

**Historic Building Recording at
Rectory Farm, Great Addington
Northamptonshire
September 2015**

Report No. 15/183

Author: Amir Bassir

Illustrator: Amir Bassir



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Project Manager: Amir Bassir
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OASIS REPORT FORM

PROJECT DETAILS		OASIS molanort1-226927
Project title	Historic Building Recording at Rectory Farm, Great Addington, Northamptonshire, September 2015	
Short description	MOLA carried out a programme of historic building recording of agricultural buildings at Rectory Farm, Great Addington. The buildings comprised barns, chicken shed and a former milking parlour and milk room arranged around a central yard, which has latterly been occupied by a modern shed. The buildings date to the early 19th century with a phase of mid-late 19th-century and minor 20th-century alterations. The buildings, which are not listed or considered to have historic significance, are typical of their type and period, utilising locally-available materials.	
Project type	Historic England Level 2, Historic Building Recording	
Previous work	None	
Future work	Unknown	
Monument type and period	Early 19th-century agricultural buildings with mid-late 19th-century and modern alterations.	
PROJECT LOCATION		
County	Northamptonshire	
Site address	Rectory Farm, Great Addington	
NGR	SP 95245 75420	
Area	650 sqm	
PROJECT CREATORS		
Organisation	MOLA Northampton	
Project brief originator	NCC Assistant Archaeological Advisor	
Project Design originator	MOLA Northampton	
Director/Supervisor	Amir Bassir	
Project Manager	Amir Bassir	
Sponsor or funding body	Mr and Mrs Brown	
PROJECT DATE		
Start date	August 2015	
End date	October 2015	
BIBLIOGRAPHY		
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Historic Building Recording at Rectory Farm, Great Addington Northamptonshire September 2015

ABSTRACT

MOLA carried out a programme of historic building recording of agricultural buildings at Rectory Farm, Great Addington. The buildings comprised barns, chicken shed and a former milking parlour and milk room arranged around a central yard, which has latterly been occupied by a modern shed. The buildings date to the early 19th century with a phase of mid-late 19th century and minor 20th century alterations. The buildings, which are not listed or considered to have historic significance, are typical of their type and period, utilising locally-available materials.

1 INTRODUCTION

MOLA was commissioned by Mr and Mrs Brown to undertake a programme of historic building recording at Rectory Farm, Great Addington, Northamptonshire, ahead of a proposed scheme of alteration and demolition to convert the barns into residential dwellings (NGR SP 95254 75240, Fig 1). The recording encompassed three barns, for which planning consent has been applied for separately. These are Barn A (13/00066/FUL), Barn B (14/00648/FUL), and Barn C (14/01336/FUL) (Fig 2).

This report follows a Written Scheme of Investigation (WSI) (MOLA 2015) which set out a methodology for archaeological recording in-line with Historic England Level 2 historic building recording (HE 2015). The WSI was prepared in response to a brief for archaeological recording by the NCC Archaeological Advisor (NCC 2015). All works were undertaken in accordance with current guidelines (ClfA 2014a and 2014b).

Rectory Farm is located c0.6 km to the north-west of Great Addington, on the western side of Cranford Road which connects Great Addington to the nearby village of Cranford St John. The farm is bound on all sides by enclosed arable fields and is situated at the eastern end of a semi-rectangular plot of land. The farm buildings are a mix of 19th-century and modern construction. A stream runs to the south and east of the site, circling around the north and east of Great Addington to join the River Nene. A pool in the south-eastern corner of the site is fed by a natural spring in the field and flows into the stream.

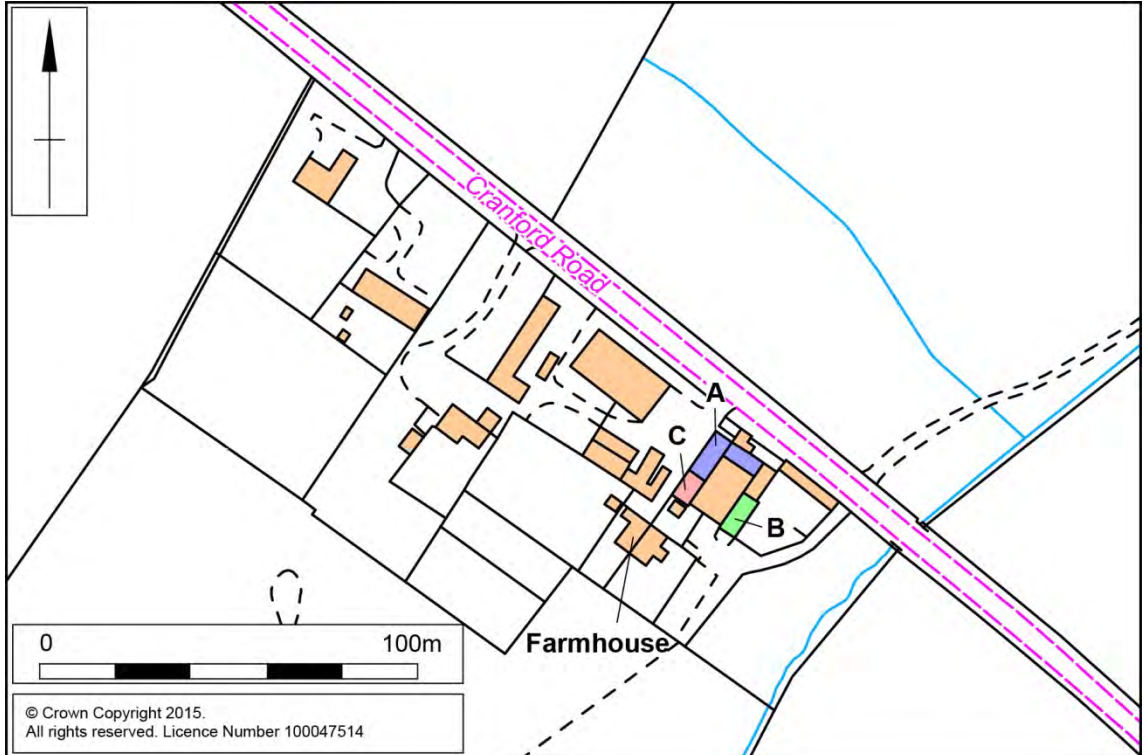
The recorded buildings form a C-plan range arranged around a large modern shed which occupies the footprint of a former central courtyard. The buildings separated from the road by a drainage ditch. To the north, the former farmyard area now operates as a coach depot. The main access to the buildings is from the west through the modern shed. To the south of the barns is an enclosed yard with a stone wall to the farm trackway.

The site lies at approximately 55m above Ordnance Datum on ground which rises westward, away from the lower lying valley of the River Nene to the south-east of Great Addington. The underlying geology of the area has been mapped as comprising Jurassic limestone of the Cornbrash Formation, overlain by Quaternary fluvio-glacial sand and gravel deposits (<http://www.bgs.ac.uk/geoindex>).

RECTORY FARM, GREAT ADDINGTON



Site location Fig 1



The recorded buildings Fig 2

2 OBJECTIVES AND METHODOLOGY

The objective of an Historic England (HE) Level 2 building recording is to provide an analytical record of an extant structure in accordance with the HE document of 2015 *Understanding Historic Buildings: A guide to good recording practice* (HE 2015). It provides a systematic account of a building's origins, development and use.

A site visit was carried out on the 18th September 2015. Site recording included the following elements:

- Establishing an accurate archaeological record of the buildings to Historic England Level 2 (HE 2015, section 5.2);
- An overall photographic survey of the buildings in their present condition comprising general and detailed shots. Photography was carried out using a Nikon D7000 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. Additional photography was carried out using a Fujifilm Bridge camera. Where possible and appropriate 1m scales were included in all photographs;
- Written notes on the buildings' construction, present and former use and, where appropriate, the buildings' past and present relationship to their setting in the wider landscape.

Site location plans indicating the position and orientation of photographs are included in the report.

3 HISTORICAL BACKGROUND

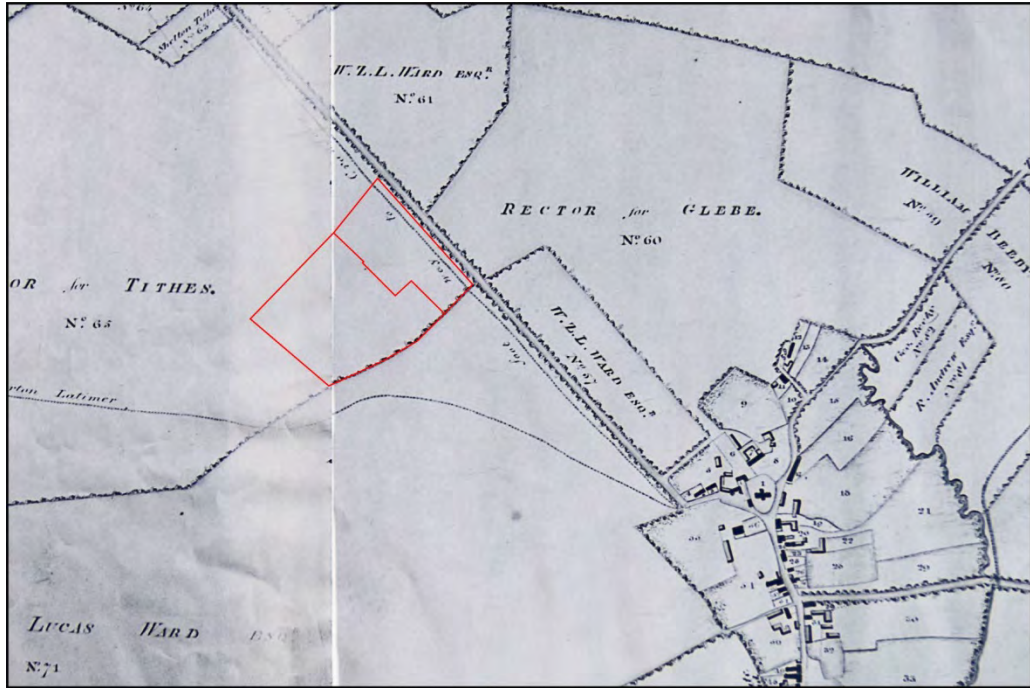
Cartographic evidence places the construction of the farm between 1804 and 1824. The 1804 Inclosure map for Great Addington clearly shows that the farm did not exist at this time and the modern property boundary formed the eastern corner of a much larger field labelled *Rector for Tithes No.65* (Fig 3). Bryant's map of 1824, however, shows *Tythe Fm* located approximately at the same location as Rectory Farm (Fig 4). Though limited in detail, this map shows an L-plan building roughly corresponding with the current farmhouse and another, much smaller building adjacent to the road. The stream and a small enclosed wooded area / orchard can also be seen to the south and north of the site. During the photographic survey a stone plaque bearing the carved inscription *J.T 1816* was noted at the top of the east facing gable of Barn A (Fig 11). Whilst this provides a date for the construction of the barns, it is unknown if they are contemporary with the construction of the farmhouse.

The farm and associated buildings can be seen in some detail on the first edition Ordnance Survey map of 1885 (Fig 5). The farm complex can be seen to have comprised the farmhouse, roughly square in plan within a square enclosure, and the recorded buildings, which form a C-plan range of buildings arranged around a central courtyard with a smaller ancillary room projecting north to the road's edge. A linear range, half open-fronted to the south, can be seen located to the south-east of the barns, parallel to the road. This range is still extant but was not surveyed as part of this work. An enclosed building with a central door to the southern yard occupied the present open-fronted chicken shed at the eastern corner of the range. A further linear range, on the same alignment, was located to the west of the recorded barns, north of the farmhouse. It can be seen that the building occupying the eastern corner of the barns was no longer present by the Ordnance Survey map of 1900 but no other changes are evident.

By 1926, this space was re-occupied by a structure on the footprint of the current chicken shed, set back slightly from the south wall of Barn C. The south facing wall of this building is not depicted with the open-fronted, dashed line convention normally utilised on Ordnance Survey maps of this time, and it is likely that the removal of this wall occurred relatively recently. The yard to the south of the buildings is shown to have been partitioned into three enclosed areas by 1926. One of these areas was re-opened up by 1970s, followed thereafter by the remaining enclosed area.

The central open yard between the ranges was covered by a steel and concrete shed most likely in the 1980s-1990s.

RECTORY FARM, GREAT ADDINGTON

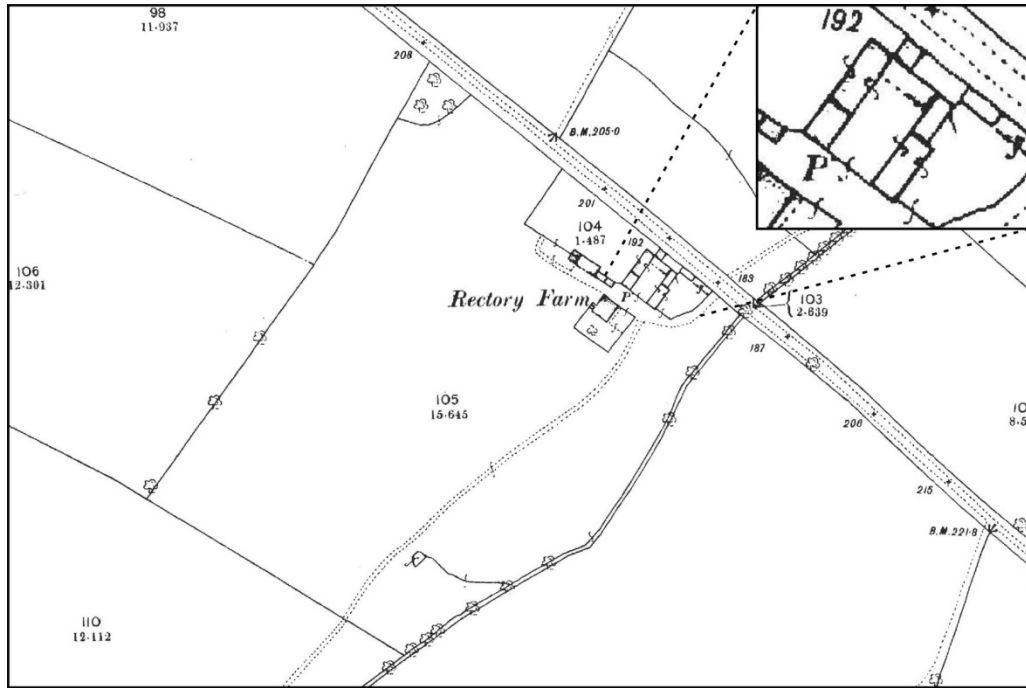


1804 Inclosure map with modern property boundary overlain Fig 3



Bryant's map of 1824 Fig 4

RECTORY FARM, GREAT ADDINGTON



First edition Ordnance Survey map of 1885 Fig 5



Ordnance Survey map of 1900 Fig 6

4 DESCRIPTION OF THE STANDING BUILDINGS

For planning purposes the barns have been grouped into Barns A-C in an arrangement which does not reflect the historic grouping and division of the buildings (Fig 2). For this report and to allow ease of description, the primary ranges will be referred to as the north, east and southern ranges and the internal spaces referred to by room number or function (Fig 7).

4.1 The north range

This building fully occupies the northern extent of the recording area and comprises two large rooms, Rooms 1 and 2 (Fig 7). It is aligned north-east to south-west and has a rectangular footprint measuring c27m by 26.5m. It has a gabled roof of red clay asymmetric pantiles with semicircular ridge tiles. The primary construction material is of regularly-coursed, shaped blocks of the locally-sourced shelly limestone with lime pointing between. To the north, the building presents a continuous, plain elevation interrupted by a full-height double door to Room 2 and a shorter double door and adjacent window to Room 1 (Fig 9).

The full-height door is of black painted timber planks, with battens and bracing on the internal face, within a squared opening (Fig 26). The heel posts are likewise timber with cast iron straps at the top and bottom ends. The door elements retain their original wood pegs. Above the door opening, the roof is carried over a timber lintel. The underlying stonework below the far ends of the lintel has been strengthened with cast iron anchor plates. Within the room the floor level steps down from a purple brick sill.

The double door to Room 1, further to the west, is constructed of black painted timber planks with battens and internal diagonal bracing, and is within a splayed door opening (Fig 23). The western side door of the pair is a modern replacement in the same style as the original and the lower portion of the earlier door has undergone some repair and replacement of its original elements. Cast iron strap hinges are located externally at the top and bottom of both doors. While both hinges were contemporary with the original door timber, the lower hinge appeared to have changed position following repair work. The hinge straps of the replacement door are later additions and are of different styles to each other. Over the door is a timber lintel, painted black externally and fitted with iron bolts. The stonework above the door has been re-pointed and partly rendered on the internal face and a vertical joint is visible on the east side of the door. This joint cannot be seen on the external face of the wall and likely represents a repair to the stonework rather than a re-modelling of the doorway. Some re-pointing and repair work can also be seen on the west side of the external face of the door.

A square doorway or hatch is positioned central to the east elevation, its timber lintel level with the eaves (Fig 10). It is constructed of black painted timbers with cast iron strap hinges and is set within a stone surround with red tile sill internally to the room. There are a number of cracks and structural weaknesses radiating from the opening (Fig 25). It is uncertain if this is a later addition or original to the building with repairs to address cracking. This doorway allowed the loading of material onto a former hayloft which is evident from a number of defunct joist slots on this side of the room. The door opening is surrounded by four stone-lined, triangular ventilation slots. A date stone bearing the inscription *J.T 1816* is located central to the elevation, below the ridge (Fig 11).

The western gable elevation of the north range is entirely plain, broken only by two narrow ventilation slits. The openings of the ventilation slits are splayed internally.

Modern uPCV rainwater goods have been fitted to the north and south walls of the building. There were formerly two diesel tanks for refuelling farm machinery fixed to the wall to the east of the full height doors, which have since been removed, leaving cleaner marks of their former location (Fig 9).

Room 1, the westernmost room of the north range, is fully open to the roof and has a rectangular footprint measuring c10m by 5m (Fig 7). The room can be accessed from the north by a double width doorway or from the south by a single-width plank, batten and braced door with top and bottom opening elements (Fig 21). The upper portion of the door is a modern replacement, utilising antique cast-iron door furniture, likely taken from the earlier door being replaced. Brick steps from the door lead to the lower floor level of the modern shed.

Two high level windows in the south wall allow natural light into the room. The internal faces of the walls have been rendered to c1.2m and the floor is of concrete.

Room 2 occupies the eastern half of the north range. It is rectangular in plan, measuring c15m by 5m, and the walls are rendered to a height of c2m. The room can be accessed from the north through the full height double doors, or from the south through the modern shed via shorter, arched double doors located opposite the taller doorway (Figs 26 & 27). Evidence suggests that this door was originally full height and was later reduced and converted to an arched opening. In contrast to the primary construction material of the building, the arch is constructed of red brick and the stonework over is of smaller blocks than the surrounding material. Vertical joints can be seen where the door openings were formerly located. The plank and batten construction of the door is similar to that of the opposing door and it is reasonable to assume that the original door was reduced and re-shaped to fit into the reduced door opening. A single width door in the south-eastern corner of the room allows passage through to the east range.

The western half of the room has an elevated platform supported over posts and joists which is accessed by a timber ladder adjacent to the south door (Fig 24). A timber safety rail is positioned at the edge of the platform and is attached to the overlying truss for stability. It is likely that a similar platform was formerly located at the opposing side of the room below the high level doorway or hatch.

The room has a concrete floor and has a raised rectangular concrete platform, formerly for a grain tank in the north-eastern corner (Fig 25). This is positioned adjacent to a rectangular depression in the floor which functioned for discharging of grain from trailers.

The roof structure of the northern range comprises queen post trusses with struts (Fig 28). The opposing pairs of purlins are held between the upper chords and common rafters and are supported by purlin cleats. The tie beams of the trusses rest atop the stone walls to the north and south. The trusses over Room 2 have additional supporting brackets which are not seen in Room 1.

4.2 The east range: Milking Parlour and Milk Room

The eastern range, formerly a milking parlour, comprises a single room, Room 3, measuring c5m by 13m, aligned approximately north-west to south-east (Fig 7). A smaller square outbuilding, Rooms 4 and 5, abuts the eastern elevation. The range has a gabled roof of corrugated sheets which likely replace an original roofing scheme of tiles. The primary construction material is of coursed limestone blocks with lime pointing. The west facing elevation is of red brick and is dominated by arched openings

into the modern shed or former central yard (Figs 34-37). These were likely formerly fully open but have been subsequently reduced or blocked entirely in brick. The north and south arches have been fully blocked in brick leaving rectangular window openings with steel framed eight light windows. The second arch from the north has had a timber partition inserted with a top and bottom opening stable style door adjacent to a small window. A small area of brickwork with a purple brick sill is located below the window. The third arch from the north has remained fully open. The internal face of the west elevation has been whitewashed and the lower portion of the wall and arches rendered.

In contrast, the eastern wall is of stone though it has been raised in brick to match the height of the western wall. The stonework has been whitewashed and the lower portion of the wall rendered. Historic photographs obtained as research for this work show that a trough was formerly positioned against the eastern wall with steel stalls, pipework, feeders and restraints (Figs 32 & 33). The room has a concrete floor, the eastern half of which is raised. The edge of the raised floor and the lower level of the floor are scoured for increased grip.

The south elevation is constructed of coursed stone to the level of the stonework of the east elevation. Above this the gable partition is a king post truss with vertical struts, with plastered infill between the truss elements. The roof structure is carried over three king post trusses which are stylistically indicative of a mid-late 19th-century date though these continued in use throughout the early to mid-20th-century (Fig 30 & 31).

Room 4 latterly served as a store for milk from the milking parlour (Fig 7, 39 & 40). A historic photograph of the room shows shelving along the north and east walls with a number of milk containers in the room. The room is separated from the main range by a short corridor which leads to Room 5.

Room 5 is a small square room adjacent to Room 4 and the east range (Fig 7). It has a lean-to roof of corrugated sheets. Externally, the walls are of stone but have been faced internally in red brick and CMU blocks. The construction date of the room is hard to determine: historic mapping up to at least the 1970s depict this area as comprising only a single room projecting from the east elevation, rather than the stepped plan comprising Rooms 4 and 5. Externally, the building seems in keeping with the surrounding structures and there is no obvious change in fabric to indicate a later date of construction (Fig 14).

4.3 The south range

The south range includes an open-fronted shed, Room 6, used as a chicken shed at the time of this survey, and an adjoining barn, Room 7 (Barn B) (Fig 7). Historic mapping indicates that the chicken shed occupies the plot of an earlier structure which was demolished between 1885 and 1900 (Figs 5 & 6). The chicken shed likely utilises the north wall of the earlier structure. A vertical join is evident where the eastern, stone-built wall of the chicken shed meets the east elevation of the eastern range (Fig 15). The chicken shed has a simple lean-to roof of corrugated sheets which is supported by a row of timber posts at its southern edge (Fig 17). The top of the south wall retains a scheme of red clay asymmetric pantiles which probably formerly functioned as capping tiles (Fig 45). These are now mostly covered by modern corrugated roofing scheme of the central shed. The floor level within the chicken shed steps down from within Room 3 and remnants of an earlier cobble floor surface can be seen in the western corner of the room (Figs 7 & 44). A wooden trough with hay rack over is located adjacent to the door (Fig 42).

Barn B, or Room 7, comprises a fully enclosed stone-built barn or shed on a rectangular footprint measuring c15m by 6m (Figs 7 & 18). The building has a flat roof of corrugated sheets, supported by a simple structure of joists which leans slightly towards the yard to allow drainage in that direction. The interior of the barn is a single room fully open to the roof. Access is through opposing doorways in the north and south walls. The southern door was missing at the time of this survey but that to the north was a top and bottom opening stable door with timber lintel over (Fig 49). Two small, square window openings are located in the south facing wall to either side of the central door. Both openings have arched stone lintels and timber frames, though no glass was present within the frames.

The east and west halves of the room are separated from one another by a central concrete walkway between the door openings (Figs 46-48). The walkway is raised slightly from the surrounding floor levels and is bound by modern CMU blocks with upright corrugated sheeting and rails over. The main room floor surface is of Staffordshire square pavers and the central walkway likely overlies this original flooring scheme rather than replacing it.

4.4 The central shed

This is a modern structure dating to 1962. It fully occupies the space between the three ranges which was formerly an open yard. The skeleton of the structure is formed of post-tensioned concrete columns with attached truss members that carry a roof of corrugated sheets and corrugated roof lights (Fig 20). The room has a modern concrete floor which replaces the earlier yard surface. To the west the room is enclosed by a wall of coursed limestone, likely the former western enclosing wall of the central yard.

5 DISCUSSION

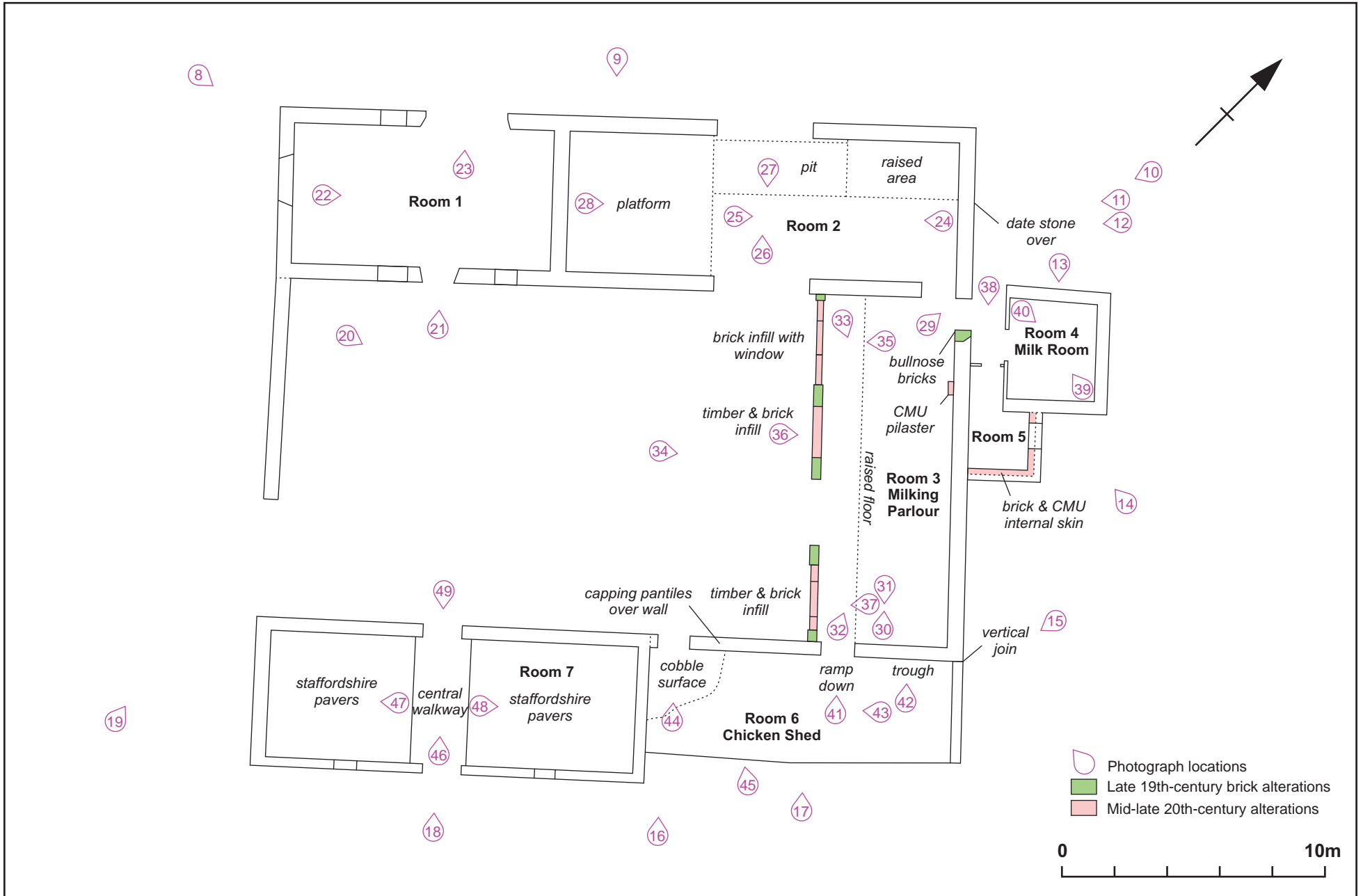
Historic mapping obtained during research for this work is sadly lacking in detail prior to the late 19th century. The date stone of 1816 on the east gable of the north range provides a good starting date for the development of the surveyed buildings though this date cannot with certainty be applied across the whole recording area. Analysis of the buildings suggests an early layout may have comprised an L-plan range formed by the north and eastern buildings with an enclosing wall encircling the yard to the south and meeting the smaller building, Barn B. The yard was enclosed to the west by a mid-height stone wall. It is possible that the east range has always been open-fronted to the west, certainly it is depicted as such in 1885. The arched red brick openings are a later addition to the building, perhaps contemporary with the re-roofing of the structure. The earlier roof was probably of asymmetric pantiles and connected with the pantile roof of the milk room.

By 1885 a building had been constructed to the south-east, abutting Barn B and the east range but was demolished by 1900. The remnants of an early cobbled stone surface can be seen adjacent to Barn B. The footprint of this former building was occupied by a chicken shed at the time of this survey. The central yard was covered over and re-surfaced in concrete in 1962. The demolition of the chicken shed and the central shed will reinstate the earlier layout of the buildings and open up the elevations which are currently obscured. Coupled with renovation and remediation works, this will have a positive and beneficial impact on these historic structures.

Scale 1:200

Plan of the recording area, showing photograph locations

Fig 7





The north range, looking east Fig 8



The north elevation of the north range Fig 9



The east elevations of the north range and Room 4 Fig 10



Detail of date stone on the east elevation of the north range Fig 11



Detail of triangular vent on the east elevation of the north range Fig 12



Room 4, the Milk Room, looking south-east Fig 13



Room 4 and Room 5 Fig 14



Vertical joint between the east range and the Chicken Shed Fig 15



General view of the south range and yard Fig 16



The chicken shed, looking north-west Fig 17



The south elevation of Room 7 / Barn B Fig 18



General view of the buildings, looking north Fig 19



The modern central shed Fig 20



Door to Room 1 Fig 21



Room 1, looking north-east Fig 22



Room 1, detail of the north doorway Fig 23



Room 2, looking south-west Fig 24



Room 2, looking north-east Fig 25



Room 2, detail of north doorway Fig 26



Room 2, detail of south doorway Fig 27



Room 2, detail of roof from the platform Fig 28



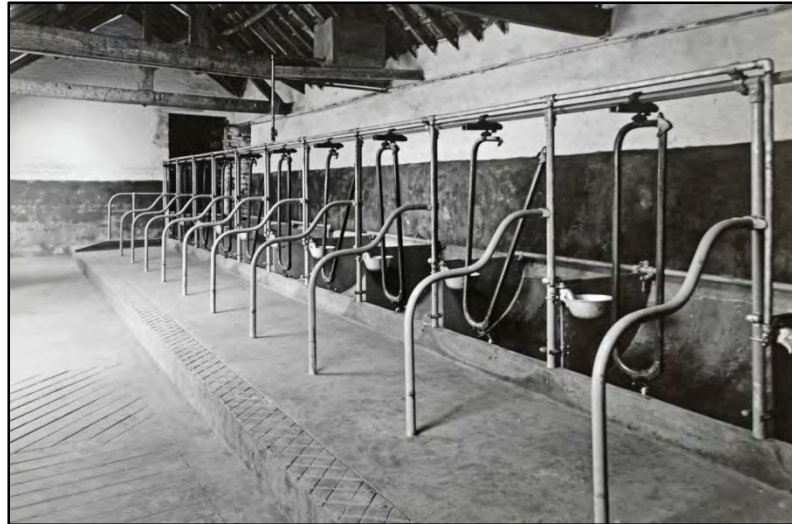
Doorways between the north and east ranges and Rooms 4 and 5 Fig 29



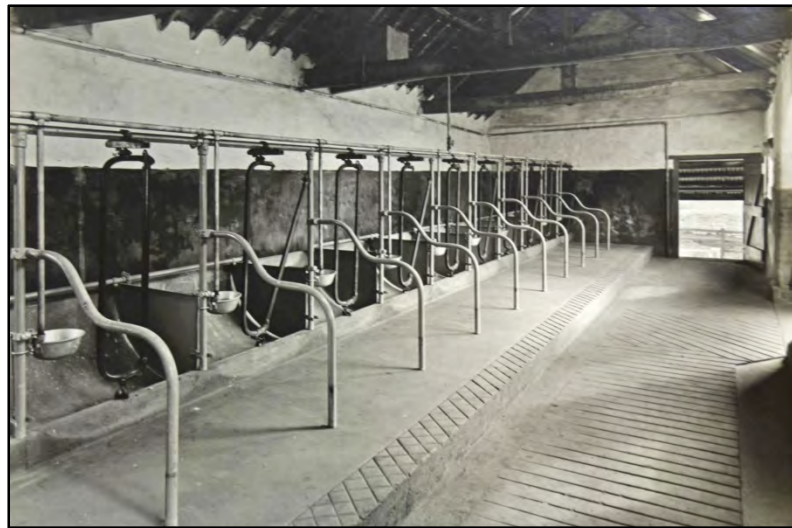
Room 3, the former Milking Parlour, looking north-west Fig 30



Room 3, detail of the south internal elevation Fig 31



Undated photograph, the former milking parlour, looking north-west Fig 32



Undated photograph, the former Milking Parlour, looking south-east Fig 33



The west elevation of Room 3 Fig 34



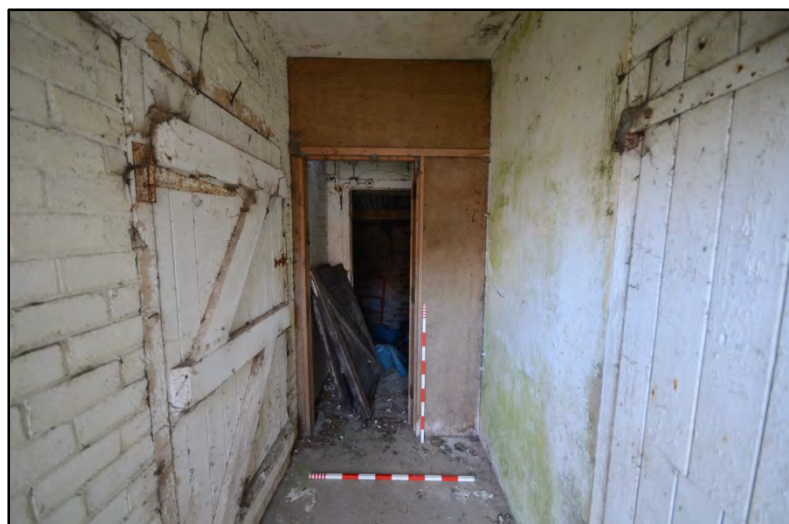
Room 3, former arched opening with brick infill Fig 35



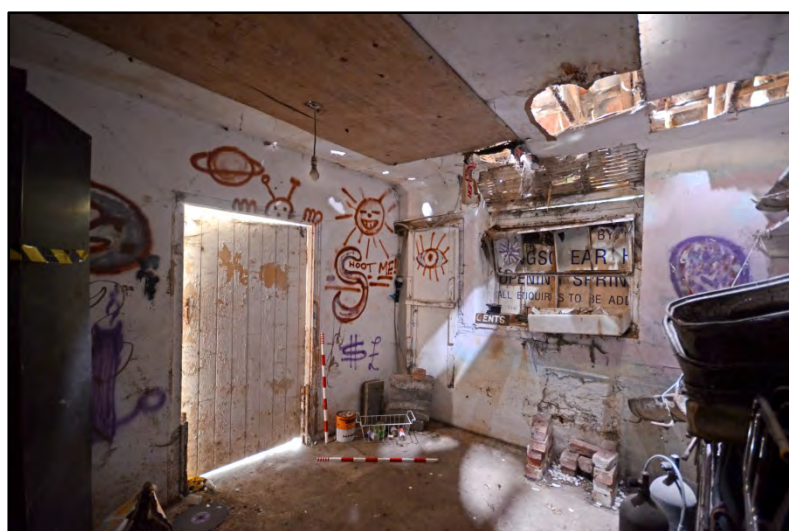
Room 3, former arched opening with timber and brick infill Fig 36



Room 3, former arched opening with brick infill Fig 37



Small corridor between Rooms 4 and 5 Fig 38



Room 4, the former Milk Room Fig 39



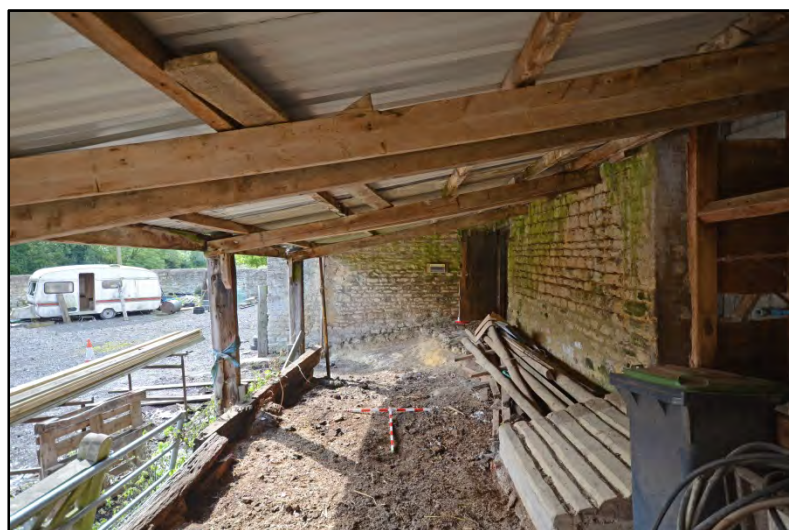
Undated photograph of the former Milk Room Fig 40



Door and concrete ramp to room 6, the Chicken Shed Fig 41



Trough with hay rack over Fig 42



The Chicken Shed, looking south-west Fig 43



Remains of cobbled floor surface Fig 44



Capping pantiles over the south wall Fig 45



Room 7, the central walkway Fig 46



Room 7, looking south-west Fig 47



Room 7, looking north-east Fig 48



Room 7, detail of doorway Fig 49

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Websites:

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

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20th October 2015



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