

**DODFORD MANOR FARM  
DODFORD  
NORTHAMPTONSHIRE**

**HISTORIC BUILDING RECORDING**

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All photographs Nigel Macbeth

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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 specification. 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.*

*This report has been prepared by H. Cooper-Reade BA (hons) MIFA. All photographs were taken by Nigel Macbeth. Joan Lightning BA(hons), AIFA, prepared the plans and illustrations.*

## **Acknowledgements**

*The project was commissioned by ctd architects on behalf of their clients Simon and Annabelle Steel and monitored on behalf of the local planning authority by Northamptonshire County Council.*

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## **Structure of this report**

After the introductory Section 1, this report presents the results of the historic building recording. This includes the results of documentary and cartographic research and sufficient historical background to place the building in context. A selection of photographs and copies of the drawn plans are included to illustrate the text, details of the photographic record are included as an appendix. A discussion of the results and their significance is presented in Section 4.

Plans are based on the topographic and buildings survey provided by the client. For ease of reference building numbers used in the survey have been used







## **Non-Technical Summary**

*During April 2011 Albion Archaeology carried out historic building recording at Dodford Manor Farm, Dodford to the east of Daventry, on behalf of ctd architects and their clients Mr and Mrs Steel.*

*The results of the building recording show that the earliest building on the site dates to the 17th, possibly 16th, century with the construction of the barn (Building C) and a number of associated buildings which are shown on a map of 1742 but which would have been demolished soon after that time. This places the buildings within the so-called 'great age of rebuilding' described by Hoskins (1955). The farm largely took on its present form sometime after the completion of the 1742 map with the incorporation of the barn (Building C) into of a range of farm yards associated with a new house built on the site. The 18th century changes to the built environment reflect ownership changes within the surrounding estate, but also took place within a period of more consolidated landholdings and the introduction of more advanced farming techniques which allowed production for the developing urban markets.*

*The farmstead represents the development of a typical mixed farm that would have produced meat and cereal for local markets and possibly those further afield. The 18th century layout shows stock yards either side of a threshing barn, a typical arrangement which meant that stored fodder was in easy reach of the stock, most likely predominantly comprising dairy cows.*

*Although the barn and associated buildings have been repaired and altered over time, the 18th century farm retains its plan form and contains a relatively complete 16th/17th-century barn, the only surviving structure of an earlier group of farm buildings that once stood on the site. These buildings have local significance but also demonstrate the wider historic context of changes in land holding and agricultural practice. Over the past two decades, there has been a significant loss of unlisted farm buildings through conversion or repair increasing the importance of ensuring an adequate record.*



## 1. INTRODUCTION

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### 1.1 *Planning Background*

Planning consent (DA/2010/0997) has been granted for the conversion of outbuildings within the curtilage of the listed farmhouse at Dodford Manor Farm, Dodford, Northamptonshire to create a country hospitality venue. The works will involve demolition of existing 20th-century outbuildings and construction of a new building on the northern edge of the courtyard. A new car park will be created to the south of the courtyard and the access road will be diverted to the west.

As the application area contains buildings of archaeological interest, a condition was placed on the planning consent by the Local Planning Authority, Daventry District Council, following advice received from Northamptonshire County Council Assistant Archaeological Advisor and Conservation Officer. This required a programme of archaeological building recording in advance of development works.

The condition also required archaeological monitoring of groundworks associated with the development. The requirement for archaeological observation is subject to a separate brief and written scheme of investigation (Albion Archaeology document 2011/47). This will be reported on separately.

### 1.2 *Stages of Work*

The work comprised on-site survey and analysis of the building, and a photographic survey carried out to English Heritage level 3 standard (English Heritage, 2006). A large part of the work necessary to complete the report was carried out as part of a previous archaeological assessment undertaken by the architects and their consultants. This work has not been repeated as part of this survey, although measured plans and information from the previous work are included where relevant to the level 3 building report. Copies of the report, plans, and photographs will be deposited at the Northamptonshire SMR, with the full archive deposited when a suitable depository becomes available.

### 1.3 *Constraints*

Access to all buildings was possible, although one of the external barn walls had partially collapsed.

### 1.4 *Site Location and Description*

Fig. 1

Dodford is located just to the north of the A45 between Daventry and Weedon. Dodford Manor Farm is set in rolling countryside at approximately 125m OD and lies south of the church and to the south-west of the village centre, at grid reference SP61231 60467.



The geology of the area is middle lias limestone of the Jurassic period and the soils are deep loam with a superincumbent gravel and marlstone. Historically the land has been mostly rich pasture with a small amount of arable.

Dodford Manor Farm comprises a farmhouse and ancillary buildings surrounded by three courtyards containing a number of farm buildings. The existing farmhouse on the site dates to the 18th century but may have replaced an earlier house. The barns and outbuildings around the house include a 16th/17th century barn, outbuildings, built or altered in the 18th century, and a number of 20th-century farm buildings.

During the 1980s permission was granted for the construction of an agricultural workers dwelling, Homleigh, on a large tract of land within the former deer park, to the south of Dodford Manor Farm. This dwelling and its grounds occupy the land between the southern boundary of the application area and the A45.

## **1.5 Aims and Objectives**

The pre-20th century standing buildings within the application area are considered of local and regional importance and therefore require recording in line with the requirements of the brief issued by Northamptonshire County Council (2011) and the subsequent Written Scheme of Investigation produced by Albion Archaeology (2011).

The objectives of the building recording were

- to provide a comprehensive visual record of the structures prior to the permitted conversion. This will be undertaken to English Heritage Level 3 standard.
- to provide a comprehensive review of the local and regional historical context, with reference to the appropriate regional research agendas. This needs to be adequately detailed to place the findings of the recording in context and to inform future conservation and management decisions.
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion.

In general there has been limited research and record of unlisted farm buildings, many of which have not been subject to planning regulations and have been increasingly lost through demolition or conversion. Farm buildings are a major source of potential for understanding the countryside and the development of agriculture during both the 16th and 17th century periods of 're-building' and the age of agricultural revolution between 1740 and 1870.



## 2. HISTORICAL BACKGROUND

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### 2.1 *General Archaeological and Historical Background*

The accessible records contain little relevant material relating either directly, or indirectly, to Dodford Manor Farm. The principle records comprise maps dating from the 18th century and secondary sources such as the Victoria County History.

The Victoria County History (Doubleday, ed. 1902) notes that Dodford has an area of about 1,543 acres, of which the greater part is rich pasture. Nineteenth-century directory entries give the names of the principal landowners, including the Knightley family who owned Dodford Manor from the 1720s.

A search of the Northamptonshire Sites and Monuments Record (SMR) around the application area has revealed a number of find spots and areas of archaeological interest. These are discussed in detail in the Archaeological Assessment produced by ctd architects (2010).

Specifically the application area lies within what was once a medieval deer park (documented in 1366) and close by a number of medieval earthworks, a possible motte and bailey and the remains of a shrunken village to the east (SMR 883). The SMR also records a number of ponds associated with the deer park and medieval village of Dodford (884). The 12th-century, St Mary's church (SMR 883) is adjacent to the northern boundary of Dodford Manor Farm.

Artefact scatters dating from the Iron Age through to the middle Saxon period have been recovered from the surrounding fields and a late Saxon charter (944) records a Saxon estate at Dodford.

At the time of Domesday Book in 1086 the manor is recorded as belonging to the Count of Mortain. The manor is recorded again in 1207 as being in the ownership of Ralph De Keynes. On Ralph's death the manor passed to his son William who created the deer park in 1222. The estate was acquired by the Knightley family of the Fawsley estate between 1725 and 1742, when an estate map was commissioned by Valentine Knightley. This map is the first documentary evidence of buildings at the location of the present day Dodford Manor Farm.

Today very little remains of the historic deer park, although it is possible that banks on its eastern and northern side (SMR 884/0/3. 884/0/4) survive. These are some way to the east of the existing farmhouse along the village access road and the main A45.

A number of existing buildings were altered and new farm buildings were constructed during the early 18th century, possibly following the acquisition of the site by the Knightleys. Another open-fronted shed was constructed



between 1885 and 1900 and various other alterations have taken place throughout the 20th-century.

More recently gravel working has taken place within the fields surrounding Dodford Manor Farm. One of the gravel pits shown on the 1885 OS map appears to lie in the area of the planned car park.

## **2.2 The Agricultural and Historical Background**

From the early 16th century to the mid-17th century the population of England recovered from the effects of the Black Death of 1348-9 and the long subsequent period of demographic attrition in the later 14th and 15th centuries. Although population growth did not take place at a uniform rate and there were still periods of decline, between 1522 and 1656, the population of England had risen from an estimated 2.3 million to 5.2 million (Coward 2003). During this period of rising population English agriculture became more diverse as different areas adapted to the challenge of rising population.

Hoskins refers to the 'great age of rebuilding' between 1570 to 1640, followed in the later 17th century by a second wave of new building (1955). Prior to 1650 economic conditions were generally poor and agricultural productivity barely kept pace with increasing demand for food. However, the proliferation of lesser manor houses, farmhouses and farm buildings indicates there was substance in contemporary comments about the growing class of yeoman farmers in this period (Hoskins 1959). In contrast, the later years of the 17th century through to the early 18th were, in general, a period of prosperity in the English countryside. Subsequent research has modified Hoskins' theories by showing that the second wave of rebuilding in the later 17th century was greater than that in the earlier period (Machin 1977).

Part of the 'great age of rebuilding' may have been the result of changes to land division. The 16th and 17th centuries are often seen as a period of consolidation of holdings. Piecemeal consolidation led to the concentration of the lands of a farm, that had previously been scattered in the village fields and best worked from the centre (Hoskins 1955; Taylor 1987). This change meant farmers began to construct new houses and farm buildings on more convenient sites. (Hoskins 1955).

The period of the late-16th and early-17th centuries was one of innovation and growing commercialization of English agriculture. Markets became more accessible with improvements in methods of road transport such as the introduction of the long wheelbase wagon and the swivelling front axle in the later 16th century. In particular, the development of London food market had an impact on agricultural practice, largely in the Home Counties but also as far afield as Durham (Fisher in Corfield & Harte eds. 1935). By the late-16th century demand for wool had declined and as population increased there was more demand for meat and cereals. In many parishes known to have been enclosed in the 17th century, some of



the existing farmsteads which were scattered over the fields can be shown to date from this time (Taylor 1983).

From the mid-17th century production of agricultural text books led to more innovation and improved practice. The new methods of combined animal and arable husbandry were becoming more common (Coward 2003). By the late-17th and early-18th centuries there was a marked increase in the output of English farms, although agriculture was probably employing a declining share of the national workforce (Coward 2003). In the period after 1650 more farmers than ever took up many of the improvements pioneered in the preceding half century. These improvements included the cultivation of new crops (for example, turnips and different types of grass) and the practice of flooding water meadows. Everywhere more land was cleared, drained and brought into cultivation.

After 1650 output increased markedly and, for the first time, in the late-17th century, England became a grain exporter; exporting 2,000 quarters *per annum* in late 1660s and over 300,000 quarters *per annum* between 1675 and 1677 (Turner 1982). This was partly the result of government bounties on the export of grain begun in 1670 and 1672, but also improved performance. Farmers, however, were probably more responsive to market forces than anything else and there is a clear connection between the adoption of advanced farming practices and the demand for food and industrial raw material generated by the growing towns.

### **2.3 The Farm Buildings at Dodford Manor Farm**

The map commissioned by Valentine Knightley in 1742 (Fig. 3) shows a group of buildings and fields on the north-western edge of the deer park labelled as manor house and gardens. The layout of the buildings on this map is not immediately identifiable with any of the existing buildings on the site and it is possible that they represent the site prior to the 18th century re building and additions. Although the representation and scaling of early maps of this nature is often inexact, the layout of fields and main buildings shows that the 1742 map is in proportion and that it can be scaled to overlay the modern OS maps with reasonable accuracy. This exercise throws up some interesting points in relation to the layout and location of the buildings.

The 1742 map clearly shows the existing drive to the west of the current buildings as a track, it also shows the continuation of this track northwards, past the church as shown on the RCHME survey (see, ctd 2010), as well as the location of the pathway that sweeps around the farm buildings to join the lane south of the church. The larger most westerly building is clearly located to the west of the current house, at the edge of the existing garden. The plan appears to suggest the main aspect of this building is towards the deer park and towards the church, unlike the existing house that faces eastwards.



The long building immediately to the east of the track matches the position of the existing barn (Building C), although the square building attached to its eastern end no longer exists. The map shows a slightly different alignment, but the existing walls around the north-eastern corner of the South Courtyard may have formed part of this structure. Perhaps more interestingly the map indicates that the building at the south eastern corner of this range would have filled a space to the east of the existing boundary wall of the South Courtyard and the existing house. The present house has an east-west range behind the Georgian frontage which is partially constructed in stone. It is possible that this range was partly formed out of the building shown on Knightley's plan. Although the assumption would be that larger building to the east is the Manor House as it existed up to 1742, it is not clear from the plan whether this was the case.

The next maps to show Dodford in detail are Eyre's Map of 1779 and Bryant's Map of 1827. Neither shows the Manor House in sufficient detail to reach any conclusions in relation to individual buildings.

The first edition Ordnance Survey Map of 1885 (Fig. 4) shows the house and its ancillary buildings much as it is today, the long barn, the stone cow house (Building B), the stone barn (Building C) and the open-fronted shed (Building D). A building perpendicular to the long barn and set against the northern wall of the Private Courtyard no longer exists although it does appear on aerial photographs dating to 1974. With the exception of the barn (Building C), the other structures shown on the 1742 map are no longer shown. The 1885 map shows that the boundary of the South Courtyard at this time ran from the south-eastern corner of the barn some distance to the west of the existing courtyard wall. The quarry to the south of the South Courtyard makes its first appearance on this map.

By 1900 the open-fronted shed (Building E) had been constructed, otherwise there are no changes from the 1885 map. By 1925 a structure had been built against the eastern gable of the open-fronted shed (Building D). This has since been demolished although part of its southern wall remains as the Inner Courtyard wall and its former presence is indicated through visible alterations to the eastern gable of the shed. This building appears on aerial photographs dated to 1974 and was therefore demolished sometime after that. The 1968-1980 OS map shows the concrete barn (Building A), the open Dutch barn (Building F) and the grain silo (Building G).



### 3. BUILDING RECORDING: DESCRIPTION AND ANALYSIS

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#### 3.1 *Methodology: Building Recording*

Throughout the project the standards set in the IFA *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* and English Heritage's *Understanding Historic Buildings* (2006) have been adhered to. All work has been done in accordance with the IFA Code of Conduct.

The site survey comprised detailed examination of the buildings, compilation of a plan record of the structures using survey plans provided by the client, and a photographic survey to English Heritage Level 3 standard (2006). The photographic survey was undertaken using high quality, high resolution digital photographs stored in .tiff format.

Documentary and cartographic research and an analysis of the buildings has been previously carried out by ctd architects and their historic buildings consultant Dr Nat Alcock FSA. This information has been incorporated into this report. The plans used to illustrate the text use survey drawings supplied by the architects.

A selection of the photographs have been reproduced to illustrate the text. A list of all photographs and location of the shots are included as an appendix to the report.

To avoid confusion the building names and labels follow those use in the archaeological assessment and on the architect's plans:

- Dodford Manor Farm house and ancillary buildings (coach house, pigsty and garage/store). These are outside the current application area but are included where necessary for completeness.
- Modern Concrete Barn (Building A) adjacent to Inner Courtyard
- Private Courtyard (north of farmhouse containing Building B (Stone Cow House))
- South Courtyard (containing Stone Threshing Barn (Building C), Open-fronted Shed (Building E))
- Inner Courtyard (containing Open-fronted Shed (Building D), Open Dutch Barn (Building F), Silo base (Building G))

#### 3.2 *Detailed Description*

##### 3.2.1 *General Description*

Fig. 2  
Plates 1-5

Dodford Manor Farm, formerly known as Dodford Manor, is located to the north of Dodford Church on the edge of the village centre. A driveway, to the west of the farmyard and assumed to be a former hollow-way (RCHME





in ctd 2010), leads from the A45 towards the church. This track would have originally continued northwards towards Poolbank Spinney and the village, although the present access diverts it around the main farmyard to join the lane which runs around the northern perimeter of the churchyard. The house faces east, with its ancillary buildings to the rear and farm courtyards to the north and west.

The farm buildings at Dodford Manor Farm are part of a typical courtyard farm dating from the 18th century, incorporating an earlier 16th or 17th century barn. Several buildings were added to the farmyard during the 20th century, although these have not significantly altered the general 18th century layout of the farmyard.

The farm is made up of four courtyards: a domestic courtyard containing the house and ancillary buildings, around the northern and western sides of which are three yards (Private, Inner and South Courtyards) containing the farm buildings. The pre-20th century farm buildings are mostly constructed of local stone, although a number have been repaired and altered using brick. Most of the buildings have had their roof structures replaced and all are currently clad with corrugated metal sheet.

A number of the buildings and associated walls show episodes of re-building and repair.

### 3.2.2 Farmhouse and ancillary buildings

Figs. 1-5

The farmhouse is not included in the application area although, for completeness and in order to set the farm yard in its context, a brief description is included here (see ctd 2010).

Manor farmhouse is a Grade-II listed, largely red-brick building with plain tile roof. Although most of the existing fabric of the building dates to the 18th century, the western range of the house contains lower elements of stone indicating an earlier phase of construction dating to the 16th/17th century.

The east-facing, Georgian range of the building is two and a half storeys high with hipped dormers in the attic storey. The windows are 12-pane sash windows with stone sills and gauged brick lintels with stone keyblocks. The building has a brick-dentilled cornice and stone coped gables with kneelers.

Although the list description describes the Georgian range of the house of belonging to the late 18th century, it has been suggested (ctd 2010) that the style of brickwork and stair balusters are more indicative of an early 18th century date of construction. The suggested dates of the house indicate that the existing farmhouse was built, incorporating some parts of an earlier stone building, soon after the Knightleys took ownership of



Dodford manor and during the same works that saw the creation of the surrounding farm courtyards. However, it is not entirely clear how the buildings shown on the 1742 estate map relate to the present buildings and despite hints of a pre-1730 date in some elements of the structure, the map evidence would suggest that the extant 18th-century building largely post-dates those shown on the 1742 map.

There is evidence for further alterations to the building during the 18th century when the old dairy to the west of the stone house was raised and a sash window inserted.

Ancillary buildings within the curtilage of the house include a coachhouse with hay store above, a pig sty and a store. All are brick built and form a group of domestic buildings to the west of and behind the house.

The domestic courtyard shares probable 16/17th century ironstone walling with Private courtyard to its north, and the South Courtyard in the south-western corner, although its southern boundary is marked by an 18th century brick wall.

### 3.2.3 Building A: Modern Concrete Barn

Figs. 1-5

Building A is a modern precast concrete, portal-framed barn manufactured by Crendon (1960-70) and constructed for agricultural use only (ctd 2010). The concrete frame structure sits off centre to basic foundation pads and is accessed from its eastern gable. It is located outside and along the northern edge of the north-western, Inner Courtyard and will be demolished as part of the proposed works.

### 3.2.4 The Courtyards

Figs. 1-5

Plates 1-5

The farm buildings are ranged around the edges of the three principle courtyards to the north of west of a fourth, domestic courtyard containing the house and its ancillary buildings. All of the farmyards and the domestic courtyard share boundaries which are formed from buildings ranged along the edges of the yards or walls of brick or stone. Other than the stone cow house (Building B), the Private Courtyard (Plate 4) does not form part of the application area, but is included here for completeness.

The domestic courtyard is formed by virtue of shared boundaries with the Private Courtyard to the north, the South Courtyard to the west and an 18th-century brick wall to the north. Part of the stone-built long barn and the house form its eastern boundary. The 1742 estate map would suggest that the private courtyard was an enclosed area, but it does not show a similarly demarcated area associated with the barn (Building C).



The ironstone wall which now forms up the eastern boundary of the South Courtyard may be associated with boundaries and structural elements shown on the 1742 plan, but the presence of a wall to its west, that might have formed an enclosed yard is less clear. The eastern and southern walls of the courtyard (Plate 5) contain the occasional brick perhaps suggesting they were constructed out of re-used stone at a time when brick was in use on the site.

The north-western, Inner Courtyard (Plate 1) is formed largely as a result of the construction of the stone cow house (Building B) and open-fronted shed (Building D). The construction of the wall enclosing the western boundary of this yard suggests that it is contemporary with these buildings, rather than the earlier barn (Building C). A modern brick wall fills the gap between the open-fronted shed (Building D) on the north western corner of the courtyard and the modern barn at its north eastern edge. A number of the 18th century and more recent buildings (open-fronted shed, Building E, and the Long Barn) contain earlier ironstone walls within their fabric.

The existing access points to the courtyards and circulation flow around the buildings does not necessarily represent the historical pattern. The wall ends either side of most of the access points have either been re-pointed or altered with the insertion of more modern gates, making it difficult to tell whether these are new insertions or part of the original build.

### **3.2.5 Building B: Stone Cow House (Private Courtyard/Inner Courtyard)**

Figs. 1-5

Plates 4-12

The cow house (Building B) is built along the western edge of the Private Courtyard, thus forming part of the boundary between this courtyard and the adjacent inner courtyard. Originally built between 1742 and 1885, the cow house is constructed of stone and brick and incorporates the northern wall of the Southern Courtyard into its southern gable (Plate 5). Largely built of random coursed ironstone, the eastern elevation facing the inner courtyard is brick laid in a Flemish garden-wall, or Sussex, bond (Plate 4). The stonework suggests that the building was built in the 18th century which would indicate that the cow house (Building B) was re-roofed and its eastern wall re built in brick sometime in the late nineteenth or twentieth centuries. The stonework in the southern gable end above the existing wall is roughly coursed, whilst that in the western and northern elevations is more random. The former may represent repairs carried out at the time the building was re-roofed (see Plate 12).

In plan form the building contains 6 bays and measures approximately 20m x 6m. The existing roof sits on a timber wall plate and is constructed using simple tie-beam trusses made out of machine-sawn timbers (Plate 8). Internally the roof has been lined with close-boarded timbers onto which the roof covering is attached. Any former roof covering has since been replaced with corrugated metal sheet.



This building has two opposing openings in the second bay from its southern end, an opening at the east end of the southern gable and one at the northern end of the east-facing elevation (Plate 11). There are two window openings in the western elevation (e.g., Plate 8), the southernmost retaining its wooden shutter, and a further six square window openings, one per bay, in the eastern elevation (Plate 4).

The window openings on the western elevation have wooden lintels, the southernmost a later replacement using re-used timber, and the jambs have been faced internally with brick. The shutter on the southernmost window and the stable door on the same elevation are attached to roughly made wooden frames, not part of the original construction. The window openings on the eastern elevation, also have thin wooden frames and are covered with opaque corrugated sheeting. The doors along the eastern elevation all have thresholds constructed from bull-nosed engineering bricks. The door opening in the southern gable has a wooden lintel and brick jambs and contains a roughly-made wooden ledge-and-brace door.

Internally the cow house (Building B) contains evidence of a former brick and cobblestone floor surface at its northern end (Plate 10); elsewhere the flooring comprises modern concrete incorporating drainage gullies in its surface and a large central drain. Elements of a number of wooden dividing walls remain including put-log holes in the western and southern stone walls (Plate 11). These, of course, are most likely to reflect the modern portioning of the building. Two holes on an angled line on the southern end wall are likely to reflect the position of a former manger.

### 3.2.6 Building C: Stone Barn (South/Inner Courtyard)

Figs. 1-5  
Plates 1-3, 6, 13-21)

The stone barn is constructed from local, random-coursed ironstone with a clay filled cavity rather than a lime mortar one. However the building has undergone a number of major episodes of repair and much of the stonework has been re-pointed using cement mortar. The barn is one of the earliest structures on the site and is the only building which can be clearly identified on the 1742 Knightley map. Alcock (in ctd 2010) notes that the configuration of the winnowing/threshing openings is more likely 17th century although they could also indicate an earlier 16th century date.

At the time of the survey part of the northern wall at its western end had collapsed (Plate 13), obscuring the relationship between an internal stone partition and the external wall.

The stone barn stands straddling the South and Inner Courtyards at the western edge of the farm buildings. It is rectangular in plan, measuring approximately 23m x 8m and contains six bays, with opposing door openings slightly off centre, in the third bay from the eastern end. The



door in the southern elevation retains its full height, whilst that in the northern elevation has had its height and width reduced on at least two occasions, most recently to form a single width door opening with adjacent window opening. There is a further door opening at the western end of the southern elevation and a number of slot vents in each of the long elevations.

The roof is a modern replacement with a very shallow pitch, perhaps suggesting that it is not as originally built. There is no wall plate at the top of the wall and the trusses have been cut into the stone work. The rough nature of this work is perhaps further evidence that the roof height was been altered. Although the eastern gable end could have been altered to accept a roof with a shallower pitch, the western gable end does, however, respect the existing roof line. The roof trusses are of simple king post construction, made from machine-sawn timbers. As with the cow house, the roof is lined with wooden close board planks in place of rafters. The roof covering at the time of the survey was metal corrugated sheeting.

The western gable end, with its brick-faced parapet (Plate 15), is very different to the eastern gable end suggesting that it may have been re-built either as a result of disrepair, or in order to present a better image on its more public-facing side adjacent to the trackway leading directly from the post road.

The full-height opening in the southern elevation has remained largely unaltered as is evidenced by the rough block quoining forming the door jamb, although brick insertions have been made by way of repair and infilling of holes (Plate 18). The opposing opening in the northern elevation (Plate 13) has however been altered over time. Initially to half-height as evidenced by the insertion of a stone lintel and infill above and then by the insertion of brick to form a standard door and adjacent window opening. Brick infill has replaced the stone quoining on the eastern side of the door, although the stonework remains intact on the western side. The construction of the adjacent Dutch barn against the door opening was probably the catalyst for decreasing the size of the opening still further. Although there appears to be evidence of infilling above the inserted stone lintel at half-height level (Plate 18), there are no quoin stones to indicate a former full height door. These higher quality stones may have been removed for use elsewhere prior to the blocking.

The four slotted vent openings on the north elevation have stone surrounds (Plate 17), although the three to the south elevation do not. The long slot nature of these vents is typical of 16th century barn design. This adds weight to the argument that the barn may have been constructed as early as the 16th century.

Internally the building is subdivided by a three-quarter-height stone partition wall at its western end (Plate 20). The partition wall has a door opening with wooden lintel at its southern end. The partition wall itself is



not tied into the side walls of the building, although the wooden door lintel is. The northern end of the partition wall and part of the external northern wall at this point have fallen into disrepair and only partially survive. One side of the door opening through the partition wall comprises the southern external wall of the barn, the other is finished in brick. The partitioned area has been lined with a single skin of brick with the cavity between that and the outer stone wall filled with concrete (Plate 21).

The partitioned area at the west end of the barn can also be accessed via the external door opening in the southern wall of the barn. This door opening and its timber frame are later insertions. Although the timber door frame is relatively recent, the bull-nosed bricks forming the western side of the door jamb (Plate 21) suggest an 18th century date for the original insertion of a door in this position. The rough knocked through nature of the inner brick lining in the vicinity of the doorway and the insertion of a more recent timber framing perhaps suggest that the door was blocked at the time the brick lining was introduced before being re-instated much more recently.

### 3.2.7 Building D: Open-fronted Shed (Inner Courtyard)

Figs. 1-5  
Plates 22-26

Open-fronted shed, Building D, opens onto the inner courtyard. This building is not shown on Knightley's 1742 map, but does appear on the next map to show the farm buildings with any degree of clarity, the 1885 first edition OS map. Architecturally the building would appear to date to the 18th-century re-building associated with major alterations to the house sometime after the Knightley's took ownership of the land.

Although the brick piers and altered roof (Plate 22) are a relatively recent replacement and various openings have been blocked, this structure retains its historic plan.

The building comprises 4 bays and measures approximately 13.7m x 4.6m. The external wall is curved on its western corner following the line of the track (Plate 23). There are now blocked openings in the western (Plate 25), eastern and northern walls (Plates 24, 26) of the shed and within the northern wall five brick-lined vents similar to those present in the northern elevation of the main barn. The building has a mono pitch roof constructed from machine sawn timbers and clad with corrugated metal sheeting.

The rear and western walls appear to have been raised by approximately eight courses at the same time as the openings in these walls were blocked (Plate 23). The door opening in the eastern wall has also been blocked with stone (Plate 26) although it is not possible to tell whether this blocking was contemporary with the blockings in the northern and western walls. Alcock (in ctd 2010) suggests that the raising of the walls could represent the change from a pitched to a mono pitch roof. It is likely that



the existing mono pitch roof dates to the first half of the 20th century, However, it does not necessary follow that the walls were raised at the same date, although as Alcock suggests this is a likely scenario.

Stonework clad with modern brickwork extends from the north-east corner of the building, this once formed the gable end of an adjoining pitched-roof building that infilled the gap between Building D and the modern concrete barn, Building A (Plate 24). A building in the same position can be seen on the 1968-1980 OS map and clearly shown on historical aerial photographs.

### **3.2.8 Building E: Open-fronted (South Courtyard)**

Figs. 1-5

Plates (2, 27-29)

The Ordnance Survey maps clearly show that open-fronted shed, Building E, was constructed between 1885 and 1900. This building is partly formed out of the historic farmyard enclosing wall extended upwards using brickwork (Plates 28-29).

This five-bay shed measures approximately 13.80m x 4.60m and has a pitched roof timber-framed roof clad with corrugated metal sheeting and timber posts to the front

### **3.2.9 Building F: Open Dutch Barn (South Courtyard)**

Figs. 1-5

Plate 6

Building F is an iron-framed, Dutch Barn with corrugated iron sheet roof. Located in the south-east corner of the north western farmyard, it is likely to date from the immediate pre- or post-second world war period (late 1930s-40s). These buildings were typically built for storage of hay or straw bales, although during the more modern periods are usually more likely used as covered areas for farm machinery.

### **3.2.10 Building G: Silo Base (Inner Courtyard)**

Figs. 1-5

Plate 13

All that remains of the silo is the circular concrete base adjacent to the northern wall of the main barn in the south-west corner of the inner courtyard,

## **3.3 Building Phases (Fig. 5)**

### **3.3.1 Phase I: 16th/17th Century**

The cartographic and historic building evidence show that of the existing structures, the barn (Building C) is the earliest building on the site,



constructed sometime before Knightley's map of 1742, possibly as early as the 16th century.

Map regression suggests that the present-day Private Courtyard, although not the long barn adjacent to its eastern wall, was in existence when Knightley's map was drawn. The building shown in 1742 along the southern edge of this courtyard no longer exists, although it is possible that it may have been partially incorporated into the house that now sits on the site.

The map also suggests that the enclosed yard to the south of the barn did not exist prior to 1742.

### 3.3.2 Phase II: 18th Century

The 1742 estate map, drawn at around the time that ownership of the estate passed into the Knightley family, shows Dodford Manor before they embarked on major building works, including the construction of the house that now stands to the east of the farmyard. Although the next cartographic evidence for changes to the buildings is not until the 1885 OS map, the architectural evidence shows that the farm took on its current form soon after the production of the map, in the 18th century.

The 18th-century works involved demolition of a number of structures shown on the 1742 map, including what was presumably the farmhouse. Although the cartographic evidence seems to suggest that the existing house was built to the west of a much larger pre-1742 building, Alcock (in ctd 2010) notes an early 18th-century staircase within the existing farmhouse. It is quite likely that stone and other fixtures from the demolished buildings were re-used during the mid 18th century re-build. Part of an earlier stone structure appears to have been incorporated into the house that now stands on the site.

In addition to the house, the Inner and Southern Courtyards were established and the stone cow house (Building B), open-fronted shed (Building D) and long barn were built.

### 3.3.3 Phase III: 19th Century/20th Century

The open-fronted shed in the southern courtyard (Building E) was built between 1885 and 1900. Alterations were to the open-fronted shed in the Inner Courtyard (Building D) and the stone cow barn (Building B) were also made during the earlier part of the twentieth century.

In the post-war period, a building adjacent to the eastern wall of the open-fronted shed (Building D) in the Inner Courtyard was built and demolished. Also constructed during this more recent period were an open Dutch barn within the Inner Courtyard (Building F), a grain silo (Building G), also in the Inner Courtyard, and a concrete barn on the northern perimeter of the site. During this period the historic buildings were mostly clad with corrugated metal sheeting and in most cases re-roofed.





## 4. DISCUSSION AND CONCLUSIONS

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The farmstead represents the development of a typical mixed farm that would have produced meat and cereal for local markets and possibly those further afield. The 18th century layout shows stock yards either side of a threshing barn meant that fodder was in easy reach of the sock, most likely predominantly dairy cows.

The farm buildings have been largely constructed from local stone, although the 18th century did see the use of brick in the more public-facing areas. It is noticeable that the stonework on the western gable end of the barn (Building C) and the curving outer wall of the open-fronted shed (Building D) is of a higher quality; no doubt reflecting their position overlooking the track running from the post road towards the church and village.

Precise dating of the buildings is difficult, although the map regression exercise throws up some interesting points and suggests that the main re-building post-dated the 1742 estate map and involved demolition of a number of substantial buildings. Of the buildings on the 1742 map only the barn (Building C) and possibly part of a building that was incorporated into the new house, survive. Although the farm buildings were altered and added to until recent times and most have been re-roofed in modern materials, the plan form and much of the fabric remains as it was in the later half of the 18th century.

Although the barn and associated buildings have been repaired and altered over time, the 18th century farm retains its plan form and contains a relatively complete 16th/17th-century barn, all that remains of an earlier group of farm buildings that once stood on the site. These buildings have local significance but also demonstrate the wider historic context of changes in land holding and agricultural practice. Over the past two decades, there has been a significant loss of unlisted farm buildings through conversion or repair increasing the importance of ensuring an adequate record.



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## **6. APPENDICES**

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### **6.1 Archive**

#### **6.1.1 Summary of Archive Contents**

Report (hard and pdf digital copy)

Set of survey plans as provided (digital)

Field notes

CAD drawings – digital and hard copy, detailed survey plan based on architect's drawings

Digital photographs – saved on CD format (.tiff)



### 6.1.2 The photographic record

PROJECT CODE DM1782	FILM	FILM TYPE Digital
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IMAGE No	Plate No.	SUBJECT	VIEW	BY	DATE
1		Eastern gable end within South Courtyard, barn (Building C)/north South Courtyard Wall	W	NMcB	18/04/11
2		Eastern gable end within Inner Courtyard, barn (Building C)/north South Courtyard Wall	W	NMcB	18/04/11
3		Western gable end barn (Building C)	E	NMcB	18/04/11
4		Western gable end barn (Building C), western wall Inner Courtyard, open-fronted shed (Building D)	NNE	NMcB	18/04/11
5		Western gable end barn and southern elevation (Building C), western wall Inner Courtyard, open-fronted shed (Building D)	NNE	NMcB	18/04/11
6		Southern elevation barn (Building C), west end	N	NMcB	18/04/11
7		Southern elevation barn (Building C), central portion	N	NMcB	18/04/11
8		Southern elevation barn (Building C), central portion (door opening)	N	NMcB	18/04/11
9		Southern elevation barn (Building C), east end	N	NMcB	18/04/11
10		Northern elevation barn (Building C), west end	S	NMcB	18/04/11
11		Northern elevation barn (Building C), central portion (door opening)	S	NMcB	18/04/11
12		Northern elevation barn (Building C), central portion	S	NMcB	18/04/11
13		Northern elevation barn (Building C), east end	S	NMcB	18/04/11
14		Cow house (Building B), west elevation, south end; southern wall of inner courtyard	SE	NMcB	18/04/11
15		Cow house (Building B), west elevation, central portion	E	NMcB	18/04/11
16		Cow house (Building B), west elevation, north end	NNE	NMcB	18/04/11



PROJECT CODE DM1782	FILM	FILM Digital TYPE
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IMAGE No	Plate No.	SUBJECT	VIEW	BY	DATE
17		Western elevation open-fronted shed, northern end (building E)/western wall South Courtyard	E	NMcB	18/04/11
18		Eastern elevation open-fronted shed (Building E), oblique	SW	NMcB	18/04/11
19		South Courtyard, barn (building C) and open-fronted shed (Building E)	W	NMcB	18/04/11
20		South Courtyard, southern elevation barn (Building C)	N	NMcB	18/04/11
21		South Courtyard wall, southern gable end cow house (Building B)	N	NMcB	18/04/11
22		South Courtyard, eastern wall, house in background	E	NMcB	18/04/11
23		Private Courtyard, eastern elevation cow house (Building B)	W	NMcB	18/04/11
24		Barn (Building C), internal, eastern gable end	E	NMcB	18/04/11
25		Barn (Building C), internal, northern wall, east end	N	NMcB	18/04/11
26		Barn (Building C), internal, northern wall, central portion	N	NMcB	18/04/11
27		Barn (Building C), internal, northern wall, central portion	N	NMcB	18/04/11
28		Barn (Building C), internal, partition wall, west end	W	NMcB	18/04/11
29		Barn (Building C), internal, southern wall central portion	S	NMcB	18/04/11
30		Barn (Building C), internal, detail slot vent on southern wall	S	NMcB	18/04/11
31		Barn (Building C), internal, detail slot vent on southern wall		NMcB	18/04/11
32		Barn (Building C), internal, detail of door opening on southern wall	E	NMcB	18/04/11
33		Barn (Building C), internal, detail of door opening on southern wall	W	NMcB	18/04/11
34		Barn (Building C), internal, general shot	W	NMcB	18/04/11
35		Barn (Building C), internal, general shot	E	NMcB	18/04/11



PROJECT CODE DM1782	FILM	FILM Digital TYPE
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IMAGE No	Plate No.	SUBJECT	VIEW	BY	DATE
36		Barn (Building C), internal, west end, partitioned area	W	NMcB	18/04/11
37		Barn (Building C), internal, west end, partitioned area	NW	NMcB	18/04/11
38		Barn (Building C), internal, west end, partitioned area, detail of external door opening	W	NMcB	18/04/11
39		Open-fronted shed (Building E), internal, western wall, northern end	W	NMcB	18/04/11
40		Open-fronted shed (Building E), internal, western wall, southern end	W	NMcB	18/04/11
41		Open-fronted shed (Building E), internal, southern end	SW	NMcB	18/04/11
42		Cow shed (Building B), internal, western wall, northern end and north-west corner	NW	NMcB	18/04/11
43		Cow shed (Building B), internal, western wall, central portion	W	NMcB	18/04/11
44		Cow shed (Building B), internal, detail of window opening, western wall		NMcB	18/04/11
45		Cow shed (Building B), internal, northern gable end	N	NMcB	18/04/11
46		Cow shed (Building B), internal, detail of floor, northern end		NMcB	18/04/11
47		Cow shed (Building B), internal, eastern wall	SE	NMcB	18/04/11
48		Cow shed (Building B), internal, western wall central portion	W	NMcB	18/04/11
49		Cow shed (Building B), internal, detail of window in western wall (oblique)	SSW	NMcB	18/04/11
50		Cow shed (Building B), internal, southern gable end	S	NMcB	18/04/11
51		Cow shed (Building B), internal, western wall, southern end, includes window opening	W	NMcB	18/04/11
52		Cow shed (Building B), internal, detail south west corner	SW	NMcB	18/04/11



PROJECT CODE DM1782	FILM	FILM Digital TYPE
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IMAGE No	Plate No.	SUBJECT	VIEW	BY	DATE
53		Cow shed (Building B), internal, general view, central portion (entrances)	N	NMcB	18/04/11
54		Open-fronted shed (Building D), inner courtyard, southern elevation	N	NMcB	18/04/11
55		Open-fronted shed (Building D), internal, blocked doorway in western wall	W	NMcB	18/04/11
56		Open-fronted shed (Building D), internal, northern wall, shows slot vents	NNE	NMcB	18/04/11
57		Open-fronted shed (Building D), internal, detail slot vent		NMcB	18/04/11
58		Open-fronted shed (Building D), internal, general view to north-west corner showing curved wall and blocked doorway	NW	NMcB	18/04/11
59		Open-fronted shed (Building D), internal, eastern end wall, showing blocked window	NNE	NMcB	18/04/11
60		Open-fronted shed (Building D), internal, general view of north- eastern corner, showing slot vent and blocked windows	NE	NMcB	18/04/11
61		Open-fronted shed (Building D), internal, general view of north- eastern corner, showing slot vent and blocked windows	N	NMcB	18/04/11
62		Open-fronted shed (Building D), eastern gable end	NW	NMcB	18/04/11
63		Open-fronted shed (Building D), eastern gable end	W	NMcB	18/04/11
64		Open-fronted shed (Building D), eastern gable end eastern gable end	W	NMcB	18/04/11
65		Open-fronted shed (Building D), northern wall, eastern end	S	NMcB	18/04/11
66		Open-fronted shed (Building D), northern wall, central portion	S	NMcB	18/04/11



PROJECT CODE DM1782	FILM	FILM Digital TYPE
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IMAGE No	Plate No.	SUBJECT	VIEW	BY	DATE
67		Open-fronted shed (Building D), northern wall, western end	S	NMcB	18/04/11
68		Open-fronted shed (Building D), oblique showing northern and western walls	SE	NMcB	18/04/11
69		Open-fronted shed (Building D), western wall, Inner Courtyard western wall, Dutch barn (Building F)	E	NMcB	18/04/11
70		Open-fronted shed (Building D), western wall, Inner Courtyard western wall, Dutch barn (Building F), church	E	NMcB	18/04/11
71		General view of farmyard, Inner Courtyard, barn (Building C), concrete barn (Building A)	E	NMcB	18/04/11
72		General view of Inner Courtyard, Dutch barn (Building F), cow house (Building B), barn (building C)	SE	NMcB	18/04/11
73		General view of Inner Courtyard, Dutch barn (Building F), cow house (Building B), barn (building C)	ESE	NMcB	18/04/11
74		Barn (Building C), northern elevation	S	NMcB	18/04/11
75		Barn (Building C), northern elevation, west end	S	NMcB	18/04/11
76		General view of Inner Courtyard, western wall, open-fronted shed (building D), barn (Building C)	W	NMcB	18/04/11
77		General view of Inner Courtyard, western wall, open-fronted shed (building D), barn (Building C)	NW	NMcB	18/04/11
78		Farm machinery		NMcB	18/04/11
79		Detail farm machinery		NMcB	18/04/11





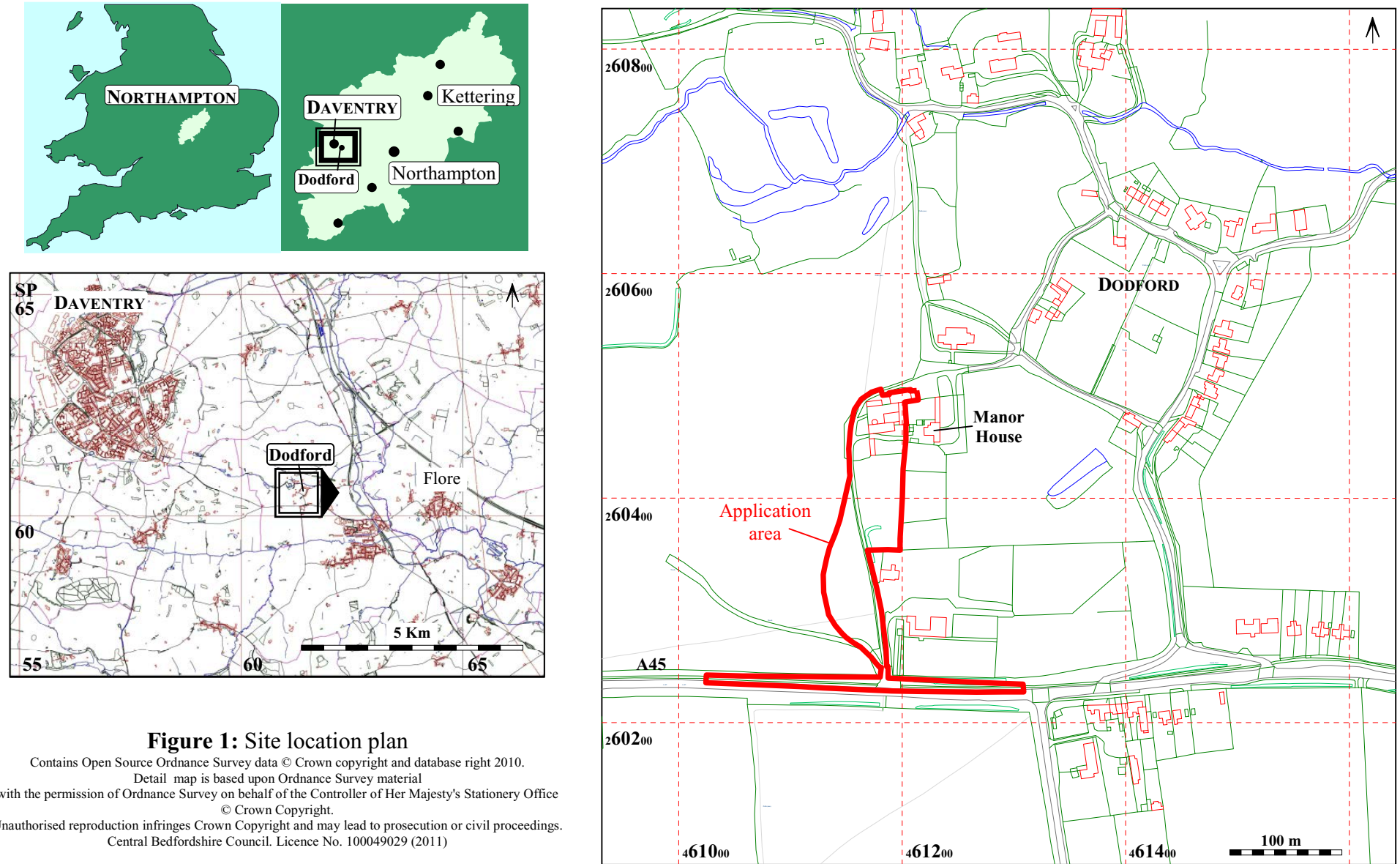
PROJECT CODE DM1782	FILM	FILM Digital TYPE
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IMAGE No	Plate No.	SUBJECT	VIEW	BY	DATE
80		Panoramic view (stitched). Inner Courtyard (Dutch barn (Building F), cow house (Building B), barn (Building C))	SE	NMcB	18/04/11
81		Panoramic view (stitched). Inner Courtyard, barn (Building C: western gable and southern elevation), open-fronted shed (Building D)	NE	NMcB	18/04/11
82		Panoramic view (stitched). Inner Courtyard, barn (Building C: northern elevation), open-fronted shed (Building D)	W	NMcB	18/04/11
83		Panoramic view (stitched). open-fronted shed (Building D)m western wall Inner Courtyard	SE	NMcB	18/04/11



### **6.1.3 Arrangements for Long-Term Deposition**

The building recording archive will be kept at Albion Archaeology offices/stores for 3-5 years until a suitable depository becomes available. The archive is largely digital. Copies of the digital records will be offered to the Northamptonshire HER if appropriate.



**Figure 1: Site location plan**

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Detail map is based upon Ordnance Survey material

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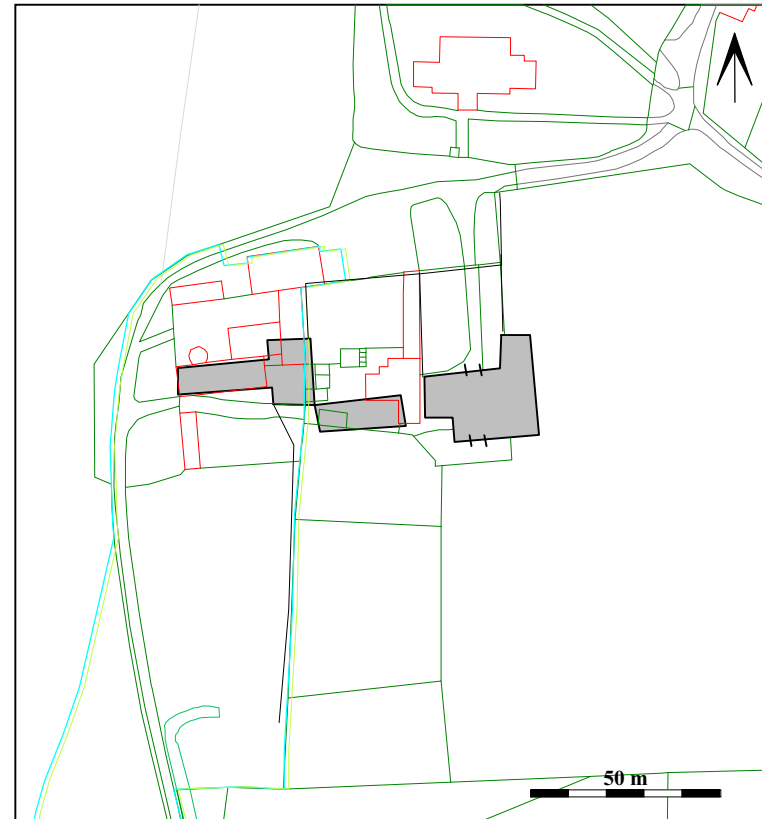
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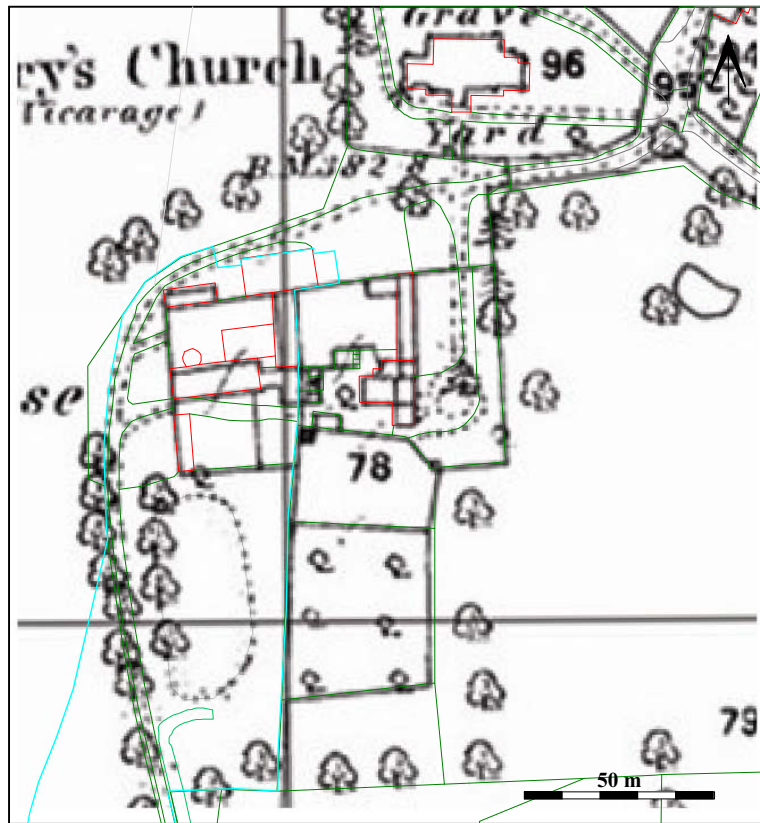
**Figure 2: Existing plan**  
Survey drawing copyright ctd architects ©2010



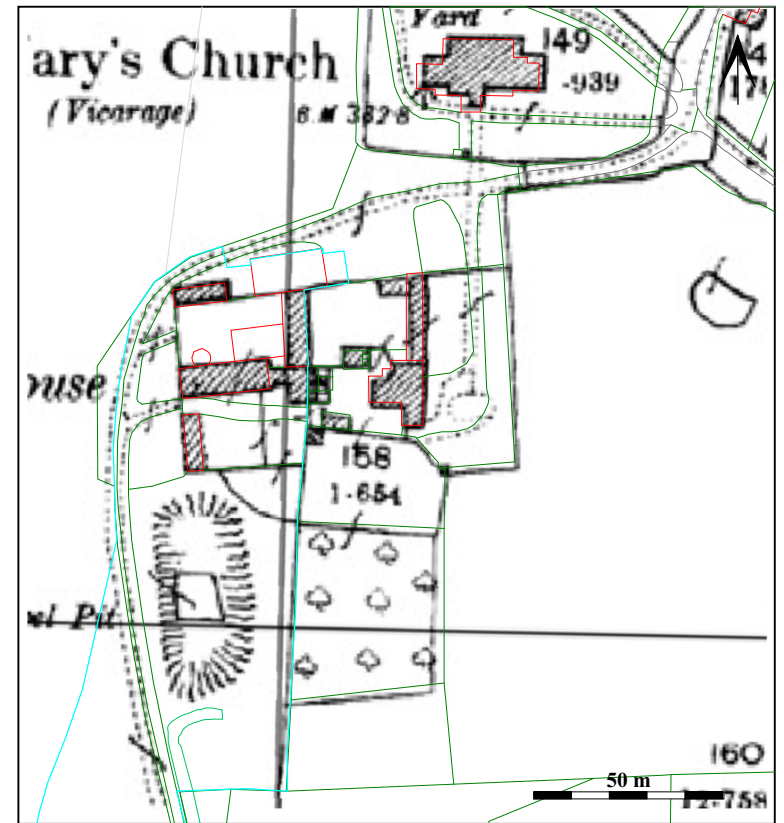
**Figure 3: Layout of Buildings 1742**

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Although there is a surprisingly good broad correlation between the map and the modern, the fine details are less reliable. The churchyard and the roads around the study area match almost precisely with their current layout (with the exception of the post road which may have been moved. Its position on this map aligns closely with a footpath that is perhaps preserving the older route.) The boundaries and pond within this garden are more or less in the expected places but aligned differently. The building positions have been estimated using the barn as a fixed point and the assumption that the wall running north from the east building is roughly in the same place as the modern n-s wall, and that the doors faced towards the church door along roughly the same alignment as the modern drive.



1885







1900

**Figure 4: Layout of Buildings 1885 and 1900**

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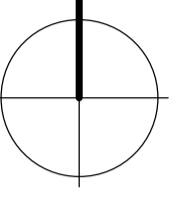


-  16<sup>th</sup>/17<sup>th</sup> Century
-  18<sup>th</sup> Century
-  19<sup>th</sup> Century
-  20<sup>th</sup> Century

**Figure 5: Phase plan**  
Based on Survey drawing supplied by ctd architects ©2010

1. This drawing is copyright.
2. All dimensions to be checked on site before proceeding.
3. Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.
4. Contractor must notify the architect of any discrepancies before proceeding.
5. All drawings to be read in conjunction with all other consultants drawings and specs.

North



KEY

- Brickwork
- Coursed 'ironstone' walling
- Brick reveal to opening
- Timber
- Infilled opening
- Rubblebrick floor
- Stone cobblebrick floor
- Floor level (refer to AL102)
- Elevation indicator (refer to AL105-107)



Rev	Date	Description

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architects, historic buildings  
advisors, project managers,  
landscape & urban designers

Client	ANNABELLE AND SIMON STEEL
Project	DODFORD MANOR, NR DAVENTRY CONVERSION OF EXISTING OUTBUILDINGS TO FORM HIGH QUALITY HOSPITALITY VENUE
Title	EXISTING BARN FLOOR PLANS

Status	PLANNING AND LISTED BUILDING CONSENT
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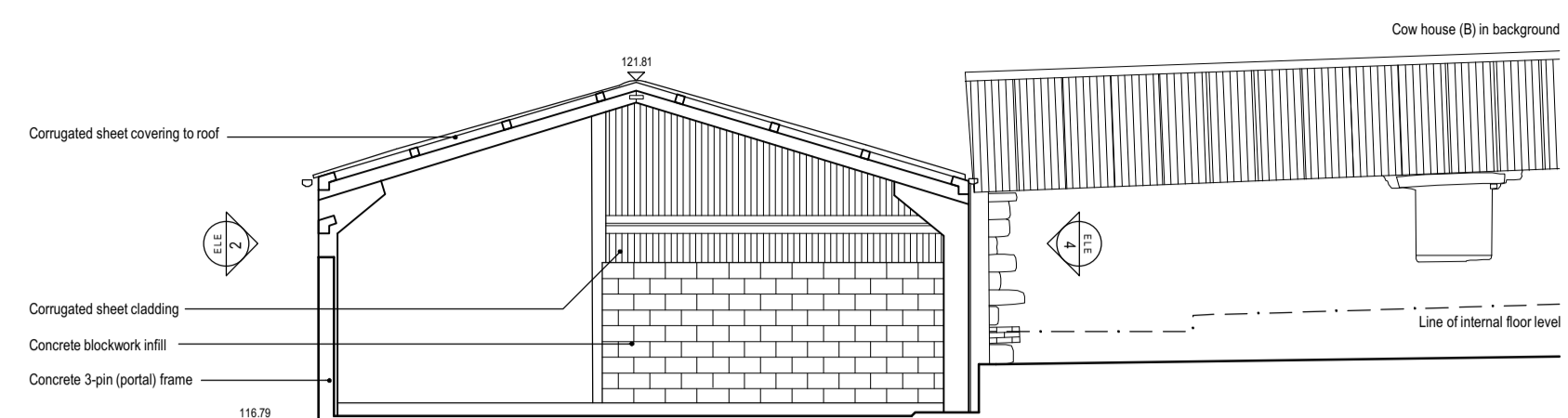
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Drawn:	KJH	CH	Chk'd	Date:	NOV 10
File path:	I:\drawing\2008\0936\Dodford Manor\A1_103_Existing Barn Floor Plans				
Drawing Number:	AL103				

FIGURE 6: Detailed building plan



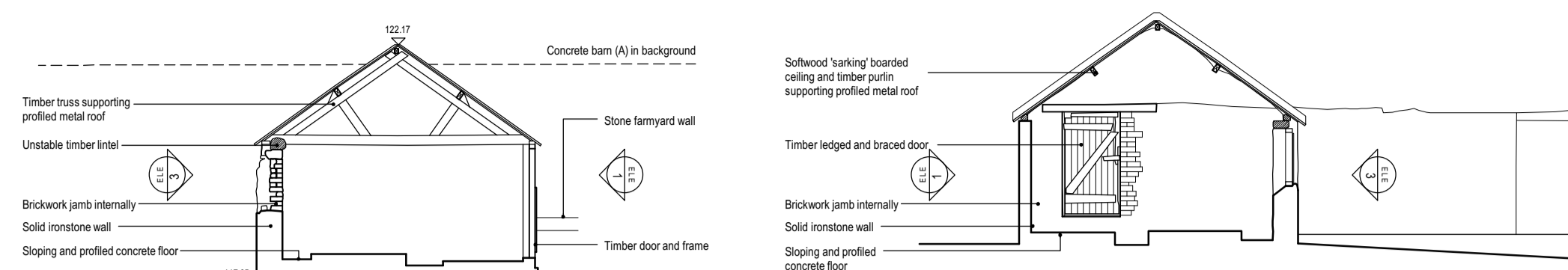
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4. Contractor must notify the architect of any discrepancies before proceeding.
5. All drawings to be read in conjunction with all other consultants drawings and specs.

**BUILDING A:**  
MODERN CONCRETE BARN



SECTION A-A1

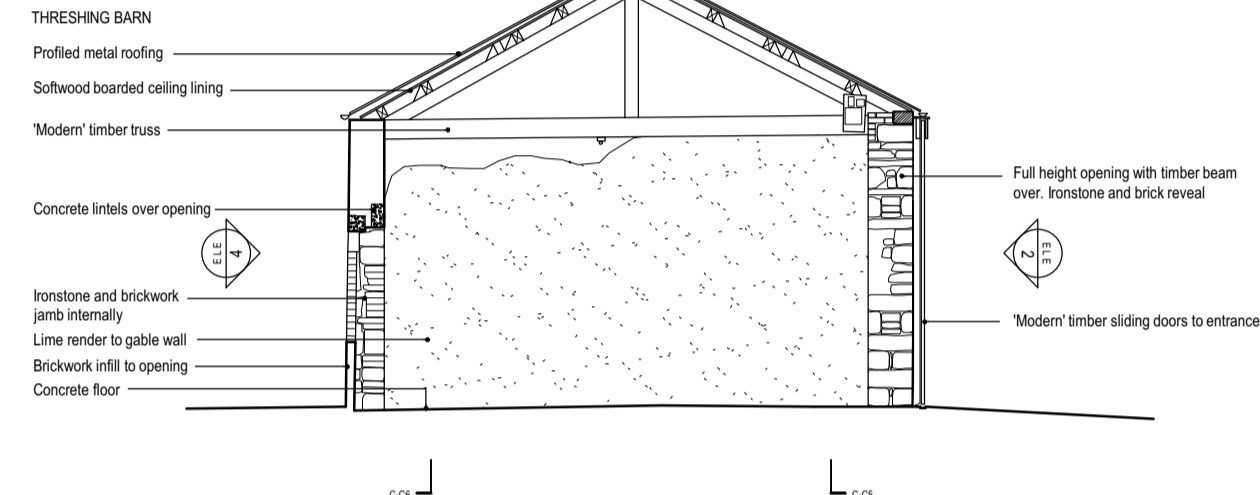
**BUILDING B:**  
COW HOUSE



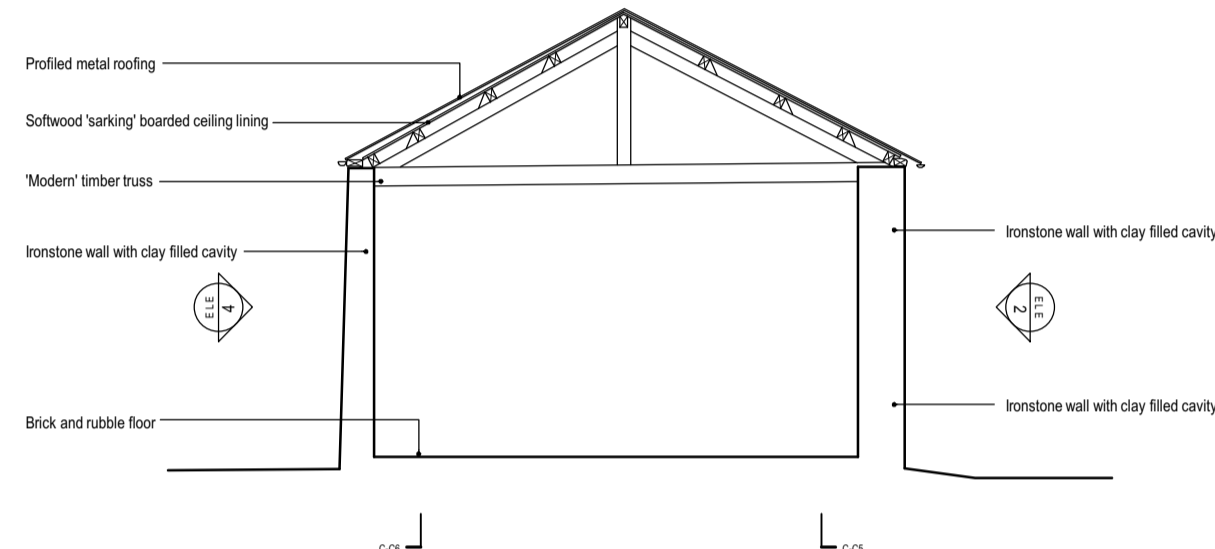
SECTION B-B1

SECTION B-B2

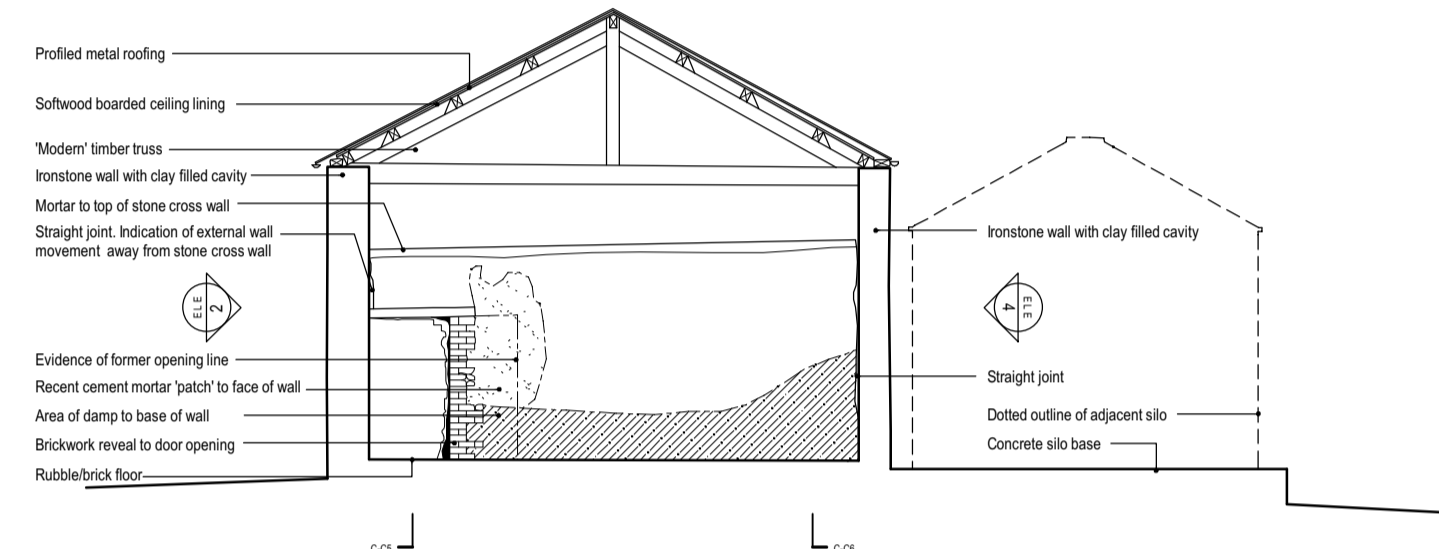
**BUILDING C:**  
THRESHING BARN



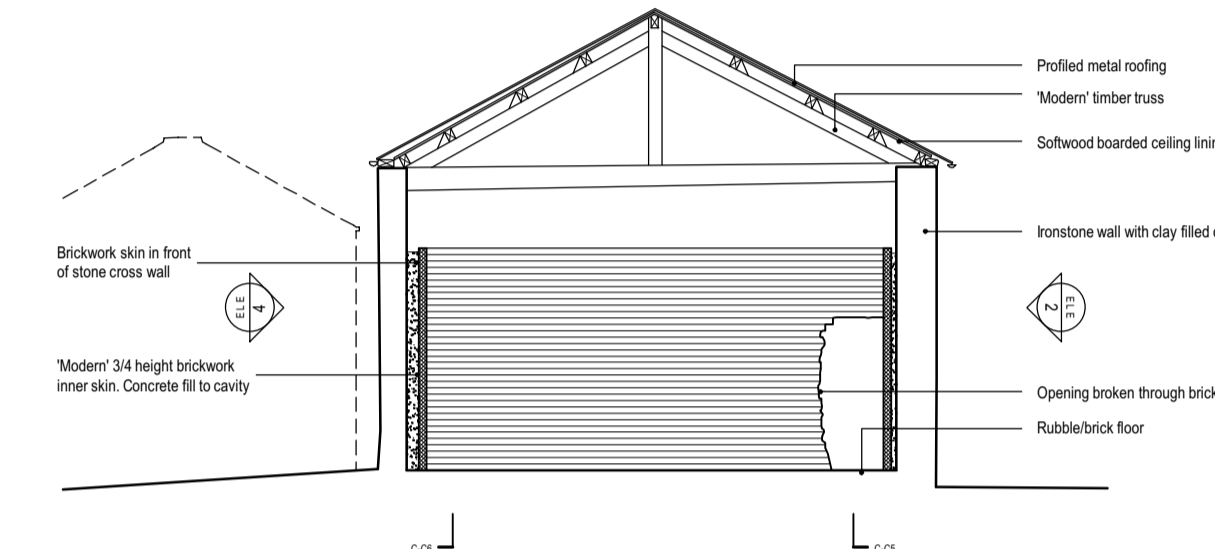
SECTION C-C1



SECTION C-C2

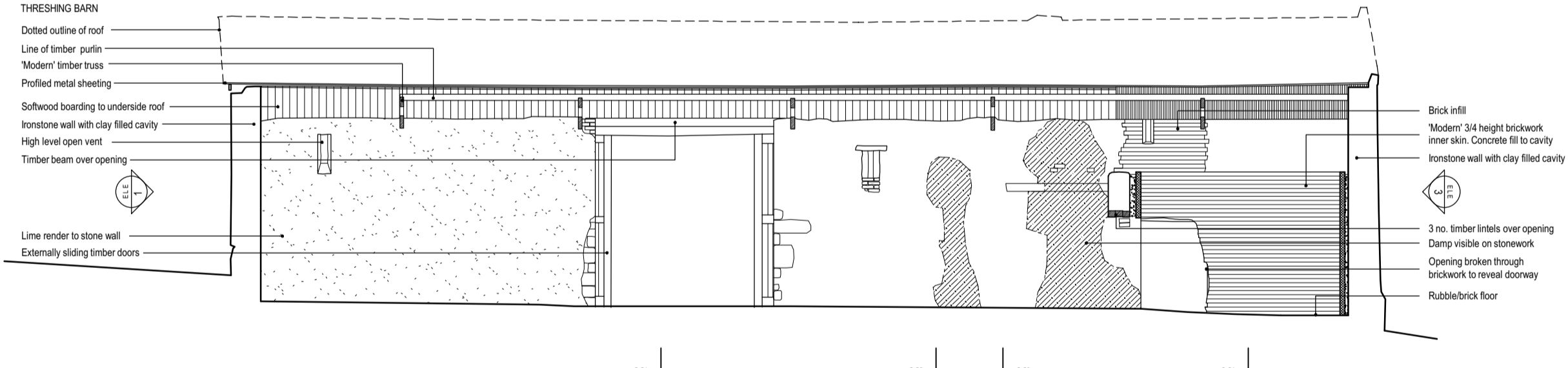


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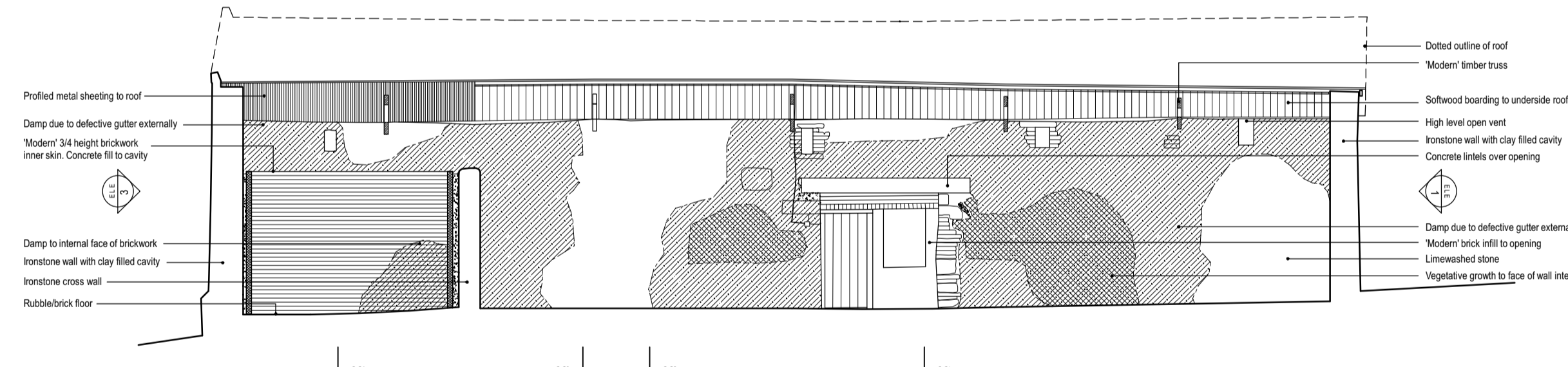


SECTION C-C4

**BUILDING C:**  
THRESHING BARN

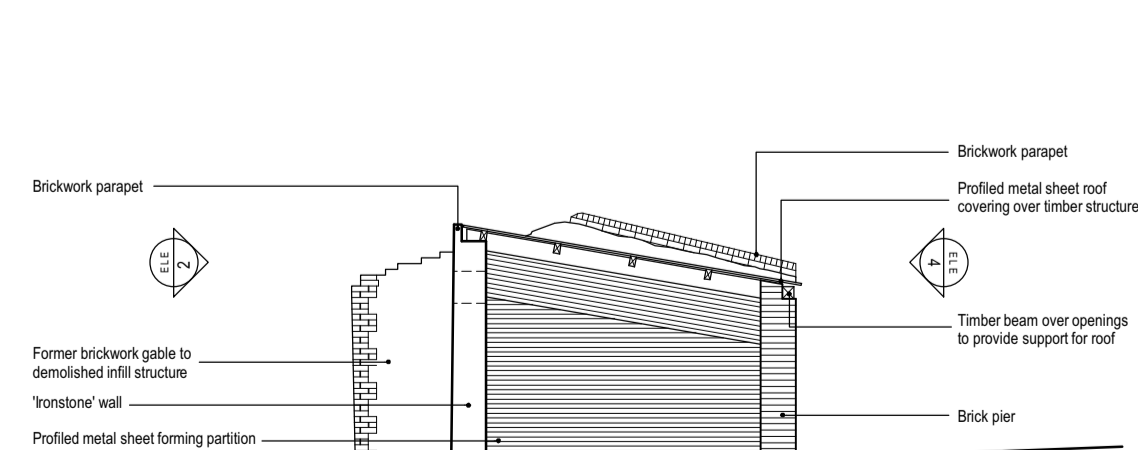


SECTION C-C5



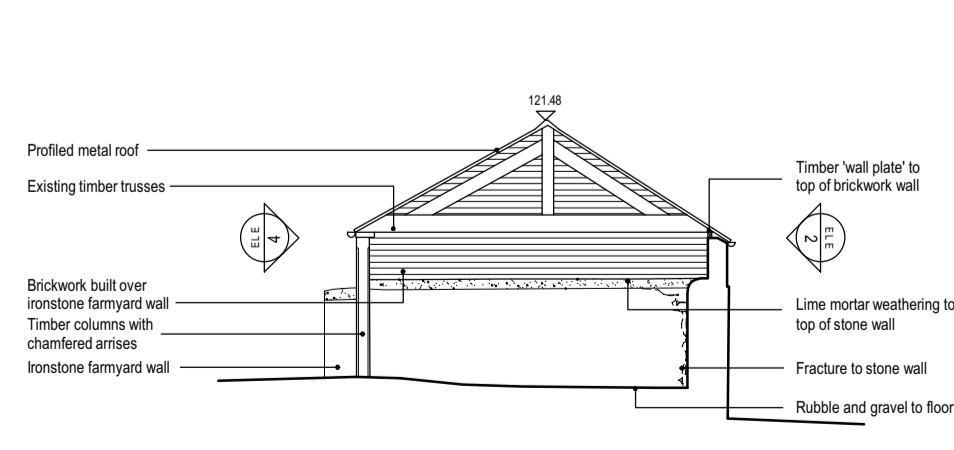
SECTION C-C6

**BUILDING D:**  
CART SHED 1



SECTION D-D1

**BUILDING E:**  
CART SHED 2



SECTION E-E1

FIGURE 7: Building sections

Rev	Date	Description

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Client: ANNABELLE AND SIMON STEEL

Project: DODFORD MANOR, NR DAVENTRY  
CONVERSION OF EXISTING  
OUTBUILDINGS TO FORM HIGH  
QUALITY HOSPITALITY VENUE

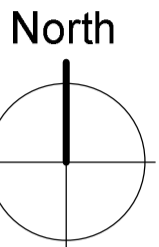
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Status: PLANNING AND LISTED BUILDING CONSENT

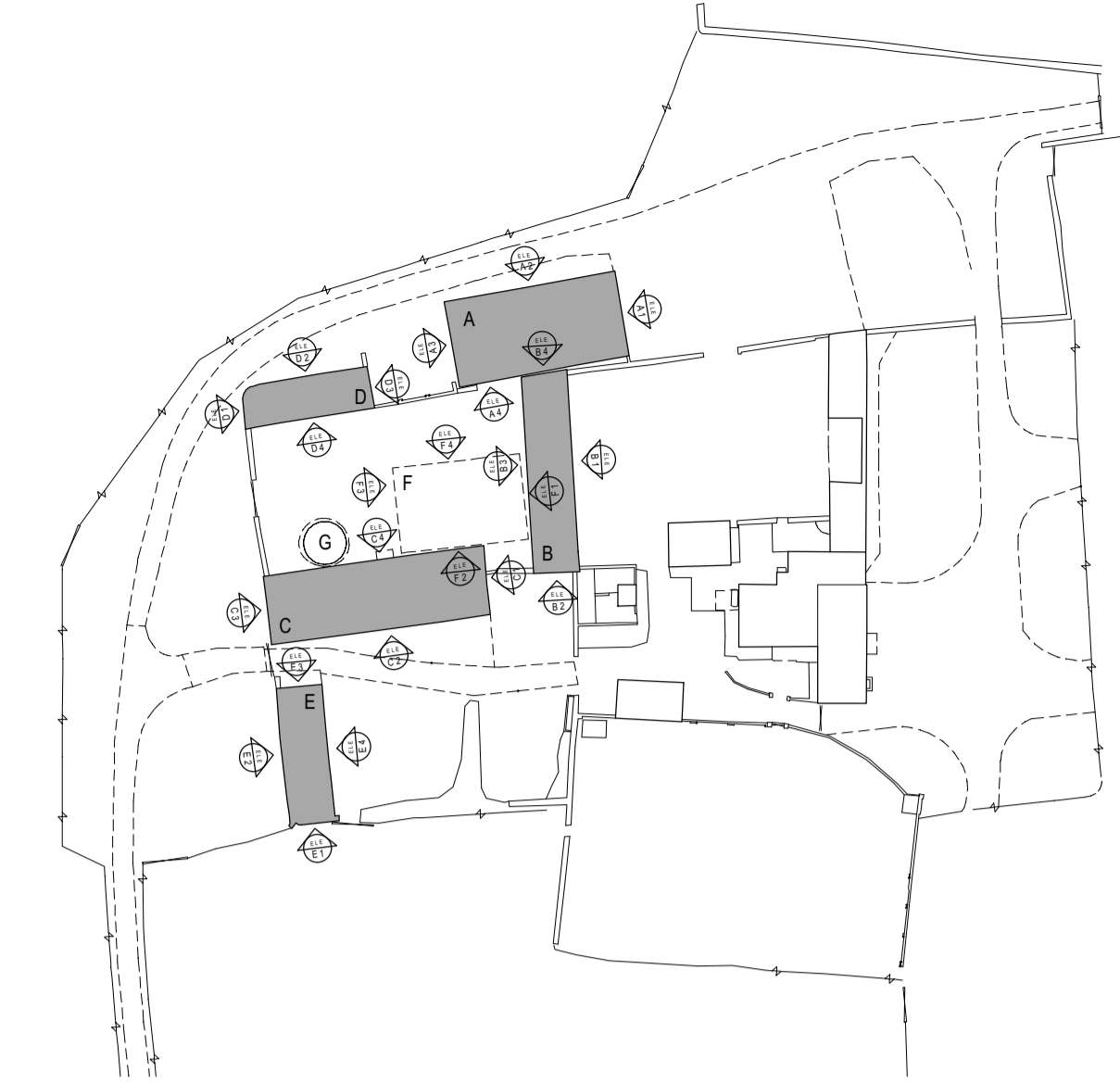
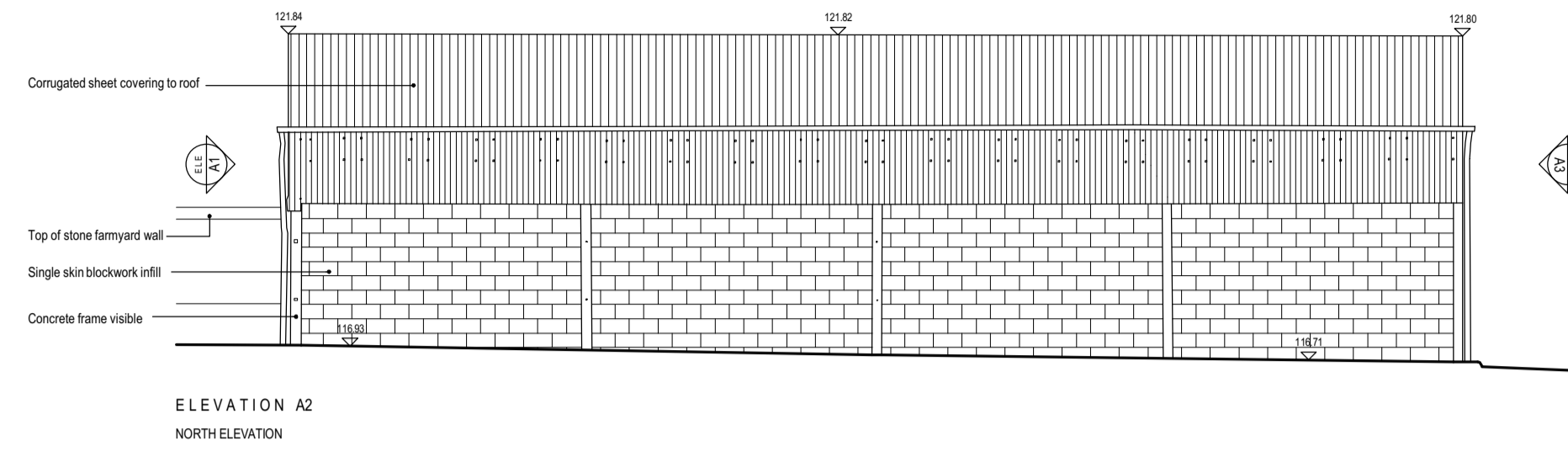
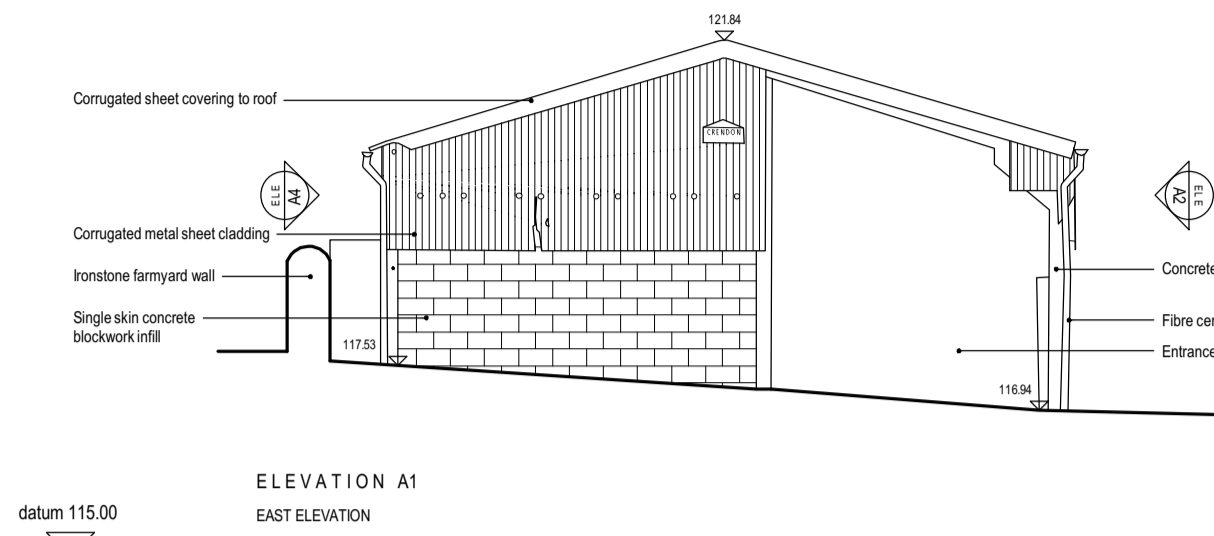
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Drawn: KJH CH Chkd Date: NOV 10

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Drawing Number: AL108

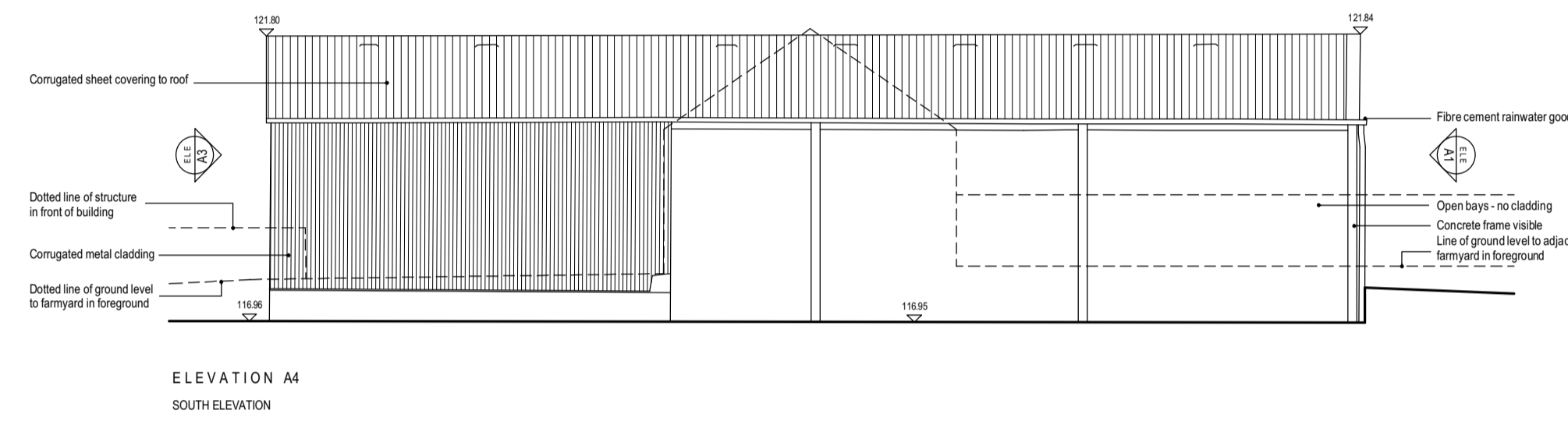
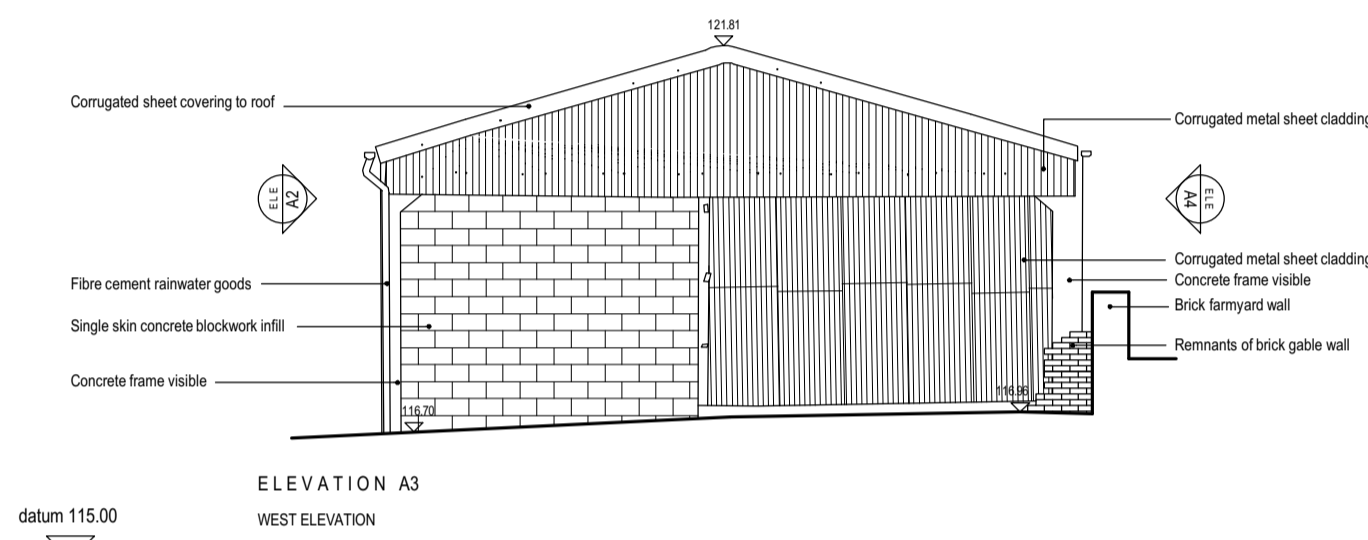
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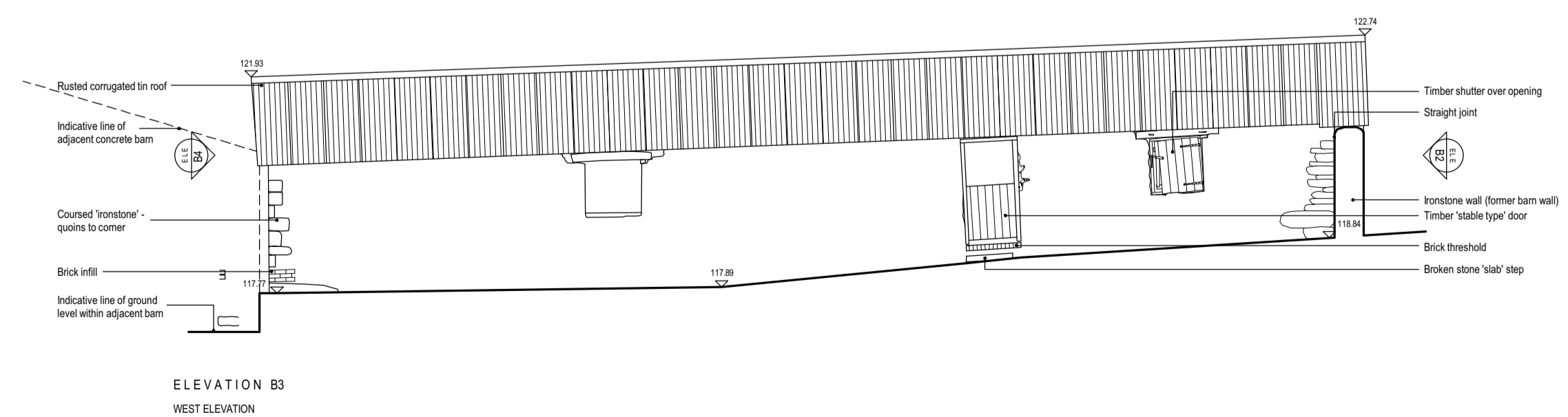
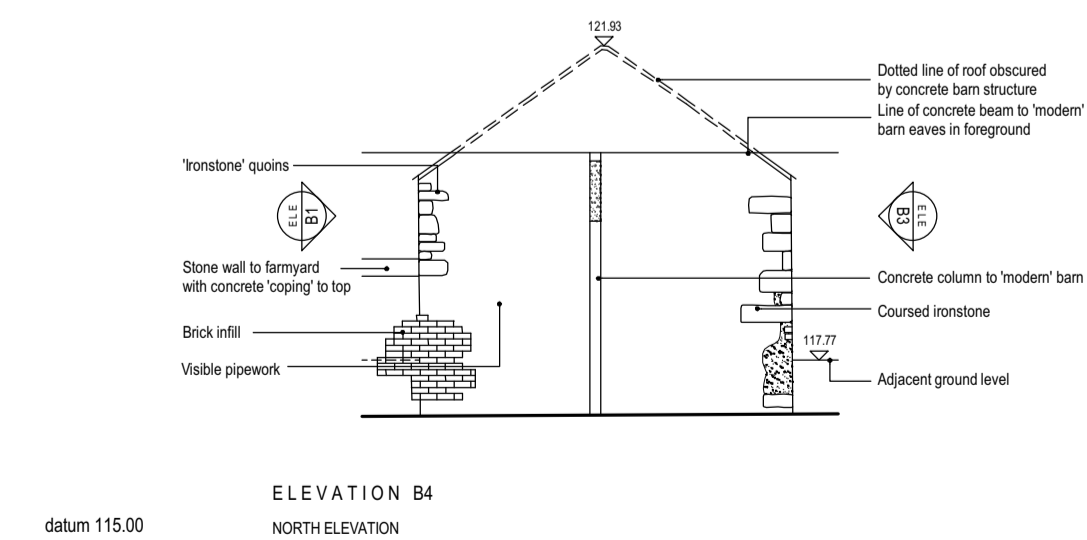
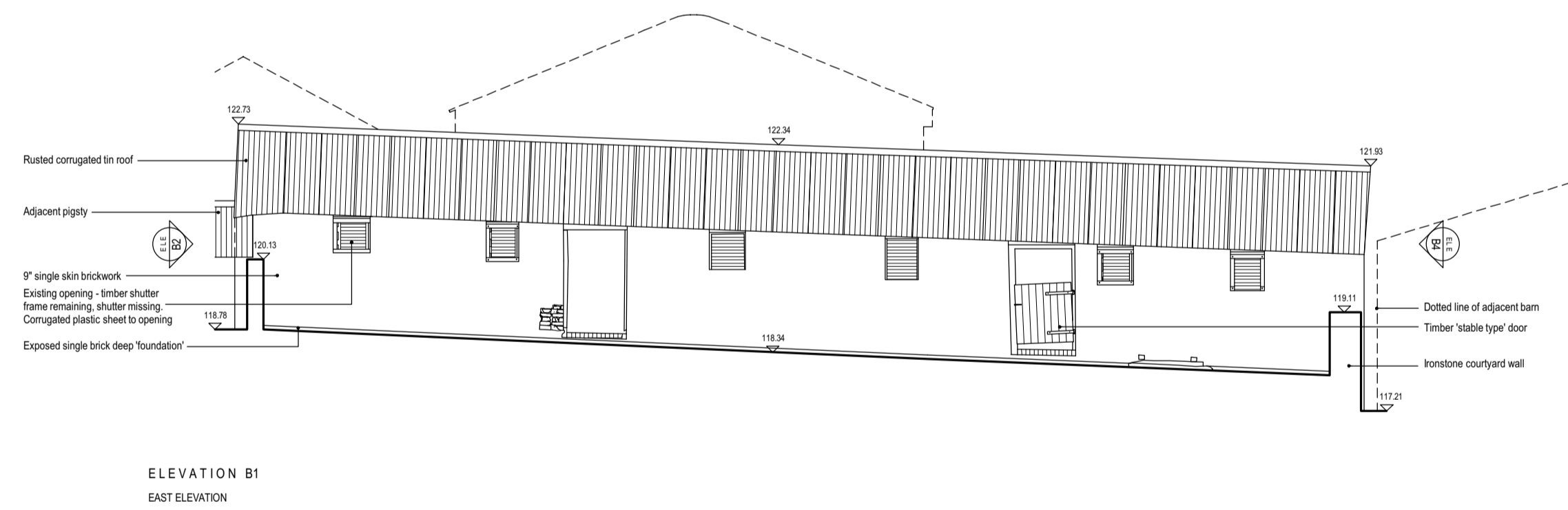
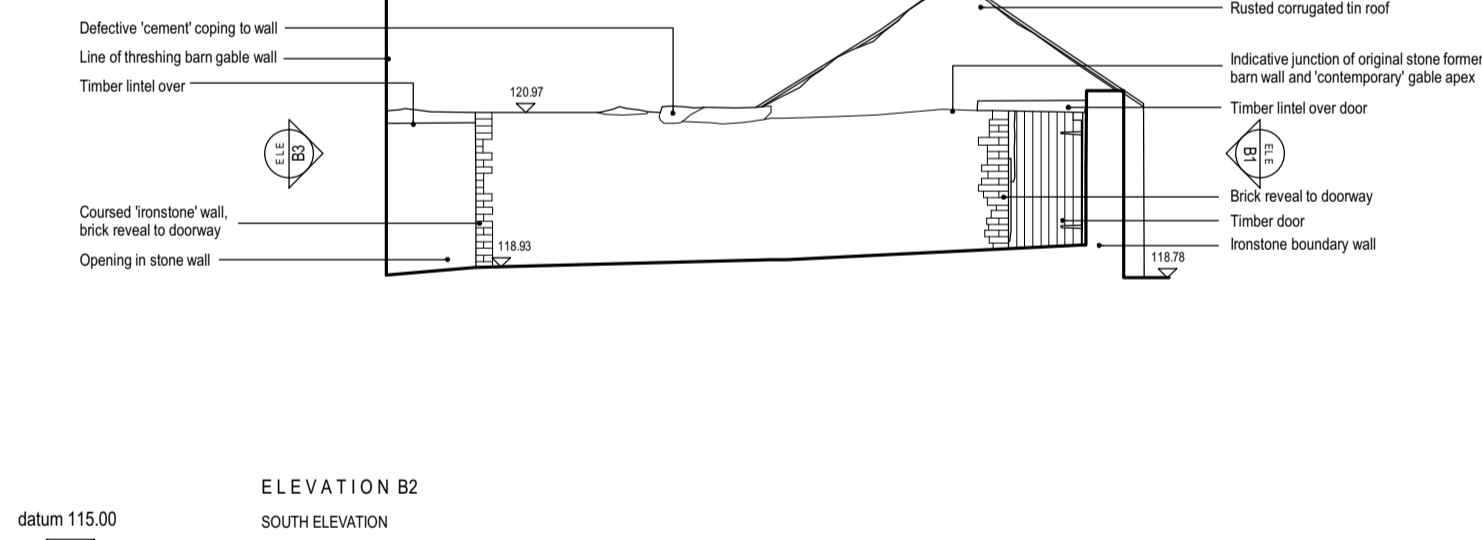
**BUILDING A:**  
MODERN CONCRETE BARN



ELEVATION LOCATION PLAN



**BUILDING B:**  
COW HOUSE



Rev	Date	Description

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advisors, project managers,  
landscape & urban designers

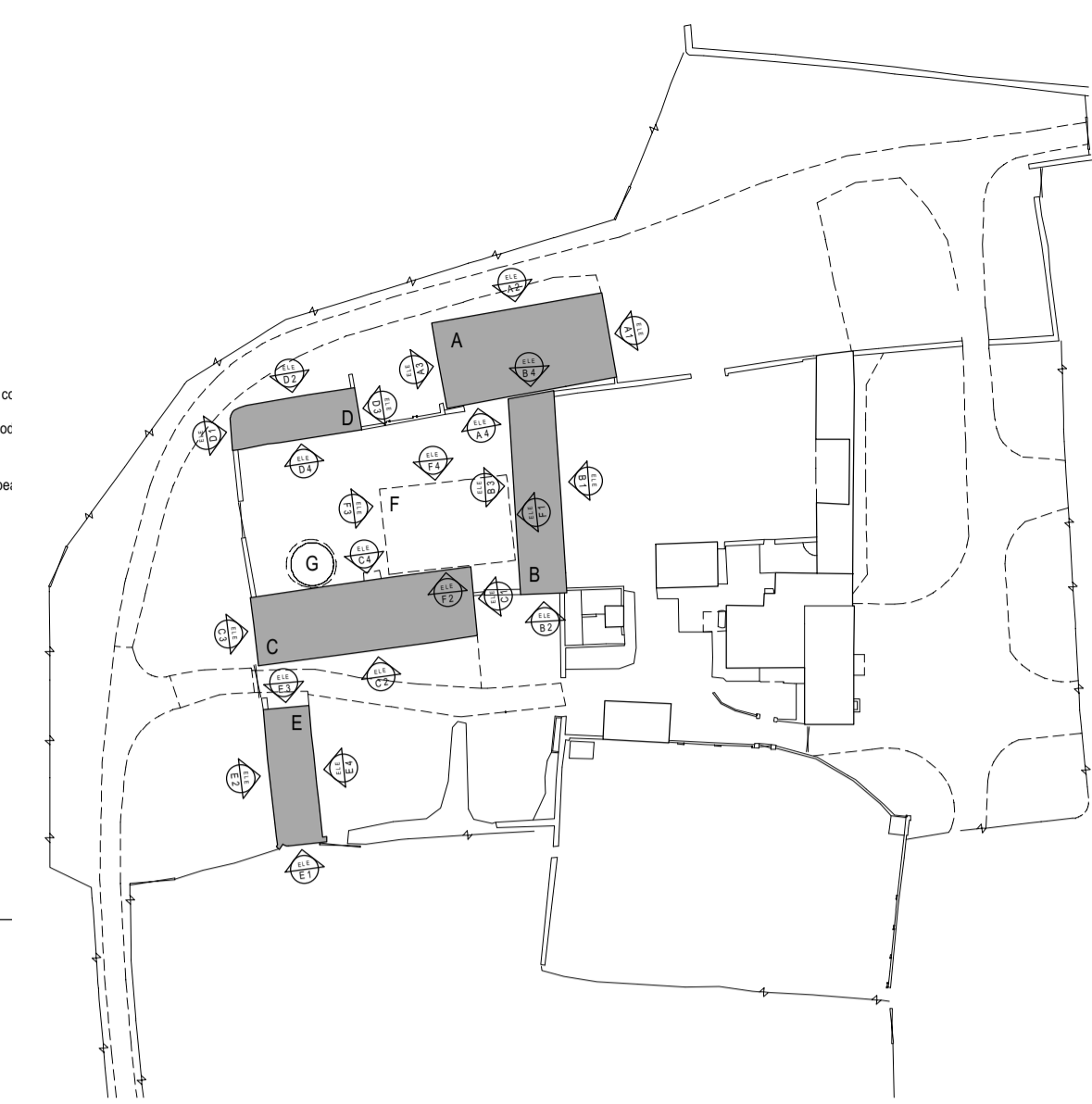
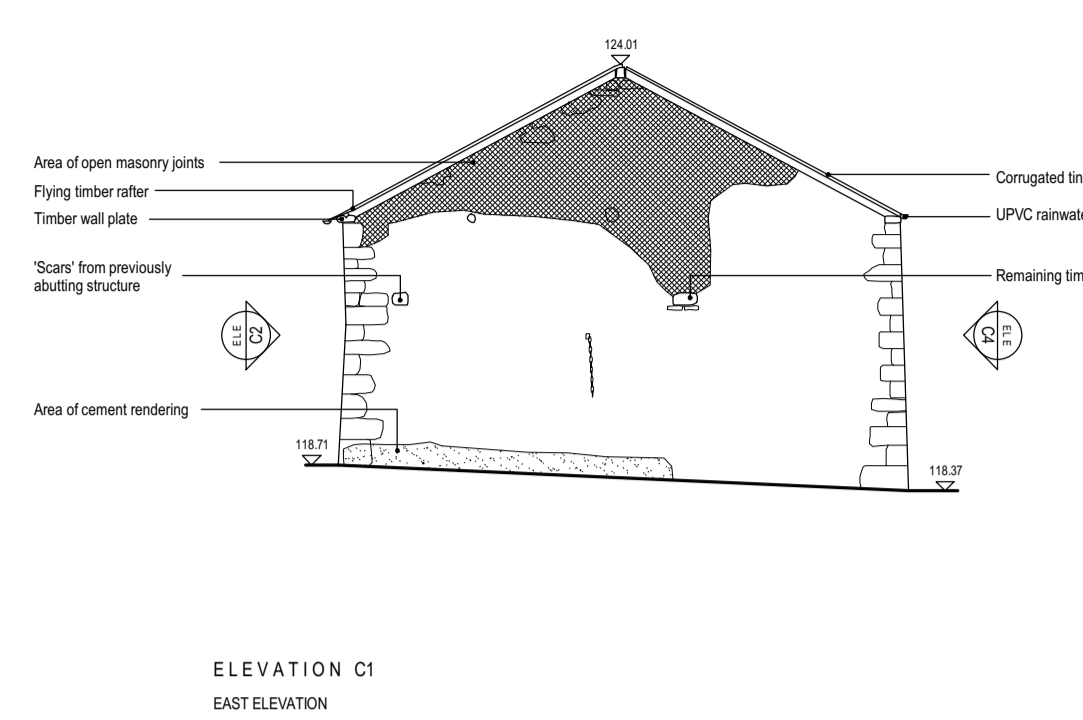
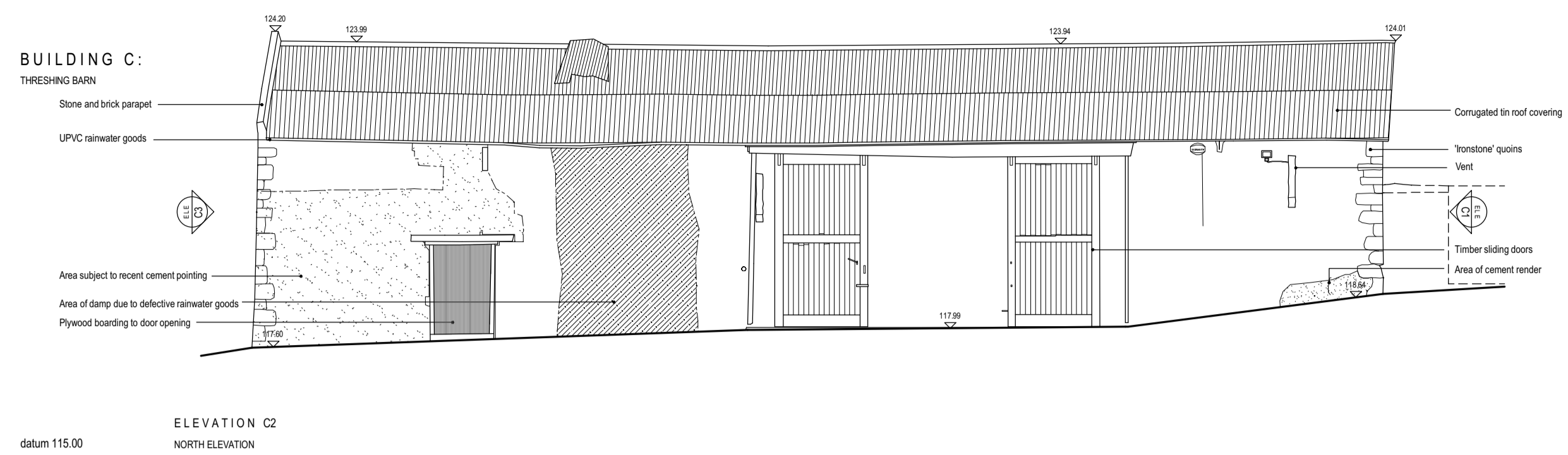
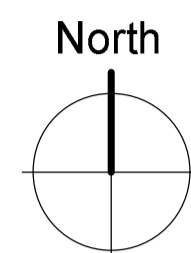
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Project	DODFORD MANOR, NR DAVENTRY CONVERSION OF EXISTING OUTBUILDINGS TO FORM HIGH QUALITY HOSPITALITY VENUE
Title	BARN ELEVATIONS AS EXISTING BUILDINGS A AND B

Status  
PLANNING AND LISTED BUILDING CONSENT

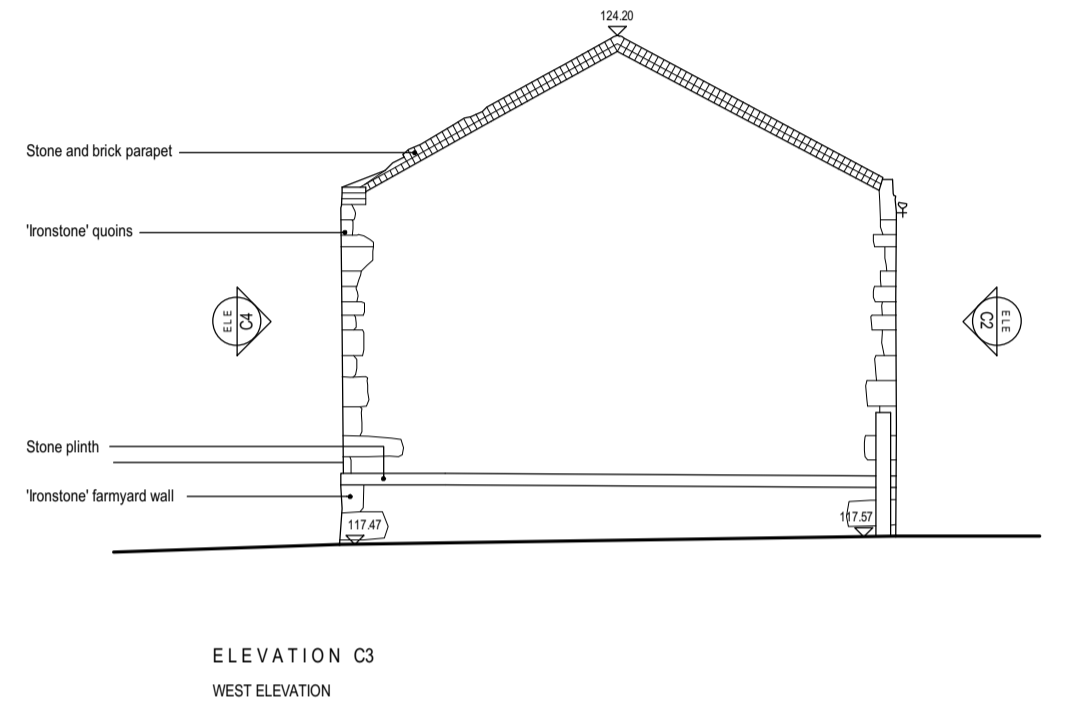
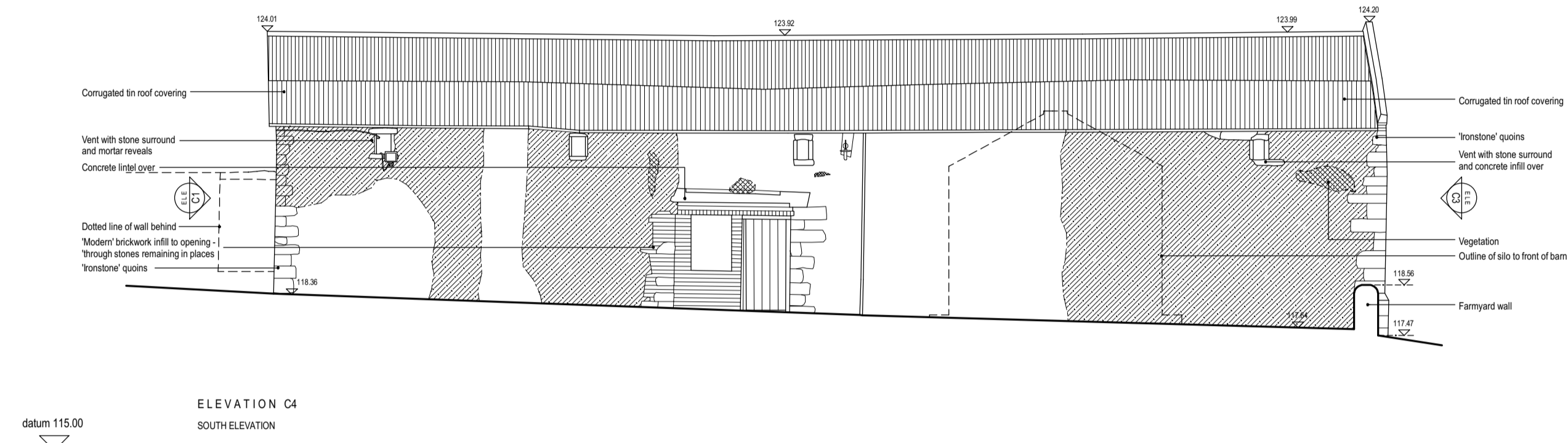
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Drawing Number:	AL105				

FIGURE 8: Elevations Buildings A & B

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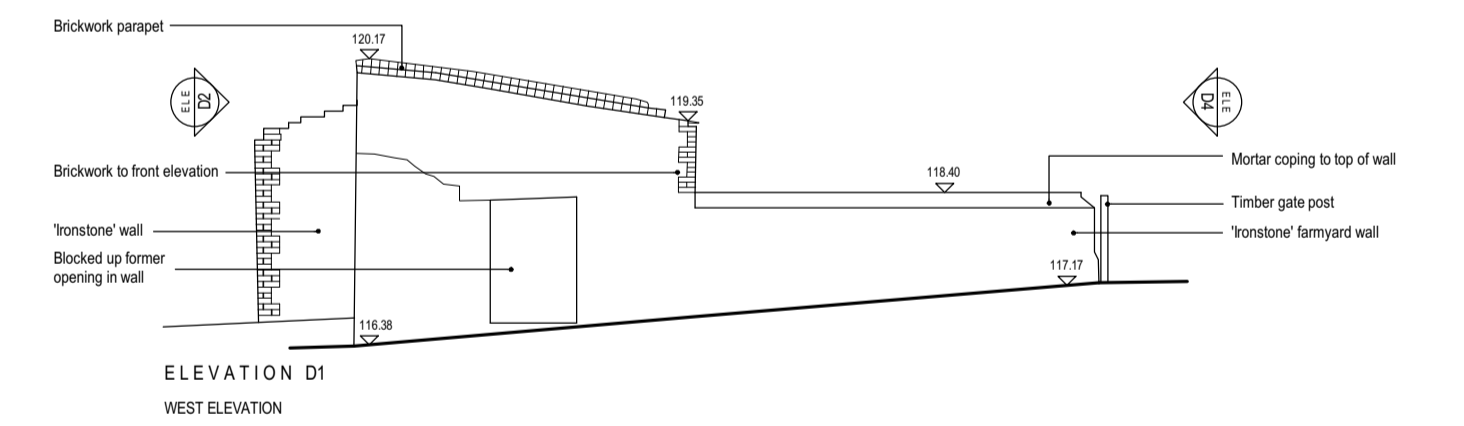
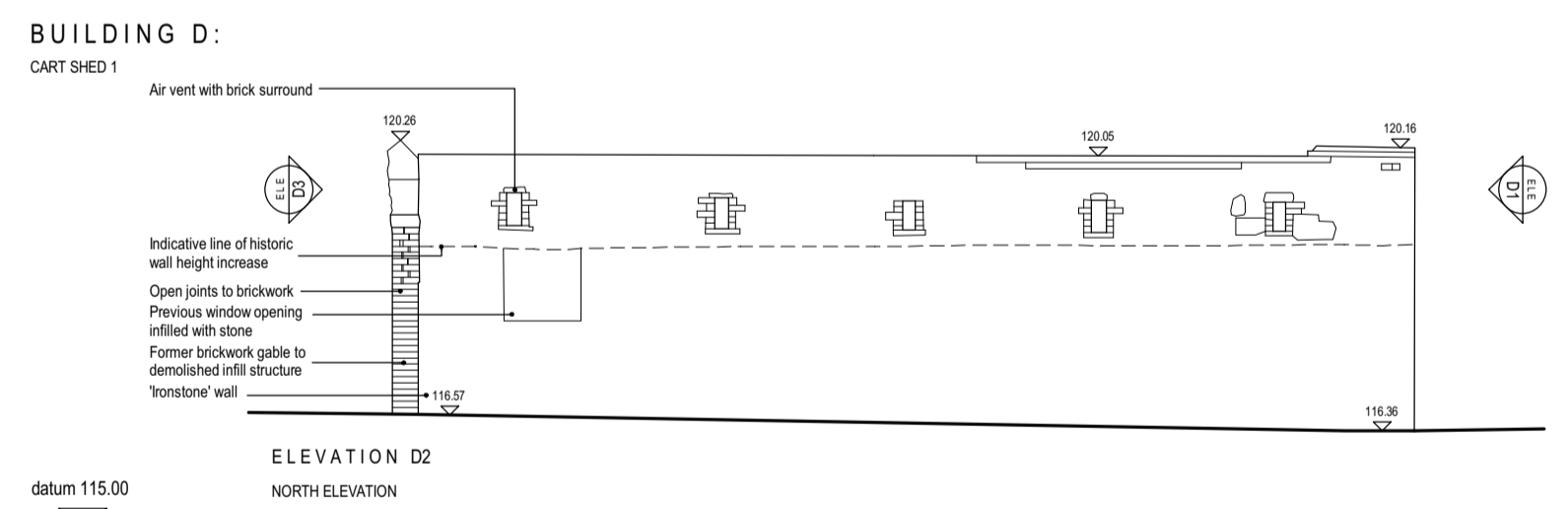


ELEVATION LOCATION PLAN



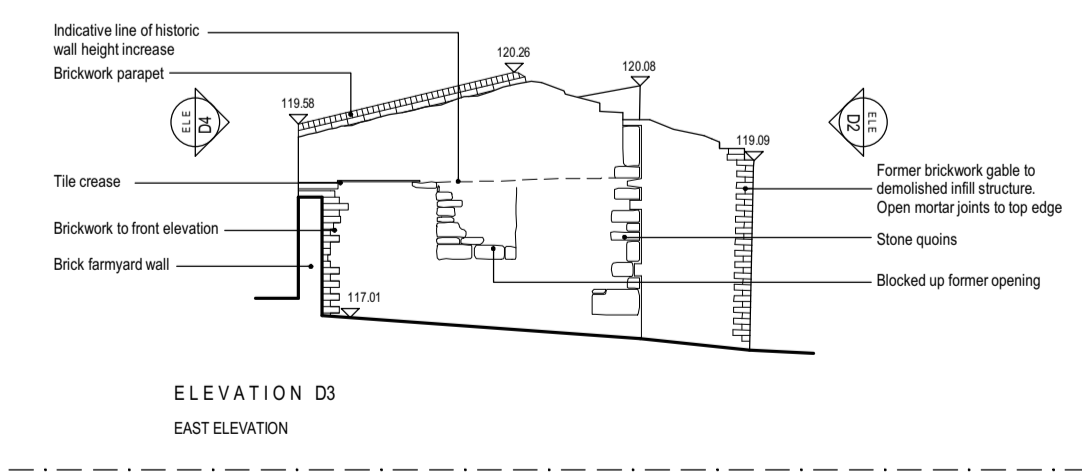
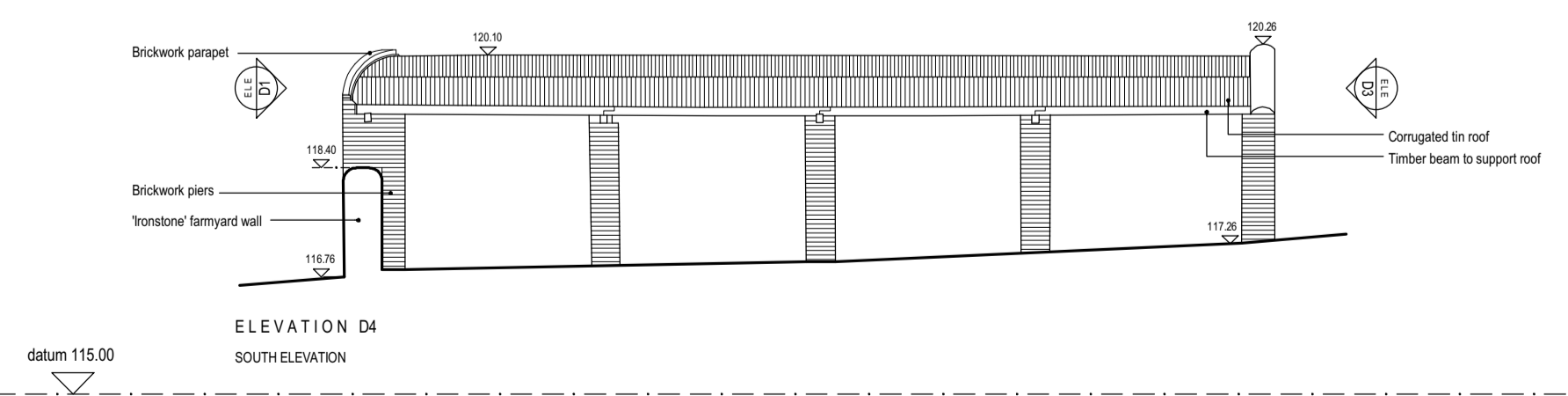
ELEVATION C4 SOUTH ELEVATION

ELEVATION C3 WEST ELEVATION



ELEVATION D2 NORTH ELEVATION

ELEVATION D1 WEST ELEVATION



ELEVATION D4 SOUTH ELEVATION

ELEVATION D3 EAST ELEVATION

Rev	Date	Description

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CONVERSION OF EXISTING  
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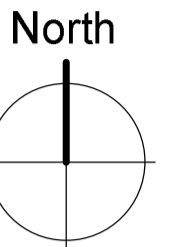
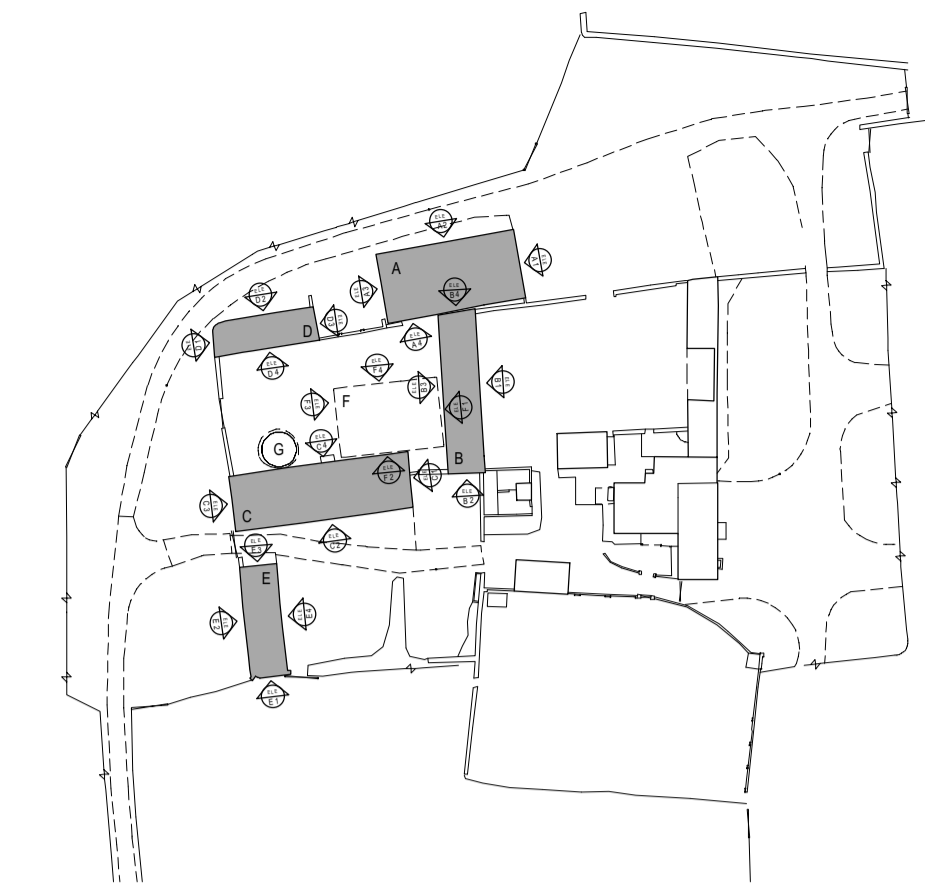
Title: BARN ELEVATIONS AS EXISTING  
BUILDINGS C AND D

Status: PLANNING AND  
LISTED BUILDING CONSENT

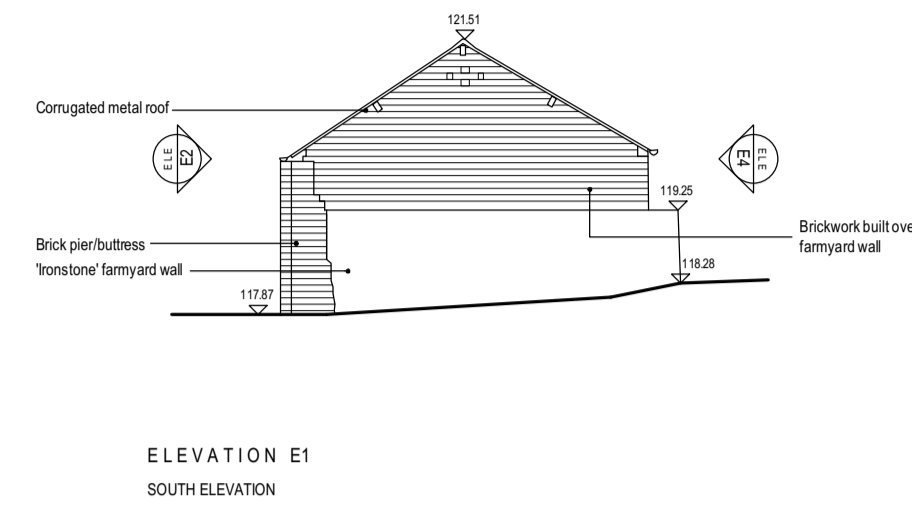
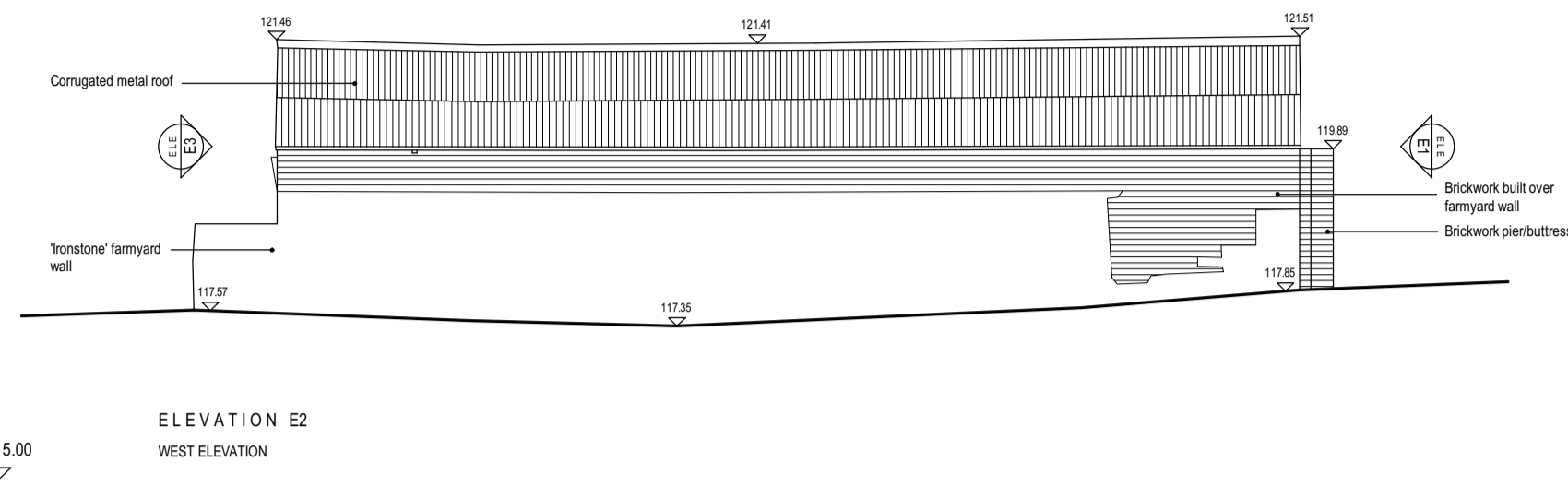
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Drawing Number: AL106			

FIGURE 9: Elevations Buildings C & D

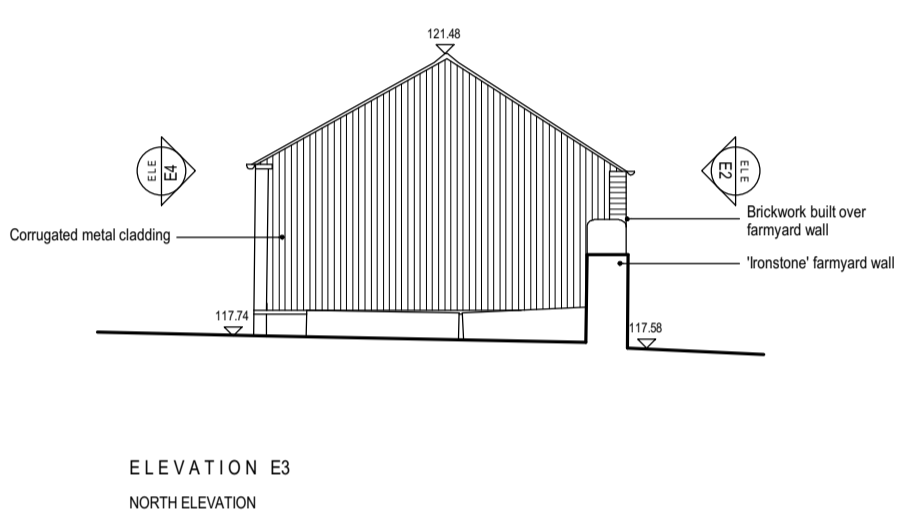
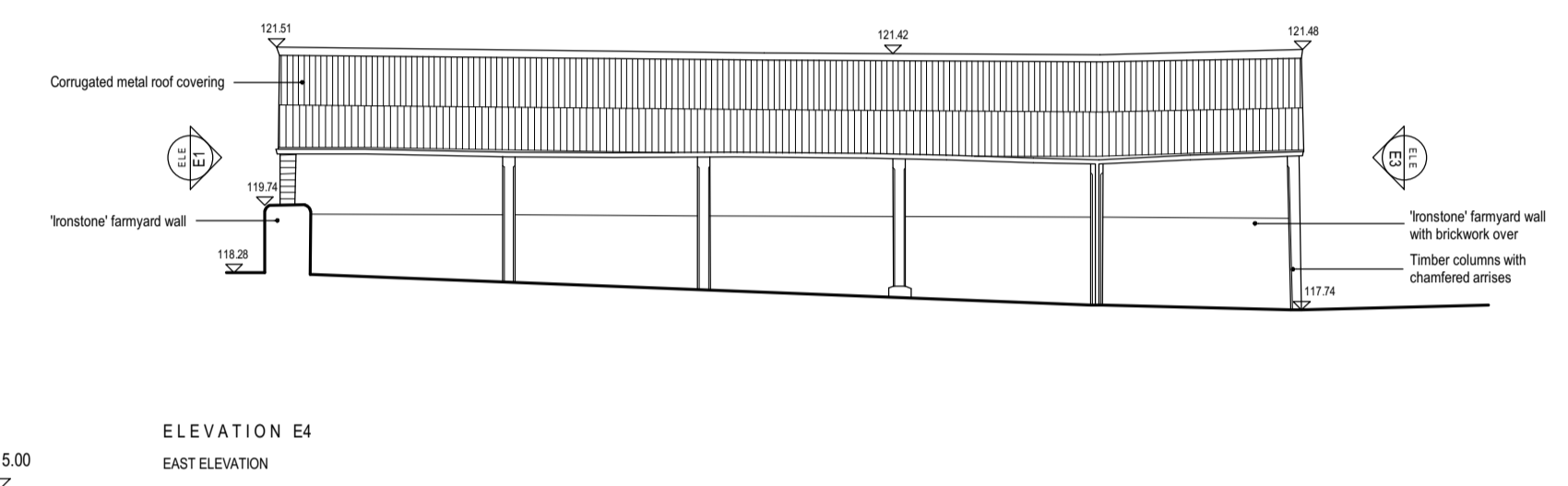
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**BUILDING E:**  
CART SHED 2



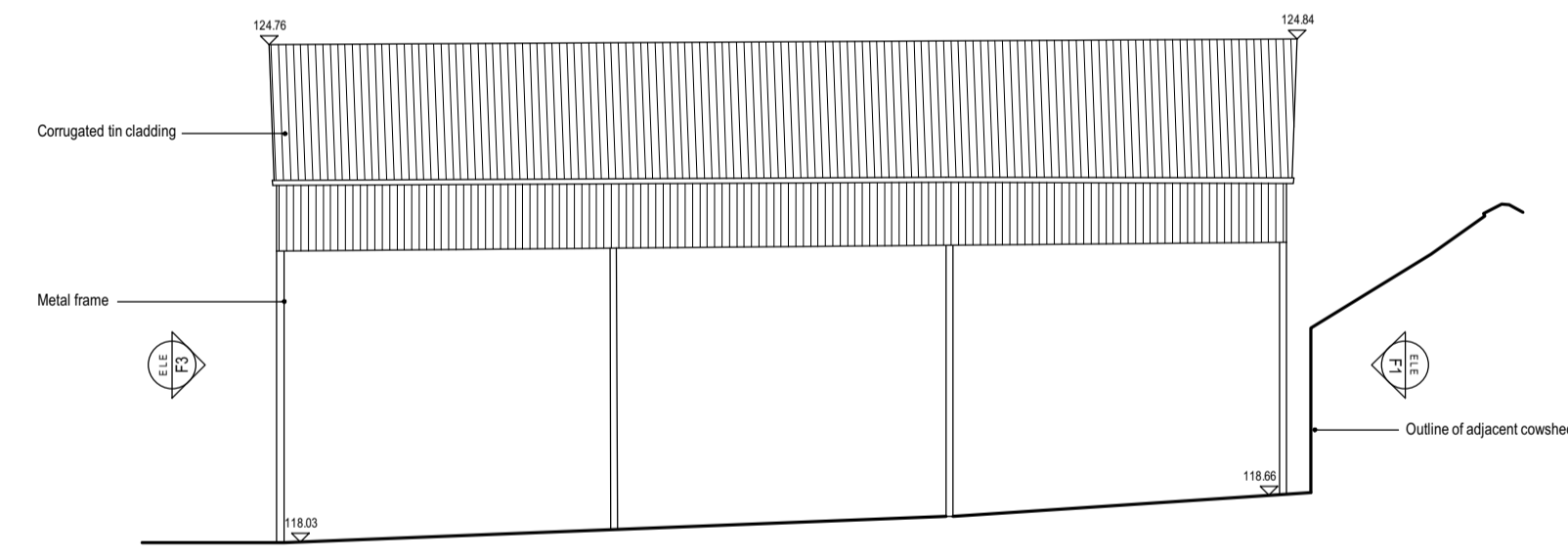
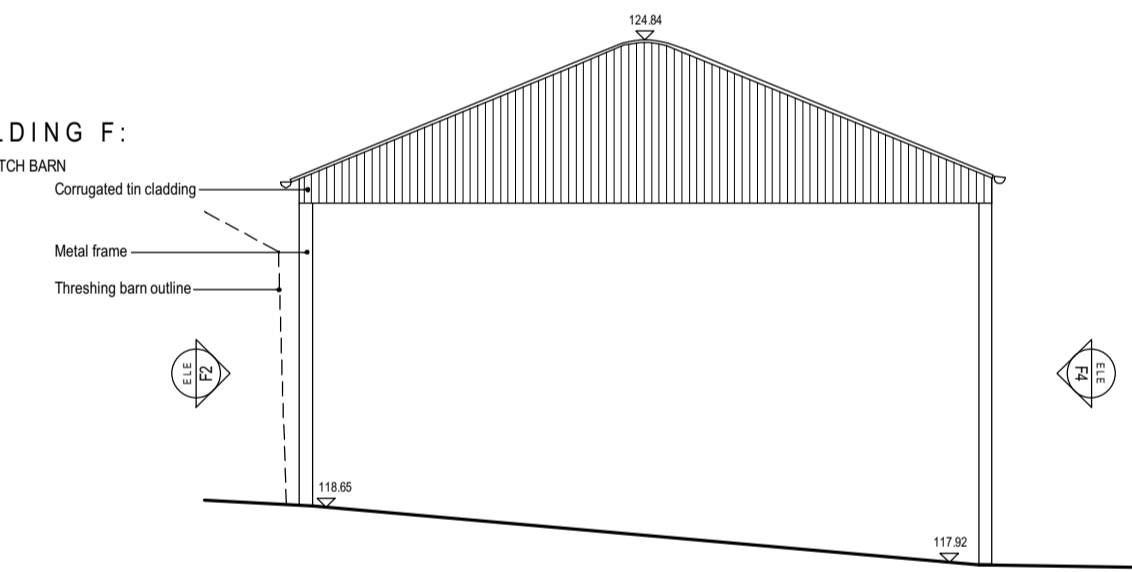
ELEVATION LOCATION PLAN



ELEVATION E4  
EAST ELEVATION

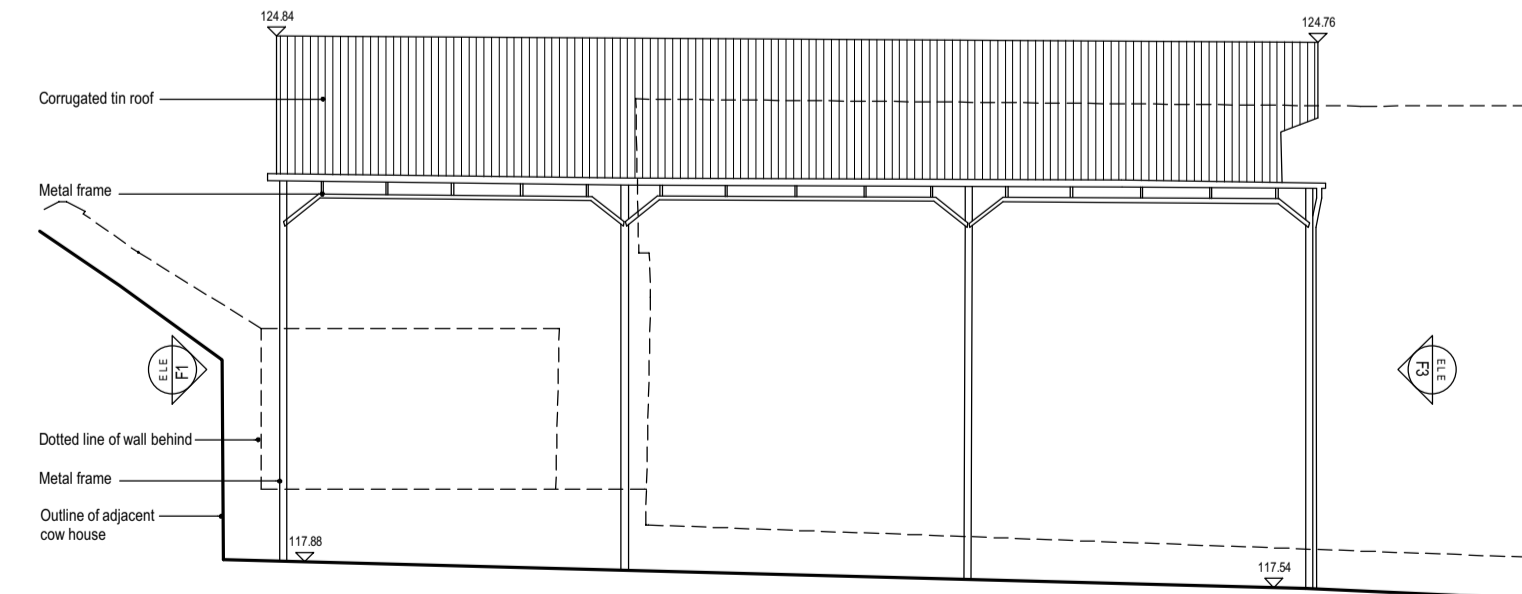
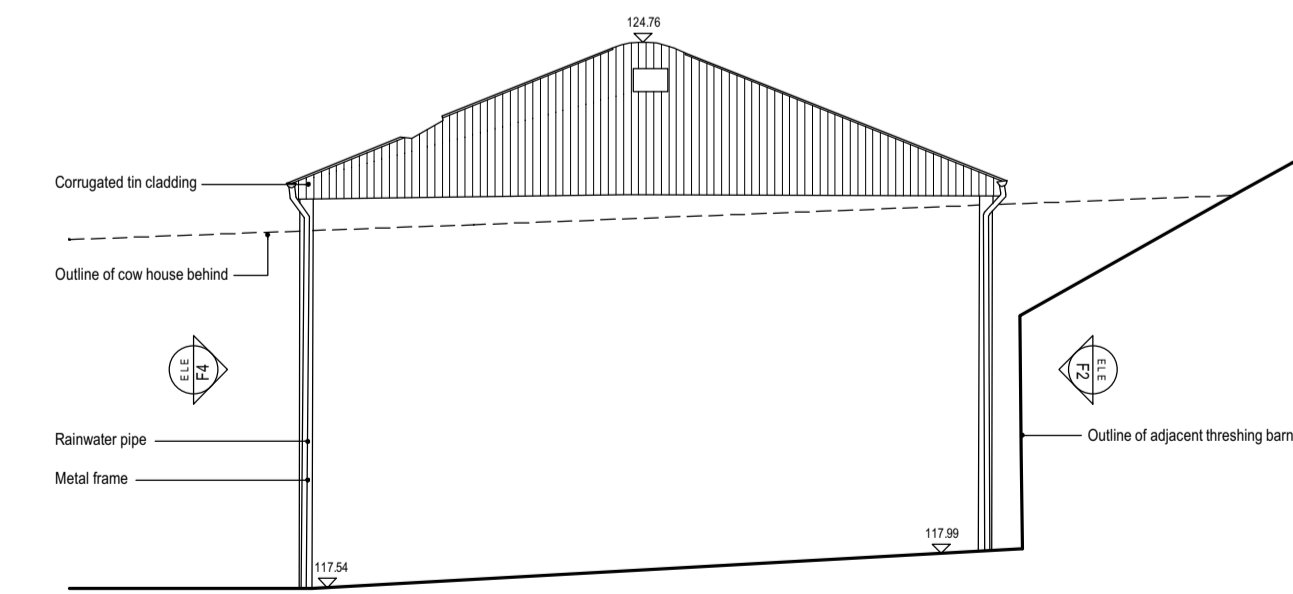
ELEVATION E3  
NORTH ELEVATION

**BUILDING F:**  
OPEN DUTCH BARN



ELEVATION F1  
EAST ELEVATION

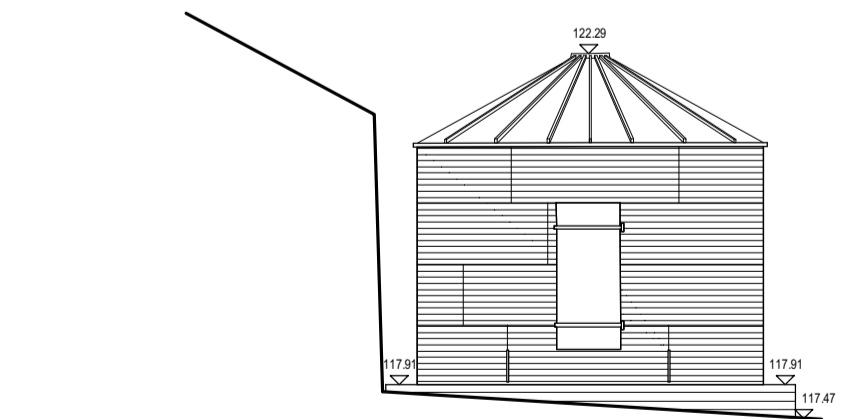
ELEVATION F2  
SOUTH ELEVATION



ELEVATION F3  
WEST ELEVATION

ELEVATION F4  
NORTH ELEVATION

**BUILDING G:**  
GRAN SLO



ELEVATION G1

Rev	Date	Description

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 advisors, project managers,  
 landscape & urban designers

Client  
**ANNABELLE AND SIMON STEEL**

Project  
**DODFORD MANOR, NR DAVENTRY  
 CONVERSION OF EXISTING  
 OUTBUILDINGS TO FORM HIGH  
 QUALITY HOSPITALITY VENUE**

Title  
**BARN ELEVATIONS AS EXISTING  
 BUILDINGS E, F AND G**

Status  
**PLANNING AND  
 LISTED BUILDING CONSENT**

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Drawing Number:	<b>AL107</b>				

FIGURE 10: Elevations Buildings E, F & G



Plate 1: General view, Inner Courtyard



Plate 2: General view, South Courtyard



Plate 3: Panoramic view, Inner Courtyard



Plate 4: Cow house (Building B), Private Courtyard



Plate 5: South Courtyard enclosing walls, cow house (Building B)



Plate 6: General view, Inner Courtyard



Plate 7: Cow house (Building B), Inner Courtyard





Plate 8: Cow house (Building B), interior



Plate 9: Cow house (Building B), interior



Plate 10: Cow house (Building B), detail of floor



Plate 11: Cow house (Building B), interior



Plate 12: Cow house (Building B), interior



Plate 13: Barn (Building C), northern elevation



Plate 14: Barn (Building C), southern elevation



Plate 15: Barn (Building C), western elevation



Plate 16: Barn (Building C), eastern elevation



Plate 17: Barn (Building C),  
detail of slotted vent



Plate 18: Barn (Building C), interior



Plate 19: Barn (Building C), interior



Plate 20: Barn (Building C), interior, partition wall



Plate 21: Barn (Building C), detail of door opening, west end



Plate 22: Open-fronted shed (Building D), southern elevation



Plate 23: Open-fronted shed (Building D), western and northern elevations





Plate 24: Open-fronted shed (Building D), eastern elevation



Plate 25: Open-fronted shed (Building D), interior



Plate 26: Open-fronted shed (Building D), interior



Plate 27: Open-fronted shed (Building E), eastern elevation



Plate 28: Open-fronted shed (Building E), western elevation



Plate 29: Open-fronted shed (Building E), interior

