

Archaeological
Building
Recording
Services

**An Archaeological Standing Building Survey
Hollowell Grange
Hollowell
Northamptonshire**

(NGR SP 69513 73014)

On Behalf of Safeguard Ltd



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January 2019

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An Archaeological Standing Building Survey of Outbuildings Associated with Hollowell Grange, Hollowell, Northamptonshire (NGR SP 69513 73014).

Summary

1.	Introduction	1
2.	Aims and Methodology	6
3.	Description of the Building	7
4.	Conclusion	9
5.	Archive and Publication	9
6.	References & Sources	10
7.	Colour Plates	12

Figures

Figure 1	2	Figure 2	3
Site Location		The Estates at Norcroft and Hollowell in the County of Northampton Belonging to William Langham Bart (1809).	
Figure 3	4	Figure 4	4
Hollowell Tithe Map (1848).		The Hollowell Estate (potentially 1874).	
Figure 5	5	Figure 6	6
First Edition Ordnance Survey (1885).		Plan of the Proposed Development Area in Red, Recorded Buildings in Green.	
Figure 7	12	Figure 8	12
Building <u>A</u> Principal Elevation (Looking North East).		Building A(1) Sunken Dairy (Looking West).	
Figure 9	13	Figure 10	13
Building <u>B</u> Principal Elevation (Looking South East).		Building <u>B</u> (5) King Post Truss.	
Figure 11	14	Figure 12	14
Building <u>C</u> Principal Elevation (Looking South – South West).		Building <u>C</u> (8) Original Door & Cat Hole.	
Figure 13	15	Figure 14	15
Building <u>D</u> (13) North West Facing Elevation (Looking South).		Building <u>D</u> (14) Stable, Formerly Part of the Cart Shed (Looking North West).	

Figure 15	16	Figure 16	17
Building <u>D</u> (13) Queen		Ground Floor Plan.	
Post Roof Truss.			
Figure 17	18	Figure 18	19
First Floor Plan.		Locations of Photographs	
		Included in Report.	

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Summary

This document is an archaeological standing building survey of outbuildings associated with Hollowell Grange, Hollowell, Northamptonshire (SP 69513 73014), commissioned from Archaeological Building Recording Services (ABRS) by Safeguard Ltd in advance of the proposed conversion of the buildings to residential use.

Hollowell Grange is an extremely interesting range of farm buildings built in a single phase, probably between 1820 and 1848. The farm was built on land belonging to the Cottesbrooke Estate following a model farm design. The farm appears to have originally been a farm of some status, with an attractively finished house and modern buildings.

The buildings are of a common design grouped around a central yard. Internally, there is little evidence of the building's former use, but the farm appears to have been largely used to rear dairy or beef cattle. One of the more interesting features is the survival of a sunken dairy adjacent to the house.

The archive will be retained by ABRS under the temporary site code 2018-HGHN until deposition with Northamptonshire County Council can be arranged under the Event Number ENN109139.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Safeguard Ltd to undertake an archaeological standing building survey of outbuildings associated with Hollowell Grange, Hollowell, Northamptonshire (SP 69513 73014 (*Figures 1, & 6*)). Planning permission has been granted for the conversion of the outbuildings to residential use. The buildings are traditionally built agricultural buildings, believed to date from the 19th century. The Assistant Archaeological Advisor, Northamptonshire County Council, as advisor to Daventry District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be carried out prior to any proposed works being carried out. The buildings are not listed, nor are they located within a Conservation Area.

The project was completed in accordance with the Brief for a Programme of Archaeological Building Recording of Barns At Hollowell Grange, Welford Road, Hollowell, Northamptonshire (June 2018) as issued by the Assistant Archaeological Advisor and followed a written scheme of investigation (WSI) ABRS 2018-HGHN_WSI) and the Chartered Institute for Archaeologists (Cifa) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).

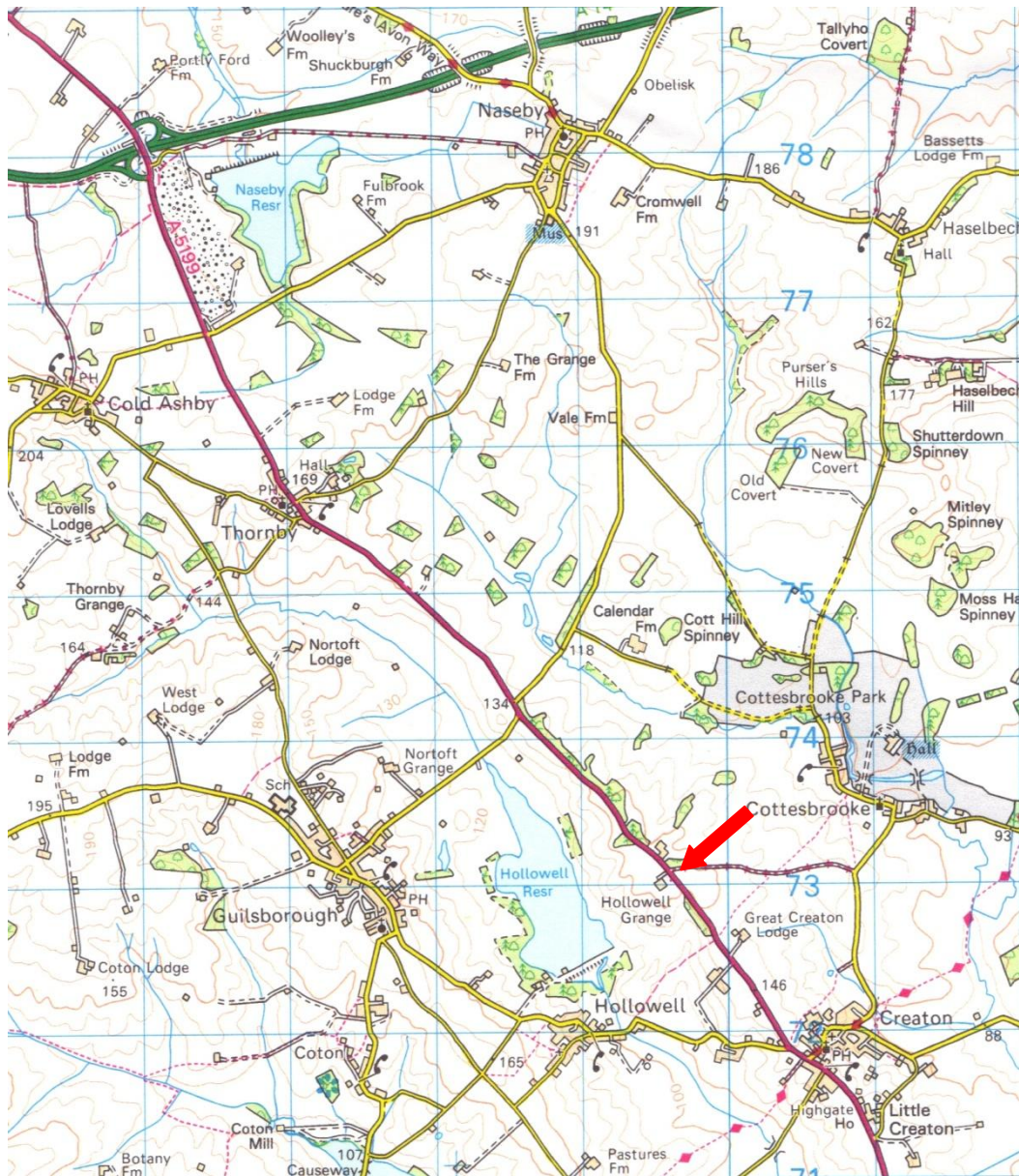


Figure 1
Site Location

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 hamlet of Hollowell has established medieval origins and is recorded at Domesday as belonging to the Bishop of Lincoln. The parish was originally centred on a medieval settlement, most of the northern part of the village was once part of Guilsborough, while the south was part of Ravensthorpe parish. The Parish's open fields were enclosed by Act of Parliament in 1774 and the village remained a small agricultural settlement. Documentary and cartographic sources indicate that Hollowell Grange and the surrounding land was part of the Cottesbroke Estate, the estate, including the early 18th century Cottesbrooke Hall was bought by the Langham Family in 1637, having previously belonged to the Saunders Family. The Langhams were baronets and part of the Levant Company or Turkey Company, an English Chartered company formed in 1581 to conduct trade with Turkey and the Levant, the company was dissolved in 1825. The estate was sold in 1911 to R. B. Brassey and in 1937 Cottesbrooke Hall was bought by its current owners, the MacDonald-Buchanan Family.

The earliest available map of the area is “The Estates at Norcroft and Hollowell in the County of Northampton Belonging to William Langham Bart” surveyed by Edward Stacy in 1809 (NRO Ref Map/707 (*Figure 2*)). The map identifies the area of Hollowell Grange as Atterbury Land and there is no record of any buildings occupying the site of Hollowell Grange.



Figure 2

The Estates at Norcroft and Hollowell in the County of Northampton Belonging to William Langham Bart (1809).

In 1848 the Hollowell tithe map was produced (NRO Ref T/151 (*Figure 3*)). It is the first map on which Hollowell Grange can be clearly identified indicating that the farm was built between 1809 and 1848. The farm is a courtyard design with the house identified in pink in the centre of the easternmost range, facing towards the Hall, although unlikely to be visible. There appears to be formal gardens to the east of the house and potentially a walled garden to the south, suggesting a farmhouse of some status, or at least aspirations of status. The accompanying apportionment identifies the Grange as “House and Farm Homestead” owned by Sir James Langham Bart and occupied by Edward Earl.

There is a second Cottesbroke Estate plan, apparently pre Ordnance Survey showing Hollowell Grange (NRO Ref FS/23/45 (*Figure 4*)), there is some ambiguity over the exact date, NRO index suggests 1874, but there is no indication on the map itself as to a date. The map records the Grange as it was recorded by the 1848 Tithe, there is no indication of occupancy.

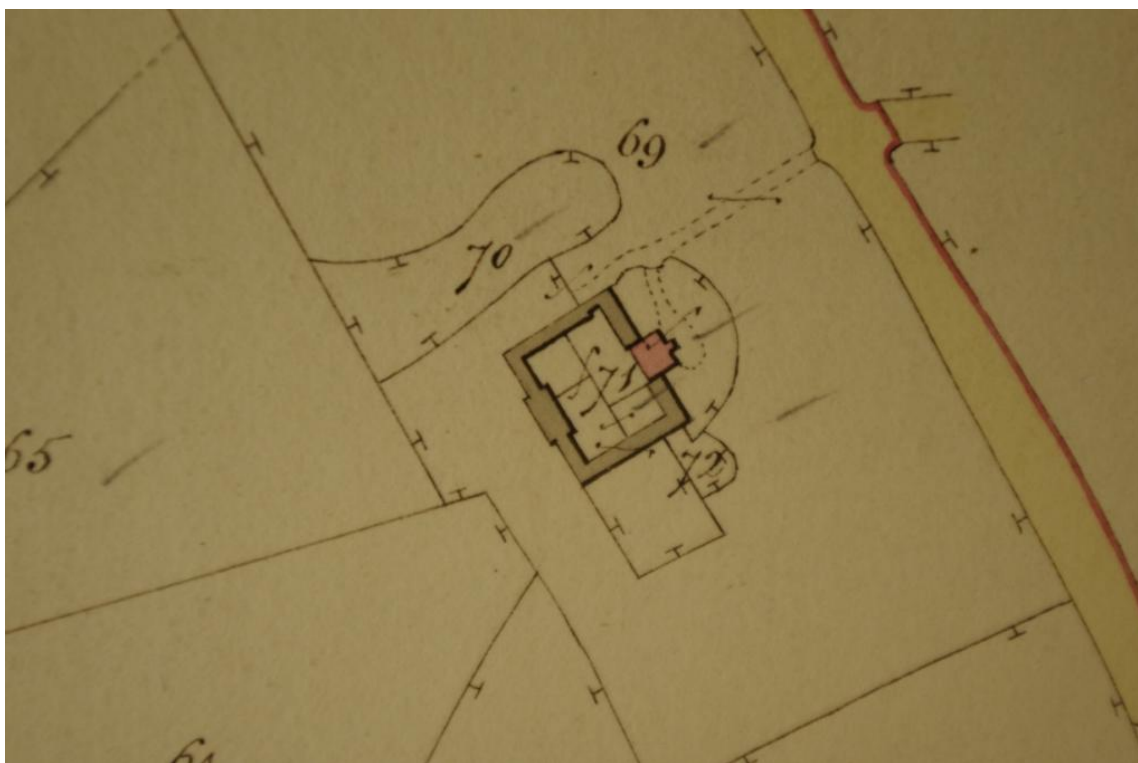


Figure 3
Hollowell Tithe Map (1848).

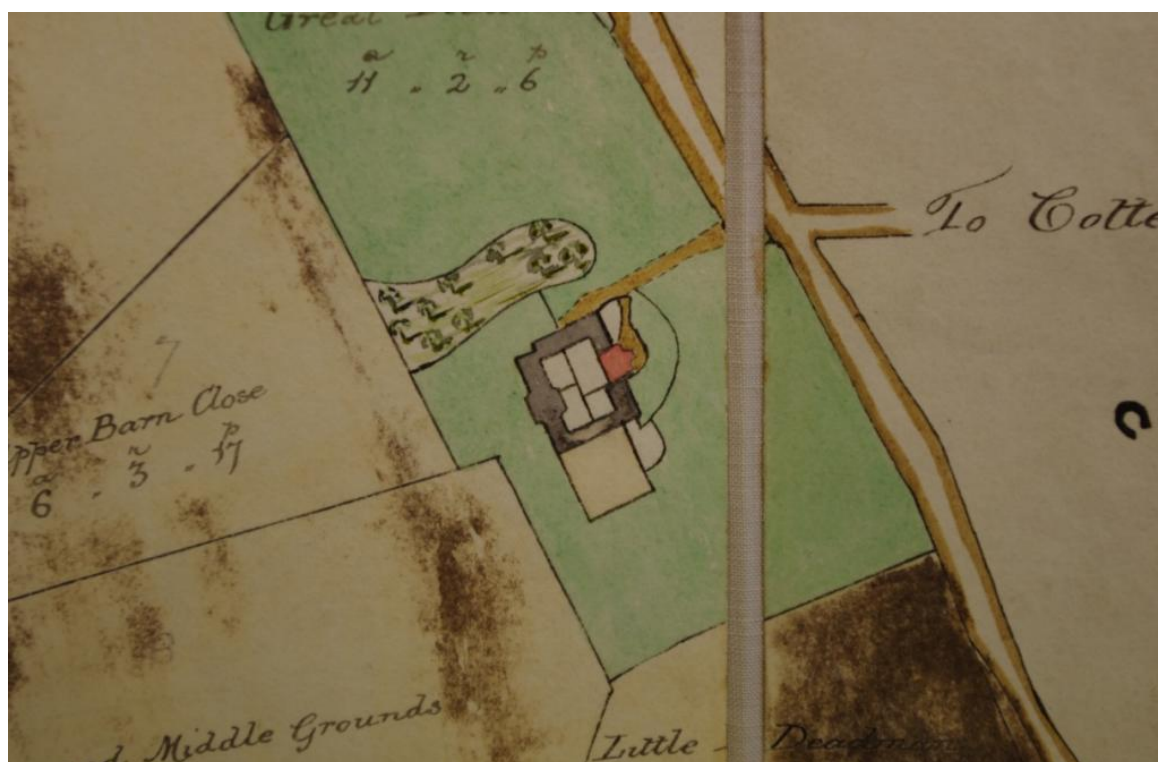


Figure 4
The Hollowell Estate (potentially 1874).

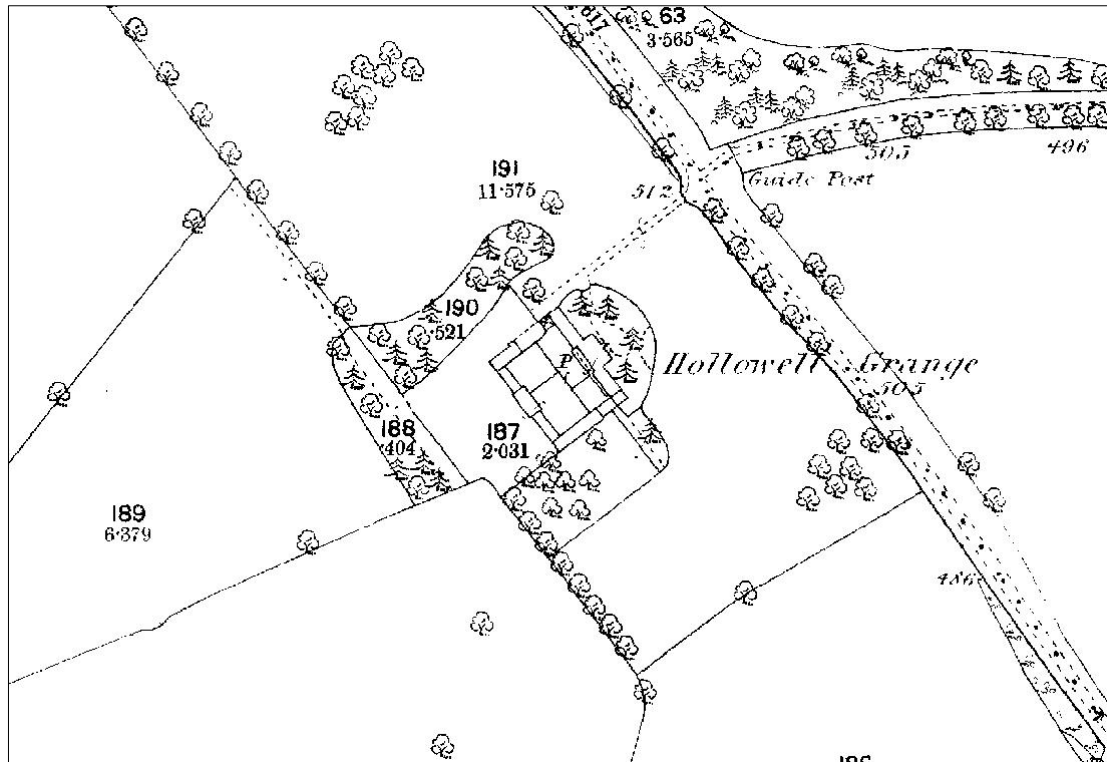


Figure 5
First Edition Ordnance Survey (1885).

The first edition Ordnance Survey was published in 1885 (*Figure 5*), it is the first modern representation of Hollowell Grange. The farmstead is clearly identified as Hollowell Grange, the map shows no significant changes to the previous maps, but includes some additional detail, most notably the covered entrance in the northernmost corner which provides access to the courtyard. The bay immediately to the south west of this covered entrance is recorded as being open fronted, the open elevation, facing north west, away from the yard would suggest this was a cart hovel.

There is, unfortunately a lack of clear documentary evidence relating to Hollowell Grange; Kelly's Directory of 1898 is the first clear reference to the Grange, recording Arthur Eyass The Grange, Cottesbrooke. In 1903 and again in 1906 The Grange, Cottesbrooke is recorded as being occupied by Thomas Montgomery Jameson, by 1910 the Grange was occupied by Henry P. Cross, interestingly listed as a private resident, suggesting that the Grange may have been sold separately, prior to the Estate itself being sold in 1911. In 1914 the Grange is recorded as being occupied by Mrs Cross, potentially the widow of Henry Cross.

There are however, a number of different residents recorded at the Grange, Hollowell at the same time, it is not clear whether this is the same Grange. Cartographic sources also indicate the presence of Nortoft Grange, within the parish of Hollowell, located north west of Guilsborough, which may also be "The Grange" referred to in listings for Hollowell Parish.

2. Aims and Methodology

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

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- The project report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to ‘preserve by record’ the buildings in their current form prior to conversion and/or demolition.

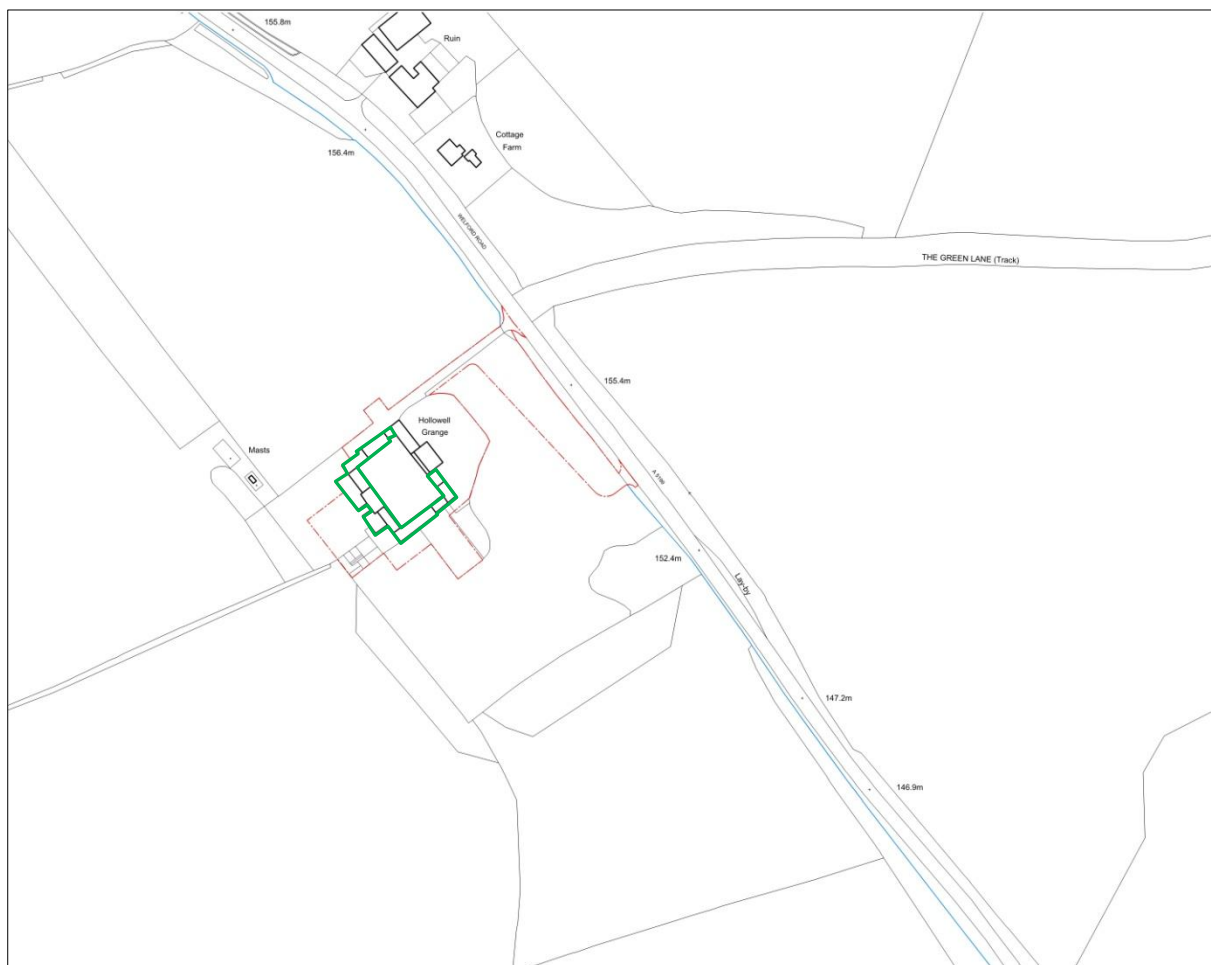


Figure 6
Plan of the Proposed Development Area in Red, Recorded Buildings in Green.
(Provided by client 1;1250).

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

The Historic Building Recording verified existing measured survey drawings (supplied by the client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be retained by ABRS until deposition with Northamptonshire County Council can be arranged under the Event Number ENN109139. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

Orientation: There are four ranges, part of a rectangular courtyard subject to this historic building recording, all are in plan, orientated north west – south east and north east – south west (*Figures 6 & 16*) for ease of description this is taken hereafter to be north to south and east to west. The principal elevations are those facing the central courtyard. 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 courtyard. For the purposes of this historic building recording a letter affix has been allocated to identify 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 buildings.

The site visit was carried out by Gerwyn Richards on January 29th 2019.

3. Description of the Building

The building subject to this historic building recording is a courtyard plan (*Figures 6 & 16*), the domestic dwelling and the northernmost bays of the east range are not included in this application and therefore not included in this historic building recording. The building is a single phase, but for ease of description the building has been divided into its individual ranges. The building is brick-built in local red bricks in a Flemish Garden Wall bond (3 stretcher bricks to 1 header brick in each course) under hipped and gabled Welsh slate roofs with some late corrugated asbestos cement roofs. The brick dimensions, 2 ¾inch x 9inch x 4 ½inch would suggest an early 19th century construction date, supporting cartographic sources.

Building A

Building A is the southernmost bays of the east range, abutting the domestic range (*Figure 16*). The building is brick-built under a gabled Welsh slate roof (*Figure 7*). There are two principal bays, with what was possibly a through passage, now blocked in the centre. The northernmost bay, A(1) is by far the most interesting, being a sunken dairy with brick and tile thrawls on three of the walls (*Figure 8*). The dairy with precious contents would be near the house and being sunken would have helped maintain a cooler temperature. To the south is a second bay, A(2), there is no clear indication of the original use of this bay, the pitched stone floor suggests animal housing. There are stairs rising south to north on the front wall providing access to two first floor rooms. The southernmost room is heated and the northernmost room originally accessed the house, now blocked. Both rooms therefore were likely to have had a domestic use, in all probability grooms accommodation over a stable.

The southernmost bay, A(3) consists of three loose boxes or possibly calf pens.

Building B

Building B forms the southern range of the yard (*Figure 16*). The range consists of three principal bays, the easternmost, B(4) being an open fronted shelter shed (*Figure 9*), there is a brick-built manger along the rear wall. Early cartographic sources indicate the yard was divided internally into three or potentially four fold yards. On the rear wall is an arched cart gate providing access between the yard and the paddocks beyond.

The west of the range consists of two principal bays, B(5) and B(6), B(6) has been subdivided with modern timber studwork. On the principal elevation are two large, inserted doors, these doors make it difficult to understand the original function of the building, it is likely, however to have been used for housing cattle. Internally, there is no further evidence of original use.

The roof is carried on King Post trusses with raking struts, in deal (*Figure 10*). The use of an iron stirrup to tie the king post to the tie beam would suggest a post 1820 construction date, supporting the cartographic evidence.

Building C

Building C forms the western range of the yard (*Figure 16*). The range consists of four principal bays, the central bay, C(9) being a large fodder barn with central doors under a hipped roof (*Figure 11*). The principal elevation shows an outline of a perpendicular building, since demolished, it is likely that this is the remnant of a covered yard, covered yards were un-common until the 1860s, but then spread rapidly as the benefits of protecting the valuable manure from rain was recognised and covered yards remained popular until the early 20th century. To the north is an open fronted shelter shed with a loft above C(10), as with the previous shelter shed the open front is attractively finished with flat brick arches, and again there is a brick-built manger along the rear wall. Access to the first floor is via a brick-built stair, there is a feed chute in the floor indicating the loft was originally a fodder store.

To the south are two further bays, C(8) being a one and half storey building, the pitching doors on the principal elevation suggest it too was fodder, or more likely a hay barn. The ground floor door is almost certainly original and retains a cat hole near the base (*Figure 12*). The first floor is under an unusually shallow pitched roof and there are examples of Rase marks on one of the trusses. 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 are no longer complete. To the south is a single storey building with access to both the yard and paddock to the west. It is likely, given its location and accessibility that this bay was originally for feed preparation.

Building D

Building D forms the northern range of the yard (*Figure 16*). The range consists of four principal bays. Originally, there were only three bays, but the easternmost bays, D(13) & (14), originally an open fronted cart shed (*Figure 13*), has been sub-divided. As is normal with cart sheds it is open away from the yard, the intention being that animals in the yard were unlikely to enter the shed and damage either equipment or themselves. Interestingly,

the sub-division is likely to have occurred early in the building's life as the easternmost bay, with its underdrawn ceiling and ceramic water trough appears to have been used as a stable (*Figure 14*).

The cart shed, is also interesting in the fact the roof is carried on Queen Post trusses (*Figure 15*) all the other roofs are King Post trusses. Queen Post trusses are common in buildings where storage is required up to roof level, this is unlikely in a cart shed, the Queen Post also allows for a wider roof span, again the bay is no wider than any of the other buildings. The use of Queen Post trusses, does however support a post 1820 construction date, as prior to this Queen Posts were un-common.

The central bay, D(12) is a wide cross passage, possibly serving as a feed preparation or storage room as well, there is also access to D(13). To the west is large bay, D(13) now open to the west, this opening is clearly later. The brick-built manger along the northern wall indicates that the bay was originally, like the other buildings a cow house. There is a blocked door on the south facing elevation, which originally provided access to the yard; it is likely that there was also an opening on the west facing elevation.

4. Conclusion

Hollowell Grange is an extremely interesting range of farm buildings built in a single phase, probably between 1820 and 1848 and has remained largely un-altered. The farm was built on land belonging to the Cottesbrooke Estate following a model farm design, there is sufficient cartographic sources to confirm the date, there is, however a lack of available documentary evidence concerning the farm. The farm appears to have originally been a farm of some status, with an attractively finished house, semi formal gardens and a possible walled garden to the south.

Structurally, the buildings are of a common design grouped around a central yard, early maps indicate the yard was further sub-divided. Internally, there is little evidence of the building's former use, but the farm appears to have been largely used to rear dairy or beef cattle, possibly to supply Cottesbrooke Hall. This design with its large yard is indicative of the 19th century development of farming built for the increase in cattle rearing brought about by the increase in fodder crops of the Agricultural Revolution.

One of the more interesting features is the survival of a sunken dairy adjacent to the house. However, the lack of any evidence of updating brought about by the Milk & Dairies Act of 1926 suggests the farm may have been largely for beef rearing and this dairy was for domestic use only.

5. Archive & Publication

The site archive consists of

- 2 A1 paper sheets containing plans & notes
- 2 DVDs containing 92 digital images
- 91 B&W negatives & contact sheets
- 3 A4 contact sheets
- 3 A4 photo record sheets
- 1 A4 handwritten notes

1 Unbound copy of this report

The archive will be held by ABRS under the temporary site code 2018-HGHN until deposition with Northamptonshire County Council can be arranged under the Event Number ENN109138.

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

5.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-342178
Project Name	An Archaeological Standing Building Survey of Outbuildings Associated with Hollowell Grange, Hollowell, Northamptonshire.
Site Co-ordinates	SP 69513 73014
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/Not Known
Current Land Use	In Use As Building
Development Type	Residential
Prompt	NPPF
Archive Recipient	ABRS

6. References & Sources

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7. Colour Plates



Figure 7
Building A Principal Elevation (Looking North East).



Figure 8
Building A(1) Sunken Dairy (Looking West).



Figure 9
Building B Principal Elevation (Looking South East).



Figure 10
Building B(5) King Post Truss.



Figure 11
Building C Principal Elevation (Looking South – South West).



Figure 12
Building C(8) Original Door & Cat
Hole.



Figure 13
Building D(13) North West Facing Elevation (Looking South).

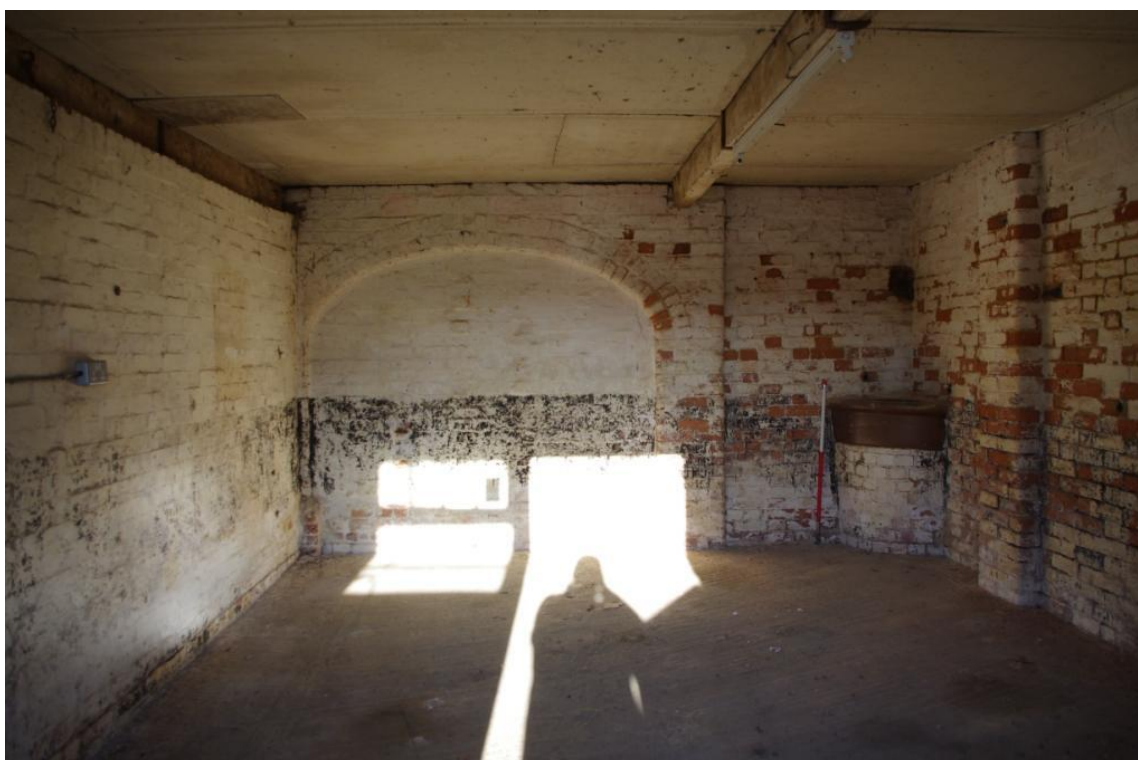
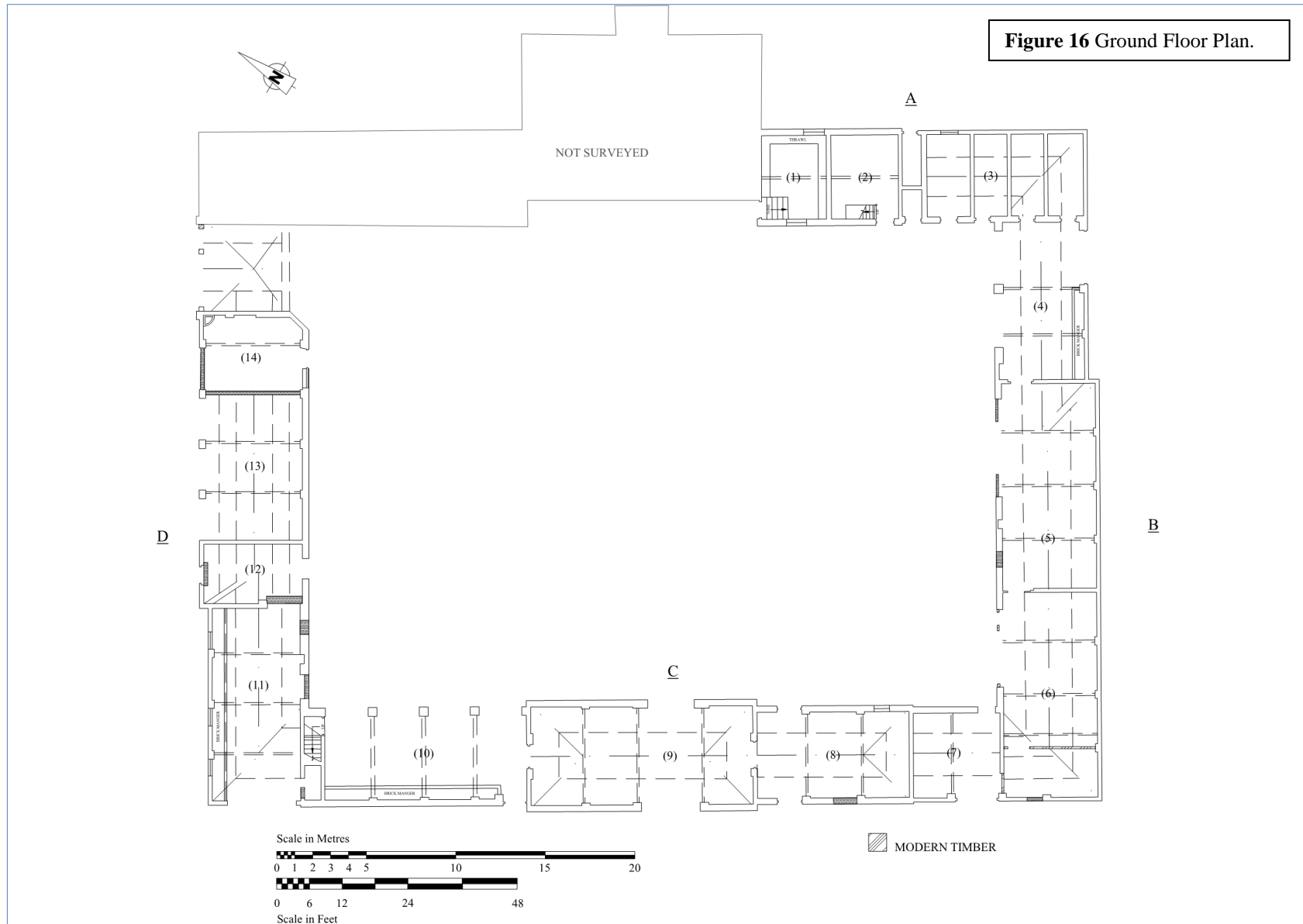
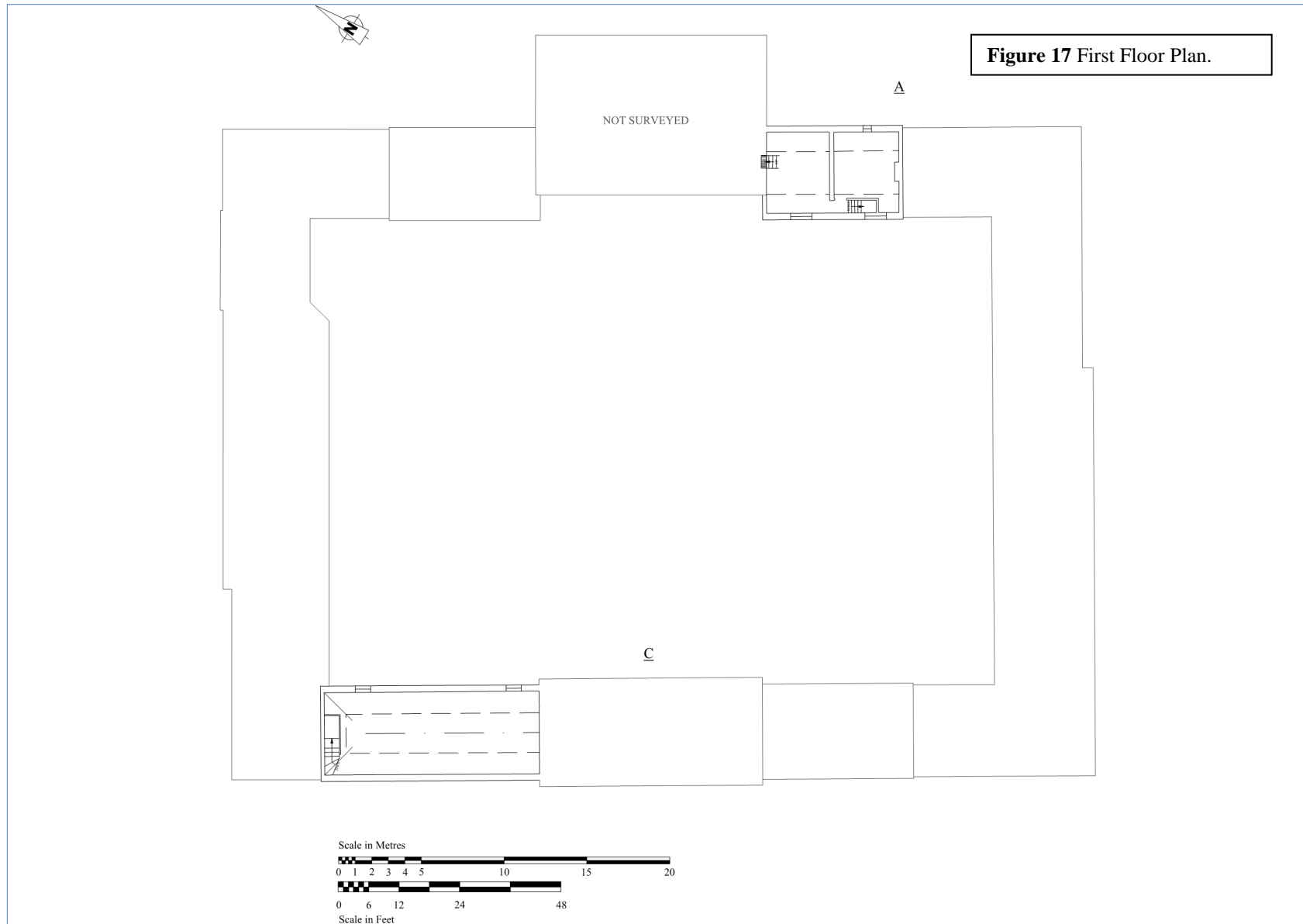


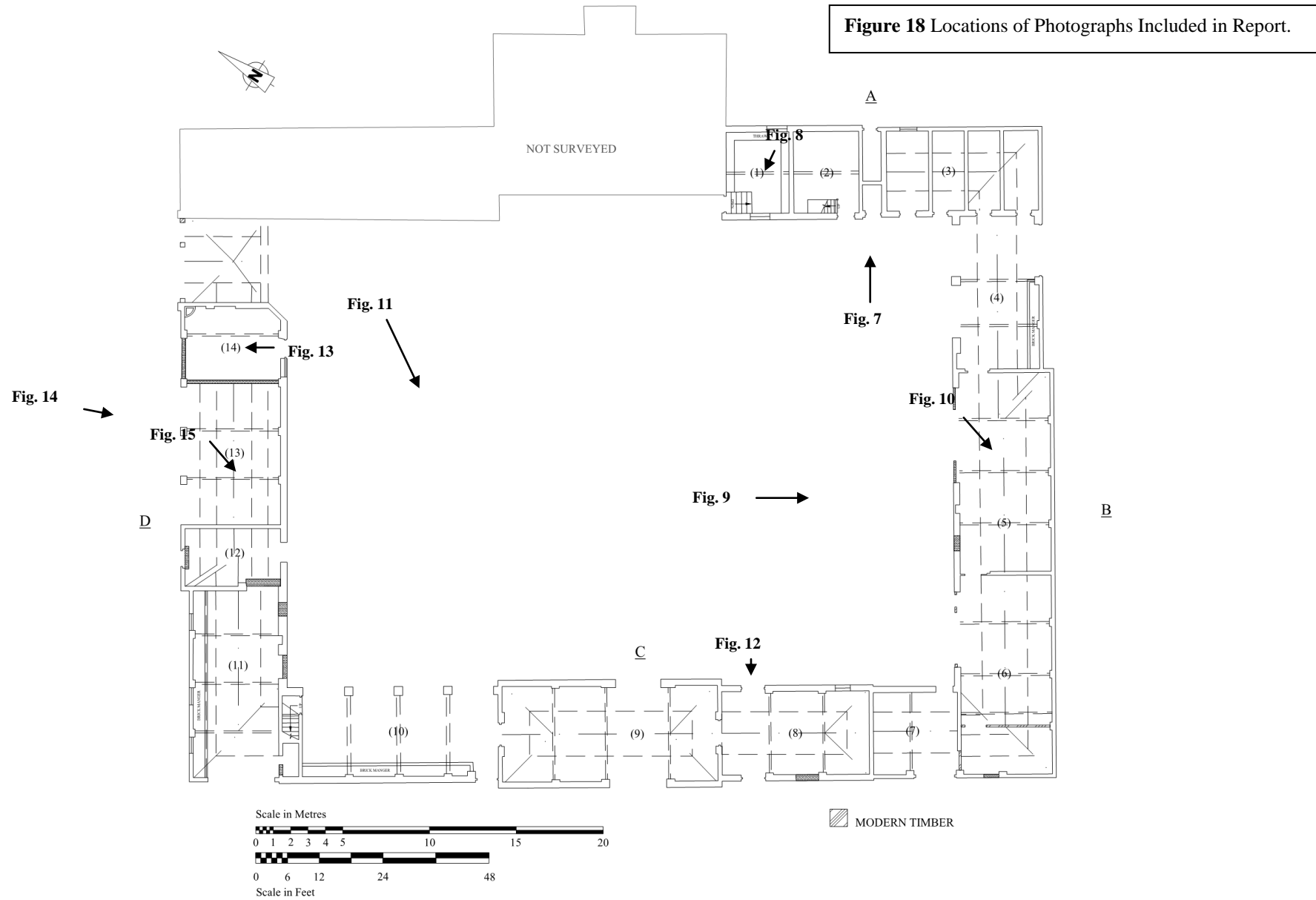
Figure 14
Building D(14) Stable, Formerly Part of the Cart Shed (Looking North West).



Figure 15
Building D(13) Queen Post Roof Truss.







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