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knowledge of vernacular buildings. None of the maps show any suggestion of the presence of any significant buildings behind the line of “The Row” prior to the recent development of “Jubilee Close”. This makes it unlikely that there was ever an archway leading to a stable block. Given the restricted height of the roofline, such an arch seems even less credible.

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## References

Abbreviations used in this reference list:

NRO    Norfolk Record Office

PRO    Public Record Office

LMA    London Metropolitan Archive

<sup>1</sup> FHDC online - Places to Visit - Brandon (undated) [http://www.forest-heath.gov.uk/b\\_visit1.html](http://www.forest-heath.gov.uk/b_visit1.html) (25/06/2004)

<sup>2</sup> Images of England (2001) <http://www.imagesofengland.org.uk/search/ShowListing.asp> IoE number 220995 (06/05/)

<sup>3</sup> James, J undated “*A Study of ‘The Row’ at Weeting*”

<sup>4</sup> Barnes, “Tilley” *pers comm* 2003

<sup>5</sup> Norfolk County Council EMap <http://www.historic-maps.norfolk.gov.uk/Emap/EMapExplorer.asp?PID=8&NJS=0>

<sup>6</sup> Collect Britain: Putting History online undated  
[http://www.collectbritain.co.uk/mediastore/002/001/002OSD000000023U00199000\[SVC2\].JPG](http://www.collectbritain.co.uk/mediastore/002/001/002OSD000000023U00199000[SVC2].JPG) (16/05/04)

<sup>7</sup> NRO MS20584 Sketch of land in Hand at Weeting by F P Panton

<sup>8</sup> West, G reprinted in Weeting Worthies Moore G & Twist A, Weeting History Group, Weeting 2004.

<sup>9</sup> An eye sketch of an Estate at Weeting belonging to the Hon Orlando Lord Bradford, June 1803 NRO ref NRS 21398

<sup>10</sup> NRO MF/RO 424/8

<sup>11</sup> PRO MAF 142/99

<sup>12</sup> English Heritage document reference SC00777

<sup>13</sup> LMA F/ANG/222

<sup>14</sup> NRO MS15779

<sup>15</sup> NRO MC 491/1 to 491/113

of the near gable is consistent with that of the western gable of The Row. Is it possible that in their original form, the only source of light to the upper story was from windows in the rear, facing south?



**Figure 10 The Row before remodelling?**

Given the lack of evidence to date any changes to the buildings – or even to show whether any changes were made, the building depicted in Figure ten remains an enigma.

### **Conclusions**

It has not been possible to establish the date of construction from the surviving estate records, deeds or early maps. The loss of the majority of the records from the Angerstein estate also means that there is no documentary evidence to date the addition of the rear outshut. Further clues may lie within the unexamined bundle of documents from the Mountrath estate, particularly if it proves possible to link tenants' names to the individual houses. Otherwise dating the structure and any changes will require the services of a standing buildings archaeologist with special

village. In the 35 bundles of records examined, there is no indication of work on any new cottages, suggesting that either “The Row” was already established by 1777, or that it was built after 1779.

### **Early Photographs**

During the course of researching the history of The Row, a visitor to an open day lent two old photographs to the Weeting History group. Copies of these pictures are reproduced below.



**Figure 9 Weeting Row circa 1930**

Figure 9 is recognisably The Row much as it stands today. The only major differences are the lack of television aerials and overhead wires. Examination of the clothing suggests that this picture dates from about 1930. In contrast, Figure 10 (below) may be a late Victorian picture of The Row taken before they were remodelled to include the rear extension. If this is the case, the rebuilding was more extensive than providing a simple brick and slate extension to house the kitchen and pantry, as the upstairs windows are missing from the front elevation. The brickwork

survived.

Far more has survived from the Mountrath era at the end of the eighteenth century.

The Norfolk record office holds 113 bundles of bills and vouchers from the estate from the period 1773 - 1796<sup>15</sup>. These bills represent a cross section of the workings of the estate, mixing an account outstanding for chocolate of £4 with wages bills.

Sample bundles for the period 1777 to 1779 were examined. Typical of the details recorded is this example from MC 491/2

1779 a months bill of Carpenters and Sawyers employed at Weeting under W<sup>m</sup> Morley by orders of the R<sup>t</sup> Hon the Earl of Mountrath at repairing Mrs Mandles shop and making good the fence, Mr Lancaster's Slack Yard. And making a cupboard for the Garden House at Fengate. And to making a ladder. And to repairing the Tusselt. And to hanging a gate in the Hall Yard. And to work done at W<sup>m</sup> Nichols house that was formerly Fletcher's shop. And to making two hog troughs. To making Rob<sup>t</sup> Fullers Coffin. To work done at the pale fence next the church road. And to mending the timber Jinn. Commencing from Monday 6<sup>th</sup> September to 2<sup>nd</sup> of October.

This is then followed by a daily breakdown showing which carpenter was employed on each day, and the number of labourers assisting him. In the same bundle is a bill from Matt Wright for thatching at Mr Broadfield's, Mr Thomson's, Will<sup>m</sup> Lillet's and Mr Thomson East Lodge. – £12 16s 10d marked paid 9 December 1779. Bills also record the delivery of bundles of reed and sedge – presumably for thatching – and also the cost of making bricks, which in 1779 an mounted to £252-16-0 for twelve lots, each containing 50 – 54,000 bricks. It is not shown whether these bricks were used on the estate, or sold on.

Despite the details recorded in the bills, it is difficult to decide exactly where any of this work is taking place, without knowledge of who occupied which house in the

When Beadel, Wood & Co offered the estate for sale in 1897<sup>13</sup> it included “Numerous cottages forming nearly the whole of the village of Weeting”. The list of properties included a group of ten cottages, tenanted by G Haws, H Francis, F Mills, (one vacant), W Parker, J Newall, J Newton, Widow Neal, Widow Newall and G Pollet at rents of three or four pounds per annum. These properties are collectively numbered 216, 217, 218 & 219. If the auctioneers used the numbers from the OS map of 1883 (Figure 2), then these correspond to The Row and the surrounding gardens.

In the sales brochure of 1805<sup>14</sup> there are references to two groups of ten cottages. The first group form part of Lot II “A compact and valuable freehold estate situate near Weeting hall, consisting of the Belvidere, Plantation, Fengate Farm and other lands.”

The description of the cottages is “Ten cottages and gardens in the village of Weeting, adjoining to the north side of Manor House Field, let to tenants at will at £22-1s-6d, 30 perch.” The second group form Lot VI “Ten cottages with gardens adjoining to Pollards 2 rod 18 perch”. Pollards is a field of 5 acres, 3 rods, 23 perch. The cottages of lot II, and the field “Pollards”, are given reference numbers relating to a plan. This plan does not appear to have survived.

### **Evidence from Estate Documents**

The surviving records from the Angerstein family are in the London Metropolitan Archive, where they form the series of records indexed as F/ANG/. Despite the fact that there are nearly 300 bundles of documents, only four relate directly to Weeting. Of these, one, F/ANG/222 is the 1897 sales brochure referred to above. The others relate to leases of parcels of land in and around the Weeting area. No records of the day-to-day operation of the estate under Angerstein ownership appear to have

## **Evidence from Title Deeds and Sale Documents**

Deeds and conveyances in the author's possessions show that "The Row", along with other lands in the village, were bought by Swaffam District Council from the Ministry of Agriculture and Fisheries in 1954

The Public Record Office holds documents showing the sale of parts of the Weeting hall estate to Swaffam Rural District Council<sup>11</sup>, confirming the date of transfer as 23<sup>rd</sup> February 1954. The same bundle of documents contain memoranda between the Council and Ministry, suggesting that final payment was delayed by around ten years, whilst details of what had, or had not been included in the sale were agreed. The majority of the problems appear to have centred on the occupation of lands located between Home Farm and the site of the Hall. The details of this dispute fall outside the remit of this survey, and were not investigated.

Also contained in this bundle are the records of the transfer of the estate from the Ministry of Works to the Ministry of Agriculture and Fisheries at Michaelmas 1951. The earliest reference to the estate at the PRO is in WORK 14/1377 which records the sale by John & Sir James Calder to the Commissioner of Works & Public Buildings of Weeting Manor House, messuages, tenements, farms gardens and lands in 1926.

The sales brochure produced for the sale of Weeting Hall Estate in 1917 by Knight, Frank and Rutley is held by English Heritage<sup>12</sup>. In the section on "Cottage and Village Properties, etc." is this description:

WEETING ROW consists of ten picturesque Brick-built and Thatched Cottages, for of which are Let (one with Mill Farm), five are occupied by Estate and Farm hands, and one is vacant. They each contain three Rooms and Scullery, and have E.C. and Garden.



Figure 7 Faden's map of 1797

Source: Weeting History Group Collection

Earlier maps, such as the Enclosure map of 1775<sup>10</sup> do not show minor domestic buildings with any clarity, but concentrate on the churches, mill and fields:

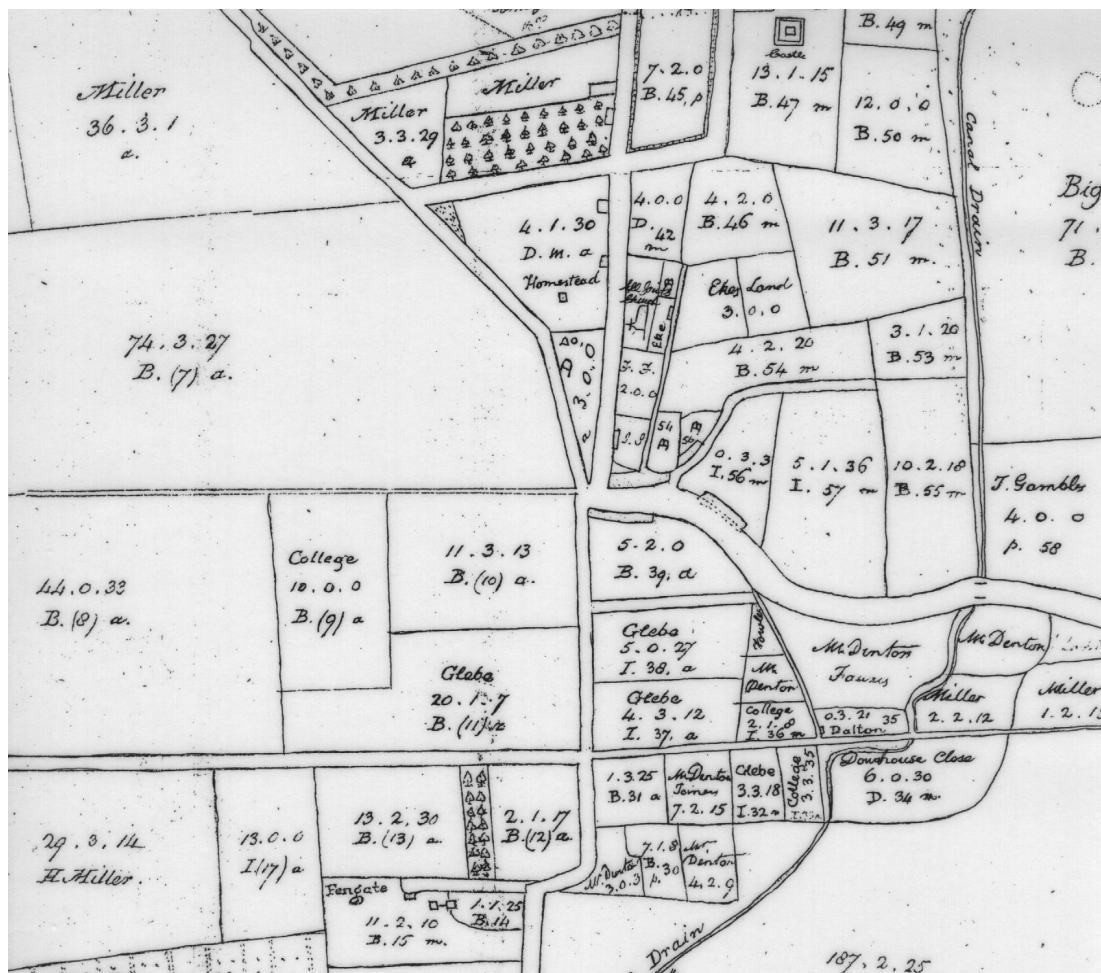


Figure 8 Weeting Enclosure map of 1775



The letterbox doth one contain;

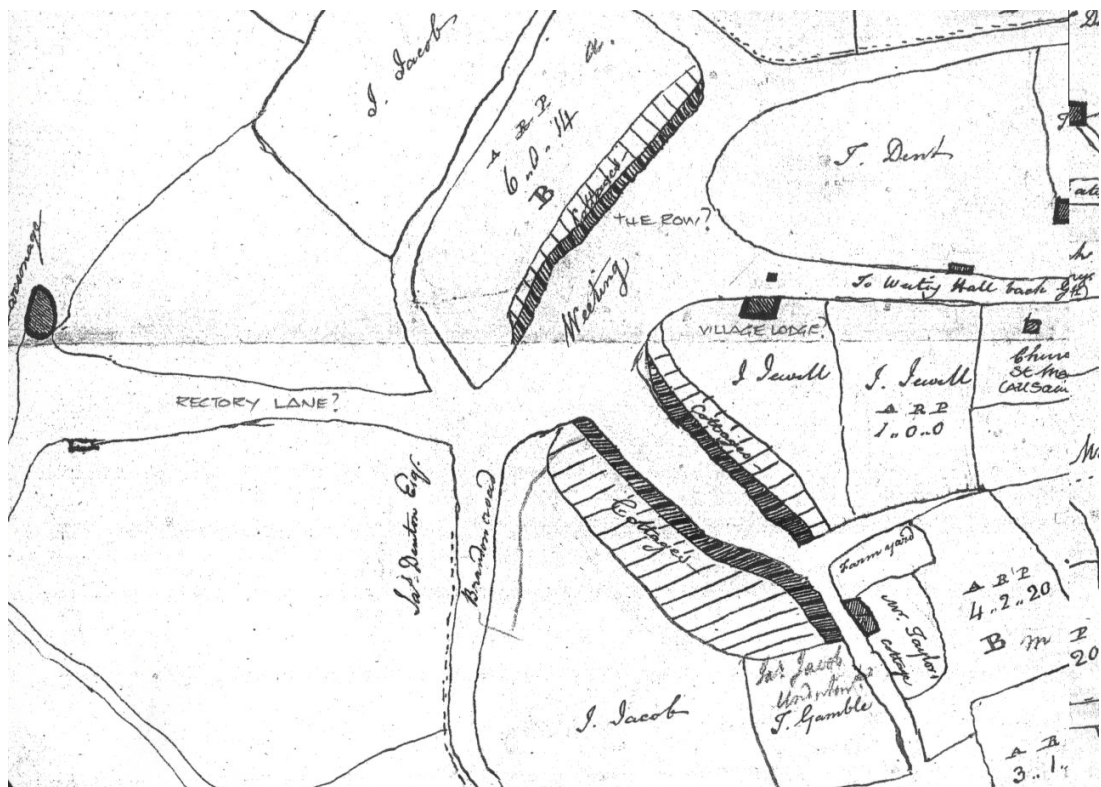
A map of Weeting dated 1803<sup>9</sup> also shows the three cottage rows, but with a slightly different relationship to each other:



**Source: Weeting History Group Collection**

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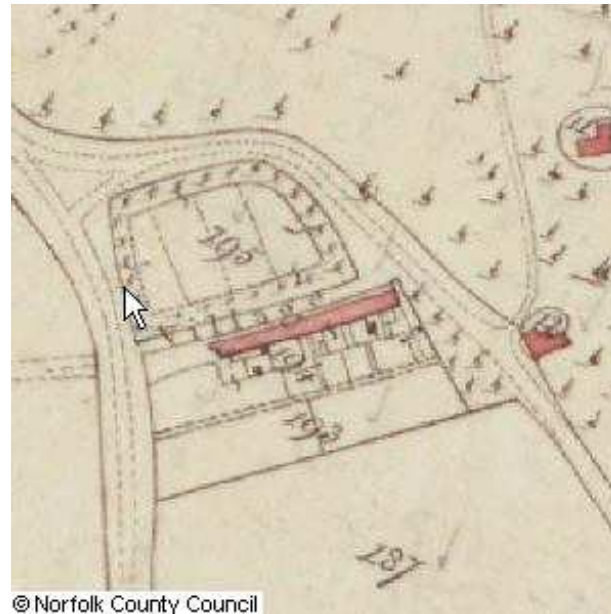
An earlier view of the village is provided by a sketch plan of Lord Bradford's holdings held by the Norfolk Record Office as part of MS20584:



This map is undated, but is enclosed within a bundle of estate documents dated from about 1790 to 1806. The existence of three rows of cottages is confirmed – if somewhat obliquely – by lines from West’s narrative poem “On the Village of Weeting, The Seat of Major-General Angerstein”<sup>8</sup> in which the poet describes a walk through the village, and after leaving the school house comes to the porter’s lodge:-

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The arrangement of properties and gardens can also be seen on the Tithe map of 1847:



**Figure 3 Tithe map of 1847 Source Norfolk County Council Emap<sup>5</sup>**

The draft ordnance survey map of 1813 is rather confusing, in that the roads differ in arrangement to that shown on later maps:



**Figure 4 Draft Ordnance Survey map of 1813 Source Collect Britain<sup>6</sup>**



descriptions of the property. Finally the surviving records of the Weeting Hall estate were sampled with the aim of finding dates and descriptions of any works carried out on the properties.

### Map Evidence

Starting with a map of known credentials, it is easy to locate “the Row” on the Ordnance Survey map of 1883:

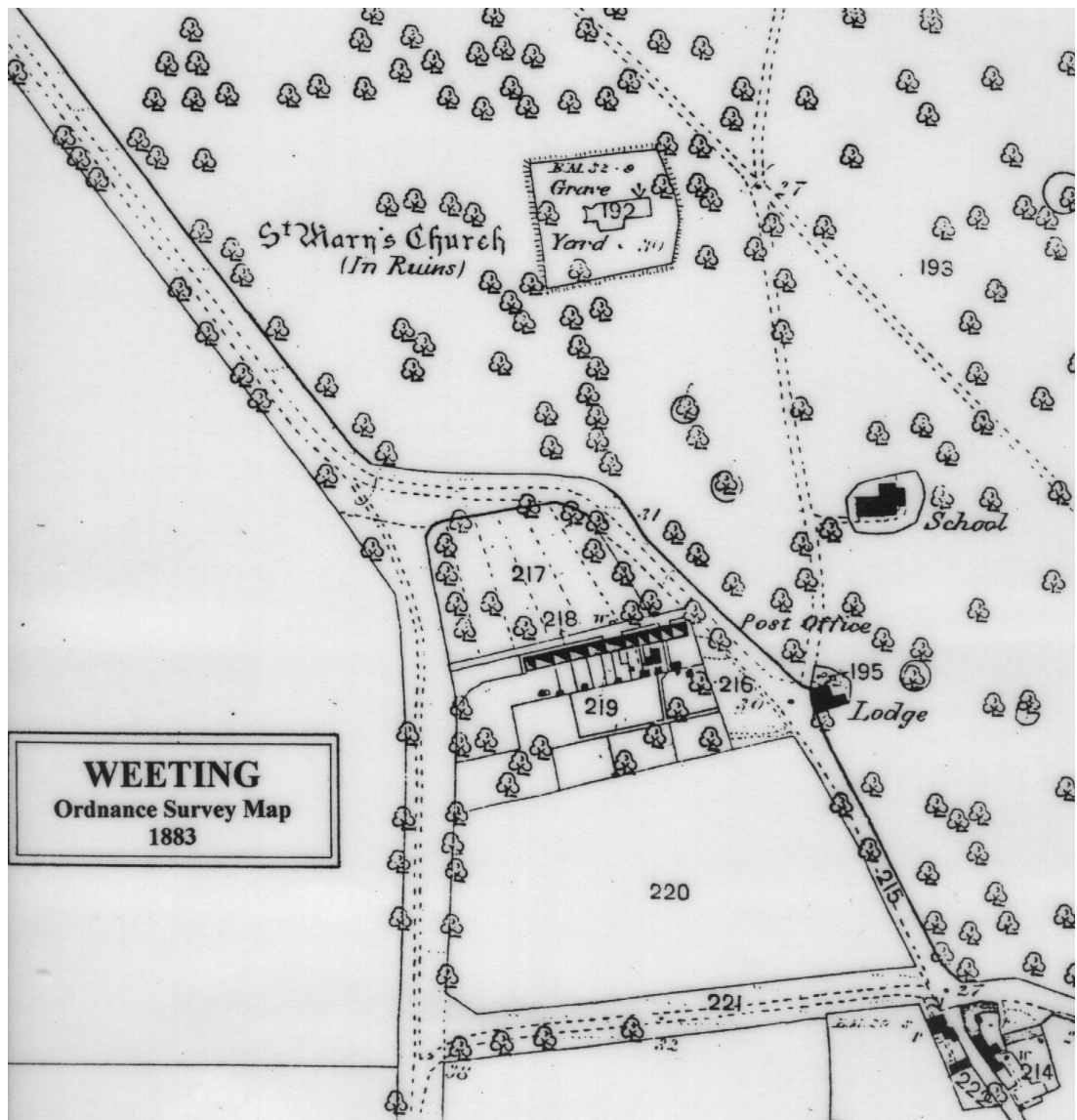


Figure 2 Ordnance Survey map of Weeting, 1883.

Source: Weeting History Group Collection

The gardens to the front of the property, marked on the plan as 217, survived as such in to living memory<sup>4</sup> and now form the village green and the village bowls club.

## Introduction

Weeting Row is a terrace of ten cottages, reputedly<sup>1</sup> the longest thatched terrace in England.



**Figure 1 Drawing of “The Row” by Alma Moore**

Described by English Heritage<sup>2</sup> as:

Terrace of 10 dwellings. C18 and C19. Colourwashed brick with continuous thatched roof. One and a half storeys. 2-light casements and doorways beneath segmental arches. 10 eyebrow dormers to facade and approximately 20 gabled dormers to rear. Gable-end stacks and 6 axial stacks. Continuous outshut to rear.

This survey of the surviving documentary evidence attempts to establish the date of construction of the terrace and of the addition of the outshut. A secondary goal is to seek to confirm or refute the existence of an archway in the centre of the terrace, which local oral tradition<sup>3</sup> maintains led to stables for the estate. To this end, three sources of evidence have been examined. Maps of the village from different periods have been compared, with the goal of identifying a date range for the first construction of “The Row”. Title deeds and sales particulars were examined for

The Row at Weeting

A Survey of the Historical Records

Tim Bridge