



University of Leicester

Archaeological Services

**A Level 2 Historic Building Recording
at Dairy Farm, St. Andrew's Lane,
Cranford St. Andrew,
Northamptonshire.**

NGR: SP 92284 77334

Andrew Hyam



ULAS Report No. 2015-052
©2015

**A Level 2 Historic Building Recording at
Dairy Farm, St. Andrew's Lane,
Cranford St. Andrew, Northamptonshire**

NGR: SP 92284 77334

A R Hyam

For: Mr Kersley Kershaw-Dalby

Approved by

Signed:



Date: 8/3/2015.

Name: R.J. Buckley.

University of Leicester
Archaeological Services
University Rd., Leicester, LE1 7RH
Tel: (0116) 2522848 Fax: (0116) 2522614

ULAS Report Number 2015-052
©2015

CONTENTS

Summary	1
Introduction.....	1
Background	4
Objectives	4
Methodology	4
Results.....	6
Historic Environment Record	6
Historic Map Evidence	7
Building Survey	10
Building 1.....	12
Building 2.....	21
Building 3a.....	27
Building 3b.....	30
Garage/store	33
Discussion	35
Archive.....	36
Publication	36
Bibliography	36
Appendix 1 Site layout and buildings	37
Appendix 2 Digital photographs	42
Appendix 3 OASIS information	44

FIGURES

Figure 1 Cranford St. Andrew location.....	2
Figure 2 Site location	3
Figure 3 Site layout.....	3
Figure 4 1886 First Edition Ordnance Survey map	8
Figure 5 1900 Ordnance Survey	8
Figure 6 1926 Ordnance Survey	9
Figure 7 1973 Ordnance Survey	9
Figure 8 Farmyard viewed from park	10
Figure 9 Farmyard viewed from park	11
Figure 10 General view of farmyard.....	11
Figure 11 Farmyard.....	12
Figure 12 Building 1, north facing elevation	13
Figure 13 Building 1, north facing elevation	14
Figure 14 Building 1, south facing elevation.....	14
Figure 15 Building 1, western open bays.....	15
Figure 16 Latch on converted stable door.....	15
Figure 17 Building 1, eastern bays	16
Figure 18 Building 1, inserted wall creating stable room from open bay.....	16
Figure 19 Building 1, western end wall	17
Figure 20 Building 1, roof structure	17
Figure 21 Building 1, westernmost roof truss.....	18
Figure 22 Building 1, west room of enclosed rooms	18

Figure 23 Building 1, west room of enclosed rooms	19
Figure 24 Building 1, numbered hooks/latches	19
Figure 25 Building 1, numbered hooks/latches	20
Figure 26 Building 1, easternmost room.....	20
Figure 27 Building 1, easternmost room.....	21
Figure 28 Building 2, north facing elevation	22
Figure 29 Building 2, north facing elevation	22
Figure 30 Building 2, east facing elevation	23
Figure 31 Building 2, south facing elevation	24
Figure 32 Building 2	24
Figure 33 Building 2	25
Figure 34 Building 2, doorway from mezzanine	25
Figure 35 Building 2, western first floor room	26
Figure 36 Building 2, western ground floor room	26
Figure 37 Building 3a location	27
Figure 38 Building 3a, south facing elevation	28
Figure 39 Building 3a, east facing elevation	28
Figure 40 Building 3a, north facing elevation	29
Figure 41 Building 3a, internal details.....	29
Figure 42 Building 3a, north door detail.....	30
Figure 43 Building 3b, west facing elevation	31
Figure 44 Building 3b roof structure	31
Figure 45 Building 3b, timber post	32
Figure 46 Building 3b, blocked window.....	32
Figure 47 Wall joining northern ends of Buildings 3a and 3b.....	33
Figure 48 Garage/store building, south facing elevation	34
Figure 49 Garage/store building, west and south facing elevations	34
Figure 50 Garage/store internal detail of door	35

A Level 2 Historic Building Recording at Dairy Farm, St. Andrew's Lane, Cranford St. Andrew, Northamptonshire.
NGR: SP 92284 77334

Andrew Hyam

Summary

An historic building survey (level 2) was undertaken by the University of Leicester Archaeological Services (ULAS) at Dairy Farm, St. Andrew's Lane, Cranford St. Andrew, Northamptonshire on the 17th of February 2015. The survey studied the western part of an extended courtyard range of farm buildings which is part of a larger complex of farm buildings which form Dairy Farm. The 17th century Farmhouse and 15th century dove cote are both grade II listed but are not part of the development proposals. None of the buildings subject to the survey are listed and are likely to be mid 19th and early 20th century in date.

Planning permission has been granted to refurbish the buildings and convert them for domestic use and to build a new home within the site.

The report and archive will be deposited under

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building recording (Level 2) on farm buildings belonging to Dairy Farm, St. Andrews Lane, Cranford St. Andrew, Northamptonshire. Level 2 historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). Under planning application numbers KET/2011/0744 and KET/2011/0748 permission has been approved for the conversion of farm buildings into three dwellings along with the construction of one new dwelling. The proposed buildings to be converted are part of a larger complex of agricultural buildings belonging to Dairy Farm.

Cranford St. Andrew lies on the northern side of the A14 approximately 5km to the south east of Kettering (Fig. 1). There are two adjacent villages with the name of Cranford; Cranford St. John and Cranford St. Andrew. Cranford St. John is the largest and most southerly of the two and is a long settlement straddling the former A604 Kettering to Thrapston Road. In recent years the A604 has been declassified now that the A14 has been constructed. Cranford St. Andrew lies approximately 400m to the north west and is a smaller settlement located on the western side of Cranford Hall.

Dairy Farm consists of a large farmhouse at the eastern end of the farm complex with a range of barns, open sheds and outbuildings to the west. The main Grade II listed farmhouse, with barns set around a courtyard, do not form part of this scheme and are not owned by the client. The buildings which are the subject of this survey are set around a large south facing yard to the east of the listed farmhouse and adjacent yard. The buildings to be converted consist of four structures; Building 1 which is a single

storey open building with evidence of use as a milking shed. Building 2, a two storey barn. Building 3a which is an open fronted cart shed and Building 3b which is a lean-to type structure also apparently used as cart and wagon storage (Fig. 3). Also within the yard is a single storey rectangular structure fitted with an up and over garage door. At the south eastern corner of the yard is a Grade II* listed dovecote. To the south of the yard and buildings is an area of parkland which separates the two Cranford villages.

The British Geological Survey (BGS) indicates that the underlying geology is likely to consist of alluvium over Blisworth limestone formation - limestone and Stamford Member – Sandstone and siltstone, interbedded.

On the advice of the Assistant Archaeological Advisor, the planning consent has been granted with a condition for an archaeological programme of works for archaeological building recording at English Heritage Level 2. When conversion work commences a separate programme of archaeological work will take place and a report will be prepared for the observation, investigation and recording of the ground works.



Figure 1 Cranford St. Andrew location

Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright 1996. All rights reserved. Licence number AL 10009495.

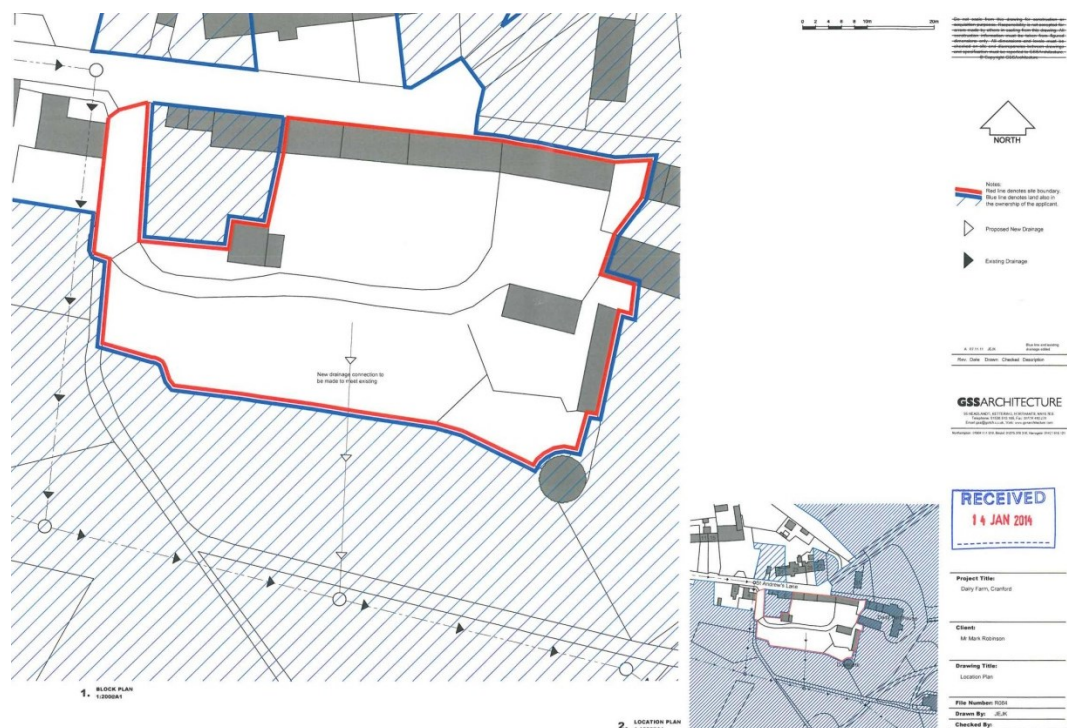


Figure 2 Site location
Plan supplied by client

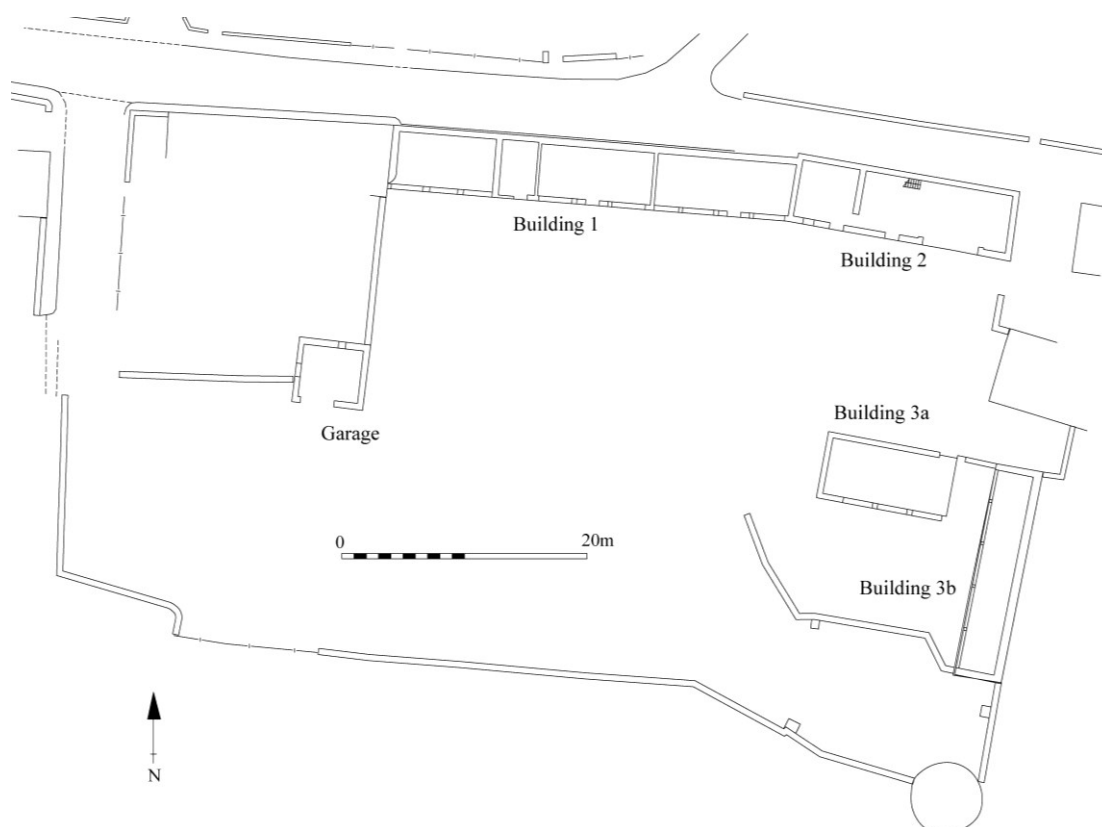


Figure 3 Site layout

Background

The advice letter from Northampton County Council states that: The application site lies on the south side of St Andrews Lane, within the area of Cranford Hall Park and just west of St Andrew's Church. Most of the outbuildings proposed for conversion were in existence by the 1885 Ordnance Survey, though their exact construction date is not known. The farm complex is adjacent to a number of listed buildings including the farmhouse itself, which is thought to be 17th century with 19th century alterations, and a 15th century circular dovecote. The significance of the outbuildings lies not just in the preservation of their historic fabric, but also in their association with one another and the surrounding buildings, and the history of their changing uses.

Objectives

The purpose of the work is to record and advance understanding of the significance of the affected heritage asset:

The objectives of the Historic Building Recording programme were:

- To provide a comprehensive visual record of the structure prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local and regional importance.
- The project report will provide a review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas. This will be adequately detailed to place the findings of the recording in their context and to be able to inform future conservation decisions and the subsequent management of the structure.
- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to conversion.

Methodology

All work followed the Chartered Institute for Archaeologists (CIfA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* and *Standard and Guidance for Archaeological Watching Briefs*.

English Heritage's guidelines *Understanding Historic Buildings: A guide to good recording practice* (2006) has been used as a basis for defining levels of recording. The Historic Building Record for this project was undertaken to level 2.

The site-based element of the Historic Building Recording programme involved the validation and correction of any existing survey drawings and the compilation of photographic records. A summary report, suitably illustrated and incorporating any relevant background research to place the site into context will be prepared. An ordered archive will be compiled for deposition with an appropriate body and an Online Access to the Index of Archaeological Investigations (OASIS) record completed.

Drawn record

Building Plans to establish an accurate record of the structures and sections illustrating the vertical relationships within the buildings, at an appropriate scale of not less than 1:100. Existing architects plans may be used as a basis for the record but were verified for accuracy and amended as appropriate with historical and architectural detail.

The completion of a photographic survey to English Heritage Level 2 standard, showing the buildings in their present condition.

Detailed recording of any significant structural features, including any architectural detailing and decoration, timber framing, graffiti, ritual marks or carpenters marks.

Written record

A written record was maintained on site in the form of field notes and annotations on survey drawings.

The written component of the report should include:

- The precise location of the building, by name or street number, civil parish, town etc. and national Grid Reference
- A note on any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive
- A brief statement describing the building's type or purpose, materials and possible dates of construction and alteration.
- A desk-based assessment to place the buildings in their local and regional historic and archaeological context.
- Appropriate illustrative material including maps, plans, sections, drawings and photographs.
- Photographs of key views needed to illustrate the text of the report, including diagrams indicating the direction/location from which the photographs were taken
- A table of contents and list of figures or illustrations.
- Full bibliographic and other references or a list of sources consulted.

Photographic record

A photographic record of the building was made to English Heritage Level 2, using a 35mm format SLR camera with black and white print film supplemented by colour digital photographs. The photographic record should comprise:

- General views of the building in its setting or landscape
- A record of the building's exterior appearance
- A record of interior space, fixtures and fittings

Results

Historic Environment Record

Listed Buildings

There are eleven listed buildings within the settlement of Cranford St. Andrew. Although many are located near to the proposed development there are three which are close to or adjacent to it. These are the Dairy Farm house, the dovecote and Number 31 which is located on the north side of St. Andrew's Lane immediately opposite Building 2. The listing details are as follows:

THE DAIRY FARMHOUSE, ST ANDREW'S LANE

List entry number 1372394

CRANFORD SP9277 ST.ANDREW'S LANE, Cranford St.Andrew 1337-0/18/300 (South side) 11/08/76 *The Dairy Farmhouse GV II Farmhouse. Probably C17 altered C19. Coursed limestone rubble with ashlar dressings, thatched roof with coped gables, kneelers and finials, and moulded stone ridge stacks. One storey and attic. Main block and gabled cross-wing. Main block has central gabled porch with Tudor-arched entrance and C19 door with Gothick tracery and mask flanked by leaves. A 3-light mullioned window with cornice to either side and, above, 2 2-light gabled half-dormers with mullioned windows and cornices and shields over. Cross-wing has a 3-light mullioned window to the ground floor, a 2-light window above and a shield in the gable. Left gable end has canted bay to ground floor and a 2-light window above and a shield in the gable. Left gable end has canted bay to ground floor and a 2-light mullioned window above. Shield in gable. Glazing mostly diamond lattice. Interior not inspected.*

DOVECOTE AT DAIRY FARM

List entry Number: 1191580

CRANFORD SP9277 ST.ANDREW'S LANE, Cranford St.Andrew 1337-0/18/301 (South side) 25/10/51 *Dovecote at Dairy Farm GV II* Dovecote. Probably C15. Coursed limestone rubble, with a scattering of ironstone, with conical Collyweston stone slate roof and octagonal lead-capped louvre. Circular, in plan. Board door with wooden lintel to north. Small rectangular openings to east and at a higher level to north. Interior not inspected but believed to contain 16 rows of nesting boxes (440 in all) and potence pole, gallows and ladder complete.*

31, ST ANDREW'S LANE

List entry number 1052069

CRANFORD SP9277 ST.ANDREW'S LANE, Cranford St.Andrew 1337-0/18/161 (North side) No.31 GV II Cottage. C17/C18. *Coursed limestone rubble with thatched roof and rendered end stack. One storey and attic. Ground floor has a single-light and a C20 porch to right. 3-light small-paned eyebrow dormer above. Wooden lintels. One-storey addition to left with C20 interlocking concrete tile roof and brick end stack has C20 door and a 2-light casement window. Interior not inspected.*

Archaeological sites

The site lies in an area of archaeological interest and is within the medieval settlement of Cranford St. Andrew. It is surrounded by a number of prehistoric and Romano-British settlement sites. The medieval period is represented by both Cranford settlements and surrounding areas of ridge and furrow left over from the open field system. Post medieval and modern industrial activity is seen in a number of ironstone quarrying areas and the redundant railway line to the south. The Northamptonshire HER lists the following sites within close proximity to Dairy Farm:

MNN 846, SMR 1944. Possible prehistoric settlement to the south east of Cranford St. Andrew.

MNN 6523, SMR 5315. Possible prehistoric settlement to the north of Dairy Farm.

MNN 4416, SMR 1945. Possible Romano-British settlement west of the village.

MNN 4430, SMR 1964. Possible Romano-British settlement west of the village.

MNN 4431, SMR 1965. Medieval village of Cranford St. Andrew.

MNN 4549, SMR 2164. Medieval village of Cranford St. John.

MNN 7134, SMR 6711. Cranford Hall Park.

Historic Map Evidence

The earliest available map is the First Edition Ordnance Survey County Series map published in 1886 (Fig. 4). This shows the farm as a series of small yards extending westwards from the farmhouse. Building 1 is drawn as an open fronted barn facing south towards an opposing range of open-fronted buildings of which only the building with the garage door survives. The outline of Building 2 appears to be the same as the present day even to the extent of the gate and wall which now forms the boundary between the client's property and the farmhouse. Another dividing wall is shown between the south west corner of Building 2 and the buildings opposite. Building 3a is not shown although an open fronted building can be seen along the wall, which still survives, to the south. Building 3b has the same footprint as today but has an additional structure on its southern end between it and the dovecote. A long thin building or structure can be seen running along the southern boundary of the yard. It is not clear what this is but appears to be very thin for a building.

Very little appears to have changed over the fourteen years until the 1900 edition of the Ordnance Survey map (Fig. 5). A large rectangular structure can be seen in the south west of the yard but it is not clear what this is. By 1926 Building 3b has appeared and the building to the south of it has gone (Fig. 6). The range of buildings opposite Building 1 has also lost a small portion between what is now the garage building and remaining row of buildings.

There is a large gap in the available maps as the next edition is the one published in 1973 (Fig. 7). With the exception of a small structure on the south eastern corner of the garage door building the layout plan is as it survives to the time of this recording.

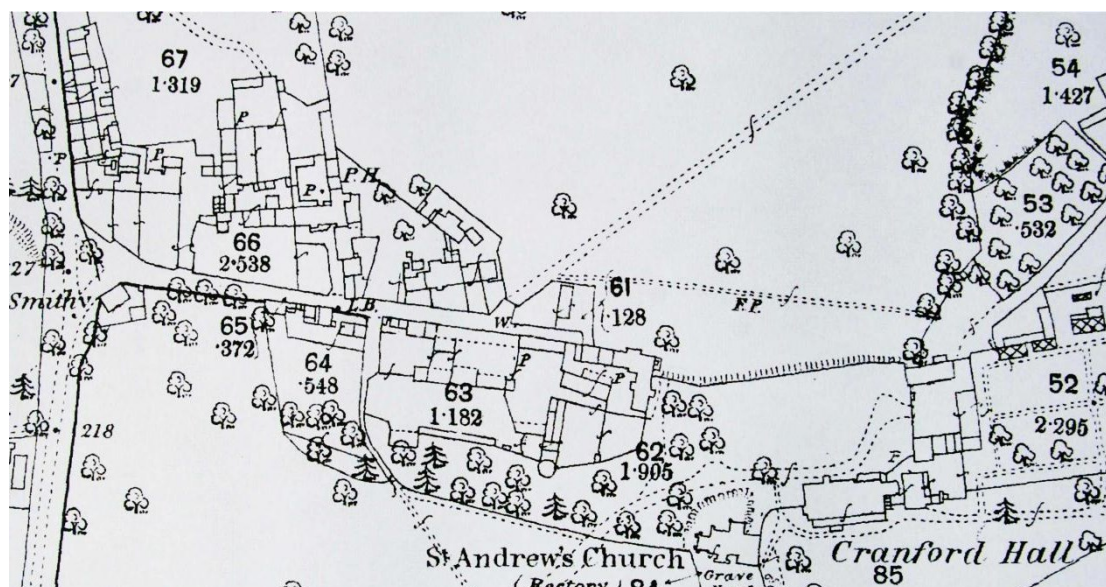


Figure 4 1886 First Edition Ordnance Survey map

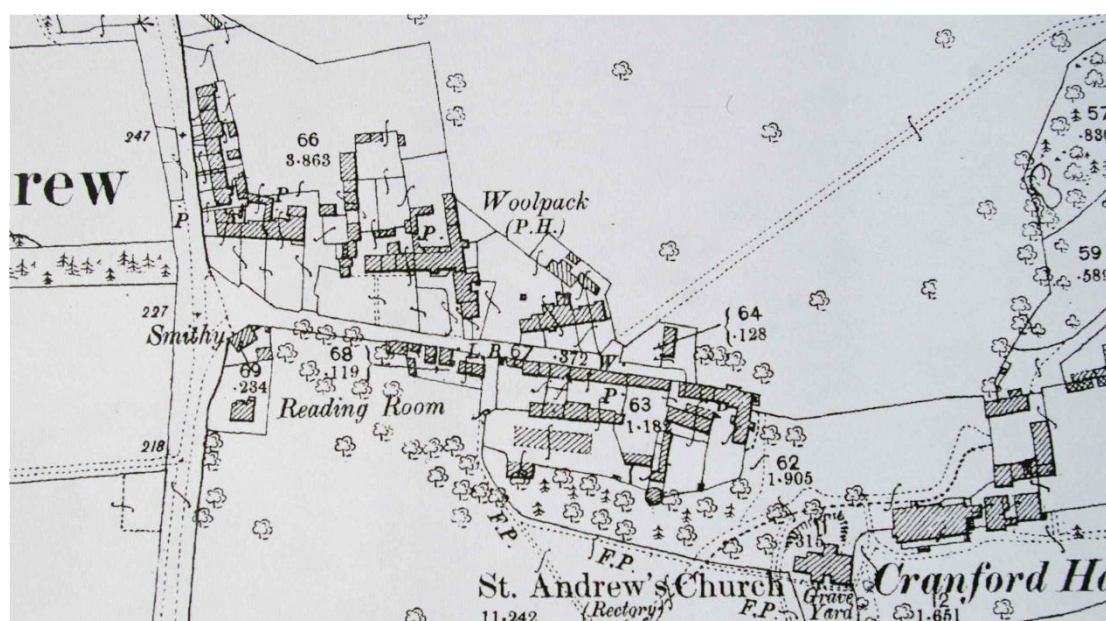


Figure 5 1900 Ordnance Survey

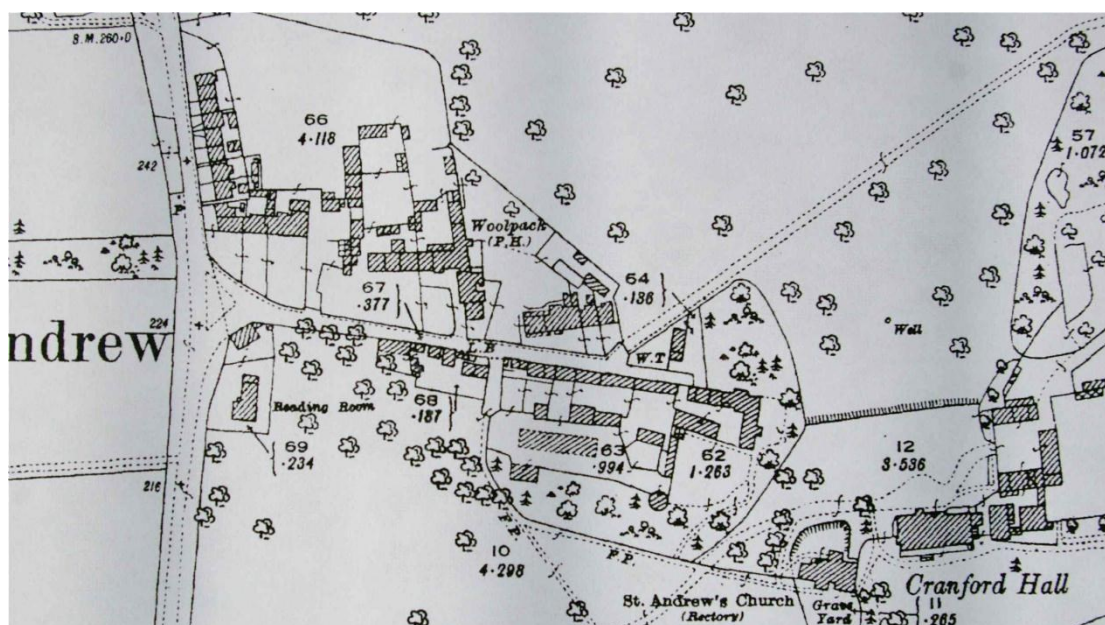


Figure 6 1926 Ordnance Survey

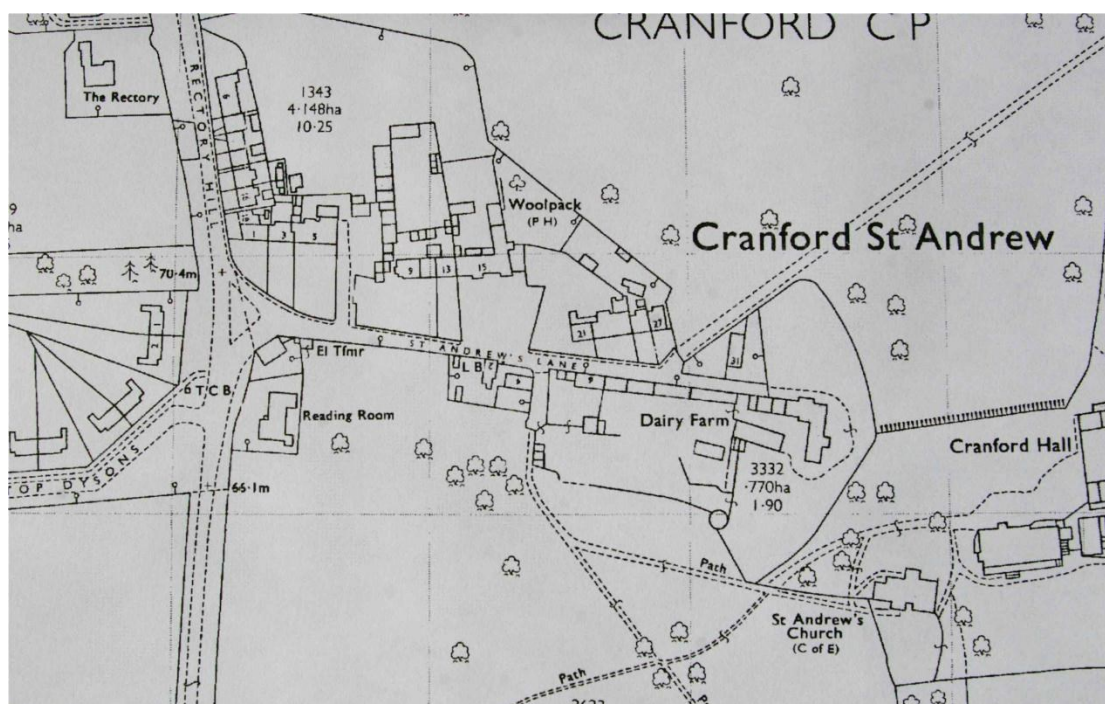


Figure 7 1973 Ordnance Survey

Building Survey

The farm complex consists of a large open yard which slopes down to the south and which faces out onto an area of parkland (Figs. 8 and 9). The buildings are built from locally sourced coursed limestone rubble facing onto the slightly overgrown yard (Figs. 10 and 11). A range of roofing materials is used across the buildings. Much of the yard is grass and low scrub although a partially tarmacked trackway does lead from the St. Andrew's Lane gateway towards Building 2. A two-storey house with an enclosed garden sits in the north east corner of the site. A stone wall leads from the southern end of Building 3b around towards the south west corner of Building 3a creating a small yard. The limestone rubble boundary wall along the south side has a number of different heights and has a capping of tiles due to its thickness which is indicative of it being a former building wall rather than a simple boundary. A wide, fenced, gateway in the south western corner of the yard leads out to the parkland. Another gateway on the west leads to a track out to St. Andrew's Lane. Buildings 1 and 2 run along the southern side of St. Andrew's Lane just at the easternmost point where it changes into a private track leading to the farmhouse. The 15th century dovecote is attached to the south eastern corner of the boundary wall. The east boundary of the site is formed by a barn extending into the main farmyard, a short length of wall and the back of Building 3b.

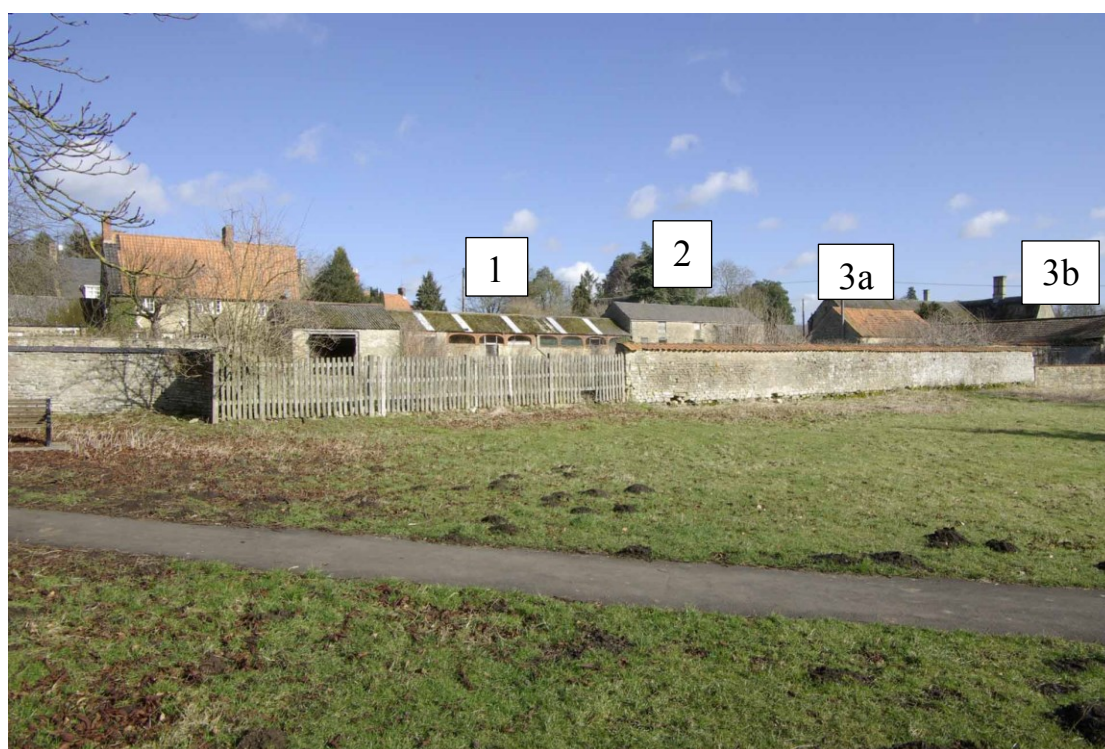


Figure 8 Farmyard viewed from park
Looking north east. Building locations numbered. Picket fencing indicates former gateway into parkland



Figure 9 Farmyard viewed from park
Looking north. Note circular dovecote on right of picture



Figure 10 General view of farmyard
Looking north east. Building 3a is the orange pan tiled building right of centre



Figure 11 Farmyard

Looking north west. Building 2 on far right, corner of Building 3a just visible on left

Building 1

Building 1 forms a long single-storey structure along the north side of the site and backs onto St. Andrew's Lane. It faces southwards down the slope of the open yard towards the park. It is built against the east side of the house which forms its western wall. The north wall is built from coursed limestone rubble and appears to be of continuous build with the house although the wall has been pointed around this point (Figs. 12 and 13). The roof is made of corrugated roofing sheets which clearly replace an earlier covering. A number of panels of corrugated plastic sheeting let additional light into the building. The south facing elevation consists of eleven bays with the four bays on the west being full-height openings supported on brick pillars and the remaining seven have shallow brick arches and low limestone walls (Fig. 14). The two most westerly bays have been blocked with modern plywood and a roller shutter door whilst the fourth bay has been partially bricked up to create a small stable type room (Fig. 15). The door appears to have been re-used from elsewhere and has a handmade latch with a saltire cross on the end often used as a protection mark (Fig. 16). The partially enclosed bays, on the eastern end of the south facing elevation have central doorways to allow animals to enter or leave but the walls and low arches also give a high level of light and ventilation (Fig. 17). The eastern end wall of Building 1 butts against the west end of Building 2.

Inside, the western open bays have been divided into smaller spaces by a modern plywood partition and by an inserted wall of brick and limestone in the stable room (Fig. 18). The western end of the building has a distinct bulge on the eastern wall of

the farmhouse (Fig. 19). It is not clear what this is but may be part of a bread oven or similar feature within the house. The roof timbers appear to be of mid 19th century design with bolted raking struts and clasped purlins set below the principal rafters (Fig. 20). The collars in the western bays appear to be re-used as they have wide bird-mouth type notches cut into their upper sides. Possible apotropaic marks can be seen on the most westerly collar which are extremely faint but are in the form of an M and a W (Fig. 21). The lighting conditions were not good enough to photograph them properly but they took the form of:

M W //

The eastern bays with brick arches are divided into two spaces with a stone wall between the two (Figs. 22 and 23). The floor has stable paviour blocks sloping down to the south with a step running along the middle. A trough is built at floor level along the northern wall. The roof structure remains the same throughout this building although the collars appear to be purpose-made rather than re-used. Running along the northern side of the western room and attached to the underside of the truss is a squared beam with recesses and metal hooked latches which appear to be for attaching harnesses or halters, possibly during milking (Figs. 24 and 25). Each latch is numbered with Roman numerals chiselled into the wood going from I to VIII. The easternmost room is the same as the west but does not have the beam with latches (Figs. 26 and 27).



Figure 12 Building 1, north facing elevation
Looking south east. 1m scale



Figure 13 Building 1, north facing elevation
Looking south west. 1m scale



Figure 14 Building 1, south facing elevation
Looking north



Figure 15 Building 1, western open bays
Looking north. 1m scale



Figure 16 Latch on converted stable door
10cm scale



Figure 17 Building 1, eastern bays
Looking north. 1m scale



Figure 18 Building 1, inserted wall creating stable room from open bay
Looking north west



Figure 19 Building 1, western end wall
Looking south west. 1m scale. Note curve on house wall to left of ranging pole



Figure 20 Building 1, roof structure
Looking east from west end of open bays

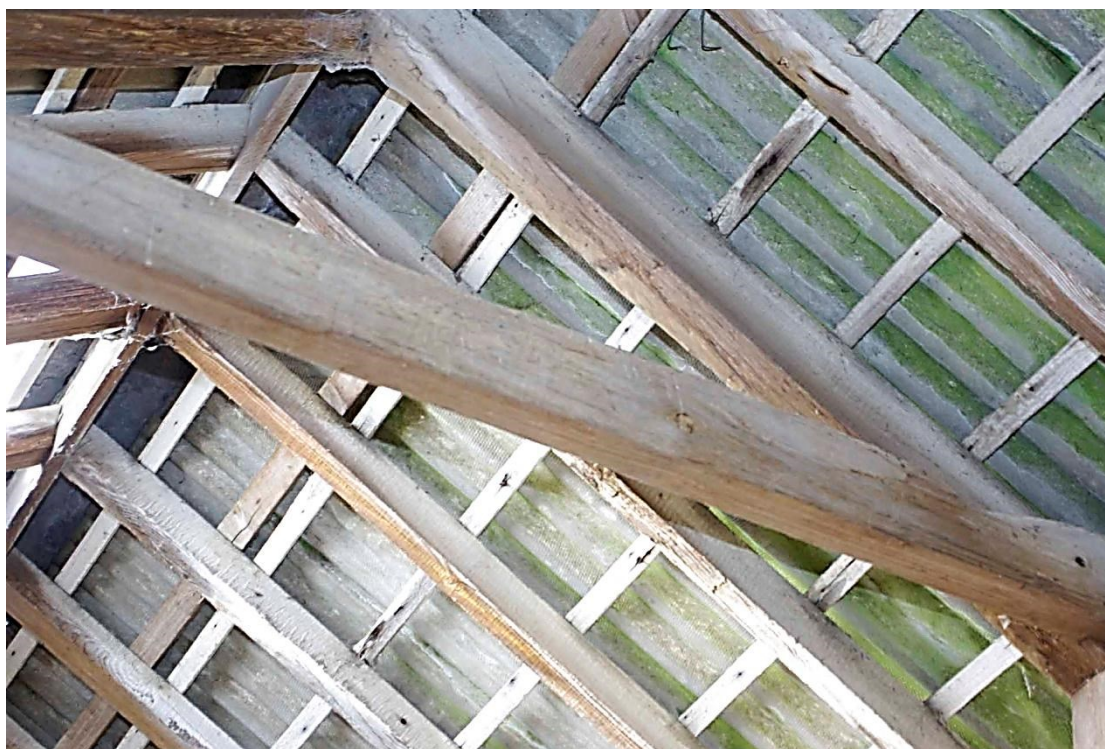


Figure 21 Building 1, westernmost roof truss
Re-used collar with apotropaic marks on (see text for details)



Figure 22 Building 1, west room of enclosed rooms
Looking north west. 1m scale. Note beam with hooks/latches attached to underside of
truss on right of picture



Figure 23 Building 1, west room of enclosed rooms
Looking east towards dividing wall. 1m scale



Figure 24 Building 1, numbered hooks/latches



Figure 25 Building 1, numbered hooks/latches



Figure 26 Building 1, easternmost room
Looking south east



Figure 27 Building 1, easternmost room
Looking south west. 1m scale

Building 2

Building 2 is a two-storey structure built from coursed limestone rubble and a slate roof. The north elevation which faces onto the eastern end of St. Andrew's Lane has a number of slit vents and small rectangular openings with wooden frames (Figs. 28 and 29). The east facing elevation consists of a flat gable end with a hayloft door at first floor level and a single blocked doorway in the south corner (Fig. 30). The west facing elevation is partially blocked by the later Building 1 which butts against it. The south facing elevation has a full-height sliding door on the east side with two doors and two first floor openings (Fig. 31). The main doorway has been modified as modern brick pillars now support the wooden lintel.

Inside the main part of the barn is of full height with a mezzanine type floor to the west and a separate ground and first floor at the far west end of the building (Figs. 32 and 33). The roof timbers appear to be of mid to late 19th century origin. The mezzanine floor leads to a wooden door through to the first floor of the western room (Figs 34 and 35). Much of the floor in this room is missing. The door appears to be reused and has handmade gate hinges and a wooden lock plate. The ground floor room below this is a plain room but the timbers supporting the first floor appear to be reused (Fig. 36).



Figure 28 Building 2, north facing elevation
Looking south east. 1m scale. Building 1 on right of picture



Figure 29 Building 2, north facing elevation
Looking south west. 1m scale



Figure 30 Building 2, east facing elevation
Looking west. 1m scale



Figure 31 Building 2, south facing elevation
Looking north. 1m scale



Figure 32 Building 2
Looking north west



Figure 33 Building 2
Looking east



Figure 34 Building 2, doorway from mezzanine
Looking west. 1m scale



Figure 35 Building 2, western first floor room
Looking north west



Figure 36 Building 2, western ground floor room
Looking north west

Building 3a

Building 3a, which does not appear on the 1886 and 1900 Ordnance Survey maps, is a free standing building to the south of Building 2. It faces down into a small yard created by a wall running out from the south west corner of Building 3b. There are no fixtures and fitting which relate to its use within the farm complex. It is built using coursed limestone rubble and has a pan tile roof (Fig. 37). The main elevation is the south facing elevation which consists of three open arches with brick detailing (Fig. 38). The east and west elevations are flat gable ended walls (Figs. 37 and 39). A single door is set into the east corner of the north facing elevation (Fig. 40).

The inside of Building 3a is a single room with a concrete floor (Fig. 41). The roof structure consists of a bolted king post with raking struts supporting the principals on which sit the cleated purlins. The structure is consistent with a late 19th or early 20th century agricultural building which also fits with the map evidence.



Figure 37 Building 3a location

Looking east. Building 3a in centre of picture, 3b to right with Dovecote on extreme right. The barn on the left belongs to the farm house and is not part of the survey. The listed farmhouse building chimney can be seen to the left of Building 3a



Figure 38 Building 3a, south facing elevation
Looking north. 1m scale



Figure 39 Building 3a, east facing elevation
Looking north west



Figure 40 Building 3a, north facing elevation
Looking south



Figure 41 Building 3a, internal details
Looking north east. 1m scale

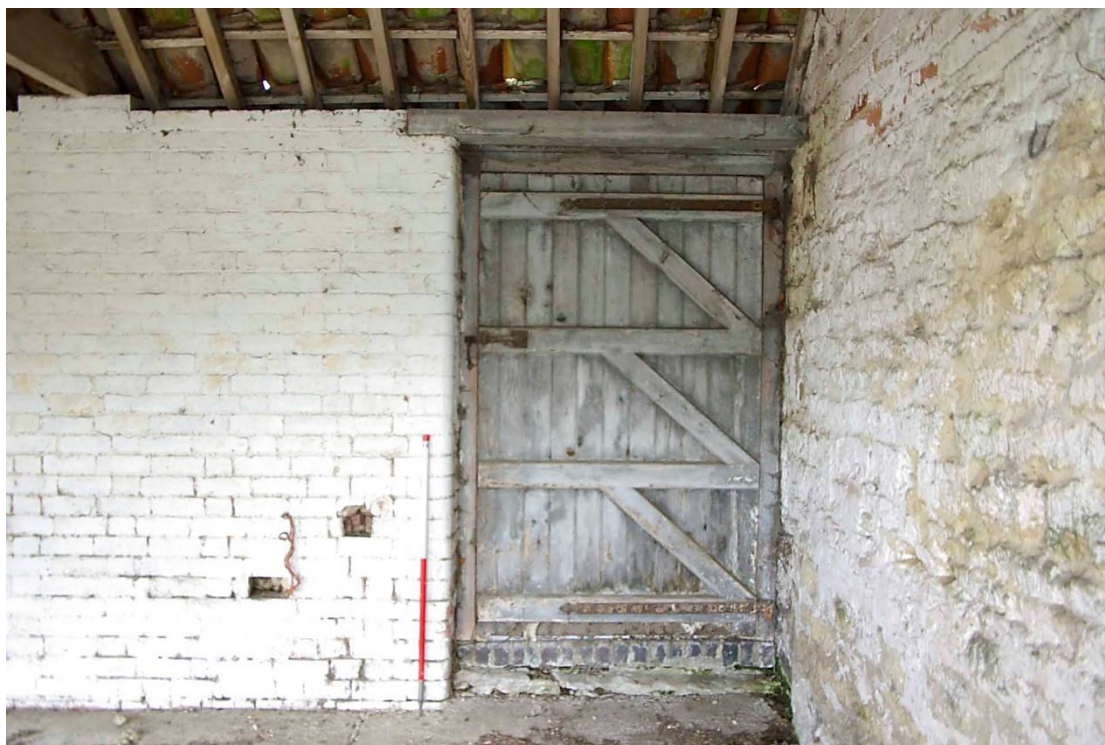


Figure 42 Building 3a, north door detail
Looking north. 1m scale

Building 3b

Building 3b is a long single-storey lean-to type structure on the south eastern side of the site. It consists of a pitched roof supported by a limestone rubble wall on the east side and timber posts on the west side (Fig. 43). Much of the timber, including the posts, appears to be re-used from elsewhere. The roof trusses have redundant mortice holes and the principals and cleated purlins are of varying sizes (Fig. 44). The support posts along the front of the building have stop chamfers (badly worn) and are again of different sizes (Fig. 45). The eastern wall has evidence of two blocked windows and a blocked door near to the southern end. The openings, which have timber lintels, have been blocked with coursed limestone rubble and, due to the weathering of the stone, appear to have been closed for a considerable time (Fig. 46). The east facing elevation of this wall is on private property so could not be inspected. Another blocked window can be seen on the south facing elevation. A short length of stone wall joins the north east corner of Building 3a and the north west corner of Building 3b. The joining wall appears to be keyed into both buildings although there are irregularities in the joint with Building 3b which suggests that this is a later modification possibly added when Building 3a was built. The joining wall has a partially blocked small triangular opening near to the centre (Fig. 47).



Figure 43 Building 3b, west facing elevation
Looking east. 1m scale



Figure 44 Building 3b roof structure
Looking south. Note re-used timbers



Figure 45 Building 3b, timber post
Looking north west. 1m scale. Note Building 3a behind

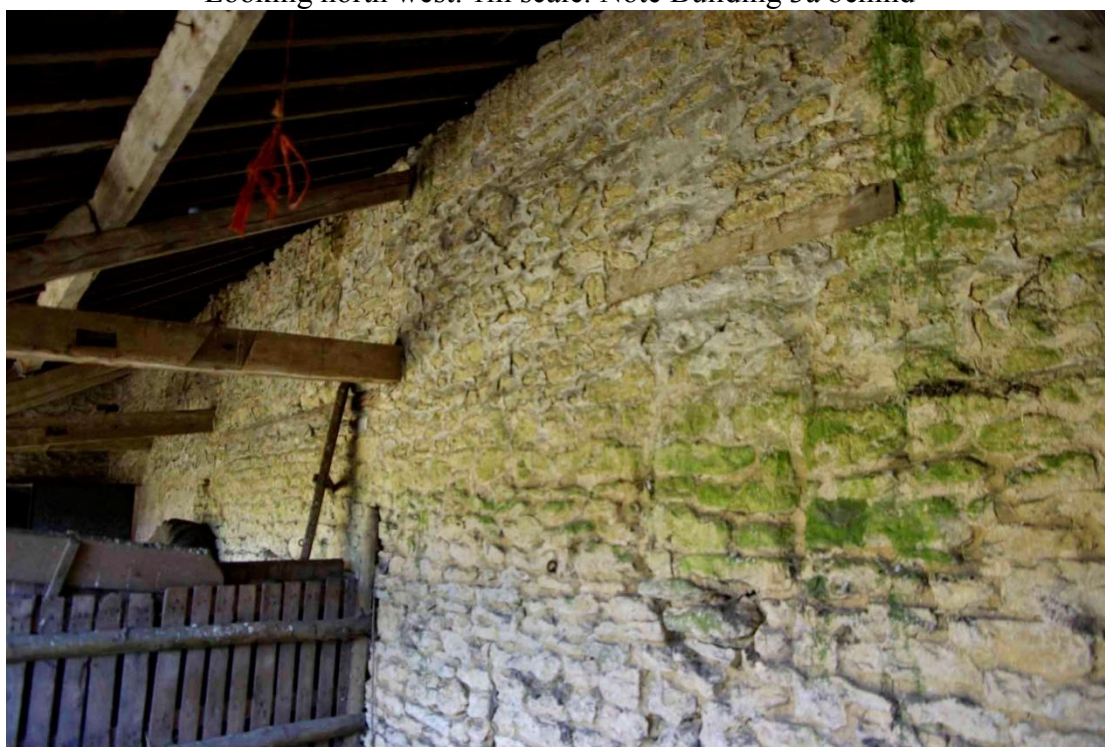


Figure 46 Building 3b, blocked window
Looking north east. Not also re-used roof truss.



Figure 47 Wall joining northern ends of Buildings 3a and 3b
Looking south east. 1m scale resting against north wall of Building 3b. Note
triangular opening in wall

Garage/store

The rectangular building on the western side of the site is, as with the other buildings, built from coursed limestone rubble and has a modern corrugated sheet roof (Figs 48 and 49). The door, on the south facing elevation, is a modern up-and-over garage door but is set within rounded brick pillars which match those on Building 1 (Fig. 50). The west facing gable end has a square window set just above the garden wall belonging to the house in the north west corner of the site. A blocked window on the north facing elevation faces into the walled garden. The north wall has been modified as it does not bond with the east or west walls making it possible that this side was once open. The blank east facing gable end does not show any evidence of the possible row of buildings extending eastwards which are shown on the 1900 Ordnance Survey map. The roof timbers appear to date from the late 19th or earlier 20th century



Figure 48 Garage/store building, south facing elevation
Looking north. 1m scale



Figure 49 Garage/store building, west and south facing elevations
Looking north east. 1m scale



Figure 50 Garage/store internal detail of door
Looking south west. 1m scale

Discussion

The buildings at Dairy Farm appear to have developed in an elongated multiple courtyard fashion possibly due to the restrictions of the road to the north and the open parkland to the south. With the exception of Building 3a the other buildings appear to date from the mid or the early second half of the 19th century. The rather vernacular nature of Building 3b makes dating difficult but, despite using old roof timbers, the general style of roof also puts it into the second half of the 19th century. Although the style of Building 3a is not vastly different to the other buildings map evidence indicates that it is from the early 20th century. It is interesting however that this building uses new materials rather than recycled ones as seen in Buildings 1 and 3b. This perhaps suggests that transport and access to new building materials was easier by the time 3a was built. The reuse of roof timbers may also hint at the fortunes of Dairy Farm as a whole and may indicate that although new buildings had to be constructed there was not a lot of spare money. This economy in building material may be compared to estate model farms often seen in this region where wholesale rebuilding of estate farms was taking place at a similar time. Often these farms were built to a particular style using the latest techniques and materials.

It would appear that Building 2 is older than Building 1 and that Building 3a is the most recent. Buildings 3b and the garage or store building are harder to date exactly but are likely to be of a similar age to 1 and 2.

Archive

The archive consists of:

This report,

3 contact sheets of 94 digital photographs,

Contact sheet of 35mm black and white photographs and negatives

1 ULAS pro-forma photographic record sheet,

2 A4 annotated drawings made during the site visit,

1 DVD of this report and the colour photographs in jpeg and tiff format.

Publication

A summary of the work will be submitted for publication in the local historical and archaeological journal in due course. A record of the project will also be submitted to the OASIS project. OASIS is an online index to archaeological grey literature.

Bibliography

English Heritage. August 2006. *Historic Farmsteads. Preliminary Character Statement: East Midlands Region*. London: English Heritage.

English Heritage 2006, *Understanding Historic Buildings. A guide to good recording practice*. London: English Heritage.

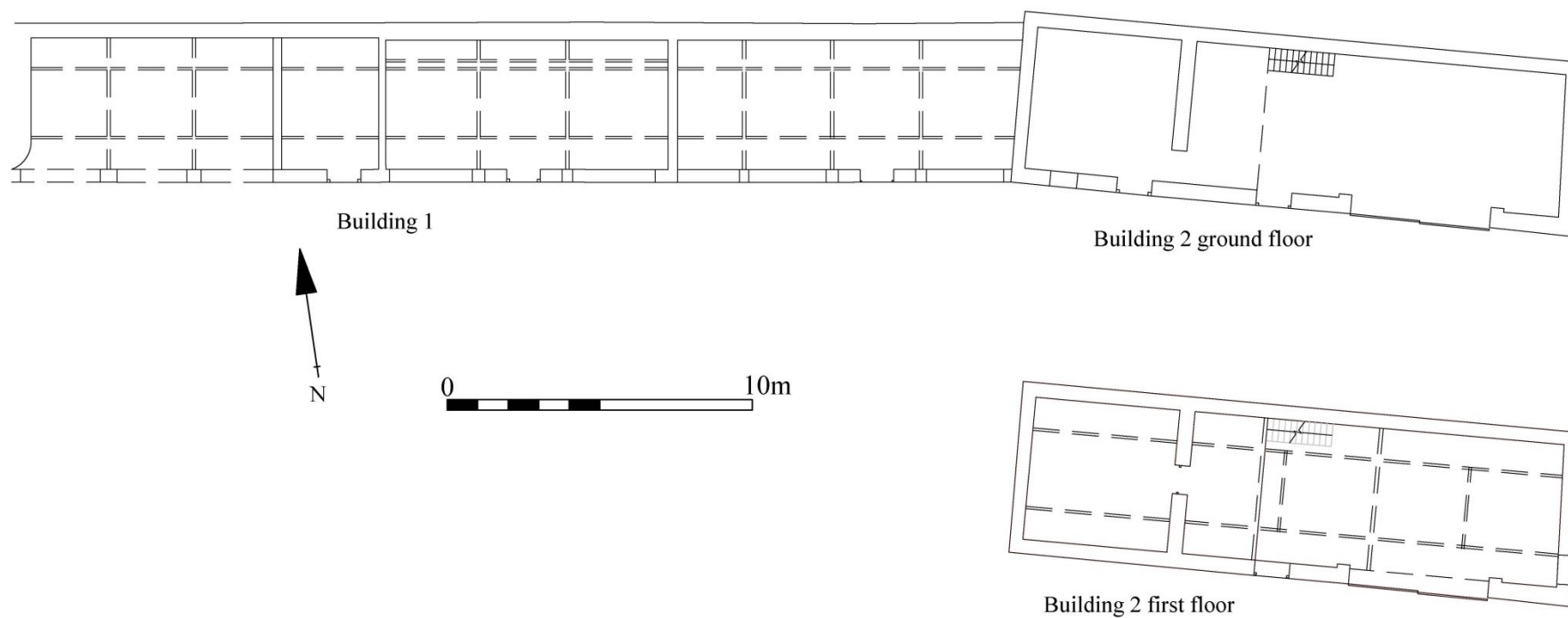
English Heritage. March 2007. *Agricultural Buildings Selection Guide*. London: English Heritage.

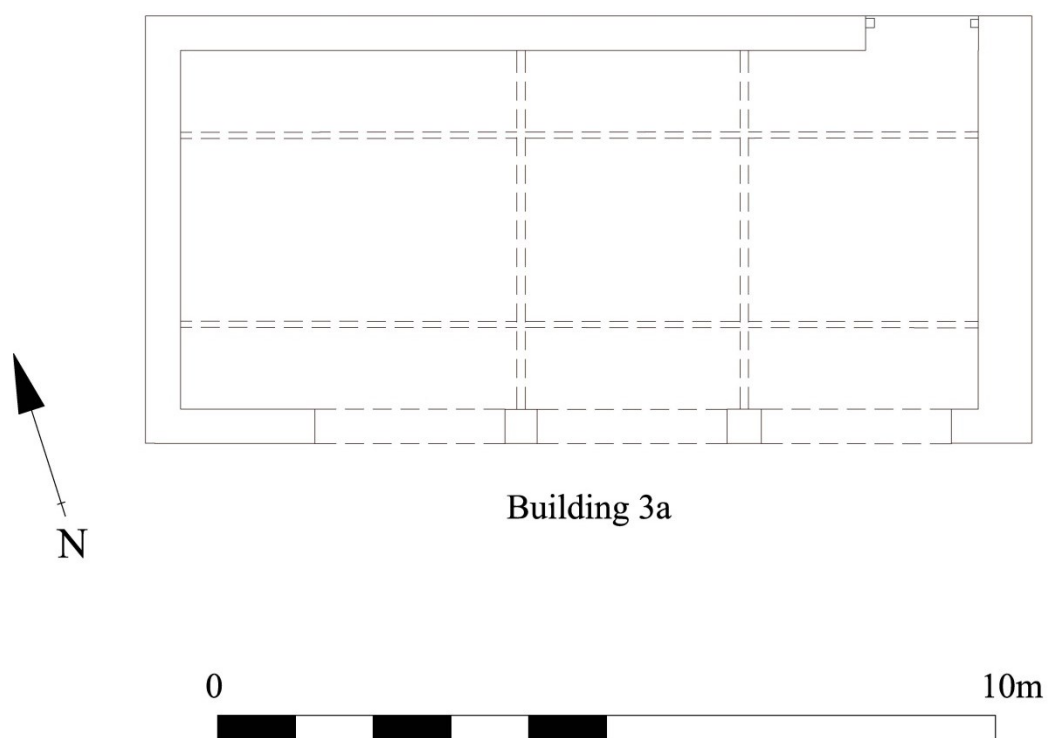
Northamptonshire HER.

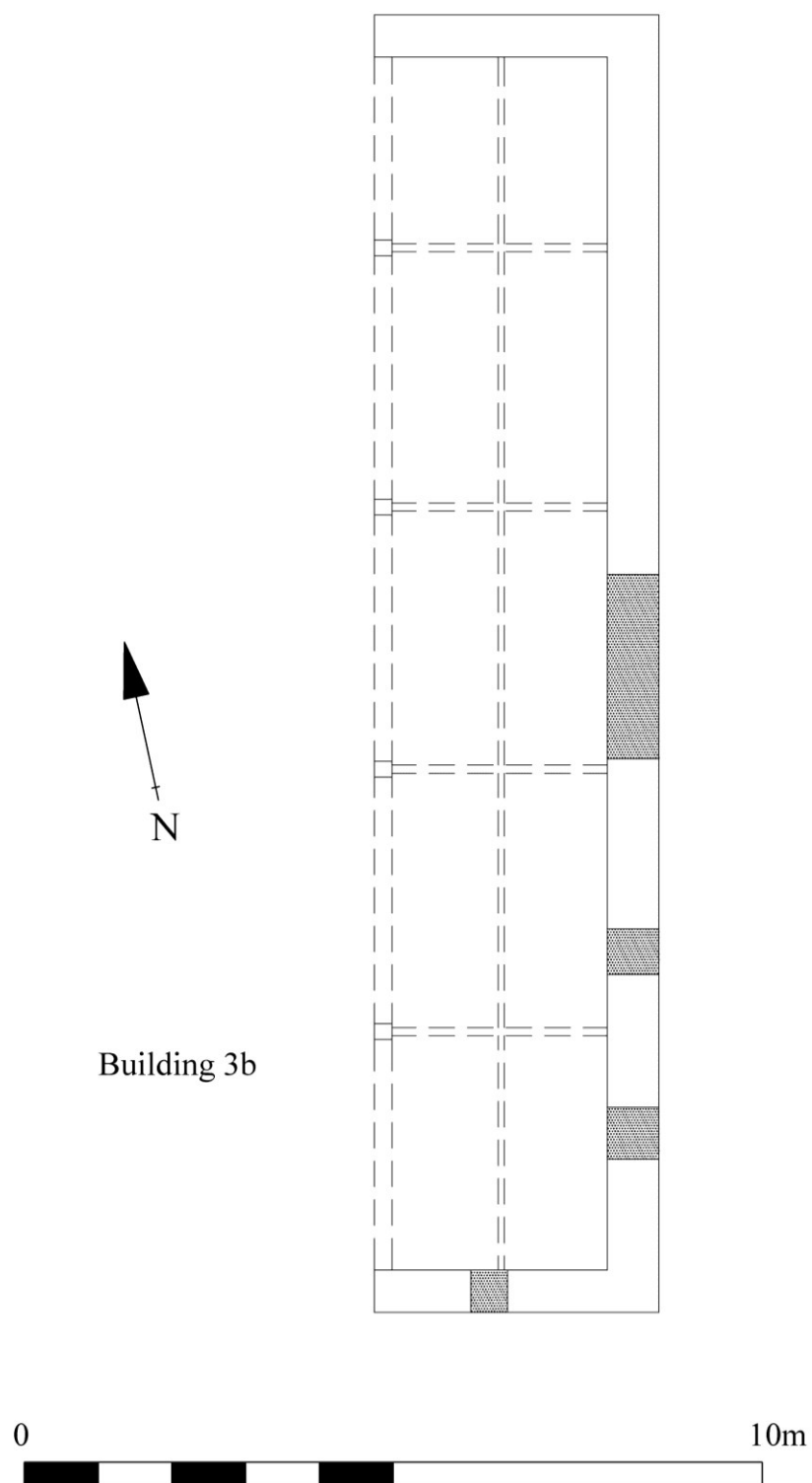
Ordnance Survey Maps.

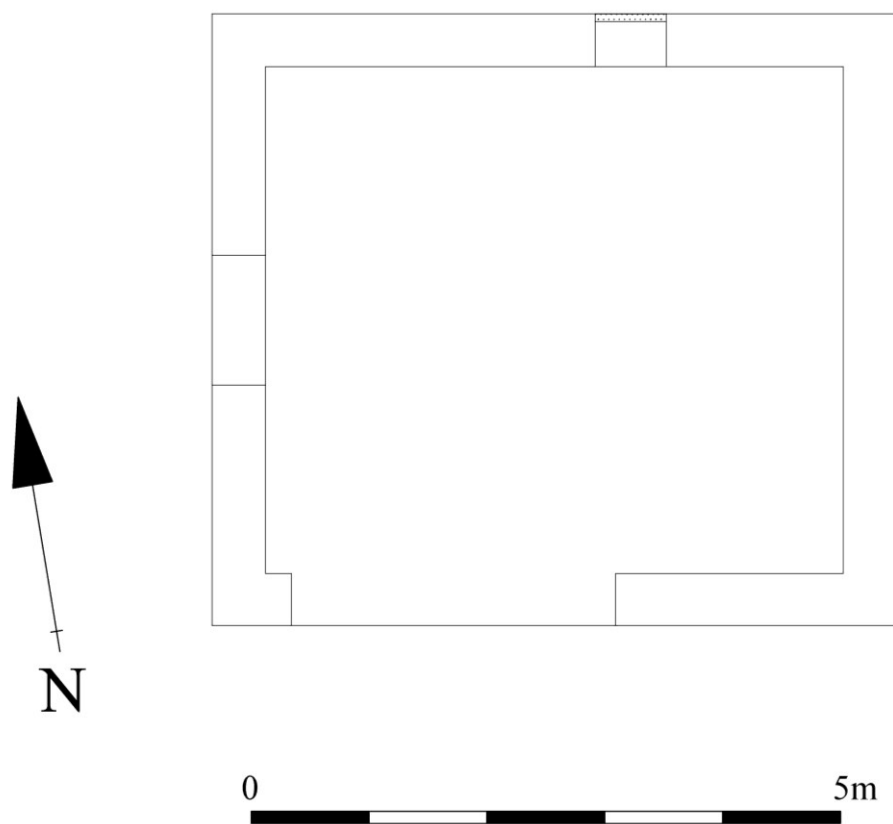
ULAS. 2015. Written Scheme of Investigation for Historic Building Recording and Observation, Investigation and Recording of Groundworks: *Dairy Farm, St. Andrew's Lane, Cranford St. Andrew, Northamptonshire*.

Appendix 1 Site layout and buildings









Garage/store building



Appendix 2 Digital photographs



Cranford (1).JPG



Cranford (2).JPG



Cranford (3).JPG



Cranford (4).JPG



Cranford (5).JPG



Cranford (6).JPG



Cranford (7).JPG



Cranford (8).JPG



Cranford (9).JPG



Cranford (10).JPG



Cranford (11).JPG



Cranford (12).JPG



Cranford (13).JPG



Cranford (14).JPG



Cranford (15).JPG



Cranford (16).JPG



Cranford (17).JPG



Cranford (18).JPG



Cranford (19).JPG



Cranford (20).JPG



Cranford (21).JPG



Cranford (22).JPG



Cranford (23).JPG



Cranford (24).JPG



Cranford (25).JPG



Cranford (26).JPG



Cranford (27).JPG



Cranford (28).JPG



Cranford (29).JPG



Cranford (30).JPG



Cranford (31).JPG



Cranford (32).JPG



Cranford (33).JPG



Cranford (34).JPG



Cranford (35).JPG



Cranford (36).JPG



Cranford (37).JPG



Cranford (38).JPG



Cranford (39).JPG



Cranford (40).JPG



Cranford (41).JPG



Cranford (42).JPG



Cranford (43).JPG



Cranford (44).JPG



Cranford (45).JPG



Cranford (46).JPG



Cranford (47).JPG



Cranford (48).JPG



Cranford (49).JPG



Cranford (50).JPG



Cranford (51).JPG



Cranford (52).JPG



Cranford (53).JPG



Cranford (54).JPG



Cranford (55).JPG



Cranford (56).JPG



Cranford (57).JPG



Cranford (58).JPG



Cranford (59).JPG



Cranford (60).JPG



Cranford (61).JPG



Cranford (62).JPG



Cranford (63).JPG



Cranford (64).JPG



Cranford (65).JPG



Cranford (66).JPG



Cranford (67).JPG



Cranford (68).JPG



Cranford (69).JPG



Cranford (70).JPG



Appendix 3 OASIS information

Project Name	Historic Building Recording at Dairy Farm, St. Andrew's Lane, Cranford St. Andrew, Northamptonshire
Project Type	Level 2 Building Survey
Project Manager	R Buckley
Project Supervisor	A Hyam
Previous/Future work	No previous work. Observation of Groundworks to follow.
Current Land Use	Agricultural buildings
Development Type	Residential conversion
Reason for Investigation	As condition
Position in the Planning Process	Ongoing
Site Co ordinates	SP92284 77334
Start/end dates of field work	17.2.15
Archive Recipient	Northamptonshire county council
Study Area	100m

ULAS Contact Details

Richard Buckley or Patrick Clay
University of Leicester Archaeological
Services (ULAS)
University of Leicester,
University Road,
Leicester LE1 7RH

T: +44 (0)116 252 2848

F: +44 (0)116 252 2614

E: ulas@le.ac.uk

W: www.le.ac.uk/ulas



INVESTOR IN PEOPLE

