



**Historic Building Recording  
at Clint Hill Farm  
Hanging Houghton  
Northamptonshire  
April 2014**

Report No. 14/106

Author: Amir Bassir

Illustrator: Amir Bassir



**Historic Building Recording  
at Clint Hill Farm,  
Hanging Houghton,  
Northamptonshire  
April 2014**

Report No. 14/106

Quality control and sign off:

Issue No.	Date approved:	Checked by:	Verified by:	Approved by:	Reason for Issue:
1	14.05.14	Pat Chapman	Tim Upson-Smith	Andy Chapman	Draft for client review
2	20.06.14	Pat Chapman	Tim Upson-Smith	Andy Chapman	Final report

Author: Amir Bassir

Illustrator: Amir Bassir

© MOLA Northampton 2014

MOLA  
Bolton House  
Wootton Hall Park  
Northampton  
NN4 8BN  
01604 700 493  
[www.mola.org.uk](http://www.mola.org.uk)  
[business@mola.org.uk](mailto:business@mola.org.uk)

**STAFF**

Project Manager: Steve Parry BA MA MifA FSA  
supported by Amir Bassir BSc

Text: Amir Bassir

Fieldwork: Tim Upson Smith BA, PG Dip  
Amir Bassir

Illustrations: Amir Bassir

**OAS/S REPORT FORM**

<b>PROJECT DETAILS</b>		<b>OAS/S molanort 1-178920</b>	
Project title	Historic Building Recording at Clint Hill Farm, Hanging Houghton, Northamptonshire, April 2014		
Short description	MOLA carried out a programme of historic building recording on a farmhouse and associated structures at Clint Hill Farm, Hanging Houghton, Northamptonshire. The earliest phase of building was found to date to the mid-late 18th century with a range of extensions through to modern times. The survey demonstrated that the site is an example of a typical evolving agricultural property.		
Project type	Historic Building Survey of farmhouse and outbuildings		
Previous work	Unknown		
Future work	Unknown		
Monument type and period	Mid-late 18th century farmhouse with later extensions		
<b>PROJECT LOCATION</b>			
County	Northamptonshire		
Site address	Clint Hill Farm, Manor Road, Hanging Houghton, Northamptonshire		
NGR	SP 75244 73770		
Area	Total of c277 sq m		
<b>PROJECT CREATORS</b>			
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	Lamport Estate Office		
<b>PROJECT DATE</b>			
Start date	March 2014		
End date	May 2014		
<b>BIBLIOGRAPHY</b>			
Title	Historic Building Recording at Clint Hill Farm, Hanging Houghton, Northamptonshire, April 2014		
Serial title & volume	MOLA report,14/106		
Author(s)	Amir Bassir		
Page numbers	44		
Date	May 2014		



# Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>OBJECTIVES AND METHODOLOGY</b>	<b>4</b>
<b>3</b>	<b>HISTORICAL BACKGROUND</b>	<b>4</b>
<b>3.1</b>	<b>Local History</b>	<b>5</b>
<b>3.2</b>	<b>Historical maps</b>	<b>6</b>
<b>4</b>	<b>HISTORIC BUILDING RECORDING</b>	<b>9</b>
<b>4.1</b>	<b>The Farmhouse</b>	<b>9</b>
<b>4.2</b>	<b>The Barns and Stables</b>	<b>26</b>
<b>5</b>	<b>DISCUSSION</b>	<b>43</b>
	<b>BIBLIOGRAPHY</b>	

## Figures

Front Cover: Clint Hill Farm

- Fig 1: Site Location
- Fig 2: The surveyed buildings
- Fig 3: Plan of Hanging Houghton showing the former extent of Clint Hill Farm and the remains of the manor to the south-west (from RCHME 1982)
- Fig 4: Aerial view of the site, showing the surveyed buildings (image from Google Earth)
- Fig 5: View of the north elevation of the farmhouse, (photograph dated to 1954)
- Fig 6: Coloured survey for Earl of Manchester, 1655
- Fig 7: Pre Inclosure map of 1773
- Fig 8: First Edition Ordnance Survey map of 1884
- Fig 9: Ordnance Survey map of 1900
- Fig 10: Ordnance Survey map of 1965
- Fig 11: Plan of the farmhouse, showing photograph locations
- Fig 12: The principal elevations of the farmhouse
- Fig 13: The south and east elevations of the farmhouse, looking north-west
- Fig 14: The principal elevation of the farmhouse, looking north
- Fig 15: Detail of window in the south elevation, looking into the Kitchen
- Fig 16: Detail of window in the south elevation, looking into the Living Room
- Fig 17: The north elevation of the farmhouse, looking south
- Fig 18: The three main phases of construction visible on the north elevation
- Fig 19: The north porch, showing blocked door, looking west
- Fig 20: Small window with shutters looking from the north Porch into the Inglenook
- Fig 21: The Kitchen, looking south-east
- Fig 22: The Inglenook fireplace in the Dining Room
- Fig 23: Former bread oven to the side of the Inglenook fireplace
- Fig 24: The Dining Room, with doors to the Bathroom and stairs, recessed cupboard to the left and beam with chamfered stops over
- Fig 25: Detail of the Dining Room beam with chamfered stops
- Fig 26: The Living Room, looking north-west
- Fig 27: The Dairy, looking north-west
- Fig 28: Detail of the slate shelf in the Dairy
- Fig 29: The stair banister and railings
- Fig 30: General view of Bedroom 4, looking south-west
- Fig 31: The stud partition separating the landing from Bedroom 3, looking south
- Fig 32: Bedroom 3, looking north-west, showing detail of the door

- Fig 33: Bedroom 3, detail of the window, looking south
- Fig 34: The chimney breast in Bedroom 2
- Fig 35: Ledged door in Bedroom 2
- Fig 36: Former doorway between Bedrooms 2 and 3, now a cupboard
- Fig 37: Bedroom 1, the east wall with fireplace off centre to chimney breast
- Fig 38: Bedroom 1, door with detail
- Fig 39: Plan of the barns and stables, showing photograph locations
- Fig 40: The principal elevations of the barns and stables
- Fig 41: General view of the yard, looking north-west
- Fig 42: Rooms G1 and G2, looking north-west
- Fig 43: General view of room G1
- Fig 44: The interior of room G2
- Fig 45: The south elevation of rooms G2 and G3
- Fig 46: The west elevation of rooms G3-G6, looking north-east
- Fig 47: The vertical join between rooms G4 and G5, looking north-east
- Fig 48: Detail of land drains used for ventilation throughout the ranges
- Fig 49: The east elevation of rooms G2, G4 and G5, looking west
- Fig 50: Room G4, showing the blocked door
- Fig 51: Room G4, the brick floor
- Fig 52: Room G5, looking south
- Fig 53: Room G5, looking north towards the breeze block partition
- Fig 54: The blocked door in room G5, looking east. Note the beam over
- Fig 55: The north range, room G6, looking north
- Fig 56: Room G6, looking east
- Fig 57: Room G5, looking west
- Fig 58: Room G5, detail of the stall divisions
- Fig 59: The east range, rooms G7 and G8, looking east
- Fig 60: The east range, the south elevation, showing the blocked door
- Fig 61: Room G7, the northern partitioned area
- Fig 62: Room G7, looking north
- Fig 63: Room G7, looking south
- Fig 64: Room G8, general view of the interior, looking south-east
- Fig 65: Room G8, general view of the interior, looking west

**HISTORIC BUILDING RECORDING AT  
CLINT HILL FARM, HANGING HOUGHTON  
NORTHAMPTONSHIRE  
APRIL 2014**

***Abstract***

*MOLA carried out a programme of historic building recording on a farmhouse and associated structures at Clint Hill Farm, Hanging Houghton, Northamptonshire. The earliest phase of building was found to date to the mid-late 18th century with a range of extensions through to modern times. The survey demonstrated that the site is an example of a typical evolving agricultural property.*

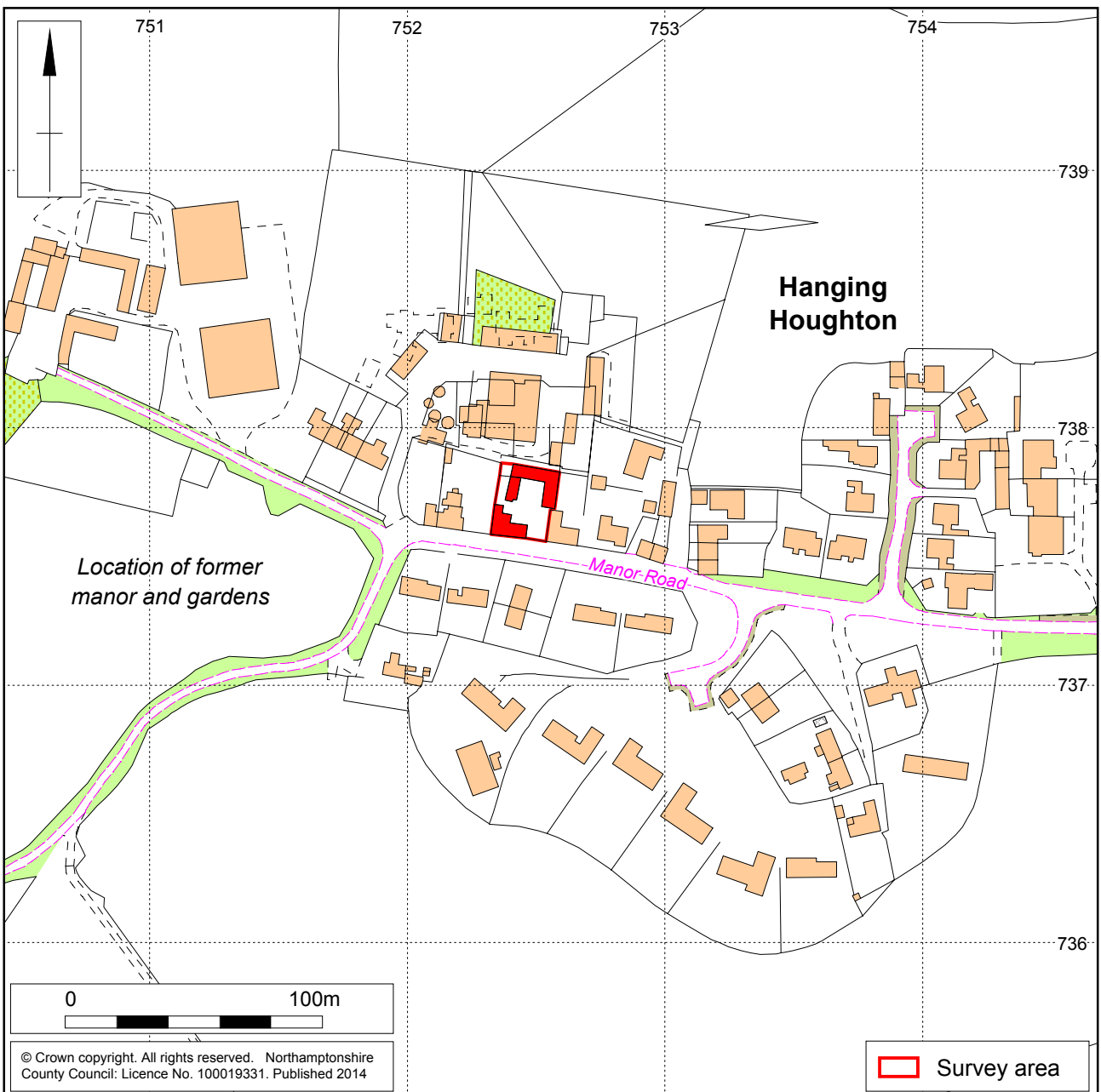
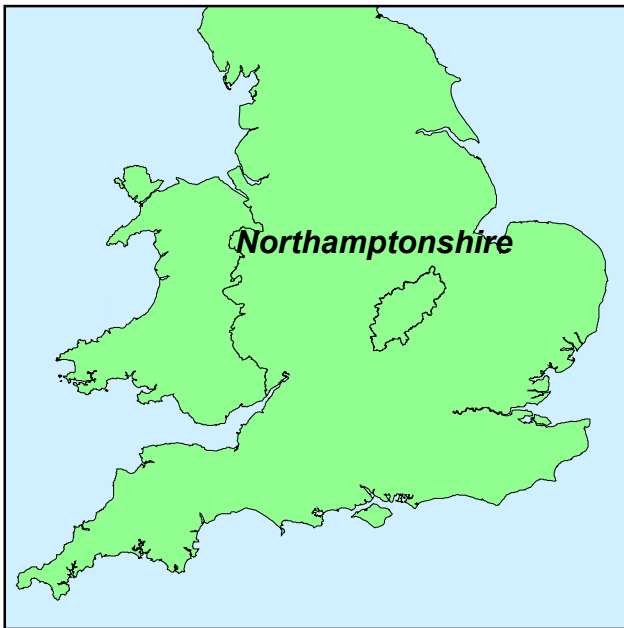
**1 INTRODUCTION**

MOLA was commissioned in March 2014 by the Lamport Estate to undertake a programme of historic building recording on the farmhouse and associated farm buildings at Clint Hill Farm, Hanging Houghton, Northamptonshire (SP 75244 73770, Figs 1&2).

Hanging Houghton is a hamlet, within the parish of Lamport, arranged around Manor Road which leads from Harborough Road at the east to the site of the former manor house and gardens at the western extent of the settlement. The manor and gardens survive today only as earthworks approximately 100m south-east of the surveyed buildings.

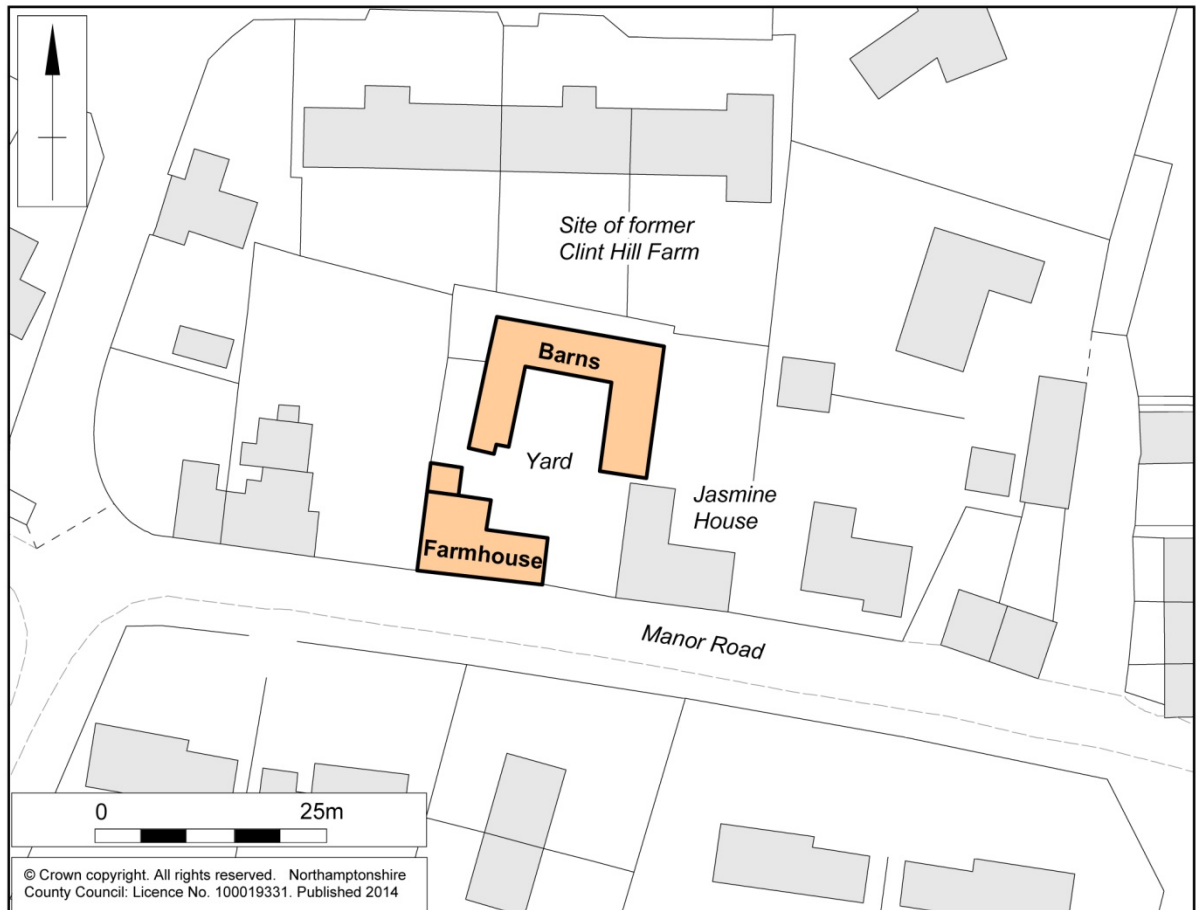
Clint Hill Farm was originally a larger farm complex which included land immediately to the north of the surveyed buildings which has subsequently been developed for housing. The buildings included in this survey comprise a detached farmhouse fronting onto Manor Road with a courtyard framed by three connecting ranges of barns and stables to the north. The farmhouse dates to the mid-late 18th century, replacing an earlier building which stood on this site. Originally constructed as a two storey, rectangular structure with chimneys at each gable, it was extended eastward and northward in the mid 19th century. The single storey, north extension was raised to full height in the mid-late 20th century. The three connecting ranges of buildings to the north have different dates of construction with the earliest being contemporary with the farmhouse and present by 1773. The north range was built prior to 1880s and the eastern range has a mid 20th-century origin.

The underlying geology has been mapped by the British Geological Survey as comprising the Middle Jurassic Northampton Sand Formation and Jurassic mudstone (<http://www.bgs.ac.uk/geoindex>).

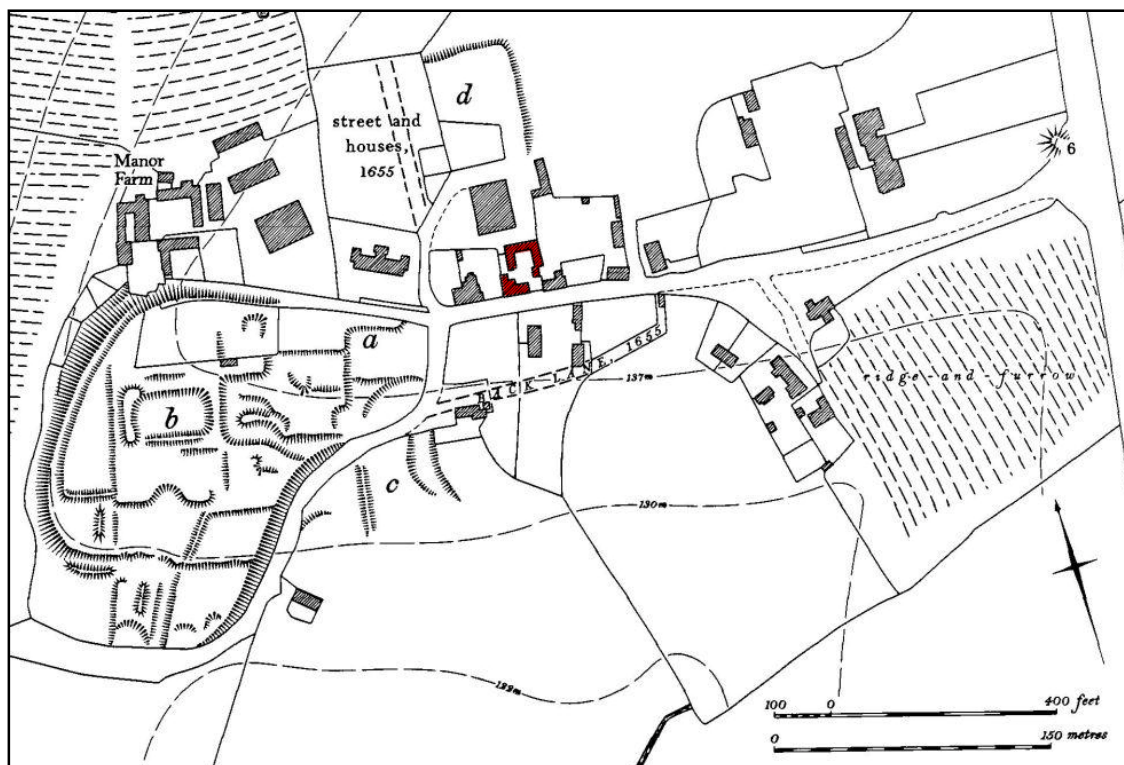


Scale 1:2500

Site location Fig 1



The surveyed buildings Fig 2



Plan of Hanging Houghton showing the former extent of Clint Hill Farm and the remains of the manor to the south-west (from RCHME 1982) Fig 3





Aerial view of the site, showing the surveyed buildings (image from Google Earth) Fig 4

## 2 OBJECTIVES AND METHODOLOGY

The level of recording was specified as Level 2 – a descriptive and analytical record (English Heritage 2006, 14).

This is defined by English Heritage as consisting of:

- A written account of the building's origins, development and use;
- An account of the evidence on which the analysis is based;
- A drawn and photographic record to illustrate the building's appearance and structure.

A site visit was made in April 2014, when the principal elevations were photographed. The interiors were photographically recorded to include structural details that might be lost during the development and notes were made of any features and alterations. Measured plans and elevations were annotated to include any relevant features and alterations.

### 3 HISTORICAL BACKGROUND

#### 3.1 Local history

Hanging Houghton is a hamlet in the Parish of Lamport, and is located north of Northampton. Various prehistoric and Roman features such as barrows, a ring ditch and enclosures as well as the remains of a former Roman settlement have been identified within the parish.

The most notable historic feature of Hanging Houghton are the remains of the former 16th-century manor house and associated gardens, the latter of which survives as earthworks at the western end of the hamlet. Constructed by Richard Montygowe, it was abandoned in the late 17th century surviving extant until at least the early half of the 18th century.

Historic mapping (shown in 3.2) shows that the overall layout of the hamlet has changed little since the late medieval period. The surveyed buildings are located on the plot of a medieval structure seen on a map of 1655. The initial construction of the farmhouse likely dates to the mid-late 18th century with extensions and alterations continuing to modern times.



View of the north elevation of the farmhouse (photograph dated to 1954) Fig 5



### 3.2 Historic map evidence

A visit was made to the Northamptonshire Record Office to obtain historic mapping for the site. A range of mapping was found, the earliest of which was a coloured survey for Edward, the Earl of Manchester. A pre Inclosure map of 1773 showing properties and field boundaries was also examined as well as Ordnance Survey maps of a range of dates beginning with the first edition map of 1884.

These documents provided good evidence for the development of the site, the surveyed buildings and the surrounding area.

#### ***Coloured survey for Edward, Earl of Manchester, 1655***

A fairly simplistic map with abstract, exaggerated depictions of structure, this map shows an earlier structure with gabled roof and central chimney (possibly a central smoke bay) located on the site of the current farmhouse. Interestingly, this map also depicts the former medieval manor and gardens, prior to its desertion in the late 17th century.



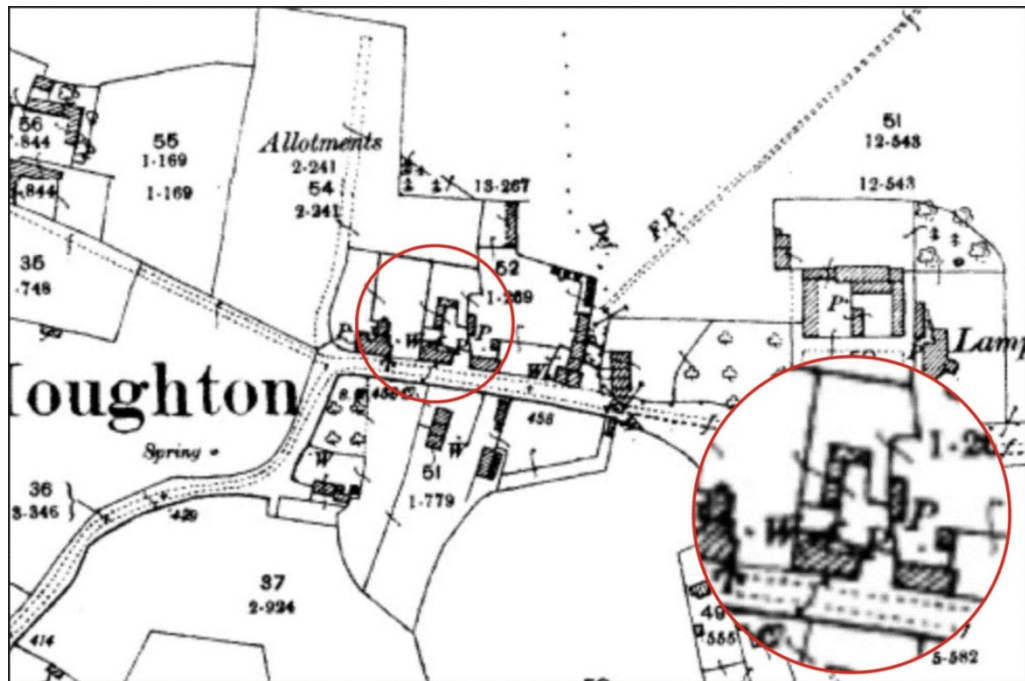
Coloured survey for Earl of Manchester, 1655 Fig 6

#### ***Pre Inclosure map of 1773***

The current farm building is shown on this map with a smaller outbuilding to the north. It is unclear whether this outbuilding survives within the current stables as it appears to fall partly within the footprint of the current farmhouse.



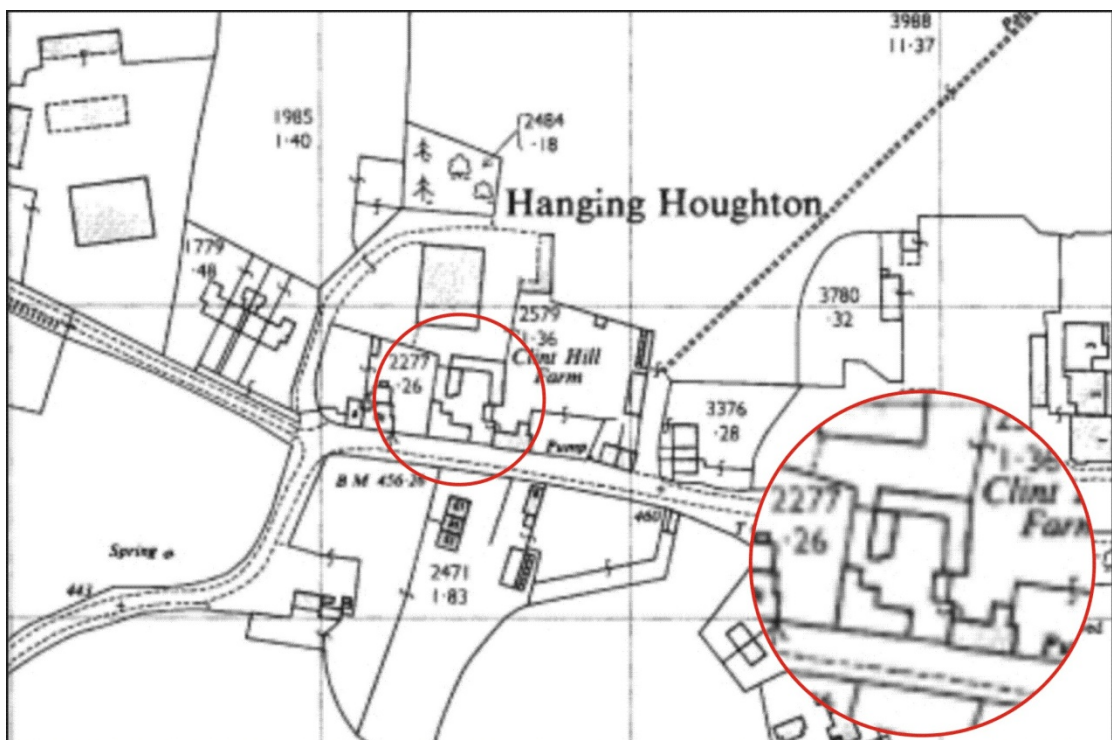




Ordnance Survey map of 1900 Fig 9

#### **Ordnance Survey map of 1965**

The current arrangement of the stables and farmhouse can be seen to be in place by the mid 20th century. A smaller outbuilding which did not survive by the time of this survey is shown abutting the south end of the east stable. A blocked door in this elevation formerly served this smaller building.



Ordnance Survey map of 1965 Fig 10

## 4 HISTORIC BUILDING RECORDING

### 4.1 The Farmhouse

The farmhouse has an east-west alignment fronting directly onto Manor Road (Fig 2). It is constructed largely of coursed sandstone and ironstone, sourced locally with welsh slate tiles on the roof. The two phases of construction are readily apparent by a drop in the roof line which marks the join between the earlier building and its 19th-century extension (Fig 14). The earlier structure has red brick, dog tooth dentils at the eaves and the later build has a simple wall plate of dark blue-black bricks. Three brick chimneys are present, two at the gabled ends of the original extent of the building and one at the east gable of the later extension (Fig 14).

The Manor Road elevation presents three bays with regular fenestration of 12 light, single pane, casement windows, the central casement being side hung (Fig 14). Internally, these windows have deep recesses with splayed reveals (Fig 33). These are set within stone surrounds with tapered arch and projecting keystone over (Fig 16). Window ironmongery comprises iron peg stays with “monkey tail” window handles. The windows are largely modern replacements throughout. The main entrance, central to the original extent of the building, is a ledged and battened door with expanded end strap hinges. A simple, cast iron boot scraper is adjacent to the door step.

To the north, the building has been extended at ground and first floor level in two phases (Figs 11 & 12). The ground floor, which contains the Dairy and Bathroom, was extended in the 19th century as seen on the First Edition Ordnance Survey map of 1884 (Fig 8). A photograph of the rear of buildings dated to 1954 (Fig 5) shows it as still being single storey with a single pitch roof to the main building. The second storey extension which currently contains a bathroom dates to the latter half of the 20th century.

#### ***Ground Floor***

The roof space could not be accessed during this survey. The current roof is a replacement of the original roof of the farm building, likely rebuilt during construction of the eastern extension.

The rear of the building is accessed through a porch which leads into the Kitchen (Fig 17). A former door blocked in brick formerly led into the Bathroom (Fig 19). A small window has been inserted into this blocking.

The Kitchen comprises the entire ground floor footprint of the 19th century extension of the main structure (Fig 11). The former fireplace opening is now occupied by a modern cooker and is set off centre to the room (Fig 21). A casement window with six lights looks to the south and a large recessed window with splayed reveals and window seat covering a radiator opens onto Manor Road (Fig 21). The floor is of red quarry tiles.

With the construction of the eastern extension, a doorway was opened through to allow access between the two structures at ground level (Fig 11). From the Kitchen, this door opens into the Dining Room. This room is dominated by an Inglenook fireplace in the north-east corner (Fig 22). The remains of a former bread oven can be seen on the south side of the fireplace (Fig 23). A bressumer carries the chimney breast over the fireplace opening. A small cast iron range with flue, sits within a small, square, stone fireplace central to the inglenook. From within the inglenook, a

fixed nine light window with wooden shutters looks out into the porch and yard (Fig 20). Central to the room, a timber beam with chamfered stops, aligned east-west, carries the joists for the first floor (Figs 24 & 25).

A small cupboard with side hung windows is recessed into the west wall of the room adjacent to the staircase which extends a short distance into the room (Fig 24). The stair is enclosed from the room by a plank and batten door.

A simple four panelled door separates the Dining Room from the main entrance. The short wall to which it attaches is a later addition to create an enclosed space around the entrance (Fig 11). Another panelled door with transom window over leads from the entrance hall into the Living Room which comprises the western half of the original structure. A fireplace with modern surround is central to the west wall (Fig 26). An east-west beam with chamfered stops is slightly off centre to the room supported at its west end by the chimney breast. A square, fixed, nine light window looks west adjacent to the chimney breast (Fig 26).

North of the building is the ground floor extension measuring c7m x 2.7m. It is probable that this was originally a single room with a central window looking north which was later partitioned to create the Bathroom and Dairy. The bathroom is fairly simple with modern fixtures and fittings. The Dairy contains slate topped brick shelves along the north wall (Figs 27 & 28). It is likely that these extended the full length of the extension prior to the partitioning which created the Bathroom.

### ***First Floor***

The first floor of the farmhouse is occupied mainly by Bedrooms and a single bathroom. Access to this level is via a straight stair from the Dining Room. A timber banister with railings separates the staircase from the landing (Fig 29).

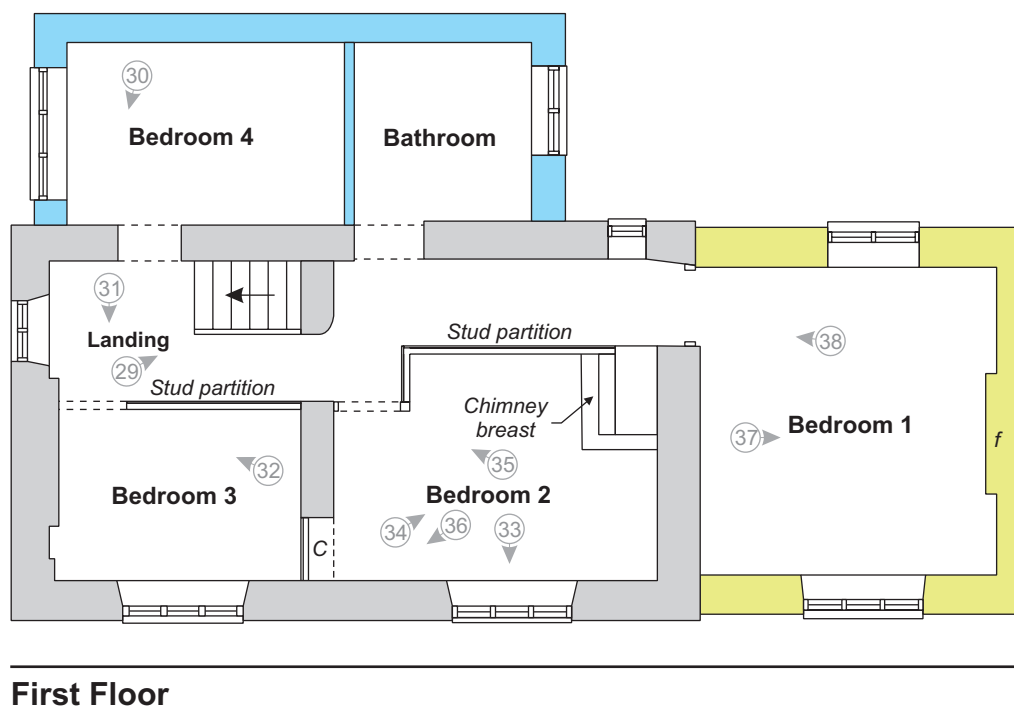
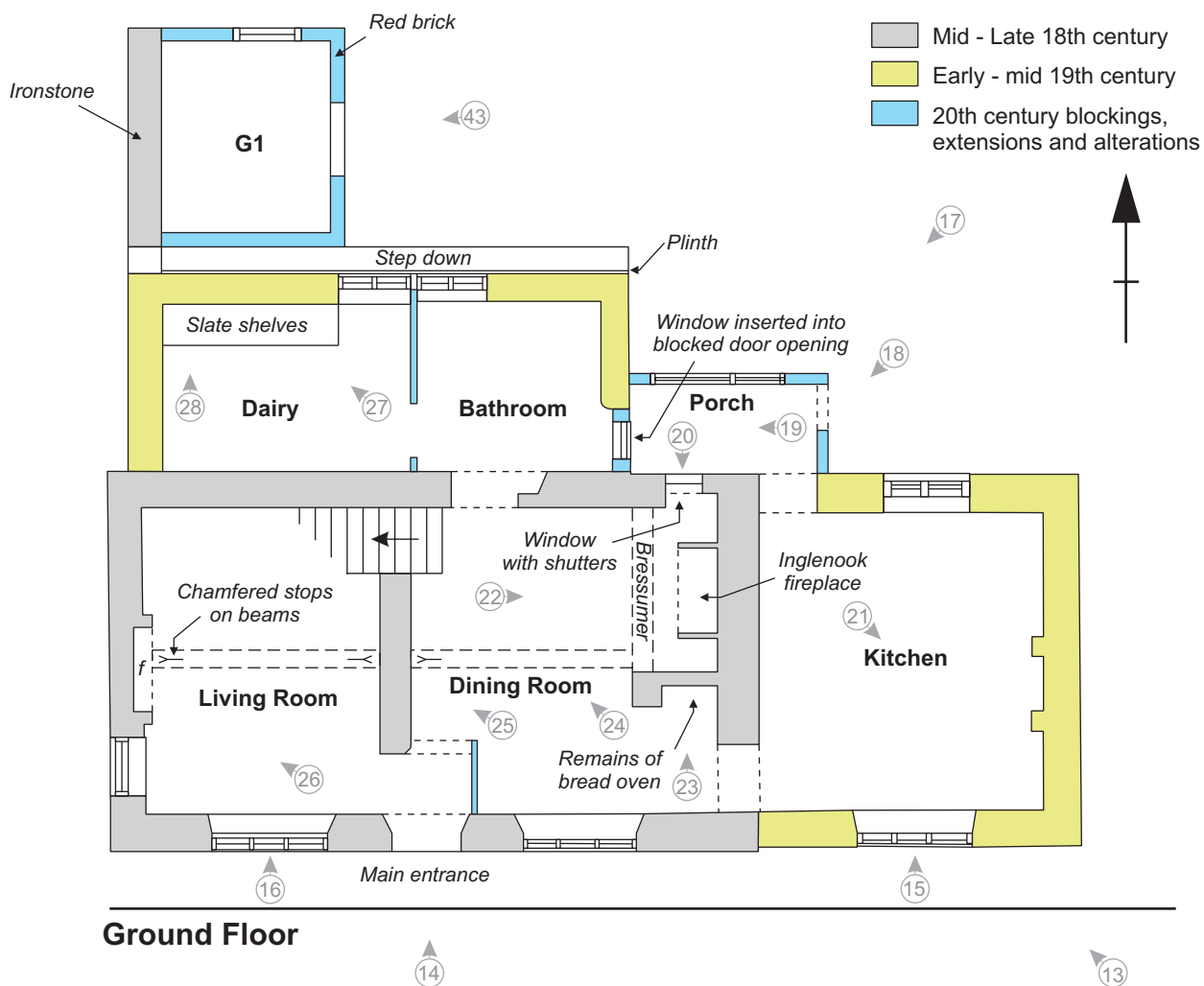
Immediately north of the landing, Bedroom 4 is within the post 1950s extension. It is a plain room with a large eight light window, two casements side hung, the central fixed. A modern ledged and battened door with diagonal bracing encloses the room from the landing (Fig 30).

Modern stud partitions create a corridor linking the east and west of the level and separating it from Bedrooms 2 and 3 (Fig 31). A ledged, braced and battened door with rim lock and simple strap hinges opens into Bedroom 3 from the landing (Fig 32). A large window opening, deeply recessed with splayed reveals, containing three casements of eight lights each looks south onto Manor Road (Fig 33).

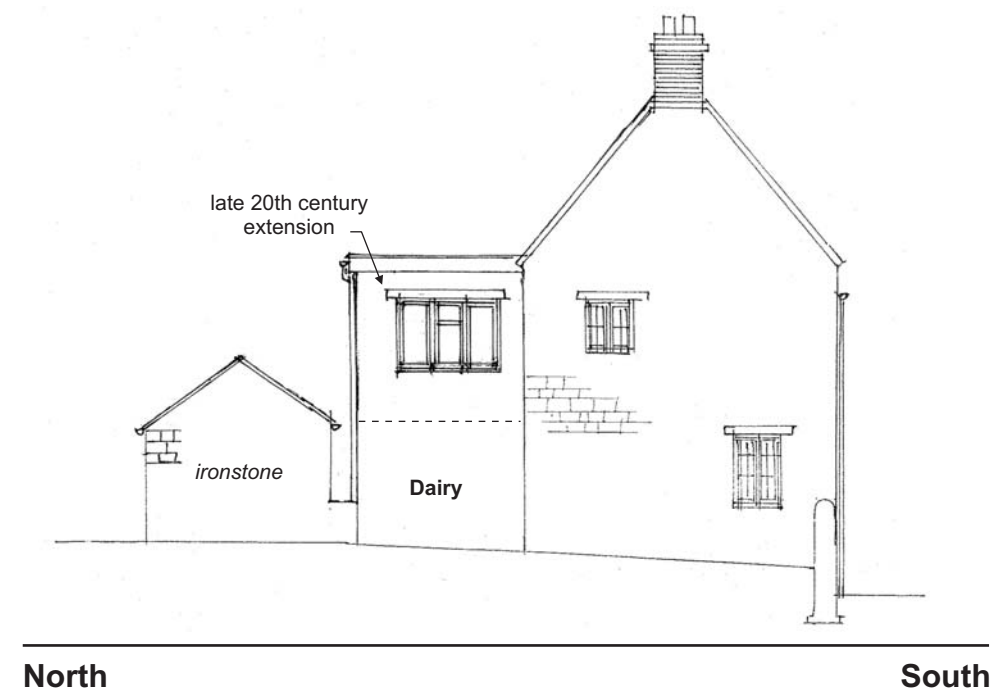
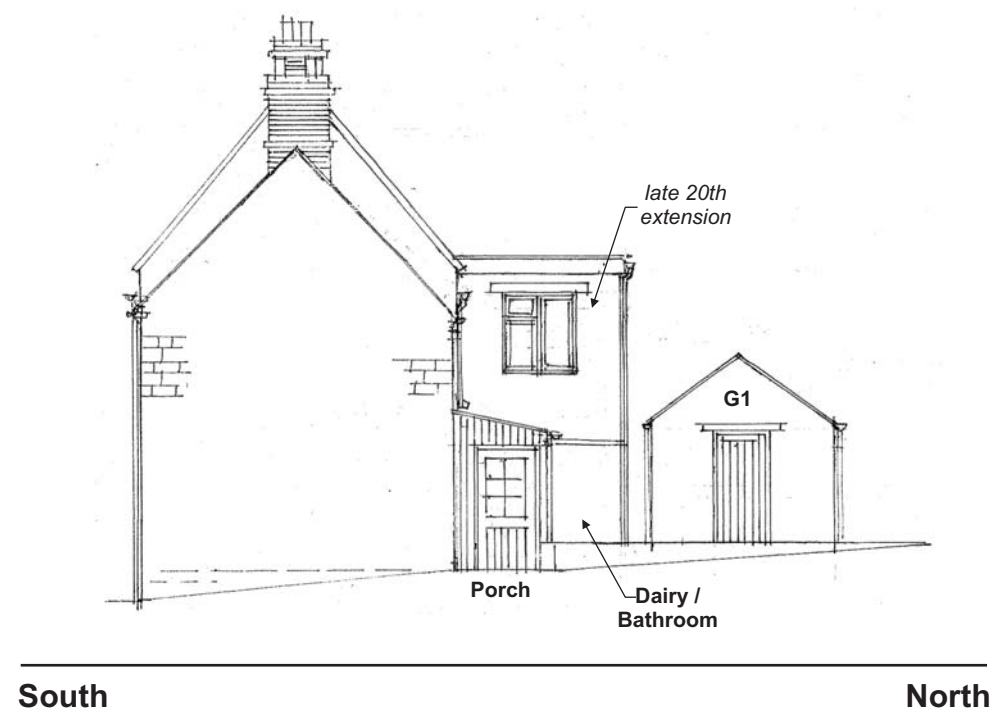
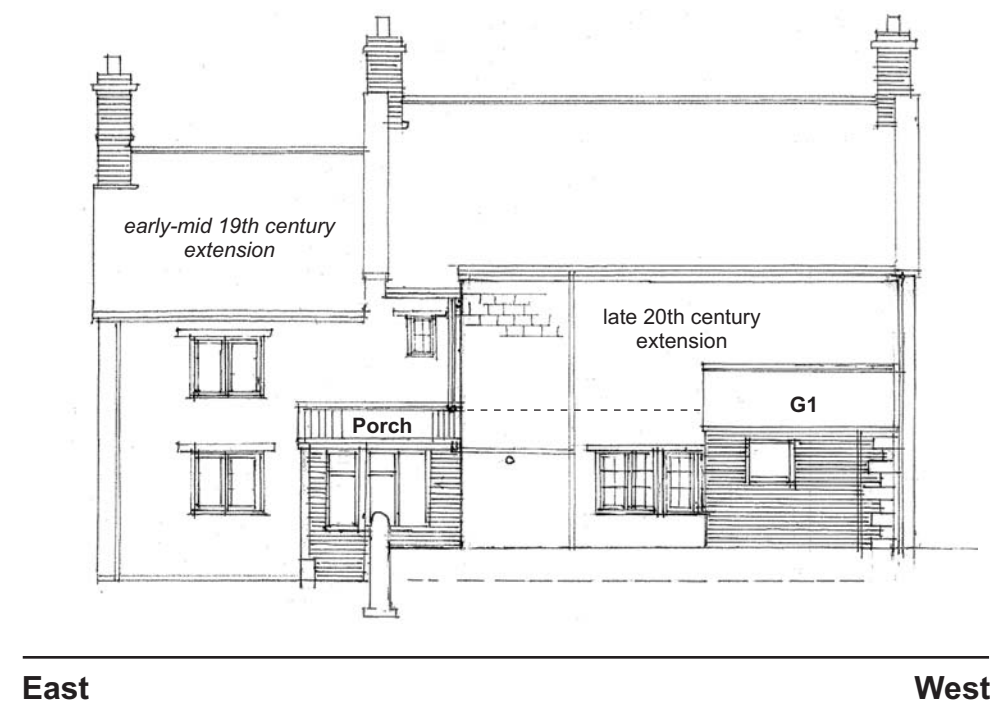
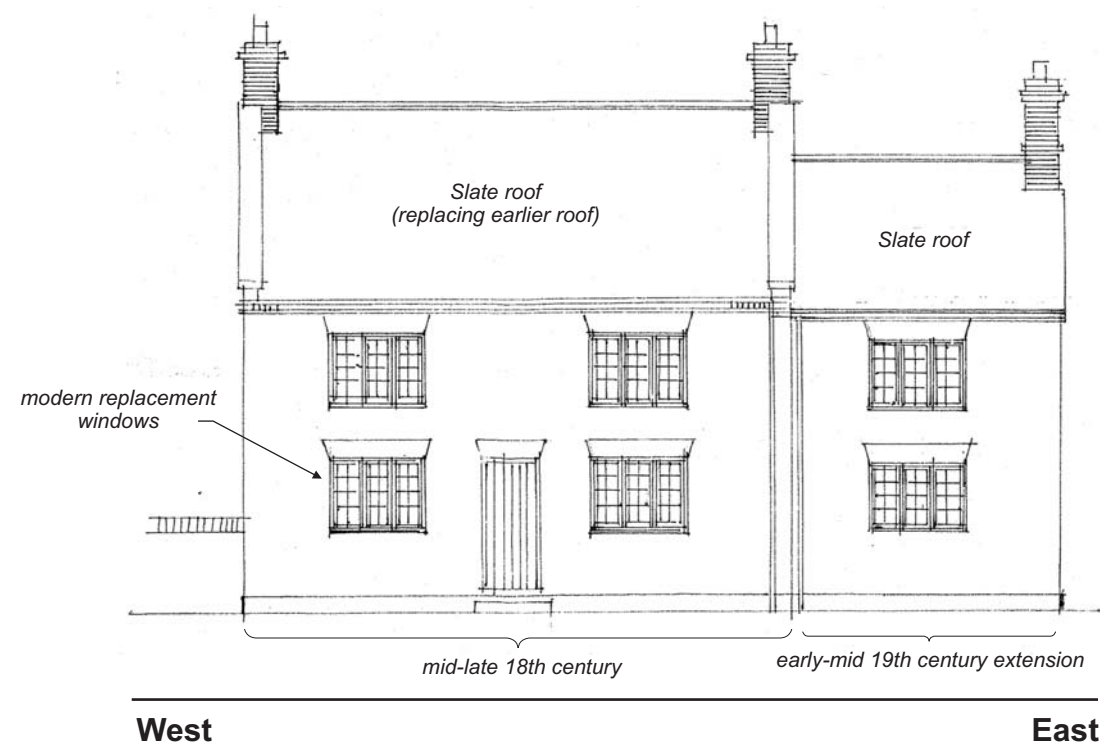
Bedroom 2 formerly occupied the full eastern half of the original structure until it was reduced with the construction of the eastern extension. The corridor truncates the chimney breast which dominates the corner of the bedroom (Fig 34). Again, this room has a large window opening onto Manor Road.

Prior to the construction of the east extension and creation of the corridor, access between Bedrooms 2 and 3 was through a door opening in the corner of the two rooms which has now been blocked and serves as a cupboard in Bedroom 2 (Fig 36).

Bedroom 1 currently serves as the master bedroom and occupies the entire first floor of the east extension. A cast iron fireplace with modern surround is positioned off centre to the chimney breast which is central to the eastern wall (Fig 37). A large window looks south onto Manor Road and a smaller window casement window looks north towards the yard. The room is separated from the corridor by a panelled door with spring latch (Fig 38).



0 5m



0 5m 10m





The south and east elevations of the farmhouse, looking north-west Fig 13



The principal elevation of the farmhouse, looking north Fig 14





Detail of window in the south elevation, looking into the Kitchen Fig 15



Detail of window in the south elevation, looking into the Living Room Fig 16





The north elevation of the farmhouse, looking south    Fig 17



The three main phases of construction visible on the north elevation    Fig 18





The north porch, showing blocked door, looking west Fig 19



Small window with shutters looking from the north Porch into the Inglenook Fig 20



The Kitchen, looking south-east    Fig 21



The Inglenook fireplace in the Dining Room    Fig 22





Former bread oven to the side of the Inglenook fireplace    Fig 23



The Dining Room, with doors to the Bathroom and stairs, recessed cupboard to the left and beam with chamfered stops over    Fig 24



Detail of the Dining Room beam with chamfered stops Fig 25



The Living Room, looking north-west Fig 26





The Dairy, looking north-west Fig 27



Detail of the slate shelf in the Dairy Fig 28



The stair banister and railings Fig 29



General view of Bedroom 4, looking south-west Fig 30





The stud partition separating the landing from Bedroom 3, looking south Fig 31



Bedroom 3, looking north-west, showing detail of the door Fig 32



Bedroom 3, detail of the window, looking south Fig 33



The chimney breast in Bedroom 2 Fig 34



Ledged door in Bedroom 2    Fig 35



Former doorway between Bedrooms 2 and 3, now a cupboard    Fig 36





Bedroom 1, the east wall with fireplace off centre to chimney breast Fig 37



Bedroom 1, door with detail Fig 38

## 4.2 The Barns and Stables

The structures north of the main farmhouse comprise three equal-sized ranges which enclose a central square courtyard (Figs 39-41). Historic map evidence as well as examination of the fabric and construction of the ranges suggests that they were built at different times, from the 18th century through to the 20th century, with the western range representing the earliest date of construction. Doorways to the ranges mainly open out into the yard. The yard itself is of concrete with iron tethering rings embedded in it. For this report, the three ranges will be described on a room by room basis.

### ***Room G1***

This is a small, square outbuilding measuring c2.5m x 3m (Figs 11, 42 & 43). The main fabric of the structure is of red brick in stretcher bond and the floor is of concrete. A square, fixed, single light window looks north from the north wall. It has a simple gabled roof of welsh slate with a tile ridge. A long strip of reduced ground separates room G1 from the main farmhouse which rests upon a stone plinth in this area. This structure was likely constructed in the mid 20th century and appears on the Ordnance Survey map of 1965 (Fig 10).

### ***Room G2***

At the time of this survey this room, which measures c2.5m x 1.5m was utilised as a wood store (Figs 42 & 44). It has a modern ledged braced door and a concrete floor with a single pitch welsh slate tile roof over. The room is constructed of coursed sandstone and ironstone rubble with mortar. Map evidence suggests that room G2 has a later construction date than room G3 which it abuts (Fig 8).

### ***Room G3***

This a small room, measuring c1.5m x 1.5m was used as an outdoor WC at the time of this survey. It can be seen on the First Edition Ordnance Survey map of 1884 (Fig 8) and a vertical join can be seen on the external face of the south wall where it abuts room G2 (Fig 45). Room G3 shares a welsh slate, single pitch roof with room G2.

### ***Room G4***

This room, measuring c4m x 3m, is constructed of coursed sandstone and ironstone rubble with mortar (Figs 46-49). The walls have been plastered internally and the floor is of handmade red bricks laid flat (Fig 51). Room G4 shares a gabled roof of corrugated asbestos with the rooms to the north. Access to the room is from the west via the yard through a modern, pine stable door. Room G4 is of a later date than room G5 and a vertical join can be seen on the external face of the west wall where the two meet (Fig 47). A blocked doorway in the north-east of the room formerly allowed access into room G5. Central to the east wall of the room, a short length of circular land drain has been utilised as ventilation (Figs 47 & 48). This form of ventilation can be seen throughout all three ranges and is a modern feature. A plastic skylight in the roof provides additional lighting for the room.

### ***Room G5***

Historic map evidence suggests that room G5 represents the earliest phase of the three ranges (Fig 7). A structure of approximately correct proportions and position appears on the Pre Inclosure map of 1773 though it cannot be said with absolute certainty if they are the same structure.

Room G5 is constructed of coursed sandstone and ironstone rubble with mortar and shares a common gabled roof of corrugated asbestos with room G4. The northern wall is constructed of breeze block and represents a 20th-century enclosing of the room, perhaps contemporary with breeze block infilling of the east range, and suggests that there was formerly open access between rooms G5 and G6 (Figs 39 & 53). This is also confirmed by a concrete stall division in room G6 which abuts the northern side of the breeze block wall. Structural evidence in both rooms G5 and G6, internally and externally suggests that room G5 formerly extended further north than its current limit and was part demolished and part incorporated into the structure of the north range in the mid-late 19th century, creating an open L shaped space. The original fabric of the west wall of this larger building extends up to the door in the west wall of room G6.

The roof structure is simple with corrugated asbestos sheeting laid over roughly shaped rafters which are supported over a single pine purlin central to each pitch (Fig 52). A single length of timber supports the rafters at the pitch of the roof. Two tie beams provide support for the purlins. The asbestos roofing suggests that this range was re-roofed in the early-mid 20th century.

A single skylight on the eastern pitch of the roof provides additional lighting for the room. There were formally three doorways into the room, two of which have been blocked. A small window with iron bars has been inserted into the eastern blocking (Fig 54). The single remaining doorway has a modern, pine stable door with timber, pitched ventilation over. A roughly hewn timber beam supports the roof over the former doorway (Fig 54). This beam pre-dates the later roof and relates to the original construction of the structure.

### **Room G6**

The northern range can be dated to the mid 19th century and comprises one single storey room aligned east-west, measuring c13.5m x 4.5m (Figs 39 & 55). The north, east and western walls of room G6 are constructed of coursed sandstone and ironstone rubble in contrast to the south wall which is of red brick in Flemish garden wall bond. The floor is of concrete screed over brick.

It is possible that this range was originally open fronted to the south, perhaps utilised as a cart shed and later enclosed and converted for stable use.

A gabled roof of slate tiles, hipped at the western end, runs the length of the range and continues for a short distance at a lower height over room G5 (Fig 40). This is supported by a simple structure of pine rafters carried on timber wall plates with purlins and tie beams (Figs 56 & 57). Iron ties are also present stretching between the rafters. Modern repair work can be seen at the hipped end of the roof with replacement ridge tiles and flashing, contemporary with the construction of the eastern range in the mid 20th century (Fig 55).

The northern half of room G6 has been partitioned with mid height, concrete stall divisions (Figs 39 & 58). A single stall division can also be seen abutting the breeze block wall between rooms G6 and G5. A shallow concrete drain runs down the centre of the room, east to west with a smaller branch coming off at the western end of the room (Fig 57). The concrete stalls are 20th century in origin, though pre dating the breeze block infilling and blocking.

Access to the room is via the south and western elevations through pine stable doors. A fixed, two light window looks onto the yard.

### **Room G7**

The east range is latest phase of construction, dating to the early - mid 20th-century. It comprises two rooms, G7 and G8 (Fig 39). A smaller structure abutting room G8 was demolished in the late 20th century. The range is constructed of machine made red brick in stretcher bond with later breeze block infilling and blocking on the west and south elevations (Figs 59 & 60).

This is the most northerly room, measuring c10m x 4.5m (Fig 39). A light timber and mesh screen encloses the northern extent of the room, most likely for keeping chickens (Figs 61 & 62). The remainder of the room has been partitioned by mid height concrete stall divisions. The floor is of concrete with a shallow drain running north south, central to the room.

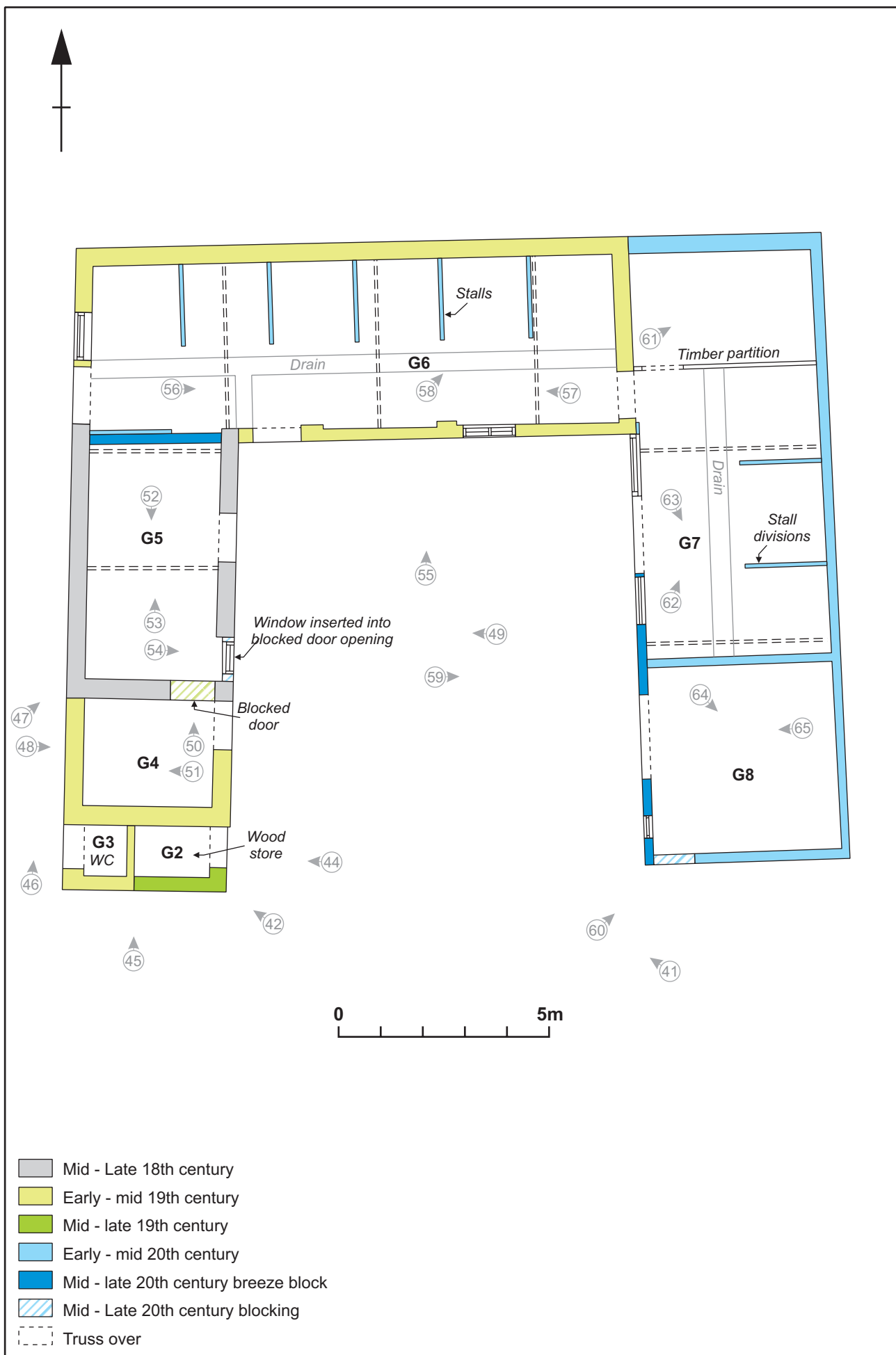
The roof is of machine sawn pine with king post trusses carrying rafters and purlins, supported by timber wall plates over the walls (Figs 62 & 63). Externally the roof is of slate tiles with red ridge tiles and lead flashing at the joins.

Access to the room is via a double door that opens west into the yard. This is flanked by a pair of fixed, two light, high level windows (Fig 40).

### **Room G8**

This is a square room measuring c4.5m x 4.5m (Fig 39). The room is fairly featureless with a concrete floor and double doors opening onto the yard (Figs 64 & 65). A fixed, single light window also looks onto the yard (Fig 65). The room shares its roof structure with room G7.

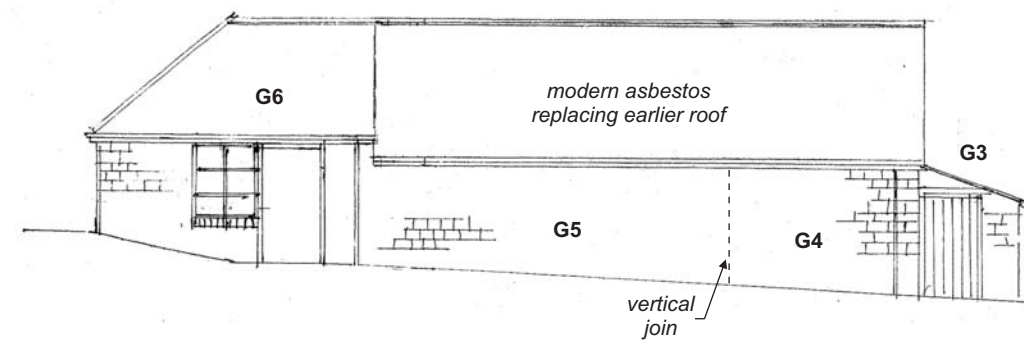
A blocked door in the south wall formerly allowed access to a smaller outbuilding which abutted the east range (Fig 60).



Scale 1:125

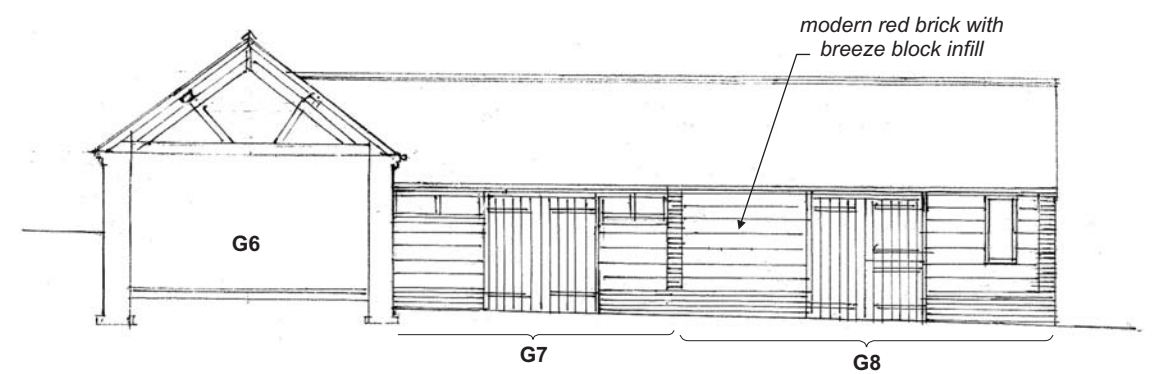
Plan of the barns and stables, showing photograph locations Fig 39





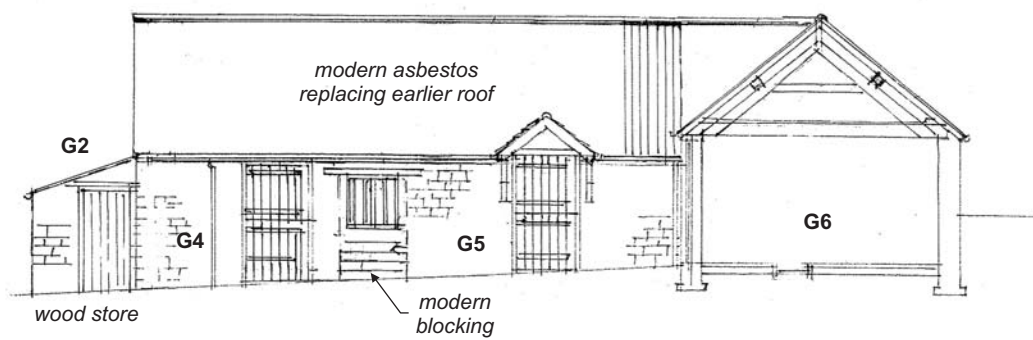
North

South



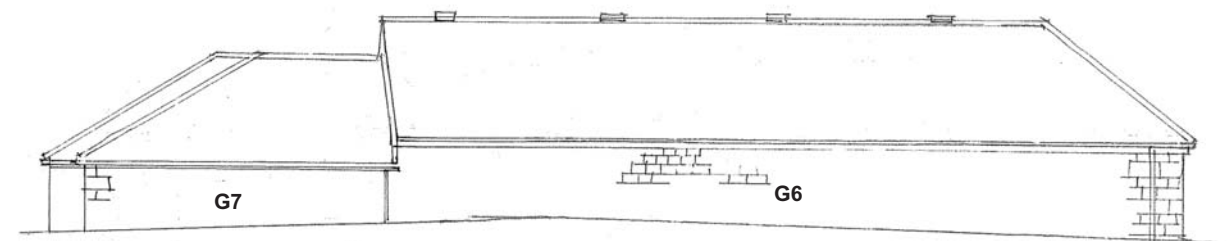
North

South



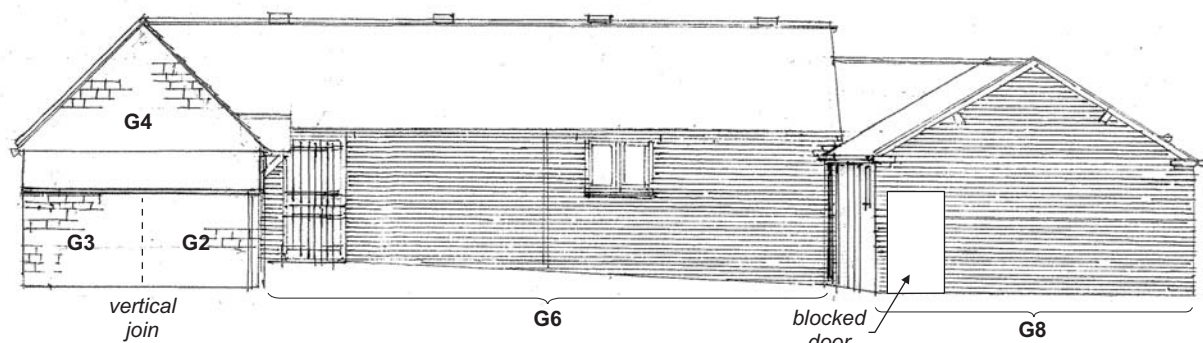
South

North



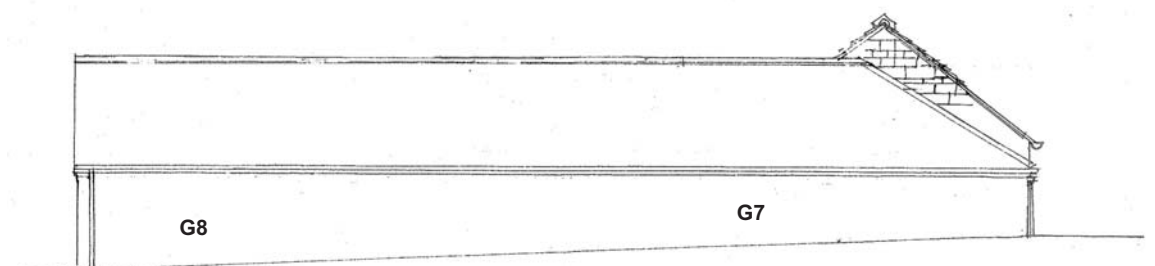
East

West



West

East



South

North





General view of the yard, looking north-west Fig 41



Rooms G1 and G2, looking north-west Fig 42





General view of room G1    Fig 43



The interior of room G2    Fig 44



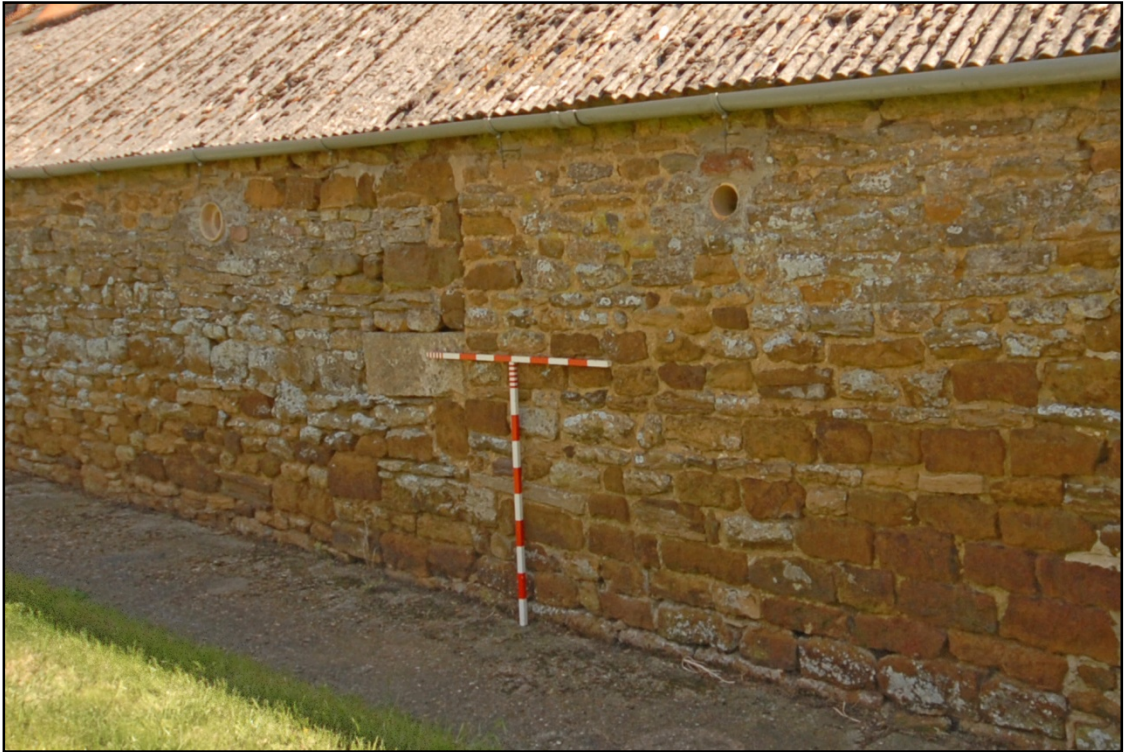


The south elevation of rooms G2 and G3    Fig 45



The west elevation of rooms G3-G6, looking north-east    Fig 46





The vertical join between rooms G4 and G5, looking north-east Fig 47



Detail of land drains used for ventilation throughout the ranges Fig 48





The east elevation of rooms G2, G4 and G5, looking west Fig 49



Room G4, showing the blocked door Fig 50





Room G4, the brick floor    Fig 51



Room G5, looking south    Fig 52





Room G5, looking north towards the breeze block partition Fig 53



The blocked door in room G5, looking east. Note the beam over Fig 54





The north range, room G6, looking north Fig 55



Room G6, looking east Fig 56





Room G5, looking west Fig 57



Room G5, detail of the stall divisions Fig 58





The east range, rooms G7 and G8, looking east Fig 59



The east range, the south elevation, showing the blocked door Fig 60





Room G7, the northern partitioned area Fig 61



Room G7, looking north Fig 62





Room G7, looking south    Fig 63



Room G8, general view of the interior, looking south-east    Fig 64



Room G8, general view of the interior, looking west    Fig 65

## 5 DISCUSSION

The surveyed buildings range in date from the mid-late 18th century through to the 20th century and are typical of an evolving agricultural property. The earliest surviving elements are the western extent of the main farmhouse and the middle portion of the western range of stables, room G5. The farmhouse was extended east and north during the 19th century and a north range was built, creating an L-shape around a central courtyard. The existing west range, room G5 was extended south with the construction of rooms G2 – G4

The northern range was originally open fronted to the yard and was subsequently enclosed and stalls divisions added. The construction of the eastern range in the 20th century created the modern layout seen during this survey. Other 20th-century alterations include the re-roofing of parts of the ranges, various blockings and minor alterations including the addition of circular ventilation holes throughout. The concrete stall divisions also date to the 20th century.

The second floor extension over the dairy and bathroom was added post-1954. The fenestration of the main farmhouse dates to the 20th century, replacing the earlier windows.

## BIBLIOGRAPHY

EH 2006 *Understanding Historic Buildings: A guide to good recording practise*, English Heritage

IfA 2001, revised 2008 *Standard and guidance for the archaeological investigation and recording of standing buildings and structures*, Institute for Archaeologists

Brunskill, R W, 1978 *Illustrated Handbook of Vernacular Architecture*, Faber and Faber

Alcock, N W, 2012 *Fixtures and Fittings in Dated Houses 1567-1763* Council for British Archaeology

Rice, R, 2009 *Rice's Architectural Primer*, Bloomsbury Publishing PLC

Calloway, S, & Powers, A, 2012 *the Elements of Style*, Octopus Publishing Group Ltd

RCHME 1982 *An inventory of the Historical Monuments in the County of Northampton, Archaeological Sites in South-West Northamptonshire, IV*, Royal Commission on Historic Monuments (England)

English Heritage 2006 *Historic Farmsteads. Preliminary Character Statement, East Midlands Region*, University of Gloucestershire

### Websites:

<http://www.british-history.ac.uk/Default.aspx>

<http://www.bgs.ac.uk/geoindex/home.html>

MOLA Northampton

14th May 2014



MOLA  
Bolton House  
Wootton Hall Park  
Northampton  
NN4 8BN  
01604 700 493  
[www.mola.org.uk](http://www.mola.org.uk)  
[sparry@mola.org.uk](mailto:sparry@mola.org.uk)