

Archaeological
Building
Recording
Services

**An Archaeological Standing Building Survey.
Broughton Grange,
Kettering,
Northamptonshire.**

(NGR SP 85797 76497)

On Behalf of The Boughton Estates Ltd



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June 2014

Planning Permission No

KET/2014/0106

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**An Archaeological Standing Building Survey of Outbuildings at Broughton Grange,
Kettering, Northamptonshire (NGR SP 85797 76497).**

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Gerwyn Richards

Summary

This document is an archaeological standing building survey of outbuildings at Broughton Grange, Kettering, Northamptonshire (SP 85797 76497), commissioned from Archaeological Building Recording Services (ABRS) by The Boughton Estates Ltd in advance of the proposed conversion of the outbuildings to commercial and residential use.

The outbuildings associated with Broughton Grange are largely late 19th or early 20th century in date, but have retained some limited structural elements of earlier buildings on the site. There are a number of unusual characteristics within the buildings, most notably the roof structure of building A, which is of an archaic design. The roof coverings are also unusual and are of a type normally found in the south west of England.

The recorded buildings are likely to represent the change from a largely arable farm to a mixed or more livestock oriented farm, probably a change bought on by the rapid industrialisation and population growth in nearby Kettering in the 19th century.

The archive will be retained by ABRS under the temporary site code 2014-BGKN until deposition with Northamptonshire County Council can be arranged.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by The Boughton Estates Ltd to undertake an archaeological standing building survey of outbuildings at Broughton Grange Business Park, Kettering, Northamptonshire (SP 85797 76497 (*Figures 1 & 21*)). Planning permission has been granted for the conversion of the outbuildings to commercial and residential use (Planning Application No KET/2014/0106). The buildings are traditional farm buildings, believed to date from the mid 19th century. The Assistant Archaeological Advisor, Northamptonshire County Council, as advisor to Kettering District Council has recommended that an archaeological standing building survey to English Heritage Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006) be carried out prior to any proposed works being carried out. Neither the farmhouse nor the outbuildings are statutory listed.

A Brief for a Programme of Archaeological Building Recording has not been issued, the Assistant Archaeological Advisor, Northamptonshire County Council has been consulted and a Written Scheme of Investigation (WSI) submitted and approved. The project was completed in accordance with and following the Institute for Archaeologists (IfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2008).

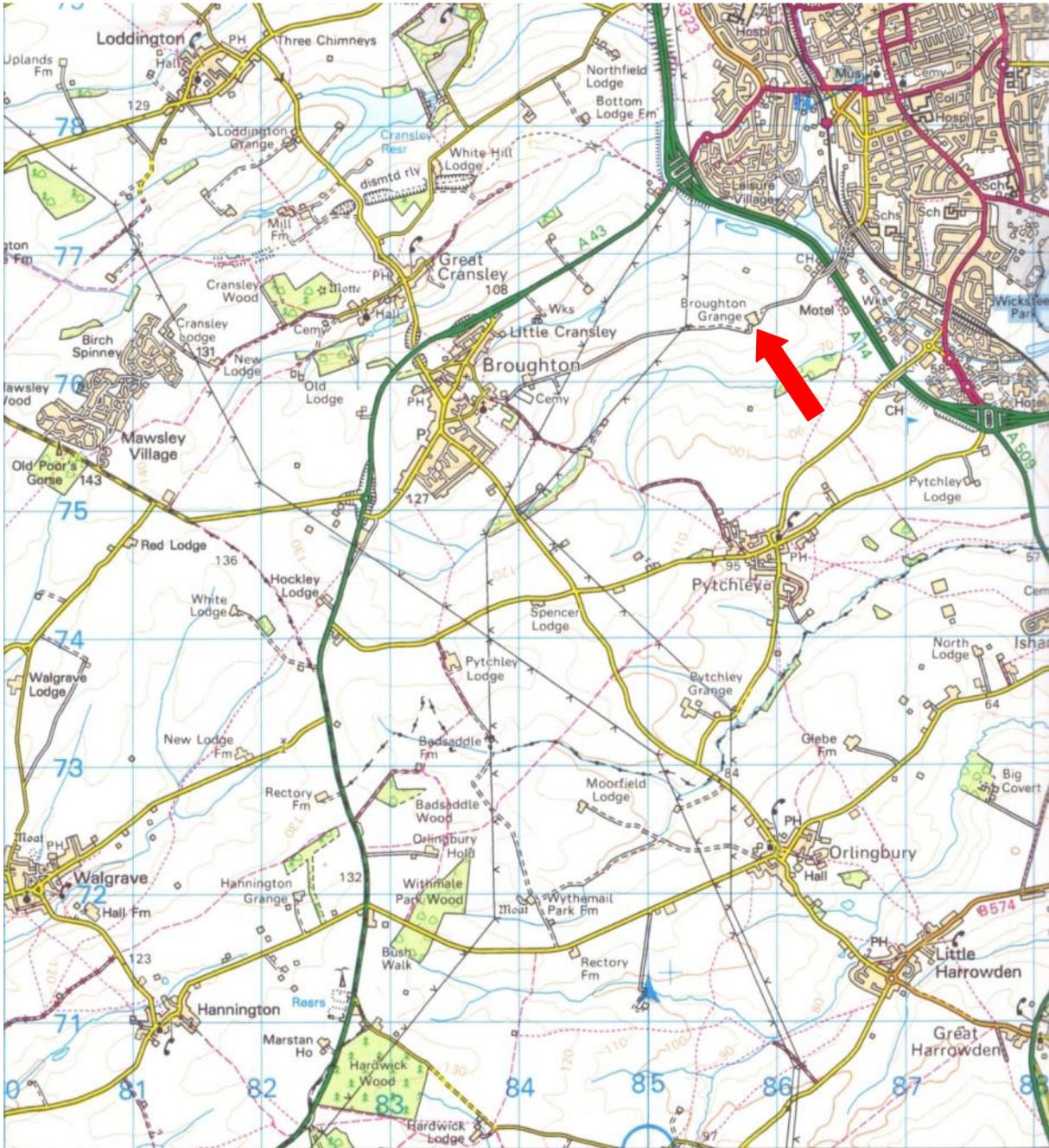


Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
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Broughton Grange and the associated outbuildings date from at least the early 19th century, but probably earlier with later 19th and 20th century alterations, the northernmost outbuildings are clearly later in date. Earlier maps record Broughton Grange as Broughton Lodge.

The modern parish of Broughton has Saxon origins and is recorded in The Domesday Book as *Burtone*, and was probably held by Ulf prior to the Conquest. There is evidence of medieval occupation within the parish, the parish church of St Andrew is believed to have 12th century origins and is Grade II* listed (Listed Building ID No 398046). By Domesday

the parish was held by Countess Judith and descended with her other lands in the honour of Huntingdon. By the late 13th century the parish had passed to William de St. German, it remained in the de St German Family until the late 15th century. By the early 17th century the parish had been divided into three, part of which belonged to the Montagu Family, in 1704 the other two thirds were bought by Ralph, Earl of Montagu, re-uniting the parish. Through a number of marriages and inheritances the parish, in 1802 following the death of Edward, Earl of Beaulieu became the property of the Dukes of Buccleuch and remains so.

Broughton Grange itself is believed to be early 19th century in date. It is said that building material recovered during the demolition of nearby Newton House (in Newton-in-the-Willows) in about 1800 was used in Broughton Grange, then a farm-house (VCH). The Grange is said to have formally been the home of the now extinct Newton-Tresham Family. Thomas Tresham's continuous and prolonged flouting of laws and proclamations against enclosure led almost directly to the Midland Rising of 1607, and it's culmination at the battle of Newton-field on the 8th of June 1607.

The parish's open fields were enclosed in 1786, an estate map drawn in 1728 (*Figure 2*) shows Broughton open fields. There is no clear evidence of Broughton Grange suggesting the farm is an enclosure farm built after 1786, this supports the VCH evidence that the Grange was built in around 1800.



Figure 2

Boughton Estate Map 1728 (location of Broughton Grange highlighted).
Courtesy of Boughton House Archives.

There are a number of documentary references in relation to Broughton Grange held by both the Boughton House Archives (BHA) and Northamptonshire Records Office (NRO), which until the early 20th century was known as Broughton Lodge. Two of the earliest references are petitions held by Boughton Archives dating to 1792 and 1793. The farmers, John Glover and Thomas Woodford of two unfortunately un-named farms in Broughton petitioned the Duke after being given notice to quit, both had occupied the farms since enclosure and in the case of John Glover had spend some considerable monies on improving the farm. Thomas Woodford's farm consisted of a "*messuage homestead, barn, stable etc*" as well as 4 closes to

the east of the homestead, “*Bushy Hangings, East of the above closes*” and a further 2 closes and “*meadow at the bottom of the Hangings*”, worth £284. 11s. annually. John Glover’s farm again consisted of “*messuage homestead, barn, stable etc*” and 4 closes to the east of the homestead, “*Bushy Hangings, North of the above closes*” and a he also had “*meadow at the bottom of the Hangings*”, as well as 2 further closes, worth considerably less than Woodford’s farm at £138. 15s. 6d. annually. Both farms were let to a John Pipewell (or Pywell) from Lady Day 1793. It appears, likely that the two smaller farms were amalgamated into one large farm - Broughton Lodge. Pipewell also had the tenancy of Hanging Houghton Farm.

An estate map produced in 1797 (*Figure 3*) clearly records Broughton Lodge as well as one of the buildings subject to this building recording, indicating that the building dates from at least the 18th century, thus earlier than previously assumed. The Lodge is identified as 28, the accompanying key lists it as “*House, Homestead and Home Close*”; the map records that access to the Lodge, at the time was from the west and there is also a pencil drawn trackway leading to the Lodge from the north west. This trackway is the current access and appears, based upon the map to be a later addition. The farm itself is of a simple layout of a yard to the north of the house. The westernmost range of buildings on the map was confirmed by the site visit to consist of a rather impressive threshing barn.



Figure 3
Broughton Estate Map 1797, with Recorded Building Arrowed.
Courtesy of Boughton House Archives.

The Montague Estate accounts of 1857 and 1858 held by NRO lists a number of transactions relating to Broughton Lodge. Most notably is £400 in rent received from John Chapman Tresham for an un-named farm, the accounts indicate that Tresham had been a tenant since 1844 and that the rent had increased by £30 since the previous year. This confirms the VCH source that the Tresham’s occupied Broughton Lodge, further evidence of which is Wheelan’s History of Northamptonshire which lists a J.C Tresham at Lodge Farm in 1849

and again a John Chapman Tresham is listed in 1854, although in this instance no farm is named. In 1857 Tresham paid the estate £50 for sand in March, suggesting he also dug borrow pits on Lodge ground.

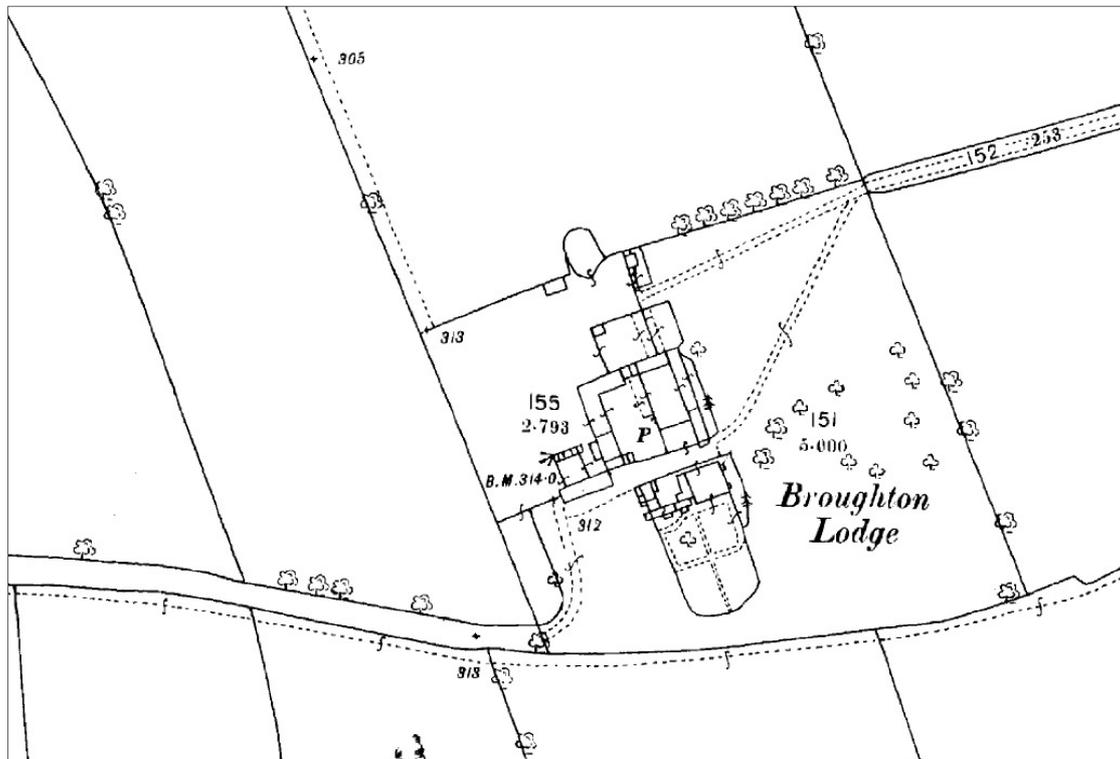


Figure 4
First Edition Ordnance Survey (1885).
1:2500, Sheet XXXII.1

By the time the first edition Ordnance Survey was published in 1885 (*Figure 4*), Broughton Lodge has extended with two further yards built to the north, including another of the buildings subject to this building recording. The new building appears to be “back to back” with open fronts facing yards to the east and west, the yard to the east is smaller and the building appears to have a single loose box at its northern end, this layout suggests the easternmost building and yard is calving pens. There is a further small loose box in the north westernmost corner of the western yard.

By 1900, when the second edition Ordnance Survey was published (NRO Ref XXXII.1 (*Figure 5*)) Broughton Lodge and its associated outbuildings are largely as they currently stand, which confirms that the westernmost building is 20th century in date. The westernmost building is again open fronted and retains the loose box seen in Fig. 4. The easternmost building appears to be much altered and is, by 1900 a single building, open fronted to the western yard. Both buildings, being open fronted suggests they were both cow hovels. A smaller outshoot building as also been added to the north easternmost corner, the building has its own small yard. It is possible that this building was a separate loose box or calving pen.

Following the turn of the 20th century Broughton Lodge was tenanted by Herbert Mather, who according to Kelly’s Directory of Northamptonshire remained at the Lodge Farm until the late 1930s. In 1928 Mather is listed at The Grange, suggesting the name change occurred

around this time. In 1936 Mather had been replaced by Arthur William Cooke and The Grange is recorded as being a farm of over 150 acres.

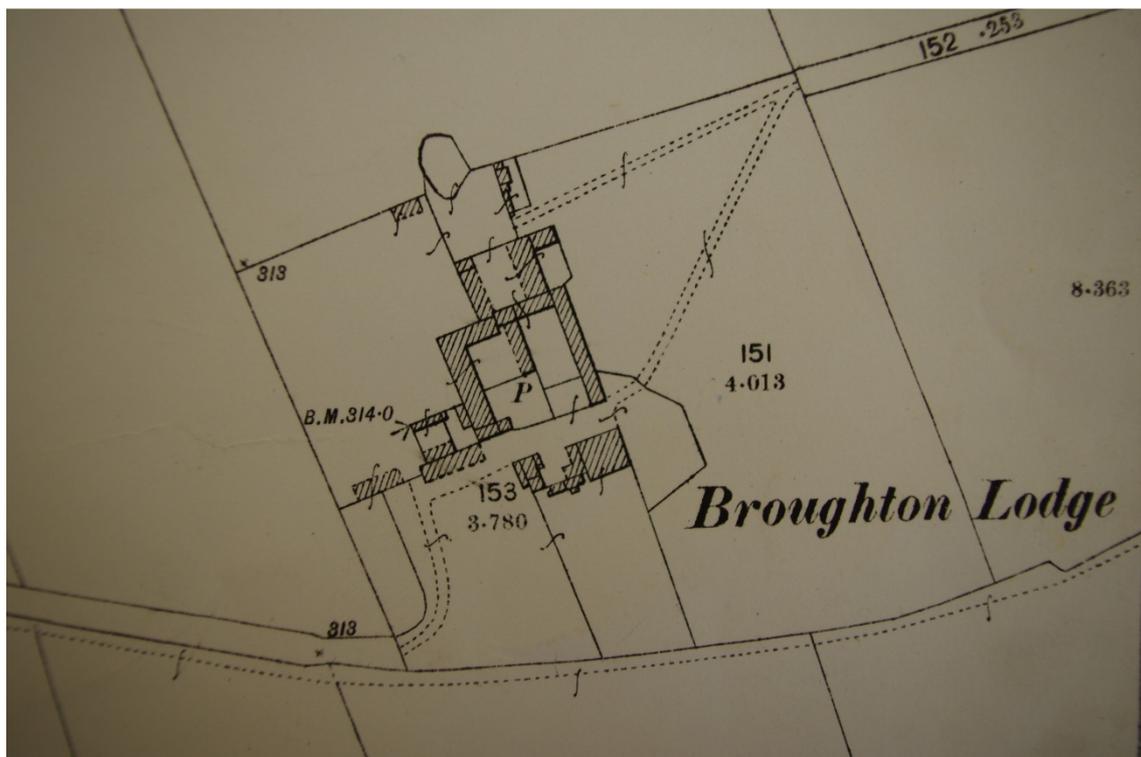


Figure 5
Second Edition Ordnance Survey (1900).
1:2500, Sheet XXXII.1

2. Aims and Methodology

The specific objectives of the standing building survey were as follows:

- To provide a written, drawn and photographic record of the building prior to its permitted conversion.
- To ensure the long term preservation of the information through deposition of the record and a summary written report with an appropriate depository.
- The site based element of the Historic Building Recording programme involved the production of measured survey drawings and the completion of photographic and written records.
- Desk-based research included the analysis of readily available documentary and cartographic sources including Northamptonshire Historic Environment Record (HER) & Northamptonshire Records Office.



Figure 6
Plan of the proposed development area & Recorded Buildings in Red.
(Provided by client. Not to Scale).

Orientation: There are three groups of buildings subject to this historic building recording; two are “L” shaped, while the second is simple linear building all arranged around two yards. The long axis is orientated approximately north-north west south-south east (*Figures 6 & 21*) for ease of description this is taken hereafter to be north to south with the principal elevations facing the yard. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to this principal elevation as viewed from the yards. For the purposes of this historic building recording a letter prefix has been allocated to each building and a number prefix added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the building.

The site visit was carried out by Gerwyn Richards on June 17th 2014.

3. Description of the Buildings

Building A

Building A is aligned north - south and forms the eastern part of the yard (*Figure 21*), the building, according to cartographic sources dates to the early 20th century having been built to replace two earlier buildings. The building is red brick with a roof of charcoal pantiles (*Figure 7*). The bricks themselves are 9inch x 2 ½inch x 4inch laid largely in a stretcher bond with occasional courses in a Flemish Garden Wall bond (3 stretchers to 1 header in each

course) and in English Cross Bond (alternate courses of headers and stretchers) with modern lime mortar pointing. The building is a five bay open-fronted building, in all probability originally built as a cow hovel, with the open front facing to the west. There is a door on the rear wall of the southernmost bay providing access to the small yard and building B.

Internally, there are the remnants of the original timber troughs and racks on the rear wall. The partitions are all modern. The roof is carried on four composite king bolt trusses with raking struts and an arched collar beam. The trusses are of an idiosyncratic design, but essentially a clasped purlin roof (*Figure 12*). The clasped purlins allow the common rafters to sit in line with the backs of the principal rafters. The clasped purlin design originated in the 17th century and continued to be used into the 19th century when they were used on poor quality roofs in farm buildings (*RCHME Northamptonshire vol. VI, Architectural Monuments in North Northamptonshire (1984, xlvii)*); these are a very late example as illustrated by the use of a wrought iron king bolt. The trusses also make interesting use of cleats attached to the raking struts to support the underside of the purlins.

Of further interest on the roof structure is the use of both Roman numerals and drilled holes to potentially number and identify the trusses (*Figures 13 & 14*). The exact purpose and origin of which is unclear.

It is possible that the trusses are re-used. The building, at approximately 6.5metres wide is large for a cow hovel and it is possible that it was built to fit existing trusses. This would also explain the late date.

Building B

Building B is an off shoot to the north easternmost corner of building B (*Figure 21*). The building is stone-built with a hipped tiled roof clad in red triple roman roof tiles (*Figures 8 & 17*); such tiles are not commonly seen in the region. The stone work is squared and coursed iron stone with lime mortar pointing. The building is again open fronted, opening to the yard to the south. On the north east corner there are exceptionally fine chamfered and stopped quoins in contrasting lime stone (*Figures 19*), their quality is far in excess of anything expected on a 19th century agricultural building and are in all likelihood re-used, potentially from the demolished Newtown House, there are similar, but un-chamfered quoins on Broughton Grange itself. A detailed examination of the first edition Ordnance Survey suggests that this wall may be early or mid 19th century in date and was only roofed in the early 20th century. This would add further weight to the argument. However, why the quoins were used in this remote corner of the farm, away from the house is unclear.

Internally, as with building A there are the original timber troughs and racks on the rear wall, although better preserved. The roof is carried on two king post trusses with raking struts, in deal. The ridge piece projects through the wall and joins the ridge piece of A. The west wall is the rear; brick-built wall of A, the wall plate of A is visible, below which the bricks are laid in an English Cross Bond whilst above the wall plate the bricks are laid in a simple stretcher bond. Further evidence that B post dates A.

The building was likely to have originally been built as a cow hovel, using the existing stone-built north and east walls. The small yard allowed the beasts to be isolated from the larger herd, so it is likely the building was originally for calving.

Building C

Building C is, according to cartographic sources potentially the earliest of the recorded buildings having been recorded on the 1797 Estate Map (*Fig. 3*), it forms the eastern and northernmost parts of the southern yard (*Figure 21*). The building has coursed iron stone-built north and east walls, while the southern and western, yard walls are brick-built; the bricks themselves are 9inch x 3inch x 4inch laid in a Flemish Garden Wall bond (3 stretchers to 1 header in each course) with original lime mortar pointing (*Figure 9*). The roof is clad in unusual “zig-zag” or saw-toothed tiles (*Figure 18*). Identical tiles seen at Cedar Farm, Fleckney, Leicestershire were stamped MAJOR BRIDGEWATER – REGISTERED, the undersides of these tiles were not visible. It is likely, however that they are of the same manufacture. These tiles are uncommon in the region and are sometimes called “triple delta” tiles in the south west of England, where they are more common. The tiles are likely to originate in the town of Bridgewater, where by the 1890s there were 16 brick and tile companies.

The east – west range (1), was originally largely open-fronted but there is inserted modern block-work in the south facing openings (*Figure 10*). There is a covered wagon way between the two yards at the western end of (1). There is a straight joint between the brickwork of the southernmost gable of (3) and the adjacent stone-built building (not included in this recording). The straight joint suggests the two are not contemporary despite both being recorded by the 1797 map (*Fig. 3*). Further evidence of which are the straight joint visible in the rear, stone-built wall and the change in the roof line between the two buildings. The bricks of the yard elevations are also later 19th century in date. It is almost certain that building C has been largely rebuilt using the same footprint as the previous building and most likely retaining the north and east walls.

Internally, there is little of architectural or historical significance; the roof is carried on bolted king post trusses, all deal. There are two later brick-built partitions in the angle between the two ranges; the east wall of the angle (2) is open. There are small rectangular windows high on the rear wall of (1) and (3), more for ventilation than for light and no evidence of stalls or partitions. The layout, with doors on the front elevation and a door in each gable is as expected of a milking parlour, which is likely to have been the building’s original function.

Unusually the king post trusses carrying the roof of the east – west range (1) are asymmetrical (*Figure 16*). It is possible that they were built especially in order utilise the north and east walls which are likely to be earlier than the remainder of the building.

Building D

Building D forms the westernmost part of the northern yard (*Figure 21*); again it is open fronted (*Figure 11*). The rear (west) wall is built of coursed iron stone and the roof is clad with corrugated tinned steel sheets. The wall appears on the first edition Ordnance Survey (*Fig. 4*), so pre-dates the building.

Internally the building has five unusual king post trusses with raking struts (*Figure 15*). The struts are “U” shaped with a third piece stat atop the tie beam on which the king post sits. An unusual design which suggests that the roof may have originally been heavier. There is a partially blocked door in the southern end of the rear wall. The building again has all the appearances of an open-fronted cow hovel.

The southern wall is part of the large threshing barn (not included in this recording), there is a large door between D and the barn, over which is an attractive flat stone arch. To the east of the door is the original corner of the barn. The quoins are of a plum coloured limestone which contrasts with the creamy grey of the remaining stonework. The barn must have been originally a striking looking building occupying a high point in the landscape and its size indicates that Broughton Lodge was originally built as an arable farm.

Building E

Building E is a small brick-built space at the far western end of building C (*Figure 21*), the straight joints between the brick-built walls and the northern stone-built wall (*Figure 16*) as well as the straight joint with the threshing barn suggests the space is a significantly later partition of the east – west part of the threshing barn. There was no access to exterior of the space, so establishing its exact relationship with the barn is impossible. The brickwork is red 9inch x 3inch x 4inch machine made bricks, again confirming it as a later structure.

4. Conclusion

The outbuildings associated with Broughton Grange are, on first appearance the usual outbuildings of a Midlands farm, upon closer inspection, however the buildings are an unusual group. The buildings are all late 19th or early 20th century in date, but have retained some structural elements of earlier buildings, most notably the stone built walls. The buildings, all livestock buildings, were built or re-built probably as a result of the farm becoming a dairy or livestock farm rather than an arable farm possibly as a result of the rapid growth of nearby Kettering in the 19th century.

The buildings however contain a number of unusual features, most notably the roof structure of building A, which is of an archaic and idiosyncratic design for the early 20th century, which according to cartographic evidence is when that building was built. The roof is clad in charcoal pantiles, which appear locally, but are far from common. Other roof coverings are more unusual and include roofing tiles common to the south west of England and are nearly unknown in the region.

Broughton Grange outbuildings are a good example of an arable farm which converted to dairy or livestock production in the 19th century to supply the demand of the nearby and rapidly expanding town of Kettering.

5. Archive & Publication

The site archive consists of

- 1 A3 permagraph sheet containing plans & notes
- 1 320 x 290mm permagraph sheet containing a profile
- 2 A3 paper sheets containing external elevations
- DVD containing 107 digital images
- 4 A4 contact sheets
- 107 Black & White negatives and contact prints
- 4 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be held by ABRS under the temporary site code 2014-BGKN until deposition with Northamptonshire County Council can be arranged.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

6. Bibliography & Sources

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7. Colour Plates



Figure 7
Building A Principal Elevation (Looking East).



Figure 8
Building B Principal Elevation (Looking North-North West).



Figure 9
Building C (3) Principal Elevation (Looking North-North East).



Figure 10
Building C (1) Principal Elevation (Looking North-North West).



Figure 11
Building D Principal Elevation (Looking South-South West).



Figure 12
Building A Clasped Purlin Roof Truss.



Figure 13 Building A, Assembly Marks in Roman Numerals on Clasped Purlin Truss.



Figure 14
Building A, Drilled Assembly Marks on Clasped Purlin Truss.



Figure 15
Building D, Modified King Post Truss.



Figure 16
Building C (1) Asymmetrical King Post Truss Roof & External View of Building E.



Figure 17
Building B, Profile of Triple Roman Roof Tiles.



Figure 18
Building C Profile of Triple Delta Roof Tiles.



Figure 19 Building B Stopped Quoins
on North East Corner.

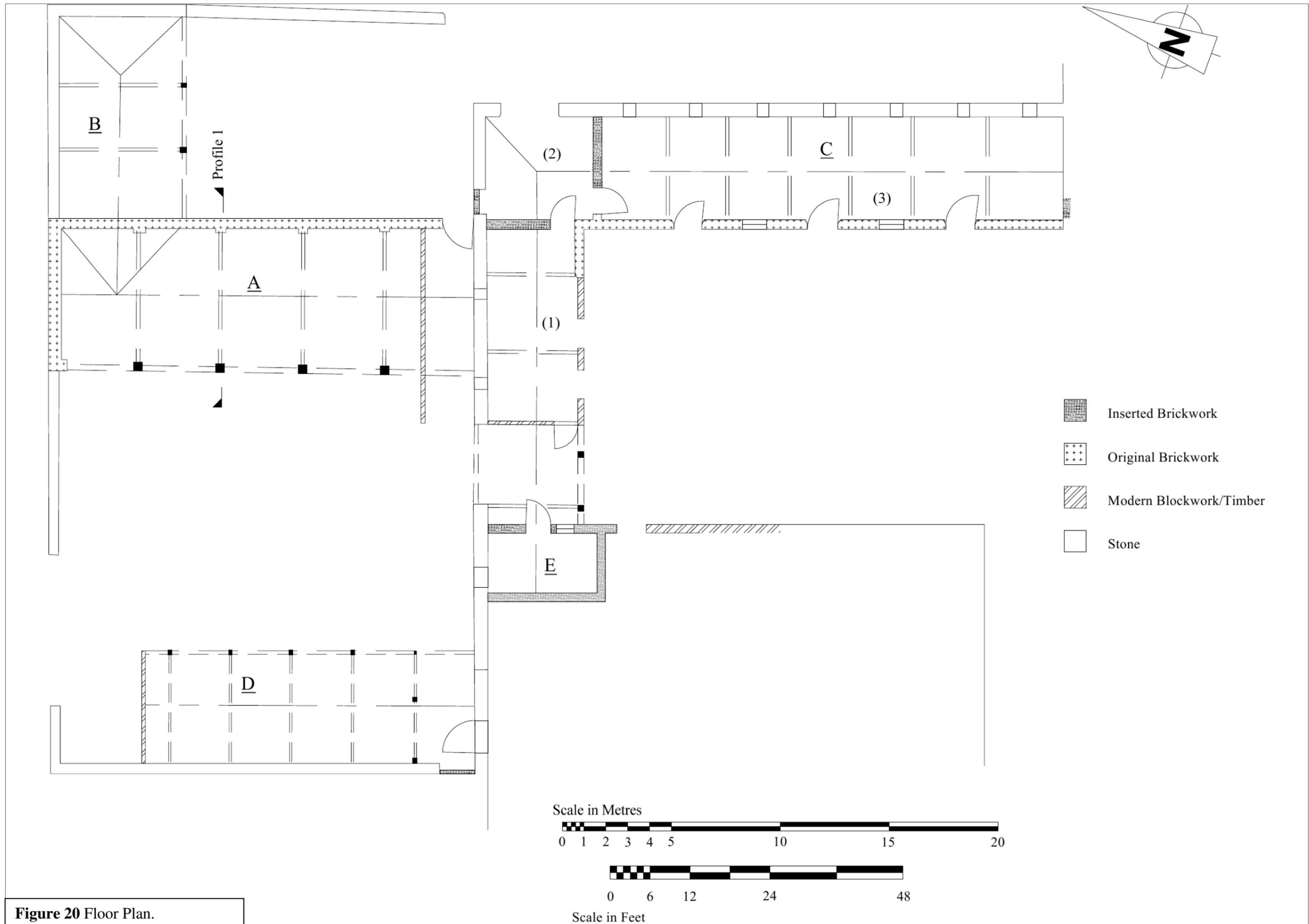
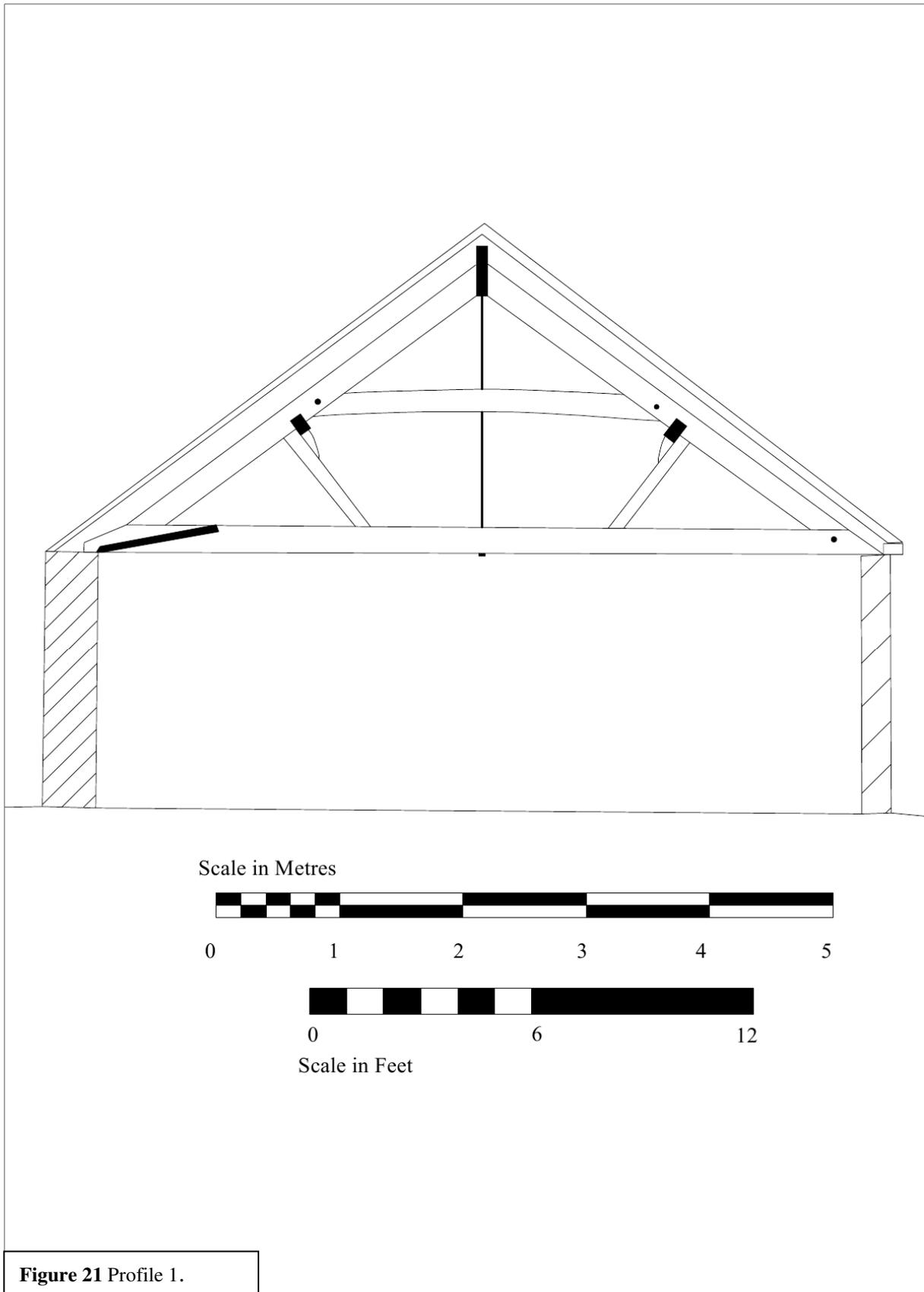


Figure 20 Floor Plan.



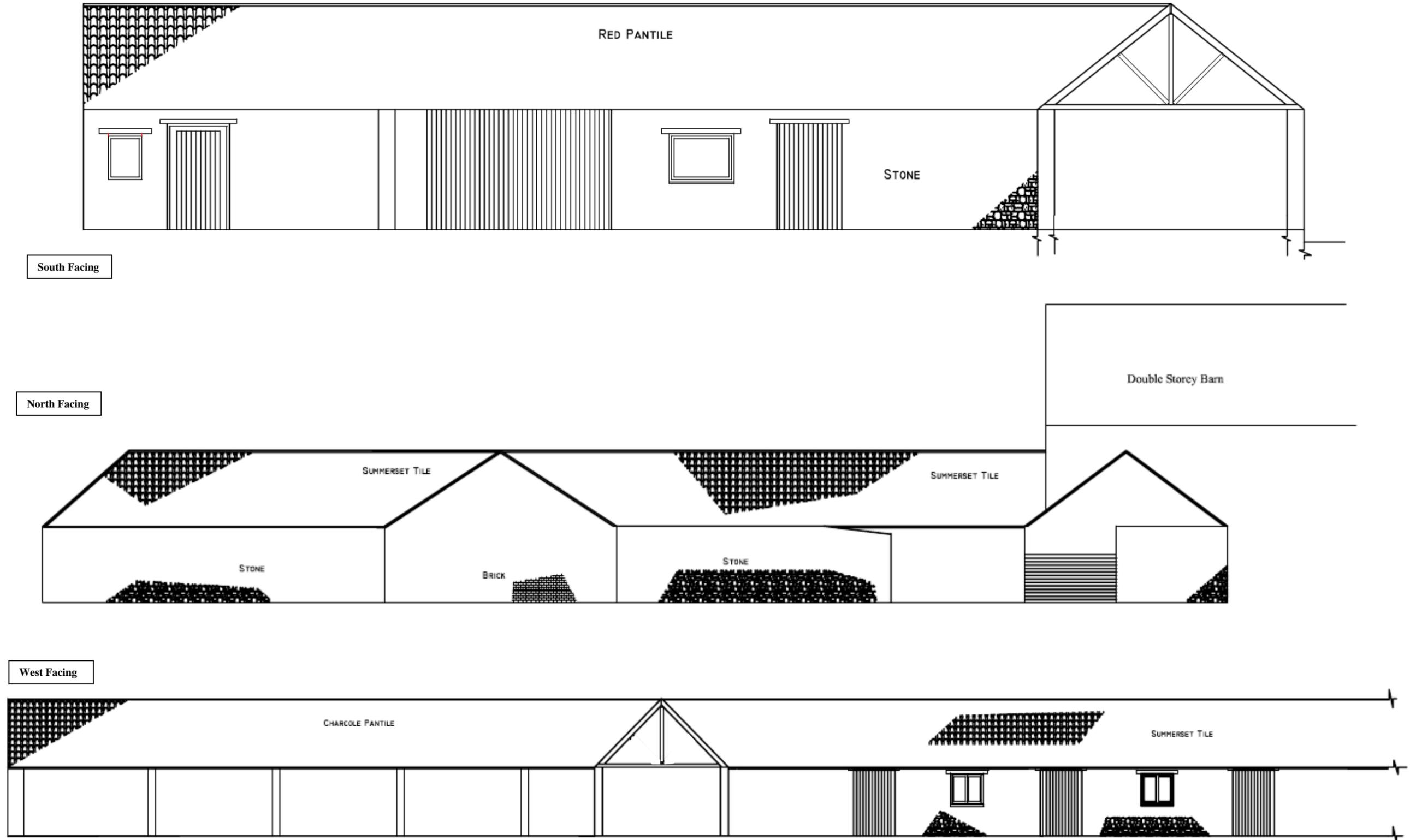


Figure 22 Annotated Elevations & Profiles Supplied by Client (Not to Scale).

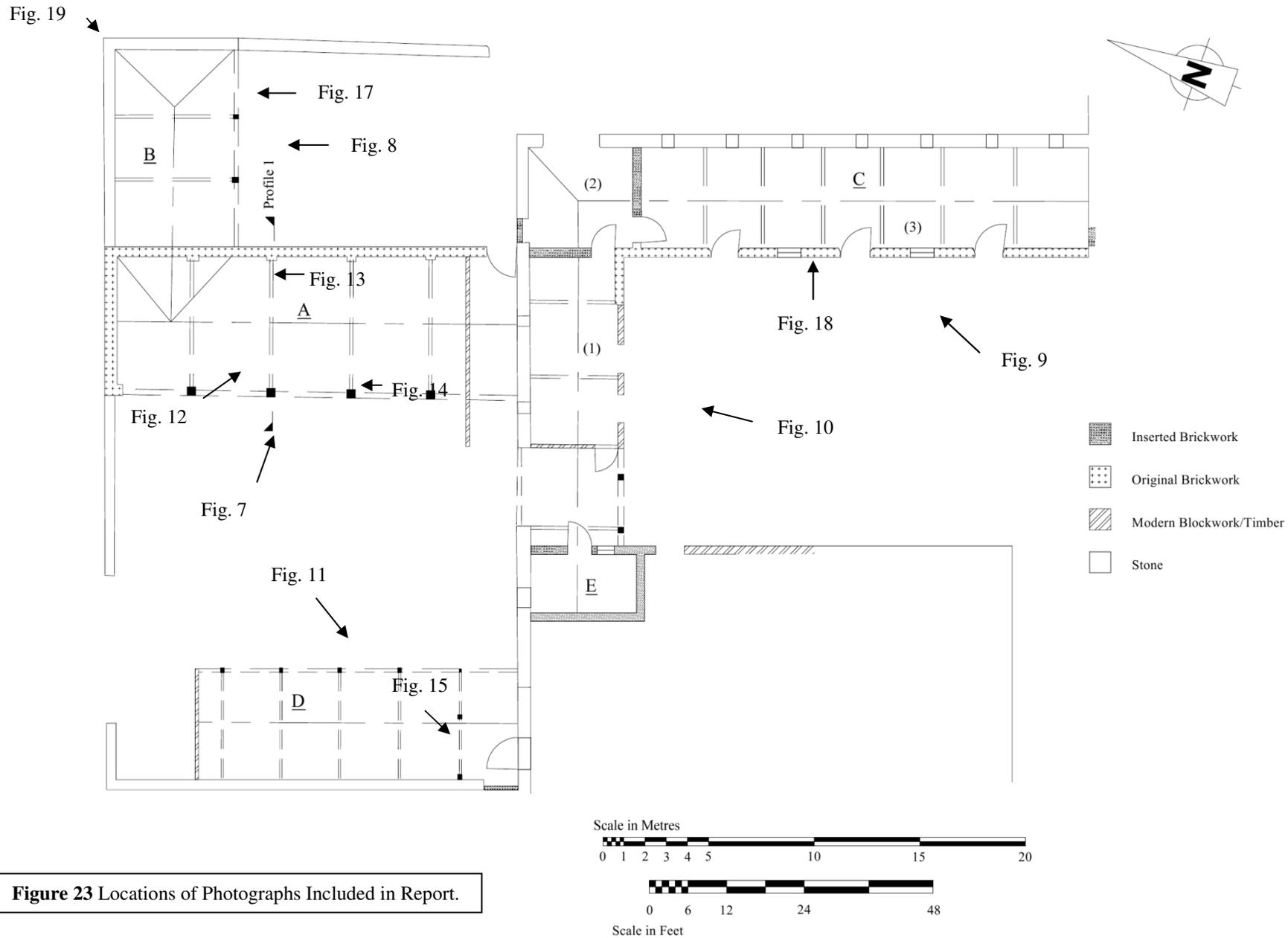


Figure 23 Locations of Photographs Included in Report.

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