

# Northamptonshire Archaeology

Archaeological building recording  
and desk-based assessment at  
New Buildings Farm, Hanslope,  
Buckinghamshire.

March 2007



Joe Prentice

March 2007

Report 07/40

**NORTHAMPTONSHIRE COUNTY COUNCIL  
NORTHAMPTONSHIRE ARCHAEOLOGY  
APRIL 2007**

**ARCHAEOLOGICAL BUILDING RECORDING AND DESK-BASED  
ASSESSMENT AT NEW BUILDINGS FARM,  
HANSLOPE, BUCKINGHAMSHIRE  
MARCH 2007**

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**QUALITY CONTROL**

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**OASIS REPORT FORM**

<b>PROJECT DETAILS</b>		
Project name	Archaeological building recording and desk-based assessment at New Buildings Farm, Hanslope, Buckinghamshire	
Short description (250 words maximum)	New Buildings Farm, Hanslope, Buckinghamshire was built during the middle years of the nineteenth century. Originally the living accommodation provided was in the form of two back-to-back cottages. These were later converted into a single farmhouse with an additional range containing a dairy, wash-house and bakery. The farmhouse has been derelict for almost fifty years and is to be demolished.	
Project type (eg DBA, evaluation etc)	Building recording and desk-based assessment	
Site status (none, NT, SAM etc)	None	
Previous work (SMR numbers etc)	No	
Current Land use	Derelict buildings	
Future work (yes, no, unknown)	Unknown	
Monument type/ period	Post medieval	
Significant finds (artefact type and period)	No	
<b>PROJECT LOCATION</b>		
County	Buckinghamshire	
Site address (including postcode)	New buildings Farm, Bullington End, Milton Keynes, MK19 7BQ	
Study area (sq.m or ha)	Farmhouse building	
OS Easting & Northing (use grid sq. numbers)	SP 81655 44925	
Height OD		
<b>PROJECT CREATORS</b>		
Organisation		
Project brief originator	Milton Keynes Council	
Project Design originator	Joe Prentice	
Director/Supervisor	Joe Prentice	
Project Manager	Steve Parry	
Sponsor or funding body	Mr D Webber	
<b>PROJECT DATE</b>		
Start date	6 March 2007	
End date		
<b>ARCHIVES</b>	<b>Location (Accession no.)</b>	<b>Content (eg pottery, animal bone etc)</b>
Physical		
Paper		
Digital		
<b>BIBLIOGRAPHY</b>		
Journal/monograph, published or forthcoming, or unpublished client report (NA report)		
Title		
Serial title & volume		
Author(s)		
Page numbers		
Date		



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**ARCHAEOLOGICAL BUILDING RECORDING AND DESK-BASED  
ASSESSMENT AT NEW BUILDINGS FARM,  
HANSLOPE, BUCKINGHAMSHIRE**

*Abstract*

*New Buildings Farm, Hanslope, Buckinghamshire was built during the middle years of the nineteenth century. Originally the living accommodation provided was in the form of two back-to-back cottages. These were later converted into a single farmhouse with an additional range containing a dairy, wash-house and bakery. The farmhouse has been derelict for almost fifty years and is to be demolished.*

**1 INTRODUCTION**

1.1 Mr D Webber is the current owner of New Buildings Farm, Hanslope, Buckinghamshire (NGR SP 81655 44925, Fig 1). Milton Keynes Council has requested that, in accordance with a written scheme of investigation (WSI), archaeological building recording and limited desk-based assessment should be undertaken on the farmhouse since it is to be demolished and a new building constructed to replace it (Planning Application No. 06/389/OUT). As a consequence of this, a Level III response is considered appropriate. Only the farmhouse was studied at this stage; the remainder of the farm complex was not included.

1.2 The farmhouse has been derelict for approximately fifty years and all of the openings filled by breeze blocks. No access was available prior to the preparation of the WSI, although some of the blocking had been removed shortly before to allow access and light into the property. Though much of the roof remains, water ingress has caused parts of all of the upper floors, the chimney stack and the staircase to collapse.

**2. OBJECTIVES AND METHODOLOGY**

2.1 The general objectives of the recording were:

- To set the building into a local historical context using basic map regression to trace the development of the site
- To provide a general written, drawn (plan and vertical section if possible) and photographic appraisal of the historic resource which constitutes the building

To provide information about the historic development of the building, in order to constitute an archive record before demolition.

2.2 More specifically, the work:

Provided a comprehensive appreciation of the building in relation to other structures which constitute the farm complex. The report includes a phased development plan of the building and an analysis of the function of the individual rooms and their working where such evidence exists.

Desk-based assessment has been undertaken in the Milton Keynes Record Office to identify maps and other documents relevant to the property.

2.3 The following collections were consulted for the information they held:

- Milton Keynes Record Office
- The owner's own data as appropriate

The work consulted historic maps, surveys and other documents to trace the development of the farm complex.

Extracts from relevant maps have been reproduced to illustrate changes in layout of the farm.

2.4 The scope of the building recording was limited to the farmhouse building although this was placed in the wider context of the farm. This appraisal of the setting primarily took the form of a photographic record to set out the relationship to other buildings and by the use of historic maps. The buildings were recorded in accordance with the standards, conventions and specifications defined in the English Heritage procedural guidance (2006) to level III, and in particular the records made as part of the work conformed to the following:

Written Account on a complete building and room-by-room basis. This took the form of pre-printed record forms, filled in with free-text and cross-referenced to other record types.

Drawn Record comprising the production of a scaled plan at ground and first floor level including the single storey extension to the rear of the house. This shows the developmental sequence, including alterations to openings and the materials of the original structure and any subsequent alterations.

Photographic Record employing both general and specific photographs to show exteriors, all general interiors and specific items and fixtures/fittings, if significant.

### 3. DESK-BASED ASSESSMENT

3.1 The name, New Buildings Farm, suggests that it is a relatively recent creation and this is upheld by the map evidence. The first recorded map of the site is the 1815 Ordnance Survey surveyors map (Fig 2). This shows that the farm had not been built at that date although a road or track runs eastwards from Bullington End towards where the farm was later built. By 1881 the farm complex as it now stands is present, along with a further range of buildings to the north-east, since demolished (Fig 3). To the south-west of the cottages is a pond. The original cottages, which later became one house, and the addition to the north which includes the dairy and bake-house are present. From this we can indicate that the farm was created between 1815 and 1881, and stylistically the middle of this date range seems the most likely, perhaps around 1850. The fact that Welsh slate is used throughout suggests that it is not likely to be earlier than this date since Welsh slate was not widely used until the coming of the railways in the middle years of the nineteenth century. It is not clear what the range of barns to the north-east of the house was used for, but they had gone by 1925, although the pond is still present (Fig 4). The house layout remains unchanged. The 1987 Ordnance Survey map depicts the same layout though the detail is not so great, but the pond has gone.

3.2 Copies of deeds held by the present owner show that in 1963 the farm was conveyed from Joan Isabel Fermor-Hesketh, widow of the Honourable John Breckinridge Fermor-Hesketh, of Cosgrove Hall (died 8 November 1961), to Mr Reginald Wilfred Gascoigne Humfrey of Park Farm, Hanslope. It appears from the same document that Fermor-

Hesketh had acquired the farm in 1931 from Harry Grant Thorold of Cosgrove Hall. Its previous history is at present unclear, though it may have been part of the Cosgrove Hall estate since it was built. It has not been inhabited for many years, perhaps since the sale in 1963.

#### 4. BUILDING RECORDING

- 4.1 External description. The cottage, or farmhouse, lies on the south-eastern side of the farm complex (Figs 1 and 5). It sits in a shallow valley sloping down to the south. The farmhouse is a rectangular building (8.95m x 7.0m [29 feet 4 inches x 23 feet]) built of coursed limestone rubble with dressed quoins, covered by a hipped Welsh slate roof (Plate 1). The south side has four windows, two to each floor, symmetrically placed with stone sills and red brick segmental arches over. The western side overlooks the farmyard and has a doorway in the southern end giving access to the western side of the building; the same side has two windows to each floor (Plate 2). The north face of the building has only a single doorway and no windows. The eastern face is similar to the western, with a door but only one window on the ground and first floors (Plate 3). To the rear (north) of the farmhouse is a single storey range built of limestone rubble walls laid in a pitched fashion externally, and coursed internally along with some areas built of red brick (Plate 4). The corners of the walls are of dressed limestone and the window lintels are of brick forming a decorative pattern by using alternate coloured bricks. This range contains a small store, washhouse and bread oven, a larger cool storeroom/dairy and a corridor/lobby (Fig 5). There is no direct link into the farm yard or buildings; access must have been northwards around the eastern side of the barns or southwards through a hand gate at the south-west corner of the farmhouse. The house has been described as it is at present, an interpretation of the phasing and alterations will be made below. The house has not been inhabited for approximately fifty years; there are no indications that it was ever supplied with running water or electricity.
- 4.2 Internal description. The rooms of the house have been given numbers and also names, though the latter are modern interpretations and will not necessarily be the names used by the former inhabitants. All external walls are built of stone throughout their full thickness; the north-south spine wall is built in the same way (Fig 5). The east-west internal dividing walls are built of a single thickness of red brick. The building was originally two semi-detached cottages comprising two rooms to each floor; at an unknown later date they were made into one house by knocking connecting doors through the north-south spine wall on both floors and removing the staircase in the western half. The additional rooms to the north of the house (containing a cool store/dairy, wash house and bakery) were probably added at the same time. All of the ceilings were of lime plaster over split laths nailed onto oak joists (150mm x 45mm, 6 inches x 1.75 inches) running north-south, and all were lime or white-washed white.
- 4.3 Room 1, 3.9m x 2.65m (12 feet 10 inches x 8 feet 8 inches). Entered via a doorway in the north wall, this room is thought to have latterly served as a kitchen, and has two further doorways; one each in the south and east walls, all doors are now missing (Fig 5, Plates 5 and 6). The walls on the east, west and north sides were covered with lime plaster and painted with distemper or lime-wash variously yellow ochre, red, green and blue. There is no skirting board. The south wall is built of red brick with a single horizontal bonding timber and is painted in the same colours as the rest of the room, but not plastered. The floor is of red clay paviors (230mm x 120mm, 9 x 4.5 inches) overlaid by linoleum. The northern door frame is of oak and is painted a plum red colour, only the eastern timber jamb and the lintel survive, the embrasure of the doorway is plastered. The eastern jamb retains a drop latch catch indicating the door was hinged on the western side and opened outwards. The door in the south wall was hinged on the eastern side with a drop latch

catch surviving on the western jamb. The door in the east wall was hinged on the south side but no catch survives. The window in the west wall has been blocked but retains its timber sill, boarding to the sides and lintel and a simple decorative architrave. Externally there is evidence to indicate that though it was originally a horizontal sash, latterly this was fitted with a casement window, hinged on the north side. The woodwork is all painted white. In the north wall is a fireplace fitted with a cast iron cooking stove (Plate 7). The fireplace and chimney breast are a later insertion and are not bonded fully into the north wall. The fireplace opening has a shallow arch over a shaped iron strap with edge set bricks in two courses. The fire surround has been removed but appears to have been made of wood. This fireplace would have been added after the two cottages were made into a single house, and presumably at the same time as the north door was added. To the west of the fireplace in the alcove formed by the chimney breast is a simple home made cupboard. The only other fixture is a plank shelf attached to the south wall. Due to collapse of the first floor it was possible to see the joists and these showed that there had originally been a staircase on the east side of the room (Plate 8). A trimmer survives with sockets for the top of the string. On the east wall itself a sloping scar in the plaster indicates the line of the string against the wall and by measuring the size of the existing staircase in Room 2 and transferring that layout into this room it places the foot of the staircase in front of the door in the north wall. This indicates that this doorway is secondary, as does the fact that it is finished in a different way to those in the two southern rooms; these both have boarded jambs, the north doorway simply has plastered jambs as does the connecting door from Room 1 into Room 2. This layout shows that the building was built as two back-to-back cottages which explains the two external doors in the east and west walls.

- 4.4 Room 2, 3.9m x 2.65m (12 feet 10 inches x 8 feet 8 inches). Entered via Room 1 this room was a small hallway containing the base of the stairs with a separate store room at the eastern end (Figs 5 and 6, Plates 9 and 10). The north, east and west walls were lime plastered and painted white, pale green and pink, the south wall was painted but not plastered. Against the west wall the timber staircase remains (Plate 9). Formed simply by boxing in the timber treads and risers with vertical tongue and groove pine boards (140mm wide) the lower end was enclosed by a door hinged on the north side, now missing. Although nothing now survives at the lower end of the staircase it is likely, due to the space available, that at the foot the treads were angled around the inside of the corner (Fig 5). A single iron coat hook indicates that the outer surface was used for hanging clothing on. The space beneath the stairs was used as a cupboard; the door here survives and is of vertical pine boards, ledged but not braced, on strap hinges. A simple wooden swivel catch closed the door on the east side. The underneath of the stairs sits uncomfortably across the connecting door from Room 1, this is because this opening is secondary (Plate 11). The eastern end of the room was closed off to form a walk-in store by the insertion of a single thickness brick wall (at the southern end missing bricks show that the south wall had been painted before this wall was added) with a central doorway (Plate 10). The store was fitted with six timber shelves (pine), three on each side with the lowest being 700mm wide and the upper two 300mm wide. The door, hinged on the north side, is missing but a narrow horizontal space over the door frame was fitted with slats to provide ventilation. It is probable that this served as a pantry or other food store. The window was fitted with horizontal sashes, now missing. The door in the south wall of Room 2 is missing but was hinged on the west side. All the woodwork of the room, including the window is painted white or green.
- 4.5 Room 3, 3.9m x 3.45m (12 feet 10 inches x 11 feet 4 inches). Entered from Room 2, all of the walls are plastered, painted and then wallpapered (Figs 5 and 6, Plates 12 and 13). An original door in the east wall allowed external access; this door remains *in situ* but is only visible from the outside as the inner surface has been bricked in (Plate 14). The door is vertically boarded in pine and hinged on the north side, set into an oak frame, within an internally boarded embrasure. The door sill is a single slab of York stone. The room has a

single window in the south wall, bricked in internally but externally the frame survives and indicates that it held a horizontal sash comprising two six light panels. The floor is of red quarry tiles 150mm x 150mm (6 inches square). The west wall contains a fireplace of brick construction containing a cast iron cooking stove (Plate 15). The stove was made by A R & W Cleaver, Northampton as indicated by this name being cast into the door of the oven (Photograph in archive). The stove appears to be secondary as the depth of the fireplace has been reduced slightly by the insertion of an additional brick backing. The wooden surround partly survives and shows that it was made from pine planks forming the jambs and lintel with a plain mantel shelf above. There is a simple skirting board comprising an un-moulded plank painted plum red. There were no other fixtures or fittings in the room apart from occasional nails in the walls indicating the former presence of pictures.

- 4.6 Room 4, 3.9m x 3.45m (12 feet 10 inches x 11 feet 4 inches). Almost identical to Room 3 in reverse, but with an additional window in the west wall (Fig 5). The east, south and west walls were plastered, painted and wallpapered (Plates 16 and 17). The floor is of red quarry tiles 150mm x 150mm (6 inches square). The door in the west wall remains *in situ* and is vertically boarded, ledged and braced of pine construction, fitted to an oak frame set within a boarded embrasure (Plate 17). The door has the original lock plate and brass knob with a single draw bolt fitted towards the top, all painted in plum coloured oil paint. In the east wall is a fireplace of brick construction that has been narrowed but now contains neither grate or stove (Plate 16). The wooden surround, probably identical to that in Room 3, has been removed. The room has a window in the south and west walls, bricked up internally but externally the frames survive and indicate that they held horizontal sashes comprising two six light panels. There is a simple skirting board comprising an un-moulded plank painted plum red. There were no other fixtures or fittings in the room apart from occasional nails in the walls indicating the former presence of pictures.
- 4.7 Rooms 5, 6, 7 and 8, first floor. None of the upper floor area was accessible due to collapse but the basic room layout follows that of the ground floor, and by measuring through holes and estimating the sizes of the fireplaces by counting bricks, and measuring the same on the ground floor, a plan has been created (Fig 5). All windows appear to have been horizontal sash arrangements. Some photographs were taken through the holes in the floorboards and are retained in archive. The roof was similarly inaccessible but measurements were taken to record the level of the ridge line. It is not clear if the roof structure was of oak or pine, although as the other internal timber framework was of oak, the same wood is likely to have been used for the roof.
- 4.8 Room 5, 3.9m x 2.65m (12 feet 10 inches x 8 feet 8 inches). The top of the staircase and landing (Fig 5, Plate 18). The walls follow the same layout as on the ground floor and are constructed of the same materials. A single window lit the room from the east side and the walls are all plastered and painted. There is a faint scar on the north wall indicating the former presence of a timber screen which would have enclosed the top of the stair and made the remainder of the room usable as a bedroom.
- 4.9 Room 6, 3.9m x 3.45m (12 feet 10 inches x 11 feet 4 inches). A bedroom at the south-east corner of the house with a single window in the south wall (Fig 5). The floor boards are of oak and the room has a small fireplace in the west wall which has been mostly removed; there is a fragment of the cast iron grate indicating that it had an arched top, but the wooden surround is missing. The walls were painted and there is no skirting board.
- 4.10 Room 7, 3.9m x 3.45m (12 feet 10 inches x 11 feet 4 inches). A bedroom at the south-west corner of the house, the same as Room 7 but with a second window in the west wall, presumably to allow a view over the stock yard (Fig 5, Plate 2). The fixtures and fittings are the same as room 7 but none of the fireplace survives (Plate 19).

- 4.11 Room 8, 3.9m x 2.65m (12 feet 10 inches x 8 feet 8 inches). What originally would have been the top of the stairs, and a small bedroom, a mirror image of Room 5 (Fig 5, Plate 20). After the removal of the staircase the former opening had been boarded over so that the whole room could be used as a bedroom with a small lobby giving access to Room 7. The brick chimney breast rising through the room against the north wall served the secondary fireplace in Room 1 below, but there was no grate on the first floor.
- 4.12 Room 9, 1.5m x 2.7m (5 feet x 8 feet 10 inches). This small room formed a lobby serving the north doorway into the house and also to Room 10 immediately to the east (Fig 5, Plate 21). Built of coursed limestone rubble internally, and pitched limestone externally on the west side, it is butt-jointed against the north wall of the house indicating that it is secondary and must have been added at the time the north door was added and the two cottages made into a single house. The wall on the east side is of red brick, and neither side was plastered, just painted. The floor was of red clay paviors (230mm x 120mm, 9 x 4.5 inches). The roof was almost entirely missing, but enough remained to suggest that it had a shallow fall to the west from the western side of the pitched roof covering the adjacent room (Fig 6, Plate 21). The roof timbers were of pine and covered in Welsh slate. A window in the west wall had been blocked and only enough timber remained to indicate that it was pine, but not enough to suggest whether it was sash or casement. The door in the north end of the lobby was missing but had been hinged on the western jamb and opened inwards.
- 4.13 Room 10, 4.25m x 3.15m (14 feet x 10 feet 4 inches). Built of coursed limestone rubble on the interior of the east and north sides (the stone work is pitched on the exterior of the east side), brick on the west and utilising the north wall of the house on the south side (Fig 5). Entered through a doorway in the west wall the room originally had a second door in the east wall, later made into a window (Plate 4). The door in the west wall is vertically slatted indicating that it was important to have good ventilation (Plate 22). The north and south sides of the room were fitted with timber shelves supported on brick piers suggesting a store room; the good ventilation and the position on the north side of the house indicate that this may have been used as a dairy. The floor is of red clay paviors (230mm x 120mm, 9 x 4.5 inches). The roof was pitched and made of pine supporting Welsh slate (Fig 6). The ceiling had been plastered, though all that survived were the nails with which the laths had been fitted to the underside of the ceiling joists.
- 4.14 Room 11, 2.6m x 2.45m (8 feet 6 inches x 8 feet). This small room at the northern end of the later range comprises a bread oven, cast iron range, water heater and stone sink (Fig 5, Plate 23). The north wall is of pitched limestone externally though it is coursed internally, and coursed on the south and west walls; the eastern wall is of red brick. The room is entered from the west through a door that was hinged on the northern side of the oak jamb; the door is missing. The floor is of red bricks laid flat. In the north wall is a window fitted with two six light casements, the eastern fixed, the western opening and hinged on the central mullion (Fig 5, Plate 24). On the outer face of the wall the window has a shallow segmental lintel of alternating red and blue bricks, the only decorative use of brick on the farm house building. Beneath the window is a large shallow stone sink supported on two brick piers. The lead pipe draining water from the sink leads out through the wall, but there is no indication of a pipe bringing water in, and it is thought that the water may have been supplied from a hand pump situated on the southern wall of the farmyard and marked on both the 1881 and 1925 Ordnance Survey maps (Figs 3 and 4). In the north-east corner of the room is a red brick "copper" or water heater (Plate 25). The curved wall of the structure contains the stoke-hole with a cast iron door and ash box at the lower level, above which the copper or cast iron cauldron was situated. The smoke from the stoke-hole was vented via a flue on the west side, now collapsed to the level of the top of the cauldron, but originally venting at the apex of the gable on the north side. This feature is secondary as none of the brickwork is bonded into the north wall. In the east wall is the bread oven and



cast iron range which are contemporary with the room (Plate 25). The range would have been used to create hot coals and ash which would have been shovelled into the oven and the door then closed while the brickwork heated up. After a given amount of time, the coals and ashes would have been raked out and the bread placed in the oven to bake. The oven is made entirely of red brick and has a typical oval shape in plan, with a shallow vaulted roof (Plate 26). The flue rises above the stove and would have vented at the apex of the roof which was made of pine and covered in Welsh slate.

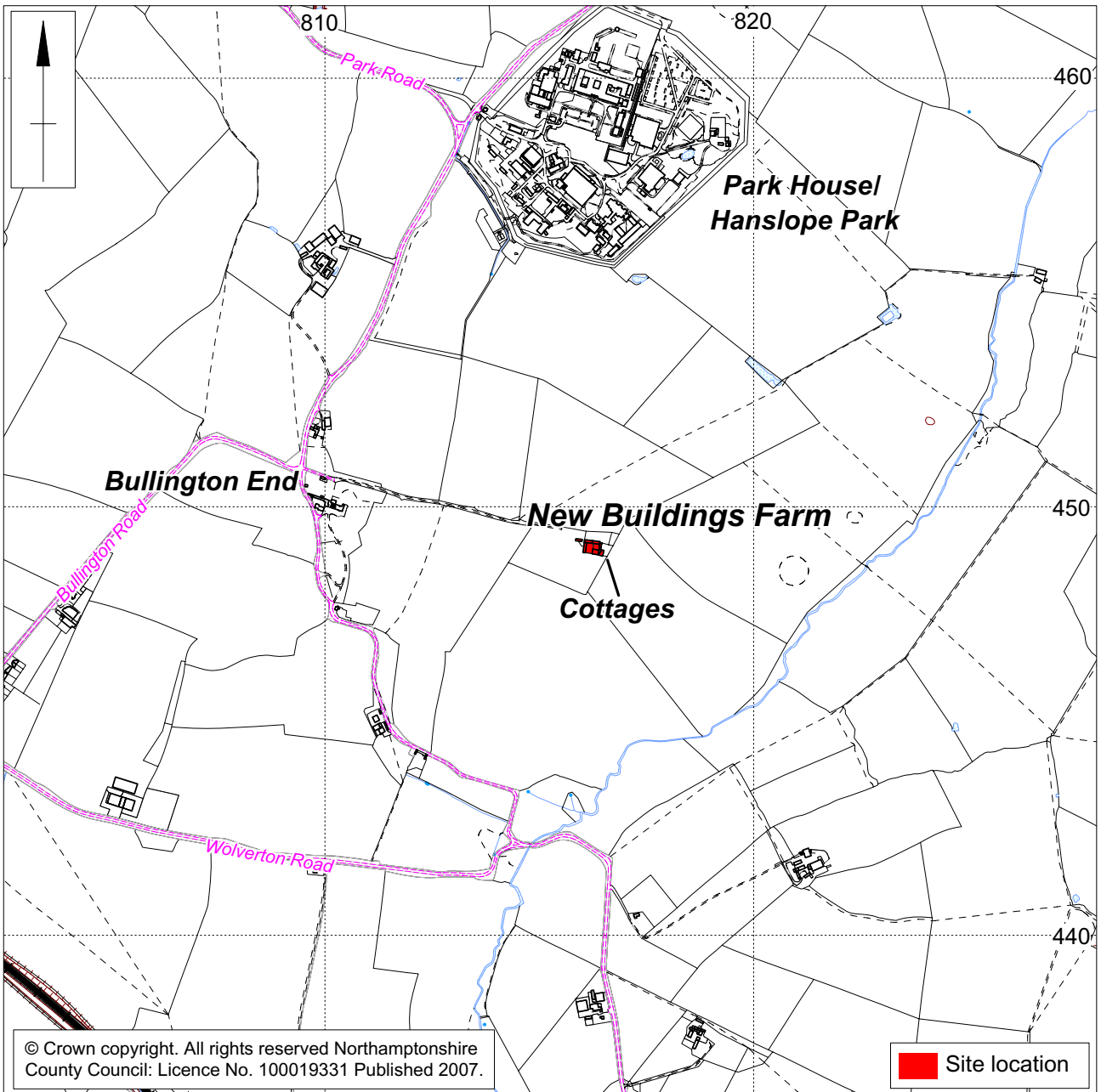
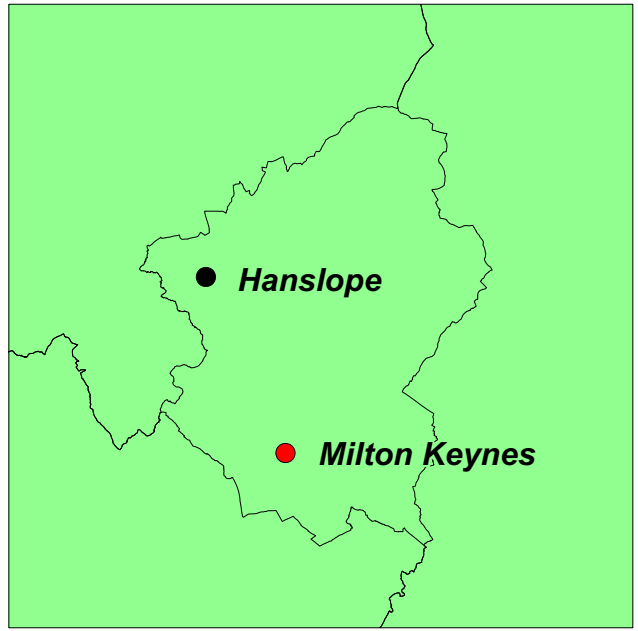
- 4.15 Room 12, 1.4m x 1.15m (4 feet 6 inches x 3 feet nine inches). This small room is accessed from the north side through a doorway fitted with an oak frame (Fig 5, Plate 27). The door, now missing, was hinged on the eastern side. The room, though very small, was plastered and whitewashed which suggests that it may have been a privy as it would be unusual to plaster a simple small store room in this location (all other rooms in this range are plastered). Unfortunately there were no internal fixtures and fittings to support this hypothesis, and the room was filled with rubbish. This made it difficult to examine the floor, which may have had differing surfaces indicating the presence of a seat. Its use remains unclear; only a few metres away there is a brick privy on the east side of the nearest barn, in which evidence of use does survive. It seems odd that there would be two privies so close to each other, so the small, plastered room may have been for storage of dry materials, its position at the back of the bread oven, and later, the copper, would have kept the room warm and dry.

## 5. CONCLUSION

- 5.1 New Buildings Farm barns and cottages date from the nineteenth century, most likely circa 1850. They were purpose built in a single phase, though the cottages were later converted into a single farmhouse with additional rooms being added to the north side to make the complex more comfortable and self-sufficient. Although the barns have not been recorded as part of the present exercise, they are an integral part of the complex and were briefly examined during the recording exercise to place the cottages in the context of the whole farm. The cottages were placed at the south-east corner of the group giving them immediate access to the barns and stockyard but also allowing a garden to be laid out on the eastern side. Unusually there is no access directly into the barns from the cottage side meaning that people had to walk either around the eastern side and into the barns from the north, or westwards and into the stockyard from the south. Constructed of local limestone they were well built, and by the standards of the day were well fitted internally. The use of pitched stone on many of the farm barns and in the later addition to the house may be indicative of the work of an individual local builder as this type of pitched or herring-bone work is found in other buildings locally (pers, comm. Brian Giggins).
- 5.2 Phase One. The cottages originally comprised a simple semi-detached arrangement with access to each building from the east and west sides. In each half the southern room was the principal living area as this contained the fireplace on both floors, comprising a cast iron stove for cooking as well as providing heat on the ground floor and a small grate in the bedrooms above. The northern rooms on the ground floor were probably used for storage and also contained the foot of the staircase. There were no fireplaces in these rooms. Upstairs the layout was similar, with the southern room benefiting from a fireplace but the northern room was unheated. It is possible that each was occupied by a single farm worker rather than a family, though by nineteenth century standards the cottages were not exceptionally small. Indeed, the standards of construction are good throughout, with architrave around all of the windows, skirting boards in the front rooms, good tiled floors and cast iron stoves. The windows were all fitted with horizontal sash arrangements. The layout is entirely symmetrical apart from the window arrangements; on the western side there is an extra window on both ground and first floor in the southern rooms, almost

certainly so that the occupant of that half could keep an eye on the livestock in the farmyards.

- 5.3 Phase two. At an unknown date, but before 1881, the cottages were converted into a single house, and also benefited from the addition of a small cool store/dairy with a wash-house and bakery to the north. This implies that a family rather than farm workers lived here at this stage, and in doing so needed to be provided with such equipment as to be relatively self-sufficient given the location some way out of the village. The central spine wall of stone which formerly divided the two halves was breached to provide a link; two staircases were no longer needed, so the westernmost was removed. The top of the staircase was boarded over and a wooden screen erected to make a small lobby giving access to both bedrooms in the western half. A new doorway through the north wall gave direct access to the new dairy and wash-house/bakery and at the same time a third fireplace was provided in the house giving it a kitchen, front room and parlour. The insertion of the screen wall in the east end of the room containing the staircase provided a pantry fitted with wooden shelves. Both of the original cottage doors were retained, that to the west giving access to the farmyard, that to the east the farmhouse kitchen garden which still retains in fragmentary condition a stone boundary wall to keep livestock out. At this stage the farmhouse must have been a comfortable home with all necessary fittings to provide a good standard of living.
- 5.4 It is not known for certain when the house was last occupied. Perhaps it was at the time it was sold in 1963, but there are no modernisations and there is no indication that electricity was supplied to the house, though a bracket attached to the north-west corner indicates that it was supplied to the farm. Internally there is no water, toilet, sink or bathroom in the main house, so what was at the end of the nineteenth century a comfortable farmhouse had become an old fashioned, low standard and probably un-lettable house. Following the Second World War expectations were much higher, and electricity and running water were no longer luxuries. Also the farming economy had changed, increasing mechanisation needed fewer workers and more people had cars. The previously isolated farm buildings could easily have been visited night and morning by the farmer who could live elsewhere. It appears not to have been worth the expense of modernising the building and so it was abandoned and then bricked up to avoid vandalism. Although some of the interiors have suffered some deliberate damage (all internal doors are missing and some fireplaces have been removed or damaged), this bricking up largely preserved the building until the failure of the slates allowed water to rot the timbers of the roof and floors.
- 5.5 The farmhouse is a good example of a purpose built, (though it can not be considered a model farm) structure at a time when investment in the farming economy was relatively high. Converted from two cottages to become a farmhouse soon after completion, it allowed a family to live there in some comfort. Its relatively isolated position coupled with the changing farming economy, social expectations and lack of investment led to its abandonment sometime during the middle of the twentieth century.

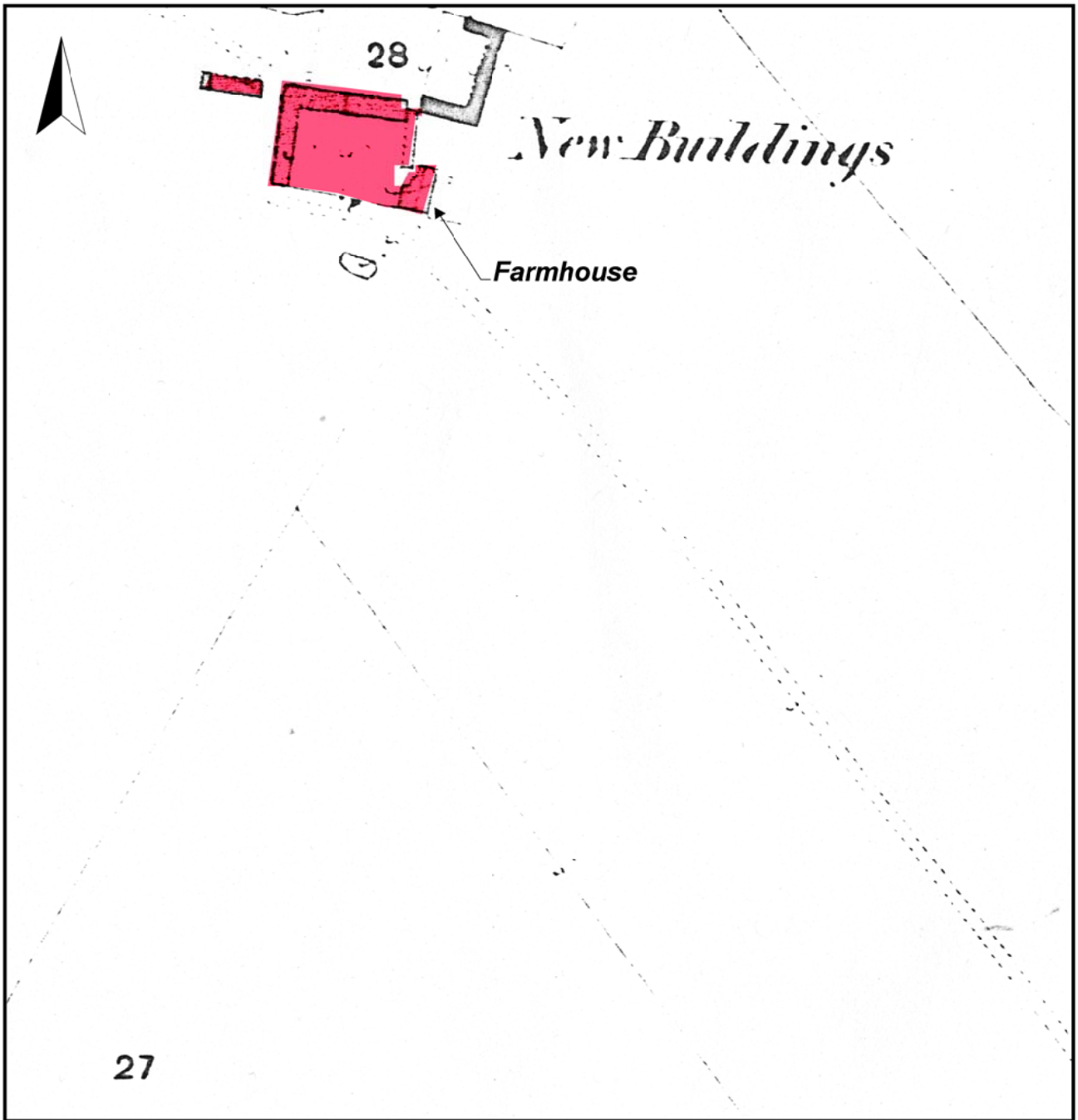



Scale 1:15,000

Site location Fig 1

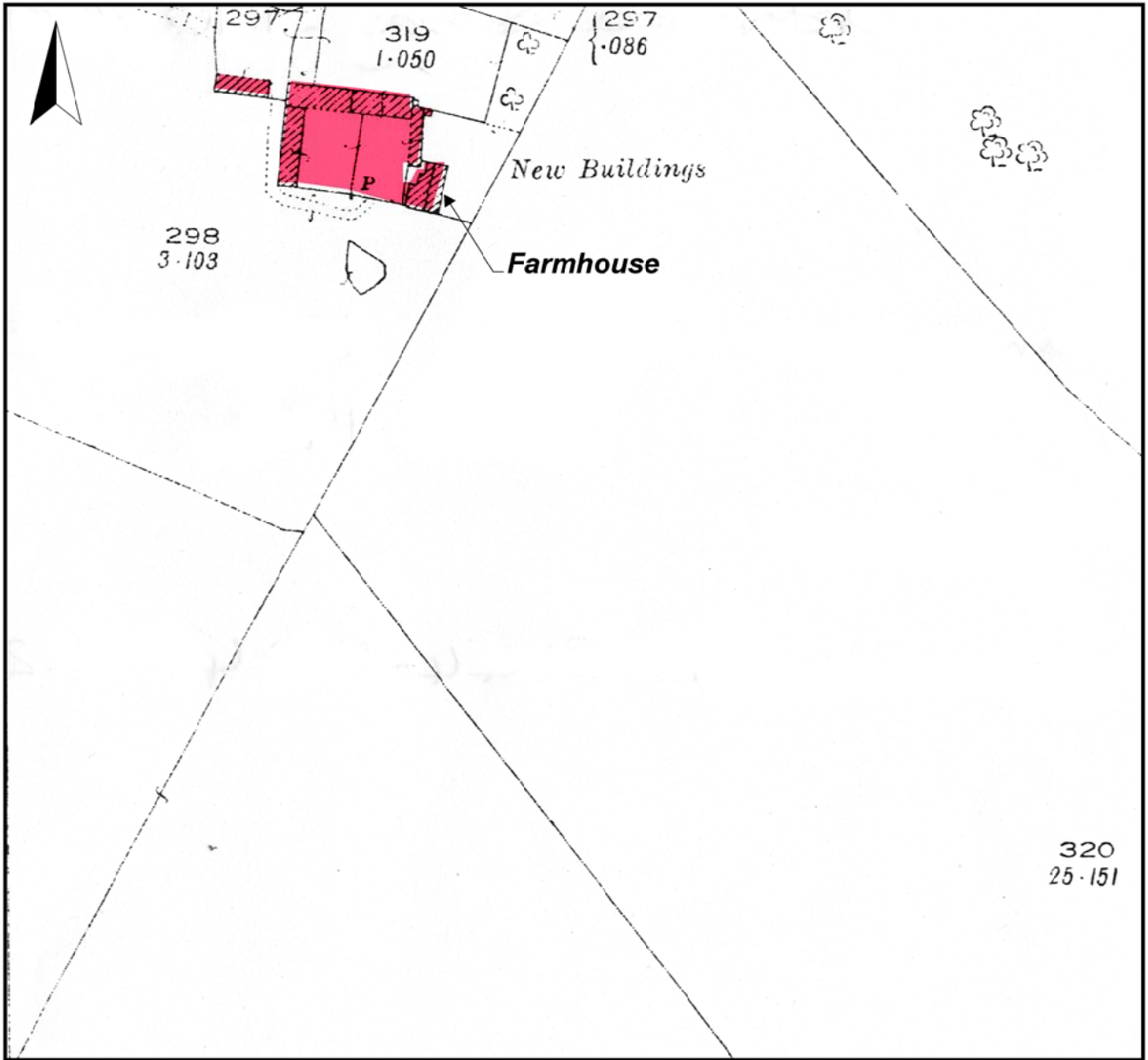



1815 Ordnance Survey surveyors map Fig 2



 Site boundary

1881 Ordnance Survey map Fig 3

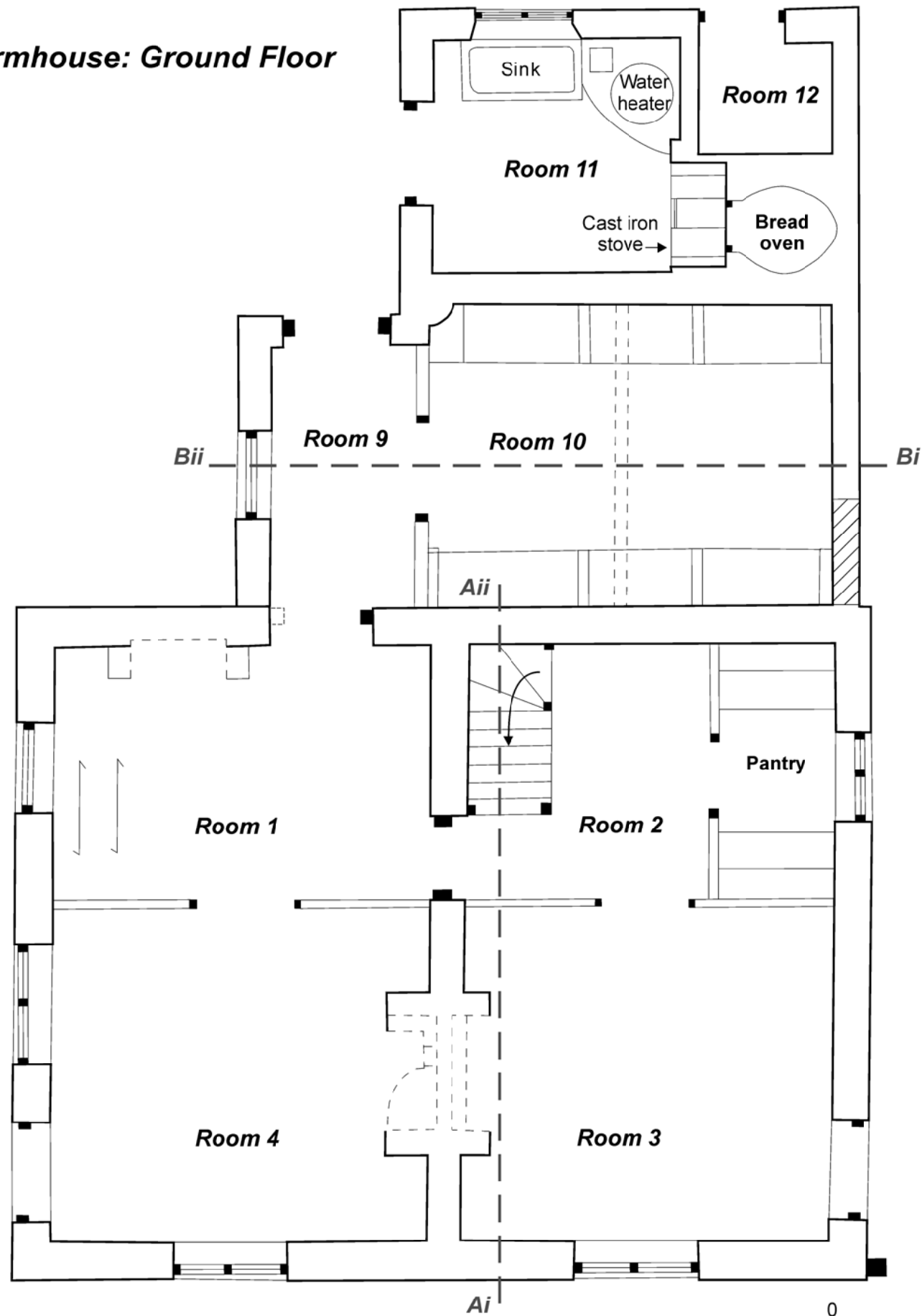


 Site boundary

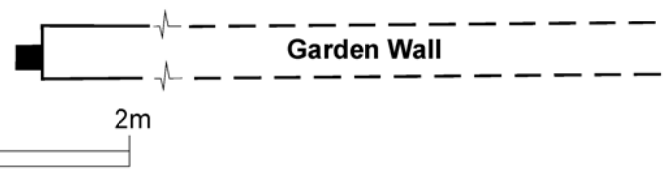
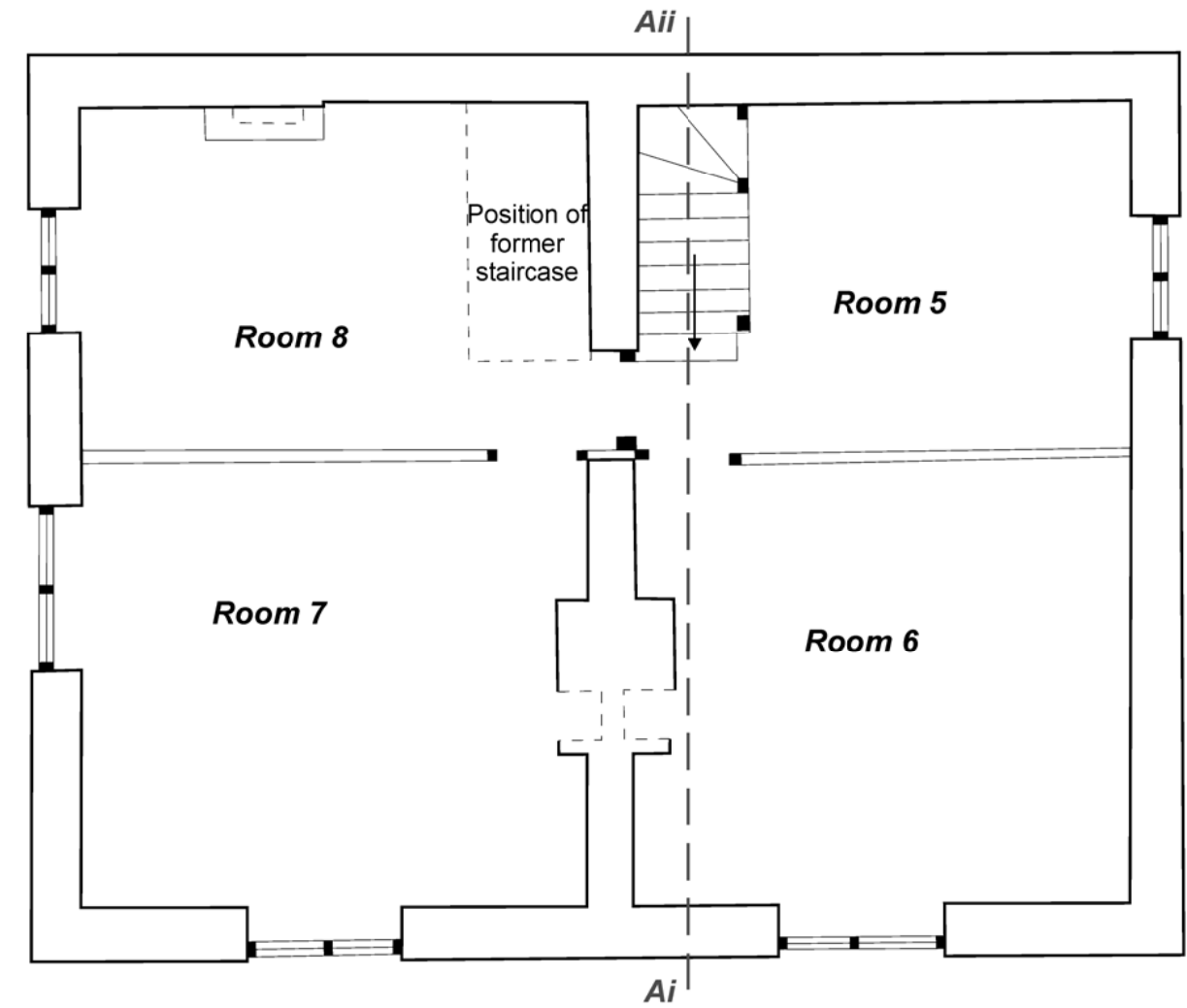
1925 Ordnance Survey map Fig 4



**Farmhouse: Ground Floor**



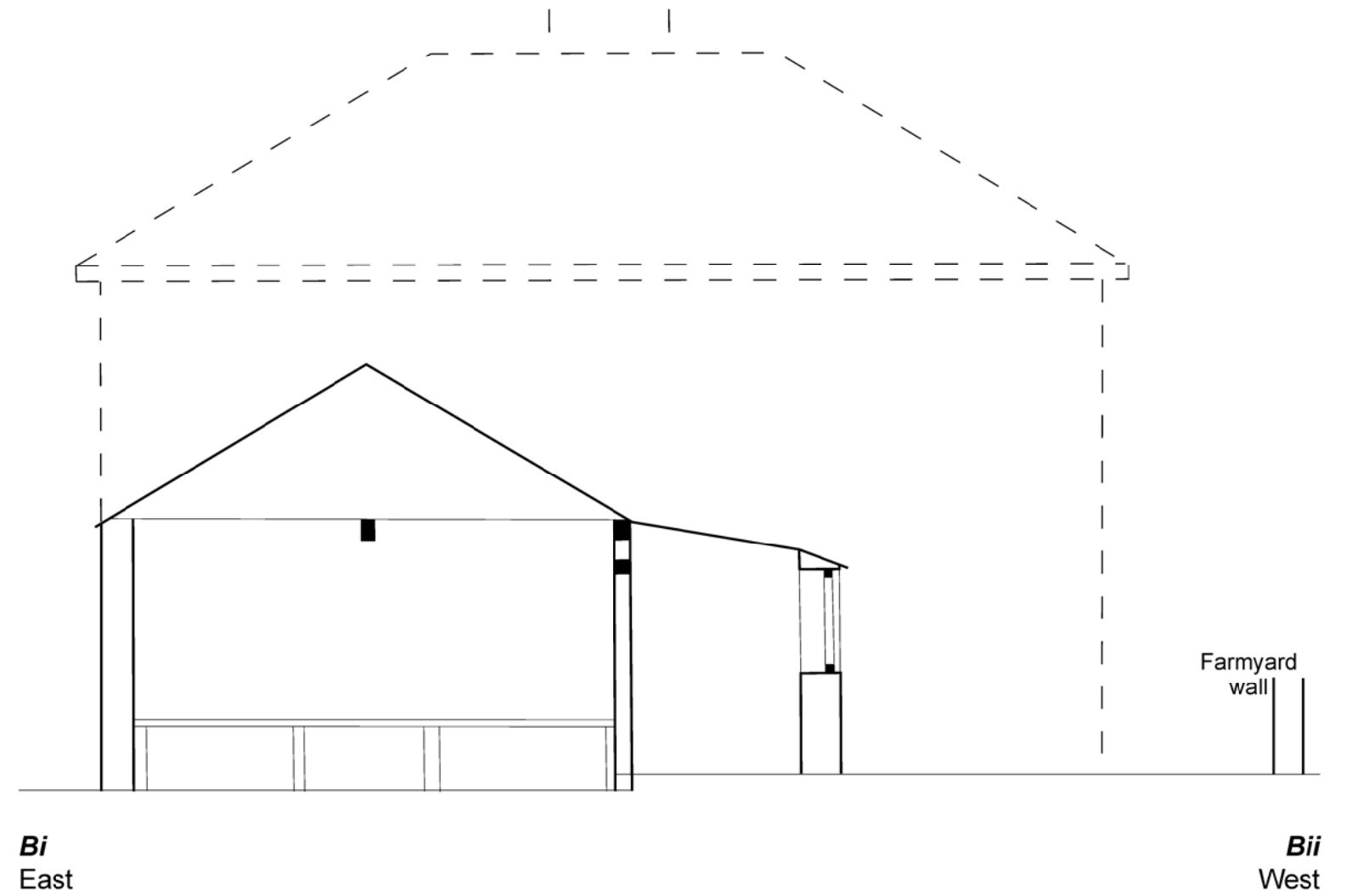
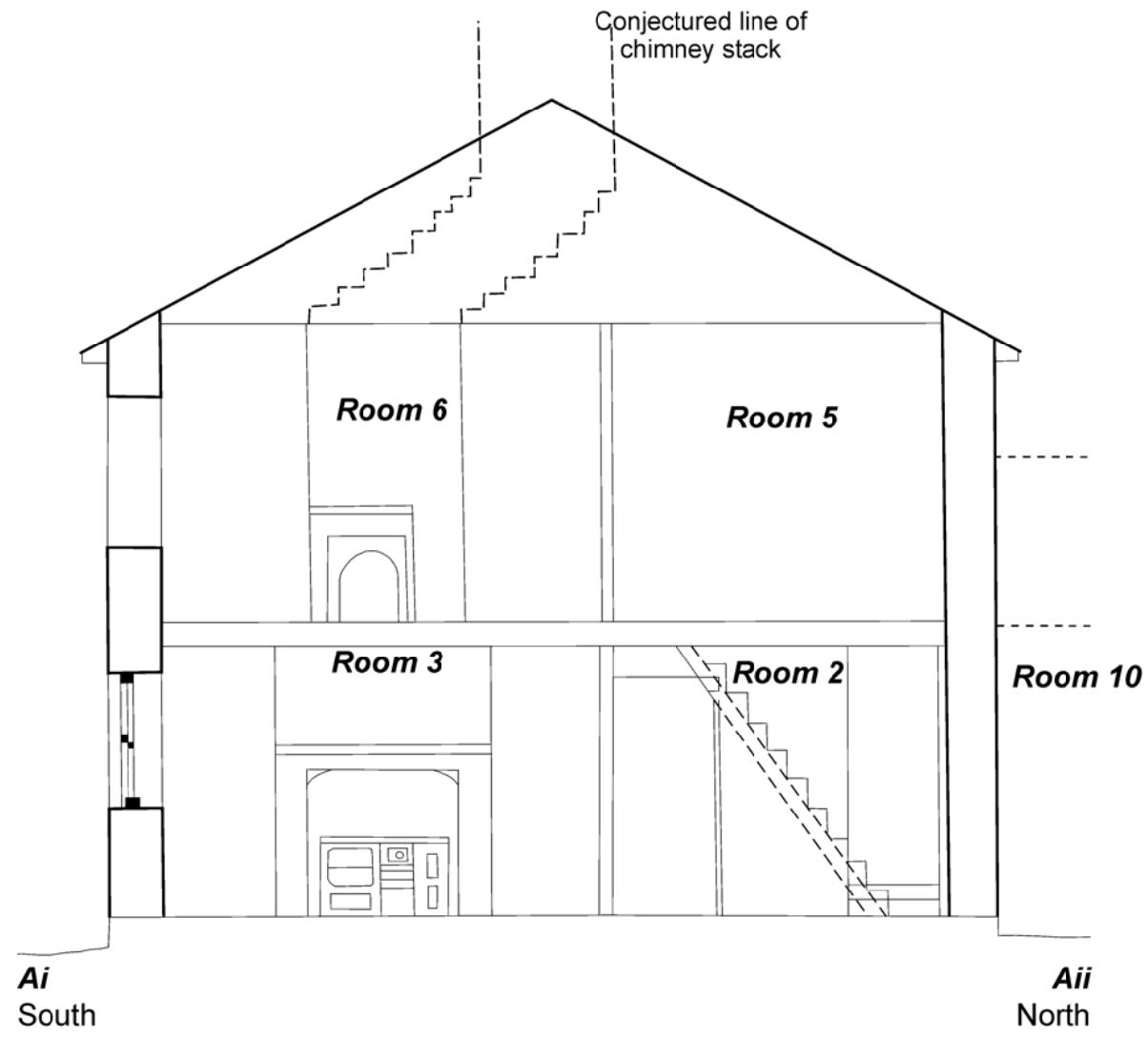
**Farmhouse: First Floor**



Plan of the farmhouse and additions; ground and first floors Fig 5

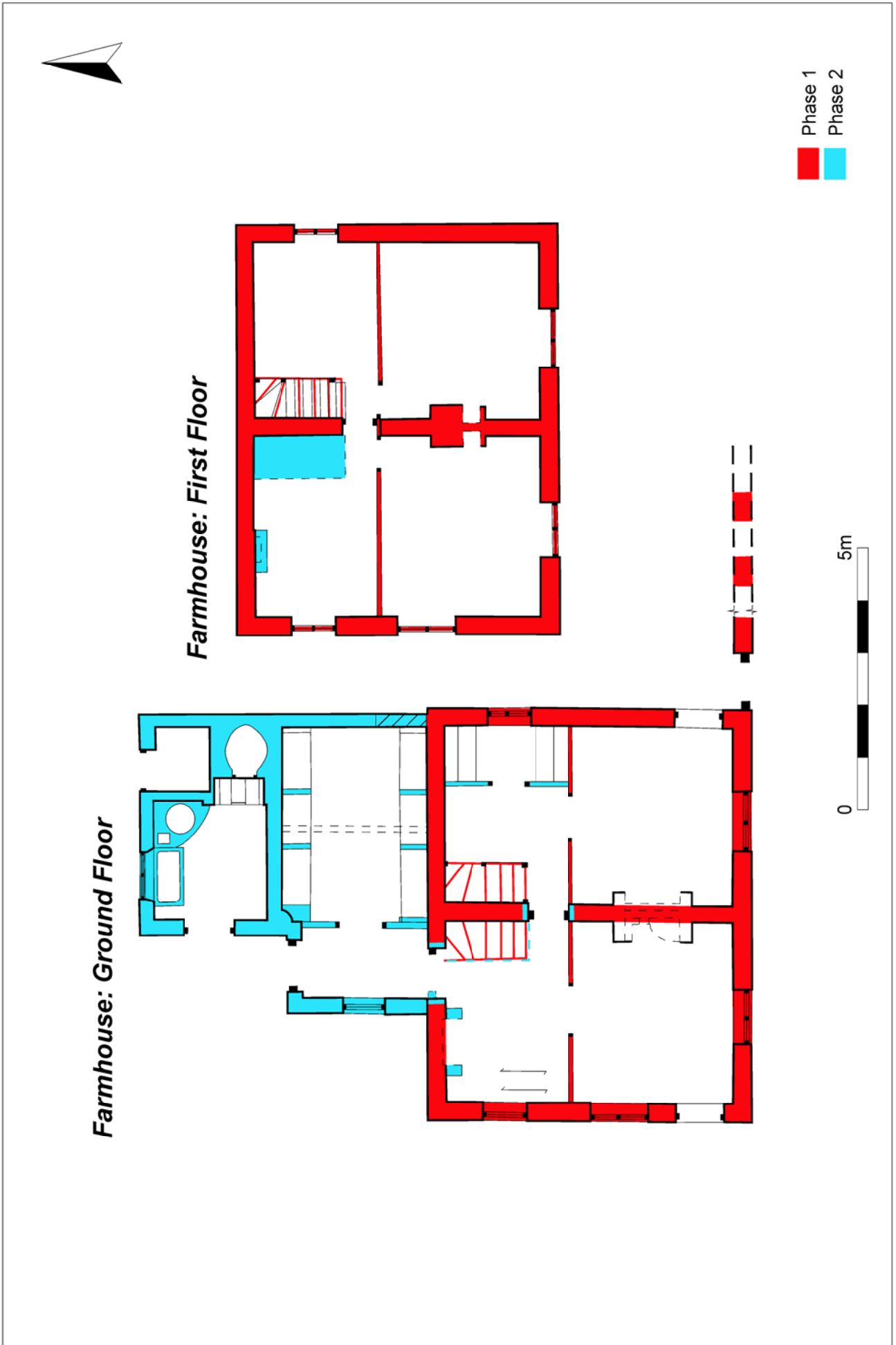
**Farmhouse: Section Ai-Aii**

**Farmhouse: Bi-Bii**



Sections through farmhouse and later additions Fig 6





Phase plan showing development of the farmhouse Fig 7



Plate 1: South facade of the farmhouse, looking north.



Plate 2: West facade of the farmhouse, looking east.





Plate 3: East facade of the farmhouse, looking west



Plate 4: East facade of the farmhouse and later addition to the north





Plate 5: Room 1 (kitchen), looking south.



Plate 6: Room 1, looking north-west.



Plate 7: Cast iron cooking stove in Room 1, looking north.





Plate 8: Trimmer at top of former stairs in western cottage, looking south.



Plate 9: Stairs in Room 2, looking west.





Plate 10: Pantry at east end of Room 2.



Plate 11: Inserted door between Rooms 1 and 2, looking east.



Plate 12: Room 3, looking south-east.



Plate 13: Room 3, looking south-west.





Plate 14: Room 3 door in east wall from outside.



Plate 15: Cast iron stove in Room 3, looking west.





Plate 16: Room 4, looking north-east.



Plate 17: Room 4, looking west.



Plate 18: Room 5, looking east.





Plate 19: Room 7 fireplace in east wall.



Plate 20: Room 8, looking north-west.





Plate 21: Room 9, looking south.



Plate 22: Room 10 slatted door in west wall.





Plate 23: Stone sink, water heater, cast iron stove and bread oven in Room 11, looking east.



Plate 24: North gable end of Rooms 11 and 12.





Plate 25: Water heater in north-east corner of Room 11.



Plate 26: Vaulted brick interior of bread oven in Room 11.





Plate 27: Room 12, looking south.