



**Archaeological Building Recording
at Dollman Farm, Crick Road
Hillmorton, Rugby
Warwickshire
April 2015**

Report No. 15/96

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OASIS REPORT FORM

PROJECT DETAILS		Oasis No. molanort1-212421	
Project title	Archaeological Building Recording at Dollman Farm, Crick Road, Hillmorton, Rugby, Warwickshire, April 2015		
Short description	MOLA Northampton carried out archaeological building recording of a group of agricultural buildings and farmhouse at Dollman Farm, Hillmorton, Rugby, Warwickshire. The recorded buildings included barns, stables, garage, sheds, workshop and farmhouse. These structures largely date to the mid-late 19th and early 20th centuries with a range of modern additions and alterations.		
Project type	Archaeological building recording		
Site Status	-		
Previous work	-		
Current land use	Agricultural buildings		
Future work	unknown		
Monument type and period	Mid-late 19th-century and modern farm buildings		
Significant finds	-		
PROJECT LOCATION			
County	Warwickshire		
Site address	Dollman Farm, Crick Road, Hillmorton, Rugby		
OS co-ordinates	SP 55310 73580		
Area (sq m/ha)	c0.3ha		
Height aOD	c113m aOD		
PROJECT CREATORS			
Organisation	MOLA Northampton		
Project brief originator	CgMs Consulting		
Project Design originator	MOLA Northampton		
Director/Supervisor	Yvonne Wolfram-Murray		
Project Manager	Amir Bassir		
Sponsor or funding body	CgMs Consulting		
PROJECT DATE			
Start date	April 2015		
End date	May 2015		
ARCHIVES	Location (Accession no.)	Contents	
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Paper			
Digital		Client report PDF	
BIBLIOGRAPHY			
Journal/monograph, published or forthcoming, or unpublished client report (NA report)			
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Archaeological Building Recording at Dollman Farm, Crick Road Hillmorton, Rugby Warwickshire April 2015

Abstract

MOLA Northampton carried out archaeological building recording of a group of agricultural buildings and farmhouse at Dollman Farm, Hillmorton, Rugby, Warwickshire. The recorded buildings included barns, stables, garage, sheds, workshop and farmhouse. These structures largely date to the mid-late 19th and early 20th centuries with a range of modern additions and alterations.

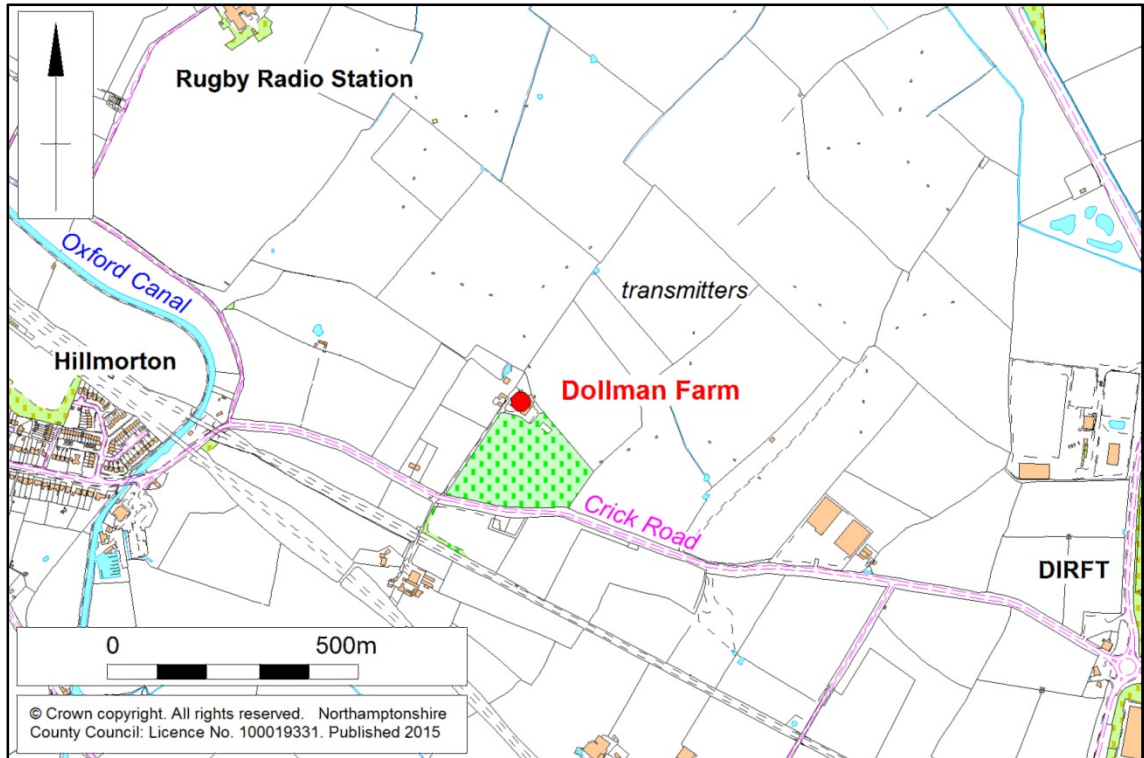
1 INTRODUCTION

MOLA was commissioned by CgMs Consulting to carry out archaeological building recording at Dollman Farm, Crick Road, Hillmorton, Rugby, Warwickshire (NGR SP 55310 73580, Fig 1) on the 28 April 2015. This work was carried out ahead of demolition works.

MOLA is a Chartered Institute for Archaeologists' (CIfA) registered organisation. This document was prepared in accordance with the current best archaeological practice as defined in the Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2014), the procedural documents *Management of Archaeological Projects (MAP2)* (1995) and *Management of Research Projects in the Historic Environment (MoRPHE)* (EH 2006).

The farm is located 1km to the east of Hillmorton and Rugby, and 1.5km to the west of DIRFT freight terminal. It is to the immediate north of the A428 Crick Road. North of the farm lie open fields that surround the Rugby Radio Station. The farm is in close proximity to transmitter masts, located to the north and to the east of the site.

The site lies on fairly level ground at approximately 100m above Ordnance Datum. The underlying geology of the area has been mapped as comprising Jurassic and Triassic mudstone, sandstone and limestone of the Lias Group, overlain by glacial and alluvial deposits,



Site location Fig 1



Aerial view of the site (image © Google Earth) Fig 2

2 OBJECTIVES AND METHODOLOGY

The buildings were recorded in accordance with the standards, conventions and specifications defined in English Heritage, *Understanding Historic Buildings, A guide to good recording practice* (2006b). The building recording conformed to Level 1.

- The objective of Level 1 building recording is to provide a basic visual record of an extant structure, often before demolition or conversion, in order to gather basic information about a building or group of buildings. The work provides a basic record in accordance with the EH procedural document of 2006 *Understanding Historic Buildings: A guide to good recording practice*. Level 1 will provide basic information about the buildings' location, age and type. Recording will generally be of exteriors with superficial inspection of interior spaces for significant features.
- A basic photographic record will ensure the preservation by record of the buildings prior to demolition.

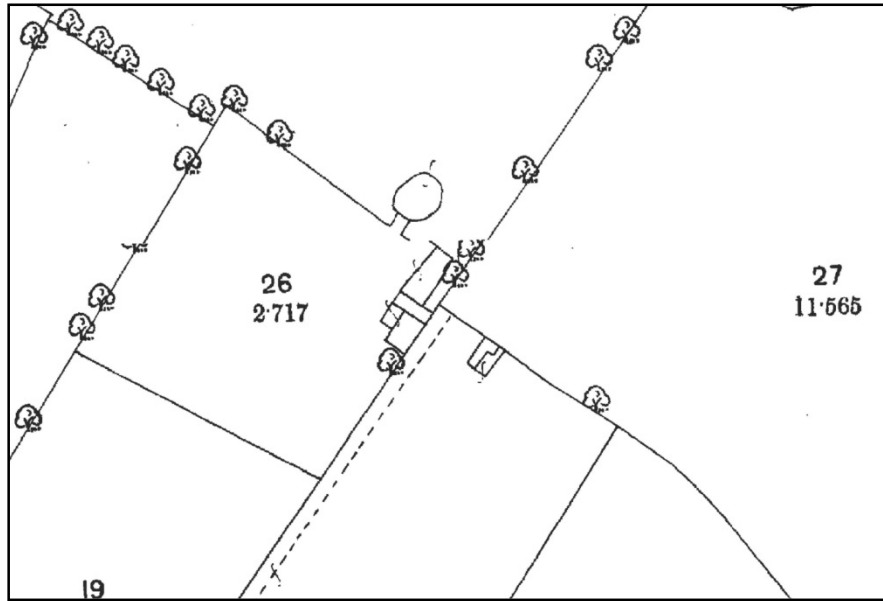
A photographic survey to English Heritage Level 1 was completed showing the buildings in their present state. Photography was carried out using a Nikon D200 DSLR equipped with Sigma 35-17mm and Nikon 18-70mm lenses. Black and white 35mm film photography was carried out using a Nikon F80 SLR equipped with a Sigma 10-20mm lens. Site location plans and a plan indicating the position and orientation of photographs are included in the report.

3 HISTORICAL BACKGROUND

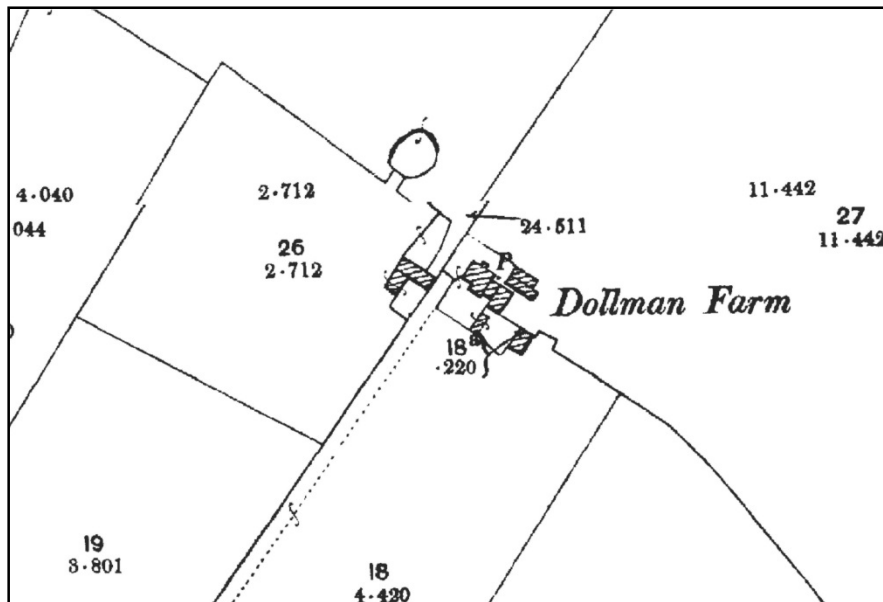
The farm likely dates to the mid-late 19th century and comprises a red brick farmhouse and brick stable with associated outbuildings ranging from the late 19th century to the present day.

The Ordnance Survey map of 1886 (Fig 3) depicts the western, L-plan barns and an L-plan stable block to the east, of which only the south range survives. These are positioned to either side of the access path which leads to the farm from Crick Road to the south. Surrounding the site are enclosed fields lined with trees and a small, circular pond is located to the north. By the time of the Ordnance Survey map of 1900 (Fig 4), the farm has been expanded with the addition of the farmhouse, a barn to south-east and smaller structures to the north in the area currently occupied by chicken sheds.

Deeds of conveyance dated to 1902 (not reproduced here) show the sale of the property by Miss Elizabeth Emily Hornchurch to Mr Alfred Cockerill, and includes a schedule of the associated land and buildings which include farmhouse, shed, fold and rickyards. The farm was subsequently sold in 1918 to Thomas Cockerill and again in 1923 to His Majesty's Postmaster General (CgMs Consulting 2009).



Ordnance Survey map of 1886 Fig 3



Ordnance Survey map of 1900 Fig 4

4 BUILDING RECORDING



The recorded structures Fig 5

4.1 Cow Shed (Figs 7 and 8)

Located to the south of the western stables, this is a single-storey building with an earth floor, open-fronted to the north. It has blockwork dwarf walls with corrugated sheeting over, stretching between vertical timbers that support the timber roof

structure. Raised wooden mangers survive *in-situ* against the rear wall. The shed faces a yard to the north which is shared by the adjacent stables.

4.2 Stable 1 (Figs 9-15)

This is one of the earlier buildings of the farm, present on the Ordnance Survey of 1880 (Fig 3), and comprises two ranges arranged on an L-plan, facing a yard to the south. The building is constructed of red brick in Flemish bond and has a cross-gabled roof of red ceramic tiles. Brick dentils run the length of the principal elevations below the eaves. The roof is supported by white painted timber collar trusses supporting the rafters which rest upon timber wall plates.

To the north-east are two secondary doorways flanking a fixed window with wooden louvers. Two further louvered windows are in the north-west elevation. A low level opening, blocked in brick can also be seen in this elevation. Six courses of modern brick repair can be seen below the eaves around the north corner.

Each range houses a stable and a barn is located at the intersection of the stables, in the north corner of the building. The eastern extent of the east range has been partitioned into a small storage area. Each range has two large, arched doorways facing the yard, flanking a central, blind arched recess with a ventilation panel within the arch. The easternmost door of the east range has been blocked in brick. The doors are plank and batten, with cast iron strap hinges.

The stables have raised brick floors and brick troughs are built against the north walls with timber stall partitions and iron mangers against the walls. Sunken drainage channels run central to the stable rooms.

4.3 Pole Barn (Fig 16)

This is located to the north-west of the farm and is an open-sided structure with an earth floor, with upright timber beams supporting a wooden roof frame with corrugated sheet covering. Some remnants of corrugated sheeting at the north side suggest that formerly the building was formerly clad in corrugated sheets. The barn was derelict and ruinous by this survey.

4.4 Garage 1 (Figs 17-18)

A modern brick garage with smaller concrete block extension is located at the north-east of the farm. This has a wide double door with timber lintel opening to the south-west, adjacent to a regular door opening and tall six light window in timber frame. The brick structure has a flat roof of corrugated sheeting and the concrete extension has a cat slide roof of steel sheets.

4.5 The Farmhouse (Figs 19-28)

This building is positioned roughly central to the farm complex and was constructed in the 1890s. It is constructed of red brick in Flemish bond with a slate-tiled, cross-gable roof. The primary façade faces the south-west and is of four bays with the easternmost bay projecting slightly from the elevation. The projecting bay has decorative fascia boards at the eaves. The fenestration of this elevation comprises horned sashes with arched brick lintels and stone sills. The smaller-sized windows are of eight lights whilst the larger windows within the projecting bay have additional single light width sashes flanking the central eight light window. The brick sills are

incorporated within red brick decorative courses which stretch the full width of the elevation.

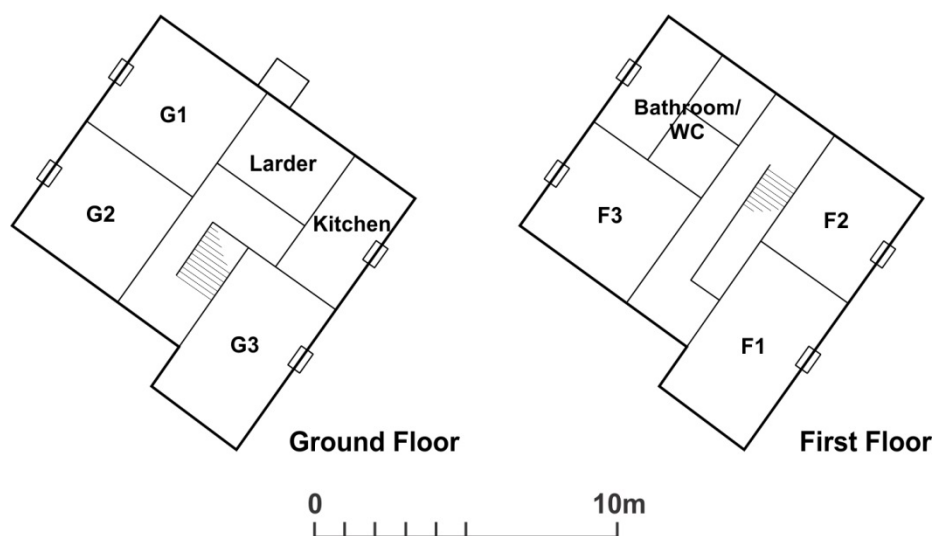
The west gable elevation is plain, with two brick chimneys projecting from the wall, rising from ground level. The chimneys are shouldered midway and the flue interrupts the roof eaves to project slightly over the ridge level. A single storey brick-built, rectangular plan extension formerly abutted the corner of this elevation but had been largely demolished by this survey.

The north elevation includes the secondary entrance to the farmhouse and is of four bays with a ground floor privy projecting from the building. The windows are horned sashes ranging from two lights to twelve lights.

The east elevation, similar to the west, is plain with two shouldered chimneys projecting from the wall and rising to just over the ridge level. A single fixed window is located at first floor, central to the elevation. At ground floor, the elevation is obscured by a brick lean-to which is contemporary with the farmhouse and served as a garage.

At ground floor the farmhouse was divided into a larder, kitchen, hall and sitting/dining rooms, arranged around a central hall and landing (Fig 6). The ground floor has undergone some internal refurbishment in the 1930s and the original fireplaces have been replaced with 1930s tile fireplaces. The larder retained a red quarry tile floor and a stone work surface with brick supports. This stretched the full length of the west wall of the room. The kitchen had partially tiled walls and modern utilities as well as a niche in the east wall which formerly held the cooker, and originally likely held an Aga range. The three sitting and dining rooms (G1-G3) were fairly plain with painted walls. All furnishings had been removed prior to the survey. Each room retained a 1930s style tile fireplace, these likely replacing earlier cast iron fireplaces.

The first floor space was divided into three bedrooms, WC and bathroom arranged around the central landing. The bedrooms (F1-F3), are plain with painted walls and a simple skirting scheme. Each room retained a late Victorian style fireplace with decorative cast iron inset and decorative wooden surround. The WC and bathrooms were formerly a single bedroom, later subdivided into three rooms.



The Farmhouse, ground and first floor plans Fig 6

4.6 Garage 2 (Figs 29-31)

Abutting the eastern side of the farmhouse and the western side of the adjacent stable is a single storey red brick garage with a cat-slide roof to the farmhouse. This structure is contemporary with the farmhouse and its window and door openings are in the same style with arched brick lintels and brick sills. Vehicular entry is from the north through a wide, double door and to the south is a regular door opening. The roof has been projected to the north with corrugated sheeting to provide a covered porch over the entrance.

Internally, the room is sparse with no fixtures or fittings remaining. The walls are unpainted and the underside of the roof is covered with light wooden planks supported over timber beams.

4.7 Stable 2 (Figs 32-35)

This is a single storey building on a rectangular plan, aligned north-east to south-west. Historic mapping suggests that this building pre-dates 1880 and was formerly part of a larger L-plan building with a north range which had been demolished by 1900 (Figs 3 & 4). It is constructed of red brick in Flemish bond with a gable roof of corrugated sheeting. Access to the building is from the east, through a pair of top and bottom opening stable doors with iron strap hinges. These flank a fixed eight light window with a timber frame and purple brick sill. The building has been subdivided into two equal-sized stables and a WC at the northern end. A low concrete trough runs the length of both stable rooms with iron stall divisions surviving *in-situ* in the south room. The floor across the whole building is of concrete and contains sunken drainage channels. The walls are rendered to head height with whitewashed brickwork exposed over. The roof structure is simple with braced pine collars supporting pine ridge and purlins. The underside of the corrugated sheeting is hidden by unpainted planks.

4.8 Stable 3 and Chicken Sheds (Figs 36-40)

A long range of brick built stables is located to the north-east of the site with modern chicken sheds abutting these to the north. The stables comprise two rectangular plan structures, the westernmost being of an earlier date and visible on the Ordnance Survey map of 1900 (Fig 4). This is constructed of red brick in Flemish Garden bond with stable doors opening to the south and a double door to the north. The structure has been re-roofed with corrugated sheeting which had partly collapsed in places. The rooms were deemed unsafe to enter but it could be seen that they retained concrete troughs and stall partitions along the northern walls. Similarly, the eastern stable block was constructed of brick in Flemish Garden bond, with a gable roof of corrugated sheets. A double garage door was located at the east elevation. Access to the interior of this building was not possible.

The chicken sheds are modern, constructed of concrete blockwork and corrugated sheeting with light timber framework. They have a cat-slide roof of corrugated sheets which forms a valley against the roofs of the adjacent stables.

4.9 East Barn and Sheds (Figs 41-47)

This rectangular block to the east of the farmhouse comprises a brick barn with modern extensions to the east, north and south. The barn is late 19th century and appears on the Ordnance Survey map of 1900 (Fig 4). It is rectangular in plan, aligned north-east to south-west and is constructed of red brick in Flemish Garden

Wall bond with a gable roof of slate. A former door opening in the west elevation has been blocked in brick and reduced to a window. A lean-to structure formerly abutted the south elevation. A stable door allows access eastward into the adjacent shed. This shed is rectangular in plan, aligned north-east to south-west and is a modern structure constructed of concrete blockwork and corrugated sheeting, with a concrete floor and a light timber roof structure. No internal features remained. Immediately to the north of the shed is a similar modern structure of blockwork and corrugated sheeting which partly incorporates the remains of an earlier brick structure.

To the north of the group is a modern garage or shed constructed of concrete blockwork and corrugated sheeting with a light timber frame. This is on an L-Plan and abuts the barn to the south.

5 DISCUSSION

This report comprises a basic photographic survey of Dollman Farm prior to demolition and conversion, recording the standing structures as a snapshot in time. The earliest structures date to the mid-late – 19th century and as is typical of agricultural properties, the site has undergone continuous remodelling and alteration.

The earlier structures are largely built in brick whilst the later extensions are constructed of less durable though much cheaper concrete blockwork and corrugated sheeting.

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MOLA 2015 *Written scheme of investigation for Level 1 Archaeological Building Recording at Dollman Farm, Crick Road, Hillmorton, Rugby, Warwickshire*, MOLA Northampton

MOLA Northampton

28 May 2015



Cow Shed, looking north-west Fig 7



Cow Shed, looking south-east Fig 8



Stable 1, east range, looking north-west Fig 9



Stable 1, west range, looking east Fig 10



Stable 1, looking west Fig 11



Stable 1, west range, looking south-west Fig 12



Stable 1, east range, looking north Fig 13



Stable 1, central barn, looking south Fig 14



Stable 1, eastern extent of the east range Fig 15



The Pole Barn, looking north-east Fig 16



Garage 1, looking north-east Fig 17



Garage 1, looking north-west Fig 18



The Farmhouse, looking north-east Fig 19



The Farmhouse, west elevation Fig 20



The Farmhouse, looking north-west Fig 21



The Farmhouse, ground floor landing Fig 22



The Farmhouse, ground floor, larder Fig 23



The Farmhouse, ground floor, room G1 Fig 24



The Farmhouse, ground floor, room G3 Fig 25



The Farmhouse, first floor landing Fig 26



The Farmhouse, first floor, room F1 Fig 27



The Farmhouse, first floor, room F3 Fig 28



Garage 2, looking north-east Fig 29



Garage 2, looking south-west Fig 30



Garage 2, interior, looking north-east Fig 31



Stable 2, east elevation, looking north-west Fig 32



Stable 2, southern room, looking north-east Fig 33



Stable 2, northern room, looking west Fig 34



Stable 2, WC Fig 35



Stable 3 and Chicken Sheds, looking south-east Fig 36



Western extent of Stable 3 Fig 37



Stable 3 and Chicken Sheds, looking north-east Fig 38



Stable 3, interior Fig 39



Stable 3 and Chicken Sheds, looking west Fig 40



East Barn and Sheds, looking north-west Fig 41



East Barn and Sheds, southern extent, looking east Fig 42



East Barn and Sheds, looking south-east Fig 43



East Barn and Sheds, northern extent, looking south-east Fig 44



East Barn and Sheds, interior of southern shed, looking north-east Fig 45



East Barn and Sheds, interior of north shed, looking south Fig 46



East Barn and Sheds, north shed, looking north toward Stable 3 Fig 47



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