



LEVEL 2 HISTORIC BUILDING SURVEY

YEW TREE FARM
21 WARDS LANE
YELVERTOFT
NORTHAMPTONSHIRE
NN6 6LY

GRID REF: NGR SP 460124 275503
LISTING ID: N/A
PLANNING: DA/2011/0755 &
DA/2011/0756
OASIS ID: midlanda1-186455
SITE CODE: YELL14

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AUGUST 2014

Specialist & Independent Historic
Environment Advisors to the
Construction & Property Industries

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Summary

A Level 2 Historic Building Survey was undertaken on the 1st July 2014 of farm buildings at Yew Tree Farm, 21 Wards Lane, Yelvertoft, Northamptonshire, NN6 6LY, henceforth called the site. The works comprised the written description and photographic recording of the building, making use of survey drawings independently commissioned by the client. The works were conducted as defined by a brief produced by the Assistant Archaeological Advisor for Northamptonshire County Council.

1.0 Introduction

Ms Louise Owen has obtained planning and Listed Building consent to convert two barns at Yew Tree Farm, 21 Wards Lane, Yelvertoft, Northamptonshire, NN6 6LY, (DA/2011/0755 & DA/2011/0756).

This document summarises the results of the historic building recording and the historical research undertaken. It has been prepared by the author in accordance with the agreed written scheme of investigation and relevant regional and national guidance.

2.0 Definition of Historic Building Recording

The definition of historic building recording is ‘*a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.*’¹

*Level 2, this is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*²

3.0 Legislation

The National Planning policy Framework (NPPF 2012) states: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)*

¹ Institute For Field Archaeologists 2008

² Understanding Historic Buildings A guide to good recording practice English Heritage 2006

in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.³

4.0 Location

Yelvertoft is located approximately c.13.2 km east of Rugby in the county of Northamptonshire and administrative district of Daventry. The site is located just to the north of Wards Lane, before it terminates east and is centred on SP 460124 275503 at approx 110.00m AOD OD. The underlying geology of the area comprises of Charmouth Mudstone formation and superficial deposits of River Terrace deposits 1.4 (figs. 1, 2).

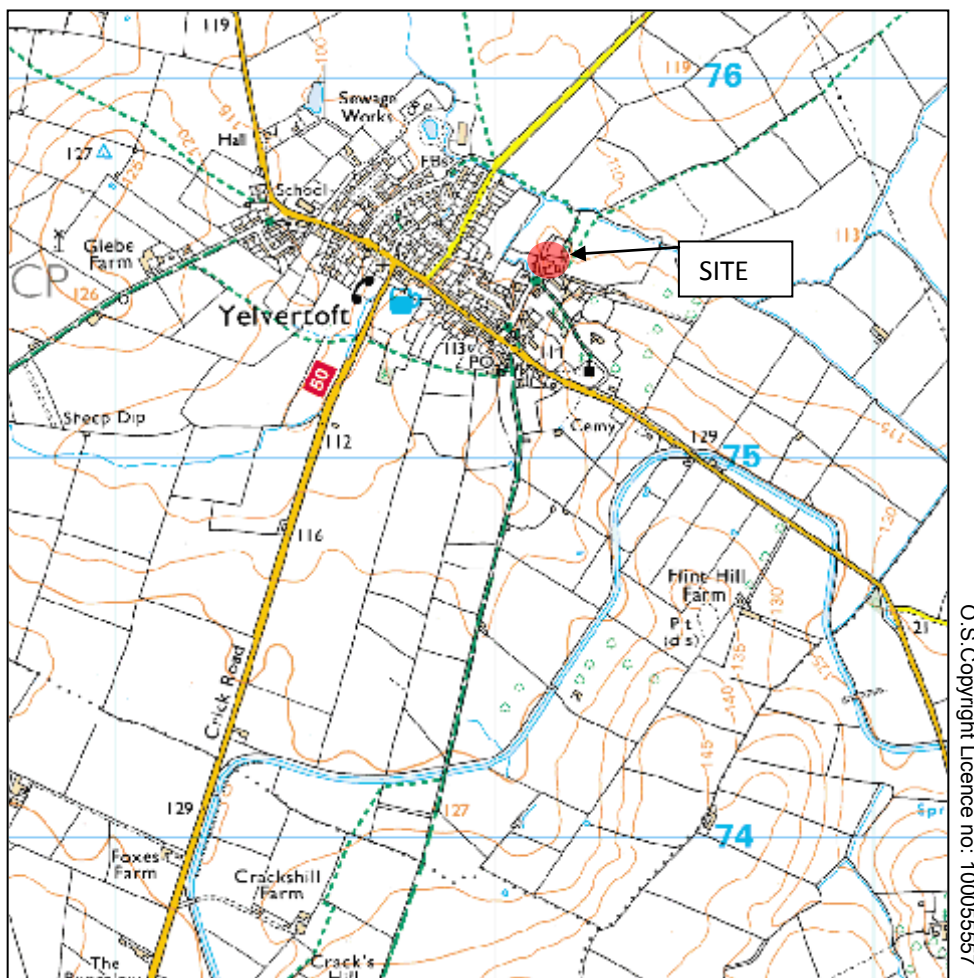


Fig.1 Site Location. Scale 1:12500

5.0 Methodology

This document has been prepared in accordance with current best practice and with specific regard to:

³ National Planning Policy Framework 2013

⁴ British Geological Survey 2006

- National Policy Framework, 2012 (NPPF).
- Understanding Historic Buildings: A guide to good recording practice, English Heritage
- Institute for Archaeologists (IFA) Code of Conduct (2012)
- Standard and Guidance for Archaeological Standing Building Recording (Institute for Archaeologists, 2008)
- Management of Research projects in the Historic Environment (MoRPHE, 2008).

Aims and Objectives

The aim of the project was to preserve by record the fabric and setting of the building prior to the approved alterations, by:

1. The production of a drawn record
2. The production of a photographic archive
3. The production of a written narrative

Site Recording

The Photographic record was undertaken in 35 mm format in both monochrome and, colour transparency. It included detailed shots of the elevations, interiors, significant constructional elements, and general photography placing the building in its existing landscape setting.

The drawn record was based upon drawings supplied by the client. These were checked for dimensional accuracy and amended to record architectural and constructional details where necessary. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible. Parts of the building contained stored materials which restricted access in places; the upper storey was not inspected due to unsafe access.

Archive creation

On completion of the fieldwork, all photographic films were processed by a specialist laboratory and scanned at a resolution of 600 dpi for selective inclusion within this report.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the receiving museum. The basic archive includes:

1. Annotated site plans and elevations
2. 2 no photographic registers
3. 4 no building recording pro-formas

4. The Written Scheme of Investigation
5. The Report

A basic archival study was undertaken to elucidate information to place the building in its historical context. This was undertaken broadly with regard to the *Standard and Guidance for Desk-Based Assessment*.⁵

This comprised the search of published and archival material within a radius of 500m of the site, with data from further afield included where considered relevant to establishing baseline conditions. National, regional archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

- www.heritagegateway.org.uk
- www.listedbuildingsonline.co.uk
- www.british-history.ac.uk
- www.genuki.org.

6.0 Archaeological and Historical Context

Yelvertoft Village is first mentioned in the Domesday Survey of 1086 and referred to as *Gel/vrecote*, and possibly means 'homstead of a man called *Geldfrith'. OE pers.name+OScard.toft (replacing OE *Cot* 'cottage'). Alternativley the first part of the name may be 'ford at a pool', from OE * *Jēol* + *ford*.⁶

Yew Tree Farm House is a Listed building (ID 404497), although the buildings within its curtilage are not listed but are believed to date from the 18th and 19th centuries.

The archaeology of the village comprises mainly of standing buildings, many of which are listed, although to the north of the village Roman pottery sherds have been recovered and postulate a possible settlement of this period nearby. Mostly evident throughout the village are the numerous medieval/post-medieval earthwork remains representing ditches, banks and ridge and furrow. These remains are more evident closer to the site, to the east and south east where they form embanked and ditched closes, a hollow way and a large raised rectangular area and possibly representing the site of a possible moated manor house.

7.0 Description

Setting

For the ease of reference the buildings are referred to as they are within the associated planning documents and plans (Barn A and Barn B), although both

⁵ Institute for Archaeologists 2011

⁶ Mills, A,D 1993

buildings are in fact a collection of farm buildings, each originally serving a specific purpose.

Barns A and B front onto Wards Lane to the south and represent a parallel arrangement of buildings which help to form a small yard area to the south and south east of a separate farmhouse.⁷

8.0 Results

This section summarises the observations of the fabric record illustrated in the figures 3 & 4, plates 1-24.

Barn A (Figs. 3, 4, Plates 1-5, 7-13, 19-20)

The building is rectangular in plan measuring approximately 13.5 sqm in area, with a loft above. The structure in its lower storey comprises of coursed limestone rubble bonded with lime mortar, although some Portland Cement repair is evident, it's second storey comprises of red (8.46" x 3.15" x 4.33") brick in Flemish Bond with lime mortar, the roof is gabled and of clasped purlins with king post truss under slate. Situated at second storey within the south facing gable is a rectangular pitch-hole with door and a diamond pattern of ventilators set above, the latter feature being mirrored in the north facing gable. The east facing elevation is the principal entrance into the building and is set with a heavy timber door frame and hung with a traditional style stable door under a brick arch of headers, this arrangement can also be seen in the west facing elevation, although this aspect of the building differs slightly in having two rectangular single light windows at first storey level. Evident within both main elevations are two iron ties, while there is a small brick built buttress to the south east of the east facing elevation.

The interior of the building comprises of a poured concrete floor divided into two stall areas, each with intact timber stalling, mangers and drinking troughs, while a wooden harness holder is attached close to the principal entrance as you enter to the left and with a recessed 'keep hole' below, the latter feature also being evident on the opposing wall area. Above each stall area is a loft space.

Leading north off of the north facing elevation is a single storey rectangular linear structure measuring 6.75 sqm in area, constructed in the same red brick and bonding pattern as the main building, the roof being gabled and of king post truss construction under corrugated tin, while a single off set entrance is located within its east facing elevation, the west facing elevation having no entrances but forming a small covered area or shelter shed to the immediate north facing elevation of the main building.

The interior comprises of a poured concrete floor which has been divided up into a central area and with two timber built storage areas to each gable end.

⁷ Brunskil, R.W., 1987

Barn B (Figs. 3, 4, Plates 1, 6, 15, 16)

This building is rectangular in plan measuring approximately 13.5 sqm in area. The structure comprises of red (8.46" x 3.15" x 4.33") brick in Flemish Bond with lime mortar, the roof is gabled and of king post truss construction with queen struts and butt purlins on a timber wall plate under slate. A double span opening is located to the left of the west facing elevation and fitted with a pair of modern steel doors, while another albeit smaller double span opening is located within the east facing elevation although now blocked up, the floor is of poured concrete.

Leading off of this building is a single storey structure, rectangular in plan and measuring approximately 10.00 sqm in area, constructed in the same red brick and bonding pattern as the principle structure, although the south facing end gable is of coursed limestone rubble and much the same as the lower storey of Barn A, the roof being of butt purlin construction under slate. The entrances for this building comprise of two large single span openings within the west facing elevation and which are fitted with heavy timber frames and hung with traditional stable type doors, there are no other external openings present.

The structure is divided inside by a central east west brick partition wall, forming two self contained stable areas, each with a poured concrete floor and timber mangers along the rear wall running north to south.

9.0 Discussion and Conclusions

This group of buildings form four distinct structures.

Barn A is stabling for up to four horses, with an overloft above for feed and bedding and perhaps some rudimentary accommodation, the upper storey being later than the ground floor, the roof line of an earlier building being quite clear in the elevations, while the attached linear structure to the north would have provided housing for other livestock and with a small shelter shed area to the west, this structure is contemporary with the upper storey of the principle structure.

Barn B was originally an asymmetrical threshing barn with unequal bays,⁸ while its linear structure to the south was designed as a pair of stables, possibly replacing in-part an earlier stone structure, as is evident with this buildings southern gable, the current building possibly slightly post-dating the threshing barn.

The lower portion of Barn A may be of contemporary date with the main house, possibly the mid to late 18th century, this may also be true of the south gable of Barn B. Both these earlier structures were extended around the mid 19th century creating Barn A and B as they stand today.

⁸ Brunskil, R.W., 1987

10.0 Acknowledgements

Midland Archaeological Services would like to thank Ms Louise Owen for this commission. Thanks also go to architects for the provision of drawings and also to Liz Mordue the Assistant Archaeological Advisor for Northamptonshire County Council for her comments and suggestions prior to this project being undertaken.

11.0 References

Brunskill, R W., 2000 *Vernacular Architecture an Illustrated Handbook*

English Heritage 2006 *Historic Buildings: A guide to good recording practice*

Institute for Archaeologists 2011 *Standard and Guidance for Archaeological Desk-based Assessment*

Institute for Archaeologists 2008 *Standard and Guidance for Archaeological Standing Building Recording*

Harvey, N., 1984 *A History of Farm Buildings in England and Wales*. David & Charles, London.

Mills, A. D., 1993, *English Place-Names*. Oxford University Press.

Rice, M., 2009 *Rice's Architectural Primer*. Bloomsbury.

Susanna Wade Martins., 1991 *Historic Farm Buildings*. B.T.Batsford Ltd, London.

Internet Sources

www.british-history.ac.uk

www.britishlistedbuildings.co.uk

www.genuki.org.uk

www.heritagegateway.co.uk

12.0 Site Archive

An archive of written, drawn and photographic elements will be retained by MAS until a suitable depository within Northamptonshire is available.

Appendix 1: Colour Plates



Plate 1: Barn A & B south facing elevation.



Plate 2: Barn A east facing elevation.



Plate 3: Barn A north facing elevation.



Plate 4: Barn A west facing elevation.



Plate 5: Barn A west facing elevation.



Plate 6: Barn B west facing elevation.



Plate 7: Barn A interior view looking north west.



Plate 8: Barn A interior view looking north east.



Plate 9: Barn A interior view looking north.



Plate 10: Barn A interior view loft area looking west.



Plate 11: Barn A interior view looking south.



Plate 12: Barn A interior view, timber stall looking north east.



Plate 13: Barn A interior view, timber stall looking north west.



Plate 14: Barn A outbuilding interior view looking east.



Plate 15: Barn A outbuilding interior view looking west.



Plate 16: Barn B interior view looking north west.



Plate 17: Barn B interior view looking south east.



Plate 18: Barn B, stable 1 interior view looking south east.



Plate 19: Barn B, stable 2 interior view looking south west.



Plate 20: Barn A Harness hook looking south west.



Plate 21: Recess 'keep hole' in Barn A looking south west.

Appendix 2: Oasis

OASIS ID: midlanda1-186455

Project details

Project name	Yew Tree Farm Yelvertoft
Short description of the project	Level 2 Historic Building Recording of two barns prior to development.01-07-2014
Project dates	Start: 01-07-2014 End: 01-07-2014
Previous/future work	No / Not known
Any associated project reference codes	MAS/387/14 - Contracting Unit No.
Any associated project reference codes	YELL 14 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	FARM BUILDING Post Medieval
Monument type	NONE None
Significant Finds	FARM BUILDING Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	NORTHAMPTONSHIRE DAVENTRY YELVERTOFT Yew Tree Farm, 21 Wards lane, Yelvertoft, Northamptonshire, NN6 6LY
Postcode	NN6 6LY
Study area	35.75 Square metres
Site coordinates	SP 460124 275503 51.9441148824 -1.33052440644 51 56 38 N 001 19 49 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 109.00m Max: 110.00m

Project creators

Name of	Midland Archaeological Services
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Organisation

Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Midland Archaeological Services
Project director/manager	S.L.W Williams
Project supervisor	S.L.W.Williams
Type of sponsor/funding body	Developer

Project archives

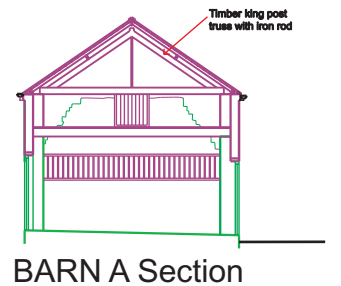
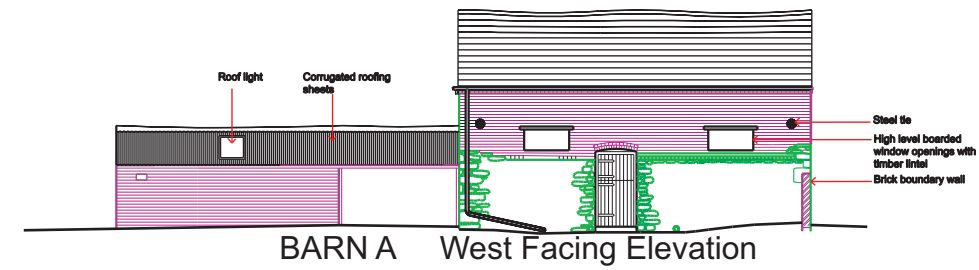
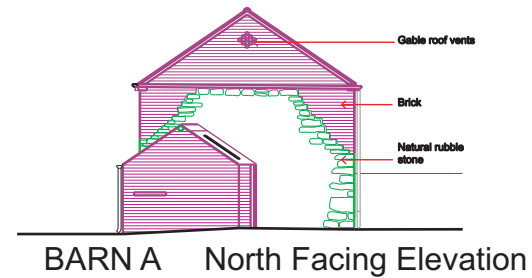
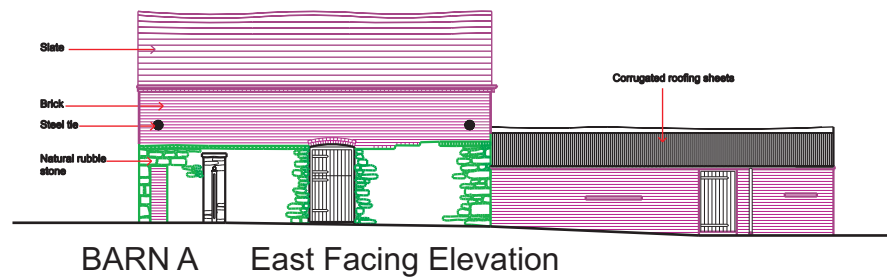
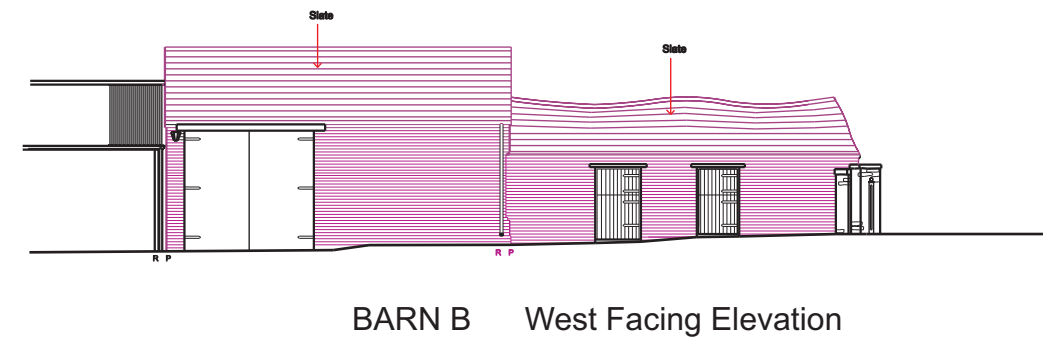
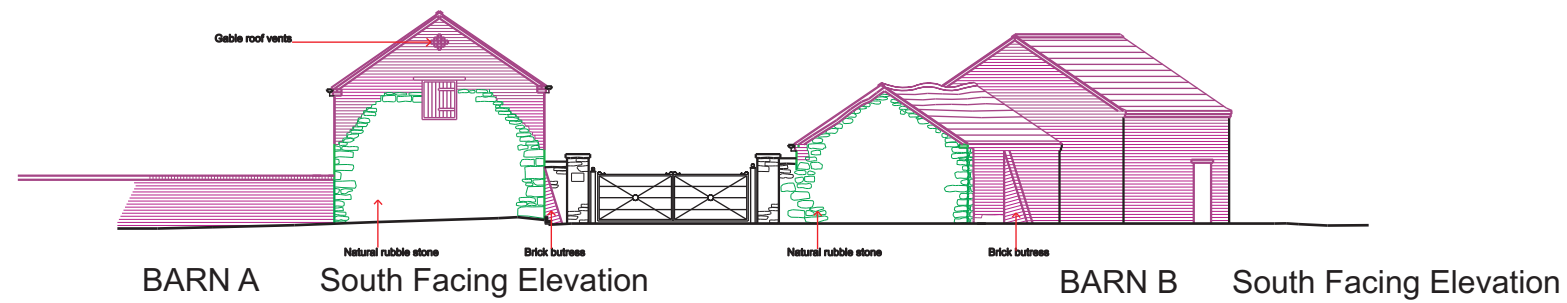
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Digital Archive Exists?	No
Paper Archive recipient	MAS
Paper Media available	"Report"

Project bibliography
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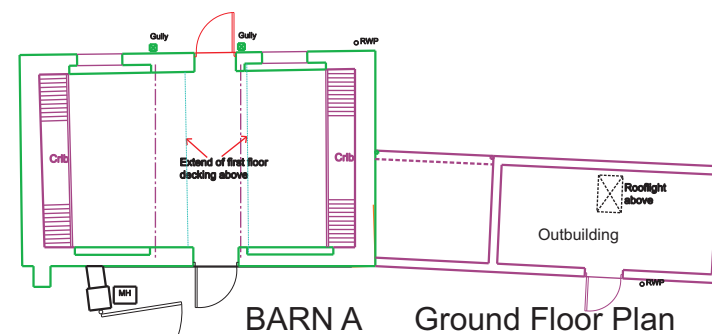
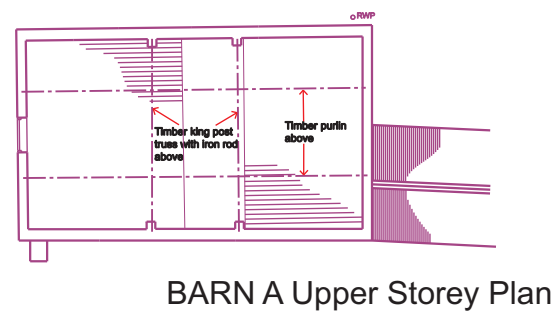
Publication type	Grey literature (unpublished document/manuscript)
Title	Level 2 Historic Building Survey, Yew Tree Farm, 21 Wards Lane, Yelvertoft, Northamptonshire, NN6 6LY
Author(s)/Editor(s)	S.L.W.Williams
Other bibliographic details	MAS/387/14
Date	2014
Issuer or publisher	Midland Archaeological Services
Place of issue or publication	Midland Archaeological Services, Digby, Lincolnshire
Description	Level 2 Historic Building Survey of farm buildings at Yew Tree Farm prior to their conversion. Some 18th century fabric remaining but mostly mid/late Victorian structure. Some timber stalling and mangers survive. The buildings were originally intended as a hand threshing barn, stabling and other animal housing.
Entered by	Steve Williams (info@midarch.co.uk)
Entered on	4 August 2014



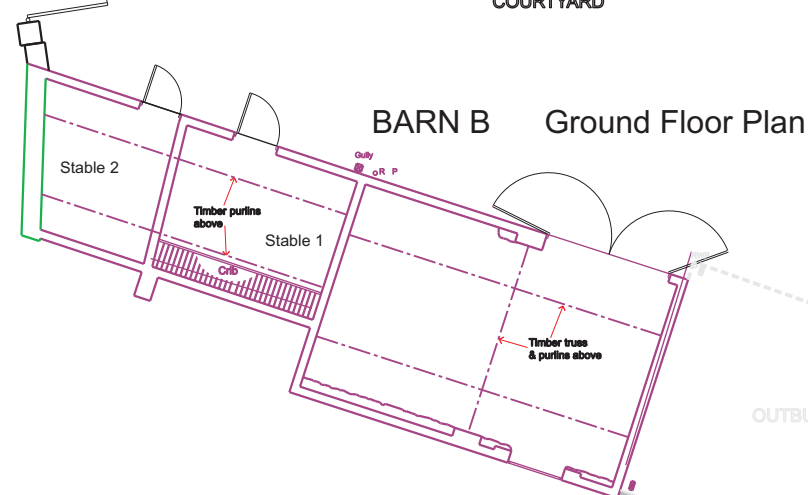
Drawing No: 387/2/14		
Project: Yew Tree Farm, Yelvertoft.		
Drawing Title: Fig. 2: Location Plan.		
Scale: 1:500@A3		Site Code: YELL 14
Drn SLW	Chk	Date 04/07/2014
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		 MIDLAND ARCHAEOLOGICAL SERVICES



GARDEN



COURTYARD

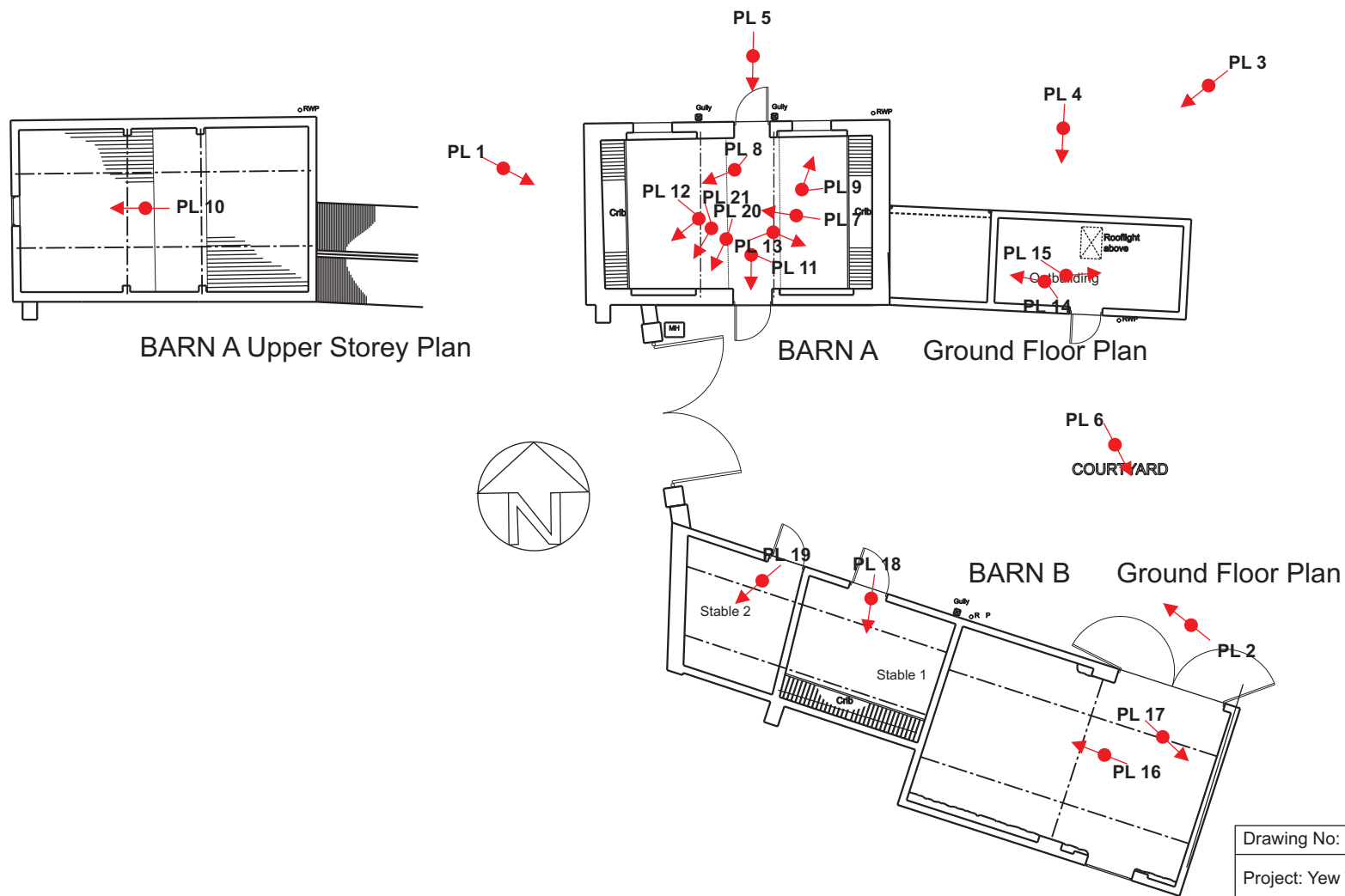


OUTBUILDINGS

18th Century
19th Century
20th Century

Drawing No: 387/3/14		
Project: Yew Tree Farm, Yelvertoft.		
Drawing Title: Fig. 3: Phased Plans and Elevations.		
Scale: 1:100@A3	Site Code: YELL 14	
Drn SLW	Chk	Date 04/07/2014
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		





Drawing No: 387/4/14		
Project: Yew Tree Farm, Yelvertoft.		
Drawing Title: Fig. 4: Photograph Direction Plan.		
Scale: 1:100@A3	Site Code: YELL 14	
Drn SLW	Chk	Date 04/07/2014
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk		

