

Drayton Lodge Farm

Staverton Road, Daventry, Northamptonshire

Historic Building Record, 2021

NCC HER Event UID: **ENN110399**

West Northamptonshire Council Planning Ref.: **DA/2019/1000**



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NCC HER Event UID: ENN 110399

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Cover image: Farmhouse A at north-west angle of foldyard (image R Tyler, 27.09.21)

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DRAYTON LODGE FARM

Staverton Road, Daventry, Northamptonshire NN11 4NL

Historic Building Record, 2021

NCC HER Event UID: ENN 110399

Planning Ref.: DA/2019/1000

Summary

The current report outlines the results of a programme of historic building recording (HBR) completed in September 2021 in respect of a series of residential and agricultural outbuildings at Drayton Lodge Farm, Staverton Road, Daventry, Northamptonshire. The study was prepared, under the terms of National Planning Policy Framework, at the request of Nick Cooke of RPS Consulting Ltd. working on behalf of developers Bellway Homes (South Midlands) Ltd. in response to a draft condition of planning consent for the large-scale residential development of the wider farmstead site (ref. DA/2019/1000).

Drayton Lodge Farm occupies an isolated site on the south-western boundary of the town of Daventry in the East Midlands, close to the county boundary with Warwickshire, lying to the north side of the old Staverton Road, south of the A425 and cut off from the main residential suburbs of the town by the A45 Stefen Way. The farmstead is centred on NGR SP 55710 61935 and lies at an elevation of c.162m AOD.

The main farmstead comprises a series of buildings occupying a (modified) full, regular courtyard plan, with buildings arranged along the eastern, southern, western and northern sides of a central foldyard, with later elements extending to partially occupy the central yard area. Three principal structures of early date survive, viz. the main farmhouse, of two principal phases, and an adjacent two-storey outbuilding to the south thereof, with a further, former shelter shed to the south side of the yard, though the remaining traditional farm buildings, evident on historical mapping, have been largely remodelled or entirely replaced with modern, 20th-century utilitarian structures of no architectural merit or heritage interest. To the north of the main courtyard complex, a large 20th-century over-wintering shed and a smaller, 'deep litter' chicken shed are located within a second, subsidiary yard. None of the constituent buildings are statutorily or locally listed, nor are they located within a designated Conservation Area or included on the Northamptonshire Historic Environment Record, though the earlier elements of the complex were identified as 'non-designated heritage assets' at an earlier stage of the planning process.

The evidence of available historical mapping and other archival sources has established that the buildings of Drayton Lodge Farm reasonably originated in the mid- to late-18th century, possibly as an 'outfarm' established within the former open fields of Drayton parish, enclosed in 1754, before being more formally established and developed in the early years of the 19th century and undergoing a subsequent, somewhat piecemeal and accretive evolution. Mid- to late-20th century developments have removed a large number of early, traditional ranges however, especially to the eastern side of the foldyard and within the northern subsidiary yard, while the introduction of a series of modern, utilitarian structures to the centre and east side of the main foldyard has impacted significantly both upon the historical plan form of the farmstead as a whole, and upon the setting of the surviving traditional ranges.

The farmhouse itself represents an interesting and attractive, if unremarkable, example for its period, with the early section displaying evidence for a gradual development and evolution over time, possibly incorporating elements from as early as the late-18th century, while a late-19th-century extension reflects an elevation in status of the farmstead as a whole. Beyond the farmhouse, the wider farmstead has, as a result of gradual attrition over the course of the 20th century, experienced significant change resulting in a survival rate of less than 50% for its traditional agricultural buildings, when compared to the benchmark presented by early Ordnance Survey mapping, and may thus be judged as having only limited 'heritage potential'.

In the context of the current, consented redevelopment, the current study has allowed for a descriptive and graphic record of the farmstead buildings to be made to a level commensurate with a hybrid 'Level 1/2' standard as defined by Historic England in 'Understanding Historic Buildings: A Guide to Good Recording Practice', as agreed at the outset of the project, with structures recorded according to their acknowledged, relative significance.

The current report essentially presents a 'point in time' preservation by record of the farmstead buildings prior to their consented demolition. A review of available documentary sources has allowed for a broad context to be established within which to interpret the recorded farmsteads and to trace patterns of historical ownership/occupation.



Drayton Lodge Farm from the west.

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Historic Building Record, 2021

NCC HER Event UID: **ENN 110399**

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1 INTRODUCTION

1.1 Introduction to the Project

- 1.1.1 The current report outlines the results of a programme of historic building recording (HBR) completed in September 2021 in respect of a series of residential and agricultural outbuildings at Drayton Lodge Farm, Staverton Road, Daventry, Northamptonshire N11 4NL (see inset below; Figure 1). It has been prepared at the request from Nick Cooke of RPS Consulting Ltd., working on behalf of Bellway Homes (South Midlands) Ltd. in response to a draft condition of planning consent (see §.1.3.3) for the large-scale residential development of the wider farmstead site (see §.1.3.1).



Location of Drayton Lodge Farm relative to Daventry
(Source: OS Open Map).



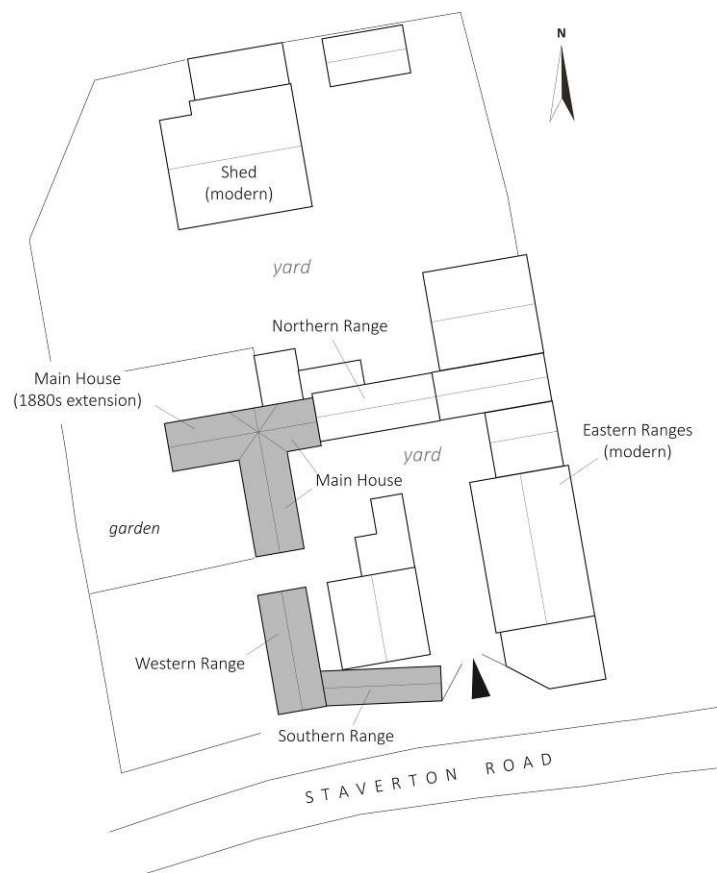
General arrangement of farmstead (image Google Earth).

Drayton Lodge Farm: Site Location

- 1.1.2 Northamptonshire County Council Historic Environment Record (NCC HER) have assigned the Event UID **ENN 110399** for the Historic Building Record. The project has been logged with OASIS, the online grey-literature library of the Archaeology Data Service (ADS), ref. **ric Tyler1-432281**, where a copy of this report will be uploaded.

1.2 The Site

- 1.2.1 Drayton Lodge Farm occupies an isolated site on the south-western boundary of the town of Daventry in the East Midlands, close to the county boundary with Warwickshire, lying to the north side of the Staverton Road,¹ south of the A425 and cut off from the main residential suburbs of the town by the A45 Stefen Way by-pass (Plate 1). The farmstead site lies 1.5km west of the centre of Daventry, which itself lies 18.5km WNW of the county town of Northampton (Figure 1); the site is centred on NGR SP 55710 61935 and lies at an elevation of c.162m AOD.
- 1.2.2 The main farmstead (Plates 2-4) comprises a series of buildings constructed around a regular courtyard, the latter accessed off the old Staverton Road to the south via an off-centre gated access (Plate 5), with buildings arranged along its eastern, southern (part), western and northern sides, and extending to partially occupy the central yard area. A previously submitted Heritage Statement (Lanpro, 2019b) concluded that 'the farm buildings have been largely replaced with modern 20th-century agricultural buildings of no heritage interest. Two principal structures of earlier date survive, viz. the main farmhouse and an adjacent two-storey outbuilding. These have been modified over the course of their history and whilst some elements of mid- to late-18th century structures survive, the buildings are mainly of early-19th century date with mid-19th century and later alterations'. To the north of the main courtyard complex, a large 20th-century over-wintering shed and a smaller, deep litter chicken shed are located within a second, subsidiary yard.



Drayton Lodge Farm: Block Plan (NTS), 'historical', brick-built buildings in grey.

¹ The western end of the A425 was realigned in the late-1960s/early-1970s as part of a radical reordering of transport links, with Drayton Lodge being sited on a relic section of the old road, which terminates to the east at Stefen Way, the latter crossed by a footbridge.

- 1.2.3 Claremont Planning's 'Heritage Justification Statement' of January 2020 (p.15) concluded that 'the main farmhouse and the western range to the south are of modest architectural and aesthetic interest; the buildings themselves are examples of fairly standard, well understood, buildings of a typical period', while Lanpro's 'Desk-Based Assessment' (2019a, 15) concluded that 'the significance of [the extant farm] buildings is largely derived from their age and historical interest as early 19th-century buildings, with later alterations, and their associated aesthetic interest within their wider agricultural setting. This significance has however been notably undermined by the loss of earlier historic ancillary buildings and their replacement with standard modern agricultural units'.

1.3 Planning Background

- 1.3.1 Planning application (ref. **DA/2019/1000**)² was submitted to Daventry District Council (DDC)³ on 18th November 2019, under the terms of the Town and Country Planning Act, 1990⁴ in respect of 'the erection of 143 dwellings⁵ and associated infrastructure including vehicular access from the A425, provision of public open space and green infrastructure including LEAP, demolition of Drayton Lodge and associated outbuildings and provision of drainage infrastructure' (see inset below).



Overall development plan (KRT Associates, 2019).

- 1.3.2 Details of proposed works are covered by submitted planning drawings and by an accompanying 'Design and Access Statement' (KRT Associates, 2019; on behalf of Bellway Homes), previously submitted, and will not be repeated here.

² <https://selfservice.daventrydc.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=DA/2019/1000&backURL=%3Ca%20href=wp%20happcriteria.display?paSearchKey=1832959%3ESearch%20Criteria%3C/a%3E%20%3E%20%3Ca%20href=%27wphappsearchres.displayResultsURL?ResultID=2343120%26StartIndex=1%26SortOrder=APNID:desc%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%3Ca%20href=wp%20happcriteria.display?paSearchKey=1832959%3ESearch%20Criteria%3C/a%3E%27%3ESearch%20Results%3C/a%3E>

³ **NB.** Daventry District Council was incorporated into the unitary authority of West Northamptonshire Council on 1st April 2021, merging with Northampton Borough and South Northamptonshire.

⁴ <http://www.legislation.gov.uk/ukpga/1990/8/contents>

⁵ Subsequently reduced to 140.

Requirement for Work

- 1.3.3 At the time of preparation of the current document, there is a resolution to grant permission, subject to completion of a Section 106 agreement, which is expected shortly. A planning committee meeting of 03/06/21⁶ recommended the imposition of an archaeological condition (Draft Condition 6), worded as follows:

'No development shall take place within the application site until the applicant, or their agents or successors in title, have secured the implementation of a Level 2 programme of building recording work relating to the traditional brick built agricultural buildings in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.'

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF paragraph 199.'

- 1.3.4 The Historic Building Record was required under the terms of National Planning Policy Framework (NPPF, 2021; see §.1.3.5) and the West Northamptonshire Joint Core Strategy Local Plan (Part 1), adopted December 2014 (see §.1.3.6).

National Planning Policy Framework⁷

- 1.3.5 Government planning policy and guidance at a national level is set out in the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF, 2021), section §.16 (p.54-57) of which addresses 'Conserving and Enhancing the Historic Environment' with the following paragraphs being pertinent:

Para 194:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 205:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

West Northamptonshire Joint Core Strategy⁸

- 1.3.6 Local planning guidance is set out by the West Northamptonshire Joint Core Strategy Local Plan (Part 1), adopted December 2014, wherein the Historic Environment and Landscape are addressed at paras. 10.32–10.37 (p.120-121) and covered by Policy BN5:

⁶ <https://selfservice.daventrydc.gov.uk/AnitelM.WebSearch/Download.aspx?ID=180900>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁸ <https://westnorthantsjpu.inconsult.uk/website/view?objectId=14087653#14087653>

Policy BNS

Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed. In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/or known historic or heritage significance will be required to:

1. *Sustain and enhance the heritage and landscape features which contribute to the character of the area including:*
 - a) *conservation areas;*
 - b) *significant historic landscapes including historic parkland, battlefields and ridge and furrow;*
 - c) *the skyline and landscape settings of towns and villages;*
 - d) *sites of known or potential heritage or historic significance;*
 - e) *locally and nationally important buildings, structures and monuments.*
2. *Demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; **where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.***
3. *Be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place the retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources. Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.*

1.4 DesignationsStatutory Designations

- 1.4.1 None of the buildings currently under consideration are included on the Statutorily List of Buildings of Special Historical or Architectural Interest, nor do they lie within a designated Conservation Area.

Non-Statutory Designations

- 1.4.2 Neither the farmstead, nor any of its constituent buildings, are included on the Northamptonshire Historic Environment Record (HER). The site was, however, identified as a 'non-designated heritage asset' by a 'Heritage Impact Assessment' undertaken by Oxford Archaeology on behalf of Daventry District Council in 2018 (Oxford Archaeology 2018, 18).

1.5 Acknowledgments

- 1.5.1 The project was commissioned by Nick Cooke of RPS Consulting, working on behalf of Bellway Homes (South Midlands) Ltd., to whom thanks are extended for help and support throughout. Thanks also to Ms. Liz Mordue, archaeological advisor to the LPA; to Ms. Charlotte Walker, HER advisor (Archives and Heritage Service); and to staff at the Northamptonshire Archives, Wootton Hall Park, Northampton. Grateful acknowledgements are extended in particular to Mr. Mark and Mrs. Ann Spicer of Drayton Lodge Farm for their generous hospitality, for allowing unfettered access to the site and buildings for the purposes of recording, and for valuable discussion of more recent developments at the site.

2 OBJECTIVES AND APPROACH

2.1 Project Objectives

2.1.1 The overall objective of the HBR exercise was to generate a meaningful record of the farmstead as a whole, and of its constituent buildings, their form, function, development, pattern of use and evolution, to a level of detail commensurate with their accepted relative significance (see §.2.1.3) prior to their consented demolition. This was achieved through a review of readily available documentary/archival sources (see §.3.1) combined with site survey and analysis (see §.3.2).

2.1.2 No formal project brief was issued in respect of the recording work; the project has thus been completed in accordance with a Written Scheme of Investigation, prepared by the current author, submitted to and approved by the Archaeological Advisor to the LPA in advance of work, as per the condition wording;⁹ a copy of the WSI is included below at **Appendix A**.

2.1.3 In discussion with RPS Consulting, it was established that a HBR broadly commensurate with a hybrid 'Level 1/2' as defined by Historic England was appropriate. The condition wording stipulates a survey of the 'traditional brick built agricultural buildings' on the site commensurate with a 'Level 2' record, defined by Historic England in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (HE 2016, 26), as follows:

*'Level 2 is a **descriptive record**... It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project'.*

2.1.4 The remaining, more modern buildings have also been included, although addressed in a more 'summary' fashion (commensurate with HE 'Level 1', predominantly by photography), to establish a context for the 'Level 2' elements.¹⁰ Historic England (2016, 25) define a 'Level 1' survey as follows:

*'Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically, it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.*

2.2 Presentation of this Report

2.2.1 Following a summary of project methodology and approach at section §.3, and an overview of the general historical context of the farmstead at section §.4, the historical development of the farmstead as evident from

⁹ E-mail correspondence R. Tyler / N. Cooke / L. Mordue, 24.09.2021.

¹⁰ E-mail correspondence R. Tyler and N. Cooke (RPS), 20.05.2021.

historical sources is outlined at §.5. The farmstead and its component buildings are described individually at section §.6. The results of the farmstead records are briefly discussed at section §.7, with a list of sources/bibliography included at section §.8. A series of record drawings and selection of site photographs are reproduced at the end of the current report, cross-referenced to the building descriptions presented at section §.6.

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 A search was made of all relevant and readily available published and unpublished documentary source material, including historical maps, early photographs, drawings, paintings and written descriptions, and primary and secondary sources related to the site and its wider environs held by the Northamptonshire Archives. Standard on-line sources including The National Archives (www.a2a.org) was also be consulted, together with historical census and trade directory data via www.ancestry.co.uk and old newspapers via www.britishnewspaperarchive.co.uk.
- 3.1.2 Archival research at Northamptonshire Archives was undertaken on 30.09.2021.
- 3.1.3 The site has been the subject of a previously submitted 'Desk-Based Assessment' and 'Heritage Statement' (Lanpro, 2019a and 2019b respectively), and a 'Heritage Justification Statement' (Claremont Planning Consultancy, 2020), all of which documents have been consulted/reviewed as part of the current HBR project. Given the results of a full Historic Environment Record (HER) search incorporated within Lanpro's 'Desk-Based Assessment', it was agreed in advance of work that no new HER search was required at this stage.

3.2 Structural Recording and Analysis

- 3.2.1 The study comprised an examination of all safely accessible areas of the farmstead and its constituent buildings and the compilation of drawn, photographic and written records thereof, as follows:

Drawn Record

- 3.2.2 The drawn record comprised the preparation of plans of constituent structures, and other drawings as appropriate, to an applicable level of detail and sufficient to illustrate the dimensions, features and construction, phasing and development of the buildings concerned, so far as practicable from a non-intrusive survey. Site drawings were based on existing survey where available,¹¹ otherwise new survey was prepared at an appropriate scale in pencil on archivally stable drafting film, measurements being obtained by a combination of taped measurement and hand-held laser (disto). A register of site drawings, which have served as the basis for Figures 5-17 of the present report, is included below as an **Appendix B**.

¹¹ Farmhouse **A**: Heating plans prepared by Bosworth, Wakeford and Stepnell Ltd (1971). Barn **D**: Conversion proposals by Rural Development Commission (1988). Copies supplied by Mr. and Mrs. Spicer.

Photographic Record

- 3.2.3 To complement the drawn survey, a photographic record was made, comprising high resolution digital photography using a Nikon D3500 DSLR camera, commensurate with a 'Level 1/2' record, as applicable. The survey extended to include general and detailed shots, contextual views of the building within its wider site context, accessible external elevations, general and detail views of principal interior spaces, together with visible structural and decorative details (both external and internal). Where practically feasible, graded photographic scales were included. A register of site photographs is included below as an **Appendix C**; a selection of images is included within the current report.

Written Record

- 3.2.4 A written record was maintained by way of annotations to site drawings and as free text to accompany the drawn and photographic records, and forms the basis for the building descriptions presented at Section §.6 below.
- 3.2.5 Site survey work and recording was undertaken over 2½ days between 27.09.2021 and 29.09.2021.

4 GENERAL HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

NB. The general historical and archaeological background to the wider site has been recently addressed in a desk-based assessment (Lanpro Services, 2019a) and will not be repeated in detail here; a short summary is included, however, based upon the DBA, Lanpro's accompanying Heritage Statement (2019b), and other secondary sources (esp. Greenall 1999), to place the recorded farmstead buildings within a broad historical context.

4.1 Historic Landscape Character Assessment

- 4.1.1 The historic landscape character of the wider development site is characterised by the Northamptonshire HLCA¹² as lying within the Everdon-Badby Upper Valley area (area 6d) of 'Fragmented Parliamentary Enclosure' (see HCLA, p.91-2), an historic landscape type occurring predominantly in the south-west of the county (see HCLA fig. 8).¹³ The majority of this HLCA type was enclosed under acts of parliament in the later 18th century, but has become fragmented as the result of progressive boundary removal and other later intrusions.

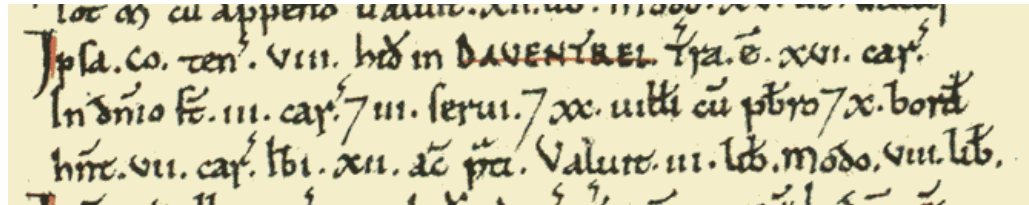
4.2 Daventry

- 4.2.1 Extensive prehistoric settlement evidence is present within the landscape around Daventry, including Borough Hill (HER 631), one of the largest hillforts in the country, that overlooks the present-day town to the east. In addition, Romano-British evidence has also been noted throughout the district (Oxford Archaeology 2018, 1) and specifically within the area of Drayton Lodge (ibid., 18).
- 4.2.2 The modern parish of Daventry comprises the medieval parishes of Daventry and Drayton, the latter now representing a suburb of the expanded town. Its early development was based upon its strategic location on the

¹² https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1948-1/dissemination/pdf/2-1_HLCA.pdf

watershed of the River Leam, which flows to the west, and the River Nene, which flows to the east, and its position on the main road from London to Holyhead.

- 4.2.3 Before the conquest, Daventry and Drayton had separate but identical field systems, each containing 40 virgates and thus making two great fields, each of 1,200 acres. Brown¹⁴ suggests that the main components of Daventry's tenurial layout could have been established and in place by the late-Saxon period,¹⁵ part of the polyfocal middle Saxon royal estate of Fawsley (Oxford Archaeology, *ibid.*). Daventry is listed in Domesday Book under the lands held by the Countess Judith,¹⁶ as follows:



Domesday Book entry for Daventry ('Daventrei'); source: <https://opendomesday.org/place/SP5762/daventry/>.

'The Countess herself holds DAVENTRY. There is land for 16 ploughs. In demesne are 3 ploughs and 3 slaves; and 20 villans, with a priest and 10 bordars, have 7 ploughs. There is 12 acres of meadow. It was worth £3; now £8.'

(Williams and Martin 2002, 620)

- 4.2.4 Daventry was granted a charter to become a market town in 1255, and received borough status under Elizabeth I in 1576. The open fields of Drayton were enclosed in 1753; after enclosure, just over one third of its 1,500a were owned by the Earl of Winchilsea (see below),¹⁷ 225a by Christ Church, Oxford, 140a by John Watters, 115a by John Clarke of Welton, the rest being held by 14 small proprietors. Some 50 years later, in 1802-4, Daventry's open fields were enclosed, with some 670a allotted to Christ Church, Oxford, and 303a to John Clarke Esq., lord of the manor; the remaining lands were distributed among 60 people, two thirds of whom received parcels of less than ten acres (see Greenall 1999, 61-2; figs. 15 and 41).
- 4.2.5 Communication links were of essential importance to the development of Daventry after c.1750 (Laughton et al 2002, 59). During the Georgian era, a national system of turnpike roads was established and, given its location on major travel routes,¹⁸ Daventry developed and prospered as a transport hub, with more than 250 coaches per week passing through the town, which was served by numerous inns, including services to London, Warwick, Birmingham, Liverpool and Holyhead (Greenhall 1999, 55-75). The Warwick and Northampton Turnpike, following the course of Staverton Road which forms the southern boundary of the Drayton Lodge site, was granted permission by an Act of 1765 with its construction likely to have commenced shortly after, during the later 1700s.¹⁹ With the development of the London and North-Western Railway

¹³ See https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1948-1/dissemination/pdf/HLCA_METHODODOLOGY-FIGURES_1-11.pdf

¹⁴ Brown AE, 1991. Early Daventry (An Essay in Early Landscape Planning)

¹⁵ Northamptonshire HER ref. MNN7311.

¹⁶ Countess Judith (of Lens) was a niece of William the Conqueror; she had extensive land holdings in ten counties in the Midlands and East Anglia. Drayton is not individually listed in DB, though is assumed to be included under Daventry's entry (Greenall 1999, 8).

¹⁷ A map of 1784 shows the 'Estates of the Earl of Winchilsea at Drayton and Staverton'. Upon the death of the 8th Earl, Daniel Finch (3rd Earl of Nottingham), 1689-1769, the title passed to his nephew, George.

¹⁸ Daventry was sited on the great Holyhead Road, the Banbury to Lutterworth road and the Warwick to Northampton road.

¹⁹ Northamptonshire HER ref. MNN135337.

(LNWR) in 1838, however, and the consequent decline in coaching, trade in Daventry declined significantly though it retained its status as a market town (Laughton et al 2002, 7).

4.2.6 The Post Office Directory of 1897 describes Daventry (with the Hamlet of Drayton) as follows:

'...a market, union and corporate town, head of a county court district, and polling place for the Southern division of the county, in the hundred of Fawsley, rural deanery of Daventry, archdeaconry of Northampton, and diocese of Peterborough, having the adjoining hamlet of Drayton annexed to it. Its situation is in a gentle hollow, in an elevated hilly district... The first charter was granted by King John: the common seal bears the date 1593, and exhibits the impress of a Dane and a tree, from which the ancient name of Daintree is said to have derived, and that pronunciation is still locally used... A market is held every Wednesday and a fair for the sale of cattle the second Tuesday of every month and on the 27th October. The fairs are held on the second Tuesday in April and October for the sale of cheese and cattle, and in case the 27th October should fall on a Sunday, it is then held the following day... The principal land owners are W.G. Rose Esq., Richard Trevor Clarke Esq. of Welton Place, who is lord of the manor, C.C. Watkins Esq., Lord Overstone, Mr. W. Stanton, Mr. S. Bates, and the Dean and Chapter of Christ Church, Oxford. The soil is principally a brownish loam, on a substratum of porous rock, or gravel, the greater portion being meadow and pasture land. The population in 1861 was 4,124 and the area extends to 3,427 acres of which 1,487 are embraced in the hamlet of Drayton.'

4.2.7 The RCHME Inventory of the Historical Monuments in the County of Northamptonshire, Vol. 3 (1981) describes *'...a modern parish, covering about 1700 hectares, comprises the medieval parishes of Daventry and Drayton, the latter now a suburb of the town. Most of the area consists of undulating Jurassic clayland sloping generally N.E. between 210 m. and 110 m. above OD and drained by a series of small N.E.-flowing streams. In the N.W. of the parish the clays are overlaid by glacial clay, sands and gravel.'*

4.2.8 Daventry remained, essentially, a rural market town down to the middle years of the 20th century, though it experienced significant development from the mid-1950s on and, in 1961, was designated as an 'overspill' to accommodate population and industry moving out from Birmingham. A three-way agreement between Birmingham City Council, Daventry Borough Council and Northamptonshire County Council initiated large-scale, planned development during the later-1960s and 1970s,²⁰ with subsequent expansion of both residential and industrial estates. The town core was surrounded with seven housing and three industrial estates connected by a complex new road system and approximately three quarters of Daventry parish was built over (see Greenall 1999, fig. 89). Expansion of the town to the west, principally the creation of the Royal Oak Industrial Estate, instigated the upgrading of transportation links, including the northward deflection of the western end of the A425 as it approached the enlarged town, and the construction in the early-1970s of the A45 Stefen Way by-pass around the south-western side of the town. The latter developments included the truncation of the old Staverton Road east of Drayton Lodge and the effective isolation of the farmstead.

4.3 The Drayton Lodge Site

4.3.1 The Drayton Lodge site, lying just beyond the western outskirts of the modern town (Plate 1), has remained largely isolated throughout the course of Daventry's development, located within the wider rural hinterland, midway between the town of Daventry to the north-east and the village of Staverton to the south-west (see inset below). To the north-east was located the small hamlet of Drayton, subsequently subsumed within the

²⁰ Population increased from 4,077 in 1951 to 5,860 in 1961 and 16,178 by 1981.

expanding town, within whose parish Drayton Lodge was located. It thus seems likely that the site remained a part of Drayton's open field system until enclosure in the mid-1750s,²¹ when it passed into the ownership of Daniel Finch, Earl of Winchilsea (see §.4.2.4 above), with the farmstead possibly originating as an early, post-enclosure 'outfarm' before being more formally established and developed in the early years of the 19th century.²²



Isolated location of Drayton Lodge in C19th, midway between Daventry and Staverton.

- 4.3.2 The development of Drayton Lodge Farm is described in more detail below, with reference to historical mapping and other documentary sources.

5 DEVELOPMENT OF THE FARMSTEAD

5.1 Early Maps

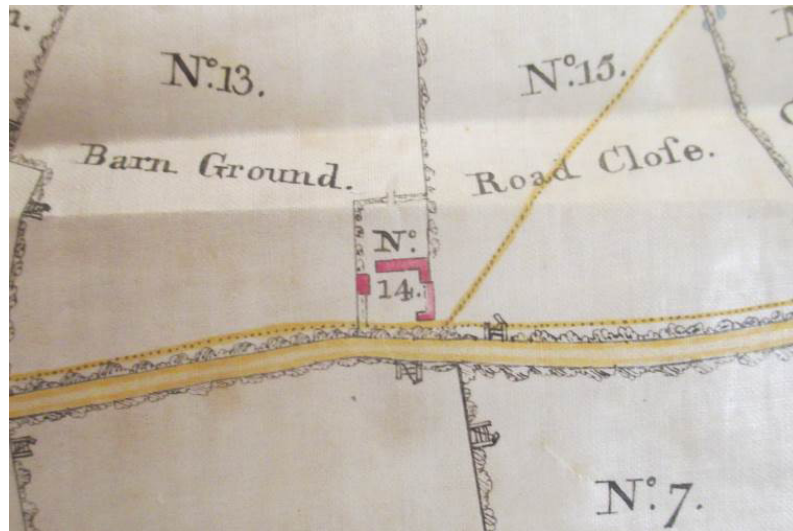
- 5.1.1 The earliest map depicting Drayton Lodge Farm is an estate map entitled 'Estate of George Earl of Winchilsea and Nottingham at Drayton and Staverton' prepared by William Cullingworth in 1784 (Figure 3; extract below).²³
- 5.1.2 The lands had passed into the ownership of the Daniel Finch, 8th Earl of Winchilsea (and 3rd Earl of Nottingham) on the enclosure of Drayton's open fields in 1753, with the title and estate passing to his nephew, George Finch KG PC FRS (1752-1826), the 9th Earl of Winchilsea, in 1769, 15 years before the preparation of the map. The Finch family were to sell their Daventry estates shortly afterwards, in 1786,²⁴ the purchasers being a consortium of John Plomer Clarke of Welton, together with four prominent Daventry figures; Thomas Freeman, attorney; Chares Watkins, draper and banker; William Cullingsworth, bookseller and stationer; and Henry Bagshaw Harrison, attorney and town clerk (Greenall 1999, 52).

²¹ Oxford Archaeology's 2018 'Heritage Impact Assessment' identifies a number of areas of recorded ridge and furrow to the north-west and south-east of the Drayton Lodge site (OA 2018, 19; fig. 5).

²² Outfarms were usually created on larger farms or in areas where the farmsteads remained in the villages after enclosure, resulting in some fields being distant from the main farmstead. These complexes usually took the form of a yard that was often fully or partly enclosed by buildings (Lake and Edwards 2006, 66).

²³ Northamptonshire Archives ref. Map/2241 (reproduced with permission; license ref. Oct21/14/TAB/Tyler).

²⁴ It is assumed that the proposed sale was the context for the preparation of the survey.



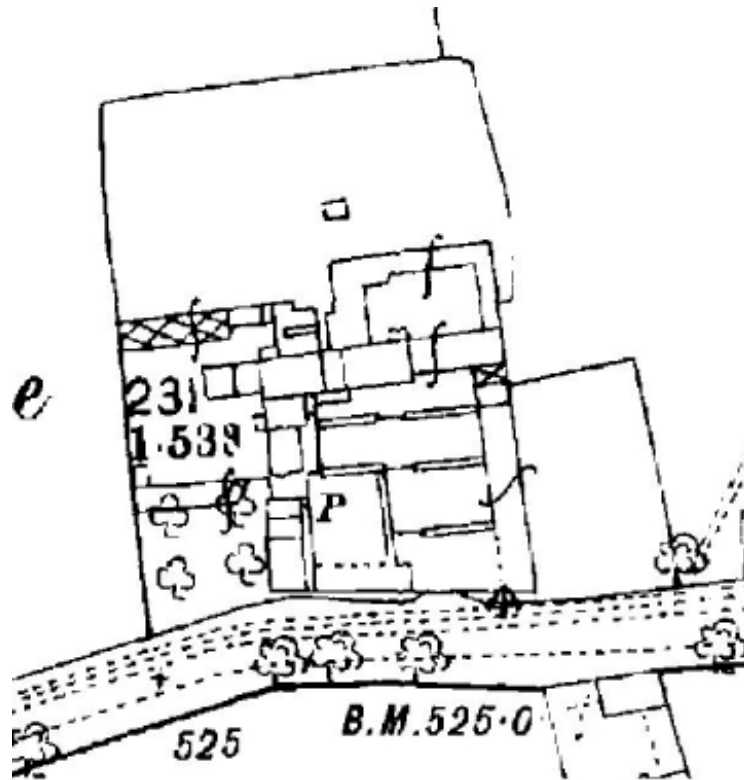
Extract of 1784 map showing Drayton Lodge: Northamptonshire Archives ref. Map/2241

- 5.1.3 A small group of buildings is shown on the 1784 map, annotated 'No.14' and lying to the north side of the Warwick and Northampton Turnpike Road (old Staverton Road).²⁵ The farm buildings are sited within a small rectilinear enclosure, set within a larger field named 'Barn Ground' (No. 13), and comprises two conjoined ranges defining the northern and eastern sides of a single foldyard with a further, detached range standing to the western boundary; a further yard is located to the north side of the northern range. Significantly, the extant farmhouse at the north-west angle of the complex is absent from the plan at this date which, it has been suggested (Lanpro 2019a, 13), may indicate an 'outfarm' established on the recently enclosed lands.

5.2 Historical Ordnance Survey Maps

- 5.2.1 The first edition County Series Ordnance Survey 25in. (1:2500) map of 1884-5 (inset below) clearly shows the buildings associated with Drayton Lodge Farm, annotated as 'Drayton Lodge'.
- 5.2.2 The buildings of Drayton Lodge are depicted arranged around a main, central foldyard, measuring approximately 100ft. square in plan, comprising linear ranges defining the eastern, northern, western and the western half of the southern sides thereof; the plan had clearly evolved significantly since the time of the 1784 estate plan while the depiction of the buildings suggests a somewhat piecemeal development. The yard was accessed off the Staverton Road via a gateway offset to the east end of the southern boundary. The main, central foldyard is shown to have been subdivided into four interconnected yards, defined by a series of east-west aligned, fences/walls, with a further enclosed yard to the south-west corner, the latter including a pump. To the rear (west) of the western, an enclosed area evidently formed a small garden associated with the farmhouse (with a glasshouse and [?]potting sheds ranged against the north wall) and, towards the road, a small orchard.

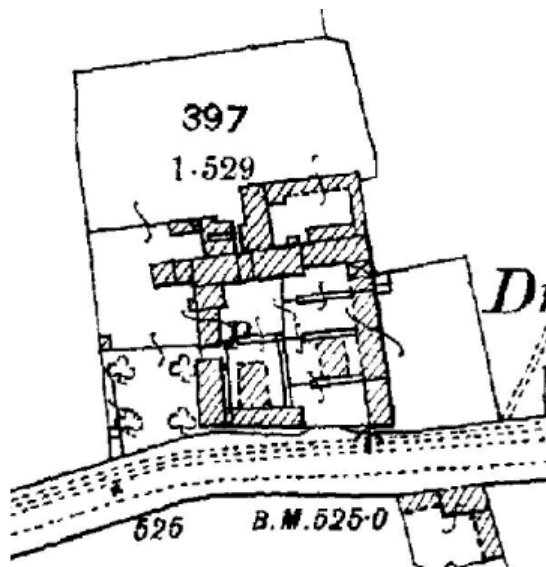
²⁵ Unfortunately, no accompanying schedule has been identified.



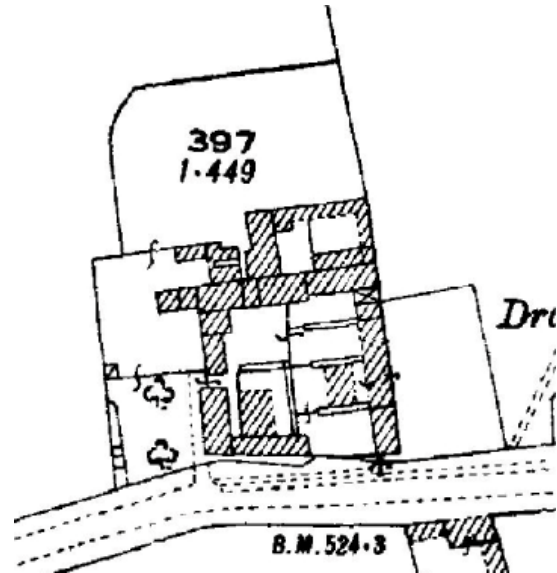
Detail of first edition Ordnance Survey County Series 25in. map, 1884-5.

- 5.2.3 The main range of farm buildings define the north side of the central foldyard, aligned east to west and including, to the west end, the principal farmhouse, the latter evidently erected in two principal phases after 1784 (see §.6.2-3 below); the secondary, western section of the farmhouse projects as a small 'spur' (illustrated on a bi-partite plan) extending into a small, enclosed garden beyond. To the east of the farmhouse, the north range is shown to have extended 'in-line' as a pair of two distinct, conjoined outbuildings, with a flush elevation to the north, though with the eastern range on a slightly narrower plan resulting in a mid-range 'offset' to the yard-side. To the north of the farmhouse, a square extension (incorporating a larder/dairy) is shown while, to the north side of the eastern, agricultural ranges, a series of further outbuildings enclose three sides of a secondary yard.
- 5.2.4 Extending southwards from the western end of the north farmhouse range are a series of outbuildings forming two discrete groups arranged to each side of a transverse cartway, the latter opening to an orchard beyond. Extending eastwards from the southern end of this range of buildings, aligned parallel to the Staverton Road, the western part of the south side of the foldyard is shown to have been occupied by a narrow rectangular range, open-fronted to the main foldyard, presumably a shelter shed.
- 5.2.5 The eastern side of the main foldyard was defined by a long, narrow range, at least partly open-fronted to the yard to the southern end, and terminating in a covered, transverse passage to the north opening to the fields beyond; the southern gable end of the range is shown to have incorporated an Ordnance benchmark (annotated B.M. 525.0 ft.)

- 5.2.6 The second edition Ordnance Survey 25in. map of 1900 (inset, below left) depicts a broadly similar arrangement, though the arrangement of sub-divisions within the main foldyard had been modified and two open-sided buildings introduced, one extending northwards from the southern range, the former open-front of the latter range having been closed off. In the enclosed garden to the west of the farmhouse, the glasshouse depicted on the first edition map had been removed. The third edition map of 1925 (inset, below right) shows little fundamental change to the farmstead buildings, though the detailed arrangement of sub-yards had again been modified, while a subsidiary entrance to the farmstead had been formed off the Staverton Road, opening onto the orchard immediately west of the western range of outbuildings.

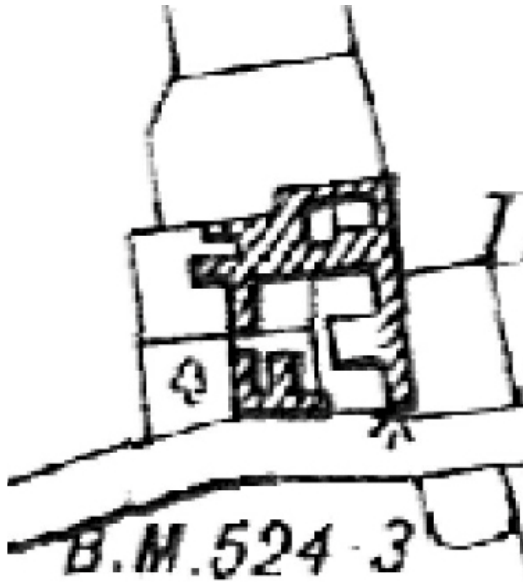


Second edition Ordnance Survey 25in. map, 1900.

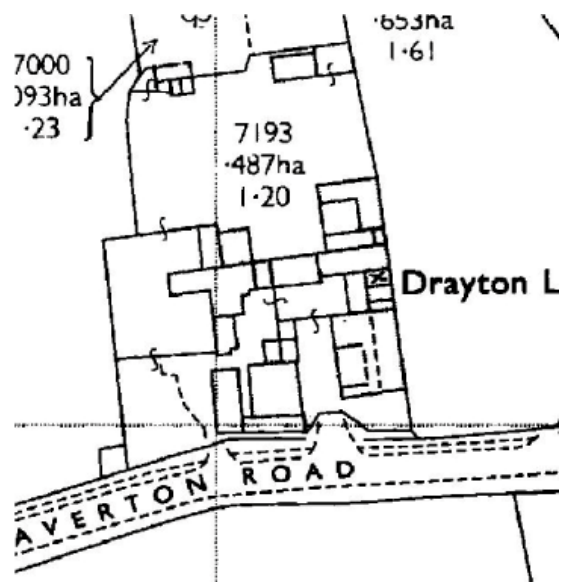


Third edition Ordnance Survey 25in. map, 1925.

- 5.2.7 The Ordnance Survey edition of 1952 (inset, below left), being reproduced at 1:10,000 scale, depicts the farmstead to a considerably lower level of resolution and detail than the previous, County Series editions, though it is evident that the pattern of sub-divisions within the main foldyard had been subject to further phases of rationalisation, simplified to form three basic sub-yards, while the formerly open-sided range located to the west of the range defining the eastern side of the yard had been modified/enlarged. The 1:2500 National Grid Series edition of 1971 (inset, below right) illustrates significant developments, specifically with respect to the ranges of buildings occupying the centre of, and defining the eastern side of, the main foldyard, which would appear to have been largely rebuilt, though possibly incorporating earlier fabric. To the north of the north range, the ranges of buildings formerly enclosing the secondary yard had also been radically altered, the closing range to the west having been entirely removed; a number of small structures (chicken sheds and pig-sties) had been erected against the northern enclosing boundary wall of the wider, northern yard area.



Ordnance Survey 1:10,000 edition, 1952



Ordnance Survey National Grid series 1:2,500 map, 1971.

5.3 Aerial Photographs

- 5.3.1 A series of three aerial photographs from the late-20th and early-21st century, all in the ownership of the most recent owners, illustrate more recent developments at the farm. The first image, dated 1965 (inset below), illustrates the encroachment of shed **F**²⁶ into the central part of the foldyard and the removal of the greater part of the early ranges flanking the eastern side, subsequently replaced by a series of utilitarian, pre-fabricated steel-framed 'sheds'. Of these, buildings **J** and **K** are already in place, though large shed **I** had yet to be constructed; former barn **D** to the north side of the foldyard is visible, prior to its conversion to residential accommodation. The pre-cursor ranges to storage shed **L** can be seen to the south-east corner of the northern, subsidiary yard, together with chicken shed **N** to the northern boundary, though over-wintering shed **M** had yet to be introduced.



Aerial photograph of c.1965 looking north-east

²⁶

See §.6.1.2 and Figure 5 below for summary of reference system for constituent buildings.

- 5.3.2 A second photograph of c.1970 (inset below)²⁷ indicates the introduction of the large shed I to the centre of the eastern boundary of the foldyard, while it would appear that the boundary walls to the south-east of the yard around the main entrance way had been remodelled since the 1965 image, built in a distinctive beige/buff brick. Little other significant development had occurred, with offices **G** yet to be erected, the yard north of shed **F** continuing to be subdivided by a series of low walls. The former ranges on the site of Shed **L** can be seen, enclosing the north, east and south sides of an open stock yard, accessed from the west.



Aerial photograph of (?)early 1970s looking north-east

- 5.3.3 A third aerial photograph of 2006 (inset below) illustrates the farmstead largely as surviving at the time of fieldwork related to the current project (see plan at Figure 5), with the exception of Building **L** to the south-east of the northern, subsidiary yard, the pre-cursor buildings of which remain visible though the central yard had been covered over since the 1970s photograph.

²⁷ Though not dated, groundworks associated with the construction of the A45 Stefen Way by-pass are evident to the background of the image, while it is clear that Offices **G** (see §.6.8), to the centre of the foldyard and shown on the 1971 Ordnance Survey edition, had not been constructed.



Aerial photograph of 2006 looking east

5.4 Drayton Lodge Farm: Recorded Occupation and Ownership

5.4.1 Documents from the 19th and 20th centuries allow the historical pattern of ownership and occupation of Drayton Lodge to be established to a certain degree. Early census returns (see Table 1 below) are somewhat ambiguous, however, with both 'Drayton Field' and 'Drayton Lodge' being listed, the latter having two discrete entries in 1851 and 1861. Reference to historical mapping, however, indicates that 'Drayton Field Farm' represents a separate farmstead, formerly located in the area of the modern Drayton Fields industrial estate (see Figure 2), and may thus be discounted.

Year	Property	Surname	Forename	Rel.	Age	Occupation
1841	Drayton Lodge	Adams	John	Head	44	Farmer
		Adams	Elizabeth	---	50	---
		Adams	Arthur	---	14	---
		Adams	Ann	---	11	---
		Adams	Edwin	---	9	---
		Adams	Jesse	---	6	---
		Newton	Thomas	---	24	Male servant
1851	Drayton Lodge (1)	Emery	George	Head	39	Farmer of 240a employing 6 labourers
		Emery	Elizabeth	Wife	40	Farmer's wife
		Luck	Lydia	Servant	20	General servant
		Hobley	William	Servant	19	Farm labourer
		Billingham	Richard	Servant	20	Farm labourer
	(1851) Drayton Lodge (2)	Goodman	Joseph	Head	53	Farmer of 343a employing 10 labourers
		Goodman	Sarah	Wife	46	Farmer's wife
		Goodman	Benjamin	Son	41	Scholar at home
		Goodman	Mary	Daughter	8	Scholar at home
		Goodman	Susannah	Daughter	5	Scholar at home
	(1851) Drayton Field	Goodman	Thomas	Son	3	
		Adams	John	Head	54	Farmer of 180a employing 3 labourers
		Adams	Elizabeth	Wife	62	Farmer's wife
		Adams	John	Son	30	Farmer's son
		Adams	Elizabeth	Daughter	26	Farmer's daughter
		Adams	Ann	Daughter	24	Farmer's daughter
		Adams	Jesse	Son	16	Farmer's son
		Miller	William	Servant	23	Waggoner
		Flen	Thomas	Servant	63	Agricultural labourer

(1851)	'Drayton Field'	Kimbell	William	Head	25	Ag. Lab.
		Kimbell	Maria	Wife	20	
		Kimbell	Mary	Daughter	2m	
1861	Drayton Lodge (1)	Adams	John	Head	64	Farmer of 170a employer of 3 men & 2 boys
		Adams	Jesse	Son	26	Farmer's son
	Drayton Lodge (2)	Emery	George	Head	49	Farmer of 300a employing 7 men & 4 boys
		Emery	Elizabeth	Wife	50	Farmer's wife
		Masters	Betsy	Servant	21	House servant
		Blencowe	James	Servant	16	Groom
1871	Drayton Lodge	Emery	George	Head	59	Farmer of 400a, employing 10 men & 3 boys
		Emery	Elizabeth	Wife	60	
		Masters	Betsy	Servant	30	General servant and companion
		Daniel	John	Shepherd	55	Shepherd and Farm Servant
		Wareing	Frank	Servant	32	Ag. Lab. (Waggoner)
1881	Drayton Lodge	Emery	George	Head	69	Farmer
		Emery	Elizabeth	Wife	70	Farmer's wife
		Tilcock	Charlotte M	Servant	23	Domestic Servant
		Waring	Francis	Servant	39	Waggoner
		Cox	Henry S	Servant	12	Plough boy
		Wareing	John	Head	52	Farmer
1891	Drayton Lodge	Wareing	Elizabeth	Wife	49	Farmer's wife
		Wareing	Charles	Son	23	Farmer
		Wareing	Charles Smith	Head	33	Farmer
1901	Drayton Lodge	Wareing	Alice	Wife	31	Housekeeper
		Hands	James		65	Flock Keeper
		Hands	Elizabeth		65	
		Wareing	Charles Smith	Head	42	Farmer (employer)
1911	Drayton Lodge	Wareing	Hilda May	Wife	30	---
		Bird	Winifred	Servant	18	Domestic servant

Table 1: Historical census records for Drayton Lodge etc. (www.ancestry.co.uk)

5.4.2 John Adams, aged 44, is recorded at Drayton Lodge in 1841, together with his wife Elizabeth (50), four children aged 6-14 and one servant, and at Drayton in the Post Office directory of 1847. Interestingly, Adams is recorded at 'Drayton Field' in 1851 (one of two entries for that address), while two entries for Drayton Lodge record George Emery and Joseph Goodman; Goodman, a farmer of 343a and employer of 10 labourers, is recorded at Drayton Grange,²⁸ however, in other contemporary sources,²⁹ and in the census returns of 1861 and it thus seems reasonable that the 1851 census entry for Goodman at Drayton Lodge may be erroneous. Adams is listed at Drayton Lodge once more in the returns of 1861 (one of two entries), residing with his son Jesse, then aged 26; Jesse Adams is also recorded in occupation in an advertisement in the *Northampton Mercury* of 2nd August 1862, announcing the sale of the farm, as follows:

NORTHAMPTONSHIRE DRAYTON, DAVENTRY

In the ensuing Month will be offered

FOR SALE

That desirable ESTATE commonly known as DRAYTON LODGE FARM, situate in DRAYTON,
in the parish of Daventry,

²⁸ Drayton Grange was a discrete property, located c. 1mile to the north-west of Daventry town centre, within the area of the modern-day Royal Oak Industrial Estate, again clearly shown/annotated on early Ordnance Survey mapping (see Figure 2).

²⁹ eg. A court report in the *Northampton Mercury* of January 1851.

COMPRISING FARM HOUSE and Buildings, and about 103 Acres of excellent Arable and Pasture LAND,
now in the occupation of Mr. Jesse Adams.

- 5.4.3 A second listing for Drayton Lodge in the 1861 census records George Emery³⁰ with his wife Elizabeth (née Wareing) and family, previously listed in 1851, and his address is confirmed by a letter published in the *Northampton Mercury* in February 1863.³¹ Emery is subsequently listed in the Post Office Directory of 1869,³² and in census returns of 1871 and 1881, the census records here being unambiguous. George Emery was to die on 4th November 1882, however, with an announcement in *Northamptonshire Mercury* of 15th September 1883 reporting the sale by auction of the farm premises at Drayton Lodge, to be held on October 9th, together with the sale of a team of cart horse and assorted agricultural implements etc. The auction was held at the instruction of Emery's executors, and it would thus seem that Emery had been the owner, as opposed to the tenant, of Drayton Lodge. Emery's wife, Elizabeth, was to die in 1891 with an appeal for claims on the Emery Estate to be made to the solicitors of Samuel Emery and John Wareing.

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of this Schedule will be treated as confidential. Strict care will be taken that no information is disclosed which might be injurious to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

NAME AND SURNAME	RELATIONSHIP to Head of Family	AGE and SEX	PARTICULARS as to MARRIAGE	PROFESSION or OCCUPATION of Persons aged ten years and upwards	BIRTHPLACE of every person	NATIONALITY of every Person born in a Foreign Country	INFORMITY
Charles Smith	Head	42	Married 6	Farmer	100	England	
Hilda May	Wife	30	Single	Domestic Servant	100	England	
Winifred Bird	Servant	18	Single			England	

(To be filled up by the Enumerator.)

I certify that—
(1) All the persons in this Schedule are named in the original return, and have been examined and compared with the original return of persons in this household.
(2) All the persons in this Schedule are named in the original return, and have been examined and compared with the original return of persons in this household.
(3) All the persons in this Schedule are named in the original return, and have been examined and compared with the original return of persons in this household.

(To be filled up by, or on behalf of the Head of Family or other person in occupation, or in charge, of this dwelling.)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *Hilda May Wareing*
Printed Address: *Drayton Lodge, Daventry*

1911 census return for Drayton Lodge listing John Wareing (www.ancestry.co.uk)

- 5.4.4 The farm subsequently passed to the occupation of Mr. John War(e)ing, first recorded at Drayton Lodge in an article in the *Northampton Mercury* dated 12th January 1884, and subsequently listed in Kelly's Directories of 1885 and 1890, and in the 1891 census returns; by 1901, the farm had passed to his son, Charles Smith Wareing (42), first recorded in Kelly's Directory of 1898 and who remained at the farm in 1911 (see inset above), together with his wife Hilda May (30) and one servant, Winifred Bird (18).³³ Wareing was to remain at Drayton Lodge till c.1920 when he evidently moved to Thrupp Grounds, an isolated farmstead c.4km north-east of Daventry (see fn.37).

³⁰ George Emery was listed in the 1841 census as a baker, aged 29, at Long Bukby.

³¹ Letter entitled 'The New Settlement Act' to *Northampton Mercury*, dated 14th February 1863.

³² Jesse Adams, farmer, is listed at Warwick St., Daventry in the 1869 directory.

³³ Charles Wareing is recorded as having purchased Drayton Lodge at auction in 1926 (see §5.4.5 below), and thus it would appear that the Wareings were initially tenants; the 1926 sales particulars record Drayton Lodge as being part of the Badby House Estate, sold by the executors of Mr. William Murland (deceased).

- 5.4.5 A report in the *Northampton Mercury* of 23rd July 1926 recounted the sale of the Badby House Estate, on the death of its previous owner Mr. William Murland.³⁴ The article described the estate, as ultimately sold in lots, as comprising a country residence,³⁵ three farms, homestead, stud farm, hunting coverts etc., extending in total to c.640 acres. A subsequent report of 4th October 1926 (*Northampton Chronicle and Echo*) records that the estate was purchased by Mr. J.N. Emery JP 'formerly of Daventry and now of London',³⁶ while Drayton Lodge Farm itself, 'with farmhouse and buildings and nearly 140 acres of pasture and arable land', was sold to Mr. Charles Wareing of Thrupp Grounds for £4,600.³⁷
- 5.4.6 Soon afterwards, one Stanley Frederick Frost is recorded at Drayton Lodge in a local newspaper advertisement;³⁸ Frost is also recorded in Kelly's Directory of 1928, and various announcements in the *Northampton Mercury* indicate that he remained at Drayton Lodge down to 1954, at least. The farm subsequently passed to Frost's son, Robert Kenneth (Bob), from whom it was purchased, in 1984, by the most recent owners, Mr. and Mrs. Spicer.³⁹ The complex moved out of purely agricultural use in the early-1980s, being subsequently used for a storage / distribution of agricultural products (fertilisers etc.) and partly, from the late-1980s, as a bed and breakfast establishment (see 'Planning History' below). The change of use to storage / distribution and 'Farmhouse B&B' were undertaken by the most recent owners, Mr. M. and Mrs. A. Spicer, though it is understood that the 'hospitality' areas have not been used since July 2019.⁴⁰

5.5 Sales Particulars

- 5.5.1 Two sets of historical sales particulars for the property have been reviewed as part of research related to the current project, viz. the 1926 sale of the Badby House Estate (see §.5.4.5)⁴¹ and the 1984 particulars when the property was sold to Mr. and Mrs Spicer.⁴²

1926 Sale of Badby House Estate

- 5.5.2 The estate was sold at auction by lots (see Figure 4) at the Wheatsheaf Hotel, Daventry on July 20th 1926, with Drayton Lodge Farm, Lot 6, available with vacant possession, described as 'one of the best farms for many miles round', extending to 139 acres, 2 roods and 37 poles. The property is detailed as follows:

³⁴ Alderman William Murland JP of Badby House, Daventry had died in March 1926 at the age of 71. Of Irish heritage, William Murland moved to England in c.1887, originally to Sussex and later to Northamptonshire; he was a racehorse breeder of some repute (Murland J 2008, 5): *Departed Warriors: The Story of a Family at War*.

³⁵ Badby House is a Grade II listed house, built in 1826 for Charles William Watkins (<https://historicengland.org.uk/listing/the-list/list-entry/1075271>). From 1964-2005, the extended house was used by passionist contemplative nuns, and was known as Our Lady of Passion Monastery; it now functions as a care home (<https://www.daventryexpress.co.uk/news/nostalgia-glorious-chapel-window-former-daventry-monastery-2104437>).

³⁶ The report continues: 'Mr Emery was in business as a corn and cake merchant at Daventry from 1894 to 1910 and took a prominent part in public life of the town and district... after leaving, Mr. Emery studied law and for some years he has been practicing at the Bar with a good deal of success.' Possible relationship to George Emery of historical census returns (see Table 1) not established. A further advertisement of 8th October announced the forthcoming sale by Emery of 300 acres of 'winter keeping'.

³⁷ An announcement in the *Rugby Advertiser* of 8th November 1940, recording the death of Wareing, at the age of 72 at his home at The Manor House, Welton, recounts that he had farmed first at Fern Hollow Farm, Weedon before moving to Drayton Lodge, and that he had been at Thrupp Grounds for 17 years prior to his retirement to Welton in 1937 (ie. since c.1920).

³⁸ *Rugby Advertiser* 5th November 1926.

³⁹ Mr. & Mrs. Spicer, *pers. comm.*

⁴⁰ <https://westnorthants.moderngov.co.uk/documents/s709/Planning%20Application%20DA-2019-1000%20Daventry%20West.pdf>.

⁴¹ Two copies of Jackson Stops particulars held by Northamptonshire Archives; refs. SC/316 and SC/930.

⁴² Original copy held by Mr. and Mrs. Spicer.

The **FARMHOUSE** is pleasantly situated beside the main Daventry-Leamington Road about $\frac{3}{4}$ mile from Daventry, with south aspect. It is substantially constructed of brick with tiled roofs, and is now occupied on a service tenancy. It contains:

Entrance Hall, well-proportioned Dining and Drawing Rooms, Kitchen, Scullery, Cool Dairy, four Principal Bedrooms and two additional rooms. There is a walled Kitchen Garden.

The **FARM HOMESTEAD** is conveniently placed to the house and built of brick, stone slated, tiled or thatched with some corrugated iron roofing. The accommodation includes a cart horse STABLE FOR SIX, SIX LOOSE BOXES surmounted by a turret and weather vane, FOUR SHELTER SHEDS and Yards, a Covered Yard; COW HOUSES FOR SIXTEEN, PIGGERIES with Loft over and double doors to the adjoining field. Excellent BARN, partly lofted Dutch BARN, sheep pens and dipping tank.

5.5.3 An accompanying schedule lists the cultivation of fields, the majority laid to pasture, as follows:

Field No.	Cultivation	Area
Daventry Parish		
362	Arable	40.170
	Arable	15.765
364	Pasture	4.289
	-ditto-	7.651
363	-ditto-	1.195
	-ditto-	7.619
399	-ditto-	11.184
398	-ditto-	13.080
396	-ditto-	11.513
395	-ditto-	13.615
400	-ditto-	8.751
397	Farm Buildings	1.449
401	Cottage	0.131
Staverton Parish		
81	Pasture	3.318
		139.730

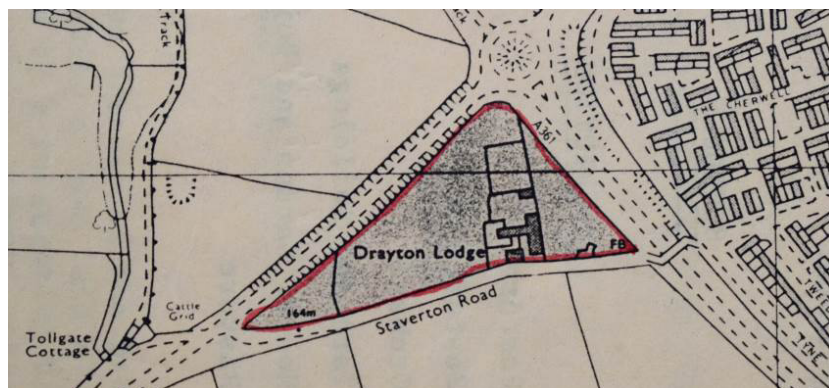
Table 2: Schedule of lands accompanying 1926 sale particulars

1984 Sale Particulars

5.5.4 The sale particulars of 1984 announced 'a rare opportunity to purchase a parcel of top quality feeding land, together with a substantial house and buildings in a most convenient situation on the edge of Daventry'. The house is described as a 'fine property, constructed principally of brick under a slated roof' comprising 'entrance porch, entrance hall, lounge, dining room, kitchen, scullery, dairy, second entrance hall, study, second kitchen, workshop, six bedrooms, bathroom, garage and delightful well established gardens'.

5.5.5 The outbuildings are described as 'mostly situated around an open concreted yard with cattle pens, constructed principally of brick with slated roofs, comprising THREE LOOSE BOXES and TWO FEEDSTORES with GRANARY over all, adjoining steel-framed and asbestos clad GENERAL PURPOSE BUILDING 40' x 34'. Similar construction CATTLE SHED 60' x 40' with two sliding doors and lean-to on one end measuring 40' x 20' approximately. Five bay steel and asbestos clad BARN having brick and tiled TRADITIONAL BARN adjacent measuring 48' x 20' at present housing grain drier and storage bins (not included in sale). To the rear of the

property is a further arrangement of buildings containing a range of three, brick-built PIG PENS and COVERED YARD adjacent. DEEP LITTER HOUSE 32' x 17' 6". Most useful SHEEP WINTERING HOUSE 70' x 56' and further SHEEP PENS with footbath and dip.'



Lands associated with 1984 sale (compare Lot 6; Figure 4).

- 5.5.6 The land, totalled at 10.77 acres, much reduced since 1926 and corresponding directly to the current application site (see inset at §.1.3.1), comprised 8.96a of pasture, 0.38a orchard, 0.23a yard and buildings and 1.2a house garden and buildings.

5.6 Recent Planning History

- 5.6.1 A search of historical submissions via the Daventry DC planning portal reveals the following eight applications in respect of Drayton Lodge:

- **DA/1983/0530*** (July 1983): application from Mrs. P Snelson for 'change of use from farm to riding school and grazing of horses'.
- **DA/1983/0783*** (October 1983): application from Mr. DF Burnham for use of premises as nursery and landscape contracting business.
- **DA/1984/0032** (January 1984): application from Mr. MH Spicer for 'use of building for storage of fertilizers and fungicides'.
- **DA/1998/1191** (August 1988): application from Mrs MH Spicer for 'Farmhouse Bed & Breakfast' signage.
- **DA/1988/1651** (Nov. 1988): application from M Spicer for 'alteration of existing building to contain 4 bedrooms with en-suite shower / toilet facilities'.
- **DA/1990/0476** (April 1990): application from Mr & Mrs MH Spicer for 'change of use from agricultural to storage/distribution (class B8) and ancillary retail of agricultural sundries.
- **DA/1990/1088** (Sept. 1990): application from M Spicer for 'change of use from agricultural to storage/distribution (class B8).
- **DA/1993/1121** (Nov.1993; **withdrawn**): outline application from MH Spicer for 'food superstore and petrol filling station service facilities; access roads and car parking; demolition of existing residential and agricultural buildings.'

NB. None of the above application listings include any associated planning materials. The two applications of 1983 would appear to have been speculative, as it is understood that the applicants, Mrs. Snelson and Mr. Burnham, never owned the property.⁴³

6 SITE AND BUILDING DESCRIPTIONS

6.1 Farmstead Layout

- 6.1.1 The layout of the farmstead reflects, in broad terms, the arrangements as depicted in historical Ordnance Survey maps, described above, though a number of the buildings, principally to the eastern side of the main foldyard, have been renewed in recent years, while the central area of that yard have been encroached upon and largely built over, the latter developments documented in the aerial photographs described at §.5.3 above.



Drayton Lodge Farm: Key Plan (see also, Figure 5)

⁴³ Mr. & Mrs. Spicer, *pers. comm.*

6.1.2 A total of 14 buildings have been inspected and recorded as part of the current project, which can be summarised as follows (see key plan inset above and at Figure 5):

- Building **A**: early section of farmhouse, occupying an 'L'-shaped footprint to NW angle of foldyard;
- Building **B**: 1880s extension to farmhouse A;
- Building **C**: Stables and Granary (over) flanking southern end of west side of foldyard;
- Building **D**: Converted barn (1950s) occupying footprint of earlier pre-cursor range;
- Building **E**: Former shelter shed flanking south side of main foldyard;
- Building **F**: 20th-century, steel-framed 'shed' occupying central section of main foldyard;
- Building **G**: 20th-century offices occupying central area of main foldyard;
- Building **H**: Late 20th-century covered stock yard to southern end of the east side of main foldyard;
- Buildings **I-K**: Series of mid- to late-20th-century steel-framed 'sheds' flanking the eastern side of foldyard;
- Building **L**: early-21st-century storage shed appended at north end of ranges I-K;
- Building **M**: late-20th-century over-wintering shed to northern yard;
- Building **N**: mid-20th-century 'deep litter' chicken shed to northern yard

6.1.3 Buildings will be described in turn below, cross-referenced to a selection of record drawings and site photographs reproduced at the back of the report. **NB.** With the exception of shed **L**, introduced c.10 years ago, building descriptions in this section use Imperial units (ft. and in.), reflecting the system in use at the time of their construction.

HE 'Level 2' Records

6.2 **Building A:** Farmhouse [centred on NGR SP 55702 61930]

Overview

6.2.1 Building **A** (Figures 6-9; Plates 7-39) represents the earliest section of the farmhouse, located to the north-western angle of the main foldyard (Plate 7) and occupying an 'L'-shaped plan comprising a long range to the western side of the yard, aligned north-south (Plates 11/12), with a short, eastwards return to the north end (Plate 10). Reference to the early estate map of 1784 (see Figure 3) suggests that the north-south section of the farmhouse may incorporate fabric from an earlier, non-domestic structure to this side of the yard, and this is supported to an extent by inconsistencies/anomalies within the external brickwork of the range (Plate 8), though it was not possible to more closely define this development from a non-intrusive survey.

6.2.2 The farmhouse is brick-built in hand-made red brick, laid predominantly to a Sussex bond, rising through two full storeys to dentilated eaves bands (Plate 9) beneath pitched and gabled, tile-clad roofs. Ridge stacks rise to the centre and north end of the main range and above the gable of the northern return; historical aerial photographs indicate a former further stack to the south gable end, removed post-1970, though clearly evidenced by surviving fabric (Plates 13/14). The lower brickwork of the north-south aligned range flanking the western side of the yard is constructed in 2½in. brick, though the upper storey and the full height of the northern, return section are in 3in. brick, to a regular Sussex bond, supporting the argument that the house may incorporate earlier fabric, historically modified to domestic purpose.

Exterior

- 6.2.3 The principal, north-south aligned section of the farmhouse measures 58ft. long by 17ft. wide, narrowing to 15ft. to the south (resulting in an offset to the eastern, yard elevation), standing 14ft. to eaves and 24ft to ridge. A single-storey, lean-to store [G8] abuts the lower, southern gable end (Plate 13). The eastern (yard) elevation (Figure 7b) is thus bi-partite in aspect; primary access is via door [d1] within the wider, northern section (Plate 11), flanked to the north by a modified, two-light window [w1]; first floor is here lit by two 6/6 horned timber sashes [w16/17] (Plate 9) with exposed sash boxes beneath timber lintels, set into the lower ¼-brick oversail course of the dentilated eaves band. The southern, narrower section (Plate 12) is lit by superimposed windows to the north, a 6/6 sash [w18] to 1F level and modified, two-light casement [w2] to GF. As noted above, a clear change in brick at a height of c.8ft. above external ground level indicates that the block has been historically raised by the addition of an extra storey;⁴⁴ this is further evidenced by a relic gable stack incorporated into the raised southern gable end (Figure 6a; Plates 13/14).⁴⁵
- 6.2.4 The western (garden) elevation (Figure 7a; Plate 15) is more uniform in aspect, forming a flush façade lit by two, composite tri-partite sash windows ([w3/4]; central 2/2 sashes flanked by 1/1 sashes) at ground floor level (Plate 16) and three 2/2 horned sashes [w19-21] to first floor. The elevation is abutted by extension B to the north end, the latter standing somewhat higher than range A with oversailing roof.
- 6.2.5 The northern return (Plate 10) extends 14ft. east from the northern end of the east elevation, forming the west end of a range of buildings defining the north side of the main foldyard. It is of two full storeys, constructed in 3in. red brick (as per raised parts of the north-south range), rising to a dentilated eaves band corresponding to that of the main range. To the yard elevation, doorway [d2], hard in the angle with the north-south aligned range and enclosed by a modern, lean-to porch, affords access to the interior, flanked to the east by a modified, two-light casement window. First floor is lit by a 2/2 horned sash [w27] and a narrow UPVC window [w26] lighting an interior landing. The north elevation incorporates two doorways at ground floor level, being otherwise blind.

Interior

- 6.2.6 The main, north-south aligned range is accessed from the foldyard via door [d1] in the east elevation, which opens onto a small lobby [G1] (Plate 17); from here, communicating doors open to the north and south, while enclosed stair A rises to first floor level (Plate 18).⁴⁶ To the north are located a generously sized sitting room [G2] (Plates 19/20), occupying the full depth of the range, lit by windows to east and west and heated by a fireplace set centrally to the north wall, which in turn opens to a kitchen [G3] (Plate 21) to the north end of the range. Kitchen [G3] is lit by a modified window [w9] to the north gable end and was formerly served by a wide, projecting fireplace to the south wall, backing onto that of sitting room [G2]. Doors at the north-east angle of [G3] open onto a narrow back stair B, rising north to south within the northern return, and onto a sunken larder/dairy [G7] (Plate 23), sited within a pent-roofed extension to the north, lit/ventilated by opposing, Yorkshire sashes to east and west [w11/12]. South of entrance hall [G1], the narrower section of the farmhouse range comprises study [G5] (Plate 24) and a small 'back kitchen' [G6] (Plate 25). First floor level (Figure 9) is approached via stair A rising east to west from [G1] (Plate 26) to the south end of a narrow, lateral passage [F1] flanking the western side of the range (Plate 27). The east side of the range is occupied by

⁴⁴ NB. The south-eastern angle of the range is finished in bull-nosed brick to ground floor only.

⁴⁵ Also surviving internally within bedroom [F11] (Plate 33).

bedroom [F2] (Plate 28) and bathroom [F3] (Plate 29), the latter opening off the south side of transverse passage [F4] (Plate 30). Passage [F4] also opens, to the north, onto bedrooms [F5/6] (Plates 31/2) occupying the north gable end of the range, formed in the late-20th century by the partition of a former larger, single room.⁴⁷ The southern, narrower section of the range also originally formed a single space, but has been sub-divided to form a bedroom [F11] (Plate 33) and bathroom [F10] (Plate 34), opening off a small lobby [F9]; bedroom [F11] retains a small projecting stack to the centre of the south, gable wall. The roof over the main range, visible from a ceiling hatch over bathroom [F3], is formed of a timber truss supporting two tiers of timber purlins to the east and a single tier to the west (the latter being a modified arrangement; trenches for original two purlins survive). The transverse brickwork wall at the junction of the wider/narrower sections of the range ([F2/F10]) rises fully to apex level, and retains the 'ghost' of a former, lower gable (Plate 35), again indicating an historical phase of modification to the range.

- 6.2.7 The northern return comprises a single room, scullery [G4] at ground floor level (Plates 35/6), with exterior access to both north and south, while the first floor, approached via 'back stair B from kitchen [G3], comprises a small landing [F7] (Plate 37) and bedroom [F8] (Plate 38). The roof over the northern return, visible from a ceiling hatch over [F7], is supported on two timber side-purlins to each roof slope and a square-section ridge piece.

6.3 Building B: Farmhouse extension (1883) [centred on NGR SP 55695 61935]

Overview

- 6.3.1 Building B (Figures 6-9; Plates 40-57) represents a late-C19th, secondary addition to Farmhouse A, extending westwards from the north-western angle of the early 'L'-shaped plan, completing the developed 'T'-shaped plan. It is a simple rectangular block, 30ft. long (E/W) x 20ft. wide (N/S), standing 18½ft. high, somewhat taller than the earlier house, to a dentilated eaves band, which extends onto the western gable end (Plate 38), beneath a pitched, tile-clad roof, rising 28ft. to ridge, gabled to west and oversailing the roof of the earlier range A to the east.

Exterior

- 6.3.2 The 'public' façades, to the south towards the old Staverton Road/garden (Figure 6a; Plate 40) and the western gable end (Figure 7a; Plate 46), are constructed in highly-fired buff brick (9½ x 3 x 4¾"), laid to a regular Sussex bond, pierced by paired 2/2, horned timber sash windows to ground and first floor level, set beneath splayed stone lintels and with projecting stone cills (Plate 42). The principal entrance is offset towards the east end of the range, in the angle with building A, comprising a six-panel door with flanking, single-light windows (Plate 43), all set beneath a segmental stone arch, the whole enclosed within a modern timber porch (Plate 44). The doorway arch incorporates a dated keystone inscribed '1883' (Plate 45);⁴⁸ lettering above is unfortunately obscured by the secondary porch, but would appear to include a 'W', indicating that extension B was appended by John Wareing soon after he came into occupation of the farmstead (see §.5.4.4 above). The rear (north) elevation (Figure 6b; Plate 48), by contrast, is simpler in design in red brick, though again laid to Sussex bond, with a tall, stepped brick stack offset to the west (Plate 47) and with superimposed doorway and window openings to the east, set beneath segmental header arches.

⁴⁶ The 1971 heating plans indicate that the location of stair A has been historically altered.

⁴⁷ Shown as single room on heating plan of 1971, sub-divided by most recent owners (M. Spicer, *pers. comm.*).

⁴⁸ The extension was thus erected shortly before the first edition Ordnance Survey 6in. map of 1884-5, inset at §.5.2.2, on which it is shown.

Interior

6.3.3 The extension is accessed via the main doorway of the south elevation (Plate 49), and from the north via a subsidiary, half-glazed door (Plate 51); internal communication to the earlier range **A** to the east is afforded at both ground and first floor levels. Internally, the extension occupies a bi-partite, two room plan at each level (Figures 8/9), affording improved domestic accommodation in the form of a principal stair hall [**G9**] (Plates 49-51) and dining room [**G10**] (Plates 52-54) to ground floor, and landing [**F12**] (Plate 55) and principal bedroom [**F13**] (Plates 56-57) to first floor level. Stair **C** rises from stair hall [**G9**] (10ft. x 16ft.) as a fine, 3ft. wide, ¼-turn, closed-string flight with moulded newels and balusters (Plates 50/55), against the western and north walls of the stair hall, to landing [**F12**] (Plate 55), the latter lit by paired sashes to the south and a three-light casement to the north. Principal rooms occupying the west end of the range at ground and first floor levels ([**G10**]/[**F13**]) are both 16ft. square in plan, lit by paired windows to south and east elevations, original 2/2 timber sashes to GF, replacement UPVC units to 1F, and are each heated by fireplaces to the centre of the north wall (Plates 54/57), served by the projecting stack.

6.3.4 The roofspace of extension **B** was not accessible at the time of site survey, and the form of the pitched roof is thus unknown.

6.4 Building C: Stables / Granary [centred on NGR SP 55704 61908]

Overview

6.4.1 Building **C** (Figures 10/11; Plates 58-71) is located, 'in line', to the south of the early, north-south aligned section of farmhouse **A**, from which it is separated by a 11ft. wide cart access track, flanking the western side of the main foldyard. It is a broadly rectangular range⁴⁹ of two full storeys, measuring 45ft. (N/S) x 17ft. (E/W), standing 14ft. high to a dentilated eaves band beneath a pitched and gabled, slate-clad roof, 19½ft. to ridge, the latter furnished with a weather vane (see 1926 sales particulars at §.5.5.2). The range is largely brick-built in red brick (9¼ x 4¼ x 2¾") laid to Sussex bond, though it is evident that areas of rubble stone walling (rendered over externally) survive at ground floor level, in particular to the south gable and west wall,⁵⁰ suggesting the range may have originated as a single-storey, stone-built range, as per shelter shed **E**, later raised and remodelled in brick.

Exterior

6.4.2 The east elevation to the foldyard (Figure 10a; Plate 58) is brick-built in red brick, of two full storeys; to the south end, it is abutted by single-storey former shelter shed **E** flanking the south side of the foldyard. A series of ground floor doors (Plate 62), variously of plank and baton/ledged and braced construction, open to the sub-divided interior, with door [**d1a**] to the north serving a stair rising to first floor level (Plate 63), and doors [**d1b-d4**], each originally 4ft. wide, opening onto discrete rooms (door [**d2**] has been narrowed to the northern jamb). First floor is lit by two windows [**w4/5**], set hard beneath the eaves band, [**w5**] representing a modified former loading door.

⁴⁹ The southern gable end is set at a slight angle.

⁵⁰ North, south and west walls measure 22in. deep at GF level, while the GF east elevation and 1F brickwork throughout is a single brick deep (9¼in.).

- 6.4.3 The west elevation (Figure 10b; Plate 59) is largely brick-built, laid to a regular Sussex bond, though areas of ground floor render to north and south possibly obscure areas of earlier, stone-rubble masonry, as exposed partially to the south gable end (Plate 61). Ground floor is pierced by two sets of inserted, sliding doors [d5/6] serving [G2/3] internally, while first floor level is furnished with a two-light, steel-framed window [w7] and a central loading door [d7], pin hung on strap hinges to the north.
- 6.4.4 The north gable end (Plate 58) is furnished with a small ground floor window [w1] to the west, and a central, two-light window [w6] to first floor, the latter inserted within a larger original opening, defined by vertical straight joints and partially infilled in brick; the elevation is partly rendered at ground floor level, reasonably obscuring stonework masonry. The south gable end (Plate 60) is fully rendered, with a small, first floor timber hatch; underlying stone rubble is exposed at ground floor level, where the surface render has spalled away (Plate 61).

Interior

- 6.4.5 Internally, the range is subdivided on a quadri-partite plan at ground floor level by a series of transverse brick walls forming four discrete units, here [G1] to [G4] from north to south (Figure 11a; Plate 64-69), each with independent primary access from the east, while [G2/3] have been modified by the insertion of wide, sliding doors [d5/6] to the west (Plate 59), presumably reflecting an historical, functional change. Rooms are 13ft. deep (E/W), with [G1-3] varying between 7½ft. [G2] and 9ft. wide (N/S); [G4], where the ceiling has been raised by 16in., is considerably larger at 16ft. wide. The latter room has most recently been used as a feed store, with all walls fully rendered (Plate 69). A secondary, small fireplace has historically been introduced to the south-east corner of Room [G2], adjacent to door [d2] (Plate 67).
- 6.4.6 First floor level (Figure 11b; Plate 71) is approached by means of a straight-flight stair rising east to west against the north gable end, accessed from the east via door [d1a] (Plates 63/5 and 70). At the upper level, the range comprises a single unencumbered space, open to the underside of its pitched roof. The latter is of four bays, here numbered 1 to 4 from north to south, defined by simple, pegged timber trusses, supported on projecting piers of brick and comprising principal rafters, crossed and half-lapped to the apex, supporting a single tier of timber-cleated side-purlins to each roof slope. The upper level clearly originally served as a granary, being served by opposing loading doors to east and west, to the south side of Bay 2, the eastern of which has been subsequently partially blocked to form a window. The floor level over Bay 4 and the southern part of Bay 3 has been historically raised by 16in.
- 6.4.7 Arrangements of the building suggest an original stable/loose box function, with granary over, and with the central rooms [G2/3] later converted to cart shed / vehicular accommodation. The insertion of a fireplace within [G2] may indicate a small, secondary blacksmithing area.

6.5 Building D: Converted Barn [centred on NGR SP 55716 61936]

- 6.5.1 Building D (Figure 12; Plates 72-78) forms the central section of the range of buildings flanking the northern side of the main foldyard, abutting the eastern gable end of the north return of farmhouse A to the west, and abutted by shed K to the east (Plate 72). It comprises a rectangular structure, aligned east-west, a former barn of two full storeys and four bays (here numbered 1 to 4 from west to east), measuring 48ft. long (E/W) x 20ft. wide (N/S), standing 13½ft. to a plain eaves and 22½ft. to ridge level of a pitched roof, clad in tiles to the southern slope and corrugated iron sheeting to the north.

- 6.5.2 The fabric of extant range, largely comprising hard fired machine-made brick, concrete lintels over openings and steel roof trusses, is clearly of 20th-century date, reasonably c.1950s (it is present largely in its current form on the aerial photograph of 1965), though reference to historical mapping (§5.2) indicates that the former barn was erected on the site of a precursor structure on a similar plan. The 1984 sale particulars record that the range then accommodated a grain dryer⁵¹ and associated storage bins; it was converted to residential use in the late-1980s by the most recent owners, Mr. and Mrs. Spicer (planning ref. DA/1988/1651; see §5.6).⁵²

Exterior

- 6.5.3 The south elevation (Figure 12a; Plates 72/3) is constructed in hard-fired orange/red brick laid to an irregular mixed bond and incorporates a full-height, former cart entrance at Bay 3, spanned by a concrete lintel supported on shallowly projecting piers of brick, and infilled in stretcher bond brick. Other early openings comprise first-floor windows at Bays 1/2 and 4, viz. two-light, steel-framed casements beneath exposed, flush concrete lintels. Otherwise, the arrangements of the ground floor reflect the subsequent modification of the range to form residential accommodation, undertaken c.30 years ago, with single pedestrian doorway and adjacent two-light windows to each bay division, including at Bay 3 within the infill material of the former cart entrance. The north elevation (Plate 74) has been less extensively modified, limited to the insertion of modern windows at Bays 3/4; it is also furnished with a full-height cart entrance at Bay 3 (infilled), while it retains a limited amount of earlier fabric, in the form of stonework masonry to the north-western angle (Plate 75) and some early, Sussex bond brickwork at Bay 4 (Plate 76).

Interior

- 6.5.4 Internally, the range has been radically modified at ground floor level, subdivided to form four discrete accommodation units, each with 'en-suite' bathroom (Figure 12b; Plate 77), and retains nothing of historical significance. The first-floor level, inserted contemporary with the creation of the ground floor accommodation, and accessed from room [F8] of the adjacent farmhouse A, has been partly modified (at Bays 1/2), though former arrangements are visible to the east at Bays 3/4. Here, the roof can be seen to be supported on a series of steel-angle 'Fink'-pattern trusses (Plate 78) and has clearly been renewed, while the cart entrances can be seen to be blocked in breeze-block internally.

6.6 Building E: Former Shelter Shed [centred on NGR SP 55714 61902]

Overview

- 6.6.1 Building E (Figures 13/14; Plates 79-86) comprises a long, single-storey range, aligned east-west, flanking the old Staverton Road (Plate 79) and originally defining the western end of the south side of the main foldyard; formerly open to the foldyard, the range has subsequently been incorporated into shed F (§6.7), appended to the north (Figure 13).

Exterior

- 6.6.2 The range as recorded measures 45ft. long (E/W), of four regular bays, by 13ft. wide (N/S), standing 6½ft. to eaves and 13ft. to the ridge-line of its pitched roof, clad in corrugated iron sheeting, gabled to the east (Plate

⁵¹ Located at Bay 4 (M. Spicer *pers. comm.*).

82: rebuilt, possibly truncated) and abutting the eastern elevation of Building C to the west. The rear (south) wall is blind, substantially built of stone rubble construction, rendered externally, while the north elevation (Figure 14a; Plate 80) is largely open, spanned by a longitudinal timber bressummer, scarfed in bay lengths, supported at bay intervals by 14in. square, bull-nosed brick piers (Plate 81). The front elevation of the westernmost bay, adjacent to Building C (and not subsumed within shed F), has been infilled in brick, including a 3½ft. wide doorway and three-light, steel casement window (Plate 83).

Interior

- 6.6.3 Internally, the three eastern bays form an unencumbered space, open to the underside of the roof, the latter supported on simple, pegged timber trusses carrying a single tier of cleated side purlins to each slope and a square-section ridge piece, lodged in crossed, half-lapped principal rafters to the apex (Figure 14b; Plate 84). The rear wall and east gable end retain evidence for a feed trough (Plate 5). The westernmost bay is discrete, partitioned off by a (?)primary transverse wall, of stone rubble construction to eaves level, raised to apex in brick; the truss above the partition displays unusual, curved principals (Plate 86).
- 6.6.4 Building E is not present on the 1784 estate plan (Figure 3), and clearly does not form part of the original farmstead plan, though its form and materials of construction suggest an early origin; it was *in-situ* by the time of the first edition OS plan of 1884-5 (inset at §.5.2.2), while Lanpro's 'Heritage Statement' (2019b, para. 4.3.9) states that a southern range to the foldyard is indicated on a map of 1813 (not reviewed as part of current project). The details of the range indicate an original function as a shelter shed open to the main foldyard with historical mapping indicating a discrete, associated stock yard; the eastern gable has been reformed in brick, contemporary with the remodelling of the main foldyard entrance way, post-1965, and it is possible that the range has here been truncated.

HE 'Level 1' Records

6.7 Building F: Shed [centred on NGR SP 55715 61910]

- 6.7.1 Building F (Figure 13; Plates 87-90) comprises a simple, utilitarian 'shed' extending northwards into the centre of the main foldyard (Plates 87/8) from the northern side of former shelter shed E which it abuts to the south. The structure is steel-framed, of three bays and a single storey, measuring 35ft. square in plan, standing 13ft. to eaves, beneath a pitched and gabled roof, aligned north-south and rising 19½ft. to ridge level. Lower walls are enclosed in brick to c.7ft., above which the frame is clad externally in corrugated cement-fibre sheeting, which extends onto the roof. Internally, the shed constitutes a single, unencumbered space (Plates 89/90), open to the underside of the pitched roof, which is supported on four steel trusses of modified double-Fink design, carrying four tiers of steel-angle purlins to each roofslope. The interior is accessed via a wide, sliding door to the northern bay of the east elevation (Plate 87) and via a pedestrian door to the northern bay of the east wall; the space is lit by small windows beneath concrete lintels to east and west, and by semi-translucent, flush roof-lights, one per bay to each slope. The range is open to former shelter shed E to the south, the three eastern bays of which are here exposed (Plate 80). The range, in its current form, dates to some point between the Ordnance Survey edition of 1952 and the aerial photograph of 1965 (inset at §.5.2.7 and §.5.3.1 respectively).

6.8 Building G: Offices [centred on NGR SP 55715 61921]

- 6.8.1 Building **G** (Figure 13; Plates 91-93) comprise a series of three modern, interconnected single-storey office rooms extending northwards from the northern gable end of shed **F** (Plate 91), occupying a maximum footprint measuring 30ft. (N/S) x 21ft. (E/W). They are brick-built to stretcher bond, exterior walls rising 8½ft. to a flat roof, walls incorporating, in places, relic stock-pen walls standing 5ft. tall (Plate 92), evident on historical Ordnance Survey mapping. Internally, the offices are utilitarian in nature with tiled floors and underdrawn, plasterboard ceilings (Plate 93), generously lit by double-glazed UPVC windows to exterior walls. The offices are not evident on the aerial photographs of 1965 and c.1970, which continue to show the relic stock-pen walls, though they are in place by the time of the Ordnance Survey edition of 1971 (inset at §.5.2.7).

6.9 Building H: Covered Yard [centred on NGR SP 55736 61904]

- 6.9.1 Building **H** (Figure 15; Plates 94-96) comprises a former, irregularly shaped stock holding yard at the southern end of the row of modern buildings flanking the western side of the main foldyard, enclosed to east, west and south by boundary walls, reconstructed after 1965 (see inset at §.5.3.1), and abutting the south gable end of shed **I** to the north (Plate 94). Visible as an open yard in the aerial photograph of c.1970 (inset at §.5.3.2), the current mono-pitch, portal-framed roof was introduced by the most recent owners, Mr. and Mrs. Spicer, after 1984. The enclosed space (Plate 96) measures 28ft. (N/S) x 40ft. (E/W), and stands to a maximum 12ft. tall to the north, where it abuts the southern gable end of shed **I**; wide double doors open to the east (Plate 95), while a narrow doorway to the west affords pedestrian access from the main yard.

6.10 Building I: Shed [centred on NGR SP 55734 61918]

- 6.10.1 Building **I** (Figure 15; Plates 97-100) comprises a simple, utilitarian 'shed' occupying the central section of the range of buildings flanking the eastern side of the main foldyard, aligned north-south and set between shed **J** to the north and covered yard **H** to the south (Plates 97/8). The structure is steel-framed, of four regular bays and a single storey, measuring 60ft. (N/S) x 40ft. (E/W), standing 13ft. to eaves, beneath a pitched and gabled roof, rising 19½ft. to ridge level. Lower walls are enclosed in brick to c.7ft., above which the long elevations are clad externally in profiled steel sheeting (cement-fibre to south gable); the roof is clad in corrugated cement-fibre sheeting. Internally, the shed constitutes a single, unencumbered space (Plates 99/100), open to the underside of the pitched roof, which is supported on four steel portal frames, carrying five tiers of steel-angle purlins to each roofslope. The interior is accessed via wide, opposing sliding doors to east and west of the second bay from the south, while a narrow interconnecting doorway to the east end of the north wall opens to Building **J**; the space is lit by a series of semi-translucent, flush roof-lights, one per bay to each roofslope. The range, in its current form, dates to some point between the aerial photographs of 1965 and c.1970 (inset at §.5.3 above); a maker's plate to the south gable end reads 'F&IB Ltd.' Northampton.

6.11 Building J: Shed [centred on NGR SP 55734 61931]

- 6.11.1 Building **J** (Figure 15; Plates 101-103) comprises a steel-framed shed of two bays, aligned east-west and fronting the main foldyard north of shed **I**, and south of shed **K**, with both of which it is contiguous. The western gable end is set back 9ft. from the western, side elevation of shed **I** (Plate 101), while the east elevation forms a flush façade with ranges **I** to the south and **K/L** to the north (Plate 102). Shed **J** measures 30ft. long (E/W) x 25ft. wide (N/S), standing 14½ft. to eaves and 21ft. to ridge; external walls to east and west are formed of lower brickwork to c.6ft. 3in. above ground level, above which the steel frame is clad in profiled steel sheeting, which extends onto the pitched roof. The range is accessed from the exterior via a large, sliding door to the east and via a pedestrian doorway to the west, the latter inserted into a former, larger opening,

while a further door to the east end of the south wall (Plate 103) provides internal communication with shed **I**. Internally, the range forms a single, unencumbered space (Plate 103), open to the underside of its pitched roof which is supported on three steel-angle 'Fink' trusses with characteristic 'W' pattern bracing. The range is fully open to range **K** to the north with no internal partition wall, and is lit by two semi-translucent rooflights, one per bay to the south roofslope only. The range is first illustrated on the aerial photograph of 1965 (inset at §.5.3.1), pre-dating the introduction of shed **I** to the south, at which point it was served by a high, wide door to the yard elevation.

6.12 Building K: Shed (incorporating former stable) [centred on NGR SP 55730 61938]

- 6.12.1 Building **K** (Figure 15; Plates 101/102 and 104-107) comprises a steel-framed shed of three bays, aligned east-west, located to the north of shed **J**, and south of shed **L**, with both of which it is contiguous; to the west it abuts the east gable end of converted barn **D**, with the westernmost bay of the south elevation fronting onto the main foldyard (Plate 101). The range measures 45ft. long (E/W) x 20ft. wide (N/S), standing 14½ft. to eaves and 19½ft. to ridge; external walls are infilled in brick to a height of 7ft., above which the frame is clad externally in profiled steel sheeting. Internally, the range is subdivided on a bi-partite plan, the eastern two bays being contiguous with and open to shed **J** to the south (Plate 104), having no direct external access. The western bay, extending westwards to flank the north side the main foldyard (Plate 101), includes a narrow door affording access to the interior (Plate 105), which includes a low feed trough to the north wall (Plate 106), while a transverse through-passage to the west (Plate 107) links the main foldyard with the secondary yard to the north. Internally, the eastern two bays are open to the underside of the pitched roof, supported on steel-angle 'Fink' trusses, as per Shed **J**, while the westernmost bay is floored over, with a water tank suspended above the transverse through-passage. As per shed **J** to the south, the range is first unambiguously illustrated in the aerial photograph of 1965 (inset at §.5.3.1), though it arguably incorporates earlier fabric to the western bay which evidently served at some stage as a stable.

6.13 Building L: Storage Shed [centred on NGR SP 55729 61947]

- 6.13.1 Building **L** (Figure 15; Plates 108-110) comprises a simple, utilitarian storage building sited to the north end of the range of buildings flanking the east side of the main foldyard. It occupies the site of a series of former buildings forming an L-shaped plan around an open stock yard, shown on historical Ordnance Survey mapping and evident on aerial photographs. The recorded building (Plate 108/9) is a steel, portal-framed shed of three regular bays, aligned east-west and measuring 12m (N/S) x 13m (E/W), standing 4.5m to eaves and 6m to ridge. Exterior walls are infilled in concrete slabs to a height of 2m, above which the frame is clad externally in profiled steel sheeting, which extends onto the pitched and gabled roof. The interior of the range (Plate 110), accessed via a wide roller door to the centre of the east gable end, constitutes a single unencumbered space, open to the underside of the pitched roof and lit by semi-translucent roof lights, one per bay to each roofslope. The building represents the most recent addition to the farmstead plan, being erected c.10 years ago by Mr. and Mrs. Spicer; the aerial photograph of 2006 (§.5.3.3) indicates pre-cursor ranges flanking the north, west and south sides of a covered yard.

6.14 Building M: Over-Wintering Shed [centred on NGR SP 55701 61969]

- 6.14.1 Building **M** (Figure 16; Plates 111-115) comprises a large 'over-wintering' shed, located within the secondary yard to the north of the main farmstead ranges, west of chicken shed **N**, and occupying a maximum footprint of 70ft. (N/S) x 56ft. (E/W), standing 10ft. to eaves and 14ft to ridge (Plates 111/112). The building is simply constructed, with a series of roughly converted timber posts supporting principal rafters in four bays, the

structure being fully open to the south, otherwise being clad externally in lower corrugated iron panels and upper, vertical 'hit and miss' timber cladding. The roof, ridge-line aligned east-west, is clad in corrugated iron sheets and includes a raised vent to the ridge; an outshot to the rear of the shed extends the main roof line to the north. Internally, the range constitutes, essentially, a single unencumbered space (Plate 113), though it includes a series of partitioned stock pens to the west side (Plate 114) and beneath the northern outshot (Plate 115). The building represents a recent introduction to the farmstead plan, being absent from the aerial photograph of c.1970 and the Ordnance Survey edition of 1971 (inset at §5.3.2 and §5.2.7 respectively), though it is described within the sales particulars of 1984 (§5.5.4).

6.15 Building N: 'Deep Litter' Chicken Shed [centred on NGR SP 55717 61981]

- 6.15.1 Building N (Figure 17; Plates 116-119) comprises a simple, mid-20th century, pre-fabricated 'deep litter' chicken shed (Plate 116)⁵³ by Harlow Brothers of Long Whatton near Loughborough (Plate 117),⁵⁴ located within the secondary yard to the north of the main farmstead ranges. It post-dates the Ordnance Survey map of 1952 (§5.2.7) but is present by the time of the aerial photograph of 1965 (§5.3.1) and is shown *in-situ* on the Ordnance Survey edition of 1971 (§5.2.7). The structure is timber-framed, above a low brick footing, clad externally in vertically-set matchboard cladding, measuring 32ft. long (E/W) by 17½ft. wide (N/S), standing 6ft. to eaves beneath a shallow-pitched and gabled roof, 10ft. to ridge, the latter clad in corrugated cement-fibre sheeting. The shed is of four equal bays, and is accessed via a double, sliding door to the west gable end and a single, pedestrian door to the east. The interior (Plate 119) is floored in concrete and is lit by a single window per bay to the northern and southern elevations, all windows being of vertical slider form, set beneath narrow pentries (Plate 118).

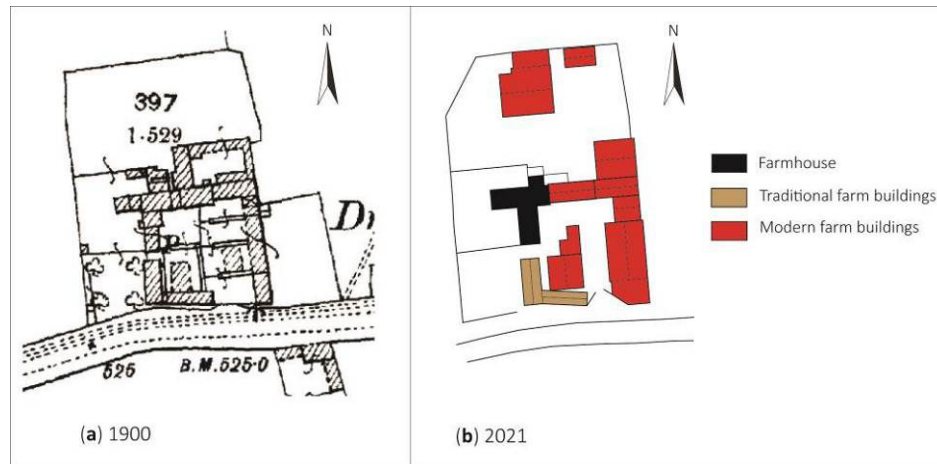
7 DISCUSSION AND CONCLUSION

- 7.1 The evidence of available historical mapping and other archival sources has established that the buildings of Drayton Lodge Farm reasonably originated in the mid- to late-18th century, possibly as an 'outfarm' established within the former open fields of Drayton parish, enclosed in 1754, before being more formally established and developed in the early years of the 19th century and undergoing subsequent, somewhat piecemeal evolution. Historical maps illustrate the developed farmstead as occupying a full, regular courtyard plan, the plan form most strongly associated with areas subject to large-scale, post-1750 enclosure (Lake and Edwards 2006, 44). Mid- to late-20th century developments have removed a large number of early, traditional ranges however, especially to the eastern side of the main foldyard and within the northern subsidiary yard, while the introduction of a series of modern, utilitarian structures to the centre and east side of the main foldyard (Figure 18) has impacted significantly both upon the historical plan form of the farmstead as a whole, and upon the setting of the surviving traditional ranges.
- 7.2 The farmhouse itself represents an interesting and attractive, if unremarkable, example for its period, with the early section (A) displaying evidence for a gradual development and evolution over time, possibly incorporating elements from as early as the late-18th century, while the late-19th-century extension (B) reflects an elevation in status of the farmstead as a whole, undertaken when the farmstead passed into the ownership/occupation of the Wareing family. Lacking statutory designation or local listing, however, the farmhouse is extended no

⁵³ The 'deep litter' system allows chicken manure and bedding in the coop to accumulate and decompose inside the coop over the winter months, generating compost while also creating natural heat for the coop.

⁵⁴ Maker's plate to western, sliding doors.

degree of statutory protection in heritage terms. Beyond the farmhouse, the wider farmstead has, as a result of gradual attrition over the course of the 20th century, experienced significant change resulting in a survival rate of less than 50% for its traditional agricultural buildings, when compared to the benchmark presented by early Ordnance Survey mapping (see inset below), and thus may be judged as having only limited 'heritage potential'.



Comparison with OS 2nd edition mapping of 1900 illustrating limited extent of survival of traditional buildings

- 7.3 In the context of the consented redevelopment of the Drayton Lodge Farm site, the current project has allowed for a drawn, photographic and written record of the domestic and associated agricultural outbuildings of the farmstead to be made, effectively a 'point in time' preservation by record in advance of demolition, in line with the requirements set out at the commencement of the project and as outlined in the Written Scheme of Investigation. A review of readily available documentary sources has allowed for a general historical context to be established for the farmstead, which has for much of its history been associated with the Adams, Emery and Wareing families, all of whom represent old, established local farming families (A. Spicer *pers. comm.*).
- 7.4 A copy of the current report will be uploaded to OASIS, the online grey-literature library of the Archaeology Data Service (ADS), ref. **rictyler1-432281**, and submitted to the Northamptonshire Historic Environment Record (Event UID: **ENN 110399**). A selection of site photographs and digitised survey drawings will be uploaded to ADS-easy, the small to medium sized project archiving facility of the Archaeology Data Service.

Report prepared by:

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09.11.2021

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- 1900 Ordnance Survey County Series 25in. (1:2,500) map.
- 1925 Ordnance Survey County Series 25in. (1:2,500) map.
- 1937 Ordnance Survey County Series 25in. (1:2,500) map.
- 1952 Ordnance Survey County Series 25in. (1:2,500) map.
- 1971 Ordnance Survey National Grid Series 1:2,500 map.

b) Archival Sources

Northamptonshire Archives

- Map 2241: Map of the Estate of the Earl of Winchelsea at Drayton and Staverton, 1784
- SC/316 and SC/930: Sales particulars of Badby House Estate, 1926 (Jackson Stops, London and Northampton; duplicate copies, one with annotations).

Drayton Lodge Farm

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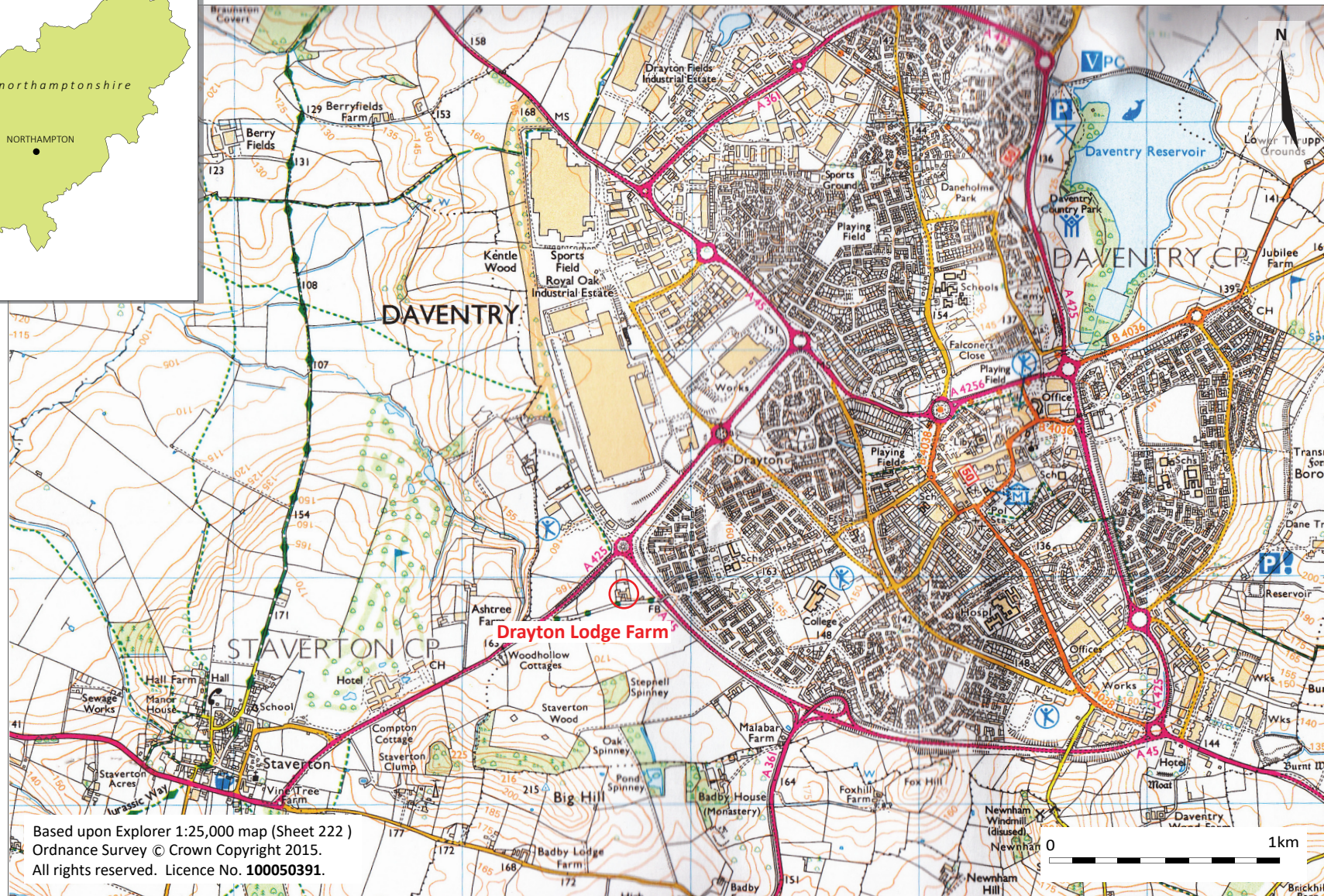
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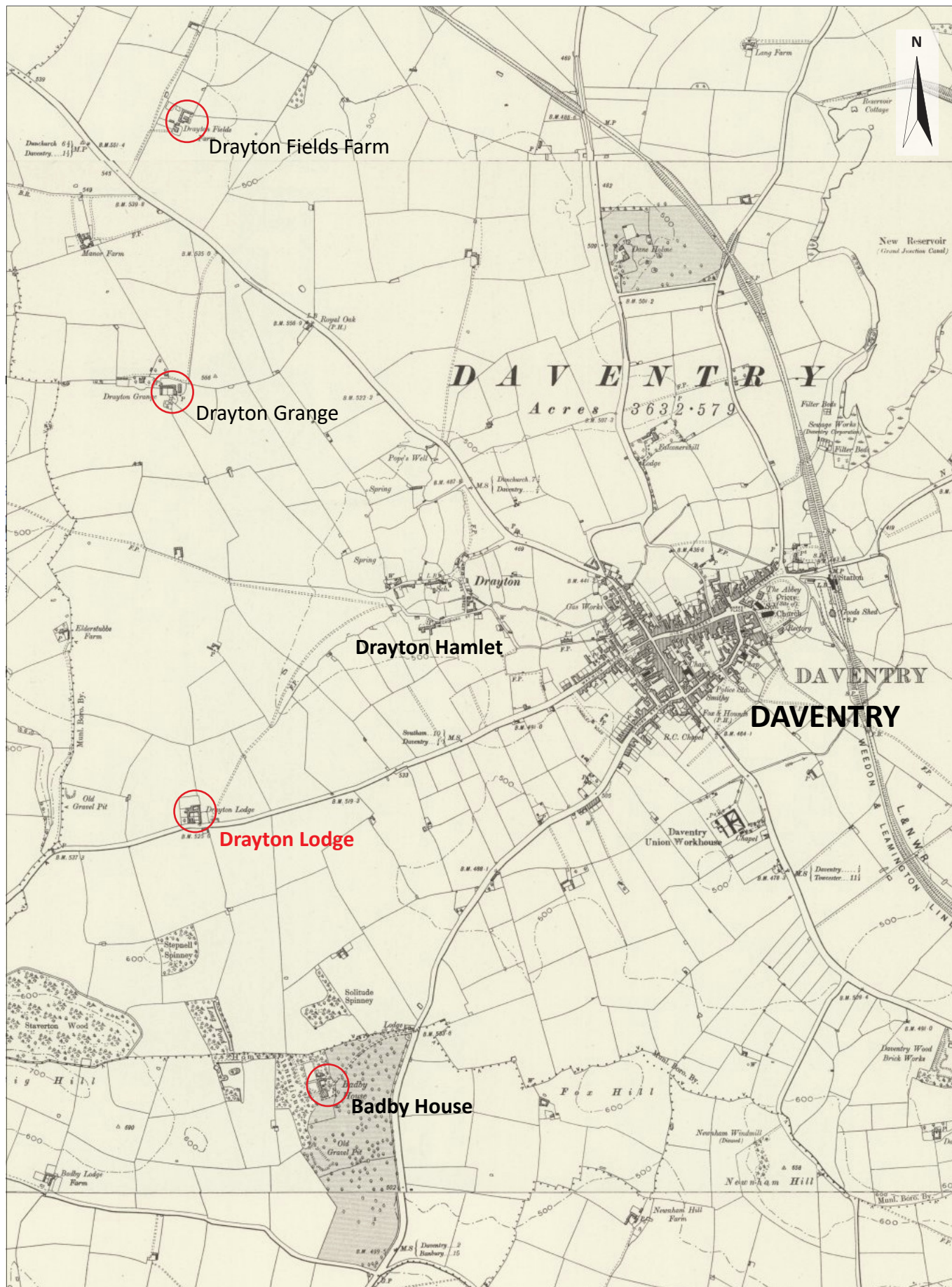
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Murland J, 2008. *Departed Warriors: The Story of a Family at War*. Leicester, Matador.

Oxford Archaeology, 2018. 'Daventry District Council Part 2, Local Plan: Heritage Impact Assessment'. Grey literature report prepared for DDC.







Northamptonshire Archives MAP/2241; reproduced with permission (license ref. Oct21/14/TAB/Tyler).

Drayton Lodge Farm

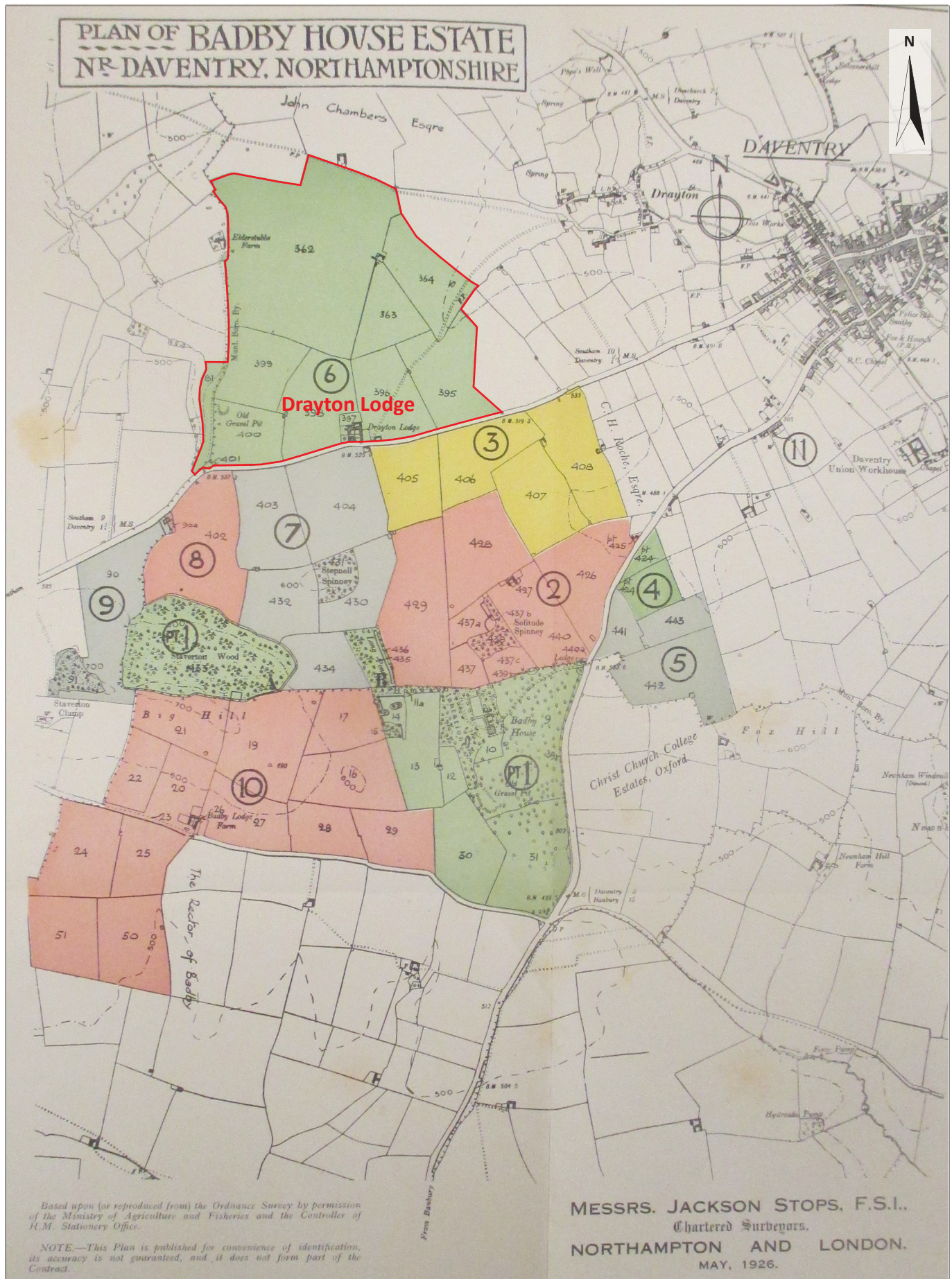
Staverton Road, Daventry, Northamptonshire

Figure 3: Map of the Estate of the Earl of Winchilsea at Drayton and Staverton (extract), 1784

NB. inset detail of Drayton Lodge, top left

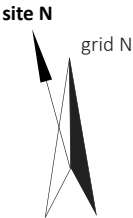
RIC TYLER

MCIFA PG Cert. Arch. Hist (Oxf.)



Northamptonshire Archives SC930; reproduced with permission (license ref. Oct21/14/TAB/Tyler).

NB. for illustrative purposes only, do not scale from this drawing



M Over-Wintering Shed
N 'Deep Litter' Chicken House

H Covered Yard
I Shed
J Shed
K Shed
L Shed

A Early farmhouse
B 1880s farmhouse extension
C Stables / Granary
D Converted Barn
E Former Shelter Shed
F Shed
G Offices

OLD STAVERTON ROAD

0 10 30m
Scale in metres
Scale in feet
0 50 100ft.

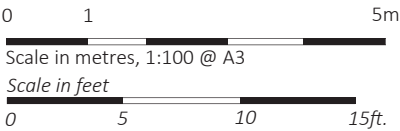
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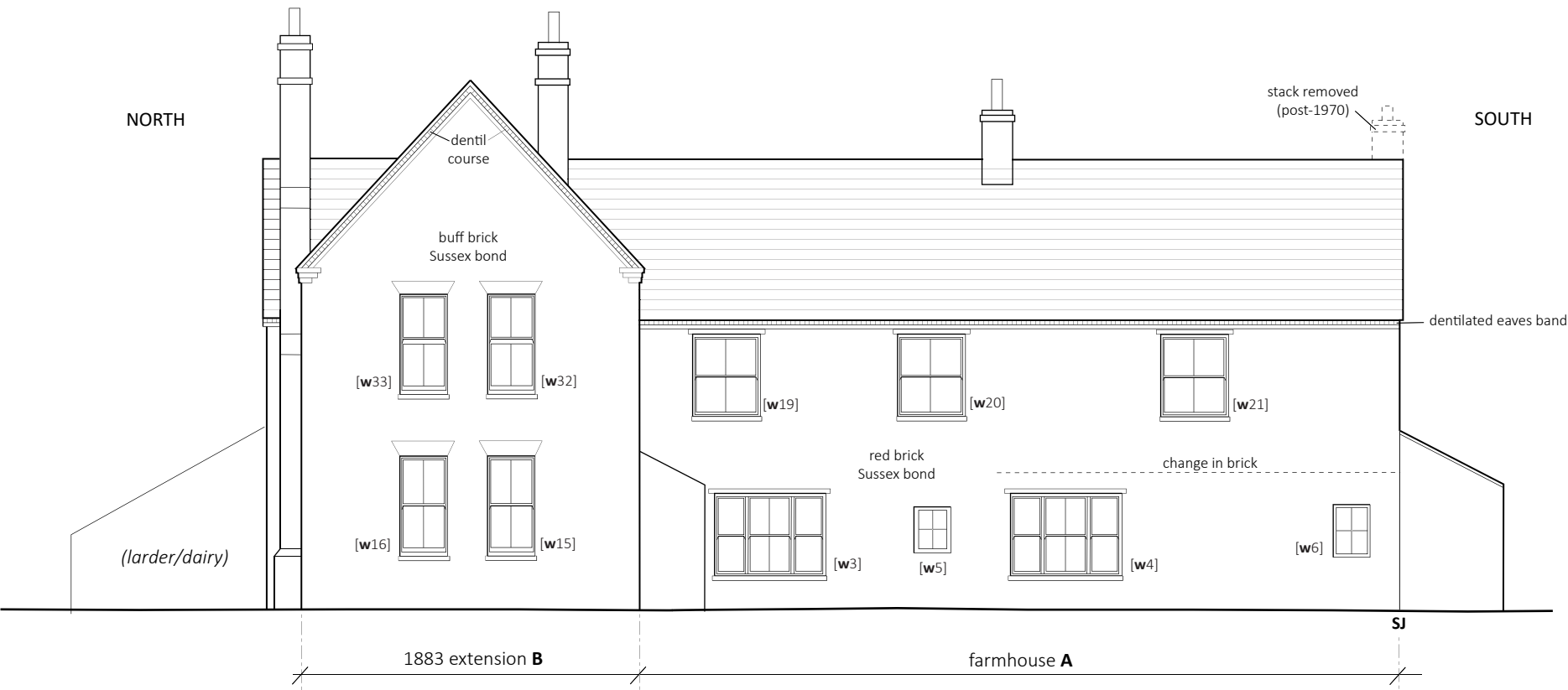


(a) south elevation (to garden)

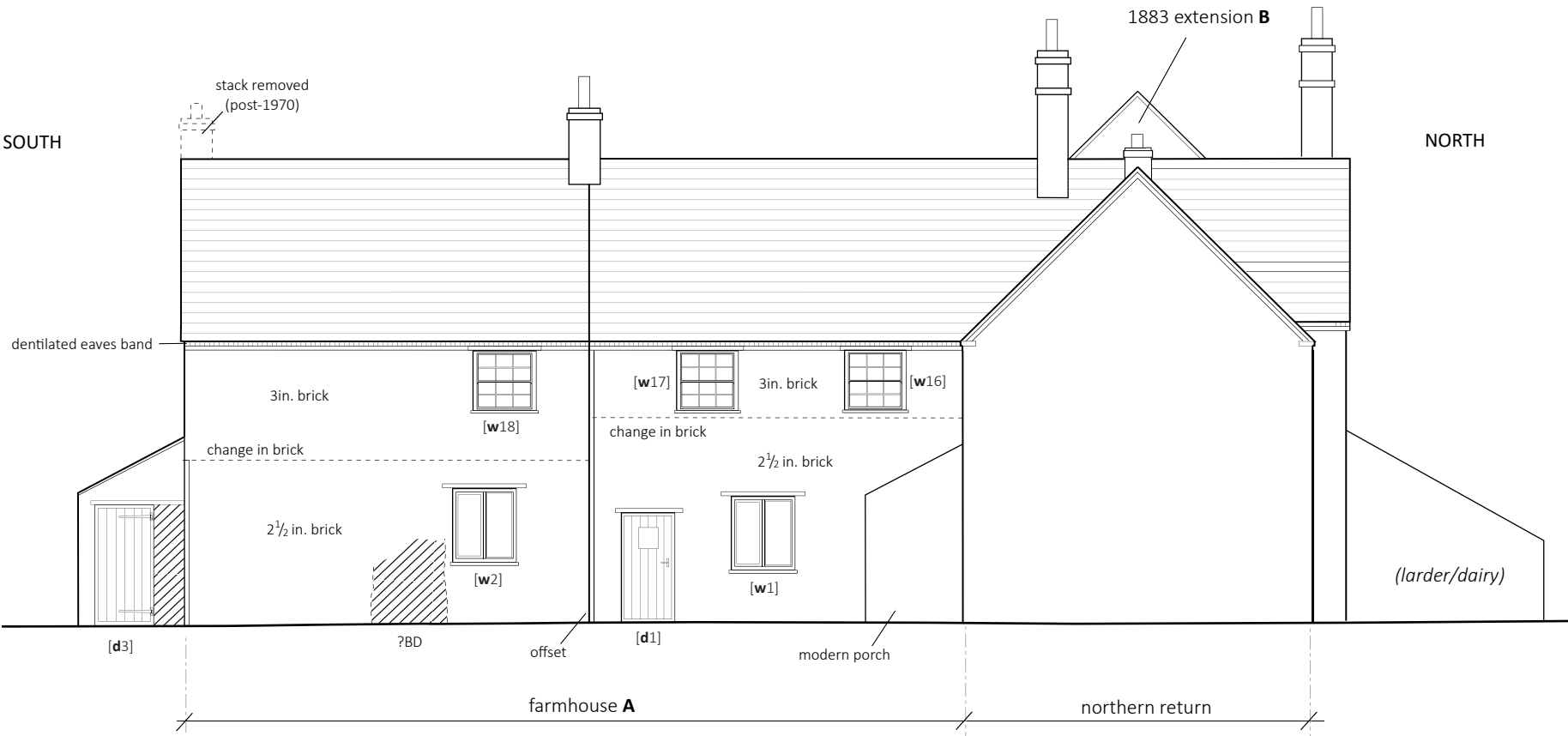


(b) north elevation (to secondary dyard)

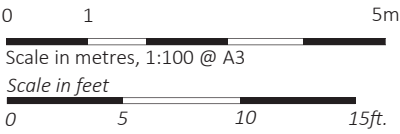




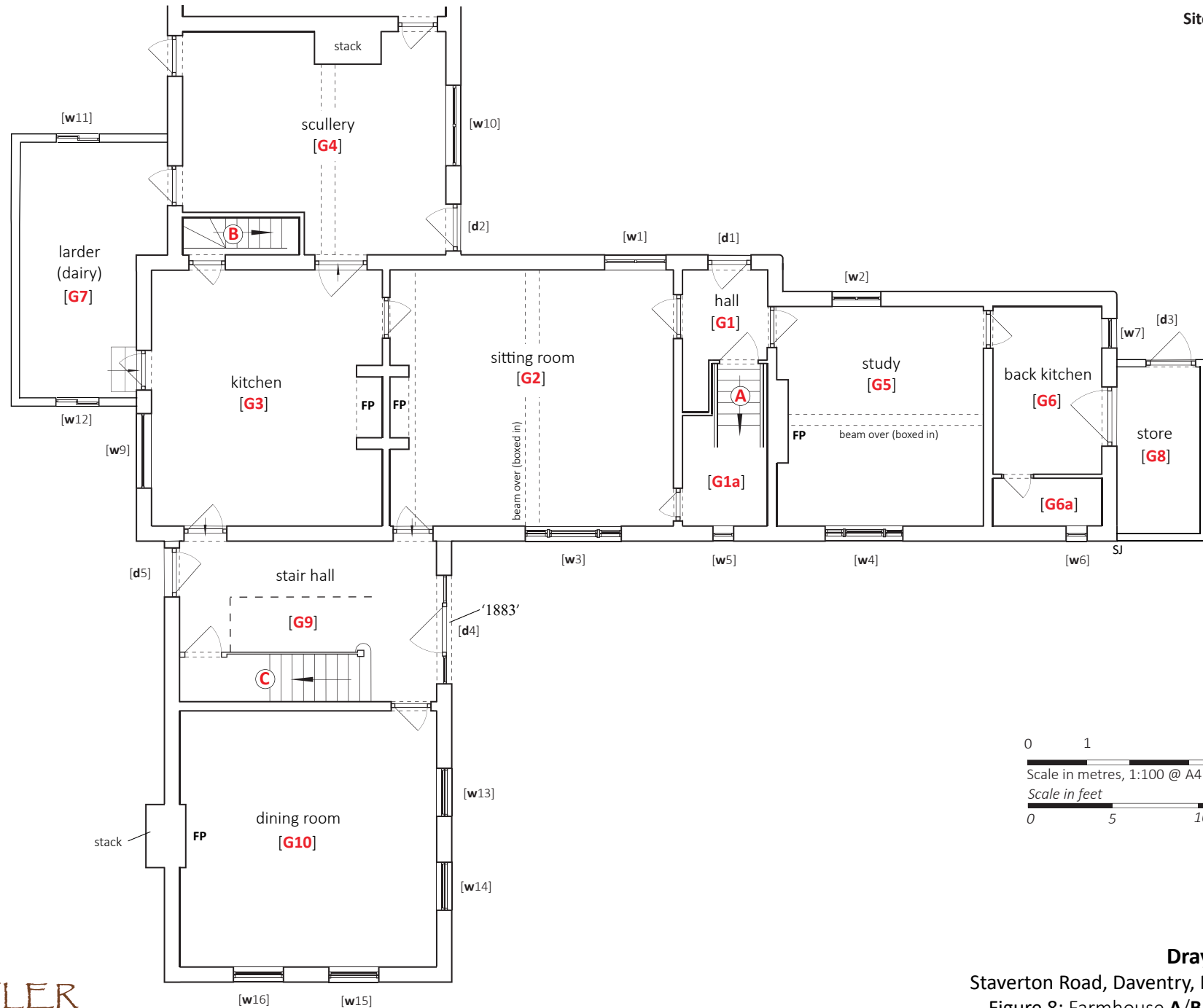
(a) west elevation (to garden)



(b) east elevation (to foldyard)



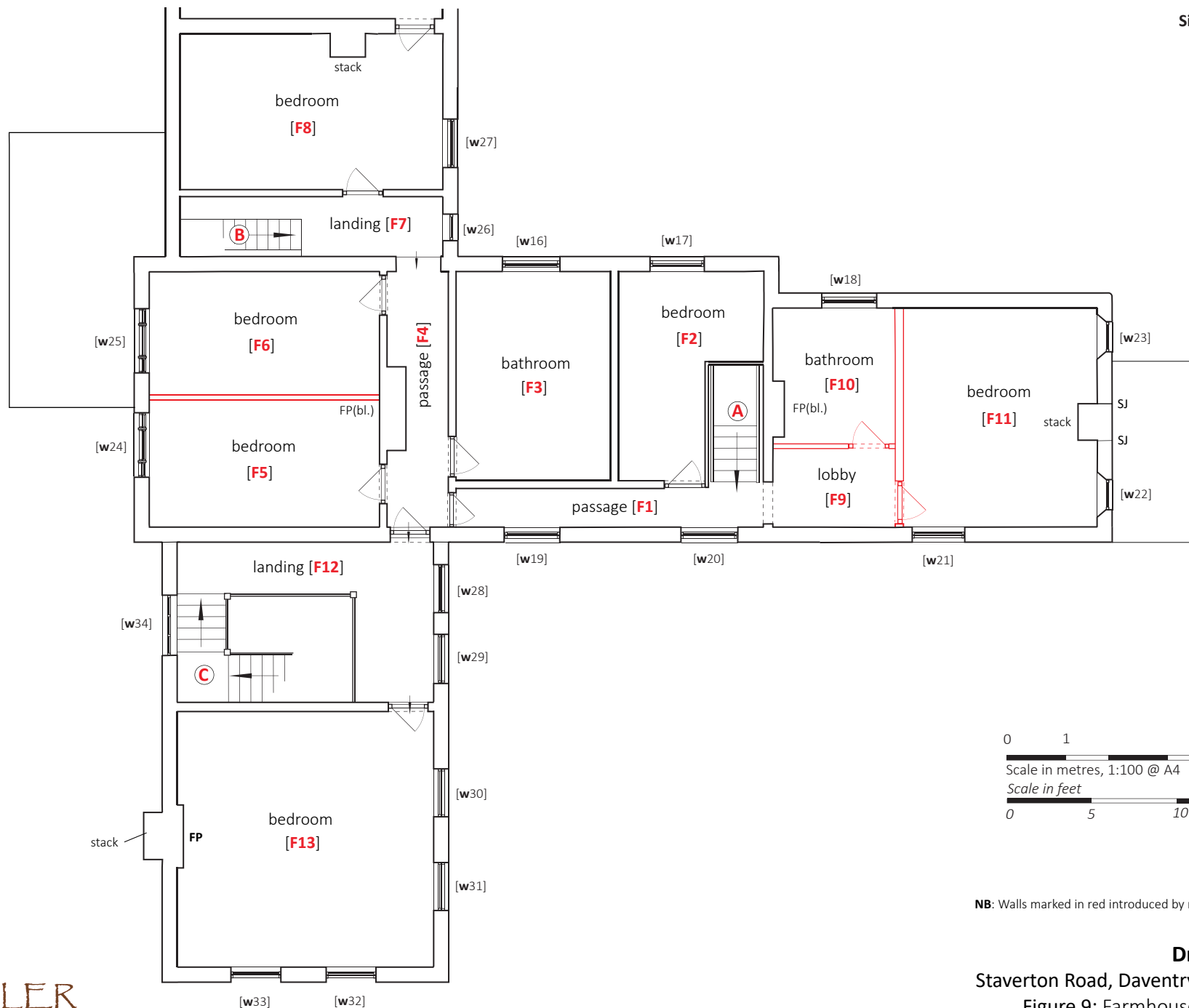
NB. for illustrative purposes only, do not scale from this drawing



0 1 5m
Scale in metres, 1:100 @ A4
Scale in feet
0 5 10 15ft.

NB. for illustrative purposes only, do not scale from this drawing

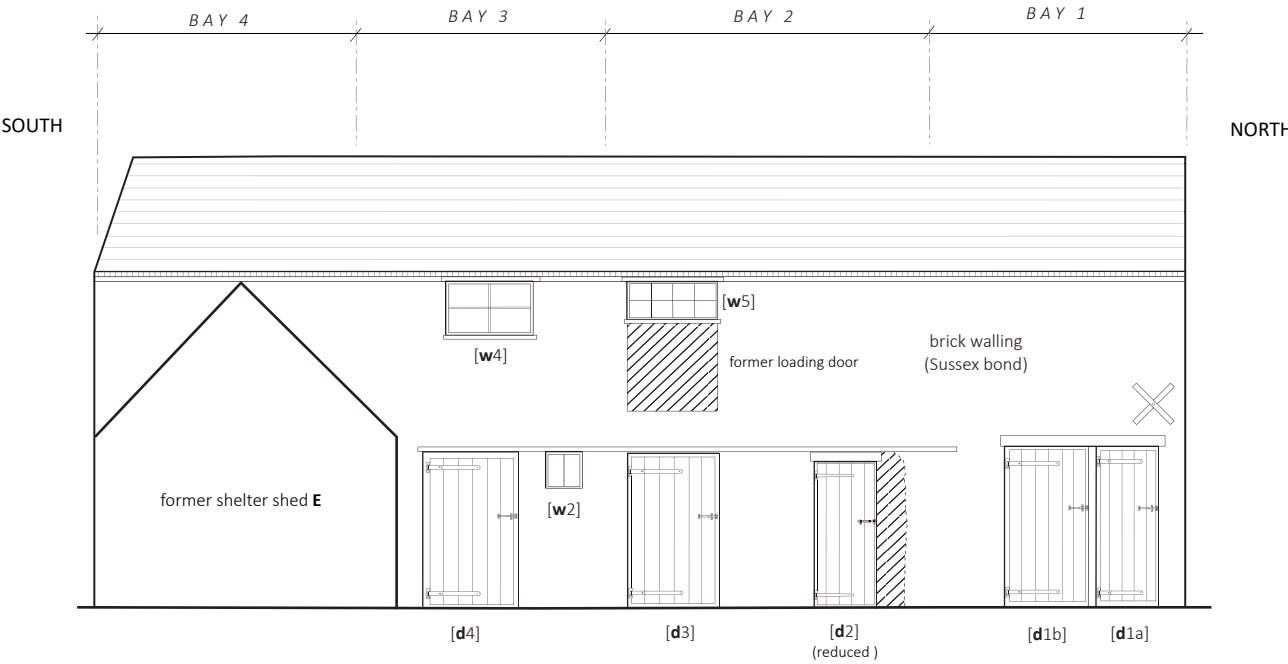
Site N 



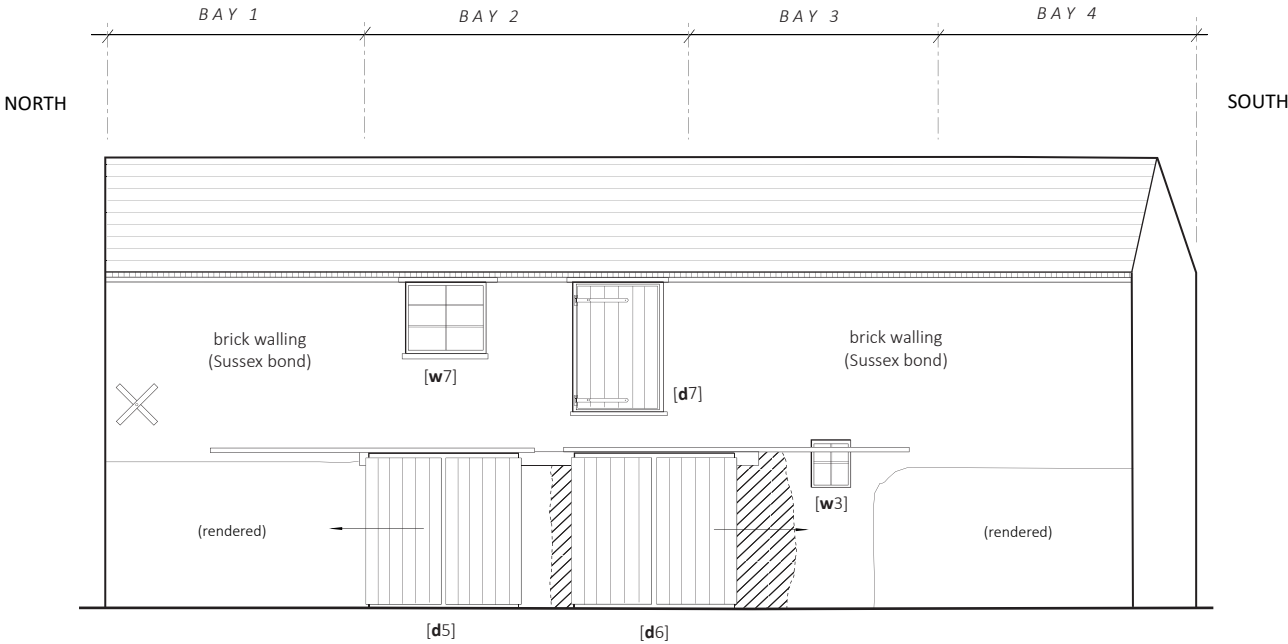
0 1 5m
Scale in metres, 1:100 @ A4
Scale in feet
0 5 10 15ft.

NB: Walls marked in red introduced by most recent owners, post-1984

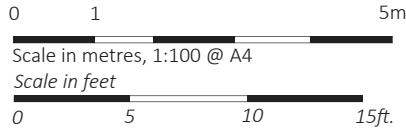
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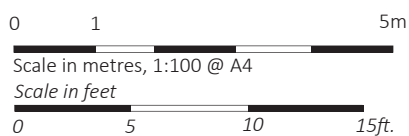
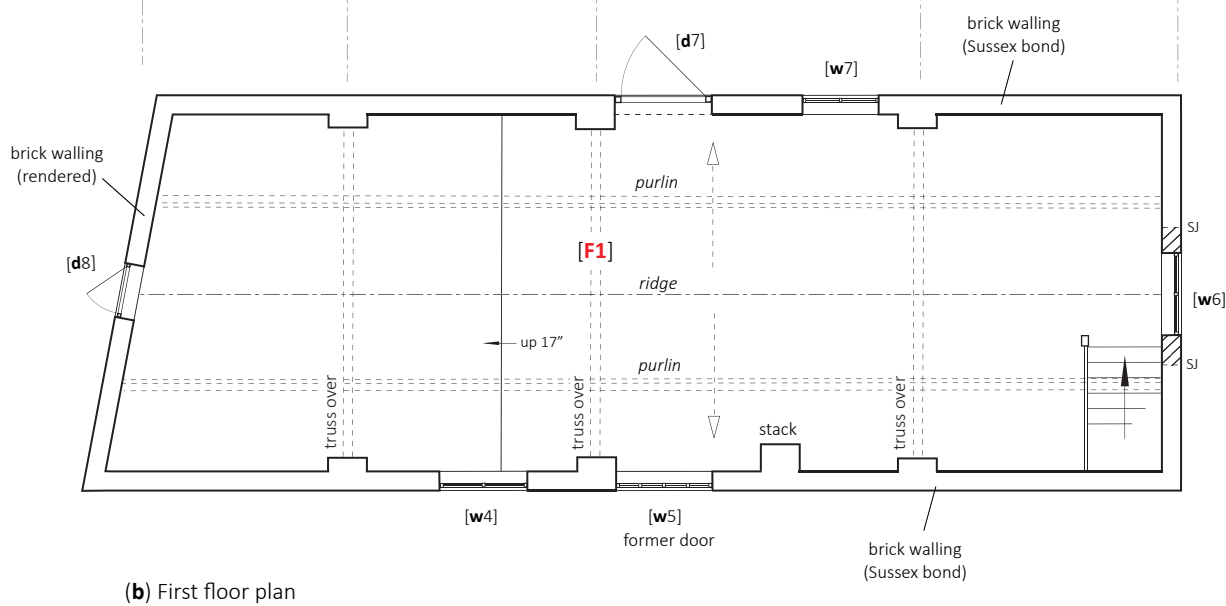
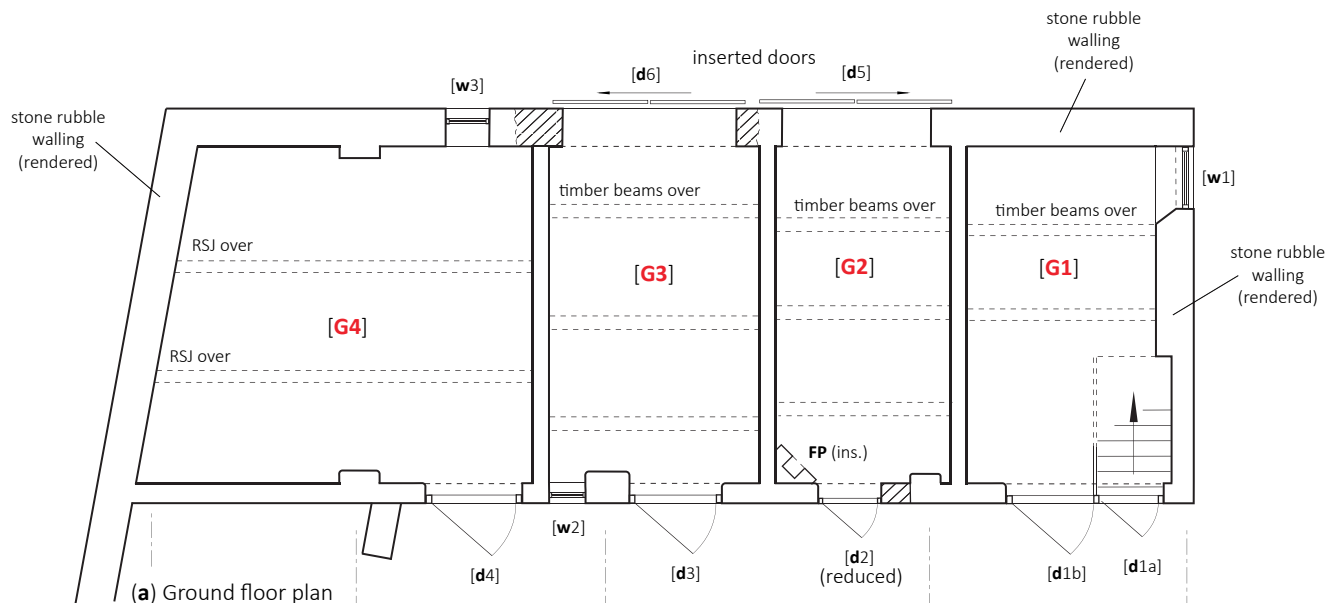
(a) East elevation (to foldyard)



(b) West elevation



NB. for illustrative purposes only, **do not** scale from this drawing

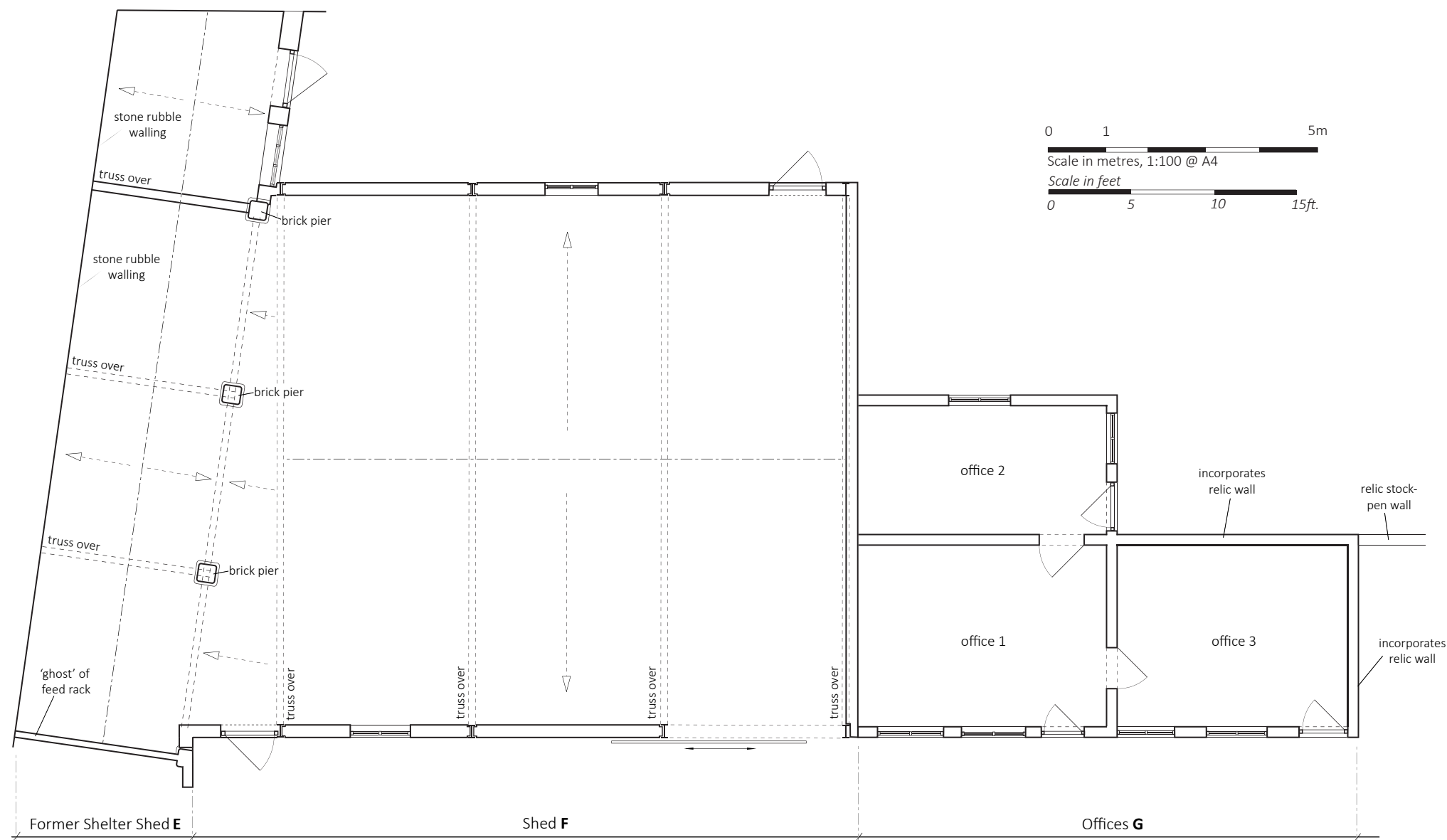


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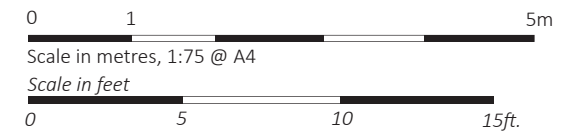
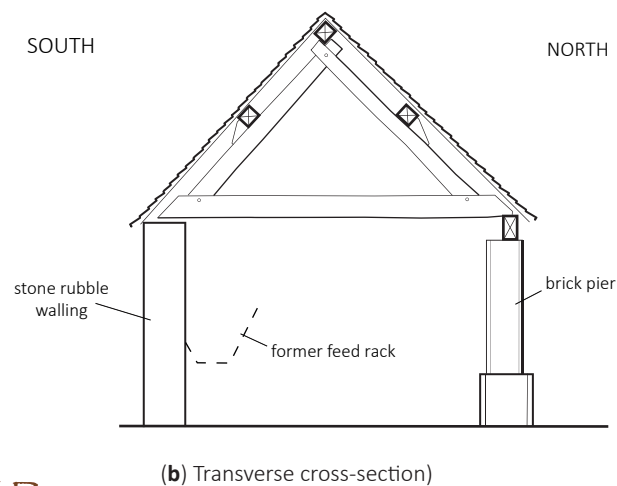
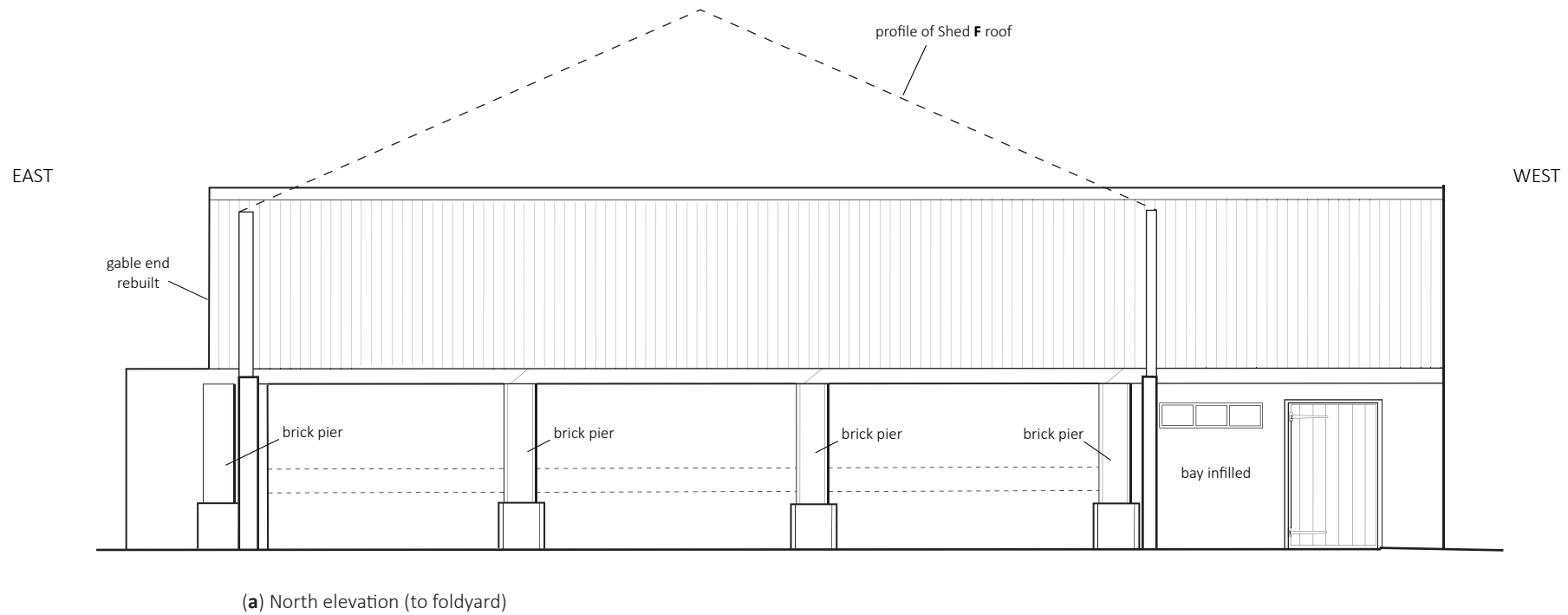


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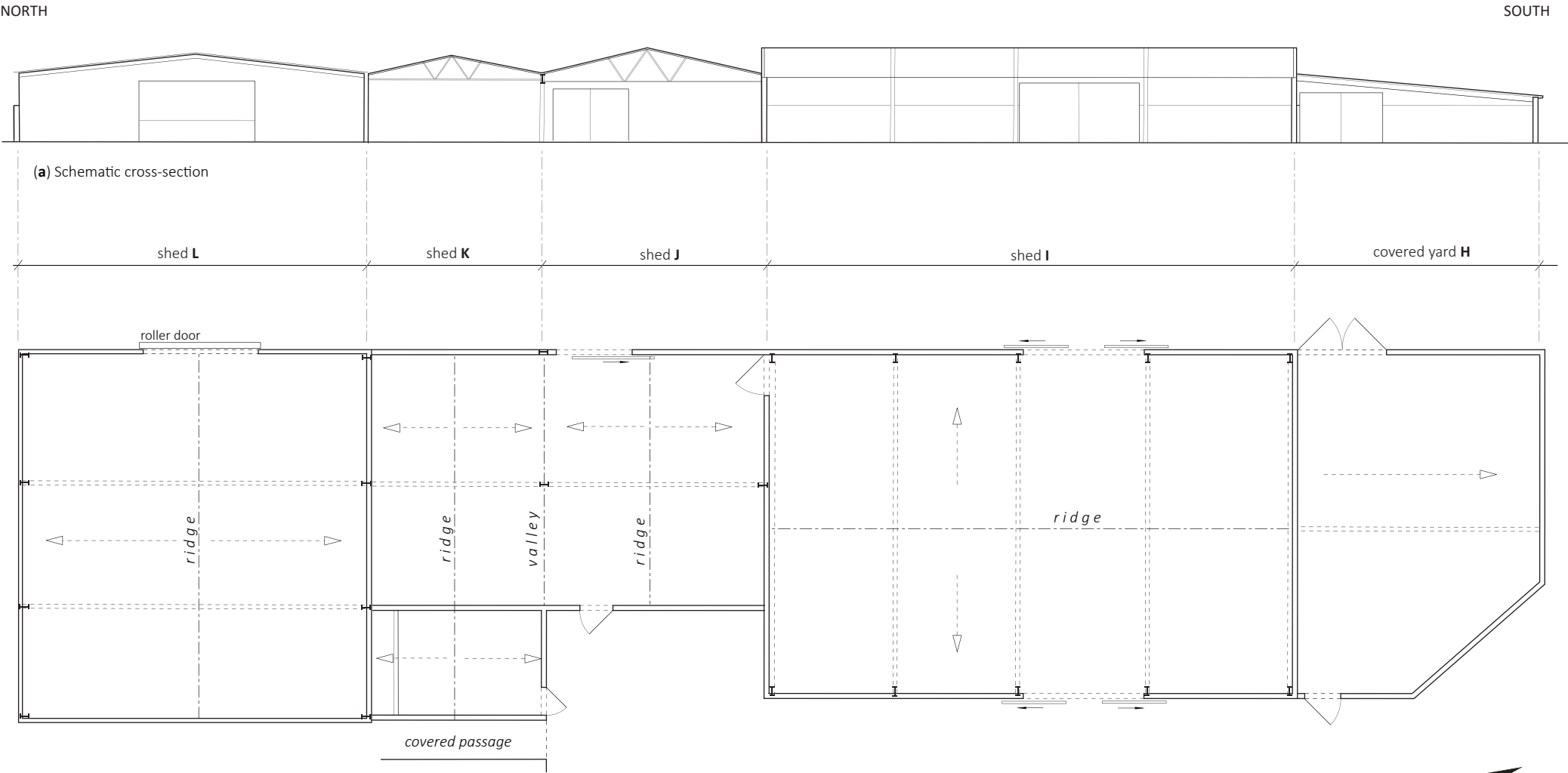
Site N



NB. for illustrative purposes only, do not scale from this drawing

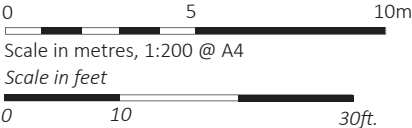


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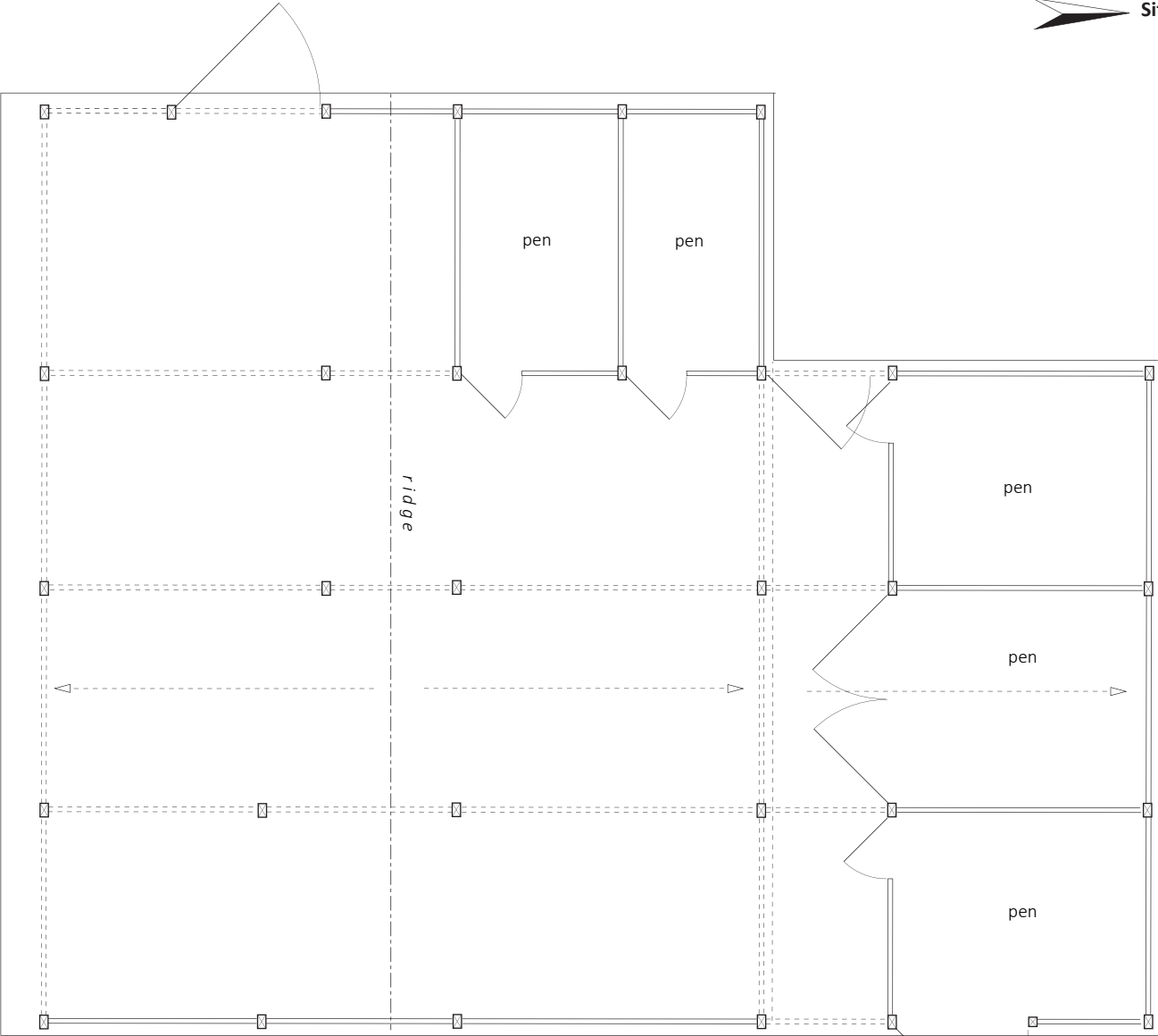


(a) Plan

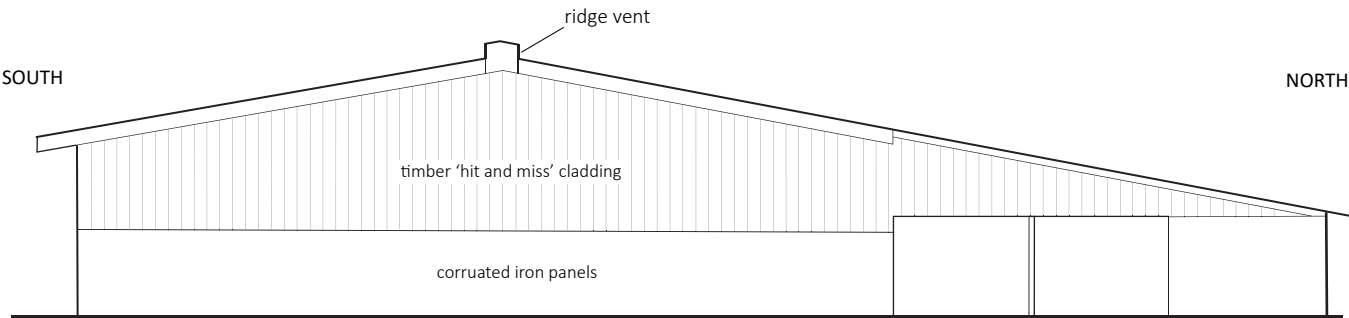
Site N



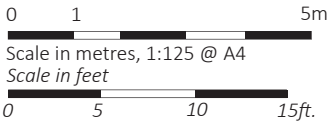
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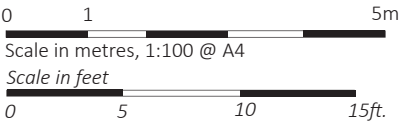
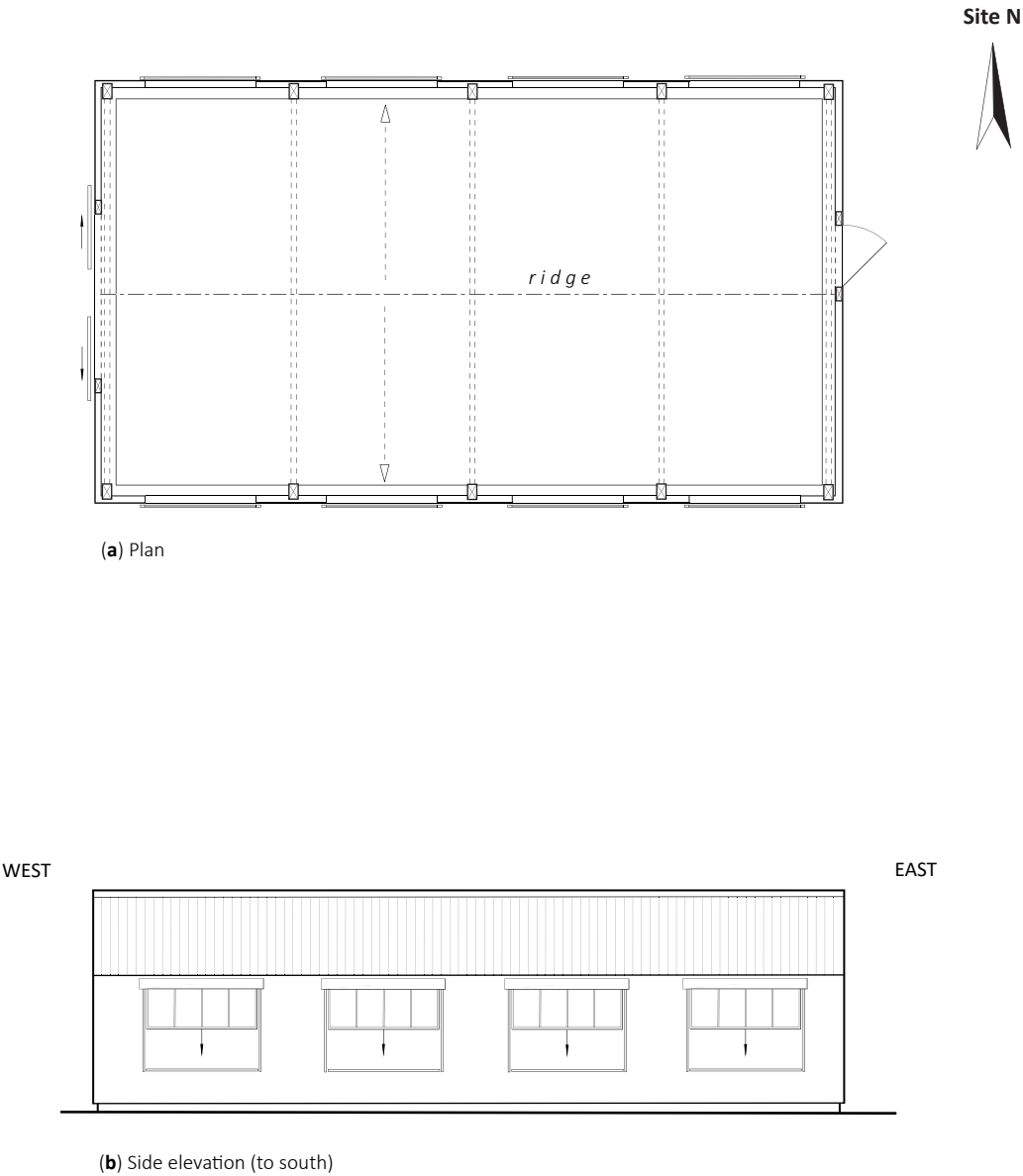
(a) Plan



(b) Side elevation (to west)



NB. for illustrative purposes only, **do not** scale from this drawing



NB. for illustrative purposes only, do not scale from this drawing

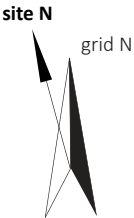




Plate 1: Aerial photograph of Daventry looking west with contemporary setting of Drayton Lodge Farm highlighted, beyond A45 Stefen Way (image: © MJ Richardson; geography-3640020, reproduced under Creative Commons licence).



Plate 2: Aerial photograph of 2006 looking east with re-routed A425 to foreground (bottom, left), Stefen Way to background, and truncated Staverton Road to right (image: Mr. and Mrs. Spicer).



Plate 3: General view of farmstead buildings from west with extended farmhouse **A/B** to left and barn **C** to right.



Plate 4: General view of farmstead buildings from north with extended farmhouse **A/B** to right and buildings **D-L** to left.



Plate 5: General view of farmstead buildings looking north-west from Staverton Road, with re-formed entrance gates.



Plate 6: General view of Farmhouse looking north-east from garden; early section **A** to right, 1880s extension **B** to left.



Plate 7: Farmhouse A, south-eastern aspect to foldyard (converted barn D to right).



Plate 8: Farmhouse A, east elevation (south end): anomalies in GF brickwork.



Plate 9: Farmhouse A, window [w16], hard beneath dentilated eaves band.



Plate 10: Farmhouse A, north return; south elevation to yard.



Plate 11: Farmhouse A, east elevation to yard (north end).



Plate 12: Farmhouse A; east elevation to yard (south end).



Plate 13: Farmhouse A, south gable end.



Plate 14: Relic stack in raised south gable end of A.



Plate 15: Farmhouse A, west elevation to garden.



Plate 16: Farmhouse A, west elevation window [w4].



Plate 17: Farmhouse A; entrance hall [G1] looking south.



Plate 18: Farmhouse A; stair A rising to 1F from [G1].



Plate 19: Farmhouse A, lounge [G2] looking north.



Plate 20: Farmhouse A, lounge [G2] looking south-east.



Plate 21: Farmhouse A, kitchen [G3] looking north-west.



Plate 22: Farmhouse A, 'back stair' rising from kitchen [G3] + door to larder.



Plate 23: Farmhouse A, larder [G7] looking east, with quarry tile floor and perimeter benches/shelving.

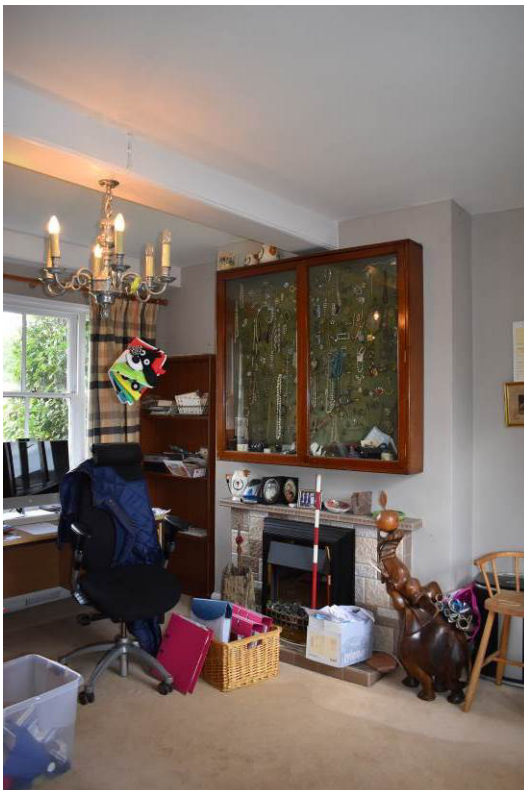


Plate 24: Farmhouse A, study [G5].



Plate 25: Farmhouse A, back kitchen [G6].



Plate 26: Farmhouse A, head of Stair A.



Plate 27: Farmhouse A, 1F passage [F1] looking south.



Plate 28: Farmhouse A, bedroom [F2] looking east.



Plate 29: Farmhouse A, bathroom [F3] looking east.



Plate 30: Farmhouse A, 1F passage [F4] looking east.



Plate 31: Farmhouse A, bedroom [F5] looking north.



Plate 32: Farmhouse A, bedroom [F6] looking north.



Plate 33: Farmhouse A, bedroom [F11] looking south with stack to gable wall.



Plate 34: Farmhouse A, bathroom [F10].



Plate 35: Farmhouse A; 'ghost' of former gable.



Plate 36: Farmhouse A, scullery [G4] looking north.



Plate 37: Farmhouse A, scullery [G4] looking south.



Plate 38: Farmhouse A, head of 'back stair' B.



Plate 39: Farmhouse A, bedroom [F8] looking south.



Plate 40: Farmhouse extension B, south elevation.



Plate 41: Farmhouse extension **B**, detail of dentilated eaves band (extending onto gable end).



Plate 42: Farmhouse extension **B**, detail of 2/2 sash windows ([w13/14]).



Plate 43: Main door [d4] to farmhouse extension B.



Plate 44: Modern timber porch to main entrance.



Plate 45: Detail of dated keystone ('1883') to door arch of farmhouse extension B.



Plate 46: Farmhouse extension **B**, west gable end.



Plate 47: Farmhouse extension **B**, north-west angle and main stack **NB.** change in brick.



Plate 48: Farmhouse **A/B**, north elevation (extension **B** to right, early section **A** to left).



Plate 49: Stair Hall [G9] looking south.



Plate 50: Stair C rising against west wall of [G9].



Plate 51: Stair Hall [G9] looking north.



Plate 52: Dining Room [G10] looking north-west.

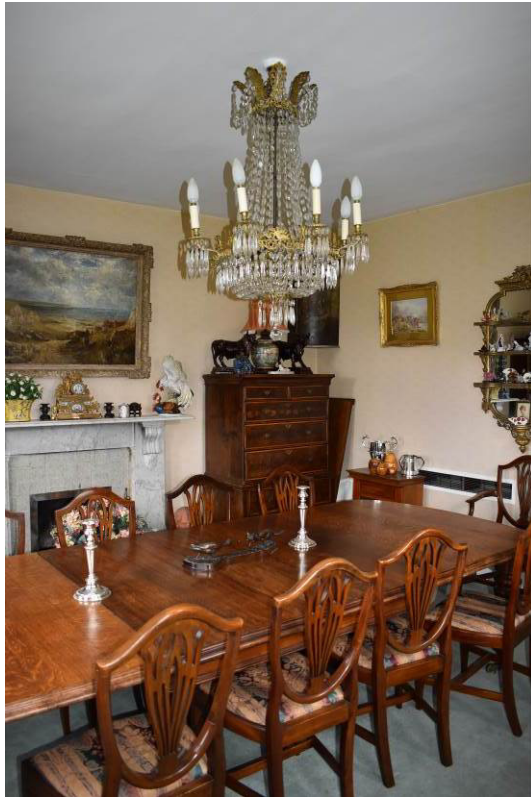


Plate 53: Dining Room [G10] looking north-east.

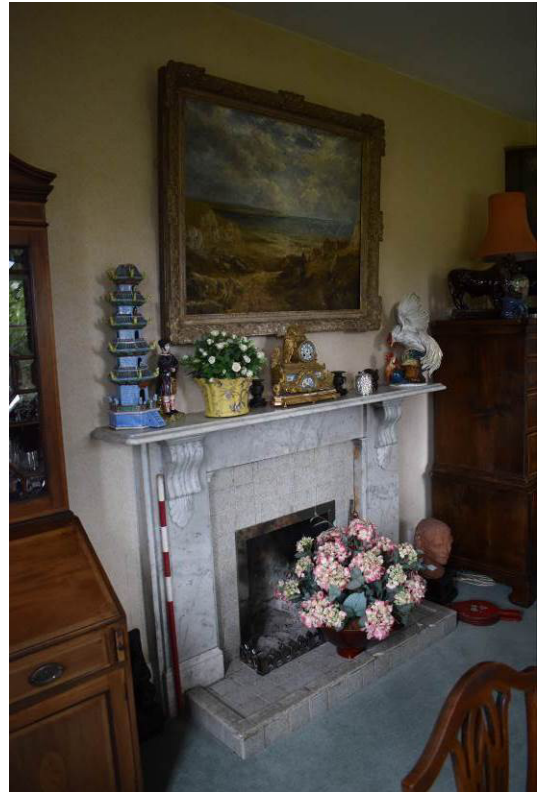


Plate 54: Fireplace to north wall of [G10].



Plate 55: Head of stair C at landing [F12].



Plate 56: Bedroom [F13] looking south-west.



Plate 57: Bedroom [F13] looking north-east.



Plate 58: Stables / Granary range C looking south-west.



Plate 59: Stables / Granary range C; west elevation.



Plate 60: Building C, south gable end.



Plate 61: Stone rubble masonry exposed at south gable.



Plate 62: Building C; GF doors to east elevation.



Plate 63: Building C; GF doors [d1a/b] to east elevation.



Plate 64: Building C; [G1] looking west.

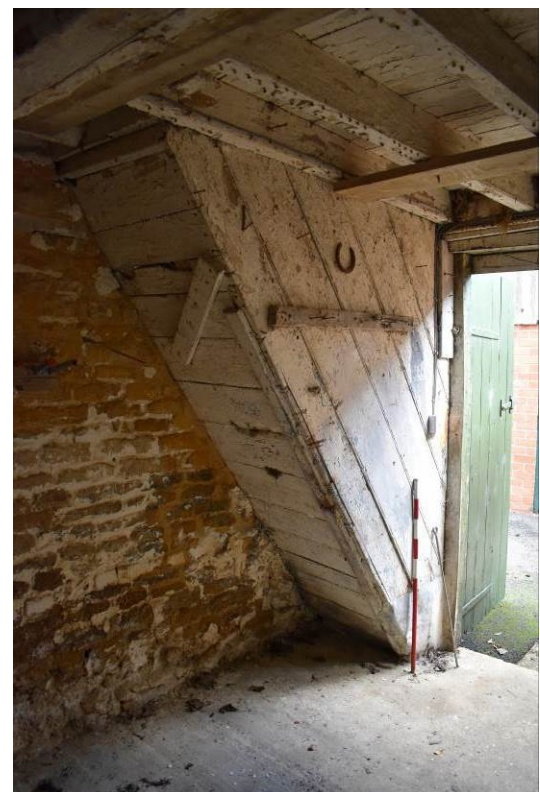


Plate 65: Stair rising to north side of [G1].



Plate 66: Building C: [G2] looking east.



Plate 67: Inserted fireplace at SE angle of [G2].



Plate 68: Building C: [G3] looking east.



Plate 69: Building C: [G4] looking south-west.



Plate 70: Building C: head of stair at [F1].



Plate 71: Building C: [F1] looking south.



Plate 72: Converted Barn D; south elevation to foldyard, looking north-west.



Plate 73: Converted Barn D; south elevation to foldyard, looking north-east.



Plate 74: Converted Barn D; north elevation to secondary yard.



Plate 75: Stonework at NW angle of Building D.



Plate 76: Early Sussex-bond brickwork at Bay 4.

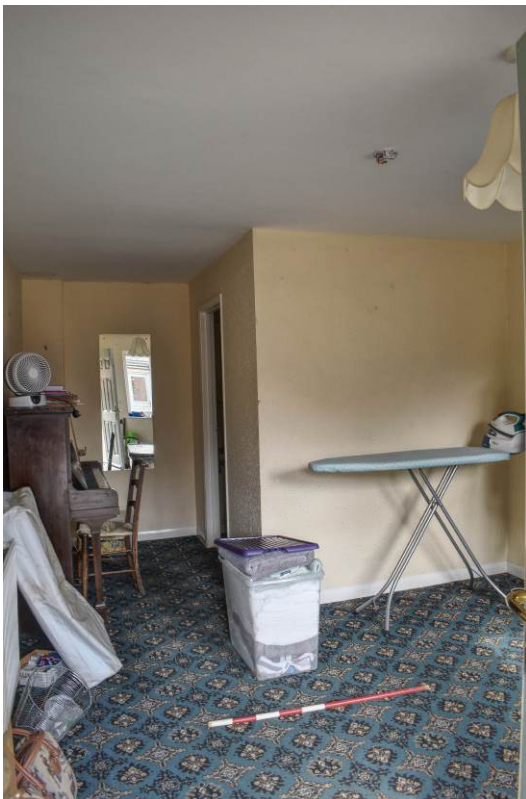


Plate 77: Representative interior of converted barn D.

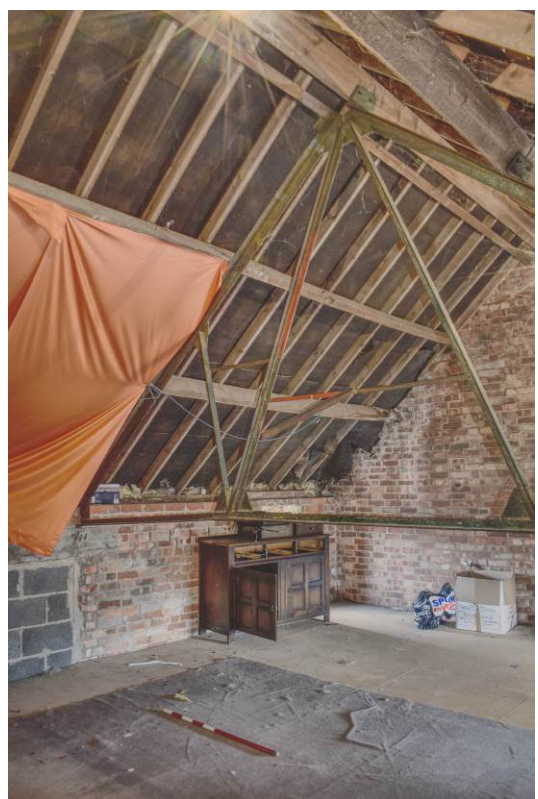


Plate 78: Roof over converted barn D.



Plate 79: Former shelter shed **E** flanking Staverton Road to south side of foldyard, looking north-west.



Plate 80: Open front of former shelter shed **E**, as seen to south side of shed **F**.



Plate 81: Detail of brick piers supporting bressummer to open north elevation.



Plate 82: Building E; rebuilt eastern gable end.



Plate 83: Infilled western bay of north elevation.



Plate 84: Former shelter shed E, interior looking west.



Plate 85: 'Ghost' of feed rack to east gable wall.



Plate 86: Unusual curved principals to western truss.



Plate 87: Shed F and Offices G within former foldyard, looking south-west.



Plate 88: Shed F (and Offices G to foreground) within former foldyard, looking south.



Plate 89: Shed F interior looking north-east.



Plate 90: Shed F interior looking south-east.



Plate 91: Offices **G** within central part of former foldyard.



Plate 92: Offices **G** incorporating former yard walls.

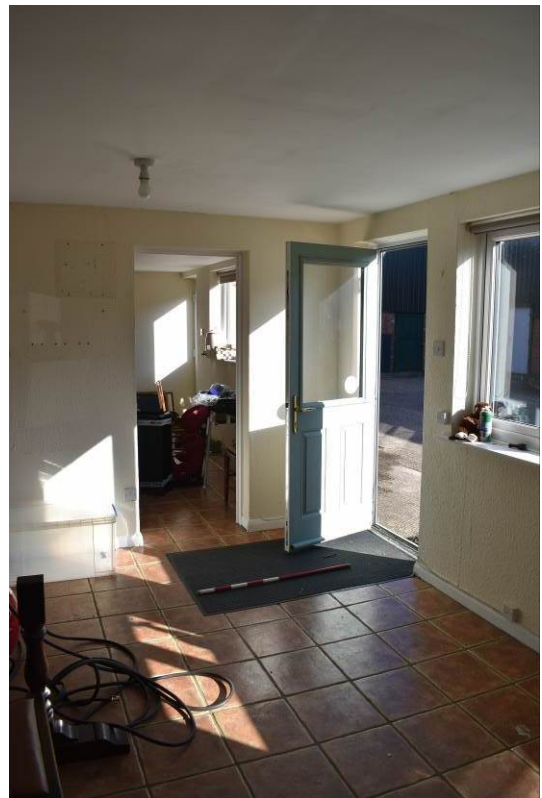


Plate 93: Representative interior of Office **G**.



Plate 94: Shed I and covered yard H looking north-east from farm entrance.



Plate 95: Covered Yard H, east elevation.



Plate 96: Covered Yard H interior, looking east.



Plate 97: Late-20th-century sheds I-L lining east side of foldyard; east elevation; Shed I to foreground.



Plate 98: Shed I, east elevation to foldyard.



Plate 99: Shed I, interior looking north.



Plate 100: Shed I, interior looking south.



Plate 101: Shed J (right) and K (left); elevations to foldyard; **NB** through-passage against gable end of converted barn D.



Plate 102: Shed J (left) and K (right); east elevation.



Plate 103: Shed J interior looking south-east (from Shed K); **NB.** communicating door to Shed I.



Plate 104: Shed K interior looking north-west (from Shed J).



Plate 105: Western end of Shed K (with feed trough) looking north.



Plate 106: Detail of food trough.



Plate 107: Transverse through-passage to rear yard.



Plate 108: Storage Shed L; exterior looking south-west.



Plate 109: Storage Shed L; exterior looking south-west.



Plate 110: Shed L interior looking south-west.



Plate 111: Sheep over-wintering shed M



Plate 112: Sheep over-wintering shed **M**



Plate 113: Sheep over-wintering shed **M**; interior looking south-west.



Plate 114: Stock pens to west side of over-wintering shed **M**.



Plate 115: Stock pens beneath northern outshot of over-wintering shed **M**.



Plate 116: Deep Litter Chicken Shed N looking north-east.



Plate 117: Detail of Harlow Bros. maker's plate.



Plate 118: Detail of vertical sliding window.



Plate 119: 'Deep Litter' Chicken Shed **N** , interior looking west.

APPENDIX A: Written Scheme of Investigation (WSI)**DRAYTON LODGE FARM**

Staverton Road, Daventry, Northamptonshire N11 4NL

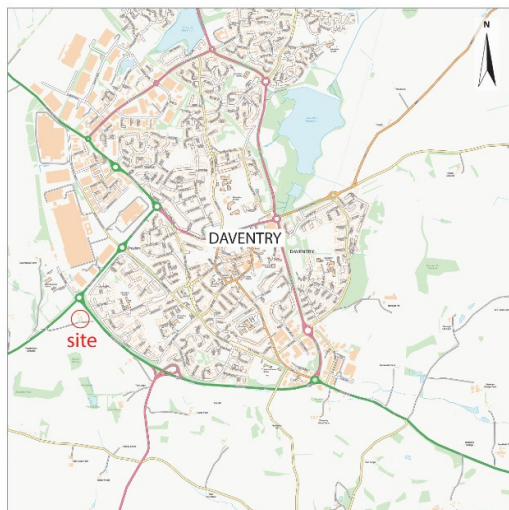
Written Scheme of Investigation for Historic Building RecordingNCC HER Event UID: **ENN110399**Planning Ref.: **DA/2019/1000****1 INTRODUCTION****1.1 Introduction to Project**

1.1.1 The following document represents a **Written Scheme of Investigation** (WSI) for a programme of Historic Building Recording (HBR) to be undertaken in respect of a series of former residential and agricultural buildings at Drayton Lodge Farm, Staverton Road, Daventry, Northamptonshire (see §.1.2). It has been prepared at the request of Mr. Nick Cooke of RPS Consulting Services, working on behalf of Bellway Homes (South Midlands) Ltd., in response to a draft condition of planning consent (see §.1.3) for residential development of the wider farmstead site.

1.1.2 Northamptonshire County Council Historic Environment Record (NCC HER) have assigned the Event UID **ENN110399** for the Historic Building Record.

1.2 The Site

1.2.1 Drayton Lodge Farm occupies an isolated site on the south-western boundary of the town of Daventry in the East Midlands, lying to the north side of the Staverton Road, south of the A425 and cut off from the main residential suburbs of the town by the A45 Stefen Way. The farmstead site lies 1.5km west of the centre of Daventry, which itself lies 18.5km WNW of the county town of Northampton; the site is centred on NGR SP 55710 61935 and lies at an elevation of c.162m AOD.

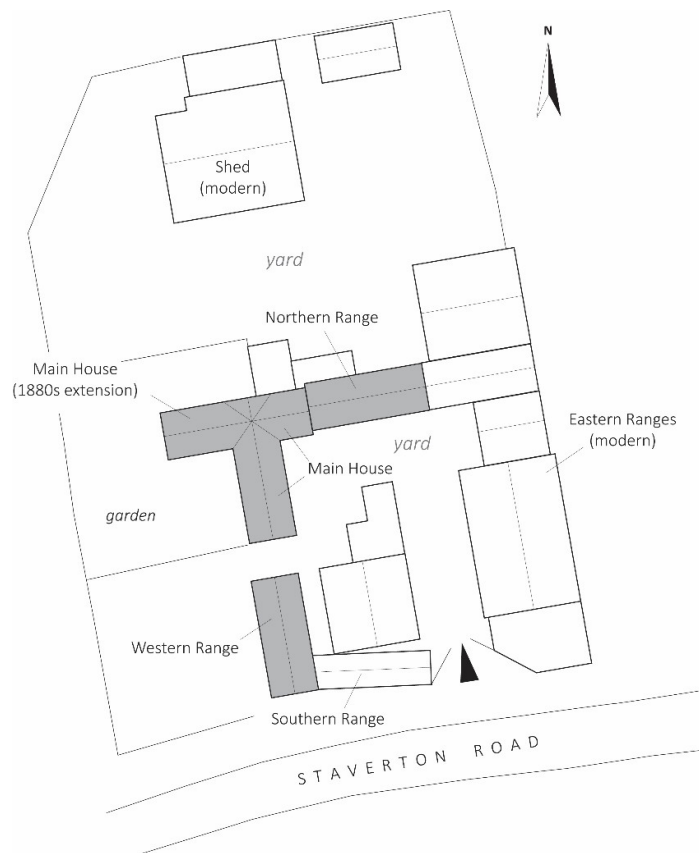


Location of Drayton Lodge Farm relative to Daventry



General arrangement of farmstead (image Google Earth).

- 1.2.2 The main farmstead comprises a series of traditional buildings constructed around a regular courtyard facing south, the latter accessed off the Staverton Road via an off-centre gated access, with buildings arranged along its eastern, southern, western and northern sides, and extending to partially occupy the central yard area. A previously submitted Heritage Statement (LanPro, 2019) concluded that 'the farm buildings have been largely replaced with modern 20th-century agricultural buildings of no heritage interest. Two principal structures of earlier date survive, viz. the main farmhouse and an adjacent two-storey outbuilding. These have been modified over the course of their history and whilst some elements of mid- to late-18th century structures survive, the buildings are mainly of early-19th century date with mid-19th century and later alterations'. To the north of the main courtyard complex, a large 20th-century agricultural shed and a smaller chicken shed are located within a second, subsidiary yard.



Drayton Lodge Farm: Block Plan (NTS), historical buildings in grey.

- 1.2.3 Claremont Planning's 'Heritage Justification Statement' of January 2020 (p.15) concluded that 'the main farmhouse and the western range to the south are of modest architectural and aesthetic interest; the buildings themselves are examples of fairly standard, well understood, buildings of a typical period', while Lanpro's 'Desk-Based Assessment' (2019a, 15) concluded that 'the significance of [the extant farm] buildings is largely derived from their age and historical interest as early 19th-century buildings, with later alterations, and their associated aesthetic interest within their wider agricultural setting. This significance has however been notably undermined by the loss of earlier historic ancillary buildings and their replacement with standard modern agricultural units'.

1.3 Planning Background

- 1.3.1 Planning application (ref. **DA/2019/1000**)¹ was submitted to Daventry District Council (DDC)² on 18th November 2019, under the terms of the Town and Country Planning Act, 1990³ in respect of ‘the erection of 143 dwellings and associated infrastructure including vehicular access from the A425, provision of public open space and green infrastructure including LEAP, demolition of Drayton Lodge and associated outbuildings and provision of drainage infrastructure’ (see inset below).



Overall development plan (KRT Associates, 2019).

- 1.3.2 Details of proposed works are covered by submitted planning drawings and by an accompanying ‘Design and Access Statement’ (KRT Associates, 2019; on behalf of Bellway Homes), previously submitted, and will not be repeated here.

Requirement for Work

- 1.3.3 At the time of preparation of the current document, a final decision on the application was pending. However, a planning committee report of 03/06/21⁴ recommends approval subject to conditions, with an archaeological condition (Draft Condition 6), worded as follows:

‘No development shall take place within the application site until the applicant, or their agents or successors in title, have secured the implementation of a Level 2 programme of building recording work relating to the

¹

<https://selfservice.daventrydc.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=DA/2019/1000&backURL=%3Ca%20href=wp>

happcriteria.display?paSearchKey=1832959%3ESearch%20Criteria%3C/a%3E%20%3Ca%20href=%27wphappsearchres.displayResultsURL?ResultID=2343120%26StartIndex=1%26SortOrder=APNID:desc%26DispResultsAs=WPHAPPSEARCHRES%26BackURL=%3Ca%20href=wphappcriteria.display?paSearchKey=1832959%3ESearch%20Criteria%3C/a%3E%27%3ESearch%20Results%3C/a%3E

²

NB. Daventry District Council was incorporated into the unitary authority of West Northamptonshire Council on 1st April 2021, merging with Northampton Borough and South Northamptonshire.

³

<http://www.legislation.gov.uk/ukpga/1990/8/contents>

⁴

<https://selfservice.daventrydc.gov.uk/AnitelIM.WebSearch/Download.aspx?ID=180900>

traditional brick built agricultural buildings in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF paragraph 199.'

- 1.3.4 The Historic Building Record covered by the current WSI has been required by under the terms of National Planning Policy Framework (NPPF, 2021; see §.1.3.5) and the West Northamptonshire Joint Core Strategy Local Plan (Part 1), adopted December 2014 (see §.1.3.6).

National Planning Policy Framework⁵

- 1.3.5 Government planning policy and guidance at a national level is set out in the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF, 2021), section §.16 (p.54-57) of which addresses 'Conserving and Enhancing the Historic Environment' with the following paragraphs being pertinent:

Para 194:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 205:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

West Northamptonshire Joint Core Strategy⁶

- 1.3.6 Local planning guidance is set out by the West Northamptonshire Joint Core Strategy Local Plan (Part 1), adopted December 2014, wherein the Historic Environment and Landscape are addressed at paras. 10.32–10.37 (p.120-121) and covered by Policy BN5:

Policy BN5

Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

In environments where valued heritage assets are at risk, the asset and its setting will be appropriately conserved and managed. In order to secure and enhance the significance of the area's heritage assets and their settings and landscapes, development in areas of landscape sensitivity and/or known historic or heritage significance will be required to:

1. *Sustain and enhance the heritage and landscape features which contribute to the character of the area including:*

⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁶ <https://westnorthantsjpu.inconsult.uk/website/view?objectId=14087653#14087653>

- a) conservation areas;
 - b) significant historic landscapes including historic parkland, battlefields and ridge and furrow;
 - c) the skyline and landscape settings of towns and villages;
 - d) sites of known or potential heritage or historic significance;
 - e) locally and nationally important buildings, structures and monuments.
2. Demonstrate an appreciation and understanding of the impact of development on surrounding heritage assets and their setting in order to minimise harm to these assets; **where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report.**
 3. Be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place the retention and sensitive re-use of disused or underused heritage assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of natural resources. Proposals to sustain and enhance the area's understanding of heritage assets, for tourism and historic interest as part of cultural, leisure and green networks will be supported.

1.4 Designations

Statutory Designations

- 1.4.1 None of the buildings currently under consideration are included on the Statutorily List of Buildings of Special Historical or Architectural Interest, nor do they lie within a designated Conservation Area.

Non-Statutory Designations

- 1.4.2 Neither the farmstead, nor any of its constituent buildings, are included on the Northamptonshire Historic Environment Record (HER). The site was, however, identified as a 'non-designated heritage asset' by a 'Heritage Impact Assessment' undertaken by Oxford Archaeology on behalf of the LPA in 2018 (quoted in Claremont Planning 2020, 14).

2 AIMS AND OBJECTIVES

- 2.1 The overall objective of the HBR exercise will be to generate a meaningful record of the farmstead as a whole, and of its constituent buildings, their form, function, development, pattern of use and evolution, to a level of detail commensurate with their accepted relative significance prior to their consented demolition. This will be achieved through a review of readily available documentary/archival sources (see §.3.1) combined with site survey and analysis (see §.3.2).
- 2.2 No formal project brief has been issued in respect of the recording work and the current WSI, prepared under the terms of draft Condition 6 (see §.1.3.3) will, upon approval, form the basis for completion of the project.
- 2.3 The draft condition stipulates a survey of the 'traditional brick built agricultural buildings' on the site commensurate with a 'Level 2' record, defined by Historic England in 'Understanding Historic Buildings: A Guide to Good Recording Practice' (HE 2016, 26), as follows:

*'Level 2 is a **descriptive record**... It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the*

evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project’.

- 2.4 The remaining, more modern buildings will also be included, addressed in a more ‘summary’ fashion (commensurate with HE ‘Level 1’, predominantly by photography), to establish a context for the recorded elements.⁷ Historic England (2016, 25) define a Level 1 survey as follows:

*‘Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building’s location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study.’*

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 Subject to COVID-19 restrictions in place at the time of project, a search will be made of all relevant and readily available published and unpublished documentary source material,⁸ including historic maps, early photographs, drawings, paintings and written descriptions, and primary and secondary sources related to the site and its wider environs held by the Northamptonshire Archives and, if appropriate, by the National Monuments Record (NMR), Swindon. Standard on-line sources including The National Archives (www.a2a.org) will also be consulted, together with historical census and trade directory data via www.ancestry.co.uk.

- 3.1.2 The site has been the subject of a previously submitted ‘Desk-Based Assessment’ and ‘Heritage Statement’ (Lanpro, 2019a and 2019b respectively), and a ‘Heritage Justification Statement’ (Claremont Planning Consultancy, 2020), all of which documents will be consulted as part of the current HBR project. Given the results of a full Historic Environment Record (HER) search incorporated within the recently completed ‘Desk-Based Assessment’, it is not envisaged that a new HER search will be necessary at this stage.

3.2 Structural Recording and Analysis

- 3.2.1 The study will comprise an examination of all safely accessible areas of the buildings and the compilation of drawn, photographic and written records thereof, as follows:

Drawn Record

- 3.2.2 The drawn record will comprise the preparation of plans of constituent structures, and other drawings as appropriate, sufficient to illustrate the dimensions, features and construction, phasing and development of the buildings so far as practicable from a non-intrusive survey. Records will be based upon pre-existing survey data if available,⁹ otherwise site drawings will be prepared at an appropriate scale in pencil on archivally stable drafting film, measurements being obtained by a combination of taped measurement and hand-held laser (disto).

Photographic Record

- 3.2.3 To complement the drawn survey, a photographic record will be made comprising high resolution digital

⁷ E-mail correspondence R. Tyler and N. Cooke (RPS), 20.05.2021.

⁸ Under normal circumstances, archival research will be undertaken in advance of fieldwork, though this schedule may necessarily be subject to amendment in the light of developing COVID-19 restrictions and, if such restrictions dictate, research may need to be completed at a later stage.

⁹ Initial enquiries indicate no pre-existing survey materials.

photography using a Nikon D3500 DSLR camera, commensurate with a 'Level 2' record. The survey will extend to include general and detailed shots, contextual views of the building within its wider site context, accessible external elevations, general and detail views of principal interior spaces, together with visible structural and decorative details (both external and internal). Where practically feasible, photographs will include graded photographic scales. A register of site photographs will be maintained recording subject, orientation, date and photographer, and will be included as an appendix to the final report.

Written Record

- 3.2.4 A written record will be maintained by way of annotations to site drawings and as free text to accompany the drawn and photographic records, and will form the basis for the building descriptions in the final report (see below). This will extend to cover a summary of the buildings form and type, its function (historically and at present), materials of construction, date and sequence of development so far as practicable from a non-intrusive survey.

Scope of Recording

- 3.2.5 'Level 2' HBR (see §.2.3) will be focussed upon the surviving, traditional brick-built buildings of the farmstead (viz. farmhouse,¹⁰ 'western range'¹¹ and 'northern range'¹²; see inset block plan at §.1.2.2), with the remaining, modern ranges addressed in a more 'summary' fashion (commensurate with HE 'Level 1', predominantly by photography; see §.2.4), to establish a broader context for the recorded elements.

3.3 Fieldwork Timetable

- 3.3.1 Upon review and approval of the project WSI, documentary research and field survey will be undertaken at a time and to a timetable to be agreed, with the fieldwork element commencing, most probably, in late-September 2021.

4 REPORTING

4.1 Report Format

- 4.1.1 Upon completion of fieldwork, the results of the historic building record and assessment will be combined with provisional historical research and presented as a fully illustrated report, conforming broadly to Annex 2 of the ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. The report will be structured as follows:

Text

- Non-technical summary;
- Introduction and site location;
- Aims and objectives;
- Methodology;
- Summary of documentary history;
- Systematic description of the buildings and their surviving/evidenced features;
- Discussion and conclusion;
- Detailed list of sources consulted.

¹⁰ See Lanpro (2019b), Plates 8-11.

¹¹ See Lanpro (2019b), Plates 13-15.

¹² See Lanpro (2019b), Plates 7-9.

Illustrations

- Appropriate illustrations including location plan and a selection of historic maps/views as appropriate;
- Plans, elevations and cross-sections of the constituent buildings, sufficient to illustrate the appearance and development as apparent from historical sources and a non-intrusive examination;
- A selection of colour plates.

Appendices

- Copy of this WSI;
- Historical census / trade directory data
- Register of project drawings
- Register of project photographs.
- OASIS Project Data Summary Form

4.2 Reporting Timetable

- 4.2.1 The project report will be prepared, normally within four weeks of the completion of site work. A draft copy of the report will be submitted to the archaeological advisor to the LPA in digital format (*.PDF) for review/approval, prior to final deposition.
- 4.2.2 Further to comment/approval of the draft document, one spiral-bound hard copy and one digital PDF copy of the final report will be lodged with the County HER within three months of the completion of archival research.
- 4.2.3 A digital copy of the approved final revision of the report will be uploaded to OASIS, the on-line, grey-literature library of the Archaeology Data Service (ADS).

5 ARCHIVING

- 5.1 A project archive including a digital copy of the site report together with a selection of project photographs and drawings will be uploaded to ADS-Easy, the small to medium-sized project archive facility of the Archaeology Data Service (<https://archaeologydataservice.ac.uk/easy/>) .

6 STAFFING

- 6.1 Documentary research, site recording and report preparation will be undertaken by Mr. Ric Tyler MCI(A) (see profile at **Appendix A**).

7 PROFESSIONAL STANDARDS

- 7.1 The project will follow the requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (CI(A), 2017) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CI(A) 2020). Recording work will conform to guidelines set down by Historic England's *Understanding Historic Buildings: a guide to good recording practice* (HE, 2016), and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO, 1997).
- 7.2 The *Code of Conduct of the Institute for Archaeologists* (CI(A), 2019) will be adhered to at all times.

8 HEALTH AND SAFETY

- 8.1 All current health and safety legislation, regulations and guidance will be complied with during the course of the project.

9 REFERENCES

Association of Local Government Archaeological Officers (ALGAO), 1997. *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*.

ClfA, 2017. *Standard and Guidance for Archaeological Desk-Based Assessment*. University of Reading, IFA.

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Claremont Planning Consultancy, 2020. 'Additional Heritage Justification Statement in respect of the Demolition of Farm Buildings at South-West Daventry: Residential Development of Land North of Staverton Road, Daventry'.

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KRT Associates, 2019. 'Development off Staverton Road, Daventry, Northamptonshire: Design and Access Statement'.

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Lanpro Services, 2019a. 'Desk-Based Assessment: Staverton Road Daventry, Northamptonshire'.

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Ministry of Housing, Communities and Local Government, 2021. *National Planning Policy Framework*.

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf).

WSI prepared by:

Ric Tyler MCI fA

Friars Walk

Ludlow,

Shropshire.

24 .09.2021

APPENDIX B: Register of Project Drawings

Drawing No.	Subject	Scale	Format	Date	Recorder
2021_005/01	Farmhouse A/B ; south, east and west elevations	1:100	A3; pencil on drafting film	28.09.21	R Tyler
2021_005/02	Farmhouse A/B ; north elevation	1:100	A3; pencil on drafting film	28.09.21	R Tyler
2021_005/03*	Farmhouse A ; GF plan	¼in.:1ft.	A3; pencil on drafting film	27.09.21	R Tyler
2021_005/04*	Farmhouse A ; 1F plan	¼in.:1ft.	A3; pencil on drafting film	27.09.21	R Tyler
2021_005/05*	Farmhouse extension B ; GF and 1F plans	¼in.:1ft.	A3; pencil on drafting film	27.09.21	R Tyler
2021_005/06	Outbuilding C ; GF plan and east elevation	1:100	A3; pencil on drafting film	28.09.21	R Tyler
2021_005/07	Outbuilding C ; 1F plan and truss section	1:100	A3; pencil on drafting film	28.09.21	R Tyler
2021_005/08	Outbuildings E/F ; plan	1:50	A3; pencil on drafting film	28.09.21	R Tyler
2021_005/09	Outbuilding E ; north elevation and cross-section	1:50	A3; pencil on drafting film	29.09.21	R Tyler
2021_005/10	Outbuildings F/G ; plan (and context)	1:100	A3; pencil on drafting film	29.09.21	R Tyler
2021_005/11	Outbuildings H – L ; plan	1:200	A3; pencil on drafting film	29.09.21	R Tyler
2021_005/12	Outbuildings M/N ; plan	1:100	A3; pencil on drafting film	29.09.21	R Tyler

*: Farmhouse plans based upon historical (1971) survey.

APPENDIX C: Register of Project Photographs

NB: All photographs taken with Nikon D3500 digital SLR camera. Photos highlighted in **BOLD*** at column 1 are reproduced as plates within the current document, with associated plate references listed at Column 2.

Photo No.	Plate No.	Subject	View	Date	Photographer
DSC_0001*	72	Converted Barn D , south elevation	→ N	27.09.21	R Tyler
DSC_0002		Converted Barn D , south elevation, easternmost bay	→ N	27.09.21	R Tyler
DSC_0003		Converted Barn D , south elevation, doors at bay 3	→ N	27.09.21	R Tyler
DSC_0004		Converted Barn D , south elevation, doors at bay 3 (oblique)	→ NE	27.09.21	R Tyler
DSC_0005*	73	Converted Barn D , south elevation (oblique)	→ NE	27.09.21	R Tyler
DSC_0006		Converted Barn D , south elevation: detail of 1F window	detail	27.09.21	R Tyler
DSC_0007		Converted Barn D , south elevation: detail of brickwork	detail	27.09.21	R Tyler
DSC_0008		Converted Barn D , abutting gable end of farmhouse A	→ NW	27.09.21	R Tyler
DSC_0009		Converted Barn D , south elevation (oblique)	→ NW	27.09.21	R Tyler
DSC_0010		Converted Barn D , south elevation (oblique)	→ NW	27.09.21	R Tyler
DSC_0011		Farmhouse A , modern porch to northern return	→ NW	27.09.21	R Tyler
DSC_0012		Farmhouse A , modern porch to northern return (detail)	→ NW	27.09.21	R Tyler
DSC_0013*	11	Farmhouse A , east elevation, north end	→ W	27.09.21	R Tyler
DSC_0014		Farmhouse A , east elevation, north end	→ W	27.09.21	R Tyler
DSC_0015		Farmhouse A , east elevation (oblique)	→ NW	27.09.21	R Tyler
DSC_0016		Farmhouse A , east elevation and eastwards return	→ N	27.09.21	R Tyler
DSC_0017	12	Farmhouse A , east elevation, north end	→ W	27.09.21	R Tyler
DSC_0018*	10	Farmhouse A , northern return, south elevation	→ N	27.09.21	R Tyler
DSC_0019*	9	Farmhouse A , east elevation; detail of 1F 6/6 sash window	detail	27.09.21	R Tyler
DSC_0020		Farmhouse A , detail of dentillated eaves band	↑	27.09.21	R Tyler
DSC_0021		Farmhouse A , detail of northern ridge stack	↑	27.09.21	R Tyler
DSC_0022		Farmhouse A , modern porch to northern return (detail)	→ NW	27.09.21	R Tyler
DSC_0023*	13	Farmhouse A , south gable end	→ N	27.09.21	R Tyler
DSC_0024		Farmhouse A , window to south gable end (E) with SJ	detail	27.09.21	R Tyler
DSC_0025		Farmhouse A , window to south gable end (W) with SJ	detail	27.09.21	R Tyler
DSC_0026*	14	Farmhouse A , relic stack within south gable end	↑	27.09.21	R Tyler
DSC_0027		Farmhouse A , single-storey lean-to store to south gable end	→ NW	27.09.21	R Tyler
DSC_0028		Farmhouse A/B , general view looking north-east	→ NE	27.09.21	R Tyler
DSC_0029		Farmhouse A , general view looking north-east (oblique)	→ NE	27.09.21	R Tyler
DSC_0030		Gateway to garden	→ N	27.09.21	R Tyler
DSC_0031		Farmhouse A , SJ to lean-to store at south gable end	→ E	27.09.21	R Tyler
DSC_0032		Farmhouse A , window at south end of west elevation. (NB. change in brick over)	→ E	27.09.21	R Tyler
DSC_0033		Farmhouse A , west elevation to garden	→ E	27.09.21	R Tyler
DSC_0034*	16	Farmhouse A , west elevation GF window detail	detail	27.09.21	R Tyler
DSC_0035		Farmhouse A , detail of northern ridge stack	↑	27.09.21	R Tyler
DSC_0036		Farmhouse A/B , junction of two ranges	→ NE	27.09.21	R Tyler
DSC_0037		Farmhouse B , general view of south/west elevations (oblique)	→ NE	27.09.21	R Tyler
DSC_0038*	6	Farmhouse A/B , general view (oblique)	→ NE	27.09.21	R Tyler
DSC_0039*	40	Farmhouse B , south elevation	→ N	27.09.21	R Tyler
DSC_0040*	44	Farmhouse B , detail of modern porch to main door, south elevation	→ NE	27.09.21	R Tyler
DSC_0042		Farmhouse B , datestone '1883' above main door	detail	27.09.21	R Tyler
DSC_0043*	45	Farmhouse B , datestone '1883' above main door	detail	27.09.21	R Tyler
DSC_0046*	43	Farmhouse B , main door to south elevation	→ N	27.09.21	R Tyler
DSC_0049		Farmhouse B , detail of 2/2 sash window to south elevation	detail	27.09.21	R Tyler
DSC_0050*	42	Farmhouse B , detail of 2/2 sash windows to south elevation	→ N	27.09.21	R Tyler
DSC_0051*	46	Farmhouse B , west gable end	→ E	27.09.21	R Tyler
DSC_0052		Farmhouse B , west gable end (oblique)	→ NE	27.09.21	R Tyler
DSC_0053*	41	Farmhouse B , detail of dentillated eaves band at SW angle	↑	27.09.21	R Tyler
DSC_0054		Farmhouse B , detail of dentillated eaves band at SW angle	↑	27.09.21	R Tyler
DSC_0055		Farmhouse B , detail of south elev. eaves line at junction with A	↑	27.09.21	R Tyler
DSC_0056*	47	Farmhouse B , NW angle showing change in brick and stepped stack	→ S	27.09.21	R Tyler
DSC_0057		Farmhouse B , north elevation (oblique)	→ SE	27.09.21	R Tyler
DSC_0058		Farmhouse A/B , north elevation (oblique)	→ SE	27.09.21	R Tyler
DSC_0059		Farmhouse A/B , north elevation (oblique)	→ SE	27.09.21	R Tyler
DSC_0060*	48	Farmhouse A/B , north elevation (oblique)	→ SE	27.09.21	R Tyler
DSC_0061*	4	Farmhouse A/B , north elevation and adjacent ranges (oblique)	→ SE	27.09.21	R Tyler
DSC_0062		Farmhouse B , projecting stepped stack to north elevation	detail	27.09.21	R Tyler
DSC_0063		Farmhouse B , north elevation detail of door/window openings	→ S	27.09.21	R Tyler

DSC_0064		Farmhouse B , north elevation detail of rear door to stair hall [G9]	→ S	27.09.21	R Tyler
DSC_0065		Farmhouse B , north elevation detail of window lighting stair C	→ S	27.09.21	R Tyler
DSC_0066		Farmhouse A , north gable end (adj. B)	→ S	27.09.21	R Tyler
DSC_0067		Farmhouse A , north elevation of return + projecting larder/dairy	→ SE	27.09.21	R Tyler
DSC_0068*	5 /79 (crop)	General view of farmstead from old Staverton Road	→ NW	27.09.21	R Tyler
DSC_0069		General view of farmstead from old Staverton Road	→ N	27.09.21	R Tyler
DSC_0070		General view of farmstead from west	→ E	27.09.21	R Tyler
DSC_0071*	3	General view of farmstead from west	→ E	27.09.21	R Tyler
DSC_0072		Farmhouse A/B , general view from west (oblique)	→ NE	27.09.21	R Tyler
DSC_0073		Building C , north gable end (oblique)	→ SW	27.09.21	R Tyler
DSC_0074*	58	Building C , oblique view from NE	→ SW	27.09.21	R Tyler
DSC_0075*	59	Building C , west elevation	→ E	27.09.21	R Tyler
DSC_0076		Building C , west elevation – detail of inserted doors	→ E	27.09.21	R Tyler
DSC_0077		Building C , west elevation – inserted doors (oblique)	→ NE	27.09.21	R Tyler
DSC_0078		Building C , west elevation – 1F loading door	↑	27.09.21	R Tyler
DSC_0079		Building C , detail of dentillated eaves band	↑	27.09.21	R Tyler
DSC_0080*	60	Building C , south gable end	→ N	27.09.21	R Tyler
DSC_0081		Building C , west elevation looking north towards farmhouse B	→ N	27.09.21	R Tyler
DSC_0082*	61	Building C , relic stonework walling (rendered) to south gable end	detail	27.09.21	R Tyler
DSC_0083*	62	Building C , east elevation	→ NW	27.09.21	R Tyler
DSC_0084		Building C , east elevation: 1F loading door	↑	27.09.21	R Tyler
DSC_0085	63	Building C , east elevation: doors [d1a/b] (open)	→ W	27.09.21	R Tyler
DSC_0086*	64	Building C , [G1] looking west	→ W	27.09.21	R Tyler
DSC_0087		Building C , stair rising within [G1]	→ NE	27.09.21	R Tyler
DSC_0088*	65	Building C , stair rising within [G1]	→ NE	27.09.21	R Tyler
DSC_0089		Building C , [G2] looking west	→ W	27.09.21	R Tyler
DSC_0090*	66	Building C , [G2] looking east	→ E	27.09.21	R Tyler
DSC_0091*	67	Building C , inserted FP at SE angle of [G2]	→ SE	27.09.21	R Tyler
DSC_0092		Building C , [G3] looking west	→ W	27.09.21	R Tyler
DSC_0093*	68	Building C , [G3] looking east	→ E	27.09.21	R Tyler
DSC_0094*	69	Building C , [G4] looking south-west	→ SW	27.09.21	R Tyler
DSC_0095		Building C , [G4] looking north-east	→ NE	27.09.21	R Tyler
DSC_0096		Building C , detail of dentillated eaves band	↑	27.09.21	R Tyler
DSC_0097*	71	Building C , [F1] looking south	→ S	27.09.21	R Tyler
DSC_0098		Building C , [F1] looking south: raised floor level at Bay 3/4	→ S	27.09.21	R Tyler
DSC_0099		Building C , [F1] ; loading door [d7] to west wall	→ W	27.09.21	R Tyler
DSC_0100		Building C , [F1] ; window [w5] (former loading door) to east wall	→ E	27.09.21	R Tyler
DSC_0101		Building C , [F1] ; former stack rising to east wall Bay 2	→ E	27.09.21	R Tyler
DSC_0102*	70	Building C , [F1] ; stair rising at Bay 1	→ NE	27.09.21	R Tyler
DSC_0103		Building C , [F1] ; reduced window [w6] to north gable end	→ N	27.09.21	R Tyler
DSC_0106		Foldyard seen from [F1] of Building C	→ NE	27.09.21	R Tyler
DSC_0107		Building C , east elevation: doors [d1a/b] (closed)	→ W	27.09.21	R Tyler
DSC_0108		Building C , east elevation: reduced door [d2]	→ W	27.09.21	R Tyler
DSC_0109*	83	Building E ; north elevation, western bay (infilled)	→ S	27.09.21	R Tyler
DSC_0110		Building E ; western bay, interior looking east	→ E	27.09.21	R Tyler
DSC_0111*	86	Building E ; western bay, roof truss with curved principals	detail	27.09.21	R Tyler
DSC_0112		Building E ; western bay, roof truss with curved principals	detail	27.09.21	R Tyler
DSC_0113		Building E ; western bay – brick pier encased in later brickwork	→ NE	27.09.21	R Tyler
DSC_0115*	80	Building E ; north elevation, eastern bays (vis. from shed F)	→ S	27.09.21	R Tyler
DSC_0116		Building E ; interior looking west	→ W	27.09.21	R Tyler
DSC_0118*	84	Building E ; interior looking west	→ W	27.09.21	R Tyler
DSC_0120		Building E ; brick pier supporting bressummer over open front	detail	27.09.21	R Tyler
DSC_0121*	81	Building E ; brick pier supporting bressummer over open front	detail	27.09.21	R Tyler
DSC_0122		Building E ; brick piers supporting open front elevation	→ E	27.09.21	R Tyler
DSC_0124		Building E ; interior looking east	→ E	27.09.21	R Tyler
DSC_0125		Building E ; interior looking east	→ E	27.09.21	R Tyler
DSC_0126		Building E ; brick pier supporting bressummer over open front	→ NE	27.09.21	R Tyler
DSC_0127		Building E ; brick pier supporting bressummer over open front	→ NE	27.09.21	R Tyler
DSC_0128		Building E ; stonework rear wall	detail	27.09.21	R Tyler
DSC_0130		Building E ; encased pier to west end of open front	→ SW	27.09.21	R Tyler
DSC_0133		Building F ; interior looking north-east	→ NE	27.09.21	R Tyler
DSC_0134*	89	Building F ; interior looking north-east	→ NE	27.09.21	R Tyler
DSC_0135		Building F ; interior looking south-east	→ SE	27.09.21	R Tyler
DSC_0136*	90	Building F ; interior looking south-east	→ SE	27.09.21	R Tyler
DSC_0138		Building F ; general view (oblique) looking south-west	→ SW	27.09.21	R Tyler
DSC_0139*	87	Building F/G ; general view (oblique) looking south-west	→ SW	27.09.21	R Tyler

DSC_0140*	91	Building G ; general view (oblique) looking south-west	→ SW	27.09.21	R Tyler
DSC_0141		Building G ; general view (oblique) looking south-east	→ SE	27.09.21	R Tyler
DSC_0142*	88	Building F ; north gable end	→ S	27.09.21	R Tyler
DSC_0143*	92	Relic stock-pen walls incorp/ into offices G	→ S	27.09.21	R Tyler
DSC_0144*	98	Building I ; west elevation to foldyard	→ SE	27.09.21	R Tyler
DSC_0145		Building I ; west elevation to foldyard	→ NE	27.09.21	R Tyler
DSC_0146*	94	Covered yard H with shed I to background, looking north	→ N	27.09.21	R Tyler
DSC_0147		Covered yard H / Shed I and reconstructed boundary walls at entrance to foldyard	→ NE	27.09.21	R Tyler
DSC_0148		Buildings E and F seen from old Staverton Road	→ NW	27.09.21	R Tyler
DSC_0149*	97	Buildings I , J , K and L ; east elevation (oblique)	→ NW	27.09.21	R Tyler
DSC_0150		Building I , east elevation	→ NW	27.09.21	R Tyler
DSC_0151*	95	Covered yard H ; east elevation	→ W	27.09.21	R Tyler
DSC_0152		Buildings I , J , K and L ; east elevation (oblique) with access road	→ N	27.09.21	R Tyler
DSC_0153*	102	Buildings J and K , east elevation	→ NW	27.09.21	R Tyler
DSC_0154		Building L , east elevation	→ NW	27.09.21	R Tyler
DSC_0156*	108	Building L , oblique view looking south-west	→ SW	27.09.21	R Tyler
DSC_0157*	109	Building L , oblique view looking south-east	→ SE	27.09.21	R Tyler
DSC_0158*	74	Building D , north elevation	→ S	27.09.21	R Tyler
DSC_0159		Building D , north elevation; blocked cart entry at Bay 3	→ SW	27.09.21	R Tyler
DSC_0160		Stack rising to north side of Bldg. D	↑	27.09.21	R Tyler
DSC_0161*	111	Over-wintering shed M , general view (oblique)	→ NW	27.09.21	R Tyler
DSC_0163*	116	Chicken Shed N , general view (oblique)	→ NE	27.09.21	R Tyler
DSC_0164		Chicken Shed N , general view (oblique)	→ NE	27.09.21	R Tyler
DSC_0165*	117	Chicken Shed N , makers plate of Harlow Bros.	detail	27.09.21	R Tyler
DSC_0166*	119	Chicken Shed N , interior looking east	→ E	27.09.21	R Tyler
DSC_0167		Chicken Shed N , interior looking east	→ E	27.09.21	R Tyler
DSC_0169		Over-wintering shed M , interior looking south-west	→ SW	27.09.21	R Tyler
DSC_0170		Farmhouse A/B and converted barn D ; north elevation (oblique)	→ SW	27.09.21	R Tyler
DSC_0171*	99	Building I ; interior looking north-east	→ NE	27.09.21	R Tyler
DSC_0174*	100	Building I ; interior looking south-west	→ SW	27.09.21	R Tyler
DSC_0175*	104	Building J interior looking north-west into Bldg. K	→ NW	27.09.21	R Tyler
DSC_0176		Building K interior looking south-west into Bldg. J	→ SW	27.09.21	R Tyler
DSC_0177*	103	Building K interior looking south-east into Bldg. J	→ SE	27.09.21	R Tyler
DSC_0178*	110	Building L interior looking south-west	→ SW	27.09.21	R Tyler
DSC_0179		Building L interior looking south-west	→ SW	27.09.21	R Tyler
DSC_0180*	96	Covered Yard H ; interior looking east	→ E	27.09.21	R Tyler
DSC_0182*	101	Buildings J/K ; elevations to foldyard (oblique)	→ NE	27.09.21	R Tyler
DSC_0183		Building J ; west gable end	→ E	27.09.21	R Tyler
DSC_0184		Building J ; west gable end (and Building I)	→ SE	27.09.21	R Tyler
DSC_0185		Building K ; westernmost bay; south elevation to foldyard	→ N	27.09.21	R Tyler
DSC_0186		Building E ; rebuilt eastern gable end (oblique)	→ SW	27.09.21	R Tyler
DSC_0189		Farmhouse A ; door [d1]	→ W	28.09.21	R Tyler
DSC_0190		Farmhouse A ; Stair A rising from hallway [G1]	→ W	28.09.21	R Tyler
DSC_0191*	18	Farmhouse A ; Stair A rising from hallway [G1]	→ W	28.09.21	R Tyler
DSC_0192*	17	Farmhouse A ; hall [G1] looking south	→ S	28.09.21	R Tyler
DSC_0193*	24	Farmhouse A ; study [G5] looking north-west	→ NW	28.09.21	R Tyler
DSC_0194		Farmhouse A ; study [G5] fireplace to north wall	→ NW	28.09.21	R Tyler
DSC_0195		Farmhouse A ; study [G5] looking south-east	→ SE	28.09.21	R Tyler
DSC_0196*	25	Farmhouse A ; 'back kitchen' [G] looking south-west	→ SW	28.09.21	R Tyler
DSC_0197		Farmhouse A ; view north from [G5] through hall [G1] to lounge [G2]	→ N	28.09.21	R Tyler
DSC_0198		Farmhouse A ; lounge [G2] looking north-west	→ NW	28.09.21	R Tyler
DSC_0199*	19	Farmhouse A ; lounge [G2] looking north-west	→ NW	28.09.21	R Tyler
DSC_0200		Farmhouse A ; lounge [G2] looking south-west	→ SW	28.09.21	R Tyler
DSC_0201		Farmhouse A ; lounge [G2] looking north-west	→ NW	28.09.21	R Tyler
DSC_0202		Farmhouse A ; lounge [G2] looking south-east	→ SE	28.09.21	R Tyler
DSC_0203*	20	Farmhouse A ; lounge [G2] looking south-east	→ SE	28.09.21	R Tyler
DSC_0204		Farmhouse A ; lounge [G2] FP to north wall	detail	28.09.21	R Tyler
DSC_0205		Farmhouse A ; lounge [G2] FP to north wall	detail	28.09.21	R Tyler
DSC_0206		Farmhouse A ; view west from [G2] through stair hall [G9] to dining room [G10]	→ W	28.09.21	R Tyler
DSC_0207		Farmhouse A ; view west from [G2] through stair hall [G9] to dining room [G10]	→ W	28.09.21	R Tyler
DSC_0208		Farmhouse B ; stair C rising within stair hall [G9]	→ NW	28.09.21	R Tyler
DSC_0209*	50	Farmhouse B ; stair C rising within stair hall [G9]	→ NW	28.09.21	R Tyler
DSC_0210*	49	Farmhouse B ; stair hall [G9] looking south-west	→ SW	28.09.21	R Tyler

DSC_0211		Farmhouse B; stair hall [G9] looking south-west	→ SW	28.09.21	R Tyler
DSC_0212		Farmhouse B; stair hall [G9] looking south to door [d4]	→ S	28.09.21	R Tyler
DSC_0214*	51	Farmhouse B; stair hall [G9] looking north towards rear door [d5]	→ N	28.09.21	R Tyler
DSC_0215		Farmhouse B; stair C lower newel and curtail step	detail	28.09.21	R Tyler
DSC_0216		Farmhouse B; stair C detail of balustrade	detail	28.09.21	R Tyler
DSC_0217		Farmhouse B; stair C lower newel and curtail step	→ NW	28.09.21	R Tyler
DSC_0218*	52	Farmhouse B; dining room [G10] looking north-west	→ NW	28.09.21	R Tyler
DSC_0219		Farmhouse B; dining room [G10] looking south-east	→ SE	28.09.21	R Tyler
DSC_0220*	53	Farmhouse B; dining room [G10] looking north-east	→ NE	28.09.21	R Tyler
DSC_0221		Farmhouse B; dining room [G10] looking south-west	→ SW	28.09.21	R Tyler
DSC_0222*	54	Farmhouse B; dining room [G10]; FP to north wall	→ NE	28.09.21	R Tyler
DSC_0223		Farmhouse B; stair hall [G9]; rear door [d5]	→ N	28.09.21	R Tyler
DSC_0224		Farmhouse B; landing [F12] looking north	→ N	28.09.21	R Tyler
DSC_0225*	55	Farmhouse B; landing [F12] looking north-east	→ NE	28.09.21	R Tyler
DSC_0226		Farmhouse B; landing [F12] looking south	→ S	28.09.21	R Tyler
DSC_0227		Farmhouse B; landing [F12] looking north	→ N	28.09.21	R Tyler
DSC_0228		Farmhouse B; stair C seen from landing [F12]	→ NE	28.09.21	R Tyler
DSC_0229		Farmhouse B; view from landing [F12] to bedroom [F13]	→ W	28.09.21	R Tyler
DSC_0230		Farmhouse B; bedroom [F13] looking south-west	→ SW	28.09.21	R Tyler
DSC_0231*	56	Farmhouse B; bedroom [F13] looking south-west	→ SW	28.09.21	R Tyler
DSC_0232*	57	Farmhouse B; bedroom [F13] looking north-east	→ NE	28.09.21	R Tyler
DSC_0234		Farmhouse B; bedroom [F13] FP to north wall	→ N	28.09.21	R Tyler
DSC_0235		Farmhouse A; view east along passage [F4]	→ E	28.09.21	R Tyler
DSC_0236*	30	Farmhouse A; view east along passage [F4]	→ E	28.09.21	R Tyler
DSC_0238*	27	Farmhouse A; view south along passage [F1]	→ S	28.09.21	R Tyler
DSC_0239*	31	Farmhouse A; bedroom [F5] looking north	→ N	28.09.21	R Tyler
DSC_0241*	32	Farmhouse A; bedroom [F6] looking north	→ N	28.09.21	R Tyler
DSC_0242*	29	Farmhouse A; bathroom [F3] looking east	→ E	28.09.21	R Tyler
DSC_0243		Farmhouse B; dentilated eaves band	detail	28.09.21	R Tyler
DSC_0244*	28	Farmhouse A; bedroom [F2] looking east	→ E	28.09.21	R Tyler
DSC_0245*	26	Farmhouse A; view down stair A from [F1]	↓	28.09.21	R Tyler
DSC_0246		Farmhouse A; view to bedroom [F11] from lobby [F9]	→ S	28.09.21	R Tyler
DSC_0248*	34	Farmhouse A; bathroom [F10] looking east	→ E	28.09.21	R Tyler
DSC_0250		Farmhouse A; bedroom [F11] looking north-west	→ NW	28.09.21	R Tyler
DSC_0251*	33	Farmhouse A; bedroom [F11] looking south with stack to centre of wall	→ S	28.09.21	R Tyler
DSC_0252*	38	Farmhouse A; head of back stair B at landing [F7]	→ N	28.09.21	R Tyler
DSC_0254*	39	Farmhouse A; bedroom [F8] looking south-east	→ SE	28.09.21	R Tyler
DSC_0255		View over foldyard from bedroom [F8]	→ S	28.09.21	R Tyler
DSC_0256		Flanking view of Farmhouse A from bedroom [F8]	→ S	28.09.21	R Tyler
DSC_0257*	78	Building D; roof truss to Bays 3/4 looking east	→ E	28.09.21	R Tyler
DSC_0258		Building D; roof truss to Bays 3/4 looking east	→ E	28.09.21	R Tyler
DSC_0259		Building D; former full-height cart entry blocked in breeze-block	detail	28.09.21	R Tyler
DSC_0260		Building D; representative 1F remodelled room, Bay 1 (1988)	→ E	28.09.21	R Tyler
DSC_0261*	36	Farmhouse A; scullery [G4] looking north-east	→ NE	28.09.21	R Tyler
DSC_0262*	37	Farmhouse A; scullery [G4] looking south	→ S	28.09.21	R Tyler
DSC_0263*	21	Farmhouse A; kitchen [G3] looking north-west	→ NW	28.09.21	R Tyler
DSC_0264		Farmhouse A; kitchen [G3] looking south-west	→ SW	28.09.21	R Tyler
DSC_0265		Farmhouse A; kitchen [G3] looking south-east	→ SE	28.09.21	R Tyler
DSC_0267		Farmhouse A; kitchen [G3] – door at base of back stair B	→ NE	28.09.21	R Tyler
DSC_0268*	22	Farmhouse A; kitchen [G3] doors to back stair and larder/dairy [G7]	→ NE	28.09.21	R Tyler
DSC_0269*	23	Farmhouse A; larder / dairy [G7] looking north-east	→ NE	28.09.21	R Tyler
DSC_0270		Farmhouse A; larder / dairy [G7] looking east	→ W	28.09.21	R Tyler
DSC_0271		Farmhouse A; larder / dairy [G7] looking east	→ E	28.09.21	R Tyler
DSC_0272		Building D, inserted openings to south elevation (Bay 1)	→ N	28.09.21	R Tyler
DSC_0273*	77	Building D, representative remodelled interior (1988), Unit 1	→ N	28.09.21	R Tyler
DSC_0285		Main entrance to foldyard looking north from old Staverton Road	→ N	29.09.21	R Tyler
DSC_0287		Roofspace over Farmhouse A (seen from hatch in [F3])	→ SE	29.09.21	R Tyler
DSC_0288		Roofspace over Farmhouse A (seen from hatch in [F3])	→ SE	29.09.21	R Tyler
DSC_0289		Roofspace over Farmhouse A (seen from hatch in [F3])	→ SE	29.09.21	R Tyler
DSC_0290		Roofspace over Farmhouse A (seen from hatch in [F3])	→ S	29.09.21	R Tyler
DSC_0293*	35	Roofspace over Farmhouse A (seen from hatch in [F3])	→ S	29.09.21	R Tyler
DSC_0296		Building G, oblique view looking south-west	→ SW	29.09.21	R Tyler
DSC_0297		Building G, oblique view looking south-west	→ SW	29.09.21	R Tyler
DSC_0298*	93	Building G, representative interior	→ N	29.09.21	R Tyler
DSC_0302		Building K, western bay; south elevation to foldyard	→ N	29.09.21	R Tyler

DSC_0303		Building K , western bay; south elevation to foldyard	→ N	29.09.21	R Tyler
DSC_0304		Building K , western bay; interior looking north (landscape)	→ N	29.09.21	R Tyler
DSC_0305*	105	Building K , western bay; interior looking north (portrait)	→ N	29.09.21	R Tyler
DSC_0306*	106	Building K , western bay; interior – detail of feed trough	detail	29.09.21	R Tyler
DSC_0307*	107	Through passage between Bldgs. K and D , looking north	→ N	29.09.21	R Tyler
DSC_0308		Farmhouse A , north end, east elevation	→ W	29.09.21	R Tyler
DSC_0309		Farmhouse A , north end, east elevation at jn. with north return	→ W	29.09.21	R Tyler
DSC_0310*	7	Farmhouse A , north end, east elevation at jn. with north return	→ NW	29.09.21	R Tyler
DSC_0311		Gates to walled garden	→ NW	29.09.21	R Tyler
DSC_0312		Farmhouse A/B ; general view looking north-east	→ NE	29.09.21	R Tyler
DSC_0315		Farmhouse A (south end) and Building C ; west elevation	→ E	29.09.21	R Tyler
DSC_0316		Farmhouse A ; south gable end	→ NE	29.09.21	R Tyler
DSC_0317		Farmhouse A ; relic stack incorp. In raised gable end	detail	29.09.21	R Tyler
DSC_0318		Farmhouse walled garden looking north-west	→ NW	29.09.21	R Tyler
DSC_0320		Farmhouse B ; view across garden	→ NE	29.09.21	R Tyler
DSC_0323		Farmhouse A , west elevation; south end	→ E	29.09.21	R Tyler
DSC_0324		Farmhouse A , larder / dairy [G7]; exterior looking south-east	→ SE	29.09.21	R Tyler
DSC_0325		Farmhouse A , subsidiary structures to north elevation	→ SW	29.09.21	R Tyler
DSC_0327		Farmhouse A , subsidiary structures to north elevation	→ SW	29.09.21	R Tyler
DSC_0328		Farmhouse A , subsidiary structures to north elevation	→ SW	29.09.21	R Tyler
DSC_0329*	76	Building D , north elevation; old Sussex-bond brickwork at Bay 4	→ S	29.09.21	R Tyler
DSC_0330*	75	Building D , stonework at north-west angle	detail	29.09.21	R Tyler
DSC_0331		Farmhouse A , subsidiary structures to north elevation	→ W	29.09.21	R Tyler
DSC_0332		Farmhouse A , larder / dairy [G7]; exterior east elevation	→ W	29.09.21	R Tyler
DSC_0333		Farmhouse A/B and Bldg. C , long view from west	→ E	29.09.21	R Tyler
DSC_0334		Farmhouse A/B , long view from west	→ NE	29.09.21	R Tyler
DSC_0335		Farmhouse A/B and Bldg. C , long view from west	→ E	29.09.21	R Tyler
DSC_0336		Farmhouse A/B and Bldg. C , long view from west	→ E	29.09.21	R Tyler
DSC_0337*	82	Building E ; rebuilt west gable end (oblique)	→ SW	29.09.21	R Tyler
DSC_0338		Building E ; brick pier encased in later brickwork (vis. externally)	detail	29.09.21	R Tyler
DSC_0339		Building E ; 'ghost' of former feed trough to east wall	detail	29.09.21	R Tyler
DSC_0340*	85	Building E ; 'ghost' of former feed trough to east wall	detail	29.09.21	R Tyler
DSC_0341		Building E ; brick pier encased in later brickwork (vis. internally)	detail	29.09.21	R Tyler
DSC_0342		Chicken Shed N ; interior bay detail	→ S	29.09.21	R Tyler
DSC_0343		Chicken Shed N ; interior detail of Fe bracket to roof truss	detail	29.09.21	R Tyler
DSC_0344		Chicken Shed N ; detail of timber roof truss	→ SE	29.09.21	R Tyler
DSC_0345		Chicken Shed N ; exterior bay detail (vertical slider window)	→ N	29.09.21	R Tyler
DSC_0346*	118	Chicken Shed N ; exterior bay detail (vertical slider window)	→ N	29.09.21	R Tyler
DSC_0347		Chicken Shed N ; south elevation	→ N	29.09.21	R Tyler
DSC_0348		Over-wintering shed M ; pens to west side	→ NW	29.09.21	R Tyler
DSC_0349*	114	Over-wintering shed M ; pens to west side	→ NW	29.09.21	R Tyler
DSC_0350*	115	Over-wintering shed M ; pens to north outshut	→ N	29.09.21	R Tyler
DSC_0352*	113	Over-wintering shed M ; general interior view looking south-west	→ SW	29.09.21	R Tyler
DSC_0359*	112	Over-wintering shed M ; general exterior view looking north-east	→ NE	29.09.21	R Tyler
DSC_0360*	15	Farmhouse A , west elevation	→ E	29.09.21	R Tyler
DSC_0361		Farmhouse B ; general view of south/west elevations (oblique)	→ NE	29.09.21	R Tyler
DSC_0363		Farmhouse B ; detail of paired 2/2 sash windows [w13/14]	→ N	29.09.21	R Tyler
DSC_0364		Farmhouse A , west elevation - detail of window [w3]	→ E	29.09.21	R Tyler
DSC_0365		Farmhouse B ; detail of modern porch around door [d4]	→ NE	29.09.21	R Tyler
DSC_0366		Farmhouse A ; east elevation (south end); detail of brickwork	→ W	29.09.21	R Tyler
DSC_0367*	8	Farmhouse A ; east elevation (south end); detail of brickwork (?BD)	→ W	29.09.21	R Tyler

APPENDIX D: OASIS Project Summary Report Form (OASIS ref. rictyler1-432281)

OASIS PROJECT REF. rictyler1-432281		
Project Details		
Project Name	Drayton Lodge Farm, Staverton Road, Daventry, Northamptonshire: Historic Building Record, 2021	
Project Type	Building Recording	
Monument Type	Farmstead: Post-medieval (1540-1901) / Modern (1901 to present)	
Short Description	<p>A programme of pre-demolition building recording was undertaken in September 2021 in respect of a series of residential and agricultural outbuildings at Drayton Lodge Farm, Daventry, Northamptonshire, in response to a condition of planning consent for the large-scale redevelopment of the wider farmstead site.</p> <p>Drayton Lodge Farm occupies an isolated site on the north side of the old Staverton Road, just beyond the western boundary of the modern town of Daventry. The farmstead comprises a series of buildings occupying a (modified) full, regular courtyard plan, with buildings arranged along the eastern, southern, western and northern sides of a central foldyard. Three principal structures of early date and heritage interest survive, viz. the main farmhouse, of two principal phases, and an adjacent two-storey outbuilding to the south thereof, with a further, former shelter shed flanking the south side of the yard. The remaining traditional farm buildings, evident from historical mapping, had been largely replaced by 20th-century utilitarian structures of no heritage interest. None of the constituent buildings were statutorily or locally listed, nor were they located within a designated Conservation Area or included on the Northamptonshire HER, though they had been identified as 'non-designated heritage assets' at an earlier stage of the planning process.</p> <p>The project allowed for a descriptive and graphic record of the farmstead buildings to be made to a level commensurate with a hybrid 'Level 1/2' standard as defined by Historic England in '<i>Understanding Historic Buildings: A Guide to Good Recording Practice</i>', with structures recorded according to their acknowledged relative significance.</p>	
Associated Reference Codes	Planning Application No.: DA/2019/1000 HER Event UID: ENN 110399	
Project Dates	Fieldwork: 27.09.21 to 29.09.21	
Previous Work	Yes: 'Desk-Based Assessment' and 'Heritage Statement' (Lanpro, 2019); 'Additional Heritage Justification Statement' (Claremont Planning Consultancy, 2020).	
Future Work	No	
Project Location		
Site Location	Drayton Lodge Farm, Staverton Road, Daventry, Northamptonshire NN11 4NL	
Site Co-Ordinates	SP 55710 61935 (point)	
Study Area	5,000m ²	
Height	162m AOD	
Project Creators		
Name of Organisation	Ric Tyler MCI/FA (Buildings Archaeologist)	
Project Brief originator	No brief issued	
Project Design originator	Ric Tyler	
Project Manager	Ric Tyler	
Project Supervisor	Ric Tyler	
Project Sponsor	Developer	
Significant Finds	n/a	
Project Archives	Intended final location of archive	Content
Physical	n/a	n/a
Paper	n/a	n/a
Digital	ADS-easy	Digital photographs (selection); survey drawings (digitised); report (PDF)
Bibliography		
Tyler R, 2021. 'Drayton Lodge Farm, Staverton Road, Daventry, Northamptonshire: Historic Building Record 2021'. R. Tyler Rep. No. 2021.005		
<u>Report Format</u>		
A4 digital (PDF) report; 38 pages text; 18 figures; 119 colour plates; four appendices.		