



Northamptonshire Archaeology

An archaeological desk-based assessment,
building recording survey and trial trench evaluation
at Wistaria Farm, Maxey, Peterborough



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Northamptonshire
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QUALITY CONTROL

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OASIS REPORT FORM

PROJECT DETAILS		
Project name	An archaeological desk-based assessment, building recording survey and trial trench evaluation at Wistaria Farm, Maxey, Peterborough	
Short description (250 words maximum)	A desk-based assessment, building recording survey and an archaeological evaluation was undertaken by Northamptonshire Archaeology on land at Wisteria Farm, Maxey, Peterborough. The earliest map evidence of the village dates from the early 18th century and suggests that part of the farmhouse predates this. From historic map evidence and the building survey it was determined that the stock barn is the oldest of the farm buildings, being present from at least 1772. The two flanking ranges appear to be contemporary and are present from 1886. Archaeological features, dating to the late Saxon to medieval period, were concentrated to the western and eastern sides of the site and included pits and ditches. A north-south aligned ditch in the eastern part of the site may be one of the 12th-century planned boundaries, lying approximately 4 chains from the western boundary of the site.	
Project type	Desk-based assessment, trial trench evaluation and building recording	
Site status	Listed building (Grade II) and Conservation Area	
Previous work	None	
Current Land use	Farm buildings	
Future work	Unknown	
Monument type/ period	Post-medieval farm	
Significant finds	Pottery 10-19th centuries	
PROJECT LOCATION		
County	Peterborough	
Site address	Wistaria Farm, Maxey	
Study area (sq.m or ha)	0.4ha	
OS Easting & Northing	TL 1276 0829	
Height OD	9m	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology	
Project brief originator	Ben Robinson, Peterborough Historic Environment Officer	
Project Design originator	Northamptonshire Archaeology	
Director/Supervisor	Charlotte Walker, Joe Prentice and Jim Burke	
Project Manager	Iain Soden	
Sponsor or funding body		
PROJECT DATE		
Start date	January 2010	
End date	January 2010	
ARCHIVES		
	Location	Content (eg pottery, animal bone etc)
Physical	Northamptonshire Archaeology	
Paper	Northamptonshire Archaeology	Site record (context sheets, drawings, photographs etc)
Digital	Northamptonshire Archaeology	Photographs, digital reports
BIBLIOGRAPHY		
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**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT
BUILDING RECORDING SURVEY AND TRIAL TRENCH
EVALUATION AT WISTARIA FARM, MAXEY, PETERBOROUGH**

Abstract

In January 2010, a desk-based assessment, building recording survey and an archaeological evaluation was undertaken by Northamptonshire Archaeology on land at Wistaria Farm, Maxey, Peterborough.

Several sites in the village have been subject to previous archaeological investigation. There was extensive middle and late Saxon settlement to the west and south-east of the site respectively and a possible late Saxon pit was found during an evaluation at the adjacent property, suggesting settlement in this area at that date. Medieval settlement appears to peak in the 12th to 14th centuries, with evidence of planned boundary re-alignment along West End Road and High Street. The earliest map evidence of the village dates from the early 18th century and suggests that part of the farmhouse predates this.

From historic map evidence and the building survey it was determined that the stock barn is the oldest of the farm buildings, being present from at least 1772. It may have replaced an earlier barn present on the 1714 map. The two flanking ranges appear to be contemporary and are present from 1886. The development of Wistaria Farm was fairly organic, with buildings being added as they were required.

Two trenches each 10m long, five trenches 15m long and two trenches 20m long were excavated. Archaeological features, dating to the late Saxon and medieval periods, were concentrated to the western and eastern sides of the site and included pits and ditches. A north-south aligned ditch in the eastern part of the site may represent one of the 12th-century planned boundaries, lying approximately 4 chains from the western boundary of the site.

1 INTRODUCTION

1.1 Background

David Turnock Architects are representing Milton (Peterborough) Estates Company who have received planning permission for the conversion of barns and outbuildings and to build five new dwellings at Wistaria Farm, Maxey (Fig 1; NGR TL 1276 0829; Planning Application 04/00807/LBC, 0400809/FUL). The site currently comprises the farmyard surrounding the farm; a Grade II listed building dating to the 17th and 18th centuries.

The strategy of fieldwork and post-excavation is designed to fulfil the overall aims and objectives set out in the brief for archaeological evaluation from the Peterborough City Council Historic Environment Officer (Robinson 2009) and in pursuance of an agreed Written Scheme of Investigation issued by Northamptonshire Archaeology (2008). All works were conducted in accordance with the *Standard and Guidance for Archaeological Field Evaluations* (IfA 2008), the *Code of Conduct, Standards, Guidelines and Practices of the Institute of Field Archaeologists* (2008) and *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.2 Topography, location and geology

The development area lies in the centre of the village of Maxey, Peterborough (formerly Northamptonshire) on the north side of West End Road. It is bounded to the north by pasture fields, to the east and west by housing.

The site covers an area of c0.4ha and lies at approximately 9m above Ordnance Datum (aOD). The bedrock geology of the area comprises Kellaways clays beneath river terrace gravels (bgs.ac.uk/GeoIndex).

1.3 Objectives of the archaeological evaluation

The principle aims of the evaluation were to:

- To provide detailed information regarding the sequence and character of archaeological remains at the site, at the depth of the proposed construction disturbance
- To interpret the archaeology of the site within its local, regional and national archaeological context
- To inform a mitigation strategy

In accordance with the investigative frameworks defined in *Research and Archaeology: A Framework for the Eastern Counties* (Glazebrook 1997; Brown and Glazebrook 2000), *Exploring Our Past* (English Heritage 1991) and *English Heritage Archaeology Research Agenda* (1997) the investigation will consider (within the constraints defined above) the following general theme:

- The character of medieval and early post-medieval activity associated with the development of rural settlement.

1.4 Methodology

The desk-based assessment considered the evidence of the Northamptonshire Record Office (NRO), Peterborough Historic Environment Record (HER) and that of relevant published and archived documentary and cartographic sources. Internet sources consulted included Access to Archives (A2A.org.uk), the Archaeology Data Service (ads.ahds.ac.uk; to check National Monument Record (NMR) information) and the National Archives (nationalarchives.gov.uk).

The aim of the assessment was to collate information about the known or potential archaeological resource within the development area (including its presence or absence, character and extent, date, integrity, state of preservation and relative quality). The work has been undertaken in accordance with *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2008).

The building survey was carried out in accordance with the standards, conventions and specifications defined in the 2006 edition of the English Heritage *Understanding Historic Buildings, A guide to Good Recording Practice* to Level 2. The records comprise a drawn plan, photographic and written record. The survey took place on 5 January 2010.

The trial trench evaluation comprised the excavation of nine trial trenches, 2m wide, and each measuring 10m, 15m or 20m in length (Fig 33). The trench locations were focused on areas of proposed development intrusion as far as on-site constraints permitted; the locations of three of the trenches were moved slightly. Trench 3 was moved to the west by c2.5m to avoid the track, and Trench 9 was moved to the east

by c3.m to avoid a public right of way. The detailed methodology is described in Chapter 4.

2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND by Charlotte Walker

2.1 Historical background

No mention is made of Maxey in the Domesday Book; its first mention being in 1146, when Geoffrey de la Mare held fees partly in Maxey. During the medieval period there were several foci of settlement in the parish – at the north end of Castle End Road, the area surrounding the 11th-12th-century church of St Peter’s to the west of the modern village, at Nunton and Lolham to the west, in the modern village around the High Street and West End Road and at Deeping Gate to the east.

Originally a fortified moated manor house, a licence to crenellate Maxey Castle was obtained in the late 14th century. The Countess of Richmond, Henry VII’s mother, is known to have lived there and John, Earl of Angouleme, was housed there as a prisoner in the first half of the 15th century. By the mid-16th century, Leland reported that much of the castle was already in ruins.

In 1550-1 the manor of Maxey was granted by Edward VI to Princess Elizabeth, who, on her accession, granted it to William Cecil. It was later held by Lord Burghley. In 1699, the manor was sold by Dame Anne Silvius and James Graham and his wife to William Lord Fitzwilliam. The estate, now comprising Milton Hall and other properties, as well as land surrounding Peterborough, continues by descent to this day.

2.2 Previous archaeological work

The Peterborough Historic Environment Record (HER) was consulted for documented sites and monuments within the proposed development area and a nominal 1km radius surrounding it (Fig 2). Only those records that were relevant to the current site were included (many of the prehistoric records and listed buildings were omitted). A search was also undertaken of the National Monument Record (NMR) held by English Heritage. No additional records were noted. No features were noted on aerial photographs of the site. The farmhouse is a Grade II listed building (citation below) and lies within Maxey Conservation Area. No other part of the site falls within, or is adjacent to, a nationally designated site (Scheduled Ancient Monument, Registered Battlefield or Historic Park or Garden). Other than the Listed Building citation no finds or monuments have been recorded within the grounds of Wisteria Farm.

Table 1: Historic Environment Record details

HER No	NGR SP:	Details of results
51411	12573 08306	An archaeological excavation was carried out at the rear of No 19 West End Road, Maxey. The excavation uncovered remains associated with occupation and development of the village from the early 12th century, including boundaries defining the rear plots of properties fronting onto West End Road and High Street, a limestone-lined step well, six structures (including the extant dwelling at No 19) and quarry pits for gravel extraction
51372	12910 08460	An archaeological excavation was undertaken at Willow Brook Farm, Maxey. The earliest features dated to the 10th-mid 12th centuries and consisted of pits, postholes and small ditches, which related to activities within the backyards of properties along Castle End Road (an area focused on a large medieval moated site). Increased activity and possible changes in property alignments were noted between 1150-1350. The settlement appeared to have declined between c1350-1450. A large quarry or waterhole and possible stone-lined drain were recorded, together with medieval stone

WISTARIA FARM, MAXEY

HER No	NGR SP:	Details of results
		buildings and hearth. Features dating to the post-medieval period were also recorded, namely, ditches, pits and a second possible drainage feature
51250	12912 08473	Five trenches were excavated within Willow Brook Farm yard. Most archaeological features were concentrated in Trench 1, which lay in the north-east corner of the application site. Surfaces, a hearth, stone walls, ditches, postholes, and pits, indicated the presence of buildings, including a possible house. The associated pottery, including Stamford Ware, Bourne fabrics, Black Glazed wares, suggests occupation from the Late Saxon period to the early post-medieval period. One sherd of Roman greyware was recovered. The remains indicate a considerable period of street front occupation on Castle End Road
50990	12764 08248	Wisteria Farmhouse. Listed building citation. 17th/18th-century house. Coursed stone rubble with steeply pitched Collyweston stone roof with coped gable ends. One storey and attic. Ground floor: two modern casements under flat stone arches with keyblocks and modern central door with 19th-century porch with thin columns. Two modern wedge-shaped dormers. Brick end chimney stacks. 19th/20th-century single storey extension at east end. 18th-century wing at rear, one storey and attic, forming L-shaped plan
50989	12642 08277	No 25 West End Road. Listed building citation: 18th-century house. Coursed stone rubble. Steeply pitched Collyweston stone roof with gabled ends. Two storeys. Three window range. Three-light casements under timber lintels. 19th-century doorcases with cornice and panelled door. End stacks. Wing at rear forming L-shaped plan, one storey and attic. Fire insurance plaque on front
50987	12792 08220	Ivy Cottage, No 20 West End Road. Listed building citation: 17th-century house. Coursed stone rubble with steeply pitched Collyweston stone roof with stone coping to gable ends. Stone chimney stack off centre and another at east end. Two storeys. Three window range, mainly 19th-century casements. West end gable has stone tablet "IC 1655". Barn adjoining east end, probably 18th-century coursed stone rubble, low pitched pantile roof with gable end, triangular ventilation holes in end wall, being altered at time of survey 1979
50591	12847 08615	Maxey Coal Yard. The site was excavated in advance of development. Four trenches were initially dug and then expanded to encompass 625 square metres of open area excavation. A large quantity of medieval pottery dating from 11th to the 15th centuries was recovered, including a good assemblage of Stamford and developed Stamford ware. Occupation consisted of timber buildings on at least two adjacent properties fronting onto Mill Road and there was evidence for further timber buildings to the south. A series of deep pits associated with the timber building may have had an industrial or craft related function in which water played an important part. Evidence of burning across the site suggests a phase of clearance and demolition prior to a final phase of construction. In the final phase a series of possibly high status stone buildings were erected during the 13th or 14th centuries. Reused stone within one of the buildings suggests that earlier stone buildings existed nearby - in particular there was a single piece of decorated capital. The buildings were subsequently abandoned and much of the stone was removed from the site. Large quarry pits at the Mill Road end of the site may belong to this late phase of activity. Finally the site was levelled and returned to cultivation until 1980 when a coalyard was built on site. One small pit was discovered containing Roman pottery. This feature and a posthole were cut by a ditch, which possibly dates earlier than the post-Norman Conquest period
50568	13024 08300	Observation of this field has indicated a heavily undulating terrain, possible containing earthworks. Plans are to convert area into playing fields
50548	12602 07979	Four test pits were excavated in this area in advance of development, no archaeological features were uncovered as the soil

WISTARIA FARM, MAXEY

HER No	NGR SP:	Details of results
		showed signs of previous disturbance. Possible archaeological features remain either at a deeper strata or south of the site where there have been fewer disturbances
50061	13170 08030	Aerial photography, cropmark. Barrow 10m in diameter
50060	13250 08020	Aerial photography, cropmark. Ring ditch, 15m in diameter
50059	13430 08160	Aerial photography, cropmark. Possible medieval track running from the given grid reference to TF 1400 0822
51324	12573 08306	An archaeological evaluation was carried out at the rear of 19 West End Road, Maxey. The street frontage showed intense activity in the period 1150-1350, with boundary ditches and small quarry pits and, possibly, the wall of a building. The rear of the development area appeared to have been arable. The field to the north of the evaluation area contains ridge and furrow which would have originally extended south into the development area, as suggested by the presence of an east-west aligned headland on the same orientation as several medieval ditches representing the rear of the street front plots. (see 51411 for excavation)
639	12898 08791	Maxey Castle Moat, Scheduled Ancient Monument 23404. Licence to crenellate this moated manor was granted in 1374 - 1375. A 16th-century map in the Public Record Office has a picture of the castle, showing it to have had a curtain wall with high corner towers and a tall central tower or keep. There also appears to have been flood defences - two banks, the outer with a ditch parallel to the north-east angle of the moat. Of the castle only the moat remains. Some of it was in ruins by Lelands' time and it was clear soon enough to be tilled by ridge and furrow. The remaining portion of the moat is water-filled; the island is part orchard and part garden. At TF 1298 0875 are the remains of a fish pond. Square central island - 50m across, surrounded by a wet moat on three sides. The other (south-east side) has been largely infilled. A small rectangular fishpond next to Mill Road - the pond is dry and measures 45m NE/SE axis by 15m NW/SW axis c1.5m deep, outlet channel, draining into boundary ditch
2253	12350 08230	A much worn medieval cross socket and broken shaft was moved (from an unstated position) to the front of the village school by the vicar c1900. This is probably the Butter Cross. The cross socket was not located. Local enquiries negative
2252	12890 08670	A tall slender cross on a base of five steps appears on a 16th-century map, sited apparently just south of Maxey Castle. This is perhaps the cross which in 1901 is recorded as forming the seat of a bench at the back of a cottage in the east end of the village. This piece was late Norman, 5ft 4in long, with zigzag ornament. Probably connected with chapel in the same area. The above cross was not located. Local enquiries negative. It probably stood at the junction
2251	12900 08600	Chapel of the Blessed Virgin (pre-16th century) (site of). Half a mile from the Parish Church at Maxey, and near the old Manor House, stood the Chapel of the Blessed Virgin, extant in 1549; its foundation is unrecorded, and no trace of it remains. A 16th-century map shows to the south of the Castle a more substantial building than the village houses, having the suggestion of a bellcote on its roof, which could be the chapel. The nucleus of Castle Farm may be part of this chapel. There are two pairs of 2-light windows in the fabric of Castle Farm and one pair rebuilt into a cottage at TF 1285 0865; they are not necessarily ecclesiastic despite their arched lights. No positive remains of the chapel were found nor was the possible site confirmed
02242b	12000 07920	15th century rectangular slab of Ketton stone with a single line shaft. 12th century slab with splayed cross-arm accentuated by finely-drawn lines with the head and base, which are diamond-shaped, likewise incised
02242a	12000 07920	An Anglo-Saxon coffin lid was found c1890 while digging a grave in the churchyard
2242	12000 07920	This church has been built on an artificial mound. The tower is the oldest part of the building and is 12th century, probably not later than 1110. Also in 12th century (c1125), the north aisle was added; and

HER No	NGR SP:	Details of results
		the south aisle built 40 years later. The early chancel does not remain, the present one was begun in the 13th century (c1210-20). Both aisles were rebuilt in the 14th century, when the north chapel was added. The belfry stage of the tower was built during the 15th century. The church was restored in the 19th century (1863), and is in normal use. Glass: A few fragments of 14th-century glass remain in the east window of the south aisle and in the east window of the north chapel which shows two small standing figures under canopies
2175	12400 08100	Enclosures, linear features. An early/middle Saxon settlement was discovered at Maxey during gravel quarrying and partly excavated before destruction to reveal at least seven rectangular buildings ranging from 30 ft to 50 ft in length and 16 ft to 20 ft in width. They were all of posthole construction but there were instances of postholes in trenches, postholes joined by wall trenches and, once, a central beam slot. Nearby were smaller ancillary structures including pits surrounded by postholes, perhaps storage huts. Open hearths, pits of various types and boundary ditches were also found. The pottery was of an unusual type but the small finds suggest that both it and the settlement are of the middle Anglo-Saxon period. The settlement has been completely quarried away and is partially under water. Two sherds of the unusual pottery were dated by thermoluminescence techniques to 780 AD and 830 AD
2172	13000 08000	Roman pot in Iron Age tradition. Large vessel of red calcite gritted ware. 1933 Peterborough Museum. Maxey, exact site not known
2159	12900 08200	Extensive deposits of Saxo-Norman 11th-century pottery were found in Stepping lane, Maxey, in 1962 by W G Simpson on behalf of the Welland Valley Research Committee. To the south of Stepping Lane in an area centred to TF 1300 0824 is a small new housing complex erected in 1962, probably the site of the above pottery finds
02063b	12433 08058	Bronze Age Quoit headed pin. See RN 02063 - Various finds from Maxey
02063a	12433 08058	Roman bronze bracelet
2063	12433 08058	84 boxes of pottery and small finds from enclosure ditch and pits. 63 boxes of finds from the Maxey Survey. No further details given

The area between the rivers Nene and Welland, and including Maxey, is situated in a landscape of national archaeological importance, with a large number of ceremonial and ritual features dating from the Early Neolithic period. There has been extensive archaeological rescue excavation prior to gravel quarrying. Features include two Neolithic cursus monuments, a Neolithic causewayed enclosure, Neolithic henge monuments, numerous Bronze Age round barrows and extensive settlement dating from the Neolithic to Iron Age.

King Street, a former Roman road, is located just over 1.5km to the west of the site and Car Dyke, another important Roman communications route, lies 2km to the north-east. A number of Roman farmsteads have been identified in the vicinity (eg Maxey East Field, Lyndon Farm and Plant's Farm) and a villa (Helpston). Closer to the site, there is further evidence of small-scale Roman activity. At Maxey Coal Yard (HER 50591) a single pit contained Roman pottery. A single piece of unstratified greyware was recovered during the evaluation next door at 37 West End Road (Failes 2009).

A middle Saxon settlement located to the west of the site was excavated in the 1960s (Addyman 1964; HER 2175). There were at least seven rectangular post-built structures and various boundary ditches and pits. Further Saxon settlement has been identified 150m to the south-east of the site at Stepping Lane (HER 2159), where extensive deposits of pottery were found. There is no information regarding associated structural evidence. Evaluation at 37 West Street identified a large pit containing Late Saxon pottery from one of the upper fills, possibly suggesting the pit was excavated sometime prior to this period.

Excavation 150m to the west of the site identified five phases of activity beginning in the 12th century (Hickling 2006). The earliest phase comprised a timber-framed and earth-fast structure of uncertain function, two boundary ditches defining the rear and east sides of a tenement plot and quarry pits mostly located to the south of the rear plot ditch. The earlier timber buildings were replaced by two stone-built structures in the period between 1200 and 1450. Other features included a limestone-lined and stepped well, a series of ditches redefining the rear of the tenement plot(s) associated with these structures and several pits were scattered across the site. Between 1450 and 1550 the well fell into disuse. The rear boundary ditch was re-cut and joined by a north-south aligned ditch to mark the eastern boundary of the plot.

Evidence from this excavation demonstrated a regular settlement pattern along West End Road with ditched boundaries spaced at around 4 chains apart (c20.12m), showing evidence of formal planning of the settlement around West End Road during the 12th century (Hickling 2006).

Evaluation at 37 West End Road, adjacent to the current development, identified occupation evidence, including ditches and pits, from the 12th to 14th centuries, followed by a decline until the mid-15th to 17th centuries. The remnants of medieval ridge and furrow cultivation were identified to the rear of the site.

2.3 Historic maps

The historic maps were accessed at Northamptonshire Record Office (NRO), where most of the historic documents pertaining to the parish are held.

Survey of Earl Fitzwilliam's Estate, 1714 (NRO: F(M)misc Vol 99; Fig 3)

This survey was undertaken a short time after Lord Fitzwilliam bought the estate at Maxey and appears to constitute a detailed appraisal of his purchase. Presented in a bound book the large scale plans each show a small portion of the village.

The western boundary of the property appears to be much the same as present, but the eastern boundary abuts the farmhouse and may indicate the original medieval layout consisting of properties of 4 chain width. The fourfold division of the property apparent on the map may indicate a former layout of tofts of just a single chain width.

The layout of the buildings is very different from present and it is difficult to ascertain what may still remain. The front of the house is composed of four bays with dormer windows. A wing on the east side of the front range at the rear formed an L-shaped plan, but the roofing material appears to be different, perhaps indicating it was thatched and used as a barn. A further thatched barn is shown to the rear of the property. To the left of the house is a possible fenced area known as the 'orchyard'. The tenant was Dorothy Erven.

A map of Maxey with Deepingate, undated but probably mid-18th century (NRO: Map 1084; Fig 4)

This map is undated but probably dates between 1714 and 1819 in terms of building development. The map appears to be somewhat incomplete and so may not be reliable (for example it does not show the H-plan house to the west of Wistaria Farm shown in the previous and subsequent maps). The map shows a small building facing the road and a barn with its long axis parallel with the road, indicating some of the buildings shown on the previous map had been demolished.

A map of the township of Maxey, 1772 (NRO: Map 1070; Fig 5)

The house has an L-shaped plan at this date, with the rear wing to the left of the front range. There is a small barn to the right of the house on the property boundary. The

barn to the rear appears to be that pictured on the previous map. A dotted line around the buildings may indicate the extent of the orchard and farmyard.

Maxey Inclosure map, 1819 (NRO: ML 860; Fig 6)

There is no apparent change to the buildings from the previous map. The parcel of land directly associated with the farm is 3 acres, 1 rood, 33 perches in area and Earl Fitzwilliam is listed as the owner.

First Edition Ordnance Survey map, 1886 (Fig 7)

The house has been extended by the late 19th century to include a further range to the rear. Western and eastern ranges have been added to the original northern barn, to form a U-shaped series of buildings around a stock-yard. The detached building within the stock-yard is also present.

Second Edition Ordnance Survey map, 1902 (Fig 8)

There is little change from the First Edition Ordnance Survey map, although the cart hovel adjacent to the road has been built in the intervening period, replacing an earlier building on a different orientation. A further detached barn to the rear of the U-shaped range has also been added.

3 BUILDING RECORDING by Joe Prentice

3.1 Introduction

The group of farm buildings, which are the subject of the archaeological building survey, lie mainly to the north of the farmhouse which is Listed Grade II and dates to the 17th and 18th centuries with additions and alterations. The farmhouse is not included in this survey, nor are some of the small barns close by it as they are to be retained by the current occupants, tenants of Milton Estates (Fig 9).

The buildings comprise three principal ranges, which are focused around a stock yard, in a U-shape with the open side on the south facing the farmhouse, a fairly standard format which allowed the farmer to see the livestock, while protecting animals from cold north and easterly winds. An additional detached barn lies to the north along with the remains of stone walls which are fragments of further small stock pens (not present on the 1886 map but shown on the 1902 Ordnance Survey map, Figs 7 and 8). To the east of the farmhouse small barns lie adjacent to the road; only one of these, a cart hovel, is included in this report (Fig 9). The names given here to the buildings are not necessarily historic ones or those used by the former farmer, they are simply descriptive names in order to differentiate the various structures. The buildings will be described in a broadly chronological order.

3.2 The Store Barn (North Range) Figs 9 and 10

A rectangular barn constructed of coursed, dressed limestone bonded in a creamy-white lime mortar with ashlar quoins (some very large) at the corners and around original openings, aligned with its long axis east-west. It has two cart doors, one each in the centre of the north and south walls. The cart door in the south side is of its original width but has had its lintel (a square section oak beam, almost certainly not original) lowered (Fig 11). It is thought that originally the opening would have been either the full height of the wall, or close to it. The section above the current lintel is filled with limestone, bonded in a greyer mortar, which is poorly laid, unlike the neat horizontal courses of the original walls to either side. The sill is of concrete. The door opening is currently fitted with a sliding door slung from an iron rail fitted to the wall on the western side. There are no hinge pins suggesting that the sliding door was fitted

when the opening was lowered, perhaps during the 20th century. On either side of the doorway the wall is pierced by two rows of three square holes, integrally built into the wall to act as air vents (Fig 11). To the west of the doorway the easternmost upper hole has been covered by the rail for the sliding door; on the east of the door the westernmost upper hole has been blocked when a hayloft floor was inserted (see below).

The door in the north wall is either entirely a later creation or is a widening on both sides of an earlier, narrower, opening (it is wider than the south door) since both jambs are clearly set into the wall and are constructed in slightly different materials; the mortar especially is notably different (Fig 12). The north doorway rises to the full height of the wall and its lintel, which also serves here as a wall plate, comprises two pieces of re-used oak beam, one of which retains a series of empty sockets suggestive of former joists. The doorway was fitted with two horizontally boarded plank doors opening outwards; only the western leaf remains. The doors were hung on pine door frames which held the hinge pins. The sill is made of edge-laid red bricks. To the east of the doorway are two rows of square vents, it is likely that there were originally three vents per row, but the two closest to the door were lost when that doorway was widened or inserted. To the west of the north door are two rows of two triangular vents, each formed by dressed slabs of limestone. Why these vents are triangular not square is uncertain, but this section of wall does not appear to be either a re-build or remnant of an earlier structure.

The east gable wall is constructed in the same way as the north and south sides, it has a central pedestrian doorway inserted when the range to the east was added (Fig 13). The door jambs are built of red brick, the lintel is pine. The doorway is fitted with a vertically boarded plank door, ledged but not braced. It has a simple wooden drop latch. There is a slight ramp constructed of red brick leading up to the door sill from the floor of the store barn since the room to the east (the Loose Box) is at a higher level. There are two rows of two splayed slit vents in the wall, each with an oak lintel.

The west gable wall is constructed in the same way as the rest of the barn, it too has two rows of two splayed slit vents with oak lintels, and high in the wall is a blocked window or perhaps hayloft door, though there are no indications of a floor at this end of the barn (Fig 14). The sill of this window lies at 3.25m above floor level; its oak lintel remains built into the wall. It was apparently blocked when the range to the west was added making it redundant. All of the internal walls retain traces of whitewash.

The roof of the barn is constructed of four machine-sawn pine trusses of king post form (with a vertical iron bolt between the tie beam and king post) with splayed struts (Fig 15). The principal rafters, secondary rafters and purlins are all of machine-sawn pine; the present roof covering is of corrugated plastic sheets with panels of clear plastic for additional light. The floor of the barn appears to originally have been cobbled with rounded field pebbles, traces remain but the majority has either been removed or is covered by concrete or bitumen.

The eastern half of the barn has had a hayloft floor inserted. It is built over two machine-sawn pine beams lying between the north and south walls and which support pine joists aligned east-west. The insertion of the westernmost beam necessitated the blocking of the westernmost upper square vent in the south wall; it is probable that the same happened in the north wall but no indication remains due to the alterations carried out by the creation of the doorway there. The floor of the hayloft is all of pine planks with various areas of patching. In roughly the centre of the floor (but seen only from the underside) is a pine chute which may have served a movable grain crusher or chaff cutter to provide additional fodder for livestock (Fig 16). The hayloft is reached by a hayloft ladder made of pine (Fig 15). It is clearly not in its original position as it lies partly across the south doorway and would thus block entry by carts; it is likely that originally a simple movable ladder would have been

used and that the current ladder has been fitted later. At the top of the ladder is a simple vertically boarded pine plank door, ledged but not braced with a cat hole cut into the base, an essential form of vermin control on a farm. The west edge of the hayloft has been given a crudely built barrier of vertical pine boards which rise to almost the height of the tie beam of the roof truss to both retain fodder stored there but also to prevent people falling off. The upper edge of this barrier is connected to the tie beam by irregular struts. When the hayloft was inserted a new door was inserted in the north wall through which the hay and straw was loaded. It has red brick jambs and a timber sill and lintel; its door is ledged but not braced and has an iron drop latch externally.

3.3 Loose Box Figs 9 and 10

Placed at the junction of the Store Barn and east range Stock Hovel, and constructed of coursed dressed limestone walls on the north, east and south sides, this room is contemporary with, and built of the same materials as, the latter (see below, Fig 17). It has a pedestrian or livestock door in both its north and south walls, and is connected to the Store Barn by a doorway in its west wall (see above). The door jambs in the north and south walls are finished externally in limestone with square corners and internally with red bullnose bricks (a mid 19th-century innovation which was created to reduce the likelihood of livestock injuring itself on sharp corners). Both doors are made of vertical pine planks, ledged but not braced with wooden drop latches and iron strap hinges resting on pins set in oak frames; all of the wood retains traces of blue/grey paint. Above each door between the lintel and the wall plate is a space fitted with horizontal slats for additional ventilation.

In each of the north and east walls is a single window, with red bullnose brick jambs and sills fitted with oak frames. Only the eastern window frame retain some of the original glazing bars which comprise the remains of a ten-pane fixed light in the upper third. The underside of the pine transom retains empty sockets which suggest that the lower two thirds were fitted with vertical slats, a common feature of farm buildings where ventilation was considered essential for the health of livestock.

The roof is constructed in hipped fashion and all of the framing is of machine sawn pine, somewhat irregularly made, perhaps suggesting piecemeal repair (Fig 18). It is covered with corrugated asbestos. The floor was originally of stone slabs, now mostly overlain with concrete.

There are no indications of fitted mangers or hay racks and it is possible that this room was designed to be a multipurpose space; perhaps used for food storage or preparation or as a separate, enclosed room for sick animals or those giving birth.

3.4 Stock Hovel (East Range) Figs 9 and 10

This range forms the east side of the stock yard and is constructed of coursed dressed limestone walls on the north, east and south sides, the west side being originally supported on three oak posts, with a later pine-post insertion presumably due to structural failure (Fig 19). The posts all now have their lower ends set in or on concrete piers, a common alteration where the bottom ends are prey to constant deterioration by weather and animal waste. The floor is currently of concrete, sloping gently to the west; there are no indications of its original covering. The southern bay has been partitioned-off by the construction of a low breeze block wall of modern date. Though nothing now remains *in situ*, there was originally a manger with hay-rack above it along the entire length of the east wall. This can be seen now only from the presence of empty sockets in the north and south walls (Fig 20).

The roof comprises simple trusses over each post made of oak tie beams and raking struts and pine principal rafters and collars (Fig 21). The purlins and secondary rafters are also pine, the whole covered by corrugated asbestos sheeting. The south gable end has a ventilation slit below the ridge.

3.5 Stalls (North-west Range) Figs 9 and 10

Forming the north-west angle of the stock yard and constructed of coursed limestone walls on the north and west side, open on the south and east onto the stock yard (Fig 22). The east side is built against the west gable end of the earlier Store Barn. This section has been partitioned-off from the western section by a flimsy timber wall of vertical pine planks with chicken wire above; it is fitted with a similarly constructed door, also of pine. There are no windows in the stone walls and just one original doorway in the north wall with stone jambs externally and red bullnose bricks on the south, internal face. The door is of vertical pine planks, ledged and braced with an iron drop latch.

There appears to be only one original post supporting the open side, the remainder are all re-used railway sleepers or thinner pine posts. These posts support the wall plate of the roof which is constructed of a simple A-frame comprising a tie beam and principal rafters with no struts or collar, the whole covered with corrugated asbestos.

There are empty sockets along the west wall which indicate that there was originally a hay rack along this side, but no indications of a manger beneath. There are no signs that the same applied to the north wall.

The open sides have been partially enclosed by the addition of vertical planking to create simple walls in the lower half above which chicken wire or other netting has been fitted. This type of enclosure is too flimsy for horses, cattle, sheep or pigs and suggests that some sort of fowl was reared here in the stalls' last incarnation. The floor is of concrete throughout.

3.6 Stable 1 (West Range) Figs 9 and 10

Contemporary with and built of the same materials as the stalls, this room forms part of the west range enclosing the Stock Yard (Fig 23). There is a single doorway in centre of the east wall, the external door jambs are of limestone, the internal jambs of red bullnose bricks. The doorway is fitted with two-part stable doors, each leaf of which is ledged and braced vertical pine planking; the upper door with an external iron drop latch, the lower with a simple hook and ring fixing superseded by a galvanised draw-bolt. Opposite the doorway, in the west wall, is a single window with bullnose jambs and sill retaining its oak frame but no indications of glazing or slats.

The roof is the same as that over the stalls to the immediate north and the floor is of concrete. The room is currently divided by a low breeze block wall and each side has an integral concrete trough built against that wall (Fig 24). Hinge pins and catches indicate that originally each half of the room was fitted with a gate that was attached to the east end of the dividing wall and could be locked in position against either the north or south jamb of the eastern doorway, thus separating the two halves. Against the west wall of each half a simple barrier was created by setting upright iron poles in the floor and fixing similar poles against them horizontally (apparently all of old scaffold poles). These formed small areas against the west side of the room to be used as farrowing pens, indicating that pigs were reared here most recently (confirmed verbally by the farmer). There are no indications of original fixtures or fittings but this has been called a stable due to the type of door and the fact that the farmer also called this a stable.

3.7 Stable 2 (West Range) Figs 9 and 10

Immediately to the south of Stable 1 is another contemporary stable, identically constructed (Fig 23). A larger room, entered now through a single doorway in the east wall fitted with stable doors identical to those of Stable 1. There was originally a second doorway, now blocked with stone, in the south end of the east wall. It had bullnose red brick on the north side only since the south side was against the south wall of the room. There is a simple window at the top of this blocked section fitted with a single sheet of opaque glass. The room also has a single window in the west wall though here it is slightly larger than Stable 1, and is fitted with re-used leaded panels set in iron casement frames; one of twelve rectangular clear glass panes, one of clear glass diamond shaped panes and one of six bobbled-glass rectangular panes (Fig 25). The room retains no original or later fixtures or fittings and it is called a stable for the same reasons as Stable 1.

A further room, contemporary with the Stalls and Stables, remains at the southern end of the west range though this is to be retained by the farmer and was not accessed for recording. It is built in the same way and appears to be a single space.

3.8 The Brick Building Figs 9 and 10

A detached building, and the only one surviving on the site to have been originally built entirely of red brick (Fig 26). The west and south walls are brick to the height of the eaves of the hipped roof, the east and north sides were originally open and supported on oak posts. At some time during the twentieth century the building has been divided into three parts in line with the original posts by the insertion of breeze block walls with integral concrete troughs (as in Stable 1) for pigs. Part of the north side of each bay was also filled with breeze block walls over which were fitted twelve pane re-used leaded casements, and to the side of which each was fitted with stable doors, though now only those in the central and western bay remain. The floor of the whole building is of concrete and the roof frame is constructed of sawn pine, covered (also uniquely for this site) in Welsh slate with blue engineering-brick clay ridge tiles along the hips and ridge. The east end of the building has lost its breeze block infill.

There are no original fixtures or fittings.

3.9 The Detached Barn Figs 9 and 27

A rectangular barn to the north of the main group, built of coursed and dressed limestone with ashlar quoins bonded in lime mortar, its long axis aligned north-south (Fig 28). It had two doors, one each in the east and west sides. That in the east side rises to the full height of the wall and has a chamfered pine door frame, fitted with what appear to be modern replacement doors of unequal size. Both leaves are of vertical pine planks and both are ledged and braced. They have modern locks and hinges. The doorway in the west wall was both narrower and lower and retains its chamfered door frame but has been infilled with a Crittal-style window set over a timber boarded lower half. In the south gable end there is a single vertical slit vent high up beneath the ridge. In the north gable end there is a window comprising a single sheet of glass within the frame, the lintel of which is chamfered externally (type of timber unknown). This opening was originally fitted with doors as hinges remain *in situ* on the west side of the frame. It must therefore have served as a hayloft door though there is no evidence that the barn was ever floored and would have been used simply to fill the upper section of the barn to the roof.

The roof is constructed of machine sawn pine trusses of king post construction with two raking struts to each side above which are located the purlins (Fig 29). The roof is covered with corrugated plastic sheeting.

The floor of the barn is made of pale yellow bricks laid edge-wise across the barn for the same width as the eastern door, and laid flat to both the north and south of this (Fig 30). The walls are entirely white-washed from floor to eaves.

The southern end of the barn has been divided into two rooms of unequal size by sheet metal and plasterboard partitions with a chipboard false ceiling (Fig 29). This partitioning is very modern and there are no other fixtures or fittings within the barn apart from modern wall brackets.

3.10 Cart Hovel Fig 9

A four bay cart hovel adjacent to the road on the east side of the main group of buildings (Fig 31). Constructed of coursed limestone on the east, south and west sides with the north side open and supported on three pine posts. There is an oak bump rail against the internal south wall to prevent carts being damaged by collision with that wall (Fig 32). The roof is of three pine trusses of king post construction with raking struts covered in corrugated metal sheeting (Fig 32). Cart hovels traditionally face north or north east to keep the carts in the shade to prevent them from excessive drying out by the sun. The floor is of rammed earth.

3.11 Discussion

The barns can be phased to a certain degree by their physical relationships and constructional details, combined with the documentary evidence. The Stock Barn is clearly the earliest building within the U-shaped group, apparently being present from at least 1772 when it appears on a map of that date (Fig 5). Both flanking east and west ranges are later and apparently contemporary with each other; they first appear on the 1886 map (Fig 7). The brick building is also present on the 1886 map. The cart hovel and detached barn can be dated to between 1886 and 1902 from the Ordnance Survey maps as they are not present on the former, but are present on the latter (Fig 8).

While original uses can be attributed to some of the buildings such as the stock hovel, cart hovel and stables, the remainder are likely to have had a variety of uses throughout the farming year, and have also been altered during the 20th century so that their latest form does not necessarily reflect their original usage. This is a standard practise on small estate or private farms during this period since on relatively small enterprises there was not the capital investment or long-term need for individually designed structures that served only one purpose. Such 'Model' farms are a feature of much larger farming enterprises, and even they had multi-functional areas.

Wistaria Farm conforms to a more organic development where the new buildings (the east and west ranges and brick building) were added most likely during the years of agricultural growth which came to an end during the mid 1870s when a period of depression started. Of the earlier farm buildings, contemporary with the farmhouse (17th/18th century in date from English Heritage Listing description), nothing now remains apart perhaps from the main Store Barn which is certainly the earliest building on the site. The addition of the detached barn and cart hovel between 1886 and 1902 indicate that by this period there had been an increase in the farms wealth, and need for additional space.

There are no indications of how any of the barns were originally roofed and all, apart from the brick building, have modern coverings. Their pitches indicate that they were not thatched, and it is most likely that they were covered in Welsh slate, a common material at this date when railways provided cheap countrywide coverage for this stone. It is also possible that they were covered with Collyweston slates, a method used on the farmhouse and other single storey buildings attached to it, but not included in this survey.

The store barn would have been used primarily to store animal fodder as well as for the preparation of such foodstuffs, and perhaps storage of carts and animals at times when the food had been used up. The stock hovel would have been used mostly during the winter months when livestock was brought in from the fields to prevent them from being churned to mud and therefore damaging the grass. It is also during the same period that cattle would produce their young, and thus be on hand for the farmer to keep an eye on. The loose box might well have been used at this time for weak or sick animals, and for the remainder of the time for storage or food preparation. The stalls appear to have originally served the same purpose, later probably used to keep fowl in.

The stables would have been needed for horses, to provide traction for farm machinery and also for the use of the farmer as transport. The farm appears too small to have needed its own forge, unless this was housed in buildings not included in this survey, but it is more likely that a village forge provided this service separately.

It is unclear what the brick building was originally designed for, and it may simply have been built to provide additional shelter for animals within the stock yard.

The original usage of the detached barn appears to have been for fodder storage, but since it retains almost nothing in the way of interior fittings, and is a single (and always appears to have been) space, this is uncertain. The cart hovel is of standard plan and alignment, facing north and close to the road and stockyard making it easily accessible to both.

4 THE EXCAVATED EVIDENCE by Jim Burke

4.1 Introduction

The trenches were positioned to provide a full coverage of the area proposed for development and were largely located over the areas where buildings are proposed, where access was possible.

The trenches were located using a Leica 1200 GPS surveying system. A mechanical excavator fitted with a toothless ditching bucket was used to remove overburden to archaeological levels or the natural substrate, whichever was encountered first. The trenches were cleaned sufficiently to enable the identification and definition of archaeological features. A hand-drawn plan of all archaeological features was made at scale 1:50 and was related to the Ordnance Survey National Grid. Archaeological deposits were examined by hand excavation to determine their nature. Recording followed standard NA procedures as described in the *Fieldwork Manual* (NA 2003). Deposits were described on *pro-forma* sheets to include measured and descriptive details of the context, its relationships, interpretation and a checklist of associated finds. Context sheets were cross-referenced to scale plans, section drawings and photographs. Photography was with 35mm monochrome film and colour slides, supplemented with digital images. Sections of the features were drawn at 1:10 or 1:20 scale and related to Ordnance Survey datum. Spoil heaps and features were scanned with a metal detector to maximise the recovery of metal objects.

Archaeological features were found in Trenches 2, 3, 8 and 9, dated to the late Saxon and medieval periods and included ditches and pits. No archaeology was encountered in Trenches 1 and 4-7.

The underlying geology was composed of sandy and clayey gravels which represent the river terrace geology of the area. The gravels were encountered between 0.8-1.5m below the modern ground surface in all trenches. Where encountered subsoil deposits were mid grey or brown silty clay and the topsoil was dark greyish-brown loam. Much of the topsoil contained modern debris and three of the trenches (4-6) were located in an area that had been excavated previously and backfilled with modern rubbish.

4.2 Results

Trench 1

The trench was orientated north-east to south-west, in the north-eastern part of the development site (Fig 33). Although the trench was supposed to be 15m long, modern services had disturbed much of the stratigraphy and only 13m was excavated in order to avoid these.

The earliest deposit encountered within this trench was loose, yellowish-grey naturally deposited sandy gravel (104); cut into this was a modern salt glazed drain that services part of the current farm yard. Overlying this was deposit (103), 0.20m deep, a layer of loose and friable orange coarse grain sand, mixed with grey silty gravel from layer (102), a levelling layer of mixed local hardcore. This area was part of the current drive way and entrance to the farm, and was covered by a tarmac yard surface. No archaeological features were present in this trench.

Trench 2

This trench was located in the eastern part of the development area (Fig 33); it was 21m long.

The natural gravels were encountered 1m deep. In the southern part of the trench was part of a sub-square feature, 1.60m long, 0.60m wide and 0.34m deep, with fairly steep sides and a wide, flat base, [207]. The dark grey-brown silty clay fill contained evenly distributed fragments of charcoal, small chippings of limestone and occasional gravel (Figs 34, 35, Section 1 and 36). One sherd of South Lincolnshire Oolitic ware and a sherd of 19th century pancheon ware were found in the feature.

The pit was cut into a layer of friable silty mid-orange sand with occasional rounded limestone, 0.20m thick in the northern part of the trench, 0.12m in thick at the south and probably represented disturbed natural, (204). Sealing both this layer and the pit was a layer of firm dark brown grey silty clay with inclusions of gravel and small limestone chippings, 0.29m at the northern end of the trench and gradually getting thicker to the south (203). This was sealed by a mixed silty layer that included sandy orange patches throughout (202). There was a heavily disturbed topsoil containing plastic, wood and worked metal fragments.

Trench 3

Trench 3 was 15m long, was located in the eastern part of the development area and aligned north-south (Fig 33). Remains of organic, root disturbance was noted along the eastern side of the trench, this is close to the boundary of the development area and could be associated with an old hedge line or boundary.

The natural geology was encountered at a depth of 1.30m at the northern end of the trench and 1.10m at the southern end of the trench (306).

A single posthole, [310], at least 0.54m in diameter and 0.12m deep, with a shallow dish-like profile, cut the natural (Figs 34, 35, Section 2 and 37). The single fill was greyish brown silty sand. This was truncated by a straight ditch, at least 0.39m wide and 0.40m deep, which followed the same alignment as the trench [308] (Figs 34, 35, Section 2 and 37). The single, homogeneous fill was grey-brown silt with gravel and sandstone chippings throughout. A number of sherds of Late Saxon and medieval pottery were found in the base of the ditch. It may represent a former property boundary.

On the east side of the trench was layer (305), disturbed natural 0.90m from the top of the trench (this was similar to layer (204) encountered in Trench 2). Overlying this was a friable orange silty sand layer, 0.64m deep with occasional, evenly distributed small stones and gravel; root disturbance was also noted (304). This was sealed by a re-deposited soil, 0.36m deep, composed of firm, mid-brown loam clay which had a even distribution of sandstone fragments and gravel throughout (303). Layer [302] was c0.25m deep and had a mixed uneven upper interface with the topsoil [301] merging together at the southern end of the trench, inferring considerable disturbance.

Trench 4

Located in the north-east corner of the development area and aligned north-south (Fig 33).

The natural gravels were encountered at a depth of 1.10m and evidence of burning could be seen with scorched gravel and sand. There was no surviving stratigraphy and modern building materials, including pre-formed concrete, brick and metal items together with plastics, were mixed together down to the natural gravels.

No archaeological features were present.

Trench 5

Located in the north-east part of the development area and aligned east-west (Fig 33).

The natural gravels were encountered at a depth of 1.10m. As in Trench 4, there was no surviving stratigraphy.

No archaeological features were present.

Trench 6

Located next to the boundary in the north-east corner of the development area and aligned north to south (Fig 33).

The natural gravels were encountered at a depth of 1.50m at the northern part of the trench and 1.10m at the southern part of the trench. The northern part of this trench had been excavated previously, and the area backfilled with modern dumped material.

Towards the centre of the trench re-deposited gravel and subsoil lay below the modern dumping. Merging into this layer was a re-deposited dark brown-grey silty soil (603) that overlaid the modern dumping layer (602). The topsoil (601) had been cleared of all dumping prior to excavation.

No archaeological features were present.

Trench 7

Located in the northern part of the development area and aligned north-south (Fig 33).

The natural gravels were encountered at a depth of 0.98m at the southern end of the trench and 0.83m at the northern end of the trench, consisting of a mixed yellow-orange sand with small rounded pea gravels.

Overlying the natural was a layer of silty sand and gravel (706), 430mm thick at the southern end of the trench and 270mm at the northern end and probably representing disturbed natural deposits. Lying above this was mid grey-brown silty sandy clay (705) with sandstone chipping throughout but more concentrated at the southern side near the doorway to the existing barn. This was possibly to level the area, since directly above was a further similar layer, (704), comprising compacted pieces of sandstone and chippings. A sandy clay layer sat between and on top of the sandstone, forming a possible surface. Above the surface was a layer of coarse silty sand, (703), 200mm thick at the southern end of the trench and 100mm at the north, upon which bricks sat forming part of the entrance to the barn to the south; these bricks became broken and mixed near the northern end of the trench, and contained within this area was a silty dark brown clay mixed with a coarse sand.

The tarmac yard surface covers this trench. No archaeological features were present.

Trench 8

Located in the current northern part of the development area which had recently been used as a garden/orchard, the trench was aligned east to west (Fig 33).

The natural gravels were encountered at a depth of 1.00m. Two drains cut through the natural and were aligned east to west in the trench. They were filled with pea gravel as well as broken flower pots and black plastic sheeting. At the east of the trench a spread was investigated; no distinction could be seen within the fill of the spread and the overlaying layer that covered the natural (806) (Figs 34 and 35, Section 11). The base of the spread consisted of a compact conglomerate of gravel and sand. No dating evidence came from this spread. This was overlaid by orange brown gravel (803) in which several planting beds were noted. The layer above (802) was much disturbed. The topsoil (801) was an organic rich mixture including sand, fine gravel, vermiculite fragments, and polystyrene balls, indicative of recent horticulture.

Trench 9

Located in the garden/orchard part of the development area this trench was moved 3m to the east due to a public right of way (Fig 33).

The natural geology was encountered at an average depth of 0.80m. There was a linear ditch, 1.30m wide and 0.48m deep, with U-shaped profile and aligned east to west [906] (Figs 34, 35, Section 9 and 38). Aligned similarly to the northern wall of the walled garden, it may have formed an earlier boundary, perhaps dividing the tofts

from the crofts, as visible in the early 18th-century map (Fig 3). The fill was firm mid brown-grey silty clay, containing charcoal fragments and small rounded gravel with sandstone chippings. Three sherds of pottery dated to the early medieval/medieval period.

A sub-circular feature, at least 0.70m in diameter and 0.34m deep, was filled with mid brown-grey silty sandy clay with fragments of charcoal [908] (Figs 34, 35, Section 8 and 39). A single sherd of South Lincolnshire Oolitic ware pottery was found within the fill.

Near the north end of the trench was a possible sub-rectangular pit, at least 2.5m long, 1.14m wide and 0.80m deep, with steep sides and a broad, flat base [912] (Figs 34, 35, Sec 10 and 40). The primary fill was dark brown-grey silted waterlogged sandy pea gravel fill, overlying this was brown-orange mottled sandy clay (910) with the occasional gravel and sandstone chippings. The mottled nature of the fill suggests that it was waterlogged for at least part of the year. The uppermost fill was a dark brown grey silty clay, containing a small amount of animal bone, two fragments of nails and one sherd of medieval Peterborough-type glazed Oolitic ware pottery. Root disturbance was also present from a tree throw that lay next to this pit.

At the north end of the trench was a gravel-filled drain cut. Modern debris was also present with broken flower pots and fragmented remains of black plastic sheeting.

The features were all sealed by subsoil made up of orange-brown gravel (903). Lying above this was a more disturbed layer, still subsoil but also containing large amounts of modern disturbance (plastic, wood and metal). The topsoil was an organic rich mixture including sand, fine gravel, vermiculite fragments, and polystyrene balls.

4.3 The pottery by Iain Soden

A total of fifteen sherds of pottery were recovered from five contexts, representing seven broad fabric types or production types. They cover the period from the 10th to the 19th centuries.

The pottery present, dated and related to the Northamptonshire County Type Series is as detailed in Table 2.

Table 2: Pottery by context and date

Context/type	CTS Code	Date	206	307	905	907	909	Total
South Lincs Oolitic ware	209	Late Saxon/medieval	1	2		1		4
Stamford A ware	205	Late Saxon		5				5
Lyveden/Stanion ware	319	Medieval			1			1
Grimston-type ware	328	Medieval		1				1
Bourne-type ware	346	Medieval			1			1
Peterborough-type glazed Oolitic ware	375	Medieval			1		1	2
Pancheon	426	19th century	1					1
Total			2	8	3	1	1	15

None of the above is intrinsically interesting and all comprise non-diagnostic body sherds in poor condition. They indicate that there has been a small amount of activity locally from the Late Saxon period, probably the 11th century onwards. The nature of activity is not known. They are useful only for providing a *Terminus post quem* for the contexts from which they derive, which on pottery grounds alone are as follows:

206	19th century or later
307	Medieval or later
905	Medieval or later
907	12th century or later
909	Medieval or later

5 CONCLUSIONS

Previous archaeological investigation in the vicinity of the development area had suggested that there may be surviving archaeological remains associated with the development of the village and dating from the late Saxon period.

A possible late Saxon pit was found during an evaluation at the adjacent property, and medieval settlement activity has been found at the adjacent property and 150m west of the area, still on West End Road. Settlement activity in the village appears to peak in the 12th to 14th centuries, with evidence of planned boundary re-alignment along West End Road and High Street in the 12th centuries. Reconstruction of the original boundaries indicates that they were spaced at intervals of around 4 chains (about 81m); some of these are still extant (Fig 7; Hickling 2006).

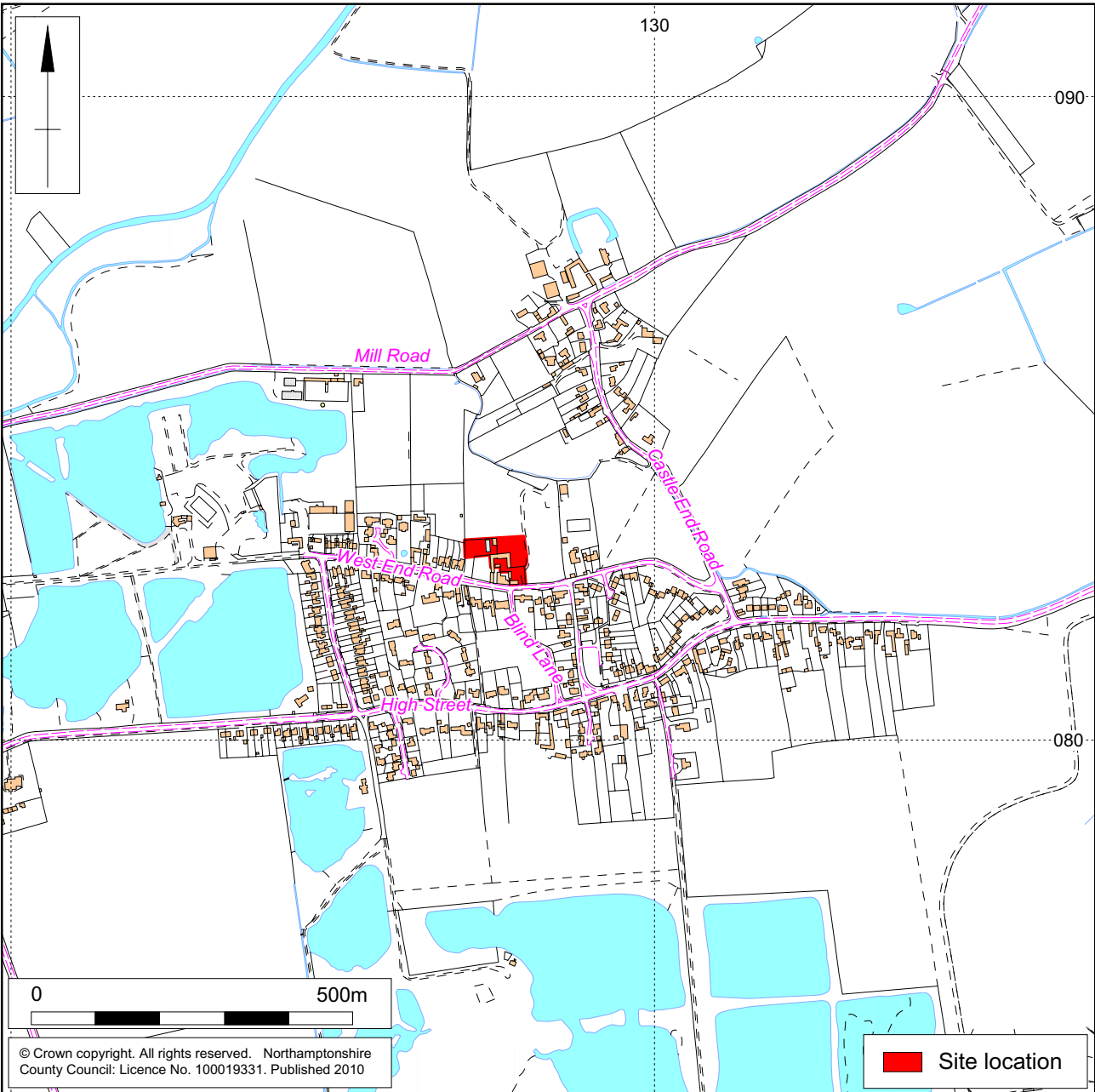
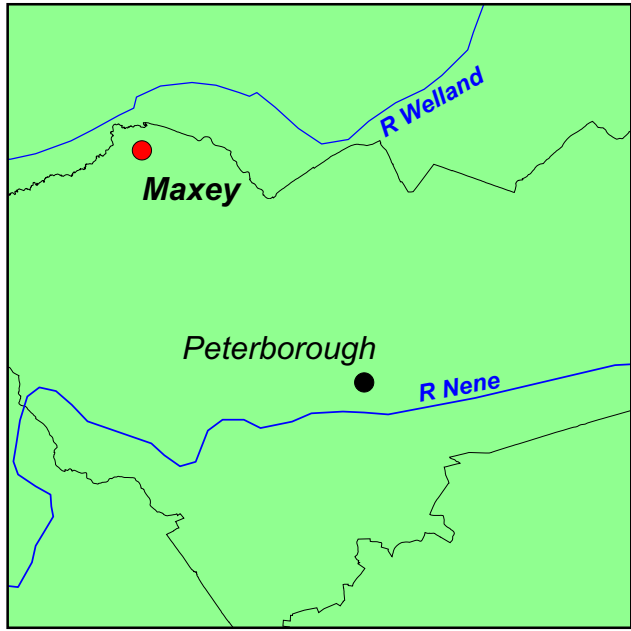
Two trenches each 10m long, five trenches 15m long and two trenches 20m long were excavated. Archaeological features, dating to the late Saxon to medieval period, were concentrated to the western and eastern sides of the site and included pits and ditches. A north-south aligned ditch in the eastern part of the site may be one of the 12th-century planned boundaries or at least represent a later redefinition of this boundary, since it lies approximately 4 chains from the western boundary of the site.

The earliest map evidence of the village dates from the early 18th century and suggests that part of the farmhouse predates this. This map depicts the farmhouse abutting the eastern boundary of the site, possibly representing the original 12th-century boundary location. Evidence of a hedge was also found in this location during the evaluation. From historic map evidence and the building survey it was determined that the stock barn is the oldest of the farm buildings, being present from at least 1772. It may have replaced an earlier barn present on the 1714 map. The two flanking ranges appear to be contemporary and are present from 1886. The development of Wisteria Farm was fairly organic, with buildings being added as they were required.

Evidence of the late Saxon and medieval settlement compares well with evidence from other archaeological investigation in the vicinity. Although the settlement evidence was not closely dated, it provides further evidence of the development and layout of the village and confirms the survival of below-ground archaeological remains in this area.

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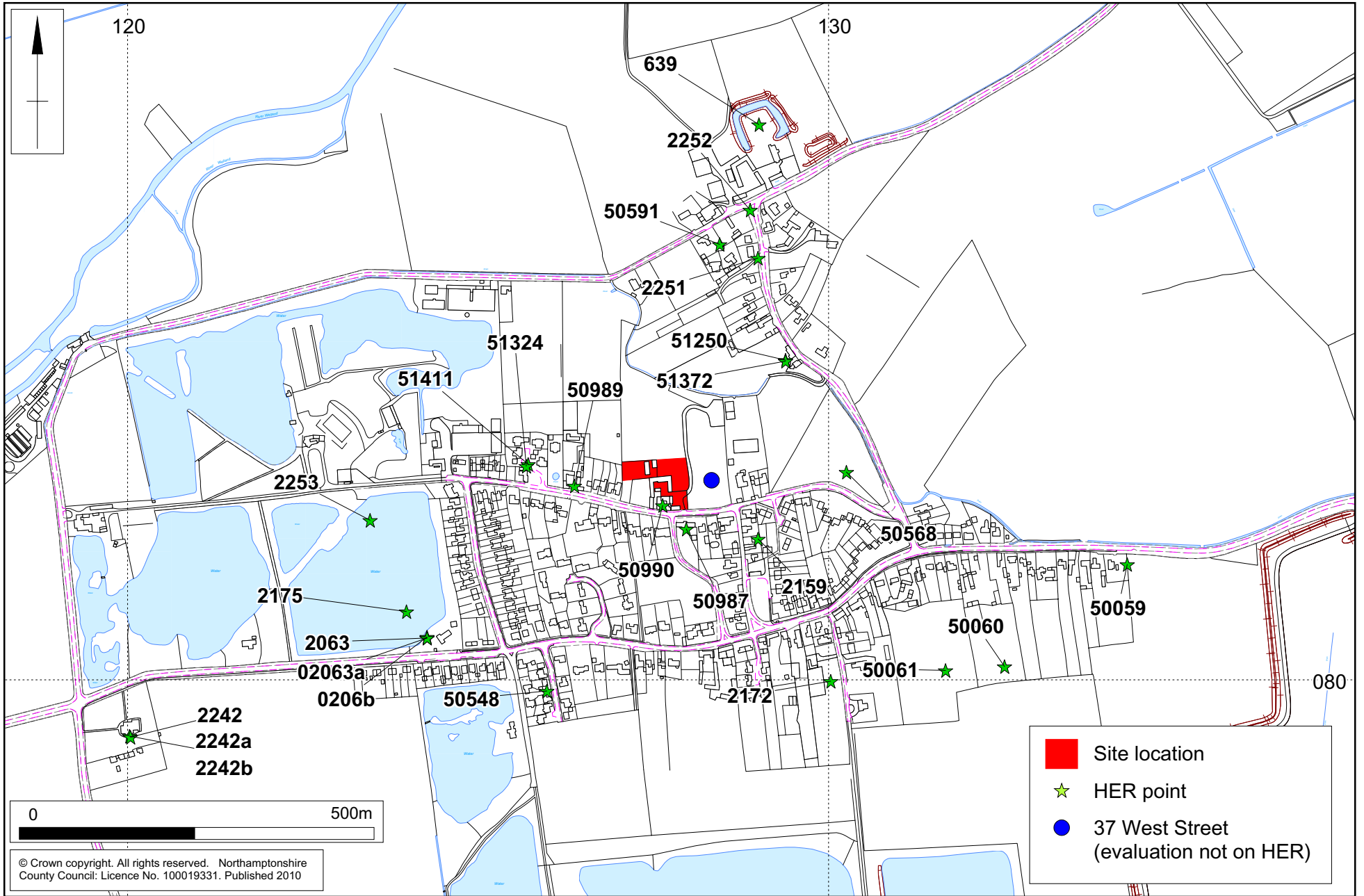
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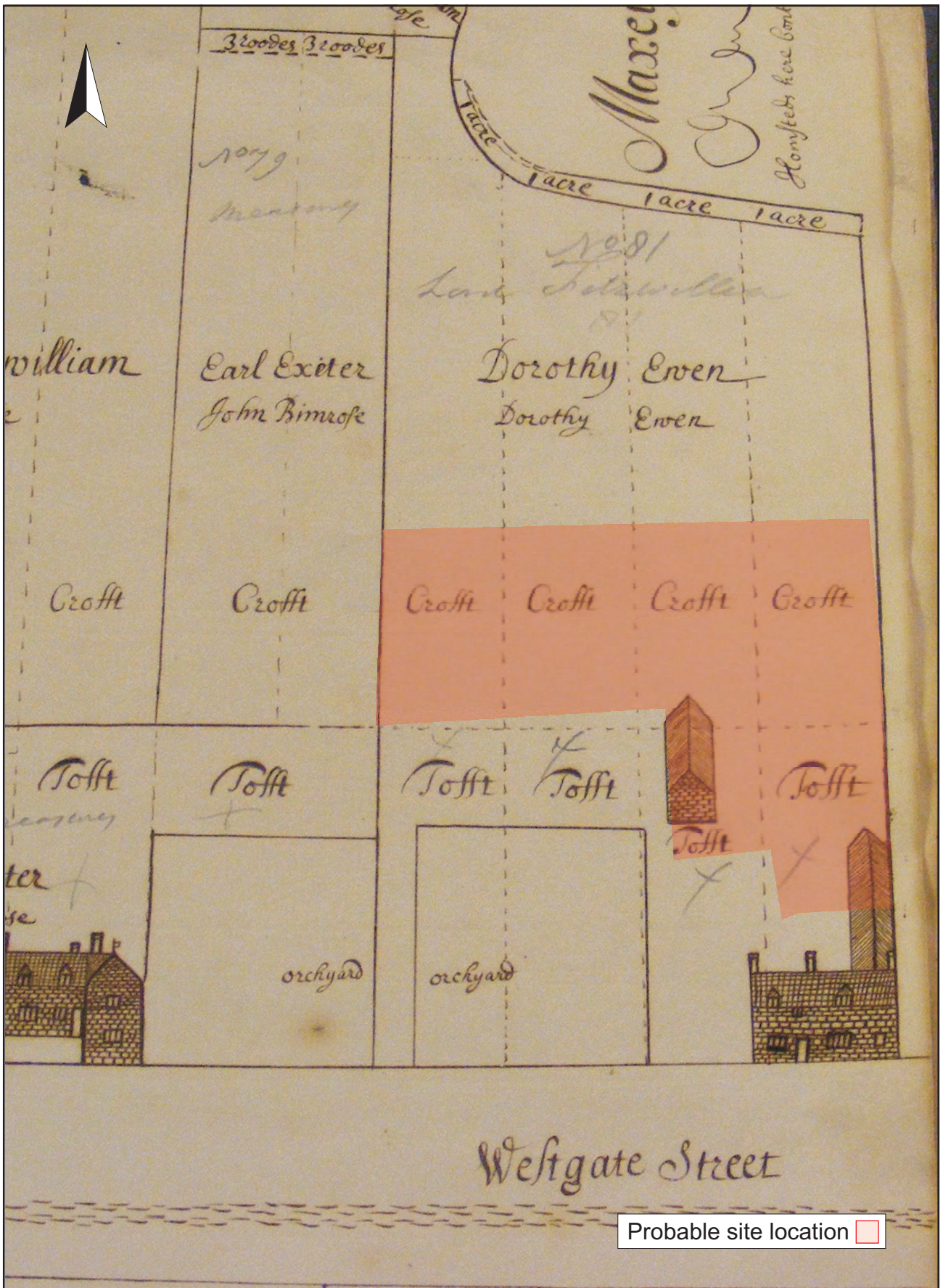


1:7,500

Historic Environment Record (HER) information

Fig 2





Survey of Earl Fitzwilliam's Estate, 1714 Fig 3
 (Courtesy of Milton (Peterborough) Estates Company)



Undated map of Maxey (18th century?) Fig 4
(Courtesy of Milton (Peterborough) Estates Company)

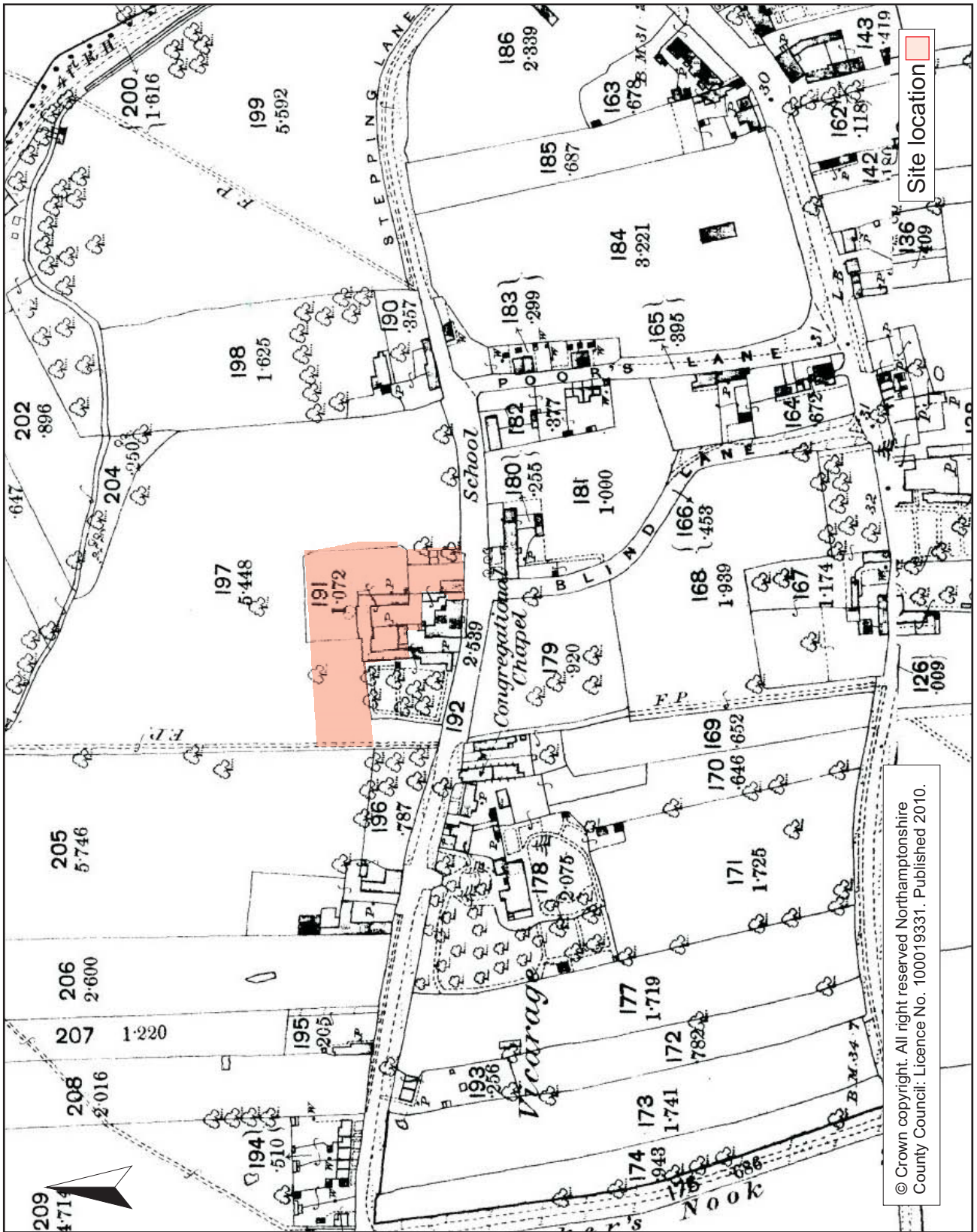


A map of the township of Maxey, 1772 (Courtesy of Milton (Peterborough) Estates Company) Fig 5

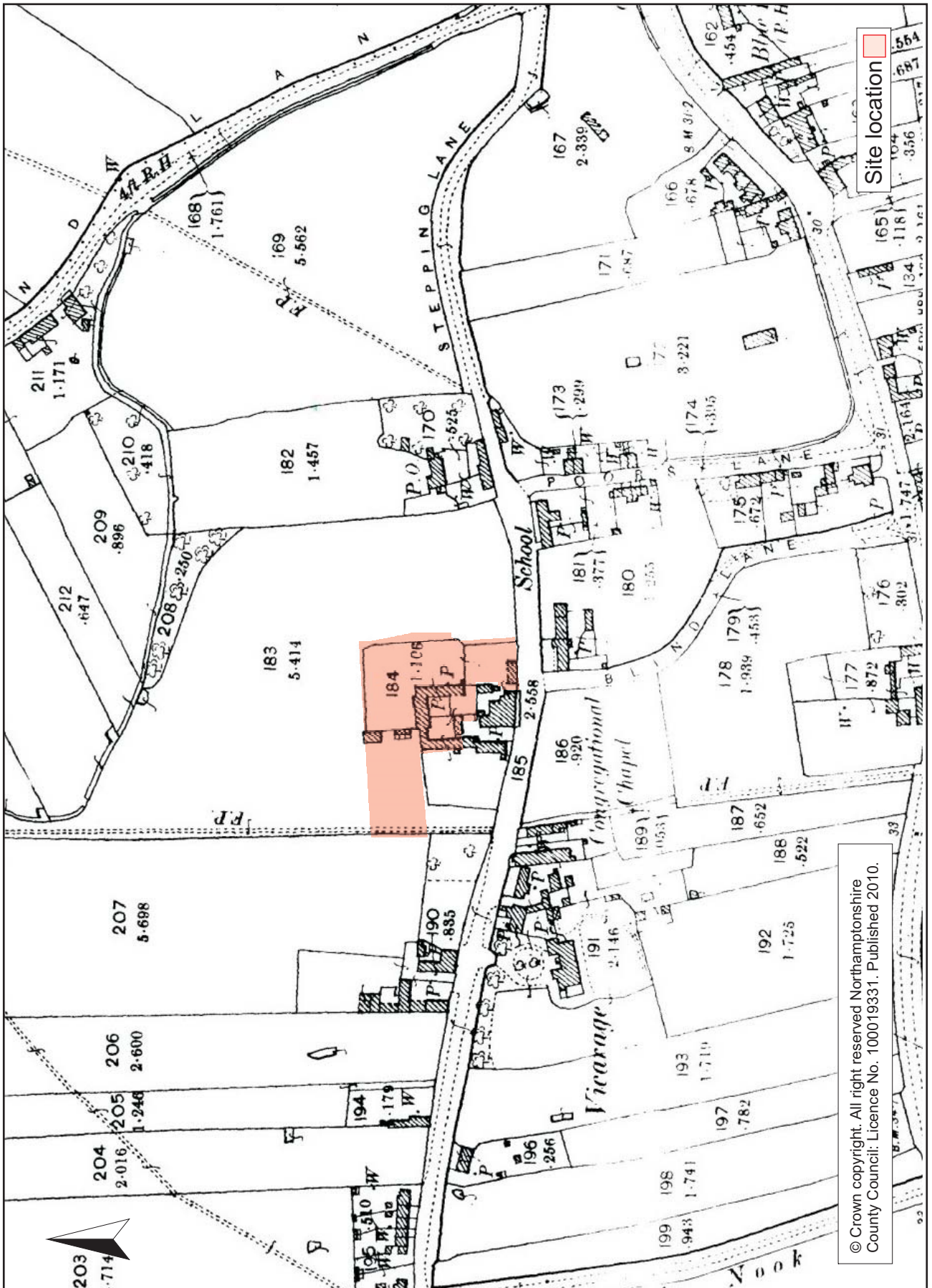


Maxey Inclosure map, 1819
(Courtesy of Northampton Record Office)

Fig 6



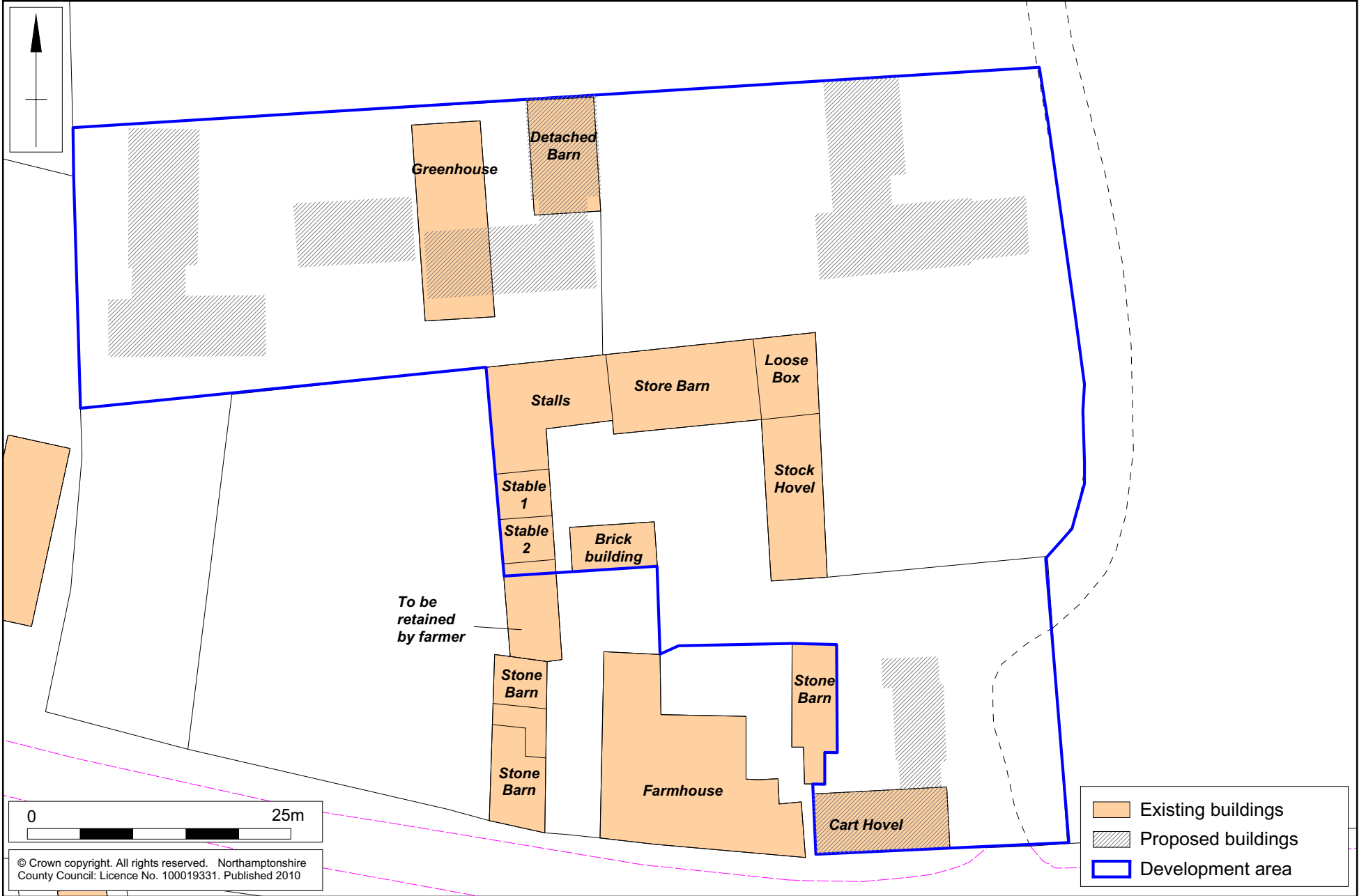
First Edition Ordnance Survey map, 1886 Fig 7



Second Edition Ordnance Survey map, 1902 Fig 8

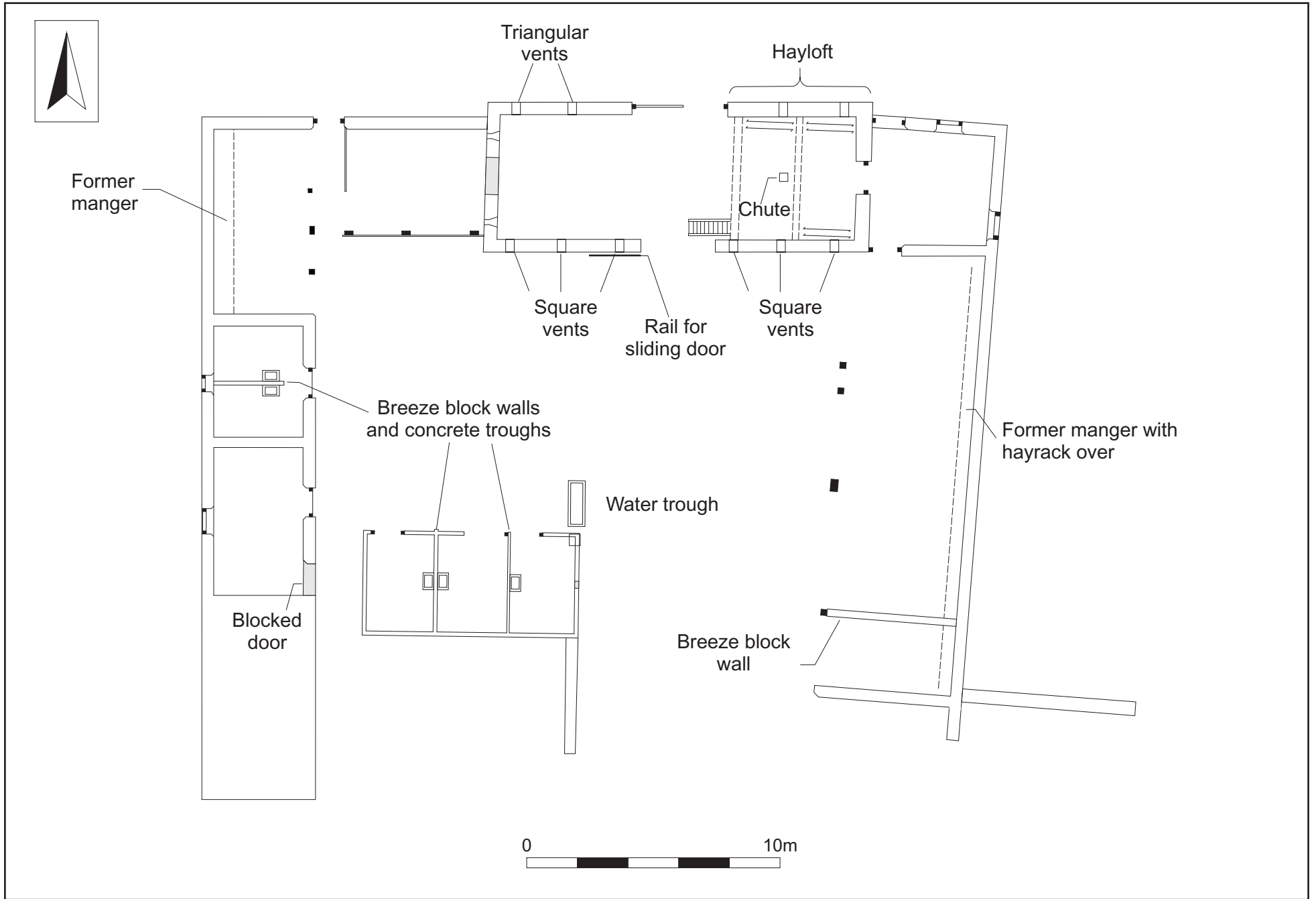
1:750

Location of buildings surveyed - block plan Fig 9



Scale 1:200

Plan of buildings and internal features Fig 10





Small store barn, looking north Fig 11



Store barn, looking south Fig 12



Door in east wall of store barn Fig 13



West gable wall of store barn Fig 14



Roof of store barn, looking east Fig 15



Chute beneath hayloft Fig 16



Loose box, looking south-east Fig 17



Roof of loose box, looking east Fig 18



Stock hovel, looking north-east Fig 19



Former location of hayrack and manger in north wall of stock hovel Fig 20



Roof of stock hovel, looking north Fig 21



Stalls, looking north Fig 22



Stable 1, looking south-west Fig 23



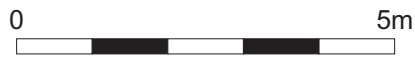
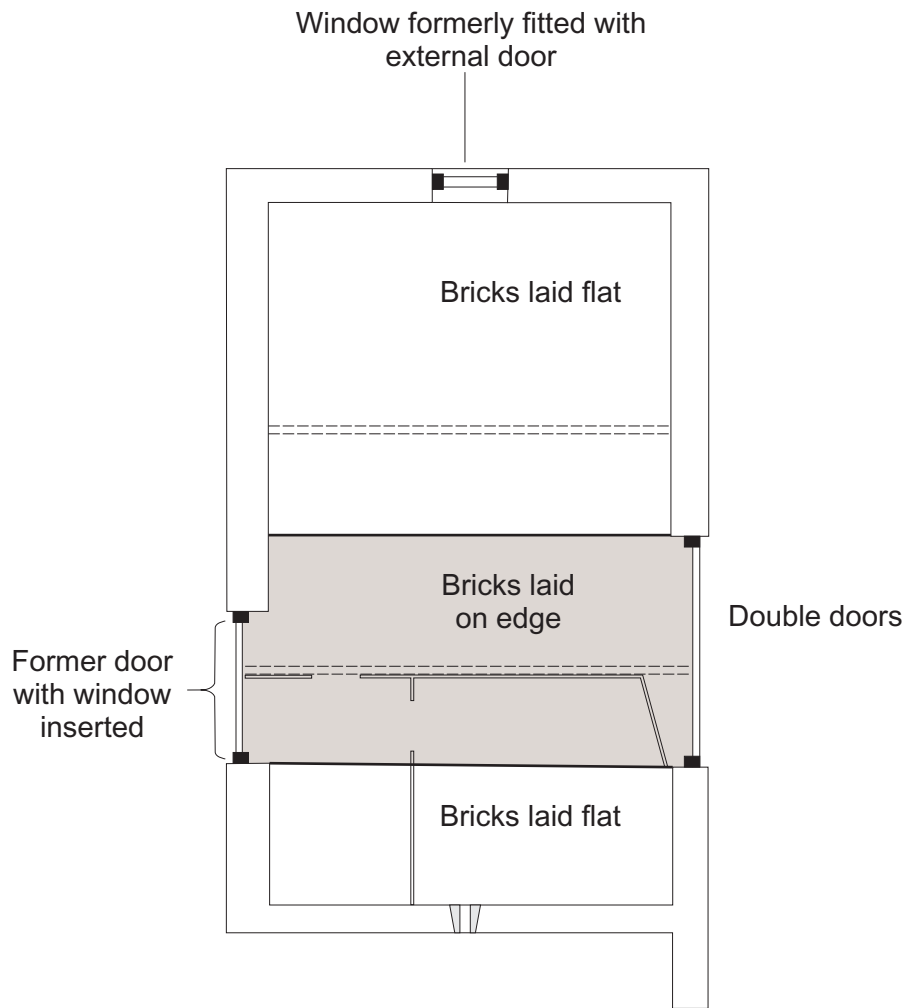
Breeze block wall and troughs in Stable 1 Fig 24



Window in west wall of Stable 2 Fig 25



Brick building, looking south Fig 26



Plan of detached barn Fig 27



Detached barn, looking north-west Fig 28



Roof of detached barn Fig 29



Floor of detached barn Fig 30

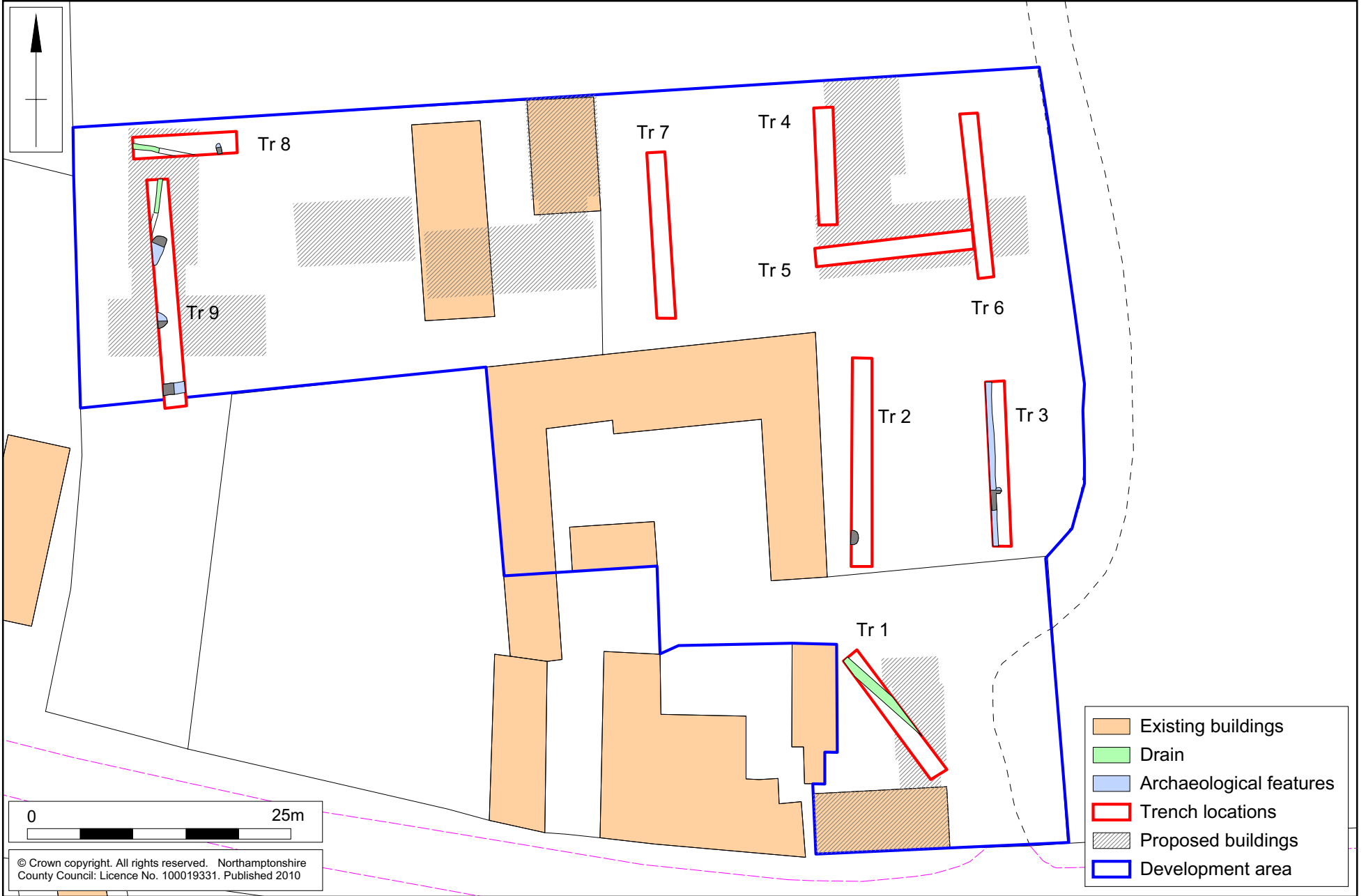


Cart hovel, looking south-east Fig 31



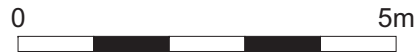
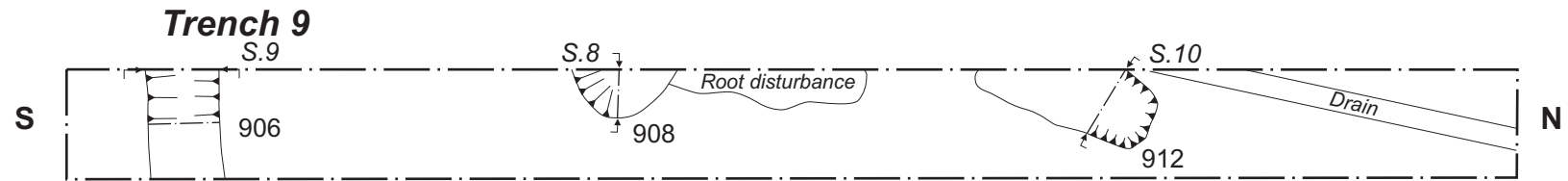
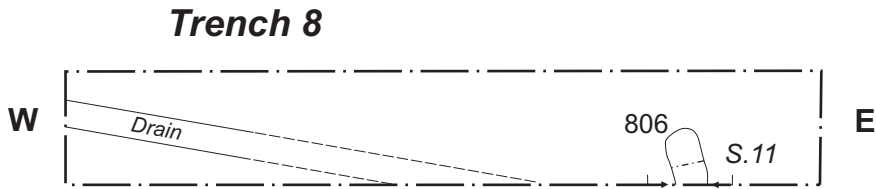
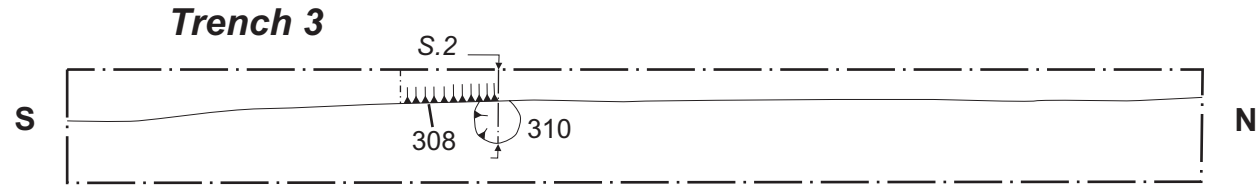
Bump rail against south wall of cart hovel Fig 32

1:750

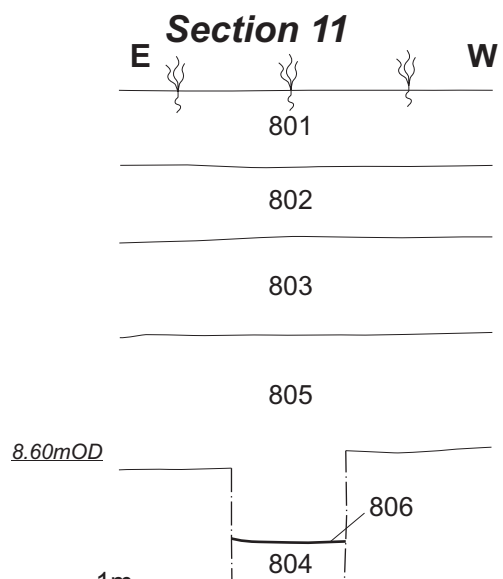
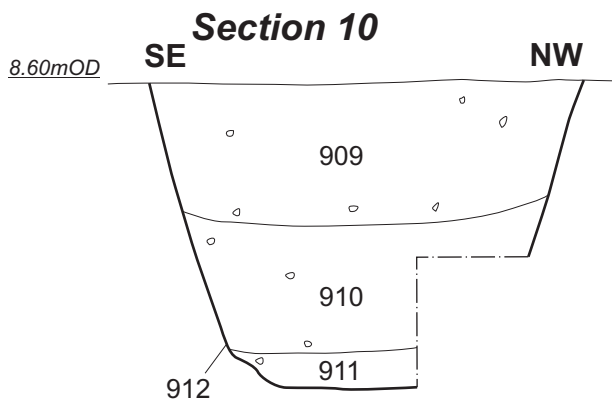
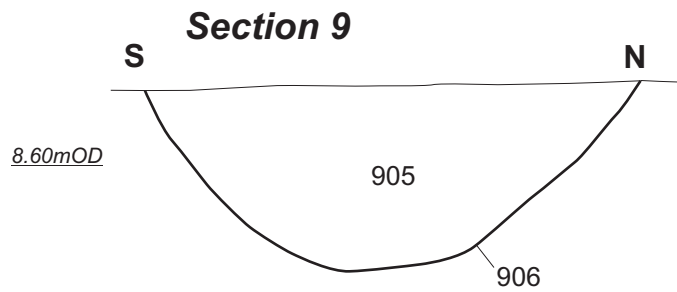
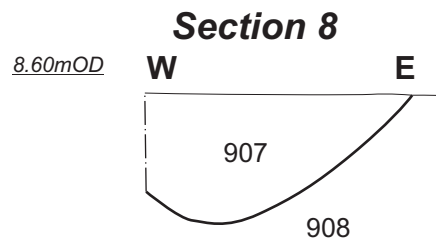
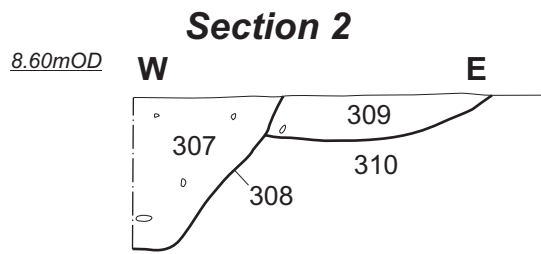
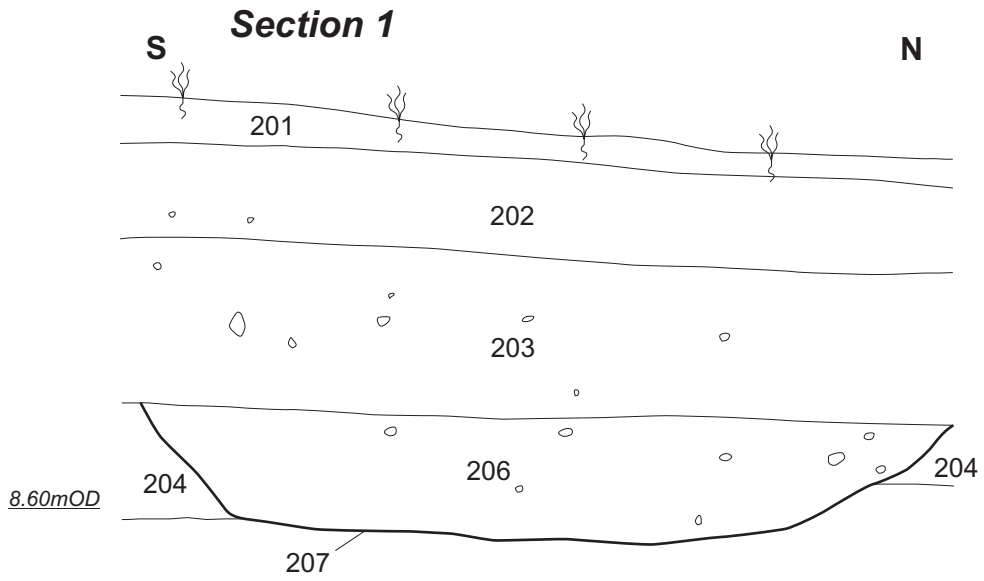


Trench location plan Fig 33

Scale 1:100



Plans of trenches 2, 3, 8 and 9 Fig 34



Sections 1, 2, 8, 9, 10 and 11 Fig 35



Pit [207], looking west Fig 36



Posthole [310] and ditch [308], looking north Fig 37



Ditch [906], looking west Fig 38



Possible pit [908], looking north Fig 39



Possible ditch terminus [912], looking south-west Fig 40



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