



UNIVERSITY OF
LEICESTER

Archaeological Services

**Archaeological Observation, Investigation, Recording, Analysis and Publication of Works at
Home Farm House, Back Lane, East Farndon, Northamptonshire, LE16 9SE.
NGR: SP 7181 8521**

George Issitt



**ULAS Report No: 2020-055
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Site Name: Home Farm House, Back Lane, East Farndon, Northamptonshire, LE16 9SE

Grid Ref: SP 7181 8521

Author: George Issitt

Client: Building Repairs Maintenance Ltd.

Planning Ref. DA/2017/0712 and Listed Building Consent DA/2017/0834

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OASIS RECORD

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	Start/end dates	11/03/2020		
	Previous/Future Work	None		
	Project Type	Watching Brief		
	Site Status	Listed Building		
	Current Land Use	Yard/\conservatory.		
	Monument Type/Period	None		
	Significant Finds/Period	None		
	Reason for Investigation	NPPF		
	Position in the Planning Process	Planning condition		
Planning Ref.	DA/2017/0712 and Listed Building Consent DA/2017/0834			
PROJECT LOCATION	County	Northamptonshire		
	Site Address/Postcode	Home Farm House, Back Lane, East Farndon, Northamptonshire, LE16 9SE		
	Study Area	90 metres sq footings		
	Site Coordinates	SP 7181 8521		
	Height OD	139m aOD		
PROJECT CREATORS	Organisation	ULAS		
	Project Brief Originator	Local Planning Authority Daventry District Council		
	Project Design Originator	ULAS		
	Project Manager	Vicki Score		
	Project Director/Supervisor	George Issitt		
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Summary

Archaeological observation, investigation and recording, analysis and publication (OIRAP) was carried out by University of Leicester Archaeological Services at Back Lane, East Farndon, Northamptonshire, LE16 9SE (SP 7181 8521), during groundworks associated with the conversion of the existing outbuilding. The outbuilding is a Grade II 18th century Listed Building (. The outbuilding is to be converted create a new residential dwelling.

The farmhouse and outbuildings lie within the historic core of the village and there are both possible roman and pre-historic settlements nearby. The archaeological work involved the monitoring of the striping of the proposed extension area to floor levels and the excavation of foundation trenches.

The excavations revealed thin disturbed subsoil, lying over the natural stony clay, changing to a darker clay lower down. No archaeological finds or features were retrieved or revealed during the watching brief.

The archive for the work will be deposited with Northamptonshire ARC with the event number ENN109495.

Introduction

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an archaeological Observation, Investigation, Recording, Analysis and Publication (OIRAP or watching brief) carried out by University of Leicester Archaeological Services (ULAS) at Home Farm House, Back Lane, East Farndon, Northamptonshire LE16 9SE (NGR: SP 7181 8521).

Home Farm House is Grade II listed (UID 1054028) and is a mid-18th century building with 19th century alterations. Planning consent has been granted for the conversion of the outbuildings to create a new residential dwelling (Planning refs DA/2017/0712 and listed building consent DA/2017/0834). Northamptonshire County Council as advisor to the planning authority has requested that during the construction phase of the development, an archaeological Observation, Investigation, Recording, Analysis and Publication (OIRAP) be carried out as part of a mitigation strategy to provide a record of any archaeological remains. A historic building survey had previously been carried out on the buildings (Hyam 2019).

Site Location, Geology and Topography

Home Farm is located on the north-eastern side of Back Lane close to the junction of Main Street within the village of East Farndon (Fig. 1). The site comprises outbuildings which once served the farm, located on the north-eastern side of a small courtyard. The excavated Building footprint is roughly 90m² and was level at a height of around 139m aOD (Fig. 2).

The British Geological Survey identifies the bedrock geology of the area as Dyrham formation siltstone.



Figure 1: Site location showing the position of East Farndon

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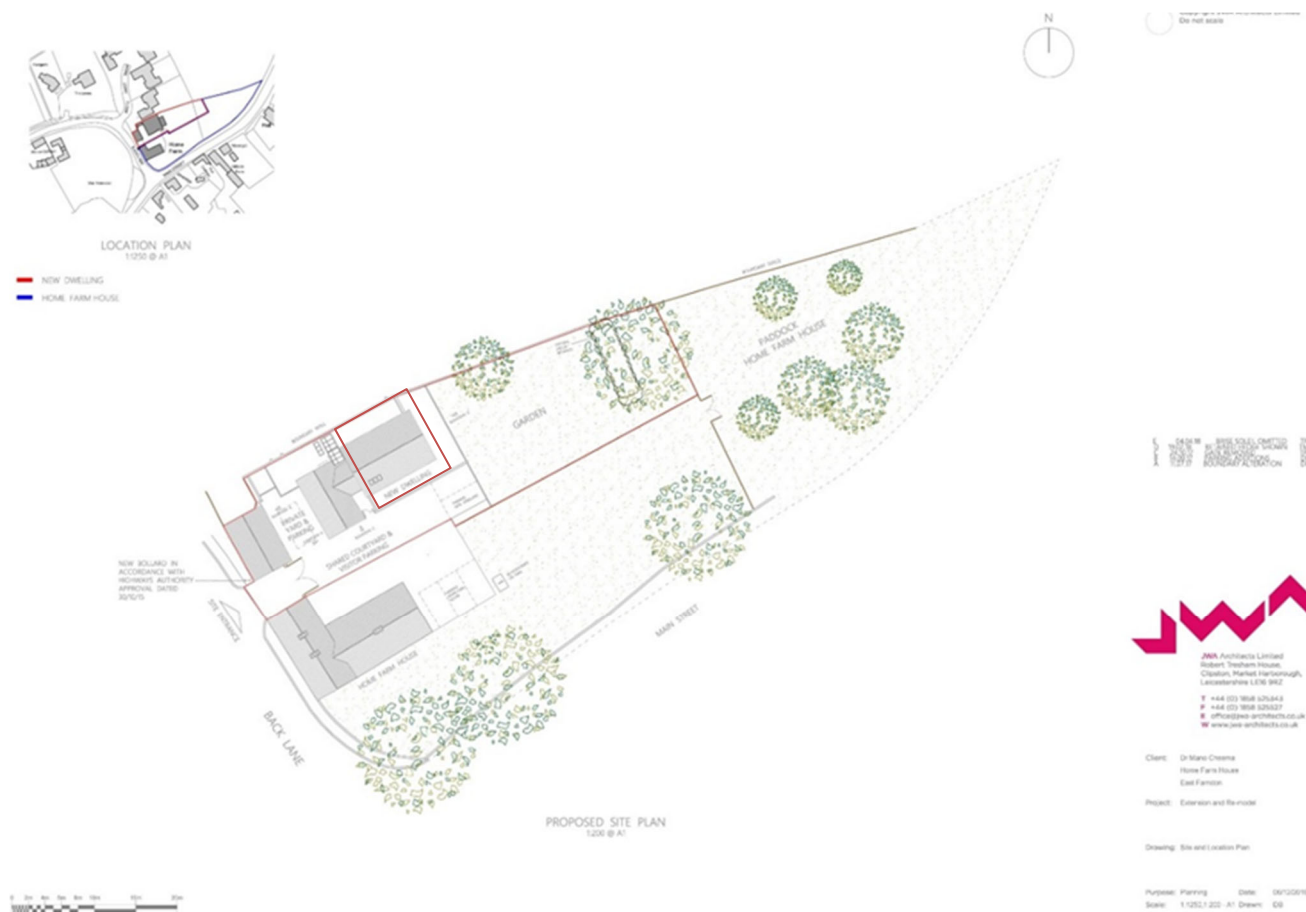


Figure 2: Location of site (new Building area in red box). Plan supplied by client

Historical and Archaeological Background

The village of East Farndon is first mentioned in the Domesday Book of 1086 where it is known as Ferendone. The largest landowner was the Abbey of Bury St Edmunds in Suffolk although three other major landowners are also named. The ownership of the manor appears to have passed through a number of different families over the years with no family staying for particularly long. The large open fields were enclosed in 1781.

Cartographic evidence shows the layout of the farmhouse and associated outbuildings have remained fairly consistent since the First Edition Ordnance Survey map published in 1886. A number of smaller buildings appear and disappear over subsequent editions of the OS maps but the overall footprint of the buildings stays relatively stable.

A possible prehistoric settlement has been identified around 100m to the east of the site. Another tentative prehistoric settlement is located around 200m to the south-west. Archaeological works approximately 1km to the south-east of the site revealed a possible Roman-British settlement.

The HER for Northamptonshire also indicates that the village is a shrunken village with medieval origins and is surrounded by ridge and furrow which are remnants of the former open fields.

Home Farm House is Grade II listed (UID 1054028) and is a mid-18th century building with 19th century alterations. Associated outbuildings lie to the north of a central courtyard and were

used by the farm until the late 1990s. The farmhouse and outbuildings have since been used for domestic purposes and for storage (Fig 3).



Figure 3: Farmhouse and outbuildings, looking north-east.

Aims and Objectives

The aims and objectives of the fieldwork were defined as follows:

- To identify the presence/absence of any archaeological deposits.
- To establish the character, extent and date range and significance of any surviving archaeological deposits.
- To record any archaeological deposits to be affected by the ground works.
- To establish the ecofactual and environmental potential of any archaeological deposits and features encountered.
- To record any archaeological deposits and produce an archive and report of any results.

Within the stated project objectives, the principal aim of the recording is to establish the nature, extent, date, depth, and significance of the heritage assets within their local and regional context.

Research Objectives

Specific research agenda (RA) topics were identified as relevant to this study (from Knight et al 2012):

High Medieval (1066 – 1485)

What patterns can be discerned in the location of settlements in the landscape? (RA 5.4.5).
How can we improve our understanding of the form, evolution and functions of buildings within rural settlements and establish the extent of surviving medieval fabrics? (RA 7.2.3).
How did buildings develop over time, how may architectural styles have varied, and what can we learn about traditional constructional skills and designs? (RA 7.3.5).

Post-Medieval (1485 - 1750)

How can we advance studies of building plans and standing remains, especially where hidden inside later buildings, and of caves and cellars? (RA 8.1.6).
Can we develop as an aid to academic study and conservation management a regional typology of farmhouses, barns and other rural vernacular buildings? (RA 8.4.2).
Can we discern intra-regional or temporal variations in the pattern of rural vernacular architecture? (RA 8.4.3).

Methodology

The work followed the methodological statement set out in the Written Scheme of Investigation (WSI) for the project (Kipling 2019).

All work was carried out in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Archaeological Watching Briefs (2014b) and adhered to their Code of Conduct (2014a). The Site Accession Number (ENN109495.) was used to identify all records and artefacts.

The project involved the observation of groundworks across the area as shown on the proposed plan (Fig. 3). The site was attended on the 10th march 2020 when the programme of work consisted of the clearance of the development area and excavation of foundation trenches, using a small tracked excavator and skip dumper.

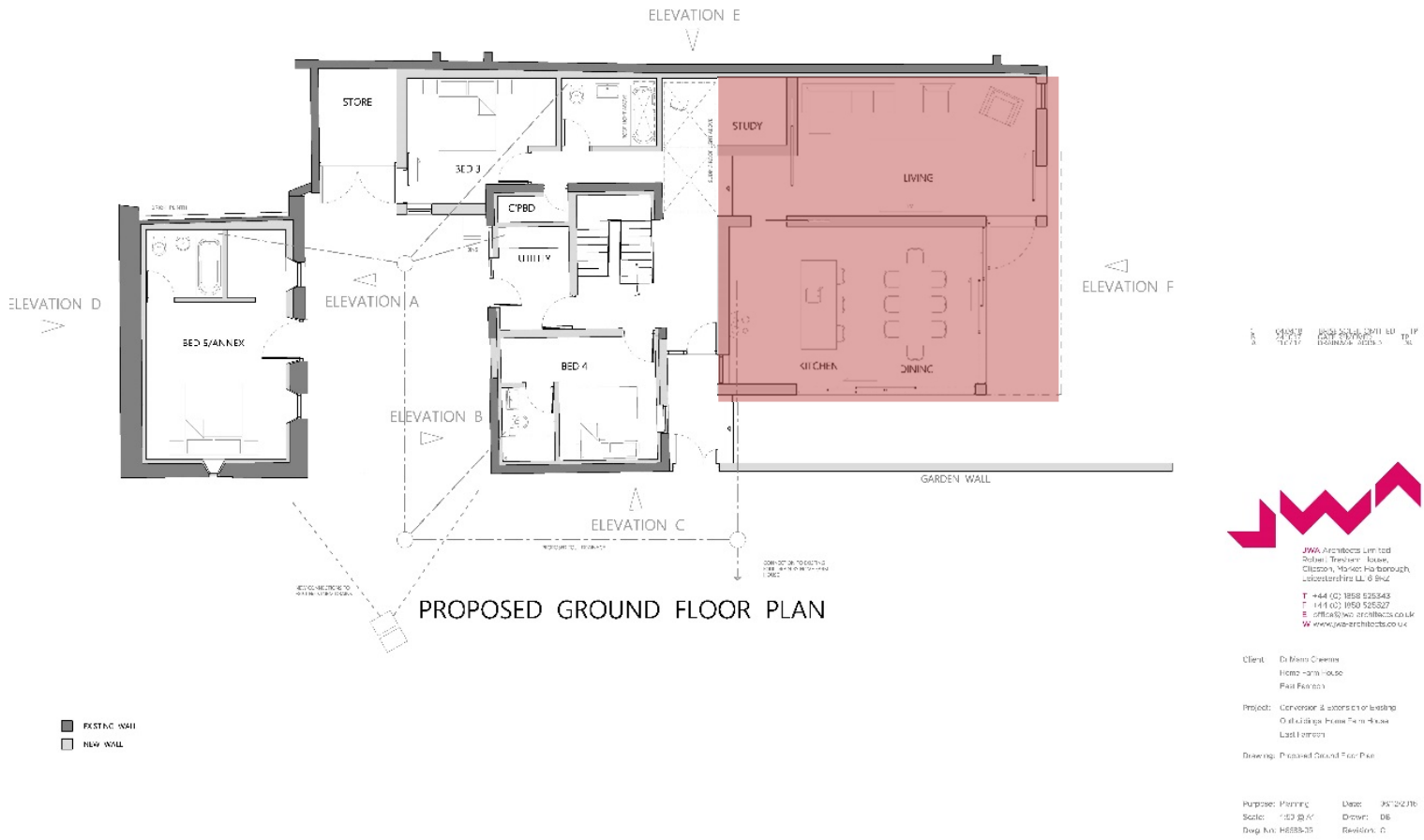


Figure 4: Proposed development of ground floor (WB Area shaded in red).
Plan supplied by client

Results

The small rectangular area of the proposed extension, measuring 2.45m by 3.80m, was initially stripped using a flat-bladed bucket of 1m width over a portion of lawn and a narrow 1m wide gravel path close to the rear of the building (Fig. 5). This exposed a porous membrane below the gravel above a dark garden soil (silty clay) across the area. The initial strip removed around 0.30m of turf and topsoil.

Subsequently the foundation trenches across the site were excavated using a 0.60m wide flat-bladed bucket to around 0.056-0.65m depth. The sequence across the site comprised around 0.10-0.19m dark mixed subsoil containing charcoal and some modern brick and tile fragments over 0.50m-0.60m of natural substrata – a yellowish grey stony clay, which became greyer in colour towards the base.



Figure 4: Extension area stripped of hard standing, looking north



Figure 5: Foundation trenches at the north-west end of site looking north (For scale Trench is 0.65m wide, 2.80m long)



Figure 6: Foundation trenches at the north- east end of the site looking north.



Figure 7: Foundation trenches at the centre of the site looking west

The only features identified were a modern pit filled with dark grey clay and organic leaves and twigs, with a fragment of modern tile at the north-west end of the site (Fig. 8). A further possible modern disturbance in the subsoil was identified to the east with oil seeping into the section (Fig. 9)

No other archaeological features or artefacts were identified during the OIRAP.



Figure 8: Looking south west, north-west end of site



Figure 9: final trench to be excavated looking north-east, some oil in section, likely seeping in from the old farmyard above.

Conclusion

The site at Home Farmhouse, Back Lane, East Farndon lies within the historic medieval core of the village. The Farmhouse itself is a Grade II Listed Building and there was potential for archaeological remains to be identified during the groundworks.

Apart from a modern pit no archaeological features or artefacts were identified during the archaeological fieldwork

Archive and Publication

The archive for the project will be deposited with Northamptonshire ARC with event number ENN109495 and consists of the following:

- 1 Unbound copy of this report (2020-055)
- 1 watching brief recording sheet
- 1 Photographic record
- 1 CD of digital photographs

Since 2004 ULAS has reported the results of all archaeological work through the *Online Access to the Index of Archaeological Investigations* (OASIS) database held by the Archaeological Data Service at the University of York.

Acknowledgements

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