



**Historic Building Recording at
Greenfield Lodge, Strixton
Northamptonshire
January 2017**

Report No. 17/09

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Project Manager: Amir Bassir
Planning ref: WP/16/00652/LBC
NGR: SP 91070 60735
Accession No. ENN108587

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Quality control and sign off:

Issue No.	Date approved:	Checked by:	Verified by:	Approved by:	Status:	Reason for Issue:
1	02.02.17	C Finn	R Atkins		Awaiting approval	Draft for client review

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OASIS REPORT FORM

PROJECT DETAILS		OASIS molanort1-275106
Project title	Historic Building Recording at Greenfield Lodge, Strixton, Northamptonshire, January 2017	
Short description	<p><i>MOLA (Museum of London Archaeology) carried out a programme of historic building recording of buildings at Greenfield Lodge, Strixton, Northamptonshire. The site is an agricultural complex comprised of a Grade II Listed mid-19th-century farmhouse with associated contemporary and later ranges of barns, stables, sheds, and outbuildings. A linear stable range was found to predate the Farmhouse, likely dating to the late 18th or early 19th century and was re-modelled and re-roofed as part of a wider phase of renovation works at that time of the construction of the Farmhouse in 1848. A two-storey outbuilding or extension to the Farmhouse had a domestic use and contained a bread oven and fireplace.</i></p>	
Project type	Historic England Level 2, Historic Building Recording	
Previous work	None	
Future work	Unknown	
Monument type and period	Late 18th / early 19th-century agricultural buildings and mid-19th century farmhouse	
PROJECT LOCATION		
County	Northamptonshire	
Site address	Greenfield Lodge, Strixton, Northamptonshire	
NGR	SP 91070 60735	
Area	c199 sqm	
PROJECT CREATORS		
Organisation	MOLA (Museum of London Archaeology)	
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 S. Bond	
PROJECT DATE		
Start date	January 2017	
End date	February 2017	
BIBLIOGRAPHY		
Title	Historic Building Recording at Greenfield Lodge, Strixton, Northamptonshire, January 2017	
Serial title	MOLA report,17/09	
Author(s)	Amir Bassir	
Page numbers	32	
Date	2/02/2017	

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Historic Building Recording at Greenfield Lodge, Strixton Northamptonshire January 2017

ABSTRACT

MOLA carried out a programme of historic building recording of buildings at Greenfield Lodge, Strixton, Northamptonshire. The site is an agricultural complex comprised of a Grade II Listed mid-19th-century farmhouse with associated contemporary and later ranges of barns, stables, sheds, and outbuildings. A linear stable range was found to predate the Farmhouse, likely dating to the late 18th or early 19th century and was remodelled and re-roofed as part of a wider phase of renovation works at that time of the construction of the Farmhouse in 1848. A two-storey outbuilding or extension to the Farmhouse had a domestic use and contained a bread oven and fireplace.

1 INTRODUCTION

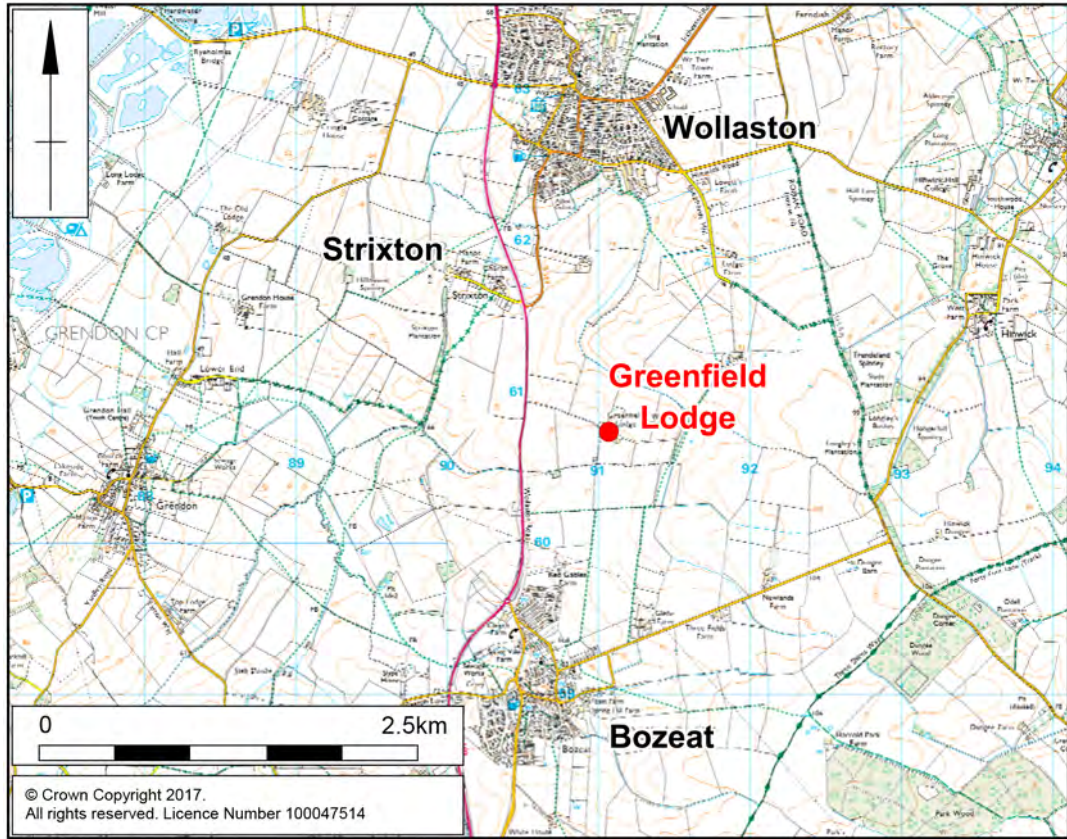
MOLA was commissioned by Mr Simon Bond to undertake a programme of historic building recording at Greenfield Lodge, Strixton, Northamptonshire, ahead of a proposed scheme of renovation and alteration works to buildings on the site (NGR SP 91070 60735, Figs 1 and 2). The recording encompassed a two-storey extension to the main Farmhouse, and a linear range of open-fronted stables adjacent to the Farmhouse. Planning consent has been granted for the construction of an extension to the rear of the house, the demolition of an existing lean-to to the side of the main house, the construction of a single storey stone extension, and the conversion of three bays of the stable block to an outdoor kitchen. This work is subject to a condition for archaeological recording (WP/16/00652/LBC).

This report follows an approved Written Scheme of Investigation (WSI) (MOLA 2017) which set out a methodology for archaeological recording in-line with Historic England Level 2 historic building recording (HE 2016). The WSI was prepared in response to the requirements for archaeological recording by the NCC Archaeological Advisor (pers comm 2017). All works were undertaken in accordance with current guidelines (ClfA 2014a and 2014b).

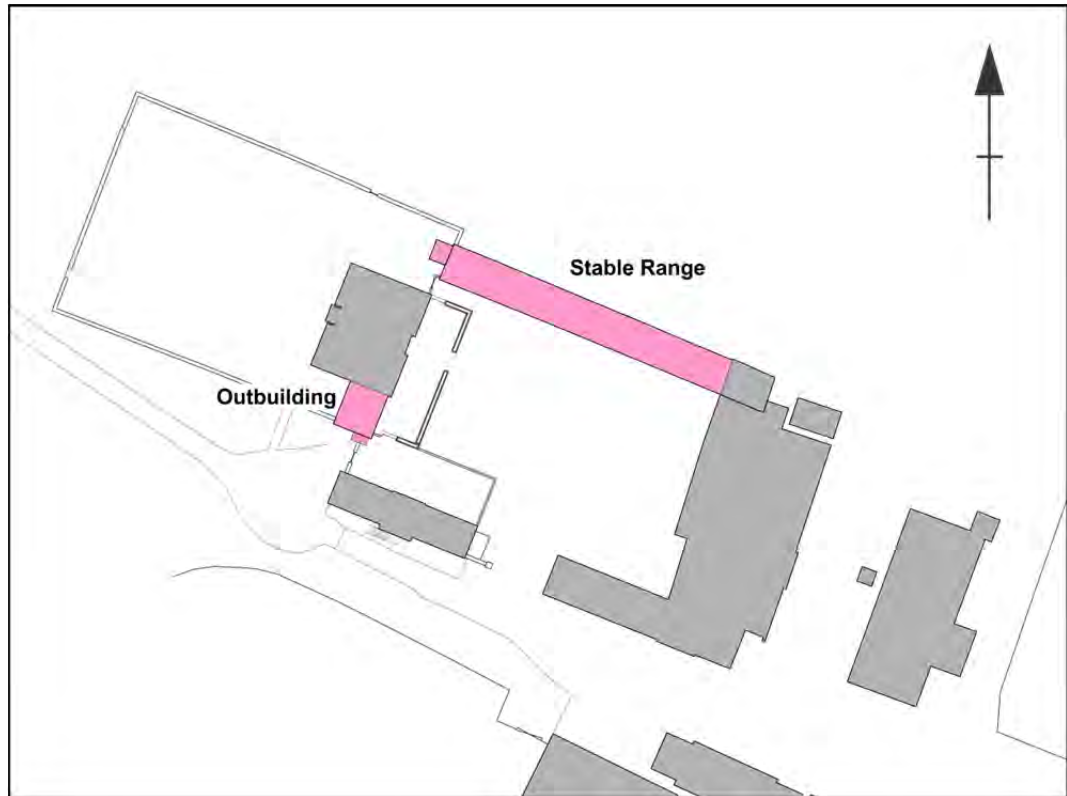
Greenfield Lodge is a Grade II Listed building located midway between Wollaston and Bozeat, c300m to the east of the A509, and is accessed from an un-named track. The site is situated some distance to the south-east of the historic core of the village and comprises a range of historic domestic and agricultural buildings, and several modern sheds and barns. The surrounding landscape is agricultural fields.

The site lies at approximately 90m above Ordnance Datum on a slight rise from which the ground slopes gently to the north, west and east. The surrounding topography is open, allowing wide views of the surrounding landscape. The underlying geology of the area has been mapped as comprising the Blisworth Limestone Formation, with glacial till and alluvial deposits exposed around a small stream which flows to the north of the farm (<http://www.bgs.ac.uk/geoindex>).

GREENFIELD LODGE, STRIXTON



Site location Fig 1



The recording area 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 *Understanding Historic Buildings: A guide to good recording practice* (HE 2016). It provides a systematic account of buildings' origins, development and use.

A site visit was carried out on the 17th January 2017. Site recording included the following elements:

- Establishing an accurate archaeological record of the buildings to Historic England Level 2 (HE 2016, 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 D7200 DSLR equipped with Sigma 35-17mm and Nikon 18-70mm lenses. Black and white 35mm film photography was carried out using a Nikon F6 SLR equipped with a Sigma 10-20mm lens, using Ilford HP5 Plus 400 film. Where possible and appropriate 1m scales or smaller were included in all photographs;
- Photographs are in both RAW and Fine quality;
- 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;
- Annotation of existing survey drawings to depict features of archaeological or architectural interest.

The rooms within the Stable range have been numbered in this report for ease of description.

Plans of the buildings are based on those produced by MBA Northampton.

3 HISTORICAL BACKGROUND

The small parish covers only 365 hectares between Wollaston and Bozeat and seems to be made up of lands formerly in those two parishes. Most of the area is on flat land between 68m. and 91m. above OD. The underlying rocks are limestone and silts though in the S.E. these are overlaid by Boulder Clay. In the N. the land slopes steeply to the clay-floored valley of the Wollaston Brook which here forms the N. boundary of the parish. A number of Iron Age and Roman settlements are recorded, including [one] which has been partly excavated. The village of Strixton is now almost totally deserted, apparently as a result of the enclosure of the fields in the 17th century. The remaining earthworks are well preserved (RCHME 1979).

Greenfield Lodge is Grade II Listed (ID 233569) and its listing description is as follows:

Farmhouse. Datestone 1848. Squared coursed limestone with lias dressings and slate roof. Double-depth plan. 2 storeys with attic. Main front of 3-window range with 3 gables, centre recessed. Wood mullioned and transomed windows with margin lights with moulded stone surrounds. Central C19 door also has moulded stone surround. Ashlar gable parapets and brick and stone stacks at ridge. Datestone above entrance. Rear is similar. Interior not inspected.

A Romano-British field system with circular and linear enclosures (MNN119891), and circular prehistoric enclosures (MNN19882) have been identified to the south of the site. The Romano-British *Durobrivae* to Dungee Corner route (MNN9831) passes on a south-east to north-west alignment 1.5 miles to the east of the site.

A documentary search was undertaken of the Northamptonshire County Archives and included the mapping, photographic and architectural indexes, as well as County Histories and Directories.

The earliest available map of the parish is the *Map of the Manor and Lordship of Strixton*, produced in 1583 (Fig 3), which shows the village prior to contraction and with the various furlongs and fields labelled. Sixteen houses, including the manor house are shown within the parish. Overlaying early Ordnance Survey mapping onto this map allows for an approximate position of the farm to be determined. It is likely that the farm lies within *Middle Furlong*, and occupies the surrounding furlongs which were later enclosed.

Thomas Eyre's map of 1791 (Fig 4) is unfortunately lacking in detail, however it suggests that the farm was not yet in existence at this date, or at least that anything present on the site at that date was considered to be too minor a feature to be worth depicting. The 1810 Surveyor's map (not reproduced in this report) does show the farm, here labelled as *Strixton Lodge*. Though drawn at a small scale, it can be seen that the buildings were in a semi-enclosed courtyard plan comprising north, east and southern ranges with a smaller building at the south-west corner. Bryant's Map of 1824 (not reproduced in this report) shows that by this date the site had been renamed to Greenfield Lodge. The depiction of the farm is however too simplistic to provide information on the buildings.

The 1843 Parish map of Strixton (Fig 5), showing the property of Earl Spencer, provides a detailed view of the farm as well as a list of surrounding land use (Fig 5). The site comprised two linear ranges enclosing the farmyard to the east and north, with a smaller range at the south-west side of the yard. The north range is clearly the existing Stable

block, recorded as part of this survey, but is not shown as being open-fronted to the yard. A small outbuilding is shown abutting the western side of the range. At the east is the existing two storey barn flanked by the single-storey units. The Farmhouse had not yet been constructed at the time of mapping and the yard was open to the west. It is unclear if the building at the south-west corner of the yard is that which survives today or if the present building replaces an earlier one. To the east of the main complex was a smaller, isolated building adjacent to a pond. Accompanying pages to the parish map state that the landowner was John Charles, Earl Spencer and the occupier at this date was Thomas Wykes. The fields surrounding the farm are described as a mix of pasture and arable, and to the immediate north of the farm, two narrow, linear areas (83 and 84) were described as *The Paddock* and *The Orchard*. Adjacent to these, to the west, is shown a smaller field, no. 85, which was described as *Ash Plantation*. Several of the fields to the west of the farm bore the name *Greenfield*, including nos 70-72, 86 and 87. The lane leading to the site from the main road to the west was described simply as *The Lane*.

Whelan's History of Northamptonshire, 1849 (Whelan 1849) has in its parish directory "Mr. William Wykes, and William Stevens, William Walker and Thomas Wykes, Greenfield Lodge, farmers".

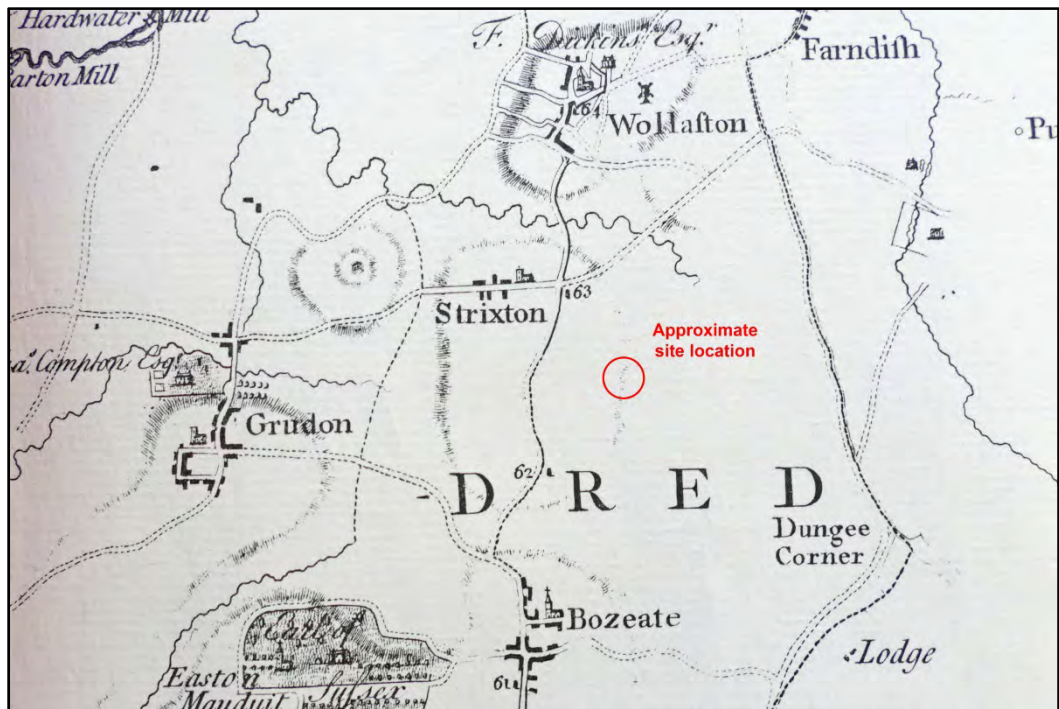
The first edition Ordnance Survey map of 1884 (Fig 6) shows that by this time the Farmhouse had been constructed and also included the adjacent one and half-storey outbuilding recording during this survey. An additional range of Stables had also been constructed at the south-east corner of the farmyard, abutting the earlier eastern range. The 25" version of this map (not reproduced in this report) provides a more detailed view of the buildings and shows the open-fronted Stable range divided into four parts, representing a simplified view of the layout.

Examination of Whelan's history, gazetteer and directory (Whelan 1849) and a range of Kelly's County Directories from the late 19th century to the mid 20th century (Kelly 1854, 1869, 1910, 1920 and 1931) provide a fragmentary list of occupiers of the property as follows:

1849 (Whelan)	William Walker and Thomas Wykes
1854	Thomas Wykes
1869	John Wykes
1910	John Burgess
1920	Thomas Spokes
1931	Thomas Spokes

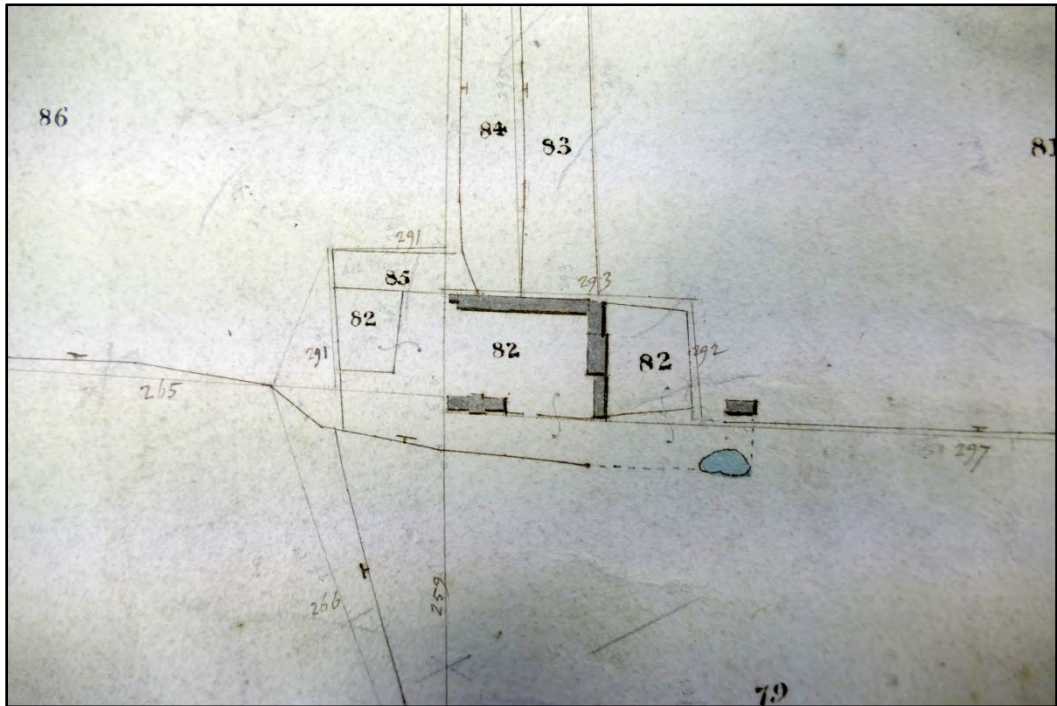


Parish map of 1833, showing the approximate location of the farm Fig 3



Thomas Eyre's map of 1791 Fig 4

GREENFIELD LODGE, STRIXTON



1843 map of the parish Fig 5



First edition Ordnance Survey map of 1884 Fig 6

4 HISTORIC BUILDING RECORDING

The historic building recording focussed primarily on those areas which will be impacted by the proposed development: the outbuilding to the west of the Farmhouse, and the northern extent of the linear Stable range.

4.1 The outbuilding (Figs 7-21)

The outbuilding has a simple square plan with a small projection at its south-east corner and abuts the south gable of the Farmhouse. It is one and half-storey with the upper floor contained largely within the roof space. The primary elevation is to the east, facing onto the raised patio which runs alongside the Farmhouse, adjacent to the yard.

The primary building material is shaped limestone rubble in alternating courses of square and thin blocks. The quoins and the detailing around the door and windows are of dark red, brown bedded sandstone.

The only external access is via a single-width doorway in the east elevation. The door has a flat stone lintel with modern electric light over and the door surround is of stone blocks. The green painted door consists externally of thin beaded planks with horizontal plank bracing internally. It is secured by a modern yale lock and has an antique thumb latch. The door is hinged on the north side by two internal strap hinges and swings into the room. The door surround is splayed on the inner face.

Adjacent to the door is the only window to the ground floor room. The window is generously sized and provides ample light to the room. It is a three-part window consisting of a central casement flanked by eight light panels. The frame, moulded mullions and secondary elements are of wood, painted white. The casement window has simple decorative cast-iron stay and fastener internally. The main surround is in the same style as that of the door, consisting of a flat stone lintel and stone dressing. A window is also located on the south gable wall, providing light to the upper floor room. The lintel is in the same style as the other openings but consists of a weathered grey, fine-grained limestone. The jambs are likewise of limestone. The window is of two side-hung casements, each of eight lights, with simple cast-iron window furniture of the same design as those found on the ground floor.

The outbuilding has a shallow-pitched gable roof of Welsh slate tiles, with the ridge running north to south. The gable wall is elevated slightly above the roof pitch and has stone coping, much of which has been replaced. A number of the quoins have similarly also been replaced. A stone-built rectangular profile chimney rises from the gable, flush with the wall surface. A stone cap covers the chimney, elevated slightly above the flue. A modern uPVC flue projects from the roof surface and connects to a modern water heater on the first floor. The house and outbuilding are fitted with iron rainwater goods and gutters which run along the east and west elevations at the eaves.

A small extension projects from the gable wall. This has no external openings or features, and has a lean-to roof of slate tiles. The farmyard wall abuts the structure but does not appear to be keyed into it.

At ground floor level the outbuilding comprises a single, roughly square room, fairly plain, with a fire opening, an oven, and a tall, arched recess in the western wall. The recess, located in the west corner of the room, is formed by the projection into the room of the brick-built fireplace and oven. The brickwork projects above the recess and forms an arched roof through which an opening has been created to allow for the insertion of a flue for a modern oil fired boiler. The fireplace comprises a wide opening with a shallow arched lintel. Below the opening is a narrow flue with a cast iron hinged door. A manufacturer's stamp *Mills & Co Wellingborough* can be seen on the door.

The oven, possibly a bread oven, has a splayed, arched opening and can be closed by a cast-iron hinged door. No manufacturer's stamp was visible but the door is of a very similar design to that of the fireplace. The number 16 is cast into the inner face of the door. The oven widens out from the door and projects south through the gable wall and into the small structure built against the wall. It is fully lined in brick and has a gently arched brick ceiling. At floor level below the oven is a small flue which projects into the wall and upwards to meet the oven, allowing for the ash and burnt material which would drop through the grated oven base to be cleared out. At the time of survey the oven contained a variety of antique bottles, containers and kitchen utensils. A modern electrical cupboard has been built onto the brick wall, above the oven. In the south-east corner of the room, adjacent to the oven, modern water pipes have been partly boxed in.

The east wall has been plastered and painted white, and a slight bead moulding has been created in the plaster around the edges of the door and window openings. Below the window sill the window opening recess continues down to floor level. Two reclaimed butler sinks have been installed in front of the window, and are placed onto modern fletton-style brick plinths.

An unpainted timber beam, most likely pine, crosses the centre of the room between the east and west walls. The beam has chamfered stops at its eastern end but not the opposing end. A defunct mortice slot can be seen on the underside of the beam, off-centre, with an iron bolt alongside the slot. The function of the slot and bolt in this context is unclear, and with the chamfered stops only on one side of the beam may suggest that the timber is re-used.

A door in the north wall allows access between the Farmhouse kitchen and the outbuilding. Like the external door, this is a beaded plank door with horizontal bracing, cast iron strap hinges and a thumb latch. A number of small circular slots are built into the north wall of the room. The slots hold steel or iron perforated covers and appear to be later insertions as in each instance the area around each slot has been re-plastered. The slots are positioned at regular intervals just above floor level and from floor to ceiling at the west corner of the north wall.

The room has a well-made floor of tightly fitted flagstones. The stones are shaped to fit into the window recess and the deeper recess in the south wall. The stones also change direction and size to fit around the brickwork of the south wall, thus indicating that these are contemporary features of the room. The flags display expected weathering but are otherwise in a very good condition.

The first floor cannot be accessed from within the outbuilding and one must enter the Farmhouse, climb the main or secondary stair and enter the first floor through one of the upstairs bedrooms. The first floor has been divided into two roughly equal rooms at the north and south. The room floor level is c0.8m from the top of the walls and the rooms are primarily within the roof space. The sides of the north room have been partitioned to enclose a water heater and pipework. The south room has previously been converted into a bathroom and contains a full range of modern bathroom and shower fittings.

The two rooms are separated by a central truss of principal rafters joined together by a brace which is partly jointed to each rafter and secured by bolts. The distal end of each rafter rests atop a vertical post which in turn descends to the floor and connects to the east and west ends of the central beam. Purlins span the full length of the room, one at each span and are trenched into each rafter.

4.2 The Stable (Figs 22-42)

The Stable is a continuous linear range approximately 40m in length which encloses the farm complex to the north and connects to the eastern range. The range is subdivided into a number of individual rooms of different lengths, some open-fronted to the yard and some fully enclosed. These rooms are herein referred to as Rooms 1-10 for ease of description (Fig 22). The building's main facade faces south onto the central farmyard and is formed of nine, brick-built arched openings, and three stone-built bays, two at the east end and one at the west.

Viewed from the north the range presents a fairly featureless continuous stone wall which is clearly of a single phase. The fabric and construction are the same as that of the eastern range which the stable range joins. The Stable range is slightly offset from the northern wall of the east range but the walls are keyed into each other.

The range has a continuous roof with central ridge and is hipped at the west end of the building. The roof covering is squared Welsh slate tiles with slate ridge tiles, some of which have been replaced with rounded concrete tiles. In places the tiles have been removed to allow for the insertion of roof lights. The roof is supported on pine battens over pine rafters. The rafters are generally roughly shaped and many still retain bark. The rafters are carried over purlins, one to each side of the roof. Several king post trusses support the roof structure, each truss being aligned central to the brick columns of the east elevation. The trusses are of a uniform design which is typical of the mid-late 19th century, having a shaped king post with square profile angled braces. The king post is jointed to the collar beam beneath and secured by a cast iron strap. The purlins are slightly trenched into the top side of the upper chords and supported by cleats. The roof is clearly a mid-19th century replacement of an earlier roof and is contemporary with the remodelling of the range and construction of the Farmhouse.

Room 1 is fully enclosed and fully stone-built. The room is accessed from the east through a single-width door of beaded planks with internal horizontal bracing, and with cast iron door furniture. The lintel, externally, is formed of angled, shaped stones. The room has seen use as a store room and formerly had a fireplace in the western wall which had been blocked in brick. A long bonding timber has been inserted into the wall

above the former fireplace to mitigate against deterioration of the wall fabric in this area. The brick blocking forms a square shape around the former fireplace and picks out the angled flue. A small brick flue has been created at ground level adjacent to the blocked fireplace. Externally, the brick-built chimney flue has a rectangular profile with a buff terracotta crown-style chimney pot. The room's concrete floor has deteriorated in places and it is clear that it has been laid over an earlier brick floor surface. A small window is built into the north wall.

A small stone-built privy is located at the western corner of the range, abutting the western wall of Room 1, and contained a toilet.

Rooms 2 and 3 are semi enclosed with dwarf walls between the brick columns, between which are short doors. Room 3 has a door in its north wall which allows access from the yard to the land at the north of the building. This is a full height door, in the prevalent style, being formed of beaded planks with horizontal bracing. A cat hole is located towards the base of the door with a wooden shutter on chains. The jambs are of red brick indicating that this is a later insertion, contemporary with the remodelling of the building. Three modern steel shelves are installed adjacent to the door. The western room is plain with no surviving fittings. There is a small window with steel grate located within a slightly splayed recess in the north wall. The rooms are accessible to each other by a doorway built into the partitioning wall. The rooms both brick floors and the brickwork continue through the doorway, indicating that it is not a later insertion.

Room 4 is the largest room and has a rectangular plan c11.5m x 4.5m with four arched openings over three brick columns. It is clear that a trough formerly spanned the length of the room and is now evident only as a continuous narrow scar in the floor with matching scars in the east and west walls. The room is plain with few features of its former stable function visible. Four rectangular niches, each c0.5m in width, with a wood lintel above each one are built at regular intervals into the north wall. The niches are plain with no associated fixtures or fittings. Three king post trusses cross the room, each one embedded between the stones of the north wall and the bricks of the south wall.

Rooms 5-8 are mid 19th-century subdivisions of a former room of similar dimensions to Room 4. Each is accessed through an arched opening and each room is separated from its neighbour by brick dwarf walls. The inward facing walls are painted white. A doorway the north wall of Room 9 allows access between the courtyard and the garden at the north of the farm. The adjacent three bays are former stable rooms though no stable furniture remained within the rooms. The brick partitions between the rooms are half-height walls and each has a wooden louvered panel across the top. The rooms have concrete floors with and the scar of former troughs can be seen at the rear of each room.

Rooms 9 and 10 are fully enclosed rooms, each with a top and bottom opening stable door, and separated from each other by a brick partition wall. The brickwork is not keyed into the stone walls at the north and south. The walls of the western room are painted white and the lower portion of the walls of the eastern room are painted black. A door formerly between the two rooms was blocked in brick and plastered over.

Similarly, another door, this one boarded over, formerly allowed access into the eastern range. Above the door's timber lintel is a brick relieving arch, contrasting with the stone wall. A small square window with hinged wooden shutters looks north from the westerly room. The window has a thick wooden lintel over and a wooden frame within a splayed opening. Both rooms have a brick floor. Externally, the door openings are plain with stone lintels. The lintel and top part of the eastern door have been replaced with the work carried out in a similar style as the original.

The truncated bases of several upright steel supports, regularly spaced and forming a rectangular plan could be seen within the farmyard. The most northerly of these were positioned just outside of the stable rooms. These mark the position of a former partitioning of the courtyard which can be seen on Ordnance Survey mapping between 1900 and the late 20th century.

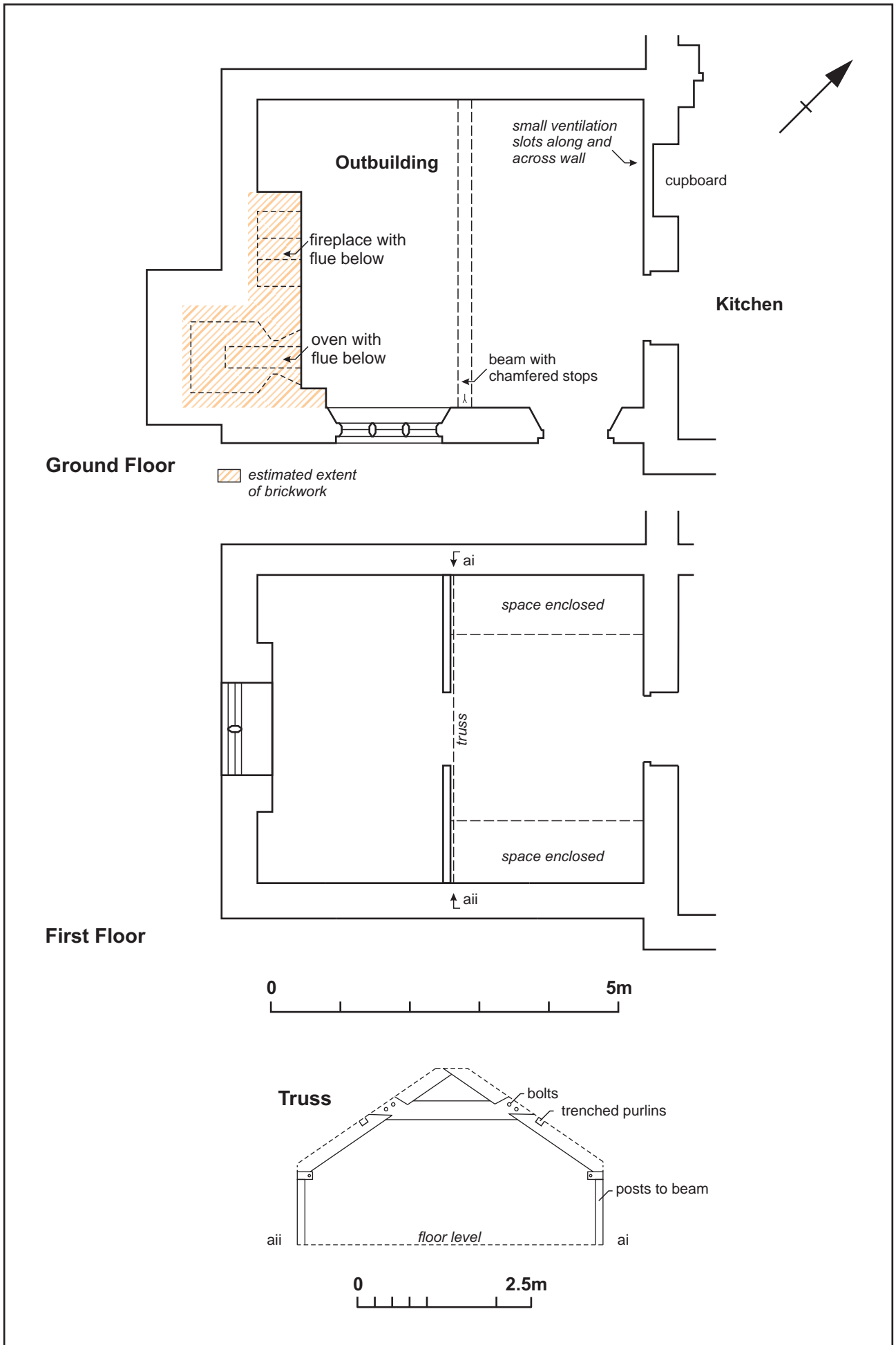
5 Discussion

The Stable range is contemporary with the eastern range and the smaller isolated buildings at the south-west of the courtyard. These buildings pre-date the Farmhouse, whose construction was completed by 1848. Historic mapping suggests that the Stable range dates to between the late 18th century and 1810, and the earliest view of the building, the 1810 surveyor's map, appears to show that the range fully occupied its present footprint from its initial construction. In its earliest form the Stable range was fully stone-built and comprised four equal sized rooms of which only Room 4 remains in its original footprint; it is unclear if the building was fully enclosed or partly open-fronted to the yard, and whether it functioned as a stable at this time.

The Farmhouse was built in 1848 and it is likely that this construction was accompanied by a remodelling and modernising of the existing buildings including the Stable block which was fully re-roofed and whose eastern elevation was largely re-built in brick. The internal space was subdivided by the addition of several brick partitioning walls. It is probable that the three western bays were formerly larger rooms which were converted into smaller units.

The outbuilding is contemporary with the Farmhouse and served a domestic function, perhaps as a kitchen or bake house. It was purpose built with an enclosed oven and fireplace. The flagstone floor and large window is typical for a room of this use. It is likely that the outbuilding has always been a two-storey building but the original use of the first floor is unclear.

Modern alterations to the stable range include the removal of the troughs and stable fittings such as tethering rings and the laying of a concrete floor over the brick floor. At ground floor the outbuilding is essentially unaltered; at first floor, however, the space has been converted into a storage area and bathroom.





General view of the Farmhouse, looking north Fig 8



The south elevation of the outbuilding Fig 9



The east elevation Fig 10



Detail of the fabric Fig 11



The outbuilding, ground floor, looking west Fig 12



The outbuilding, looking east Fig 13



The flagstone floor Fig 14



The fireplace Fig 15



The oven Fig 16



The interior of the oven, containing antique cookware and a stoneware ink bottle Fig 17



The flue below the oven Fig 18



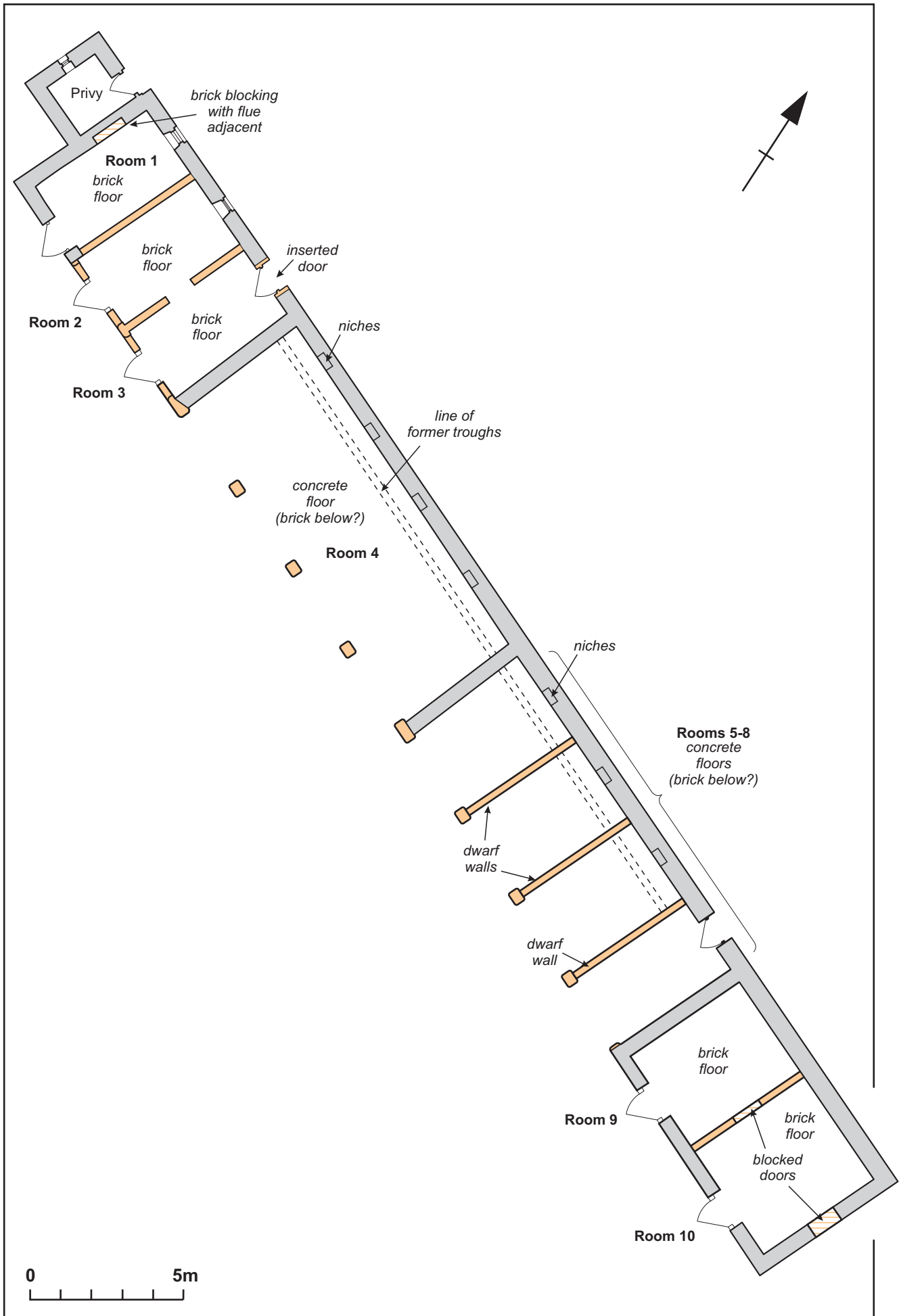
Detail of inserted vents in the north wall Fig 19



The first floor, looking west, showing the central truss Fig 20



Detail of the truss joinery Fig 21



Scale 1:150

Plan of the Stables Fig 22



General view of the Stables, looking north-west Fig 23



General view of the Stables, looking north-east Fig 24



The north elevation of the Stable range and the eastern range Fig 25



General view of the Stables, looking south-east Fig 26



The western end of the north elevation Fig 27



The west end of the Stables, looking north Fig 28



Room 1, showing blocked fireplace and adjacent flue Fig 29



The semi-enclosed rooms at the west of the Stable range Fig 30



General view of room 2 Fig 31



General view of room 3 Fig 32



General view of room 4, looking north-west Fig 33



Room 4, looking west Fig 34



Room 4, looking east Fig 35



Detail of the brick columns and arched openings Fig 36



The king post trusses, looking east Fig 37



Detail of the niches Fig 38



Rooms 5-7 Fig 39



Rooms 8-10 Fig 40



Room 9, showing blocked door to room 10 Fig 41



Room 10, showing blocked door to the eastern range Fig 42

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02 February 2017



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