



Fielders Farm Shop Wickcroft Farm, Pangbourne Road Theale, Berkshire

Historic Building Record



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January 2017



**Fielders Farm Shop
Wickcroft Farm
Theale
Berkshire**

Historic Building Record

Prepared for:

Gotelee Orchard-Lisle
3 Cromwell Place
Northbrook Street
Newbury
RG14 1AF

On behalf of:

Fielders Farm Shop
Wickcroft Farm
Pangbourne Road
Theale
Berkshire
RG7 5EA

Prepared by:

Wessex Archaeology
Portway House
Old Sarum Park
Salisbury
Wiltshire
SP4 6EB

www.wessexarch.co.uk



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Summary

Wessex Archaeology was commissioned by Gotelee Orchard-Lisle, on behalf of Fielders Farm Shop, undertake a programme of Historic Building Recording (HBR) at Fielders Farm Shop, Wickcroft Farm prior to the conversion of the redundant agricultural buildings on site. The development will create larger premises for Fielders Farm Shop that currently occupies a small converted barn at the farm. Conditional planning permission has been granted (ref: 15/00807/FULC) and the programme of building recording is required under condition 9.

A descriptive record of the redundant farm buildings was created commensurate with a Level 2 (descriptive) record as defined by Historic England (2016). This involved brief documentary research, a photographic record, use of existing metric survey drawings and a descriptive written account.

The recorded buildings comprise a mixture of one - two storey components that together form an approximate C-shape in plan. They range from the late 18th or early 19th century to the late 20th or 21st century in date, although the majority of buildings were constructed by 1879. The earliest structures include a two-storey barn (Building 3) and adjoining engine and processing building (Building 2), which includes an in-situ wheel mechanism. Other buildings in the group include cow houses and shelters for housing and feeding cattle as well as various storage buildings.

There appears to have been a substantial phase of repair and modification of the structures in the 1960s. The storage space (Building 12) infills a gap between earlier structures. It was constructed since 1989 and is the most recent building to be added to the group.

This report provides a permanent record of the redundant agricultural buildings at Wickcroft Farm prior to the conversion works. The report compiles the results of documentary research, a photographic survey, existing metric survey and written account to form a descriptive record commensurate to a Level 2 record as outlined by Historic England (2016). The results will be made available to interested parties.



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The site survey was carried out by Grace Flood. The report was researched and written by Grace Flood with illustrations by Nancy Dixon. The project was managed on behalf of Wessex Archaeology by Matt Rous.



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1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Gotelee Orchard-Lisle, on behalf of Fielders Farm Shop, to undertake a programme of Historic Building Recording (HBR) at Fielders Farm Shop, Wickcroft Farm, Pangbourne Road, Theale, Berkshire, RG7 5EA (hereafter 'the Site'), prior to the conversion of the redundant agricultural buildings on Site. The conversion will create larger premises for Fielders Farm Shop which currently occupies a converted barn on Site.

1.1.2 Conditional planning permission has been granted by West Berkshire Council (ref: 15/00807/FULC) for the re-use and adaptation of existing redundant agricultural buildings to form a farm shop, associated dry storage and cold storage of produce and ancillary goods and materials, farm shop cafe to include W.C, the provision of parking and a new footpath linking Wickcroft Farm to Englefield Road. Condition 9 of the permission states that:

'No demolition or clearance works shall take place to the barn until the applicant has secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.'

Reason: To ensure that an adequate record is made of these buildings of architectural, historical or archaeological interest. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).'

1.1.3 Following correspondence between Wessex Archaeology and the Archaeological Officer of West Berkshire Council (AOWBC), the officer indicated that an Historic England (HE) Level 2 (descriptive) record of the redundant agricultural buildings was required to satisfy the condition by documenting the buildings prior to their conversion. HBR Levels are defined in the document: *Understanding Historic Buildings: a guide to good recording practice* (HE 2016).

1.1.4 Prior to the commencement of the works, a Written Scheme of Investigation (WSI) (Wessex Archaeology 2016) was submitted to and approved by the AOWBC.

1.2 The Site

1.2.1 Wickcroft Farm (**Figure 1**) is a tenanted farm that is situated on the east side of Pangbourne Road (the A340), approximately 1.2 km north-west of (the High Street) Theale and 0.7 km

east of Englefield. The farm is part of the Englefield Estate and lies within Englefield parish in west Berkshire.

- 1.2.2 The redundant agricultural buildings to be recorded are centred on Ordnance Survey National Grid Reference (NGR) 463242, 171840. The buildings comprise several one to two storey components that adjoin one another and together form an approximate C-shape in plan with a yard to the south. A preliminary investigative archaeological record (Nicholas Kelly 2012 in Reading Agricultural Consultants Ltd 2013) subdivides it into 12 separate building components (**Figure 2**) that range in date from the late 18th to late 20th century, and which vary in function. Although the majority of the buildings to be recorded are unused, some components are used for storage. Possible original functions for the structures include a grain and hay barn, an engine house and crop processing building, stabling and storage.
- 1.2.3 The redundant agricultural buildings form the central part of a farm complex with other structures located on all sides. Wickcroft Farmhouse is located to the south and the present Fielders Farm Shop is situated immediately to the west, adjacent to Pangbourne Road.

2 METHODOLOGY

2.1 Aims and objectives

- 2.1.1 The aims of the HBR exercise was to make a permanent record (to HE Level 2) of the redundant agricultural buildings prior to the redevelopment works, and that the results will be made available to interested parties. This will be achieved through a combination of photographic, drawn and written record.

2.2 Methodology

- 2.2.1 The HBR exercise was carried out in accordance with the guidelines for Level 2 recording as detailed in the document: *Understanding Historic Buildings: A guide to good recording practice* (HE 2016).
- 2.2.2 A written scheme of investigation (WSI) was prepared by Wessex Archaeology (2016) and submitted to and approved by the AOWBC in advance of the works. This document sets out the methodology of the HBR exercise.

Documentary Research

- 2.2.3 In order to assist with the dating and sequence of development of the buildings, a brief level of documentary research was carried out as part of the project. The documentary research comprised a synthesis of the information from material provided by the Client, the existing preliminary investigative archaeological record (Kelly 2012) as well as resources held by the Berkshire Records Office, and within the Wessex Archaeology library. This has been augmented by a selected map regression to illustrate the development of the farm complex.

Survey and drawings

- 2.2.4 Metric survey drawings of the existing structures (dated 2010) were provided by the Client. The drawings were taken on Site to record the location and direction of photographs. No additional metric survey was undertaken. The existing 2010 drawings are considered sufficient for a Level 2 record of the Site and, following checking on Site, have been presented as part of the HBR report.

Photographic record

- 2.2.5 A detailed photographic record was made of the redundant agricultural buildings and their context within the farm group commensurate with the requirements of a Level 2 (descriptive)

survey. Digital photographs were taken with a Canon EOS 5D MkIII full frame digital camera (with 22 megapixel capability) in both RAW and high quality JPEG format. A photographic scale was included in all general and specific detailed views, where appropriate.

- 2.2.6 As previously stated, all photographic views were recorded on paper copies of the site and existing metric survey plans. These were complemented by Wessex Archaeology pro forma photographic register sheets which, as a minimum, give the direction of the view and a brief description of the subject.
- 2.2.7 A selection of the digital photographic record has been used to illustrate the report. Site plans and floor plans showing the location of photographic plates will be included as figures within the report.
- 2.2.8 The full photographic record, together with copies of the marked up plans and the photo gazetteer are included in the site archive.

Written account

- 2.2.9 In addition to the drawn and photographic elements, this report includes a written record of the redundant agricultural buildings commensurate with the requirements of a Level 2 (descriptive) survey. The written record includes detail of:
- *The buildings's location as a NGR and address*
 - *Any statutory or non-statutory designations*
 - *The date of the record, the names of recorders and, if an archive has been created, its location*
 - *Detail of the building's form, function, date and sequence of development*
 - *Where possible, detail of the building's structure and materials, evidence of repair, alteration or adaptation*
 - *Where possible, detail of the relationship to other buildings and structures*

3 HISTORIC BACKGROUND

3.1 Introduction

- 3.1.1 The preliminary investigative archaeological record (Nicholas Kelly 2012 in Reading Agricultural Consultants Ltd 2013) subdivided the redundant agricultural buildings into 12 building components. This report will reuse the numbering system established by Kelly for ease of reference.
- 3.1.2 Kelly (ibid.) identified four phases of development:
- *Phase 1 - late 18th to early 19th*
 - *Phase 2 - mid- to late 19th*
 - *Phase 3 - late 19th to early 20th*
 - *Phase 4 - late 20th century*

3.2 Establishment of the farm

- 3.2.1 Wickcroft Farm appears to have been established in the late 18th or very early 19th century. It is not depicted on John Rocque's 1761 map of Berkshire, but does appear in a lease dated 1808 (Berkshire Record Office ref. D/EBY/T101). This date concurs with Kelly's assessment of Building 3 as a late 18th to early 19th century grain and hay barn and Building 4 as an early 19th century intensive animal rearing/care structure.
- 3.2.2 The farm first appears on the 1829 Englefield enclosure map (Berkshire Record Office (BRO) ref. D/P52/26B) which shows a group of seven buildings loosely arranged around a central yard. At least two of the buildings appear to be located on the site of the recorded buildings and may form some of its component parts. These are a cruciform plan building orientated north-south on its long axis and a rectangular plan one orientated west-east.

3.3 Development of the farm

- 3.3.1 By 1878-79 the farm included a long narrow north range that forms a spine with wings that extended perpendicular to the south. The majority of buildings on Site appear to have been interconnected. The approximate C-plan of the recorded buildings is visible within footprint of structures shown on the 1878-79 1:2500 Ordnance Survey (OS) map, but there was an additional wing within what is now the central yard (**Figure 3A**).
- 3.3.2 The current farmhouse was constructed in the late 19th century at some point between 1879 and 1899 (OS 1:2500 mapping **Figure 3B**).
- 3.3.3 Apart from the addition of the farmhouse, there are few alterations to the plan form of the farm until the 1960s. A comparison of the 1960-61 1:10,000 scale OS map and 1970 1:2,500 OS map (**Figure 3C**) shows that during this period the wing within what is now the central yard was removed and the north range was truncated at its east end. This separated the C-plan group of recorded buildings from other structures on Site. Also in this period the C-plan group was extended further east with an additional structure along its east side, which almost doubled the width of the east wing. However, this 1960s structure has since been demolished. Its form, fabric and appearance are unknown.
- 3.3.4 The 1989 OS map (**Figure 3D**) shows no change to the recorded buildings compared to the 1970 edition. The 1989 map show that all of the building components except for Building 12 had been constructed by this date.
- 3.3.5 Between 1989 and 2003, the 1960s structure at the east end of the C-plan group was demolished, leaving the present plan form. Also in this period the building located to the east of the C-plan group was demolished and replaced with the present structure.
- 3.3.6 The present Fielders Farm Shop (west of the recorded buildings) was established in 2003 following the conversion of an existing barn (application 02/01831/FUL) that appears on the 1878-79 OS map.

4 BUILDING DESCRIPTIONS

4.1 Introduction

- 4.1.1 As previously stated, this report reuses the the numbering system established by Kelly (2012) to identify the various building components of the group recorded (**Figure 2**).
- 4.1.2 The ground and first floor plans of the recorded buildings are presented as **Figures 4** and **5** respectively. Plates showing the exterior of the recorded buildings are numbered **1-9**. Plates of the interiors are numbered **10-27** and organised by building.

4.2 Building 1

- 4.2.1 Kelly (2012) describes Building 1 as a storage barn and tentatively dates it to the late 19th to early 20th century. However, fabric and cartographic evidence suggests it was built at some point between 1829 and 1878-79. It is possibly a reconfiguration of the south end of the cruciform plan building that appears on the 1829 map.
- 4.2.2 Building 1 (**Plates 1, 2, 9 and 10**) is located at the south-east corner of the west wing of the C-plan arrangement. It comprises a high single-storey building, similar in height to the two-storey building components (Buildings 2 and 3) to the north. It is currently used to store straw bales.
- 4.2.3 The building measures approximately 9.4 m in length and 6 m in width and is orientated approximately north-south along its long axis. The walls comprise a nailed and pegged timber frame of squared timbers set onto a brick plinth and clad in horizontal weatherboard. The roof is also timber framed with queen post trusses forming three bays and a hip at the south end. The wall plate and trusses are fastened together with cast iron bolts and plates. The roof is reinforced with ironwork at the ends of the tie beams and tie rods that extend diagonally across each bay. The roof is clad in ridged-profile ceramic roof tiles.
- 4.2.4 Building 1 has a wide, tall door opening in its south end enabling cart access, and two pedestrian door openings in its north-east and north-west corners that provide access into Buildings 2 and 12 respectively. A high level door on the east side of Building 1 overlooks the central yard. There are no other openings.
- 4.2.5 The external weatherboarding and roof tiles extend over the majority of the C-plan group, which suggests that the group was renovated and the external cladding to walls and roofs renewed. This means that externally the majority of the west wing and north range appears homogeneous.

4.3 Building 2

- 4.3.1 Kelly (2012) dates the construction of Building 2 to the mid- to late 19th century. It is clearly evident on the 1878-79 OS map. Potentially, the building may form part of a cruciform-plan building depicted on the 1829 Englefield enclosure map.
- 4.3.2 Building 2 (**Plates 2-4, 9 and 11-13**) is located within the west wing of the C-plan. It is L-shaped in plan orientated approximately east to west on its long axis. The foot of the L projects at its north-west corner. It measures approximately 7.4 m in width by 13 m in length (maximum). It comprises a mixed high-level single-storey - two storey structure. The first floor does not extend across the whole of the building, but is located within the east half only.
- 4.3.3 The building walls comprise a brick plinth that supports a timber frame clad in horizontal weatherboard. However, the west end of the north wall has a mixed brick and concrete block plinth wall, suggesting this part of the building has been rebuilt. The roof is subdivided into two sections. The pitched roof over the east half of the building is orientated north-south on its long axis and its ridge line is contiguous with that of Buildings 3 and 1 to north and south respectively. This roof has queen post roof trusses and forms a single bay. The roof over the west half of the building is orientated east-west on its long axis and hipped at its west end. It has a single king post truss, which divides this part of the building into two bays.
- 4.3.4 Internally, the building is subdivided into two rectangular plan spaces. The smaller space occupies the foot of the L-plan and appears to have most recently been a workshop with

shelving racks and work benches along the walls. The larger space (**Plates 11-12**) is now used to store a HARDI field sprayer. A basin is located in the north-east corner.

- 4.3.5 The only access into the smaller workshop space is externally via double doors at the west end (**Plates 2-3**). This space also has an iron framed casement window on its north side. External access into the larger space is possible via double doors at its west end and smaller door opening at the east end into the central yard (**Plates 2 and 9**). As already mentioned, there is an internal door opening in the south-east corner into Building 1. There is also a stable door opening and hatch in the north wall of the building that provides access into Building 3 (**Plate 12**).
- 4.3.6 At first floor level there is a hatch in the east side that overlooks the central yard. It is fitted with a ledged and braced door and similar to the one in Building 1 in the same elevation (**Plate 9**).
- 4.3.7 Kelly (2012) identified Building 2 as an engine house and mechanised crop processing building. Evidence for this includes an in situ iron wheel mechanism first floor level that comprises two wheels and a drive shaft (**Plate 13**). The profiles of the wheels suggest the mechanism was belt driven. There is a hatch in the floor below the wheel that provided access between the ground and first floor. Pedestrian access to the first floor of Building 2 is via a staircase within Building 3.

4.4 Building 3

- 4.4.1 Building 3 (**Plates 4 and 14-16**) is a two-storey structure located towards the west end of the north range. It is adjacent to Buildings 9 and 10 (to the west), Buildings 4 and 8 (to the east) and Building 2 (to the south and south-west). It is rectangular in plan and measures approximately 11.3 m in length and 6 m in width. The building is orientated north-south along its long axis and its ridge line is contiguous with the east half of Building 2 and whole of Building 1. Each floor comprises a single space and the first floors spaces of Buildings 2 and 3 are contiguous.
- 4.4.2 Similar to Buildings 1 and 2, the walls of Building 3 comprise a hardwood timber frame supported on a brick plinth. Its east, west and south walls are shared with other structures in the group. Most of the brick plinth is low level with only four courses visible. However, at the south end of the west wall (shared with Building 10) the brick plinth has been increased in height. The bricks are laid in English bond and there are 16 courses visible. The timber frame above the plinth is exposed within the interior of Building 3, whereas the other sides of these walls, within the other buildings, are boarded. The external (north) wall of the building is weather boarded (**Plate 4**).
- 4.4.3 As previously mentioned, there is a stable door and hatch opening at the south end of Building 3 shared with Building 2. There is also an external pedestrian door at the north end of the building and another one in the east wall that provides access into Building 4. Both of these are timber ledged and braced doors with timber latches.
- 4.4.4 There is also an external door/hatch opening at first floor level in the north side of the building, located directly above the ground floor access. There is a gablet above these two openings.
- 4.4.5 The ground floor of Building 3 contains plant machinery in the south-west corner (**Plate 14**). It includes a tank with a motor at the base connected to a pipe and funnel as well as a second, unconnected tank and hand driven equipment. The purpose of this machinery has not been identified.

- 4.4.6 A timber staircase that provides access to the first floor is located at the north end of the building to the west of the external door (**Plate 15**). Also in this north-west corner there is a hatch with a ledged and braced door into Building 9.
- 4.4.7 The first floor of Buildings 2, 3 and 4 are contiguous with each other. The first floor is supported by a series of three timber posts mounted on brick pads (**Plate 14**).
- 4.4.8 The roof of Building 3 is hipped at the west end with ridge lines that extend south and east of the hip apex. The west-east orientated ridge line extends into Building 4. The north-south orientated part of the roof (**Plate 16**) has queen post trusses with a raised collar supported by aisles either side. The timbers are pegged but there are also bolted tie rods that provide additional support. On at least five of the aisle frames, the top of the aisle ties and underside of the collars have been roughly cut to create a hole for a line shaft to pass through. The aisle timbers beneath these holes are stained with grease, which probably dripped from a bearing that held the shaft.

4.5 Buildings 4 and 5

- 4.5.1 Buildings 4 (**Plates 4, 5, 8, and 17-19**) and 5 (**Plates 4, 5, 8, and 20**) form the majority of the north range, located between Building 3 to the west, Building 6 to the east and Building 8 to the south. They are both rectangular in plan and are orientated west to east on their long axes.
- 4.5.2 Kelly (2012) suggests that Building 5 is a late 19th or early 20th century extension of the early 19th century Building 4. Both buildings share similar materials, architectural elements and function. The 1829 map shows a rectangular plan structure orientated west-east on its long axis that may be Building 4. However, the north and south walls of buildings 4 and 5 has a concrete block plinth that appears to be a single phase of construction and cannot be early 19th century in date. This suggests that Building 4 has been partially rebuilt. Both Buildings 4 and 5 definitely appear on the 1878-79 OS map.
- 4.5.3 Building 4 is two storeys high whereas building 5 is a single storey. Building 4, as defined by the extent of the first floor, is approximately 9.3 m in length and 6 m in width. Building 5 is the same width and measures approximately 20.1 m in length.
- 4.5.4 Internally at ground floor level the two buildings are indivisible from one another with a narrow corridor that runs along the south side of both and provides access between Buildings 3 and 7. The rest of the ground floor is subdivided into four pens with a line of concrete troughs on the south side. The extent of the first floor is not in line with the ground floor divisions and there is no internal access between the pens and the corridor.
- 4.5.5 As previously mentioned, the north and south walls of both buildings comprise a pegged timber frame supported on a concrete block plinth, as does the east end wall of Building 5. The west wall of Building 4 (shared with Building 3) is also timber framed and boarded but supported on a brick plinth (**Plate 17**). The pens all have concrete block plinth walls. The exterior of the buildings are clad in weatherboard and the roofs are clad in ridged-profile roof tiles the same as Buildings 1 to 3.
- 4.5.6 Access into the pens is via two pairs of ledged and braced doors on the north side of the buildings (**Plates 4-5**). These match the external door into Building 3 and internal door between Buildings 3 and 4. Also on the north side of the building there are four, four-light timber-framed windows, one for each pen. Each window has vented top lights whereas the lower lights are fixed. The south side of the buildings have a modern hatch inserted into each bay that open into the open-sided Building 8 (**Plates 8 and 18**).

- 4.5.7 The ground floor within both buildings is concrete and there are ramps that extend along the north walls from each door opening (**Plate 17** right).
- 4.5.8 The roof structure of Building 5 has king post trusses bolted together (**Plate 20**).
- 4.5.9 The first floor of Building 4 is supported on an axial beam and four cast iron columns (**Plate 17**). The roof of Building 4 has pegged queen post trusses with raised collars that form three bays. Steel tie rods provide additional support. The walls are boarded and the roof is lined with lath and plaster. Timber-framed and boarded partitions divide the first floor into its three bays with a central east-west passage between them. Chalk writing on the walls such as '60 sacks in this bay 18/12/48' show it was being used as a storage area in the mid-20th century, probably for animal feed as there is an open hatch in the south-west corner of the first floor that provides direct access to the corridor and troughs below.

4.6 Building 6

- 4.6.1 Building 6 (**Plates 5, 6** (right) and **21**) is located at the north-east corner of the approximate C-plan group. It is adjacent to Building 5 to the west and Building 7 to the south. The building comprises a single-storey structure and shares the same ridge height as Buildings 5 and 7 that it adjoins. It is rectangular in plan and measures approximately 7.4 m in length (north-south) and 6 m (west-east). It was likely constructed at some point between 1961 and 1970 when the C-plan group was separated from the buildings further west. However, there has been a structure in this location since at least 1878, so this corner of the group has evidently been rebuilt.
- 4.6.2 The walls of Building 6 are constructed from a mixture of materials. The north wall is a continuation from Building 5 with a concrete block plinth and timber frame above (**Plate 5**). Similarly, its west wall is shared with Building 5 and is a mix of concrete block plinth and timber frame construction with a queen post truss above. The east, south and internal walls are full height concrete block construction (**Plates 5** and **21**). The keyed joints between the walls of Building 6 (concrete block) and Building 7 (brick) are clearly visible (**Plates 6** and **21**). There is also a barred window opening in the east wall (**Plate 6**).
- 4.6.3 The roof over Building 6 does not cover the entire structure (**Plate 5**). The north-east corner of the building is left open. The west part of the roof is an extension of the pitched roof from Building 5. It has a king post truss (with struts not connected to the post) that provides the frame for a weather-boarded half-gable facing east. The south part of the roof is an extension of the one from Building 7. It has a queen strut truss half of which is weather-boarded to form a north facing half-gable.
- 4.6.4 The interior of Building 6 is divided into two pens and a north-south corridor that provides access into the north end of Building 7 and east end of Building 5. The southern pen (**Plate 21**) contains a concrete block trough and timber framed manger. Holes in the wall above the trough and behind the manger allows them to be filled from the corridor without entering the pen. This pen is interconnected with another at the north end of Building 7, which is not accessible from any other route. Therefore, there are three pens at the north-east corner of the C-plan group that are isolated from the others and possibly used to house young calves, or isolated animals away from other livestock.

4.7 Building 7

- 4.7.1 Building 7 (**Plates 6-7** and **21-23**) forms the east wing of the C-plan group. It is a single-storey, rectangular plan building that measures approximately 17.3 m in length and 6 m wide and is orientated approximately north-south along its long axis.

- 4.7.2 The building first appears on the 1878-79 OS map (**Figure 3A**).
- 4.7.3 Unlike most of the structures in the C-plan group that have plinth walls with timber framing above, Building 7 has full height brick walls laid in Flemish bond. There are some flared headers used, but not consistently, and the red brickwork varies in colour suggesting inconstant firing conditions.
- 4.7.4 External access is via a timber plank sliding door at the south-west corner and a stable door approximately central to the west side of the building.
- 4.7.5 The west side of the building has a central stable door and two, two-light, timber framed windows (one either side of the door). As in Buildings 4 and 5 these windows have a vented upper light and fixed lower light. Conversely the east side of the building has no openings. There is also an external door on the south side of the building at the south-west corner. This is a timber plank sliding door on a metal rail.
- 4.7.6 The roof of Building 7 is hipped at the south end and forms a junction with the roofs of Buildings 6 and 5 at its north end. It is timber framed with king post trusses that divide the building into five bays. The raking struts are not connected to the base of the king post, which is unusual. At least two of the trusses are later replacements as the angle of the raking struts vary and the older trusses are painted white. The roof is clad in ridged-profile ceramic roof tiles, as is the majority of the C-plan group. Also there are three metal vents spaced along the apex of the roof.
- 4.7.7 Internally Building 7 is subdivided into four pens and a corridor, which runs along the west side of the building and continues north into Building 6. An unused mortice in the tie beam over the corridor between the two buildings shows that this opening is a later insertion. The external doors both open into the corridor and it provides access to three of the four pens. As has already been stated, the fourth (north) pen is only accessible via Building 6.
- 4.7.8 The internal walls that form the pens are concrete block plinth walls. Those that form the north pen are higher than the others and extend up to the tie beam. They also have four windows fitted with horizontal bars (two to the south and two to the west sides of the pen). These are similar to the window in Building 6.
- 4.7.9 Inside Building 7 the brick walls have been limewashed, as has the majority of the roof timbers. However, cattle brushing against the walls of the corridor and pens have rubbed most of the wash off of the brickwork at low level. Similarly, on the exterior of the building the bricks in the lower part of the east and west walls appear rubbed and stained and more mortar has been lost compared to the brickwork higher up.
- 4.7.10 The concrete block internal partition walls of Building 7 are obviously a later date compared to its external brick walls. As the north pen is interconnected to Building 6, it is likely the interior of Building 7 was reconfigured at the same time as Building 6 was rebuilt, possibly between 1961 and 1970.

4.8 Building 8

- 4.8.1 Building 8 (**Plate 8**) is first depicted on the 1970 OS map, so appears to have been constructed at some point between 1961 and 1970.
- 4.8.2 The building comprises an open-sided, lean-to, rectangular plan structure within the central yard of the C-plan group. It backs onto Buildings 4 and 5 and forms part of the north range.

It measures 29.1 m in length and 4.9 m in width (extent of the roof) orientated west-east along its long axis.

- 4.8.3 The west, north and south sides of Building 8 comprise the walls of Buildings 3 to 7 and have already been described. The south, open side of Building 8 is delineated by a series of eight timber posts, so the building is nine bays long. The third and sixth posts are mounted on top of concrete block plinth walls orientated north south. These plinth walls subdivide the yard into thirds and Building 8 into three sections of three bays each.
- 4.8.4 The roof of Building 8 is timber framed with principal rafters and up braces connected to the south wall of Buildings 4 and 5. It is clad in corrugated iron sheets.

4.9 Buildings 9 and 10

- 4.9.1 Buildings 9 (**Plates 4 and 24**) and 10 (**Plates 3-4**) are located at the north-west corner of the C-plan group adjacent to Buildings 3 and 2 to the east and south respectively. Together they comprise a single-storey, rectangular plan structure which is orientated north-south along its long axis. The roof is a catslide extension from Building 3. Buildings 9 and 10 are obviously a later addition to the group, constructed together in a single phase.
- 4.9.2 The plan form of the recorded buildings on the 1878-79 map (**Figure 3A**) suggests that Buildings 9 and 10 had been constructed by that date. This conflicts with Kelly's tentative assessment of these buildings as late 20th century in date.
- 4.9.3 Together Buildings 9 and 10 measure approximately 8.1 m in length and 2.4 m in width. Each Building comprises a single room. The internal dimensions of the rooms measure 2.15 m by 4.1 m (Building 9) and 2.15 m by 3.7 m (Building 10).
- 4.9.4 Access into Building 9 is from the north via a timber sliding door fixed to a metal rail. Access to Building 10 is from the west via a pedestrian ledged and braced door (**Plate 4**). The door to Building 10 was locked and inaccessible, so it was not possible to observe the interior. It has been unused for several years. Building 9 is used as a store, mostly for timber material such as unused gates.
- 4.9.5 The west wall of the buildings comprises a brick plinth wall with timber frame above. The wall to the south of the Building 10 door opening has been modified as it has a mixed brick and concrete block plinth and timber frame above. This mixed plinth is contiguous with the west end of the north wall of Building 2 and obviously (re)constructed at the same time.
- 4.9.6 The sliding door opening occupies the entire north end of Building 9. The items stored in Building 9 obscure the base of the partition wall between 9 and 10 but the upper part is boarded.
- 4.9.7 The east wall of Buildings 9 and 10 is shared with Building 3 and was previously external. As previously mentioned the partition wall between Buildings 10 and 3 has been modified as its brick plinth has been increased in height. The part of the wall shared between 9 and 3 has the more typical low level brick plinth. It includes a hatch fitted with a ledged and braced door hung on pintles and iron strap hinges that appear handmade rather than industrially produced. The hatch door swings into Building 9 rather than Building 3.
- 4.9.8 The catslide roof has softwood rafters, orientated west-east. The roof tiles are laid on roofing felt and are the same ridged-profile ceramic type used on all the recorded buildings except Buildings 8 and 12.

4.10 Building 11

- 4.10.1 Building 11 (**Plates 1-2** and **25-26**) is located at the south-west corner of the west wing of the C-plan group. It is adjacent to Buildings 1 and 12 to the east and north respectively. It is a single-storey, rectangular plan building with a pitched roof and west facing gable end. It is orientated west-east on its long axis and measures approximately 5.4 m in length by 7 m in width.
- 4.10.2 A structure with a similar plan form is shown on the 1878-79 map but the existing building has been substantially repaired in the early 21st century (Kelly 2012) and contains a mixture of modern and historic fabric. The building currently comprises two store rooms. Its original purpose is unknown but possibly also for storage given the size
- 4.10.3 The walls have a low level brick plinth with timber framing above. The exterior of the walls and majority of the interior has been boarded, hiding the timber frame from view, however it is still visible at high level in the north wall of the east room (**Plate 25**).
- 4.10.4 The building is subdivided into two store rooms with garage type double doors on the south side. The posts that form these door openings and the doors themselves are modern. There is also a pedestrian door opening in the partition wall between the two rooms. It is fitted with a plank and batten door hung on pintles and metal strap hinges that appears consistent with a mid-19th century date (Hall, 2005, 30-31).
- 4.10.5 There is a high level hatch opening in the partition wall that provides access from the east room to the roof space above the west room, which is floored out. However, the timbers that form the wall around the hatch are modern, so this access to the roof space is a modern insertion. To the north of this rebuilt fabric there is a smaller hatch with a door hung on tapered strap hinges (**Plate 25**). This smaller hatch door should swing into the east room but the modern rafters partially block it and prevent the door being opened. This is obviously the earlier or original roof space access point.
- 4.10.6 The roof of the building has also been rebuilt and appears to be constructed entirely of modern fabric. One king post truss is visible within the west room built against the west wall of Building 1 (**Plate 25**). Each room is a single bay wide so there are two more trusses unseen within the east room roof space. As with the majority of the C-plan group, the roof is clad in ridged-profile ceramic tiles.
- 4.10.7 As already stated, the roof space over the west room is floored out and is accessible via a hatch from the east one. The west room previously had a lath and plaster ceiling as the scarred ceiling joists are still in-situ (**Plate 26**).

4.11 Building 12

- 4.11.1 Building 12 (**Plates 2** and **27**) is located on the west side of the west wing of the C-plan group. It infills the gap between Buildings 2 and 11 and backs onto Building 1. It is a modern building constructed since 1989.
- 4.11.2 Building 12 is rectangular in plan and measures approximately 7 m in length and 3.65 m in width, and is orientated west-east along its long axis. The roof extends further than the west side of the building by approximately 0.6 m.
- 4.11.3 The north, east and south walls of Building 12 are formed from the previously external walls of Buildings 2, 1 and 11 respectively. These walls have been described as part of their respective buildings. The west side of the Building 12 comprises a double door timber gate.

Its roof slopes down to the south. It has a simple rafter and post truss frame and is clad in corrugated iron sheets.

- 4.11.4 Building 12 is currently used as storage area, mainly for recycling materials. The plan shows there is a pedestrian door opening between Building 1 and 12 but the material currently stored within these buildings prevented access to it and obscured it from view.

5 DISCUSSION

5.1 Building development

- 5.1.1 Buildings 2 and 3 appear to be the oldest structures in the group and may represent part of a cruciform plan building depicted on the 1829 Englefield enclosure map.
- 5.1.2 Building 1 may also relate to another part of the cruciform structure depicted on the 1829 Englefield enclosure map, but appears to have been reconfigured in the late 19th century. It is clearly depicted on the 1878-79 OS map.
- 5.1.3 The majority of buildings in the group appear to have been constructed by the late 19th century (depicted on the 1878-79 OS map), with the exception of Buildings 6, 8 and 12. However inserted openings, changes in plinth height and material, as well as modern fabric such as concrete blocks within many of the buildings indicate that the group has been substantially repaired and modified since the initial construction of its various components.
- 5.1.4 Mapping suggests that Building 6 in its existing form was created in the 1960s when the recorded buildings were separated from those further east. The concrete block plinth wall on the north side of the C-plan group appears to be all of one phase and may be contemporary with the concrete block material used sporadically in Buildings 2, 3 and more extensively in Buildings 4, 5, 6, 7 and within the central yard. Also in the 1960s a wing of the complex located in what is now the central yard was demolished and Building 8 was constructed. This adds to the evidence that this was a period of considerable modification and rebuilding.
- 5.1.5 More recently, in the early 21st century Building 11 was substantially repaired including the renewal of its roof structure. Building 12 was constructed since 1989 to infill a gap between existing structures.
- 5.1.6 The external weatherboarding on the majority of buildings (1-6 and 9-11) appears to have been renewed. Similarly, the roof tiles over the majority of the buildings are all of one type and must have been renewed in one phase of work (Buildings 1-7 and 9-11), possibly when the roof over Building 11 was rebuilt. This renewal of its exterior fabric gives the buildings that comprise the C-plan group a more homogeneous external appearance. Building 7 stands out because of its brick walls in comparison to the weather boarding that predominates.

5.2 Building function

- 5.2.1 The functions of Buildings 4-8 and the central yard are focussed on housing and feeding cattle. Buildings 6-8 and the central yard are still in use whereas Buildings 4 and 5 are unused. The pens and troughs, vented windows and hatches within Buildings 4 and 5, as well as the hatch to first floor storage within the former, all provide evidence for the use of these buildings as a cow house.
- 5.2.2 Conversely Buildings 1-3 and 9-12 that occupy the west wing and west end of the north range are focussed on storage and mechanised processing. The wheel mechanism within

Building 2 was likely used to process fodder for the cattle and various hatches between the ground and first floor as well as the first floor and central yard would make it easy to transfer stored material from the first floor to where it was needed.

5.3 Historical context

5.3.1 Cartographic evidence indicates that Wickcroft Farm was established in the late 18th or early 19th century. The 12 component buildings that currently comprise the C-plan group vary in date and range from the late 18th or early 19th century to the late 20th or 21st century.

5.3.2 In the late 18th century cattle formed a minor part of the Berkshire agricultural economy and few pre-1800 cattle shelters survive. During the 19th century the population doubled between 1821 and 1881 which resulted in farms increasing their productivity to supply demand. This was generally achieved through a philosophy of High Farming which required a more thorough integration of livestock and cereal husbandry. This meant there was an increase in the number of livestock kept and they were fed on better fodder crops (Barnwell and Giles 1997, 5). In Berkshire this led to a requirement for new and better quality cattle housing (*Ibid.*, 32) and may account for the development of the buildings at Wickcroft Farm during the 1829 to 1879 period.

6 STORAGE AND CURATION

6.1 Project Archive

6.1.1 The complete archaeological project archive will be prepared in accordance with Wessex Archaeology's Guidelines for Archive Preparation and in accordance with Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990).

6.1.2 The complete site archive, which may include paper records, photographic records, graphics and digital data, will be prepared following the standard conditions for the acceptance of archaeological material by the WBM in Newbury, and in general following nationally recommended guidelines (SMA 1995; ClfA 2014; Brown 2011; ADS 2013).

6.1.3 All archive elements will be marked with the Wessex Archaeology Site code 115150 and museum accession number if appropriate, and a full index will be prepared.

6.1.4 The archive of all records and finds will be consistent with the principles of Management of Research Projects in the Historic Environment (MoRPHE) (English Heritage 2006ii).

6.2 Deposition

6.2.1 Arrangements will be made, on commencement of the fieldwork, with West Berkshire Museum (WBM) or other designated repository (to be advised) for the deposition of the site archive.

6.2.2 Following approval of the report by the AOWBC the required number of hard copies will be issued to the Client and West Berkshire Council (WBC). As a minimum two copies of the report will be supplied to WBC; one for verification and assessment by the Historic Environment Record Officer; the second to be lodged with the West Berkshire Historic Environment Record. Details of the site will be submitted online to the OASIS (Online Access to the Index of Archaeological Investigations) database.



6.3 Security Copy

- 6.3.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

6.4 Copyright

- 6.4.1 Wessex Archaeology shall retain full copyright of any report under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the Client for the use of the report by the Client in all matters directly relating to the project as described in the specification. Any document produced to meet planning requirements may be copied for development control, planning and educational purposes without recourse to the Copyright owner, the copyright owner to be given full acknowledgment in any reproduction of material.
- 6.4.2 This document, the subsequent report and the archive generally, may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. All remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of this document and subsequent report.

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7.2 Cartographic and Documentary Sources

Supplied by the Client

KND Surveys Ltd. 2010 metric survey drawings. Job title: Wickcroft Farm. Drawing Nos. H0710A, H0710E1, H0710E2, H0710F, H0710G, H0710R, H0710S, H0710T

Wessex Archaeology Library

1761 Rocque, J. 'A Topographical Map of the County of Berks.' 1973 edition, publ. Harry Margary, Lympe Castle, Kent

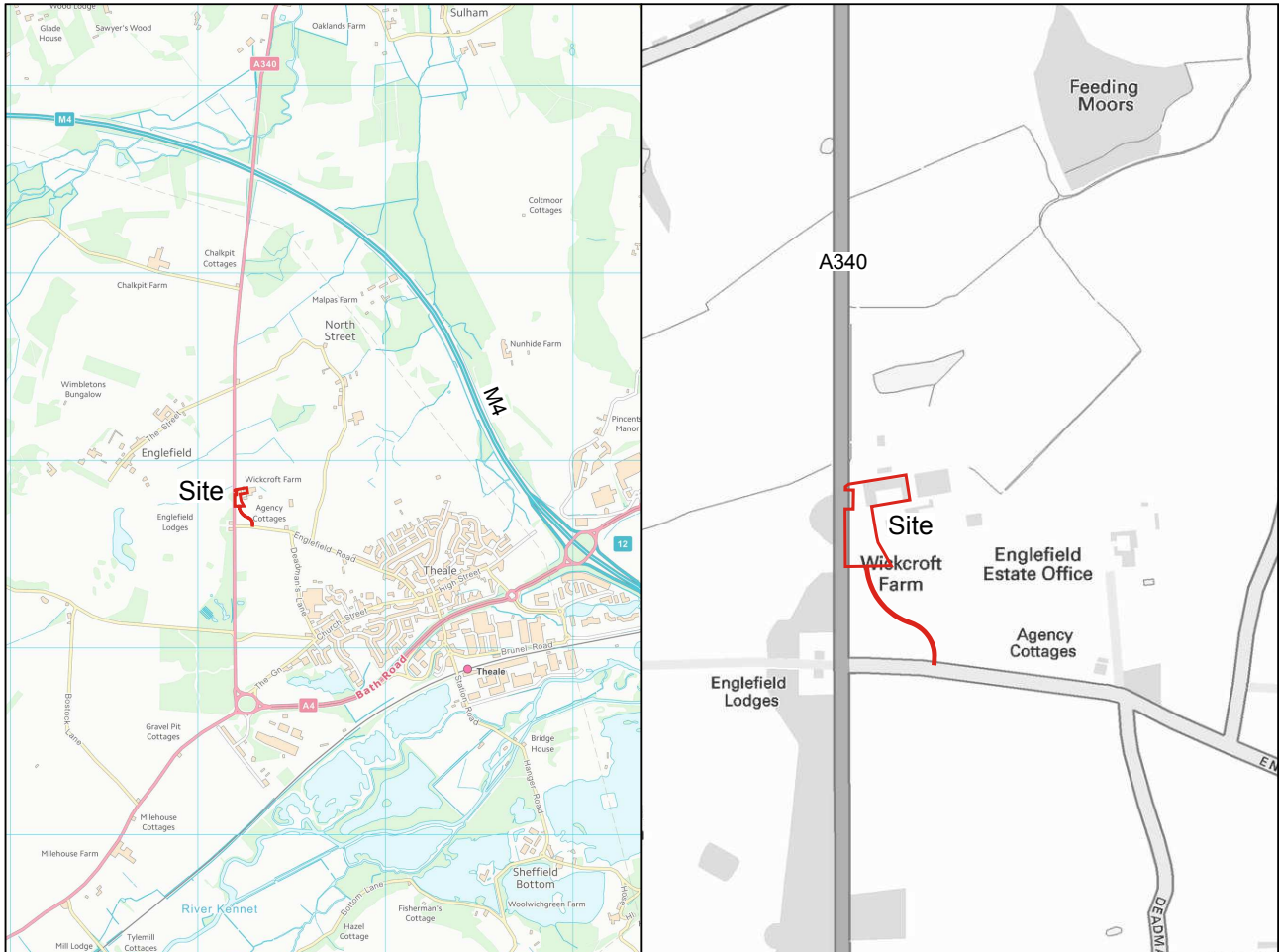


Berkshire Record Office:

- 1808 'Counterpart lease of Wickcroft Farm (204 a.), cottage and lands in 'Englefield or Theale Meadow', part of Chantry Farm, Englefield.'
- 1829 Englefield Enclosure Map. Ref: D/P52/26B. Available at http://ww2.berkshireenclosure.org.uk/CalmAPI/getimage.ashx?app=Archive&db=Catalog&fname=DP52_26A-B\Map.jpg
Page accessed 02/12/2016

Ordnance Survey maps

- 1878-79 1:2,500 scale OS map, Berkshire sheet XXXVI.8
- 1899 1:2,500 scale OS map, Berkshire sheet XXXVI.8
- 1912 1:2,500 scale OS map, Berkshire sheet XXXVI.8
- 1938 1:2,500 scale OS map, Berkshire sheet XXXVI.8
- 1960-61 1:10,000 scale OS map
- 1970 1:2,500 scale OS map
- 1989 1:2,500 scale OS map



Coordinate system:
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(OSTN15/OSGM15)



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Site location plan

Figure 1



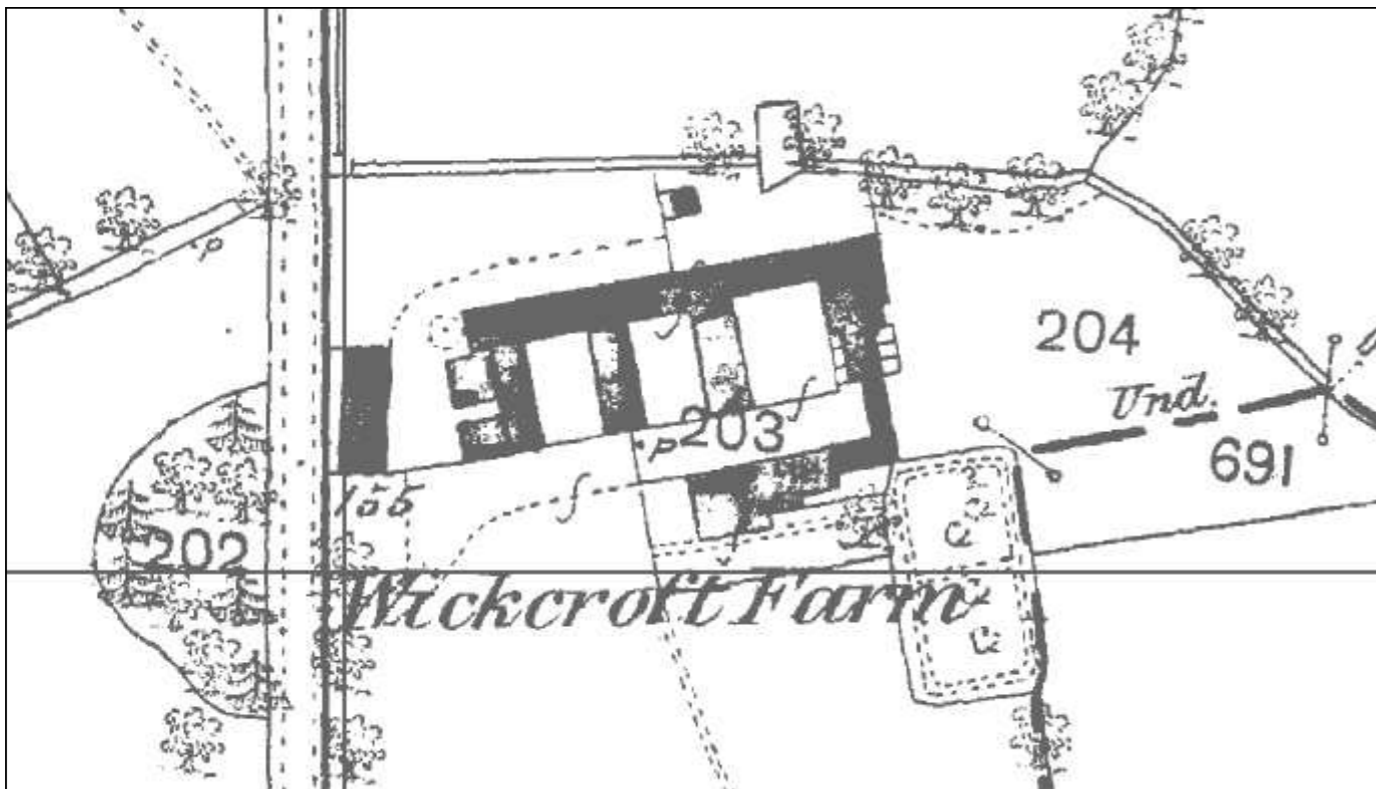

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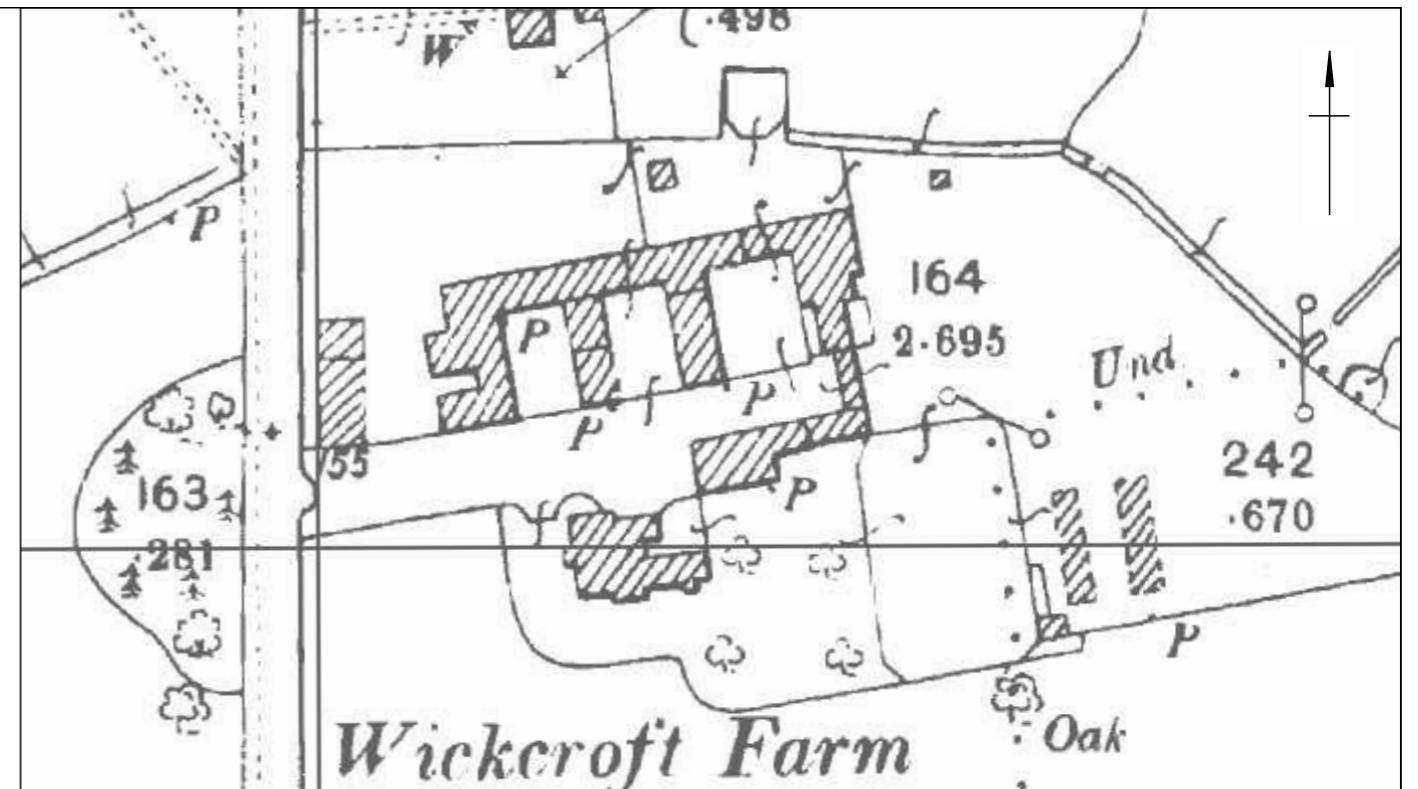
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Building ID plan

Figure 2



A. 1878-79 OS map



B. 1899 OS map



C. 1970 OS map



D. 1989 OS map



0 50 m

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Ground floor plan

Figure 4



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First floor plan

Figure 5



Plate 1: Redundant agricultural buildings viewed from the south-west. Buildings 11 and 1 in the foreground



Plate 2: Redundant agricultural buildings viewed from the south-west. Buildings 2, 12 and 11 (left to right) in the foreground and Building 1 behind


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Plate 3: Redundant agricultural buildings viewed from the north-west. Building 10 and 2 are visible (left to right)



Plate 4: Redundant agricultural buildings viewed from the north-west. Buildings 5, 4, 3, 9, 10 and 2 visible from left to right


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Plate 5: Redundant agricultural buildings viewed from the north-east. Buildings 6 and 5 (left to right) in the foreground



Plate 6: Redundant agricultural buildings viewed from the east showing Buildings 7 and 6 (left to right)


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Plate 7: Redundant agricultural buildings viewed from the south-west, specifically Building 7



Plate 8: Redundant agricultural buildings viewed from the south showing the central yard and Building 8


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Plate 9: Redundant agricultural buildings viewed from the south-east, specifically the east side of Buildings 1 and 2 (left to right)



Plate 10: The roof structure within Building 1, viewed from the south


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Plate 11: Building 2 large space viewed from the west



Plate 12: Building 2 door and hatch opening into Building 3 and the overhead hatch to the wheel mechanism on the first floor. Viewed from the south-west

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Plate 13: Building 2 wheel mechanism on the first floor viewed from the south



Plate 14: Building 3 ground floor viewed from the south-east. Note the staircase in the far corner and machinery to the left


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Plate 15: Building 3 staircase viewed from the east



Plate 16: Building 3 first floor viewed from the north. Note the grease stained aisle timbers and holes cut for a line shaft


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Plate 17: Building 4 ground floor viewed from the north-east



Plate 18: Building 4 inserted hatches in the south wall, viewed from the north


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Plate 19: Building 4 first floor viewed from the west



Plate 20: Building 5 ground floor viewed from north-west


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Plate 21: Building 6 south pen viewed from the north-east. The interconnected north pen of Building 7 is partially visible to the left



Plate 22: Building 7 north pen viewed from the north-east


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Plate 23: Building 7 pens (except the north one) viewed from the north-west



Plate 24: Building 9 viewed from the north-west


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Plate 25: Building 11 east room viewed from the south



Plate 26: Building 11 west room viewed from the so



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Plate 27: Building 12 viewed from the west

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Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

