

**An Archaeological Standing Building Survey.
Heathencote Farm,
Heathencote,
Northamptonshire.
(NGR SP 471216 247942)**

On Behalf of Mr R. Taylor



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June 2013

**Planning Permission No
S/2012/0128/FUL**

ABRS Project No 2013-HFHN

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**An Archaeological Standing Building Survey of Outbuildings at Heathencote Farm,
Heathencote, Northamptonshire (NGR SP 471216 247942).**

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An Archaeological Standing Building Survey of Outbuildings at Heathencote Farm, Heathencote, Northamptonshire (NGR SP 471216 247942).

Gerwyn Richards

Summary

This document is an archaeological standing building survey of outbuildings formerly part of Heathencote Farm, Heathencote, Northamptonshire (SP 471216 247942), commissioned from Archaeological Building Recording Services (ABRS) by Mr R. Taylor in advance of the proposed conversion of the buildings for use as holiday lets.

Heathencote Farmhouse dates from the early 18th century, the outbuildings appear to be largely early to mid 19th century in date, built in local stone with red brick detailing and appear to be largely single phase. The large threshing barn has been extended at some point in brick. The cartshed to the west contains a number of interesting features, most notably an Apotropaic Mark of overlapping incised circles forming a “daisy wheel” and an attractive Queen Post truss roof.

After a period of neglect and dereliction, modern maintenance and upkeep is likely to have removed some of the historic and architecturally interesting features from the buildings, however, sufficient remains to establish the original layout, form and functions of the buildings.

The archive will be retained by ABRS under the temporary site code 2013-HFHN until deposition with Northamptonshire County Council can be arranged.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Mr R. Taylor to undertake an archaeological standing building survey of outbuildings formerly part of Heathencote Farm, Heathencote, Northamptonshire (SP 471216 247942 (*Figures 1 & 2*)). Planning permission has been granted to convert the outbuildings for use as holiday lets (Planning Permission No S/2012/0128/FUL). The buildings are traditional farm buildings, believed to date from the 19th century, and arranged around two yards. The Assistant Archaeological Advisor, Northamptonshire County Council, as advisor to South Northamptonshire District Council has recommended that an archaeological standing building survey to English Heritage Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006) be carried out prior to any proposed works being carried out. Heathencote Farmhouse is Grade II Listed, the outbuildings are not statutorily listed.

The project was completed in accordance with the *Brief for a Programme of Archaeological Building Recording at Heathencote Farm, Heathencote, Northamptonshire* (April 2013) as issued by the Assistant Archaeological Advisor and followed the Institute for Archaeologists (IfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2008).

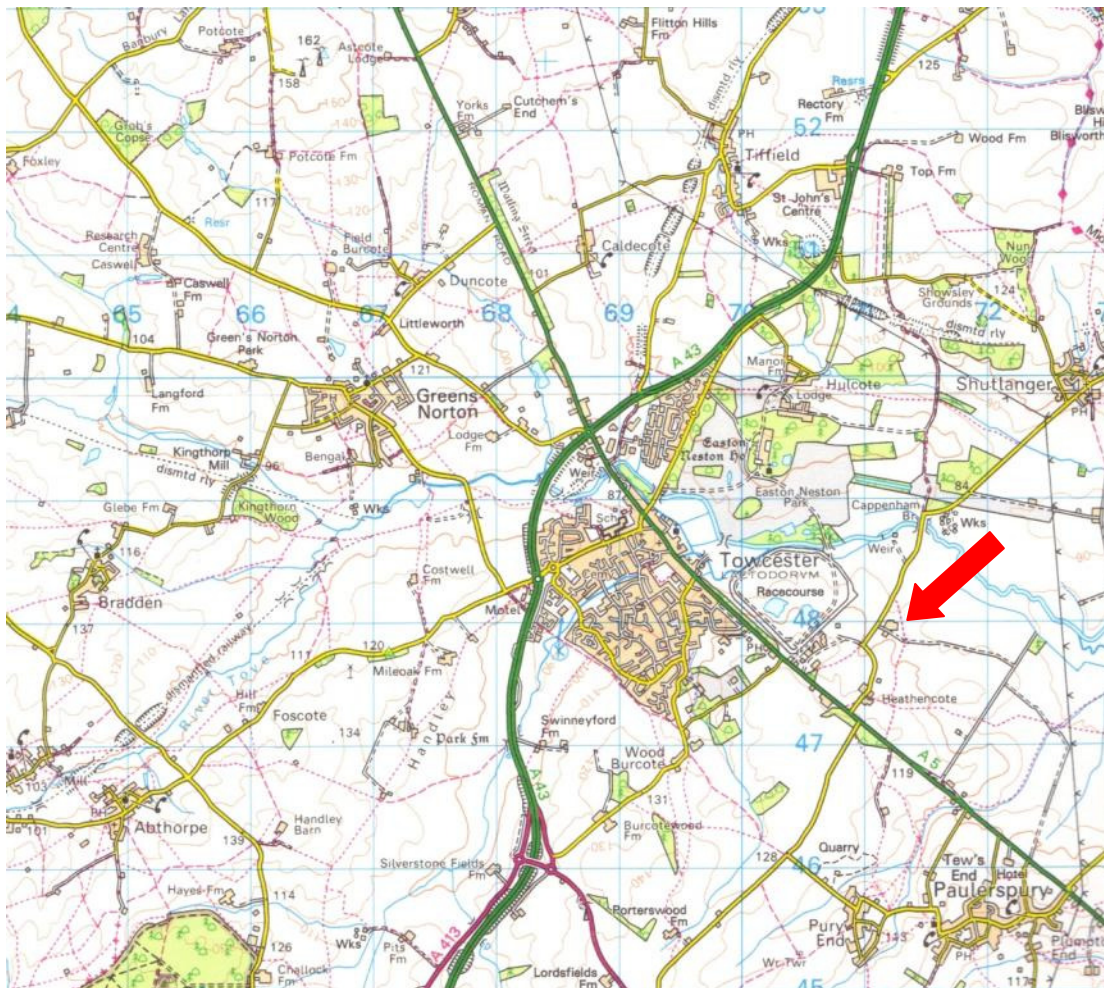


Figure 1: Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
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Heathencote Farmhouse dates from the early 18th century, with some 19th century additions. The farmhouse itself is Grade II listed (HER Ref DNN4794). The listing description records it thus:

"Farmhouse. Early C18 with early C19 front wing. Coursed squared limestone, slate roof, brick end stacks. 2-unit central staircase plan. 2-storey, 3-window range. Central part-glazed door in moulded wood surround and timber porch, 12-pane sash windows to ground and first floors with chamfered lintels. Kitchen wing to rear right. Interior has spine beams, mostly boxed, some with ogee stops. Large blocked open fireplace in kitchen with chamfered bressumer and small steep staircase, partly within fireplace. Large cellar with stone inscribed "SL/1721" in window embrasure"" (List entry Number: 1190278 (1987)).

Heathencote is a hamlet within the Parish of Paulerspury, early maps indicate the hamlet was originally larger, including buildings recorded in the early 19th century to the north west, adjacent to the modern race course. The hamlet has shrunk since the late 18th century probably as a result of the early 19th century enclosures; the Parish was enclosed under an

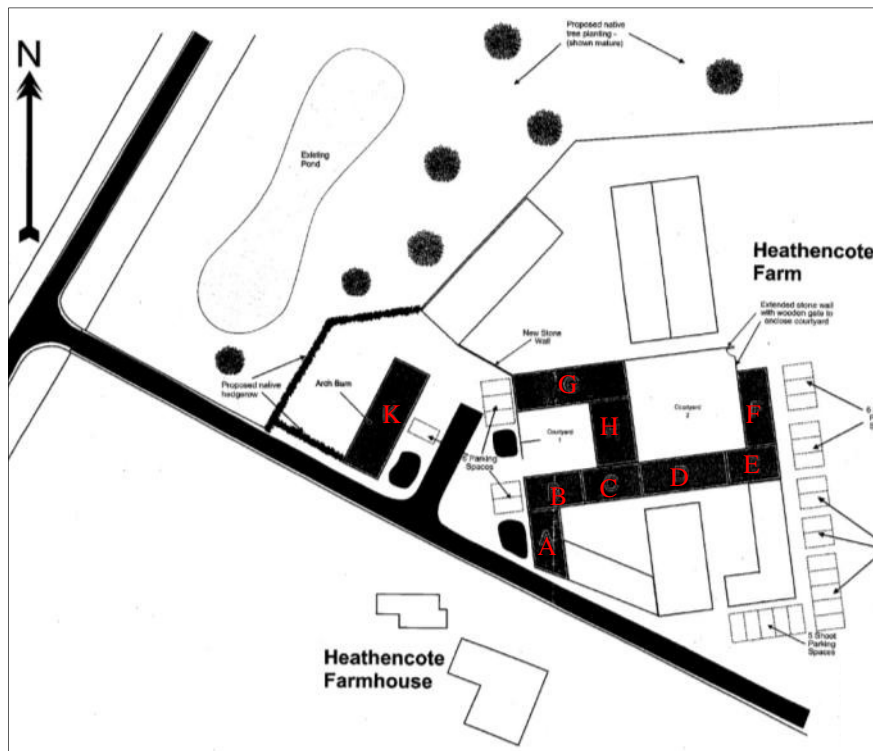


Figure 2
Plan of the proposed development area.
(Provided by client. Not to Scale).

Act of Parliament in 1819. Earthworks, likely to be medieval in date were recorded around Heathencote Farm in 1991 (Event ID No ENN6111). Early mapping indicates that the farm was originally part of the pre-enclosure Berryhill Field. In 1728, the 2nd Duke of Grafton commissioned a survey of the Paulerspury and Heathencote estates. The original map is held by Northamptonshire Records Office (Ref No XYZ 1220), it is, however too delicate to view, the attached schedule indicates that Heathencote Farm belonged to the Earl of Pomfret and was worth £53. 3s. 3d. The tenant was recorded as Issac Manning. Following the death of the 3rd Duke of Grafton in 1811 a survey noted that the parish of Paulerspury ought to be inclosed, a move which would increase its value. The inclosure was finally carried out in 1819 and the land divided between the Grafton Estate and the Earl of Pomfret and tenanted by Benjamin Laughton (*Figure 3*).

During the mid 19th century the Grafton and Pomfret estates had made a number of exchanges of land and in December 1841 under the Stoke Bruerne inclosure Act both improved their holdings at Shutlanger and Heathencote. Following this reorganisation it is recorded that the Grafton Estate owned 925 a. in Paulerspury, while the Pomfret Estate owned 757 a., it is likely that Heathencote Farm changed hands during this period also. The Duke of Grafton also acquired the farm at the southern end of Pury End in the Parish as well as establishing a completely new farmstead, The Hill or Pury Hill Farm at the eastern edge of the parish, on Pury Road.

By 1844 the Grafton Estate farms in the hamlet covered a total of 355 acres (279 a. at Heathencote Farm & 76 a. at Pury Hill Farm) with a rental value of £539 (£408 & £131). By 1875 Heathencote Farm had increased to 305 acres, but by the turn of the 20th century Heathencote farm had shrunk to 220 acres.

The 1819 Inclosure Map (*Figure 3*) records two buildings on the site of Heathencote Farm, both of which are on the same alignment as present Heathencote Farmhouse, so it is likely that one of the buildings is the farmhouse, there are no buildings recorded at the location of the outbuildings. It is possible that the outbuildings were built post 1844 after the farm became the property of the Grafton Estate.

By the time of the publication of the First Edition Ordnance Survey showing the hamlet in 1894, the outbuildings at Heathencote Farm are clearly identifiable and appear to be, by and large the same buildings which stand today.

The Grafton Estate was sold in 1919 where Heathencote Farm sold for £7,500 to the sitting tenant in advance of the estate auction, exceeding the reserve by £500.



Figure 3
1819 Inclosure Map.

2. Aims and Methodology

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

- To provide a written, drawn and photographic record of the building prior to its permitted conversion.
- To ensure the long term preservation of the information through deposition of the record and a summary written report with an appropriate depository.
- The site based element of the Historic Building Recording programme involved the production of measured survey drawings and the completion of photographic and written records.

- Desk-based research included the analysis of readily available documentary and cartographic sources including Northamptonshire Historic Environment Record (HER) & Northamptonshire Records Office.

Orientation: The recorded buildings occupy the centre of the proposed development area and consist of 8 buildings arranged around two yards and a ninth building on its own to the west. The long axis of the buildings is orientated approximately west-south west to east-north east (*Figures 2 & 20*), for ease of description this is taken hereafter to be east to west with the principal elevations being those which face the yards. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to these principal elevations as viewed from the yards. A letter prefix has been allocated to each building prior to the building recording work being carried out, the prefixes have been retained for this report and a number prefix has been added for significant partitions where required.

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

The site visit was carried out by Gerwyn Richards on June 4th 2013.

3. Description of the Buildings

3.1 Building A

Building a is the southernmost building (*Figures 2 & 20*); it is a north-south aligned open fronted (east) stone and brick-built single storey building under a pitched roof of new Welsh Slate. The west wall is brick-built, while the southern gable wall is local coursed stone, both with lime mortar. The building appears to have been largely re-built in the modern period. The interior of the building contains nothing of architectural or historical significance and the floor is earth and the roof structure in new timber.

The unusual angle of the southernmost gable suggests the trackway pre-dates the building (*Figure 2*). This unusual layout also suggests that the building may be later than the remainder of the buildings, although it is clearly recorded on the first edition OS map. It is likely that the building originally served as an open fronted animal shelter, possibly to a third yard, since lost.

3.2 Building B

Building b is the westernmost building in the central range, aligned east-west (*Figures 2 & 20*). The building is built of coursed and roughly squared local stone with red bull nosed brick corbels. Door and window reveals are built of local red bull nosed bricks; brick dimensions 9inch x 3inch x 4 ½ inch (220mm x 550mm x 110mm). The roof is again modern Welsh Slate and the roof timbers themselves are modern.

Internally the building is three bays, with access on the west gable and two doors on the north wall. The eastern bays have original looking widow openings, while, there is also an original window opening high in the west gable. One of the windows on the southern wall overlooks building a, again suggesting that buildings post dates the others. All internal walls are brick-built. The brick dimensions match those of the window and door reveals. The bricks are laid

in an English Garden Wall bond (one course of header bricks to three courses of stretcher bricks). The floors are modern poured concrete slabs.

Both doors on the northern elevation again have brick reveals matching the other buildings, however, in this instance the bricks themselves are 20th century Fletton Bricks, which along with the concrete lintels suggest both entrances are 20th century insertions.

Internally there is nothing to indicate the original use of the building, its general layout, however suggests loose boxes or stabling.

3.3 Building C

Building c is located immediately east of building b (*Figures 2 & 20*). There is a brick-built partition between the two, the brick dimensions, 9inch x 3inc x 4 ½ inch (220mm x 550mm x 110mm) and the same English Garden Wall bond suggests the wall is original. The exterior walls are again coursed and roughly squared local stone with red bull nosed brick corbels. The door and window reveals are again red bull nosed bricks. The roof is again modern Welsh Slate and the roof timbers are also modern.

There is a cross passage adjacent to the western partition wall providing access between the farmhouse to the south and yard 1 to the north along with another central door. All appear to be original openings and the timberwork may also be original.

The limited internal evidence, most notably the floor draining towards the central door suggests the building was originally a cow house with stalls along the northern wall. Built into the northern wall there are a number of timbers, approximately 760mm above the original floor level the exact use of which is unclear, but it is likely that the timbers are the remains of the feeding rack at the head of the stalls. The timbers themselves appear to be re-used as some have chamfered edges (*Figure 19*) suggesting they were originally the tie beams of roof trusses. There are tree candle niches, two each side of the central door and a third to the left of the door in the east wall.

3.4 Building D

Building d is located immediately to the east of c (*Figures 2 & 20*), it is a small single bay divided into two unequal loose boxes. As with the rest of the buildings the walls are coursed and roughly squared local stone with red bull nosed brick corbels. The door and window reveals are again red bull nosed bricks. The roof is again modern Welsh Slate and the roof timbers are also modern. Unlike the other buildings, there is a loft. Unusually, there are four window openings, two on each north and south elevation, this unusual layout is perhaps an attempt to improve the ventilation to the boxes, restricted by the loft. The direct access between d and c, the cow house, suggests the loose boxes in d are calving pens.

The original purpose of the loft is unclear, there is a pitching door into the loft from the adjacent threshing barn (Building e) and in the southern wall, as well as a louvered vent in the west wall but the loft itself is too small (5m x 5m) to be a useful granary.

3.5 Building E

Building e is the largest of the buildings within the proposed development area and is the only one with clear evidence of phased building. Building e is a twin bay barn, the western bay (*Figure 20*) is built of coursed and roughly squared local stone with red bull nosed brick corbels. The door and window reveals are again red bull nosed bricks, the roof is again modern Welsh Slate and the majority of the roof timbers are also modern, the west truss, is, however original. The eastern bay is built of red bricks, brick dimensions 9inch x 3inch x 4 ½ inch (220mm x 550mm x 110mm), laid in an English Garden Wall bond (one course of header bricks to three courses of stretcher bricks) with saw tooth corbelling on the east gable along with a diamond vent (*Figure 7*). Again there is an original truss, as well as an original purlin surviving within the roof structure, possibly oak.

The original truss (*Figure 17*) consists of an iron king post truss with raking struts, there is also an iron stirrup attached to both king post and tie beam. There is also an angled iron bracket on the apex of the principal rafters attached to both the king post and both rafters.

There are large threshing doors on the north and south walls at the east end of the westernmost bay. The southern door is open to the wall plate with a substantial, apparently re-used chamfered beam approximately 400mm below the wall plate. The northern door has a flat cambered arch of red bull nosed bricks. There is an apparently inserted door in the wall between the two bays.

Internally, there are a number of interesting features remaining. Within the west bay there is a bearing mounted on the timber projecting from the western wall indicating a belt drive, run either by a steam engine or a horse engine once operating within the barn. Secondly and more unusual are the bricks used to face the interior of the stone walls; either unusual sized bricks measuring 4 ½ inch x 9 inch have been used or common red bricks have been laid on end (*Figures 18 & 20*). This internal finishing is only used to approximately 2 metres above the existing floor level, the remainder of the interior is exposed stone. Laying bricks in this way undoubtedly consumed fewer bricks and was therefore cheaper, but may also have served as a form of pest control, creating fewer orifices in which rodents could nest close to the stored crops.

The eastern bay, being brick-built is likely to be a later building; it is unclear whether it replaced an earlier building on the same footprint or was a new build. Internally, there is nothing of architectural or historical significance remaining with no evidence of its original use. The vent and pitching door on the east gable, however indicates the bay was originally a barn, possibly added during the period of expansion agriculture underwent in the late 19th century.

3.6 Building F

Building f is located perpendicular to the eastern end of building e, on its northern side. The building has been completely re-built using re-claimed stone and brick and new roof timbers. Early maps show a building occupying the same footprint so it is likely the current building is a replacement of this.

3.7 Building G

Building g is located in the north westernmost corner of the group of buildings (*Figure 20*), forming the northern edge of courtyard 1, and facing building b. The south facing elevation is brick-built, brick dimensions 9inch x 3inch x 4 ½ inch (220mm x 550mm x 110mm), laid in an English Garden Wall bond (one course of header bricks to three courses of stretcher bricks) with bull nosed brick corbels. The north facing elevation is built of coursed and roughly squared local stone. The door and window reveal on the western gable are again red bull nosed bricks, the roof is again modern Welsh Slate and the roof timbers have been replaced.

The building consists of three bays, with brick –built partition walls; the western bays open onto yard 1 via four single doors while the easternmost bay has an open gable facing yard 2 to the east. There are two doors in the wall between the central bay and the eastern bay as well as a single door and window in the gable wall of the western most bay.

There is nothing to indicate the original use of the building, but its layout suggests another cow house with stalls along the northern wall. The smaller western bay may have been loose boxes or calving pens and the open gable of the eastern bay may have served a small covered yard. Interestingly the smaller, northernmost door on the east wall of the central bay (*Figure 20*) suggests there may have originally been a feeding passage along this northern wall. Such passages began to appear during the 19th century, feed was brought into the cow house from a separate building and speeded up the feeding and reduced waste because the farmer no longer needed to push pass the animals from behind with the danger of dropped feed being fouled in the dung.

3.8 Building H

Building h is located perpendicular to buildings c and g closing the eastern end of courtyard 1 and the western end of courtyard 2 (*Figure 20*). The building is brick-built, brick dimensions 9inch x 3inch x 4 ½ inch (220mm x 550mm x 110mm), laid in an English Garden Wall bond (one course of header bricks to three courses of stretcher bricks) with bull nosed brick corbels, the roof is again modern Welsh Slate and the roof timbers have been replaced.

The building is unusual in form with a central door on the west facing elevation with a second, smaller door only 870mm (approximately 2' 10") to the south. There is a central door in the north gable wall leading to a cross passage between to two yards. Although the building clearly abutts building c the recent re-pointing makes it difficult to establish whether the building post dates c or is contemporary.

Internally, there is nothing of architectural or historical significance remaining with no evidence of its original use; therefore, the original purpose of the building is unclear.

3.9 Building K

Building k is located to the west of the main group buildings (*Figure 2*) and also lays on a different alignment to the other buildings also. Aligned north east-south west, the building appears to relate to the trackway passing between Heathencote Farm and the farmyard.

The building itself is a two storey cartshed built of coursed and squared local stone, the door and window reveals are red bull nosed bricks, the roof is again modern Welsh Slate and is rather striking in appearance. The arched openings are brick (brick dimensions 9inch x 3inch x 4 ½ inch (220mm x 550mm x 110mm)), as are the piers and located on the west elevation, as is common the openings face away from the farmyard, with the intention that animals were less likely to enter the building from the yards and damage either themselves or the machinery. There is groundfloor access to the rear of the building via a door in the eastern end of the north gable (*Figure 21*).

Internally, at groundfloor level, there little of architectural or historical interest remaining; the first floor is carried on substantial axial beams (*Figure 11*). Steel columns have been inserted to support these beams in the modern era. A number of rase, or shipping marks can be identified on the some of the beams (*Figure 15*). These marks would be scored into the timber using a rase knife either immediately after purchase or during shipping. Both Arabic and Roman numerals are known to have been used. Once the timbers have been cut interpreting such marks is extremely difficult as they no longer complete, although the rase marks on the far left of *Figure 15* can be tentatively interpreted as the numbers 8 and 7 in Arabic numerals and are likely to represent ownership, order numbers, shipping information or other such information.

First floor access is via a hanging door on the southern corner of eastern elevation. This hanging door suggests the first floor was originally used as a granary, as was common for cartsheds. The size of the granary in building k may go some way to explaining the small size of the only other possible granary recorded in building d. The door appears to be original and still has a cat hole.

The roof structure remains largely intact and un-altered. The roof is carried on 5 queen post trusses (*Figures 12 & 21*). The advantage of the Queen Post Truss is its ability to span greater distances than the King Post truss and the “box” formed between the horizontal and vertical timbers allowed access along the length of the building within the roof space. In this case, confirming that the first floor was used as storage, almost certainly a granary. Interestingly the same finish of bricks laid on end seen in building e is again present within building k. Although the bricks themselves appear to be of a poorer finish and possibly handmade.

As with the timbers recorded on the groundfloor a number of rase marks could be seen on the timbers (*Figures 14 & 16*), one of which, *Figure 16* on the eastern purlin may be identifiable as a 1, a 8, a 0 and a fourth un-identifiable symbol. In addition to the rase marks a group of incised circles can be seen on the eastern queen post of the second truss (*Figures 13 & 21*). These circles form an Apotropaic (evil averting) ritual mark and became common from the 17th century; their aim was to protect the building from witches or their familiars and were frequently located near to fireplaces and doors. The most common pattern formed by these incised circles are “Daisy Wheels”, overlapping circles creating a six petal flower, in this example, however, only a four petal flower has been created, whether by accident or by design is unknown. Its location, on a Queen Post near the door suggests that the mark was used to protect the harvest stored in the granary from harm.

4. Conclusion

Heathencote Farm is a fine example of an early to mid 19th century Midlands farm complex. The recorded buildings appear to be of a higher than to be expected standard of building, possibly reflecting the ownership of the Grafton Estate. It is largely a single phase, the only evidence of phasing is the brick-built eastern bay of the threshing barn; it is likely that this post dates the remainder of the farm complex.

Modern repairs and upkeep, including new roofs and re-pointing has concealed or removed some of the historic fabric of the building, however enough remains to confirm the original uses of the buildings and layout of the farm.

A number of historical features still remain including original roof trusses, evidence of mechanisation, most probably a horse engine in yard 2 and a an incised Apotropaic Mark of overlapping circles on a queen post within the cartshed.

5. Archive & Publication

The site archive consists of

- 1 A2 permagraph sheet containing plans, elevations & notes
- 2 320 x 290mm permagraph sheets containing plans, elevations & notes
- DVD containing 90 digital images
- 3 A4 contact sheets
- 90 Black & White negatives and contact prints
- 4 A4 photo record sheets
- 2 A2 paper plans (client supplied existing & proposed)
- 4 A3 paper plans (client supplied plans & elevations)
- 1 Unbound copy of this report

The archive will be held by ABRS under the temporary site 2013-HFHN until deposition with Northamptonshire County Council can be arranged.

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

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7. Colour Plates



Figure 4
Building A, West Facing Elevation (Looking East).



Figure 5
Building B, South Facing Elevation (Looking North).



Figure 6
Buildings C & D, South Facing Elevations (Looking North).



Figure 7
Building E, East Facing Gable (Looking West).



Figure 8
Building G, South Facing Elevation (Looking North).



Figure 9
Building H, West Facing Elevation (Looking East).



Figure 10
Building K, West Facing Elevation (Looking East).



Figure 11
Building K Groundfloor (Looking North).



Figure 12
Building K First Floor (Looking South).



Figure 13
Apotropaic Mark, Building K.



Figure 14
Rase Marks, Building K.



Figure 15
Rase Marks, Building K.



Figure 16
Rase Marks, Building K.



Figure 17
Original Truss, Building D.



Figure 18
Bricks Laid on End & Shaft Bearing (Top Left), Building D.



Figure 19
Reused Tie Beams, North Wall Building C.

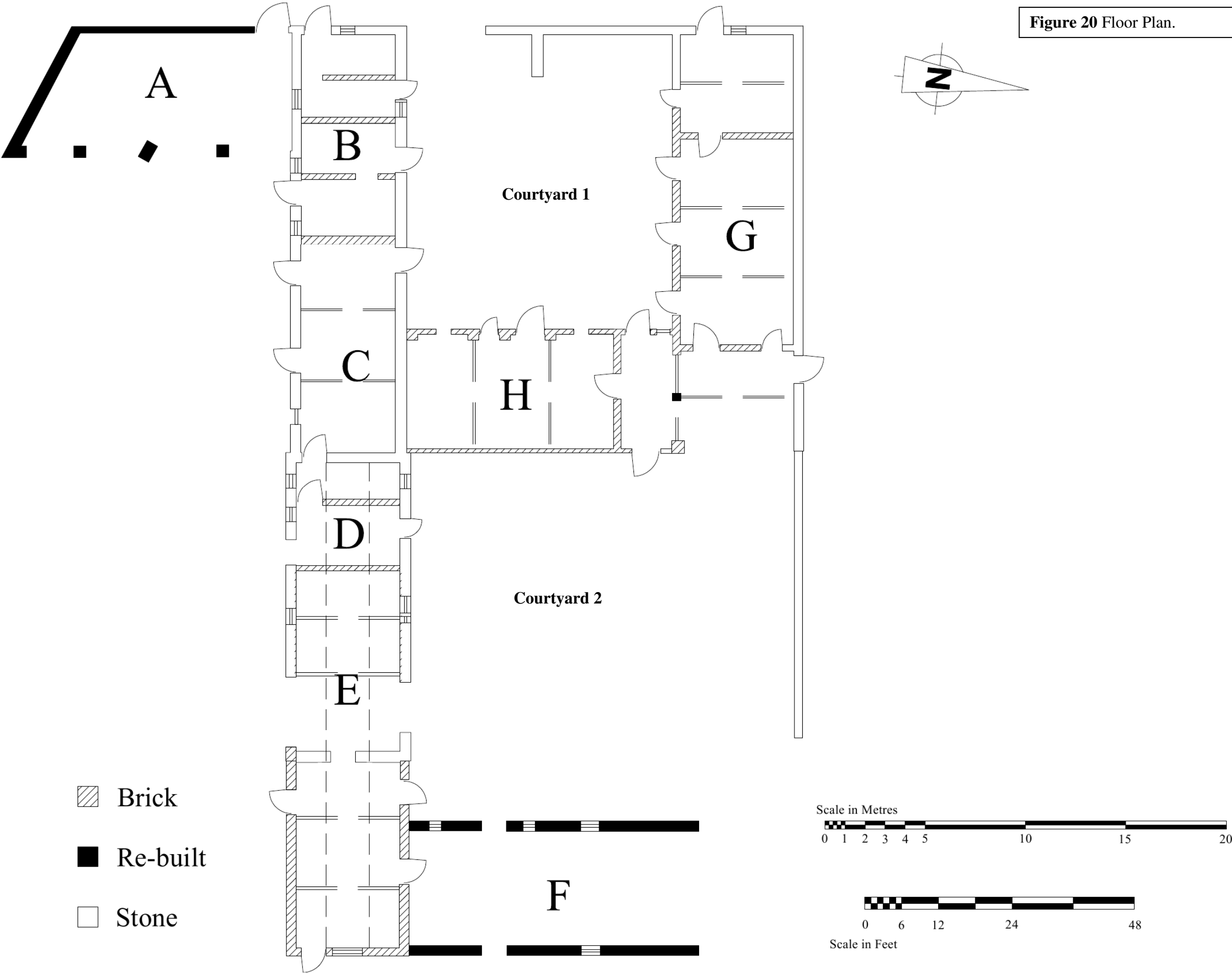
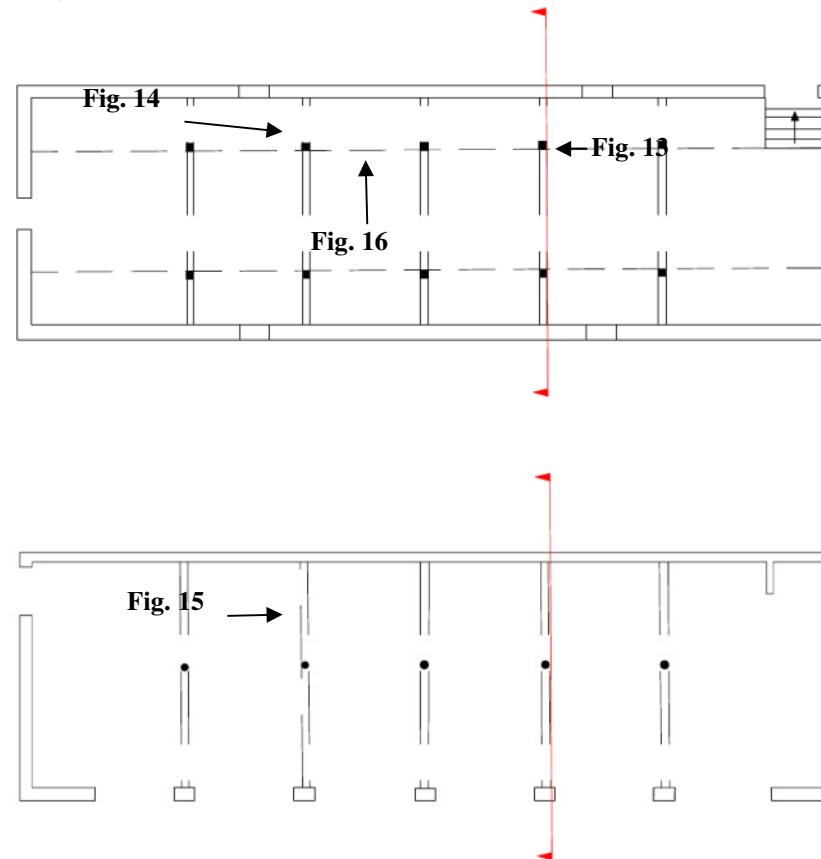
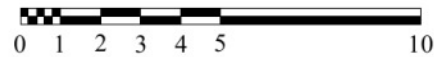




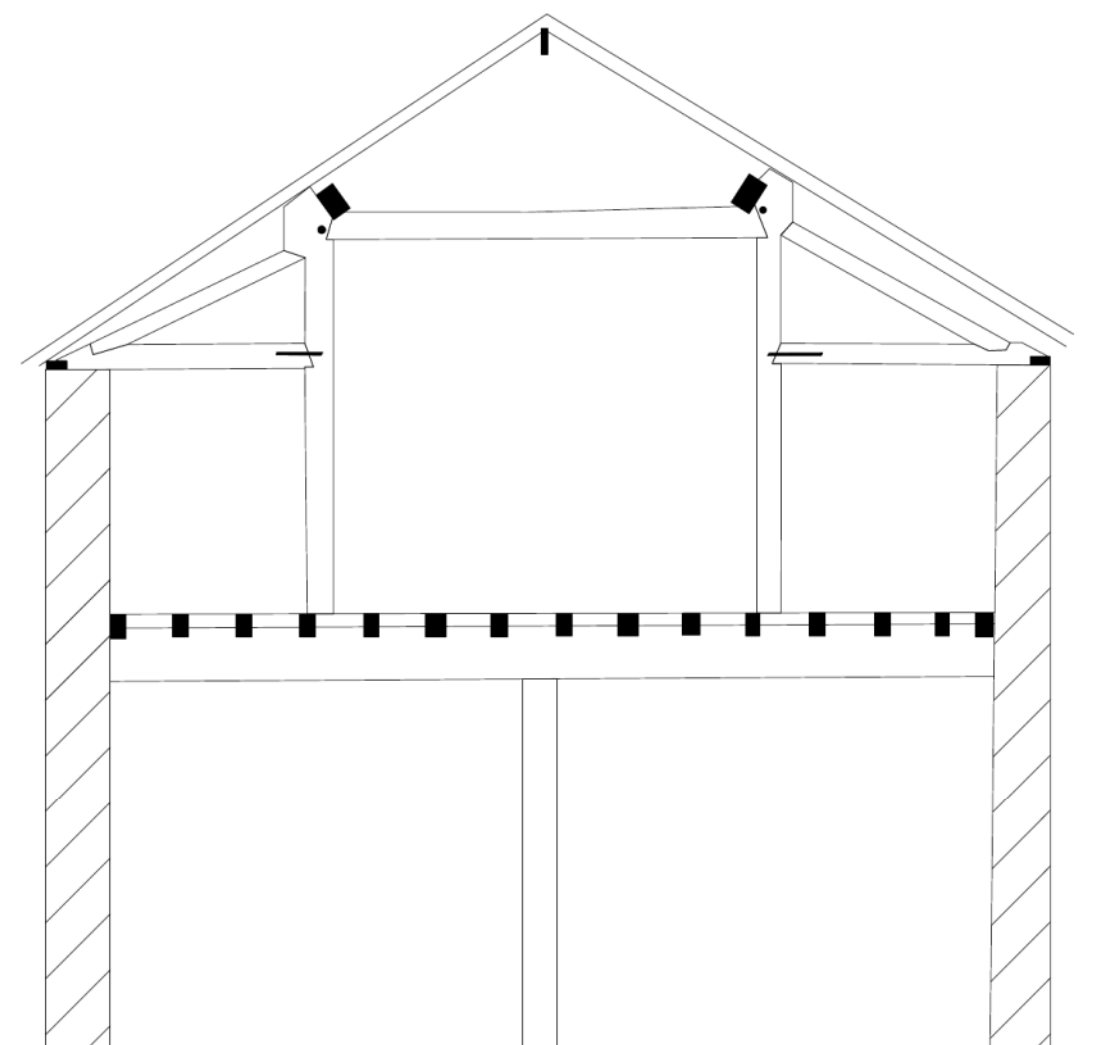
Figure 21 Building K (Groundfloor bottom, First Floor Above). Location of Photographs Mentioned in Text Also Marked.



Scale in Metres



Scale in Feet



Scale in Metres



0 6 12

Scale in Feet

Figure 22 Cross Section, Building K.

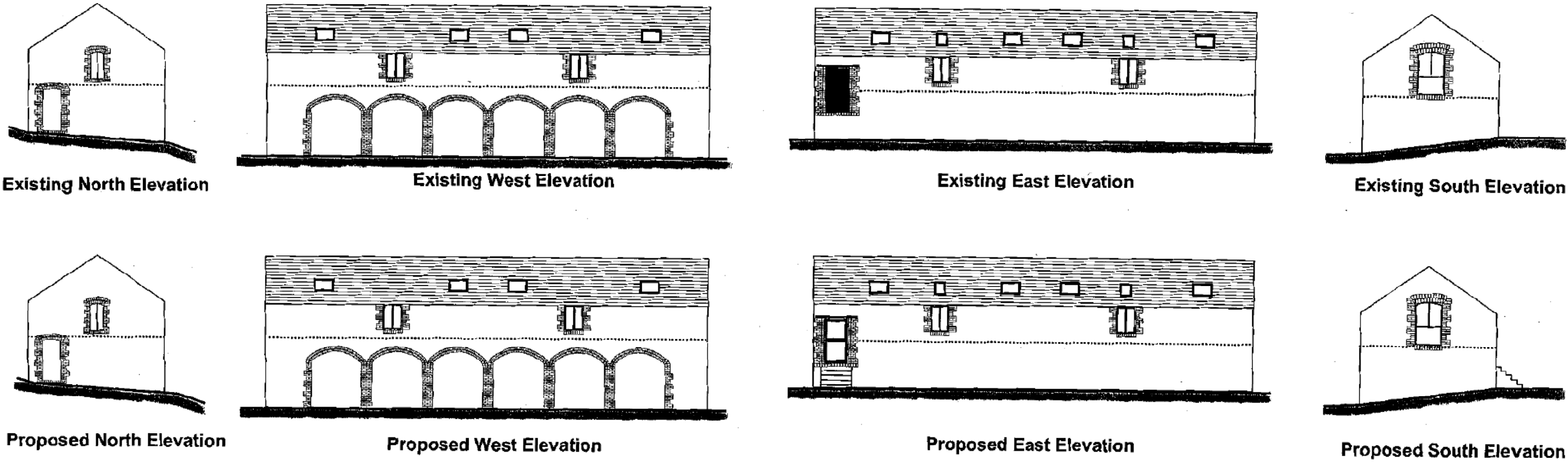
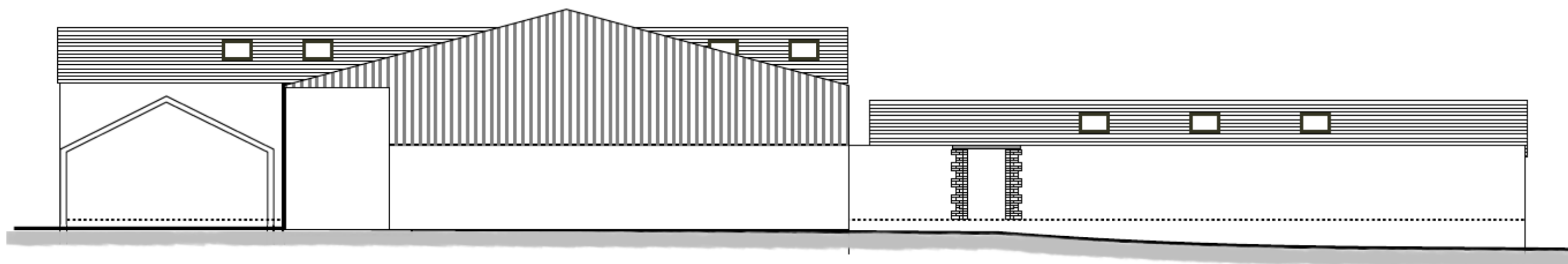
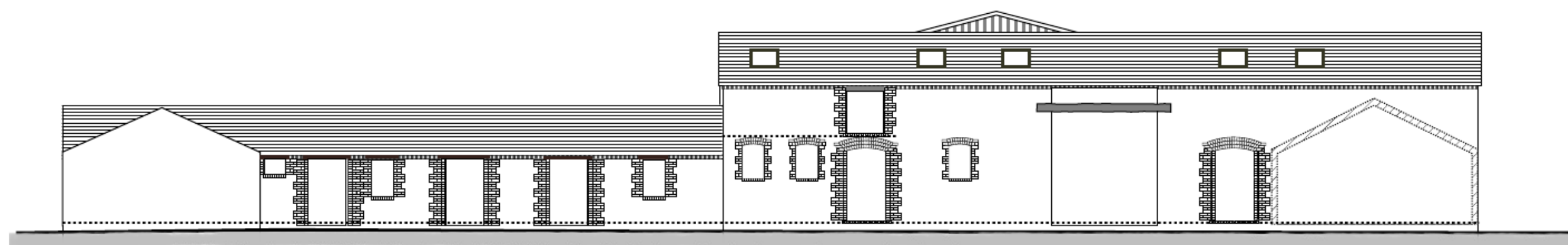


Figure 23 External Elevations, Building K.
(Supplied by Client, Confirmed on Site by ABRS).



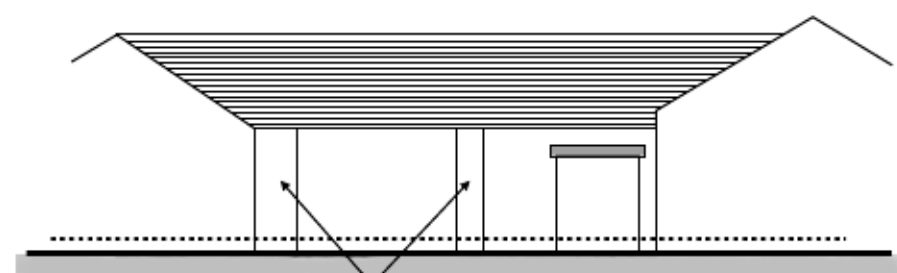
Existing North Elevation

Figure 24 External Elevations, Buildings G, D & E.
(Supplied by Client, Confirmed on Site by ABRs).



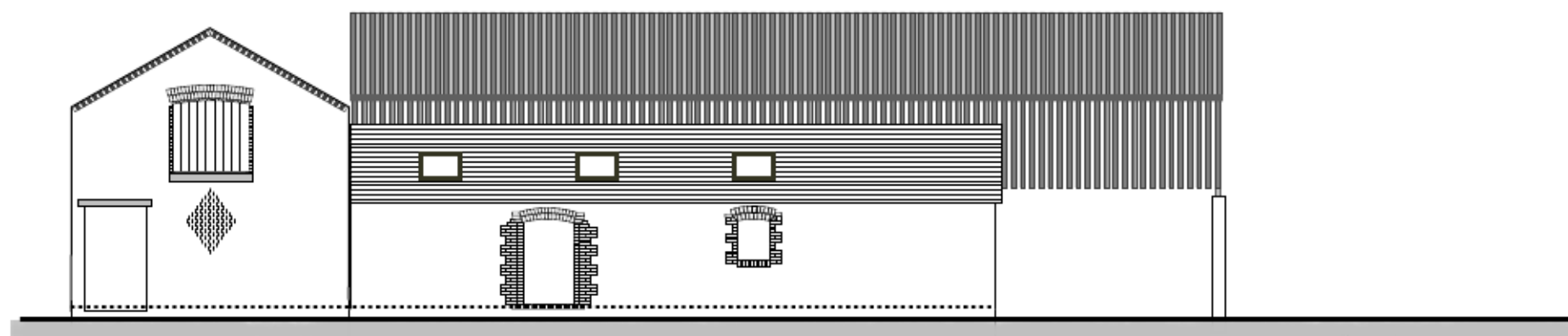
Existing South Elevation

Figure 25 External Elevations, Buildings B, C, D & E.
(Supplied by Client, Confirmed on Site by ABRs).



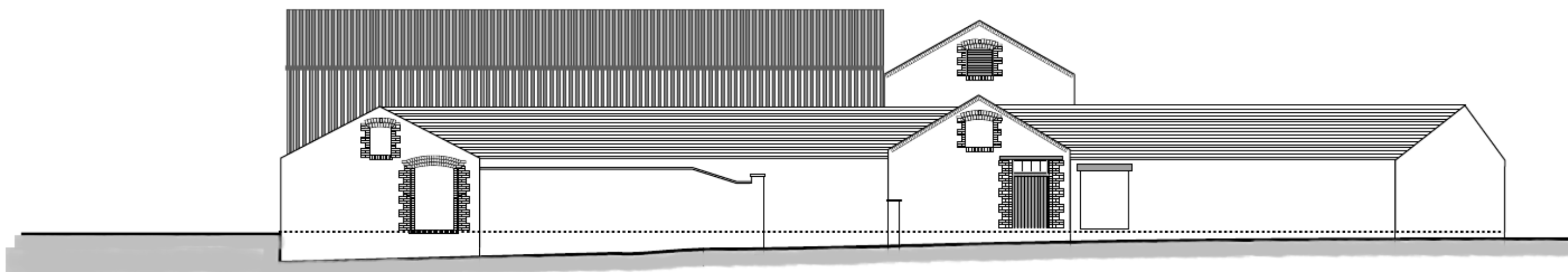
Brick Piers
**Existing East Elevation
on Building A**

Figure 26a External Elevations, Building A.
(Supplied by Client, Confirmed on Site by ABRs).



Existing East Elevation

Figure 26b External Elevations, Buildings E & F.
(Supplied by Client, Confirmed on Site by ABRs).



Existing West Elevation

Figure 27 External Elevations, Buildings A, B & G.
(Supplied by Client, Confirmed on Site by ABRs).

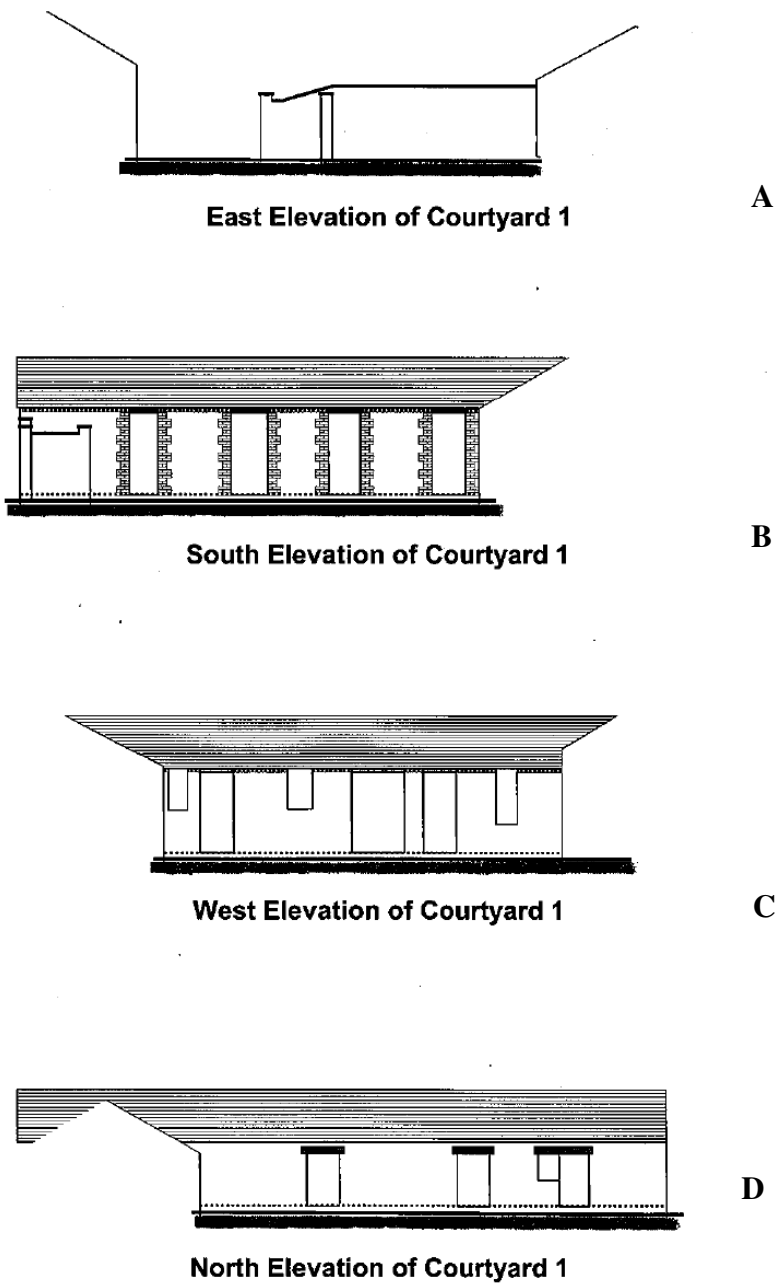


Figure 28 External Elevations, Courtyard 1 A-D (A at top). (Supplied by Client, Confirmed on Site by ABRS).

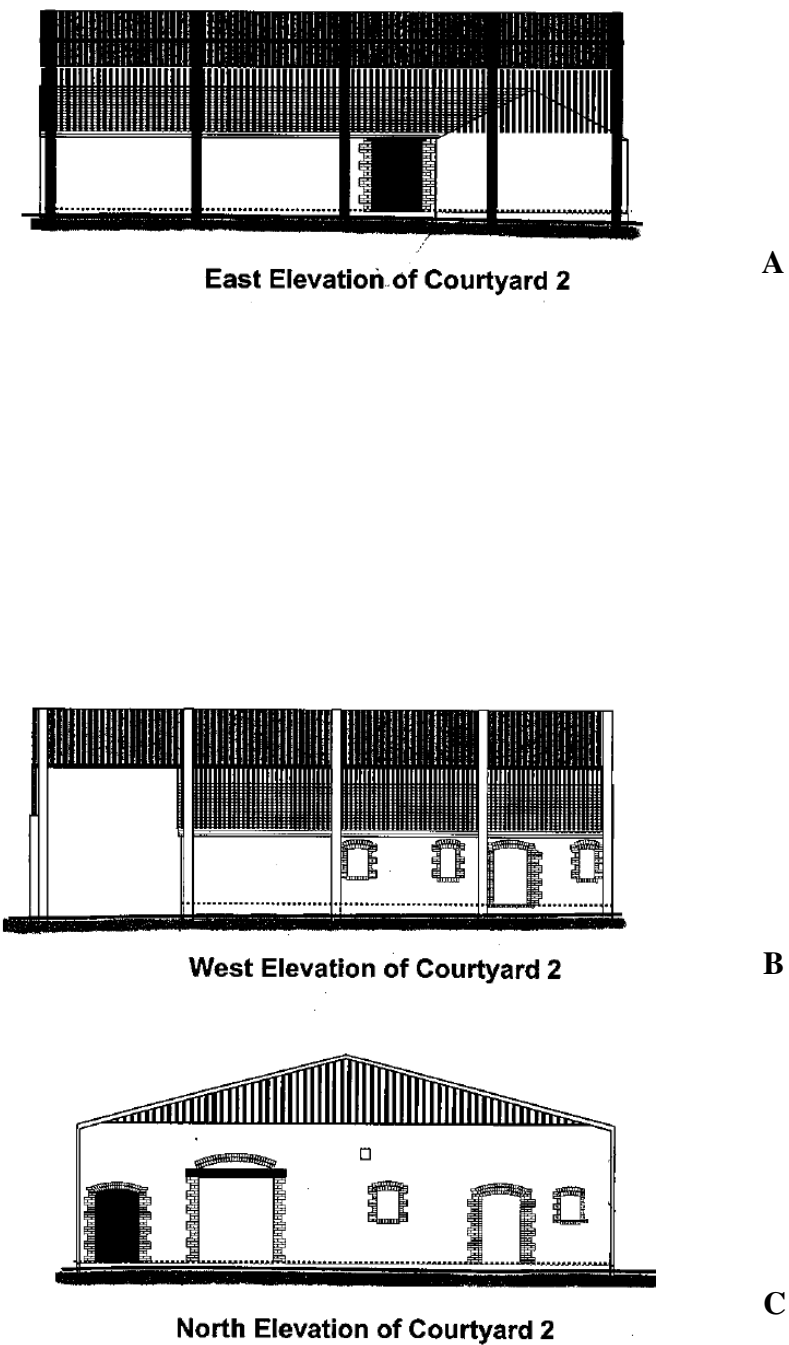


Figure 29 External Elevations, Courtyard 2 A-C (A at top). (Supplied by Client, Confirmed on Site by ABRS).

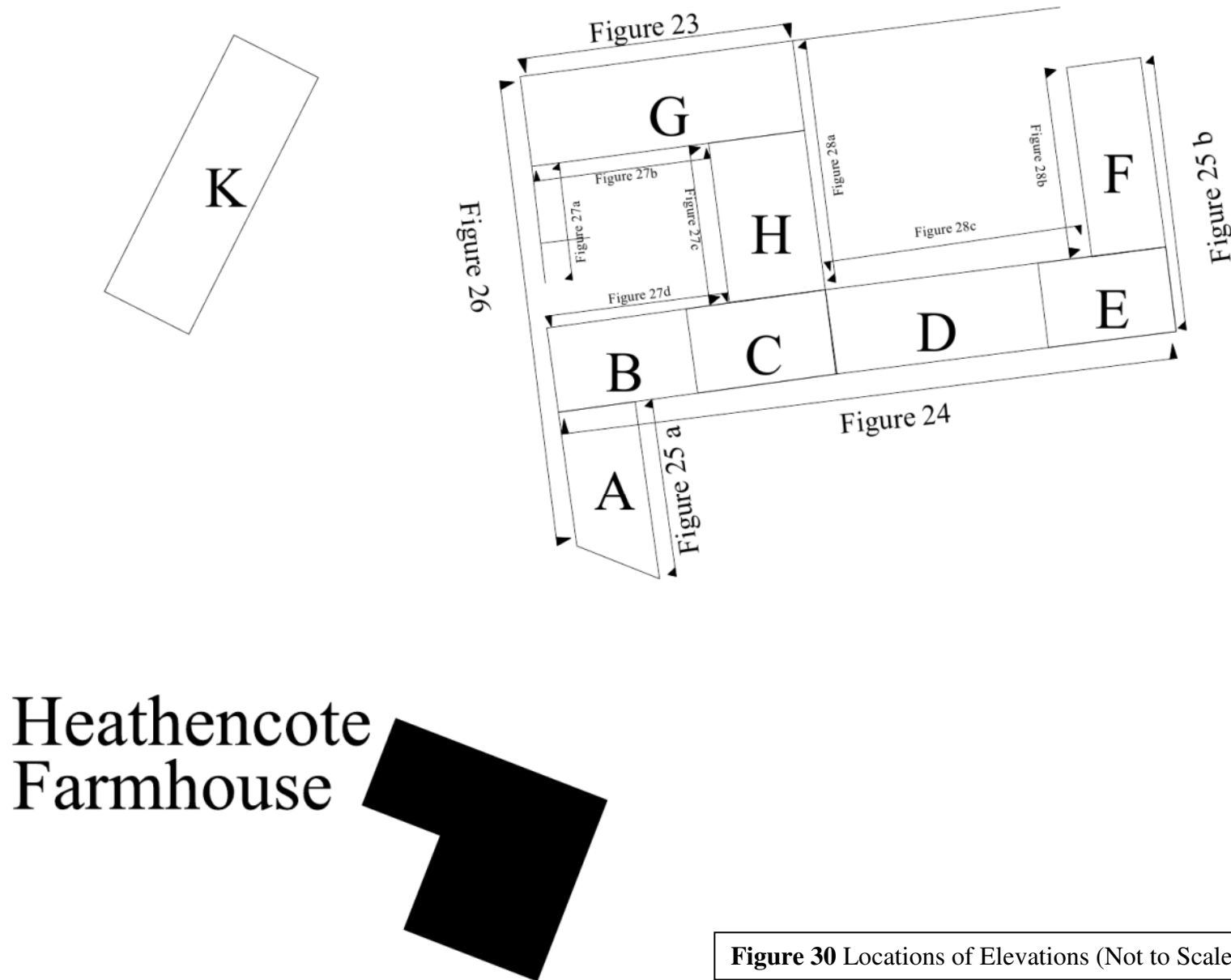
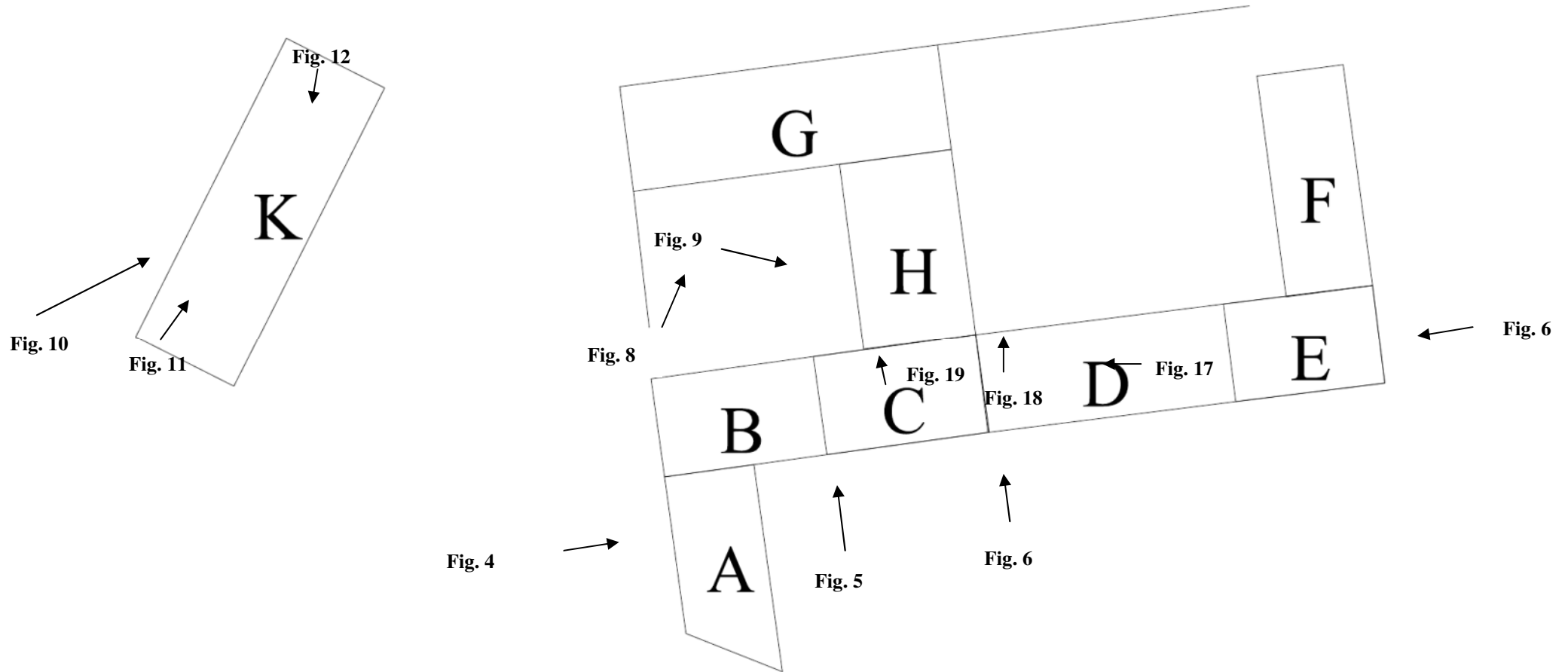


Figure 31 Locations of Photographs Mentioned in Text.



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