



**University of
Leicester**

Archaeological Services

**An Historic Building Analytical Survey (Level 3),
Huskissons Lodge Farm Buildings,
Wansford Road, Kings Cliffe,
Northamptonshire.
NGR: TL 013 978**



Andrew Hyam

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Wansford Road, Kings Cliffe,

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NGR: TL 013 978

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CONTENTS

Summary	1
1. Introduction.....	1
2. Background.....	2
3. Objectives	3
4. Methodology	3
5. Results.....	4
Southern elevation	5
East elevation.....	6
North elevation.....	6
West elevation.....	6
Courtyard 1	7
Courtyard 2	8
Internal rooms	8
6. Discussion.....	12
7. Archive.....	13
8. Publication	13
9. Acknowledgements.....	14
10. Bibliography	14
Appendix 1. Figures.....	15
Appendix 2. All digital photographs.....	42
Appendix 3. East Northamptonshire Brief for an Historic Building Survey.....	50
Appendix 4, ULAS Design Specification.....	54
Appendix 5. OASIS details.....	59

FIGURES

Figure 1 Kings Cliffe location	15
Figure 2 Site location.....	16
Figure 3 Huskissons Lodge site layout.....	17
Figure 4 Area around Huskissons Lodge before the 1813 enclosure	17
Figure 5 Huskissons Lodge farm buildings in the late 1940s.....	18
Figure 6 External elevations	19
Figure 7 Courtyard elevations.....	20
Figure 8 Plans	21
Figure 9 Huskissons Lodge farm buildings	22
Figure 10 south elevation of central building	22
Figure 11 Internal details of cart shed.....	23
Figure 12 east elevation and track way.....	23
Figure 13 East elevation of north range.....	24
Figure 14 North elevation	24
Figure 15 Central sliding doors, north elevation	25
Figure 16 Room 2 door and arch, north elevation	25
Figure 17 Western courtyard wall and blocked openings.....	26
Figure 18 Courtyard 1 south elevation.....	26
Figure 19 Courtyard 1 east elevation.....	27
Figure 20 Courtyard 1 north elevation.....	27
Figure 21 Central building north door detail	28

Figure 22 Courtyard 2 south elevation.....	29
Figure 23 Courtyard 2 central building west elevation and building scar	29
Figure 24 Room 1 fireplace	30
Figure 25 Roof detail of northern half of north range	30
Figure 26 Room 2 machine base.....	31
Figure 27 Room 2 mezzanine	32
Figure 28 Room 3 with blocked door	33
Figure 29 Room 4	33
Figure 30 Room 4, stable door detail.....	34
Figure 31 Room 5 door and roof detail, north end	35
Figure 32 Room 5 south end.....	35
Figure 33 Room 7, west end	36
Figure 34 Room 7, east end	36
Figure 35 Room 8	37
Figure 36 Room 9	37
Figure 37 Door from room 7 to 9, detail.....	38
Figure 38 Room 11 north to south range	39
Figure 39 Room 12 central building, ground floor	39
Figure 40 Room 13 central building, first floor	40
Figure 41 Room 13 winding gear	41

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Summary

A Level 3 Historic Building Analytical Survey was undertaken by University of Leicester Archaeological Services (ULAS) at Huskissons Lodge farm buildings, Wansford Road, Kings Cliffe, Northamptonshire. The survey studied the range of mid 19th-century farm buildings set around two courtyards. The buildings are grade-II listed by virtue of their location within the curtilage of Huskissons Lodge Farmhouse. The farm buildings appear to have begun life as a double courtyard range with open cattle sheds along with a cart and implement shed. The building was also built to accommodate a large amount of stabling for horses and associated equipment. Later changes in the farm saw a modification of the cattle sheds into a small dairy. Despite the loss of most internal fixtures and fittings the buildings have remained relatively unchanged. It is proposed that under planning application EN/04/01948FUL and EN/0401949LBC the farm buildings will be restored and converted into three residential dwellings.

Because of the level of repairs necessary and the change of use to create the dwellings the Conservation Officer at East Northamptonshire Council requested that an analytical record of the buildings be made prior to the commencement of any work. The survey took place on the 17th and 18th of September 2009 and was carried out by A.R.Hyam.

1. Introduction

In accordance with Planning Policy Guidelines 16 (PPG 16, Archaeology and Planning), paragraph 30 and PPG 15 (Planning and the Historic Environment), this document presents the results of an historic building analytical survey (level 3) at Huskissons Lodge farm buildings. The farm buildings are located on the southern side of Wansford Road at its junction with the Stamford Road that leads into the north-eastern corner of Kings Cliffe village (NGR; TL 013 978). When considering the planning application, the Conservation Officer at East Northamptonshire Council, as advisor to the planning authority, recommended that due to the repairs necessary and the change of use from agricultural to domestic, the buildings should be subject to an analytical survey prior to the commencement of any work.

The village of Kings Cliffe lies in the north-eastern corner of Northamptonshire approximately 12 km south of Stamford and 11 km north east of Oundle (fig. 1). The central area of Kings Cliffe is a designated conservation area but Huskissons Lodge lies outside this zone. The grade-II listed Huskissons Lodge is approximately 40m to the west of the farm complex being studied, hence the inclusion of these buildings in the listing (figs. 2 and 3). The buildings are set slightly back from the road and a little lower at a height of approximately 50m above OD.

2. Background

The farm buildings at Huskissons Lodge consist of three main ranges of buildings grouped around two south-facing courtyards and are constructed using locally quarried limestone and blue slate roofs. The area surrounding the Lodge is full of evidence of small scale quarrying to extract the Jurassic limestone which forms the underlying geology of much of this area. Huskissons Lodge Farmhouse is a two-storey limestone building that has its origins as a three unit structure begun in the 17th century, with extensive modifications in the 19th and 20th centuries. The farmhouse was grade-II listed in October 1988 and the farm buildings were included within this listing, although no mention of them is made in the official listing description. Listed building consent has been granted by East Northamptonshire Council under planning application EN/04/01948FUL and EN/0401949LBC for the restoration of the redundant farm buildings and conversion to three residential dwellings.

A condition attached to the applications required the implementation of a programme of building recording prior to any works or development taking place. The reason for this was to produce an appropriate record of the buildings in their present condition before any alterations are made. Therefore the Conservation Officer for East Northamptonshire Council issued a brief for Historic Building Recording requiring the completion of an analytical record of the buildings to meet the requirements of a level 3 survey as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2006).

The Wansford Road running due east along the northern boundary of the site follows the course of a Roman road. The site of Huskissons Lodge formed the western gateway of a small park which was purchased from the Crown by William, Lord Burghley at some time between 1592-1598.

A map, drawn in 1975, of the area prior to the Enclosure award of 1813 (Northants Record Office Document ref: 2B 149/254) indicates that the farm buildings were not present at this time although the lodge farmhouse does seem to be shown. The junction of the Stamford and Wansford Roads are shown as the western gate of a circular area of parkland. The Wansford Road, then called St. John's Road, runs eastwards along its present alignment through the centre of Cliff Parks field (fig. 4).

Access to the farm buildings is down a sloping track way in the north-eastern corner of the property. A mid- 20th-century steel and corrugated-iron open barn and two small steel silos run along the eastern site boundary that follows a track leading southwards past the buildings to an open pasture. The pasture is bound on the west by the Stamford Road whilst to the east a raised bank leads up to a small plateau belonging to the adjacent farmland. To the south a disused railway embankment can be seen running from east to west. The first edition Ordnance Survey map of 1888 shows the farm buildings in the same layout as they exist in today. The key differences being that a detached rectangular building is shown in the field approximately 40m to the south east and a rectangular building is shown in the south west corner of the western courtyard. The south eastern building appears to have been demolished at some time between the 1901 and 1952 OS revisions. No above ground remains of this building survive although a hint of the outline can still be as a slight earthwork in the grass. The courtyard building appears to have only recently been demolished as it is still shown on the 1983 1:2500 OS map. The client has been told

that this building was used as a pig pen. The corrugated-iron barn and silos appear at some time after the 1952 OS revision. A photograph of the buildings taken in the late 1940s does not seem to show this barn either (fig. 5).

3. Objectives

The objectives of the Historic Building Recording programme, as set out in the East Northamptonshire Brief (paragraph 2.1) are:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

4. Methodology

Black and white 35mm photographs and digital colour photographs were taken throughout the survey. Use was also made of high quality digital photographs supplied by the client. Notes and sketches were also made and scale drawings supplied by the client were modified to suit the purposes and requirements of the work. The specific levels of detail used in the survey followed the guidelines laid down in the RCHME (1996) and English Heritage (2006) specification which were:

1. Written Account

The written account should include:

- The precise location of the buildings, by name or street number, civil parish, town etc and National Grid Reference
- A note of any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive
- A summary of the building's type and purpose (historically and currently), its materials and possible date(s)
- A table of contents and list of figures or illustrations
- A statement describing the building's type or purpose, materials and possible dates of construction and alteration. This account should outline the building's plan, form, function, age and development sequence. The names of builders and owners should be given if this information can be established.
- An introduction to the recording exercise, setting out the circumstances of the record, its objectives, methods & scope, and any constraints or limitations on the record made.
- Acknowledgement of contributors, commissioning bodies & others contributing to the project
- A discussion of published sources relating to the building and its setting (including written documentary & historic map evidence)
- An account of the building's overall form (structure, materials, layout) and phases of development (with supporting evidence)
- Details of any available information for the past & present uses of the building and its parts (with supporting evidence); and for any fixtures, fittings, plant or machinery associated with the building
- Full bibliographic and other references, or a list of sources consulted

The written account should provide a systematic account of the building's origins, development and use, based principally on information derived from the analysis of the building's structure itself.

2. Drawn Record

The drawn record should include:

- Plans (to scale or fully dimensioned) of the building as existing. Plans should show the form and location of any structural features of historic significance (eg blocked doors/windows)
- Measured cross-sections, long-sections, or elevational sections illustrating the vertical relationships within the building
- Measured elevations
- A Site Plan at 1:500 or 1:1250 relating the building to other structures and related topographical and landscape features

The drawn record may be based on existing plans of the building, but it is the responsibility of the building recording contractor to check their accuracy on site and to ensure that they meet the standards required by the RCHME specification.

3. Photographic Record

The Photographic Record should comprise:

- General views of the building in its setting or landscape
- The building's exterior appearance
- The overall appearance of the principal internal areas
- Any exterior details which are relevant to the building's design, development and use, and which do not show adequately on the general photographic record
- Any machinery or other plant, or evidence for its former existence
- Detail of dates or other inscriptions which contribute to the understanding of the building
- Any Significant contents/fixtures/fitting/ephemera

Photography should be the primary means of recording surviving historic fabric recovered during the recording process unless they lend themselves quite specifically to drawn representation. Where possible the photographic record should be tied into the written account and drawn record.

All work followed the Institute for Archaeologists (IfA) Code of Conduct and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

5. Results

As discussed above, the buildings that form the subject of this report consist of a south-facing range looking out onto two courtyards separated by a north to south central range. The courtyards are enclosed by a fourth range on the east and high limestone courtyard walls on the south and west sides (figs. 6 and 7). For the purposes of this report the courtyard and room number designations are those allocated by the client. The eastern courtyard is therefore discussed as courtyard number one, the individual room numbers are shown on the plan (fig. 8).

As already mentioned the farm buildings are constructed from coursed limestone rubble with dressed ashlar limestone quoins and window detail. Blue slate, presumably Welsh, originally covered all the roof area but some has been replaced by modern corrugated sheet metal. The use of Welsh slate would seem to indicate a mid- to late 19th-century date. Most of the slate roof that survives shows signs of severe deterioration which is having an adverse effect on the timbers below. A continuous east to west range forms the northern border of both courtyards with a central range running between the two. Along the eastern edge of the eastern courtyard (courtyard one) is a third range. A stone wall encloses the remaining sides of the courtyards.

The results are discussed in order of the external elevations first, followed by the courtyard elevations and then an individual account of each room.

Southern elevation

The southern elevation is the main aspect of the range of buildings and looks down the slope towards open countryside. A central two-storey building is flanked by the two southern boundary walls of both courtyards (fig. 9).

The western courtyard (courtyard 2) wall has a blocked opening 3.5m wide in the centre of the wall with quoins either side. Coursed limestone rubble fills in the original gap which has been superseded by a similar width opening further east closer to the central building. The wall is capped by semi-circular stone and blue brick copings except for the extreme western end where flat copings are used. This change corresponds with the demolished building in courtyard 2 discussed in section 2 above.

The central range has a hipped slate roof and dressed limestone quoins (fig. 10). The stone sills project slightly on all windows on both floors as also seen on the north face of this building but not elsewhere in the complex. A single width plank and batten door with stop chamfered jambs leads to a set of stairs discussed later in this report. The ornate cast iron back plate to a latch survives but the handle is missing. All evidence of the latch is missing from the wider stable type door to the west which also has chamfered jambs. The frames are missing from the two ground floor windows. The first floor has plank and batten covered windows with a regular pattern of ventilation holes drilled in them. To the left of a full height rectangular loading door are two cast iron fittings that once held what appears to be a substantial hinged loading jib.

A break in the eastern courtyard wall can be seen approximately 1.9m to the east of the central building. The wall to the east of the break appears to have been rebuilt a number of times as quoins can only be seen on one side. A later opening which is more centrally located currently serves as the entry into the courtyard.

The southern end of the cart shed (room 14) is plain with no indication of any modification. A chamfer has been built into the eastern corner presumably to counter the effects of wagons and animals cutting the corner on the way to the shed or along the track way to the road. The roof covering has been replaced by modern corrugated sheet metal.

East elevation

This elevation consists of the open cart shed (room 14) and the gable end of the long northern range. The cart shed is open to the east away from the courtyard onto the track outside the buildings (figs. 11 and 12). It has cast iron columns of probable late 19th century date dividing each bay and which support a stop chamfered beam that acts as a wall plate. The roof trusses are strapped to the western face of the wall plate and also sit in a cast slot on top of each column. It appears that two columns may be missing as there are two unsupported trusses. The roof structure is of a common king-post truss type with raking struts supporting the principals. There are rather complicated iron bridle straps connecting the principals to the trusses and the outer wall plate. The reason for this complicated arrangement is due to the minimal area of support given by the iron columns. Despite this slightly unusual design, the date of strapped principals and trusses is normally no earlier than the mid 19th century. The purlins are cleated to the upper face of the principals. The king posts are bolted through the truss which is a feature not seen in agricultural buildings any earlier than the 1820s.

The eastern gable end of the north range is a blank stone wall pierced only by 6 small circular air vents approximately 2m from the ground (fig.13). A ragged hole has been made lower north corner and also at the south corner at vent height. Little care seems to have been taken making these holes which look quite recent.

North elevation

The north elevation is a single storey range extending across the whole width of the complex. Most of the roof covering is of modern corrugated sheet metal although an area at the western end is still covered with the original slate (fig. 14). All the doors and the single window have dressed quoins and lintels with chamfers on the doors which all appear to be as originally built. A row of circular vents of the same size as on the east elevation run along the range at eaves height. The eastern door is a plank and batten door which folds in two in an attempt to give more space to get in and around the doorway when it is open. A recessed double sliding door is located in the centre of the range and is flanked by two stable doors (fig. 15). Most door fittings are missing but a decorative latch plate of the same pattern as seen on the southern elevation survives on one door. Other doors have a simple finger hole to allow the internal wooden latch to be lifted. A small arched opening with a dressed limestone head is located to the east of a ventilated door of a small machine room (room 2) (fig. 16). A brick-built chimney breaks the eaves near to the western corner of the range. Regularly spaced dressed blocks of limestone show where the north to south roof trusses are located inside the buildings.

There is no trace of a small dormer window above the height of the eaves which is clearly shown in the 1940s photograph (fig. 5). Any structural evidence of this would have been seen in the original roof covering which has been replaced at this point by the corrugated sheet metal.

West elevation

A single door and window, which appear to be original, give access to room 1. The door is of beaded plank and batten construction with a metal latch and strap hinges of

mid- to late 19th-century design. Two large circular air vents are located in the south side of the gable end. Otherwise there have been no visible alterations to this gable. The single gateway through the northern end of the western courtyard wall appears to have been inserted as the quoins stop at the top of the wall height on the range gable end and there are no quoins on the wall either side of the gateway. A row of four openings with dressed quoins are located towards the southern end of the courtyard wall. They have all been blocked with modern bricks and correspond with the demolished rectangular building within courtyard 2 (fig. 17).

Courtyard 1

Courtyard 1, the eastern courtyard, is surrounded on the east, west and south sides by buildings and by the outer courtyard wall on the north. Presently the courtyard is heavily overgrown but the indication is that it has a compacted stony surface underneath the grass and soil.

South elevation

An open fronted shed runs across the northern edge of the courtyard and has cast iron pillars that divide it into six bays. The pillars are the same design as seen in the cart shed on the east elevation but have been in-filled with concrete blocks and poor quality wooden framed windows (fig. 18). This range has the appearance of being an open cattle shed which has been blocked probably during later alterations to become a milking parlour. The slate roof is in a very poor state of repair and is having a serious effect upon the roof timbers below. The eastern and western ends of the walls appear to be continuous with the central and eastern ranges and therefore of contemporary date.

East elevation

The east elevation of the courtyard consists of the central range and the two-storey building on the south side of the complex (fig.19). A single stable type door breaks the otherwise blank wall of the central range and has the same decorative quoins as seen elsewhere in the complex. Circular vents at eaves height are also in common with those seen on the other elevations. The two storey block has no evidence of any alterations or blockings and is keyed into the central range indicating a contemporary date of construction.

North elevation

The outer courtyard wall shows the same signs of rebuilding as noted on its northern side. The two storey building has a single stable type door at ground floor level and two windows, matched by two more in courtyard 2 (fig. 20). The door has stop chamfered jambs and a decorative latch plate of the same design as on the front of the building (fig.21).

West elevation

The plain west elevation forms the rear of the external cart shed and is a plain limestone wall. Dressed blocks can be seen at eaves height where the roof trusses are supported on the other side of the wall. The roof is made of corrugated sheet metal.

Courtyard 2

Courtyard 2 despite being open on its western and southern sides is the same size as courtyard 1. The yard surface is covered in grass and vegetation but there is an indication of compacted stone rubble beneath. An area of disturbed ground matches the size of the demolished building shown on the maps discussed above. The size of this building also matches the changes in copings seen on the south and west courtyard walls.

South elevation

The south elevation of the courtyard is virtually the same as in courtyard 1 with an open fronted shed divided into six bays by cast iron columns. The same concrete block work and wooden windows have been used to enclose the room inside (fig. 22).

East elevation

The east elevation consists of the courtyard wall that runs around this and the southern side of the courtyard. This wall however is slightly lower than the southern wall and does not have semi circular coping stones. The same modern brick-blocked openings discussed above can be seen on this elevation but no more information can be gained about their function.

North elevation

The earlier blocked courtyard entrance can be clearly seen in the courtyard wall with quoins either side. A row of chamfered blue brick copings sit below the semi circular coping stones either side of the original opening. A scar in the western corner shows where the demolished building once stood. There are no ground floor windows or doors to the central two storey building and only two first floor windows of the same design seen in courtyard 1.

West elevation

The central single storey connecting range has a central stable door as seen in courtyard 1 but this time there are two flanking windows with wooden louvered shutters. The two storey building has no openings but there are two metal bars extending out at first floor height and the trace of a gabled structure above it (fig. 23). No mark has been made cutting into the stonework but there is a trace of mortar flashing and the stone has weathered slightly differently giving the indication of a temporary structure erected to protect some equipment beneath. There is no evidence on any of the maps concerning this structure.

Internal rooms

Room 1

Room 1, at the western end of the north range, has a concrete floor and limewashed walls with some plaster surviving up to eaves height on the south and west walls. A brick wall forms the divide between this room and room 2. The bricks are laid in English Garden Wall bond and measure 230mm x 70mm x 105mm wide. A fireplace and chimney breast on the north wall uses the same size bricks. The fireplace has a simple grate with bars and hanging chains for pots (fig. 24). Two timber trusses run east to west above the height of the main north to south truss but form no clear purpose. Because a stone-built central spine wall runs down the middle of the range only half of the roof structure can be seen. The roof structure, which is the same

along the whole of the northern range, has cleated purlins supported by the principal. There is no need for a king post as this function is served by the central wall although in an effort to create a stronger structure a scarf jointed and bolted collar runs above the main truss from the principal to the wall (fig. 25).

Room 2

In common with all the rooms along the northern range, the eastern and western dividing walls of this room are built using red bricks as described above. A large flat stone measuring 0.75m x 1.11m x 0.23m high with the remains of a metal machine base bolted to it lies in the north eastern corner of the room (fig. 26). Both the stone and the whole of the corner are soaked in oil indicating that the machine needed regular lubrication. Galvanised pipes lead from the base out of the small arched window noted on the north elevation description. Another galvanised pipe leads up to a water cistern on top of a timber mezzanine covering the southern half of the room (fig. 27). The mezzanine is supported by two large timbers with a number of mortice holes in and some carpenter's marks in the form of Roman numerals. The eastern post has II carved on it whilst the western has III indicating that they are likely to be two halves of the same beam. There is also the hint of adze marks on the eastern beam. Holes in the southern end of the brick east and west walls indicate where an earlier structure was located.

Room 3

Room 3 is a small rectangular room with a single stable door on the northern wall (fig. 28). A square headed window with the remains of a wooden frame is on the southern wall and looks out into room 8. Above the window is a relieving arch made of stone rubble. This is a feature seen in all doors and windows cutting through the central spine wall. Fragments of board in the broken frame suggest the window had ventilation slats over it rather than being glazed. A single door with a wooden lintel leading east into room 4 has been blocked using 215mm x 65mm x 105mm high bricks. A small short wooden trough survives in the north-west corner.

Room 4

Room 4 is roughly twice the size of room 3 and, when first built, had doors on each wall (fig. 29). The main entrance is a wide door to the north which has a deep chamfer on the west to allow the door to swing open to a wider angle than would normally be possible. A thin plank and batten doorway leading to room 5 gives an indication of what the blocked doorway from room 3 would have looked like. A better quality stable door leads from room 8, to the south, and is made from beaded vertical planks. The door has a metal latch and thin strap hinges of the same style as noted in other doors within this building (fig. 30).

Room 5

Room 5 forms the central room of the northern range and extends southwards to divide the two open fronted sheds, rooms 8 and 9, before joining the central north to south range. The central east to west spine wall breaks at this point to create the longer north to south oriented room 5 (fig. 31). Because the northern half of the room is not as wide as the north to south central range the brick walls splay out to create a wider room to the south (fig. 32). The double roller doors discussed above are located on the northern wall and appear to be original as they are matched by single roller doors leading into the two open sheds to the east and west. The substantial pine roof

timbers have a number of what look like scratched shipping marks indicating a possible Baltic origin. A single door in the western corner of the limestone coursed-rubble wall leads into the central range which appears to have no other modifications or alterations. An old-fashioned cone shaped fire extinguisher is attached to the western wall but there are no other fittings remaining in this room.

Room 6

Although room 6 has a single doorway to the east and west and a stable door on the north wall there is no window to let in light. The 1940s photograph indicates that a dormer window was located in the roof at this point above this otherwise dark room. No trace remains and it must be assumed that the window was removed to make recovering the roof with the present sheet metal easier. There is little evidence of how the dormer was attached to the roof although two of the common rafters appear to be new replacements. The room is devoid of any fittings.

Room 7

Room 7 extends to the eastern end of the range and northwards to meet the north end of the east facing cart shed. Along the northern wall is a blind arcade with seven recessed bays with brick headed arches set into the thickness of the stone wall (fig. 33). Holes for timber stall dividers can be seen in the cement floor which match the position of the bays. On the south wall are two unglazed windows into room 9 which have wooden frames. There is some evidence for shelves or fittings running along the southern wall with a row of metal pegs at lintel height. Beneath these are two timber beams recessed into the wall.

Room 7 continues to the north-west corner of the northern range where six more recessed bays can be seen along the east wall. Some of the bays are in a poor state of repair and have brick repairs around them. The timber framing of stalls or loose boxes survives along this wall but only one box remains which has a wooden plank dividing wall (fig. 34). A large loose box with a higher plank wall and a wide wooden door is located at the southern end of this room and has been designated as room 10. A small window on the west wall near to room 10 still has all of its wooden hit and miss ventilation slats which is presumably what the other internal windows in this range also once had. Such windows would let in very little light and would only be of use for ventilation purposes. The roof structure at this point is slightly more complex as the central spine wall finishes and the gable end of the eastern cart shed joins at this point. However, the design still follows the same basic pattern seen throughout the ranges of a truss with a smaller collar above.

Room 8

Room 8 is a long cement floored room that was once an open fronted shed opening out onto courtyard 2 as discussed above (fig. 35). A long trough built from chamfered blue copings and red brick runs along the northern wall with a break allowing for the doorway into room 4. Metal rings attached to the troughs match cut-off metal posts that mark out where the dividing bays were located for the milking parlour. Further evidence for the milking parlour is seen in the raised concrete step in front of the troughs and the waste channels cast into the concrete floor. The two windows have what appear to be filled in holes possibly for protecting bars which would indicate that the troughs were not present when the range was first built. The roof has the same design of metal strapping attaching the principals, trusses and wall plate together as

seen in the eastern cart shed. There are also a series of rusty marks on the north end of each truss indicating where something was suspended along the length of the room.

Room 9

This room is virtually the same as room 8 except that the trough extends the full length of the room up to the doorway at the east end (fig. 36). The windows also have filled in holes each side to hold bars and the trusses have rusty marks where equipment has been removed. As with room 8 a single sliding door leads into the large central room 5. A wide doorway with a folding plank and batten door leading through into room 7 is located in the north east corner of the room. The door has long strap hinges and a metal latch with a recessed handle on the outer side (fig. 37).

Room 10

This room designated as number 10 by the client is described above in room 7.

Room 11

Room 11 forms the only room of the north to south central range. It has a stone and brick built trough running down the western half of the room with metal bins breaking the trough into six bays (fig. 38). The troughs are in a relatively poor state of repair and do not look to be of the same quality as the rest of the building. The roof structure is the same design as the cart shed although there is no metal strapping and the principals are bolted to the trusses. Both doors leading out to the courtyards have wide chamfers on one side to allow the doors to be opened wider than would normally be possible.

Room 12

Room 12 forms the ground floor room of the two storey southern building. The room is fully plastered with lime plaster from window sill height to ceiling and with more recent plaster from sill to floor (fig. 39). The stable door from courtyard 1 has strap hinges and a metal latch matching the stable door leading out to the front of the range and others noted around the complex. No windows are left in the frames and the room appears to have been vandalised to a certain degree.

A set of wooden stairs with a split log handrail is enclosed by match boarding and is located in the south east corner. The stairs can also be reached through a door in this room or from outside. The match boards have a variety of pencilled graffiti on most of which is illegible but some of note are:

- *W Aug 17 1950*
- *April 26th '76*
- *56 bags*
122
48
- *February 2nd 1900*
20 Beans
26 Sacks Oats
- *George ----- Kings*

The writing would seem to indicate tallies and storage of feed brought into the building.

Room 13

The first floor room floorboards are in a very poor state of repair due to the number of holes in the slate roof. It has an enclosed banister around the top of the stairs which lead up into the room which appears to have been plastered relatively recently up to sill height (fig. 40). To the east of the main loading door can be seen the bolts attached to the loading jib noted on the southern elevation. Opposite this are the remains of a hand-powered winch supported between two large timbers (fig. 41). The roof structure is the same as in room 11 and the cart shed.

Room 14

Room 14 is the east facing open fronted cart shed as noted in the East Elevation description above. The floor is of concrete which is unlikely to be the original flooring material. There is no indication of any fittings or modifications associated with the usage of this shed.

6. Discussion

The complex of buildings at Huskissons Lodge, Kings Cliffe represent an interesting example of a mid 19th century planned farmstead. The attention to detail on such features as door and window detail would seem to indicate that the builder was a person of some wealth. A typical farmstead of this date would however normally be expected to contain additional buildings such as a threshing barn and granary which are absent from this complex. Similarly it is a little unusual to find so many single storey buildings where one would reasonably expect to find, for example, a second storey above the cattle sheds to make it easier to distribute the feed. Despite this it is clear that the whole range of buildings was conceived and constructed in a single episode using the same design details throughout all buildings. The idea of a planned farmstead began in the later 1700s but at Huskissons Lodge it is possible to see the incorporation of later ideas such as the large open cart or implement shed which is clearly part of the overall design. The requirement for covered carts and, more especially the new horse drawn mechanical reapers and hoes etc, only really became important after the mid 1800s.

The use of decorative door latch plates would seem to indicate a period when such details were relatively cheap because of their mass produced status which would also point towards the mid or later half of the 19th century. Other details such as the cast iron columns lead towards this date. The use of metal bridal straps and Baltic pine timber for the roof structure is another clue towards a mid to late 19th century construction date. Despite being introduced at an earlier date in other parts of the country this part of Northamptonshire maintained a tradition of locally sourced oak well into the early 1800s. Similarly, Welsh slate was relatively slow in gaining a foothold within the region. It seems likely that these materials would be transported as close as possible to the site by the new railways which were beginning to appear in the area from the 1850s onwards. As already discussed however, the builders have still retained the locally quarried limestone which is understandable considering the Lodge's position on the Jurassic limestone outcrop which forms the underlying and readily available geology.

The two regular sized courtyards may have been serviced by the central north to south range which would originally have housed the straw and hay along with fodder

preparation. The central location would then allow it to distribute feed to either yard. Similar examples can be seen in Lincolnshire and in neighbouring Cambridgeshire. Later modifications to the complex converted this range into loose boxes hence the apparent differences seen in the build quality of the troughs in this room and the rest of the buildings.

It seems likely that the long troughs in the open sheds are later additions especially if the windows did have protective bars across them. The bars would only serve a purpose if cattle could push up against them which would not be possible with the troughs in place. The concrete floor and raised step are also later.

It is unfortunate that very few of the internal fixtures and fittings remain to help understand the uses of each room. The open sheds and cart sheds are relatively easy to explain as are rooms 7 and 10. The lack of natural light in many of the other rooms suggests storage of fodder. The first floor room in the central building would also seem to have been used for storage given the remains of the hoist and the writing on the stairs.

Overall the buildings have seen little alteration since their original construction. The key difference would seem to be the conversion of the open sheds in the courtyards to milking parlours. Elsewhere the courtyard walls to the south have been altered to suit different requirements which are not altogether obvious. The removal of many of the Welsh slates, although rather unattractive, has at least preserved the roof timbers although the small dormer window appears to have been lost during these repairs. The probable pig shed located in the corner of courtyard 2 has been lost and appears to have been a single storey building that was contemporary with the rest of the complex judging by the decoration around the blocked openings on the western wall. It is hard to say what form or function the lost building to the south east of the complex took or even if it was a contemporary structure.

7. Archive

The archive consists of:

- 35mm black and white negatives and contact sheets,
- 1cd of digital photographs in tiff and jpeg format taken during the survey,
- 1 dvd of digital photographs in jpeg format supplied by the client,
- Contact sheets of all digital photographs,
- 15 handwritten A5 sheets of notes taken during the survey,
- 3 sheets of annotated architects drawings,
- 1 hard copy of this report.

8. Publication

A summary of the results of the project will be submitted to the local archaeological journal, *Northamptonshire Archaeology*.

The report will be added to the Archaeology Data Service's Online Access to the Index of Archaeological Investigations (OASIS) database.

9. Acknowledgements

The fieldwork was undertaken by A R Hyam. The project was managed by R J Buckley. Thanks are due to the clients Mr and Mrs Coleman for their interest and supply of digital photographs and other useful information.

10. Bibliography

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<http://www.imagesofengland.org.uk/Details/Default.aspx?id=422127>

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Appendix 1. Figures

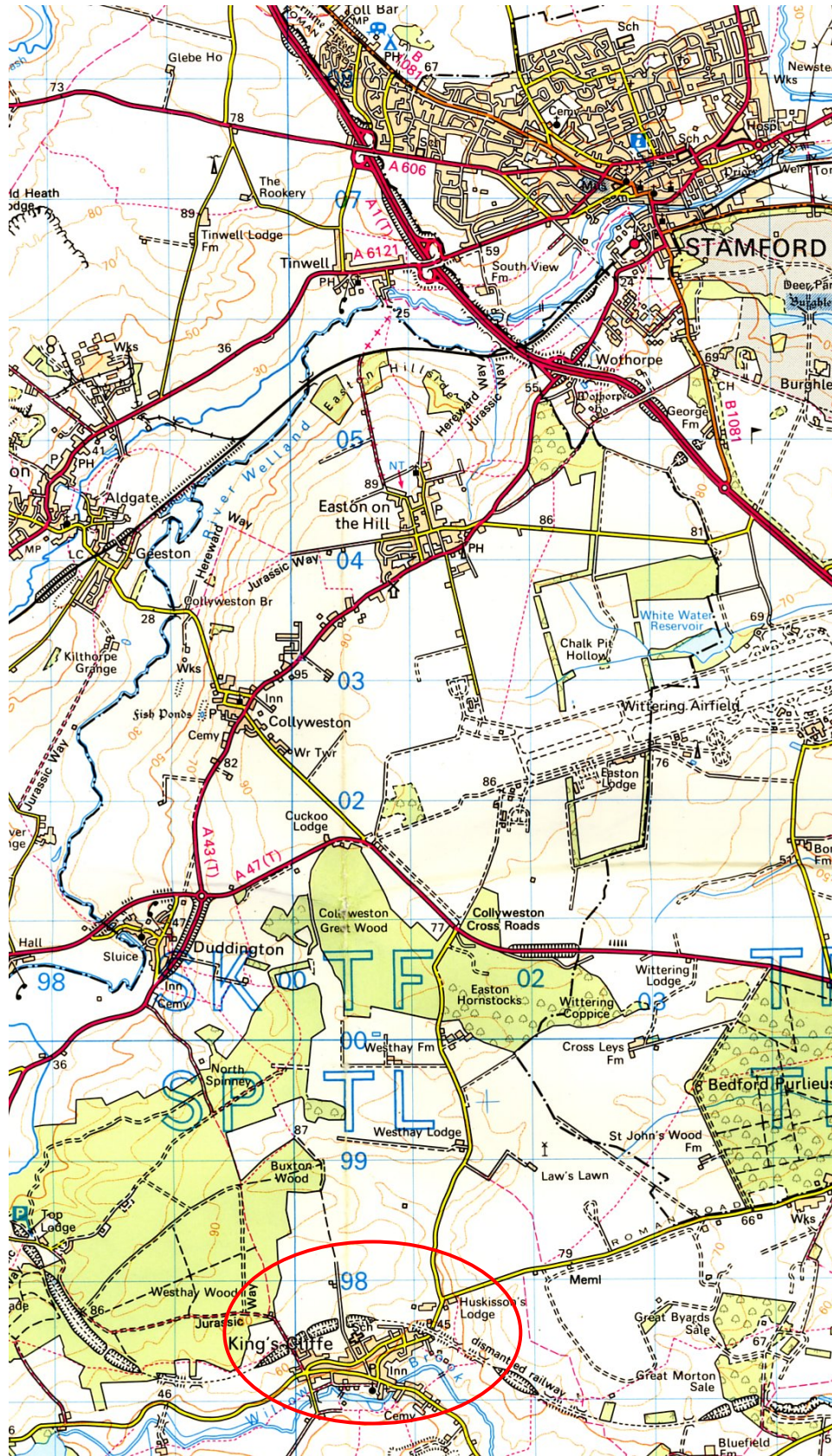


Figure 1 Kings Cliffe location

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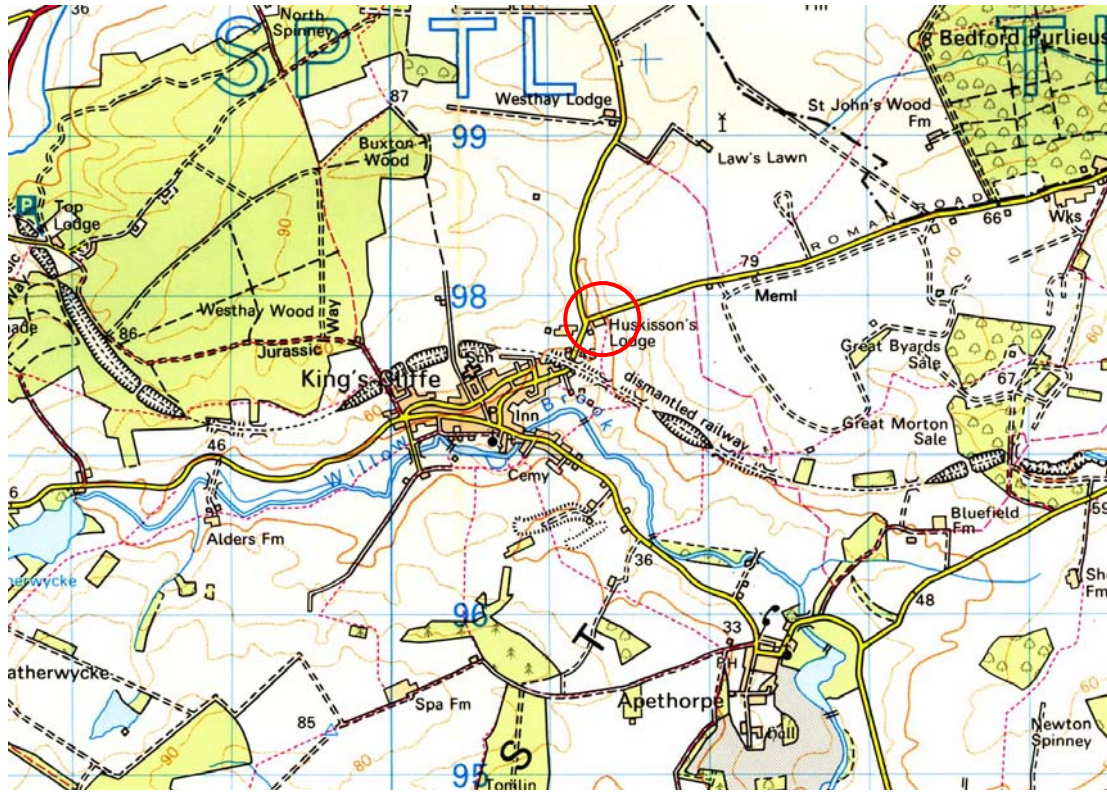


Figure 2 Site location

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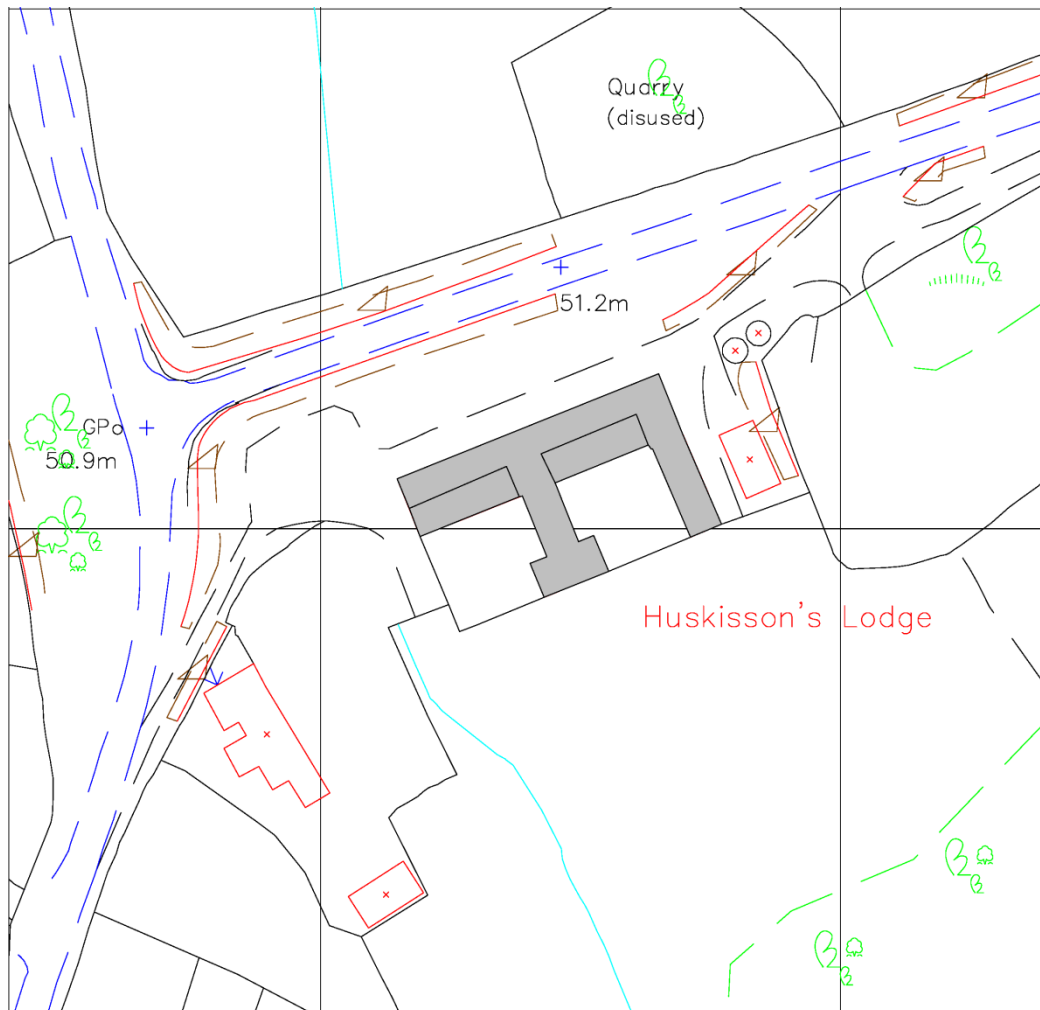


Figure 3 Huskissons Lodge site layout
50m grid squares. Map supplied by client

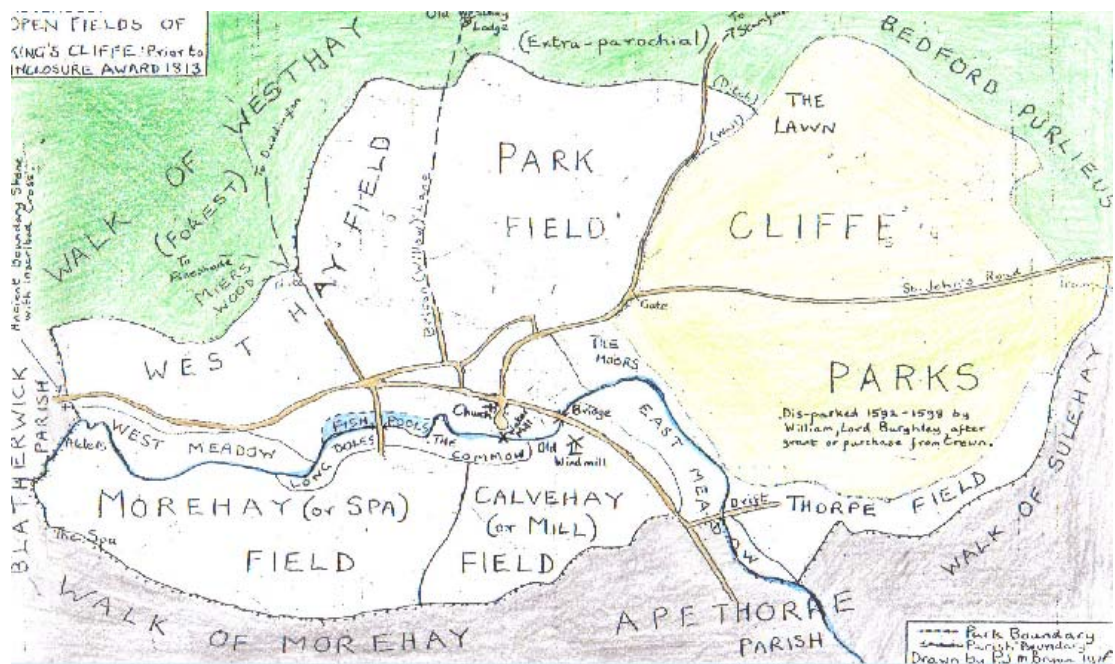
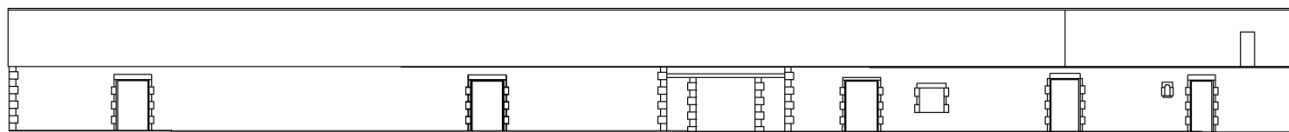


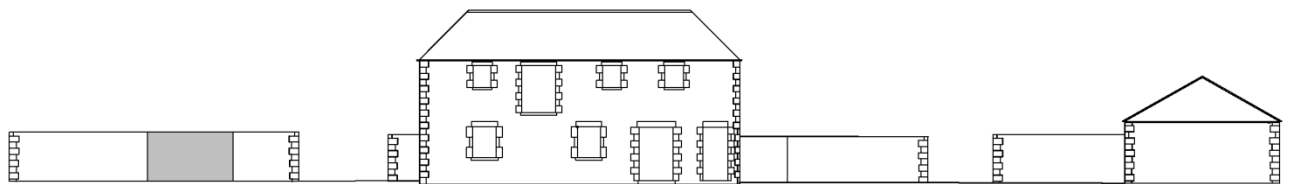
Figure 4 Area around Huskissons Lodge before the 1813 enclosure



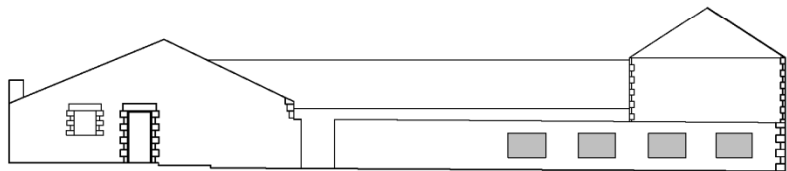
Figure 5 Huskissons Lodge farm buildings in the late 1940s
Picture supplied by client



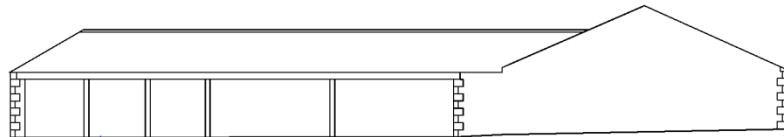
North elevation



South Elevation



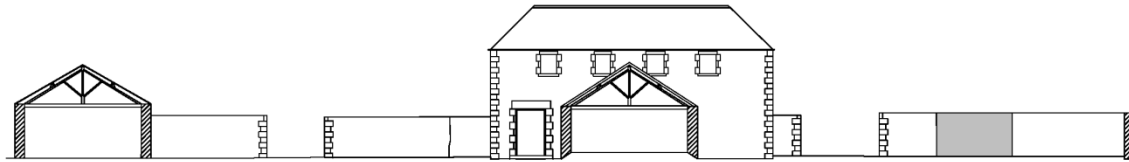
West elevation



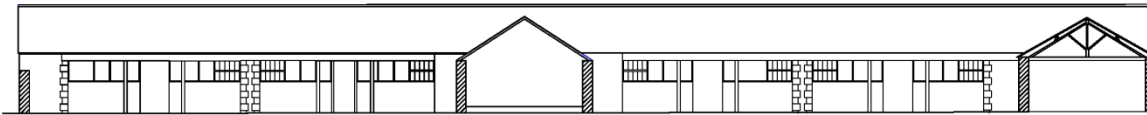
East elevation



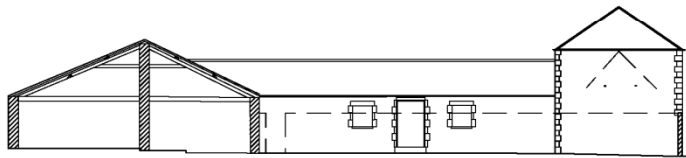
Figure 6 External elevations
Modified from client's drawings



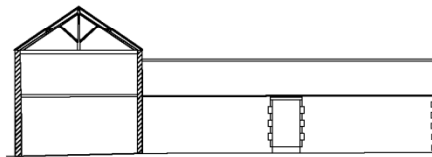
North elevation, courtyards 1 and 2



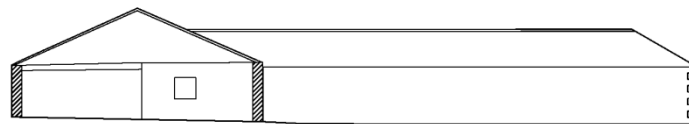
South elevation, courtyards 1 and 2



West elevation, courtyard 2



East elevation, courtyard 1



West elevation, courtyard 1



Figure 7 Courtyard elevations
Modified from client's drawings

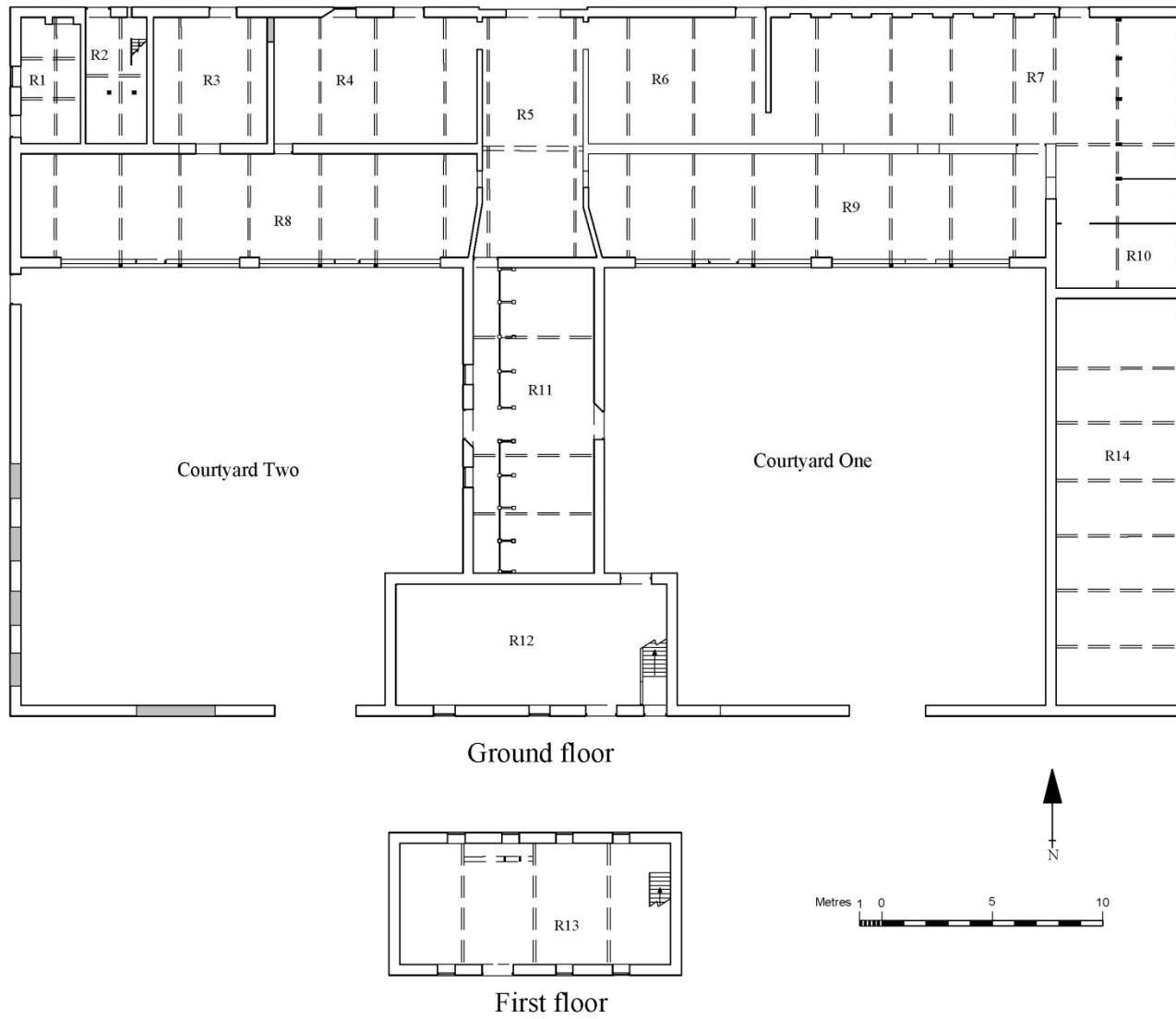


Figure 8 Plans
Modified from client's drawings



Figure 9 Huskissons Lodge farm buildings
Looking north west



Figure 10 south elevation of central building
Looking north



Figure 11 Internal details of cart shed
Looking north



Figure 12 east elevation and track way
Looking north west



Figure 13 East elevation of north range
Looking south west



Figure 14 North elevation
Looking south east



Figure 15 Central sliding doors, north elevation
Looking south. 1.5m scale



Figure 16 Room 2 door and arch, north elevation
Looking south. 1.5m scale



Figure 17 Western courtyard wall and blocked openings
Looking east. 1.5m scale



Figure 18 Courtyard 1 south elevation
Looking north



Figure 19 Courtyard 1 east elevation
Looking west



Figure 20 Courtyard 1 north elevation
Looking south



Figure 21 Central building north door detail
Looking south west. 1.5m scale



Figure 22 Courtyard 2 south elevation
Looking north



Figure 23 Courtyard 2 central building west elevation and building scar
Looking east



Figure 24 Room 1 fireplace
Looking north. 1m scale



Figure 25 Roof detail of northern half of north range



Figure 26 Room 2 machine base
Looking north east. 1m scale



Figure 27 Room 2 mezzanine
Looking north



Figure 28 Room 3 with blocked door
Facing east



Figure 29 Room 4
Looking north east



Figure 30 Room 4, stable door detail
Looking south. 1.5m scale



Figure 31 Room 5 door and roof detail, north end
Looking north



Figure 32 Room 5 south end
Looking south



Figure 33 Room 7, west end
Looking west



Figure 34 Room 7, east end
Looking south east



Figure 35 Room 8
Looking west



Figure 36 Room 9
Looking east



Figure 37 Door from room 7 to 9, detail
Looking east. 1.5m scale



Figure 38 Room 11 north to south range
Looking north

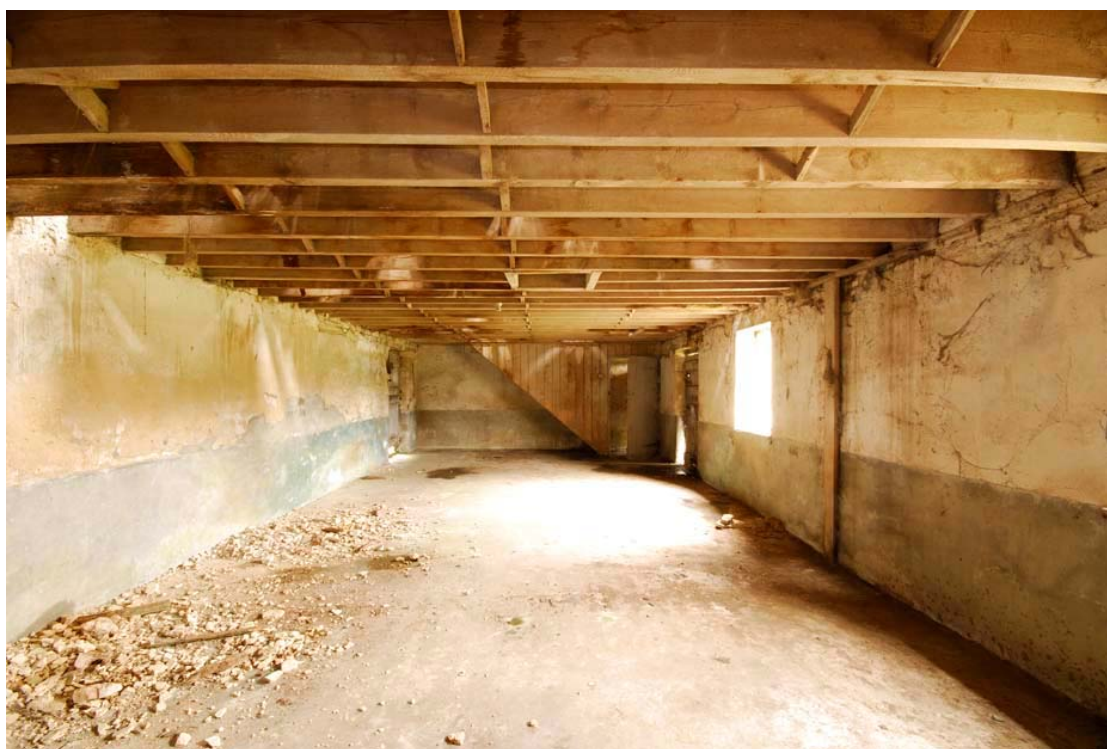


Figure 39 Room 12 central building, ground floor
Looking east



Figure 40 Room 13 central building, first floor
Looking south west



Figure 41 Room 13 winding gear
Looking north west. 1m scale

Appendix 2. All digital photographs

Photographs from survey



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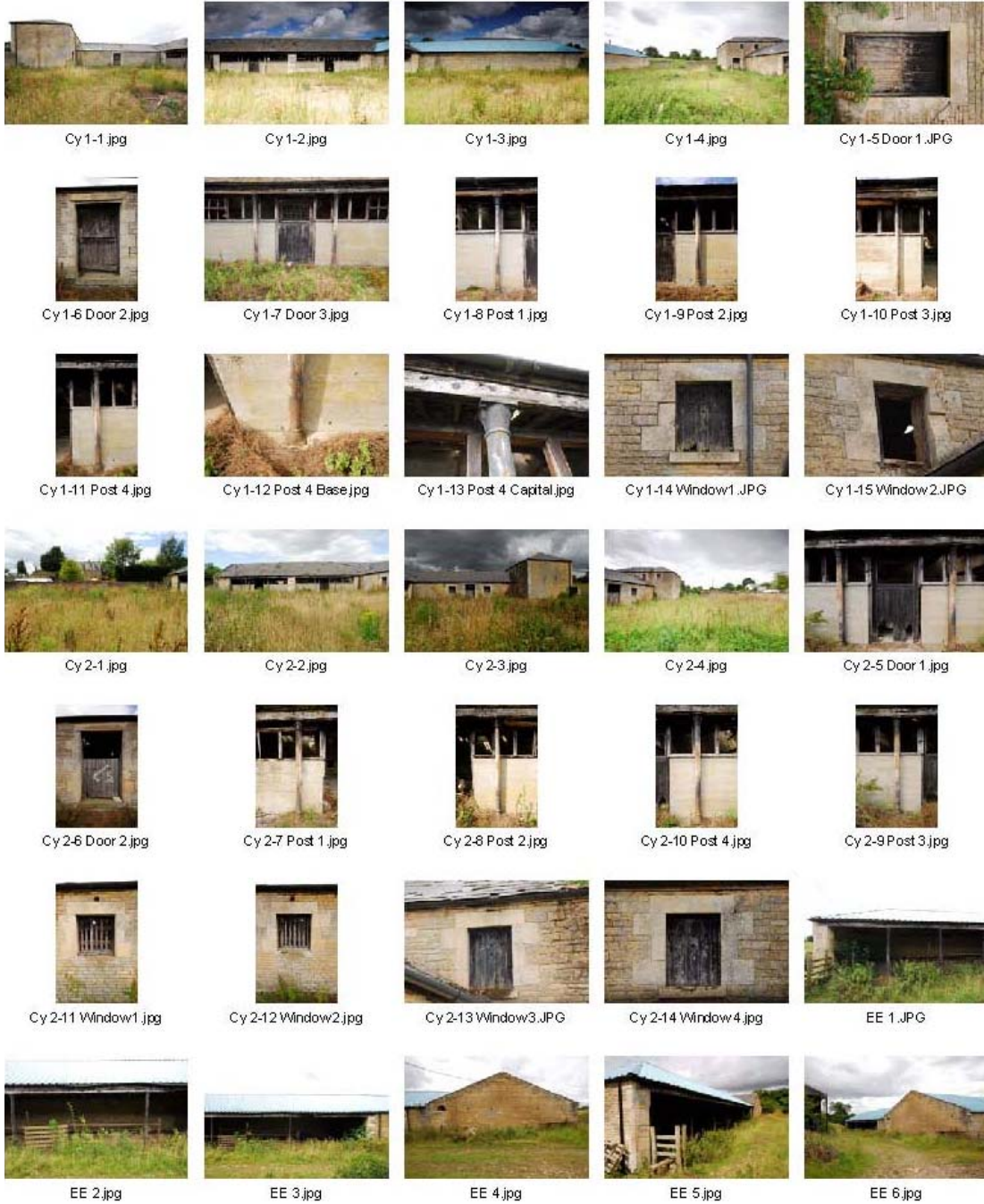


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Client supplied photographs





EE 7.JPG



EE 8.JPG



EE 9 Post 1.jpg



EE 10 Post 2.jpg



EE 11 Post 3.jpg



EE 12 Post 4.jpg



NE 1.jpg



NE 2 Door.jpg



NE 3 Door.jpg



NE 4 Door.jpg



NE 5 Door.jpg



NE 6 Window.jpg



NE 7 Door.jpg



NE 8 Window.jpg



NE 9 Door and Chimney.jpg



SE 1.jpg



SE 2.jpg



SE 3.jpg



SE 4.jpg



SE 5.jpg



SE 6.jpg



SE 7 Door 1.jpg



SE 8 Door 1 detail 1.JPG



SE 9 Door 1 detail 2.jpg



SE 10 Door 2.jpg



SE 11 Door 3.jpg



SE 12 Window 1.JPG



SE 14 Window 3.JPG



SE 15 Window 4.jpg



SE 16 Window 5.jpg



WE 1.jpg



WE 2.jpg



Room 1-1.jpg



Room 1-2.jpg



Room 1-3.JPG



Room 2-1.jpg



Room 2-2.JPG



Room 2-3.jpg



Room 3-1.jpg



Room 3-2.jpg



Room 3-3.JPG



Room 3-4.JPG



Room 4-1.jpg



Room 4-2.jpg



Room 4-3.jpg



Room 4-4Door.jpg



Room 5-1.jpg



Room 5-2.jpg



Room 5-3.jpg



Room 5-4.jpg



Room 5-5.jpg



Room 5-6.jpg



Room 5-7.JPG



Room 5-8.jpg



Room 5-10.jpg



Room 5-9.jpg



Room 6-1.jpg



Room 6-2.JPG



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Room 7-1.jpg



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Room 7-10.jpg



Room 7-11.jpg



Room 7-12.jpg



Room 7-13.jpg



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Room 8-1.jpg



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Room 9-3.jpg



Room 9-4.jpg



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Room 9-7.jpg



Room 9-8.jpg



Room 9-9.jpg



Room 9-10.jpg



Room 9-11.jpg



Room 10-1.jpg



Room 10-2.jpg



Room 10-3.jpg



Room 10-4.jpg



Room 11-1.jpg



Room 11-2.JPG



Room 11-3.jpg



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Room 11-7.jpg



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Room 12-1.JPG



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Room 12-5.JPG



Room 13-1.jpg



Room 13-10.JPG



Room 13-11.jpg



Room 13-12.JPG



Room 13-13.JPG



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Room 13-5.JPG



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Room 13-7.JPG



Room 13-8.JPG



Room 13-9.JPG



Room 14-1.jpg



Room 14-2.jpg



Room 14-3.jpg

Appendix 3. East Northamptonshire Brief for an Historic Building Survey

BRIEF FOR HISTORIC BUILDING RECORDING

Local Planning Authority: East Northamptonshire Council

Application reference: EN/04/01948/FUL & EN/04/01949/LBC

1. BACKGROUND

1.1 The Development

Planning permission and listed building consent has been granted by East Northamptonshire Council for the restoration and conversion of redundant farm buildings to three residential dwellings at Huskissons Lodge Farm Buildings, Wansford Road, Kings Cliffe.

A condition attached to the applications requires the implementation of a programme of building recording prior to any works/development taking place, in order to make an appropriate record of the buildings.

This brief has been prepared to set out the objectives and strategy for the building recording work, the scope of works needed and procedures and standards that are required. It is intended to inform potential contractors and may also be used as a basis for seeking cost quotations.

1.2 The Site

The site comprises a range of farm buildings built circa mid C19.

The buildings are listed by virtue of being within the curtilage of Huskissons Lodge Farm House, which was listed on 12 November 1988.

2. OBJECTIVES

2.1 General objectives

- To provide a written, drawn and photographic record of the all the buildings on site prior to the commencement of works.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository

3. GENERAL REQUIREMENTS

If there are any queries about the brief's requirements or their implementation or if any additional work is deemed to be necessary, either prior to the

commencement of work on site or during the course of recording fieldwork, these should be addressed to the Local Planning Authority, East Northamptonshire Council.

The building recording contractor should provide **in writing and prior to the commencement of works on site** an agreement to the conditions outlined in the building recording brief, the main of the person(s) nominated to undertake the work and a notification of the intention to commence work on site.

3.1 Strategy

The recording exercise is to be carried out by a suitably experienced/qualified individual or company. The exercise should focus on a systematic examination of the building itself, supported by research into the readily available documentary sources.

The building recording exercise should produce a record of the building in its current state, prior to any works. Opportunities to enhance or revise the record with information collected during the works should be taken, and any additional information either be incorporated into the initial report or added as an addendum.

3.2 Scope

The recording exercise should seek to make a record of the all buildings where work is proposed. Detailed recording of the other buildings outside of the site boundary is not required, although the setting & structural context of the buildings should be illustrated.

4. SPECIFIC REQUIREMENTS

An analytical record of the buildings will be made. The record will be based around an account of the buildings origins, development and use, obtained from a systematic examination of the buildings, supported by research into the readily available documentary sources. The record will include an account of the evidence on which the analysis is based, and sufficient drawn & photographic records to illustrate the buildings appearance.

This record will broadly equate to a 'Level 3' record as defined in English Heritage's current guidance Understanding Historic Buildings, a guide to good recording practice¹ and the earlier guidance produced by RCHME (Recording Historic Buildings A Descriptive Specification²).

All recording work should adhere to the standards, conventions and specifications set out in the English Heritage Guidance.

¹ English Heritage, "Understanding Historic Buildings, A guide to good recording practice", February 2006 (EH publication ref 51125).

² RCHME, Recording Historic Buildings, A Descriptive Specification, Third Edition, 1996 English Heritage

4.1 Written Account

The written account should include:

- The precise location of the buildings, by name or street number, civil parish, town etc and National Grid Reference
- A note of any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive
- A summary of the building's type and purpose (historically and currently), its materials and possible date(s)
- A table of contents and list of figures or illustrations
- A statement describing the building's type or purpose, materials and possible dates of construction and alteration. This account should outline the building's plan, form, function, age and development sequence. The names of builders and owners should be given if this information can be established.
- An introduction to the recording exercise, setting out the circumstances of the record, its objectives, methods & scope, and any constraints or limitations on the record made.
- Acknowledgement of contributors, commissioning bodies & others contributing to the project
- A discussion of published sources relating to the building and its setting (including written documentary & historic map evidence)
- An account of the building's overall form (structure, materials, layout) and phases of development (with supporting evidence)
- Details of any available information for the past & present uses of the building and its parts (with supporting evidence); and for any fixtures, fittings, plant or machinery associated with the building
- Full bibliographic and other references, or a list of sources consulted

The written account should provide a systematic account of the building's origins, development and use, based principally on information derived from the analysis of the building's structure itself.

4.2 Drawn Record

The drawn record should include:

- Plans (to scale or fully dimensioned) of the building as existing. Plans should show the form and location of any structural features of historic significance (eg blocked doors/windows)
- Measured cross-sections, long-sections, or elevational sections illustrating the vertical relationships within the building
- Measured elevations
- A Site Plan at 1:500 or 1:1250 relating the building to other structures and related topographical and landscape features

The drawn record may be based on existing plans of the building, but it is the responsibility of the building recording contractor to check their accuracy on site and to ensure that they meet the standards required by the RCHME specification.

4.3 Photographic Record

The Photographic Record should comprise:

- General views of the building in its setting or landscape
- The building's exterior appearance
- The overall appearance of the principal internal areas
- Any exterior details which are relevant to the building's design, development and use, and which do not show adequately on the general photographic record
- Any machinery or other plant, or evidence for its former existence
- Detail of dates or other inscriptions which contribute to the understanding of the building
- Any Significant contents/fixtures/fitting/ephemera

Photography should be the primary means of recording surviving historic fabric recovered during the recording process unless they lend themselves quite specifically to drawn representation. Where possible the photographic record should be tied into the written account and drawn record.

5 REPORT CONTENT AND REQUIREMENTS

A formal written report summarising the results of the building recording exercise and setting them in their academic context should be prepared. The report should fully address all the recording objectives outlined in 2 including written, drawn and photographic elements.

A draft copy of the report is to be submitted to East Northamptonshire Council for approval **prior to the start of work on site.**

The final report should take into account any comments made on the draft report and the results of subsequent observations or discoveries during the course of works.

THREE COPIES OF THE FINAL REPORT ARE REQUIRED; two bound 'hardcopies' and one digital copy. The digital copy should include both the report text and all illustrations, ideally as a single electronic document.

One copy of the final report should initially be supplied to East Northamptonshire Council for approval. After approval **two** further copies (one bound printed copy, one digital) should be submitted to Northamptonshire County Council for inclusion in the Northamptonshire Sites and Monuments Record (SMR)³ to act as a permanent record of the Recording exercise.

Further copies may be supplied to the owner/developer as required or agreed by the parties concerned.

Northamptonshire County Council supports the national stage of the Online Access to the Index of Archaeological Investigations (OASIS) project (OASIS III). In order that a record is made of all archaeological &

³ Northamptonshire Sites and Monuments Record, Northamptonshire County Council. PO BOX 163, County Hall, Northampton. NN1 1AX. *phone* 01604 237246; *email* HER@northamptonshire.gov.uk

historic building recording events within the county occurring through the planning system, the building recording contractor is requested to input details of this project online at the ADS internet site: <http://www.ads.ahds.ac.uk/project/oasis>. Further information including on-line help with the fieldwork data entry form is also available on this site.

6. HEALTH AND SAFETY

It is essential that a Risk Assessment is undertaken which should check the accuracy of the information provided and consider whether there are any other significant risks which have not yet been identified.

The historic buildings recording contractor should ensure that they are adequately insured to cover all eventualities including risks to third parties. The local authority and its officers can not be held responsible for any accidents that may occur to outside contractors engaged to undertake this work whilst attempting to conform to the brief.

7. GENERAL REQUIREMENTS

It is the policy of Northamptonshire County Council that all building recording fieldwork projects conducted in Northamptonshire should be managed by an appropriately qualified and experienced person. Membership of the Institute of Field Archaeologists (IFA) with building recording as an Area of Competence is one measure that is used, but individuals with alternative qualifications and experience may also be suitable and should submit a Curriculum Vitae and a sample of building recording work to Northamptonshire County Council and/or the local planning authority if requested. If the relevant standards are not adhered to for projects conducted within the planning process then the developer may be required to supply further information, possibly requiring additional work, unforeseen costs and delay.

Appendix 4, ULAS Design Specification

UNIVERSITY OF LEICESTER ARCHAEOLOGICAL SERVICES

Design Specification for Historic Building Recording:

Huskissons Lodge farm Buildings, Wansford Road, Kings Cliffe

National Grid Reference: TL011977

Client: Ms D Coleman

Planning Authority: East Northamptonshire Council

Planning Application Reference: EN/04/01948FUL & EN/04/01949LBC

1 Definition and scope of the Specification

- 1.1 This document is a Design Specification for Historic Building Recording of farm buildings at Huskisson's Lodge, Kings Cliffe, Northamptonshire (PE8 6XU) prepared by University of Leicester Archaeological Services (ULAS) on behalf of the Client. It has been produced in response to the Brief for Historic Building Recording issued by the Conservation Officer at East Northamptonshire Council.
- 1.2 The Design Specification provides details of how ULAS will meet the objectives set out in the Brief for Historic Building Recording. It includes proposed methods of working on site, subsequent reporting and archiving procedures, standards, timetable, staffing, health and safety considerations and insurance details.
- 1.3 The result of the project will be a permanent record of the building, prepared to standards set out in the English Heritage guidelines *Understanding Historic Buildings: A guide to good recording practice* for a level 3 survey (English Heritage 2006).

2 Background and context of the project

- 2.1 The site comprises a range of mid 19th-century farm buildings which are listed by virtue of being within the curtilage of Huskissons Lodge farmhouse. The latter is a 2-storey stone building with 17th-century origins, modified in the 19th-century and 20th centuries. Planning permission has been granted for the restoration and conversion of redundant farm buildings to three residential dwellings.
- 2.2 The Conservation Officer at East Northamptonshire Council has issued a Brief for Historic Building Recording requiring the completion of an analytical record of the buildings meeting the requirements of a level 3 survey as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).

3 Objectives

- 3.1 The objectives of the Historic Building Recording programme, as set out in the Brief (paragraph 2.1), are:
 - To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works.
 - To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

4 General methodology and standards

- 4.1 All work will follow the Institute for Archaeologists (IfA) Code of Conduct and adhere to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.
- 4.2 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 requirements of the Historic Building Survey, as detailed in paragraphs 4.1 to 4.3 of the Brief, equate with a 'Level 3' survey as defined in the English Heritage guidelines (2006, 14).
- 4.3 The site-based element of the Historic Building Recording programme will involve the production of measured survey drawings and the compilation of photographic and written records. Desk-based research will include the analysis of readily available documentary and cartographic sources and the preparation of a summary report, suitably illustrated. 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.

5 Specific methodology

5.1 Survey Drawings

- 5.1.1 A measured survey of the buildings including floor plans and external elevations exists. Scaled printouts from this survey will be verified on site for accuracy and amended as necessary with the addition of historic architectural details. These will be transferred to a CAD package and revised to conform to the architectural drawing conventions set out in the English Heritage guidelines.
- 5.1.2 Any additional drawings that are required will be made on drafting film at a scale of 1:5, 1:10, 1:20, or 1:50, as appropriate, illustrating particular historic architectural details. Again these drawings will be transferred to a CAD package and reproduced in the approved format set out in the English Heritage guidelines.
- 5.1.3 The drawn record will comprise, in accordance with the requirements of the Brief (para. 4.2):
- Plans (to scale or fully dimensioned) of the building as existing, showing the form and location of any structural features of historic significance (eg blocked doors/windows)
 - Measured cross-sections, long-sections, or elevational sections illustrating the vertical relationships within the building
 - Measured elevations
 - A site plan at 1:500 or 1:1250 relating the building to other structures and related topographical and landscape features

5.2 Written record

- 5.2.1 A written record will be maintained on site in the form of field notes and annotations on survey drawings.

5.2.2 The written component of the report will include, in accordance with the requirements of the Brief (para. 4.1):

- 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 summary of the building's type and purpose (historically and currently), its materials and possible date(s)
- A table of contents and list of figures or illustrations
- A statement describing the building's type or purpose, materials and possible dates of construction and alteration. This account should outline the building's plan, form, function, age and development sequence. The names of builders and owners should be given if this information can be established
- An introduction to the recording exercise, setting out the circumstances of the record, its objectives methods and scope, and any constraints or limitations on the record made
- Acknowledgement of contributors, commissioning bodies & others contributing to the project
- A discussion of published sources relating to the building and its setting (including written documentary & historic map evidence)
- An account of the building's overall form (structure, materials, layout) and phases of development (with supporting evidence)
- Details of any available information for the past & present uses of the building and its parts (with supporting evidence); and for any fixtures, fittings, plant or machinery associated with the building
- Full bibliographic and other references, or a list of sources consulted

5.3 Photographic record

5.3.1 A photographic record of the investigations will be maintained using a 35mm format SLR camera with black and white print film supplemented by colour digital photographs. The photographic record will comprise, in accordance with Brief para. 4.3:

- General views of the building in its setting or landscape
- The building's exterior appearance
- The overall appearance of the principal internal areas
- Any exterior details which are relevant to the building's design, development and use, and which do not show adequately on the general photographic record
- Any machinery or other plant, or evidence for its former existence

- Detail of dates or other inscriptions which contribute to the understanding of the building
- Any significant contents/fixtures/fittings/ephemera

6 Report

- 6.1 A formal written report summarising the results of the project and appropriately illustrated will be prepared, this will fully address the recording objectives detailed in the preceding sections.
- 6.2 A draft copy of the report will be submitted to East Northamptonshire Council for approval prior to the start of work on site, in accordance with Brief para. 5. The final report will take into account any comments made on the draft report.
- 6.3 Report copies will be distributed in accordance with the requirements of the Brief (para. 5), in addition to which copies will be supplied to the Client and their agent as required.

7 Publication and dissemination of results

- 7.1 A summary of the results of the project will be submitted to the local archaeological journal, *Northamptonshire Archaeology*.
- 7.2 The report will be added to the Archaeology Data Service's (ADS) Online Access to the Index of Archaeological Investigations (OASIS) database.

8 Copyright

- 8.1 The copyright of all original finished documents shall remain vested in ULAS and ULAS will be entitled as of right to publish any material in any form produced as a result of its investigations.

9 Timetable and staffing

- 9.1 Site recording work will start week commencing Monday 7 September 2009.
- 9.2 The project archive will be compiled and deposited within 6 months of the completion of fieldwork.
- 9.3 The project team will comprise of Neil Finn (Project Officer): 10+ years experience in historic building recording in the midlands on buildings of all types and date and Andrew Hyam BA, MA (Senior Supervisor): 5 years experience in historic building recording in the midlands on buildings of all types and date.

10 Health and Safety

- 10.1 ULAS is covered by and adheres to the University of Leicester Archaeological Services Health and Safety Policy (2007) and FAME (SCAUM) Health and Safety manual with appropriate risks assessments for all archaeological work. The relevant Health and Safety Executive guidelines will be adhered to as appropriate. The HSE has determined that archaeological investigations are exempt from CDM regulations.
- 10.2 The Client has advised that the buildings are in a poor state of repair. A Risk Assessment will be completed prior to work commencing on-site and any appropriate safety measures implemented. The Risk Assessment will be updated as necessary during the site works.

11 Insurance

- 11.1 All ULAS work is covered by the University of Leicester's Public Liability and Professional Indemnity Insurance. The Public Liability Insurance is with St Pauls Travellers Policy No.

UCPOP3651237 while the Professional Indemnity Insurance is with Lloyds Underwriters (50%) and Brit Insurances (50%) Policy No. FUNK3605.

12 Monitoring arrangements

- 12.1 Unlimited access to monitor the project will be available to the Client and their representatives and the Local Planning Authority subject to the health and safety requirements of the site. Notice will be given before commencement of the fieldwork in order that monitoring arrangements can be made.
- 12.2 Internal monitoring procedures will be undertaken by the ULAS project manager to ensure that professional standards are being maintained and project targets met.
- 12.3 All monitoring shall be carried out in accordance with the *IfA Standard and Guidance for Investigation and Recording of Standing Buildings or Structures*.

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Appendix 5. OASIS details

INFORMATION REQUIRED	
Project Name	Huskissons Lodge farm buildings
Project Type	Building survey
Project Manager	R J Buckley
Project Supervisor	A R Hyam
Previous/Future work	None
Current Land Use	Agricultural buildings
Development Type	Renovation/change of use
Reason for Investigation	Listed building
Position in the Planning Process	As a condition
Site Co ordinates	TL 013 978
Start/end dates of field work	17.09.2009 – 18.09.2009
Archive Recipient	Northamptonshire County Council
Study Area	826m ²

ULAS Contact Details

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