



# Northamptonshire Archaeology

## Assessment of Sunny Hill Farmhouse, Old End Padbury, Buckinghamshire June 2012



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Northamptonshire  
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PROJECT DETAILS	
Project title	Assessment of Sunny Hill Farmhouse, Old End, Padbury, Buckinghamshire June 2012
Short description	Northamptonshire Archaeology carried out an assessment of elements of 16/17th-century Sunny Hill Farmhouse, Old End, Padbury, Buckinghamshire. The assessment demonstrated that the partition and chimney are likely to date to 1842 when the facade of the building was rebuilt in brick.
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Future work	Unknown
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Area	
PROJECT CREATORS	
Organisation	Northamptonshire Archaeology
Project brief originator	N/A
Project Design originator	Northamptonshire Archaeology
Director/Supervisor	Tim Upson-Smith
Project Manager	Tim Upson-Smith
Sponsor or funding body	Neil Tanner Associates
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**ASSESSMENT OF SUNNY HILL FARMHOUSE  
OLD END, PADBURY, BUCKINGHAMSHIRE**

**JUNE 2012**

**Abstract**

*Northamptonshire Archaeology carried out an assessment of elements of the 16th/17th-century Sunny Hill Farmhouse, Old End, Padbury, Buckinghamshire. The assessment demonstrated that the partition and chimney are likely to date to 1842 when the facade of the building was rebuilt in brick.*

**1 INTRODUCTION**

Northamptonshire Archaeology (NA) were commissioned by Neil Tanner Associates to undertake an assessment of elements of Sunny Hill Farmhouse, Old End, Padbury, Buckinghamshire, (NGR SP 71537 30509, Figs 1 and 2). The work was carried out in response to the proposed removal of an internal partition wall and a chimney, during works to renovate the property.

**1.1 Legislation**

The assessment conforms to the relevant legislation and guidance, including:

- *National Planning Policy Framework*, Department of Communities and Local Government March 2012
- *The Historic Environment Planning Practice Guide*, English Heritage, 2010
- *Conservation Principles, Policies and Guidance*, English Heritage, April 2008
- *Environmental Impact Assessment: A Guide to Good Practice and Procedures*, DCLG, June 2006
- *Code of Conduct*, Institute for Archaeologists, 2008

**1.2 National Guidance**

The *National Planning Policy Framework* (DCLG) replaced *Planning Policy Statement 5* in March 2012. Of particular relevance are the following chapters which state:

*Chapter 128*

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been*

*consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

#### *Chapter 129*

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

#### *Chapter 132*

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

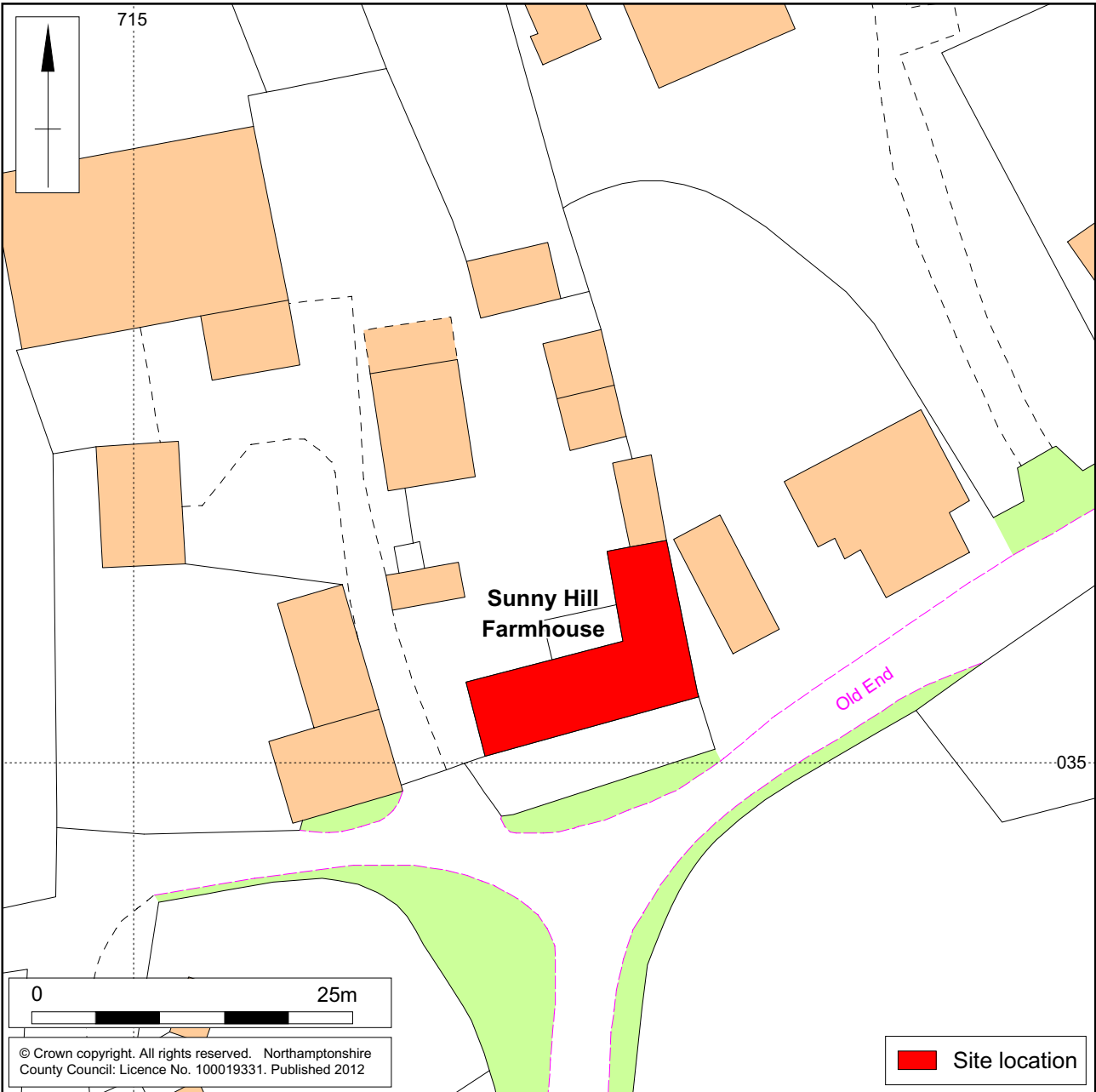
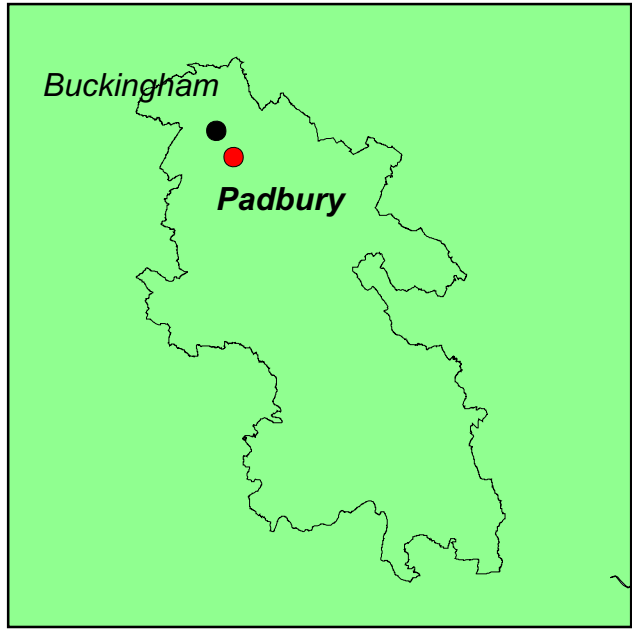
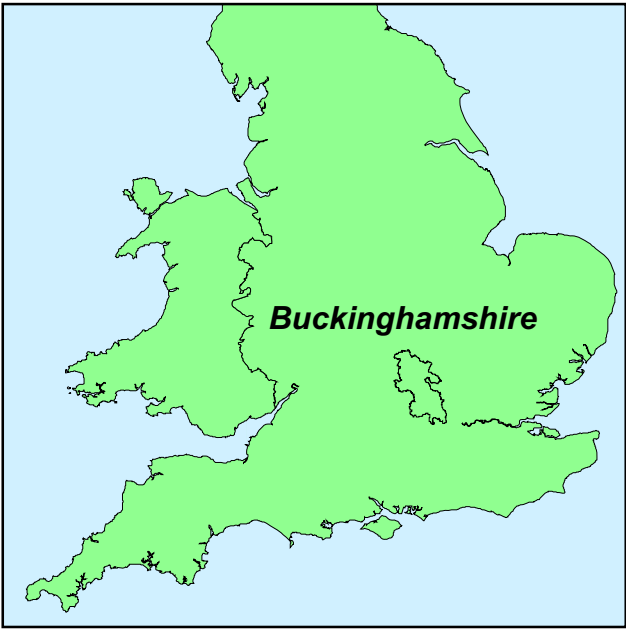
#### *Chapter 135*

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

#### *Chapter 141*

*Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost ((wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*





Scale 1:500

Site Location Fig 1

## 2 HISTORICAL BACKGROUND

The general historical background for Padbury has been covered in the Padbury Conservation Area document (AVDC 2012), the following is extracted from this document.

The name Padbury is Anglo-Saxon in origin and means Padda's Fortress. In the Domesday book of 1086 the village is recorded as *Pateberie*. Padbury is noteworthy during the period of the Domesday survey for being one of the few villages in the country to be retained by a native rather than a Norman family. It remained in this family, who took the name of the de Wolverton after the village of Wolverton, until 1442 when the manor was sold to All Souls College, Oxford.

### ***16th and 17th centuries***

The All Souls College estate map of 1590 (not illustrated), clearly shows that the form of the village has changed very little since the 16th century. With the exception of development of the A413, which sliced through the north-eastern end of the village during the 19th century, the general layout of the roads and position of the buildings in relation to them have changed remarkably little. Comparisons between contemporary maps and the All Souls College Map show that the characteristic opening out of the roads to form triangular shaped areas of open space, for example at Old End, are clearly visible on the 16th-century map and still exist today. Similarly the form of the triangular area of open space between what is now Main Street and Lower Lane shown on the All Souls College map is still legible today despite being infilled during the 19th and 20th centuries. The general characteristic of buildings positioned towards the front of their plots with long thin strips of land to the rear (burgage plots) is also evident in contemporary maps, although this form has in places been blurred by more recent backland development.

### ***18th to early 20th centuries***

The Inclosure map of 1795 (not illustrated), shows very little change in the general form and layout of plots and boundaries in Padbury. There is, however, a noticeable increase in buildings particularly around the edge of the paddocks at Old End and along what is now Bryne Lane. The 19th century also saw the development of the railway. In 1878 a station was opened by The London and North Western Railway company at Padbury. This remained in use until 1964 when it was closed to goods and passengers. Today all trace of the station has been lost following the development of the modern Station Road housing estate.

### ***Sunny Hill Farmhouse***

The following is the listing description for the farmhouse

Grade II

Date listed 20/7/76

House. C16-C17, encased in brick 1842 (date in W. gable). Colour-washed, rubble stone in lower left gable. Thatch roof, hipped to right, large brick stack between left-hand bays. Two storeys, three bays. Barred 3-light casements with cambered heads to ground floor. C19 3-light casements to first floor. C20 door between right-hand bays.

<http://www.imagesofengland.org.uk>

### **3 BUILDING ASSESSMENT**

The building was visited on the 29th June 2012 to carry out an assessment of the partition wall and chimney which are scheduled for removal in the proposed works.

Sunny Hill Farmhouse is a grade II listed building with its origins in the 16th/17th-centuries. The front of the building and the upper part of the west gable were rebuilt in brick in 1842. The east gable end has also been rebuilt in brick although this work appears to be of 20th-century date from the type of brick used.

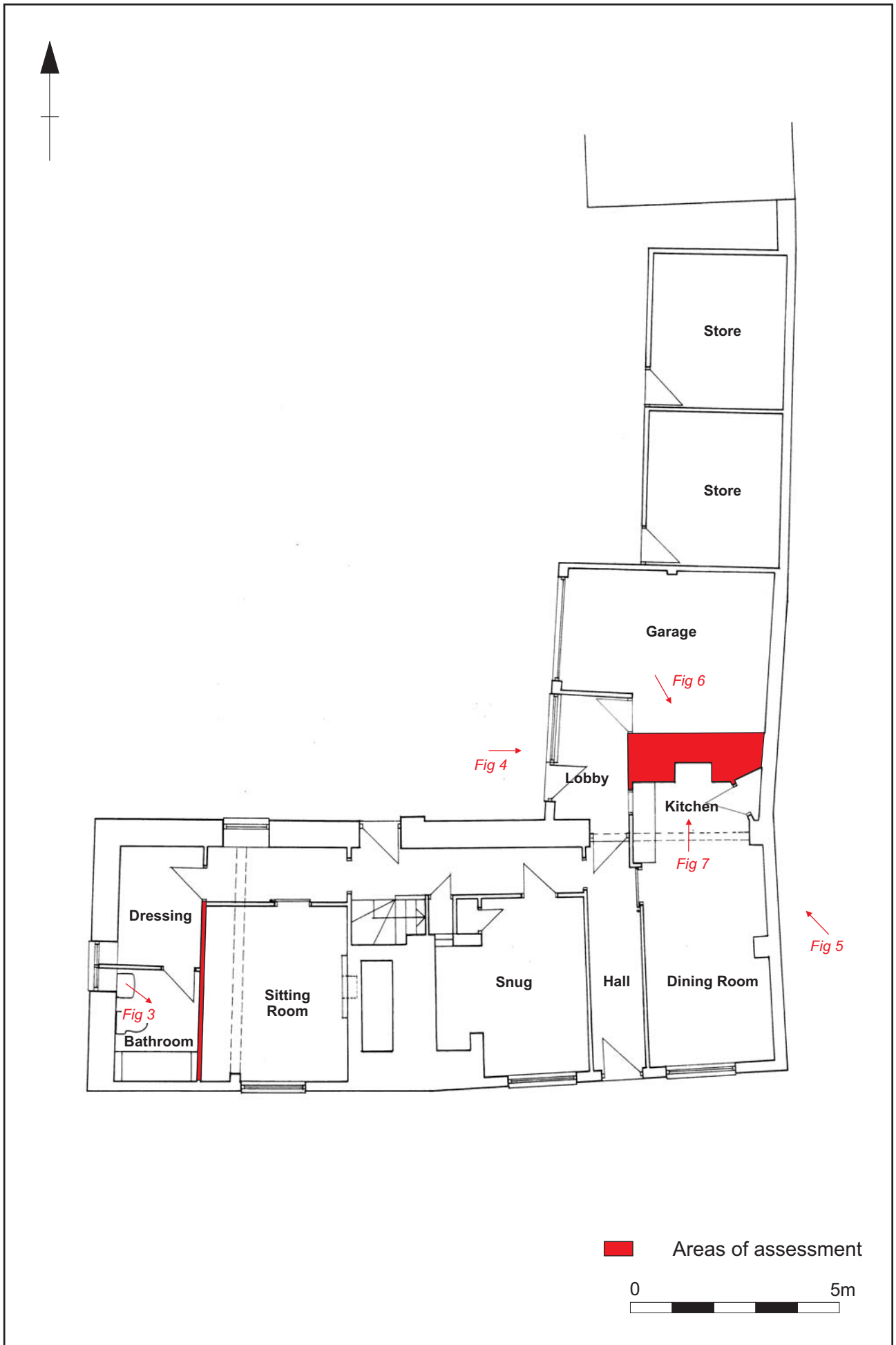
#### **3.1 Internal partition wall**

The internal partition wall which is proposed for removal is located at the western end of the ground floor and divides the sitting room from the former bathroom (Figs 2 and 3).

The partition does not line up with the truss, or with the partition on the first floor, so it does not act as a bay division, the beam representing this is in the sitting room. Its southern end is supported on a brick pier and is not built into the 1842 brick facade of the building.

Where the plaster has been removed from the partition wall it was possible to see that it incorporated several different types of building material. The southern end of the wall has some brickwork in it which appears to be contemporary with the re-fronting of the house in 1842. There are also elements of timber work in the wall in the form of uprights with lath and plaster infill, also there is an area of lath and cob surviving within the wall (Fig 3).

The presence of the brickwork in the wall and the fact it appears to be tied into the brickwork of the 1842 facade would suggest that the wall is broadly contemporary with this work, with later patching of the plasterwork as this has been needed. The sitting room side of the wall has been faced with modern breeze block, the reasoning for this is not immediately clear although it may have been done to provide a flat surface for ease of decorating.



Scale 1:125

Sunny Hill Farmhouse, areas of assessment Fig 2



The internal partition wall

Fig 3

### 3.2 The chimney

The chimney proposed for removal is located within the north-eastern part of the building, in a small extension.

The structure of the chimney is enclosed by a modern lobby area and a garage (Fig 4). Also, the eastern gable of the building has been rebuilt in modern brick which has removed any traces of joins in building work on this gable (Fig 5).

The chimney itself is built in red brick; internally within the garage the back of the chimney structure has been rendered (Fig 6). Within the kitchen area of the house it is clear that the wall into which the fireplace for the chimney has been inserted is stone and that the fireplace has either been inserted or altered to its current form (Fig 7).

The use of brickwork would again indicate a 19th century date for the work and it is reasonable to infer that this work may also have taken place in 1842 when clearly the house underwent an extensive renovation/rebuild.

Due to the rebuilding of the eastern gable end it is not possible to ascertain the date of the stone wall into which the chimney is set.



The chimney and modern lobby area

Fig 4



The eastern gable end

Fig 5



The rear of the chimney structure in the modern garage extension Fig 6



The fireplace opening for the chimney in the kitchen

Fig 7

#### 4 CONCLUSIONS

The two elements which were assessed are clearly part of the historic fabric of the building, but they do not appear to relate to the origins of the farmhouse. The extensive use of brick in both elements would indicate that they both are likely to date to 1842 when the front of the property was rebuilt in brick, which would have been a major piece of building work.

Further detailed recording would be necessary to confirm a more detailed chronology of these elements within the wider development of the building.

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