
**HISTORIC BUILDING RECORDING
MANOR FARM,
CHURCH END,
PIDDINGTON,
HACKLETON,
NORTHAMPTONSHIRE
(PIMF13)**

Work Undertaken For
Francis Jackson Homes Ltd

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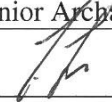
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Historic Building Recording at Manor Farm Church End Piddington Northamptonshire PIMF13

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List of Figures

List of Plates

1.	SUMMARY	1
2.	INTRODUCTION	1
2.1	DEFINITION OF ARCHAEOLOGICAL BUILDING RECORDING	1
2.2	PLANNING BACKGROUND	1
2.3	SITE LOCATION	1
2.4	HISTORICAL SETTING	2
3.	AIMS	2
4.	METHODS	2
5.	RESULTS	2
6.	DISCUSSION	10
7.	CONCLUSIONS	12
8.	ACKNOWLEDGEMENTS	12
9.	PERSONNEL	12
10.	BIBLIOGRAPHY	12
11.	ABBREVIATIONS	13

Appendices

1	Project Specification
2	Glossary
3	The Archive

List of Figures

- Figure 1 General location plan
- Figure 2 Site location map
- Figure 3 Historic maps showing the site
- Figure 4 Site plan, showing arrangement of recorded buildings
- Figure 5 Detailed site plan
- Figure 6 Site plan showing plate layout

List of Plates

- Plate 1 General site view, west side of site, looking north
- Plate 2 General site view, south side of site, looking southeast
- Plate 3 General site view, to centre of site, looking northeast
- Plate 4 Building 1, north and west sides, looking southeast
- Plate 5 Building 1, northern part of building, looking east
- Plate 6 Building 1, southern part, stable compartments at eastern end, looking south
- Plate 7 Building 1, southern part, stable compartment at western end showing patching/infill, looking southwest
- Plate 8 Building 2, eastern elevation, looking west
- Plate 9 Building 2, southern compartment, looking southwest
- Plate 10 Building 2, northern compartment, looking west
- Plate 11 Building 3, south and east sides, and Building 10 to rear, looking northwest
- Plate 12 Building 3, western compartment, looking northeast
- Plate 13 Building 3, eastern compartment, long north
- Plate 14 Building 3 and Building 4, beyond, looking north
- Plate 15 Building 4, interior north side, looking north
- Plate 16 Building 4, western side, showing door to Building 10, looking southwest

Plate 17 Building 5, north and east sides, looking southwest

Plate 18 Building 5, interior, looking west

Plate 19 Buildings 6 and 7, looking west

Plate 20 Building 6, looking north

Plate 21 Buildings 6 and 7, looking northwest

Plate 22 Building 7, south side, looking north

Plate 23 Rear (north side) of Buildings 7, 8 and 9, looking southwest

Plate 24 Building 7, northwestern room, looking north

Plate 25 Building 7, northeastern room, looking east

Plate 26 Building 8, looking southeast

Plate 27 Building 9, southern elevation, west side, looking northeast

Plate 28 Building 9, southern elevation, east side, looking northwest

Plate 29 Building 9, western room, looking northwest

Plate 30 Building 9, western room, looking southwest

Plate 31 Building 9, eastern room, looking southeast

Plate 32, Room 10, looking south

Plate 33 Building 10, looking north

Plate 34 Building 10, eastern doorway, looking southeast

Plate 35 Building 10, upper storey, looking southwest

1. SUMMARY

A programme of historic building recording was undertaken at Manor Farm, Piddington, Hackleton, Northamptonshire. The recording was undertaken prior to demolition and conversion of the structures.

The recorded buildings are of historic interest and some of the structures at Manor Farm are shown on early and late 19th century maps.

The earliest phase of construction, probably dating from the early-mid 19th century, is represented by several stone buildings and walls. These include a two storey block which comprised a threshing barn and attached dovecote. A second stone building probably functioned as stables and an animal shelter shed. Stone walls were probably constructed to define the farmyard, though some of these walls may be remnants of buildings since removed. A further stone building was constructed alongside the stables. A doorway was broken through the stable wall to provide access to this new building.

Later, in the mid-late 19th century, two new buildings were constructed in brick. These were both used for livestock, as loose boxes, stables or animal houses.

Further construction took place in the mid 20th century when a storage building was erected in breeze block and some stable partitions were built of the same material. In the late 20th century a variety of stables and storage buildings were built using plywood, plastic, wire mesh fencing and metal sheeting.

2. INTRODUCTION

Archaeological Project Services was commissioned by Francis Jackson Homes

Ltd to undertake a programme of historic building recording prior to the conversion of buildings at Manor Farm, Church End, Piddington, Northamptonshire.

2.1 Definition of Archaeological Building Recording

Building recording is defined as ‘a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.’ (IfA 2008).

2.2 Planning Background

Planning approval (S/2012/1415/FUL) was granted by South Northamptonshire District Council for removal of a Dutch barn, conversion of traditional buildings to 2 dwellings, removal of a single storey extension to the farmhouse & replacement with a two storey side extension, single storey rear extension, canopy over the front door, new window and re-instate window to side and general refurbishment. Permission is subject to conditions including the undertaking of the historic building recording prior to the conversions and removals.

The building recording was carried out on the 8th-9th May 2013 in accordance with a specification prepared by Archaeological Project Services (Appendix 1) and approved by the Planning Archaeologist, Northamptonshire County Council.

2.3 Site Location

Piddington is a village in the parish of Hackleton and is located about 6 miles (10km) southeast of the centre of Northampton in the district of South Northamptonshire (Fig. 1).

Manor Farm is situated at the northwestern

corner of the village, immediately south of the parish church, on Church End, at National Grid Reference SP 800 545 (Fig. 2; Plate 1).

2.4 Historical Setting

The Ordnance Surveyors' drawing, dating from 1814, shows buildings in the area of Manor Farm (Fig. 3). A more detailed representation of the farm buildings in the late 19th century is recorded on the first edition Ordnance Survey map of 1888 (Fig. 3).

3. AIMS

The aims of the building recording, as detailed in the specification (Appendix 1), were to provide a record of the buildings prior to their demolition or alteration.

4. METHODS

Recording of the building was undertaken to Level 2 standard, according to the English Heritage specification (2006) and ALGAO (1997) guidelines.

Subject to accessibility, the recording of the building included:

- A photographic survey showing the building in its context; details of the exterior; interior views of the principal rooms and circulation areas; detailed views of structural, decorative and functional evidence.
- Measured, scaled plans of all floors as existing, which incorporate details of the form and location of any structural features of historic interest and functional evidence; supplemented by
- A written record providing an account of the building's type,

materials, function, possible dates and development.

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens, and a digital camera. Black and white print film was used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

Each of the buildings was allocated a separate number during the survey for ease of reference (Fig. 4).

The surveyed buildings comprise two ranges in an L-shape around the northern and western sides of a courtyard, with a detached range on the south side of the courtyard (Fig. 4, Plates 1-3).

BUILDING 1 (Figs. 4-6)

This building is a detached block that forms the southern side of the courtyard. It has a roof of corrugated iron sheeting.

Exterior

South side

This wall provides the rear of the building (Plate 3). It is mostly of coursed limestone rubble, though towards the western end this becomes irregular. Most of the elevation is plain. However, towards the eastern end are two ragged joins bracketing an area of infill with breeze block. This probably represents a blocked window, but is not evident in the interior of the building.

West side

This wall is mostly of coursed limestone rubble with vertical weather boarding in the gable. The elevation is plain except for a buttress of 20th century machine-made brick on the northern side (Plate 4).

North side

A mixture of modern wood and breeze block provides the northern wall (Plate 5). This wall contains four door openings, each of them lower leaves of stable doors. There are also several inserted windows.

Along the northern side of the building is a modern lean-to with walls of wood, perspex and corrugated sheeting (Plate 4).

East side

The main part of the east side is the gable end of the main building. Of coursed limestone rubble, the wall is plain. The wall continues northwards to form the back of the lean-to structure. The upper part of this section of the wall contains brick. From the point where the raised wooden floor starts, extending northwards, the wall continues in breeze block.

Interior

The southern section of the building is split into four rooms, each functioning as a stable (Plates 4-6). Most of dividing partitions are provided by a series of improvised wooden walls. The second room from the western end has a northern and eastern wall of breeze block. Each room is crossed north-south by a beam.

In the southwestern corner of the western room is a large area of breeze block infill (Plate 7). This breeze block is not evident on the exterior, though the southern side coincides with an area where the external coursing becomes irregular (see above).

The lean-to section of the building has a concrete floor with a raised section of flooring, of wood, in the northern half. The roof is supported on sections of re-used telegraph poles.

BUILDING 2 (Figs. 4-6)

A single storey structure, this building is located at the southern end of the western range. It is mostly of coursed limestone

rubble, with ironstone quoins, and has a mono-pitched roof of corrugated sheeting.

Exterior

West side

Forming the rear of the building, this plain wall is contiguous with the west wall of adjacent Building 10, to the north, though there are some slight variations in coursing where the two buildings meet (Plate 1). Towards the northern end of the wall there is a small area of patching with 19th century handmade brick. At the southern end of the wall, where it meets the south elevation, there are ironstone quoins.

South side

This is a plain mono-pitched elevation with ironstone quoins at either end (Plate 1).

East side

Forming the frontage of this building, the eastern elevation is mostly of coursed limestone rubble with quoins and string courses of ironstone (Plate 8). In the southern part of the elevation there is a straight join edged with brick. North of this is a pair of adjacent doorways, each containing a lower half of a stable door. Quoining, in ironstone, is only present on the north side of the pair of doors. The wall continues without interruption northwards to form part of the eastern elevation of Building 10.

North side

The north side of Building 2 is against Building 10. Scarring of removed walling in the upper part of the southern elevation of Building 10 suggests that Building 2 was originally 2 storeys high (Plates 1 and 8).

Interior

The building, which has a concrete floor, is divided into two rooms by a wooden partition which incorporates horizontal

rails. Around the walls of both compartments are slight projecting horizontal ledges, forming multiple courses rising up the heights of the walls (Plates 9 and 10). The intervening horizontal bands between these ledges contain numerous evenly-spaced small rectangular niches which have subsequently been infilled (Plates 9 and 10). These identify this building as a former dovecote.

BUILDING 3 (Figs. 4-6)

This is located immediately northeast of Building 2, and attached to the east side of Building 10. It is a single storey structure of 19th century handmade brick with a ceramic tile roof (Plate 11).

Exterior

South side

This provides the main entrance façade of the building. Towards the centre of the elevation are two doorways, each containing split stable doors (lower sections only). To the east of these is a crittall or similar steel-framed window with concrete lintel and sill. This is set within a partially blocked window, the infill being of 20th century brick (Plate 11).

East side

This is a plain gable end.

North side

The external north side of Building 3 is obscured by adjacent Building 4.

West side

Building 3 is constructed against Building 10 to the west and has no external western face.

Interior

The building has a floor of handmade bricks and is divided into two rooms by a wooden partition (Plate 12). At the southern end of the partition is a 6-panel

door of probable 19th century date. Above the partition is a king-post roof truss. The rear, north, wall of both rooms is of coursed limestone rubble. Running alongside this wall, through both rooms, is a feeding trough of early-mid 19th century brick, topped with a soldier course of blue brick (Plates 12, 13).

BUILDING 4 (Figs. 4-6)

This is one to 1½ storeys high with a shallow mono-pitched roof of corrugated sheeting. It is located immediately to the north of Building 3. It is also attached to the east side of Building 10, and to Building 5, to the north. As a result, Building 4 has only one full external face, the east side, though there are partial elevations on the north and south sides.

Exterior

East side

This is of timber/wooden sheeting and contains a doorway near the centre. Near the top of the elevation are three windows, one to the south of the door and two to the north (Plate 14).

South side

Evident above the roof of adjacent Building 3, the upper part of the south side of Building 4 is of corrugated iron sheeting.

North side

Corrugated iron sheet is used for the upper part of the northern elevation, above the roof of attached Building 5 (Plate 17).

Interior

This building forms a single large room with a concrete floor. The upper part of the north wall is of corrugated iron sheeting (Plate 15). Below this the wall is of brick and stone. At its western end the wall is of stone in its lower half and 19th century brick above. This section of walling ends in a straight join and, beyond this to the

east, the wall continues as stone in the lower courses (to about 0.6m high) with mid-late 19th century brick above.

The west wall is of coursed limestone rubble and, towards the southern end, contains a large double door with mid-late 19th century brick edging (Plate 16). A little to the south of this doorway is a ragged join.

The southern wall is of coursed limestone rubble with corrugated iron sheeting above.

BUILDING 5 (Figs. 4-6)

Mostly constructed of breeze block, this is a single storey building with a very shallow mono-pitched roof of corrugated iron sheeting and plastic. It is immediately north of Building 4. It is also attached to Buildings 6 and 10, to the west.

Exterior

South side

Most of the south wall is provided by the north internal wall of Building 4 (see above). Building 5 extends a short distance eastwards from Building 4. Where the wall extends eastward it continues in the same manner as in Building 4, that is with a lower section of coursed limestone rubble and 19th century brick above (Plate 14).

East side

This is of breeze block and contains a steel-framed or crittall window at the top of the elevation (Plate 17).

North side

This wall is also of breeze block and contains a central doorway (Plate 17).

Interior

This is a narrow single room with a concrete floor. The south wall repeats that seen in Building 4, to the south: the western end is of stone in the lower half

and brick above then, after a straight join, continues eastwards as mostly brick, with stone in the lowest courses. East of the straight join the wall thins in its upper part (Plate 18).

The west wall is staggered in the middle. The southern part, and the return westwards, is of stone, and represents the northeastern corner of Building 10. The set-back northern half of the wall is of mid-late 19th century brick.

The north and east walls are of breeze block, as seen on the exterior.

BUILDING 6 (Figs. 4-6)

This is located immediately northwest of Building 5, which overlaps its very southeastern end. Immediately to the south is Building 10, while to the north is Building 7.

Building 6 is a single storey structure of probable mid 19th century brick with a pitched roof of corrugated sheeting.

Exterior

East side

This provides the frontage to the building. Towards the southern end there is a wooden planked door and, to the north, a small window just below the eaves (Plate 19).

South side

The south side of the building is provided by the north wall of Building 10.

West side

This forms the rear of the building and meets the northern edge of Building 10 in a straight join. The southern half of the elevation is of early-mid 19th century handmade brick. To the north of this, meeting the edge of the brick in a straight join, the remainder of the elevation is mostly of breeze block, except for a small

area of stone, about 0.7m square, at the bottom of the wall at the south end.

North side

The north side of the building is of probable mid 19th century brick.

Interior

This building forms a single room with a concrete floor. Along the western side of the room there is a concrete trough and running north-south through the centre of the room is a drain channel in the floor. Most of the walls are rendered, though the upper part of the south wall is of coursed limestone rubble. At the eastern end of the south wall is a doorway to adjacent Building 10. In its southern half, and commencing about 1m above ground level, the west wall recesses to a depth of 0.35m. An east-west tie beam crosses the middle of the room (Plate 20).

BUILDING 7 (Figs. 4-6)

An L-shaped arrangement, this is located immediately north of Building 6 at the northwestern corner of the complex. Immediately to the east is Building 8.

Building 7 is a single storey structure with a pitched roof of corrugated sheeting. It is comprised of three rooms. At the southwestern part is an open-fronted corridor. Across the north side are two further rooms.

Exterior

East side

Most of the short eastern side is open (Plate 21), with a wire mesh partition to the north. The remainder of the east side meets Building 8, to the east.

South side

Most of the southern elevation of the building is either open, at the west end, or provided by modern metal sheeting, to the east (Plate 22). The western part of the

south side of the building is provided by the north wall of Building 6.

West side

This forms the rear of the building. Most of the elevation is of breeze block. Meeting this in a ragged joint at the very northern end is a small area of stone. At the southern end, in the area of the corridor compartment, the elevation is of timber and contains a re-used door of 19th century date.

North side

The northern elevation is of coursed limestone rubble and plain except for a buttress of mid 19th century brick towards the eastern end (Plate 23).

Interior

Southern Room

This is a corridor, open at the east end and with a door in the west wall. The south wall, provided by the exterior north wall of Building 6, is of mid 19th century brick. The west wall is of plywood and contains a re-used 19th century door. Modern timber is also used for the north wall and at the eastern end of the wall is a door to the northwestern room. The room has a concrete floor.

Northwestern Room

The north wall of this room is of stone and the west is of breeze block (Plate 24). Timber provides the south wall and this is surmounted by a king-post roof truss. There is also a king-post truss over the gabled northern section of the east wall. The east wall itself is of wire mesh and plastic. A series of stanchions, some manufactured from telegraph poles, other perhaps railway sleepers, carry the truss and several other modern beams cross the room. Concrete provides the floor and there is an infilled drainage channel running north-south across the room. Parallel to this, alongside the west wall, is

a concrete trough.

Northeastern Room

Continuing from the northwestern room, the north wall of this room is of stone. The partition between this room and that to the west is of wire mesh and plastic, and the south side of the room is open to the yard at the west end and provided by modern metal sheet to the east. The east wall is of wood on a plinth of mid 19th century brick in the northern part. This timber terminates in a doorway to adjacent Building 8. The southern side of the doorway is provided by a brick pier that forms the northern end of a short stone wall. South of the section of stone walling the eastern side of the room is open to the yard. Stanchions, many cut down from telegraph poles, support a series of beams that carry the roof. The floor is of concrete (Plate 25).

BUILDING 8 (Figs. 4-6)

This is located immediately east of Building 7. Directly to the east is Building 9.

Building 8 is a single storey structure of trapezoidal shape with a pitched roof of corrugated sheeting and an earth floor.

Exterior

North side

Coursed limestone rubble, which meets the northern elevation of adjacent Building 9 in a straight join, provides the north wall of the building (Plate 23).

South side

The south side of the building is of coursed limestone rubble and meets the adjacent Building 9 in a straight join (Plates 22, 27). A probable blocked window, mostly rendered over, is located in the middle of the elevation.

East side

This is provided by the west wall of

adjacent Building 8. It is of coursed limestone rubble with a window blocked with stone and brick towards the south end. Immediately south of the blocked window, and edged on the north side with bullnose brick, is a doorway between Buildings 8 and 9 (Plate 29). Higher in the wall is another window.

West side

This provides the east side of Building 7, to the west. As detailed above, it is of wood in the northern part and stone with a brick plinth in the south. A doorway towards the southern end provides entry between the two buildings.

Interior

This has an earth floor. The north wall is plain coursed rubble and the west wall is as described above. The south wall contains evidence of a blocked window, with mid-late 19th century brick edging on the east side and an irregular western edge. The east wall is of coursed rubble and there is the end of a timber lintel evident in the area of the blocked window seen on the exterior (Plate 26).

BUILDING 9 (Figs. 4-6)

This is immediately east of Building 8, with Building 10 directly to the east. It is a single storey building with a roof of red pantiles (Plate 27).

Exterior

South side

This provides the frontage to the building. A garden wall runs southwards from the middle of the elevation, dividing the façade into two parts (Plates 27, 28). Just west of the wall is a doorway and, to the west of that, a window in a partially blocked opening. At its western end the elevation is met by adjacent Building 8 (Plate 27). To the east of the garden wall is a pair of straight joins that perhaps define a blocked window. Most of the elevation

east of the garden wall is occupied by a large wide opening (Plate 28).

East side

This is mostly covered by an adjoining timber shed of mid 20th century date. Of coursed limestone rubble, the wall contains a blocked window in the southern part. At the top of the gable is a small rectangular opening, perhaps a ventilator hole or owl hole (Plate 28).

North side

This is of coursed limestone rubble. The elevation is plain apart from an approximately 2m wide rectangular area of render at its western end. The western end of the elevation meets adjacent Building 8 in a straight join (Plate 23).

West side

Of coursed limestone rubble, this wall has, towards the south end, a window blocked with stone. Immediately south of the blocked window is a doorway between Buildings 8 and 9 (Plate 26). Higher in the wall is another window.

Interior

West Room

This room has a door in the southwest corner, leading to adjacent Building 8 (Plate 29), and another in the middle of the south wall, from the yard. The room is divided into three stalls by two low (c. 1m high) north-south walls of modern (1980s+) brick. The central stall retains low swing double doors of metal (Plate 29).

The west wall forms the exterior east wall of Building 8, as described above. Coursed limestone rubble, with some brick patching, provides the north wall of the room. The east wall is also of coursed rubble and has an area of brick patching low in the centre. This may define a blocked fireplace. Coursed rubble also

forms the south wall. Immediately west of the door, at the top of the wall, is an area of brick patching. Just west of this is a window in a partially blocked window, the infill being mainly of brick (Plate 30). At the western end of the wall, located at the doorway to adjacent Building 8, is an area of scarring of removed walling.

A beam crosses the centre of the room from north to south. The room had a concrete floor although this only survives in the eastern part of the room.

East Room

This room has a wide opening, without a door, on the south side. Both the north and east walls are of coursed limestone rubble and there is a blocked window near the southern end of the east wall. The south wall is also of course rubble and there is a short return stub of wall extending northwards from the east side of the entry (Plate 31). The southern section of the west wall is also of coursed rubble. However, there is then a ragged join and the walling continues northwards as mid-late 19th century handmade brick.

A wooden feed trough runs alongside the north wall. A collar crosses the room close to the west wall and the floor is covered.

Alongside Building 9 to the east is a single storey wooden shed of mid 20th century date with a roof of corrugated sheeting. The rear, northern, wall of this is of coursed limestone rubble.

BUILDING 10 (Figs. 4-6)

This is located in the western range of the complex with Building 2 immediately to the south and Building 6 adjoining on the north side. Buildings 3, 4 and 5 and constructed against the east side of Building 10.

Building 10 is 2 storeys high and constructed of coursed limestone rubble,

with some string courses and quoins of ironstone. Brick dressing edges doors to the structure. Slate is used for the roof covering (Plate 1).

Exterior

West side

At the northern end of this elevation are ironstone quoins and adjacent Building 6 butts against Building 10. In the middle of the elevation is a large opening that extends the full height of the wall and which contains a pair of double doors (Plate 1). The opening is edged with mid 19th century brick and there is a normal height single doorway inserted in the left hand (northern) leaf of the double doors. The elevation continues southwards into the west wall of Building 2. For the most part this seems to be an unbroken continuation, though there are some variations in coursing between the two sections of walling of the two buildings.

South side

The south side of the building is mostly obscured by adjacent Building 2 (Plate 1). However, above the roof of Building 2 the elevation of Building 10 is mostly of coursed ironstone and contains several projecting ledges (Plate 8). Centrally located below the eaves lines is a blocked door. Scarring of the east and west sides of the elevation indicate that these two walls extended southwards previously.

East side

At its very southern end the eastern elevation is contiguous with that of adjacent Building 2 (Plate 8). Just north of this point the eastern elevation steps out slightly to the east and is edged with ironstone quoins. Much of the eastern elevation is then built against by Buildings 3, 4 and 5 (Plate 14). Above and to the sides of the roofs of these buildings the elevation is of plain coursed rubble, with ironstone quoins at the northeastern corner.

Details of the lower, remaining, part of the eastern elevation are described above, under the sections noting the interior west walls of Building 3, 4 and 5.

North side

The lower part of the northern elevation is obscured by adjacent Building 6 (Plate 17). The lower part of the elevation is described above, under the section noting the interior south wall of Building 6. Above the roof of Building 6 the elevation is of coursed rubble and contains a pitching hole with a wooden shutter (Plate 17).

Interior

This building forms a single large room. The northern and southern thirds have flooring of handmade brick, while the floor of the central third is of concrete. Additionally, the northern third has, on its east side, a rectangular strip of concrete approximately 1m wide and 3m long, extending east-west. In the southern third of the building are two stanchions that support a partial upper storey (see below) (Plate 32).

The interior northern wall is mostly plain, with a door to adjacent Building 6 on the east side and a pitching hole high in the wall (Plate 33).

The east wall contains a centrally-located double doorway, edged with late 19th century bullnose bricks. Alongside and to the north of the doorway the wall recesses and thins twice, narrowing towards the doorway. The recess nearest the door is formed from an area of brickwork. A further slight recess, or straight join, is evident in the upper wall a little to the north of the others (Plate 34).

The lower south wall is of plain masonry.

The west wall is also of coursed rubble. Located centrally within it is a wide

double door that extends the whole height of the wall. This entry is edged with late 19th century bullnose bricks.

The northern third of the room is crossed from east to west by two king-post roof trusses.

In the southern third only of the building is an upper storey. This has a planked floor and is crossed by a king-post roof truss. Another king-post truss is located above the northern edge of this upper floor. The west, south and east walls of this upper storey are all of coursed limestone rubble. In the middle of the southern, gabled, wall is a planked door (Plate 35). Amongst stored materials on this upper floor were a manual winch and a small belt-driven machine, perhaps a chaff chopper.

6. DISCUSSION

Examination of the building has identified several main phases of construction, with various other alterations.

The earliest phase of construction is probably represented by the two storey barn and single storey building attached to its south, both located on the western side of the complex (Buildings 10 and 2 respectively).

The two storey building has large opposed doors which identify it as a threshing barn (Barnwell and Giles 1997, 48). These opposed doors flanked the threshing floor, which is now realised in concrete. The large, full height, doors allowed carts to be taken into the barn, to facilitate the unloading of sheaves which were stored in the bays flanking the threshing floor (Brunskill 1999, 38).

Above one of the storage bays (the southern) is an upper floor which perhaps functioned as a grain loft. There is an

upper storey door to this loft. Such upper storey doors often had temporary or removable steps up to them, and this may have been the case here. However, as there is evidence that the building immediately to the south of the barn was of a similar height it is possible that the doorway allowed passage between the two buildings at that upper storey level.

The northern gable has a shuttered pitching hole. The presence of this may imply that the barn had a second grain loft at that end of the building.

The building (Building 2) immediately south of the threshing barn contains rows of numerous infilled niches and projecting horizontal ledges. These features are infilled nesting boxes and perching ledges and identify the building as a dovecote. Dovecotes tended to be the preserve of landlords, monasteries and parochial clergy and surviving examples of such pigeon houses often reflects that their sites were manorial centres. From the early 17th century, however, any landlord could build a dovecote on his own land, though few new conventional examples were constructed after about 1840, but some decorative versions continued to be built, especially on model farms (Brunskill 1999, 84-5). Examples of threshing barns flanked by a square dovecote, as here at Piddington, occur elsewhere in the limestone belt which stretches from Dorset, through the Cotswolds, to Northamptonshire and Leicestershire (*ibid.*, 178-9).

Scars on the south gable of the threshing barn indicate that the pigeon house was probably the same height as the barn, but was later reduced in height. Additionally, apparent perching ledges survive on the upper parts of the south gable wall of the barn. Further indications of the lowering of the dovecote are presented by the lack of access openings for the pigeons. Such

openings would have been through dormers or louvers at the apex of the roof, or openings near the tops of the walls (*ibid.*, 86). The lowering of the roof and walls resulted in the removal of these openings.

Apart from its reduction in height, other alterations to the building included the blocking of an opening of uncertain function, located on the east side. More recently the building has been converted to a pair of loose boxes or stable compartments.

The 1814 map (Fig. 3) appears to depict buildings in a representational way and, therefore, although structures are shown at the farm site, they cannot be identified with extant buildings with certainty. However, by 1888 these buildings, forming part of the west range, were definitely in existence (Fig. 3). In terms of general architectural style, these two buildings are probably early-mid 19th century in date. Moreover, both of the opposed doorways of the barn are edged with brick. In nearby north Northamptonshire bricks were not used before the early 19th century, and then only sparingly. From the 2nd quarter of the 19th century they were used for dressings, including arches to doors and windows, and only became commoner for general use from the mid 19th century (RCHME 1984, xliv).

Perhaps contemporary with the barn and attached dovecote is a stone 2-roomed building in the north range of the complex (Building 9). This is roofed with pantiles which, in nearby north Northamptonshire, only survive from the early 19th century, and mainly in the east (RCHME 1984, xliv).

Probably soon after Building 9 was constructed a stone wall was built running westwards from it. This may simply have

been a plain farmyard wall. However, the 1888 map suggests there was a northern range that included and extended beyond Building 9 (Fig. 3). It is possible, therefore, that the present wall is a remnant of otherwise removed buildings, though there is no clear structural evidence of such. Another stone wall, now forming the south side of Building 1, was probably constructed about the same time, perhaps as a farmyard wall or as part of a building range since removed.

The western room of Building 9 is of uncertain original function but may have been an enclosed stable. Alterations were made to this part of the building, probably in the mid-late 19th century. A window in the west wall was blocked in order that the wall could be cut through to form a doorway to a new building (Building 8) constructed immediately to the west. The original function of this new building is unknown. Recent alterations to the west room of Building 8, probably made since 1980, have included the insertion of stall partitions for use as a stable.

The east room of Building 9 has a wide opening on the south side. It is the southern open aspect which identifies this room as a stock shelter, which faced south to benefit from the sun (Brunskill 1999, 70), whereas cartsheds generally faced northwards, away from the sun, to prevent sunlight damaging wooden wagons (Barnwell and Giles 1997, 56). Moreover, the room retains a wooden feed trough along its north wall.

A stone wall, that forms the lower section of the partition between Buildings 4 and 5, is perhaps also mid-late 19th century in date. It appears to represent an east-west farmyard wall marked on the 1888 map (Fig. 3).

The next phase of construction is represented by Building 6, which is of mid

19th century brick. The original function of this is unclear but it was perhaps a stable. Modern conversions have provided a feed or drinking trough and a drain channel for as a stable or animal shelter.

Probably towards the end of the 19th century Building 3 was constructed in brick. This was purpose-built as a pair of stables or loose boxes, a function it has retained to the present. A window in its south wall was altered and reduced in size, probably in the mid 20th century.

All of the other recorded buildings in the farmyard complex are of 20th century date. These include store rooms and stables. Some (Buildings 5 and 7 and parts of Building 1) are constructed of breeze block, perhaps in the mid 20th century. Others (Buildings 1, 4, 7) make use of timber, including plywood, plastic sheeting, metal sheeting and wire mesh. Several of these also employ sections of telegraph poles and possibly railway sleepers as support stanchions. These are probably all late 20th century in date.

7. CONCLUSIONS

A programme of building recording was undertaken on farm buildings at Manor Farm, Piddington, as the structures are of significance in terms of local history and vernacular architecture.

The survey has successfully provided a record of the buildings and identified various phases of construction and alteration. Probably in the early-mid 19th century a two storey stone block was constructed on the west side of the complex. This comprised a threshing barn and an attached dovecote. Probably at the same time a stone stable and animal shelter shed was built on the north side of the farmyard. Stone walls were built about the same time, either to enclose the farmyard

or as part of other structures since removed. Soon after, a new stone building, of uncertain function, was built alongside the stable. This necessitated alterations to the stable to provide access between the two buildings.

In the mid-late 19th century new constructions in brick took place. Two new buildings were erected. One of these may have been a stable and the other was either a pair of loose boxes or animal shelters.

In the mid 20th century a store building and stable partitions were constructed of breeze block. Maybe about this time the dovecote was reduced in height and converted to a pair of loose boxes or stables. In the late 20th century further storage buildings and stables were constructed. Most of these appear to be improved structures and were built using plywood panels, sheets of plastic, wire fencing mesh and metal sheets.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wishes to acknowledge the assistance of Francis Jackson Homes Ltd for commissioning this work. Dale Trimble coordinated the project and, along with Tom Lane, edited this report.

9. PERSONNEL

Project Coordinator: Dale Trimble
Building Recording: Gary Taylor, Tom Whitfield
Photographic reproduction: Gary Taylor
Illustration: Gary Taylor
Analysis and reporting: Gary Taylor

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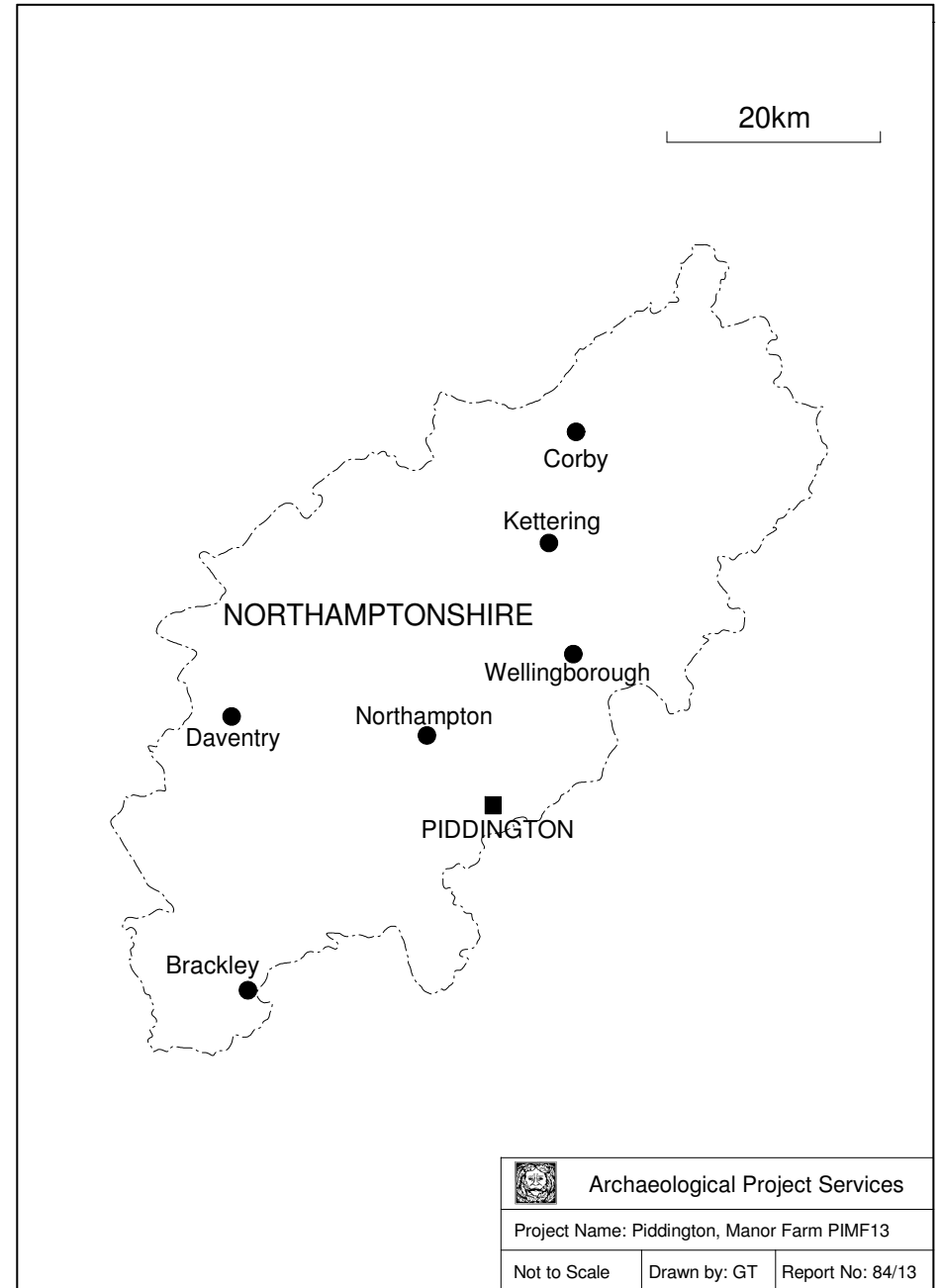
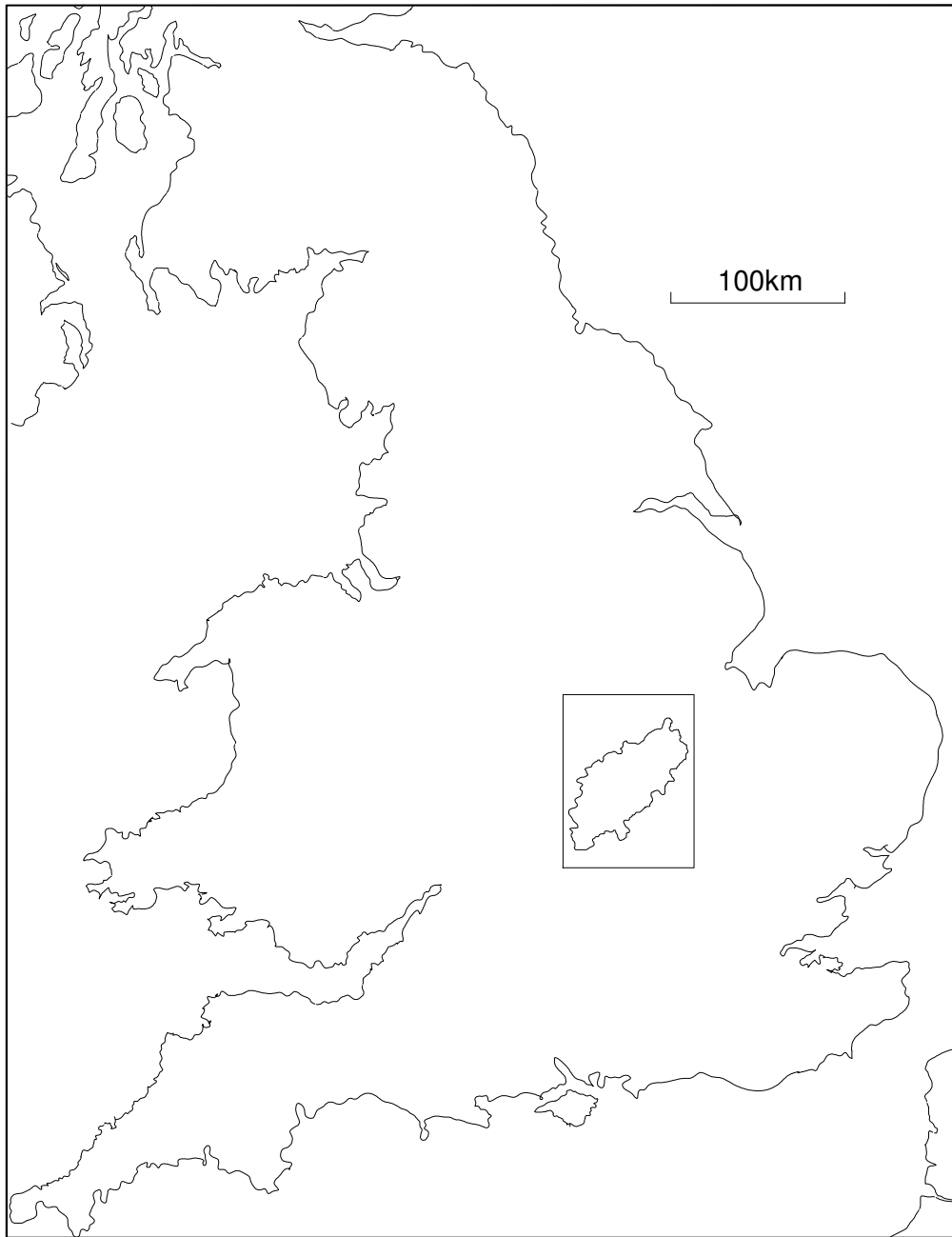
11. ABBREVIATIONS

ALGAO Association of Local Government
Archaeological Officers

IfA Institute for Archaeologists

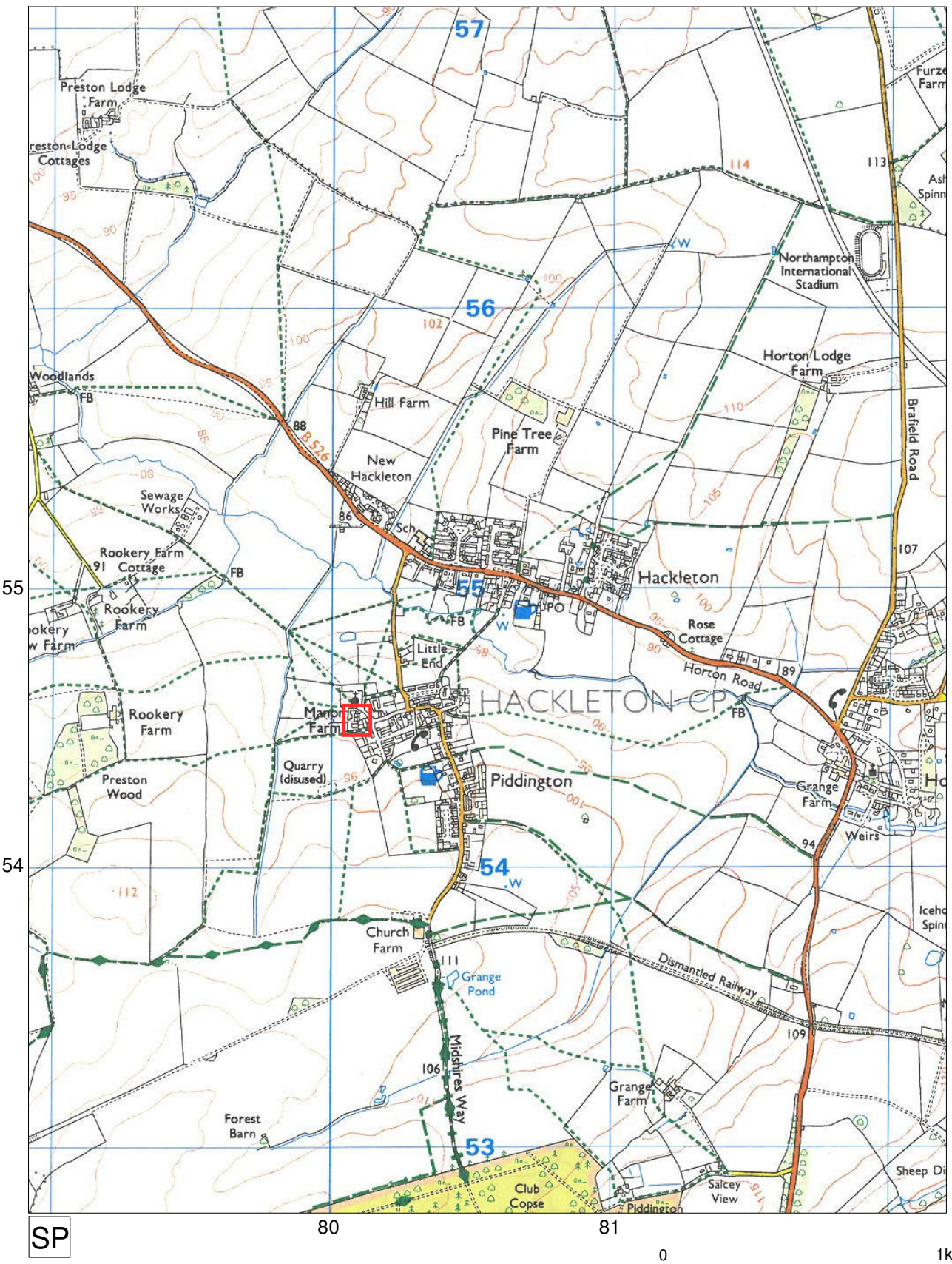
OS Ordnance Survey


RCHME Royal Commission on the
Historical Monuments of England



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Figure 1 General Location Plan



 The Site

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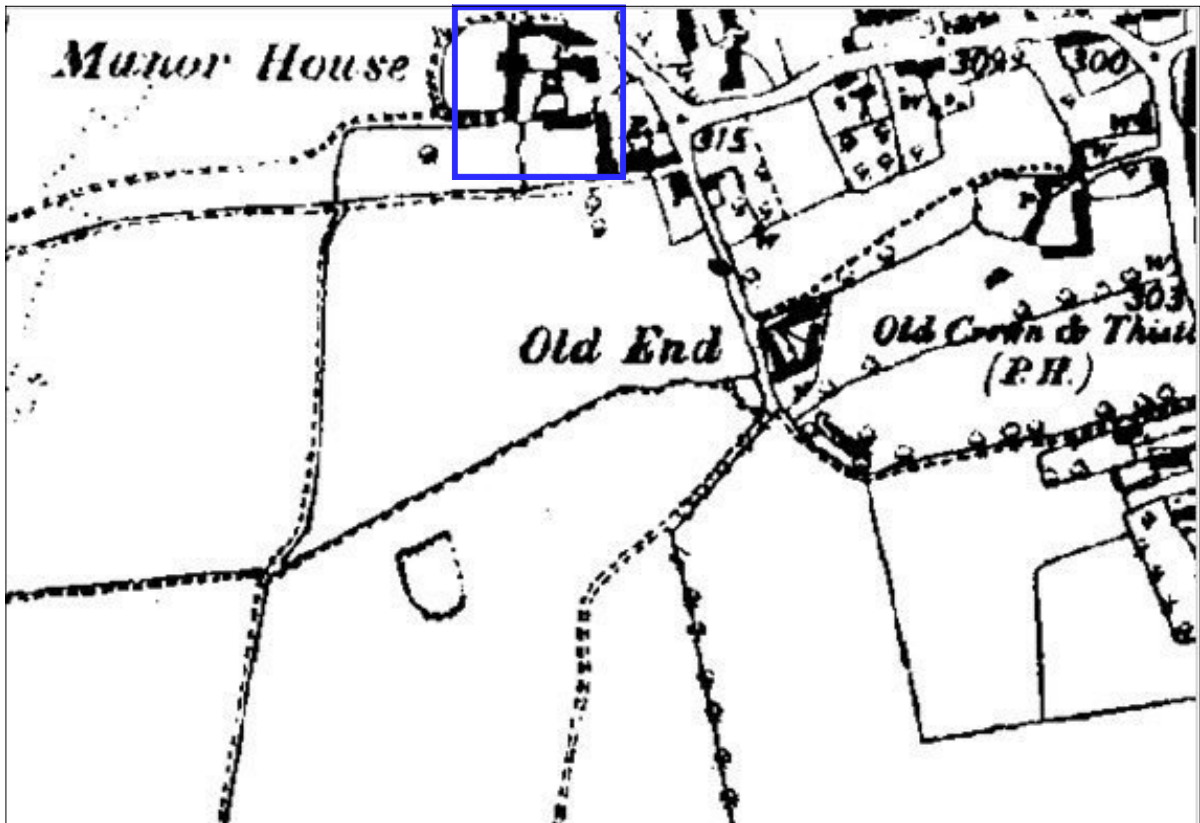
	Archaeological Project Services	
Project Name: Piddington, Manor Farm PIMF13		
Scale 1:20000	Drawn by: GT	Report No: 84/13

Figure 2 Site location map



1814 OS 2" surveyors drawing



1888 OS map



Archaeological Project Services

Project Name: Piddington, Manor Farm PIMF13

Not to Scale


Drawn by: GT

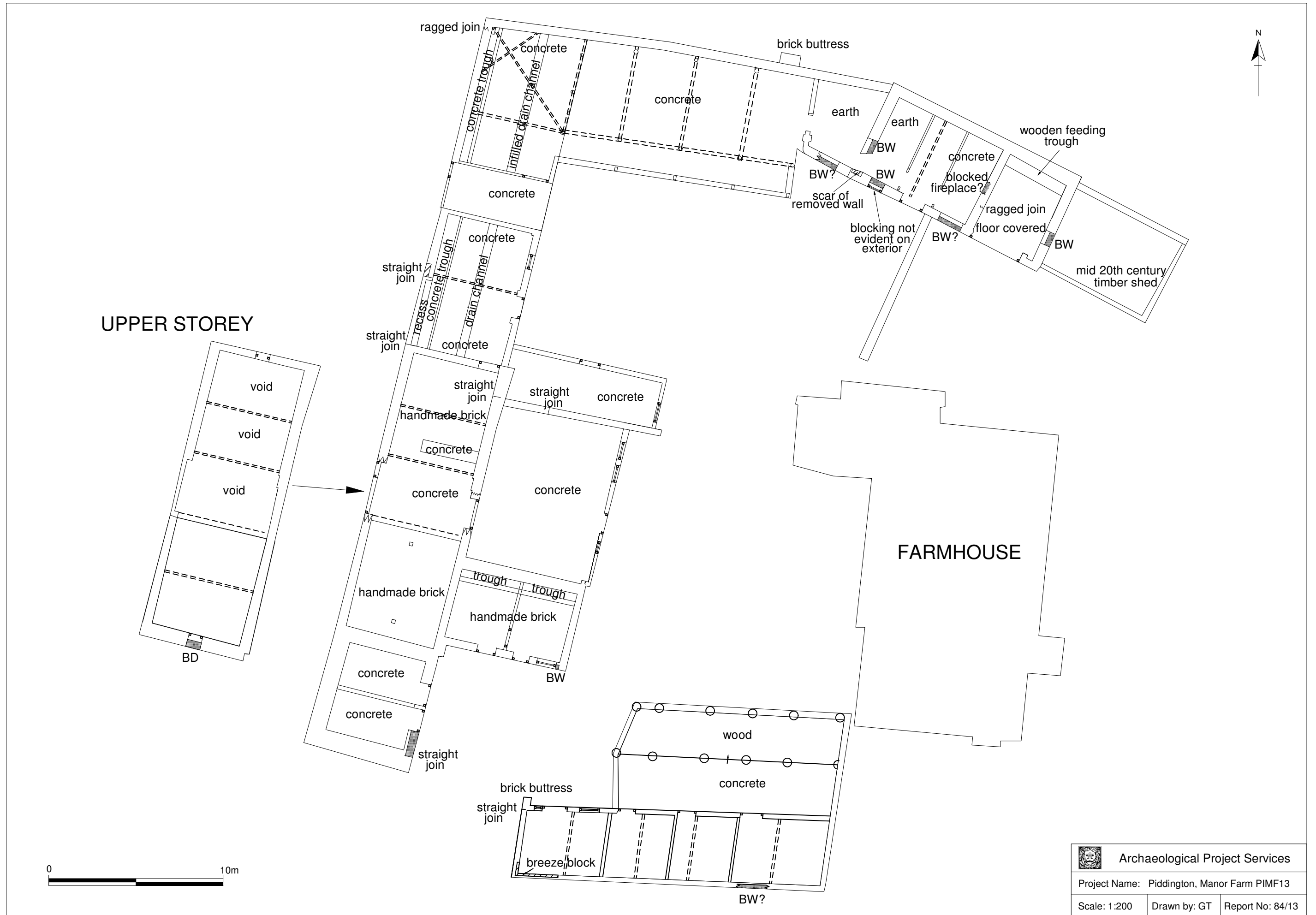
Report No: 84/13

Figure 3 Historic maps showing the site



Figure 4 Site plan showing arrangement of recorded buildings

 Archaeological Project Services		
Project Name: Piddington, Manor Farm PIMF13		
Scale: 1:400	Drawn by: GT	Report No: 84/13




 Archaeological Project Services		
Project Name: Piddington, Manor Farm PIMF13		
Scale: 1:200	Drawn by: GT	Report No: 84/13

Figure 5 Detailed site plan



Figure 6 Site plan showing plate layout



Plate 1 General site view, west side of site, looking north



Plate 2 General site view, south side of site, looking southeast



Plate 3 General site view, to centre of site, looking northeast



Plate 4 Building 1, north and west sides, looking southeast



Plate 5 Building 1, northern part of building, looking east



Plate 6 Building 1, southern part, stable compartments at eastern end, looking south



Plate 7 Building 1, southern part, stable compartment at western end showing patching/infill, looking southwest



Plate 8 Building 2, eastern elevation, looking west



Plate 9 Building 2, southern compartment, looking southwest



Plate 10 Building 2, northern compartment, looking west



Plate 11 Building 3, south and east sides, and Building 10 to rear, looking northwest



Plate 12 Building 3, western compartment, looking northeast



Plate 13 Building 3, eastern compartment, long north



Plate 14 Building 3 and Building 4, beyond, looking north



Plate 15 Building 4, interior north side, looking north



Plate 16 Building 4, western side, showing door to Building 10, looking southwest



Plate 17 Building 5, north and east sides, looking southwest



Plate 18 Building 5, interior, looking west



Plate 19 Buildings 6 and 7, looking west



Plate 20 Building 6, looking north



Plate 21 Buildings 6 and 7, looking northwest



Plate 22 Building 7, south side, looking north



Plate 23 Rear (north side) of Buildings 7, 8 and 9, looking southwest



Plate 24 Building 7, northwestern room, looking north



Plate 25 Building 7, northeastern room, looking east



Plate 26 Building 8,
looking southeast



Plate 27 Building 9, southern elevation, west side, looking northeast



Plate 28 Building 9, southern elevation, east side, looking northwest



Plate 29 Building 9, western room, looking northwest



Plate 30 Building 9, western room, looking southwest



Plate 31 Building 9,
eastern room, looking
southeast

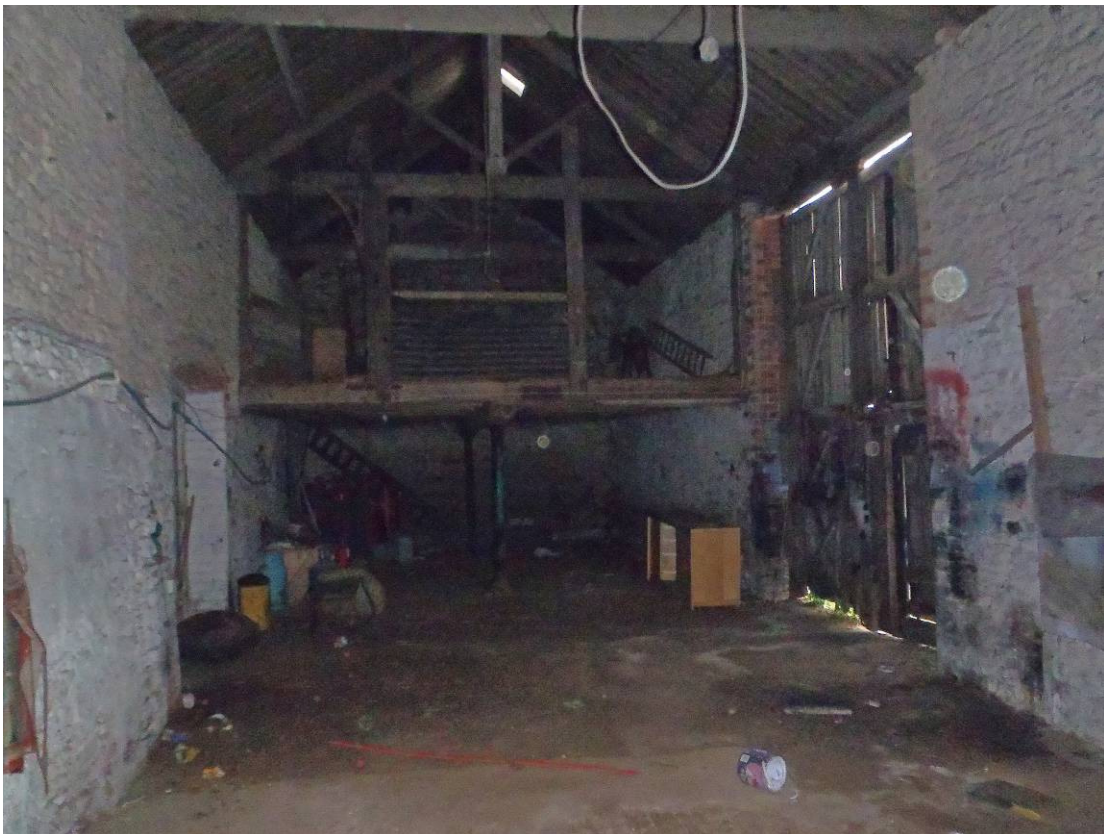


Plate 32, Room 10, looking south



Plate 33 Building 10, looking north



Plate 34 Building 10, eastern doorway, looking southeast



Plate 35 Building 10, upper storey, looking southwest



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

Project Designs

Desk-top Assessments

Evaluations

Excavations

Watching Briefs

Project Management

Building Surveys

Presentation

Interpretation

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APPENDIX 1

**BUILDINGS AT
MANOR FARM
CHURCH END
PIDDINGTON
NORTHAMPTONSHIRE**

**SPECIFICATION FOR
HISTORIC BUILDING RECORDING**

**PREPARED FOR
FRANCIS JACKSON HOMES LIMITED**

**BY
ARCHAEOLOGICAL PROJECT SERVICES
Institute for Archaeologists'
Registered Organisation No. 21**

APRIL 2013

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion of buildings at Manor Farm, Piddington, Hackleton, Northamptonshire.*
- 1.2 *The buildings to be converted are of vernacular architectural and historic interest and are shown on a map of 1880.*
- 1.3 *The building recording will be undertaken prior to conversion of the structures. The structures, floor plans, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording of buildings at Manor Farm, Church End, Piddington, Hackleton, Northamptonshire.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 Programme of works and staffing structure of the project

3 SITE LOCATION

- 3.1 Piddington is a village in the parish of Hackleton and is located about 6 miles (10km) south of the centre of Northampton in the district of South Northamptonshire. Manor Farm is situated at the northwestern corner of the village, immediately south of the parish church, on Church End, at national grid reference SP800 545.
- 3.2 The farm buildings are of local historic interest and are show on the first edition Ordnance Survey map of 1880.

4 PLANNING BACKGROUND

- 4.1 Planning approval (S/2012/1415/FUL) was granted by South Northamptonshire District Council for removal of a Dutch barn, conversion of traditional buildings to 2 dwellings, removal of a single storey extension to the farmhouse & replacement with a two storey side extension, single storey rear extension, canopy over the front door, new window and re-instate window to side and general refurbishment. Permission is subject to conditions including the undertaking of the historic building recording prior to the conversions and removals.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing buildings on the site prior to their conversion.
- 5.2 The objectives will be to establish:
 - 5.2.1 the forms of the buildings;

- 5.2.2 the dates of the buildings and features of special interest;
- 5.2.3 the state of preservation of the buildings and any features of special interest present.

6 BUILDING RECORDING

- 6.1 Building Investigation will be undertaken prior to the conversion of the existing buildings and will be to Level 2 standard of the English Heritage (2006) guidelines. Subject to accessibility and Health and Safety considerations, the record will include:
 - 6.1.1 A photographic survey, to be tied to floor plans, showing the buildings and any associated outbuildings and their context; details of the exterior; interior views of all rooms and circulation areas; all roof structures; doors, windows and any other original or historic structural or decorative features and details.
 - 6.1.2 Dimensioned plans of each floor as existing, which may incorporate details of the form and location of any structural features of historic interest; supplemented by
 - 6.1.3 A written record providing an account of the building types, materials and possible dates.

7 SITE OPERATIONS

- 7.1 General considerations
 - 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
 - 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute for Archaeologists (IfA), under the management of a Member of the institute (MifA). Archaeological Project Services is IfA registered organisation no. 21.
 - 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to English Heritage Level 3 standard.
 - 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:
 - A summary of the survey results.
 - A description of the history and historical setting of the buildings.
 - A text describing the results of the building survey.
 - Location plans of the site and buildings.
 - Floor plans of the buildings.
 - Interpretation of the development and use of the buildings.

Appropriate photographs of the elevations, general interior views and specific features.

9 REPORT DEPOSITION

9.1 Copies of the report will be sent to the client and to Northamptonshire County Council Historic Environment Record.

10 ARCHIVE

10.1 The documentation and records generated during the investigation will be sorted and ordered into the format acceptable to the local museum. Currently there are no museums in Northamptonshire accepting archaeological project archives. The archive will therefore be held at Archaeological Project Services in the interim.

11 PUBLICATION

11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).

11.2 If appropriate, notes on the findings will be submitted to the relevant national journals: *Post-medieval Archaeology* and *Vernacular Architecture*.

12 CURATORIAL RESPONSIBILITY

12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Northamptonshire County Council Historic Environment Service. They will be given written notice of the commencement of the project to enable them to make monitoring arrangements.

13 VARIATIONS AND CONTINGENCIES

13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator.

13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.

13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 PROGRAMME OF WORKS AND STAFFING LEVELS

14.1 The building recording will be undertaken prior to the conversion works and is expected to take two days.

14.2 An archaeological supervisor, accompanied by an assistant where necessary, with experience of building recording will undertake the work.

14.3 Analysis and report production will be undertaken by the archaeological supervisor, with assistance from an illustrator.

15 INSURANCES

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 COPYRIGHT

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
- 16.2 Licence will also be given to the archaeological curators to use the documentary archive for educational, public and research purposes.
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17 BIBLIOGRAPHY

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Specification: Version 1, 18-04-13

APPENDIX 2

Glossary

Bullnose brick	Brick with one, or occasionally two, rounded edges, used where a sharp edge would be inconvenient or liable to damage.
Collar	Transverse horizontal timber connecting pairs of rafters above their feet and below the apex of the roof.
Crittall window	Steel casement window, particularly popular in the 1930s and given the generic name after the main firm that manufactured them.
Dressing	Decoration, often around door and window openings, carried out in material superior to that used for the main walling.
King post	Vertical timber standing on a collar or tie beam (<i>q.v.</i>) and rising to the apex of a roof to support a ridge piece.
Loose Box	A small room, usually almost featureless, in which a single animal (horse or cattle) could be isolated or a small number of cattle could be kept untethered. Loose boxes usually have some form of drain in the floor for the removal of liquid manure.
Model Farm	A farm building erected in the 18th and 19th century which was architect-designed rather than built in the local vernacular style.
Mono-pitched	Roof having only one side sloping.
Pitching hole	Unglazed, shuttered window-like hole at first floor level to ease unloading of an unprocessed crop into the building from a cart outside.
Ragged join	Approximately vertical, slightly irregular, junction between sections of walling where one elevation has been cut and bonded into an earlier one.
Soldier course	A brick course formed from a row of bricks laid on end so that they stand upright.
Straight join	Regular vertical junction between two sections of walling that shows one part was butted against the other.
String course	Horizontal course or moulding projecting from the surface of a wall.
Tie beam	Main transverse beam in a roof truss connecting the feet of the principal rafter and preventing the spreading of the two sides of a sloping roof.
Ventilator openings	Openings through a wall to provide ventilation. Usually formed by omitting bricks, and arranged in various patterns.

APPENDIX 3

The Archive

The archive consists of:

- 2 Daily record sheets
- 4 Photographic register sheets
- 7 Sheets of annotated drawings and notes
- Digital photographs and black and white print photographs

All primary records and finds are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

There is currently no archive repository for the area of the investigation.

Archaeological Project Services site code: PIMF13
OASIS Reference: archaeo11-154995

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

Archaeological Project Services shall retain full copyright of any commissioned reports under the *Copyright, Designs and Patents Act 1988* with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.