
ARCHAEOLOGICAL SOLUTIONS LTD

WHITBY FARM, SILVER STREET & 35 HIGH STREET,
ASHWELL, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

Authors:	Tansy Collins BSc Kathren Henry Megan Stoakley MA	
NGR: TL 2684 3967		Report No: 4212
District: North Herts		Site Code: AS 1525
Approved: Claire Halpin MIfA		Project No: 4663
Signed:		Date: December 2012

This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Archaeological Solutions is an independent archaeological contractor providing the services which satisfy all archaeological requirements of planning applications, including:

Desk-based assessments and environmental impact assessments
Historic building recording and appraisals
Trial trench evaluations
Geophysical surveys
Archaeological monitoring and recording
Archaeological excavations
Post excavation analysis
Promotion and outreach
Specialist analysis

ARCHAEOLOGICAL SOLUTIONS LTD

98-100 Fore Street, Hertford SG14 1AB
Tel 01992 558170

Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210

e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk



twitter.com/ArchaeologicalS



www.facebook.com/ArchaeologicalSolutions



CONTENTS

OASIS SUMMARY

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 METHODOLOGY**
- 4 THE EVIDENCE**
- 5 THE BUILDINGS**
- 6 DISCUSSION**
- 7 CONCLUSION**

ACKNOWLEDGEMENTS

BIBLIOGRAPHY

APPENDICES

- 1 HER SUMMARY SHEET**
- 2 Cartographic sources**
- 3 HBR archive form**

OASIS SUMMARY SHEET			
Project name	<i>Whitby Farm, Silver Street and 35 High Street, Ashwell, Hertfordshire</i>		
<i>In October 2012 Archaeological Solutions carried out historic building recording at Whitby Farm, Silver Street and 35 High Street, Ashwell. The recording was commissioned by Logan Homes Ltd and was undertaken in compliance with a condition attached to planning consent.</i>			
<i>The complex represents a linked group of farm buildings associated with the activities of the Angell family who lived there from at least the early 20th century. It is likely that the complex was acquired by the family in the late 19th century as part of the expansion of Whitby Farm which prior to this was focused on the south side of what is now Silver Street.</i>			
<i>The earliest buildings on the site appear to date from the very early 19th century and include the farmhouse along with at least two of the agricultural ranges to the rear. Range 1 and 2a are consistent with an early 19th century date, while Range 3 (now ruinous) and Range 6 may be contemporary. Other ranges were constructed throughout the 19th century, particularly Range 2 which is constructed of clay batt, which may correspond with a general phase of upgrading within the farmhouse.</i>			
<i>Finally the 20th century also saw alteration with the replacement of an earlier range in the south-east with Range 5, a large corn-drying barn, as well as small-scale alterations visible elsewhere within the complex.</i>			
Project dates (fieldwork)	<i>29th and 30th October 2012</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>TBC</i>
P. number	<i>4663</i>	Site code	<i>AS 1525</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>Area of Archaeological Interest No.18</i>		
Current land use	<i>Residential dwelling and former agricultural buildings</i>		
Planned development	<i>Retention and extension of the existing house and replacement of farm buildings with five additional dwellings</i>		
Main features (+dates)	<i>n/a</i>		
Significant finds (+dates)	<i>n/a</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>North Hertfordshire</i>	<i>Ashwell</i>
HER for area	<i>Hertfordshire Historic Environment Record</i>		
Post code (if known)	<i>-</i>		
Area of site	<i>c.3600m²</i>		
NGR	<i>TL 2684 3967</i>		
Height AOD (min/max)	<i>c.50-60m AOD</i>		
Project creators			
Brief issued by	<i>Hertfordshire County Council Historic Environment Unit (HCC HEU)</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Logan Homes Ltd</i>		
Full title	<i>Whitby Farm, Silver Street and 35 High Street, Ashwell, Hertfordshire. Historic Building Recording</i>		
Authors	<i>Collins, T. Stoakley, M.</i>		
Report no.	<i>4212</i>		
Date (of report)	<i>December 2012</i>		

WHITBY FARM, SILVER STREET AND 35 HIGH STREET, ASHWELL, HERTFORDSHIRE.

HISTORIC BUILDING RECORDING

SUMMARY

In October 2012 Archaeological Solutions carried out historic building recording at Whitby Farm, Silver Street and 35 High Street, Ashwell. The recording was commissioned by Logan Homes Ltd and was undertaken in compliance with a condition attached to planning consent.

The complex represents a linked group of farm buildings associated with the activities of the Angell family who lived there from at least the early 20th century. It is likely that the complex was acquired by the family in the late 19th century as part of the expansion of Whitby Farm which prior to this was focused on the south side of what is now Silver Street.

The earliest buildings on the site appear to date from the very early 19th century and include the farmhouse along with at least two of the agricultural ranges to the rear. Range 1 and 2a are consistent with an early 19th century date, while Range 3 (now ruinous) and Range 6 may be contemporary. Other ranges were constructed throughout the 19th century, particularly Range 2 which is constructed of clay batt, which may correspond with a general phase of upgrading within the farmhouse.

Finally the 20th century also saw alteration with the replacement of an earlier range in the south-east with Range 5, a large corn-drying barn, as well as small-scale alterations visible elsewhere within the complex.

1 INTRODUCTION

1.1 In October 2012 Archaeological Solutions (AS) carried out historic building recording at Whitby Farm, Silver Street and 35 High Street, Ashwell, Hertfordshire (NGR TL 2684 3967; Figs. 1 & 2). The work was commissioned by Logan Homes Ltd and was undertaken in compliance with a condition attached to planning consent for the construction of five new dwellings with access roads following demolition of existing agricultural buildings, the addition of a two-storey extension and alterations to the existing house (North Hertfordshire District Council Planning Ref. 12/00812/1).

1.2 The building recording was undertaken in accordance to advice from Hertfordshire County Council Historic Environment Unit (HCC HEU) and a written scheme of investigation (specification) prepared by AS (dated 26th July 2012) and approved by HCC HEU. The project conformed to the English Heritage document *Understanding Historic Buildings; A guide to good recording practice, 2006* and also conformed to the Institute for Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2008). The building recording was to Levels 2 and 3 as defined in the English Heritage document. The brief also required a programme of archaeological evaluation which is the subject of a separate report by AS.

1.3 The principal objectives of the project were:

- to record the standing structures to English Heritage Levels 2 and 3 before any development commences

- to provide a review of any documentary sources relevant to the development of the site
- to produce a high quality archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to alteration / demolition.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to the impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs.1 - 3)

2.1 Ashwell is the most northerly parish in the county of Hertfordshire close to the border with Cambridgeshire. The village itself lies roughly at the source of the river Rhee which emerges from the spring-line along the scarp of the Chiltern Hills which are located to the south. Nearby sizeable settlements include Baldock, c.7.5km to the south, and Royston, c.10km to the east, while small villages lie to the north such as Hinxworth and Steeple Morden.

2.2 The site occupies a large plot of land between High Street and Silver Street and remains an historic farm complex in the midst of a linear development of residential dwellings and consists of a large rectangular plot of c.3600m². There are a number of buildings within the site including the main farmhouse (No. 35 High Street) fronting onto High Street to the north and former agricultural ranges to the rear, many of which are in poor condition with one or two ruinous. This are arrayed to create a garden area to the west of the farmhouse, with two large yard areas created by the ranges which extend down the centre of the site.

2.3 To the east and west of the farmhouse frontage, the property is enclosed by contemporary brick walls extending along the street and continuing to enclose much of the plot of land to the rear. An entrance lies to the east from High Street as well as two entrances off Silver Street. Range 1 extends to the south at a slight angle from but not adjoining the rear extension of the house. This survives in a variable condition and is mostly ruinous at the south end. Range 2 lies to the east and extends along the boundary of the site as a long narrow unit with a low lean-to at the north end. An additional unit (Range 2a) abuts on the west side which leads to an independent cellar below Range 2.

2.4 Range 3 abuts the southern boundary of the site to the west of the east entrance and is largely inaccessible for safety reasons, while a fourth structure (Range 4) to the west survives in fragmentary form. A brick and metal-framed corn-drying barn (Range 5) extends along the east boundary adjoining the rear entrance. A further range (Range 6) lies in the south-west corner. This was not part of the survey, though was briefly inspected and photographed for completeness. In addition, evidence for the subdivision of the yard areas survives in the form of sections of brick wall and timber posts with redundant pintles for gates, but all now in poor condition.

2.5 None of the buildings are listed on the National Heritage List for England, although the site lies within Area of Archaeological Significance 18, as specified on the Local Plan, as well as the Ashwell Conservation Area.

3 METHODOLOGY

3.1 Information was sought from a variety of available sources in order to meet the objectives of the assessment.

Historical & cartographic documents

3.2 The principal sources for this type of evidence were the Hertfordshire Archives and Local Studies (Hertford). Relevant documents are listed in Appendix 2 and reproduced in Figs 4 - 9.

Secondary sources

3.3 The principal source for secondary material was HALS and the library resources at AS. Sources have been referenced appropriately in the bibliography.

Building recording

3.4 The site was visited on the 29th and 30th October 2012 in order to compile descriptions of the buildings and undertake the drawing and photographic work. The written description and analysis was carried out by Tansy Collins while the drawing work was completed by Kathren Henry. Plans and cross-sections of those accessible outbuildings subject to Level 3 recording were produced and are included as Fig. 10.

3.5 The photographic recording was carried out by Tansy Collins using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 1000D (10 megapixels)

digital camera, duplicating the black and white photography. Where necessary, architectural detail was captured using 35mm black and white film and supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Figs. 3, 10 and 11).

4 HISTORICAL BACKGROUND

4.1 An archaeological desk-based impact assessment of the site has been prepared by AS (Stoakley 2011) and readers are referred to that document for further details. In summary:

The site and the surrounding area contain few known prehistoric and Romano-British archaeological remains. The main phase of settlement in Ashwell commences in the late Saxon period with residential, commercial and agricultural development extending throughout the parish in the early to high medieval period. The medieval market town of Ashwell remained the most important and affluent settlement in the area up until the mid-late 14th century, after which the town of Ashwell suffered economic decline and a population decrease, compounded by the Black Death. Urban residential and commercial development in Ashwell flourished during the 16th to 18th centuries with the emergence of new coaching routes and the introduction of new agricultural practices. The 19th century was defined by a period of slow commercial and residential development. A fire in 1850 destroyed many buildings, while a period of industrial growth in the latter half of the 19th century saw the introduction of lime kilns, windmills and the opening of the railway.

4.2 The site itself is situated close to a large number of late medieval to post-medieval listed buildings and although the Dury and Andrews' map of 1766 (Fig. 4), as the earliest map consulted, does appear to depict development in the approximate area of the site there is no sign that any of the extant buildings have origins in that period. There are, however, a number of 18th century Listed buildings in the vicinity of the site and include Jessamine House located to the west along High Street and the Headmasters House on Mill Street as well as the parish workhouse built in 1727.

4.3 Despite the poor economic growth in the early 19th century, Ashwell saw an influx of people and the tithe map of 1841 shows that buildings on the site were fairly extensive (Fig. 4), though the associated award indicates that they span three distinct plots of land with varying owners and tenants. The central plot (No. 334), including farm buildings and a yard, was owned by Pembroke College, Cambridge and tenanted by William Bacon. The two flanking plots, Nos. 333 and 335 were in separate ownership, the garden to the west was owned by Charles Stubbs and M. Edward Esquire, while the house, farm buildings and yard to the east was owned by Henry Theobalds. However, both plots were rented by one Thomas Westhope. The layout of the buildings bears direct similarities with a number of buildings existing today, though there has clearly been much remodelling with phases of demolition and rebuilding.

4.4 The mid-19th century in Ashwell was defined by three major events including a great fire in 1850 which destroyed many buildings in the village, the opening of the railway in 1851 as well as the enclosure award made in 1863 (Thompson 2002, 20). It

is not known if the fire had any particular effect on buildings within the site but by 1877 (Fig. 5) and the production of the first edition Ordnance Survey (OS) map, the layout is detailed with the farmhouse fronting onto High Street, but clearly without the southern extension. The building in the position of Range 1 extends as a single structure to the southern edge of the site before returning east and may correspond to some of the surviving ranges. The small unit attached to the west side of Range 2 is visible, although Range 2 itself is not. A large range occupies the east side of the site apparently replacing earlier smaller buildings visible on the tithe map. This corresponds well with the existing Range 6 although is evidently a precursor to this range. At this point the complex is named Waller's Farm, not Whitby Farm which is visible on the south side of Back Street (later Silver Street).

4.5 In 1898 the farm is shown unlabelled (Fig. 6). Communication with a member of the former Angell family on site indicates the family owned the site as well as the larger farm establishment to the south of Silver Street for many generations. It is possible that the site was brought into the Whitby Farm property during the late 19th century. Little in the layout of the farm has changed by 1898 apart from a range is now visible corresponding to Range 2. Similarly, by 1924 (Fig. 7) the only alteration is that the farmhouse has been extended to the south, while the 1937 OS map (Fig. 8) retains an identical layout.

4.6 Of note, those areas of Whitby Farm which lay on the south side of Silver Street retain no historic elements apart from the short row of cottages which fronts Limekiln Lane (formerly Kingsland Way) to the east, and now comprises a 20th century residential development. A reference to the owning family is made in that an area of the development is named Angell's Meadow.

5 THE BUILDINGS

5.1 Farmhouse

Exterior

5.1.1 The farmhouse comprises a large two-storey building with the principal elevation fronting onto High Street, and a short rear two-storey extension added in the Edwardian period. The original range is constructed of a yellow gault brick measuring an average of 9" x 4^{3/8}" x 2^{3/4}" (229mm x 111 x 70mm) with occasional straight skintles. The rear range is constructed in sympathetic style with a yellow stock brick, perhaps even a yellow Fletton. To the east and west, the property is enclosed by high brick walls of early brick fabric extending along the street and continuing to the rear. A wide gateway framed by brick piers lies immediately to the east, with applied timber posts with pintles for earlier gates though the existing examples are modern.

5.1.2 The main elevation presents a typical three bay street façade with a central entrance (Plate 1). It rises to wide underboarded eaves below a grey slate-covered hipped roof with terracotta tiles along the hips and apex. Two original chimney stacks rise through the hips of the roof.

5.1.3 The central doorway has fairly plain timber jambs rising to a projecting moulded hood, now covered with asphalt, and with little shaped pendant finials at the corners. This and a rectangular overlight above the door are both original though the door

appears to have been replaced in the later 19th century and has four applied panels and a central robust bead-mould. Sash windows flank the doorway and light the principal reception rooms. These are generous in size and comprise eight-over-eight sash windows with stone sills, set beneath good flat gauged brick arches, though the sash to the east has horns and is replaced. Three similar eight-over-eight sash windows lie at first floor level below the eaves. A strainer arch is visible for a cellar light, though the well has been covered. The chimney stacks are of the same gault brickwork with short offsets at the head and yellow terracotta posts, both square and round.

5.1.4 The east side comprises an entirely plain brick elevation to the entrance to the site, while the rear southern façade is only visible to the east end where it is pierced by windows at ground and first floor level (Plate 2). Both comprise eight-over-eight sash windows without horns, set beneath gauged brick arches and with stone sills, these now painted. Some early glass appears to survive.

5.1.5 The rear extension is given access on the east side through a panelled door, with two lower flush panels with upper glazing. This is enclosed with an Edwardian typically robust hood supported on brackets, the underside with two moulded panels. A two-over-two sash window with horns adjoins to the south set beneath a cambered brick arch, while at upper level on this side, a window lies close to the main range and comprises a six-over-six sash window with a stone sill. The south side of the extension has a sliding sash at lower level but the first floor is lit by three windows of varying form which reflects the use of the rooms within; a four-over-four sash window with horns lights a bathroom, a small two-over-two sash with horns lights a WC, and finally a small bedroom at the west end has a six-over-six sash. All the windows have cement sills and are set below cambered arches. The west side of the extension is all of plain brick.

5.1.6 The west side of the main range overlooks the garden area. As on the east this elevation is of predominantly plain brickwork apart from to the south where French doors give access to the garden, each leaf has 12 panes and a plain overlight set beneath a gauged brick arch. An eight-over-eight sash with no horns lights the room above. It has a painted stone sill and is set beneath a gauged arch.

Interior

Ground floor

5.1.7 The farmhouse is given access through the central doorway from the street which leads to a narrow entrance hall. The interior is laid out with spacious reception rooms to either side of the entrance hall which opens onto a stair vestibule at the rear, from which a kitchen and rear room are reached. The rear extension provided further service rooms including a pantry and rear entrance lobby. All rooms have been given numbers for ease of description, shown on Fig. 11.

5.1.8 Many original fixtures and fittings survive such as the windows and doorways, a number of fireplaces and the original staircase. There are subtle phases of alteration as well as a more substantial Edwardian phase. Most doors follow a house-style and comprise typical four-panel doors of 19th century style with recessed moulded panels to the fair face with plain panels to the rear, all set in the original moulded architraves. Most elements have a wood stain effect, a feature common in 18th and 19th century contexts. However, the Edwardian elements have a similar finish and with the lack of paint history on the earlier examples it is possible that the doors have all been stripped

prior to the staining. Similarly the windows follow a house-style of eight-over-eight sash form with moulded glazing bars and no horns set in moulded surrounds. As with the doors there is no paint history to speak of, which suggests these have also been stripped. The rooms are generally carpeted, but in those areas where the floorboarding is visible it is of softwood.

5.1.9 The entrance hall (GF01) has softwood floorboards and a slightly moulded skirting board while the walls are plain. The front door is set in the original moulded surround with a narrow rectangular five-pane overlight, though as noted the door appears to be later. House-style doors lead to Rooms GF03 and GF04 and a semi-circular arch opens into the stair vestibule.

5.1.10 The skirting board continues from the entrance hall into the stair vestibule (GF02) but here the floorboards give way to red and yellow quarry tiles. The walls are otherwise plain with a house-style door leading to Room GF05 on the east and an arched aperture below the staircase to Room GF06. The back door lies on the south and is large four-panelled door set in a moulded frame and retaining the original door furniture. The staircase rises around an open well to first floor level, with two quarter-pace landings, one of which gives access to the extension. It has a curtailed base and the balustrade rises on an open string with carved bracketed treads which have simple nosings (Plate 3). There are two slender stick balusters per tread and a simple hardwood handrail which ramps at each level to turned newels with round drop pendants. Below the staircase recessed panelling encloses a flight of steps leading to the cellar.

5.1.11 From the entrance hall, the west reception room (GF03) has a number of features of note. The room is carpeted with a simple skirting board, while the walls are punctuated with a picture rail which extends within two arch-headed niches flanking the chimney breast on the south. The room is lit by an eight-over-eight sash with no horns and slender moulded glazing bars, and retains vertically sliding shutters housed within the window apron (Plate 4), the enclosing sill having a ceramic knob. Ceramic door furniture also survives on the doorway from the corridor, as well as two Victorian servant's bell mechanisms on the chimney breast, all probably part of a later 19th century refurbishment. The chimney piece has a decorative timber surround which does not appear particularly early, and may date from a late 19th century phase of work, while the cheeks are canted with glazed Edwardian tiles. The hearth is of glazed tiles with a cast-iron fender.

5.1.12 The eastern room (GF04) is slightly smaller but similarly decorated with a simple skirting board, picture rail and here a full-height niche to the west of the chimney breast. An eight-over-eight sash window lies on the north, of the same form as Room GF03 with surviving vertical shutters, with plain recessed panels on this face, though here the sashes are later replacements with horns. The fireplace retains the original chimney piece with moulded jambs and frieze with circular paterae below a fairly plain shelf (Plate 5). A secondary shelf has been applied over the top, and a cast-iron grate survives with decorative elements including vines, foliage and flowers.

5.1.13 The south-east room (Room GF05) comprises the kitchen and has a characteristically large fireplace on the north and fitted cupboards (Plate 6). The floor is covered with large diamond-shaped yellow quarry tiles. The walls are fairly plain, while the door from the stair vestibule is in house-style and the window appears to be an original eight-over-eight sash. A house-style door in the north-east corner leads to a

cupboard adjoining the chimney stack which is lined with shelves. Full-height fitted cupboards in the north-west corner have upper and low double doors, the lower with two short panels and the upper with two long panels. The doorways appear to retain the original door furniture, while the cupboard is enclosed on the south with vertical boarding. Otherwise, a Belfast sink lies in the south-east corner and elsewhere lines of hooks survive.

5.1.14 The final room occupying the main range (Room GF06) is given access below the staircase. This is a fairly small reception room with access given to the garden on the west. The floor is exposed here and comprises fairly narrow softwood boards. The walls are plain apart from a simply moulded skirting board and a picture rail. The door on the east is in house-style with a brass knob and ceramic finger plates. French doors lead to the garden. These may be original, with each leaf having 12 panes and moulded glazing bars. A plain overlight has a scrolled stay bar. The fireplace on the north is Edwardian with reeded jambs, a plain frieze with small projecting shelf, and a bracketed moulded shelf above. It has ceramic tiled cheeks showing stylised peacocks and a cast-iron grate with a brass hood. A red tiled hearth has an iron fender. The ceiling is plain, although the impressions of timber bearers may be visible.

5.1.15 The Edwardian extension comprises a fairly plain lobby (Room GF07) with red and yellow quarry tiles. A four panelled door on the east leads to the exterior with two lower plain recessed panels with two upper glazed panes. The adjoining window is a two-over-two sash window with moulded glazing bars. From here Room GF08 is reached which comprises a former pantry. The floor is paved with square brick paviors and the walls are all of painted brickwork and the ceiling appears to be of lath and plaster. The door from the east is modern but the space is lit from the south by a six-by-six sliding sash window. Otherwise, little is visible though a meat safe survives in one corner with mesh in the upper sections of the doors (Plate 7).

First floor

5.1.16 The staircase rises as described above and leads to a spacious first floor landing. This would formerly have been lit on the south by a stair light which is now altered and opens into the Edwardian extension.

5.1.17 The balustrade of the staircase ramps at each level to the first floor where the landing is enclosed by a retaining balustrade of the same form. The newels are turned at each level. Four bedrooms are given access from the landing, as well as a final small room or closet on the north overlooking the street front.

5.1.18 At this level, the floor surfaces are exposed in most rooms and consist of good fairly wide softwood floorboards, while a simple skirting board is present in most rooms as well as picture rails, though a number appear to be replaced. The doors to each room are all in house-style, as are the smaller cupboard doors within. Similarly the windows are all in house-style and comprise eight-over-eight sashes with moulded glazing bars and set in moulded surrounds.

5.1.19 The north-west room (FF03) is a fairly large bedroom and retains most features as noted above, the door from the landing with a good rimlock and ceramic finger plate, though the knob is lost. Two cupboards serve this room, to either side of the chimney breast on the south, with slender doors in house-style with original brass knobs. The cupboards have a number of typically mid-19th century hooks. The fireplace here has a

simple moulded surround to a plain shelf, with a later secondary larger applied shelf (Plate 8). A cast-iron hob grate survives with moulded jambs and decorative spandrels. There is an ex-situ cast-iron fender.

5.1.20 The corresponding room to the east (FF04) retains typical features as elsewhere, and the fireplace on the north is original with a simple moulded surround and plain shelf as in Room FF03. There is a cast-iron inset and hob grate with decorative elements. Adjoining to the west is a cupboard with a house-style door as elsewhere and mid-19th century coat hooks.

5.1.21 Room FF05 occupies the south-east corner and again retains similar features as elsewhere with a cupboard to the east of the fireplace. The fire surround is as in Rooms FF03 and FF04 and retains a decorative cast-iron hob grate. In all respects Room FF06 follows the pattern, apart from the chimney breast is expressed on the north with full-height flanking niches and no cupboards. Instead, what may be 19th century pegs survive adjoining the doorway from the landing. The fireplace survives with a simple surround and cast-iron grate and inset, though of more simple form.

5.1.22 The Edwardian extension is set lower than the main range and is now given access from the quarter-pace landing. The extension includes a short corridor with a bathroom and WC on the south and a small bedroom at the west end. The corridor is lit from the east by a six-over-six sash window with no horns. This appears to be 19th century and so reused in this instance. This area is typically Edwardian with simple four-panel doors to the rooms. Within the bathroom and WC, the original cistern and other features such as cupboards survive which are original to the Edwardian build (Plate 9).

Cellar

5.1.23 The basement level spans a single room below the south-west corner of the building and is given access below the staircase enclosed by a large plain four-panelled door. This leads to a series of brick and timber steps, where on the west the lath and plasterwork of an internal partition is visible with plain panelling to the east. The remaining walls are of painted brickwork which continues into and extends round the single room (BF01), while the floor is of well-laid brick. On the east, there are two niches with semi-circular arched heads, which retain the timber remnants of former shelves. The ceiling here is constructed of thin-section north-south joists, all of softwood with fairly robust X-bracing, all painted white.

5.2 Range 1

Exterior

5.2.1 This building is a narrow mostly timber-framed range aligned north – south. According to historic maps, this formerly extended to the south though now terminates with at least one fragmentary unit at the south end. Vegetation encumbers much of the south end and the west side of the range, although enough of the fragmentary bays survive to provide some information concerning their construction.

5.2.2 The range is divided into four distinct units at the north end with a fifth fragmentary unit to the south. Where visible the timber frame rests on a low dwarf wall,

all clad in weatherboarding of either oak or elm with later replacement, and rises to a pitched roof covered in pan-tiles at the north end and grey slate to the south. A chimney stack rises approximately halfway along the west wall but as noted this side is largely obscured by vegetation. The stack appears to be of yellow gault bricks much as the farm house.

5.2.3 The east side is all weatherboarded with upper sections enclosed with horizontal battens applied to the timber frame to provide ventilation (Plate 10). The north door to Unit 1 is a fairly narrow bead-moulded boarded door with ledges to the rear and strap hinges hung on pintles. The door to Unit 2 is larger and fairly robust but of similar form, i.e. boarded and ledged with strap hinges hung on pintles. Unit 3 has lost the door, but adjoining to the north is a multi-paned window largely obscured by vegetation. Unit 4 is enclosed by wide double doors of bead-moulded boards, again with strap hinges hung on pintles and with ventilation battens above. The east wall of Unit 5 is mostly demolished but a boarded split stable door is visible.

Interior

5.2.4 The spaces have been ascribed unit numbers shown on Fig. 10 and generally follow the bay divisions, although Units 2 and 3 were once a single space spanning two bays.

5.2.5 Unit 1 latterly comprised a coal store with a WC partitioned on the west side and given access from the exterior on the north. The dividing wall has been inserted and is constructed on late 19th or early 20th century brick, all limewashed. On the north, east and south a dwarf wall is constructed mostly of red brick, possibly of reused brick and in poor condition. The timber frame on the north and east is of waney primary-braced studwork, apparently of oak with some hedgerow timber and again in poor condition (Plate 11). The studs extend from a sole-plate to a wall-plate, which appears to be of softwood, with further studs rising above to the rafter couple of the gable end.

5.2.6 The south side differs in that the construction above the dwarf wall is of coursed clay batt, all rendered over with a rough buff-coloured lime render but visible where this has fallen away. These are large clay blocks with a high straw content and frequent flint inclusions. The roof over appears to have been replaced in softwood with slender common rafters riding over a single purlin in each pitch to a ridgeboard.

5.2.7 Unit 2 was formerly open with Unit 3 but has been divided with a full-height corrugated sheet partition. This space contains a chimney stack with a later attached copper on the west side and may have originally formed a tack room to the stables although was later a laundry or similar. The north wall to Unit 1 is entirely rendered to the apex, while the east wall retains a low dwarf wall with primary-braced studwork continuing from the adjoining space. The wall-plate here is simply scarfed. Apart from the doorway, eight panes of the window noted from the exterior is visible, bisected by the inserted corrugated sheet partition which forms the south wall. The west wall is of painted brickwork largely occupied by the fireplace and copper, the brickwork all painted but apparently of 19th century date. The fireplace aperture is fairly wide with a cambered arch supported by an iron band in the soffit, a common 18th or 19th century technique (Plate 12). The stack shoulders in above the aperture to a slender profile which rises through the roof pitch. A circular brick-built copper has been constructed against the north side of the stack, though the furnace entrance has been blocked, and with a mangle close by suggests a latter use as a laundry. The roof over retains a

single truss adjoining the chimney stack. It is of simple tie-beam construction with two raking struts to a single purlin in each over which the rafters ride. There are no principal rafters as such and the rafters are all slender and of a common size.

5.2.8 Unit 3 comprises a narrow unit formerly open with Unit 2. Here areas of an earlier brick floor are visible. On the east, the original timber-framing is visible though in poor condition, while the south wall is lime-rendered to the apex with some brickwork visible where the plaster has fallen away. The west wall is similarly of brick with a narrow top-hung casement at upper level. Various hooks survive for tack and saddles. The roof continues from the north but is in a state of collapse.

5.2.9 Unit 4 has most recently been used for motor vehicles as an inspection pitch survives in the concrete floor. The presence of bead-moulded double doors on the east might suggest an earlier use as a cartshed, although the presence of the ventilation battens above this is often indicative of housing livestock. The north wall to Unit 3 is again rendered but appears to be a mix of brick and clay batt construction. The south and west walls, by contrast, continue with the timber-framed form including the low brick dwarf wall topped by a sole-plate supporting primary-braced studwork above. Here, the framing is more coherent than seen elsewhere with regular studwork, painted white, and the primary braces descending from the corner posts, though again the timber is fairly waney. A waney tie-beam survives on the south with studs above, as well as a large nailed-on collar which clasps the purlins. Also on this south wall, the original infill to the timber frame survives, all weatherboarded to the rear. This consists of vertical laths, common in Cambridgeshire and the surrounding area, with a fairly buff-coloured plaster containing animal hair. The roof comprises common rafters riding over the back of the purlins to a ridgeboard as before. The final visible unit to the south is mostly destroyed with no roof, but probably formed stables. Fragmentary elements of the timber frame suggests a similar system as to the north with primary-braced studwork all round. The weatherboarding on the north does not extend over the outer frame or roof elements of the adjoining bay and indicates that this element represents a continuation of the range rather than a later addition.

5.3 Range 2

Exterior

5.3.1 This range (Plate 13) is aligned north-south and the east wall follows the canted line of and utilises the earlier boundary wall, though the west side continues inline. An additional small unit on the west side leads to an independent cellar (Range 2a), while a lean-to constructed against the north side of the range is of flimsy construction and is of no great age using flimsy timber and weatherboarding. The principal range is generally rendered all round, preserving ashlar lining, particularly visible where protected by the northern lean-to. The walls rise to a pitched roof covered with grey slate. There are two distinct units, both given access from the west side. At the north end, a simple boarded and ledged door has short strap hinges hung on pintles and a ventilation aperture above with horizontal battens. To the south, the second unit is reached through modern boarded double doors.

5.3.2 Also on the west, the small brick-built unit (Range 2a) is constructed of a variable yellow stock brick with some straight skintles and fairly wide lime mortar joints. This has been somewhat altered and the jambs of the doorway on the west have been rebuilt or

repaired. However, the original fairly low and narrow double doors survive with strap hinges hung on pintles and original hoops, hasp and chain.

Interior

5.3.4 From the interior it is clear that the structure is built of clay batt or lump blocks, all painted but not rendered as the exterior, and has always been divided into two distinct spaces. The structure utilises the pre-existing boundary wall on the west side which is of much the same form as seen enclosing the site elsewhere. The original roof partially survives though with some replacement. The original timber appears to be of softwood for the principal members but utilises much hedgerow timber for the lesser structural elements. The trusses comprise slender tie-beams with simple raking struts bird-mouthed to a single purlin in each pitch, reinforced with a nailed-on collar. There are no principal rafter couples and instead common rafter couples ride over the purlins to a ridgeboard at the apex. In addition, wide collars have been nailed on at half bay intervals.

5.3.5 Unit 1 occupies the north end of the range. It has an earth floor set approximately 0.5m above the external ground level. The walls all round are of painted clay batt construction, which on the south rises to a tie-beam with waney studs above with horizontal battens nailed across. The roof over retains one or two original elements. The wall-plates survive with a single intermediate collar and what appears to be a single original rafter couple at this point, though the remainder appears to have been replaced.

5.3.6 Unit 2 to the south is the larger of the two spaces and is of a slight irregular shape as it follows the canted boundary wall on the east (Plate 14). As before the clay batt construction is exposed all round and simply painted, with the walls at the rear constructed over a the pre-existing boundary wall which is punctuated by projecting brick piers, all lime-washed. The entrance on the west side contains modern double doors but has timber jambs and upper timber framing which may earlier.

5.3.7 There are three trusses in this space, one set hard against the south wall. As noted above, they are of thin-section tie-beams with raking struts to a single waney purlin in each pitch, with rafter couples riding over to a ridgeboard. The proportion of original rafters is high in this area.

Cellar

5.3.8 Range 2a houses a short flight of steps to the independent cellar space. The interior of the small brick structure retains some elements of interest, however. Here, the west side of Range 2 is visible comprises the clay batt construction seen elsewhere. This is simply painted as to the interior of the range and suggests that Range was constructed against pre-existing fabric; there is no sign that this section has ever been finished with the render and ashlar lining visible elsewhere.

5.3.9 A short flight of timber and brick steps lead to a single barrel-vaulted chamber (Plate 15). This has an earth floor but is otherwise all of painted brickwork with some repair in later brickwork. This space was used as a potato store within living memory.

5.4 Range 3

5.4.1 This range abuts the southern boundary of the site and adjoins the entrance in the south-east corner. Due to the level of vegetation and ruinous state of this range, the interior and west side was not accessible for inspection, while the roof has completely collapsed.

5.4.2 What remains is approximately square in plan and constructed of a mix of brick and timber. The south wall to the road is constructed of a yellow stock brick laid in Flemish bond, though at low level appears to be constructed over a red brick dwarf wall. The east end has been altered where an I-girder has been used as a gate post.

5.4.3 The east and north walls are all weatherboarded over timber-framing (Plate 16). Where visible the internal studwork appears to be of slender scantling as elsewhere but little further can be discerned.

5.4.4 On the north side the weatherboarding is pierced by one high-set aperture enclosed with vertical laths or slender battens. To the west, the remainder of the elevation has ventilation at upper level in the form of battens applied directly over the studs. This is mostly lost. The east end of the range is not visible but may have continued for further bays. Although the roof is lost a single rafter couple survives to the east but little can be seen.

5.5 Range 4

5.5.1 This range is mostly destroyed and little evidence survives regarding function. However, it formerly comprised a range of at least three bays aligned north – south. This may have extended to the rear of the property although the extent of vegetation meant the southern end was not accessible. The west and south walls are largely constructed of a fairly large gault bricks laid in Flemish bond, punctuated by single course bands of red brick (Plate 17). On the west, the wall rises to approximately 2m height, with an offset at 1.3m, and above this the wall construction is finished with a short stretch of timber-framing. This includes a sole-plate with primary-braced studwork above to a wall-plate. Any further structure is lost, but what remains is of fairly regular sawn form. Otherwise a section of the north and east walls survive which were clearly of differing form. Here there is a low dwarf wall with full-height primary-braced studwork above but little survives and what remains is in a state of collapse. Towards the south end, one tie-beam partially survives but mostly overgrown with vegetation. This is fairly slender and retains a single straight inner brace.

5.6 Range 5

5.6.1 This range comprises a metal-framed barn of substantial proportions occupying the south-east corner of the site. This corresponds well with a range visible on the historic OS maps but is clearly later and was apparently constructed in the 1950s replacing an earlier timber-framed barn.

Exterior

5.6.2 The structure is built in places over stretches of 19th century boundary wall but otherwise uses pink Fletton bricks to create a high dwarf wall. The exterior is clad in corrugated sheeting which rises to a pitched roof also clad in corrugated sheeting. According to local knowledge some of this is of galvanised tin reused from Anderson

Shelters of World War Two, while other elements appear to be of corrugated asbestos sheeting (Plate 18).

5.6.3 The north and east sides were not accessible for inspection and the west side is partially open-fronted revealing the structure to be of six large bays, only enclosed in the fourth and sixth bays. Here the metal-framed construction is exposed, described below for the interior.

5.6.4 The south wall has seen a number of phases of repair and rebuilding in later brick, but a central section of probable early 19th century brickwork survives. This rises to approximately 3m and is laid in English bond. Above this corrugated sheeting rises to the apex. Also on this side a ceramic plaque bears the name 'ANGELL FARM' as well as a more recent sign reading 'ANGELL FARM CORN DRYING BARN'.

Interior

5.6.5 The interior comprises a single space with few features apart from the concrete floor which houses very deep concrete hoppers at the south end for the corn.

5.6.6 Otherwise the external walls on the north, east and south are as noted comprise a high brick dwarf wall supporting the metal-framed structure above. 19th century brickwork is visible but with much later work in Fletton bricks. On the north wall, this differs slightly in that the Fletton brickwork rises above the earlier boundary wall to a height of about 4m with brick piers along the length of the walls. The west side is largely open-fronted as noted.

5.6.7 The frame construction includes a series of trusses creating six large bays (Plate 19). The truss form includes I-girder principal posts with T-section tie-beams and rafters, all braced with short T- and I-section pieces all bolted together with reinforcing plates. Horizontal L-section members give longitudinal support in each bay at four levels including the wall-plate, with triangulating pieces bracing the principal posts with the wall-plate. Horizontal members also enclose the west sides of Bays 4 and 6, but otherwise this side is open with only the braces at the upper corners.

5.7 Range 6

5.7.1 This range was outside of the assessment and is being retained in the proposed development. However, it was briefly inspected for context.

Exterior

5.7.2 This comprises a part brick and part timber-framed range aligned east-west along the southern boundary towards the west side of the site with the entrance on the north side.

5.7.3 The south and west walls may utilise stretches of earlier brick boundary wall later raised, or has seen substantial rebuilding on occasion. The north and east walls by contrast are entirely timber-framed with external weatherboarding (Plate 20). The roof is pitched and covered with grey slate.

Interior

5.7.4 The building spans four bays (Plate 21). The floor is of poured concrete and the brickwork on the south and west is lime-washed with a lower cement rendered plinth. The east and north walls are of timber-framed construction riding to the original timber roof. The north side has been altered and appears to have been originally open-fronted. The fabric used appears to utilise a mix of softwood with waney hedgerow timbers possibly of oak.

5.7.5 There are three trusses. Each includes a principal post on the north rising to a tie-beam, the south end of which rests on the external brick wall. A nailed inner cranked brace triangulates the tie-beam and principal post on the north. Above the tie-beam raking struts rise to a single purlin in each pitch over which the rafters ride to a ridgeboard.

5.7.6 The east wall is constructed of timber-framing set over a fairly high brick dwarf wall all cement rendered. The framing retains a sole-plate with a central prick-post, which may be pegged, and primary-braced studwork to either side all of slender fairly even scantling rising to a wall-plate. Above this slender studs rise inline.

5.7.7 From the evidence it appears that the north wall was originally open-fronted, the bay posts simply framed by short cranked braces from the posts to the wall-plate on this side. The wall-plate here is scarfed with a face-halved and bladed scarf joint. The bays were infilled with full-height slender and fairly waney studs notched over the back of the wall-plate, these also later infilled at lower level with brick and concrete. Although a later addition, this alteration is of some age and may have occurred only a short time after original construction. In addition, a reused window was inserted at this time. This is a large three-over-three sash window.

6 DISCUSSION

6.1 Technical analysis allows a good understanding of the development and history of the buildings. The complex represents a linked group of farm buildings associated with the activities of the Angell family who lived there from at least the early 20th century. It is likely that the complex was acquired by the family in the late 19th century as part of the expansion of Whitby Farm which prior to this was focused on the south side of what is now Silver Street.

6.2 Although earlier cartographic sources appear to indicate a level of development prior to the mid-18th century, none of the buildings appear to date from this time and instead many of the buildings are survivors of a late Georgian or early Regency complex, perhaps in the first years of the 19th century.

6.3 The farmhouse represents a well-constructed building with a fine yet simple show façade fronting the street with an internal layout of a central entrance hall and flanking reception rooms with the kitchen to the rear. Most rooms appear to have been dressed fairly simply, the doors are panelled and while skirtings and picture rails are present, other decorative elements which might be expected such as plaster cornices are absent. Most original windows and doors survive, while the staircase is interesting and almost of transitional form with characteristics such as the decorative tread ends which would not be out of place on a staircase of the 18th century, but with the form of the balustrade and the turned newels can be placed in the early years of the 19th century. There appears to have been a subtle phase of upgrading in the later 19th century, and

one or two features date from this time such as occasional fire insets and the ceramic detailing, while the early 20th century saw the addition of the two-storey southern extension and the refurbishment of much of the house with a number fireplaces brought up to date. The graining of the doors and other features perhaps dates from this time; the lack of paint history to most doors and windows seems to suggest a wholesale scheme of stripping.

6.4 A number of the agricultural buildings to the rear appear consistent with an early 19th century date and so are probably contemporary with the farmhouse, though the level of subsequent alteration is high and many of the buildings are dilapidated. Range 1 retains good early 19th century diagnostic features such as the brick of the dwarf walls and the fully-developed form of the primary braced studwork. The fireplace is perhaps a slightly later addition, added to create a tack room or similar, while later still the copper was constructed to provide laundry or similar facilities.

6.5 The brick fabric of Range 2a also appears consistent with an early 19th century date and suggests that the farmhouse was given an external cellar from the outset. Local knowledge indicates it was long a potato store although it is impossible discern any original use. Otherwise, Range 3 may be contemporary though little is left to confirm, as well as Range 6 which was outside the scope of the assessment, but displays similar characteristics, this perhaps originally an open-fronted cart-shed which was shortly after enclosed with further timber-framing.

6.6 The dating of Range 4 is problematic due to the loss of the roof and much of the wall fabric on the north and east. Despite the slight variation in brickwork, this and the framing is again consistent with a 19th century date, but is perhaps part of a separate phase of building, maybe explained by the division of the site into separate ownership at the time of the tithe in 1841, hence utilising different materials and craftsmen.

6.7 A second phase of work is seen throughout the complex with the construction of Range 2 in traditional clay batt as well as the insertion of partitions in Range 1. Clay batt or lump are large blocks created by mixing clay and sometimes dung with straw and water into a mould and left to dry. This building material is common in East Anglia during the late 18th and 19th centuries in cottages and farm buildings. Evidence indicates this range was part of a secondary phase of work as it utilises the earlier boundary wall on the east and is constructed against Range 2a. The roof form provides little further dating evidence as the form is common throughout the 19th century. However, it does not appear to exist on the 1879 OS map and may be a phase of building carried out in tandem with a general upgrading of fixtures and fittings within the farmhouse.

6.8 The final building to be assessed included Range 5, the metal-framed corn-drying barn. The form and construction gives a date for construction some time in the mid-20th century and local knowledge confirms this, when the owning family had an earlier timber-framed barn removed and the existing building erected. This follows closely the line of an earlier building which itself appears to have replaced a even earlier smaller range. The mid-20th century saw small-scale alterations to the other ranges, particularly Range 6 with the application of cement render to the brickwork and the infilling of the lower timber-frame resulting from new hygiene regulations concerning the keeping of livestock.

7 CONCLUSION

7.1 Whitby Farm exists as an interesting complex of buildings, which has survived as an enclosed agricultural complex and retains elements of the original form. The farmhouse is well-preserved and retains many original features, particularly the staircase and a number of fireplaces. The agricultural buildings saw a number of alterations and additions consistent with the gradual improvement and upgrading typical of a thriving farm establishment, each building fulfilling a distinct function; stables, tack rooms in Range 1, stores and similar in Range 2, with a cart-shed to the rear (Range 6).

7.2 However, decades of benign neglect has caused significant damage to the outbuildings and many are now in poor condition or have collapsed, leaving only one or two in any viable condition, including Range 6 which, with the farmhouse is being retained.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Logan Homes Ltd for funding the historic building recording on behalf of their client, and Mr Steve Worsnip of Warrington Martin for his assistance.

AS would also like to thank the staff of the Hertfordshire Archives and Local Studies and Hertfordshire Historic Environment Record.

AS is pleased to acknowledge the advice of Mr Andy Instone of Hertfordshire County Council Historic Environment Unit.

BIBLIOGRAPHY

Brunskill, R. W. 2000 *Houses and Cottages of Britain: origins and development of traditional buildings* Butler and Tanner Ltd, Frome and London

Davey, B.J. 1980. *Ashwell 1830-1914: the decline of a village community*. Leicester: Leicester University Press.

Gibson, C. and Humphrey, R. 2000. *An Archaeological Excavation at Westbury Farm, Ashwell*. Hertfordshire Archaeological Trust: unpublished report.

Jones, G. 2011. *22 Lucas Lane, Ashwell, Herts: an archaeological evaluation*. RNO 2773.

Sheldrick, A. 2001. *A Different World: Ashwell before 1939*. Herts: Courtney Publications.

Soil Survey of England and Wales 1983 *Legend for the 1:250,000 Soil Map of England and Wales*. Harpenden

Sparrow, P., Weston, P. and Pole, C. 2007. *750-754 Newmarket Road, Cambridge. An Archaeological Evaluation*. Archaeological Solutions Ltd.

Thompson, I. 2002. *Ashwell: Extensive Urban Survey Project (Assessment Report)*. Hertfordshire County Council.

Walsh, T. and Wilson, M. 2000. *Moules Yard, Ashwell, Herts: an archaeological excavation*. RNO 780.

Weinreb, B. & Hibbert, C. 1995. *The London Encyclopaedia*

Williams, A. & Martin, G. (eds) 2002 *Domesday Book: A Complete Translation*. Penguin Classics

WEB RESOURCES

www.ads.ahds.ac.uk

www.english-heritage.org.uk

www.dacorum.gov.uk/PDF/LandscapeCharAssess

<http://www.ashwell.gov.uk/parishplan.pdf>

www.north-herts.gov.uk/

APPENDIX 1 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	<i>Whitby Farm, Silver Street and 35 High Street, Ashwell</i>
County: Hertfordshire	District: <i>North Hertfordshire</i>
Village/Town:	Parish: <i>Ashwell</i>
Planning application reference:	12/00812/1
Client name/address/tel:	Logan Homes Ltd
Nature of application:	<i>Retention and extension of the existing house and replacement of farm buildings with five additional dwellings</i>
Present land use:	Empty, former agricultural complex and farmhouse
Size of application area:	Size of area investigated: <i>c.3600m²</i>
NGR (8 figures):	<i>TL 2684 3967</i>
Site Code:	<i>AS 1525</i>
Site director/Organisation:	Archaeological Solutions Ltd
Type of work:	Historic building recording
Date of work:	<i>29th and 30th October 2012</i>
Location of finds/Curating museum:	HALs
Related SMR Nos: -	Periods represented: Early 19 th century to present
Relevant previous summaries/reports: -	-
Summary of fieldwork results:	<p><i>In October 2012 Archaeological Solutions carried out historic building recording at Whitby Farm, Silver Street and 35 High Street, Ashwell. The work was commissioned by Logan Homes Ltd and was undertaken in compliance with a condition attached to planning consent.</i></p> <p><i>The complex represents a linked group of farm buildings associated with the activities of the Angell family who lived there from at least the early 20th century. It is likely that the complex was acquired by the family in the late 19th century as part of the expansion of Whitby Farm which prior to this was focused on the south side of what is now Silver Street.</i></p> <p><i>The earliest buildings on the site appear to date from the very early 19th century and include the farmhouse along with at least two of the agricultural ranges to the rear. Range 1 and 2a are consistent with an early 19th century date, while Range 3 (now ruinous) and Range 6 may be contemporary. Other ranges were constructed throughout the 19th century, particularly Range 2 which is constructed of clay batt, which may correspond with a general phase of upgrading within the farmhouse.</i></p> <p><i>Finally the 20th century also saw alteration with the replacement of an earlier range in the south-east with Range 5, a large corn-drying barn, as well as small-scale alterations visible elsewhere within the complex.</i></p>
Author of summary: Tansy Collins	Date of Summary: December 2012

APPENDIX 2 CARTOGRAPHIC SOURCES

Figs	Date	Title	Scale	Location
4	1766	A Topographical Map of Hertfordshire - Dury & Andrew	-	HALS
5	1841	Tithe Award Map of Ashwell, Hertfordshire	6 chains: 1"	HALS
6	1877	Ordnance Survey Map of Hertfordshire Sheet IV.9 1 st edition	1:1250	HALS
7	1898	Ordnance Survey Map of Hertfordshire Sheet IV.9 2 nd edition	1:1250	HALS
8	1924	Ordnance Survey Map of Hertfordshire Sheet IV.9	1:1250	HALS
9	1937	Ordnance Survey Map of Hertfordshire Sheet IV.9	1:1250	HALS

APPENDIX 3

BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: <i>Whitby Farm, Silver Street and 35 High Street, Ashwell</i>					NGR: TL 2684 3967		
County: Hertfordshire				Museum Collecting Area: HALs			
Site Code: AS 1525				Project Number: 4664			
Date of Work: October 2012				Related Work: -			
Brief/s				Specification/s			
Date	Present			Date	Present		
Advice letter	Yes			26.07.2012	Yes		
Site Records (Description)							
21 sheets A4 notes							
Site Drawings (Give Details of Formats & Size)							
3 sheets A3 drafting film							
Architect's Drawings:							
2 sheets A3 architects drawings - annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings on CD	
Reports							
Report No		Report Type				Present	
4209		Historic building recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	26-36	Yes
2	120mm	1-15	Yes	Yes	2	1-8	Yes
3	120mm	1-7	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printout in archive folder							
Digital Photographs (Give Details):							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.							

PLATES



Plate 1 North elevation, farmhouse, taken from the north (DP 65)



Plate 2 Farmhouse, rear elevation, taken from the south-east (DP 40)



Plate 3 Staircase, GF02, taken from the south-east (DP 10)



Plate 4 Vertically sliding shutters housed within the window apron in Room GF03, taken from the south-east (DP 38)



Plate 5 Fireplace in Room GF04, taken from the north-west (DP 3)



Plate 6 The kitchen, GF05, taken from the south-west (DP 12)



Plate 7 Former pantry or storeroom, GF08, taken from the north-east (DP 36)



Plate 8 Room FF03, taken from the north-west (DP 37)



Plate 9 Room FF08 showing Edwardian fixtures, taken from the north (DP 24)



Plate 10 East elevation, Range 1, taken from the north-east (DP 48)



Plate 11 North elevation of Unit 1, Range 1, taken from the east (DP 71)



Plate 12 Fireplace and copper in Unit 2, Range 1, taken from the east (DP 82)



Plate 13 West elevation, Range 2, taken from the north-west (DP 50)



Plate 14 Roof above Unit 2, Range 2, taken from the south-east (DP 83)



Plate 15 Barrel vaulted cellar beneath Range 2, taken from the north-west (DP 69)



Plate 16 Range 3, taken from the north (DP 54)



Plate 17 Surviving outer brick walls on the west side of Range 4, taken from the north-east (DP 55)



Plate 18 Open-fronted west elevation, Range 5, taken from the north-west (DP 53)



Plate 19 Range 5, taken from the north-west (DP 77)



Plate 20 Range 6, taken from the north-east (DP 58)



Plate 21 Range 6, taken from the south-west (DP 80)

PHOTOGRAPHIC INDEX



1

Entrance hall GF01, taken from the south-west



2

Room GF04, taken from the south-east



3

Fireplace in Room GF04, taken from the north-west



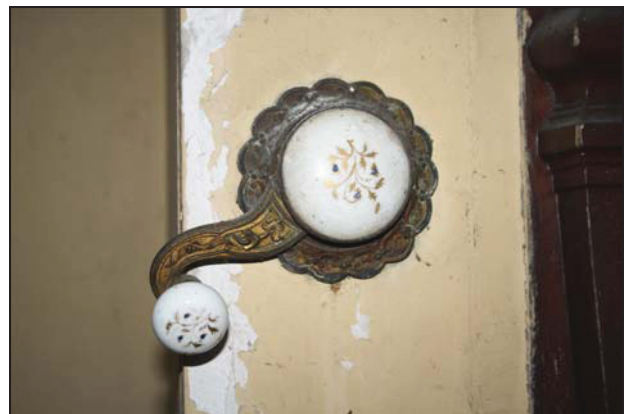
4

Room GF03, taken from the north-east



5

Fireplace in Room GF03, taken from the north-east



6

Victorian servant bell pull adjacent to the fireplace, GF03, taken from the north



7

Victorian servant bell pull adjacent to the fireplace, GF03, taken from the north



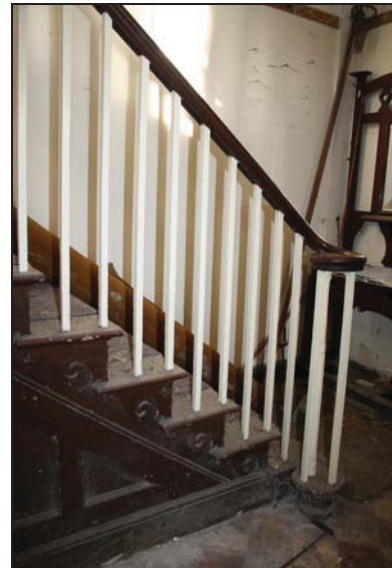
8

Arched aperture leading from the entrance hall to the stair hall, GF01, taken from the north



9

Staircase and stair hall, GF02, taken from the north-east



10

Staircase, GF02, taken from the south-east



11

Decorative tread ends to the staircase, GF02, taken from the east



12

The kitchen, GF05, taken from the south-west



13

Room GF05, taken from the north-east



14

Room BF01, taken from the south-east



15

X-bracing to the ceiling joists, BF01, taken from the south



16

Arched apertures on the east side of Room BF01, taken from the west



17

Arched doorway and stone stairs leading to the ground floor, BF01, taken from the north-west



18

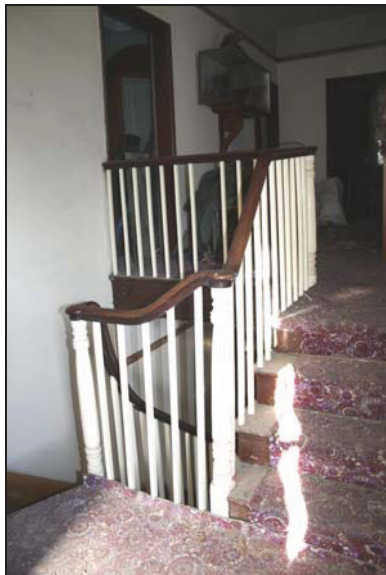
Door to Room GF06, taken from the north-west



19
French doors in Room GF06, taken from the south-east



20
Fireplace in Room GF06, taken from the south-west



21
Upper stair balustrade, FF01, taken from the south



22
Room FF07, taken from the north



23
Room FF09, taken from the north-east



24
Room FF08, taken from the north



25

Stair landing FF01, taken from the north



26

Room FF05, taken from the south-west



27

Fireplace in Room FF05, taken from the south-west



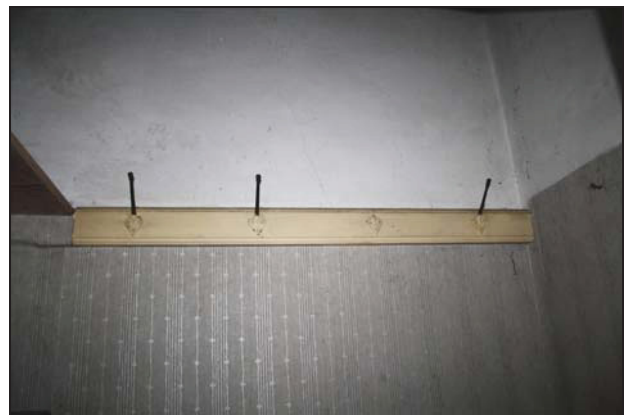
28

Room FF04, taken from the north-east



29

Fireplace in Room FF04, taken from the north-west



30

Mid-19th century pegs in the cupboard, FF04, taken from the north



31

Room FF03, taken from the south-west



32

Room FF03, taken from the north-east



33

Room FF06, taken from the south-east



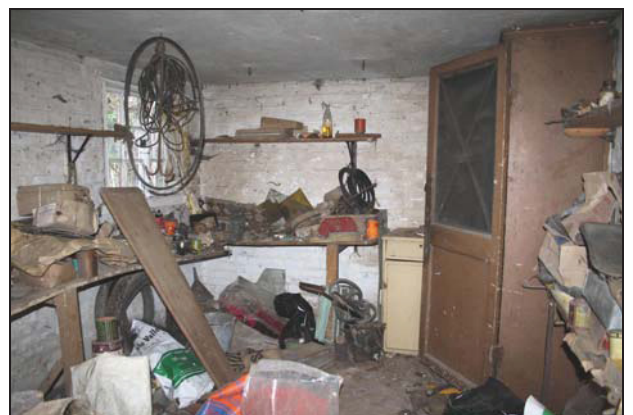
34

Door in Room FF06, taken from the south-west



35

Door in Room FF05, taken from the south-west



36

Former pantry or storeroom, GF08, taken from the north-east



37

Room FF03, taken from the north-west



38

Vertically sliding shutters housed within the window apron in Room GF03, taken from the south-east



39

Entrance from High Street, with the farmhouse on the left, taken from the south



40

Farmhouse, rear elevation, taken from the south-east



41

Sash window, rear elevation on the farmhouse, taken from the south-east



42

Decorative hood above the back door to the Edwardian extension, taken from the south-east



43

Yorkshire sliding sash, rear extension, taken from the south-west



44

Farmhouse, west elevation, taken from the south-west



45

West curtilage wall, taken from the south-east



46

South end of Range 1, taken from the south



47

East elevation consumed by vegetation, Range 1, taken from the south-east



48

East elevation, Range 1, taken from the north-east



49

North elevation, Range 2, taken from the north-west



50

West elevation, Range 2, taken from the north-west



51

West elevation, Range 2, taken from the south-west



52

Open-fronted west elevation, Range 5, taken from the south-west



53

Open-fronted west elevation, Range 5, taken from the north-west



54

Range 3, taken from the north



55

Surviving outer brick walls on the west side of Range 4, taken from the north-east



56

Fragmentary remains on the north side of Range 4, taken from the south-east



57

North elevation, Range 4, taken from the north-west



58

Range 6, taken from the north-east



59

Range 6, south elevation, taken from the south-east



60

South side of the assessment site from Silver Street, taken from the south-west



61

Range 3, taken from the south-east



62

South elevation, Range 5, taken from the south-east



63

'Angell Farm' plaque, Range 5, taken from the south



64

Farmhouse, taken from the north-east



65

North elevation, farmhouse, taken from the north



66

Interior of lean-to, north end of Range 2, taken from the west



67

Interior of Unit 1, Range 2, taken from the north-west



68

Timber-framed upper gable in Unit 1, Range 2, taken from the north-west



69

Barrel vaulted cellar beneath Range 2, taken from the north-west



70

South end wall of Unit 2, Range 2, taken from the north-west



71

North elevation of Unit 1, Range 1, taken from the east



72

Roof above Unit 1, Range 1, taken from the east



73

Unit 2, Range 1, taken from the north-east



74

Unit 3, Range 1, taken from the east



75

South wall of Unit 4, Range 1, taken from the north-east



76

Unit 4, Range 1, taken from the west



77

Range 5, taken from the north-west



78

Range 5, taken from the south



79

Range 6, taken from the east



80

Range 6, taken from the south-west



81

Sash window, Range 6, taken from the south-east



82

Fireplace and copper in Unit 2, Range 1, taken from the east



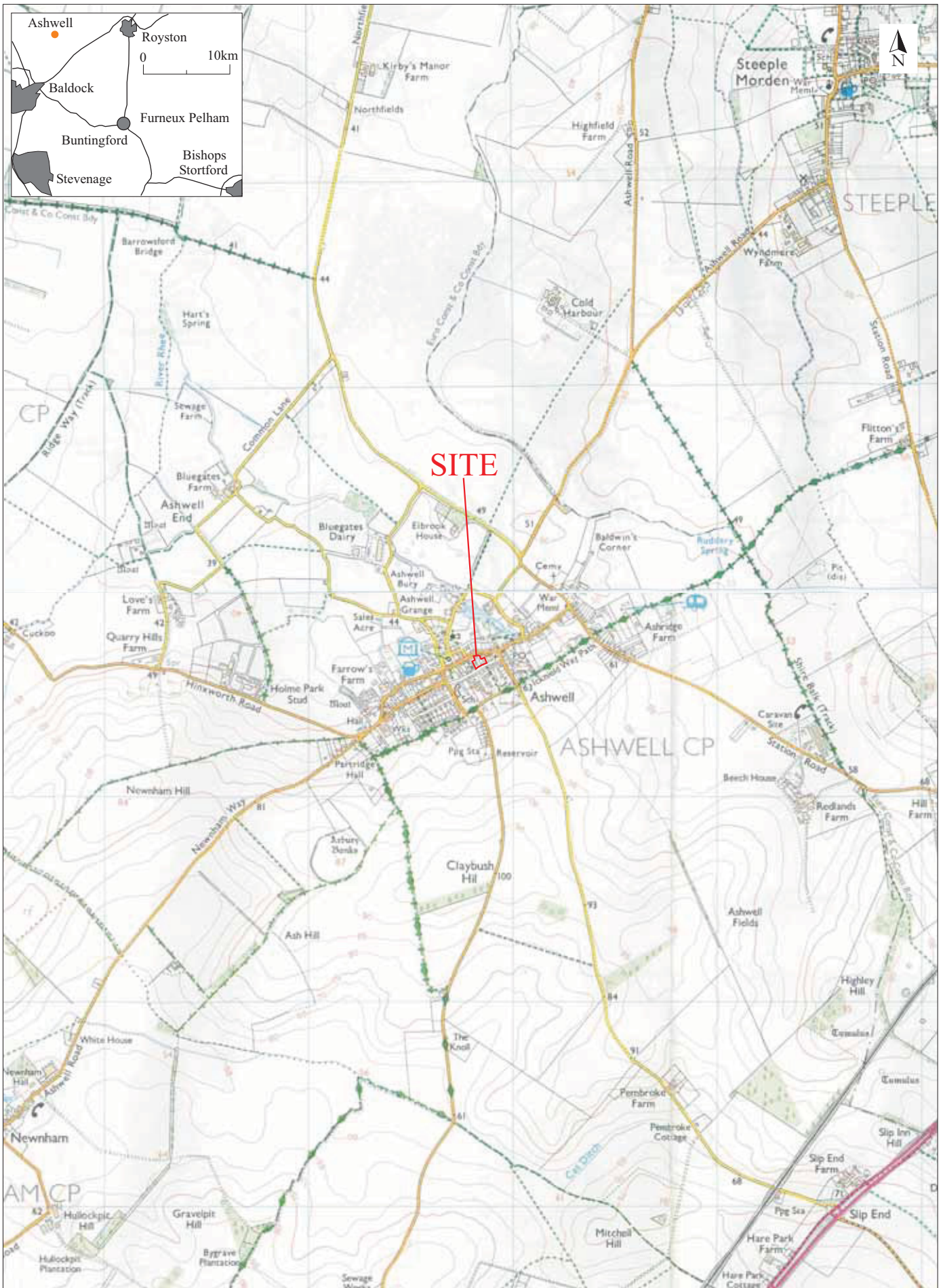
83

Roof above Unit 2, Range 2, taken from the south-east



84

East side of Unit 2, Range 2, taken from the south-west



Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25,000 at A4



Reproduced from the 1999 Ordnance Survey 1:1000 map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

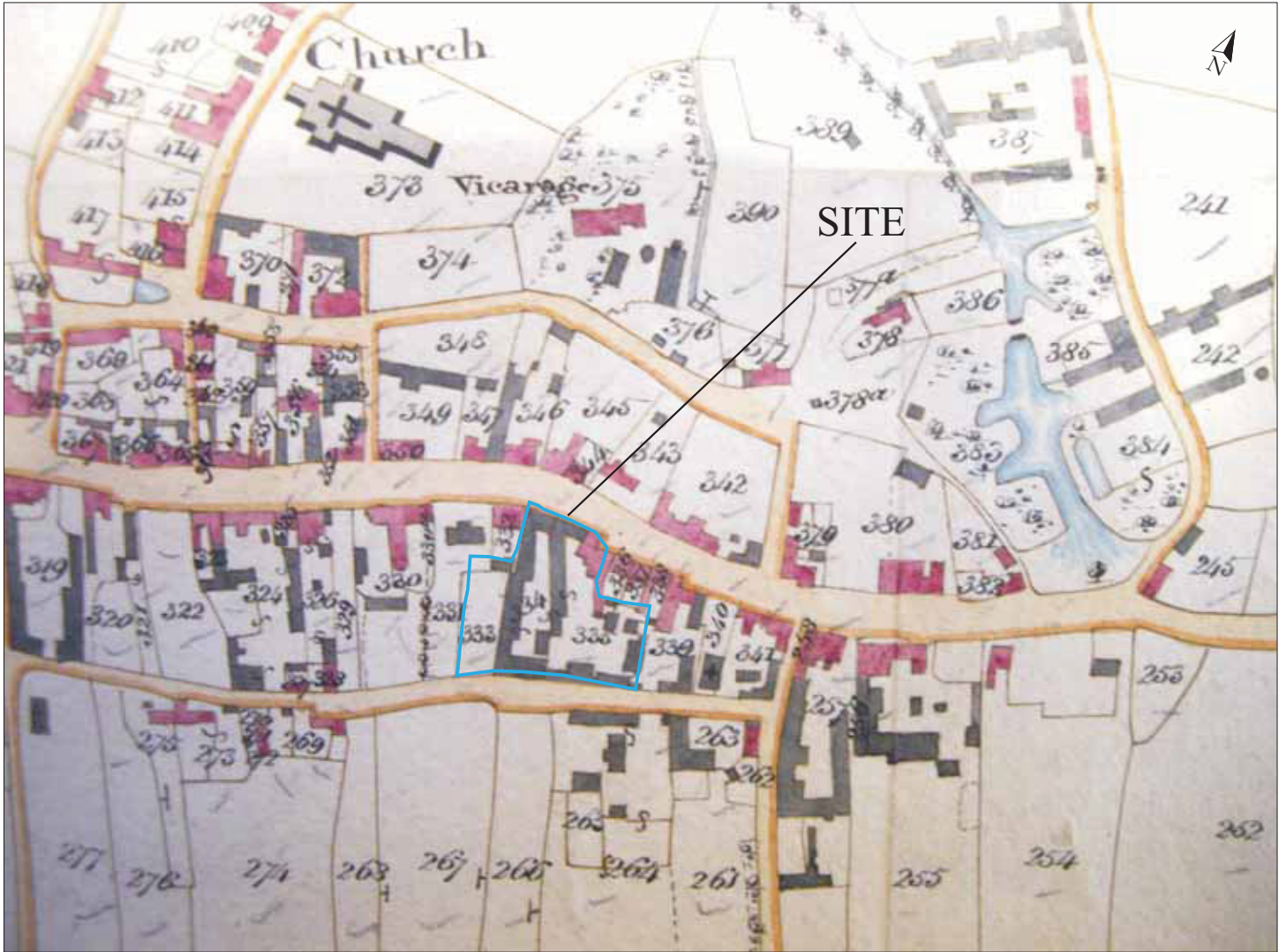
Archaeological Solutions Ltd
Fig. 2 Detailed site location plan
 Scale 1:1000 at A4



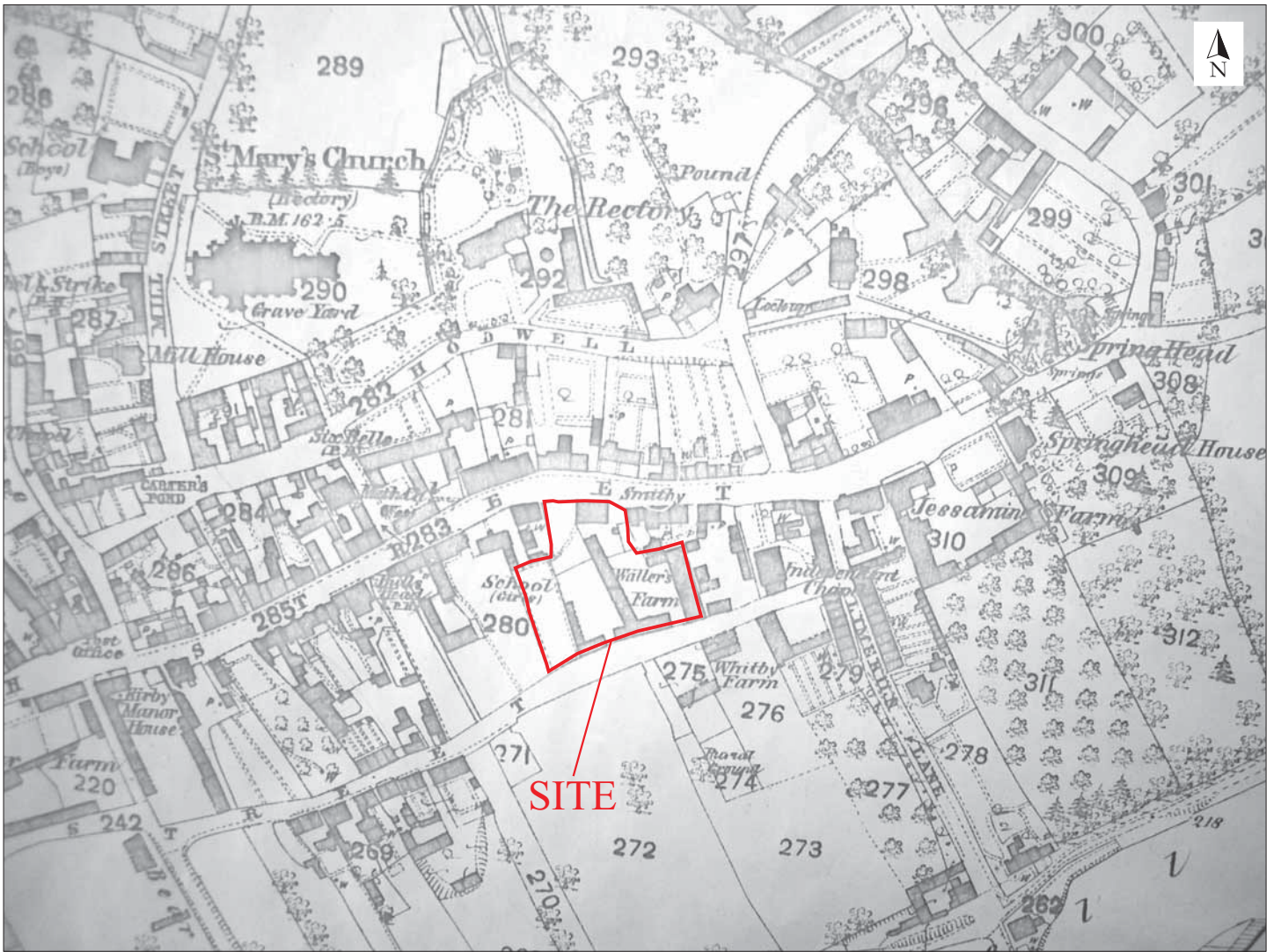
Archaeological Solutions Ltd
Fig. 3 Photographic location plan
 Scale 1:200 at A3



<i>Archaeological Solutions Ltd</i>
Fig. 4 Dury & Andrews' map, 1766
Not to scale

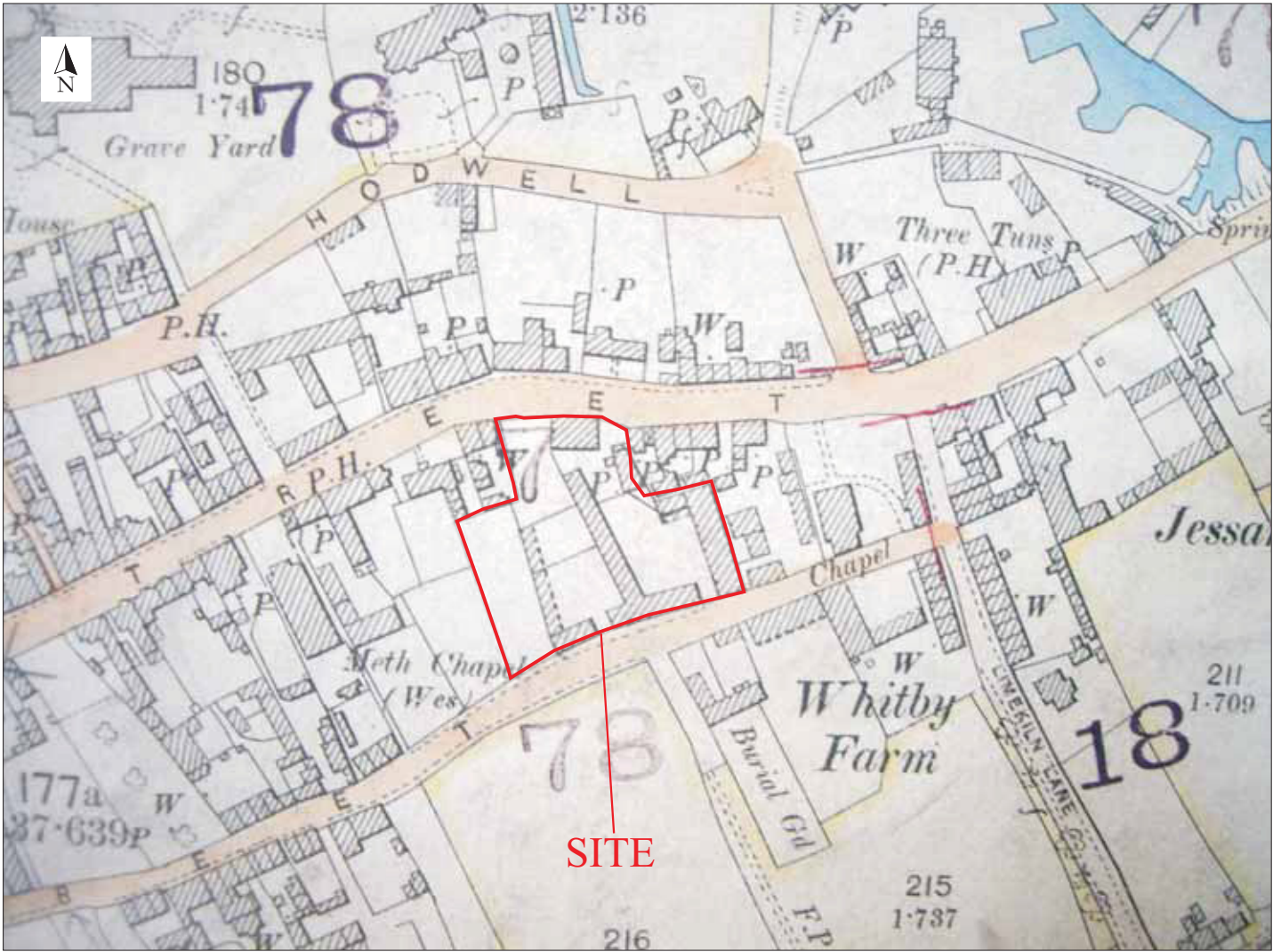


<i>Archaeological Solutions Ltd</i>
Fig. 5 Tithe map, 1841
Not to scale



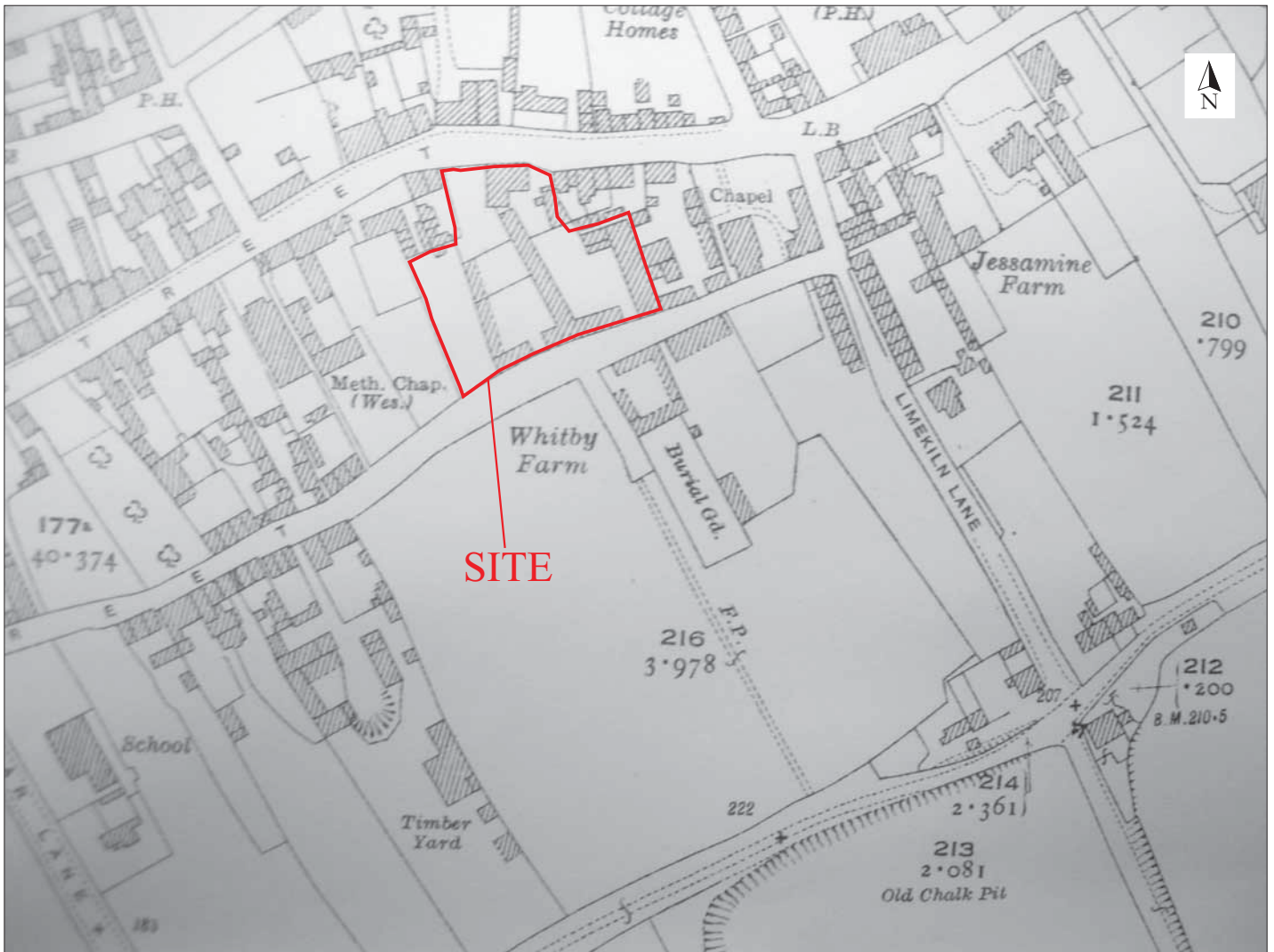
Reproduced from the 1877 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

<i>Archaeological Solutions Ltd</i>
Fig. 6 OS map, 1877
Not to scale



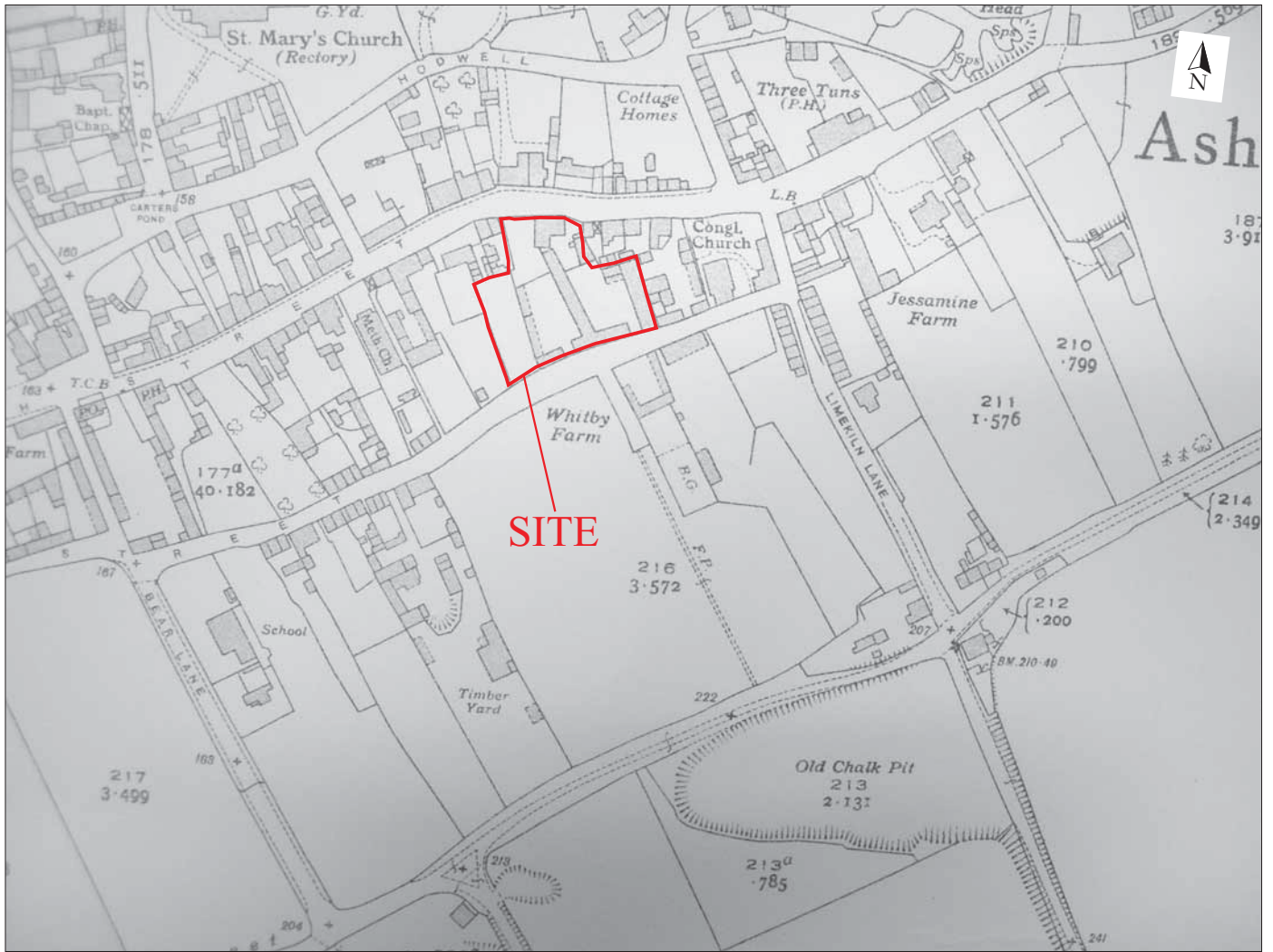
Reproduced from the 1898 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

<i>Archaeological Solutions Ltd</i>
Fig. 7 OS map, 1898
Not to scale



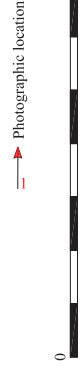
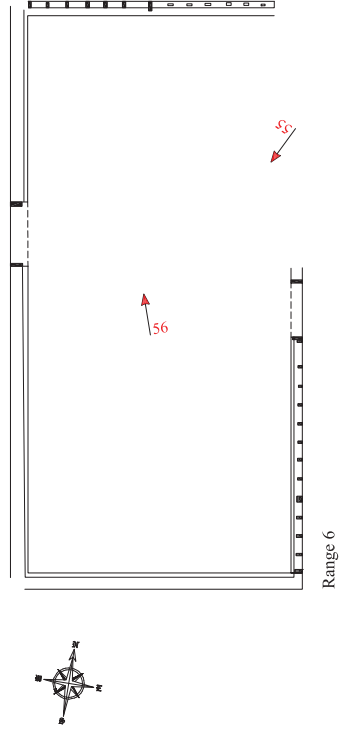
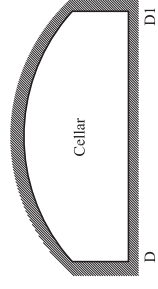
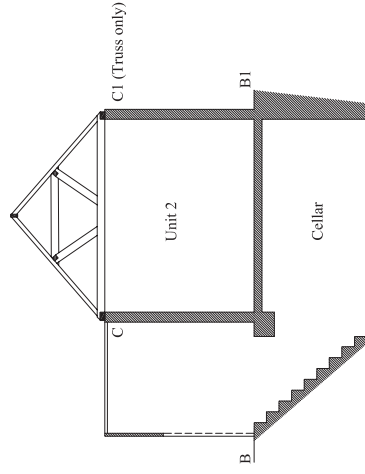
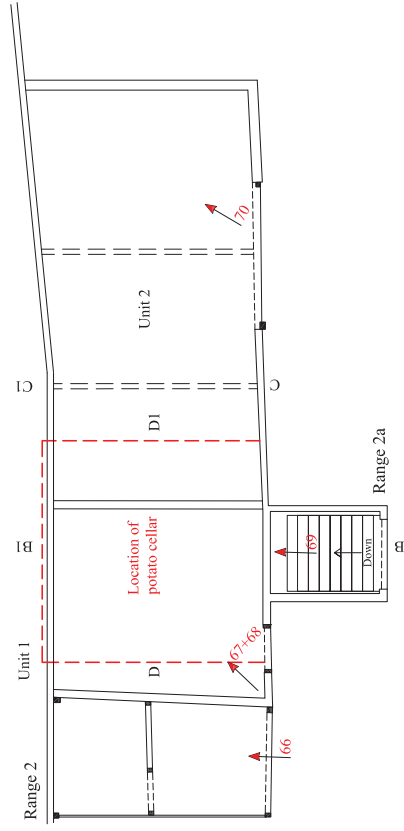
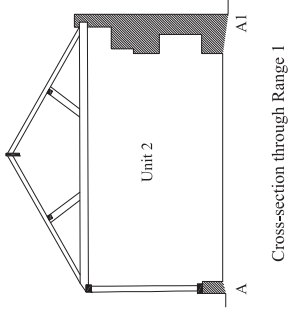
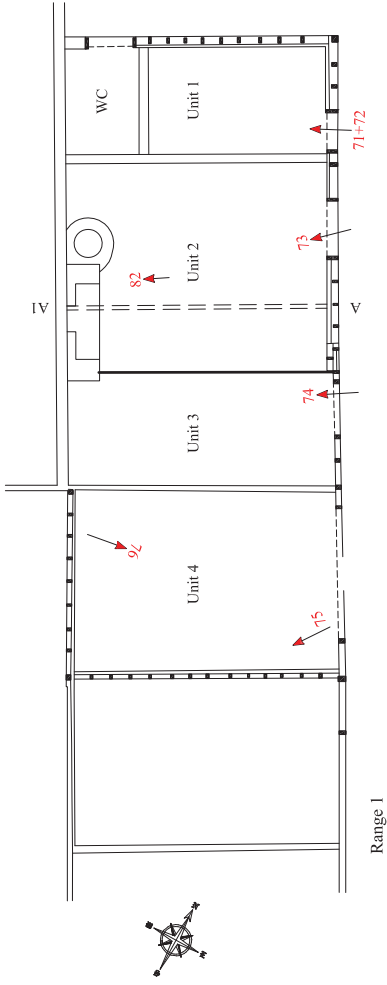
Reproduced from the 1924 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

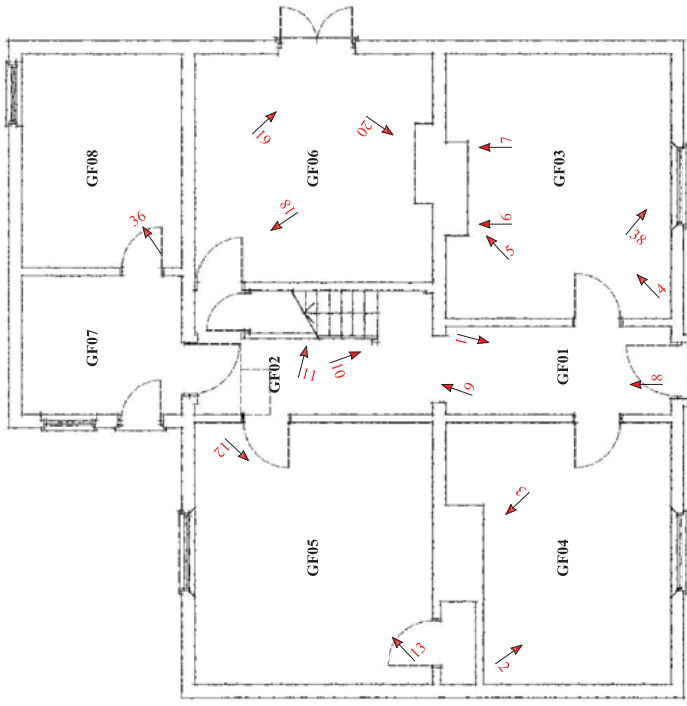
Archaeological Solutions Ltd
Fig. 8 OS map, 1924
Not to scale



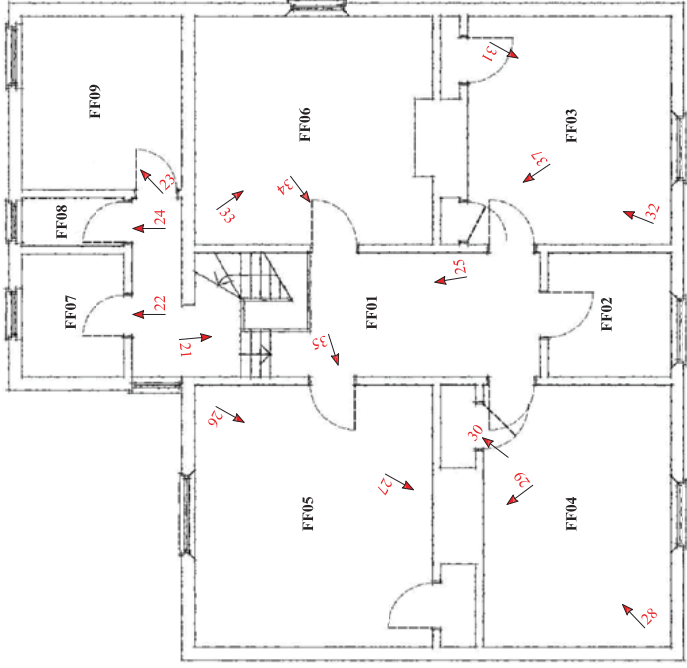
Reproduced from the 1937 Ordnance Survey 1:1250 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

<i>Archaeological Solutions Ltd</i>
Fig. 9 OS map, 1937
Not to scale

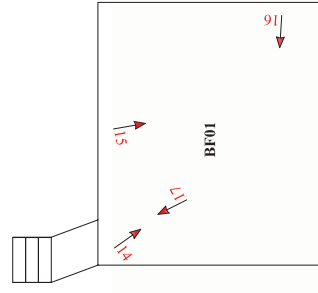




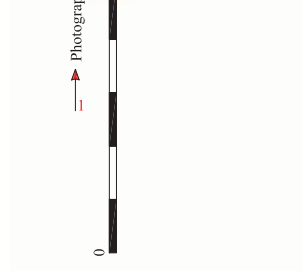
Ground floor plan



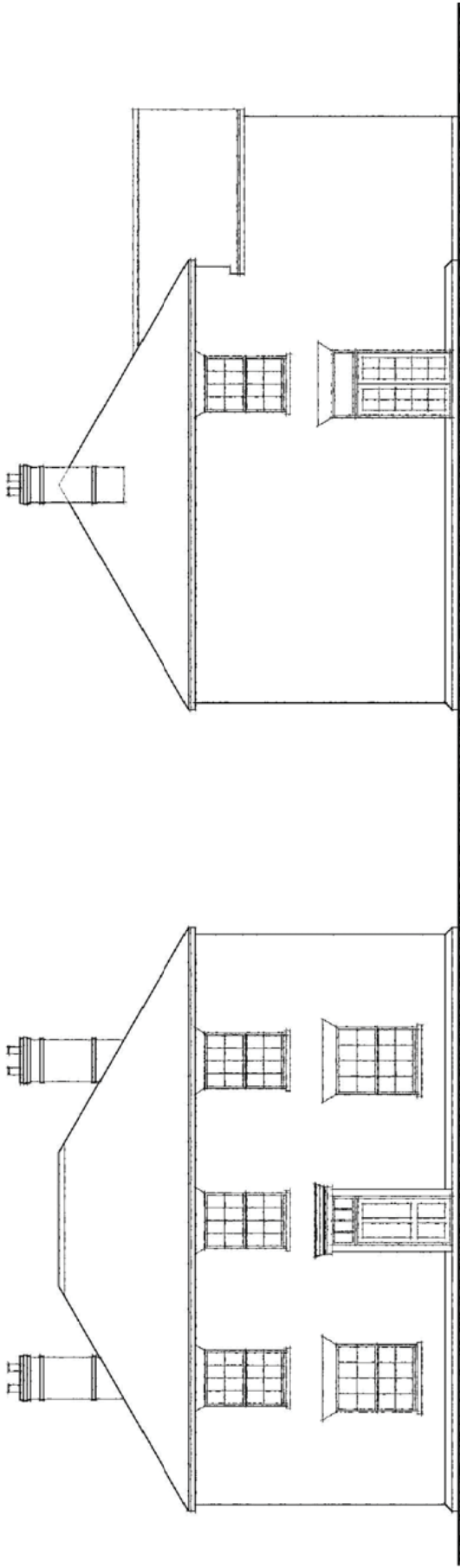
First floor plan



Basement floor

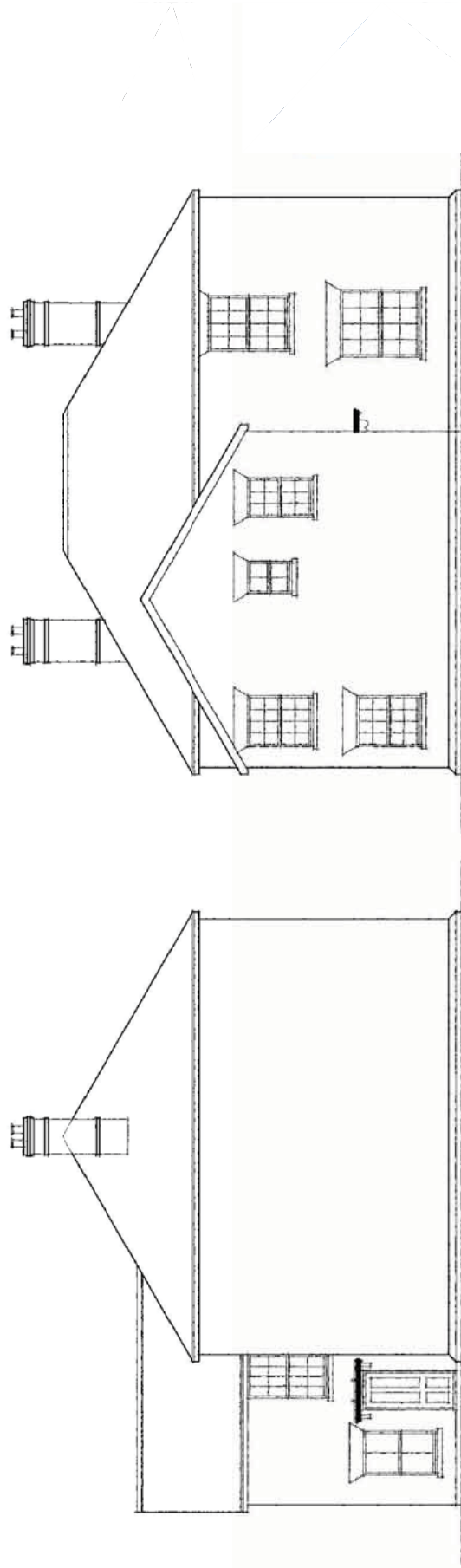


10m



West elevation

North elevation



South elevation

East elevation

