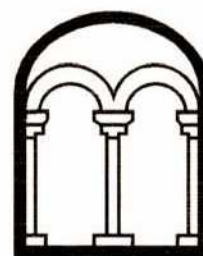


**WOOD BURCOTE MANOR FARM
PLOTS 3 & 4
WOODBURCOTE
NORTHAMPTONSHIRE
HISTORIC BUILDING RECORDING**

Albion
archaeology





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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. Mark Phillips is the author of the report and the project was managed on behalf of Albion Archaeology by Hester Cooper-Reade BA (hons), MIfA.

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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 historic documents and secondary sources is presented in Section 2. A description of the building forms Section 3 with the analysis of the building in Section 4. The bibliography forms Section 5.

Figures are included at the end of the report.

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1. INTRODUCTION

1.1 *Background to the Report*

Planning consent was granted for the conversion of farm buildings at Manor Farm, Wood Burcote, Towcester, Northamptonshire (S/2013/1381/ful). The farm buildings are shown on Ordnance Survey maps published in the 1880s and on the advice of the Assistant Archaeological Advisor (AAA) a condition for archaeological building recording was attached to the planning permission.

Permission has been granted for conversion of the buildings to create four dwellings, each with four bedrooms. This report relates to two of these planned dwellings (plots 3 and 4). The requirements for the programme of building recording for plots 3 and 4 were outlined in a brief issued by the AAA (Northamptonshire County Council 2014). The brief requires a programme of archaeological building recording with a photographic survey to meet the requirements of English Heritage Level 2 (2006).

Albion Archaeology was commissioned to undertake the works. Albion produced a Written Scheme of Investigation (WSI) in response to the brief, detailing the procedures and methodologies that would be employed (Albion 2015).

This report presents the results of the archaeological buildings recording on plots 3 and 4.

1.2 *Site Location and Description*

Manor Farm is located in Wood Burcote, north east of the village centre on the eastern side of Towcester Road and some 1.7km to the south east of Towcester (Figure 1). The farmhouse is constructed of stone and brick under a slate roof. The farm buildings are to the north and north east of the house. The farmyard comprises traditional farm buildings along with a number of modern steel-framed buildings. The farm buildings are not listed.

The development site comprises a range of redundant traditional farm buildings, set back from the road and formerly used in connection with the adjacent Manor Farm. They are a mix of single and two storey buildings, constructed of limestone with red brick detailing and slate roofs. The buildings have not been in agricultural use for some time. Plots 3 & 4 comprise a traditional U-shaped range of buildings around an enclosed yard. Plot 4 includes a full height barn. Some of the buildings are in a poor condition and are without roofs.

The application area is centred on grid reference SP 6966 4696.

1.3 *Project Objectives*

The requirements of the AAA are for building archaeological building recording to include a level 2 photographic survey (English Heritage 2006).

The objectives of the building recording are:



- to provide a comprehensive visual record of the structures prior to the permitted conversion. Work will be undertaken in accordance with the brief. The photographic survey will be to English Heritage Level 2 standard.
- to provide a 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.

The research agenda for the East Midlands highlights a number of research themes related to post 1750 agriculture including the development of estate farming, impact of parliamentary enclosure and the role and distribution of model farms. These relate to research objectives 9G (assess landscape impact of industrialisation of agriculture) and 9H identify and record rural historic environment features (Knight et al 2012).



2. HISTORICAL BACKGROUND

2.1 *General historical background*

Information on the history of history of Wood Burcote is summarised by the Royal Commission (RCHM 1982, 149-160). Wood Burcote was formerly an independent settlement whose lands have been incorporated into the parish of Towcester. The first documentary reference to the settlement dates from 1200. It has always been a small settlement with nine people paying the Lay Subsidy in 1301 and the same number paying the tax of 1525. The antiquarian John Bridges, writing in the early 18th century noted 25 families in Wood Burcote. Historic maps (see below) from the nineteenth century show houses mainly to the north-west side of the single street through the hamlet. Evidence in the form of earthworks and finds of medieval pottery suggest that the houses and closes formerly extended along the opposite side of the road. The present Wood Burcote Manor Farm lies at the north end of the probable extent of the medieval settlement. Earthwork remains of ridge and furrow cultivation are recorded along the eastern side of the settlement focus and to the east and west of Manor Farm.

Archaeological observations close to a 17th century cottage at the southern end of the hamlet identified two undated wells and unstratified medieval pottery (Northamptonshire Archaeology 1992).

Manor Farm used to be part of the Easton Neston Estate and the farm buildings served the farmland around Wood Burcote. The farmhouse, associated buildings and a small parcel of land were sold by the estate and have not been in agricultural use for a number of years.

2.2 *Historic Maps*

A 2 inch to the mile map old series Ordnance Survey old series drawing 1814 (British Library, OSD 229), shows Wood Burcote as a linear settlement with the majority of its buildings along the north-west side of the road. At the north-east end of the settlement a cluster of buildings is shown at the present location of Manor Farm. The positioning of buildings should be regarded as indicative rather than exact at this scale. It does appear however that the buildings at this time did not extend as far back from the road as do the present buildings on plots 3 and 4.

The first edition 25" and 6" Ordnance Survey maps show that the farm existed in its current form by the time that these were surveyed and published in the 1880s (Figure 2). It shows the farmhouse with outbuildings attached its north-east side, a U-shaped range of farm buildings to the north (stables) and the large U-shaped range (Plots 3 and 4) to the east of the farmhouse. The 25" first edition map shows a small amount of additional detail around the farmhouse. It indicates a garden with trees to the west of the house and a garden path or drive on its south side.



3. BUILDING RECORDING: DESCRIPTION

3.1 Methodology

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* (2006a) have been adhered to. All work has been done in accordance with the IFA Code of Conduct. Terminology for describing timber structures follows the CBA glossary (Alcock *et al* 1996).

In line with the English Heritage historic building survey definitions (English Heritage 2006a), this survey has been undertaken to English Heritage Level 2 and in accordance with the agreed WSI.

The survey comprised an examination of the building and a photographic record. Where necessary annotations and measurements were added to drawings provided by the architect with additional notes and sketches. The architects' drawings as submitted with the planning application were used as the basis for the survey. The photographic record consists of high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

The building survey was undertaken on 17 March 2015.

3.2 The Buildings

Manor Farm comprises the farmhouse and three separate blocks of farm buildings (Figure 1). The farmhouse is set back from the road frontage. Attached to the rear of the farmhouse is an L-shaped block. This includes a two-storey building with an open-fronted cart shed and a first-floor taking-in door in its northern gable end (Image 1). To the north of the farmhouse is U-shaped stable block consisting of single storey ranges on three sides of square yard (Image 2). Development plots 3 and 4 occupy the eastern and western halves respectively of a U-shaped range in the western part of the farmyard (Images 3 & 4). This comprises ranges of buildings on three sides of a large rectangular yard. The yard is enclosed by a stone wall along its south side. A modern shed with corrugated metal cladding occupies the western half of the yard.

The construction details of the 19th century farm buildings are similar throughout. The walls are in coursed limestone with brick dressings in plain and bullnosed bricks. Window and door openings in the external walls, bar a few exceptions, are flanked with brick triple quoins on the interior and exterior faces and have segmental brick arches above. The arches are common arches formed from two layers of headers. The external angles of the farmhouse and stables to the north have brick quoins whilst the other buildings have plain limestone quoins. The roofs are in slate.



The complex also contains two modern steel-framed of Dutch barn/shed type construction. One stands on the northern side of plot 3 and 4 and the other fills the western part of the yard in Plots 3 and 4.

The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings on plots 3 and 4. Figure 3 provides a plan of the Plot 3 and 4 buildings and the elevations are shown on Figure 4. The long axis of this rectangular U-shaped block is aligned approximately north-east to south-west. For ease of description in the following text it is assumed that the long axis of the building is aligned east-west and its short axis aligned north-south. In the descriptive text and figures the individual spaces or compartments in the building have been number as C1, C2, etc.

3.3 **West Range**

This range is divided internally into three sections C1, C2 and C3 (Figure 3). The exterior walls are in limestone *c.*0.5m thick with brick dressings to the openings (Image 5). The interior is divided by three transverse partition walls. These are in plain red brick laid in Flemish garden wall bond. The northern and southern partition walls have single thickness panels at the top with gaps between adjacent bricks for ventilation (Image 7).

The roof is intact at the south end of range above C1 and C2, but is in a state of semi-collapse above C3 where the eastern side of the roof has been lost.

The roof is supported by king-post roof trusses with an iron rod in place of the king-post (Image 28 shows an example in the east range). Towards the apex the principle rafters are crossed in a halved joint. The halved joint has lozenge shaped reinforcing plates screwed to either face and is through bolted. The iron rod is threaded at its base and fixed with a square nut. The top is presumably looped around the bolt which passes though the rafters. Short struts link the tie-beam with the rafters.

3.3.1 **West Range: C1**

C1 is situated at the southern end of the west range (Image 6). It measures 4.7m east-west and 3m north-south. The brick wall forming the north side of the compartment is in Flemish garden wall bond.

An external door in the middle of the east wall opens onto the yard. It has a framed plank door on strap hinges with 'holly leaf' shaped terminals (other example illustrated in Image 31c). An internal door at the west end of the north wall links with C2. This has a plank and batten door which retains a single strap hinge with rounded terminal. The lower hinge has been replaced with two modern cross-garnet hinges.

The area is lit by a single window in the south gable wall. The splayed opening contains no frame or window.



At the south end of the west wall is a wooden feed-trough. This has two timber support posts on the front edge. The space below the front and side of the trough has been roughly in-filled with brickwork.

3.3.2 West Range: C2

C2 is in the southern part of the range (Images 7 & 8). It measures 7.4m long north-south and 4.7m wide east-west.

The southern (Image 7) and northern ends are formed by internal brick partition walls. The northern wall is in two sections with a vertical straight-join c.2m from its west end. The eastern part is in red, hand-made brick in Flemish garden wall bond and terminates in a pilaster with bullnosed edges. The western half is in the same bond but includes machine-made brick and therefore appears to be modern blocking of a former opening.

The roof is supported by two king-post trusses as described in the in general description of this range (Section 3.3).

An external door in the west wall opens onto the farm yard. Its northern jamb has an internal bullnosed edge. The southern side of the door has been demolished, widening the opening to 2.25m. The extended opening is supported by a wooden post and lintel made from re-used railway sleepers.

A window in the southern part of the west wall has a plain timber frame and central mullion with diagonally arranged thin wooden slats nailed into an external rebate (Image 8).

A feed trough and wooden hay-rack extend along the whole eastern side of the compartment (Image 7). The feed trough is constructed from a mixture of concrete blocks and machine-made brick.

3.3.3 West Range: C3

C3 forms the northern part of the west range (Image 9). It is 8.9m long north-south and 4.7m wide. Its south and north ends are of brick in Flemish garden wall bond.

The roof is supported by two king-post trusses as described in the in general description of this range (Section 3.3). Here the eastern half of the roof has decayed and the remaining western half is supported on props.

There are external doors in the south end of the east wall and the mid part of the west wall. The east door is a framed plank door on strap hinges with 'holly-leaf' shaped terminals. The west door is a heck door on strap hinges with 'holly-leaf' shaped terminals. An internal ledged-and-braced door in the west end of the north wall opens into the north range.

The space is lit by two splayed windows in the west wall. The southern wall retains a plain wood frame. The frame is absent in the northern window and the brick arch has been repaired with an inserted concrete lintel.



Twentieth century internal modifications comprise cement render on the walls to the level of the window sills and concrete flooring with metal tube stall dividers and a feed trough (Image 9). The feed trough is in machine-made brick with a cement render. A space to the east of the feed trough forms a feeding passage.

3.4 North Range

This range comprises a small, subdivided section at the west end (C1), an open fronted section (C2), an enclosed section (C3) and a full height barn (C7) at the eastern end of the range (Figure 3).

The roof and any supporting structure is absent over the single storey sections of this range in C4 to C6. The line of the missing roof is visible as a scar on the west wall of C7. Its pitch is similar to that of the surviving roofs over the east and west ranges. It seems likely that it would have been hipped where it joined the roof of the western range.

Transverse dividing walls in this range between compartments C4, C5 and C6 are in limestone *c.*0.5m thick, contrasting with the brick used for the cross-walls in the east and west ranges.

3.4.1 North Range: C4

This section located at the west end of the range, forms an approximately square space which has been internally subdivided with brick partition walls. The overall dimensions of C4 measure 5.2m north-south and 4.7m east-west. There are no remains of the roof structure over this compartment.

There are external door openings in the north and west walls and an internal opening in the west wall. The external opening in the north wall has been blocked with brick (Image 10). The blocking is in two sections. A narrow strip against the western jamb suggests that the doorway was initially narrowed before it was completely blocked with additional brickwork. In contrast to all of the other external doors, the door in the west wall has a plain opening with no brick quoins. Irregularities in the limestone masonry around this door suggest that it is a later insertion, possibly as a replacement for the blocked north door.

C4 is lit by a single splayed opening in the north wall. The window frame has top-hinged upper section.

The interior has been divided by the addition of brick partition walls, built in two separate stages. An L-shaped wall enclosing the north-east corner of C4 appears to have been constructed first. It is made from a light red/pinkish bricks measuring 230mm x 110mm x 77mm. These have longitudinal indentations on the face of the brick which differ from the commonly found pressure marks caused by stacking unfired brick. They appear to have been formed by something with a thin, circular section (*c.*5mm), presumably a tool or machine used to handle the unfired brick. Subsequently a straight panel of brickwork was built, closing the gap between the L-shape partition and the west wall. This is roughly built in stretcher bond using similar bricks to those used for the cross walls and dressings in the primary construction of the building. These are red, hand-made bricks, dimensions 225-



230mm x 105-110mm x 70mm. The walls within the partitioned off spaces in the northern part of C4 were rendered and whitewashed although most of this has decayed.

3.4.2 North Range: C5

This is located in the western part of the north range. It measures 13.15m long and 5m wide. There are no remains of the roof structure over this compartment.

C5 is open to the yard along the southern side; the roof on this side being supported by three brick columns (Image 11). The columns are rectangular with rounded edges formed with bullnose bricks. Internal openings comprise a single opening at the west end, into C4, and openings at either end of the east wall. There are no surviving doors.

There are two windows in the north wall (Image 12). These are 1.5m wide and set in plain openings beneath timber lintels. The lower half contains a 'hit and miss' window with vertical wooden slats. The horizontal inner sash allowed adjustable ventilation. The upper part contains two inward opening hopper windows.

Twentieth century internal modifications comprise; concrete flooring with metal tube stall dividers and a concrete feed trough (Image 11). The base of the feed trough is lined with glazed drainage pipes. A low wall of machine-made brick runs along the back of the feed trough and forms the southern side of a feeding passage on the north side of C5.

3.4.3 North Range: C6

C6 is located in the central part of the north range (Images 13, 14, 15 & 16). It measures 14.1m long and 4.9m wide. There are no remains of the roof structure over this compartment but a wall scar shows its former location on the west wall of the adjacent compartment (C7).

This compartment has two door openings in the east, west and south walls and a single opening in the north wall. The northernmost openings in the east and west walls provide access to the feeding passage running along this side of C5 and C6. One of the openings in the southern wall retains its door. This is a heck door of ledged and braced construction. The four hinges on the door comprise two with 'holly-leaf' terminals, one with a rounded terminal and incised saltire cross and one with a spear-shaped terminal.

The space is lit by four windows in the north wall and three in the south. All of the openings are lined with brick. In the north wall they are square sided with bullnose inner edges and steeply sloping internal sills (Images 15 & 16). Those in the south are splayed and have a flat sill. The surviving windows here are similar to those in C5 but are narrower. They consist of a 'hit and miss' ventilator in the lower part and a single hopper window above.

C6 contains a 20th century feed trough and stalls matching those in C5 (Image 13 & 14).



3.4.4 North Range: C7

C7 is a full height barn located at the eastern end of the north range (Images 17 to 24). It measures 14.8m long by 5.7m wide.

It is constructed in coursed limestone with brick dressings to the openings and two courses of brick on the verge at the gable ends. The internal face of the walls is lined with brickwork to a height of 1.5m above the floor. This is in English garden wall bond with three courses of stretchers to each course of headers.

The roof is supported by three queen-post trusses (Image 22). The central truss has an inscribed date and initial on the west face of its tie-beam which read "I.W.A. .1861." (Image 23).

Opposing, near full-height double doors are positioned off-centre to the west (Images 17 & 18). The openings have paired timber lintels with plain a chamfer on the face of the external beam. Surviving doors in the north door opening are ledged and braced with locking and hanging stiles. They are hung with strap hinges with 'holly-leaved' terminals.

There are two doors in the west wall, the northern one gives access to the feeding passage that runs through C5 and C6 (Image 20). Both have ledged and braced doors; the south one with strongly tapered hinges with round terminals whilst those on the north door are parallel sided with spear shaped ends.

A door located towards the east end of the south wall connects with the east range. The door is ledged and braced and has parallel sided hinges with square ends.

The barn has a single high-level opening located in the eastern gable end. This has a plank and batten door with strongly tapered hinges with rounded terminals.

Line shafting is fitted to the upper part of the west wall (Image 24). The shaft is supported by two cast-iron brackets and extends from a box in the south wall. It has three pulleys which diminish in diameter from north to south. No evidence of the shaft can be seen on the exterior but it may originally have passed through the box in the south wall to be powered by a portable engine in the yard.

Twentieth century additions comprise a pit with a cement rendered brick lining, located against the north wall to the east of the door.

3.5 East Range

The east range is a single storey range that ends in a gable end at the south and abuts the side of barn C7 at the north (Images 25 & 26). Brick partitions form short compartments at the north and south with a larger open-fronted section between (Image 27). The partitions are in English garden wall bond with three courses of stretchers to each header course. The upper sections of the cross-walls have single thickness panels with gaps left between the bricks for ventilation.

The roof is supported by three king-post trusses matching those in the western range (Image 28).



3.5.1 East Range: C8

C8 is a short compartment at the north end of the east range. It measures 4.27m east-west by 3.10m north-south.

A door in the west end of the north wall connects with the barn C7 (see above). An opening in the west end of the south wall leads through into C9. The lower part of an opening in the west wall has been blocked with a single thickness of brick and a window inserted above. The window is of the type found in the north range with a slatted 'hit and miss' ventilator and a hopper window above.

The eastern two-thirds of the space is divided off with a low brick wall to form a pen.

3.5.2 East Range: C9

This is an open-fronted compartment in the centre of the eastern range, measuring 13.14m by 4.26m. It is defined by brick partition walls at the north and south ends. The roof above is supported three king-post trusses matching those in the west range (Image 28).

A series of four pens along the eastern side of the space are formed by 1m high brick walls (Image 29). These are in red brick laid in Flemish garden wall bond. Cement has been used to form a rounded coping along the tops of the walls. Gates on the pens are ledged and braced and hung from plain strap hinges with square ends.

The western side of C9 is open, forming a corridor along this side.

3.5.3 East Range: C10

C10 is a small enclosed space at the southern end of the range. It measures 4.26m east-west by 3.11m north-south.

A single doorway in the west wall contains a heck door. The surviving lower section of the door is a plank and batten door hung from improvised strap hinges made from pieces of angle iron.

A splayed window opening in the south wall contains the remains of a plain wooden window frame. It is not clear what form of window was fitted.

A feed trough extends across the back wall. This has two wooden posts with tether rings and has been in-filled beneath with brick.

3.6 Yard

The yard is enclosed on three sides by the ranges of buildings. It measures 38.4m east-west by 19.6m north-south. It is enclosed on its south side by a 2m high limestone wall (Images 30 & 31). The wall is in coursed, squared limestone capped with a single course of red brick below grey saddleback coping bricks.

Gate openings with brick quoins are located towards either end of the wall. The western gateway is 3.2m wide and has been blocked in the modern period with



concrete blocks (Image 31). Part of the wall on the west side of the east gateway has been demolished to form a wider gateway.



4. BUILDING ANALYSIS

4.1 Introduction

The settlement of Wood Burcote is recorded in documents dating back to 1200AD. Evidence from historic maps and archaeological observations suggest it took the form of a compact settlement occupying both sides of the road to the south-west of the present Manor Farm.

The farmstead in its present layout is shown on the first edition 25" and 6" Ordnance Survey maps of the 1880s. The farm is set back from the road with the farmhouse towards the front and three groups of farm buildings, including two U-shaped ranges with enclosed yards. Earlier maps (eg 1814 2" Old Series OS) show buildings located close to the present location of the farm.

4.2 Late Nineteenth Century

4.2.1 Construction and alterations

The farmstead is in limestone with matching red brick dressings used throughout and the whole appears to form part of a single unified design. One minor difference is the use of brick quoins on the corners of the farmhouse and the block to its north, contrasting with plain limestone elsewhere. This appears to be deliberate feature used to differentiate the buildings located at the front of the site from the more functional buildings at the rear.

The U-shaped range making up Plots 3 and 4 clearly belong to a single construction phase. The masonry making up the various component parts of the building shows no straight joins to indicate separate construction phases, e.g. the courses of masonry in the yard wall run straight through into the ends of the east and west ranges. One minor differences which has been noted is the use of different brick bonds, Flemish garden wall in the cross-walls of the west range and English garden wall in the brickwork lining in the barn and in the cross walls of the east range. The difference could indicate the work of different gangs of bricklayers working on separate sections of the building.

The date of 1861 is inscribed into a tie-beam in the barn (Image 23). Other dateable features of the building are consistent with this date. King-post roofs with an iron rod as the king-post were described as a recent introduction in 1850 and surveys of farm buildings in Norfolk and Staffordshire noted its use in buildings dating from after 1865 (Peters 1988, 29-30).

The ironwork includes items consistent with a late 19th century date. These consist of parallel-sided strap hinges with square ends or decorative terminals in the form of either spear-shaped or a serrated 'holly-leaf' shape (Image 33c). However, a large proportion of the hinges appear to be earlier fittings that have been re-used. These are hand-forged, tapered hinges with spear-shaped (Image 33b) or rounded terminals (Image 33a & d). These two types continued to be produced into the mid 18th and early 19th century respectively (Hall 2005, 48-52).



Cast iron rainwater heads survive *in situ* on the barn and on the east range and loose at the time of the survey in C10 (Image 32). These are decorated with a crown and the Fermour-Hesketh family crest, the owners of Easton Neston Estate.

The building contains evidence of minor alterations which may have been taken place towards the end of the 19th century. Two windows in the north side of the north range are wider and lack the brick arches and quoins used in all of the other windows, indicating that may be later insertions.

4.2.2 Plan and function

The buildings forming plots 3 and 4 are in a U-shaped courtyard plan with continuous ranges of buildings on three sides and a wall enclosing the fourth side. Detail on the first edition OS maps of the 1880s shows that the yard was further subdivided by a north-south boundary whose northern end corresponds approximately to the junction of the open-fronted shed and enclosed compartments (C5 & C6).

The yard would have served as a stock yard for cattle. The single storey buildings around the yard would have mostly been for animal housing. The eastern range contains pigsties. In the north and west range probably consisted of cow houses and stables. The present feeding passage in the north range appears from the layout of doors to probably replicate an original arrangement, suggesting that the north range would have housed cows in both an enclosed and an open-fronted shelter shed. The western range currently includes one compartment with a feed trough and hayrack (C2) and may have originally included stabling as it is located towards the farmhouse and stands opposite a cart shed at the rear of the farmhouse. The barn in the north range (C7) has opposing doors, making it suitable for use as a threshing barn. The longer, eastern end of the barn has a high level door in the gable end and was clearly intended to provide some storage. Overall the storage capacity of the barn is relatively low as the western end could not be used for storage as it contains two access doors in its west end and is fitted with line shafting for mechanised equipment. It seems likely that this area would have been used for feed processing or mechanical threshing.

4.3 Twentieth Century: Repairs and Alterations

Compartments in the west and north ranges (C3, C5 and C6) were modified in the first half of the 20th century for use as dairies. These were similar to traditional cow houses in which the cows were permanently tethered in stalls but complied with hygiene regulations for milk production that were introduced during the 1930s. This type of building began to be replaced by the modern type of milking parlour from the 1950s.

The insertion of partition walls and changes to the access arrangements in the west end of the north range (C4) could have been undertaken when the adjacent compartments were modernised for dairy use.

Few other subsequent alterations have taken place in the buildings and they appear to have been largely unused in recent years. In the late 20th century a large Dutch barn was constructed within the yard.



4.4 Historical Context and Significance

The buildings on Plots 3 and 4 are part of a planned farmstead of the type developed by the improvement movement during the eighteenth and nineteenth centuries. The farm was an estate farm belonging to the Hesketh Estate.

Some planned farmsteads combine all of the functions into one integrated courtyard plan, but here the functions were split between separate blocks of buildings. The main function of the building covered by this report appears to have been connected with stock rearing with some limited storage and processing in the barn in its north range.

A study of planned and model farmsteads shows two peaks in construction (Wade Martins 2002, 22-23). The first occurred c.1790 and 1820 and corresponds to a period of prosperity caused by high grain prices during the Napoleonic wars. A collapse in the price of grain at the end of the war caused an agricultural depression. A second much higher peak in construction activity occurred from c.1840 until the start of another agricultural depression in the 1870s. In the area around Towcester the beginning of this second peak is marked by a number of planned farms on the Grafton Estate, built during the 1840s (Wade Martins 118-19). In plan the Grafton farms formed integrated, symmetrical arrangements, either U-shaped, E-shaped or rectangular.

The barn at Wood Burcote has an inscribed date of 1861 on one of the tie-beams and therefore forms part of the second peak in planned farm construction. In plan it is very different from the Grafton farms of the 1840s. Instead of a single fully integrated symmetrical plan it has groups of buildings, some forming enclosed courtyard plans, arranged within an open farmyard. The result appears less concerned with architectural forms and more interested in the functional arrangement of the buildings. The farmhouse and stables are at the front of the group. The large courtyard of the current Plots 3 and 4 was the main working part of the farm, containing a stockyard and barn. Some individual building types appear similar to examples on the Grafton Estate farms; the two storied cart-shed at the rear of the farmhouse is similar in arrangement to one at Stoke Gap Lodge, Stoke Bruerne.



5. BIBLIOGRAPHY

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6. OASIS SUMMARY

OASIS ID: albionar1-210391

Project details

| | |
|--|---|
| Project name | Plots 3 and 4 Manor Farm Wood Burcote |
| Short description of the project | Albion Archaeology was commissioned to undertake historic building recording in advance of conversion of former farm buildings to residential use at Manor Farm, Wood Burcote (Plots 3 and 4). The buildings are part of a wider farm and date to the late 19th century and are made of coursed limestone with brick dressings. They comprise a full height barn along with a series of stock sheds, pig pens and open-fronted shelters forming a U-shape around a yard open to the south-east. The barn contained a line shaft and its size suggests use for processing animal feed rather than storage. A tie beam in the barn has an inscribed date of 1861. The farm was built as part of agricultural improvements made by the Fermour-Hesketh estate and the cast iron rainwater heads carry the family crest. A number of strap hinges suggest re-use from earlier buildings |
| Project dates | Start: 17-03-2015 End: 17-03-2015 |
| Previous/future work | No / No |
| Any associated project reference codes | WB2558 - Contracting Unit No. ENN107938 - HER event no. |
| Type of project | Building Recording |
| Monument type | FARM BUILDING Post Medieval ANIMAL SHED Post Medieval BARN Post Medieval YARD Post Medieval |
| Significant Finds | NONE |
| Methods & techniques | "Photographic Survey", "Survey/Recording Of Fabric/Structure" |
| Prompt | Planning condition |

Project location

| | |
|------------------|---|
| Country | England |
| Site location | NORTHAMPTONSHIRE SOUTH NORTHAMPTONSHIRE TOWCESTER Plots 3 and 4 Manor Farm Wood Burcote |
| Study area | 1250.00 Square metres |
| Site coordinates | SP 6966 4696 52.116153633 -0.982549586716 52 06 58 N 000 58 57 W 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 | Mark Phillips |
| Type of | Developer |



sponsor/funding
body

Project archives

| | |
|---------------------------|---|
| Physical Archive Exists? | No |
| Digital Archive recipient | ADS |
| Digital Contents | other |
| Digital Media available | Images raster / digital photography, Text |
| Paper Archive recipient | Northamptonshire Archaeological Resource Centre |
| Paper Contents | other |
| Paper Media available | Correspondence, Drawing, Miscellaneous Material, Photograph, Report |

Project bibliography 1

| | |
|-------------------------------|--|
| Publication type | Grey literature (unpublished document/manuscript) |
| Title | Wood Burcote Manor Farm Plots 3 and 4, Wood Burcote, Northamptonshire: Historic Building Recording |
| Author(s)/Editor(s) | 'Phillips, M' |
| Other bibliographic details | 2015/51 |
| Date | 2015 |
| Issuer or publisher | Albion Archaeology |
| Place of issue or publication | Bedford |
| Description | A4 Comb-bound client report |

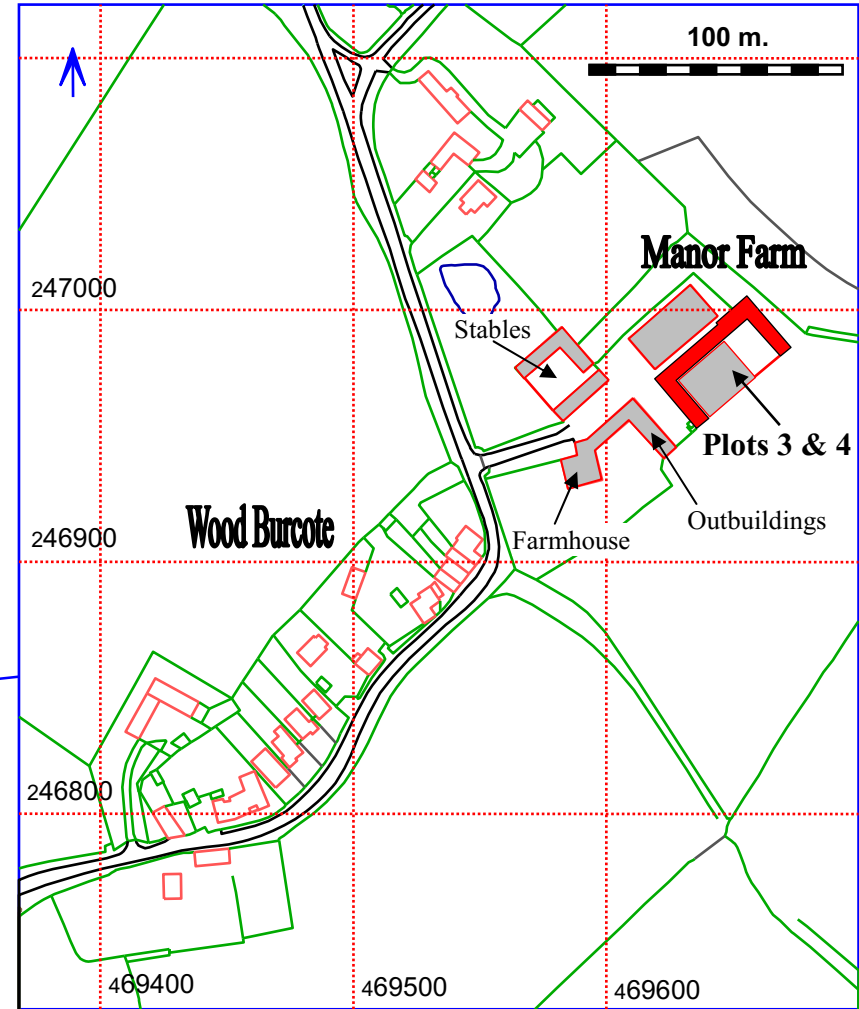
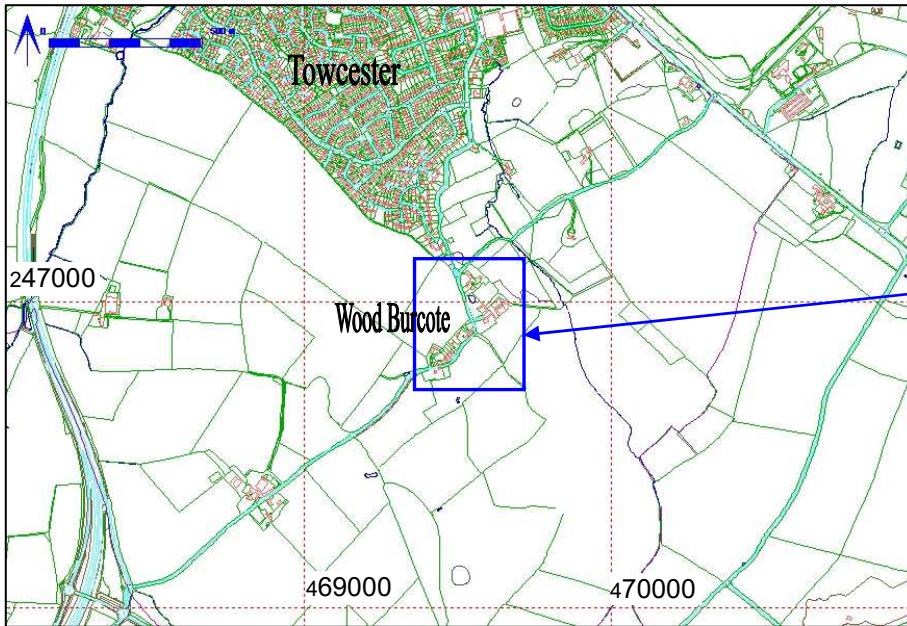
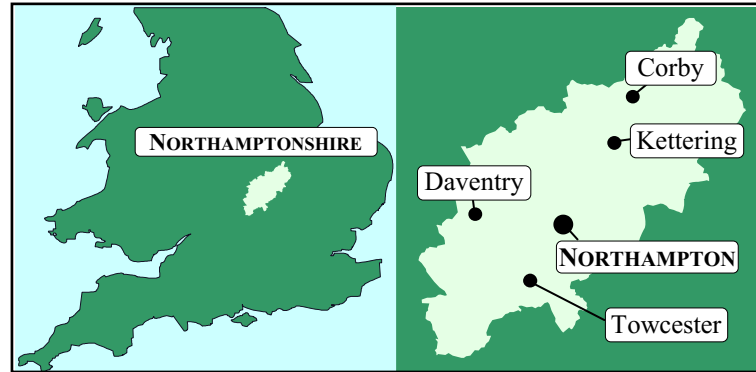


Figure 1: Site location plan

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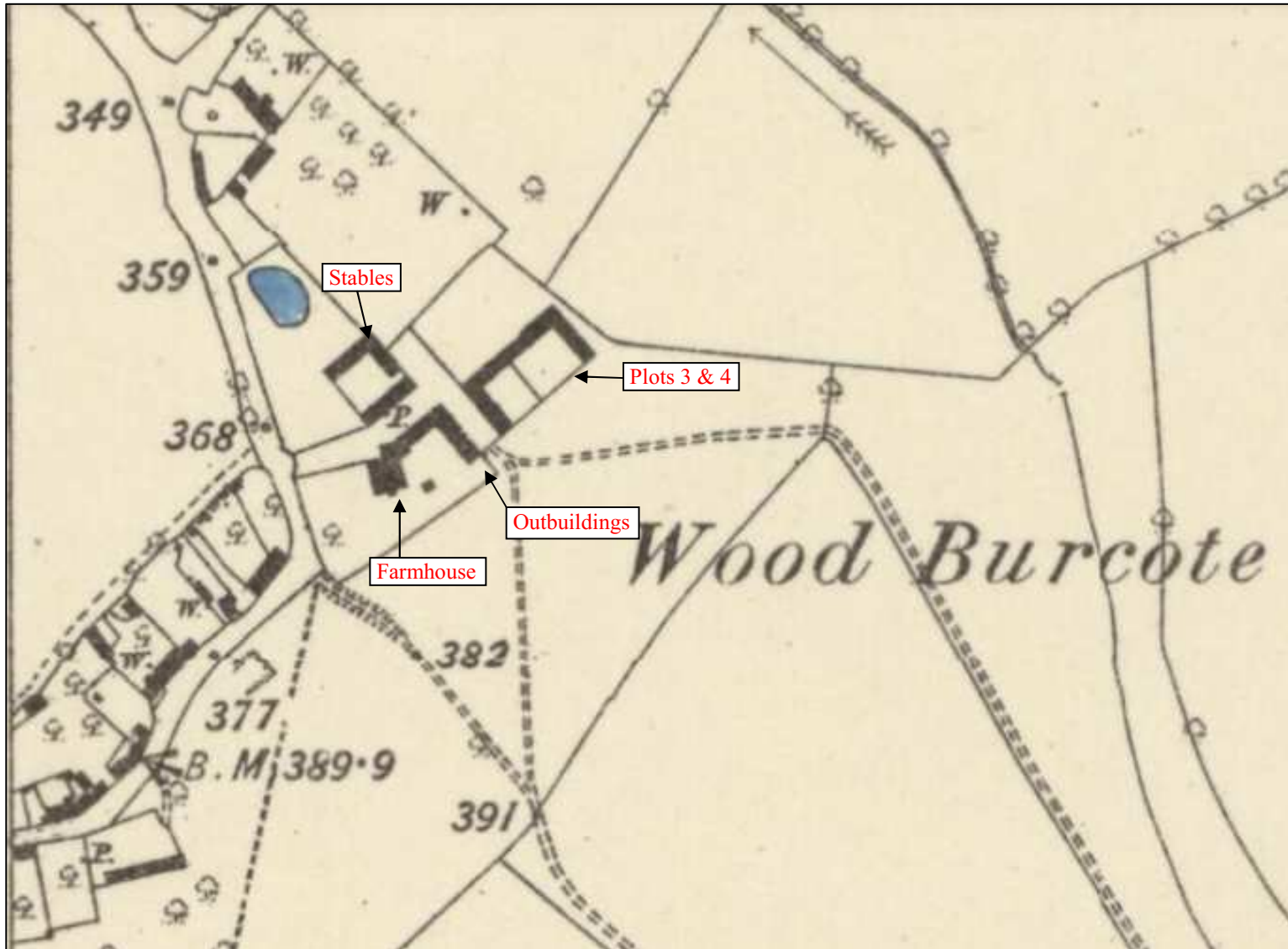


Figure 2: 1883 Ordnance Survey map

(6 inch to a mile, National Library of Scotland)

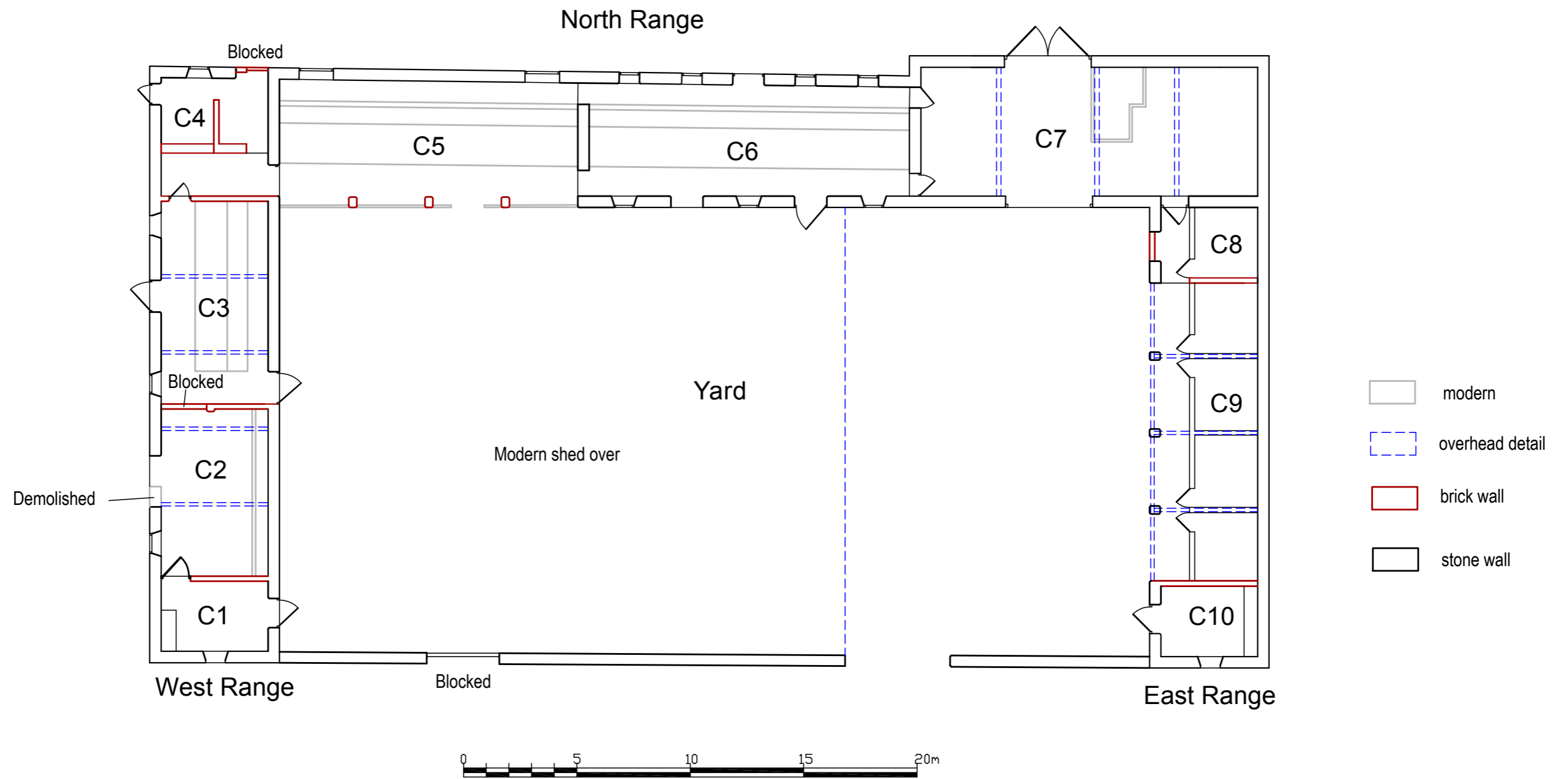


Figure 3: Plan of plot 3 & 4

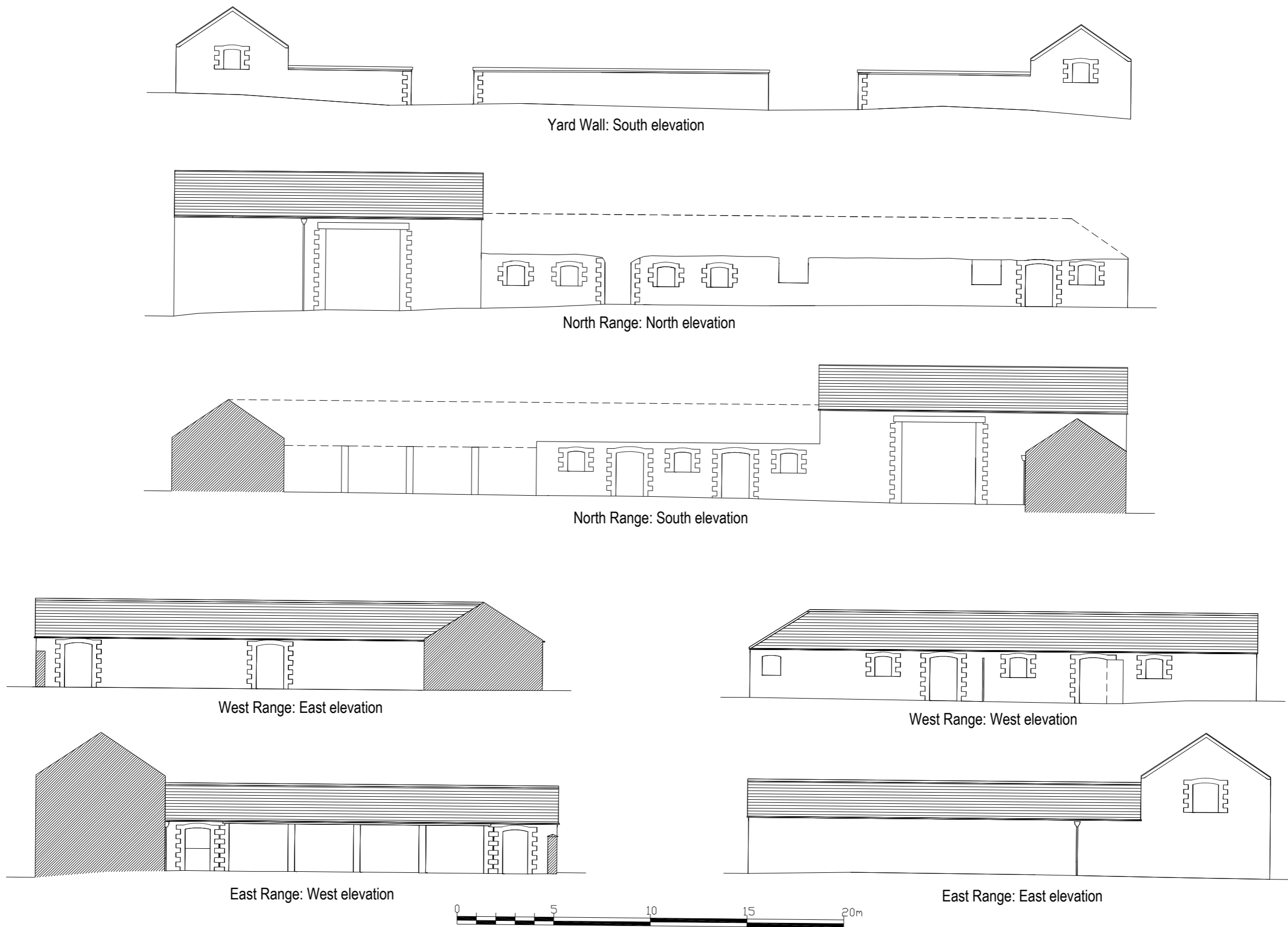


Figure 4: Elevations of plot 3 & 4

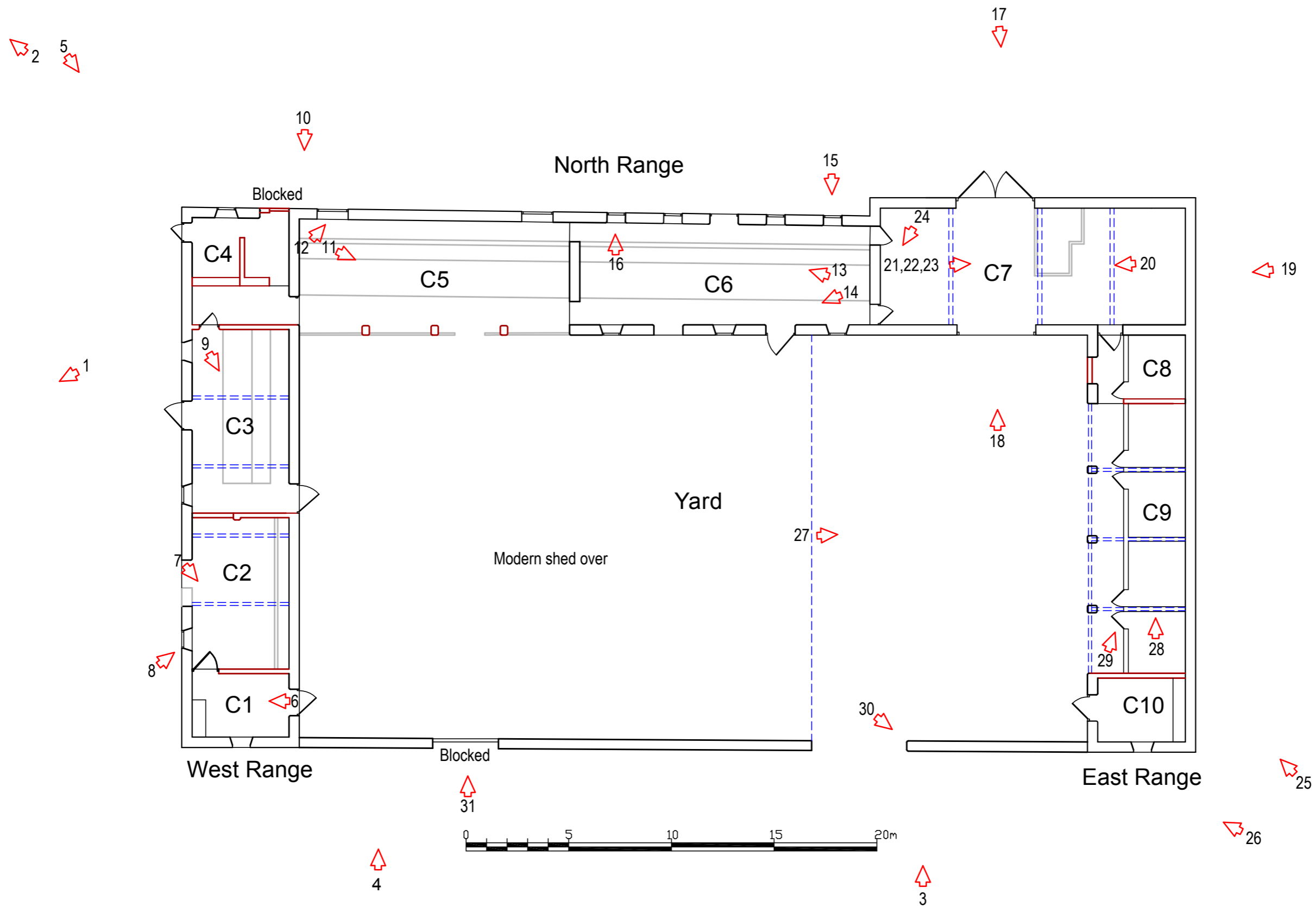


Figure 5: Location of images



Image 1: Farm buildings at the rear of the farmhouse
Looking south, showing buildings to south-west of plots 3 & 4



Image 2: Farm buildings to the north of the farmhouse
Looking west, showing buildings to west of plots 3 & 4



Image 3: General view of plots 3 & 4 from the south (east half)
Shows enclosure yard wall, east range to the right and barn at rear



Image 4: General view of plots 3 & 4 from the south (west half)
Shows enclosure yard wall with blocked opening, end of west range and modern building within yard area



Image 5: West range, exterior elevation

Looking south-east



Image 6: West range, C1

Interior, looking west showing feed trough in south-west corner and brick partition wall to the right



Image 7: West range, C2

Looking south-east, showing south wall with ventilation holes and feed trough and hay rack on east wall



Image 8: West range, C2:
Window detail

Slatted window in west elevation



Image 9: West range: C3

Looking south-east, showing 20th century feed trough and stalls



Image 10: North range, C4 & C5: Exterior view of north elevation

Shows door in C4 with brick blocking and windows in C4 and C5



Image 11: North range: C5: Interior, looking south-east
Shows brick pillars of original open front and 20th century stalls



Image 12: North range: C5: Window detail

Shows interior view of window in north wall with 'hit and miss' vent in lower part
and hinged hopper windows above



Image 13: North range: C6: Interior looking north-west

Shows north wall and west cross-wall and 20th century stalls and feed trough



Image 14: North range: C6: Interior looking south-west

Shows openings in south wall onto yard and 20th stalls



Image 15: North range: C6: Exterior window detail: north wall
Shows slatted section in lower part and horizontal hinged light above



Image 16: North range: C6:
Interior window detail: north wall
Shows bullnose bricks on the sides
of the opening and tile dressing to
sloping section below



Image 17: North range: C7 Barn: Exterior view of north elevation
Shows proportions of barn with longer section to east of doors



Image 18: North range: C7 Barn: Exterior view of south elevation



Image 19: North range: C7 Barn: Interior looking west

Shows high level opening in west east end wall of barn

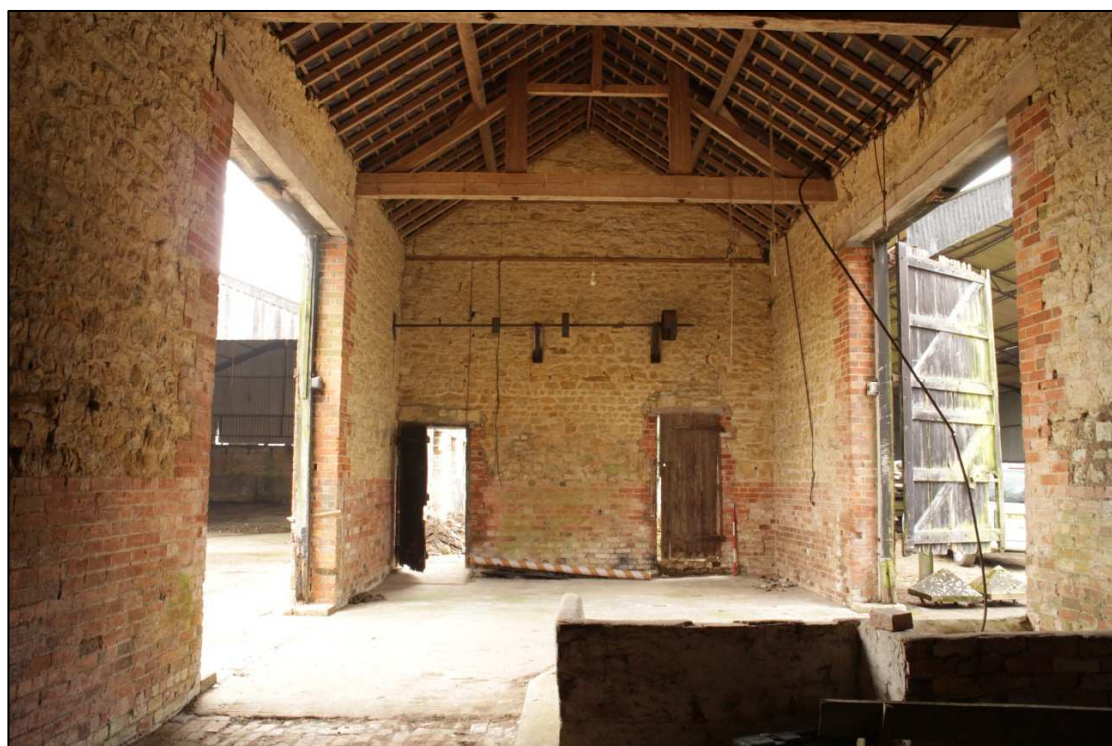


Image 20: North range: C7 Barn: Interior looking west

Shows double doors through to C6 with line shafting mounted on wall above



Image 21: North range: C7 Barn: Interior looking east

Shows high level opening in east wall



Image 22: North range: C7 Barn: Interior showing roof

View looking east. Date and initials are just visible on centre of nearest tie-beam



Image 23: North range: C7 Barn: Detail of date and initials



Image 24: North range: C7 Barn: Interior detail showing line shafting

Shows shaft mounted on brackets on west wall with end in south wall



Image 25: East range: Exterior view of east side

Shows gable end and rear wall of the east range and the east end of barn in the north range



Image 26: East range: Exterior view of south gable end

Shows gable end of east range and yard wall



Image 27: East range: West side

View shows open-fronted section containing pigsties and compartments at either end. The northern compartment originally had a doorway that has been partially in-filled with brick to form a window opening.



Image 28: East range: Roof structure

View looking north. Shows crossed principle rafters with a bolted fixing and iron stay in place of king-post



Image 29: East range: C9: Detail of pigsties

Looking north-east



Image 30: Yard wall: east end

Looking east from inside yard, shows brick dressing to opening and tile copings



Image 31: Yard wall: Detail of western opening

Exterior view of blocked western gateway, looking north with corrugated sheets on south side of modern building which fills this end of the yard



Image 32: Detail of rainwater head

Showing crown and Fermour-Hesketh crest below



A



B



C



D

Image 33: Various strap hinges

A, B and C are all from a single heck door in the south side of C6

D is on the south door in the west end of barn C7

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