

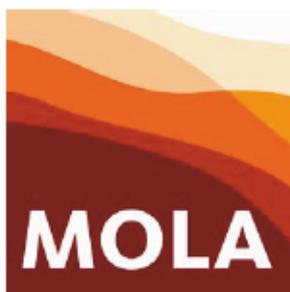


**Historic Building Recording
at Edgcote Lodge Farm, Edgcote
Northamptonshire
February 2014**

Report No. 14/56

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Illustrator: Amir Bassir



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NGR: SP 51400 46700

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OASIS REPORT FORM

PROJECT DETAILS		OASIS molanort 173339
Project title	Historic Building Recording at Edgcote Lodge Farm, Edgcote, Northamptonshire, February 2014	
Short description	MOLA, (formerly trading as Northamptonshire Archaeology) carried out a programme of historic building recording on two buildings at Edgcote Lodge Farm, Edgcote, Northamptonshire. The two structures were of an early 19th century date and originally functioned as cart sheds and stables within a large farm complex. They were found to have undergone repairs and re-roofing in both the mid-late 19th century and in modern times. The smaller of the two buildings was found to have a much reduced footprint due to making good after the part collapse of its northern end.	
Project type	Historic Building Survey of stables	
Previous work	Unknown	
Future work	Unknown	
Monument type and period	Early 19th century farm buildings	
PROJECT LOCATION		
County	Northamptonshire	
Site address	Edgcote Lodge Farm, Edgcote, Northamptonshire	
NGR	SP 51400 46700	
Area	Total of 141 sqm	
PROJECT CREATORS		
Organisation	MOLA	
Project brief originator	NCC Assistant Archaeological Advisor	
Project Design originator	MOLA	
Director/Supervisor	Amir Bassir	
Project Manager	Steve Parry	
Sponsor or funding body	Neil Tanner Associates	
PROJECT DATE		
Start date	February 2014	
End date	March 2014	
BIBLIOGRAPHY		
Title	Historic Building Recording At Edgcote Lodge Farm, Edgcote, Northamptonshire, February 2014	
Serial title & volume	MOLA report, 14/56	
Author(s)	Amir Bassir	
Page numbers	30	
Date	March 2014	

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**HISTORIC BUILDING RECORDING AT
EDGCOTE LODGE FARM, EDGCOTE
NORTHAMPTONSHIRE
FEBRUARY 2014**

Abstract

MOLA, (formerly trading as Northamptonshire Archaeology) carried out a programme of historic building recording on two buildings at Edgcote Lodge Farm, Edgcote, Northamptonshire. The two structures were of an early 19th century date and originally functioned as cart sheds and stables within a large farm complex. They were found to have undergone repairs and re-roofing in both the mid-late 19th century and in modern times. The smaller of the two buildings was found to have a much reduced footprint due to making good after the part collapse of its northern end.

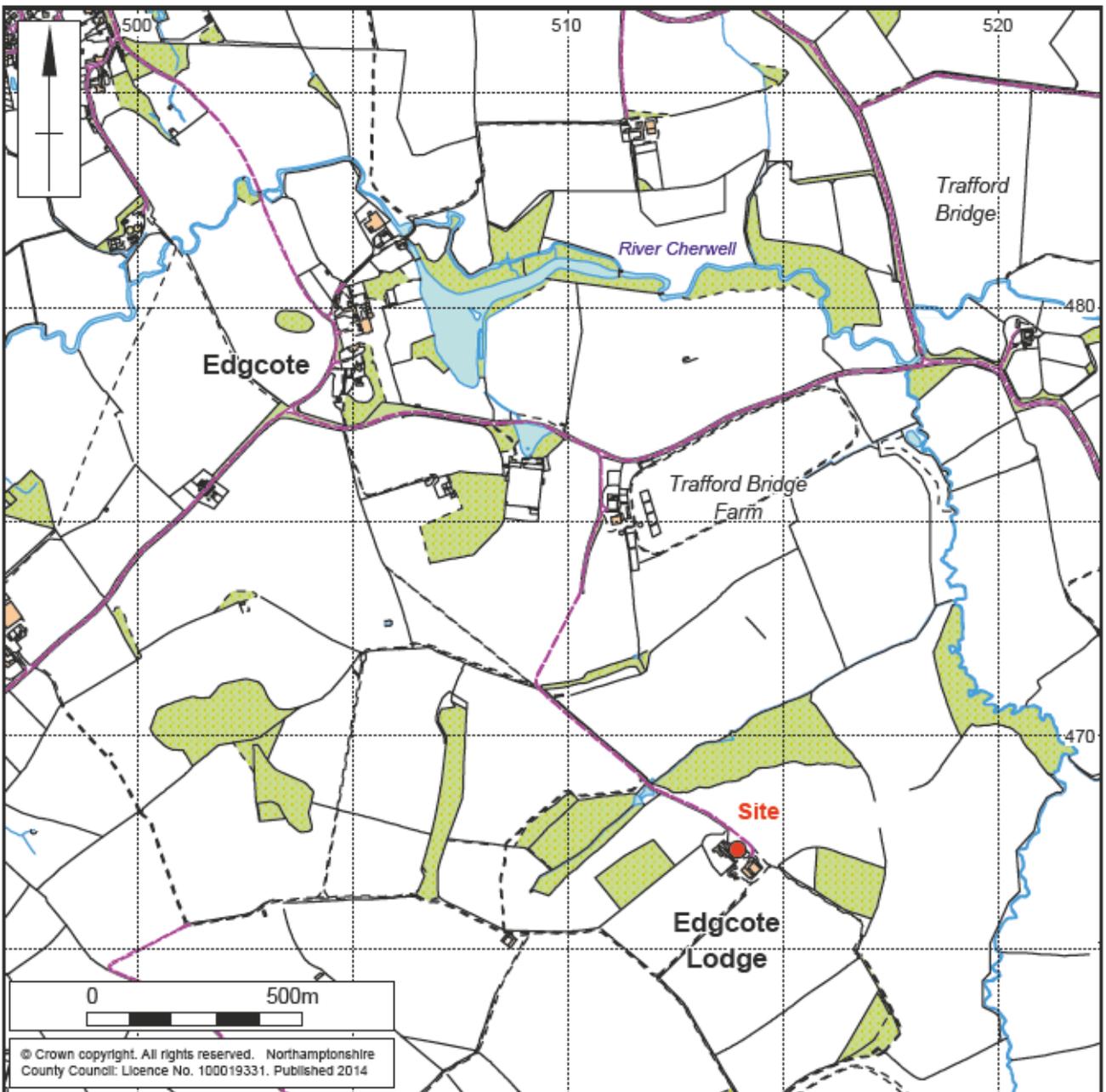
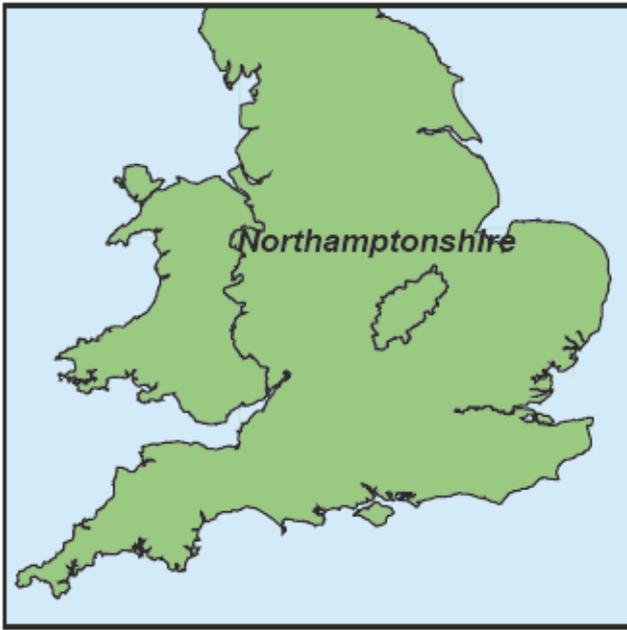
1 INTRODUCTION

MOLA (formerly trading as Northamptonshire Archaeology) was commissioned in February 2014 by Neil Tanner Associates to undertake a programme of historic building recording on two stables located within the estate of Edgcote Lodge Farm, Edgcote, Northamptonshire (Figs 1, 2 & 3, SP 51400 46700). The work was carried out in response to a proposed scheme to convert the buildings into a residential dwelling.

Edgcote Lodge Farm is located 1.5km south-west of Edgecote and comprises a large farm complex containing a range of structures, both modern and historic. The two buildings surveyed are on the north-eastern extent of the main farm complex. They are both single storey, open fronted, stone built structures arranged in an L-shape. Map evidence suggests an early-mid 19th century date for construction. The two structures were found to be contemporary with one another.

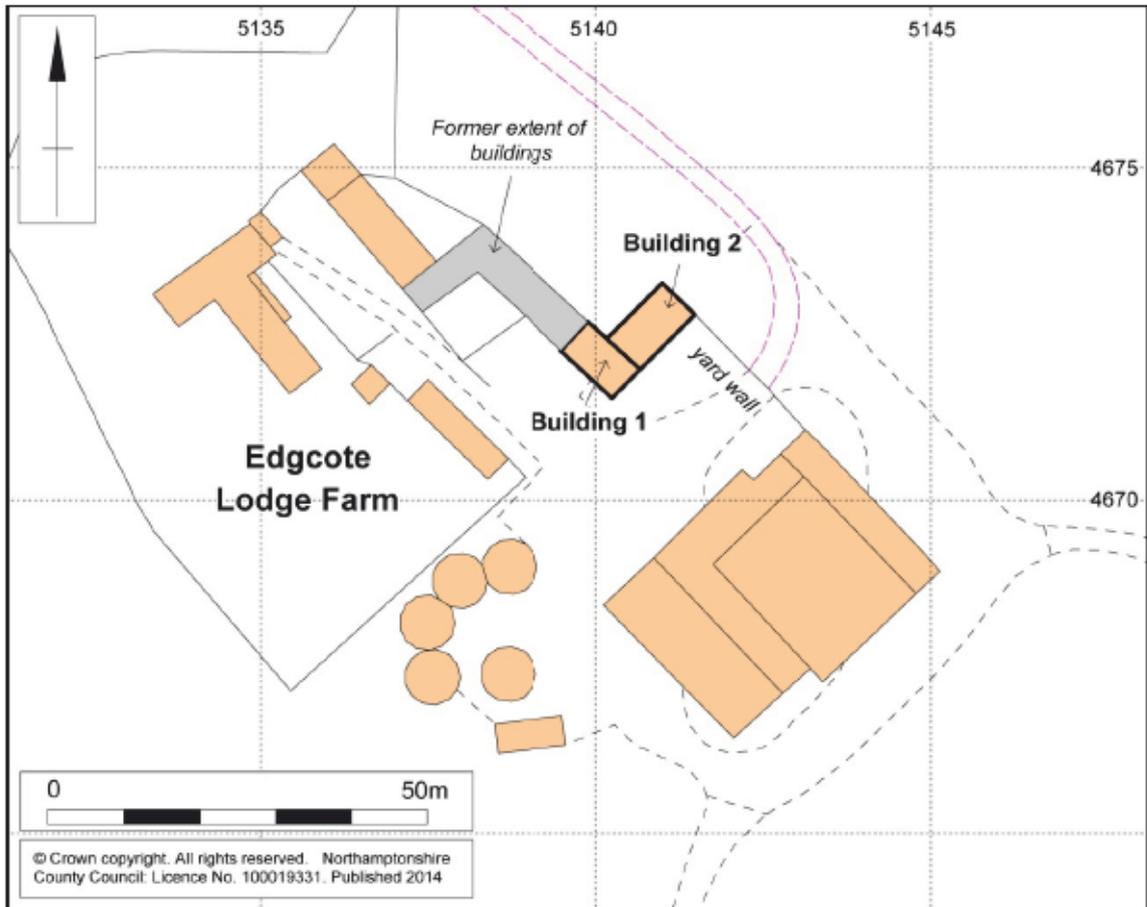
Prior to the time of this survey, the southern building (referred to as Building 1 in this report), had partially collapsed at its northern end and had been made good and re-roofed. The floor levels in both structures had been reduced throughout. The structures were otherwise found to be in a fair condition.

The underlying geology has been mapped by the British Geological Survey as comprising Lower Jurassic Lias with alluvial deposits and glacial till to the north and east (<http://www.bgs.ac.uk/geoindex>).



Scale 1:15,000

Site location Fig 1



Plan of Edgcote Lodge Farm, showing the surveyed buildings Fig 2



Aerial view of the site, showing the surveyed buildings (image from Google Earth) Fig 3

2 OBJECTIVES AND METHODOLOGY

The level of recording was specified as Level 2 – a descriptive and analytical record (English Heritage 2006, 15).

The objective of Level 2 building recording is to provide a descriptive record of an extant structure, often before demolition or conversion, where the building is known or strongly suspected to retain limited historic significance. The work provides a basic record in accordance with the EH procedural document of 2006 *Understanding Historic Buildings: A guide to good recording practice*. Level 2 will provide conclusions regarding the building's development and use but will not discuss in detail the evidence on which these conclusions are based. A measured plan and other drawings will be produced as appropriate. The written account will include an account of the structure, fabric and layout of the building as well as a description of phases of development.

A comprehensive photographic record will ensure the preservation by record of the buildings before alteration. These will be suitably annotated and a plan showing the location and orientation of photographs will be included in the written report.

3 HISTORICAL BACKGROUND

3.1 Local history

The parish of Edgcote is on the western edge of Northamptonshire, bordering Oxfordshire. Evidence of human activity dating back to the Roman period has been found in the area. The remains of a Roman villa have been uncovered north of the parish and a large quantity of Roman pottery is also recorded.

"Edgcote is first mentioned in the Domesday book where it is listed as a two-hide manor held by Walchelin of the Bishop of Coutances, with a population of 25" (RCHME1982).

The parish church of St James has been dated to the 13th century with graves dating to the 16th century present in the churchyard.

The Battle of Edgcote took place several kilometres south of Edgcote in July 1469. This was one of the first major actions of the second period of the War of the Roses in which rebel forces defeated a royal army led by the Earl of Pembroke.

Documentary evidence and earthworks suggest that Edgcote was once a much larger settlement which was later deserted, resulting in the fragmentary character seen today.

Edgcote Lodge Farm is located 1.5km south-west of Edgcote on a promontory commanding views all around. From here, the ground slopes down to the River Cherwell to the north and east.

3.2 Historic map evidence

The earliest historic map showing the surveyed buildings in their current layout is the 1st edition Ordnance Survey map of 1884 (Fig 6). Maps prior to this including Thomas Eyres' map of 1791 and Bryants' map of 1827 show a group of buildings in at Lodge Farm but these are not recognisable as the surveyed buildings (Figs 4 and 5). It is probable that the structures are of an early 19th century date and structural evidence seen during the survey supports this.

Thomas Eyres' map of 1791 (reprinted 1975)

This map of 1791 shows an L shaped building with another structure to the east standing on the site of the current complex. The layout of these buildings does not correspond with those of the surveyed barns.



Eyres' map of 1791, showing the site location Fig 4

Bryants' map of 1827

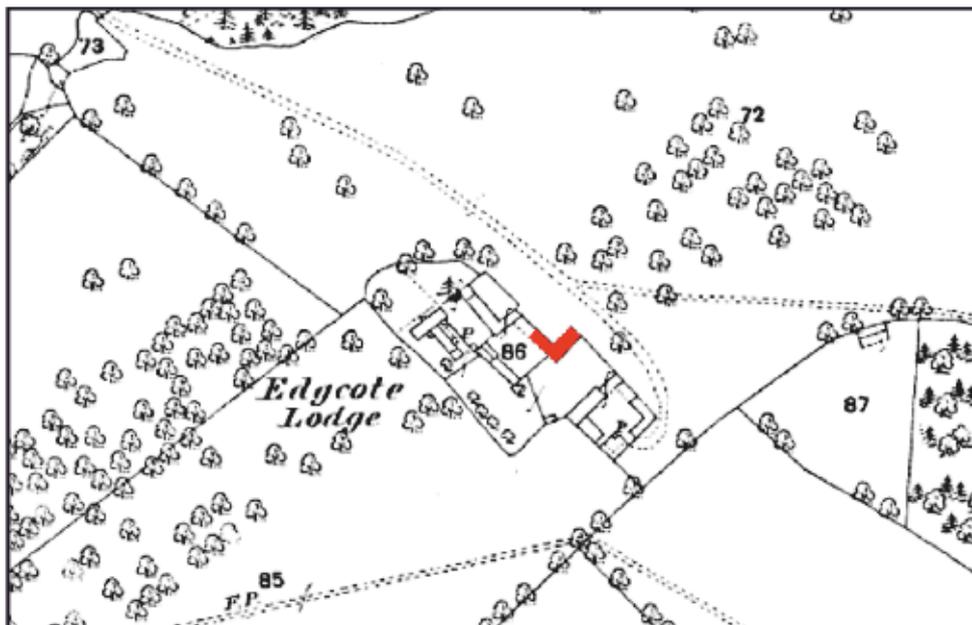
The configuration of buildings seen on Eyres' map of 1791 now comprises two parallel structures, the building to the north having been demolished. If the surveyed buildings exist at this time, they have not been shown on this map.



Bryants' map of 1827, showing the site location Fig 5

First Edition Ordnance Survey map of 1884

The surveyed buildings are clearly recognisable on this map. The full extent of Building 1 as it stood prior to the partial collapse and demolition of its northern extent can be seen.



First Edition Ordnance Survey map of 1884, showing the surveyed buildings Fig 6

4 HISTORIC BUILDING RECORDING

4.1 Building 1

Measuring c5m x 14m Building 1 is a single storey structure, aligned north-west, south-east and open fronted to the west (Fig 7). It has a floor plan of c62sqm. The building was originally almost twice as long but the northern extent of the building collapsed in recent times and was made good to its current footprint. The building was re-roofed in the early 2000s and roof lights were added. The historic fabric of the building is of coursed sand and ironstone rubble with a pale, sandy mortar (Fig 32). The new north elevation and repair to the east elevation are also of coursed rubble with mortar infill (Fig 23).

The roof which is hipped at both ends, is largely a modern rebuild incorporating original timbers in the bottom and upper chords of the trusses (Figs 9, 24 & 25). Of particular interest is the survival of matching pairs of carpenters' marks on several of these original timbers (Figs 27-30).

The posts supporting the open fronted, west elevation are all modern timbers replacing the original supports (Figs 7 & 8). A few surviving patches of bricks on edge indicate that the floor was originally bound by a long strip of these bricks, running the full length of the elevation, separating the yard surface from the interior of the structure (Figs 7 & 31). A manger, formerly against the east wall had been removed by the time of this survey (Fig 7).

A pair of timber partitions originally separated the middle of the building from the south and northern ends (Fig 7). Evidence for this could be seen on the trusses above, in the form of defunct lap joints and patches of discolouration as well as on the wall which bore remnants of the whitewash that was present only in the segregated area (Figs 21, 22 & 26).

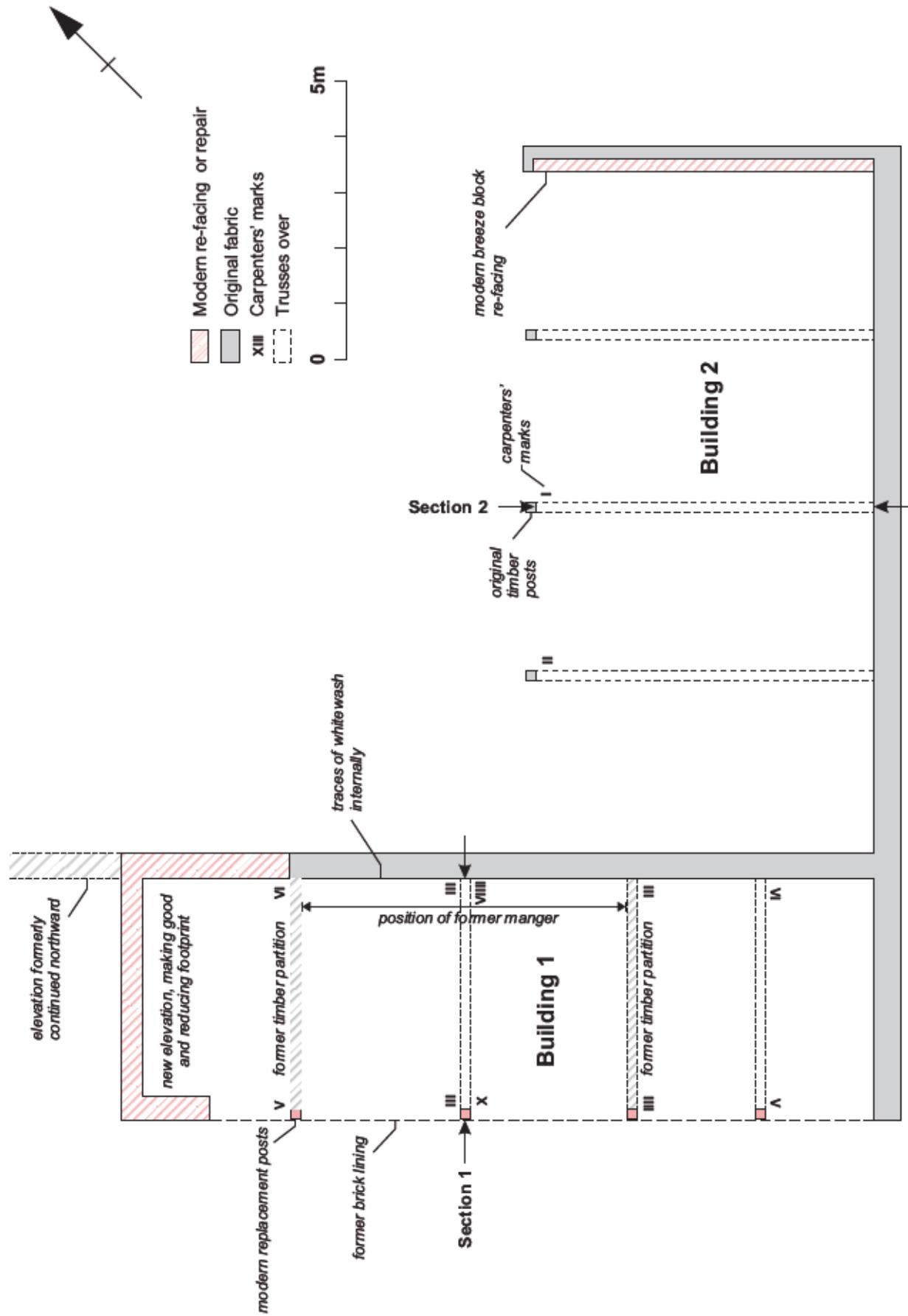
4.2 Building 2

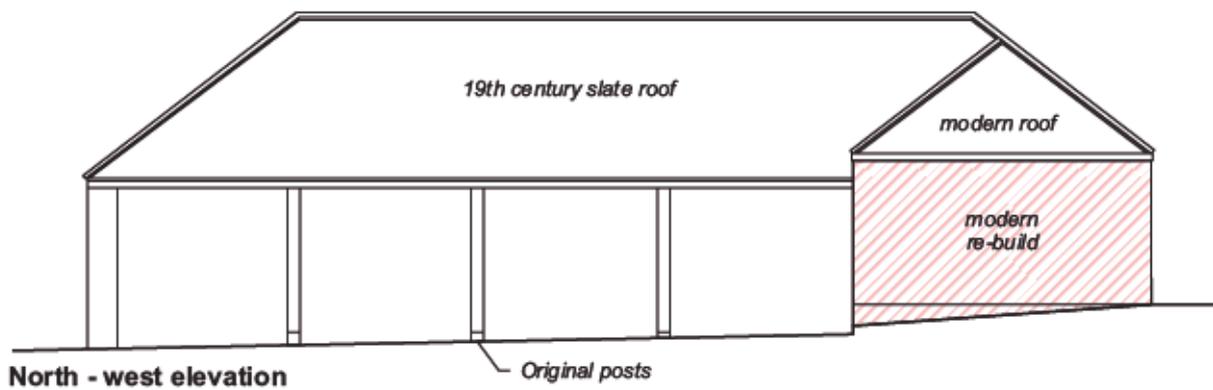
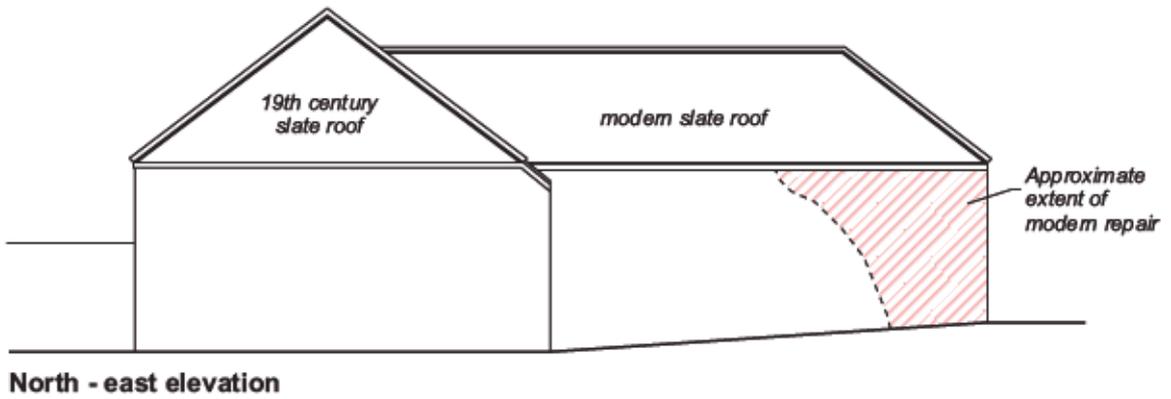
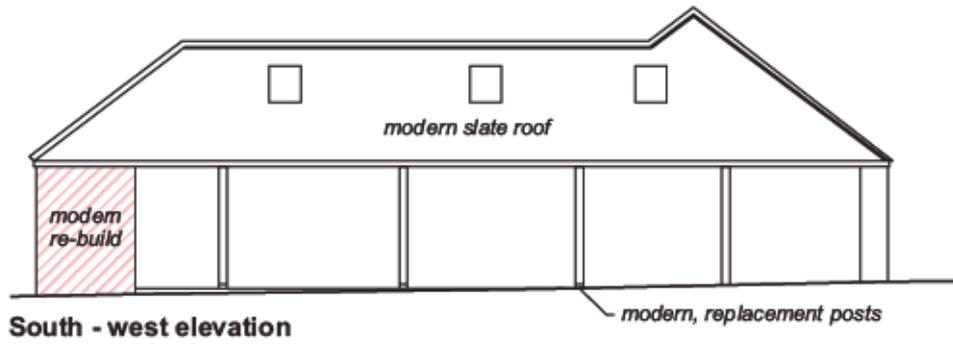
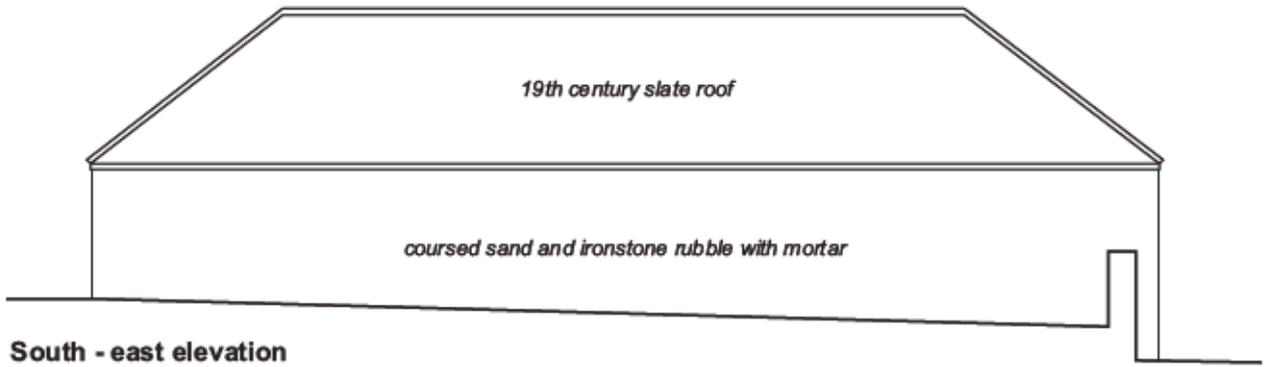
A larger and taller, single storey structure, aligned north-east, south-west, Building 2 has a rectangular plan measuring c12.5m x 6.5m with a floor space of c79 sqm (Figs 2 & 7). It is constructed primarily of coursed sand and ironstone rubble with a pale, coarse, sandy mortar infill (Fig 40). The east elevation has been re-faced with modern breeze block internally (Figs 8 & 34). The floor in Building 2 is on a lower level than that in Building 1 as the ground level drops toward the east.

The north facing elevation is open fronted with three timber posts, chamfered at the tops and bottoms, on concrete supports carrying the roof over (Figs 8 & 15). These timbers are the original timbers for the building unlike the modern replacements seen in Building 1.

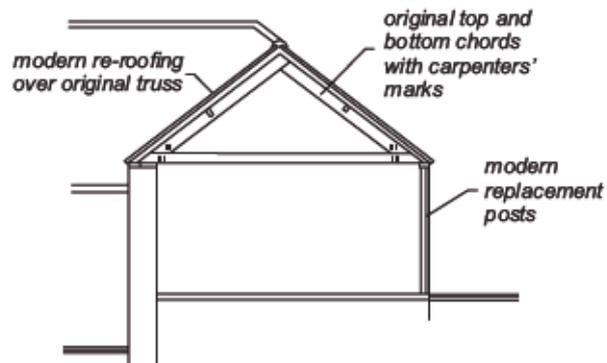
The roof is of welsh slate, hipped at the east, carried on classic king post trusses with iron ties centrally (Figs 9 & 37). The timbers in the trusses are machine sawn pine, chamfered along the edges. Carpenters' marks were present on two of the truss timbers (Figs 38 & 39). The construction of the trusses is likely of a post-1850s date, more recent than those seen in Building 1, indicating a re-roofing of the structure in the mid-late 19th century. Curved tiles cover the edges of the roof along the ridge and hip. Lead flashing is present where the roof meets that of Building 1.

The floor had been mechanically reduced throughout the structure and no evidence of former internal partitions could be seen. A coursed rubble boundary wall to the yard abuts the eastern corner of the building.

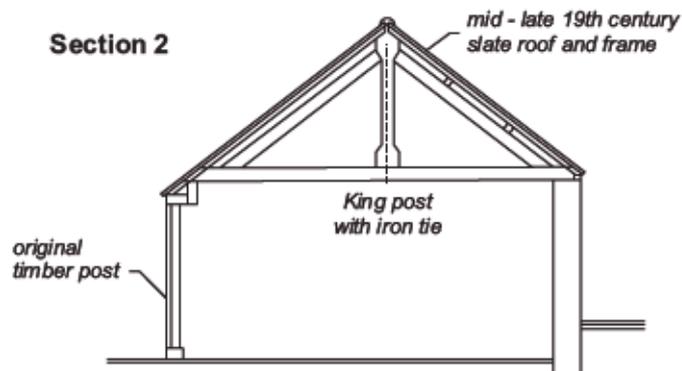




Section 1

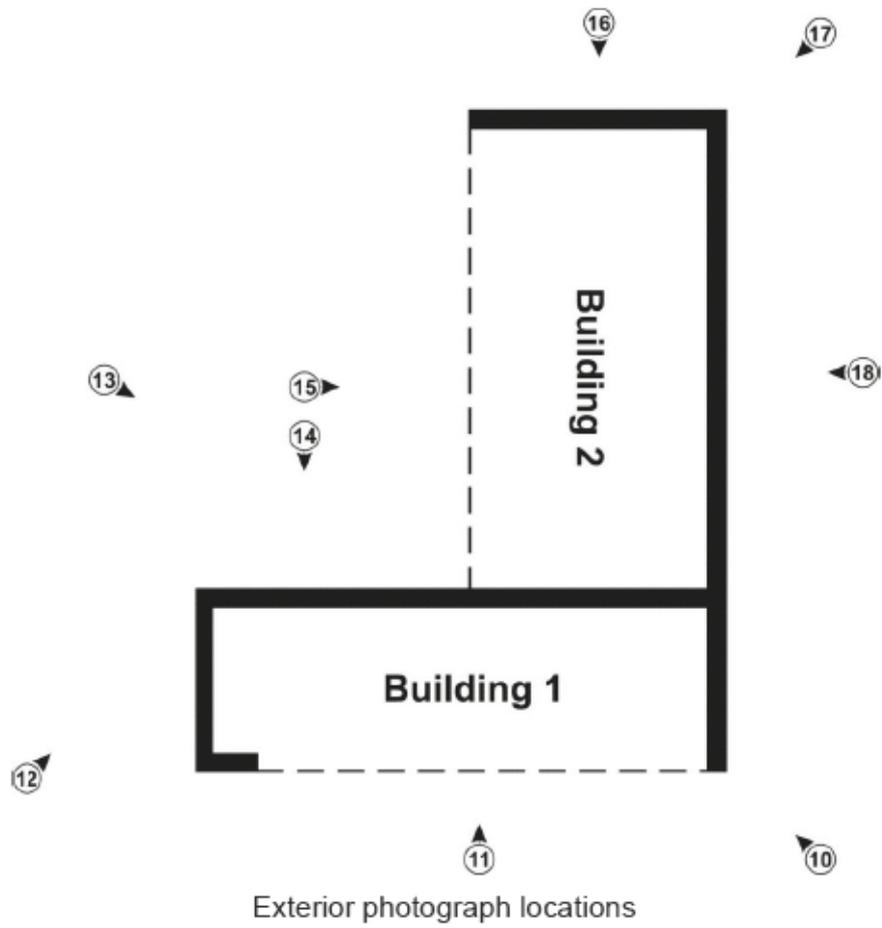


Section 2



Scale 1:100

Sections of Buildings 1 and 2 Fig 9



General view of Buildings 1 and 2, looking north Fig 10



Building 1, the south-west elevation Fig 11



Building 1, the north-west elevation Fig 12



General view of Buildings 1 and 2, looking south Fig 13



Building 1, the north-east elevation Fig 14



Building 2, the north-west elevation Fig 15



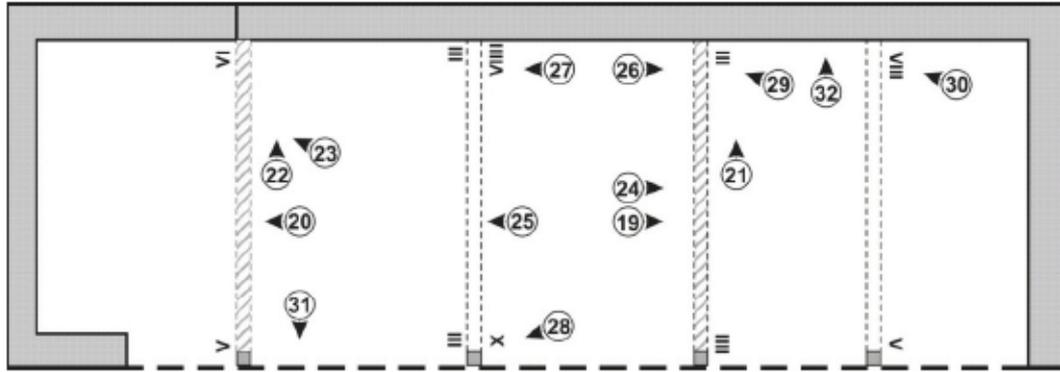
Building 2, the north-east elevation Fig 16



Building 2, looking north-west Fig 17



Building 2, the south-east elevation Fig 18



Building 1, photograph locations



Building 1, interior, looking south-east Fig 19



Building 1, interior, looking north-west Fig 20



Building 1, interior, the end gable of Building 2 with line of former partition visible to the left Fig 21



Building 1, the back wall showing the modern repair to the left and the line of a former partition Fig 22



Building 1, the north corner, showing the join between the modern repair and historic fabric Fig 23



Building 1, detail of the roof structure, showing original timbers with modern bracing and rafters, looking south-east Fig 24



Building 1, detail of the roof structure showing historic and modern timbers Fig 25



Building 1, detail of truss showing defunct joints of former timber partition

Fig 26



Building 1, example of carpenters' marks on the original trusses

Fig 27



Building 1, example of carpenters' marks on original trusses Fig 28



Building 1, example of carpenters' marks on original trusses Fig 29



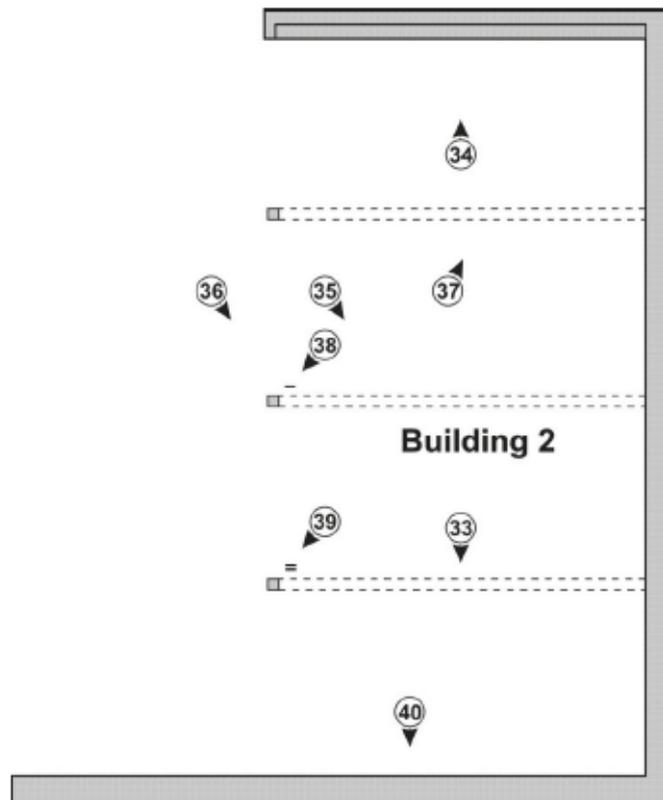
Building 1, example of carpenters' marks on original trusses Fig 30



Building 1, surviving remnant of brick edging on the south-west elevation Fig 31



Building 1, detail of the interior fabric of the building Fig 32



Building 2, photograph locations



Building 2, interior, looking south-west Fig 33



Building 2, interior, looking north-east, showing the breeze block re-facing of the north-east wall Fig 34



Building 2, general view of the interior, looking south Fig 35



Building 2, detail of the supporting posts Fig 36



Building 2, detail of the roof structure Fig 37



Building 2, detail of carpenters' marks on truss Fig 38



Building 2, detail of carpenters' marks on truss Fig 39



Building 2, detail of the interior wall fabric Fig 40

5 DISCUSSION

The buildings, which are contemporary with one another, have a probable early 19th century date of construction. Building 1 retains its original trusses which have been sensitively incorporated into the modern roof. The survival of matching pairs of carpenters' marks on the truss timbers is an interesting feature of this building. Evidence of former internal partitions can be seen on the walls and trusses. The northern end of the building is a modern rebuild having been made good after the part-collapse of the structure at this end. The timber posts of the north-west elevation are also modern replacements of the original supports.

Building 2 appears to have been re-roofed in the mid-late 19th century with a machine sawn pine structure carrying welsh slate. This roof structure has been well incorporated into the modern roof of Building 1. The south-east interior elevation has been re-faced with breeze block.

Both buildings are open fronted, suggesting that they functioned as cart sheds and stables. A former manger in Building 1 supports this.

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