

**WOOD END FARM
WOOD END, NASH
BUCKINGHAMSHIRE**

HISTORIC BUILDING RECORDING

Albion
archaeology



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Document: 2016/81
Version: 1.0
May 2016

Albion Archaeology Project: WE1995
Buckinghamshire County Museum Accession Number: AYBCM: 2013.107
Oasis reference: albionar1-253451

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Preface

Every effort has been made in the preparation of this document to provide as complete a report as possible, within the terms of the commission. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

The building recording was undertaken by Mark Phillips BA, who is the author of this report. The photographs were taken by Nigel Macbeth and Mark Phillips. The project was managed on behalf of Albion Archaeology by Hester Cooper-Reade

Acknowledgements

Albion would like to thank the owners of Wood End Farm, Pond Barn and Dairy Barn and the staff of Buckinghamshire Archives for their assistance during the project.

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Structure of this report

Section 1 is an introductory chapter giving the background to the report. Historical background information derived from historical documents and secondary sources is presented in Section 2. Descriptions of the buildings form Section 3 and analysis is presented in Section 4. The bibliography forms Section 5.

Figures and images are included at the end of the report.

Version History

Version	Issue date	Reason for re-issue
1.0	18/05/2016	n/a



Key Terms

Throughout this document the following terms or abbreviations are used:

BCAS	Buckinghamshire County Archaeological Service
CBS	Centre for Buckinghamshire Studies
HER	Historic Environment Record
CI/A	Chartered Institute <i>for</i> Archaeologists
NHLE	National Heritage List for England
WSI	Written Scheme of Investigation



Non-technical Summary

Planning permission (12/02667/ACD, 12/01825/ALB; 12/01285/APP) was granted by Aylesbury Vale District Council for development at Wood End Farm, Wood End, Nash. This included consent for the demolition of outbuildings and replacement with agricultural buildings and conversion and extension to 2 barns to form 2 dwellings. The grade II listed farmhouse dates from the 17th century and the farmyard contains other historic buildings. A condition was attached to the planning consent requiring a programme of archaeological works and historic building recording. The two barns with permission for conversion to dwellings were sold and the site was subsequently developed in three plots; Wood End Farm, Dairy Barn and Pond Barn. Albion Archaeology was commissioned by the respective owners of the three plots to undertake the archaeological monitoring, building recording and reporting. The results of the archaeological monitoring form the subject of a separate report. Historic building recording was undertaken in 2012 for the preparation of a building assessment report and during the development works in 2015. Wood End Farm is located at grid reference SP7840-33780 in the hamlet of Wood End, to the south of Nash in Buckinghamshire.

The farmhouse and part of Barn 1 (Dairy Barn) date from the 17th century. The farmhouse was not affected by the development works. The earliest part of Barn 1 formed a 2-bay timber framed structure, originally with wattle and daub infill. Evidence points to the possibility that it was re-erected or made from re-used materials.

Barn 2 (Pond Barn) dated from the 18th century. This 3-bay barn had a relatively lightweight timber frame with primary bracing. It had full height double doors in the eastern side and a draught door in the opposing side. The remains of this building proved to be too poorly preserved for residential conversion and consequently planning permission was granted for it to be dismantled and replaced with a new building of similar appearance. An extension to Barn 1 (Dairy Barn) was probably built during the 18th or 19th century. A small staddle granary dates from the late 18th or early 19th century.

A number of single-storey timber buildings were constructed during the 19th and early 20th century, resulting in an irregular courtyard plan.

In the 1930s a dairy was constructed on the site of an earlier building. The dairy was constructed in line with new regulations governing the production of milk that were introduced at this time. Alterations to the farmyard in the second half of the 20th century comprised the construction of pole barns and the complete replacement of the roofs of Barns 1 and 2.

Wood End Farm is a small farm which probably originated in the early seventeenth century. The buildings represent the remains of typical post-medieval farmstead with buildings arranged around a yard. The irregular plan of the farmstead and the different dates of the buildings indicate that it developed over time in a piecemeal fashion with the addition of individual buildings.



1. INTRODUCTION

1.1 **Background to the Report (planning background)**

The owner of Wood End Farm, Wood End, Nash was granted permission by Aylesbury Vale District Council for the demolition of outbuildings south of Wood End Farmhouse and replacement with agricultural buildings; demolition of extensions to 2 barns east of the farmhouse and extensions and conversion to 2 dwellings; partial demolition of roadside outbuilding and conversion to car ports; relocation of granary and extension to farmhouse and internal alterations and new access. (Planning Application references 12/02667/ACD, 12/01825/ALB; 12/01285/APP)

The farm buildings formed the subject of a historic building assessment report (Albion 2012a) which was submitted with the planning application. The planned development included alterations to the historic buildings and could also impact on potential below ground archaeological remains. Because of this a condition requiring building recording and archaeological mitigation works was attached to the planning permission.

Albion Archaeology was commissioned by the owner of the property to prepare a written scheme of investigation (WSI) for historic building recording and archaeological monitoring (Albion 2012b) for approval by the Local Planning Authority.

The owner retained the farmhouse and the farmyard to the south for the erection of new outbuildings. The remaining part was sold in two plots with planning permission for the alteration and extension of the historic farm buildings to form two dwellings. One plot contains the buildings identified in the assessment report (Albion 2012a) as Barn 1 and the dairy, now collectively known as the Dairy Barn. The other plot on the western side of the farmyard contained the building previously identified in the assessment report as Barn 2, which is now known as the Pond Barn. At the start of building works the frame of the Pond Barn proved to be structurally inadequate for renovation and planning permission (15/01174/APP) was granted to replace it with a new building of the same form.

Albion Archaeology was commissioned to undertake historic building recording and archaeological monitoring in the Dairy Barn and Pond Barn plots by the respective developers of these plots. The present report presents the results of historic building recording.

1.2 **Site Location and Description**

Wood End Farm is located in the hamlet of Wood End which lies approximately 500m to the south of Nash, in the Aylesbury Vale District of Buckinghamshire in the north of the county (Figure 1). The farm stands on the south side of a lane known as Wood End. The lane runs east-west and the farm is located close to the west end of the lane, where it joins Winslow Road at a triangular green. The area between the green and the farm contains a large pond. The farmyard is centred on Ordnance Survey NGR SP7840-33780.



Prior to the start of works the buildings in the development area comprised, the farmhouse (not included in the survey); two barns, a dairy, a granary, various small outbuildings and modern pole barns. In the following descriptions the buildings have been named and numbered as follows (see Figure 2); farmhouse, barn 1 (Dairy Barn) and barn 2 (Dairy Barn), dairy, granary, pole barns 1 to 3 and various small shed type outbuildings referred to as buildings 1 to 5.

During the development works the row of outbuildings numbered 3 to 5 and all of the pole barns were removed. Barn 2 was also dismantled and replaced with a residential building, now called the Pond Barn). Barn 1 and the adjoining Dairy have been extended and converted to form a residential building now known as the Dairy Barn. On the northern edge of the site, outbuildings 1 and 2 were to be rebuilt as an open-fronted car shelter.

1.3 Project Objectives

The objectives of the archaeological works identified in the WSI were as follows:

The principle objective of the building recording is to record the historic buildings prior to development and produce a descriptive and interpretive report. The purpose of the report is to form an archive record of the buildings and to inform the development works to safeguard the heritage values of the buildings. The report will examine evidence for the date, development and use of the buildings to further understand the structures and place them in their historical background.

The objective of the watching brief is to monitor and supervise all groundworks that have the potential to reveal archaeological remains, and to investigate, characterise and record any archaeological deposits encountered within them. The broader objectives of the project are to add to the knowledge and understanding of the archaeology of Buckinghamshire and to produce a report and archive that fully describe the archaeological works.



2. HISTORICAL BACKGROUND

2.1 *Historic Maps*

Historic maps in both the County Archives and the Local Studies Library at the Centre for Buckinghamshire Studies were examined. Title Deeds for farm are also held by the County Archives. These are of interest because they go back to 1544 and show that the farm has been in the possession of the King family for over 400 years.

2.1.1 **Enclosure map 1831**

This map (reference IR/49-Q) is folded and bound within the enclosure award (Figure 3). The map is dated 30th December 1831 and the surveyor is named as John King, an ancestor of the current owner, and it shows the area around the farm in some detail. The lane next to the farm is named as Wood End Street with its continuation to the east labelled New Gate Road with the “New Gate” shown at the end of the road where it becomes footpath or track. The track today appears as a hollow-way suggesting the lane and the track are of some antiquity, possibly medieval. Wood End Farm (not named) appears on the enclosure map as the only house to the south of the lane whilst on the north side a series of buildings within different sized closes are shown ranged along the lane.

Wood End Farm is numbered 72 on the map and listed in the award as a farmhouse and homestead belonging to William King. The plan shows four buildings. The farmhouse at this time consisted of a single range aligned end on to the lane. A building of a similar size to the house is shown along the north edge of the farmyard in the location, now occupied by a similar-sized range of timber buildings (buildings 1 and 2). Two similar sized buildings at the west end of the farmyard represent the existing barns (barns 1 and 2).

In the award a group of five land parcels appear together under the name of William King. Four of these comprise the farmhouse and homestead (72) and a compact block of land close to the farmstead (61, 71 and 67) amounting to 34 acres. The fifth land parcel of nineteen acres is numbered 92 in the award but appears to be labelled 94 on the plan. This lay approximately 1km to the southwest of the farm.

2.1.2 **First edition Ordnance Survey map 1881**

The 25 inch to the mile first edition of the Ordnance Survey (Sheet XIV-10) was surveyed in 1880 and published in 1881 (Figures 4 and 5). This shows a similar pattern to the 1830s map with additional detail for the buildings and the subdivision of closes adjacent to the lane.

The farmhouse is shown with a small extension on its northeast corner which corresponds to a stone lean-to on this side. A boundary on the west side of the farmhouse enclosed a narrow area which separated the house from the rest of the farmyard.



The farmyard by this time was a rectangular area, surrounded on all sides by buildings. The buildings on the north side of the farmyard extended eastwards almost to the farmhouse, farther than the buildings which currently occupy this side of the yard. The south side of the farmyard was enclosed by an eastward extension to barn 1. Two buildings shown at the east side of the farmyard appear to correspond to the locations of the granary and building 4. Enclosure map 1809

2.1.3 Second edition Ordnance Survey map 1900 (fig)

The second edition Ordnance Survey map was revised in 1898 and published in 1900 (Figure 6).

This survey shows an east-west aligned range added to the west side of the farmhouse. This is the single story brick extension visible in Image 9. This range overlaps the area of the building shown on the north side of the farmyard in the first edition map, indicating that this building had been shortened or replaced. Other changes include the filling in of the gap between barn 1 and barn 2, probably with lean-to structures and the disappearance of the small building in the southeast of the farmyard located where building 4 now stands.

2.1.4 Third edition Ordnance Survey map 1925

The third edition Ordnance Survey map was revised in 1923 and published in 1925 (Figure 5).

The only change recorded in the farm on this edition is the reappearance of a building in the location of the present building 4. It does however appear longer than the present building.

2.2 Historic Images

2.2.1 Painting

A watercolour painting of the farm in the possession of Mr King is believed to date from the late nineteenth century (Figure 6). This view from the west shows the farm with the pond in the foreground, a picturesque view repeated in subsequent photographs and postcard images (see below). A house and barn on the opposite side of lane to the farm are shown on the left hand side of the painting. The right hand half shows the end and side of barn 2, the west end of the range of buildings on the north side of the farmyard and part of the farmhouse. In front of the farmhouse is a low red brick wall, presumably on the line of the boundary close to the west side of the farmhouse which appears on the Ordnance Survey maps from the first edition of the 1881. The barns and houses on both side of the road had thatched roofs at this time. Barn 2 is shown with a steeply pitched, half-hip roof. The building at the north side of the farmyard is shown as a single storey, weather-boarded building with a relatively low pitched roof, probably corrugated iron.

2.2.2 Photographs

Historic photographs held by Buckinghamshire County Council at the Centre for Buckinghamshire Studies include views showing the farm in the 1900s and 1930s.



Photograph reference phNash7 shows the farm from the west, across the pond. It appears from the dress of a woman stood on the bridge to date from around 1910. The image shows some cattle in the farmyard, on the lane and stood in the pond. The two barns are partially obscured by trees but both appear to have thatched half-hipped roofs.

Photograph Reference phNash22 shows the farm from a similar viewpoint in about 1939. By this time the thatch on barn 1 had been replaced by corrugated iron. The photograph appears from the lack of leaves to have been taken during the winter and the farm buildings are clearly visible. Narrow three-quarter height doors can be seen in the western side of barn 2 and the lean-to structure at the junction of barn 1 and 2 is visible. Part of the granary can be seen between barn 2 and the farmhouse. This appears from its shape have had a thatched, half hip roof similar to that of the house and barn 2.



3. BUILDING RECORDING: DESCRIPTION

3.1 *Methodology*

Throughout the project the standards set in the CIfA's *Standard and guidance for the archaeological investigation and recording of standing buildings and structures* (2014) and English Heritage's *Understanding Historic Buildings* (2006) have been adhered to. All work has been done in accordance with the CIfA's Code of Conduct. Terminology for describing timber structures follows the CBA glossary (Alcock et al. 1996).

The survey follows the English Heritage recommendations for a level 3 survey and the site survey comprised detailed examination of the buildings and a photographic record. On site records were made as annotations on a site survey drawing provided by the client. The photographic records comprise high resolution digital images. In the report the photographs have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

The initial building survey was undertaken on 26 June 2012 for the historic building assessment report. Additional recording was undertaken during archaeological monitoring works which were carried out between July 2015 and November 2016. The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings.

3.2 *Plan and general arrangement*

The farm buildings are clustered around a yard that is approximately rectangular in plan (Figure 2, Images 2 and 3). The yard measures 24m by 18m, aligned parallel to Wood End lane, with an entrance from the lane in its northwest corner.

3.3 *Barn 1 (Dairy Barn)*

This building has been extended and converted to residential use during the present development works. It has been combined with former dairy building and is now known as the Dairy Barn. This barn is located on the south side of the farmyard; it is aligned east-west and is 11.6m long by 5m wide. The timber-frame stands on a low sill wall of brick and is weather-boarded externally (Images 4 to 6). In plan there are three bays with a double door in the north side of the central bay. At the time of the initial survey the barn contained farm machinery which partly obscured the structure, particularly in the southwest corner. The frame contains evidence for two phases of construction, with the west and central bays being the earliest, the eastern bay being a later extension (Figures 7 and 8).

The earliest part of the building consists of the west bay and the central bay. The three transverse frames at the bay divisions in this part of the building have jowled posts and curved braces to the tie beams. The side walls in each bay are divided by an intermediate full height post, with a mid rail and studs defining two rows of four panels. The upper row has curved head braces to each principle post. The wall at the west end of the building has a mid rail, curved head braces and four sets of studs which divide the wall into two rows of four rectangular panels (Image 8). The wall plates have splayed, bridled scarf joins. Stave holes and grooves show that the



walls of the west and central bays originally had wattle and daub infill. The stave holes in the upper part of the frame pass the arch braces on the inside, indicating that the bracing was visible externally. It is clear that the transverse frame on the east side of the central bay was formerly an end wall. The posts in this frame have cut-off tenons for a former mid rail and in the underside of the tie-beam there are four empty mortises for studs and stave holes for wattle infill (Image 12). In contrast with the other the walls, the west end of the building has no stave holes or grooves to indicate a former wattle infill. The west end wall has been reinforced with two diagonal braces that are fixed with large T-headed nails (Image 8).

The two bays at this end of the barn show evidence of a number of modifications. The full height door in the central bay has been inserted into what would have been a framed wall as demonstrated by empty mortises and stave holes in the underside of the wall plate (Image 11) and mortises in the sides of the two principle posts (figure 7). A narrower opening in the southern wall also appears to be a later insertion. At the time of the survey the upper part of this opening contained a metal framed window. A high level door in the north wall of the western bay was inserted after the removal of the wattle infill because stave holes also continue above this door opening (Image 9). Other possible evidence for later repairs or modifications can be seen in the frame on the west side of the central bay (Image 10). Here the principle posts have distinctively cut jowls with a splay at the base of the jowl and chamfered sides. The heads of the posts are joined to the tie beam with slip tenons which may be evidence of repair as these could have been inserted into the join. In addition the braces to the tie beam in this frame are straight, contrasting with the curved braces in the other transverse frames.

The eastern bay differs in character to the central and western bays and is clearly a later addition (Image 13). Sill beams and wall plates in the eastern bay are discontinuous with those to the west. The framing of the side walls includes rails located in the upper part of the wall and straight braces, contrasting with the framing of the earlier parts of the building. This bay appears to have been clad in weatherboard from the outset as it lacks any stave holes in the wall plates. Stave holes and empty mortises in the rails indicate that some of the timber is re-used.

No part of the original roof survives. All of the structure above the tie beams and wall plate is a modern, consisting of a machine sawn softwood frame covered in corrugated iron.

3.4 Barn 2 (Pond Barn)

Barn 2 was dismantled and replaced by a new building as part of the development works. It was located at the west end of the farmyard, aligned approximately north-south and measured 13m long by 5m wide (Figures 9 and 10). The timber-frame was on a sill wall of brick with a mixture of limestone and brick used in the north end wall (Image 19). In plan it consisted of three bays with a full height double door in the east side and a three-quarter height pair of narrow doors in the west side of the central bay.

The building had eight principle posts with jowled heads. The walls were constructed with primary bracing with long, slightly curved braces with nailed



fixings (Image 16). The jowls of the corner/principle posts in the end walls were cut to form a slight notch for the top end of the braces (Image 17). Intermediate posts and studs were tenoned and pegged into the sill beam and wall plate at top and bottom and nailed to the braces. In the transverse frames the braces below the tie beams were straight with mortise and peg fixings. The wall plates had splayed scarf joints fixed with bolts or spikes (Image 18).

The different sized door openings on the east and west sides of the central bay appeared to be part of the original construction. The framing for the top of the smaller door was mortised into the uprights on either side. A high level door in the south end of the east wall appears have been a later addition because the wall plate above it retains an empty mortise for a stud which was removed to form the door opening.

The exterior of the building would have been clad in weather-boarding from the outset. The cladding on the east side consists of narrow overlapping boards whilst the north end carries wide boards laid flush. The cladding on the west side had mostly decayed at the time of the survey.

The roof was completely rebuilt in modern period using machine sawn timber with ply braces at the apex and covered with corrugated iron. Remains of modern machine sawn studs hanging down from eaves level in the south end of the west wall indicated repairs to this part of the wall in the modern period.

3.5 Dairy

This building has been combined with Barn 1 during the current development works and converted to residential use as the Dairy Barn. It is located on the south side of the farmyard, aligned east-west, 12m long by 5m wide and abuts barn 1 at its west end.

The building is constructed with a brick base approximately 0.8m high and a timber frame with closely spaced vertical studs, clad externally in horizontal tongue and groove boards (Images 20 and 21). The internal fittings and openings have been modified as part of the conversion. At the time of the survey the walls were lined internally with galvanised sheets extending to eaves level along the sides and east end, being slightly lower at the west end. The timber frame was visible internally in the east gable whilst at the west, above the galvanised sheets the wall was lined with horizontal planks. The floor was concreted with an incised chevron pattern.

There were two windows in the south wall and one in the gable end at the east. The windows were metal-framed with wire-reinforced glass. Those in the south wall had two rows of four panes with the middle panes of the upper row hinged at the base and opening inwards. The window in the east gable had two rows of three panes.

Doors were located in the centre of the south wall, east end wall with an internal door to barn 1 in the west wall. The door in the south wall was a double-hung ('stable') door.



The roof is supported by king-post roof trusses with a single purlin each side and a ridge plank (Image 22). Several small ventilation slots were formed along the ridge of the slate roof by lodging the ridge tiles on the edges of the tiles to either side.

3.6 Granary

At the time of the survey the granary was located close to the south end of the farmhouse and was aligned approximately north-south. It was planned to relocate the granary a short distance to the west of the farmhouse as part of the development works.

This is a small staddle granary, 4m long by 3.5m wide. It is raised on short brick piers with brick steps providing access to a single door in the north end (Figure 11, Images 25 and 26). The frame has four corner posts with jowled heads which join the wall plates and tie beams in a standard tie beam lap dovetail assembly with pegged fixings (Image 28). The north-west corner post was the most accessible at the time of the survey. It is 130mm wide by 150mm deep, increasing to 160mm wide by 200mm deep at the jowl top. It has a pair of tenons at the junction with the tie beam instead of the more usual single centre tenon. The floor is supported by sill beams which are tenoned into the sides of the posts, however these have decayed and the junctions have been supported with a combination of metal straps and brickwork inserted below the sill. The walls have primary bracing with straight tension braces nailed to the corner posts and sills with the studs nailed to the braces (Image 27). The studs vary in width from 70mm to 100mm. All of the timber used in the frame is sawn and includes some with waney edges. The walls are clad externally in horizontal weatherboarding. The east wall has a small fixed light located centrally at the top of the wall.

An enclosed compartment in the south-west corner of the granary would have served for the storage of loose grain (image 29). It is approximately 1.5m square in plan and is formed by two short partition walls covered with flush fitted horizontal boards. The compartment is accessed via an opening in its north side which is framed by posts fixed to a tie beam at the top. The opening would have presumably been closed with removable boards. The post on the left of the opening is marked with shallow circular marks created with a large auger bit or centre bit which are accompanied by an ascending series of Roman numerals, presumably a measure of the contents.

A loft floor extends over the southern two-thirds of the granary with the northernmost part open to the roof. The planked floor is supported by seven north-south aligned joists laid over the tie beams.

The gable ends are framed by principal rafters and collar beam and vertical studs. Wooden cleats located towards the end of the collars would have clasped the ends of purlins which have gone (Image 30). The current roof structure is a modern construction in machine sawn softwood covered with corrugated iron.

3.7 Buildings 1 and 2

Buildings 1 and 2 form an east-west aligned range located at the north side of the farmyard which forms part of the street frontage (Image 31). In the development



plans these buildings will be altered or rebuilt to form an open-fronted car shelter. The buildings were approximately 12m long by 4.5m. Due to dense plant growth the buildings were difficult to access at the time of the survey.

These are single storey wooden buildings used as a workshop and for storage. Externally buildings 1 and 2 are distinguished by a slight break in the line of the corrugated iron roofs with building 2 at the eastern end being slightly higher (Image 31). Building 1 was timber framed with closely set studs supporting weather-board cladding. The roof is supported by a king post roof truss. The western end of building 2 was inaccessible. The eastern end of building 2 is separated internally by a partition extending up to eaves level. The roof structure consists of a king post truss situated above the partition with the western half of the building (Image 33). The walls consist of closely set vertical studs with primary tension bracing. It is accessed by a door in the east end (Image 32).

3.8 Building 3, 4 and 5

Buildings 3, 4 and 5 have been demolished during the development works. These buildings formed a row that extended southwards from the granary (Image 34). Overall the row was approximately 19m long and 4m to 5.5m wide.

Building 3 was at the north end of the range (Image 35). The exterior was covered with horizontal weatherboarding and the interior lined with flush vertical planks with horizontal battens. The roof had a king post truss made from reused timber with a corrugated iron covering. It had one door located in the southern end of its west wall and was lit by two windows placed high up at either end of the east wall. A wooden hayrack set just below the windows extended along most of the east wall. The interior was open to the adjacent building to the south (building 4), with a divider formed by metal railings.

Building 4 was in the mid part of the row (Images 36 and 37). The structure was clad in flush vertical boards inside and out. It was divided into two compartments by a partition in the same material as the external wall. The walls are believed to be reused material from railway wagons (pers. com. John King). There were two doors in the west wall. The roof consisted of king post trusses with a corrugated iron covering. A low level wooden hay rack and manger were located against the west wall in the southern compartment (Image 38).

Building 5 abutted the south side of building 4 (Images 39). The south wall of building 4 was carried up to eaves height to form a partition between the two structures. The east, south and west sides of the building were constructed from panels of narrow vertical planks with internal horizontal battens. The roof was covered in corrugated metal.

3.9 Pole Barns

Three pole barns located along the southern edge of the farm were demolished during the redevelopment of the site. These were open-sided animal shelter sheds built in the late 20th century. All of them had mono-pitch roofs covered in corrugated sheet material (Image 40).



4. BUILDING ANALYSIS

4.1 *Introduction*

This section presents a chronological account of the development of the farm along with the available evidence for the sequence, dating, and functions of the buildings.

The farm has been owned by the King family for over four hundred years and has deeds going back to 1544. The current owner Mr John King provided information on the construction dates of a number of the later buildings and this has been incorporated in the following account.

4.2 *Seventeenth century*

The earliest surviving buildings on the site are the farmhouse and part of Barn 1. The farmhouse is a lobby entry house dating from the early seventeenth century (see list description in Appendix 1). The beam over the fireplace is inscribed with the date 1619.

The central and western bays of Barn 1 represent a two-bay building that was later extended. The earlier two bays are substantially framed with widely spaced studs and curved braces. It originally built it would have had wattle and daub infill with the frame, including the braces, visible on the exterior. The details of the frame are consistent with a seventeenth century date for this part of the barn. However, the evidence for the original form and function of this earlier part of Barn 1 is rather confusing. The present full-height barn doors are a later addition; the undersides of the wall plates on both sides have evidence for former studs and wattle infill, indicating continuous walls along both sides. Details of the truss between the two bays shows evidence of possible later alterations with slip tenons in the join between the posts and tie beam. The western end wall lacks the evidence for the wattle infill seen in the other walls. These various inconsistencies could indicate that the barn was made re-erected in its present location or was made with re-used materials.

4.3 *Eighteenth century*

Barn 2 is likely to date from the eighteenth century. This barn was constructed with primary bracing and weatherboard cladding from the outset. The opposing double doors indicate that it was used as a threshing barn. The smaller doors on the west side appear to have been built with a central post in the door opening and so it would not have been possible to drive a wagon out of this side, but it would have provided a through draft for threshing. The high level door in the east side of the south bay may have been inserted during this century or the next. It would have allowed crops to be unloaded from a wagon parked next to the barn.

Barn 1 was extended by the addition of a bay on its eastern end, probably during this period. The bay has relatively close set studs designed to take a weather-boarded cladding. Some re-used timber, evident from the stave holes and redundant mortises, was incorporated in the structure. The straight braces used in its construction contrast with the curved braces in the earlier section of the building.

The opening for the large door in the central bay and the high level door in the west



bay may have been created during this period. The original infill was replaced with external weather-boarding at some time during the eighteenth or nineteenth century.

4.4 Nineteenth Century

The farmyard assumed its present layout during this period with the construction of buildings along the north and east sides of the farmyard and the infilling of the south side by the addition of a building on the east end of barn 1.

Historic maps show that a range of buildings has stood on the north side of the farmyard since at least 1831. The range must have been shortened or was possibly replaced when a westward extension was added to the farmhouse in the late nineteenth century. Buildings 1 and 2 currently occupy the location. These are of relatively light construction, consisting of closely set studs with primary bracing covered in weather-boarding. Mr King believes that these buildings were originally open cart sheds and that their south side was infilled during the 1930s.

A building which corresponds to the position and location of the granary is shown on the first edition Ordnance Survey map of 1881. This and subsequent plans up to at least 1925 show a small projection on the south side of the building which could represent the location of a former entrance. Information from Mr King suggests that the granary was moved in one piece from another location in the village in the late nineteenth century. The building is likely to date from the eighteenth or early nineteenth century. Small free standing granaries such as this are likely to have been used to store seed corn.

A building which corresponds to the location of building 4 is shown on the first edition Ordnance Survey of 1881. The map shows an open-fronted building, as indicated by a dashed line. The building does not appear on the 1900 edition of the map. The 1925 edition shows a building in the same location as the 1881 map. It is not clear if the absence in 1900 is due to a mapping error or to the building being replaced after an intervening gap. The walls are constructed from framed panels with vertical boards on the interior and exterior. The panels show a high standard of construction in terms of the finish of the timber and assembly. Information from Mr King suggests that this building was erected in the late nineteenth century with reused panels from railway wagons. The materials are consistent with reused panels from railway wagons. The map evidence is more ambiguous, allowing a possible early 20th-century construction date.

4.5 Twentieth Century

During this period a number of new buildings were constructed and many of the older buildings were repaired or altered.

The main development during the first half of the twentieth century was the construction of the dairy. This was built at a time when new hygiene regulations in relation to the production of milk were introduced. According to Mr King it was built in 1938 or 1939 and that it replaced a building with a similar function on the same location. The building remained largely unaltered since its construction. Although referred to as a dairy, the building would have been a cow house where



cows were both stalled and milked. The building retained a hayrack along the back wall. This type of building was replaced on dairy farms by dedicated milking parlours from the 1950s onwards (Harvey 1994, 12-14).

Buildings constructed in the later twentieth century comprise buildings 3 and 5 and the three pole barns. Buildings 3 and 5 are thought by Mr King to have been built during the 1960s and the pole barns situated to the south of the farmyard were constructed in the late 1970s.

Repairs to buildings undertaken during the twentieth century include the complete replacement of the roofs of barns 1 and 2 and the granary. Historic photographs show that these originally had steep, half hipped roofs with thatch. The replacement removed all of the existing roof structure and replaced them with lower pitched roofs covered with corrugated sheet. The original roof of the granary may have been similar to that of the barns. The modern replacement retains the steep pitch of the original.

4.6 Historical Context and Significance

Regional Preliminary Character Statements on farm building commissioned by English Heritage provide information on the character and survival of various classes of farm buildings. The location of Wood End Farm falls close to the boundary between the East of England Region (English Heritage 2006a) and the South East Region (English Heritage 2006b). In terms of the buildings and farm histories the area probably is most closely related to the South East Region. This report characterised substantially complete farm buildings from the period between 1550 and 1750 as rare (EH 2006a, 27). Buildings from the period 1750 - 1840 are characterised as being far less common than those of the post 1840 period when huge numbers of buildings were erected.

Barn 1 (Dairy Barn) contains features which suggest a possible 17th-century origin for earliest parts of this building which would make it a comparatively rare survival. However, some features suggest that it could have been a later rebuild or adaption of an earlier structure. Barn 2 (Pond Barn) is appears to be early eighteenth century in date and therefore also represents a less common survival than those of subsequent periods.

Wood End Farm is a small farm which probably originated in the early seventeenth century. It has not been subject to major expansion in later periods and has not formed part of a large estate. The buildings represent the remains of typical post-medieval farmstead with buildings arranged around a yard. The irregular plan of the farmstead and the different dates of the buildings indicate that it developed over time in a piecemeal fashion with the addition of individual buildings. Studies suggest that earlier buildings are most likely to survive on this type of farm (Wade Martins 1991, p.160) and in the form of Barn 1 it does contain the remains of a modified seventeenth century building.



5. BIBLIOGRAPHY

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Alcock N.W., Barley M.W., Dixon P.W and Meeson R.A., (1996) *Recording Timber-Framed Buildings: An Illustrated Glossary* Council for British Archaeology

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Harvey Nigel (1994) *Ring out the old, ring in the new: Farm buildings in England and Wales in the 1950s*, *Journal of the Historic Farm Buildings Group* Vol 8, 5-26

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6. APPENDIX 1: OASIS DATA COLLECTION FORM

OASIS ID: albionar1-253451

Project details

Project name	Wood End Farm, Nash
Short description of the project	Planning permission was granted by Aylesbury Vale District Council for development at Wood End Farm, Wood End, Nash. This included consent for the demolition of outbuildings and replacement with agricultural buildings and conversion and extension to 2 barns to form 2 dwellings. The grade II listed farmhouse dates from the 17th century and the farmyard contains other historic buildings. A condition was attached to the planning consent requiring a programme of archaeological works and historic building recording. The two barns with permission for conversion to dwellings were sold and the site was subsequently developed in three plots; Wood End Farm, Dairy Barn and Pond Barn. Historic building recording was undertaken in 2012 for the preparation of a building assessment report and during the development works in 2015
Project dates	Start: 26-06-2012 End: 13-11-2015
Previous/future work	No / No
Any associated project reference codes	WE1995 - Contracting Unit No. AYBCM:2013.107 - Museum accession ID
Type of project	Building Recording
Monument type	BARN Post Medieval GRANARY Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey" ,"Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	BUCKINGHAMSHIRE AYLESBURY VALE NASH Wood End Farm, Nash - Building Recording
Postcode	MK17 0EL
Study area	1900 Square metres
Site coordinates	SP 7835 3377 Point

Project creators

Name of Organisation	Albion Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Albion Archaeology



Project director/manager Hester Cooper-Reade
 Project supervisor Mark Phillips

Project archives

Physical Archive Exists? No
 Digital Archive recipient Buckinghamshire County Museum
 Digital Archive ID AYBCM: 2013.107
 Digital Contents "other"
 Digital Media available "Images raster / digital photography", "Text"
 Paper Archive recipient Buckinghamshire County Museum
 Paper Archive ID AYBCM: 2013.107
 Paper Contents "other"
 Paper Media available "Drawing" ,"Microfilm" ,"Miscellaneous Material", "Photograph", "Report"
 Paper Archive notes To be accessioned with the watching brief records

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title Wood End Farm, Wood End, Nash, Buckinghamshire: Historic Building Recording
 Author(s)/Editor(s) Phillips, B
 Other bibliographic details 2016/81
 Date 2016
 Issuer or publisher Albion Archaeology
 Place of issue or publication Bedford

Entered by Mark Phillips (ma.phillips@albion-arch.com)
 Entered on 1 June 2016

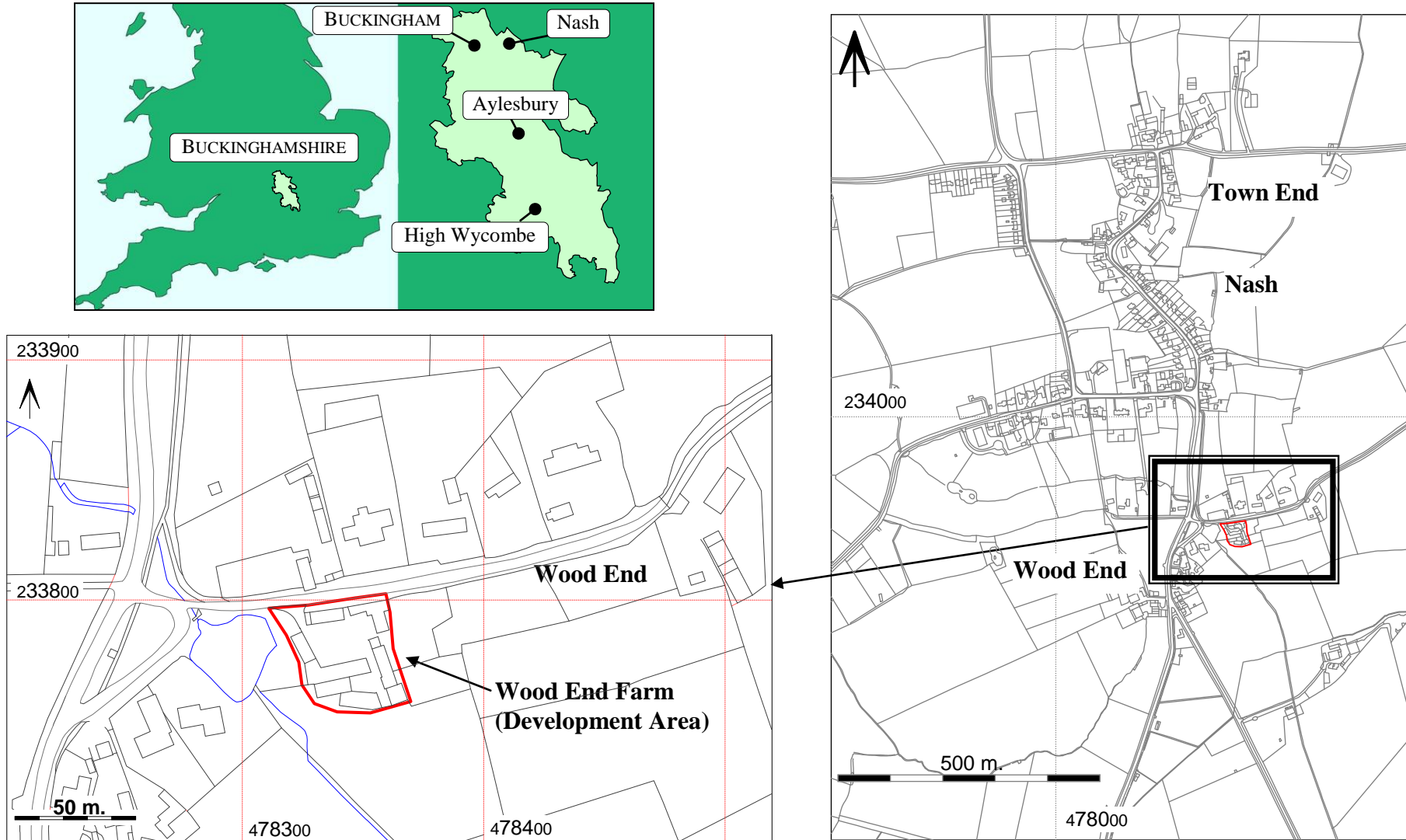


Figure 1: Site location

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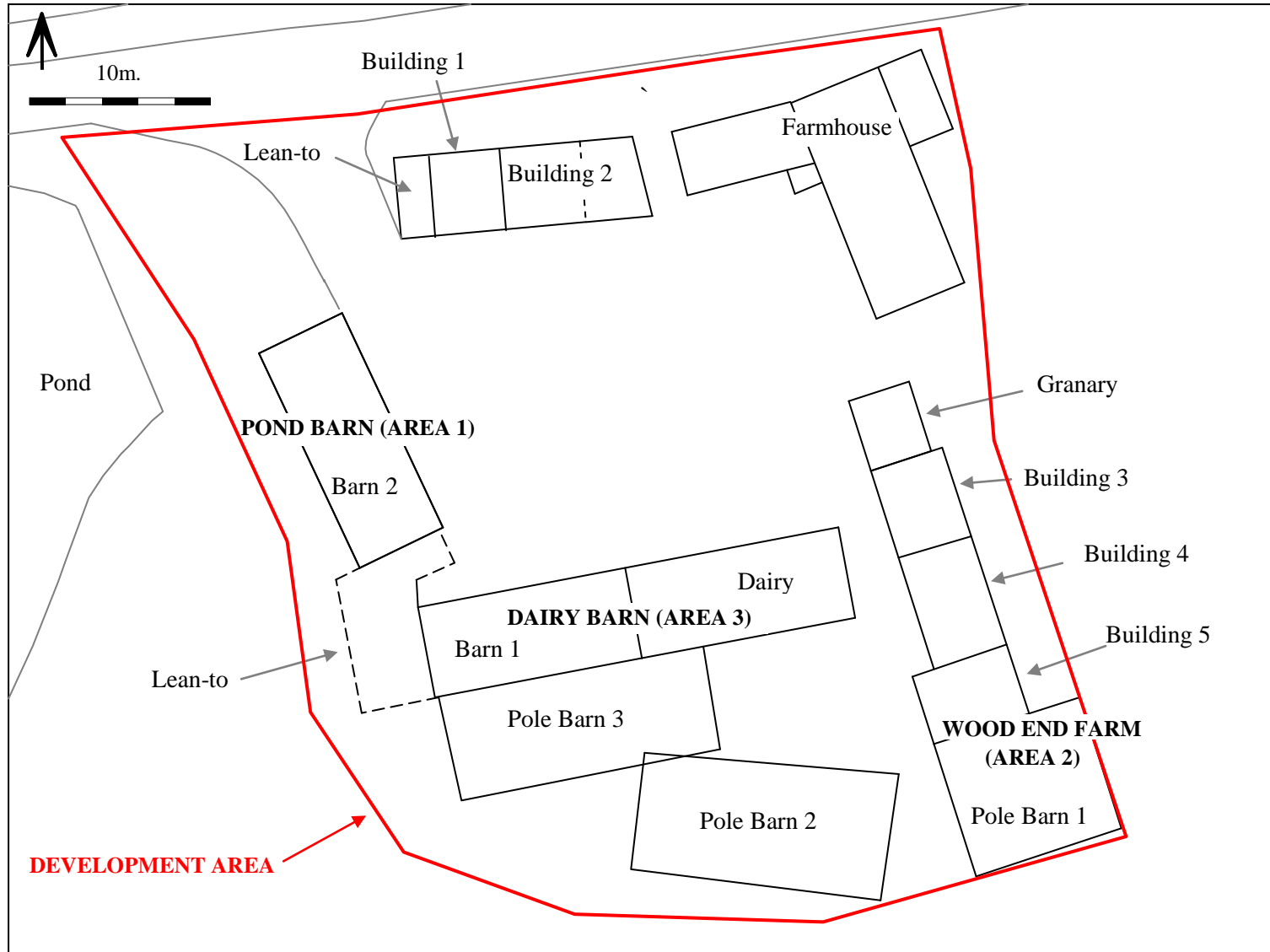
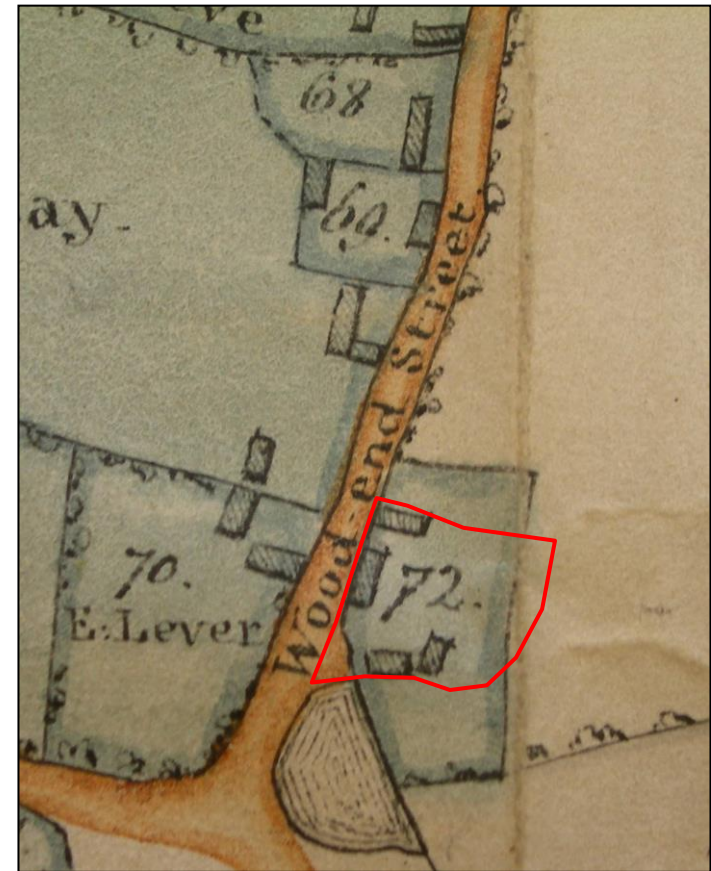
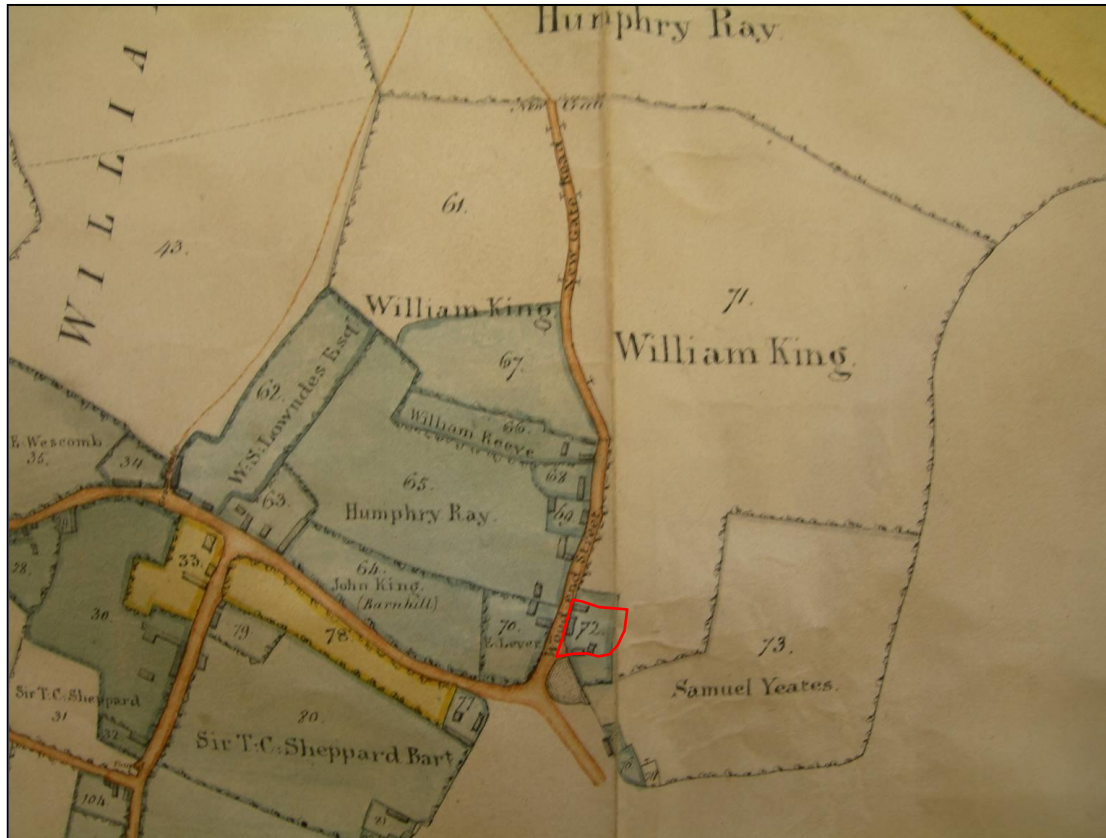


Figure 2: Plan of development area



Detail showing Wood End Farm (Plot 72)

Figure 3: Enclosure map, 1831

Note that the plan is aligned with east at the top. The present Wood End Farm corresponds to plot 72 (Centre for Buckinghamshire Studies)

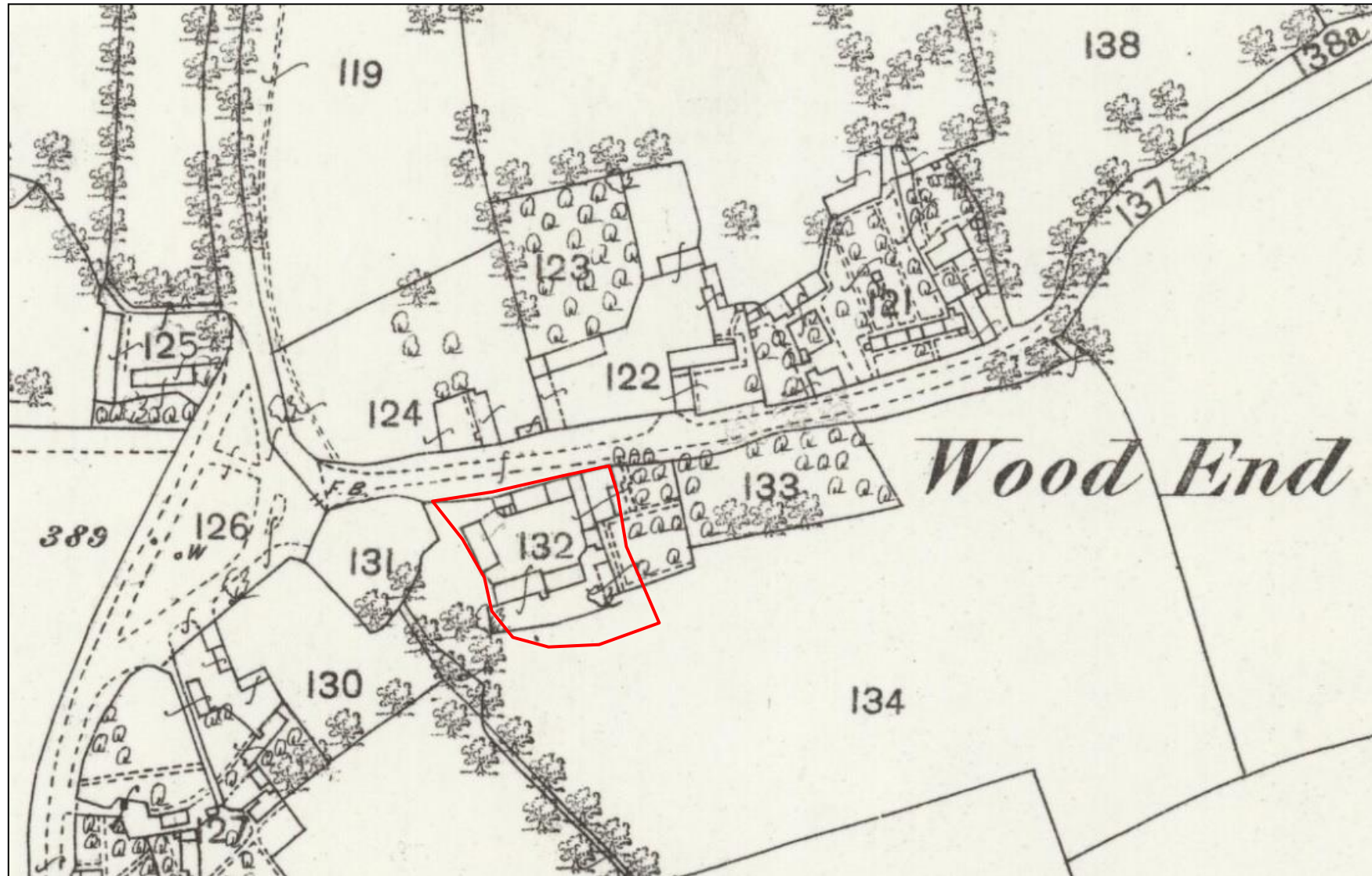
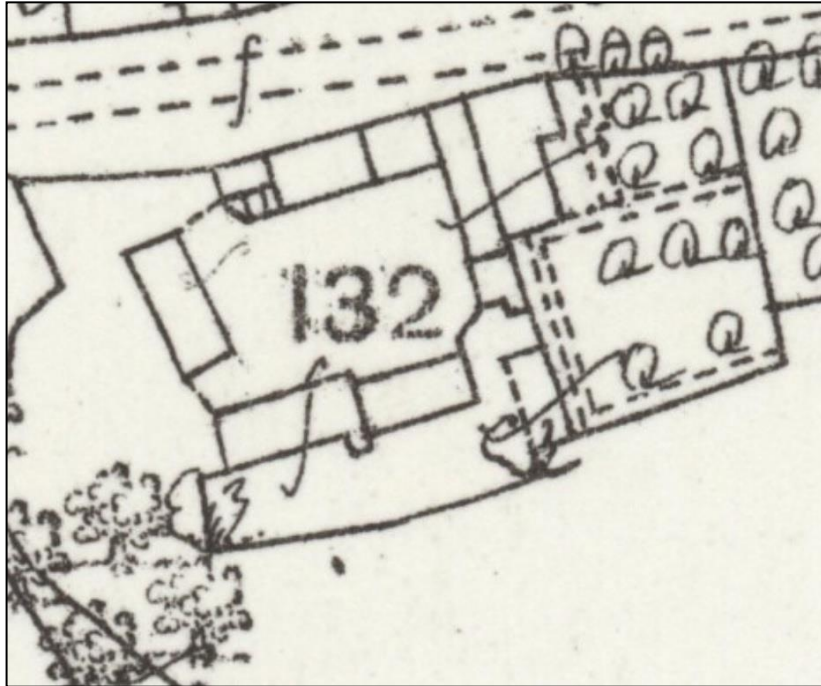
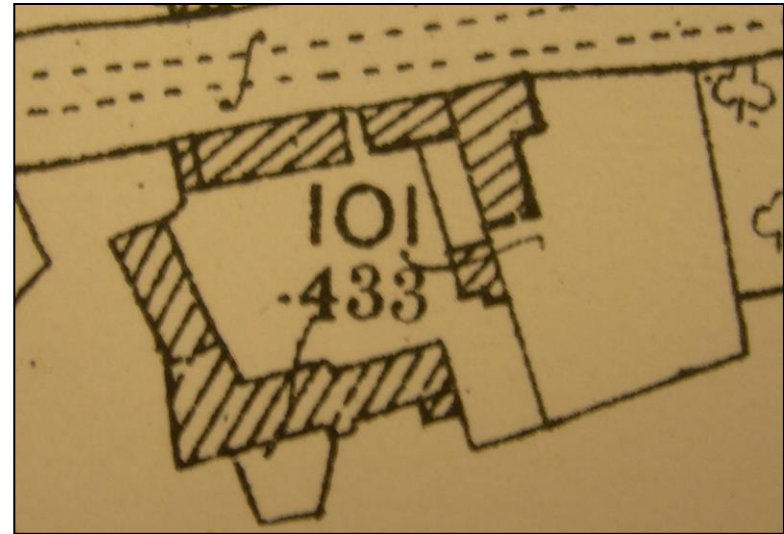


Figure 4: First edition Ordnance Survey map, 1881

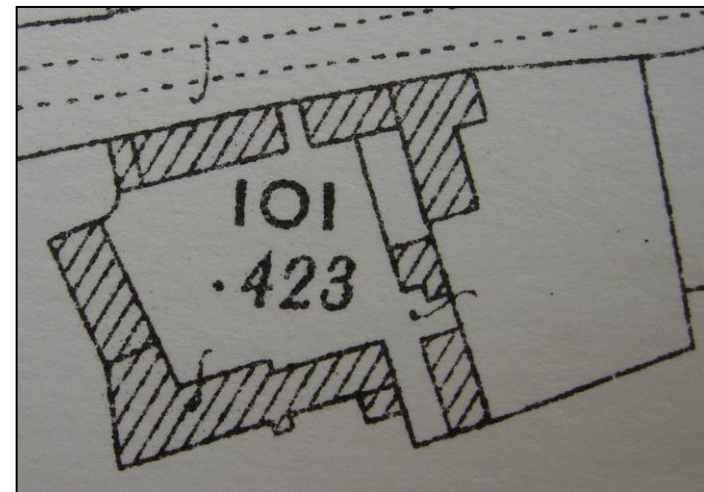
Buckinghamshire, Sheet XIV.10 (National Library of Scotland)



First edition 1881



Second edition 1900



Third edition 1925

Figure 5: Ordnance Survey maps, 1881 to 1925

(Centre for Buckinghamshire Studies)

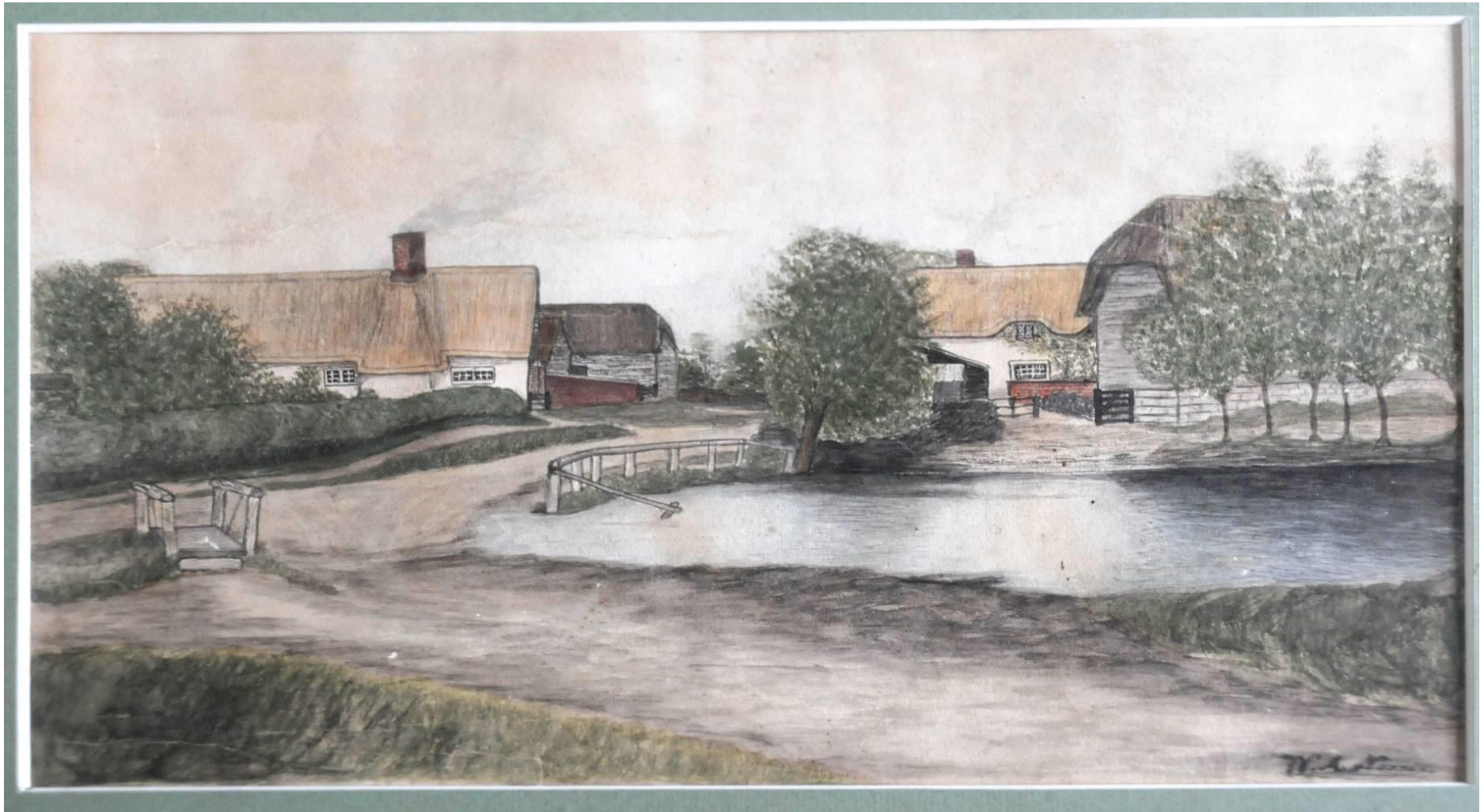


Figure 6: Watercolour, late nineteenth century
(Painting owned by Mr King of Wood End Farm)

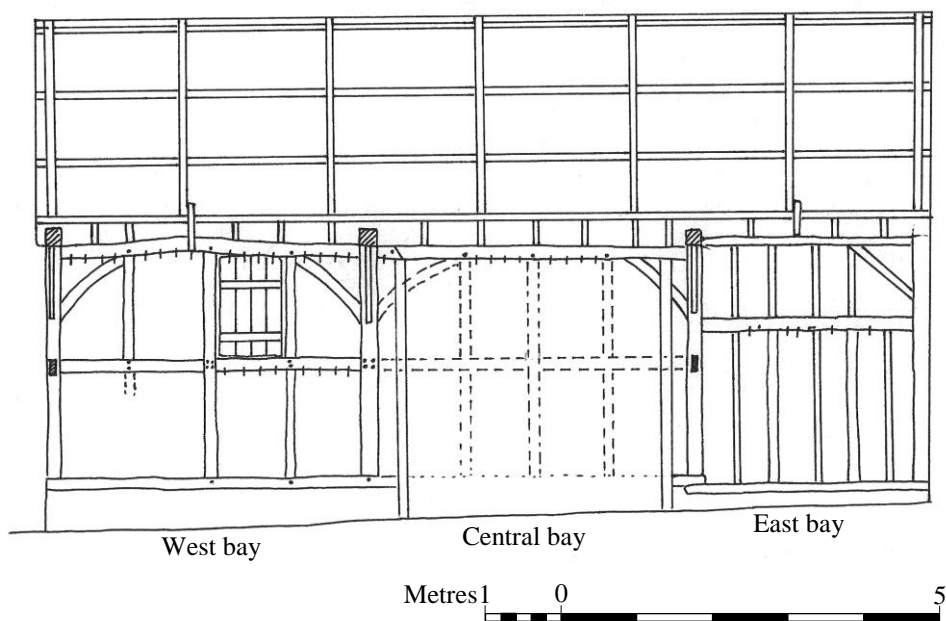


Figure 7: Barn 1, internal elevation of north wall

*Note. Dashed lines show timbers inferred from empty mortise holes.
The 'ticks' on the lower side of beams indicate the position of stave holes.

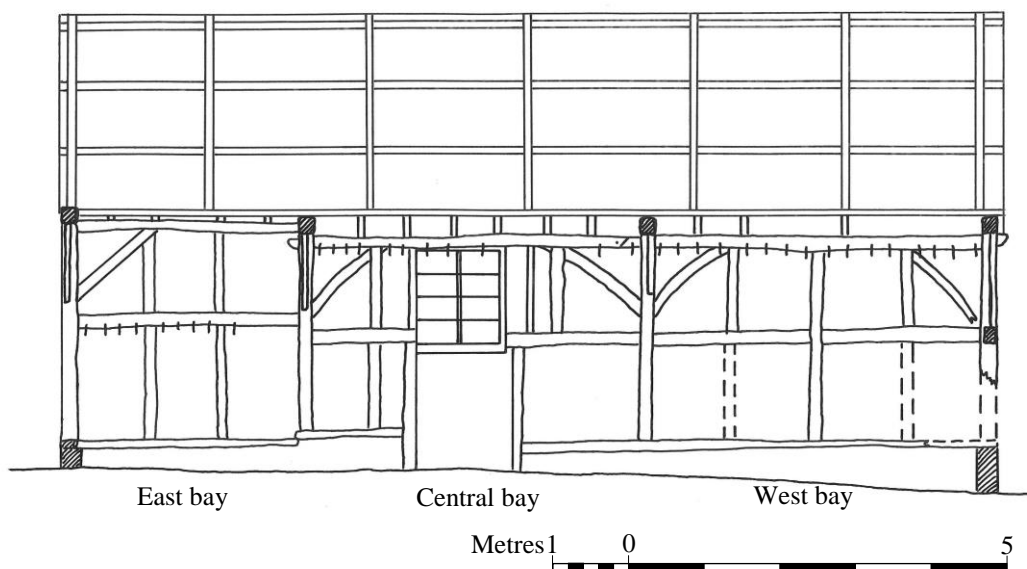


Figure 8: Barn 1, internal view of south wall

*Note. Dashed lines show timbers inferred from empty mortise holes.
The 'ticks' on the lower side of beams indicate the position of stave holes.

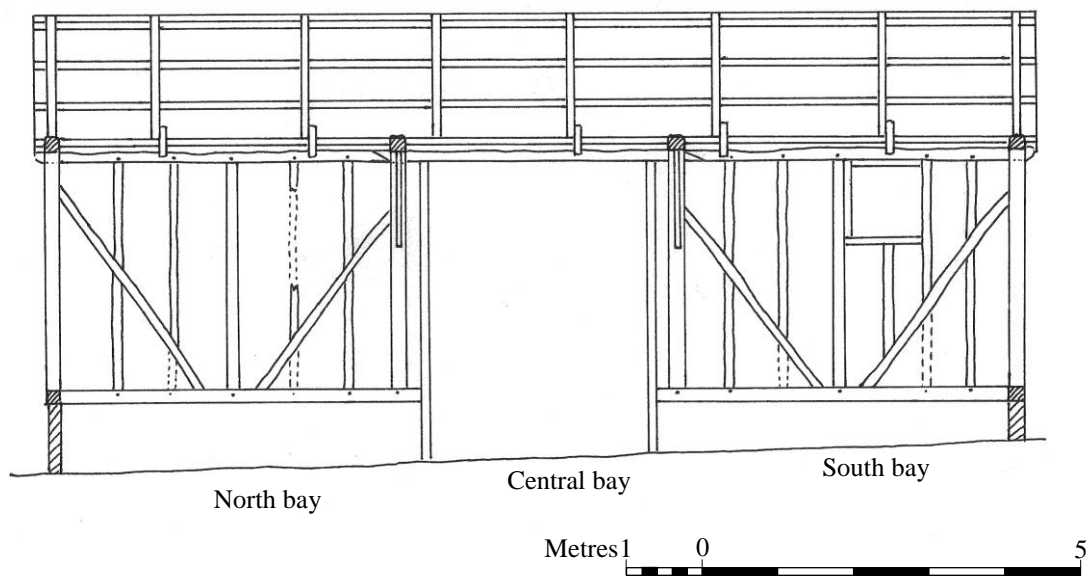


Figure 9: Barn 2, internal view of east wall

*Note. Dashed lines show reconstructed frame based on presence of empty mortise holes or by inference from surviving structure.

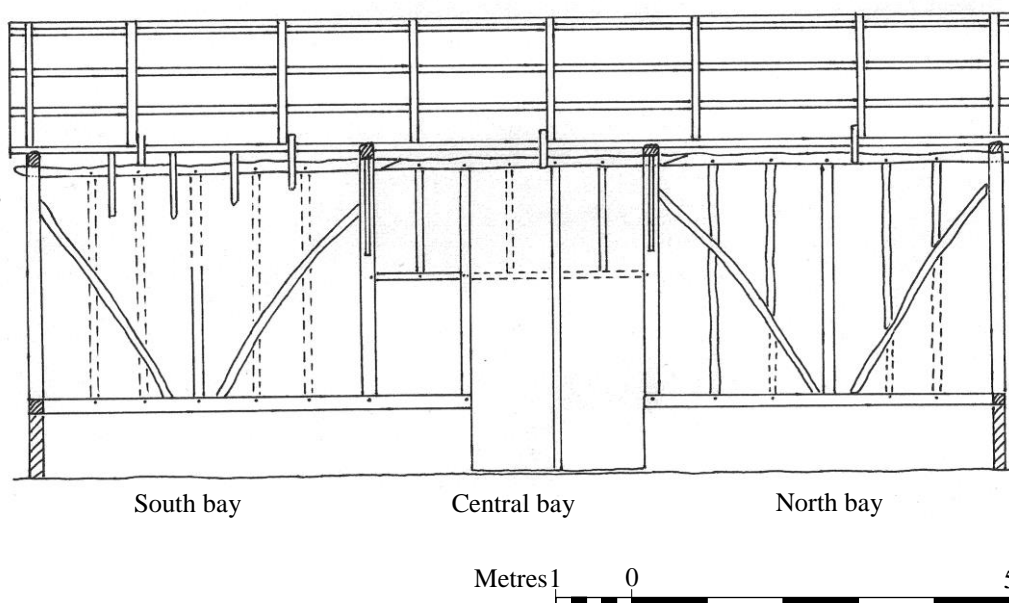


Figure 10: Barn 2, internal view of west wall

*Note. Dashed lines show reconstructed frame based on presence of empty mortise holes or by inference from surviving structure.



Image 1: View of the farm from the lane

Looking west with farmhouse to left



Image 2: East side of farmyard

Looking east across the farmyard towards the south end of the farmhouse (left)
and the granary (centre)



Image 3: West side of farmyard

Looking west towards Barn 2 (Pond Barn)

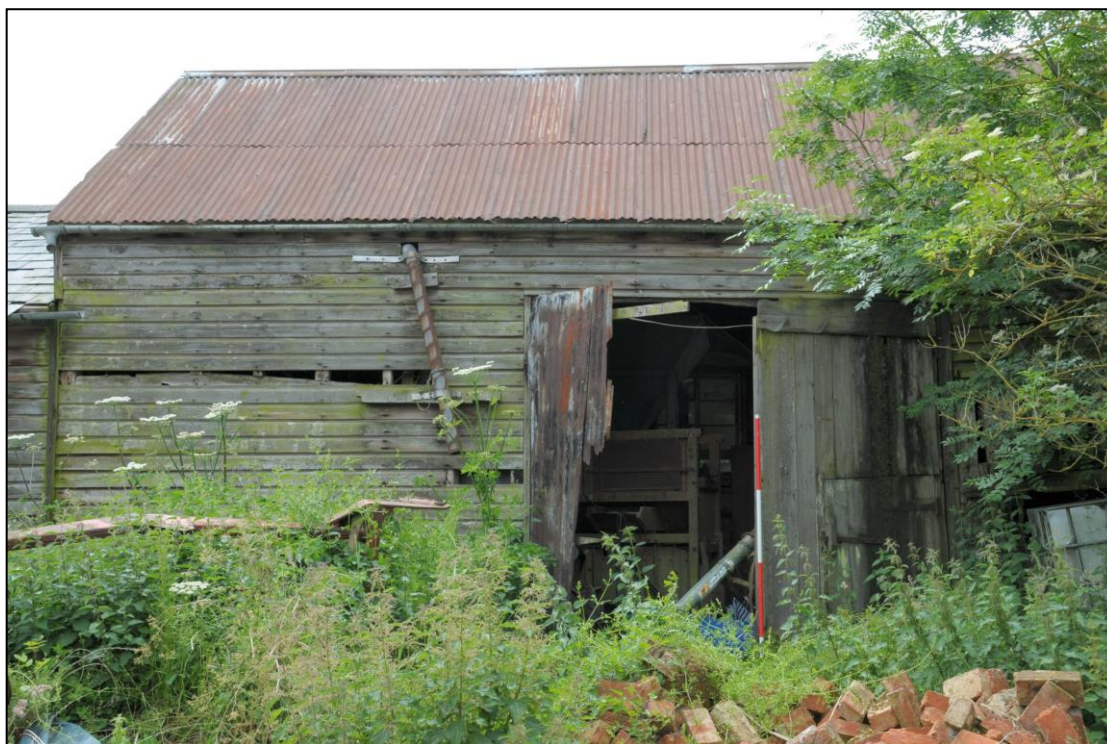


Image 4: Barn 1 (Dairy Barn), exterior north side

Looking south showing north side of building



Image 5: Barn 1, exterior of north side

Showing north side of west bay under repair. Image annotated to indicate location of assembly marks (Scale 1m)



Image 6: Barn 1, exterior south side

Showing south side of building under repair (Scale 1m)



Image 7: Barn 1, exterior south side

As in previous image showing detail of west bay (Scale 1m)



Image 8: Barn 1, interior west end

West end of building under repair (Scale 1m)



Image 9: Barn 1, interior north wall

Wall framing and high level door in north side of west bay. Looking northwest



Image 10: Barn 1, interior south wall

Looking south-west showing south end of tie beam between the central and west bays

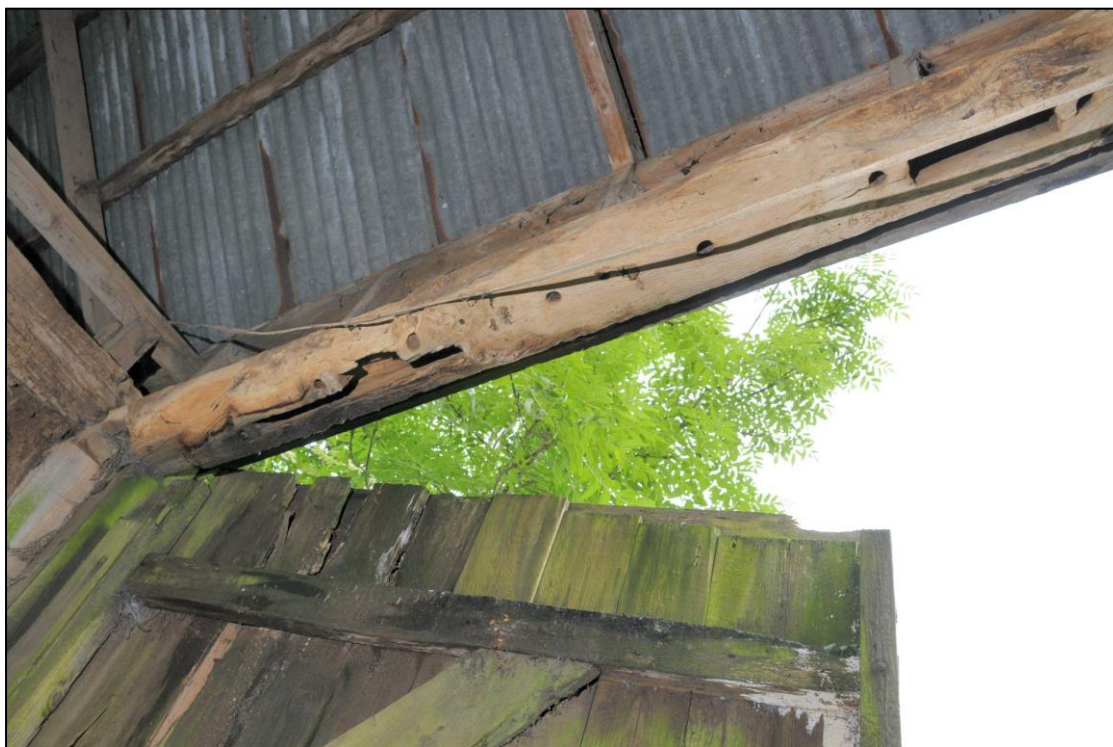


Image 11: Barn 1, interior north wall

Wall plate above door opening showing empty stave holes and mortises



Image 12: Barn 1, interior north wall

Looking north-east showing north end of tie beam between central and east bays showing stave holes in underside of tie beam

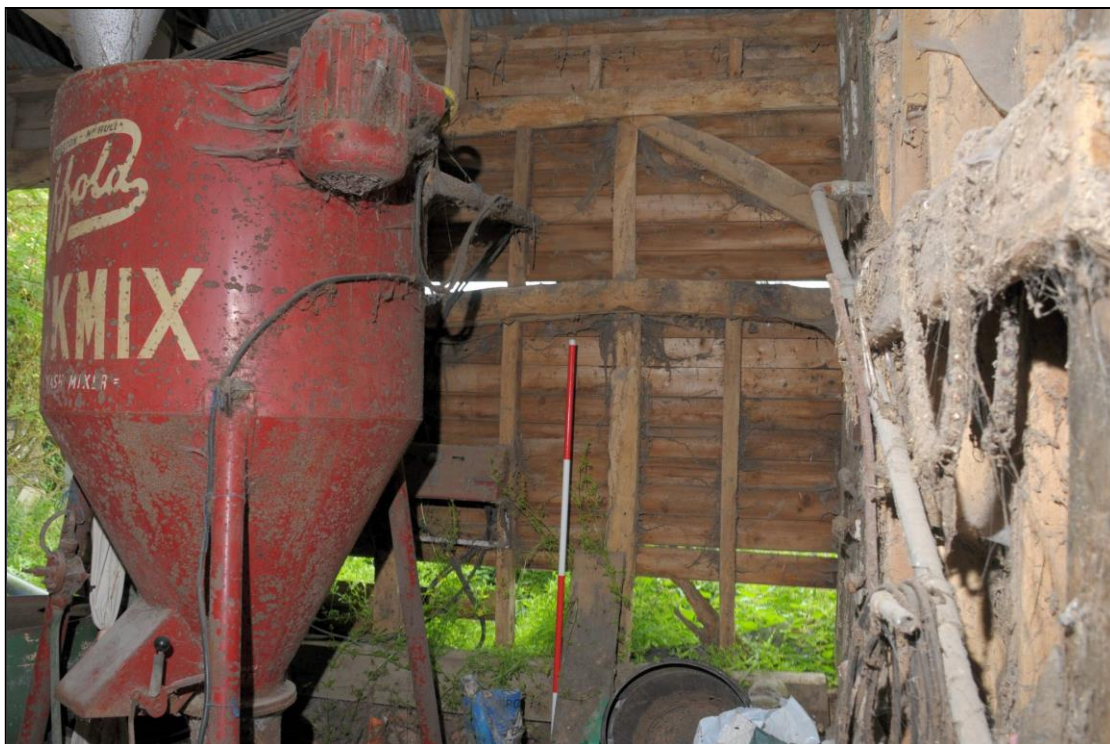


Image 13: Barn 1, interior north wall

North wall of east bay, showing contrast with framing in earlier bays with straight bracing and narrower, relatively closely spaced studs (Scale 2m)



Image 14: Barn 2, exterior east side

Exterior view showing east side of building



Image 15: Barn 2, interior

General view of interior looking north



Image 16: Barn 2, interior

North end wall showing primary bracing



Image 17: Barn 2, interior

Showing detail of north-west corner post



Image 18: Barn 2, interior

West wall, showing detail of tie beam on north side of the central bay
Shows splayed scarf in wall plate



Image 19: Barn 2, exterior detail

Detail of sill wall at north-east corner of building showing mixed brick and limestone construction



Image 20: Dairy, exterior

Looking north-west showing south side and east end of building (Scale 2m)



Image 21: Dairy, exterior

Looking south, showing north side of building



Image 22: Dairy, interior

General view of the interior looking west



Image 23: Dairy, interior

Interior showing west end with internal door through to barn 1



Image 24: Dairy, interior

Interior showing east end



Image 25: Granary exterior

Looking south-east, showing north end and west side



Image 26: Granary exterior

Looking north, showing south end (Scale 1m)



Image 27: Granary interior, west wall

Looking south-west, showing west wall with primary bracing and north side of enclosed compartment in the left of the image (Scale 1m)



Image 28: Granary interior

Looking north-west, showing north-west corner post



Image 29: Granary interior

Looking south, showing showing enclosed compartment in south-west corner of granary (Scale 1m)



Image 30: Granary interior, roof

Interior showing south gable end and modern roof



Image 31: Buildings 1 and 2, exterior

Looking southeast, showing north side of buildings

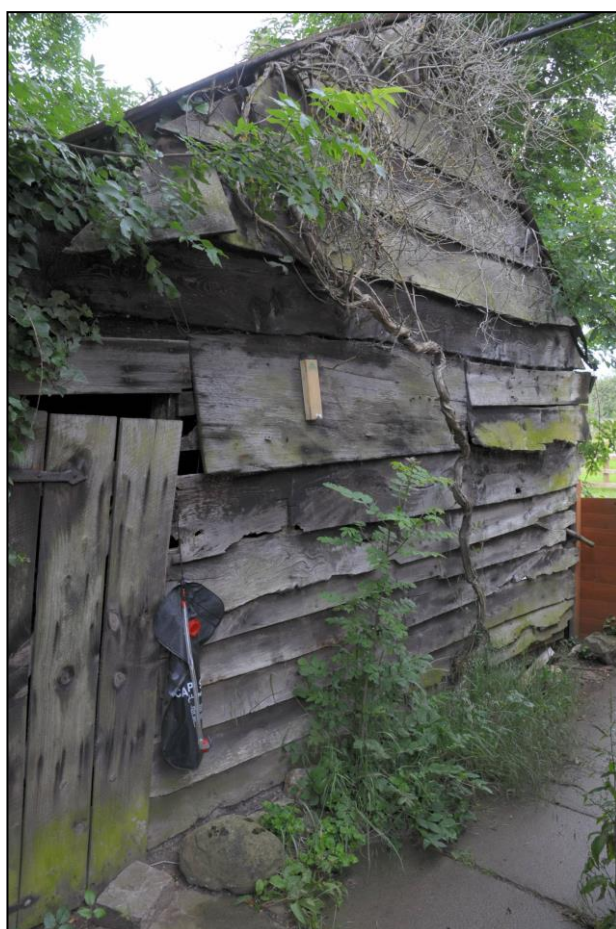


Image 32: Building 2, exterior

Looking north-west showing east
end of building 2



Image 33: Building 2, interior

Looking north-west showing roof and internal partition



Image 34: Buildings 3 and 4, exterior

Looking south, showing west side of buildings 3 and 4 with the east end of the dairy at the left hand side of the image



Image 35: Building 3, interior

Interior view looking northeast



Image 36: Building 4, interior

Interior view of northern section, looking east



Image 37: Building 4, interior

Interior view of southern section, looking east



Image 38: Building 4, interior

Interior view of southern section showing hayrack and feed trough in southwest corner, next to doorway,



Image 39: Building 5, interior

Interior looking southeast



Image 40: Pole barns 2 and 3

View looking northwest from inside pole barn 2 towards pole barn 3 with the dairy and barn 1 in the background

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