

Archaeological
Building
Recording
Services

**An Archaeological Standing Building Survey.
Tansor Grange,
Tansor,
Northamptonshire.**

(NGR TL 07039 90273)

On Behalf of Aragon Homes Ltd



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January 2015

**Planning Permission No
14/01620/FUL**

ABRS Project No 2014-TGWN

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An Archaeological Standing Building Survey of Tansor Grange (outbuildings), Tansor Wold Road, Tansor, Northamptonshire (NGR TL 07039 90273).

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An Archaeological Standing Building Survey of Tansor Grange (outbuildings), Tansor Wold Road, Tansor, Northamptonshire (NGR TL 07039 90273).

Gerwyn Richards

Summary

This document is an archaeological standing building survey of a range of outbuildings at Tansor Grange, Tansor, Northamptonshire (TL 07039 90273), commissioned from Archaeological Building Recording Services (ABRS) by Aragon Homes Ltd in advance of the proposed conversion of the outbuildings to residential use.

The outbuildings are mid 19th century in date, built as an enclosure farm to provide an income to the incumbent of St Mary's Church. The farm was originally known as Glebe Farm, before being re-name Rectory Farm and finally Tansor Grange in the late 1920s. The buildings indicate the farm was originally mixed with a threshing barn and later became a pastoral farm with room for a significant number of animals before eventually being abandoned and used for poultry rearing. The easternmost range is very interesting as it contains a stable and carriage shed, both rendered and painted indicating they housed riding horses and a carriage better than a common farm cart. Both suggest the farm was prosperous and of some status, possibly as a result of its association with the church. Further evidence of the status of the farm is the quality of the finish of some of the buildings including brick floors and chamfered and stopped beams.

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

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Aragon Homes Ltd to undertake an archaeological standing building survey of a range of outbuildings at Tansor Grange, Tansor Wold Road, Tansor, Northamptonshire (NGR TL 07039 90273 (*Figures 1 & 21*)). Planning permission has been granted by East Northamptonshire Council to convert the buildings to residential use (Planning Application No 14/01620/FUL). The buildings are a range of traditional farm buildings, believed to date from the mid 19th century. The Assistant Archaeological Advisor, Northamptonshire County Council, as advisor to East Northamptonshire 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. The buildings are not statutory listed, nor included within a Conservation Area.

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

Conduct, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2008).

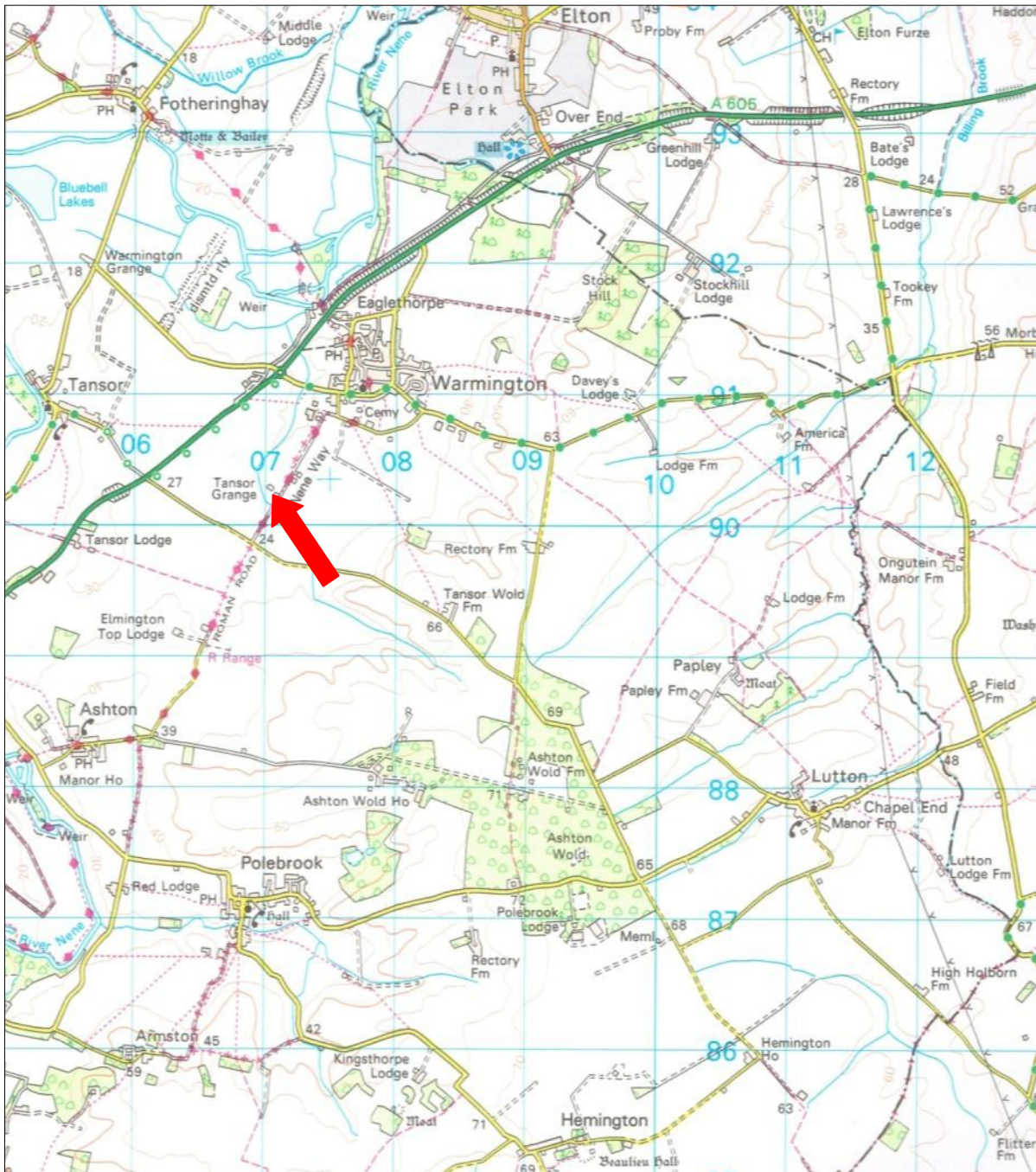


Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
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The modern parish of Tansor is likely to have Saxon origins as it is recorded in The Domesday Book as *Tansovre*, by the 15th century the name had mutated to *Tansore*. At Domesday Tansor was held by the king, later by the Earls of Gloucester and, later again, became part of the Honour of Clare, it then descended to the Manor of Apethorpe and, through marriage, to the Earls of Westmorland. The village was enclosed in 1777 under the

Earl of Westmorland. Throughout the 18th and 19th centuries the village remained essentially rural in nature. In 1845 the Northampton and Peterborough Railway opened skirting the eastern edge of the village promoted by the London and Birmingham Railway, passenger services ceased in 1964 and the line closed completely in 1972.

The earliest available documentary reference to the proposed development area occurs on the Inclosure Award of 1778. The attached Inclosure map (*Figure 2*), however does not record the standing buildings.

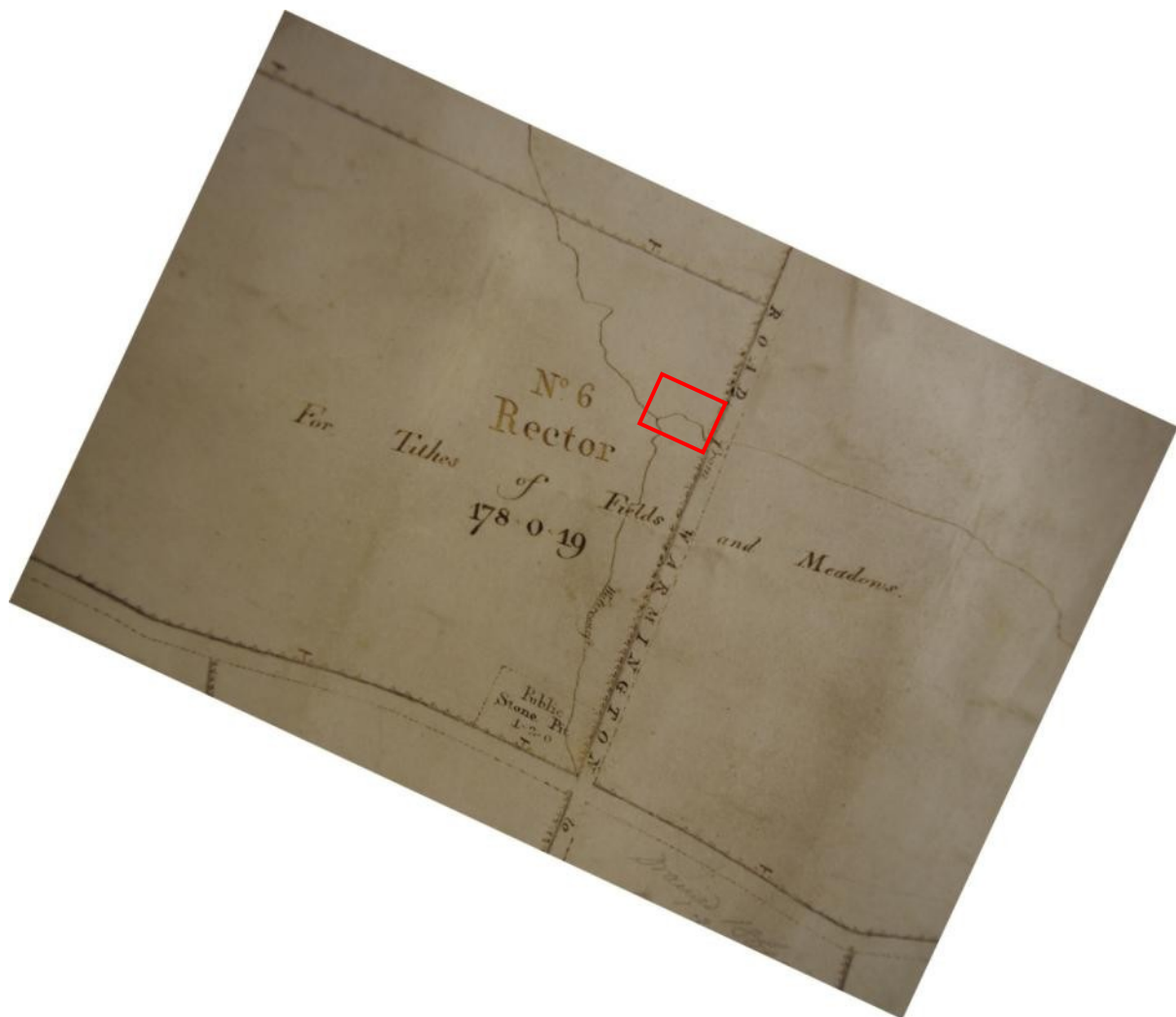


Figure 2
Tansor Parish Inclosure 1778.
(Approximate Area of Tansor Grange Highlighted)

Labelled as N°6 the area is described as “*For Tithes of Fields and Meadows*”, the area belonged to the Earl of Westmoreland and allotted to Thomas Brooks. There is no recorded evidence of the buildings at the time of the Inclosure.

In 1830 “*A Proportionate Valuation of the Messuages, Cottages & Lands in the Parish of Tansor*” was made, with an accompanying map (*Figure 3*); the map appears to have been based upon the existing Inclosure Map and again contains no record of the buildings within the proposed development area, identified as 31. The accompanying valuation, however does record the farm and its buildings; the farm is owned by the Rev. C.A Wheelwright and was

tenanted by William Pitts. It is described as “Farm House, Buildings, Yard, Garden and Land”. Based upon these two pieces of information it is likely that Tansor Grange is an ‘Enclosure Farm’, built specifically on a virgin site following the Parish Enclosure. The farm however is not identified by name.



Figure 3

A Proportionate Valuation of the Messuages, Cottages & Lands in the Parish of Tansor 1830.
(Approximate Area of Tansor Grange Highlighted)

Both Whelan’s “*History of Northamptonshire*” (1849) and Kelly’s Directory of Northamptonshire (1847) list a William Pitts as a farmer in the Parish; neither records the name of Pitts’ farm. Kelly’s Directory published in 1854 again lists William Pitts, but on this occasion his is listed at Glebe Farm; the directory records that the parish priest derives an income from the rental of Glebe Farm, this confirms, that at the time the proposed development area, now known as Tansor Grange was known as Glebe Farm, this is further confirmed by the evidence recorded by the Inclosure Map (*Fig. 2*) and the valuation book that the area was for the use of the Church.

William Pitts remained tenant of Glebe Farm until sometime in the 1870s, Kelly’s Directory published in 1885 lists a Charles Pitts, most likely an heir of William’s occupying Rectory Farm. The first edition Ordnance Survey published in 1885 identifies the proposed development area as Rectory Farm, confirming that Glebe Farm and Rectory Farm are one and the same. The new name of Rectory Farm recorded by early edition Ordnance Survey

maps again reinforces the ecclesiastical link to the farm. Unfortunately, there is a lack of available and publishable modern era maps showing the proposed development area, Northamptonshire Records Office holds only a 1900 edition Ordnance Survey which shows only part of the recorded outbuildings (*Figure 4*). The southern and easternmost ranges are clearly identifiable, as is Tansor Grange, then known as Rectory Farm. The westernmost bay of the southern range may be open fronted.

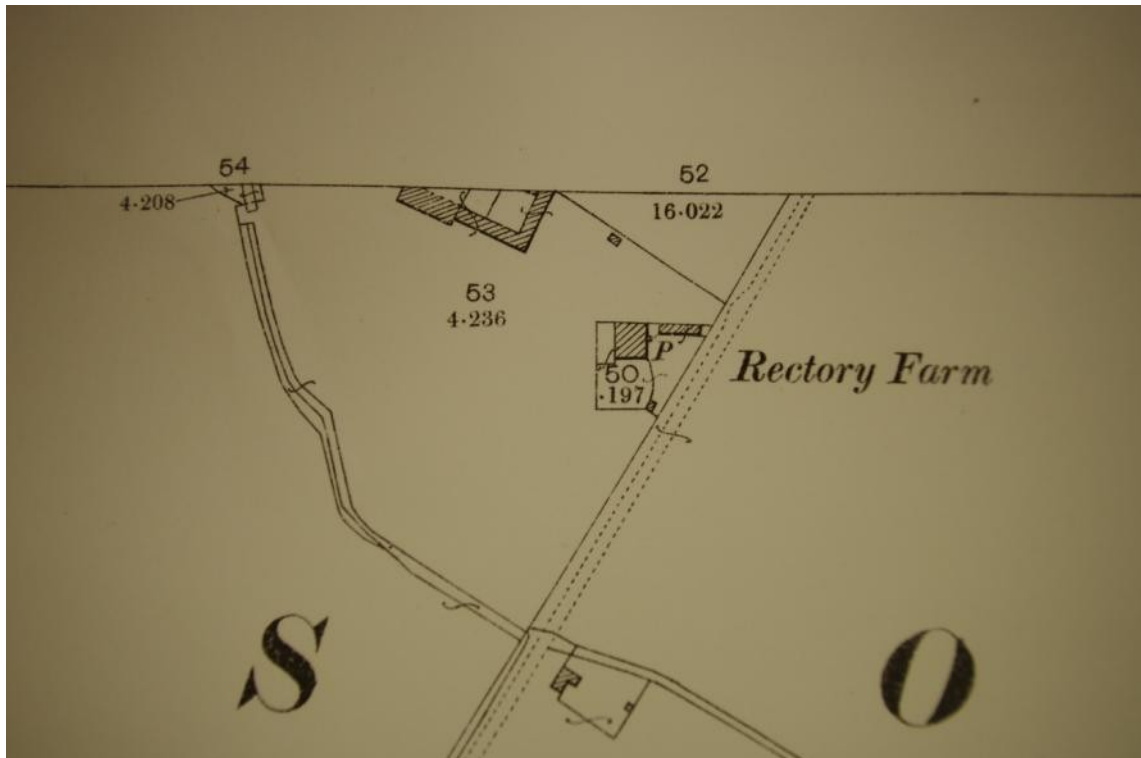


Figure 4
Second Edition Ordnance Survey (1900)
(Sheet XIX.2)

Charles Pitts remained listed at Rectory Farm until the First World War; by 1920 the farm was tenanted by Alexander Rose. Rose remained throughout the 1920s. Kelly's Directory published in 1931 not only lists a new tenant, John Henry Simpson, but also a new farm name, the current name Tansor Grange Farm had clearly been adopted in the late 1920s. Simpson remained at Tansor Grange until at least the outbreak of World War II and in 1940 even had a telephone at the farmhouse.

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 (NRO).



Figure 5
Plan of the proposed development area & Recorded Buildings in Red.
(Provided by client. Not to Scale).

Orientation: The building group subject to this historic building recording consists of two ‘L’ shaped ranges enclosing a central yard. The long axis is orientated west-north west – east-south east, the shorter axis is orientated north east – south west (*Figures 5 & 21*); for ease of description this is taken hereafter to be north to south and east to west with the principal elevations facing the central yard. 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 yard. For the purposes of this historic building recording a letter prefix has been allocated to each building and a number suffix added for significant partitions where required.

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

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

The site visit was carried out by Gerwyn Richards on January 5th 2014.

3. Description of the Buildings

Building A

Building A forms the northernmost range of the yard (*Figure 21*) the range consists of three bays fronting the yard to the south, the largest (1) is an open fronted 3 bay structure, almost certainly a cow hovel. The building is brick-built under a corrugated asbestos cement sheet roof; the bricks themselves are 3 x 9 x 4 ¼ inch laid in a double Flemish bond (alternate header bricks and stretcher bricks in *each* course). The wall plate of the open front is carried on two oak post sat atop sandstone staddle stones, largely encased in modern concrete, unusually for a farm building the posts are chamfered with run out stops (*Figure 13*), an extravagant finish for a cow hovel. Internally there is a brick-built manger along the rear (north) wall, a number of original tether rings remain attached to the manger and there is space for 8 or 16 beasts (if tethered singularly or in pairs). To the west are two loose boxes (2) and (3), both have brick-built mangers on the rear wall and a single door on the principal elevation, one of which, (2) has a chamfered and stopped head. There is a blocked opening to the west of the current opening of (3); this appears to have been carried out early in the building's history as the bricks are very similar in appearance to those used for the walls. There is also a blocked opening between (2) and (1); this opening appears to have only recently been blocked, the infill being the ubiquitous 20th century Fletton brick.

Both of these western bays have brick floors. The roof is carried on five truncated principal rafter trusses (*Figures 12 & 21*), all in deal carrying paired purlins. Interestingly, despite the apparent age the trusses are pegged. The corrugated asbestos cement sheet roof is almost certainly not original. There is a small opening roughly inserted into the principal elevation of (3) at ground level, it is likely this opening was added after the building ceased being used for cattle rearing and was, in all likelihood used to keep poultry, hence the small ground level opening.

Building B

Building B is located abutting the westernmost end of building A, aligned approximately north to south. There is no clear joint between the two, and it is likely that they are contemporary; however the unusual angle between the two (*Figure 21*) raises a doubt over this. The building again consists of three bays, the largest being the northernmost bay (1). Both bricks and bond are identical to A but the roof is clad in Welsh Slate.

The northernmost bay (1) is largely open fronted, the lintel, like the post discussed earlier is chamfered with run out stops (*Figure 15*), again an extravagant touch for an agricultural building. Internally, there is a brick-built manger along the rear (west) wall with tethering for 8 or 16 beasts. The floor is pitched stone (*Figure 14*) and the roof is carried on paired purlins, in deal. To the south is a smaller central bay (2) with no external access, the bay has a brick floor and saddle trees on each gable wall, probably a tack or feed store. The southernmost bay, (3) again has a brick floor and external access on both the principal elevation and the southernmost gable, as well as access to (2). The gable door has the same chamfered and stopped head seen previously, confirming that this was as design rather than simple re-use of an existing chamfered door frame. Once again there is a roughly inserted opening at ground level in the rear elevation (*Figure 16*), like A(1), discussed above it is likely that this bay was also used for poultry keeping when not longer used for stock rearing.

There is a single truss, identical to those seen in building A within (3) as well as a pitching hole on the southern gable, the height of the truss, however would have severely limited the size of any loft.

Building C

Building C is largely derelict and only the westernmost gable and rear (southern) wall remains, the easternmost gable is the gable of building D, to the east. There is a clear straight joint in the brickwork indicating that D pre-dates C. The remaining walls are red brick-built and the gable wall indicates the building originally had a pitched roof. The bricks themselves are 3 x 9 x 4 inch laid in a Dutch bond (alternate courses of header and stretcher bricks) with lime mortar cement. There is a pitching hole on the west gable (*Figure 8*), but no further indication as to the original plan form or use of the building. The height of the gable indicates that the building was unlikely to have been a barn, and in all likelihood was another stock rearing shed, possibly an open fronted cow hovel, this appears to be indicated on the second edition Ordnance Survey (*Figure 4*) and explains the lack of any evidence of a front (north) wall.

Building D

Building D, like C is in a near derelict condition; only the principal walls remain, with no roof structure whatsoever and a modern poured concrete floor. The building is red brick-built with lime mortar pointing. The bricks themselves are 2 ¾ x 8 ¾ x 4 ¼ inch laid in a Dutch bond (alternate courses of header and stretcher bricks). The bricks are of any unusual design for their apparent age and are hollow; the bricks are also extremely soft and have weathered and spalled badly in places. The softness of the bricks has led to some graffiti including a declaration of love to 'John', the name 'MJ Evans' as well as the initials 'MH', the graffiti is limited to the areas around the doors.

There is an opening on each of the long elevations, the southernmost is the larger of the two and appears to have originally been a threshing or cart door (*Figure 9*), and there are sandstone hinge pads as well as cast iron pintles. The northernmost door, opening into the yard is smaller with flat cambered brick arch head over. Given the apparent pastoral nature of the buildings it is likely that the building was originally a feed store, feed entered the large southern door and was distributed to the livestock in the yard through the smaller northern door.

Building E

Building E is immediately to the east of D; again it is largely derelict, with only a small part of the roof structure remaining over the easternmost bay. The building is again red brick-built with limited remains of a Welsh Slate roof. The bricks themselves are 3 x 9 x 4 inch laid in an English Garden Wall bond (one course of header bricks to three or five courses of stretcher bricks, three in this case) in lime mortar. Although difficult to discern, there is a straight joint between E and D (*Figure 17*), it is likely, therefore that the two are not contemporary. The central threshing floor is laid in brick while the two other bays are poured concrete.

There is a similar arrangements of doors on the long elevation as recorded in building D, the southernmost door, although now much smaller was originally a large threshing or cart door.

The door has been reduced in size with brick infill, the sandstone hinge pads, however can still be seen giving an indication of the original dimensions of the door (*Figure 10*), there is a smaller door on the northern elevation giving access to the yard, in all likelihood the building had a similar function to D. There is a small window opening on the southern elevation to the east of the door as well as a loft door on the east facing gable (*Figure 11*).

There are the limited and precarious remains of the roof structure as well as a loft over the easternmost bay. There is a single remaining Queen Post truss with stirrup straps carrying paired purlins (*Figure 18*). The loft is also timber-built and originally separated from the central bay by a timber screen (now collapsed outwards); the only apparent access to this loft was via the loft door on the east gable.

Building F

Building F is the final recorded building and closes the easternmost end of the yard, unlike the previous buildings; its principal elevation is undoubtedly facing the Grange to the east, with its 'back' to the yard (*Figures 11 & 21*). The red brick-built building consists of three bays with a cross passage to the south between it and building E. The bricks themselves are 2 ¾ x 9 x 4 inch laid in a double Flemish bond (alternate header bricks and stretcher bricks in *each* course) in lime mortar, the roof is clad in corrugated tinned sheets.

The southernmost bay, (1) has a single door on the east facing elevation at the southern end of the bay, internally there is brick floor with a central covered drain (now damaged and exposed) and the outline remains of two stalls visible on the rear (west) wall, there is also a single corner hay rack in the south west corner (*Figure 19*), it is likely that there was originally a second in the opposite corner. Unlike the previous buildings, this bay has painted lime mortar rendered walls as well as a plaster and lath ceiling. These both indicate the bay was originally stabling for two horses, its aspect, facing the Grange, not the yard indicates the horses stabled here were riding or carriage horses, not working horses and were kept separate from the working farm. To the north is (2) also rendered and painted, there is a large carriage door on the eastern elevation, again facing the Grange. Internally, there is a modern poured concrete floor and a saddle tree on the south wall (*Figure 20*); in all likelihood this bay was originally a carriage house for the Grange, as opposed to a cart shed for the farm.

The northernmost bay, (3) is similar to the other buildings recorded, there is brick-built manger along the northern wall and a cross passage leading to building A. There is tethering for five beasts. There is a single truncated principal rafter truss; identical to those seen elsewhere (*Figure 22*) carrying paired purlins. There is also a tie beam in (1), possibly original, but more likely to be a later insertion.

4. Conclusion

The outbuildings at Tansor Grange are common midlands farm buildings from the mid 19th century, mainly livestock buildings arranged around a central yard. Although apparently single phase, the historic building recording appears to indicate a more complicated evolution. There is evidence that building E was originally built as threshing barn with large threshing doors on the north and south elevations, the southernmost door was later reduced in size, possibly when the farm began to concentrate on livestock, possibly to exploit the new railway which stopped at Oundle from the mid 19th century onwards. It was likely at the same time the remaining stock buildings and building D, a probable feed store was built. In

all there is room for upwards of thirty beasts, the limited remains of RSJ uprights in the yard suggests this too was also covered, as became common in the late 19th and early 20th centuries allowing an even larger number of beasts to be housed.

The easternmost range is by far the most interesting range; the range houses both stabling and a carriage house. The finish of both these bays indicate the horses were riding horses, kept separate from the farmyard and the carriage merited being kept in a rendered bay, suggesting it too was more than a simple farm cart. Both indicate the Grange, or Rectory Farm as it was then known was a well to do farm.

Further evidence of the status of the farm can be seen in the quality of the finish of the buildings, there are a number of brick floors, earth would have more common at the time, and the finish to some of the original timber work, including chamfers and stops is unusual and excessive for agricultural buildings. All indicate the farm was well off and prosperous during the 19th century.

The farm also appears to have had an interesting history also with at least three name changes and a long associated with the Church being built as an enclosure farm and granted to the priest and providing an income to the subsequent incumbents.

5. Archive & Publication

The site archive consists of

- 1 A3 permagraph sheet containing plan & notes
- 1 320 x 290mm permagraph sheet containing a profile
- DVD containing 123 digital images
- 4 A4 contact sheets
- 4 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be held by ABRS under the temporary site code 2014-TGWN 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 6
Building A Principal Elevation (looking North – North West).



Figure 7
Building B Principal Elevation (looking West – North West).



Figure 8
Building C General View (looking West – South West).



Figure 9
Building D South Facing Elevation (looking North East).



Figure 10
Building E South Facing Elevation Showing Blocked Threshing/Cart Door (looking North East).



Figure 11
Building E Principal Elevation (looking West – North West).



Figure 12
Building A Truncated Principal Rafter Truss.



Figure 13 Building A Chamfered and Stopped Post.



Figure 14
Building B (1) Pitched Stone Floor & Brick-Built Manger.



Figure 15 Building B Chamfered and Stopped Lintel.



Figure 16
Building B (3) Inserted Opening for Poultry at Ground Level in Rear Wall.

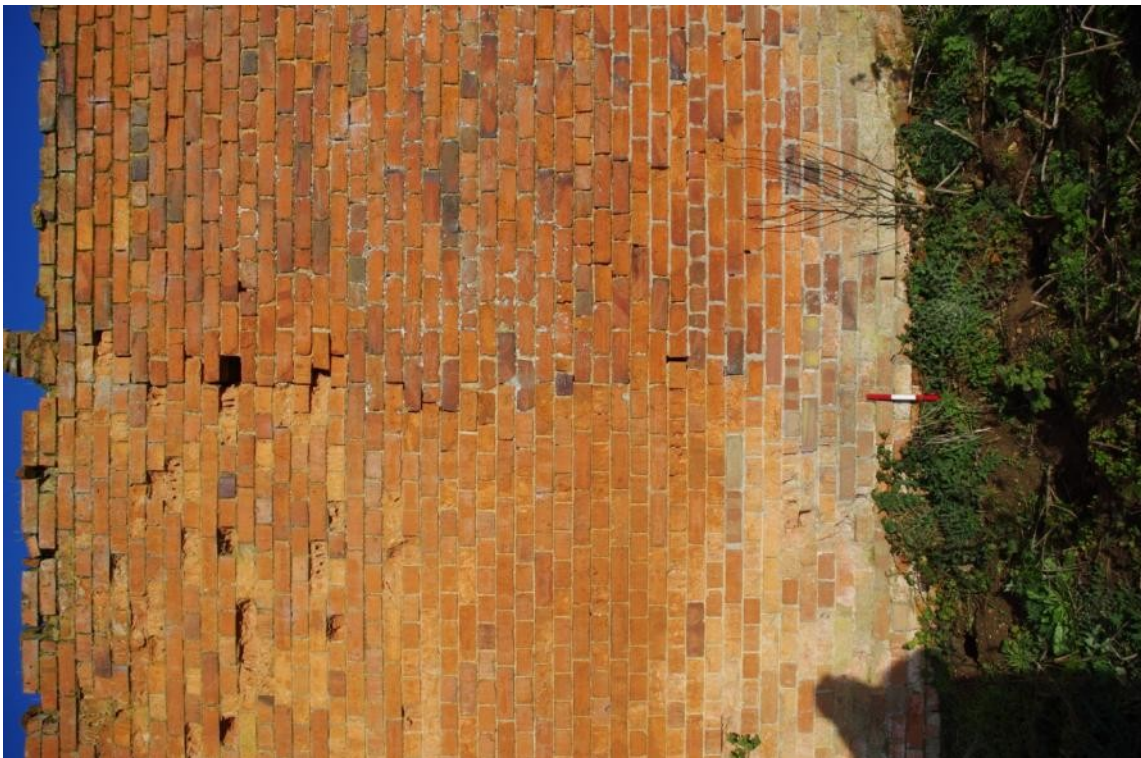


Figure 17 Straight Joint Between D & E Visible on South Facing Elevation.



Figure 18 Building E Queen Post Truss & Remains of Loft Over Easternmost Bay.



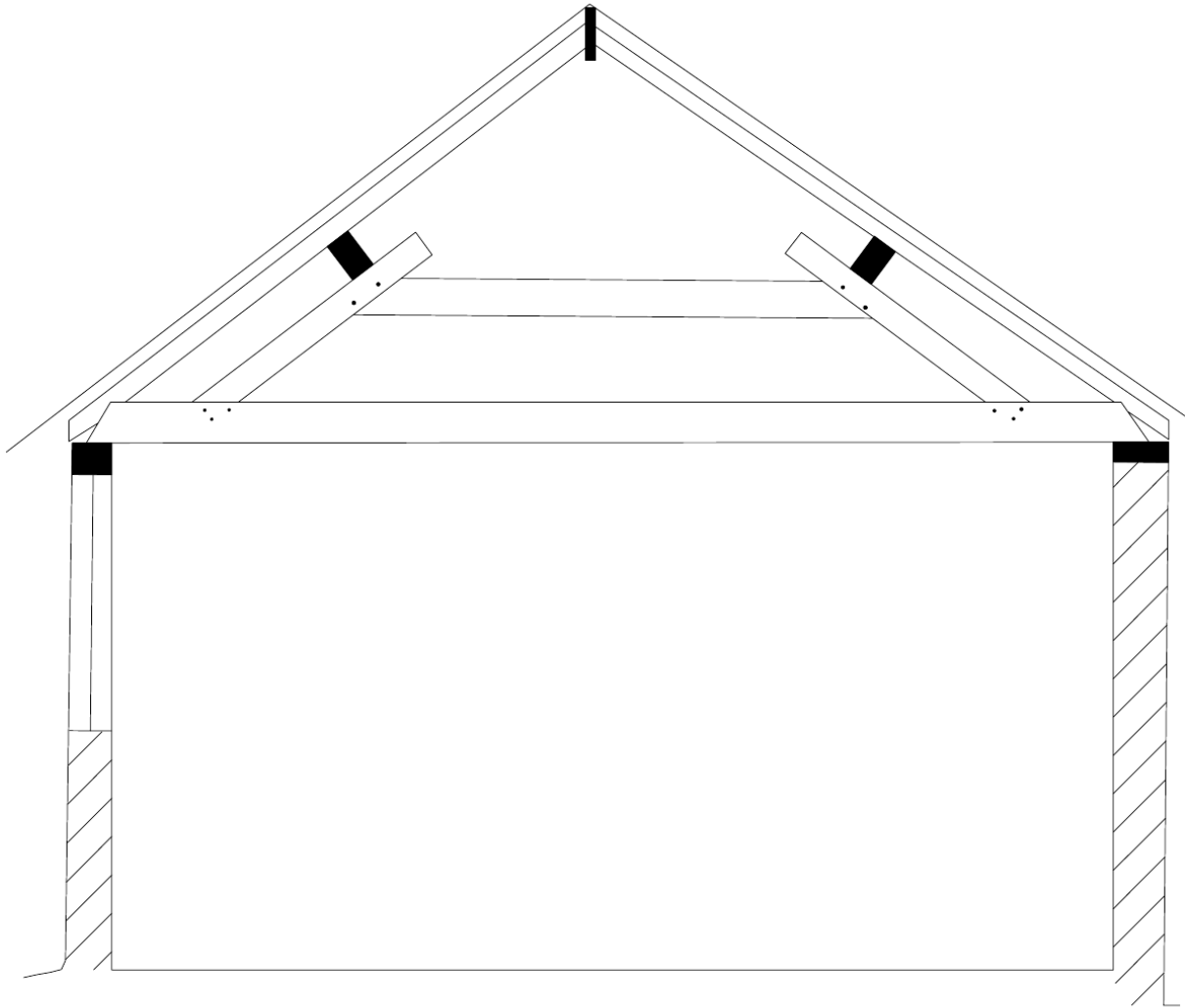
Figure 19 Building E (1) Rendered Finish, Outline of Manger & Hay Rack.



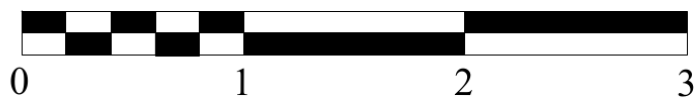
Figure 20
Building E (2) Rendered Finish & Saddle Tree on South Wall.

Figure 21 Floor Plan.





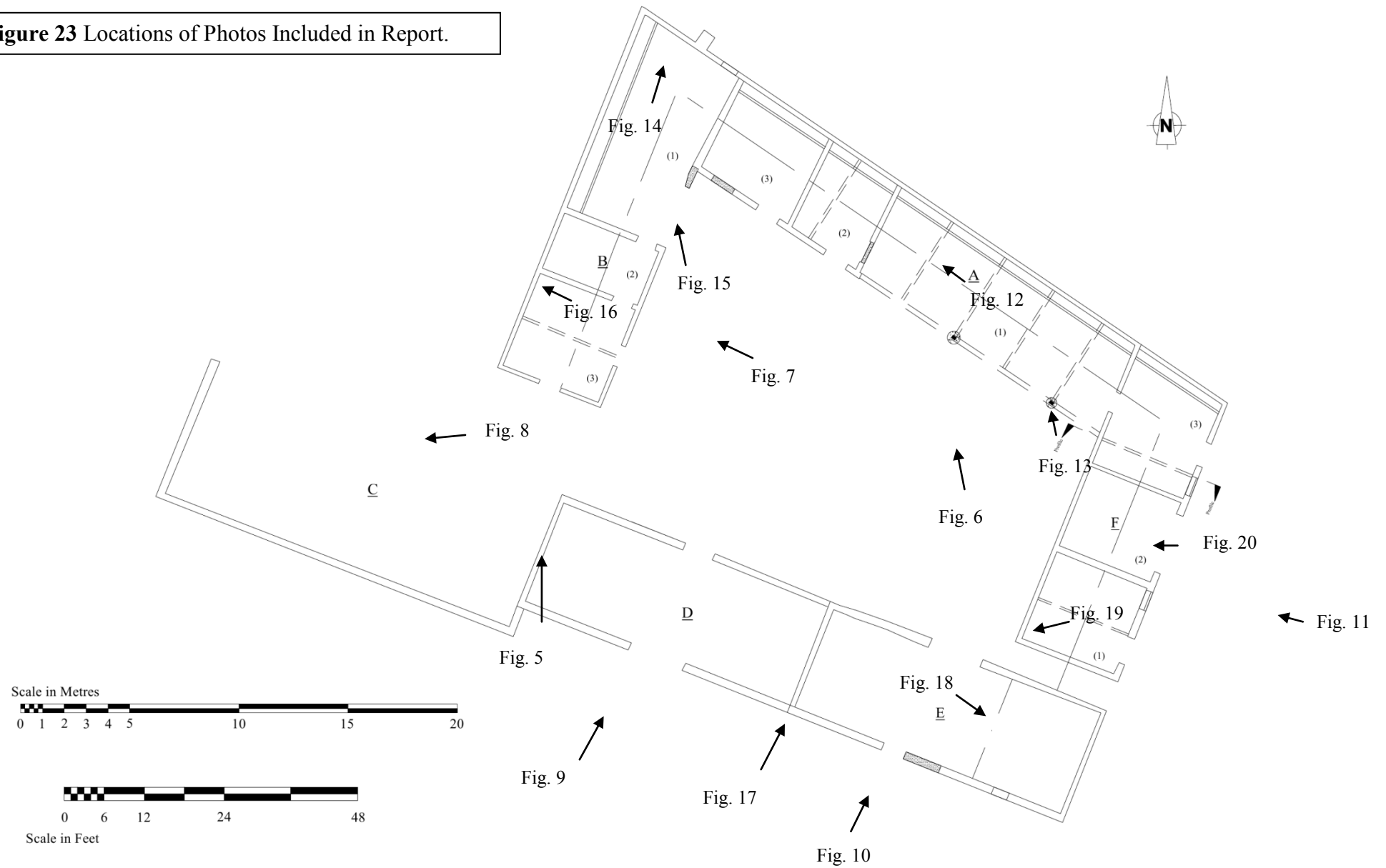
Scale in Metres



Scale in Feet

Figure 22 Building F(3) Profile.

Figure 23 Locations of Photos Included in Report.



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