

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Former Stable Building, Lane End Farm,
Shinfield, Berkshire**

Building Recording

by Genni Elliott

Site Code: SRR14/220

(SU 7317 6874)

Former Stable Building, Lane End Farm, Shinfield, Berkshire

Building Recording

For Hochtief (UK) Construction Ltd

by Genni Elliott

Thames Valley Archaeological Services Ltd

Site Code SRR14/220

March 2014

Summary

Site name: Former Stable Building, Lane End Farm, Shinfield, Berkshire

Grid reference: SU 7317 6874

Site activity: Building Recording

Date and duration of project: 11th February 2015

Project manager: Steve Ford

Site code: SRR 14/220

Summary of results: Lane End Farm was most likely built between 1903 and 1911 by Reading University as an experimental farm. As such it was designed and built as a complete unit and should be considered as a minimum a planned farm and possibly a model farm.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at with an appropriate museum in due course.

*This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder. All TVAS unpublished fieldwork reports are available on our website:
www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by: Steve Ford ✓ 29.03.15 Steve Preston ✓ 16.03.15

Former Stable Building, Lane End Farm, Shinfield, Berkshire Building Recording

by Genni Elliott

Report 14/220

Introduction

This report documents the results of building recording on a former stable building set within a farmyard at Lane End Farm, Shinfield, Berkshire (SU 7317 6874) (Fig. 1). The work was commissioned by Mr Phil Wharton of Hochtief (UK) Construction Ltd, Epsilon, Windmill Hill Business Park, Whitehill Way, Swindon, SN5 6NX.

Planning consent (appln no. F/2010/1428) has been granted following an appeal (appln no. APP/X0360/A/11/2151413) by Wokingham Borough Council for the construction of a new road to the east of the village of Shinfield. As part of the project, a former stable at Lane End Farm is to be demolished. The consent is subject to a condition (9) which requires a building survey and an archaeological watching brief. This report documents the results of the building survey.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the Borough's policies on the historic environment. The fieldwork was undertaken by Genni Elliott on 11th February 2015 and the site code is SRR15/220.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with an appropriate Museum and a copy sent to the National Monuments Record in due course.

Location, topography and geology

The former stable building is located within Lane End Farm, at the junction of Cutbush Lane with the A327, just to the north of the village of Shinfield, Berkshire (SU 7317 6874) (Fig. 2). The site slopes up to the north and lies at approximately 65m above Ordnance Datum. The underlying geology is recorded as London Clay (BGS 1946).

Historical Background

Shinfield village is recorded in Domesday Book (Williams and Martin 2002). The original settlement is likely to have centred on the church which is located at some distance to the south west from Lane End farm. The adjacent Lane End Farmhouse is Grade II listed and dates back to the 16th century with alterations and extensions dating to the 18th, 19th and 20th centuries. The later history of farming around Shinfield and at Lane

End Farm can be linked to the University of Reading (formerly University College, Reading) which began purchasing farmland in the area from 1903 to set up an experimental farm. Such farms, built as a single entity could be considered to be a model or planned farm, defined as:

‘a steading built for a landowner who wanted to set an example to the tenantry on his estate and society at large, invariably in addition to satisfying his own taste for classical or picturesque buildings’ (Wade Martins 2002, 1).

Model farms were often built by a well-known architect, whilst planned farms were typically designed by estate offices and were often more functional in design.

A range of historic maps were consulted at Berkshire Record Office. The Second Edition Ordnance Survey map of 1899 (Fig. 3) shows the farm before the construction of the existing farmyard. Whilst the western corner of the south-western range lines up with part of the existing building and there is a benchmark in a similar position, this is thought to be a coincidence rather than reuse. The 1911 Ordnance Survey map (Fig. 4) is the first to show the existing arrangement of buildings. Differences can be seen in the north and east corners with an extension not present in the north corner and a staggered gable end in the east corner. At this point the farm is known as University College Farm. By 1936 (Fig. 5) the extension in the north corner is present and the east gable end has been rebuilt square. The central building was added by 1965 (not illustrated) creating the 'E-shape' arrangement.

Methodology

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments for a level 1 record. The survey comprises a summary statement of the building's type, purpose, materials and dates, so far as these are apparent from visual inspection, a sketch plan and basic photographic record of the exterior and interior. This building recording has concentrated on the part of the building to be demolished. The building was photographed in colour, monochrome and digital media formats, which are catalogued in Appendix 1.

Description

The buildings making up the farmyard were set around a courtyard, in a 'U-shape' arrangement (Fig. 6 and Pl. 1). A later building has been constructed in the centre of the courtyard to create an 'E-shape' arrangement. The main

range is aligned northwest–southeast with two projecting ranges aligned northeast–southwest, as well as the more modern addition. A wooden shed has also been erected in the north corner of the courtyard.

The layout of the building was not quite symmetrical. At the centre of the 'U-shape' was a two storey north–east–southwest aligned room with a cylindrical metal air vent on its roof. To the northeast was a single range of rooms, whilst to the northwest was a double width range of rooms. Projecting from these wings were the northeast–southwest aligned ranges, which had a slightly different layout from each other.

Access to the courtyard was on the southwestern side of the complex, adjacent to the farm access. The farmhouse was located immediately to the north, on a north–south alignment.

The farmyard buildings were brick built, of red bricks measuring 223mm x 108mm x 69mm (9" x 4¹/₄" x 2³/₄") and bonded in sandy lime mortar with extensive re-pointing in cement mortar. The bricks were laid in Flemish garden wall bond laid on a row of headers, set on a stepped foundation of at least two rows of headers. The roofs were all gable end and covered in red clay tiles, the only exception was a flat-roofed extension on the northwestern façade. The northern set of rooms was covered in a double gable 'M-shaped' roof. Set within the roofs were a number of skylights. At the roofline were two projecting rows of bricks and within the gable ends of the building were wooden air vents and 'arrow' slits.

The windows were of wooden casement style sub-divided into smaller panes and arranged as pairs with two horizontal opening casement windows above. The doors were of wooden construction, with some being of the split stable door variety. Above the windows and doors was a curved brick arch constructed of two rows of headers laid on edge.

External (Fig. 7)

Externally a number of alterations could be seen. Within elevation 1 it is possible to see a blocked doorway in the eastern corner of the yard. It is also likely that the opening within the southeastern gable end has been altered. It may have been inserted, though the bricks have been matched in to make this less clear, making it the same as the southwestern gable end, or it contained a pair of doors above which would have been a wooden lintel (Pl. 2).

Within elevation 2 a small extension has been added at the southwestern end, adjacent to the gable end and roofed with a catslide roof. Within the northeastern gable end there is a blocked window adjacent to an altered doorway. It would appear that a concrete lintel has been inserted, beneath which has been bricked up (Pl. 3).

Not all of elevation 3 could be seen due to a number of obstructions and lack of access. At the southeastern end of the range the wall of rooms 7 and 8 had been rebuilt using textured bricks. Two metal, 'Crittall' type windows had been inserted either side of the doorway. The doorway however appears original (Pl. 4). A further metal window is present at the northwestern end of the range.

Access to elevation 4 was not possible and observations were made from a distance. The biggest alteration was the addition of a flat roofed extension at the northeast end of the range, seen from the historic maps as having occurred by 1936. In one of the gable ends above this extension was a metal window, likely to be a replacement for a wooden air vent as seen in the other gable ends.

Much of elevation 5 was also obscured. At the southwestern end of the range were two plastic double glazed windows either side of a blocked doorway. Below the windows has been rebuilt. Originally there may have been a larger doorway present, as suggested by the large wooden lintel (Pl. 5).

Within elevation 6 (Pl. 6) the central area had been entirely rebuilt and two windows inserted beneath a possibly original wooden lintel. Two of the original doorways at the southern end of the elevation had been blocked up, with one having a later window inserted into it.

No changes were seen in elevation 7, and elevation 8 could not be accessed.

Internal (Fig. 6)

Only the area to be demolished was accessible for recording internally, consisting of the southern most northeast–southwest projecting range and the southeastern end of the main range. The internal space was divided into eight rooms with room numbers 1–5 within the projecting range and 6–8 within the main range. The walls had been painted in various colours and the floors were of concrete.

Room 1 was located at the far southwestern end of the projecting range, entrance was via a door in the gable end. The floor was of concrete and had two shallow steps within it, creating three platforms corresponding to three doors opening onto the central courtyard. All three were blocked; two with bricks and the central one with a wooden panel (Pl. 7). The room was probably sub-divided into three stalls with wooden divisions. Entrance to room 2 was within the southeast wall.

Room 2 contained two windows and a door, it had been extended to the northeast with the roofline extended down from room 1 (Pl. 8).

Room 3 was accessed via two steps up from room 1. It would appear that this opening was a later insertion with a steel lintel supporting the wall above. The wall fronting onto the central courtyard had been rebuilt.

Within the opposing wall was a single door. A single roof truss was present (Pl. 9), across the centre of the wall, supported on a brick pillar on the southeastern side and a bracket on the northwestern side. The truss itself was of pine, king post construction held together by wooden pegs. This was typical of all the roof trusses seen within the building. Some of the timbers within the trusses had been cut by a circular saw.

Room 4 (Pl. 10) was located to the northeast of room 3, via an opening in the wall. The opening was the same as that between rooms 1 and 3, with a steel lintel and most likely a later insertion. Within the floor was a slight change in level. Two doors were present, one accessing the central courtyard and the second set within the opposing wall, also giving access to the outside. Access to room 5 was to the northeast, up a set of wooden steps. Once again the opening was supported by a steel lintel and was probably a later insertion.

Room 5 (Pl. 11) was very narrow with a single window in the southwestern wall. The floor level had most likely been raised at a later date, along with that within room 6.

Room 6 was located beyond room 5 through an opening that may have been a later insertion, or at least modified to accommodate a higher floor level. It was the southeastern-most room of the main range. Within the southeastern wall was a double-width door, modified into a loading bay. The original brick arch was still present above it, suggesting a tall pair of doors at an earlier period. Beside the door was a blocked window, not far above the existing floor level (Pl. 12). In the northwestern wall was a doorway to room 7, a concrete lintel was present above it, suggesting that the door height had been raised. Two trusses supported the roof; the same as that described in room 3, both supported on brick pillars. A modern grain silo was present in the north corner.

Room 7 was to the northwest of room 6, with a lower floor level. A small set of steps up, gave access to room 6 (Pl. 13). Within the northeastern wall, which had been partially rebuilt, was a set of double doors (original opening) and a Crittall-style window (new build). A single truss could be seen supporting the roof; the same as the others within the building. Within the roof space a steel RSJ ran the length of the room, probably a later insertion and related to raised walkway above room 8 (Pl. 14).

Room 8 acted as a passageway between rooms 7 and the central double storey room. Within the northeastern wall was a replacement 'Crittall'-style window, largely blocked by a modern grain silo (Pl. 15). Within the northwestern end of rooms 7 and 8 was a brick built grain silo, supported on two brick pillars.

Conclusion

Lane End Farm was most likely built between 1903 and 1911 by Reading University as an experimental farm. As such it was designed and built as a complete unit and should be considered as a minimum a planned farm and possibly a model farm. The construction materials of brick and clay roof tiles would be typical of a farm built for show rather than using the cheaper materials such as corrugated iron and concrete more typical of the late 19th century after the collapse of arable farming.

References

- BGS, 1946, *British Geological Survey*, 1:63,360, Sheet 268, Drift Edition, Keyworth
NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London
RCHME, 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Roy Comm Hist Monuments (England), London
Wade Martins, S, 2002, *The English Model Farm Building the Agricultural Ideal, 1700–1914*, Cheshire

APPENDIX 1: Photographic Catalogue

A. Digital

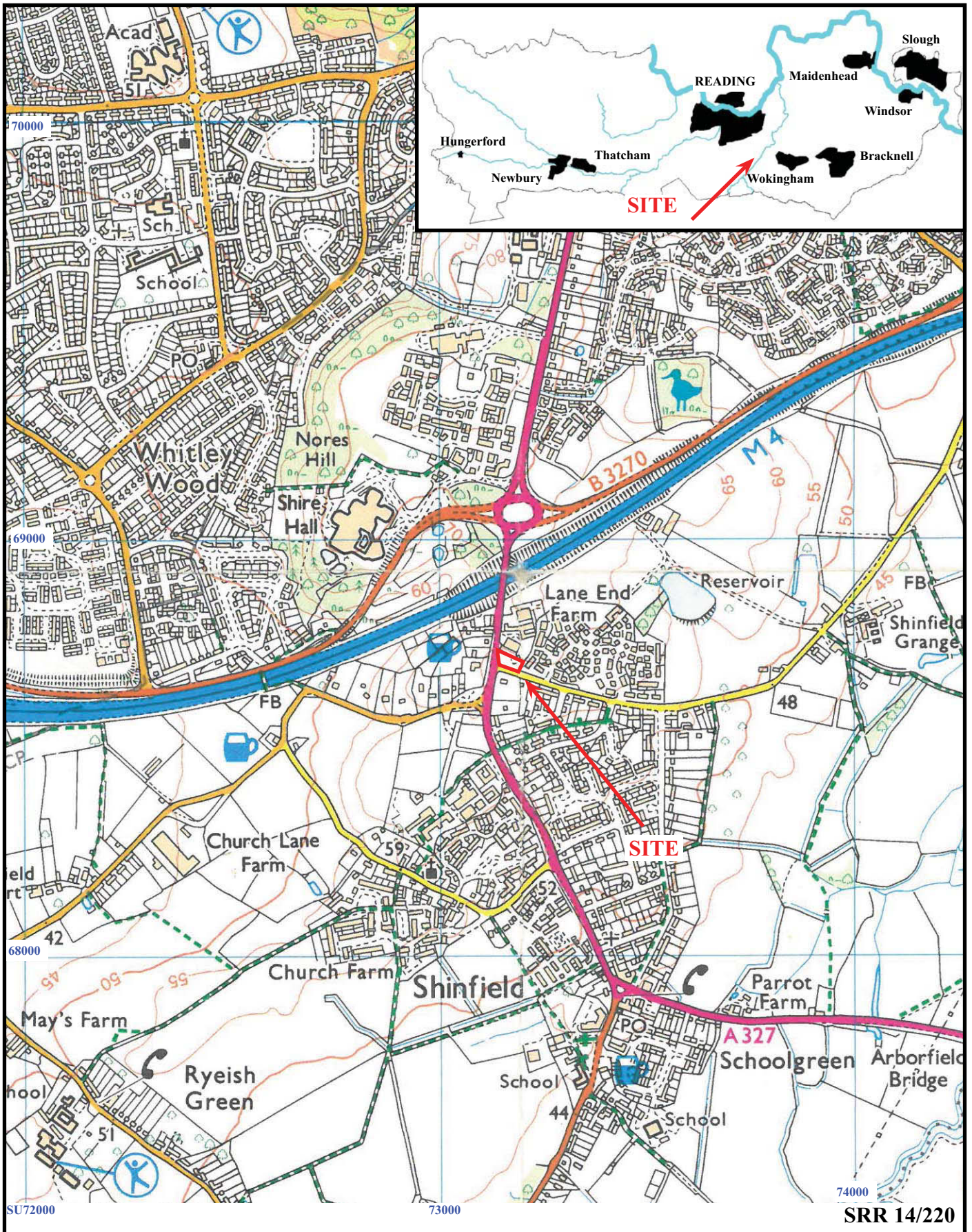
<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	2 x 1m	Exterior	N	SE elevation
2	-	Exterior	W	SE elevation [PI. 3]
3	2 x 1m	Exterior	W	NE elevation [PI. 4]
4	2 x 1m	Exterior	W	NE elevation
5	2 x 1m	Exterior	N	SW elevation [PI. 2]
6	2 x 1m	Exterior	E	SW elevation
7	-	Exterior	E	SW and NW elevation [PI. 1]
8	-	Exterior	E	NW elevation
9	2 x 1m	Exterior	E	NW elevation (courtyard) [PI. 6]
10	2 x 1m	Exterior	E	NW and SW elevation (courtyard)
11	2 x 1m	Exterior	N	SW elevation (courtyard)
12	2 x 1m	Exterior	E	SW elevation (courtyard)
13	-	Exterior	W	NE elevation (courtyard) [PI. 5]
14	2 x 1m	Rm 1	N	To door (wrong photo number) [PI. 7]
15	2 x 1m	Rm 1	NE	Down length of building
16	2 x 1m	Rm 2	E	General view [PI. 8]
17	2 x 1m	Rm 3	E	General view to door
18	-	Rm 3	NE	Truss [PI. 9]
19	2 x 1m	Rm 4	N	View to door (wrong photo number) [PI. 10]
20	2 x 1m	Rm 5	SE	To window [PI. 11]
21	2 x 1m	Rm 6	E	To door and blocked window [PI. 12]
22	-	Rm 6	NE	To door and trusses
23	2 x 1m	Rm 7	S	General view [PI. 13]
24	2 x 1m	Rm 7	W	General view [PI. 14]
25	2 x 1m	Rm 8	N	General view [PI. 15]

B. Colour Prints

<i>Cat. No</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	2 x 1m	Exterior	N	SE elevation
2	-	Exterior	W	SE elevation
3	2 x 1m	Exterior	W	NE elevation
4	2 x 1m	Exterior	W	NE elevation
5	2 x 1m	Exterior	N	SW elevation
6	2 x 1m	Exterior	E	SW elevation
7	-	Exterior	E	SW and NW elevation
8	-	Exterior	E	NW elevation
9	2 x 1m	Exterior	E	NW elevation (courtyard)
10	2 x 1m	Exterior	E	NW and SW elevation (courtyard)
11	2 x 1m	Exterior	N	SW elevation (courtyard)
12	2 x 1m	Exterior	E	SW elevation (courtyard)
13	-	Exterior	W	NE elevation (courtyard)
14	2 x 1m	Rm 1	N	To door (wrong photo number)
15	2 x 1m	Rm 1	NE	Down length of building
16	2 x 1m	Rm 2	E	General view
17	2 x 1m	Rm 3	E	General view to door
18	-	Rm 3	NE	Truss
19	2 x 1m	Rm 4	N	View to door (wrong photo number)
20	2 x 1m	Rm 5	SE	To window
21	2 x 1m	Rm 6	E	To door and blocked window
22	-	Rm 6	NE	To door and trusses
23	2 x 1m	Rm 7	S	General view
24	2 x 1m	Rm 7	W	General view
25	2 x 1m	Rm 8	N	General view

C. Monochrome Images

<i>Cat. No.</i>	<i>Scales</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	2 x 1m	Exterior	N	SE elevation
2	-	Exterior	W	SE elevation
3	2 x 1m	Exterior	W	NE elevation
4	2 x 1m	Exterior	W	NE elevation
5	2 x 1m	Exterior	N	SW elevation
6	2 x 1m	Exterior	E	SW elevation
7	-	Exterior	E	SW and NW elevation
8	-	Exterior	E	NW elevation
9	2 x 1m	Exterior	E	NW elevation (courtyard)
10	2 x 1m	Exterior	E	NW and SW elevation (courtyard)
11	2 x 1m	Exterior	N	SW elevation (courtyard)
12	2 x 1m	Exterior	E	SW elevation (courtyard)
13	-	Exterior	W	NE elevation (courtyard)
14	2 x 1m	Rm 1	N	To door (wrong photo number)
15	2 x 1m	Rm 1	NE	Down length of building
16	2 x 1m	Rm 2	E	General view
17	2 x 1m	Rm 3	E	General view to door
18	-	Rm 3	NE	Truss
19	2 x 1m	Rm 4	N	View to door (wrong photo number)
20	2 x 1m	Rm 5	SE	To window
21	2 x 1m	Rm 6	E	To door and blocked window
22	-	Rm 6	NE	To door and trusses
23	2 x 1m	Rm 7	S	General view
24	2 x 1m	Rm 7	W	General view
25	2 x 1m	Rm 8	N	General view



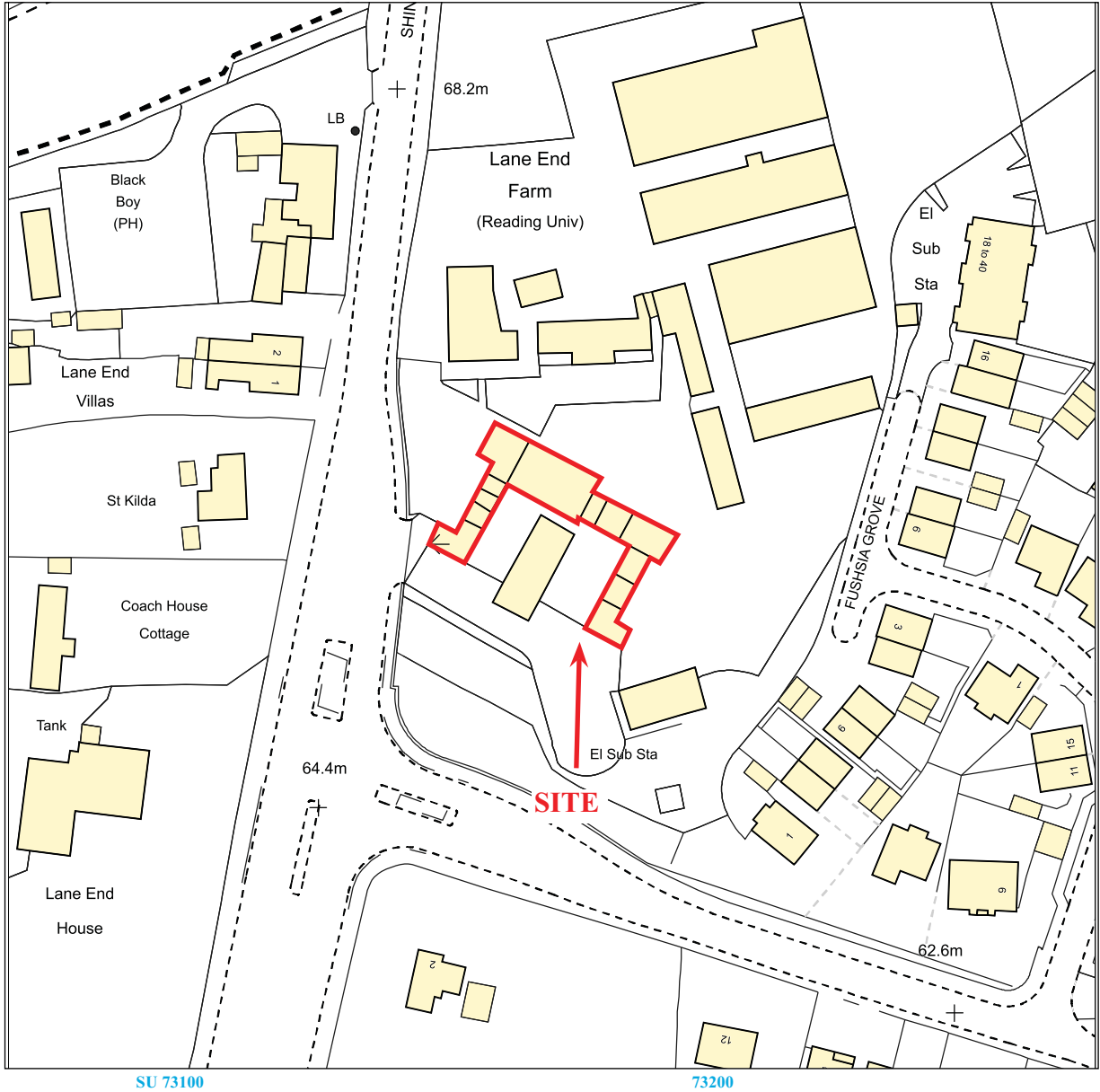
**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**
Archaeological Building Recording

Figure 1. Location of site within Shinfield and Berkshire.

Reproduced from Ordnance Survey Explorer 159 at 1:12500
Ordnance Survey Licence 100025880

THAMES VALLEY
ARCHAEOLOGICAL
 SERVICES

SRR 14/220



SRR 14/220



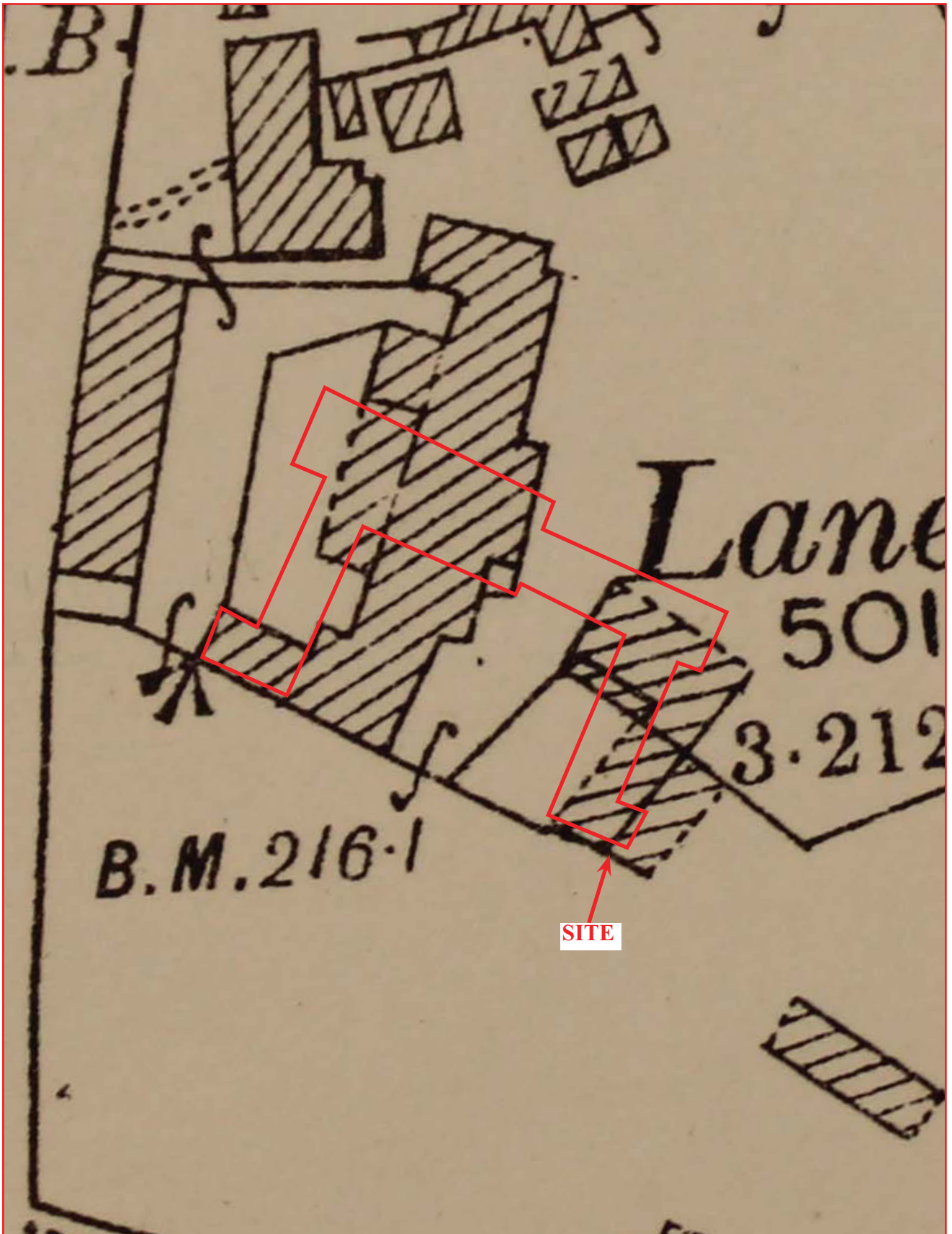
**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**

Archaeological Building Recording

Figure 2. Detailed location of site off Cutbush Lane.

Reproduced from Ordnance Survey Digital Mapping under licence.
Crown copyright reserved. Scale 1:1250

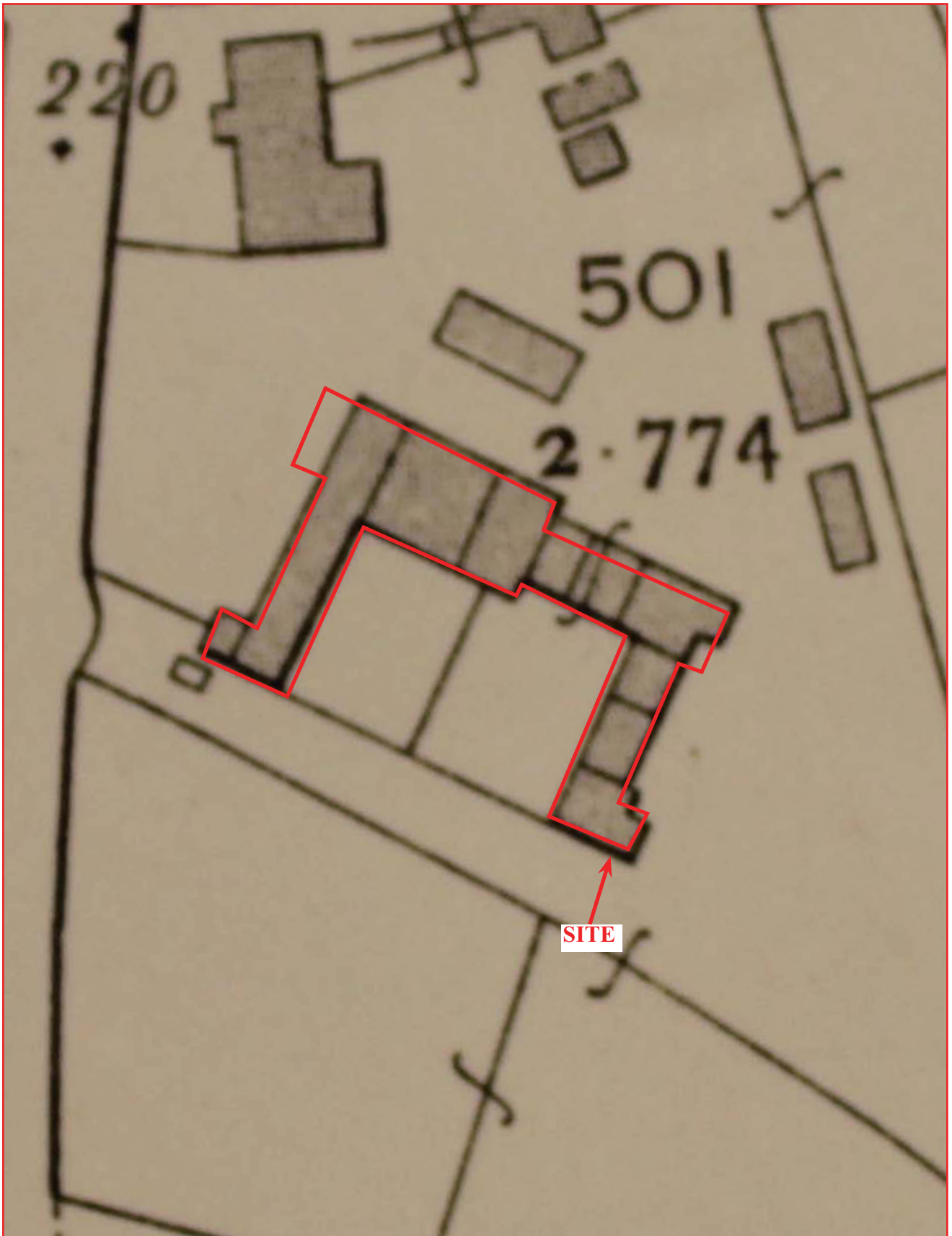
THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



SRR 14/220



Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015
Archaeological Building Recording
Figure 3. Ordnance Survey 1899



SRR 14/220

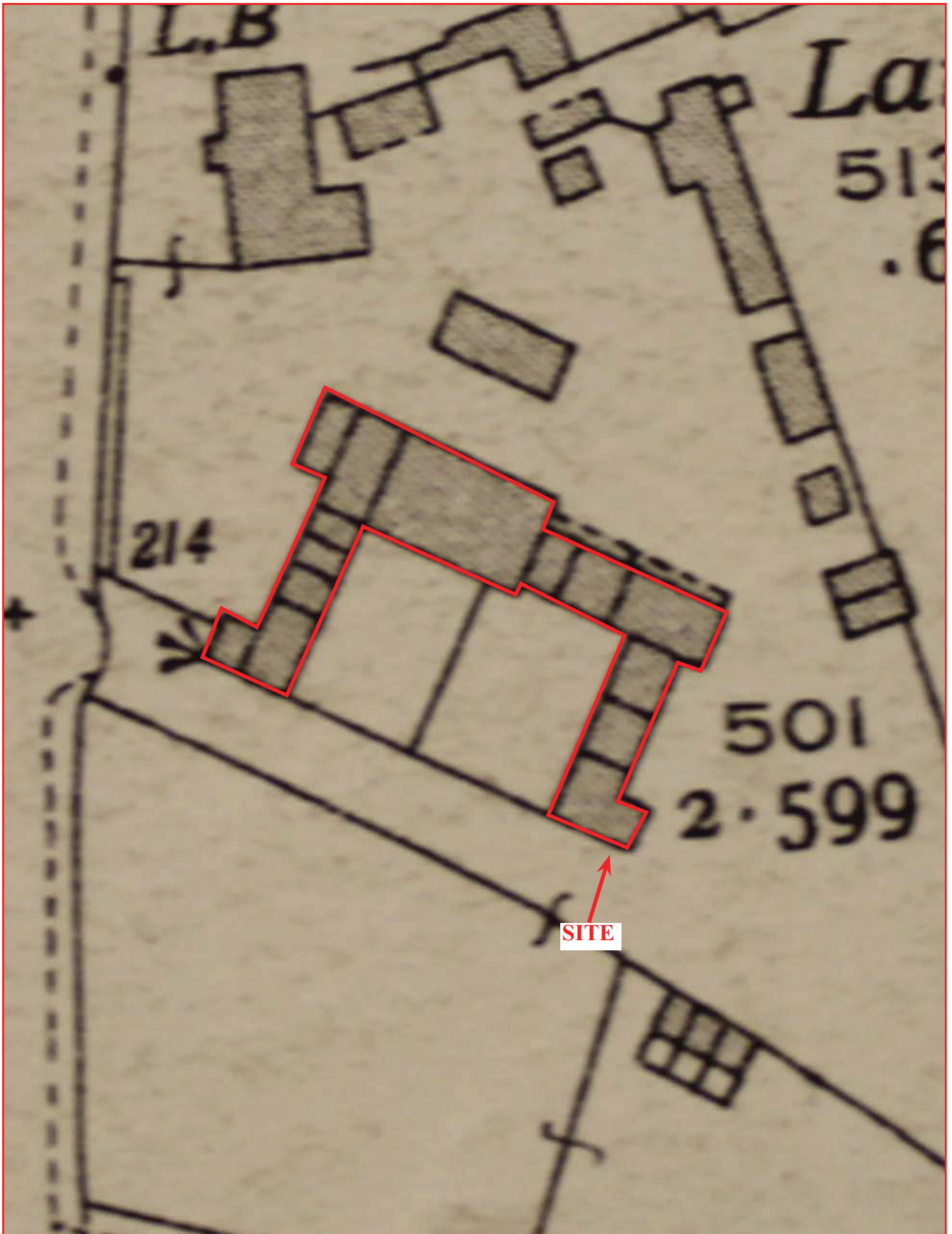


**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**

Archaeological Building Recording

Figure 4. Ordnance Survey 1911

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



SRR 14/220

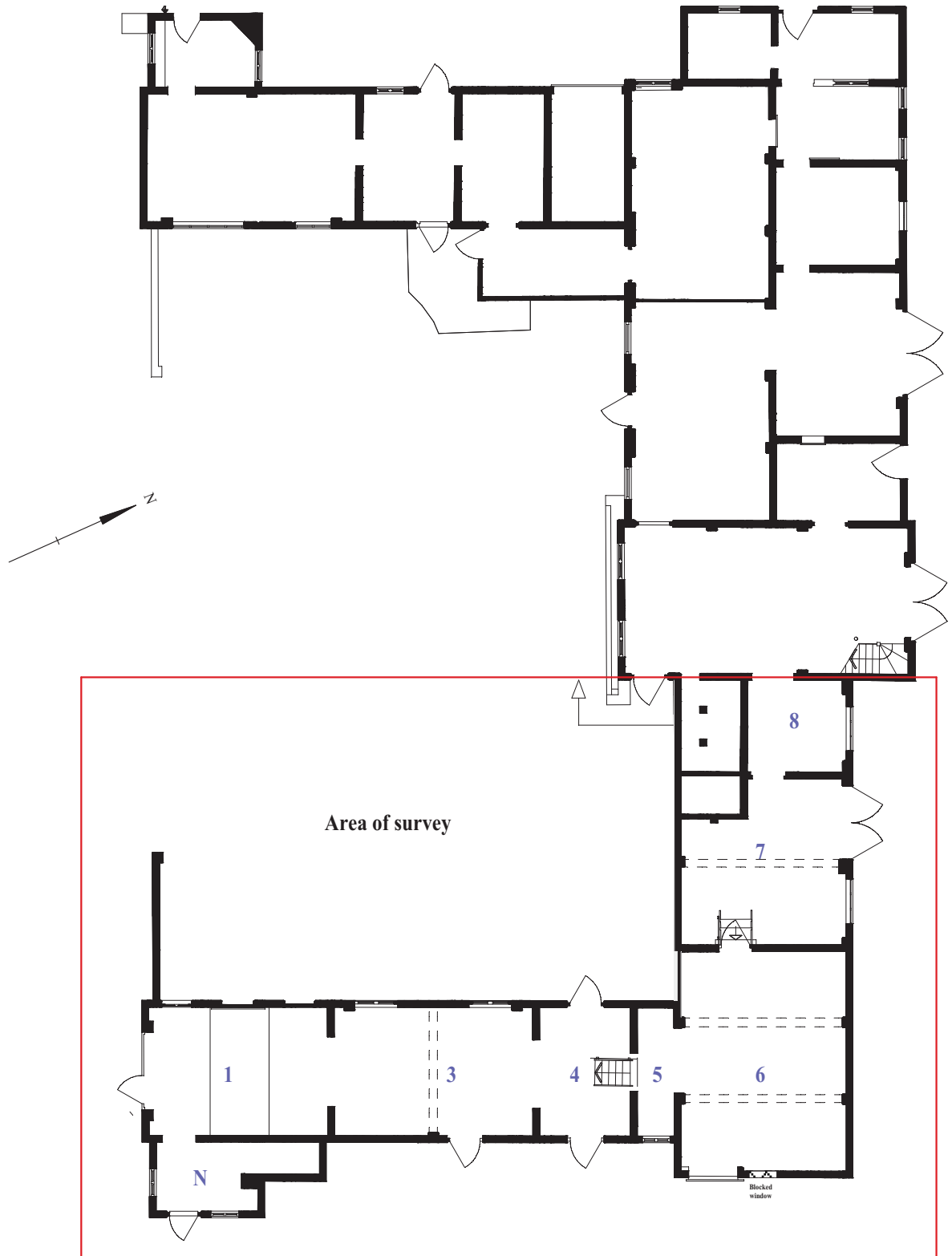


**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**

Archaeological Building Recording

Figure 5. Ordnance Survey 1936

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



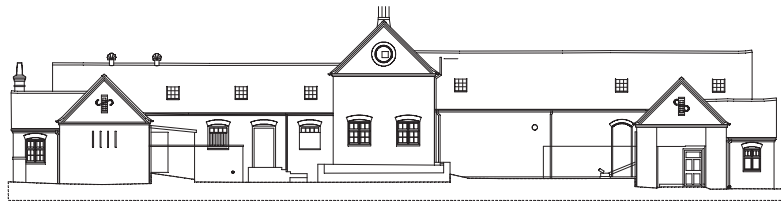
SRR 14/220

**Former Stable Building, Lane End Farm,
Shinfield, Berkshire, 2015
Building Recording**

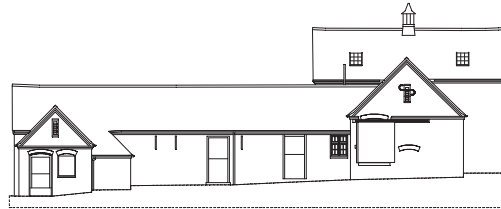
Figure 6. Ground Floor Plan



THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Elevation 1



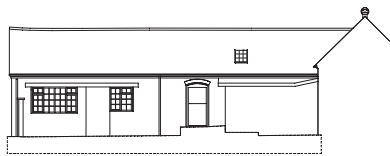
Elevation 2



Elevation 3



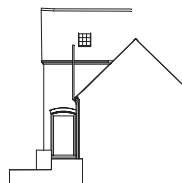
Elevation 4



Elevation 5



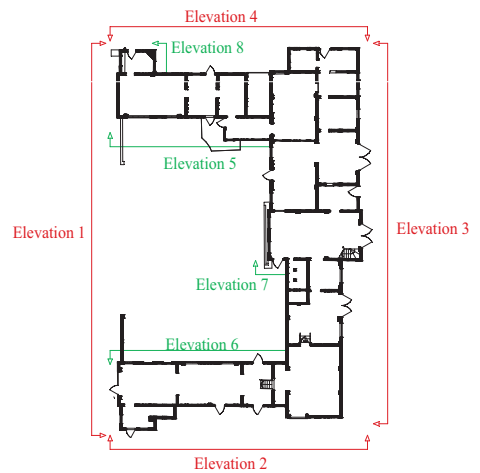
Elevation 6



Elevation 7



Elevation 8



Scale for Elevations only, plan not to scale.

SRR 14/220

Former Stable Building, Lane End Farm,
Shinfield, Berkshire, 2015
Building Recording

Figure 7. Elevations



THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Plate 1. View of farm complex, looking east.



Plate 2. SW elevation, looking north, Scales: 2 x 1m.



Plate 3. SE elevation, looking west.



Plate 4. NE elevation, looking west, Scales: 2 x 1m.

SRR 14/220

**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**
Archaeological Building Recording
Plates 1 - 4.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Plate 5. NE elevation within the courtyard, looking west.



Plate 6. NW elevation within the courtyard, looking east, Scales: 2 x 1m.



Plate 7. Blocked doors in room 1, looking north, Scales: 2 x 1m.



Plate 8. Room 2, looking east, Scales: 2 x 1m.

SRR 14/220

**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015
Archaeological Building Recording
Plates 5 - 8.**

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Plate 9. Roof truss within room 3, looking northeast.



Plate 10. Room 4, looking north, Scales: 2 x 1m.



Plate 11. Window in room 5, looking southeast, Scales: 2 x 1m..



Plate 12. Door and blocked window within room 6, looking east, Scales: 2 x 1m.

SRR 14/220

**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**
Archaeological Building Recording
Plates 9 - 12.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Plate 13. View to steps in room 7,
looking south, Scales: 2 x 1m.



Plate 14. View to raised walkway above room 8,
looking west, Scales: 2 x 1m.



Plate 15. Grain silo in room 8,
looking north, Scales: 1 x 1m.

SRR 14/220

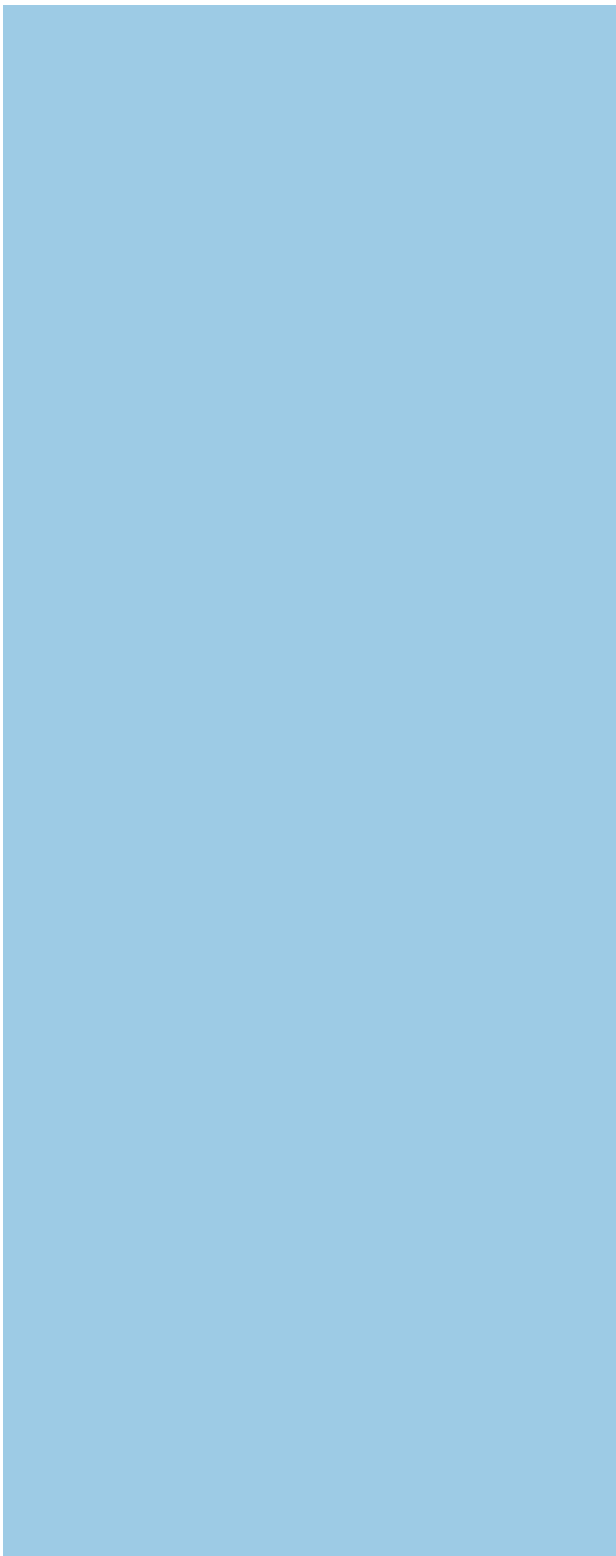
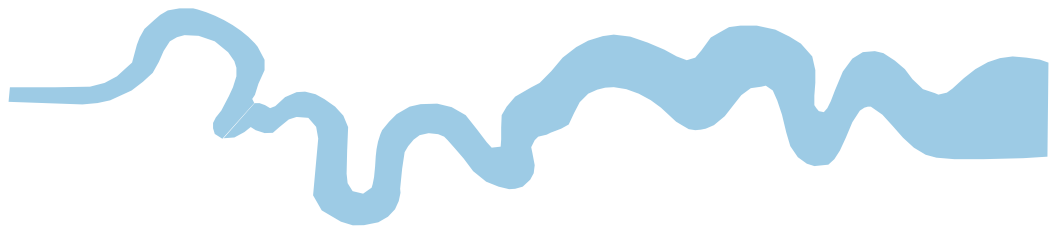
**Former Stable Building, Lane End Farm, Shinfield,
Berkshire, 2015**
Archaeological Building Recording
Plates 13 - 15.

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES

TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





**Thames Valley Archaeological Services Ltd,
47-49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR**

**Tel: 0118 9260552
Fax: 0118 9260553
Email: tvas@tvas.co.uk
Web: www.tvas.co.uk**