



## **Historic Building Recording at Town Farm, 18 High Street, Brackley, Northamptonshire**

Report No. 14/158

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**OASIS REPORT FORM**

<b>PROJECT DETAILS</b>		OASIS molanort1-186891
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Short description	MOLA carried out a programme of historic building recording on a farmhouse and associated structures at Town Farm, Brackley, Northamptonshire. The farmhouse was found to have 18th-century origins, operating originally as an Inn called the Butcher's Arms until the early 19th-century when the site moved towards a purely agricultural industry. This change in function was accompanied in the following decades by the construction of barns, stables, pigsties and other smaller structures as well as an enlargement of the farmhouse to include a Kitchen and Dairy. Further changes in the 20th century saw a part modernisation of the farmhouse utilities and the construction of Garages, Pole Barn and Greenhouse to the west. It appears that the farming practises were modernised in the mid 1960s with the installation of the grain dryer as well as the installation of new piping for the milking parlours.	
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Previous work	Unknown	
Future work	Unknown	
Monument type and period	18th-century farmhouse with associated farm buildings ranging from early 19th – late 20th centuries	
<b>PROJECT LOCATION</b>		
County	Northamptonshire	
Site address	Town Farm, 18 High Street, Brackley	
NGR	SP 58560 37120	
Area	3750 sq m	
<b>PROJECT CREATORS</b>		
Organisation	MOLA Northampton	
Project brief originator	Northamptonshire Assistant Archaeological Advisor	
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# 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>5</b>
	3.1 Local history	5
	3.2 Cartographic Evidence and Development of the Site	6
<b>4</b>	<b>THE FARM HOUSE</b>	<b>10</b>
	4.1 Exterior	10
	4.2 The Cellar	10
	4.3 The Ground Floor	10
	4.4 The First Floor	12
	4.5 The Second Floor	13
<b>5</b>	<b>THE FARM YARD</b>	<b>52</b>
	5.1 The Greenhouse	52
	5.2 The Coal Shed and Privy	52
	5.3 The Pigsties	52
	5.4 Barn 1	53
	5.5 Barn 2	53
	5.6 Stable 1	54
	5.7 The Milking Parlours	54
	5.8 Stable 2	55
	5.9 Garage 1 / Stable 3	56
	5.10 Garage 2	56
	5.11 Pole Barn	56
	5.12 Cart Shed	56
<b>6</b>	<b>DISCUSSION</b>	<b>85</b>
	<b>BIBLIOGRAPHY</b>	

## Figures

- Fig 1: Site Location
- Fig 2: The Survey area
- Fig 3: Aerial view of the site, showing the surveyed buildings (image from Google Earth)
- Fig 4: Town Farm in relation to the medieval extent of Brackley (Clarke 1987)
- Fig 5: Map of Brackley, 1760
- Fig 6: Draft Inclosure map of Brackley, 1830
- Fig 7: First Edition Ordnance Survey map of 1884
- Fig 8: Second Edition Ordnance Survey map of 1900
- Fig 9: Ordnance Survey map of 1922
- Fig 10: Ordnance Survey map of 1974
- Fig 11: Phased plan of Town Farm
- Fig 12: Elevations of the farmhouse
- Fig 13: Phased plan of the farmhouse
- Fig 14: The east elevation, looking north - west
- Fig 15: The east elevation, looking south - west
- Fig 16: View along the High Street, looking south
- Fig 17: Detail of ground floor window
- Fig 18: Detail of first floor window
- Fig 19: Detail of the light well
- Fig 20: The entrances to the Hall and Passage
- Fig 21: Interior of the passage, looking west
- Fig 22: Exit from the passage with blocked door adjacent
- Fig 23: View toward the Kitchen and Dairy, looking north - east
- Fig 24: The Cellar, looking south
- Fig 25: Detail of repair to central beam
- Fig 26: The light well, looking east
- Fig 27: Detail of newspaper wrapping on the Cellar beam, dated 1901
- Fig 28: Alcoves in the north wall of the Cellar
- Fig 29: The entrance from High Street, looking east
- Fig 30: Detail of Victorian tiled floor, "Carron" pattern
- Fig 31: Blocked door with utility cupboard below
- Fig 32: The Hall, doors to the Cellar and Rear Hall
- Fig 33: Room G2, looking south - east
- Fig 34: Room G2, looking north
- Fig 35: Former inglenook with 1930s fireplace

- Fig 36: Detail of window shutters in Room G2
- Fig 37: Room G3, looking south
- Fig 38: Detail of the fireplace in Room G3
- Fig 39: Detail of gas light bracket in Room G3
- Fig 40: Detail of makers' mark "Veritas" on gas light bracket in Room G3
- Fig 41: Detail of window shutters in Room G3
- Fig 42: Room G4, looking east
- Fig 43: Room G4, looking west
- Fig 44: Detail of stone floor in Room G4
- Fig 45: Room G5, looking east
- Fig 46: Room G5, looking west
- Fig 47: Rear Hall, G6 with entrance to Room G3 and stairs
- Fig 48: Detail of bells over G6
- Fig 49: Detail of the Aga and adjacent cupboard
- Fig 50: The Kitchen, G7, looking north
- Fig 51: The Kitchen, G7, looking east
- Fig 52: The Dairy, G9, looking south - east
- Fig 53: The Dairy, G9, showing sausage maker and bacon salting trays
- Fig 54: The Dairy, G9, looking north - west
- Fig 55: The Dairy, G9, detail of gas light
- Fig 56: Room F1, looking north - west
- Fig 57: Detail of the fireplace in Room F1
- Fig 58: Detail of the window in Room F1
- Fig 59: Room F2, looking north
- Fig 60: Room F2, detail of the fireplace
- Fig 61: Room F2, looking east
- Fig 62: Views of the corridor, first floor
- Fig 63: Room F3, looking south - east
- Fig 64: Room F3, looking east
- Fig 65: Room F3, detail of the fireplace
- Fig 66: Room F4, looking east
- Fig 67: Room F4, looking south - west
- Fig 68: Bathroom F5, looking south
- Fig 69: Bathroom F5, detail of "Cascade" toilet
- Fig 70: Room S1, looking south, showing chimney breast
- Fig 71: The south elevation with plaster removed, showing the join with original gable
- Fig 72: Room S1, looking north

- Fig 73: Room S2, looking east, showing chimney breast and stairs
- Fig 74: Room S2, detail of the chimney breast
- Fig 75: Room S2, looking east
- Fig 76: Room S3, detail of the chimney breast
- Fig 77: Room S3, detail of the window
- Fig 78: Room S4, looking south - east
- Fig 79: Examples of the farmhouse window furniture
- Fig 80: Examples of the farmhouse Bakelite fittings
- Fig 81: Phased plan and elevations of the northern range of buildings
- Fig 82: Plans, elevations and sections of Barns 1 & 2
- Fig 83: The Greenhouse, looking north - east
- Fig 84: The Coal Shed and Privy, looking west
- Fig 85: The Coal Shed and Privy, looking east
- Fig 86: The Pigsties, north elevation, looking south
- Fig 87: The Pigsties, east yard
- Fig 88: The Pigsties, interior
- Fig 89: Barns 1 and 2, looking south - west
- Fig 90: Barn 1, interior, looking west
- Fig 91: Barn 1, interior, looking east
- Fig 92: Barn 1, door in the south elevation
- Fig 93: Barn 1, detail of drive shaft below Mezzanine
- Fig 94: Barn 1, detail of truss
- Fig 95: Barn 1, blocked window in the east elevation
- Fig 96: Barn 2, east elevation
- Fig 97: Barn 2, the west and north elevations, looking south - east
- Fig 98: Barn 2, detail of L hinges on east door
- Fig 99: Barn 2, looking north, showing grain dryer and 1960s threshing pit
- Fig 100: Barn 2, looking south
- Fig 101: Barn 2, detail of blocked window
- Fig 102: Barn 2, detail of truss
- Fig 103: Stable 1, south elevation, looking north
- Fig 104: Stable 1, detail of dormer
- Fig 105: Stable 2, detail of door
- Fig 106: Stable 1, looking west
- Fig 107: Stable 1, looking east
- Fig 108: Stable 1, detail of mangers in loose box
- Fig 109: Stable 1, detail of blocking



- Fig 110: Stable 1, the hayloft, looking east
- Fig 111: Milking Parlours, looking east
- Fig 112: Milking Parlours, elevated door to Stable 1
- Fig 113: Milking Parlours, detail of stalls and mangers with piping over
- Fig 114: Milking Parlours, 19th-century stone wall of former structure
- Fig 115: Milking Parlours, detail of concrete floors and drainage
- Fig 116: Stable 2, the south elevation
- Fig 117: Stable 2, detail of window
- Fig 118: Stable 2, looking east
- Fig 119: Stable 2, looking west
- Fig 120: Stable 2, detail of stalls and mangers
- Fig 121: Examples of 19th century stonework on the northern range of buildings
- Fig 122: Stable 3, looking north
- Fig 123: Stable 3, interior
- Fig 124: Garage 1, looking north
- Fig 125: Garage 1, interior, looking north
- Fig 126: Garage 2, looking north
- Fig 127: The Pole Barn, looking south - west
- Fig 128: The Pole Barn, interior, looking west
- Fig 129: The Cart Shed, north elevation, looking south
- Fig 130: Cart Shed, looking east
- Fig 131: Cart Shed, looking west
- Fig 132: General view of the farmyard, looking east
- Fig 133: General view of the farmyard, looking south - east

**HISTORIC BUILDING RECORDING AT  
TOWN FARM, 18 HIGH STREET, BRACKLEY  
NORTHAMPTONSHIRE  
MAY - JULY 2014**

**Abstract**

*MOLA carried out a programme of historic building recording on a farmhouse and associated structures at Town Farm, Brackley, Northamptonshire. The farmhouse was found to have 18th-century origins, operating originally as an Inn called the Butcher's Arms until the early 19th-century when the site moved towards a purely agricultural industry. This change in function was accompanied in the following decades by the construction of barns, stables, pigsties and other smaller structures as well as an enlargement of the farmhouse to include a Kitchen and Dairy. Further changes in the 20th-century saw a part modernisation of the farmhouse utilities and the construction of Garages, Pole Barn and Greenhouse to the west. It appears that the farming practises were modernised in the mid 1960s with the installation of the grain dryer as well as the installation of new piping for the milking parlours.*

**1 INTRODUCTION**

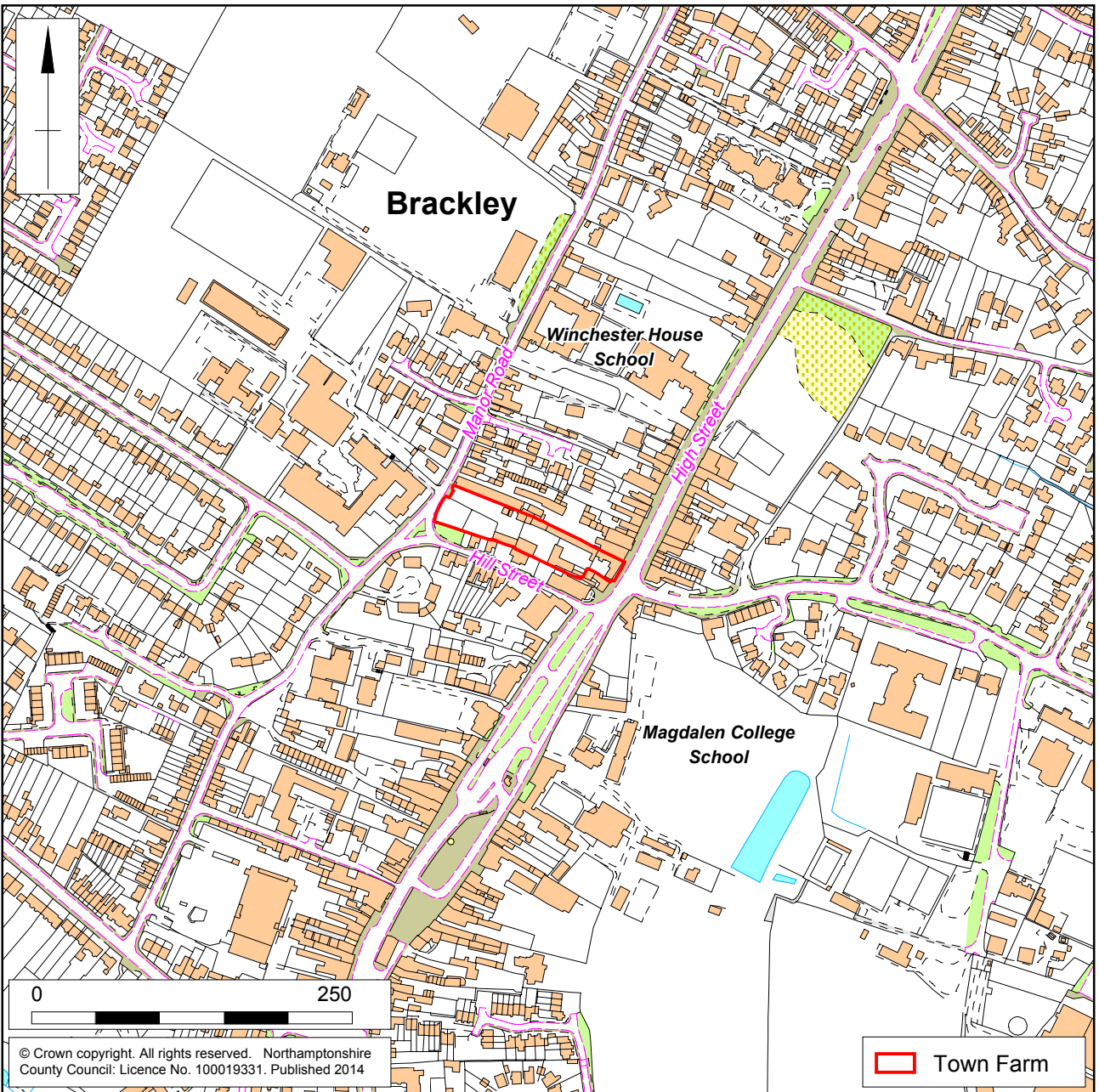
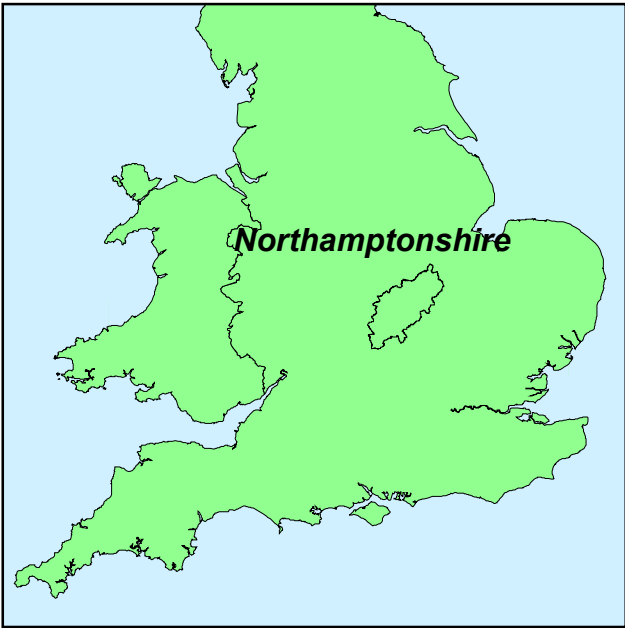
MOLA was commissioned in March 2014 by Mr Robert Brown to undertake a programme of historic building recording on the farmhouse and associated farm buildings at Town Farm, Brackley, Northamptonshire (SP 58560 37120, Figs 1 & 2).

Brackley is a market town, historically associated with the wool trade, located in south-west Northamptonshire. It lies on the intersection of routes between London and Birmingham as well as Cambridge and Oxford. The survey area is located centrally to Brackley, at the eastern edge of the medieval extent of the town and comprises a farmhouse fronting the main High Street with associated farm buildings to the west. The property is a long, narrow plot, occupying a former burgage, and is located at the intersections of High Street, Hill Street and Manor Road. The western half of the site encloses ground which was formerly part of an open field system known as Castle Fields.

Cartographic evidence shows that the farmhouse operated as a public house called the Butcher's Arms in the mid-late 18th century before its function became purely agricultural in the 19th century.

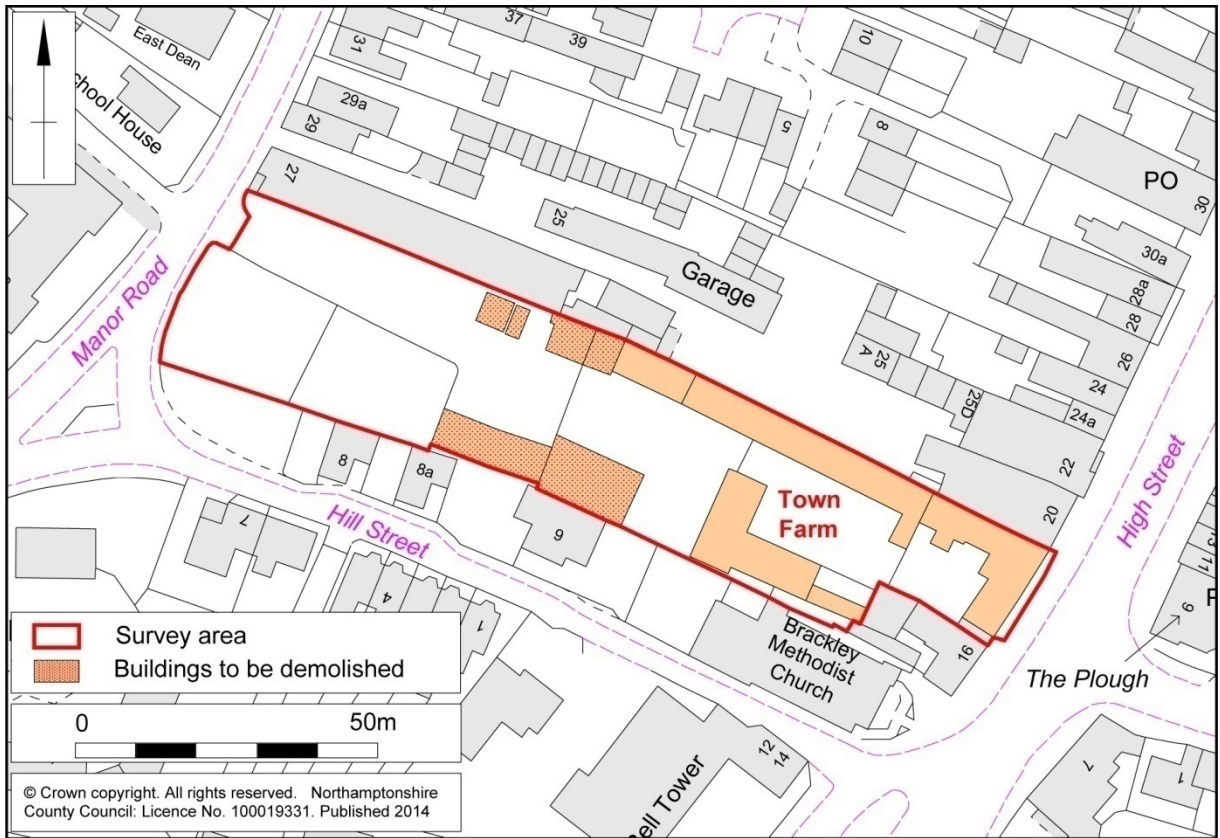
The farmhouse was found to be in generally good condition with a remarkable survival of a range of domestic fixtures and fittings. The stables, barns and other outbuildings were likewise in a generally good condition with a range of period fixtures surviving within.

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



Scale 1:5000

Site location Fig 1



The survey area Fig 2



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

## 2 OBJECTIVES AND METHODOLOGY

The objectives of this survey as set out in the brief were:

- To provide a comprehensive visual record of the structures prior to the permitted conversion, as they represent upstanding archaeological/historical remains of local, regional and 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. This will be adequately detailed to place the findings of the recording in their context and to be able to inform future conservation decisions and the subsequent management of the structures.
- 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.

The level of recording was specified as Level 3 – an analytical record (English Heritage 2006, 14).

This is defined by English Heritage as consisting of:

- A systematic 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.

Site visits were made between May and July 2014 during which the principal elevations and interiors were photographically recorded. The photographic survey also included any structural, historic and architectural 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.

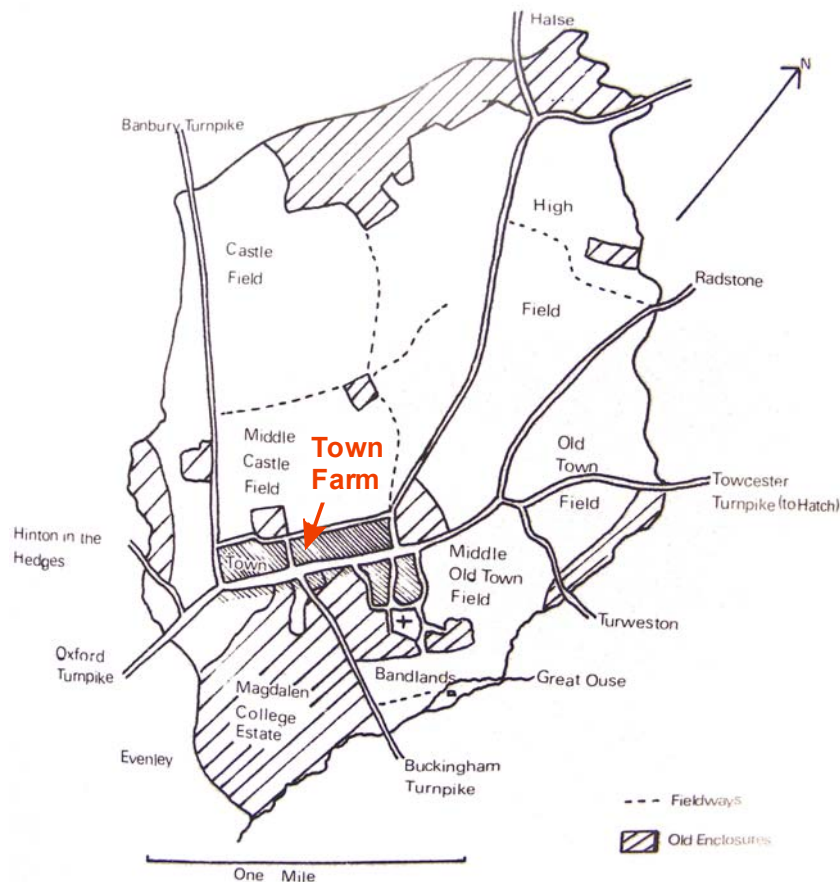
### 3 HISTORICAL BACKGROUND

#### 3.1 Local history

Brackley lies in the south-west of the county astride the main medieval road from Oxford to Northampton and is one of two planned towns in Northamptonshire in which an urban settlement was constructed on a new site away from an existing village. In 1086 Brackley was an agricultural village with two manorial holdings which appears to have been an estate and ecclesiastical centre. Within a century of the conquest, the new town was created and the original village was thereafter known as the Old Town. Subsequently Brackley profited from the wool trade, becoming the second wealthiest town in the county by the 14th century.

The New Town appears to have been laid out around a new market place that was established along the Oxford to Northampton road. By the late medieval period, at which time a change in the wool trade saw a concentration on the Cotswold wool towns, Brackley's commercial base collapsed. The town went into rapid decline, falling back on its lesser function as a purely local market centre, a role which continues to this day.

The survey area is located on the eastern extent of the New Town and partly incorporates a former area of open fields known as Castle Fields, which existed west of the town prior to Inclosure in the 18th century. Due to modern expansion of Brackley, Town Farm is now located central to the town.



Town Farm in relation to the medieval extent of Brackley (Clarke, J) Fig 4

### 3.2 Cartographic evidence and development of the site

The earliest map of Brackley found during research for this survey is a detailed map of 1760 (Fig 5) showing the buildings either side of the full stretch of the main road through the centre of historic Brackley, beginning from the northern extent of the town and continuing south to the brook. This map, while showing the names of property owners and tenants, does not depict any structures ancillary to the main buildings.

The farmhouse is illustrated as a long, rectangular structure with no extensions to the rear. A strip of grass is shown parallel to the frontage. It is abutted at the north and south by smaller properties. Of greatest interest is the label "The Butcher's Arms", showing that the property was operating as a public house during the latter half of the 18th century. The property is labelled as being under the tenancy of "Lathbury" and under the ownership of the "Duke of Bridgewater". The 1849 and 1874 volumes of Whellan's History of Northamptonshire, list The Plough, which is shown on this map across the street from Town Farm, but do not have listings for Butcher's Arms, indicating that it had ceased to operate as a public house by the early - mid 19th century.

The pre-Inclosure map of 1830 (Fig 6) provides a much wider view of Brackley and shows the full range of buildings present in the survey area at that time. The two large stone barns, Barns 1 and 2 in this survey, and a stone built stable, Stable 1 are depicted as well as a stone outbuilding which does not fall within this survey. Two paddocks at the far west of the survey area are also shown, in the same size and shape in which they survey to the modern day. The farm building itself is still shown as a rectangular plan structure with no rear extension. The property is shown as being under the possession of the "Dukes Trustees".

By the time of the first Edition Ordnance Survey of 1884 (Fig 7), the farm has been expanded substantially with the construction of a Kitchen, Rear Hall and Bathroom to the rear of the farmhouse and the addition of Pigsties, Stables and Cart Shed to the west. The Ordnance Survey map 1900 (Fig 8), depicts the Dairy and Lobby as well as the full northern range of Milking Parlours.

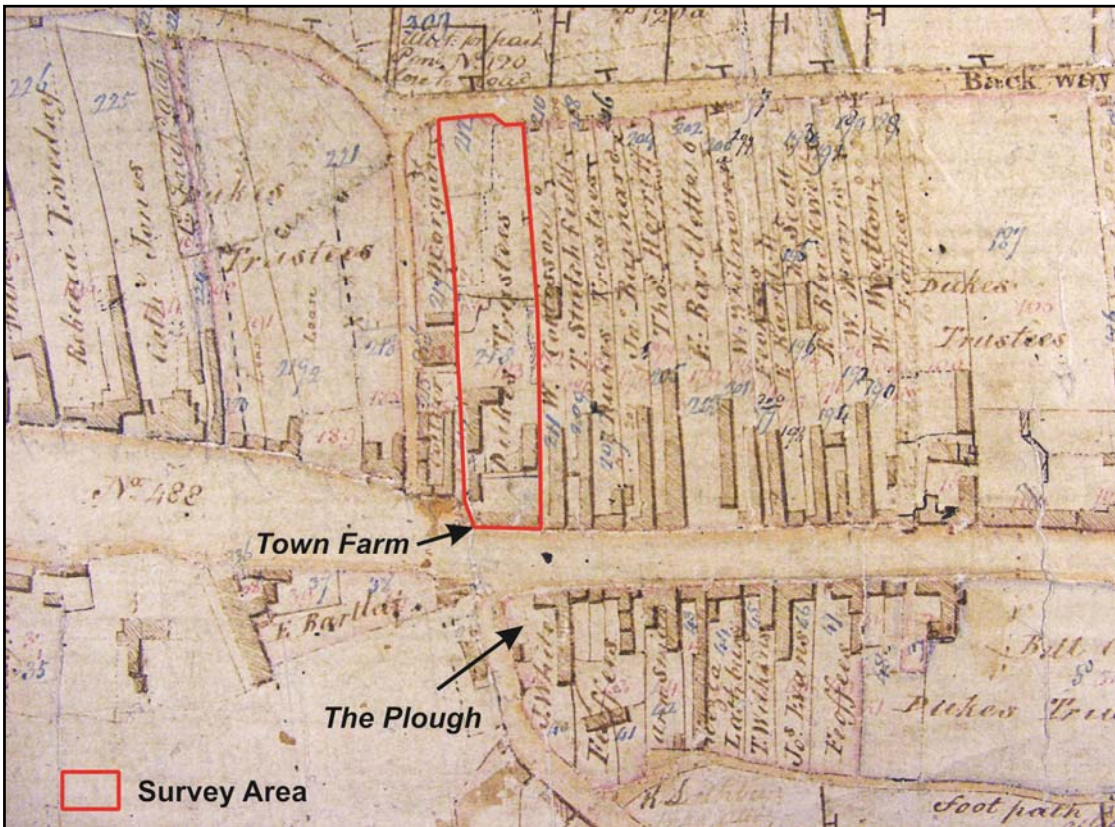
Very little has changed by the Ordnance Survey map of 1922 (Fig 9), the only new building being the construction of the small structure located in the footprint of the current Coal Shed and Privy. In the period between this and the 1974 survey (Fig 10), the Pole Barn, Coal Shed and Privy have been built. A building formerly at the eastern extent of the north range has been demolished and replaced with the brick Garage which now occupies this footprint.

Other maps consulted as part of this research are Bryant's map of 1824 and Thomas Eyre's map of 1791. These were not found to be of sufficient detail to provide specific information about the development of the site.

Until its recent purchase for development, Town Farm was in possession of Mr Peter Wright whose family have owned the property since the very early 20th century, having purchased it from the estate of the Duke of Bridgewater.

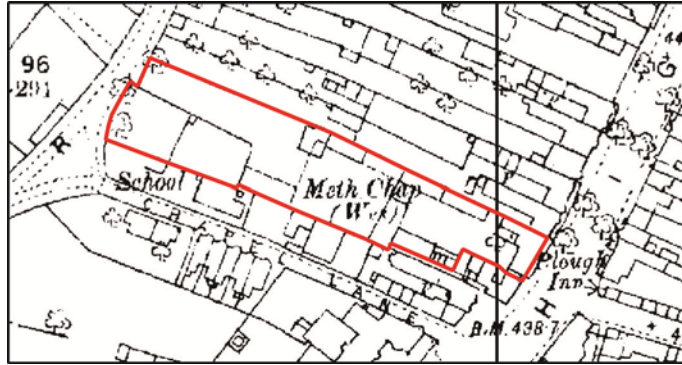


Map of Brackley, 1760 Fig 5

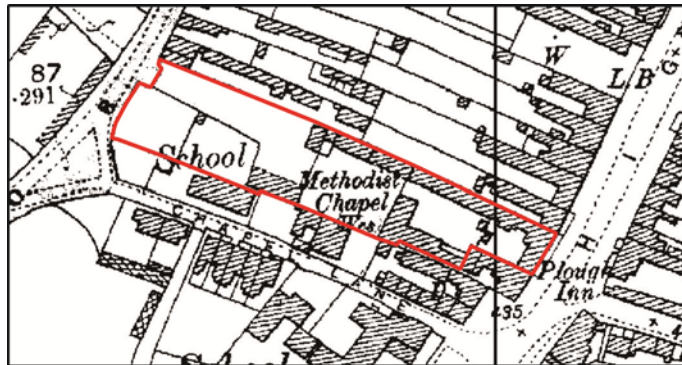


Draft Inclosure map of Brackley, 1830 Fig 6

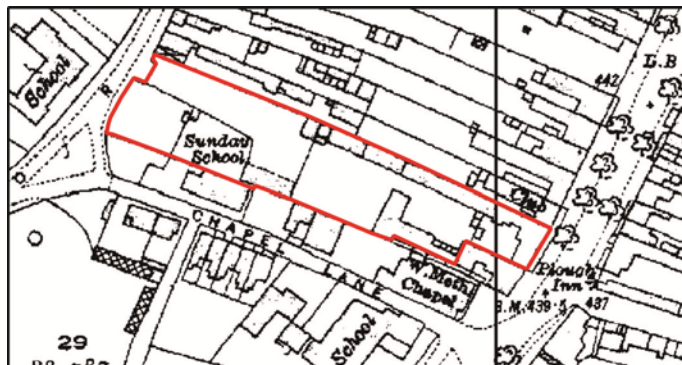




First Edition Ordnance Survey map of 1884 Fig 7



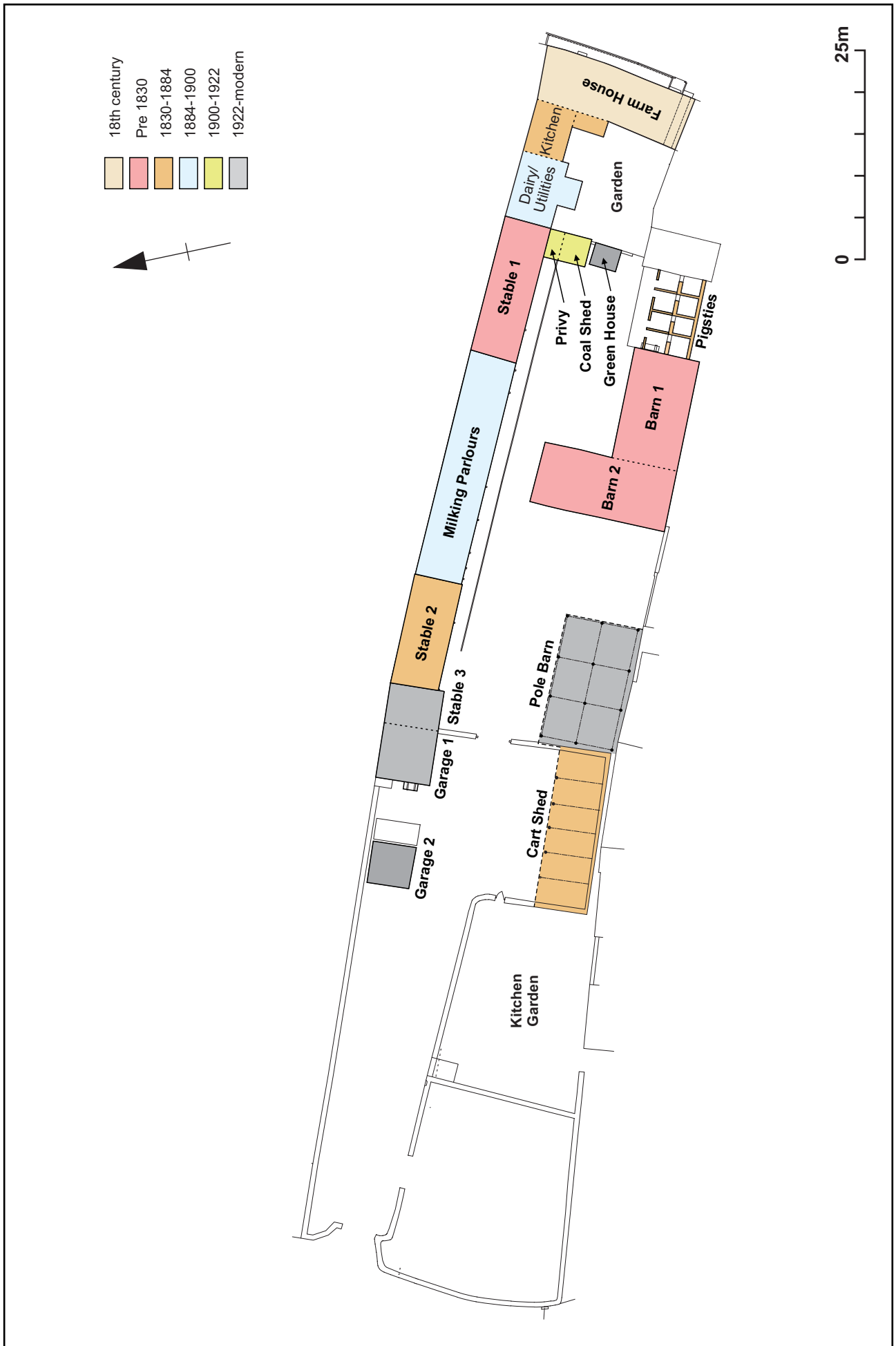
Second Edition Ordnance Survey map of 1900 Fig 8



Ordnance Survey map of 1922 Fig 9



Ordnance Survey map of 1974 Fig 10



Scale 1:1250

Phased plan of Town Farm Fig 11

## **4 THE FARMHOUSE**

### **4.1 Exterior**

The farmhouse is an L-shaped structure presenting a main elevation to the High Street on a north-east, south-west alignment (Figs 14-16). It is constructed of coursed, shaped sandstone and ironstone blocks with a roof of Welsh Slate, gabled at the north and south ends. The main, east facing elevation is of four bays with regular fenestration of nine light windows, the central panel side hung at the ground and first floor level; and four light casement windows at second floor level (Figs 17 & 18). Timber lintels carry the wall over these windows. A light well, to the cellar, is also present between the two northerly bays (Fig 19). Two doorways at the southern extent of the elevation allow passage into the entrance hall and a through passage to the garden at the rear of the building (Figs 20-22). A low stone wall or kerb with iron railings runs the length of the elevation. Brick chimneys are built both centrally to the building and at the south gable.

The rear, west facing elevation is largely plain with irregular fenestration (Figs 12 & 23). The elevation is broken up by a two storey, stone structure with a single pitch roof of Welsh Slate which is constructed off centre to the elevation. This houses an entrance hall and first floor bathroom (Fig 13). At the northern end of the main farmhouse, a single storey stone structure houses a Kitchen, Utility Room and Dairy with a small Lobby between the Utility Room and Dairy (Fig 13).

The farmhouse and associated ancillary rooms will be described in this report on a room by room and floor by floor basis.

### **4.2 The Cellar**

The cellar is accessed via a stair from the hallway G1 on the ground floor (Fig 13). The walls are of limewashed stone, with built-in shelves or alcoves on the north and west walls. The floor is of stone flags with a drain in the north east corner and the stair treads are red brick. The ceiling is lath and plaster with a central east - west beam which has been partially whitewashed. The beam is partly wrapped in newspaper dating to 1901 (Fig 27). There is a light well to the street which has a four light wooden casement (Fig 26). On the floor of the cellar is a wooden ladder, which would have been used to roll beer barrels down into the cellar from the light well when the building was the 'Butchers Arms' in the late 18th to early 19th centuries. Also in the cellar, but not in its original location is a zinc salting tray used for curing bacon.

### **4.3 The Ground Floor**

The farmhouse is single depth, comprising four rooms G2-G5 and Hall G1 (Fig 13). The Hall, G1, allows entry from High Street and turns around Room G2, leading to the rear hall and the cellar entrance (Fig 32). It has a late Victorian/early Edwardian tiled floor in a "Carron" pattern (Figs 29 & 30). From the western arm of the hall, two windows, each with deep, splayed reveals, look out onto the garden. The southernmost window is built into the reduced opening of a former door (Fig 31). The other is its original size and retains wooden shutters and iron window furniture. Mr Wright recalls that a door formerly opened from the Hall into the south passage and indeed tapping the wall in this location does reveal a blocking (Fig 13).

Room G2, the Study, is demarcated by a stud partition wall that separates it from the Hall. A timber beam with chamfered stops runs along the eastern face of the west partition of the room, central to the width of the farmhouse (Fig 13). A former inglenook fireplace at the northern end has been enclosed to form a pair of cupboards

flanking a mid 1930s beige-tiled fireplace with tiled hearth (Fig 35). A recessed apothecary style cupboard is built into the wall adjacent to the inglenook. This is the only room in the house with a parquet floor (Figs 33 & 34). This floor, laid in a herringbone pattern is likely contemporary with the tiled floor of the hall and is original to the partitioning of this room. An earlier flagstone floor of the room is visible within the inglenook cupboards. The room has a simple skirting scheme with a dado rail between the north wall and the door. A large nine light iron-framed window with iron window furniture opens onto Main Street (Fig 79). This window is set within deep, splayed reveals. It retains original window shutters and has a window seat below it (Fig 36).

G3, the sitting room, is the most decorative of the rooms with a Victorian fireplace off centre to the south wall (Fig 37). The fireplace surround is of a simple design with reeded jambs and a plain mantle shelf over. Within the wooden surround, veined grey marble frames a cast iron fireplace and grate with decorative tiles featuring a floral motif (Fig 38). Stone flags form a hearth in front of the fireplace. Flanking the fireplace are a pair of adjustable, brass, swan-neck gas light brackets (Figs 39 & 40). These brackets post date 1897 as they are designed to burn downwards.

A large nine light iron framed window with iron window furniture opens onto High Street. This window is set within deep, splayed reveals with shutters and has a window seat below it (Fig 41). The room has a simple floor of timber boards. The doorway into G3 from the Rear Hall, G6, has a two panelled door with plain L-hinges. A rim lock with flanking finger plates is an early 20th-century addition to the door. A decorative floral pattern has been painted onto the door by the occupants of the house (Fig 37).

The north wall of G3 is a stud partition through which Room G4 can be accessed via a simple four panelled door with later rim lock. This partition is likely of a late Victorian date. Room G4 occupies the north-east corner of the house and is a small room with a single window with window seat looking out onto High Street (Fig 42). Like the other windows in the east elevation, this window is of nine lights with a side hung central panel.

Room G4 and its adjacent room G5 are divided by an unusual partition which comprises timber studs with upright planks between (Fig 43). A pair of two light, fixed, single pane windows flank a door with two panes of textured glass in the upper half. Transoms with transom lights are present over the door and adjacent windows. This partition looks very out of place in a domestic property. G5 is a store room and the northern half has been partitioned to form an enclosed cupboard area with a work surface and overhead storage (Figs 45 & 46). Both rooms share a flag floor of regular, squared stone slabs (Fig 44).

The Rear Hall, Room G6, forms an entrance lobby to the main house, with a door through into Hall G1 and the Kitchen G7 as well as doors to Room G3 and the main stair (Fig 47). A single window opening with a pair of two light casement windows looks out onto the garden to the west. The bell pull from the front and rear entrances lead to bells installed here (Fig 48).

Room G7, the Kitchen, is the earliest of the extensions constructed to the west of the Farmhouse. A chimney breast at the western end of the room extends approximately 3.2m above the ridge of the roof and shows evidence of widening to accommodate a second or wider flue. Within the Kitchen, the opening of the chimney breast contains an Aga range (Fig 49). It is likely that the opening would have originally housed a late 19th-century cast iron range. The chimney breast alcove to the north of the range has a full height built-in cupboard, the opposite alcove has the door through to room

G8. The floor is of red quarry tiles, the walls plaster over stone and the ceiling lath and plaster (Figs 50 & 51).

Room G8, at the time of the survey, was being used as a utility room. The cupboards are typical 1950s wooden kitchen type cupboards. The doors to the kitchen and the later lobby room G10 are ledged and plank doors. The floor is of red and black quarry tiles laid in a chequer pattern.

Room G9 is noted as being the Dairy, although Mr Peter Wright, the previous owner has described this room as being used for the preparation of bacon, with the zinc basins being used for salting the meat. The walls are plaster over stone, the ceiling is lath and plaster and the floor is red and black quarry tiles laid in a chequer pattern. The door is a simple ledged and plank door and there is a Bakelite light switch on the wall adjacent (Figs 52 & 80). The zinc salting basins are arranged along the north wall of the room with short returns on the east and west walls (Figs 53 & 54). The basins are rested on brick piers. Hanging from the ceiling in the centre of the room is a rather elaborate arrangement of pipe work for a gas lamp (Fig 55). On the east side of the room there is a further brick pier with a slate top and a hand cranked sausage making machine mounted on it, emphasising again that although the room may have originally been conceived as a dairy it had been latterly used for meat processing.

Room G10 is a small lobby room giving entry into rooms G8 and G9. The floor is of red and black quarry tiles in a chequer pattern, the walls plaster over stone and the ceiling lath and plaster. The door to the back yard is ledged and plank. The four light wooden casement window was obscured by vegetation at the time of the survey.

Rooms G7 – G10 are broadly contemporary, with G7 pre-dating 1884 and G8-G10 being constructed between 1884 and 1900. These rooms relate to a wider remodelling of the house and farm buildings.

#### **4.4 The First Floor**

The first floor comprises four bedrooms with a corridor along the back of the building giving access to all of the rooms on this level (Figs 13 & 62). The bathroom, F5, also on this floor, is located in an extension on the rear of the building.

The corridor has a six light iron-framed window in splayed reveals, with a window seat overlooking the garden/farmyard.

Room F1, at the southern end of the range, is the largest of the bedrooms on the first floor (Fig 56). A late Victorian plain cast iron, standard register grate, fireplace with a plain wooden surround and mantle is set off centre on the southern wall of the room (Fig 57). This type of fireplace has a flap at the back of the grate which can be closed when the fireplace is not in use to stop soot from the chimney entering the room. The room has a nine light iron-framed window set into splayed reveals on the eastern elevation overlooking the High Street (Fig 58). The door from the corridor is a plain two panel door with a simple mortice lock. There is a single gas light over the mantle, but no electric light. There is, however, a single Bakelite socket on the skirting board of the east wall. The walls are plaster over stone apart from the stud dividing wall to room F2. Early – mid 20th-century wallpaper was still present on all four walls of the room. The floors are boards and the ceiling lath and plaster with crossing beams with chamfered stops over.

Room F2, is on the southern side of the central chimney. The fireplace is a simple Victorian cast iron example set within a plain wood surround and mantle (Fig 60). In the chimney breast alcove to the right of the fireplace there is a cupboard with hooks

for hanging clothes, the door to this is a simple single panel door which does have, however, a mortice lock, which appears to have gone out of use as latterly the door has been fastened with a simple toggle (Fig 59). The window is as that in F1 (Fig 61). The door to the corridor is a plain four panel door with a simple mortice lock which has been fitted upside down as it was designed for a door which opened the other way. Over the fireplace there is a gas mantle, this room does have a single electric light bulb with associated Bakelite switch and a single Bakelite socket. The floors are boards and the ceiling lath and plaster with a beam with chamfered stops over.

Room F3, is on the northern side of the central chimney. The Victorian fireplace is cast iron, mimicking in its style a medieval tracery window, set within a simple plain wood surround and mantle (Fig 65). In the chimney breast alcove to the left of the fireplace there is a cupboard with hooks for hanging clothes, the door to this is a simple two panel door (Fig 63). The window is as that in F1 (Fig 64). The door to the corridor is a plain two panel door with a simple mortice lock. Over the fireplace there is a gas mantle, this room does have a single electric light bulb with associated Bakelite switch and a single plastic socket which has a round three pin Bakelite extension plug made by Grelco (Fig 80). The floors are boards and the ceiling lath and plaster with a beam with chamfered stops over.

Room F4 at the northern end of the floor does not have a fireplace, so was therefore unheated (Figs 66 & 67). The window is as that in Room F1. The door to the corridor is a plain two panel door with a simple mortice lock. The room has a more modern fluorescent tube light although the light switch is Bakelite. The floors are boards and the ceiling lath and plaster with a beam with chamfered stops over.

Room F5 is the bathroom which is in a later extension on the rear of the building, the cartographic evidence would suggest it was built between 1884 and 1900. The bathroom at the time of the survey retained an early "Cascade" (Made in England) pedestal water closet with a large wooden seat with brass hinges (Figs 68 & 69). The style of the toilet would suggest a date in the early 1900s. Also in the bathroom was a large enamelled cast iron bath, the cold tap was marked 'H Pontifex & Sons Ltd, Sanitary Engineers, Shoe Lane EC'. In 1894 the business of Henry Pontifex and Sons (established in Shoe Lane in 1796) was amalgamated with Farringdon Works Ltd. and the title of Farringdon Works and H. Pontifex and Sons was assumed, ([http://www.gracesguide.co.uk/Farringdon Works and H. Pontifex and Sons](http://www.gracesguide.co.uk/Farringdon_Works_and_H._Pontifex_and_Sons)). This would suggest that although the tap does not mention Farringdon Works, it is likely that it post dates 1894 and is likely to be early Edwardian and contemporary with the toilet. The sink and the remaining bathroom fixtures and fittings are modern. The window is a six pane wooden casement and the door is a four panel door, the upper panels of which are in obscure glass.

#### 4.5 The Second Floor

The second floor of the building is a later addition; it is likely that the building was raised in the late 19th century, at the same time that the ground floor entrance lobby and first floor bathroom were added. Although access to the roof space, at the time of the survey, could not be gained, it was clear from the visible portion of the beams that the trusses are sawn pine with an iron bolt holding the kingpost, which is a typical late 19th-century style. The rooms on the second floor have no fireplaces, gas lights or electrical fittings. There is no corridor on this floor and the rooms open up off each other. The doors are all simple, plain ledged and plank doors. The windows, one in each room, comprise four light iron casements in wood frames. The floors are boards and the ceilings lath and plaster.

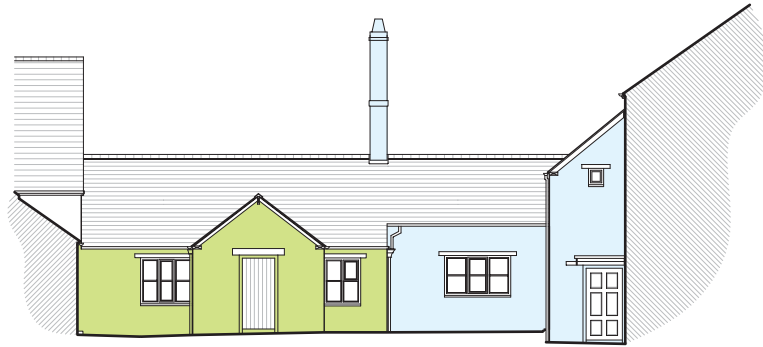
At the southern end of the building, Room S1 is accessed via room S2 and has plaster over stone on the three external walls and a stud partition to room S2 (Figs 13 & 72). Some plaster on the gable end wall of this room had been removed revealing the earlier lower roof line of the building (Fig 71). The south chimney breast protrudes slightly into the room and a circular vent is built into the top of the chimney breast, opening into the room (Fig 70). Occasional crude iron hooks are fixed to the walls, just below ceiling level, at irregular intervals around the room. The purpose of the hooks is uncertain. The Bottom Chord of the truss over runs east to west, off centre to the room. The iron tie for the king post is clearly visible central to the timber.

Room S2 is on the southern side of the central chimney breast (Fig 73). The stairs from the first floor open into this room. A cupboard with stretched cloth infilling the door panels is built into the chimney breast alcove to the right of the chimney (Fig 74). There is a row of wooden pegs on the stud wall which separates the stair well from the short gap between Rooms S2 and S3. An early – mid 20th century wallpaper scheme covers the east, north and south walls of the room. The west wall is painted blue to match the wallpaper. A band of decorative patterned paper has been affixed at the top of the walls of this room. As with S1, the bottom chord of the roof truss over is visible off centre to the room (Fig 75).

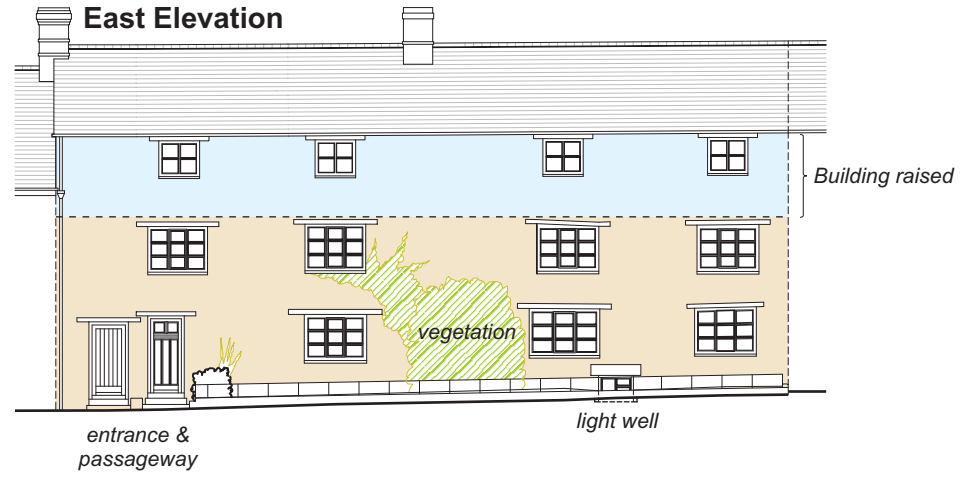
Room S3 is on the northern side of the chimney breast. The irregular shape of the chimney breast which protrudes into this room reflects the former roofline of the farmhouse prior to the creation of the second floor and raising of the roof (Figs 13 and 76). A stud partition divides rooms S3 and S2. A band of decorative, patterned wallpaper has been added around the upper limits of the walls in the early – mid 20th century.

A short “corridor” connects Rooms S2 and S3, demarcated by a partition wall that separates the stair well from the rooms (Fig 13). A row of wooden pegs is fixed to this partition.

At the northern end of the building is Room S4. This is a plain room with no decorative features or fittings (Fig 78). In common with the other rooms on this floor, it has a large window opening to the east and a floor of plain boards.



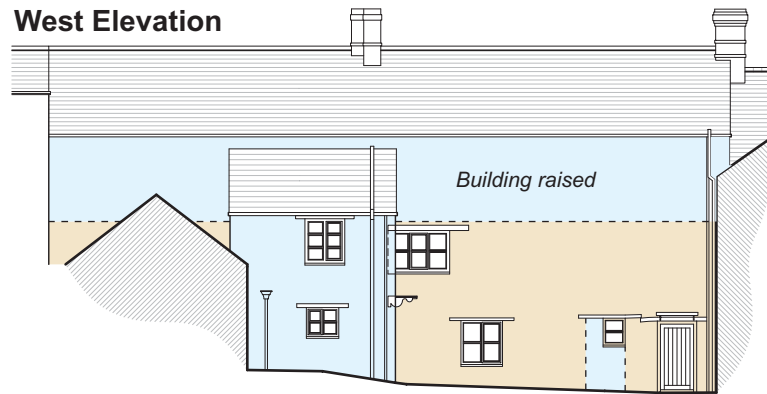
South Elevation Kitchen/ Dairy



entrance & passageway

light well

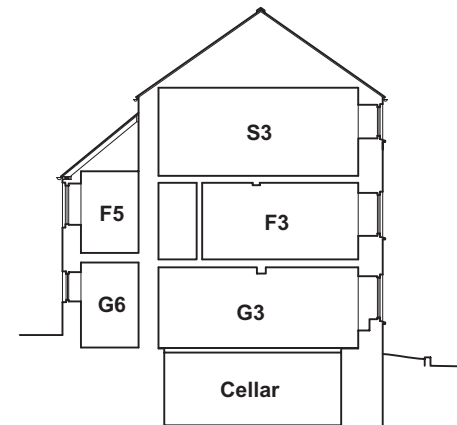
Building raised



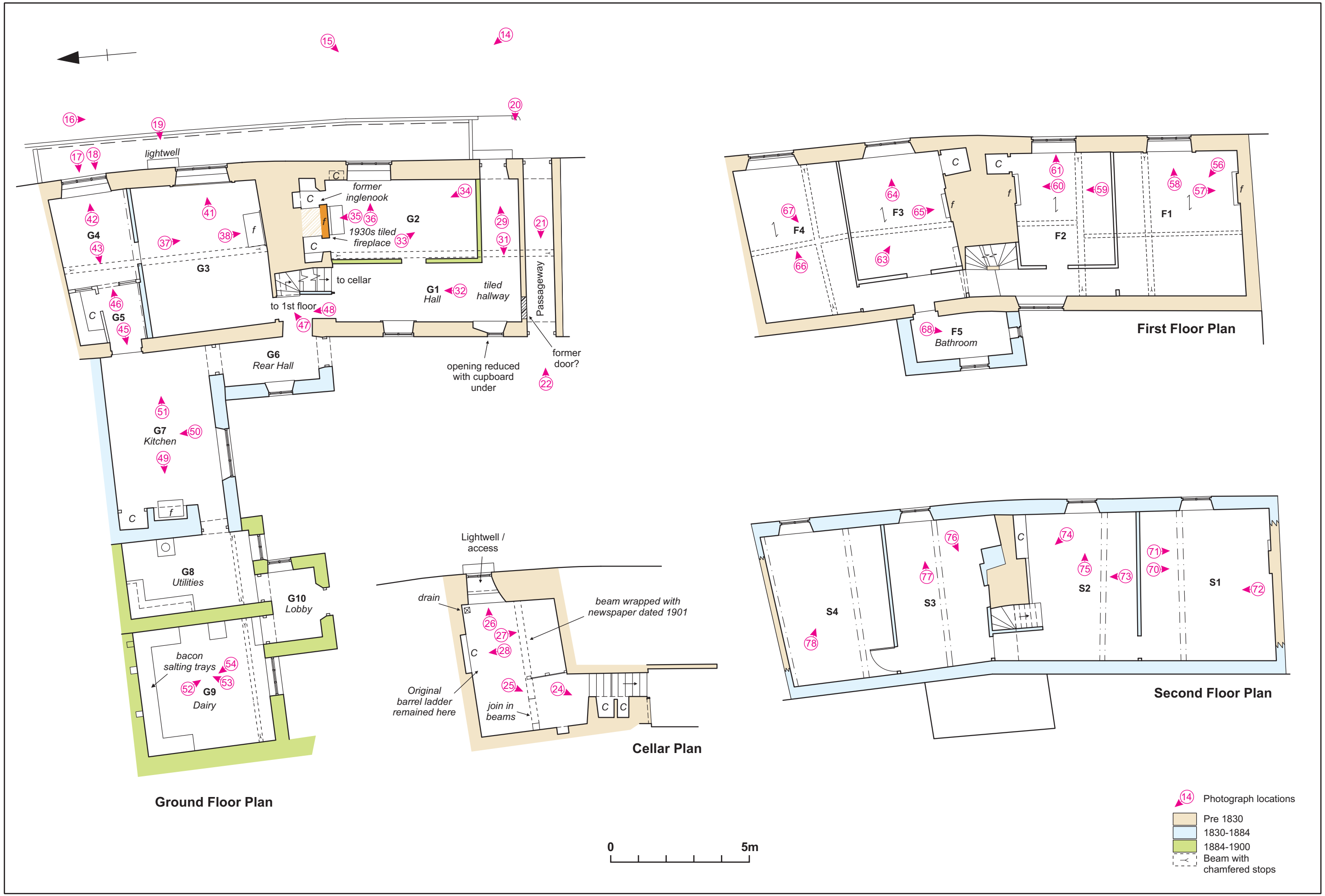
door blocked

Building raised

- Pre 1830
- 1830-1884
- 1884-1900







Scale 1:125 (A3)

Phased plan of the farmhouse Fig 13



The east elevation, looking north - west Fig 14



The east elevation, looking south - west Fig 15



View along the High Street, looking south Fig 16



Detail of ground floor window Fig 17



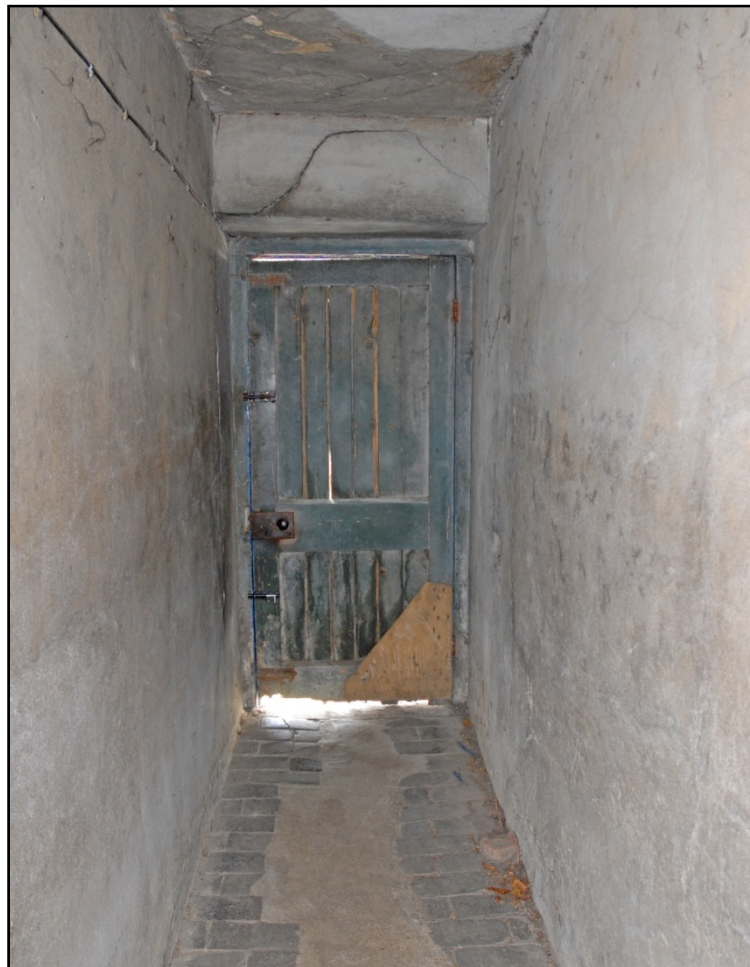
Detail of first floor window Fig 18



Detail of the light well Fig 19



The entrances to the Hall and Passage Fig 20



Interior of the passage, looking west Fig 21



Exit from the passage with blocked door adjacent Fig 22



View towards the Kitchen and Dairy, looking north - east Fig 23



The Cellar, looking south Fig 24



Detail of repair to the central beam Fig 25



The light well, looking east Fig 26



Detail of newspaper wrapping on the Cellar beam, dated 1901 Fig 27





Alcoves in the north wall of the Cellar Fig 28



The entrance from High Street, looking east Fig 29



Detail of Victorian tiled floor, "Carron" pattern Fig 30



Blocked door with utility cupboard below Fig 31



The Hall, doors to the Cellar and Rear Hall Fig 32



Room G2, looking south - east Fig 33



Room G2, looking north Fig 34



Former inglenook with 1930s fireplace Fig 35



Detail of window shutters in Room G2 Fig 36



Room G3, looking south Fig 37



Detail of the fireplace in Room G3 Fig 38



Detail of gas light bracket in Room G3 Fig 39



Detail of maker's mark "Veritas" on gas light bracket, Room G3 Fig 40



Detail of window shutters in Room G3 Fig 41



Room G4, looking east Fig 42



Room G4, looking west Fig 43





Detail of stone floor in Room G4 Fig 44



Room G5, looking east Fig 45



Room G5, looking west Fig 46



Rear Hall, G6 with entrance to Room G3 and stairs Fig 47



Detail of bells over G6 Fig 48



Detail of the Aga and adjacent cupboard Fig 49



The Kitchen, G7, looking north Fig 50



The Kitchen, G7, looking east Fig 51



The Dairy, looking south - east Fig 52



The Dairy, showing sausage maker and bacon salting trays Fig 53



The Dairy, looking north - west Fig 54



The Dairy, detail of gas light Fig 55



Room F1, looking north - west Fig 56



Detail of the fireplace in Room F1 Fig 57



Detail of the window in Room F1 Fig 58



Room F2, looking north Fig 59





Room F2, detail of the fireplace Fig 60



Room F2, looking east Fig 61



Views of the corridor, first floor Fig 62



Room F3, looking south - east Fig 63



Room F3, looking east Fig 64



Room F3, detail of the fireplace Fig 65



Room F4, looking east Fig 66



Room F4, looking south - west Fig 67



Bathroom, F5, looking south Fig 68



Bathroom, F5, Detail of "Cascade" toilet Fig 69



Room S1, looking south, showing chimney breast Fig 70



The south elevation with plaster removed, showing the join with original gable Fig 71



Room S1, looking north Fig 72



Room S2, looking east, showing chimney breast and stairs Fig 73



Room S2, detail of the chimney breast Fig 74



Room S2, looking east Fig 75





Room S3, detail of the chimney breast Fig 76



Room S3, detail of the window Fig 77



Room S4, looking south - east Fig 78



Examples of the farmhouse window furniture Fig 79



Examples of the farmhouse Bakelite fittings Fig 80

## 5 THE FARMYARD

The farmyard occupies a long narrow strip of land to the rear of the farmhouse, the boundaries of which follow the lines of the medieval burgage plot (Figs 6 & 11). Arranged along the northern boundary of the plot are stable blocks some of which have been used latterly as milking parlours (Fig 81). This range was re-fronted towards the end of the 19th-century to form a harmonious whole from east to west. At the western end of the range there is an open fronted shed of later date. The southern side of the yard is dominated by two large barns (Fig 82). Adjoining these on the eastern side are four pigsties. On the western side of the threshing barns are two modern sheds and garages, a pole barn and open fronted shed. The far eastern extent of the plot is occupied by a kitchen garden and open ground which are bound by a dry stone wall.

### 5.1 The Greenhouse

Measuring c3.4m x 3m, the greenhouse is of a fairly modern construction, possibly 1980s (Fig 83). It comprises a timber and glass structure supported on low brick walls. It is a free standing structure, separate from the adjacent outbuilding. A single door opens onto the path between the farmhouse and the farmyard.

### 5.2 The Coal Shed and Privy

These rooms are within a small, stone-built outhouse, accessible from the rear garden of the farmhouse (Figs 84 & 85). Blue brick paving forms a path that runs along the front of the structure, leading around the rear garden to the Dairy. The structure abuts Stable 1 to the north and has a gabled roof with squared slates. The door opening to the coal shed has chamfered blue brick edging to the jambs while the opening for the privy is left plain.

The coal shed is a plain space with a brick floor and has a window opening with no glass in the western wall, presumably for emptying coal into the room from this side. The privy houses a toilet against the western wall beside a small window and a sink adjacent to toilet on the north wall. The room has a floor of red and black quarry tiles in a chequer pattern. The walls are plastered with mock ashlar scored in.

Cartographic evidence places the construction of this structure to between 1900 and 1922, replacing a smaller building which occupied this space.

### 5.3 The Pigsties

The pigsties comprise four stone built 'rooms' with a sloping roof (Figs 82, 86 & 88). Each sty has an arched opening into a walled yard, the floors of which comprise red laid brick with brick drainage channels either central or to the side of the yards (Fig 87). The walls around the yards for the sties are in red brick with blue brick copings. Blue engineering bricks form a surface on the north side of the pigsty enclosures. The pigsties are typical examples, being placed close to the house so that they can be fed kitchen scraps without having to go very far. Also it is quite common to see pigsties on a dairy farm as they can be fed the whey skimmed off the milk in the production of butter and cheese. The former owner passed on the information that two pigs were slaughtered each year, the meat being then processed in the room in the house known as the Dairy, with the meat being salted in the zinc pans or hung from hooks installed in the ceiling of the Kitchen.

## 5.4 Barn 1

The earlier of the two Barns, this building is likely of a late 18th century date and is certainly present by 1830, appearing on the pre-enclosure map of this date (Fig 6)

The barn is constructed of regularly coursed and roughly-shaped stone with a gable roof of Welsh slate (Figs 82 & 89). The structure has a large door opening with double doors facing the north yard. These are opposed by a smaller door opening also with double doors, which open to the south (Fig 92). Both door openings are flanked by vertical ventilation slots with splayed openings to the interior. Square, high level openings are also built into the east and west gable walls (Fig 90). An iron ring, connecting to an interior winding gear is fixed to the outside of the north wall, above head height. The interior of the barn was plastered with lime plaster to head height and the floor is of concrete.

The roof tiles, battens and rafters are a modern replacement over the original roof structure (Fig 94). The timbers making up the trusses and purlins are original to the barn. The top chords of the trusses are constructed of split timbers, mirrored to each other with a single strut between, trenched into the upper chords and secured with wooden pegs. The upper chords are trenched into the bottom chords which rest atop the north and south walls. Spans of roughly shaped timbers span the gaps between trusses, projecting over the blades of the trusses where they are secured to each other and pegged. Additional timber wedges are pegged into the truss blades to provide support for the purlins.

The eastern half of the building has a mezzanine level with a fixed wooden ladder leading up to a wooden platform (Fig 91). A blocked former window can be seen on the east elevation, the bottom of the opening roughly at floor level with the platform, proving that the barn was originally fully open to the roof (Fig 95). A defunct drive shaft with pulley wheels which remains *in situ* below the platform, crosses the barn from north to south above head height (Fig 93). It is likely that the drive shaft would have been powered by a portable steam engine, as no evidence for an engine shed or chimney is present. The drive shaft would have powered such machinery as a threshing machine, by a belt drive.

## 5.5 Barn 2

Of a later date than Barn 1, though constructed by 1830, Barn 2 is a larger and taller structure, the construction of which required several alterations to Barn 1. To accommodate the higher eaves and doorway of Barn 2, several new courses of stonework were added to the western end of the north wall of Barn 1 to raise a small section of the roof level with the new eaves (Figs 82 & 89).

Barn 2 is also constructed of regularly coursed, roughly-shaped stone with a gable roof of Welsh slate. Vertical ventilation slits were constructed at regular intervals around the barn (Fig 100). A pair of full height openings with double doors allowed air movement through the structure to allow for threshing to take place (Figs 96, 97 & 98). A threshing floor of stone pavers was built between the two door openings, flanked at a later date with blue brick paving. A threshing pit was dug into the threshing floor in the 1960s and a large 'Alvan Blanch' corn dryer (made in 1963) was installed in the north end of the barn (Fig 99).

The roof structure is similar to that seen in Barn 1, though it is better constructed with trenched purlins (Fig 102). The rafters, battens and slates are of a later date, contemporary with those on Barn 1. The most southern truss is aligned with a former

window opening in Barn 1. A brick pier was built into this opening to carry the truss (Fig 101).

## 5.6 Stable 1

The earliest of the stable buildings, Stable 1 is shown on the pre-inclosure map of 1830 (Fig 6). It is constructed of regularly coursed stone with 19th-century brick and stone remodelling. It was re-roofed in the late 20th century and has a dormer to allow for access to the hayloft on the upper floor (Figs 103 & 104). The dormer does not appear to be original to the structure as the stonework in the central area of the south elevation has a different appearance to the main fabric and could represent a 19th century remodelling of the structure. The stable has one entrance which is on the south elevation, opening onto the farmyard (Fig 105). The door has chamfered, red brick jambs along with high quality, well made stonework to which door stays and hinges are fixed. This is a feature shared by all the buildings that make up the northern range and represents a single phase of remodelling which occurred in the late 19th century.

The stable was found to be in an excellent state of preservation with the mangers, stalls and tack hooks surviving *in situ* (Figs 106 & 107). The stable is divided into five stalls, separated by timber stall partitions. A larger stall, (loose box), usually reserved for foaling mares is at the eastern end of the stable (Fig 108). Tack hooks are fixed to the south wall along with electric switches for the lighting which was later installed.

Mangers run most of the length of the north wall. These are built of wood with a tether ring central to each span. They have a concave shape internally for ease of use. Over the mangers are timber hay racks which are open to the hay loft and can be refilled by simply dropping the hay from above.

The floor of the stable is of squared stone pavers and a drainage channel runs the length of the stable in front of the stalls. Toward the eastern end of the stable, the channel splits to the south to carry out waste out into a drain located externally to the stable.

A window formerly opened from the east wall of the stable at ground floor level, looking towards the farmhouse. This was blocked and converted into a small cupboard following the construction of the Dairy which abuts this wall (Fig 109). A further window looks east at first floor level. This still remains, though partly obscured by the Dairy roof line. A small, square window or ventilator is built below eaves level in the south elevation. The provenance of this opening is unclear as it does not fit the symmetrical design of the structure (Fig 81). The two windows flanking the doorway have timber frames with top fixed, three light panes over fixed three light panes. Both have timber lintels over and the sills are of a double cant coping bricks set double height.

The hayloft is accessed either through a fixed ladder at the west end of the stable or through the dormer opening (Fig 110). A high level door is also built into the western wall. This formerly opened into the open yard but was enclosed when the buildings to the west were built (Fig 112).

## 5.7 Milking Parlours

The central portion of the north range of buildings comprises single storey rooms which served until recent times as milking parlours. These rooms share a common frontage dating to the late 19th century (Fig 111). Seen from outside the property, the rooms also share a common north wall which runs unbroken from Stable 1 to the

western extent of the property boundary. It is likely that it is part of the property boundary wall which was built against and incorporated into the structures, thereby pre-dating the Milking Parlours. The milking parlour divisions are constructed of red brick. It is clear that the three most easterly rooms are within the footprint of a former barn or stable which was constructed between 1830 and 1884 (Fig 114). Feeding mangers with hay racks over run the full length of the milking parlours along the northern wall. Other mangers are also present in some of the rooms along the east and western walls (Fig 113). Piping for the milking system runs the full length of the rooms with the pipes running through the partition walls and into Stable 1. A washroom / privy is built into one of the smaller rooms, occupying the western limit of the former barn.

The floors of the milking parlours are generally of plain concrete. The larger of the milking parlours has a well constructed concrete floor with flat drainage channel running centrally and the concrete either side scored for grip (Fig 115).

The rooms share a common roof of Welsh slate which is supported on machine sawn, pine, king post trusses which are a common feature of buildings dating to the mid-late 19th century.

The windows of the south elevation of the milking parlours are built in the same style with timber lintels and sills with double cant blue bricks (Fig 111). The openings are largely rectangular with arrangements of three or four light windows, some fixed, some top hung. In the larger openings, a top hung, four light window is flanked by fixed, six light windows.

The door openings have staggered red brick jambs interspersed with well made, good quality stonework to which the door gudgeons and door stays are fixed (Fig 121). With the exception of the Privy, the doors themselves are stable doors with independently opening upper and lower components. The doors are supported on good quality iron strap hinges which pivot on pintle and gudgeons. The doors are secured and opened with plain but sturdy iron latches.

## 5.8 Stable 2

Constructed between 1830 and 1884, this building is unusual for its hipped roof, a feature not seen on any of the other buildings on the property (Fig 116). The building has been re-roofed in modern times and is of slate to the south and west and corrugated iron sheets to the north.

It is constructed primarily of coursed stone with later 19th-century brickwork, contemporary with the remodelling of Stable 1 and the Milking Parlours. The south elevation has a central doorway flanked by a pair of windows. These are contemporary with and stylistically identical to the doors and windows of the Milking Parlours and Stable 1. The windows are six light with the top panel top hung and the bottom fixed (Fig 117).

This building also functioned in more modern times as a milking parlour and the piping system and stall dividers were still *in situ* at the time of this survey. The pipes bear the makers brand "Alfa-Laval", a name which was first introduced in 1963. Below these, a brick and timber manger spans the length of the north wall (Figs 119 & 120). The walls are rendered internally to c1.5m. For hygiene and ease of cleaning, the floor is of concrete with a central drainage channel running east-west (Fig 118). The concrete to either side of the channel is scored for grip. This floor is a later addition to the structure, likely of a late 19th century date, contemporary with the remodelling of the milking parlours.



Unlike the other Milking Parlours, Stable 2 does not have king post trusses in its roof structure. Instead it has simple trusses with collar ties. Purlins span the gaps between the trusses which they are trenched into. The purlins support modern machine sawn pine rafters.

### **5.9 Garage 1 / Stable 3**

This appears to be a fairly modern replacement of a structure which stood here since at least 1884. It is constructed of red brick, primarily in Sussex bond with bullnose brick reveals (Figs 122 & 124). A brick partition divides the structure into two rooms. The easternmost room is the smaller of the two and was used as a stable or storage area (Fig 123). A hay rack survives *in situ* on the north wall. The room was otherwise plain and featureless. The east wall incorporates the stonework of the west wall of Stable 2 up to two meters where the wall steps back and is continued to the roof as brick in Sussex bond.

The larger of the rooms was utilised as a garage and storage area and contained a vehicle, tools and assorted debris at the time of this survey (Fig 125). It is likely that this was the original function of the room and no other fittings were present.

The rooms share a common roof of corrugated iron sheeting over machine sawn, pine purlins.

### **5.10 Garage 2**

A very modern structure constructed in the 1980s, this was built of pre-cast concrete with a concrete floor (Fig 126). The garage is enclosed by a metal, upward folding garage door. It has a simple gable roof of metal sheets.

### **5.11 Pole Barn**

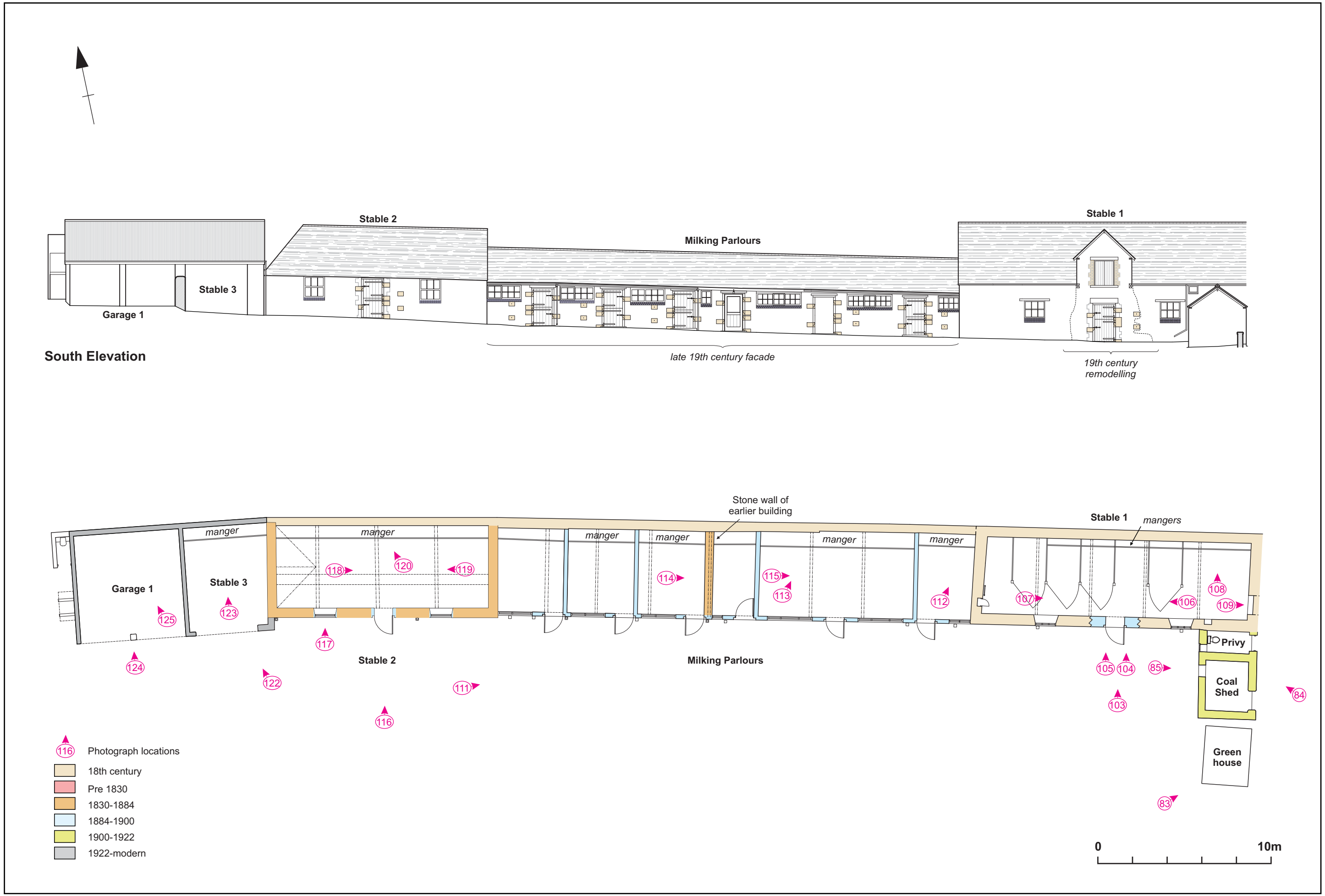
The pole barn is a simple, free-standing structure measuring approximately 10m x 9m (Fig 127). It comprises a roof of overlapping corrugated iron sheeting supported over a timber structure (Fig 128). Twelve upright posts with concrete bases support a series of vertical and horizontal beams which serve to carry the roof.

At the time of this survey, the barn was utilised largely for storage. The barn first appears on the Ordnance Survey map of 1974 (Fig 10).

### **5.12 Cart Shed**

The Cart Shed pre-dates the first edition Ordnance Survey map of 1884. It is open fronted to the north and has gabled walls of coursed stone to the east and west (Fig 129). These walls project northward forming boundary walls for the farmyard and kitchen garden. The roof is of Welsh slate which has been replaced with corrugated iron sheeting over the north side of the eastern half of the building. Internally, the roof structure is of king post trusses carrying purlins which support the rafters (Fig 130 & 131). Five timber posts support the roof over the north elevation.

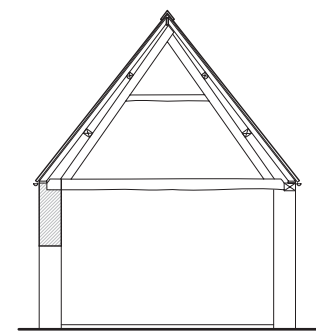
At the time of this survey, the barn was used for storage. The remains of a low manger could be seen along the south wall and it is likely that the building was also formerly utilised as a cattle shed. Various farm machinery and tools were present in the eastern half of the barn.



Scale 1:200 (A3)

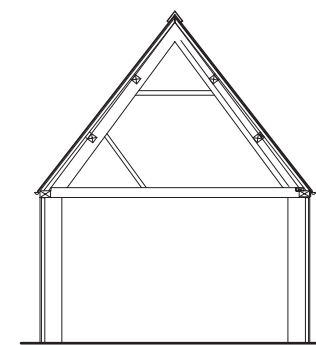
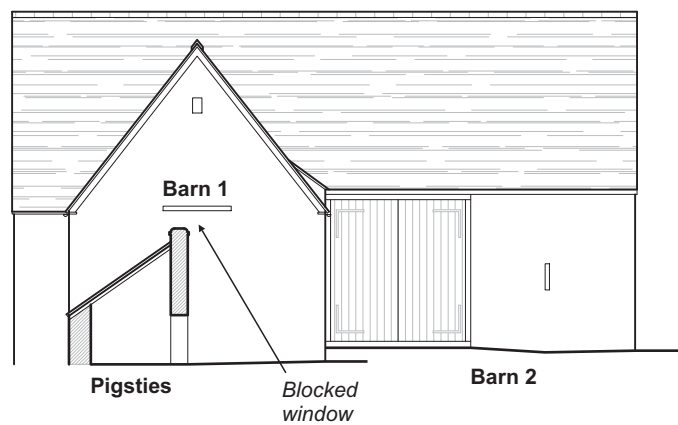
Phased plans and elevations of the northern range of buildings Fig 81

West Elevation



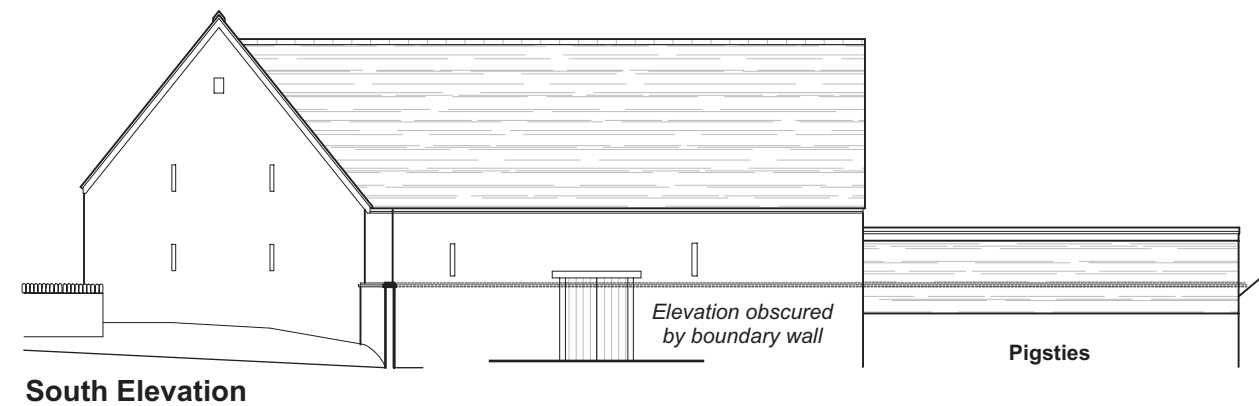
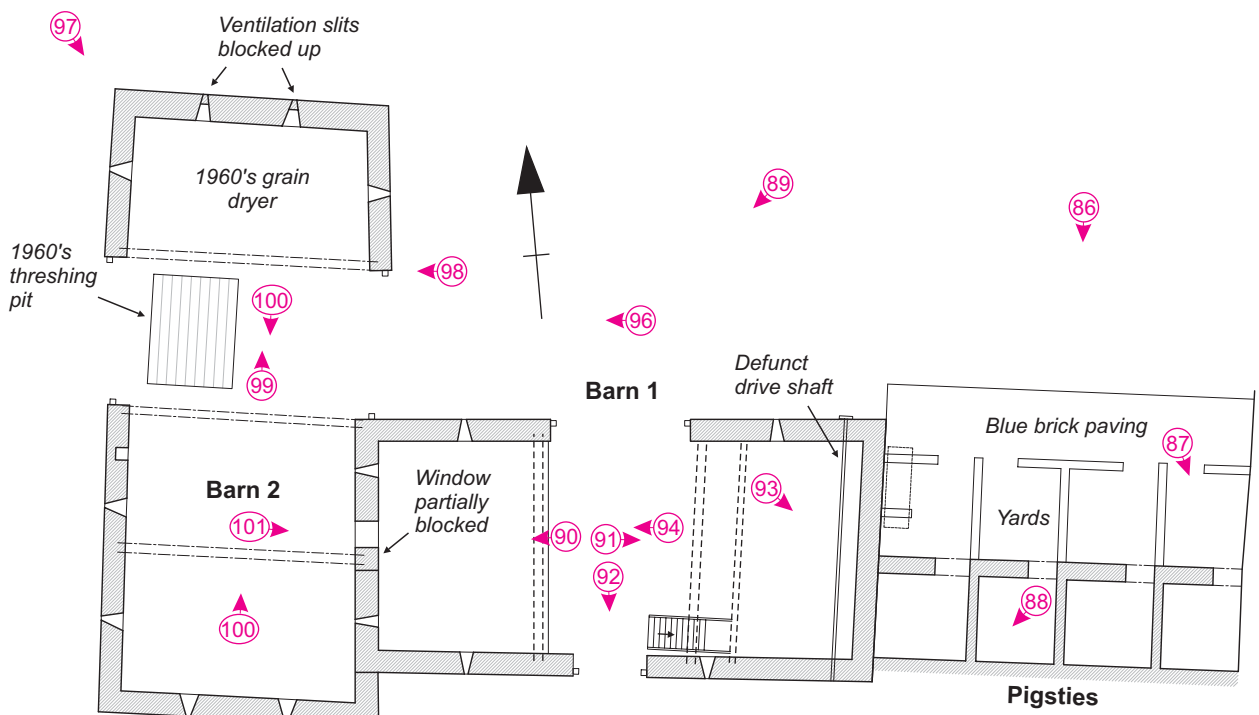
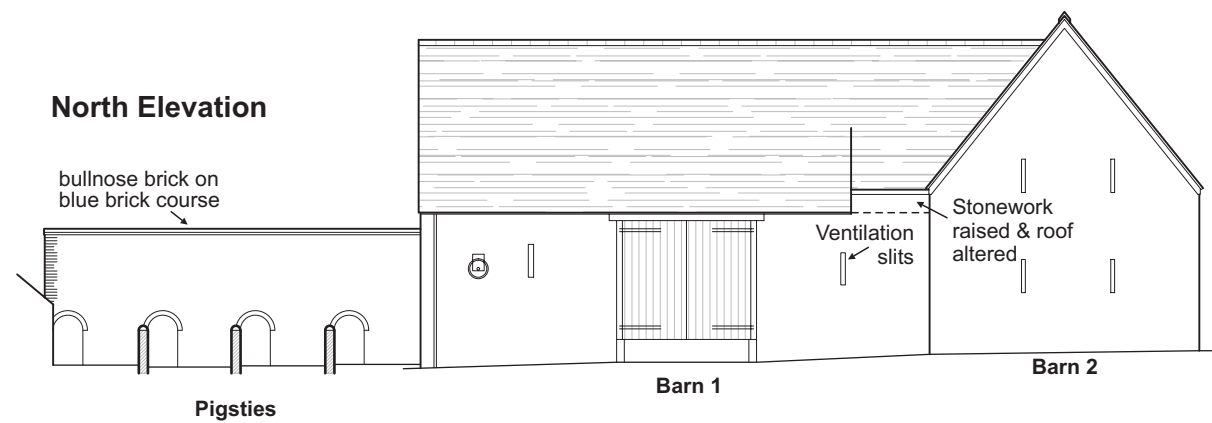
Section of Barn 1

East Elevation



Section of Barn 2

North Elevation



South Elevation





The Greenhouse, looking north - east Fig 83



The Coal Shed and Privy, looking west Fig 84



The Coal Shed and Privy, looking east Fig 85



The Pigsties, north elevation, looking south Fig 86



The Pigsties, east yard Fig 87



The Pigsties, interior Fig 88



Barns 1 and 2, looking south - west Fig 89



Barn 1, interior, looking west Fig 90



Barn 1, interior, looking east Fig 91



Barn 1, door in the south elevation Fig 92





Barn 1, detail of drive shaft below Mezzanine Fig 93



Barn 1, detail of truss Fig 94



Barn 1, blocked window in the east elevation Fig 95



Barn 2, east elevation Fig 96



Barn 2, the west and north elevations, looking south - east Fig 97



Barn 2, detail of L hinges on the east door Fig 98



Barn 2, looking north, showing grain dryer and 1960s threshing pit Fig 99



Barn 2, looking south Fig 100



Barn 2, detail of blocked window Fig 101



Barn 2, detail of truss Fig 102



Stable 1, south elevation, looking north Fig 103



Stable 1, detail of dormer Fig 104



Stable 2, detail of door Fig 105



Stable 1, looking west Fig 106



Stable 1, looking east Fig 107



Stable 1, detail of mangers in loose box Fig 108





Stable 1, detail of blocking Fig 109



Stable 1, the hayloft, looking east Fig 110



Milking Parlours, looking north - east Fig 111



Milking Parlours, elevated door to Stable 1 Fig 112



Milking Parlours, detail of stalls and mangers with piping over Fig 113



Milking Parlours, 19th century stone wall of former structure Fig 114



Milking Parlours, detail of concrete floors and drainage Fig 115



Stable 2, the south elevation Fig 116



Stable 2, detail of window Fig 117



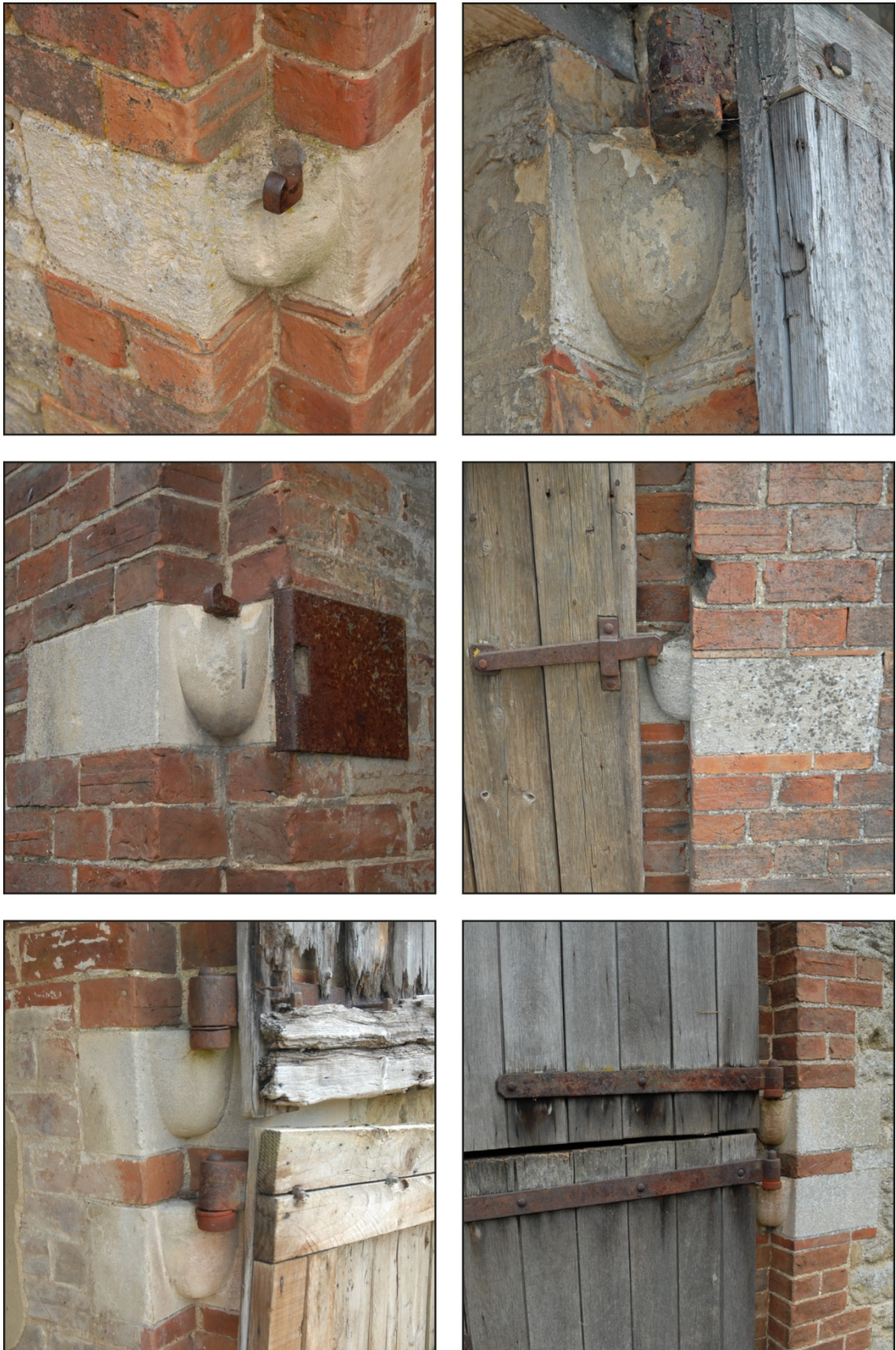
Stable 2, looking east Fig 118



Stable 2, looking west Fig 119



Stable 2, detail of stalls and mangers Fig 120



Examples of 19th-century stonework on the northern range of buildings Fig 121



Stable 3, looking north Fig 122



Stable 3, interior Fig 123





Garage 1, looking north Fig 124



Garage 1, interior, looking north Fig 125



Garage 2, looking north Fig 126



The Pole Barn, looking south – west Fig 127



The Pole Barn, interior, looking west Fig 128



The Cart Shed, north elevation, looking south Fig 129



Cart Shed, looking east Fig 130



Cart Shed, looking west Fig 131



General view of the farmyard, looking east Fig 132



General view of the farmyard, looking south – east Fig 133

## 5 DISCUSSION

Town Farm is a fine example of rural architecture with rare survival of Victorian domestic fittings. The barns and stables retain good quality fittings and present high quality, late 19th-century detailing and stone work.

The farmhouse has 18th-century origins, operating originally as an Inn called the Butcher's Arms until the early 19th-century when the site moved towards a purely agricultural industry. This change in function was accompanied in the following decades by the construction of barns, stables, pigsties and other smaller structures as well as an enlargement of the farmhouse to include a Kitchen and Dairy. A second storey and new roof were also added during the same phase of works in the very late 19th century. The tiled hall and parquet floor surface at ground floor level are also contemporary with this phase of remodelling. The 1930s tiled fireplace represents one of the most modern additions of the farmhouse.

The 20th century saw the part modernisation of the farmhouse utilities, though electricity was constrained to the ground and first floors. Very few modern electrical sockets and switches were installed and Bakelite fittings survive throughout. Likewise, electrical lighting was sparse and completely absent from the second floor. The Garages, Pole Barn and Greenhouse are of a mid – late 20th century date. Modernisation of farming practices saw the installation of a grain dryer and the installation of new piping for the Milking Parlours in the 1960's.

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