

NEW PASTURES FARM, WARRINGTON,  
OLNEY, BUCKINGHAMSHIRE  
HISTORIC BUILDING RECORDING

**MK HER event number: EMK1232**

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Project name	<i>New Pastures Farm, Warrington, Olney, Buckinghamshire</i>		
<b>Summary</b>			
<i>In April 2014 AS carried out historic building recording at New Pastures Farm, Warrington, Buckinghamshire. Technical analysis at New Pastures Farm allowed the evolution of the house and barn to be demonstrated. At its core, the house is of 17th century date although only one or two features survive, the rest having been replaced through repeated phases of alteration so that no early joinery or fixtures and fittings survive.</i>			
<i>Originally rising over one and a half floors to a steeply pitched roof which was probably thatched, the eaves were raised in the 18th century to provide further space at first floor level which left elements of the original roof truss surviving entombed within the later structure. The adjoining barn is probably of 18th century date but itself has seen modification with the replacement of the roof.</i>			
<i>Substantial work in the early 20th century saw the house extended with a new range at the west end in 1917 to provide a new entrance and high and light reception rooms, while at a similar date the rear range was given a second floor.</i>			
Project dates (fieldwork)	<i>4<sup>th</sup> April 2014</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>?</i>
P. number	<i>5712</i>	Site code	<i>n/a</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>-</i>		
Current land use	<i>House and barn</i>		
Planned development	<i>Part demolition, renovation and conversion</i>		
Main features (+dates)	<i>17<sup>th</sup> century core with later extensions</i>		
Significant finds (+dates)	<i>-</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Buckinghamshire</i>	<i>Milton Keynes</i>	<i>Warrington</i>
HER for area	<i>Milton Keynes Historic Environment Record</i>		
Post code (if known)	<i>MK46 4HW</i>		
Area of site	<i>-</i>		
NGR	<i>SP 89019 55539</i>		
Height AOD (max)	<i>c. 105m AOD</i>		
<b>Project creators</b>			
Brief issued by	<i>Advice from MK SAO</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>David Leese</i>		
Full title	<i>New Pastures Farm, Warrington, Olney, Buckinghamshire. Historic Building Recording</i>		
Authors	<i>Collins, T.</i>		
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Date (of report)	<i>April 2014</i>		

# NEW PASTURES FARM, WARRINGTON, OLNEY

## HISTORIC BUILDING RECORDING

### **SUMMARY**

*In April 2014 AS carried out historic building recording at New Pastures Farm, Warrington, Buckinghamshire. Technical analysis at New Pastures Farm allowed the evolution of the house and barn to be demonstrated. At its core, the house is of 17<sup>th</sup> century date although only one or two features survive, the rest having been replaced through repeated phases of alteration so that no early joinery or fixtures and fittings survive.*

*Originally rising over one and a half floors to a steeply pitched roof which was probably thatched, the eaves were raised in the 18<sup>th</sup> century to provide further space at first floor level which left elements of the original roof truss surviving entombed within the later structure. The adjoining barn is probably of 18<sup>th</sup> century date but itself has seen modification with the replacement of the roof.*

*Substantial work in the early 20<sup>th</sup> century saw the house extended with a new range at the west end in 1917 to provide a new entrance and high and light reception rooms, while at a similar date the rear range was given a second floor.*

### **1 INTRODUCTION**

1.1 In April 2014 Archaeological Solutions Ltd (AS) carried out historic building recording at New Pastures Farm, Warrington, Olney, Buckinghamshire MK46 4HW (NGR SP 89019 55539; Fig. 1). The recording was commissioned by Mr David Leese and was carried out as part of a condition attached to planning consent for demolition of parts of the house and the refurbishment and conversion of the adjoining barn (11/02228/FUL and 10/10421/FUL).

1.2 The recording was carried out in response to advice issued by the Senior Archaeological Officer of Milton Keynes Council (MKC AO) and according to a specification (Written Scheme of Investigation) produced by AS (dated 21<sup>st</sup> March 2014), approved by the MKC AO. The project followed the procedures outlined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practise* (2006) and conformed to the Institute for Archaeologists (IfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2008).

1.3 The recording was carried out to Level 2 as noted in the EH document and the overall aims and objectives were to compile a high quality record of the structure identified for alteration and demolition.

## *Planning policy*

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 impact of the proposal, particularly where a heritage asset is to be lost.

## **2 METHODOLOGY**

2.1 The site was visited on the 4<sup>th</sup> April 2014 in order to compile descriptions of the building and undertake the drawings and photographic work. The written descriptions were compiled by Tansy Collins. Existing plans provided by the client were checked and corrected where necessary by Kathren Henry, while cross-section through the barn and the historic core of the house range were produced. These have been included as Figs. 3-5.

2.2 Kathren Henry and Tansy Collins carried out the photographic survey and was conducted 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 60D (18 megapixels) digital single lens reflex camera, duplicating the black and white photography. 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. 3-4).

### **3 DESCRIPTION OF THE SITE (Fig. 1)**

3.1 The village and parish of Warrington are the most northerly in the borough of Milton Keynes, c.12km to the north of the planned city (NGR SP 89019 55539). New Pastures Farm is situated c.1.6km to the north of the village of Warrington, on the north side of Bedford Road East (A428), which connects the villages of Lavendon and Yardley Hastings, c.2km to the east and west respectively.

3.2 The farm is given access by a 200m long drive that leads to a small complex comprising a number of ranges arrayed around a farm yard which is open on the south side. The buildings under assessment comprise those structures forming the north side of the farmyard complex and include the farmhouse to the west and the adjoining barn which extends inline to the east.

### **4 THE EVIDENCE**

#### *Topography, geology and soils*

4.1 New Pastures Farm is set in a gently undulating landscape to the north of the River Great Ouse. The farm lays at c.105m AOD on the south-eastern edge of a plateau that overlooks Warrington at c.65m AOD, and descends on the north-west side towards Yardley Hastings. The underlying geology of the area comprises the Kellaways and Oxford Clay Formations of undifferentiated mudstone, siltstone and sandstone, overlain by chalky till soils of the Hanslope and Ragdale associations (Soil Survey of England and Wales 1983).

#### *Archaeological and historical background*

4.2 The hamlet of Warrington has origins in the medieval period and is recorded as 'Wardintone' in Domesday Book of 1086, which translates in Old English to 'Wæheard's estate.' However, the early history of the settlement is merged with that of the parish of Olney and is relatively poorly understood beyond manorial descent. The history of the agricultural land including New Pastures Farm may be connected with the Premonstratensian foundation of the Abbey of Lavendon, c. 2km to the south-east, as the farm might be identified as 'Little Grange Farm' in an isolated, detached part of Lavendon Parish in the early 19<sup>th</sup> century (see 4.3). This cartographic label suggests the farm may have originally comprised a grange of Lavendon Abbey, but given the economic history of the abbey this remains a tentative conclusion. The abbey was founded in 1154 with an endowment of 29 acres including a park, a mill, several local churches and manors, but the following century saw many lost though legal disputes and the foundation was never particularly extensive or wealthy, comprising only 10 or 11 cannons with a revenue of less than £200 at the time of the Dissolution in 1536. The presence of the deserted medieval village of Olney Hyde c.1km to the south (i.e. HER MMK 195-6) suggests this agricultural landscape was once more complex, possibly connected with the manor of Olney rather than the abbey, a presence since the late 10<sup>th</sup> century AD.

4.3 The earliest cartographic depiction of the site is as 'New Pastures' to the north of Warrington on Jeffery's map of 1770, and although no detail of buildings can be

discerned, the arrangement of adjacent fields is broadly comparable, albeit with a few boundaries removed by the advent of modern farming methods and suggesting only limited landscape alteration since the medieval period. As with all pre-Ordnance Survey maps; the degree of accuracy of Bryant's 1825 map is questionable. The 1825 map clearly demarcates extra-parochial land to the north of Warrington that belongs to the parish of Lavendon. This land includes 'Little Grange Farm', which it has been suggested equates with New Pastures Farm. However, this more likely is associated with Lavendon Lodge Farm given the potential ecclesiastical nomenclature and the location of a spinney directly to the south-west of Little Grange Farm; Newland Spinney still survives in this position today.

4.4 The site can, however, be positively identified in the field patterns of the 1<sup>st</sup> edition (1880s) Ordnance Survey map, where it is labelled as 'Little Gains'. The arrangement of farm buildings on this map is comparable with the U-shape of the main farm complex. The core of the farmhouse is visible with a range to the rear and the barn to the east. The presence of a western range should also be noted which suggests the presence of an earlier range preceding the existing west range.

## 5 THE BUILDINGS

### The house

5.1 As is often the case, the house comprises a fairly accretive structure reflected in the various additions, extensions and phases of remodelling which are evident within the fabric of the building.

5.2 For ease of reference these have been divided into distinct components including the central two bays of the building (main range) with the rear range on the north side. The west range extends inline with but is slightly wider than the main range, while to the east the barn stands with a small unit attached to the north side which is referred to as Unit 3. Finally, there are two small units to the west of the rear range on the north (Units 1-2) which are both modern and of no interest.

### Exterior

#### *Historic core*

5.3 The main range is the most historic element of the complex and spans two bays fronting south into the yard (Plate 1), the outer corners defined by straight joints in the stone work to the flanking two ranges, that to the west being fairly irregular and likely reflecting the loss of a pre-existing range on this side. The range is constructed of roughly-coursed slender limestone blocks, though the lower courses include somewhat larger blocks. The roof is pitched and covered in grey slate, while chimney stacks lie at either end built of Fletton brickwork. The building is fronted by a raised terrace which is paved with a stone retaining wall.

5.4 The ground floor contains the entrance at the east end with two windows to the west and two windows above. All existing windows are uPVC replacements and are all of a similar size though only one example has a timber lintel. Evidence for



further alteration is visible within, and the eaves of the house formerly descended to sill height of the first floor windows. The raising of the eaves was competently executed and there is little apparent difference in the upper and lower stonework, while straight joints indicate that larger windows than exist may have been added at that time, latterly been reduced in size. The door is set in a wide recessed aperture with a timber lintel and is of typical 19<sup>th</sup> century four-panel form, the panels recessed and moulded. At upper level a cross-shaped metal tie plate indicates a level of structural reinforcement.

5.5 The rear face of the main range is visible to either side of the rear projecting range but little diagnostic evidence is exposed. To the east is an inserted window at ground floor level with a concrete lintel and to the west the area is enclosed by modern ranges and all painted. Above at upper level is a small top-hung casement.

#### *Rear range*

5.6 The rear range itself consists of a number of phases of work, the earliest being apparently contemporary with the historic core and forming a small rear extension rising over a single storey. It is constructed at lower level of fairly small coursed limestone blocks which rises to define the outline of a pitched roof. Most fabric has been repointed in cement. The range was heightened at some point in a mix of stone and Fletton brickwork, while a chimney stack in the south gable has been rebuilt and there are two fabrics visible, a vertical section of 19<sup>th</sup> century brickwork follows the line of the flue but is all pointed in cement and may be reused, while Fletton brick outlines the flue rising diagonally to the apex above. Two windows lie at lower level but both replaced in uPVC.

#### *West range*

5.7 This range lies attached at the west end of the house and was added in 1917 (Plate 3). It is constructed in fairly regularly coursed limestone with Fletton brick dressings to some of the windows and the corners, though the west gable is entirely clad in cement render. On the south the stonework retains the original pointing which is a fairly cementitious sandy mortar with a high number of inclusions.

5.8 On the south side at the east end, a single window lies at ground floor and first floor level, the lower example with Fletton brick jambs and a cambered cement rendered brick voussoir. The remainder of the façade is blank, where any windows would look out onto the pre-existing range adjacent to the south. Otherwise occasional carrstone blocks are visible on this side, while at the west corner rusticated quoining is rendered with cement.

5.9 The west elevation is entirely cement rendered and inscribed with ashlar lining, which at first application would have presented an appearance of good coursed ashlar blocks to the public approach. At ground floor level the entrance lies to the north with a uPVC door but the adjoining large three-cant bay window is original and retains timber casements of two large panes, the upper panes top-hung. This is protected by an over-hanging hood which extends over the entrance. This has a slate-covered roof with little hips at either end and is supported on straight braces which spring from little stone corbels set into the wall. At first floor level two

uPVC windows are visible with tiled sills and timber drip hoods. The gable end above retains a panel of molded cement with the date 1917.

5.10 The north elevation is visible above Unit 3 and here the sole original window of the complex survives. It is a large stair light containing a six-light timber casement, each light with small leaded comes. This window is framed in Fletton brick as seen on the south. To the west a small top-hung single pane has been inserted to serve a WC. The roof is covered with grey slate and a central brick chimney stack rises through the apex.

### *Units 1 and 2*

5.11 The north-west area lying in the re-entrant angle between the west range and rear range is occupied by two units. A pent-roofed Fletton brick range of mid-20<sup>th</sup> century date extends from the rear elevation of the west range (Unit 1), while the space between this and the rear range has latterly been infilled with a modern weatherboarded unit (Unit 2). Neither range is of any historic interest.

### *Interior*

#### *Ground floor*

5.12 Most internal spaces have been entirely modernised and few early fixtures and fittings survive, while the floors are generally all carpeted or tiled with modern skirting boards, wallpaper and similar. Nevertheless, the historic plan form survives in outline and one or two diagnostic features provide information regarding the development of the building.

5.13 The historic core spans two bays, with the front door leading into the east bay (GF01). As noted the door is perhaps late 19<sup>th</sup> century in date with moulded panels to the exterior and four plain inner panels retaining its original rim-lock. It is hung on rising hinges and set in a moulded surround. A chimney breast expressed on the east has a modern fireplace and adjoining to the south is a full-height recess now containing shelves but marking the position of a former doorway (Plate 4).

5.14 Windows apertures on the north and south express the substantial depth of the wall and have slightly splayed reveals, which appear to be a characteristic of the original building. A door on the north leads to the rear range, while a modern staircase rising along the west wall is flanked by two modern doors leading to the west bay which is divided into a reception room (GF02) and corridor (GF03). The partition creating the corridor on the north side is fairly flimsy with occasional applied pieces of timber, while on the north side a two-light casement window survives now looking into Unit 2. Each light has six small panes and is probably early 20<sup>th</sup> century in date.

5.15 Exposed timberwork is limited to central binding joists in each room, that to the west extending through the partition on the north, although the bay division may retain a further boxed in joist. The exposed joists are painted black so little detail is visible, though they are chamfered and stopped at each end with lambs tongue chamfer stops.

5.16 The rear range now houses the kitchen and is largely modernised although clues survive to suggest that at this level the range is of the original phase. The walls are substantial and on the east a single window is set in splayed reveals, though the existing window is uPVC as elsewhere. A modern door adjoins leading to the exterior, while two further windows on the north have straight reveals and are probably later insertions. There is a boxed-in bridging joist, exposure of which may elucidate the development of the range.

5.17 The final range comprises the west range and houses the current entrance, principal reception room and office. Most original fixtures and fitting survive and the decorative scheme is typical of the early 20<sup>th</sup> century. In general the rooms are fairly large with high ceilings and windows designed to admit maximum light, the whole contrasting with the fairly low and dim areas of the house to the east.

5.18 The range is laid out with two rooms on the south and the entrance hall housing the staircase on the north side (Plate 5), the main range reached though a fairly narrow doorway on the east. The entrance hall itself is floored with decorative tiling red octagonal tiles with yellow and black tiles creating a geometric border.

5.19 Otherwise there is a consistent repertoire of decorative features seen throughout at this level including moulded skirting boards and picture rail, a deeply coved composite cornice and moulded door architraves.

5.20 The staircase has been somewhat altered, for example the balustrade has been infilled in plastic sheeting, though in general the form is exposed and the balusters likely survive within. The staircase itself rises from a curved bottom tread and has a square newel with simple raised panels and a moulded square cap. It rises on a closed string with a shaped handrail stained to imitate hardwood. Where the stair turns, a moulded pendant mirrors the newel cap below.

5.21 Room GF06 is now an office but retains all the decorative elements described above with a chimney breast expressed on the west flanked by probably original fitted cupboards. To the west, room GF07 has a good parquet floor and standard decorative scheme, though as elsewhere the fire surround is modern.

### *First floor*

5.22 The first floor is given access via the modern staircase in the historic core as well as the west range. As on the ground floor, the original two bays are divided into two rooms with a short corridor on the north side. The spaces are similarly modernised with carpets, modern skirting boards and other joinery. There are occasional features of note such as a cupboard on the north wall of Room FF01 which encloses a probable former window aperture with a splayed reveal, but otherwise little of note is visible.

5.23 Similarly, the rear range has been remodelled though the varying construction between the floor levels is reflected by thinner walls on the east and west. The chimney flue is expressed internally though there was never a fireplace at this level and likely serves a ground floor example now removed.

5.24 The rooms of the west range are less decorative at this level, as would be expected and most rooms retain softwood boarded floors, simple skirting boards and occasional picture rails. A single fireplace survives in room FF08. It has a simple cast-iron grate with a decorative upper panel set in a plain timber surround.

5.25 The staircase rises around a half pace landing to this level in identical form as seen below, with light provided through the large original stair window on the north which retains original lead comes with red glazed margins (Plate 6).

### *Roof structure*

5.26 Access to the roof of the main range was vital to elucidate the development of the building and provides further evidence for the raising of the eaves as the original roof survives in fragmentary form below the existing roof structure. Though there has been substantial loss of fabric the central truss survives almost complete as well as the purlins in the west bay.

5.27 The east and west gable ends are visible, constructed of stonework where the raising of the roof is evident in a slight variation in fabric above and below a straight joint defining a steep roof pitch. The lower portions of the central truss are not visible likely being encased in the partition below. What is visible includes a roof of through purlin form with fairly straight rafters which curve slightly at the apex in cruck-like fashion to clasp a ridge purlin retaining much bark, all secured with a short morticed yoke piece (Plate 7). There is a collar which is single-pegged to the rafters and a single through purlin in each pitch. These were jointed with a simple splayed scarf within the through mortice of the rafters though the purlins to the east have been lost. The west purlins survive however, to indicate a pattern of common rafters simply tenoned above and below the purlins.

5.28 The raising of the eaves saw a new roof constructed around the earlier fabric, though this is of no particular refinement and utilises the original central truss for support. It is constructed largely of hedgerow timbers, many of which retain bark and the stumps of side branches. A long collar is secured to the original truss with nailed-on chocks and in turn supports purlins of similar form which extend over the top. There are no principal rafters for this later roof and instead slender regularly-spaced rafters mostly comprising quarter-sawn hedgerow timber, ride over the purlins in each pitch. The whole underside of the roof pitches have had expanding foam insulation applied so little else is visible.

### **The barn**

#### Exterior

5.29 The barn continues at a slightly lower level than the house but is again constructed of stone though generally utilising slightly larger blocks. The original lime mortar is visible in places and is a fairly pale buff-coloured mortar with a high volume of quartz inclusions. The jointing of the stonework is fairly irregular so in places lines have been inscribed into the mortar to give the effect of evenly-laid ashlar blocks. It

is not clear if this comprises an original feature or one of a number of campaigns of repointing. The south façade fronting into the yard has a central threshing doorway which contains large modern double doors, both leafs boarded with strap hinges and one with a little wicket.

5.30 To either side of the doorway are two high-set ventilation slits with timber lintels, the east example now enclosed within the lateral range, while some structural movement is evident from the presence of two cross-shaped tie-plates (Plate 8). The east gable end demonstrates the coursing of the stonework more effectively where less mortar and render survives at upper level though the lower stonework has been repointed in cement. Two ventilation slits have been blocked at lower level but a single example survives in the gable end. Otherwise, an area of concrete hard standing and impressions within the gable end indicate the presence of a former range with a mono-pitched roof.

5.31 The rear north elevation is only partially visible as Unit 3 has been constructed against this wall. What is visible is of similar form to the south side and again a central a threshing door is present, though here of smaller proportions and latterly reduced in size. The roof is clad in modern pan-tiles.

### *Unit 3*

5.32 This range has been constructed against the north side of the barn and comprises a low single-storey pitched-roofed range. It is constructed of both brick and stonework; stonework rising to approximately 0.6m height above which brickwork continues to the eaves. This utilises a fairly large well-laid orange brick arranged in no discernible bonding pattern. This may represent two phases of building, although similarities in the lime mortar, being a buff-coloured lime mortar with high chalk and pebble inclusions, suggest contemporaneity. The pitched roof flares out slightly at lower level and is supported at the north gable end on tiled kneelers. There is a three-light casement window on the north, each light of six panes, while a doorway on the west gives access. This is boarded, ledged and braced but of no great age. This unit is only given access from the exterior and the interior is fairly plain with the roof ceiled at collar level with lath and plaster.

### *Interior*

5.33 The interior of the barn spans three bays though the west bay is slightly larger and the east bay accommodates an inserted first floor (Plate 9). A brick floor survives in the central bay, while to the east and west the floor is covered with screed cement which continues as render up the walls for approximately 1m height. Otherwise the outer walls reflect the external construction of coursed stone work with multiple phases of repointing, limewashing and applications of lime render.

5.34 The formerly external east wall of the house is visible and the blocked doorway noted from the interior is defined by straight joints in the stonework.

5.35 The south wall contains the modern double doors and the ventilation slits are expressed on this side with deeply splayed reveals, that to the west enclosed with a cupboard door as a shutter. By contrast the north wall has no discernible ventilation

slits and instead two recesses lie in the west bay possibly representing windows or other apertures now blocked, perhaps with the construction of the adjoining unit. The east wall is visible above and below the inserted floor which bisects two low-level ventilation slits, and a good example with a timber lintel survives in the gable above. Otherwise there is some repair throughout in Fletton brick.

5.36 The floor has been inserted as an independent structure in fairly ephemeral form supported on three binding joists notched over six outer posts with a central post to the east and west. Thin-section common joists support softwood boarding above. The only other feature is a small motor and the remains of a probable grain lift.

5.37 The roof has been substantially renewed though the tie-beams may be original, these comprising fairly waney robust oak members resting on the outer walls. The roof above is of double-framed construction, all of softwood, with a metal king rod bolted through the tie-beam and rising to the apex (Plate 10). Raking struts rise from the tie-beams to principal rafters. A single purlin in each pitch is supported on cleats and common rafters ride over.

## **6 DISCUSSION**

6.1 Technical analysis at New Pastures Farm found the farmhouse, at its core, to have origins in the 17<sup>th</sup> century. The historic core is much modernised and alteration has obscured the pattern of evolution in places, although evidence remains to provide clues as to the development of the range.

6.2 The original range spanned two bays and rose over one and a half storeys evidenced by the extremely steeply pitched roof truss which survives entombed within the current roof and indicating that the roof rose from first floor window sill height.

6.3 Original apertures are generally marked by the use of splayed reveals, although no original windows or doors survive, most being replaced in uPVC, while the front door is 19<sup>th</sup> century. Internally, the range retains little of any historic interest, apart from the exposed beams at ground floor level and the roof construction. The presence of lambs tongue chamfer stops in the binding joists as well as the form of the roof with almost cruck-like blades clasping a ridge purlin can place construction of the building within the 17<sup>th</sup> century although the absence of further diagnostic features prevents a refining of the period. Of interest is the fragmentary evidence surviving in the rear range which indicates it originated as a single-storey pitched roofed range, possibly contemporary with the main range as it retains on the east a window aperture with splayed reveals.

6.4 The eaves of the original building were raised in stone, probably in the 18<sup>th</sup> century, which saw the application of a rudimentary new roof structure utilising hedgerow timbers and other local fabric. The new windows were wide, but straight joints in the brickwork indicate they have been substantially reduced in size.

6.5 Regarding construction of the barn, very few diagnostic features survive. Evidence confirms that construction of the barn post-dates the house but otherwise it is only the original tie-beams and use of ventilation slits which may be diagnostic. Ventilation apertures such as these can span any date range though with the wane nature of the oak tie-beams, it may be suggested that the barn is of 18<sup>th</sup> century date.

6.6 There was clearly a substantial upgrading of the complex in the early 20<sup>th</sup> century and a number of alterations have features consistent with this date. It saw the house extended with a new range at the west end which appears, from map evidence, to replace an earlier range. The use of stone and variable pink Flettons, the latter often seen during the inter-war period, when taken with the internal decorative scheme is entirely consistent with the 1917 date visible on the range. Further remodelling was carried out, such as the raising of the rear range to two floors. This is again built of stone and pink Fletton brick which with the standardised roof structure typical of the late 19<sup>th</sup> or early 20<sup>th</sup> century style, suggests an early 20<sup>th</sup> century date for the work. However, despite the similarities with the west range subtle differences may suggest this phase was carried out slightly earlier. This latter phase also saw the roof of the barn replaced in identical form as the roof over the rear range.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions Limited would like to thank Mr David Leese for commissioning and funding the recording and for his assistance.

AS would also like to thank Mr Mike Easton Architect for his assistance.

AS would also like to acknowledge the input and advice of Mr Nick Crank, Milton Keynes Council Senior Archaeological Officer.

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Giggins, B. L. 2004 *New Pastures Farm, Warrington*. Unpublished report

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The National Heritage List for England

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

**APPENDIX 1 HER SUMMARY SHEET**

<b>Site name and address:</b>	New Pastures Farm, Warrington, Olney, Buckinghamshire
<b>County:</b> Buckinghamshire	<b>District:</b> <i>Milton Keynes</i>
<b>Village/Town:</b> <i>Warrington</i>	<b>Parish:</b> <i>Warrington</i>
<b>Planning application reference:</b>	11/02228/FUL and 10/10421/FUL
<b>Client name/address/tel:</b>	<i>Mr. David Leese</i>
<b>Nature of application:</b>	Part demolition and conversion
<b>Present land use:</b>	Domestic residence and barn
<b>Size of application area:</b>	<b>Size of area investigated</b>
<b>NGR (8 figures):</b>	<i>SP 89019 55539</i>
<b>Site Code:</b>	n/a
<b>Site director/Organization:</b>	Archaeological Solutions Limited
<b>Type of work:</b>	Historic building recording
<b>Date of work:</b>	4th April 2014
<b>Location of finds/Curating museum:</b>	None
<b>Related HER Nos:</b>	<b>Periods represented:</b> 17 <sup>th</sup> century and later
<b>Relevant previous summaries/reports:</b> -	
<b>Summary of fieldwork results:</b>	<p><i>In April 2014 AS carried out historic building recording at New Pastures Farm, Warrington, Buckinghamshire. Technical analysis at New Pastures Farm allowed the evolution of the house and barn to be demonstrated. At its core, the house is of 17th century date although only one or two features survive, the rest having been replaced through repeated phases of alteration so that no early joinery or fixtures and fittings survive.</i></p> <p><i>Originally rising over one and a half floors to a steeply pitched roof which was probably thatched, the eaves were raised in the 18th century to provide further space at first floor level which left elements of the original roof truss surviving entombed within the later structure. The adjoining barn is probably of 18th century date but itself has seen modification with the replacement of the roof.</i></p> <p><i>Substantial work in the early 20th century saw the house extended with a new range at the west end in 1917 to provide a new entrance and high and light reception rooms, while at a similar date the rear range was given a second floor.</i></p>
<b>Author of summary:</b> T. Collins	<b>Date of Summary:</b> April 2014



## PLATES



Plate 1 South elevation of the main range and barn, taken from the south (DP 01)



Plate 2 North elevation of the rear range, taken from the north-east (DP 04)



Plate 3 West gable end of west range, taken from the west (DP 1)



Plate 4 Room GF01, the east bay of the main range, taken from the north-west (DP 35)



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2

*West gable end of west range including southern agricultural range, taken from the west*



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*North side of the west range, taken from the north*



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*North side of complex showing rear range with barn on the left, taken from the north*



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*North side of the complex showing rear range and units to the west, taken from the north-east*



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*North elevation of the barn, taken from the north*



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*View of the roof structure of the barn, taken from the east*



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*Room GF04 in the rear range, taken from the south-west*



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*View of the west side of the north unit attached to the barn, taken from the west*



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*Room GF01, the east bay of the main range, taken from the north-west*

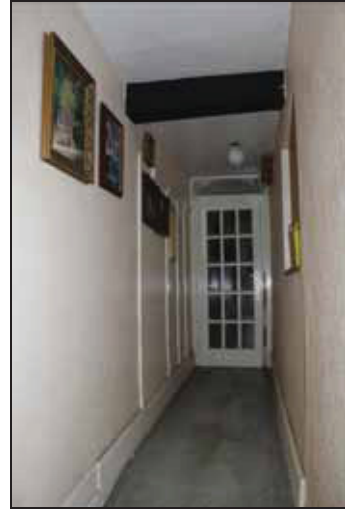


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*Detail showing a lambs tongue chamfer stop on the binding joist in Room GF01 (main range), taken from the north-west*



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44  
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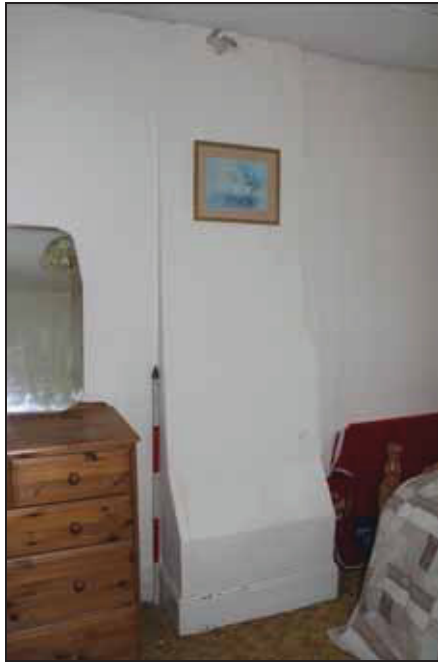
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*Detail in the roof space of the main range showing the through purlin and empty mortices for the original rafters (indicated), taken from the north-east*



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*West end of the main range at roof level showing change in fabric reflecting the raising of the eaves (indicated), taken from the south-west*



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*East end of the main range at roof level, taken from the west*



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*Detail of the original central truss at roof level in the main range, taken from the west*



55

*Detail of the original central truss at roof level in the main range, taken from the west*



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*View of the roof over the rear range, taken from the south*



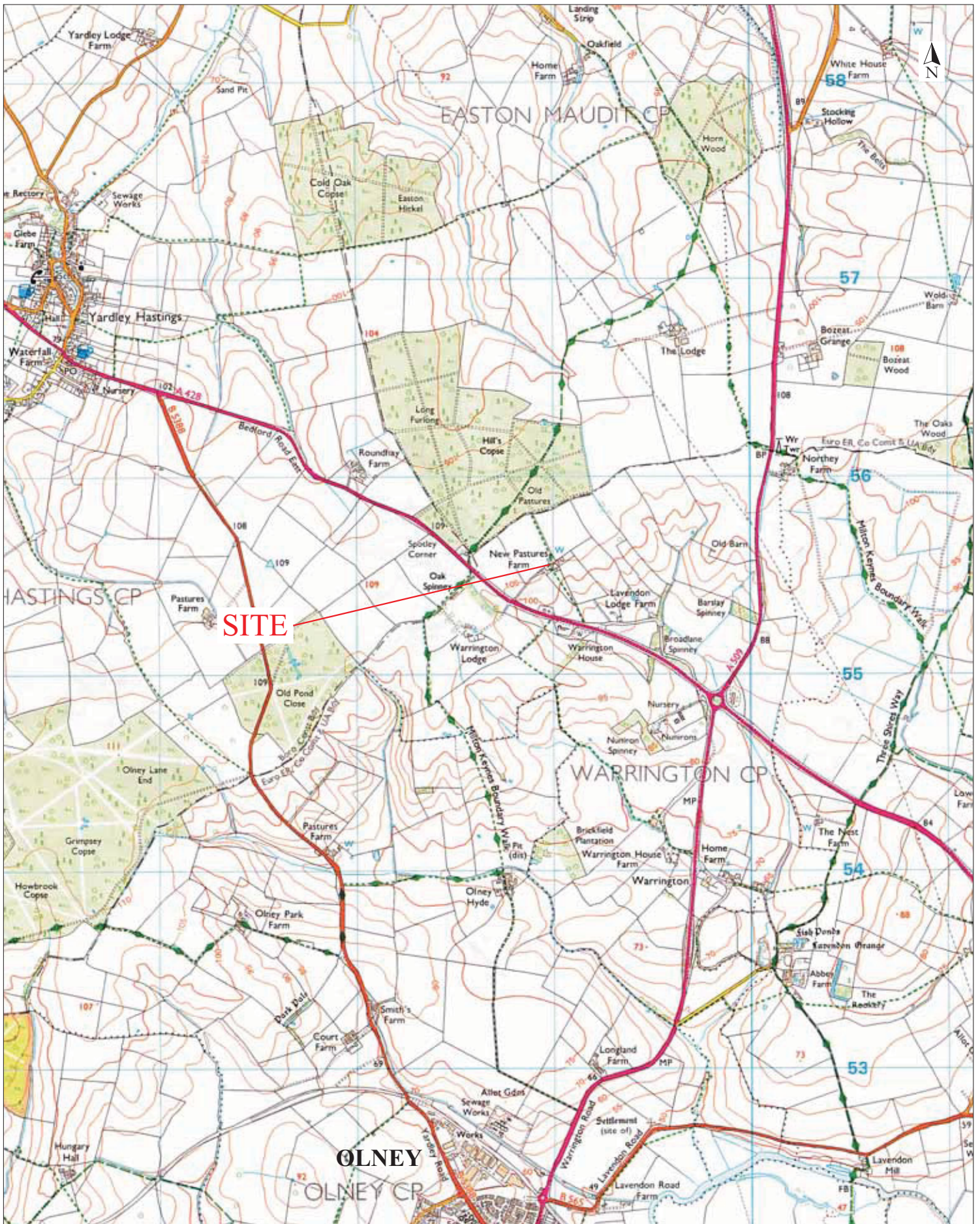
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*North gable end of the rear range at roof level, taken from the south*



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*West gable end of the west range at roof level, taken from the east*



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## Fig. 1 Site location plan

Scale 1:25,000 at A4

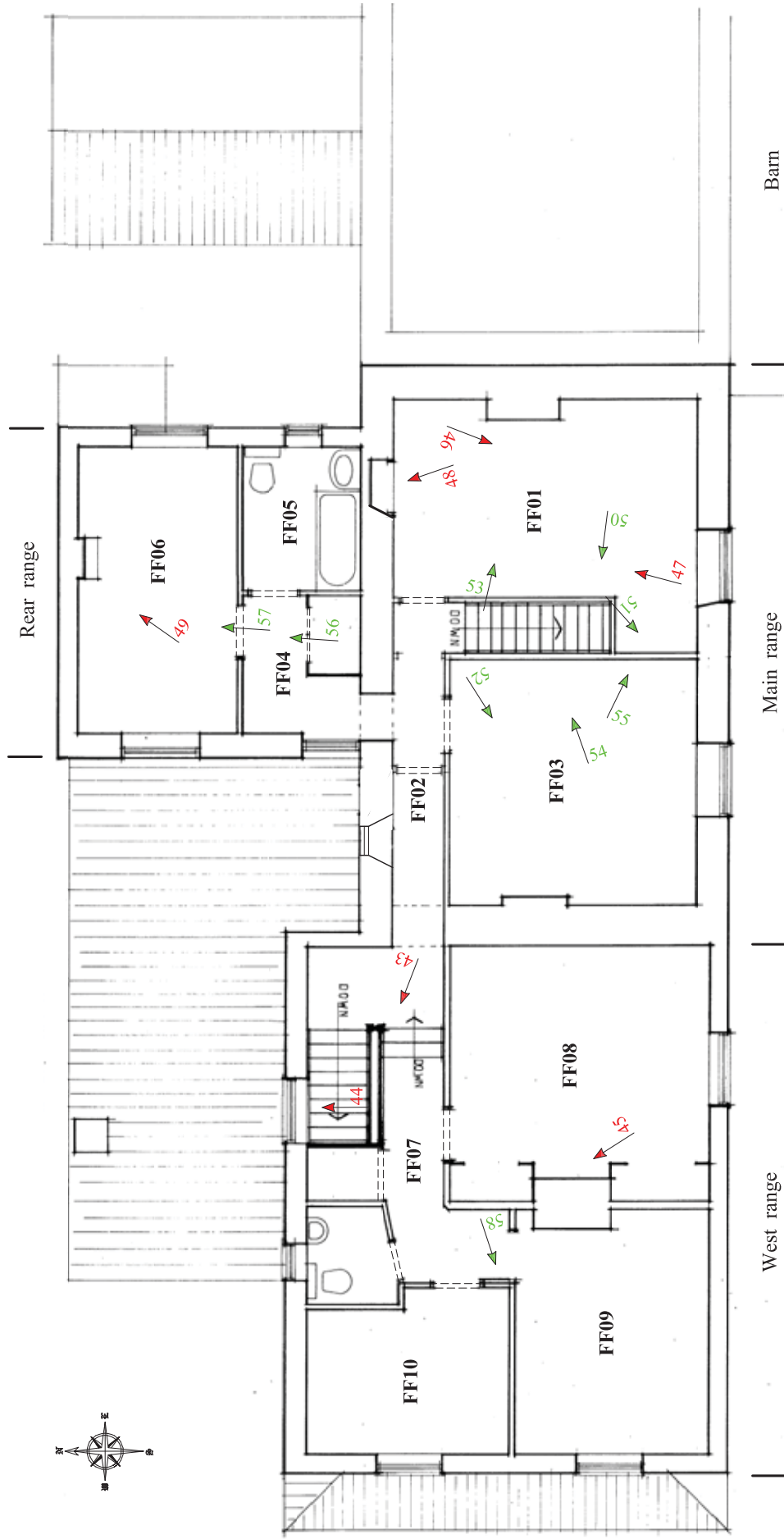




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**Fig. 2 Detailed site location plan**  
 Scale 1:2500 at A4





➔ Photographic location

➔ Photographic location in roof space



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**Fig. 4 First floor plan**

Scale 1:100 at A4

