

# Archaeological Building Recording



## **PEAR TREE COTTAGE, UPPER GREEN, MORETON PINKNEY, NORTHAMPTONSHIRE**

Commissioned by DJC Associates  
in relation to planning and Listed Building consents:  
S/2010/0971/FUL & S/2010/0972/LBC

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## **Non-technical summary**

*In February 2012 an archaeological building survey of an outbuilding at Pear Tree Cottage, Upper Green, Moreton Pinkney (NGR: SP 57688 49221), was carried out prior to the structures partial demolition and conversion to a dwelling. The survey revealed that the structure comprised a stone built barn with a late 20<sup>th</sup> century single-storey extension. The barn itself was much altered as part of a 1988 domestic conversion however surviving elements and features including blocked ventilation slits and an original tie beam suggest that it may date to the first half of the 18<sup>th</sup> century. Historic mapping shows and the 1848 tithe apportionment show that in the 19<sup>th</sup> century the barn occupied an orchard and it is tentatively suggested that it may have originally functioned as a fruit store.*

## **1. INTRODUCTION**

1.1 The Assistant Archaeological Advisor, Northamptonshire County Council (AAA) requested that, in accordance with a brief (dated 11/01/12), archaeological building recording should be undertaken on an outbuilding adjacent to Pear Tree Cottage, Upper Green, Moreton Pinkney, Northamptonshire.

Mr & Mrs T Pearce obtained planning and listed building consent (S/2010/0971/FUL & S/2010/0972/LBC) for the conversion of an existing outbuilding at Pear Tree Cottage, Upper Green, Moreton Pinkney, Northamptonshire. The consent and permission were granted with conditions for a programme of archaeological building recording on the recommendation of the AAA and South Northants District Conservation Officer. DJC Associates, acting as agent for the applicants commissioned N.A.Crank to undertake the necessary recording work.

### **1.2 Site Location and Description**

Pear Tree Cottage lies to the the east of Upper Green in Moreton Pinkney, and the outbuilding lies to the east of the cottage (NGR SP 57688 49221). The outbuilding currently provides ancillary accommodation for the cottage.

## **2. AIMS AND METHODS**

### **2.1 Aims**

In line with the requirements of the Brief (Section 4), the aims of the building recording were:

- to provide a comprehensive visual record of the structures prior to the permitted conversion, as they represent upstanding archaeological/historical remains of local and regional importance.
- To produce a report which provides a comprehensive review of the local and regional historical context of the structure recorded by the project;

- To 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.

## 2.2 Methods

Detailed recording methods for the project were outlined in the Project Design and complied with those defined in the brief (section 5).

## 2.3 Compliance

The work has conformed to the requirements of the AAA as detailed in the brief, to the Project Design, to the relevant sections of the Institute for Archaeologists' *Standard & Guidance* (IFA 2001) and *Code of Conduct* (IFA 2000a), and to current English Heritage guidelines (2006 & 2009).

# 3. HISTORICAL CONTEXT

- 3.1 The site lies to the east of the northern Upper Green of Moreton Pinkney and within the boundary of the village Conservation Area (designated 1978; revised 1987). Recorded in the Domesday Survey, the manor of Morton was held by Gilo de Pinchegni after the conquest, his successors the anglicised Pinkneys having tenure until the late 15<sup>th</sup> century, consequently adding their name to the village (Frewin 2005).
- 3.2 The Royal Commission observe that little of archaeological interest has been noted in the village itself save an area of possible medieval earthworks west of Lower Green the other focus of activity in this polyfocal settlement (RCHME 1982, 102-3). This apparent lack of early activity in and around the village core should be set against a background of very little structured archaeological fieldwork having taken place in the vicinity. That said, the historic built environment of Moreton Pinkney is not without interest and the village contains a large number of 17<sup>th</sup> -19<sup>th</sup> century listed cottages, farms and higher status buildings which make effective use of the contrasting locally abundant ironstone and limestone (Pevsner & Cherry 1973, 307). Including the adjacent grade II listed 17<sup>th</sup> and 18<sup>th</sup> century Pear Tree Cottage to which the survey structure is a curtilage listed structure.
- 3.3 The earliest detailed map depicting the site is the tithe map of 1848 (figure 3), the apportionment of which shows the house, outbuilding, and garden area to be in the ownership of James and Samuel Bates, and let to Thomas Ivens. The holding is described as House and Garden (171) and Orchard (170). The adjacent property to the north (168) is also in their ownership as is the small area of land adjacent to the outbuilding (169) which is also listed as Orchard. No reference is made to the outbuilding itself, although it should be noted that it is shown as having a smaller outshot attached to it's east end, another smaller outbuilding is shown to the west between it and Pear Tree Cottage.
- 3.4 The 1884 Ordnance Survey 25in sheet of the site (figure 4) shows the outbuilding minus the outshot and the smaller nearby outbuilding is also not

shown. The adjacent east end of the garden is shown as orchard. The subsequent 1900 edition shows the situation unchanged although the outbuilding is shaded to show that it was roofed at this time. Later editions were unavailable, however it seems reasonable that the layout remained effectively unchanged until the extension of the outbuilding and its conversion to a studio in 1988 (DJC Associates n.d.).

## 4. BUILDING RECORDING

### 4.1 *External Description. (Plates 1 – 11)*

The outbuilding comprises a two-storey stone built barn with a modern block built single-storey extension attached to its north east elevation. The building is c.15m from Pear Tree Cottage and occupies a location towards the rear of the garden plot being partly terraced into the sloping ground on its southern corner. As noted above the main structure was re-roofed in 1988 with the addition of a dormer with stepped access to the south west elevation. The main north west elevation (plate 1) features full height glazing over which the eaves of the plain tile roof project, supported by green-stained timber and oversailing a stone paved threshold.

The attached and later single-storey extension is clad with matching green-stained timber boarding on its north west elevation, with french doors opening onto a gravelled patio (plate 3). The extension's north east elevation (plate 4) is of block work construction pierced by two double glazed timber casements. It's rear south east elevation is roughcast rendered and contains a single timber casement window (plate 5). It is roofed in shallow monopitched corrugated sheet with a deep gully where it butts the main structure (plate 6). A narrow paved gully is formed adjacent to the north east elevation by a brick retaining wall against the higher garden lawn.

The rear south east elevation of the main structure is pierced by a single modern timber casement at first floor height (plate 9). This elevation shows considerable cement repointing including a very fresh area where a stub block wall projects and joins the block retaining wall which skirts this part of the building (plate 7). Above this the stonework is neatly coursed with well-shaped and substantial blocks of limestone, some oolitic. Minor repairs in brick are evident on the southern corner at the eaves (plate 8). Lower down on the southern corner of this gable the stonework steps out forming a plinth and the suggestion that, given the height of the adjacent modern retaining wall the original foundation courses may be partly exposed in this area perhaps to relieve moisture ingress caused by the structure originally being cut into a bank (plates 6 & 7).

The stonework of the south west facing side elevation (plate 10 & 11) is characterised by smaller coursed ironstone with much cement repointing. Two modern casement windows again in green-stained timber pierce the elevation yet both have obvious steel lintels and their openings may be entirely recent creations. At first floor height the modern dormer projects with a glazed front surrounding double doors opening onto timber steps leading down onto the raised garden area. The opposing roof slope is pierced by two Velux rooflights.

4.2 **Internal Description; ground floor.** (Figure 6; Plates 12 - 19)

Entering through the double doors in the glazed main north west elevation one enters a large open room with a boxed in staircase at its south east end (plates 12 & 13). The floor is painted concrete screed and both sidewalls are exposed stonework. The ceiling is white painted plaster with a number of attached fluorescent strip lights and recessed downlights. A possibly original and clearly warped timber tie beam is partly exposed in the ceiling towards the south east end of the room (plate 15). Other than the modern window openings noted externally, the south west side wall contains no noteworthy features. The north east side wall contains a blocked ventilation slit with internal splay and timber lintel 2.1m from the north west end of the room (plate 14). A possible joint is also evident in the stonework 1m from this end and may indicate repair or rebuilding of this section, although heavy cement repointing obscures interpretation once more (plate 14). In the eastern corner of the room a clearly modern inserted doorway leads through to the modern extension.

The extension itself comprises 4 rooms: A kitchenette with modern units and tiled floor leading through to a shower room, lavatory and a spacious, carpeted office (plates 16-18).

Returning to the main structure, a clearly inserted modern timber staircase is accessed through a plank boarded door and leads to the upper room. The exposed stonework of the gable adjacent to the staircase contains a probable blocked ventilation slit or niche, not visible externally (plate 19).

4.3 **Internal Description; first floor.** (Figure 7; Plates 20 - 23)

The first floor comprises an attic style room with plastered and white painted ceiling and carpeted floor. Twin Velux rooflights pierce the north east slope of the ceiling, the modern dormer entrance to the south west (plates 20 & 22). The warped tie beam visible in the lower room is exposed in the floor with mortices for struts or braces visible at each end, hinting at the configuration of the now lost original truss (plate 21). A possibly original window opening or former pitching hole with half pole timber lintels over a modern casement pierces the southeast gable its sill lined with modern clay tiles (plate 23).

## 5. CONCLUSIONS

- 5.1 The outbuilding is clearly much altered and has lost much of its original character and structural elements including the larger part of the north west gable stonework and the original roof structure and covering, although a single tie beam survives. The warped appearance (which is probably original and selected for) of the tie beam and the fact that it has bark surviving on one face suggests that it pre-dates the widespread mechanisation of sawmills in the latter half of the 18<sup>th</sup> century (Harris 1979, 17-18). As such this hardwood timber, if original (and the paired mortices suggest it is), could be the best indicator of the date of the original structure. This combined with the neat masonry surviving in the south east gable makes it tempting to suggest that the outbuilding may be contemporary with the westward extension of Pear Tree Cottage with datestone of 1701 which also comprises well coursed and shaped masonry.
- 5.2 The original purpose of the structure is difficult to determine from the available evidence. However, it can be stated with confidence that it was broadly agricultural in nature and this is supported by surviving features such as the two blocked ventilation slits characteristic of what are usually referred to as 'barns' in the regional vernacular. The positioning of the building within what was clearly orchard in the 19<sup>th</sup> century raises the possibility that it may have functioned as a fruit store and certainly there is nothing to contradict this interpretation. The structure appears to have originally been terraced into the rising ground to the south east and this may have been deliberate, creating a cool environment in the lower part of the barn. This too may have eased access to the possible pitching hole (and loft?) in the south east gable perhaps via the outshot shown on the 1848 tithe map (figure 3). Unfortunately the loss of the original entrance via the north west gable effectively constrains further interpretation limiting the value of this record as a contribution to regional vernacular typology.

## **6. ARCHIVE**

- 6.1 The project details have been uploaded to the OASIS system (Ref: nacrank1-119479; Appendix 1, below). In due course the report will also be uploaded to OASIS. As detailed in the Project Design the writer will store the Project Archive in the medium term.
- 6.2 The project archive is principally digital and comprises:
- 110 digital images
  - 2 drawings = 2 TIFFs.
  - The Brief (PDF), Project Design (PDF), Final Report (PDF)

The archive will be stored on digital media (DVD +R & HDD) until suitable deposition can be arranged

## **7. ACKNOWLEDGEMENTS**

- 7.1 The writer would like to thank Liz Mordue of Northamptonshire County Council for her input and advice. The assistance of the staff of the local studies section of Northampton Library and of Northamptonshire County Record Office is also acknowledged. Finally, the assistance and advice of David Collins of DJC Associates is also gratefully acknowledged.



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## Appendix 1: OASIS Form

<b>PROJECT DETAILS</b>	
Project name	Pear Tree Cottage, Upper Green, Moreton Pinkney
Short description	In February 2012 an archaeological building survey of an outbuilding at Pear Tree Cottage, Upper Green, Moreton Pinkney (NGR: SP 57688 49221), was carried out prior to the structures partial demolition and conversion to a dwelling. The survey revealed that the structure comprised a stone built barn with a late 20 <sup>th</sup> century single-storey extension. The barn itself was much altered as part of a 1988 domestic conversion however surviving elements and features including blocked ventilation slits and an original tie beam suggest that it may date to the first half of the 18 <sup>th</sup> century. Historic mapping shows and the 1848 tithe apportionment show that in the 19 <sup>th</sup> century the barn occupied an orchard and it is tentatively suggested that it may have originally functioned as a fruit store.
Project type	Building Recording
Site status	Curtilage listed (Grade II)
Previous work	No
Current Land use	Domestic garden
Future work	No
Monument type/ period	BARN Post-medieval
Monument type/ period	FRUIT STORE Post-medieval
Significant finds	None
<b>PROJECT LOCATION</b>	
County	Northamptonshire
Site address	Pear Tree Cottage, Upper Green, Moreton Pinkney, Northamptonshire
Study area	c. 100 Square metres
OS Easting & Northing	SP 57688 49221
Height OD	c. 150m
<b>PROJECT CREATORS</b>	
Organisation	N.A.Crank
Project brief originator	County Archaeological Service
Project Design originator	N.A.Crank
Project Manager	N.A.Crank
Sponsor or funding body	DJC Associates
<b>PROJECT DATE</b>	
Start date	February 2012
End date	February 2012
<b>ARCHIVE</b>	
Location	N.A.Crank office
Content:	
Physical	N/A
Paper	N/A

Digital	110 digital images; 2 drawings; 3 PDFs,
<b>BIBLIOGRAPHY</b>	
Journal/monograph, published or forthcoming, or unpublished	Unpublished client report / Grey literature
Title	Archaeological Building Recording: Pear Tree Cottage, Upper Green, Moreton Pinkney, Northamptonshire
Author(s)	N.A.Crank
Date	February 2012



Figure 1: Site Location



Figure 2: Detailed site location

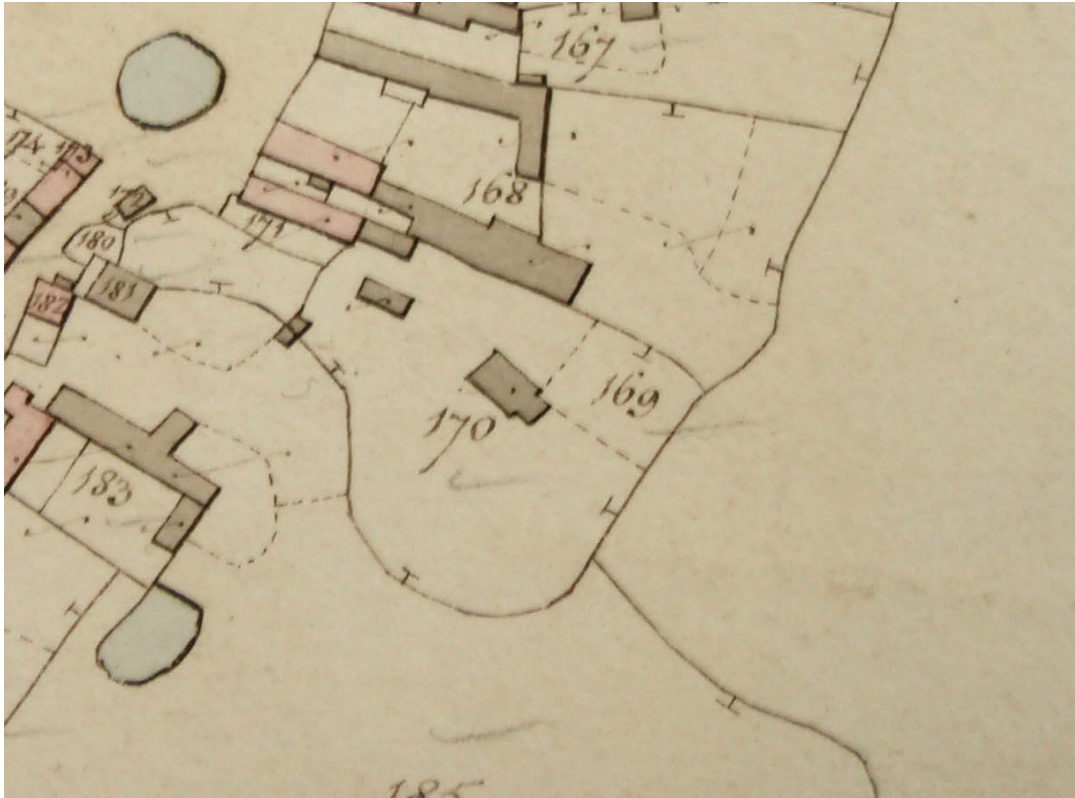


Figure 3: 1848 Tithe Map centred on outbuilding

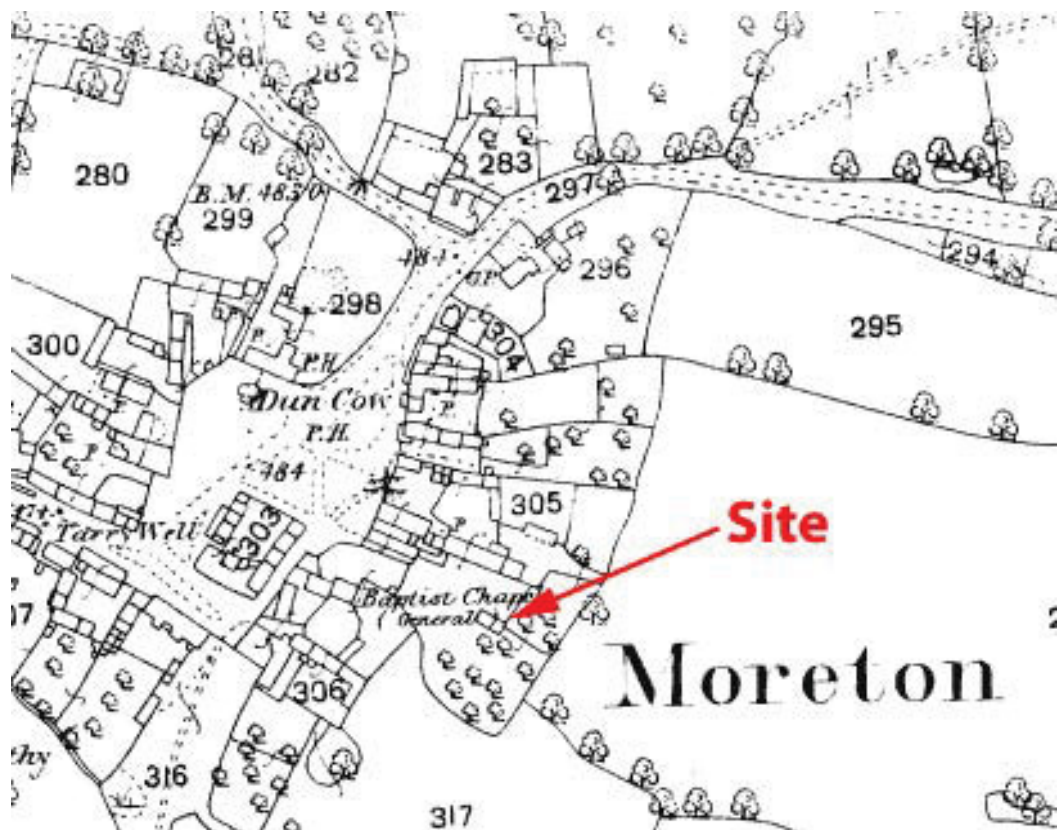


Figure 4: 1884 Ordnance Survey 25in

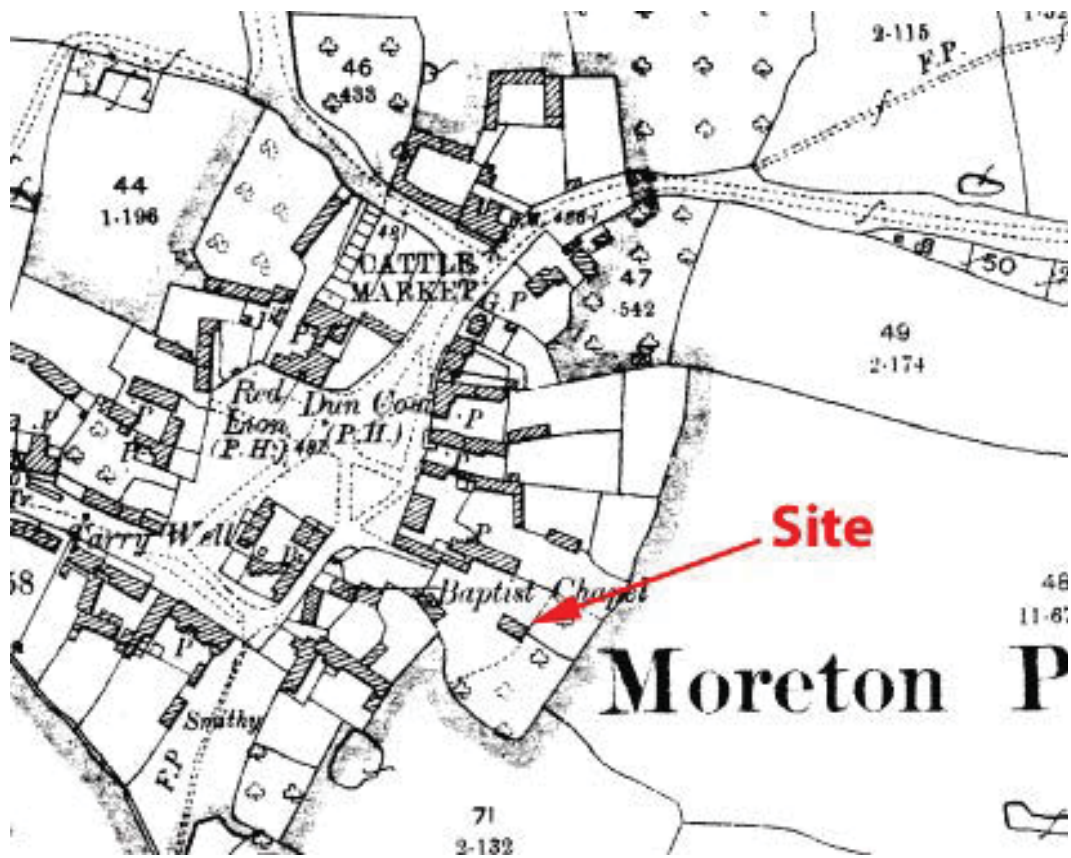


Figure 5: 1900 Ordnance Survey 25in

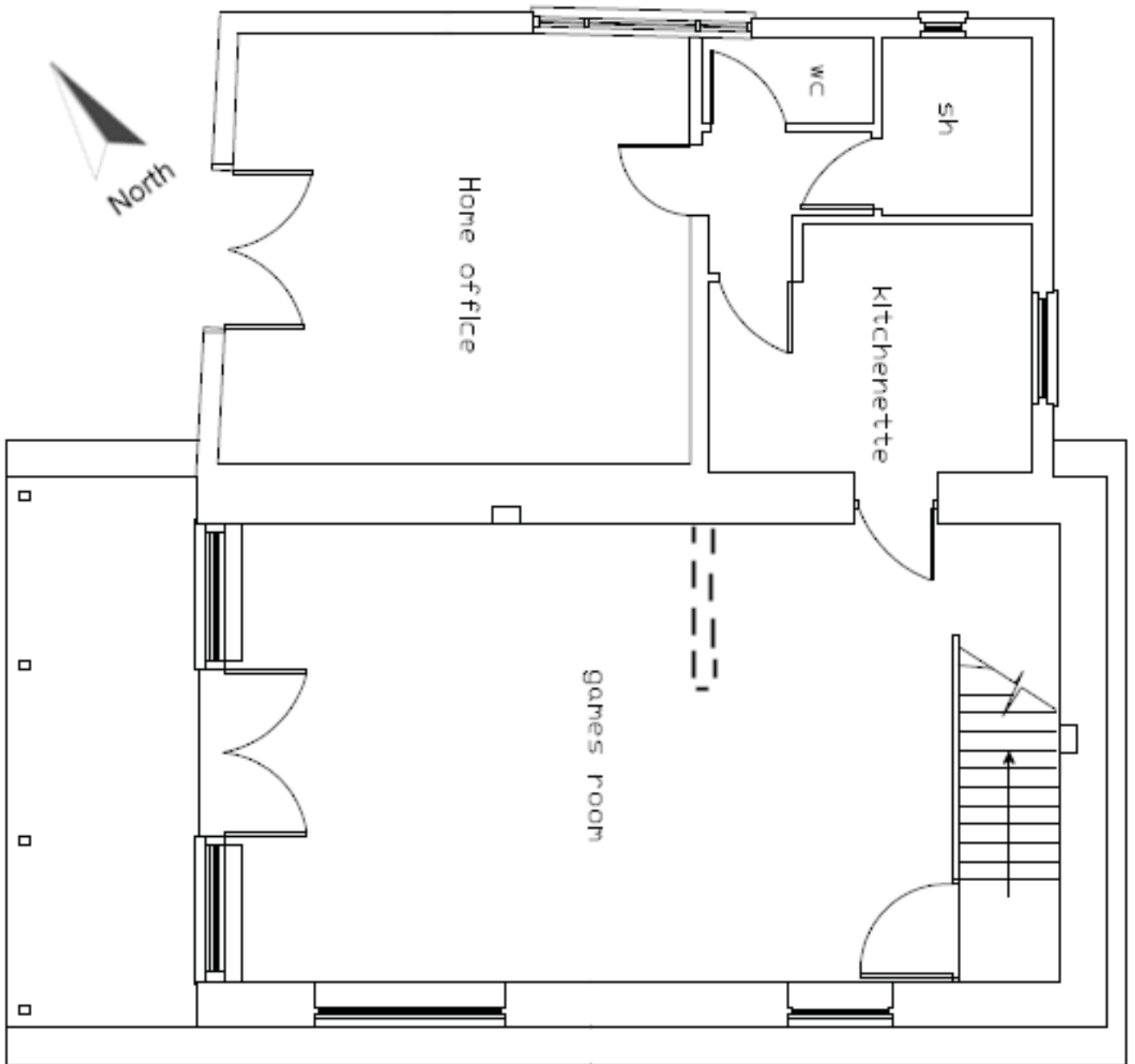


Figure 6: Ground Floor Plan (1:50 scale)

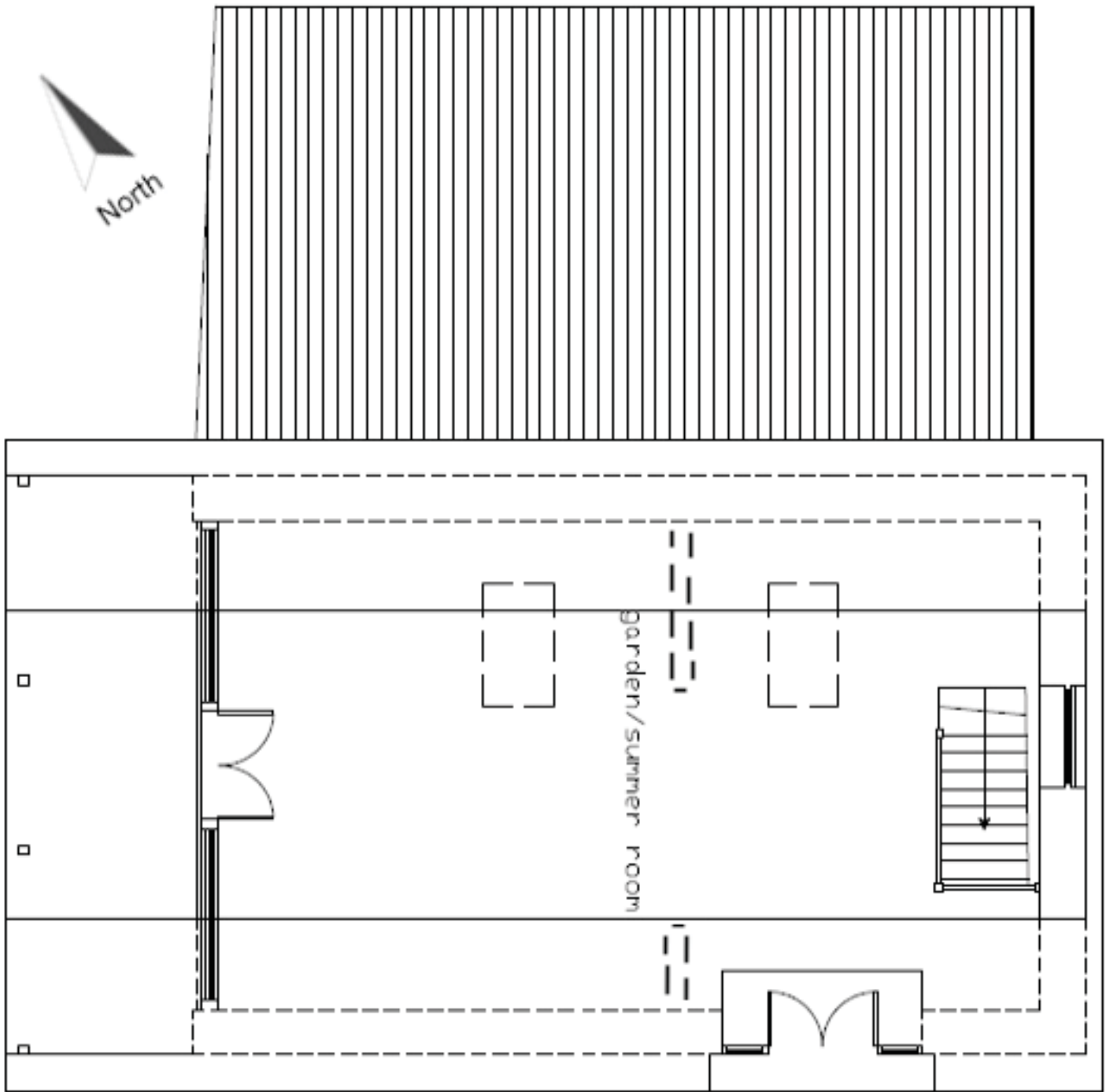


Figure 7: First Floor Plan (1:50 scale)





Plate 1: North West main elevation



Plate 2: Detail of stonework in NW elevation



Plate 3: NW elevation, modern extension



Plate 4: North East elevation, modern extension



Plate 5: South East elevation, modern extension

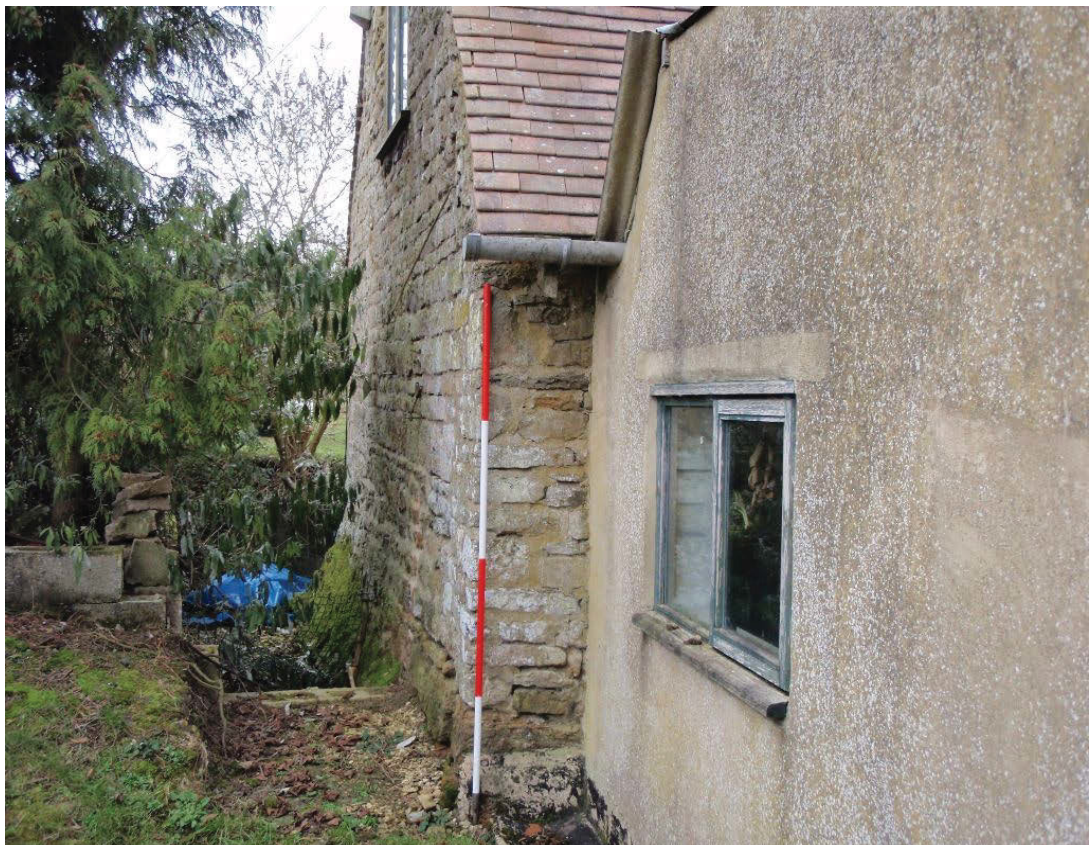


Plate 6: SE elevation showing relationship between structures



Plate 7: SE elevation showing repointing and part demolished block wall



Plate 8: SE elevation showing brick repair



Plate 9: SE elevation gable detail



Plate 10: South West elevation showing modern dormer entrance



Plate 11: SW elevation



Plate 12: Games room facing NW



Plate 13: Games room facing SE



Plate 14: Games room showing stonework jointing and blocked ventilation slit in NE wall



Plate 15: Games room, showing exposed timber joist in ceiling



Plate 16: Kitchenette facing NE





Plate 17: Home Office facing NW



Plate 18: Home Office facing SE



Plate 19: Possible blocked opening in SE gable wall



Plate 20: Upper room facing NW



Plate 21: Exposed timber joist showing strut slot in floor of Upper Room



Plate 22: Upper Room facing SE



Plate 23: Window detail, Upper Room SE gable