



**University of  
Leicester**

**Archaeological Services**

**A Level 2 Historic Building Recording  
and watching brief at Tansor Lodge  
Farm, Oundle Road,  
Elmington, Oundle,  
Northamptonshire.**

**NGR: TL 05541 89885**

Andrew Hyam

Leon Hunt



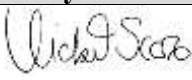
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**A R Hyam  
L Hunt**

**For: Mintridge Consulting Ltd.**

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**Summary**

*An historic building survey was undertaken by the University of Leicester Archaeological Services (ULAS) at Tansor Lodge Farm, Oundle Road, Elmington, Oundle, Northamptonshire on the 4th of December 2014. The survey studied a small portion of a courtyard farm building which is part of a larger complex of farm buildings which form Tansor Lodge Farm. Components of the farm complex are Grade II listed and are 18th century in origin. The portion of building subject to the survey is not listed and is likely to be mid-19th century in date and represents a change in farming practices seen across the country around this time.*

*Planning permission has been granted to refurbish part of the courtyard buildings and convert them into holiday flats and a farm office.*

*The report and archive will be deposited under Accession Number NHTL.2014*

*The reduction of the floor levels in the ground floor of the hayloft/ tack room building were subject to a watching brief on the 8th June 2015, and the excavation of new drainage and a new sewage treatment tank to the west of the hayloft building were subject to a watching brief on 30th January 2017.*

*The archive for the watching brief will be retained by ULAS with event number ENN108593.*

**Introduction and Background**

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 Tansor Lodge Farm. 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 number 13/01009/FUL and 13/01008/LBC permission has been approved for the conversion of existing stone and brick agricultural buildings into holiday flats and a small farm office. The proposed buildings to be converted are part of a larger range of agricultural buildings centred around a courtyard. These buildings form part of a larger range of buildings which make up Tansor Lodge Farm.

Tansor Lodge Farm lies on the southern side of the A605 approximately 3km north east of Oundle (Fig. 1). The farm buildings are situated on a gentle north-west facing slope which drops down towards the River Nene. The farm is built along a narrow farm track leading uphill away from the road and consists of a single open courtyard range on the eastern side of the track (Fig. 2). A number of smaller agricultural buildings and dwellings face the courtyard on the western side of the track (Figs 2 - 3). Some of these

are thought to date to the 18th century and are Grade II listed. To the west of the complex, and sitting within its own grounds, is Tansor Lodge Farmhouse which dates from the late 18th century and is also Grade II listed (Fig. 4). A new private house has been built to the north-east of the courtyard buildings.

Only the two-storey hayloft building and a small part of the former cart shed, both in the south-eastern corner of the courtyard are to be modified into flats and an office. The remaining buildings around the courtyard will continue to be used as stables and storage. The other buildings on site are similarly unaffected.

The British Geological Survey (BGS) identifies the bedrock as comprising bands of Blisworth Limestone Formation, Blisworth Clay Formation Mudstone, Rutland Formation Argillaceous Rocks and Cornbrash Formation Limestone overlain to the north-west by River Terrace Deposits of sand and gravel.

On the advice of the Assistant Archaeological Advisor, the 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 separate report will be prepared for the observation, investigation and recording of the ground works.



Figure 1 Site Location

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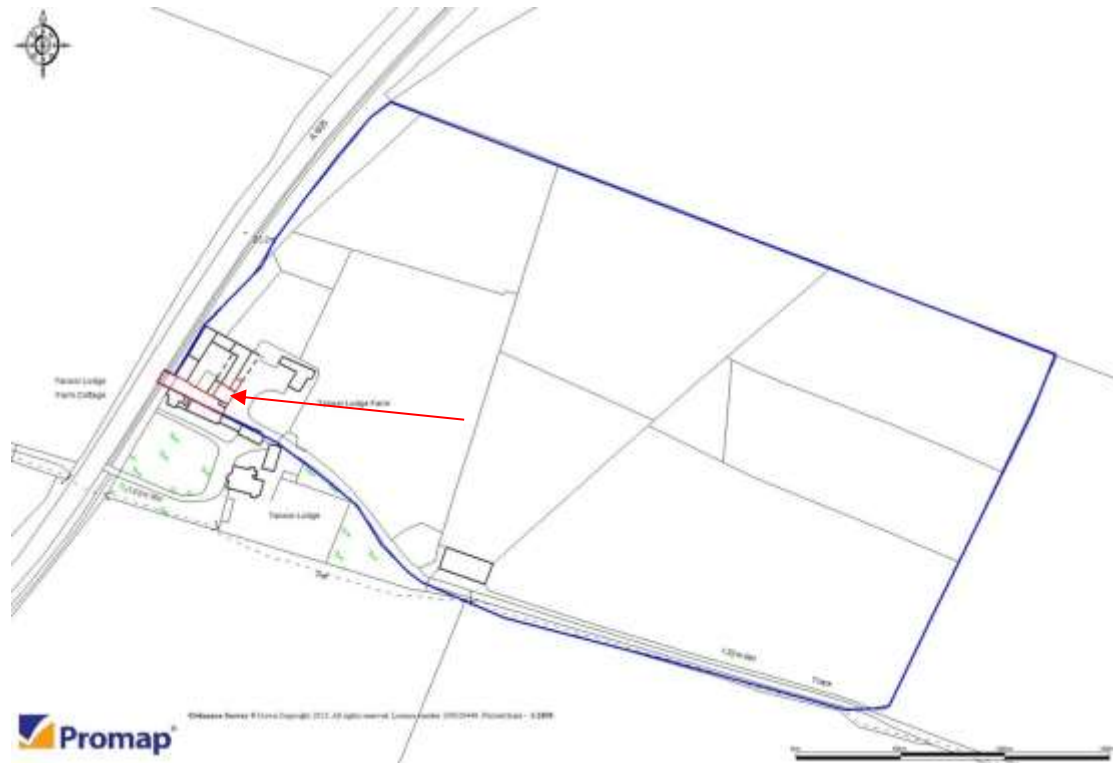


Figure 2 Site and affected buildings  
Buildings to be modified marked with an arrow. Plan supplied by client



Figure 3 Tansor Lodge Farm complex  
Viewed from west side of the A605, looking north-east



Figure 4 Tansor Lodge courtyard buildings  
West range of courtyard. Looking north east

### **Objectives**

The objectives of the historic building survey were:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works with specific attention given to those elements proposed for demolition, conversion and/or alteration. This work to be undertaken to a standard that will allow the future interpretation of the building within the context for which it was originally designed and which subsequently evolved.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

### **Methodology**

The ULAS Written Scheme of Investigation specified that the site record should include the following elements:

- 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 will be 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 includes:

- 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 comprised:

- 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*

#### *Archaeological sites*

The site lies in an area of archaeological interest and is within the medieval settlement of Elmington. It surrounded by a number of prehistoric settlement and burial sites which include:

MNN7608, SMR8338. Mesolithic activity. 400m north east of site.

MNN936, SMR2213. Possible Neolithic or Bronze Age funerary site approximately 400m south of the site.

MNN3205, SMR558. Possible Neolithic or Bronze Age funerary site approximately 0.5km west of the site.

MNN4865, SMR2671. Possible Neolithic or Bronze Age funerary site approximately 400m north east of site.

MNN1011, SMR2409. Ashton Romano-British town. 1km south west of site.

MNN15147, SMR2422/1. Line of a Roman road. To the east of the site running from north east to south west.

MNN14493, SMR7033/1. Possible Saxon cemetery approximately 0.5km north east of site.

MNN4585, SMR2212. Elmington DMV south west of Tansor Lodge farmhouse.

MNN14491, SMR7031/1. Site of medieval windmill to north east of site.

MNN102929, SMR7380/1. Peterborough to Wellingborough turnpike.

Remnants of possible Romano-British and medieval ridge and furrow field systems have been noted in the surrounding landscape.

#### *Listed Buildings*

As noted there are two listed buildings that lie close to the proposed building conversion;

#### **Grade II listed Tansor Lodge Farmhouse, listing entry number 1040243.**

The listing is as follows

*Farmhouse. Late C18. Squared coursed limestone with Collyweston slate roofs. Double-depth plan. 2 storeys with attic. Main front is a 3-window range of sash windows with glazing bars under gauged stone heads. Central, part-glazed, door has moulded wood surround with plain pilasters and panelled reveals. Arch-head fanlight. C20 porch. 3 hipped roof dormers with casement windows. Ashlar gable parapets and brick and stone stacks at ends. Rear wings are similar with casement windows and*

*parallel roofs at right angles to main front. Interior not inspected. (RCHM: An Inventory of Architectural Monuments in North Northamptonshire: pl50).*

**Grade II listed barn and attached outbuilding approximately 30m north west of Tansor Lodge Farmhouse, listing entry number 1191070.**

The listing is as follows

*PLAN: Originally single-unit barn and attached outbuilding, which is likely to have been a stable and gig house with hayloft or granary over, linked by range with lower eaves level, probably former cartshed.*

*FACADE: Single-storey barn, outbuilding to right has loft over. Ashlar gable parapets. The westernmost building, the former stable and gig house, faces Tansor Lodge and has a sliding door to the right, the width of the original gig entrance, a wide door with overlight to centre left and small boarded loft windows over. There is a lean-to to right which shelters a loft door which can be seen from the farmyard to the rear. Here there is another doorway and a window again with loft openings over. The barn has various door and louvered or boarded window openings on both sides under wood lintels, some altered C19. The link has a stone wall facing Tansor Lodge and the front to the farmyard is late C20.*

*INTERIOR: Inside the stable there is a curved wooden lintel to the gig house doorway and a large chamfered bridging beam supports the loft floor. There is a pegged roof structure with staggered butt purlins. The barn has a 5-bay C19 roof with staggered butt purlins and large tie beams, and the link has the original late C18 pegged roof with butt purlins. The rafters have been replaced later.*

*SUMMARY OF IMPORTANCE. This is a series of late C18 farm buildings; a stable/gig house, barn and a linking building which was probably a cart shed. They form a significant group with the contemporary, listed, former farmhouse, and even the alterations in the mid C19 also reflect the upgrading of the house in the same period. The walling of the buildings remains substantially complete and the stable/gig house has most of its original openings and also the floor and roof structure internally. The barn is a sizeable building (5 bays) and even the link building retains one stone wall and its main original roof timbers. These buildings continue to fulfil the criteria for listing and should remain on the list at grade II.*

### ***Historical Background***

The years between the 1840s and the 1870s are commonly known as the High Farming Years and followed the rapid adoption of imported and artificial fertilisers. This allowed farmers to move away from the more traditional closed circuit style of farming which relied on locally produced and used manure and feeds. The changes in farming techniques also went hand in hand with the sharp rises in population which provided a willing market for the rapidly increasing farm produce. Other changes in agricultural practices included the shift to larger and more nucleated tenanted farm units and an increasing interest and guiding hand from the landowners who owned the farms. Often the larger estates would also employ a professional land agent to assist and encourage the tenant to adopt new and improved husbandry techniques. At the same time huge

investments were made in more efficient land drainage and infrastructure to help maximise output.

In addition to research and consequent improvements in livestock and crops, much work went into designing new farm buildings to move away from traditional regional styles towards much more standardised designs. Tansor Lodge Farm appears to have been built around a single courtyard with additional buildings being built on the opposite side of the trackway closer to the existing farmhouse and buildings. The addition of a courtyard style farm to the existing farm buildings suggests that the owners were wealthy enough to embrace the new ideas and to be able to construct new buildings. That the older buildings were still retained may indicate that wholesale redevelopment of the entire farm was not a viable option or that they could be adapted to more modern uses.

A general decline in farming began in the later 19th century when food from across the world could be imported more cheaply than home-grown produce. By the time of the Second World War farming techniques were gradually changing and mechanised farming equipment became more widespread. These changes often meant that the well-designed 19th century farm buildings were rapidly becoming redundant and this change in usefulness has continued to the present day.

### ***Historic Map Evidence***

The earliest available map is the 1st Edition Ordnance Survey County Series map published in 1885 (Fig. 5), which shows the site very much in the form that it survives at present. The grade II listed Tansor Lodge Farmhouse and associated listed buildings are present although a short linking structure between the eastern house and the barns has not yet been built. The courtyard buildings, which are the subject of this survey, are similarly shown in the form that they exist in today. The detail of the map is not clear enough to indicate which buildings were open sheds and which were enclosed. The map indicates that the courtyard has an east to west division running across its centre. A small rectangular structure can be seen attached to the north eastern corner of the courtyard buildings. It is not clear what function this building has but it appears to be open fronted. Three circular structures and a rectangular feature can be seen in a large yard to the east of the courtyard buildings. Again it is not clear what these features might be but it is possible they were pens, tanks or silos.

The next available Ordnance Survey map is the 1900 edition which shows the same building layout as the 1st Edition but shows the details in greater clarity (Fig. 6). The two-storey hayloft can be seen on this map as can the open-fronted east facing cart shed building which faces into the east yard. The small rectangular building on the north-east corner can also be seen as an open-fronted structure. The subsequent 1926 edition is exactly the same as the 1900 edition. The layout of the farm and associated buildings appears to have remained relatively unchanged up until the 1970 edition (Fig. 7). This edition shows the addition of a lean-to structure along the eastern range within the courtyard. The possible silos have been removed and a new agricultural building has been erected to the south-east of the site.

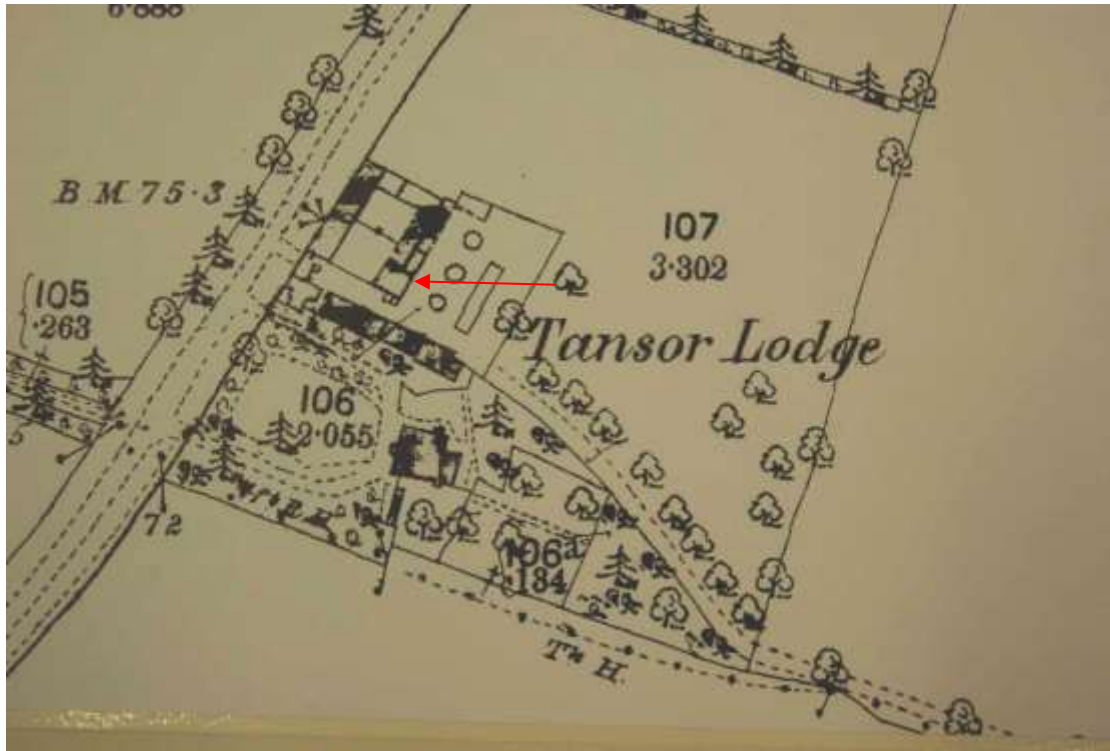


Figure 5 Ordnance Survey County Series. 1st Edition 1885  
Proposed buildings to be modified arrowed.

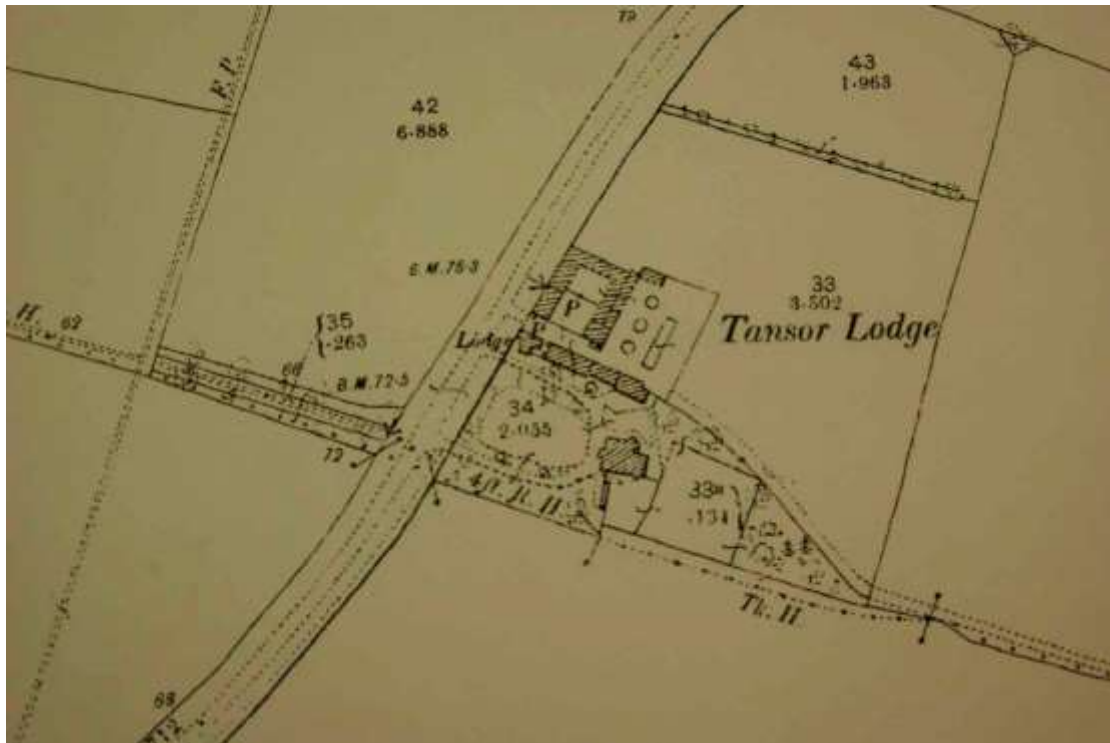


Figure 6 Ordnance Survey County Series. 1900 edition



Figure 7 Ordnance Survey map. 1970 edition

### ***Building Survey***

The farm complex, as noted above, consists of a courtyard surrounded on three sides by single storey buildings with the exception of a small two-storey hayloft building in the south eastern corner. The courtyard is open on the southern side which faces the track way leading up the slope between the buildings. Facing the courtyard buildings are a row of Listed Buildings including former agricultural buildings and a small farmhouse.

The courtyard buildings are built from coursed rubble limestone with slate roofs (Figs 8 - 9). The roof slate appears to be Welsh slate rather than locally sourced material as seen on the earlier buildings. The two-story component of the buildings is roofed using corrugated sheet metal which is clearly a later replacement. The use of pale red and yellow coloured bricks is in evidence throughout the courtyard buildings. Most of the brickwork is seen around window and door openings but is also used as quoins at the corner of each elevation. Tansor Lodge Farmhouse uses faced ashlar limestone and Collyweston slates which perhaps indicates that more money was expended on this building and may also suggest that, when this was built, local transport was such that Collyweston slates were easier to obtain than Welsh slate. The other listed buildings have an assortment of modern roof coverings which may have replaced Collyweston slates (Fig. 10).



Figure 8 Courtyard buildings seen from entrance  
Looking north east



Figure 9 Courtyard buildings  
Listed agricultural buildings on left of picture. Looking north west

### *The courtyard*

The south-west facing courtyard has a concrete surface with a number of sloping levels to aid drainage (Fig. 11). A modern concrete wall partially blocks the courtyard entrance which has a wooden gateway. With the exception of the cart shed on the eastern side, all of the surrounding buildings face into the courtyard. They all have the same limestone with brick detail walls with decorative rounded boards over the doors of the north and east ranges. The two storey hayloft building has brick faced walls which are discussed below. The earlier Ordnance Survey maps indicate that the yard was originally divided into two but only a gate post on the western side and a line of bricks at floor level under the lean-to remain of this division. The bricks do however suggest that the division was a reasonably substantial and permanent feature. Although most of the buildings surrounding the courtyard will not be affected by the proposed work, because they were designed and built as a whole, it is useful to give a brief description.

### *The western range*

The western range backs onto the A605 road and has a coursed rubble limestone wall facing the road. With the exception of small vents at eaves height there are no openings along this elevation (see Fig. 4). Inserted metal tie-bars indicate that building has experienced some movement downhill towards the north west. A single doorway with a plain over-door light and brick jambs and lintel opens out onto the track on the south facing elevation (see Fig. 8). The east facing elevation has a number of wide doorways and windows with brick edging as seen elsewhere on this building (Fig. 12). These buildings are presently being used for stabling and storage.

### *The northern range*

The northern range is also in use as stabling and has a blank unbroken north facing elevation of coursed limestone rubble. The south facing elevation is relatively narrow and is only supported by brick panels rather than brick and stone. The upper parts of the brick walls are made using timber planks with decorative boards hanging down from the eaves (Fig. 13). The roof is supported by a central brick pillar with flanking timber posts.





Figure 10 Courtyard and listed buildings  
Looking west



Figure 11 Main courtyard  
Looking north east



Figure 12 Main courtyard and west range  
Gatepost to left of centre doorway indicates location of original dividing wall. Looking south west



Figure 13 Main courtyard, north range  
Looking north east

### *The eastern range*

The eastern range of the courtyard buildings contains the elements which will be converted (Figs. 9, 14 and 15). The southern end of the range is formed by the two-storey hayloft building against which butts the double width roof which covers the rest of the range. The roof houses a cart-shed facing out to the east and an open shed facing into the courtyard.

The hayloft building consists of a tackroom and stable room at ground floor level and a hayloft at first floor level. Outside, the east facing elevation is built from coursed limestone rubble with brick detail (Fig. 16). The roof covering is made from corrugated sheeting and is a later replacement of the original covering. Two ground floor windows fitted with the original horizontal sliding sashes are placed either side of the wooden stable door (Fig. 17). There are no first floor windows. The south facing elevation has a flight of stone-built stairs leading up to the central doorway which is flanked by two windows fitted with ventilation louvres. There are no ground floor windows. A short length of low brick walling butts against the south west corner of the south facing elevation. This low wall forms the end of an added on lean-to structure seen on the 1970 Ordnance Survey map and discussed below. The west facing elevation of the hayloft building faces into the courtyard and is built entirely of brick laid in what is generally an alternating header/stretcher bond but which tends to vary across the wall (Fig. 18). The elevation is partially obscured by the addition of a substantial lean-to structure which runs the entire length of the eastern range buildings. At ground floor level two wide doorways with arched brick lintels have been partially blocked to create a single doorway and a narrow window (Fig. 19). The north facing gable end is also built from brick and has another ground floor blocked window of the same style as seen on the west facing elevation (Fig. 20).

Inside the hayloft building the ground floor tack room, on the western side has a concrete floor which is significantly higher than the courtyard surface (see Fig. 15 Section A-A). A brick built feeding trough with wooden byre suggests that this room was not originally used as a tack room (Fig. 21). The high ceiling joists support a plaster and lath first floor. On the eastern side of the ground floor is a single stable room with a brick floor and wooden dividing partition (Fig. 22). The ceiling has been plastered and the walls have a coating of lime plaster.

The first floor of the hayloft is an open room with low wooden dividers running across the room (Fig. 23). The plaster floor appears to be original and the roof is supported by the brick built gable end walls and a tie-beam in the middle of the room above the wooden dividers. Next to the door is a small amount of graffiti which may be some sort of tally of bales being delivered (Fig. 24).

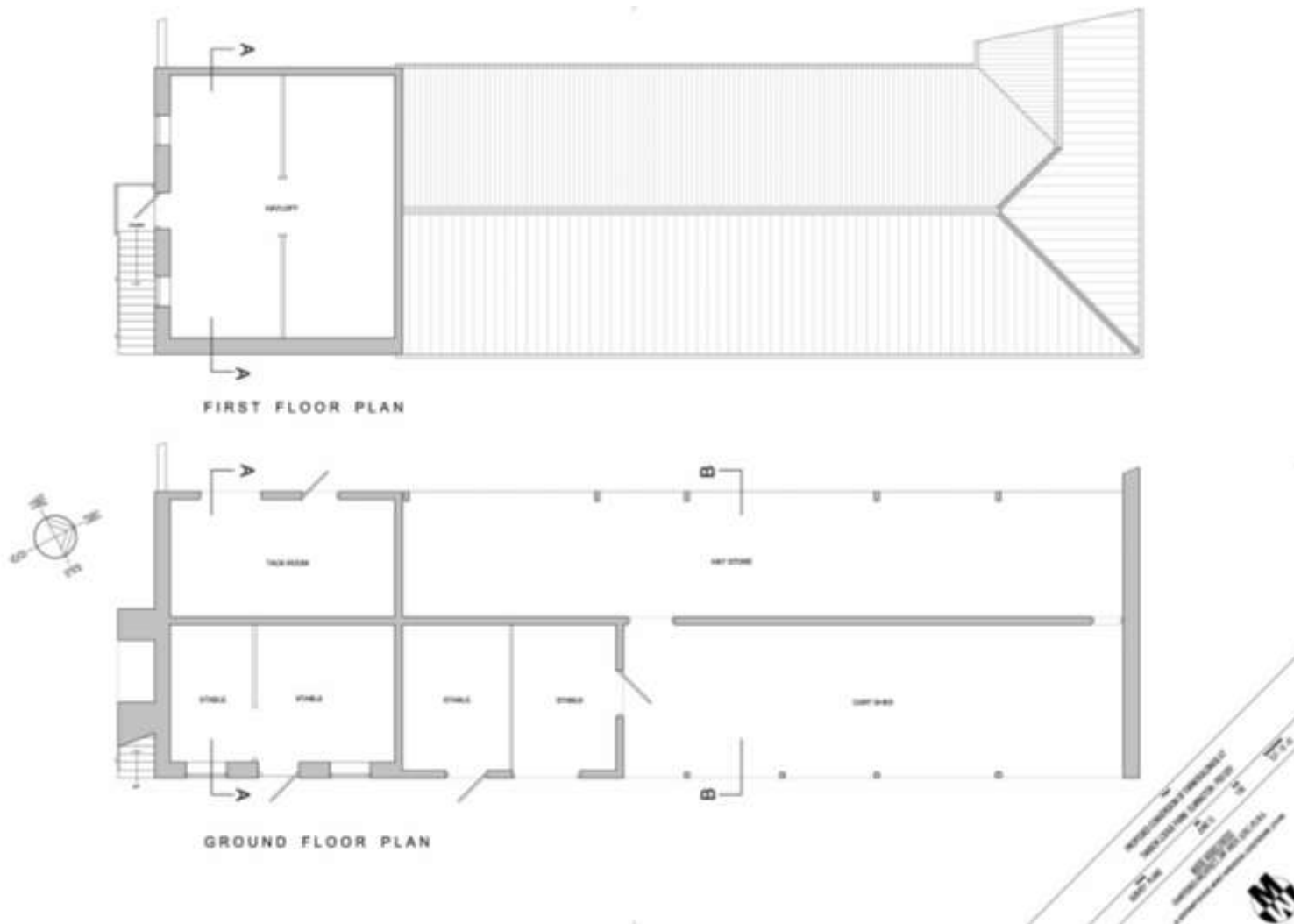


Figure 14 Plans of existing east range buildings as supplied by client

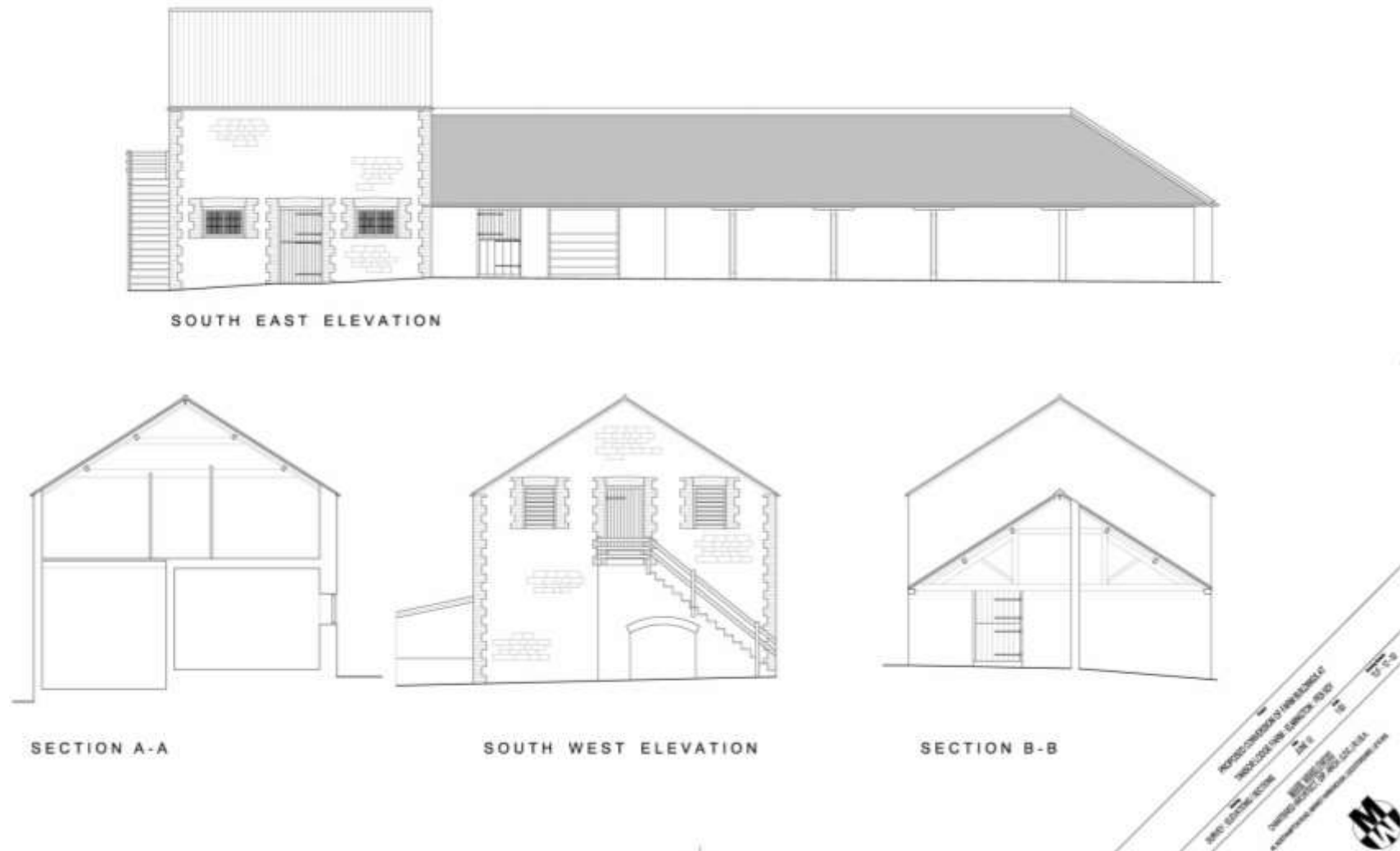


Figure 15 Elevations and sections of east range as supplied by client



Figure 16 East facing elevation of hayloft building  
Looking north west. 1m scale



Figure 17 South facing elevation  
Looking north east. Corrugated lean-to on left. 1m scale



Figure 18 West facing elevation of hayloft  
Looking south east



Figure 19 Ground floor of west facing elevation of hayloft  
Looking south east. 1m scale



Figure 20 Ground floor of north facing elevation of hayloft  
Looking south. 1m scale



Figure 21 Hayloft building, ground floor western room (tack room)  
Looking north east. 1m scale





Figure 22 Hayloft building, ground floor, eastern room  
Looking south west



Figure 23 Hayloft building, first floor  
Looking north. 1m scale



Figure 24 Graffiti on first floor hayloft building

The east facing cart shed, to the north of the hayloft building, was first built as a completely open-fronted structure supported by square section timbers standing on low stone plinths (Fig. 25). The south end of the cart shed has been modified by adding a brick-built single storey stable which butts against the ground floor of the hayloft. This room has a brick floor and a low wooden room divider (Figs 26 - 27).

Running down the length of the cart shed range is a brick-built wall laid in an English bond. The wall is slightly off-centre to make the cart-shed slightly wider than the open shed which faces into the courtyard (see Figs 14 - 15). A single doorway passes through the dividing wall and leads from the back of the cart shed into the open shed and the courtyard. The roof structure of this range consists of queen posts with raking struts supporting the principal rafters. The clasped purlins sit on the backs of the principals (Fig. 28). The main trusses sit on a continuous wooden wall plate built into the brick dividing wall.



Figure 25 East facing elevation. Cart shed  
Looking north west. 1m scale



Figure 26 Later building in cart shed  
Looking south west



Figure 27 Internal view of added building under cart shed  
Looking south west



Figure 28 East range roof structure  
Looking north east

## **Discussion**

The courtyard buildings at Tansor Lodge Farm are a good example of mid to late 19th century model farm buildings. These buildings appear to be an attempt at upgrading and modernising the existing facilities of the 18th century establishment. Although there is no documentation or other evidence to state when these buildings were constructed it seems likely that, given the style of building, use of brick, roof covering and roof structure, the buildings were erected at some time between the 1860s and 1886 when the first Ordnance Survey map was published. Historic map evidence indicates that the buildings remained unmodified for most of their life and, with the exception of the additional building under the cart shed and the lean-to added to the east range, have continued to be used successfully to the present day.

However the late 1950s, and beyond, saw the beginning of the decline in suitability of this type of building for modern farming techniques and modern farming machinery. This can be seen in the 1970 Ordnance Survey map which shows the new farm building constructed further along the track to the east. The gradual change in use may also have been the time when many of the courtyard rooms became redundant for their original purpose and started to be used as stabling. Despite becoming somewhat redundant the buildings have been very well maintained and, in general, show only wear and tear damage which may be expected from nearly a century and a half of use. The proposed redevelopment will still maintain the overall cohesion of the site.

## **Archive**

The archive consists of:

- This report,
- 2 contact sheets of digital photographs,
- 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 appropriate local society 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. 2014. Written Scheme of Investigation for Historic Building Recording: *Tansor Lodge Farm, Oundle Road, Elmington, Oundle, Northamptonshire*.



## Appendix 2 Digital Photographs



NHITL 2014 (1).JPG



NHITL 2014 (2).JPG



NHITL 2014 (3).JPG



NHITL 2014 (4).JPG



NHITL 2014 (5).JPG



NHITL 2014 (6).JPG



NHITL 2014 (7).JPG



NHITL 2014 (8).JPG



NHITL 2014 (9).JPG



NHITL 2014 (10).JPG



NHITL 2014 (11).JPG



NHITL 2014 (12).JPG



NHITL 2014 (13).JPG



NHITL 2014 (14).JPG



NHITL 2014 (15).JPG



NHITL 2014 (16).JPG



NHITL 2014 (17).JPG



NHITL 2014 (18).JPG



NHITL 2014 (19).JPG



NHITL 2014 (20).JPG



NHITL 2014 (21).JPG



NHITL 2014 (22).JPG



NHITL 2014 (23).JPG



NHITL 2014 (24).JPG



NHITL 2014 (25).JPG



NHITL 2014 (26).JPG



NHITL 2014 (27).JPG



NHITL 2014 (28).JPG



NHITL 2014 (29).JPG



NHITL 2014 (30).JPG



NHITL 2014 (31).JPG



NHITL 2014 (32).JPG



NHITL 2014 (33).JPG

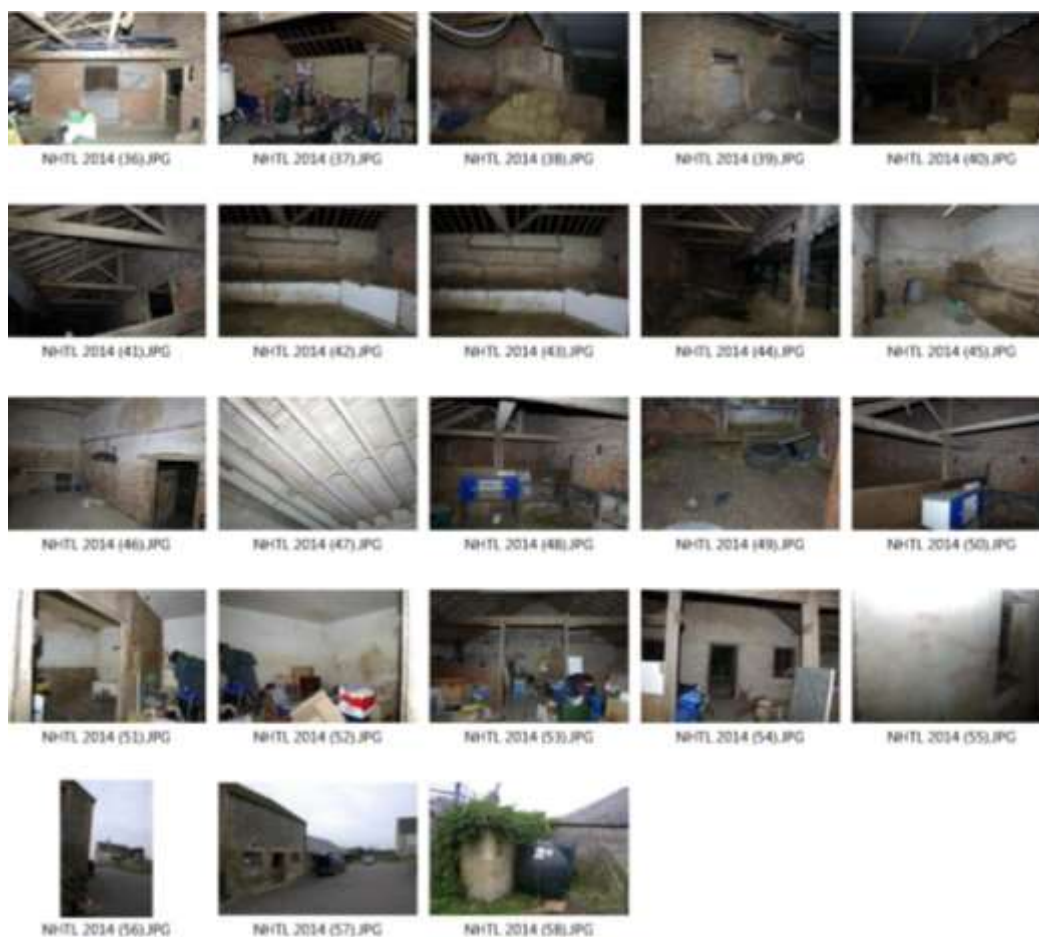


NHITL 2014 (34).JPG



NHITL 2014 (35).JPG





### Appendix 3 OASIS Information

Project Name	Tansor Lodge Farmhouse
Project Type	Level 2 building recording
Project Manager	V Score
Project Supervisor	A Hyam
Previous/Future work	No previous, watching brief when development work starts
Current Land Use	Agricultural
Development Type	Conversion
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	TL 05541 89885
Start/end dates of field work	4.12.2014
Archive Recipient	Northamptonshire CC
Study Area	

## **Appendix IV: Watching Brief during groundworks associated with the conversion of the eastern range, Tansor Lodge Farm, Elmington, Northamptonshire**

Leon Hunt

### **Introduction**

The eastern range of the courtyard buildings contained the main areas to be converted (Figure 29). The reduction of the floor levels in the ground floor of the hayloft/ tack room building were subject to a watching brief on the 8th June 2015, and the excavation of new drainage and a new sewage treatment tank to the west of the hayloft building were subject to a watching brief on 30th January 2017.



Figure 29: The former hayloft/ tack room looking east

### **Archaeological Objectives**

The main objective of the archaeological excavation was to determine and understand the nature, function and character of any significant archaeology on the site in its cultural and environmental setting.

The aims of the Watching brief were:

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range for any archaeological deposits to be affected by the proposed ground-works.
- To record any archaeological deposits to be affected by the ground-works.

- To produce an archive and report of any results.

## Methodology

All work followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (rev. 2014) and adhered to their *Standards and Guidance for Archaeological Watching Briefs* (rev. 2014).

A *Written Scheme of Investigation for Archaeological Work* was produced by ULAS prior to the archaeological work being undertaken (ULAS 2016).

The project involved the supervision of overburden removal and other groundworks by an experienced professional archaeologist during the works.

The groundworks were undertaken by a mini digger fitted with a toothless ditching bucket. The deeper sections of the septic tank were undertaken with a toothed bucket.



Figure 30: Work in progress inside former tack room, looking south

## Results

The reduction of ground levels was undertaken within the tack room of the building on 8th June 2015. Around 0.35m of soil, bricks and made-up ground was removed. No archaeological features were observed (Figure 30).

The excavation of two new drains, leading from the former tack room/ hayloft (now partially converted into a kitchen) and from the former cart shed to the north-east of the tack room were observed on 30th January 2017. Both these drains led to a new septic tank or sewage treatment plant to be positioned to the north-west of the tack room at the southern edge of the courtyard.



Figure 31: The drain leading from the former cart shed, looking east



Figure 32: The drain leading from the tack room, looking east

The concrete in the area had been removed prior to the arrival of the archaeologist. The drain from the tack room was 0.3m wide and 0.5m deep and showed a sequence of 100mm of concrete onto yellow grey clay (Figure 31).

The drain from the former cart shed was also 0.3m wide and 0.4m deep and showed 100mm concrete over disturbed degraded asphalt over yellow and grey clay.

The trench for the new septic tank was 3.6m by 2.4m, oriented north-west to south-east. The upper soil levels were stripped using a flat bladed bucket onto the natural clay (Figures 33-34); then a toothed bucket was used to excavate down through the clay and limestone brash to the base of the trench (Figure 35). The sequence showed 100m concrete over 0.35m of degraded asphalt over 1m yellow or grey clay, which lay over a mixture of limestone brash and yellow clay to the base at 2.1m. Due to the difference in ground level the north facing section of the trench consisted of 100mm more recent asphalt, over 0.35m of made-up ground over around 1.3m of clay over the brash and clay mixture.



Figure 33: Work in progress on septic tank trench

A field drain was exposed running north-west to south-east through the area on the southern side of the trench and a disused sewer pipe was revealed running east to west on the northern side of the trench.



Figure 34: The trench excavated to the top of the clay, looking south-east

### **Conclusion**

No archaeological features or finds associated with archaeological features were revealed or recovered during the two watching brief visits. Most of the area consisted of disturbed made-up ground lying over the natural clay. Degraded asphalt, most likely from a former surface within the courtyard before the laying of the concrete was revealed over some of the area outside the former cart shed and the former tack room.

The archive for the watching brief will be retained by ULAS with event number ENN108593.

### **Acknowledgements**

ULAS would like to thank Andrew Ross and Mintridge Consulting Ltd for the work and for their co-operation during this watching brief. The machine driver was John F. Dunkling.

The ULAS project manager was Vicki Score and the watching brief visits were carried out by Jon Coward (2015) and Leon Hunt (2017).



Figure 35: The trench excavated to full depth, looking south-west

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