stripped of render and whitewash, exposing the brickwork. Notably, the rear wall is similar in appearance to the walls which surround the Walled Garden, less than 20m to the southwest. The brickwork is Flemish Bond with well-finished pointing and there are remains of buttresses set apart at fairly regular intervals (Fig.5; **15** to **18**). The wall is stepped, 1.5m above existing floor make-up level (Figs. 9, 10 and 13), and there is a horizontal wooden batten at 2m (Fig.9; **16 -18, 20**). A bay window has been inserted in the centre of the rear wall

¹³ In particular, drawings 10.001 PL.003 to PL.005 and 10.001.GA.004.

(Figs. 7-9, 10; **5-6, 12, 16**). This alteration involved interruption of the batten and the removal of a buttress, leaving only the upper portion of the latter *in situ* above the window (Fig. 9; **17**). Below the window, the brickwork of the bay is also Flemish bond. Previously hidden by render, the pointing work of this part of the wall is markedly poorer than the original wall on either side of the bay. This may suggest that the exterior was the only face intended to be seen (not rendered as it is today); the choice of the brickwork bond maintaining the wall's external appearance.

- 6.7 In contrast with the rear wall, the brickwork of the front wall consist of two walls each built in stretcher bond, separated by a cavity which is supported by iron ties (**26**). The mortar pointing is notably less-well executed than that of the rear wall.
- 6.8 In the small room at the northeast end of the building there was a low wall (Figs.8-11, 134; **24, 25, 31**). This low wall belonged to an earlier structure (i.e. Phase 1) which adjoined the rear wall (Fig.14). In Phase 2, the low wall was concealed beneath the suspended wooden floor. The wall was removed in 2013. The archaeologist was informed of a low wall (now removed) that had run the length of the building in the main room, below the former floor level. Subsequent investigation along short lengths of the floor through the modern back-fill deposit proved the remains of the truncated wall, which was built directly upon the geological stratum (**27, 28**). There was, however, no means of determining the date of the structure, or its subsequent incorporation into the Phase 2 structure. Two unstratified pottery sherds (18th / 19th century and 19th century) were recovered from the modern backfill deposit. Remains of the low wall could also be seen incorporated into the end wall of the Phase 2 structure (Figs.10, 11 and 13; **29**).
- 6.9 At the time of the 2011 visit, the upper parts of the rear and end walls were concealed. The removal of ceiling joists in 2013 enabled closer examination of the upper rear and southwest walls (**30**). The roof frame timbers in south west end wall mirror those at the northeast end (c.f. Figs. 10, 11 and 13), all of which belong to the Phase 1 building. In the south west wall the timbers have been severed to allow the insertion of a doorway Fig.10; **13**). The end elevations show evidence the building having been extended to the north west (Figs. 10, 11 and 13; also see **3, 4, 32**). Curiously the angle of the roof timbers seem to suggest that the Phase 1 structure had a mansard pitched roof.
- 6.10 An aviary was attached the exterior of the northeast end wall of the Bothy (Figs. 7 and 12). It is first recorded on the Ordnance Survey map of 1871 (Fig.5) and probably dated to the Victorian period. It comprised a wooden structure with a latticed facade facing southeast (**8**). It was latterly used for storing logs for fuel. Extremely dilapidated, the structure collapsed in 2013. To the rear of the aviary, also attached to the end wall of the Bothy, was a lean-to log store (Figs 7 and 12; **7, 32-34**).
- 6.11 The removal of the aviary and fuel store from the northeast end of the building in 2013 (**3-4**), and the removal of render from the interior of the southwest wall, further clarified the two phases of building.

Phase 1 Structure

- 6.12 Figure 14 shows the probable wall layout of the original structure (in light red). The structure was attached to the northwest side of the rear wall, the latter which was built in-keeping with the style of the walled garden. It probably consisted largely of a timber framework supported by a low pedestal, or plinth, wall. The roof of the structure was either mono-pitched or more likely, mansard. The structure was fairly narrow (c.2.25m). Whether it was an earlier form of the gardens' bothy is open to question. It may have been a veranda-like, recreational part of the garden (notably, the building overlooks one of the former lakes to the northwest), or something

more functional, such as a potting shed or green house. The map evidence shows that a structure was present in 1819. In consideration of the similarity of the rear wall with that of the walled garden, it is likely that the Phase 1 structure is the building depicted on the map.

Phase 2 Structure

- 6.13 The building was widened (Fig.14: blue). It was a functional building, possibly with overnight living quarters for the gardeners. The floor of the new building was suspended concealing the low walls of the former structure and the new front wall was insulated by a cavity wall. Three hearths and chimneys, all centrally placed, were added. A bay window was added inserted to the rear wall and the southwest wall was breached for a doorway. The finish of the brickwork finish at the front of the building was not a consideration as it was whitewashed.
- 6.14 A fuel store was added to the north end of the building, which notably faced away from the park. The rear of the Bothy building was at some juncture rendered, although initially may have maintained the same external appearance as the former structure and the neighbouring walled garden.
- 6.15 The position of an aviary on the southeast side of the structure seems to reflect the desire to maintain both an aesthetic and recreational southeast aspect, whilst at the same time concealing the mundane and functional aspect of the Bothy and its fuel to the northwest.

7. THE ARCHIVE

- 7.1 The archive is comprised of a CD containing digital photographs and the report.

8. COPYRIGHT

- 8.1 Souterrain Archaeological Services Ltd retain full copyright of any commissioned reports, tender documents or other project documents under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the Owner in all matters directly relating to the project as described in the Written Scheme of Investigation (WSI).
- 8.2 Souterrain Archaeological Services Ltd retains the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988.
- 8.3 A licence is to be granted to Hampshire County Council's Archaeology and Historic Buildings Record (AHBC) for the use of all reports arising from projects for planning purposes. *Bona fide* research requests will be granted a licence upon written request to Souterrain.

9. ACCESSIBILITY OF THE RECORD

- 9.1 In accordance with the requirements of the National Planning Policy Framework (NPPF)¹⁴, the Written Scheme of Investigation and Hampshire County Council's current document 'Archaeology and Planning: Guidance for Developers'¹⁵, this report is to be a public-accessible record. On completion of the present aspect of archaeological work, a copy is to be available for consultation in the AHBC. It is also to be made available in due course on appropriate websites (e.g.

¹⁴ National Planning Policy Framework, Department for Communities & Local Government, 27th March 2012

¹⁵ Archaeology and Planning: Guidance for Developers;

http://www3.hants.gov.uk/archaeology_and_planning_guidance_for_developers.pdf [accessed 23-01-2014]

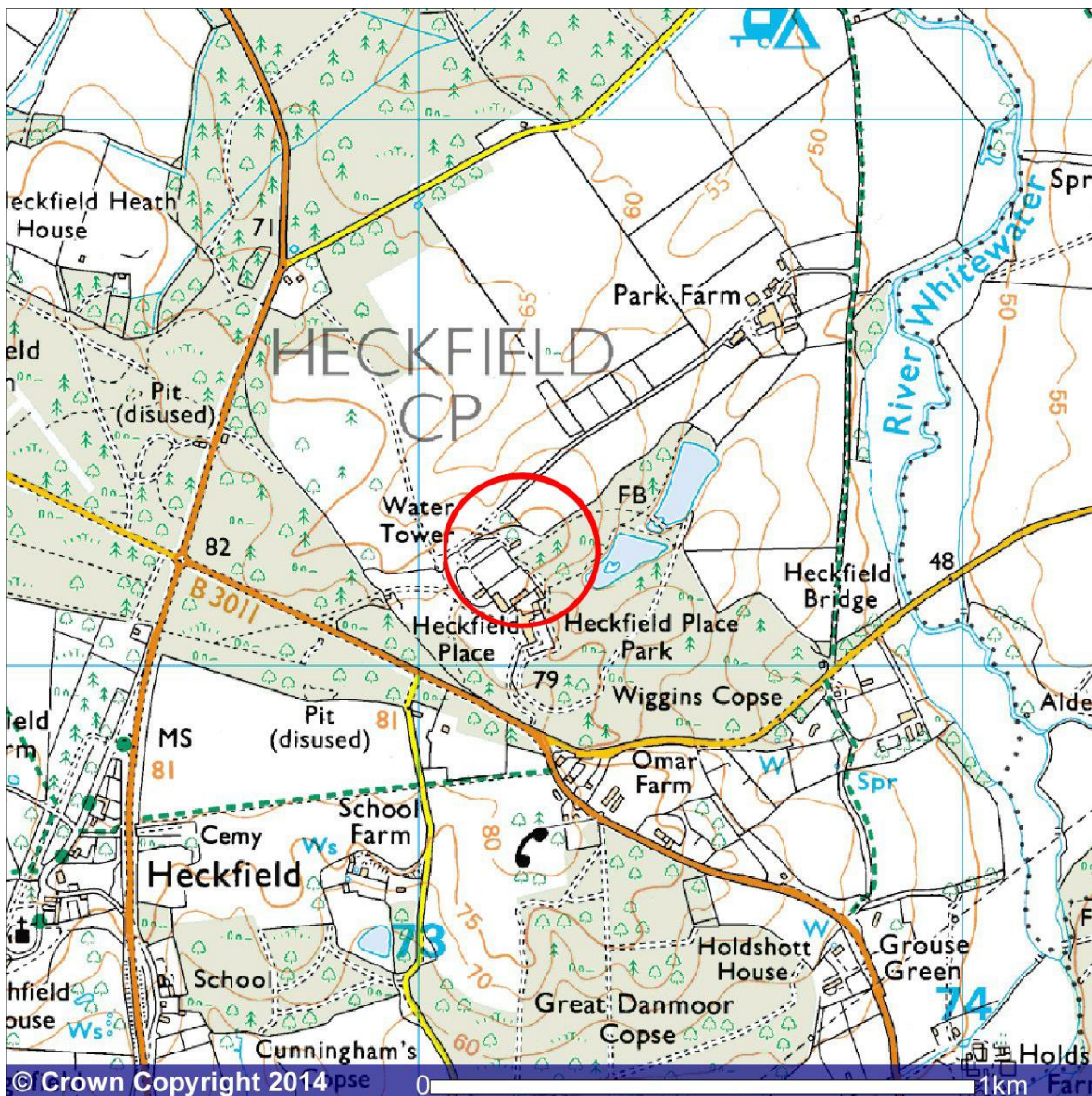
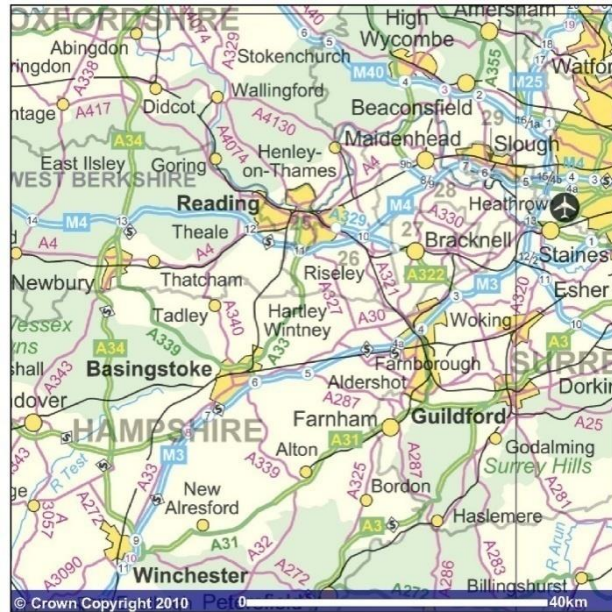
www.oasis.ac.uk ; www.academia.edu; www.souterrain.biz) and an illustrated summary of the results is to be submitted to *Archaeology in Hampshire*, the on-line annual round-up of archaeological work in the county.

10. CONFIDENTIALITY

- 10.1 Souterrain undertakes to respect all requirements for confidentiality about the Planning Applicant's proposals provided that these are clearly stated with specific regard to any of the content of this report and that these do not infringe upon the requirements of public accessibility stated at Section 9 above.

Figure 1. Location of Site

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100015565)



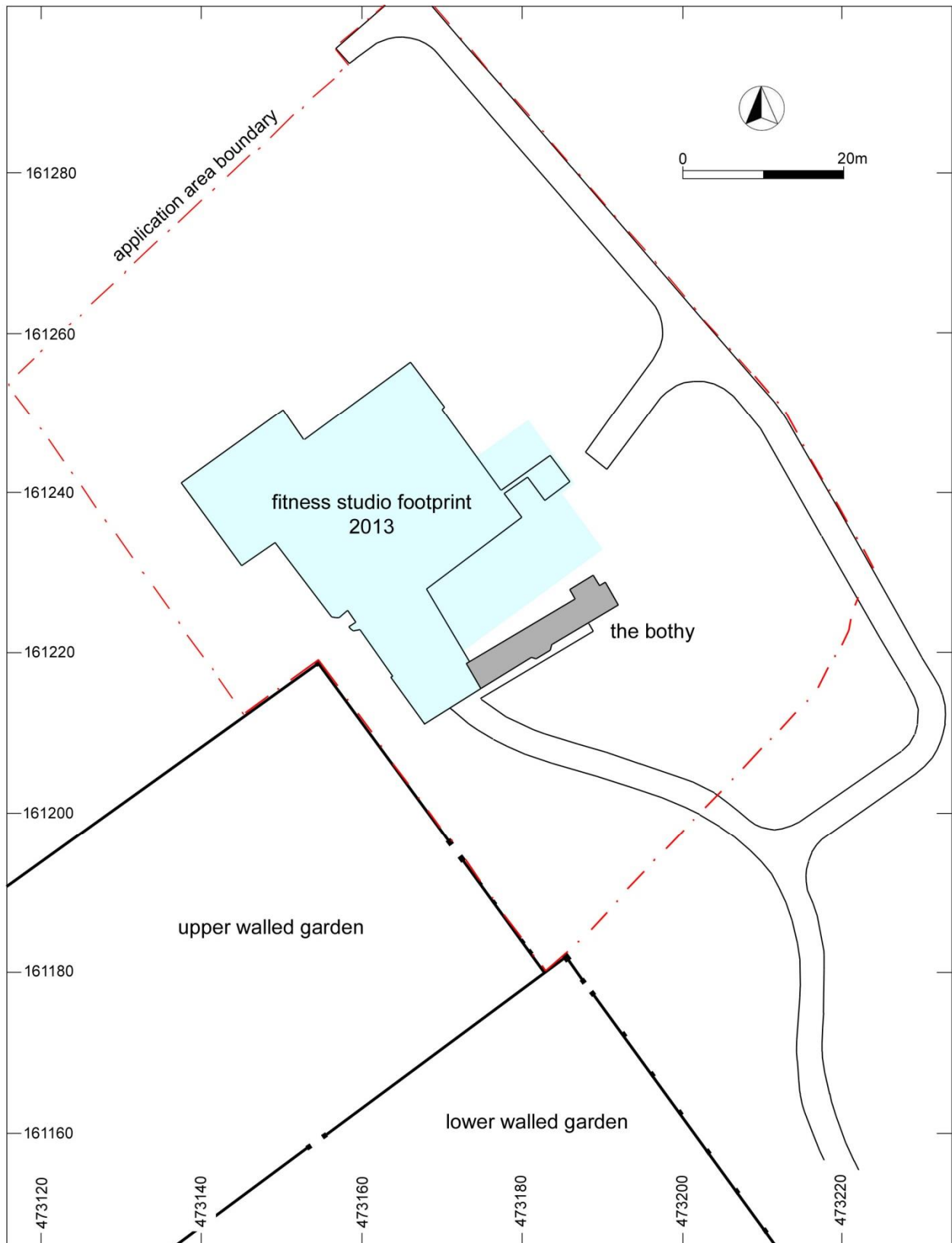


Figure 2. Location of the Bothy

(grid: © Crown Copyright. All rights reserved. Licence number AL 100015565)

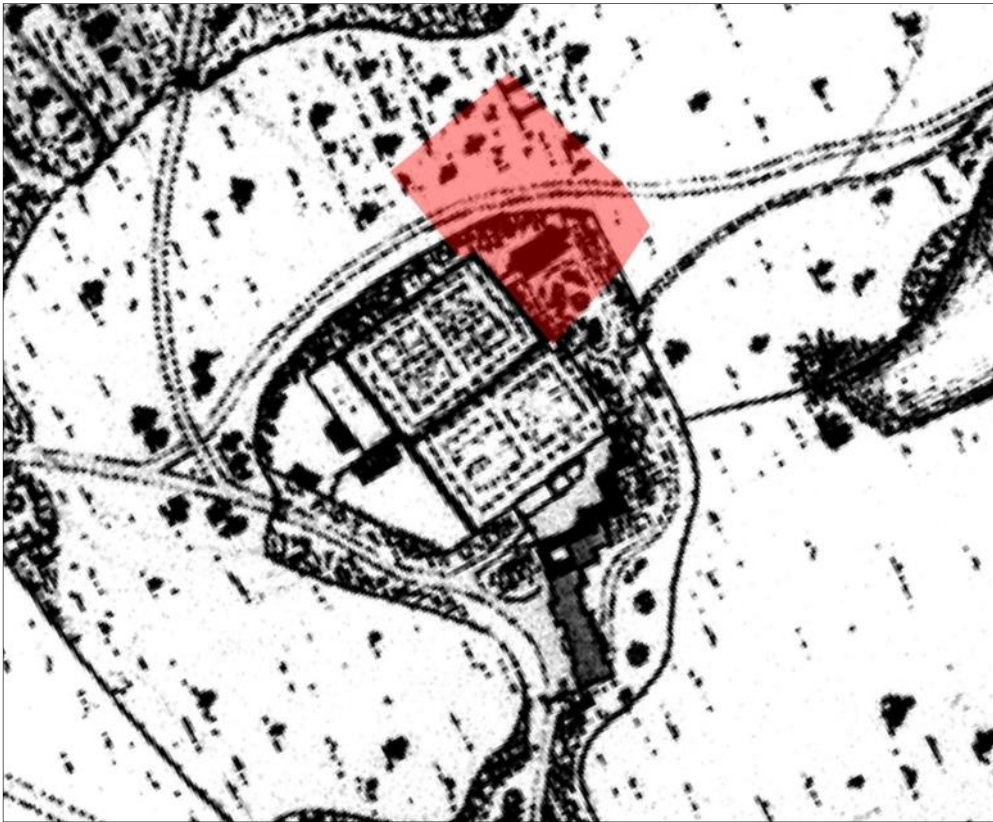


Figure 3. Extract from 1819 Heckfield Place Estate Map with the approximate extent of Application Area (shown in light red). (HRO50M63/B73/2, courtesy of Hampshire Record Office)

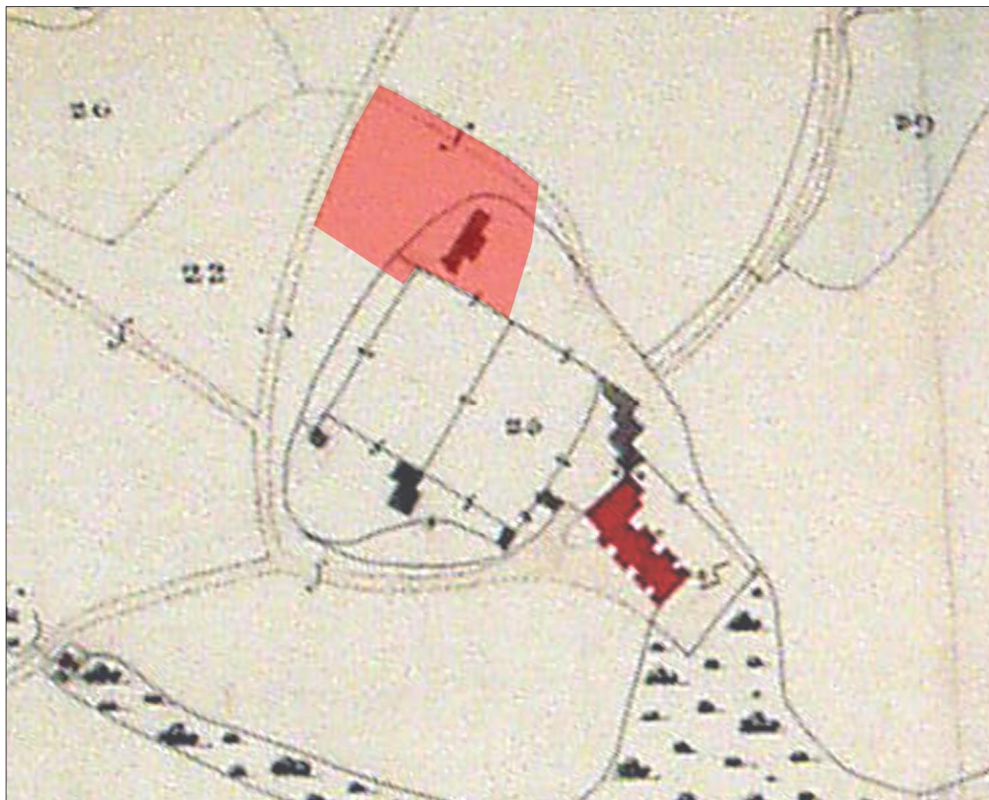


Figure 4. Extract from 1840 Tithe Map with the approximate extent of Application Area (in light red). (HRO 2/M65/F7/114/2, courtesy of Hampshire Record Office).

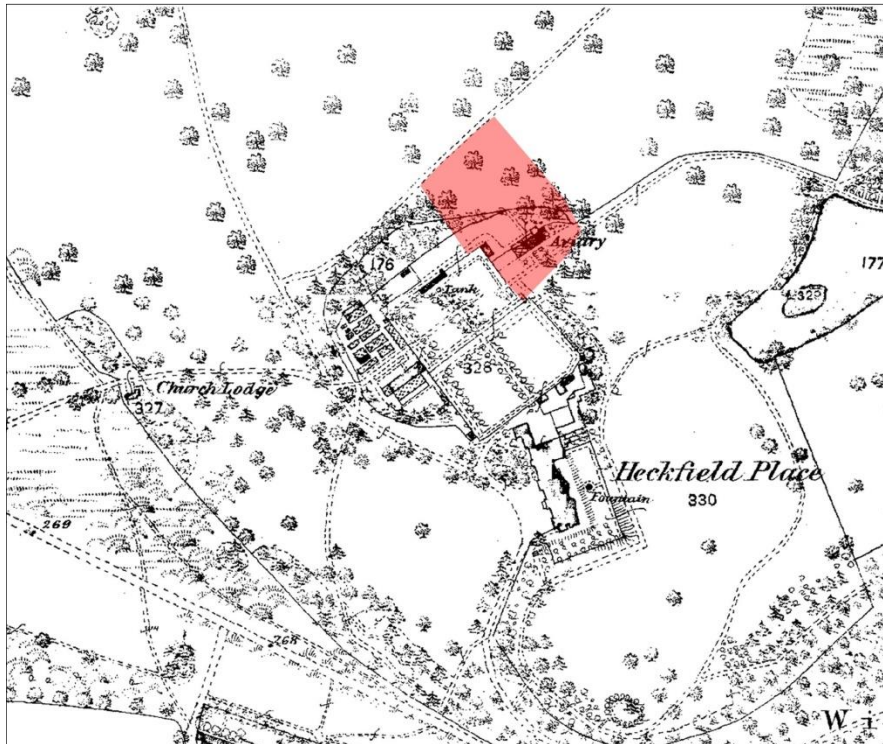


Figure 5. Extract from 1871 Ordnance Survey, 1:2,500 scale map with the approximate extent of Application Area (in light red).

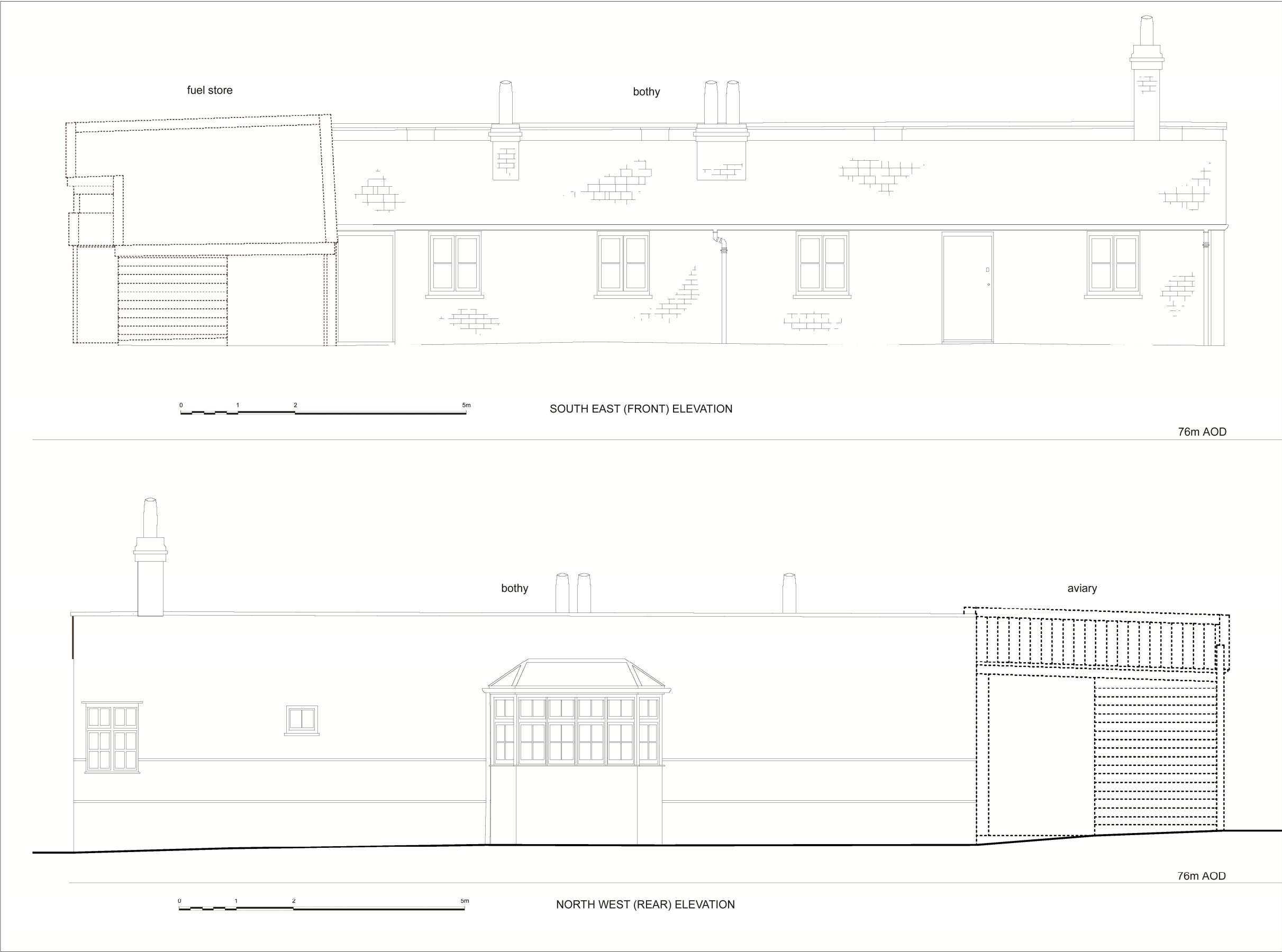
(© Crown Copyright. All rights reserved. Licence number AL 100015565)



Figure 6. Extract from 1895 Map accompanying Heckfield Place sales particulars with the approximate extent of the Application Area (in light red). (HRO 38M49/D6/40, courtesy of Hampshire Record Office)

Figure 7.
The Bothy:
exterior elevations

(based on survey drawings
by Tait Architects)



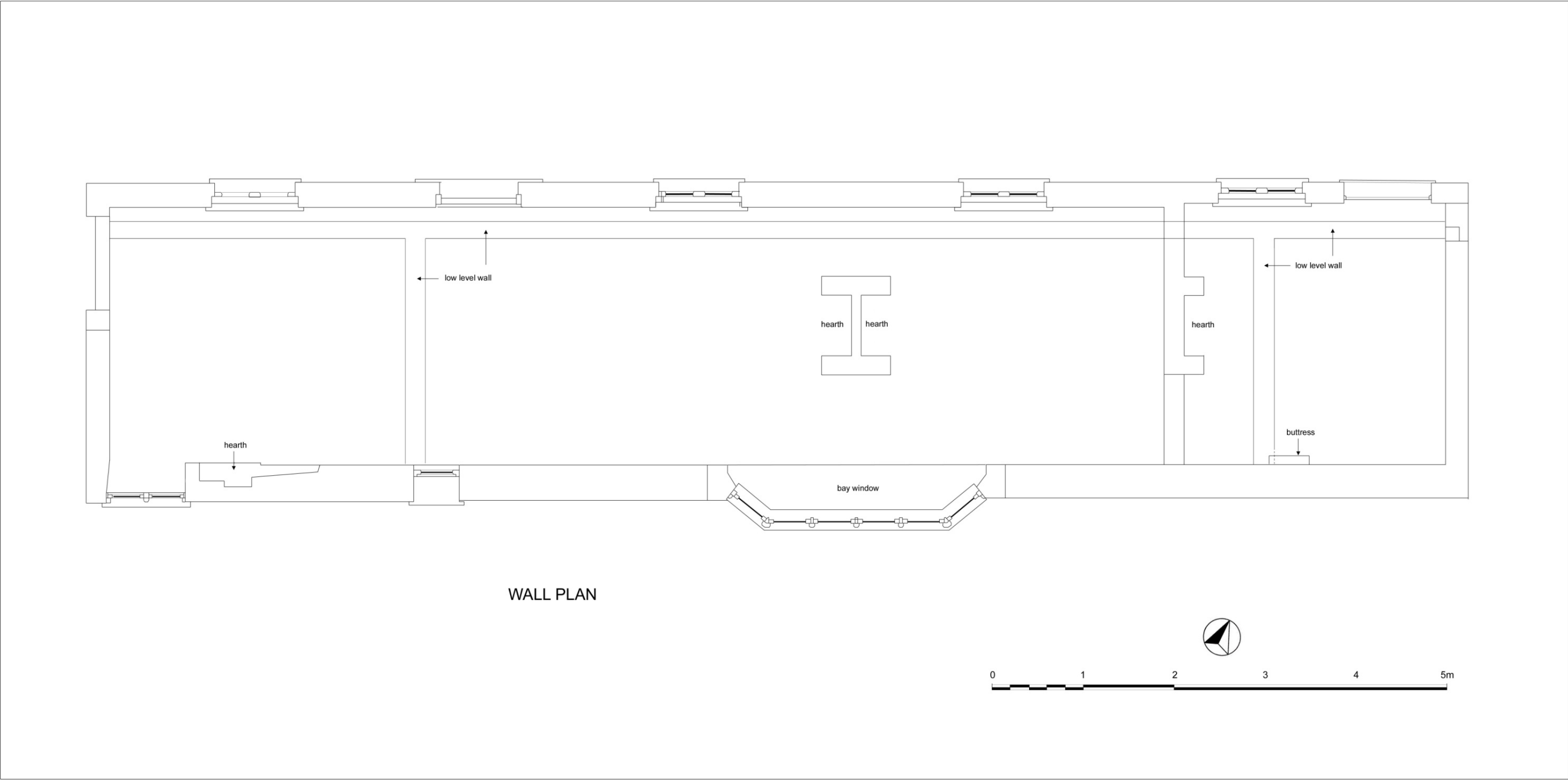


Figure 8. Wall plan showing position of low level wall. (based on survey drawing by Tait Architects, excluding low level wall)

Souterrain Archaeological Services Ltd, January 2014

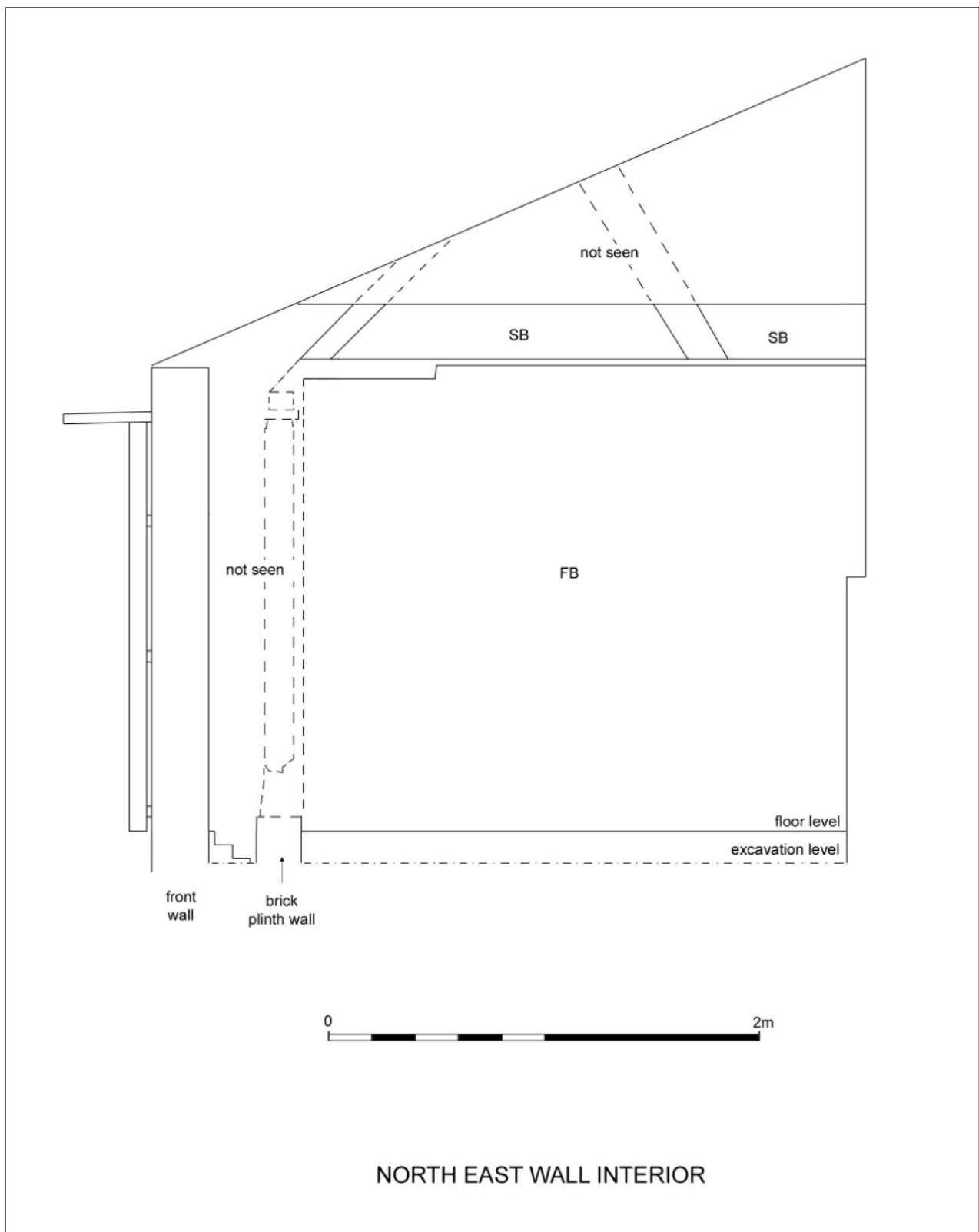


Figure 10. The bothy: interior elevation. North east wall
(survey drawing by Souterrain Archaeological Services Ltd)

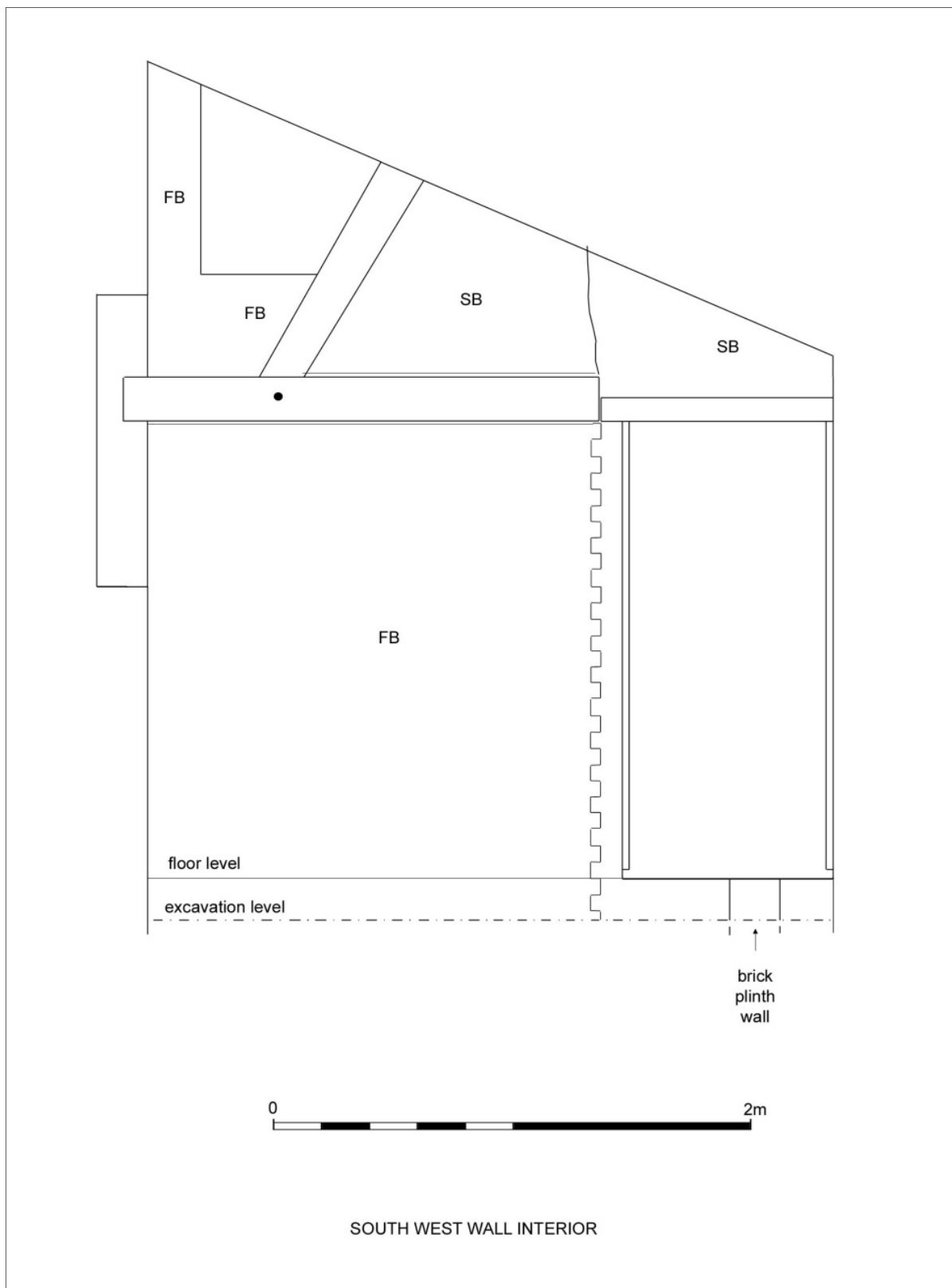


Figure 11. The bothy: interior elevation. Southwest wall
(survey drawing by Souterrain Archaeological Services Ltd)

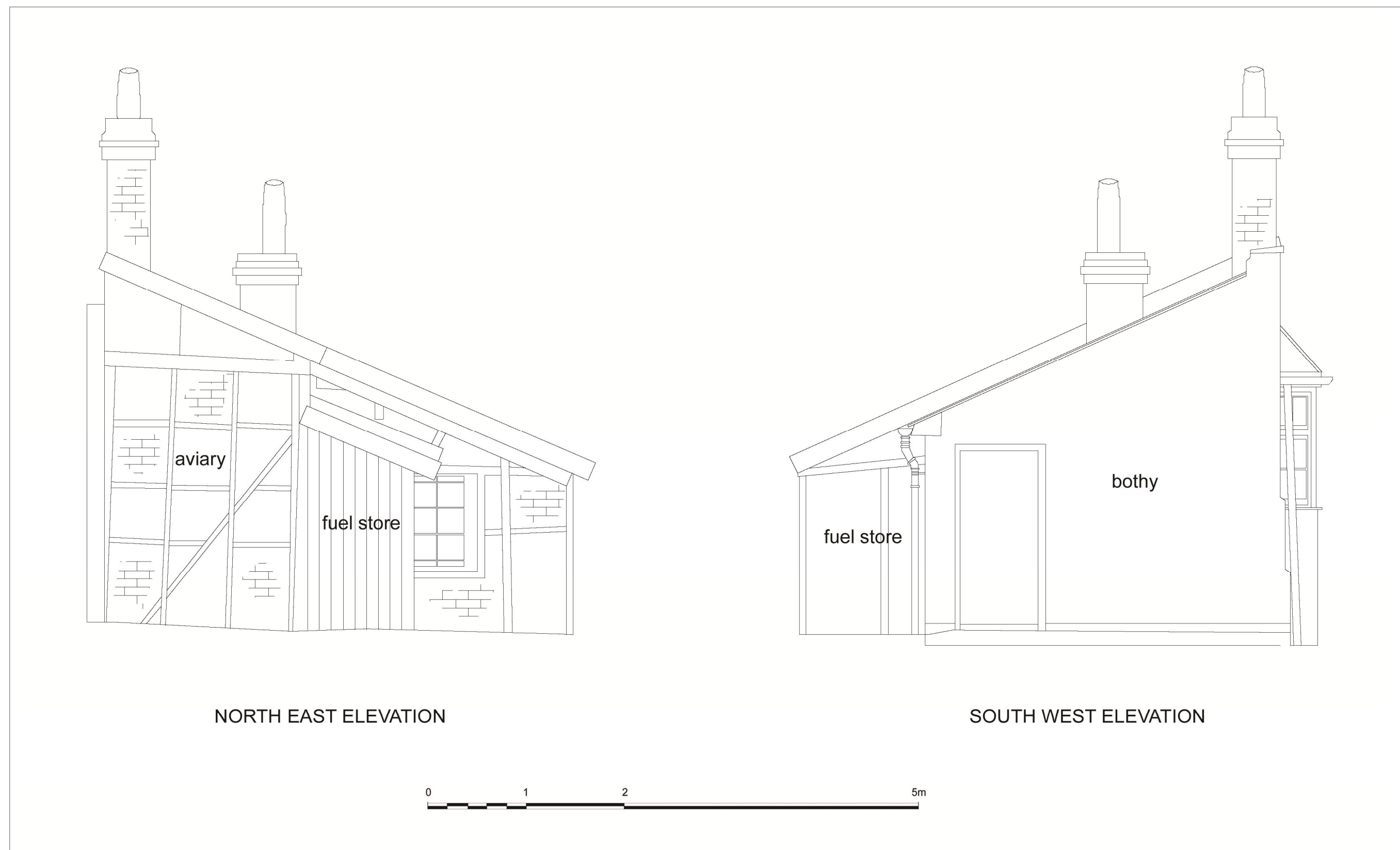


Figure 12. Exterior elevations: the aviary, fuel store and bothy (survey drawing by Tait Architects)

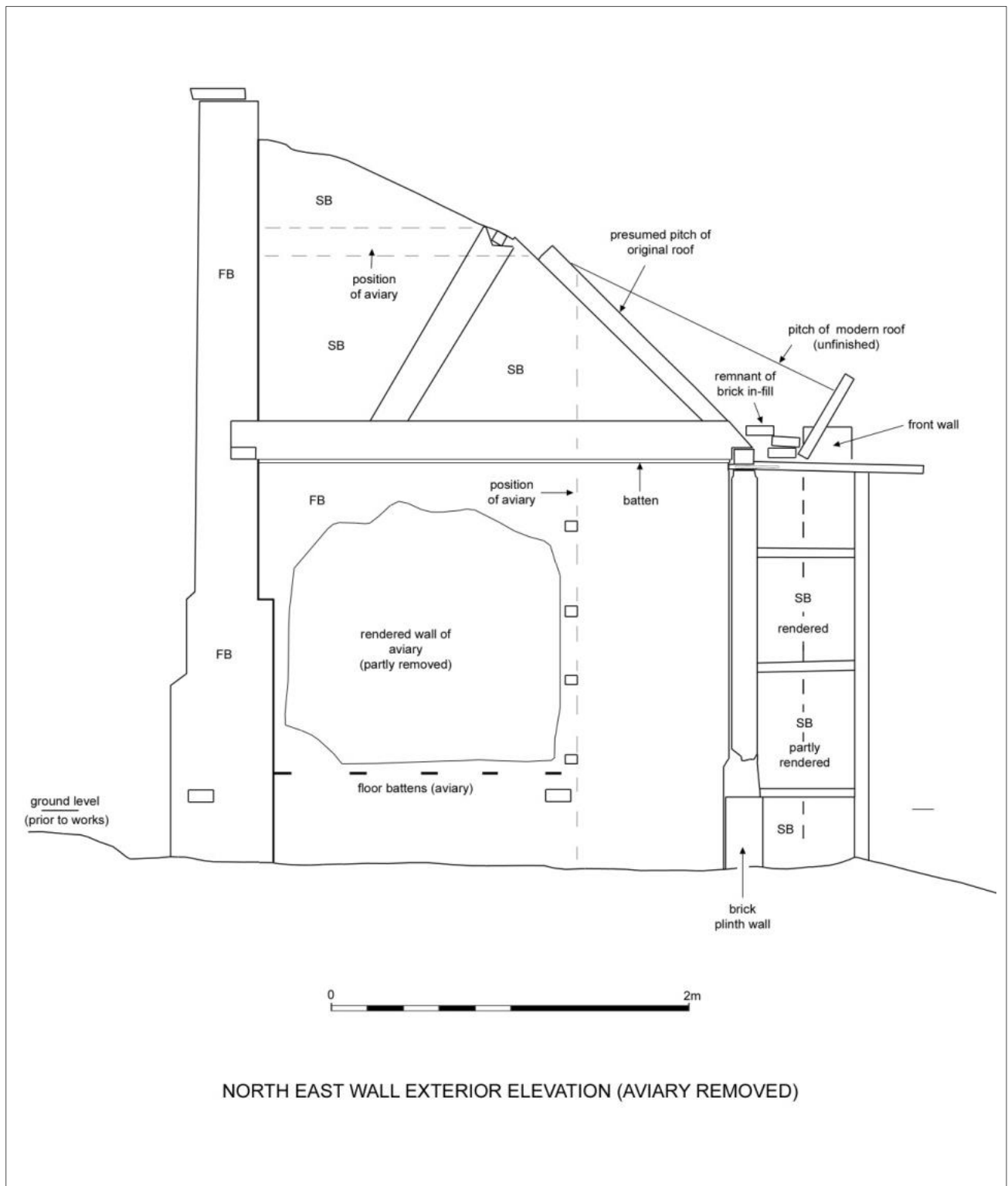


Figure 13 Exterior elevation: north east wall
(survey drawing by Souterrain Archaeological Services Ltd)

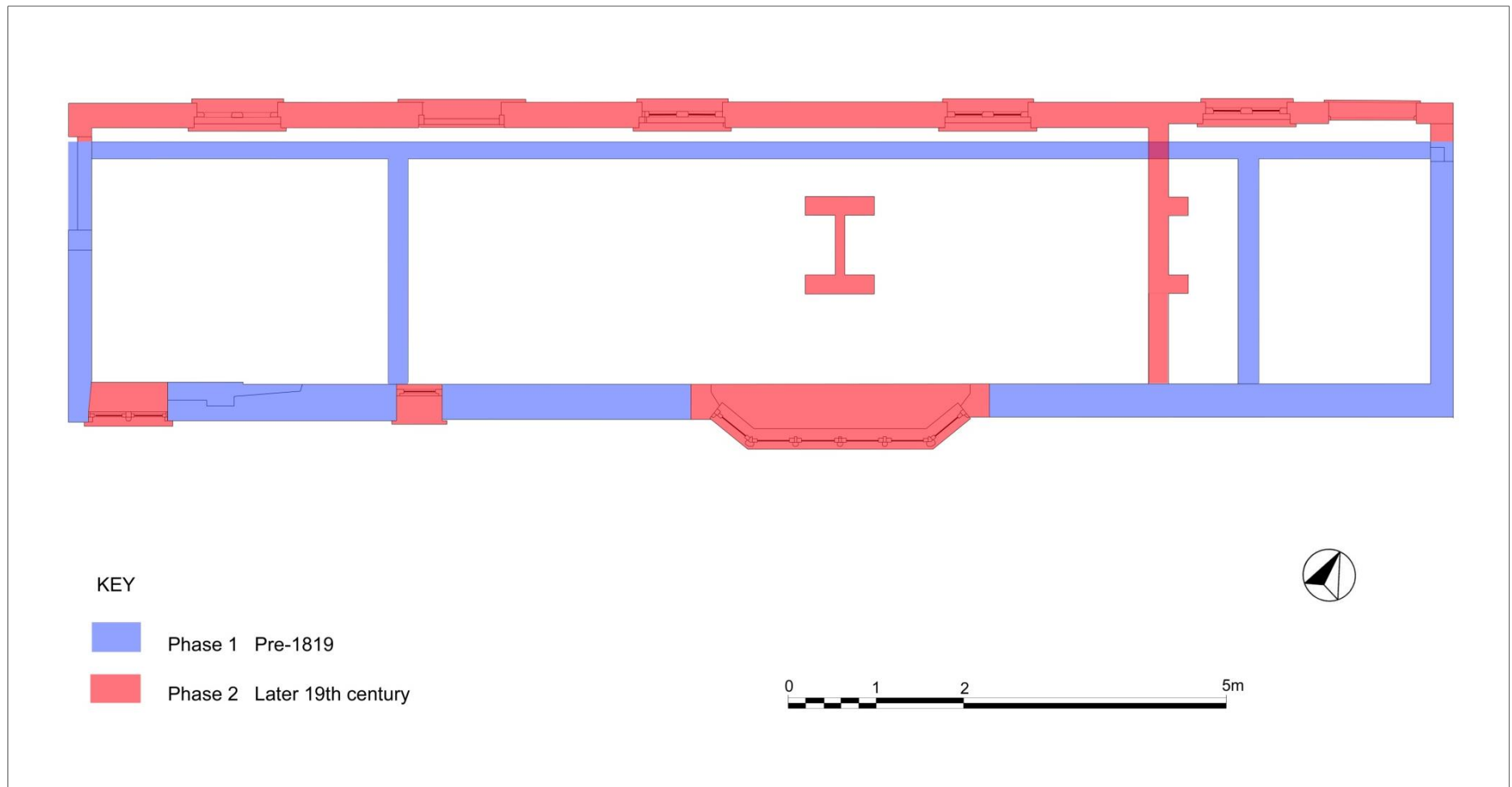


Figure 14. Phase plan (composite based on surveys by Tait Architects and Souterrain Archaeological Services Ltd)

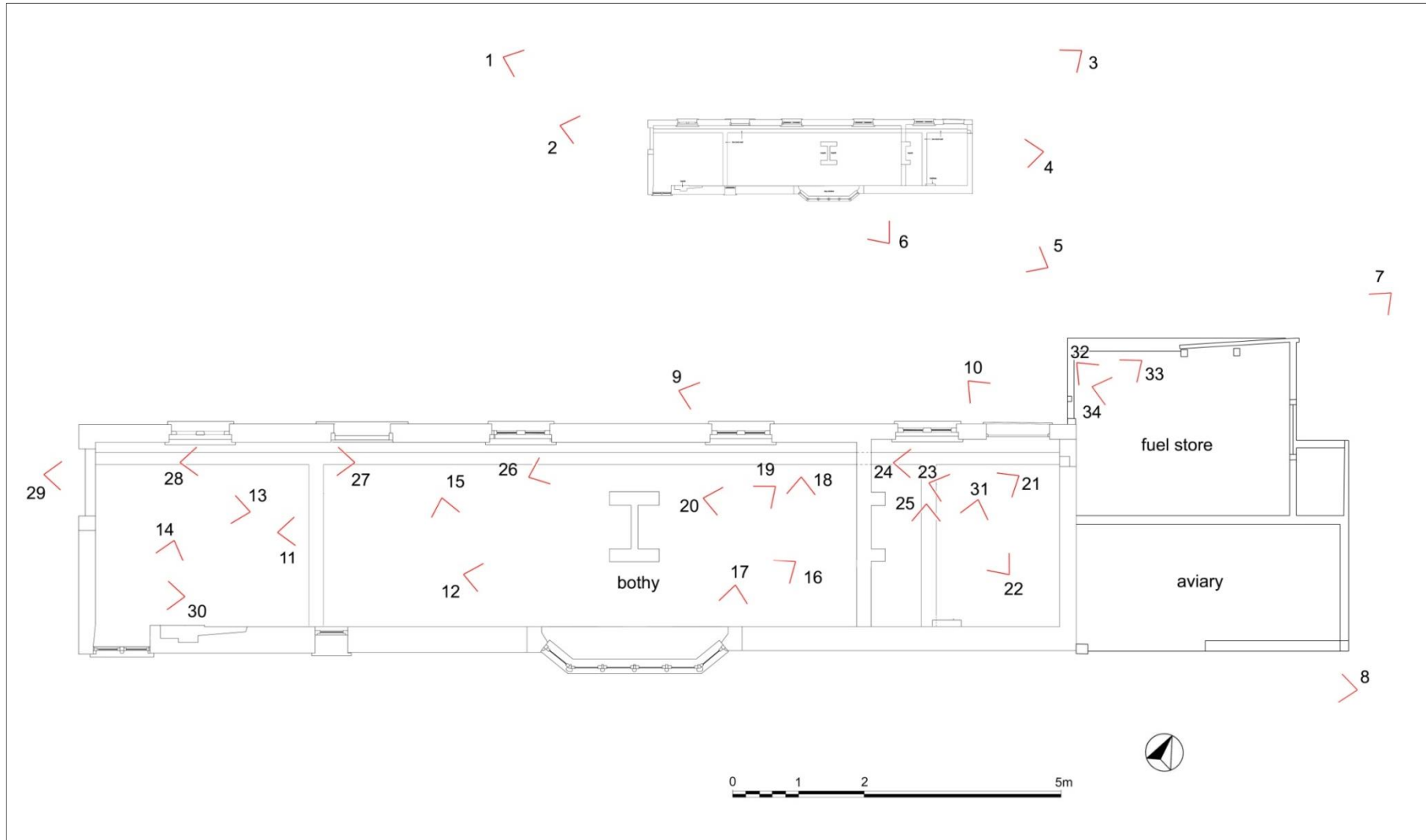


Figure 15. Direction of photographs at Section 14

(composite drawing based on surveys by Tait Architects and Souterrain Archaeological Services Ltd)

11. PHOTOGRAPHS

1



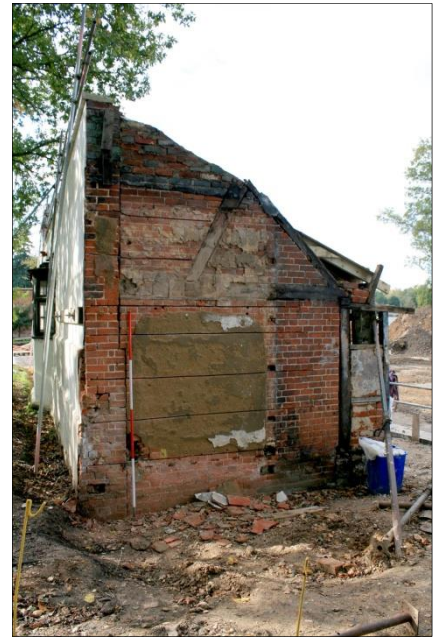
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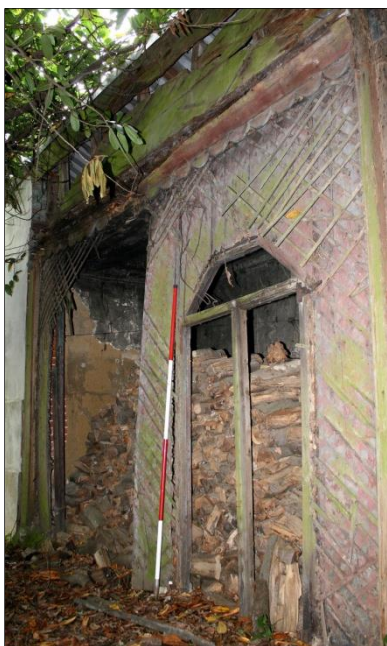


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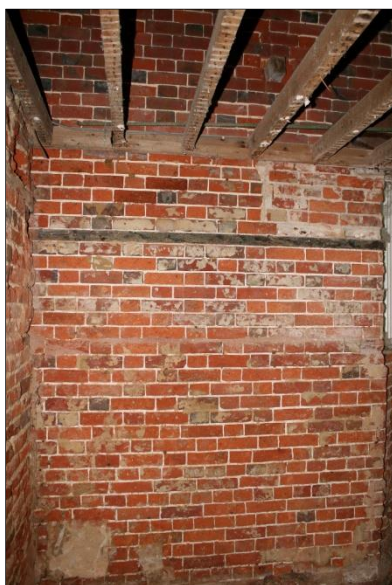
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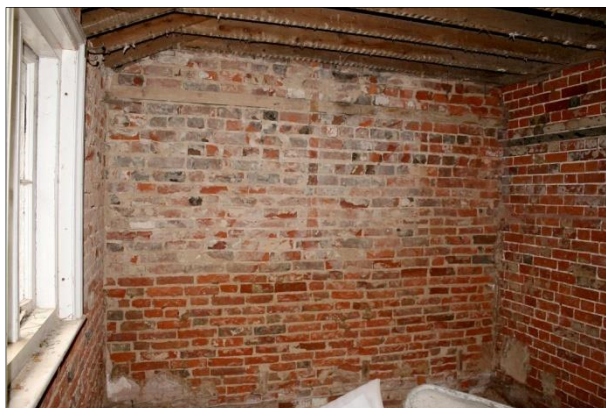
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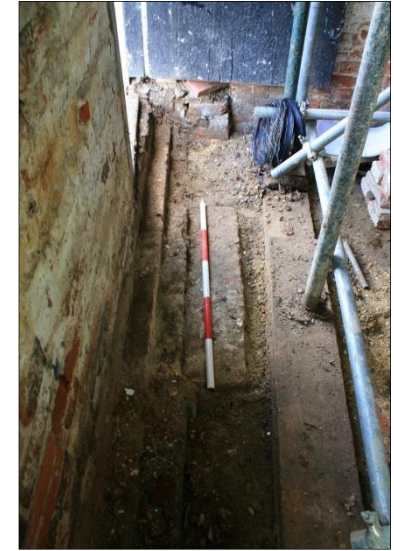
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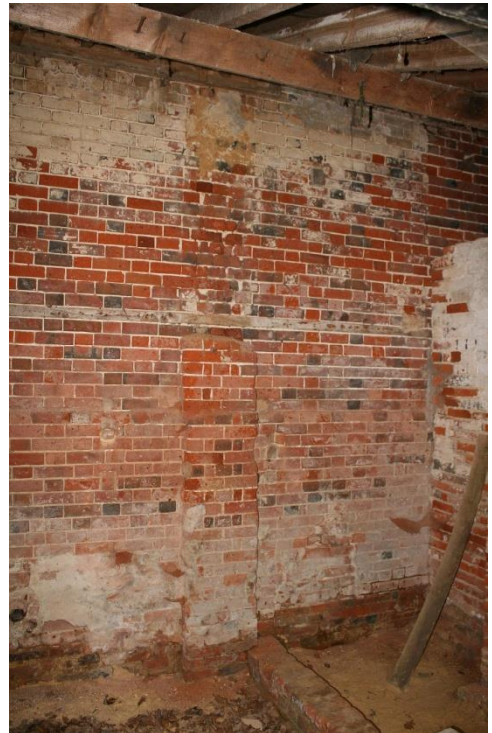
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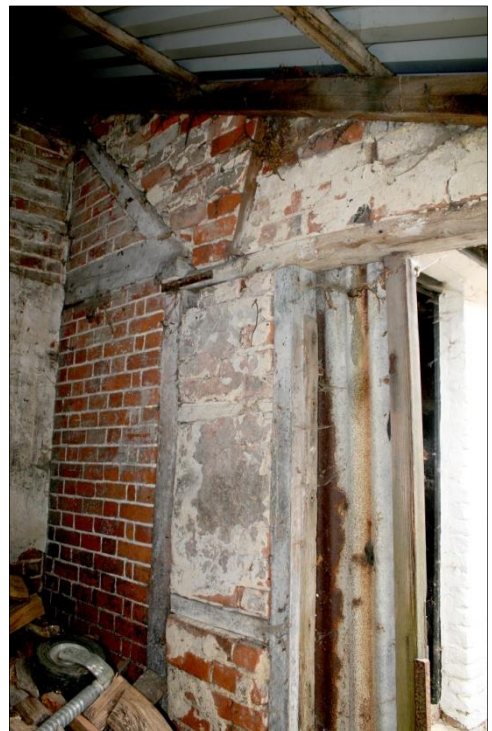
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APPENDIX 1. PHOTOGRAPHIC INDEX

Digital Photographs (Archive: CD)

PHOTOGRAPHIC INDEX			
PROJECT:		FILM TYPE: digital	DATE
<i>Image No.</i>	<i>Direction (facing)</i>	<i>Description</i>	
1	NE	The Bothy. Exterior	08/07/2011
2	E	The Bothy. Exterior. During restoration	04/11/2013
3	SW	The Bothy. Exterior. During restoration. After removal of fuel store and aviary	04/11/2013
4	SW	The Bothy. Northeast wall exterior elevation after removal of fuel store and aviary	04/11/2013
5	W	The Bothy. Exterior, rear view	05/11/2013
6	W	The Bothy. Exterior. Detail of bay window in rear wall	05/11/2013
7	SSW	The fuel store. Exterior	08/07/2011
8	W	The aviary	08/07/2011
9	NE	The Bothy. Front exterior. Fuel store attached in background	08/07/2011
10	SE	The Bothy. Exterior. Doorway/threshold to northeast room (after underpinning)	04/11/2013
11	NE	The Bothy. Interior. Overview of main room and central fireplace	08/07/2011
12	E	The Bothy. Interior. Bay window	08/07/2011
13	SW	The Bothy. Interior. Southwest wall	08/07/2011
14	S	The Bothy. Main room. Hearth in rear wall.	08/07/2011
15	SE	The Bothy. Main room. Rear wall	08/07/2011
16	SW	The Bothy. Main room. Rear wall, bay window	08/07/2011
17	SE	The Bothy. Main room. Rear wall. Remnant of buttress above bay window	04/11/2013
18	SE	The Bothy. Main room. Rear wall.	08/07/2011
19	SW	The Bothy. Main room. Central fireplace	08/07/2011
20	NE	The Bothy. Main room Dividing wall.	04/11/2013
21	SW	The Bothy. Northeast room. Fireplace	04/11/2013
22	W	The Bothy. Northeast room. Front wall	04/11/2013
23	E	The Bothy. Northeast room. End wall (NE)	04/11/2013
24	NE	The Bothy. Northeast room. Remains of low-level wall	08/07/2011
25	SE	The Bothy. Northeast room. Remains of low-level wall	08/07/2011
26	NE	The Bothy. Main room. Front wall. Internal wall (cavity wall) partly removed)	08/07/2011
27	SW	The Bothy. Main room. Truncated remains of low level wall	08/07/2011
28	NE	The Bothy. Main room. Truncated remains of low level wall	08/07/2011
29	NE	The Bothy. Main room. End wall (SW), exterior. Low level wall integrated in later wall below doorway	08/07/2011
30	SW	The Bothy. Main room. End wall (SW), interior. Phase 1 wall and roof frame.	08/07/2011
31	S	The Bothy. Northeast room. Rear wall. Remains of buttress and low level wall.	04/11/2013
32	SE	The Bothy. End wall viewed(SW) from inside the fuel store	04/11/2013
33	S	Rear wall of the fuel store, interior	04/11/2013
34	NE	End wall (NE) of the fuel store, interior	04/11/2013