

**An Archaeological Standing Building Survey.  
Hardwick Lodge,  
Hardwick,  
Northamptonshire.  
(NGR SP 83689 70139)**

**On Behalf of Dynamic Recruitment  
Consultants Ltd**



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**Planning Permission No  
WP/2013/0454**

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Archaeological Building Recording Services (ABRS)

40 Winfield Street  
Rugby  
Warwickshire  
CV21 3SJ

Tel 07423813638

email: [gerwyn.richards@archbuildservices.co.uk](mailto:gerwyn.richards@archbuildservices.co.uk)

**An Archaeological Standing Building Survey of Outbuildings at Hardwick Lodge,  
Hardwick, Northamptonshire (NGR SP 83689 70139).**

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## **An Archaeological Standing Building Survey of Outbuildings at Hardwick Lodge, Hardwick, Northamptonshire (NGR SP 83689 70139).**

Gerwyn Richards

### **Summary**

*This document is an archaeological standing building survey of outbuildings at Hardwick Lodge, Hardwick, Northamptonshire (SP 83689 70139), commissioned from Archaeological Building Recording Services (ABRS) by Dynamic Recruitment Consultants Ltd in advance of the proposed conversion of the outbuildings to residential use.*

*The outbuildings associated with Lodge Farm have undergone significant maintenance and re-building work which has undoubtedly truncated or concealed historic fabric. There are two phases of buildings; the earliest is likely to be late 18th or early 19th century, followed by late 19th century building work. This work is likely to represent the change from a largely arable farm to a mixed or more livestock oriented farm.*

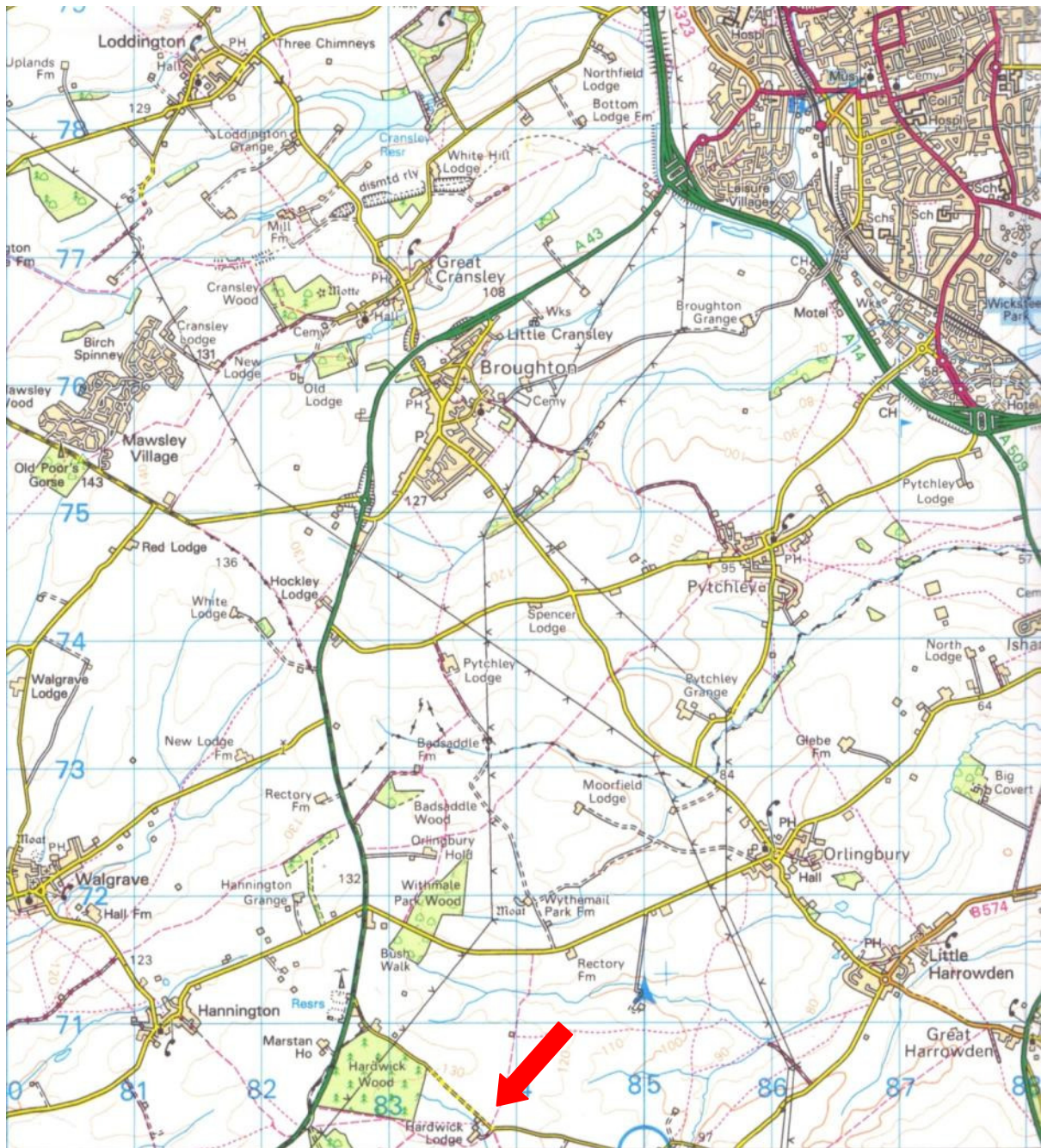
*Both cartographic and placename evidence suggests that Lodge Farm may have originated as the lodge for the adjacent managed Hardwick Wood, a wood likely to have medieval origins. The historical evidence revealed by this historic building recording provides useful background information despite a lack of physical evidence recorded within the buildings.*

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

### **1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by Dynamic Recruitment Consultants Ltd to undertake an archaeological standing building survey of outbuildings at Hardwick Lodge, formally Hardwick Lodge Farm, Hardwick, Northamptonshire (SP 83689 70139 (*Figures 1 & 6*)). Planning permission has been granted for the conversion of the outbuildings to residential use (Planning App' No WP/2013/0454). The buildings are traditional farm buildings, believed to date from the mid 19th century. The Assistant Archaeological Advisor, Northamptonshire County Council, as advisor to Wellingborough Borough Council has recommended that an archaeological standing building survey to English Heritage Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006) be carried out prior to any proposed works being carried out. Neither the farmhouse nor the outbuildings are statutory listed.

The project was completed in accordance with the *Brief for a Programme of Archaeological Building Recording at Hardwick Lodge, Hardwick, Northamptonshire* (January 2014) 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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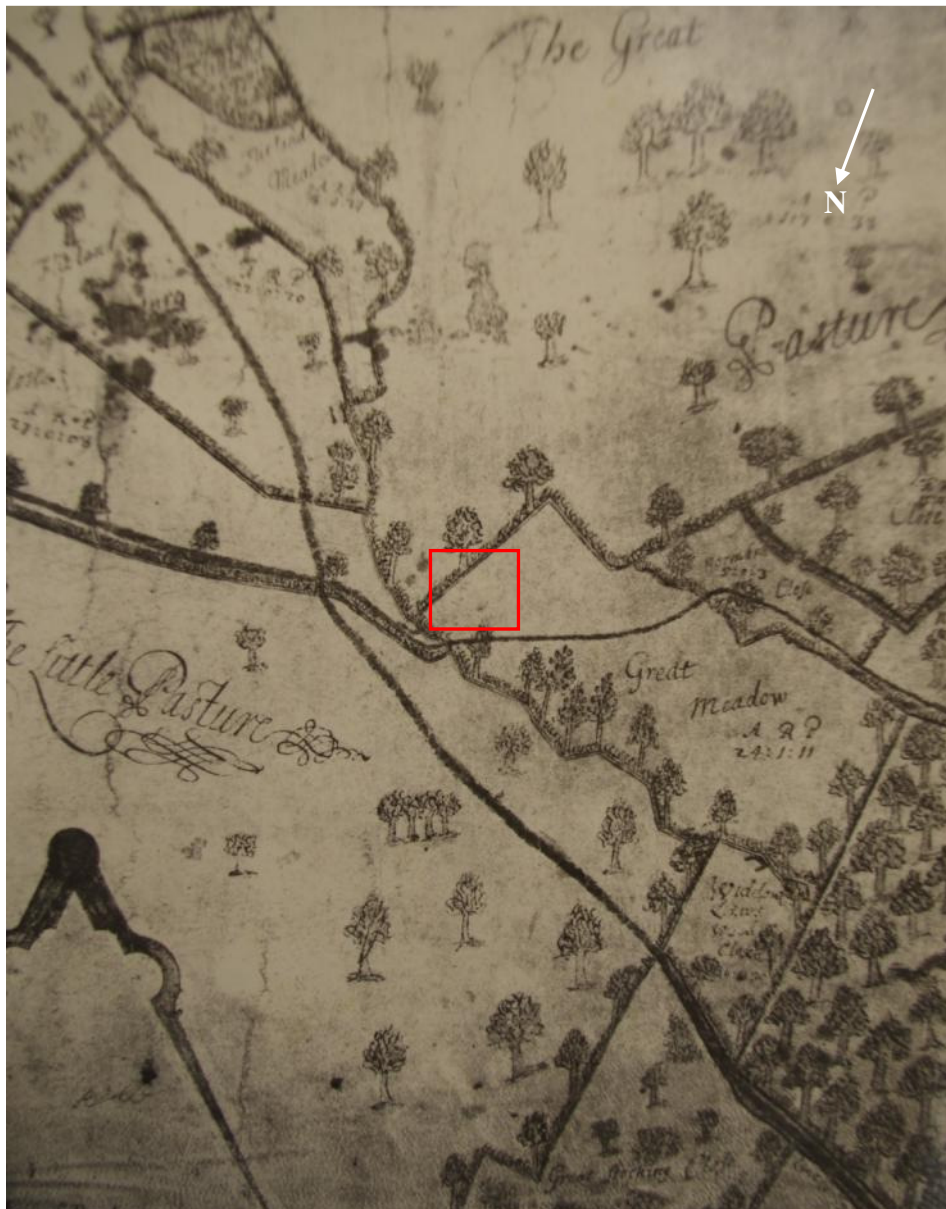
Hardwick Lodge Farmhouse dates from at least the early 19th century with later 19th and 20th century alterations, the outbuildings are of a similar date range.

The modern parish of Hardwick has Saxon origins and is recorded in The Domesday Book as *Herdewiche*, held with sac and soc prior to the Conquest by Ulf. By Domesday the parish was held by Countess Judith and was in the Hundred of Hamfordshoe. There is evidence of medieval occupation within the parish, the parish church of St Leonard is believed to have 13th century origins and is Grade II\* listed (Listed Building ID No 233461). More immediate to Lodge Farm is Hardwick Wood, a medieval or early post medieval managed



woodland (SMR Ref No's MNN5500, MNN12490 & MNN234). The proximity of Hardwick Wood and the name "Lodge Farm" may indicate that Hardwick Lodge originated as a Lodge to these Woods.

There is no clear evidence of when the parish's open fields were enclosed, but it had certainly taken place by 1684 and perhaps significantly earlier, since Bridges, writing in 1791 (*The History and Antiquities of Northamptonshire*), states that in 1720 the parish had been enclosed for "about 100 years". A map of Hardwick "with surrounding fields showing lands owned by Lord Mordaunt and Francis Nicholls" drawn in 1587 (NRO Map 2992 (Figure 2)) records three open fields, Moore, Wood and East Fields. Hardwick Wood is also clearly identifiable, but Hardwick Lodge Farm itself is not recorded.



**Figure 2**

A map of Hardwick with surrounding fields showing lands owned by Lord Mordaunt and Francis Nicholls (1587). Approximate Location of Hardwick Lodge Highlighted in Red.

A map of Hardwick drawn in 1604 (NRO Map 1432) again records Hardwick Wood and the location of Hardwick Lodge Farm, but in less detail than Figure 2.



**Figure 3**  
Tithe Map, Hardwick Parish (1839).

The first map to show Hardwick Lodge Farm is the tithe map of 1839 (NRO T229 (*Figure 3*)). The farmhouse is recorded in red, while the outbuildings are recorded in grey. The accompanying apportionment records that the farm was owned by Lieutenant General William Thornton, a descendent of the daughter of William Lock, who had bought the lands including Hardwick from William and Robert Ward. The Wards had bought the manor from William Gage, who had bought the manor in 1649 from Richard, Viscount Lumley, who had bought the manor from James, the brother of John, Lord Mordaunt for £3,000 in 1638. In the latter half of the 19th century the manor was held by a Mrs. McKenzie, following her death the manor and the lands were held in trust by a board of trustees.

The farm was occupied by a William Sharman, the farm is described as farmhouse and yards, and there appears to be an orchard to the south of the house. The farm buildings are clearly identifiable arranged around a central yard and are shown attached to the north easternmost gable of the farmhouse. Only the northernmost projecting range is shown beyond the core buildings indicating that the other two projecting ranges are later in date.

The next available map of Hardwick Lodge Farm is the six inch Ordnance Survey, first edition, 1884 (NRO XXXIX.1 (*Figure 4*)). The now distinctive outline of Hardwick Lodge Farm is now clearly visible; the two additional projecting ranges have been added to the north easternmost facing elevation.





**Figure 4**

First Edition Ordnance Survey (1884).  
6inch, Sheet XXXIX.1

The 1900 second edition Ordnance Survey, 1:2500 (NRO XXXIX.1 (*Figure 5*)), although not including Lodge Farmhouse, records the majority of the outbuildings in sufficient detail to establish the layout of the working farm. The projecting ranges to the north east are recorded as open-fronted. The two north westernmost buildings are open-fronted with yards, it is likely, therefore that these were cow hovels. The south easternmost building is open-fronted, but with no yard, it is almost certain that this building is a cartshed, as was 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.

The remainder of the buildings are not shown with any significant detail to establish possible functions. The main north west – south east aligned linear range, based upon its size is likely to be a barn.

The 19th century trade directories contain a number of references to Lodge Farm. Kellys Directory of Bedfordshire, Huntingdon and Northamptonshire published in 1869 lists an Archibald Sharman as a farmer, although no farm name is given, given the unusual spelling of Sharman, it is more than likely that Archibald Sharman is likely a descendent of William Sharman who occupied Lodge Farm in 1839. The next available Kellys directory comes from 1890 when a James Ball, Farmer is listed with address of Lodge, almost certainly Lodge Farm. A William Archibald Sharman is again listed, but by now his address is the Old Rectory, it is likely therefore that William Sharman had left Lodge Farm and was residing at the Old Rectory. By 1898, James Ball had left Lodge Farm, its tenant is listed as Thomas Downs, William Archibald Sharman is again listed, but his occupation is recorded as Farm

Bailiff to Mrs McKenzie's Trustees. Thomas Downs is again listed in 1903 and William Sharman is still the Farm Bailiff.



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

By 1910 the tenant of Lodge Farm is Mrs Zuleika Downs, probably the widow of Thomas Downs. Mrs Downs remains at Lodge Farm until at least 1931, during which time Lodge Farm is recorded by Kellys Directory as being a farm of over 150 acres. In 1936 Herbert Richard Nichols is listed as the tenant of Lodge Farm, and again in 1940.



**Figure 6**

Plan of the proposed development area (in Red) Recorded Buildings in Green, Including Principal Divisions.  
(Provided by client. Not to Scale).

## **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:* There are two groups of buildings subject to this historic building recording, one is “L” shaped, while the second is “E” shaped. Both buildings are largely linear in plan, the

long axis is orientated approximately north west-south east (*Figures 6 & 20*), with the principal elevations facing Hardwick Lodge to the south west. Where the terms 'left', 'right', 'front' and 'back' etc are used in the report, this is in relation to this principal elevation as viewed from Hardwick Lodge farmhouse. For the purposes of this historic building recording a letter prefix has been allocated to each building and a number prefix added for significant partitions where required.

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

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

The site visit was carried out by Gerwyn Richards on April 2nd 2014.

### **3. Description of the Buildings**

#### ***Building A***

Building A is the south easternmost building within the proposed development area (*Figure 20*), it is one of the later projecting ranges built in the late 19th century. The building is red brick with a modern slate roof, possibly imported (*Figure 7*). The bricks themselves are 9 inch x 3 inch x 4 inch laid in a Flemish Garden Wall bond (3 stretchers to 1 header in each course) with modern lime mortar pointing. The building is a four bay open-fronted building, in all probability originally built as a cart shed, with the open front facing to the south east. There is a door on the north east gable as well as a window on the south western gable. All of the openings have temporary feather edge cladding.

There is a straight joint between the westernmost corner of the building and the linear range to the west (Building F), confirming cartographic sources (*Figs. 3, 4 & 5*) indicating the building post dates the linear range.

Internally the building has been renovated; the walls have an internal skin of modern block-work which has been rendered with modern cement mortar. The roof is carried on three Queen post trusses, all are modern. It is unclear whether these trusses are copies of the original roof or not. The floor is also modern make up.

#### ***Building B***

Building B is the central projecting building (*Figure 20*). The building is again red brick with a modern slate roof, possibly imported (*Figure 8*). The bricks themselves are 9 inch x 3 inch x 4 inch laid in a Flemish Garden Wall bond (3 stretchers to 1 header in each course) with modern lime mortar pointing. There is a door on the north eastern gable as well as three double door-sized openings on the north west facing elevation, as well as two windows.

The interior, as with building A has been renovated, there is an internal block-work skin and cement render. There is also the same modern Queen Post truss roof.

The second edition Ordnance Survey (*Figure 5*) appears to show building B as open fronted, open to the south east. There is no evidence of this within the standing building, it is likely,

therefore that the building has been extensively re-built in the past and these openings blocked.

There is a straight joint between B and the linear range E to the south west again supporting cartographic sources which indicate that the range is later in date.

### ***Building C***

Building C is, according to cartographic sources the earliest of the projecting ranges standing adjacent to the north easternmost corner of the linear range having been recorded on the 1839 Tithe Map (*Fig. 3*), it is the north westernmost range (*Figure 20*). The building is again red brick with a modern slate roof, possibly imported (*Figure 9*). The bricks themselves are 9 inch x 3 inch x 4 inch laid in a Flemish Garden Wall bond (3 stretchers to 1 header in each course) with modern lime mortar pointing. The building is a four bay open-fronted building, with the adjacent yard area now grassed over; the building was originally built as a cow hovel, with the open front facing the yard to the south east. There is a single door on the north east gable.

The interior, as with the previous buildings has been renovated, there is an internal block-work skin and cement render. There is also the same modern Queen post truss roof.

### ***Building D***

Building D forms the north westernmost range of the inner farmyard (*Figure 20*). The building is built of buff red bricks with the same modern roof slate as previous buildings (*Figure 10*). The bricks themselves are 8 ¾ inch x 2 ½ inch x 4 inch laid in a Flemish bond (1 stretcher between headers, with the header centred over the stretchers in the course below) with modern lime mortar pointing. The building is open-fronted, facing the yard to the south east and in all likelihood built as a cow hovel. There are three window openings on the north west elevation, possibly feeding holes as well as a double sized door opening.

The interior, as with the previous buildings has been renovated; there is an internal block-work skin and cement render (*Figure 19*). There is modern block-work wall in the angle between the north east (1) – south west (2) bays, although clearly a modern wall, it is unclear whether it is an inserted wall or replaced an earlier wall on the same alignment. The roof of (2) is carried on two King post trusses, again modern (*Figure 19*). The roof of (1) is carried on Queen post trusses, again modern.

There is a straight joint between D, which is brick-built, and building E which is stone-built. The modern re-pointing prevents any indication of whether this reflects phasing or a simple joint between two different building materials.

The smaller brick dimensions suggest that building D is an earlier building, either early 19th century or late 18th century, brick dimensions became more standardised at 3 inches from the 1830s onwards. The 1839 Tithe map (*Fig. 3*) indicates the building was originally adjoined to the farmhouse range, there is an outline of the gable of a lost bay on the farmhouse wall supporting this and it is unclear when this bay was removed. The brickwork of the south westernmost gable wall of D does not match the remainder of the brickwork, so it is likely that this gable is modern.



### ***Building E***

Building E is the largest of the buildings within the proposed development area; the building is a stone-built threshing barn with a modern slate roof (*Figure 20*) aligned north west – south east with the off centre threshing doors (*Figure 11*) and a smaller pedestrian door to the north west on the south west elevation (*Figure 12*). The building has been extensively re-pointed with modern lime mortar, but there is some limited evidence of potential phasing visible, most notably at eaves level and on both gable walls (*Figures 13 & 14*), suggesting the roof has been raised at some point in the past. Each threshing door has a segmental brick arch, there is no evidence of the original doors. There are four arrow slit openings, three on the south west elevation and one on the north eastern elevation. There is also a pitching hole towards the centre of the north east elevation and a hanging door at the north western end of the south west elevation. Access to the pitching hole is now blocked by building B, confirming that B post dates building E.

Internally, building E has fared better than the previous buildings, the internal fabric of the building is still exposed, however, there is little of historic significance; this is limited to a niche to the left of the south western threshing door. The roof is modern Queen post trusses (*Figure 18*). There is a modern inserted wall dividing the north western third of the barn.

There are a number of remaining features within the north western part of the barn; there are the remains of a loft abutting the north western gable, the timber joists appear original, the loft was originally accessed by a hanging door on the south west elevation. It is possible that this loft was originally a granary. On the north west gable there is a ground level door, the reveal is poorly finished, suggesting it is a later insertion. There is also a ground level door on the north east elevation, now providing access to building B. To the north west of this door is rubble infill and a straight joint, this straight joint is the same alignment as the door on the south west elevation, suggesting this was originally a cross passage through the barn. It is likely therefore that this opening was altered with the construction of B.

### ***Building F***

Building F forms the south eastern range of the inner farmyard (*Figure 20*). The building is again red brick with the same modern slate roof (*Figures 7 & 15*). The bricks themselves are 9 inch x 3 inch x 4 inch laid in a Flemish Garden Wall bond (3 stretchers to 1 header in each course) with modern lime mortar pointing, unlike previous buildings, there is a stone plinth visible on the south eastern elevation (*Figure 7*), it is possible that the building was built on earlier footings. The building consists of three bays, there are three large openings, on the north west facing elevation, so the building may have originally been open-fronted. There is a fourth opening on the south west facing elevation.

Internally, as with the previous buildings, F has been extensively renovated, there is again a block-work skin and cement render. The roof is carried on modern Queen post trusses. There is an inserted wall on the angle between (1) and (2), as with building D it is unclear whether it is an inserted wall or replaced an earlier wall on the same alignment.

### ***Building G***

Building G is located to the south west of the previous buildings (*Figures 6 & 20*). The building appears to be largely re-built (*Figures 16 & 17*), with only limited areas of

potentially original brickwork on the south east elevation. The building is a three bay building, the north westernmost bay is two storied with a central chimney stack (*Figure 20*), it is likely, therefore, that if original, this bay had a domestic role, which is likely given its proximity to the farmhouse. There are a number of openings, both for doors and windows on each elevation, but none give any indication of the original layout or function of the building.

Internally, the building again has been extensively renovated, there is block-work and in places brickwork skin all under modern cement render. The roof of the single storey bays is carried on modern Queen post trusses. The roof of the two storey bay is carried on purlins, again modern timber. The first floor is also all modern timber.

#### **4. Conclusion**

The outbuildings associated with Lodge Farm have undergone significant maintenance and rebuilding work. This work has undoubtedly truncated and concealed the historic fabric of the buildings. There is, however some evidence of the history of the farm buildings remaining. The buildings follow an unusual layout and there appear to be two distinct phases of building work with livestock buildings apparently superseding arable buildings. The threshing barn is likely to be late 18th or early 19th century in date, while the livestock buildings are all late 19th century in date. It appears that Lodge Farm began as an arable farm before becoming a mixed farm, with greater reliance on livestock rearing as indicated by the later livestock building (building B) being built and blocking access to the pitching hole in the threshing barn (building E).

Cartographic evidence as well as placename evidence suggests that Lodge Farm may have originally been the lodge for the adjacent managed Hardwick Wood, a map dating to 1587 clearly records the wood suggesting it is likely to have medieval origins.

Although much altered and renovated, Lodge Farm outbuildings are a good example of an unusual mixed farm, which is likely to have originated as a medieval or early post medieval forest lodge.

#### **5. Archive & Publication**

The site archive consists of

- 2 A1 paper sheets containing annotated plans, elevations & notes
- DVD containing 90 digital images
- 3 A4 contact sheets
- 80 Black & White negatives and contact prints
- 3 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be held by ABRS under the temporary site 2013-HLHN 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 7**  
Buildings A & E, South East Facing Elevations (Looking North West).



**Figure 8**  
Building B, North West Facing Elevation (Looking South East).





**Figure 9**  
Building C South East Facing Elevation (Looking North West).



**Figure 10**  
Building D, South East Facing Elevation (Looking North West).





**Figure 11**  
Building E, North East Facing Elevation (Looking West).



**Figure 12**  
Building E, South West Facing Elevation (Looking North East).



**Figure 13**  
Building E, Early Roofline Visible on South Eastern Gable.



**Figure 14**  
Building E, Early Roofline Visible on South Eastern Gable.





**Figure 15**  
Building F, North West Facing Elevation (Looking South East).



**Figure 16**  
Building G, North East Facing Elevation (Looking South East).



**Figure 17** Building G, South East Facing Elevation, Oblique View.



**Figure 18**  
Building E, Modern Queen Post Truss Roof.



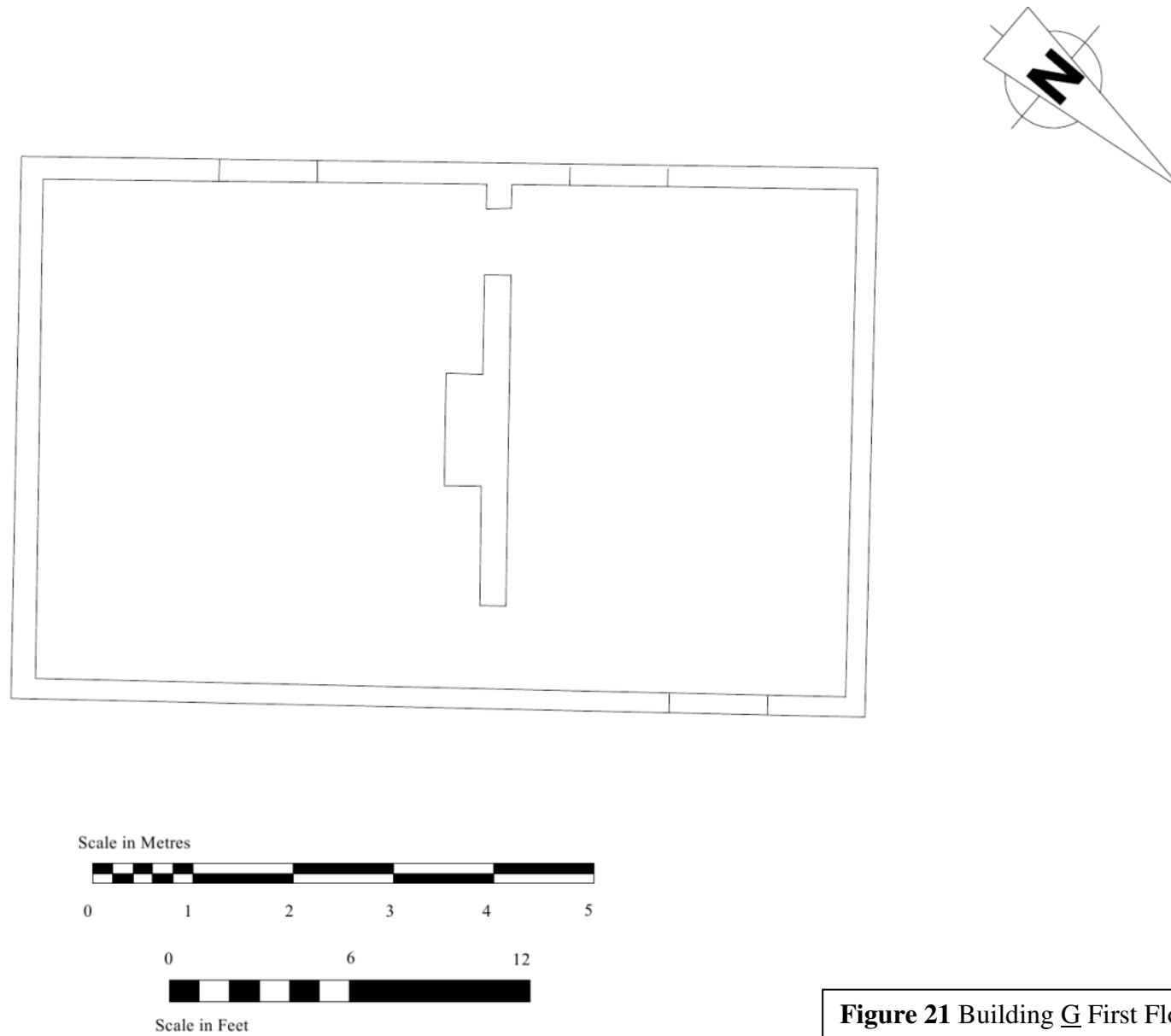


**Figure 19**  
Building D, Modern King Post Truss Roof & General View.  
(All interiors were similarly finished)



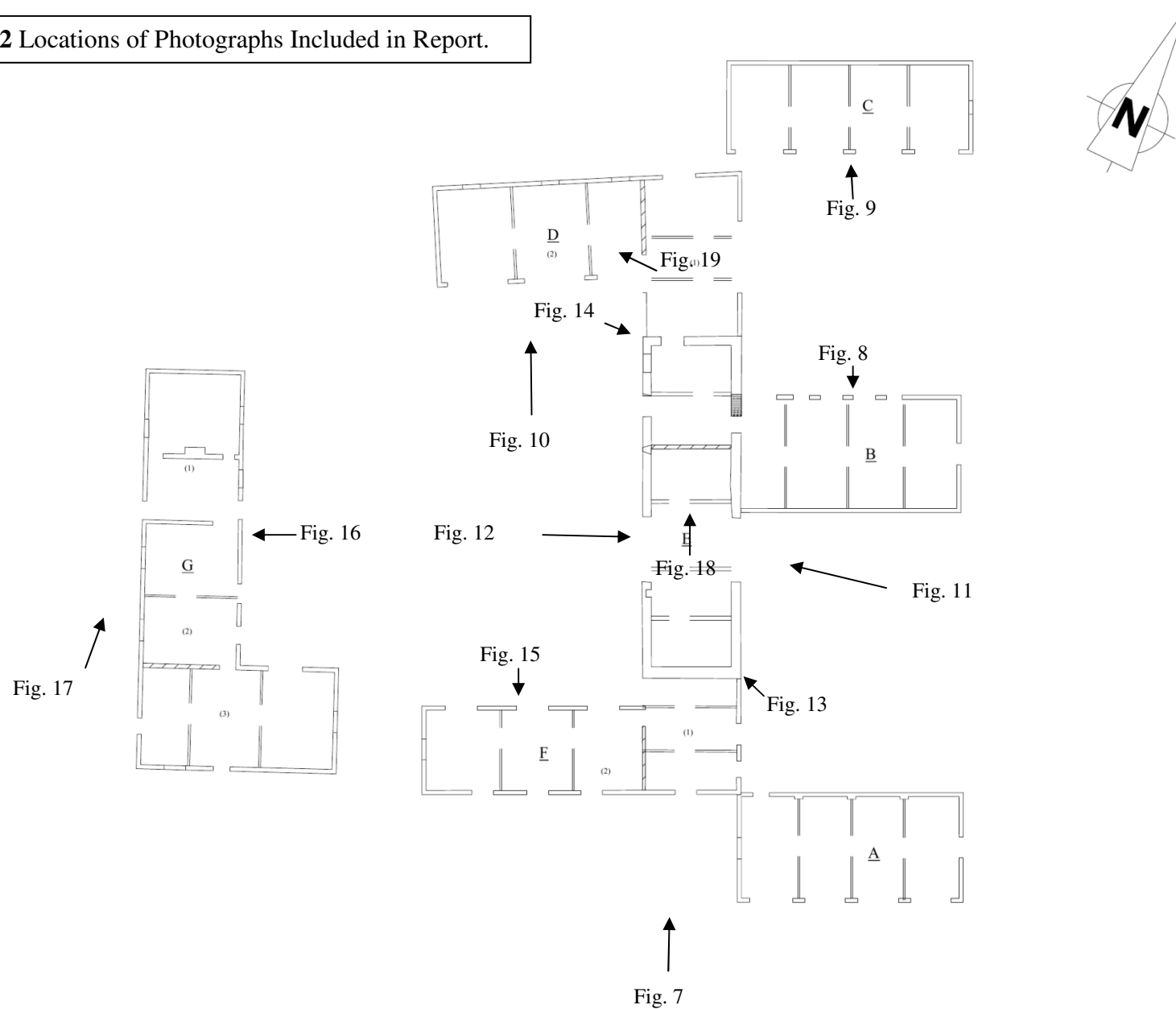


Figure 20 Ground Floor Plan.



**Figure 21** Building G First Floor Plan.

**Figure 22** Locations of Photographs Included in Report.



## Archaeological Building Recording Services (ABRS)

40 Winfield Street  
Rugby  
Warwickshire  
CV21 3SJ

Tel 07423813638

email [gerwyn.richards@archbuildservices.co.uk](mailto:gerwyn.richards@archbuildservices.co.uk)