

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING ASSESSMENT:
5 THE GREEN
WOUGHTON ON THE GREEN
MILTON KEYNES**

NGR: SP 8750 3752

on behalf of Paul Sturgess



Bob Zeepvat BA MI(A)

November 2012

ASC: 1571/WTG/1



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Site Data

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<i>OASIS ref:</i>	Archaeo12-136557	<i>MKC Event no:</i>	1335
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<i>Village/Town:</i>	Woughton on the Green		
<i>Civil Parish:</i>	Woughton on the Green		
<i>NGR (to 8 figs):</i>	SP 8750 3752		
<i>Present use:</i>	Derelict cottages		
<i>Planning proposal:</i>	Refurbishment for residential use		
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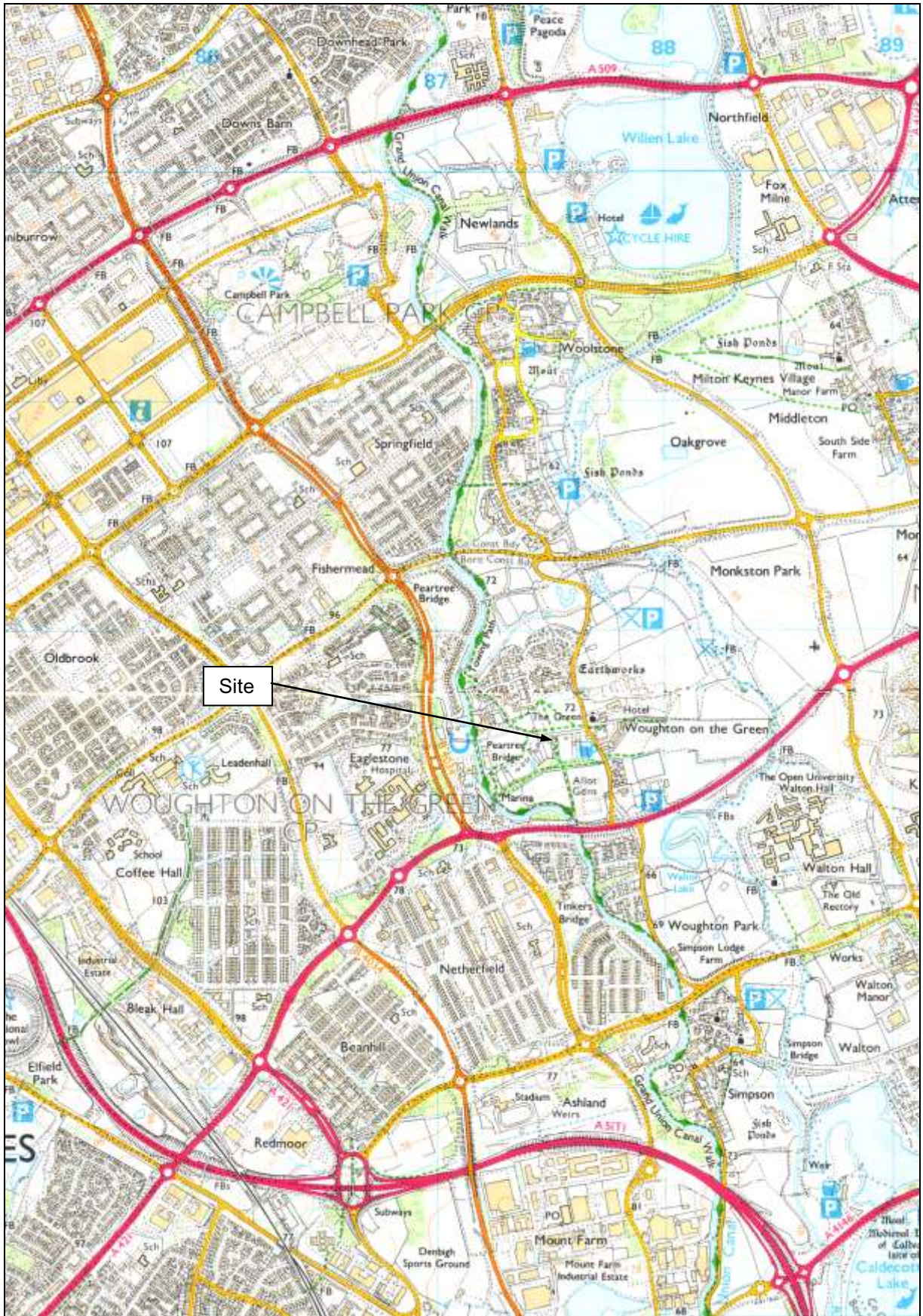


Figure 1: General location (scale 1:25,000)

Summary

In October 2012 a historic building assessment was prepared for 5 The Green, Woughton on the Green, Milton Keynes, to inform proposals for the refurbishment and repair of the building for residential use. The property comprises two early 19th-century linked dwellings, Cottage Farm fronting the green and Woodbine Cottage to the rear, both Grade II listed. They have been unoccupied for several years, and are presently in a dilapidated state.

Cottage Farm was constructed in the first half of the 19th century: cartographic evidence suggests a date between 1825 and 1867. As built, the house occupied a similar footprint, but structural evidence indicates that the roofs of the northern part and the original southern wing were lower, possibly with dormer windows to the first floors. At this time the building probably accommodated two separate households: one in the original northern part of the building and one in the original southern wing.

In the late 19th century the walls and roof were raised to their present configuration, and the southern wing was extended. From the cartographic evidence, these changes had probably taken place by 1881. Since that date the only changes to the building appear to have comprised provision of modern services, the construction of a single-storey kitchen extension (now demolished) to the south end, and the replacement of some original windows in the northern part of the building with UPVC units. The latter appears to have occurred after 1975, when the building was listed.

Apart from the basic fabric of the building, the assessment revealed few features of architectural or historic significance. Timber framing indicating the early lower roof of the building survives on the first floor (F2, F4) and in the attic. The fireplace, cupboards and wainscoting in G2 are surviving early 19th-century features, and there is a mid to late 19th-century tiled fire surround in G6. Though probably original fittings, the surviving timber-framed casement windows are all rotten, and will require replacing.

1 Introduction

1.1 In October 2012 *Archaeological Services and Consultancy Ltd (ASC)* carried out a predetermination historic building assessment of 5 The Green, Woughton on the Green, Milton Keynes. The project was commissioned by the client, *Paul Sturgess*, and was carried out according to ASC's standard method statement (Appendix 1), at the request of the Conservation Officer for the local planning authority (LPA), *Milton Keynes Council*.

1.2 **Planning Background**

This building assessment has been required under the terms of the *National Planning Policy Framework (NPPF)*, in order to inform proposals for development involving buildings on the site.

1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The village of Woughton on the Green is located in the civil parish of the same name, within the unitary authority area of Milton Keynes. The building forming the subject of this assessment, 5 The Green, stands on the south side of the road leading westwards from Woughton parish church across the green towards the Grand Union Canal, at NGR SP 8750 3752 (Fig. 1). The property is on a slight south-facing slope, at an elevation of *c.*68m AOD, and is flanked to the east and west by houses and gardens (Fig. 2). It has been unoccupied for several years, and is consequently in a very dilapidated state, surrounded by scaffolding, with part of its roof partly dismantled. Adjoining it is a large detached brick-built garage/workshop. The surrounding gardens are very overgrown.

1.5.2 *Proposed Development*

The proposed development comprises repair and refurbishment of the house for residential use. Current proposals include the following principal alterations to the existing fabric:

- Removal of the three existing stairs to the upper floor
- Construction of a new central staircase and landing in Rooms G5/F4

In addition, some doorways are to be relocated, part of the wall between F1 and F4 is to be removed to allow access to existing bedrooms from the new landing, and rooms F6 and F7 are to be subdivided for new dressing rooms and en-suite facilities.

Externally, a new two-storey extension *c.*7.4m in length is proposed at the south end of the building, and the adjoining brick garage/workshop (unlisted) is to be converted for residential use.

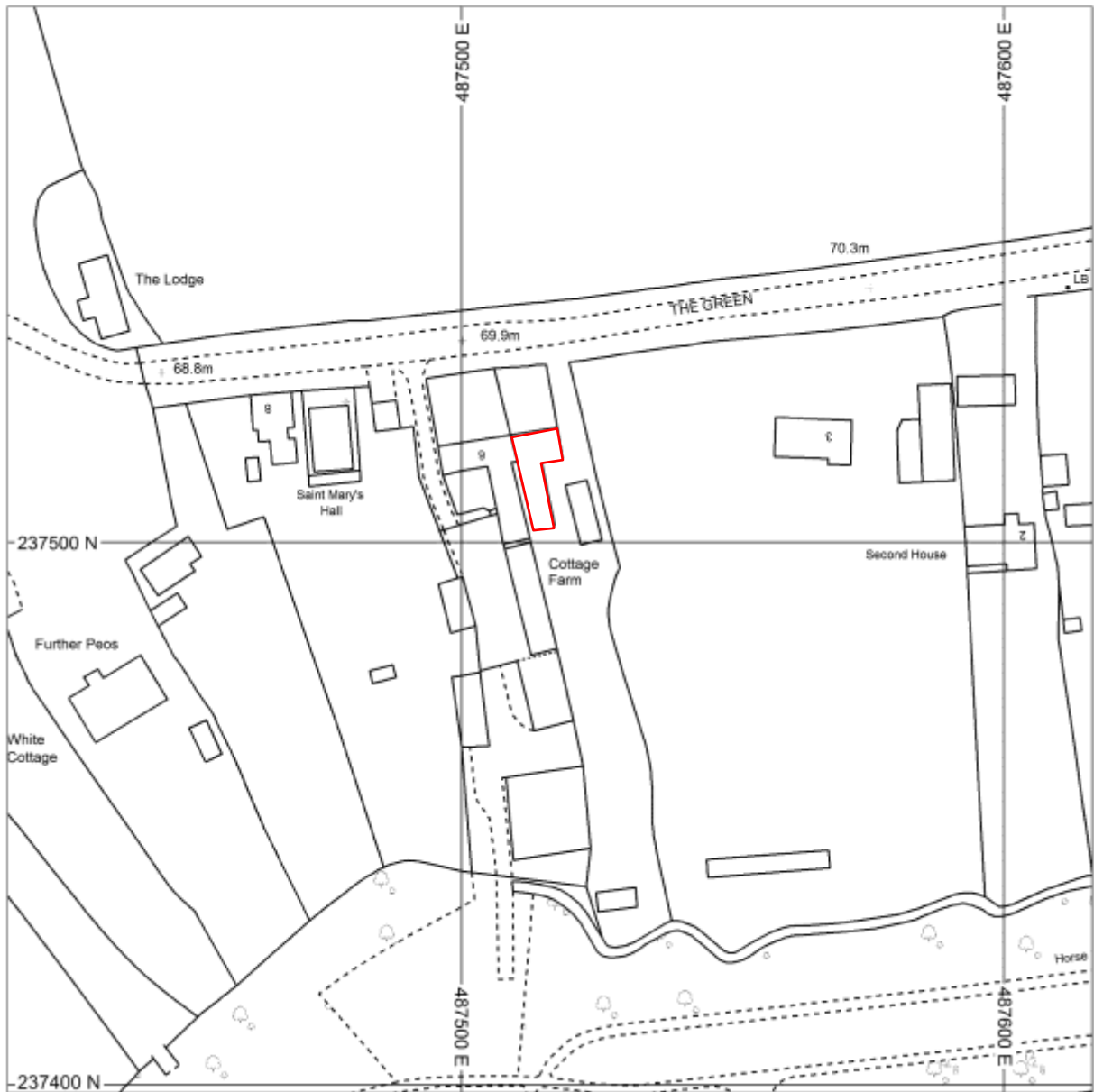


Figure 2: Site location (scale 1:1250)

2 Aims & Methods

2.1 *Aims*

As described in the method statement, the aims of the building assessment were:

- To compile a basic record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion / development.

2.2 *Standards*

The work conforms to the method statement, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2010) and *Standard & Guidance Notes* (IFA 2008), to current English Heritage guidelines (EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

The work was carried out according to the method statement, which described:

- Preparation of a basic record of the building, to English Heritage Level 2 (EH 2006).

2.4 *Constraints*

As noted above, the property has been unoccupied for several years, and is in a dilapidated condition. Externally, detailed observation and recording was hindered by excessive vegetation growth, and by scaffolding surrounding the building. Internally, caution was required because of the state of some of the upper floors, notably in the centre of the building, where collapse of the floor caused by water ingress (lack of roof) prevented safe access to Rooms G5 and F4. Observations were also hindered by poor light levels in rooms, due mostly to excessive external vegetation growth.

3 Historical Background

3.1 Sources

The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from Milton Keynes Reference Library, and ASC's in-house reference collection.

3.2 Historical Background

Woughton on the Green is first recorded in the Domesday Survey (1086), where it appears as *Ulchetone*, which probably derives from 'the estate (*tun*) of *Weoca*, and dates from the 8th or 9th century AD (Croft & Mynard 1993, 201). The village likely developed along an east-west route, between the moated manor house (now the Old Rectory) at its west end, and the parish church and principal manor (Woughton House) at its east end. From the latter the road continued eastwards, crossing the Ouzel by a ford (*ibid*). Between the church and the moat was a large rectangular green, crossed by three roughly parallel east-west trackways, of which the southernmost, The Green, is the only modern survivor. On the south side of The Green are medieval crofts, some containing houses, the earliest of which is no. 3, *Tudor Cottage*, which dates from the 16th century (Woodfield 1986, 186). Most of the other houses flanking the green are of 17th century or later date: many are listed.

Woughton parish was enclosed in 1769: the Inclosure Award survives (CBS IR/103), but there is no accompanying map. An attempt to reconstruct the inclosure map from the award and later mapping (MKAU Parish Survey) suggests the site was part of a larger plot belonging to John Goodman. No buildings are indicated on the site of 5 The Green at that time: the building shown on the plot is likely to be the adjoining *Tudor Cottage*. The description of the parish in *Changing Landscapes* (Croft & Mynard 1993, 206) describes 'Cottage Farmhouse' as one of 'the oldest houses in the village, dating from the sixteenth century'. In the light of other historical evidence in this report, and the survey undertaken for the assessment, this statement is inaccurate.

Significant change came to Woughton in the early 19th century, with the construction of the Grand Junction Canal. This cut across the west end of the green, passing along the eastern arm of the moat surrounding the Old Rectory and continuing northwards towards the Woolstones. The existing east-west route was carried over the canal by a bridge (Peartree Bridge). A group of post-medieval house sites on the separated western end of the green was excavated by Milton Keynes Archaeology Unit in 1973, prior to the construction of Milton Keynes Marina (Mynard 1994, 121-150).

The green and related village earthworks at Woughton now form one of the finest examples of a deserted medieval village in Milton Keynes, and are designated as a scheduled ancient monument.

3.3 Cartographic Evidence

There is very little useful cartographic evidence relating to the construction and development of 5 The Green. The earliest available plan showing Woughton in any detail is the county map published by Thomas Jefferys in 1770 (Fig. 3). The road now known as The Green is shown, with a few buildings on its south side, though the map is too small a scale to relate any of these structures directly to 5 The Green. Bryant's

map of 1825 (Fig. 4) presents a similar picture. There is no extant title map for the parish.

A plan of the estate of Thomas Billington in Woughton and Fenny Stratford, drawn up for the devisees of his estate in 1867, shows a similar configuration of buildings on the site to the current plan (MKAU Parish Survey).

From the late 19th century onwards, the Ordnance Survey 25" sheets show the assessment site in reasonable detail, though it is apparent from them that no significant changes have been made to the buildings since that time. Consequently only the First Edition sheet of 1881 has been reproduced here (Fig. 5). This shows all the main structural elements of 5 The Green, and indicates that the rear wing was two separate cottages at that time. More recent editions do not always repeat this detail, though that may reflect the Ordnance Survey's move towards a simpler style of illustration, rather than a change of occupancy.

3.4 *Listed Building Descriptions*

The structure forming the subject of this assessment is listed as two separate buildings, both Grade II, as follows:

4/145 No. 5 Cottage Farm. Early C19, brick, slate roof, central chimney, brick dentil eaves, 2 bays of 2-light wood casements and central half glazed door in lattice porch.
(IoE ref: 45931)

4/146 Woodbine Cottage. At the rear of No. 5 Cottage Farm and forming L plan with it. Early C19, red brick, chequer pattern of yellow headers in LH bay, tiled roof, 2 brick chimneys, 3 bays of 2 upper light casements, the 2 LH ones with segmental arches. 2 doors and 2 casements all with segmental arched heads to ground floor, later door and window to RH with soldier arch.
(IoE ref: 45932)

The building adjoining Cottage Farm to the west, Appletree Cottage, is also Grade II listed, as follows:

4/147 No. 6 Appletree Cottage. House, C17, altered, part timber framed with colourwashed brick infilling, part colourwashed brick, old tile roof, one old brick chimney at E end of higher roof to W part which is hipped at this end. 2 storeys, with attic in W part, which has vertical timber framing above, brick to ground floor. 1 bay of 2-light casement windows leaded to ground floor. E part lower with 2 upper casements (3 light and 1 light) door and window to LH of ground floor, bay window to RH, all with modern leaded glazing.
(IoE ref. 45933)

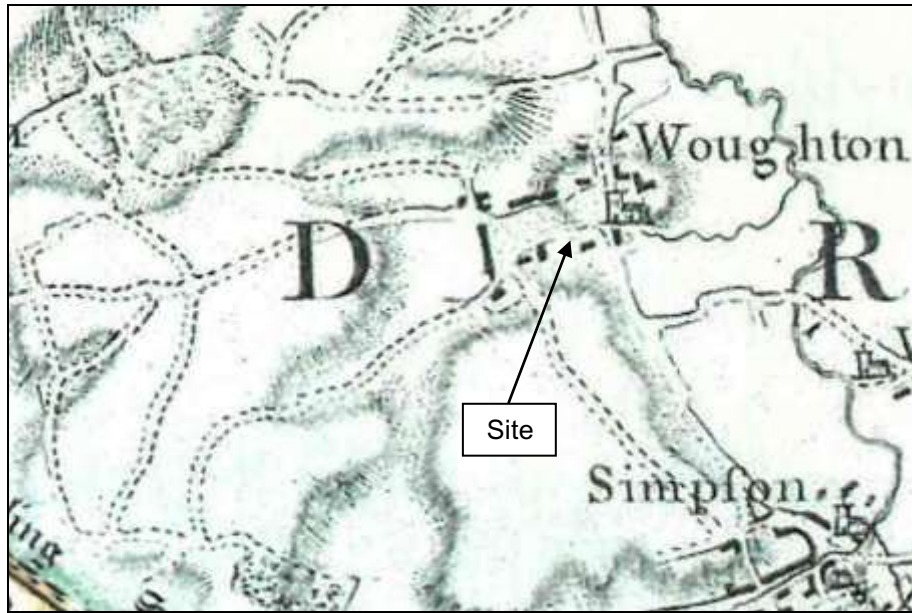


Figure 3: Extract from Jeffreys' county map, 1770 (*not to scale*)



Figure 4: Extract from Bryant's county map, 1825 (*not to scale*)



Figure 5: Extract from First Edition Ordnance Survey 25" sheet, 1881 (*not to scale*)
(5 The Green is shaded)

4 Description

4.1 *General*

No. 5 The Green is an L-shaped, two-storey building, maximum dimensions 16m (N-S) by 8.7m (E-W). The building comprises two dwellings. *Cottage Farm*, the northern part, comprises two bays flanking a central chimney, and is built onto the east end of the adjoining Appletree Cottage. The rear wing to the south of Cottage Farm, *Woodbine Cottage*, comprises three bays with two brick chimneys, the southernmost bay (4.6m long) being a later extension to the property, forming a separate dwelling. Woodbine Cottage is separated from the adjoining rear wing of Appletree Cottage by a gap 0.9m wide.

4.2 *Exterior*

Cottage Farm is constructed of red bricks, 225 × 105 × 70mm, laid in Flemish bond, in lime mortar, under a gabled roof, slated to the north and tiled to the south. Woodbine Cottage is similarly constructed, with tiled roofs throughout. The extension to Woodbine Cottage is built with slightly larger bricks, 230 × 110 × 70mm, also laid in Flemish bond, in lime mortar, and has a tiled roof.

North Elevation (Fig. 6, Plate 1)

The north (front) elevation has brick dentil eaves, with a central half glazed stable-type door in a lattice porch, flanked by 2 bays of 2-light 12-pane casements. Those on the first floor have been replaced with UPVC units, and have timber lintels.

East Elevation (Fig. 7, Plates 2, 4)

The north part of the east elevation (Cottage Farm) has only a single 6/6 wooden sash window at ground-floor level. The southern (Woodbine Cottage) part of the elevation comprises three bays, with a chequer pattern of yellow headers in the brickwork of the left-hand bay, and plain right-hand bays. The later extension has been partly bonded into the earlier structure, but the joint can still be seen. In each of the three bays there is a single casement at first-floor level, with a casement and door below. The doors and windows in the left and central bays have segmental arches: those in the right-hand bay have soldier arches, and appear to be later insertions.

South Elevation (Fig. 6, Plates 3, 5)

The south elevation of the south wing is plain brickwork, with a central brick chimney rising above, and a doorway in the lower right corner. Paint on the lower part of this elevation marks the location of a demolished single-storey lean-to extension, which on the evidence of surviving electrical fittings on the wall housed a kitchen serving the 19th-century extension to Woodbine Cottage. The cement floor of this extension also survives. The dates of the lean-to extension were not apparent from the available historic and cartographic evidence.

The south elevation of Cottage Farm comprises a single bay, with a UPVC casement window beneath a timber lintel on the first floor, and a UPVC casement and half-glazed timber door at ground-floor level, beneath segmental arches.

West Elevation (Fig. 8)

The west elevation of Woodbine Cottage faces the range to the rear of Appletree Cottage, with a gap of 0.9m separating them. Because of the scaffolding surrounding the building, this elevation could not be examined in detail. From the architect's drawing (Fig. 8), and examination of the interior of the building, it has a single small casement in each bay at first-floor level, and ground-floor casements in the central and southern bays. The first-floor casement in the north bay appears to occupy part of a larger opening, now partly bricked up (Plate 25), while the ground-floor window in the central bay has been removed and the opening bricked up.

4.4 **Ground Floor** (Fig. 9)

Room G1 (Plates 6, 7)

Size: 3.75 × 4.20m, height 2.03m

Location: Cottage Farm, north-west corner

Description: Living room. Quarry tile floor, plastered and papered walls with plain skirting, lath & plaster ceiling with east-west beam. Casement window to north, angled fireplace with mid 20th-century brick fire surround in south-west corner, 4-panel door to G4 set in angled timber partition in south-east corner. Short passage to G2 and front door in north-east corner. Front door is stable type, upper part glazed.

Room G2 (Plates 8, 9)

Size: 3.73 × 3.10m, height 2.03m

Location: Cottage Farm, north-east corner

Description: Parlour. Suspended timber floor, 150mm planks aligned east-west. Plastered and papered walls with wainscoting comprised of vertical matchboards, with plain skirting. Lath & plaster ceiling with boxed east-west beam. Casement window to north, sash to east. Fireplace in central stack to west, with classically-inspired painted timber surround of early 19th-century date (Yorke 2007, 88), flanked by tall cupboards c.0.7m deep. Part-glazed door to G1 in north-west corner.

Room G3 (Plate 10)

Size: 1.78 × 2.24m, height 2.03m

Location: Cottage Farm, south-east corner

Description: Bathroom/WC. Quarry tile floor, plastered and papered walls, lath & plaster ceiling. UPVC casement to south, flush panelled door to west. Modern sanitary ware.

Room G4 (Plate 11)

Size: 1.53 × 1.80m, height 2.03m

Location: Between G3 & G5

Description: Foyer. Quarry tile floor, plastered and papered walls, lath & plaster ceiling. External door to south, door to G3 to east, doorway to G1 & G5 to west. Steep narrow flight of stairs with single handrail rises to first floor (F1-F3) to north.

Room G5 (Plate 12)

Size: 3.40 × 4.07m

Location: Junction of Cottage Farm & Woodbine Cottage

Description: Kitchen. (NB: not entered because of collapsing ceiling) Quarry tile floor, plastered and papered walls, lath & plaster ceiling with central north-south beam. Modern window and external door to east, doorway with timber screen leading

to G1/G4 to north-east. Boxed-in stairs from G7 to F4 rise in south-west corner. Kitchen cupboards on south and west walls.

Room G6 (Plates 13, 14)

Size: 3.10 × 3.35m, height 1.92m

Location: Woodbine Cottage, between G5 & G8

Description: Living room? Quarry tile floor, timber partition wall to west, other walls plastered and papered with plain skirting, lath and plaster ceiling with central north-south beam. External door (boarded up) and casement window to east, plank and batten door to G7 to west, 4-panel door to G8 with step down in south-east corner. Fireplace with tiled surround to south, dated late 19th century (Osband 2001, 153). Recess west of fireplace possibly marks bricked-up former opening.

Room G7

Size: 3.13 × 0.70m, height 1.92m

Location: Woodbine Cottage, west side of G6

Description: Larder/passage. Quarry tile floor, timber partition with door to G6 to east, painted brick walls to south and west, lath and plaster ceiling. Bricked-up window to west. Stairs to F4 to north. South end of room has larder shelves.

Room G8 (Plates 15, 16)

Size: 4.3 × 3.2m, height 1.98m

Location: Woodbine Cottage, south end

Description: Living room? Quarry tile floor, walls plastered and papered with plain skirting, lath and plaster ceiling. External door and casement window to east, plank and batten door to G9 to west, 4-panel door to former kitchen extension in south-east corner. Fireplace with mid 20th-century brick surround to south.

Room G9 (Plates 17, 18)

Size: 2.70 × 0.80m, height 1.98m

Location: Woodbine Cottage, west side of G8

Description: Larder/passage. Quarry tile floor, painted brick walls to east, south and west, lath and plaster ceiling. Casement window to west, door to G8 to east. Stairs to F6 to north. South end of room has larder shelves.

4.5 **First Floor** (Fig. 10)

Room F1 (Plates 19, 20)

Size: 3.80 × 4.50m, height 2.15m

Location: Cottage Farm, north-west corner

Description: Bedroom. Lino over timber floor, planks east-west. Walls papered and plastered: south wall has a pronounced 'bow', and west wall has horizontal beam c.40cm above the floor (part of the frame of Appletree Cottage?). No skirting. Lath & plaster ceiling. UPVC casement to north, chimney breast from G1 in south-west corner, 4-panel door to stairs in south-east corner, with associated part-glazed timber screen wall.

Room F2 (Plates 21, 22)

Size: 3.10 × 3.40m, height 2.15m

Location: Cottage Farm, north-east corner

Description: Bedroom. Timber floor, 150mm boards aligned east-west. Studding partition wall to south, remaining walls plastered and papered. No skirting. Lath & plaster ceiling. UPVC casement to north, Part-glazed door to stairs in south-west corner, with associated timber screen wall. Fireplace, boarded up, to west: plain surround and mantel with curved ends, flanked by 'buttresses' with stepped tops. 4-panel door to right of fireplace, fronting walk-in cupboard with timber framework at rear apparently indicating original lower roofline of building.

Room F3 (Plate 23)

Size: 3.05 × 2.30m, height 2.15m

Location: Cottage Farm, south-east corner

Description: Bedroom. Timber floor, 150mm boards aligned east-west. Studding partition wall to north, remaining walls plastered and papered. No skirting. Lath & plaster ceiling. UPVC casement to south, 4-panel door to stairs in north-west corner, opening to wide, shallow cupboard in wall to west.

Room F4 (Plates 24, 25)

Size: 4.15 × 3.40m, height 1.80m

Location: Junction of Cottage Farm & Woodbine Cottage

Description: Bedroom. (NB: not entered because of collapsing floor) Timber floor, 240mm boards aligned north-south. North wall has pronounced bow: central brick section, flanked by infilled timber framing revealing early roof line: continues into attic (Plate 30). Remaining walls originally plastered: now mostly fallen off. No skirting. Lath and plaster ceiling. Casement windows to east and west: latter window is in a much larger aperture, apparently partly bricked up. Stairs from G7 in south-west corner, with rough timber rails on east side, partly obscuring doorway to F5 in south wall, with plank and batten door.

Room F5 (Plate 26)

Size: 4.15 × 3.10m, height 1.78m

Location: Woodbine Cottage, south of F4

Description: Bedroom. Timber floor, 240mm boards aligned north-south. Walls all brick, plastered. No skirting. Lath and plaster ceiling. Casement windows to east and west. Plank and batten doors to north (F4) and south (F6). Chimney breast from fireplace in G6 rises through room next to south door. Inset step in floor adjacent to south door to allow for change of level in F6.

Room F6 (Plate 27)

Size: 4.15 × 1.80m, height 2.0m

Location: Woodbine Cottage, south of F5

Description: Bedroom? Timber floor, 150mm boards aligned north-south. Walls all brick, plastered. No skirting. Lath and plaster ceiling. Casement window to west. Plank and batten door to north (F4); doorway to south (F6). Stairs from G9 on west side of room, with plain handrail and balusters.

Room F7 (Plates 28, 29)

Size: 4.15 × 2.45m, height 2.0m

Location: Woodbine Cottage, south end

Description: Bedroom. Timber floor, 150mm boards aligned north-south. Walls all brick, plastered. No skirting. Lath and plaster ceiling. Casement window to east. Doorway to south (F6). Chimney breast to south with open fireplace and small 19th-century cast iron grate, plain surround.

4.6 **Roof** (Plate 30)

Observation of the roof structure was limited to Rooms F1 and F5, where collapsed sections of the ceilings afforded views into the roof space. The roofs appeared to be constructed of a mixture of sawn and adzed timber: in the southern extension kingpost trusses, trenched purlins with wind braces, and tiling laths laid directly on the rafters were observed.



Plate 1: Cottage Farm, north elevation from north-east (*imagesofengland.gov.uk*)



Plate 2: Cottage Farm, east elevation from south-east



Plate 3: Cottage Farm, south elevation



Plate 4: Woodbine Cottage, north end of east elevation



Plate 5: Woodbine Cottage, south elevation



Plate 6: G1, fireplace looking south-west



Plate 7: G1, window looking north



Plate 8: G2, fireplace looking west



Plate 9: G2, looking north-east



Plate 10: G3, looking east



Plate 11: G4, view northward of stairs



Plate 12: G5, view south



Plate 13: G6, fireplace looking south-west



Plate 14: G6, looking south-east



Plate 15: G8, fireplace looking south



Plate 16: G8, looking east



Plate 17: G9, stairs looking north



Plate 18: G9, looking south



Plate 19: F1 looking south-west



Plate 20: F1 looking south-east



Plate 21: F2, fireplace looking west



Plate 22: F2, interior of cupboard in NW corner



Plate 23: F3, looking north-west



Plate 24: F4, north wall



Plate 25: F4, west wall looking north



Plate 26: F5, chimney stack by door, looking south-west



Plate 27: F6, looking west



Plate 28: F7, fireplace looking south



Plate 29: F7, looking east



Plate 30: Roof, through ceiling of F5, looking north

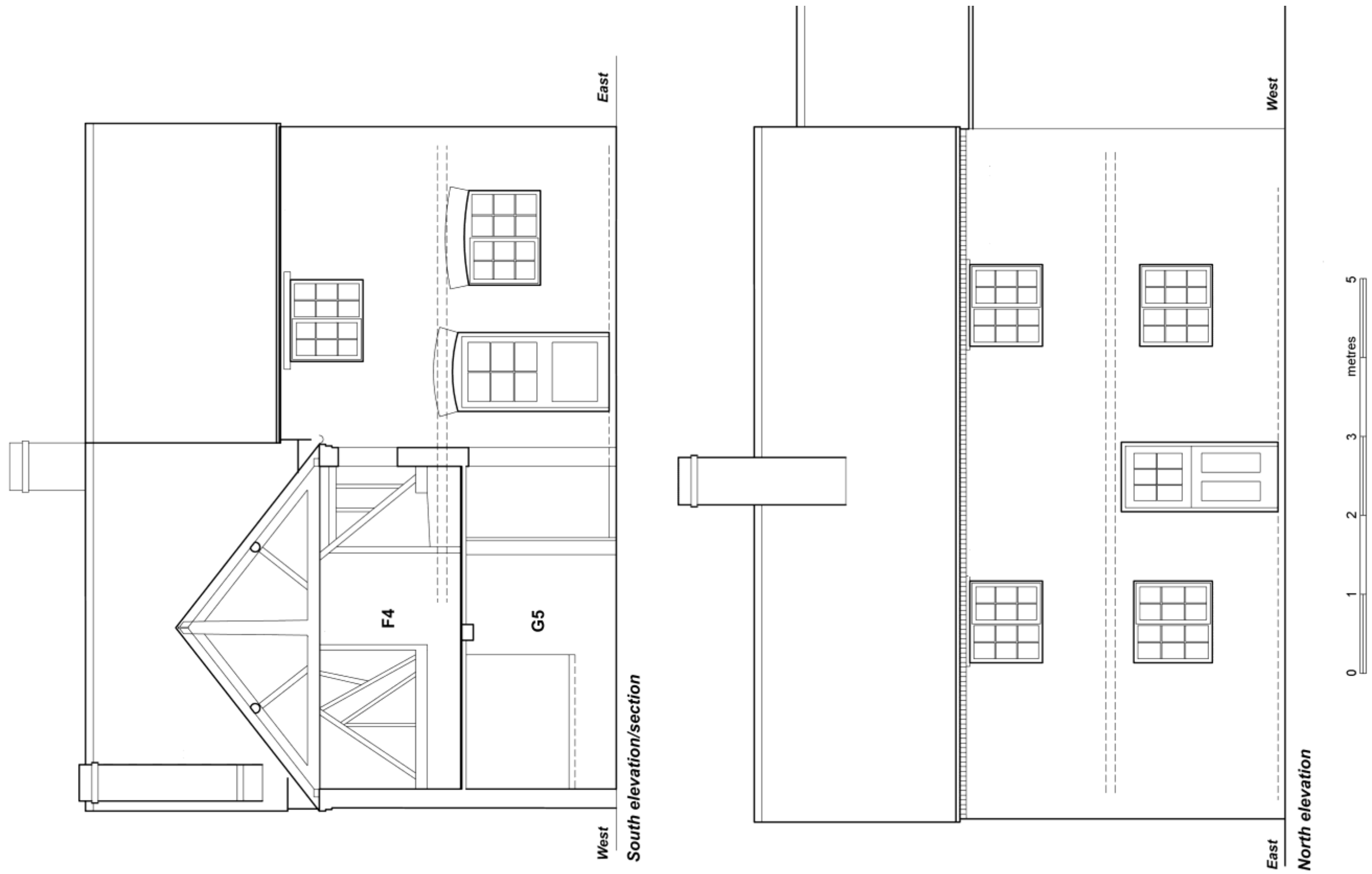


Figure 6: North and south elevations (scale 1:50)



Figure 7: East elevation (scale 1:50)



Figure 8: West elevation (scale 1:50)

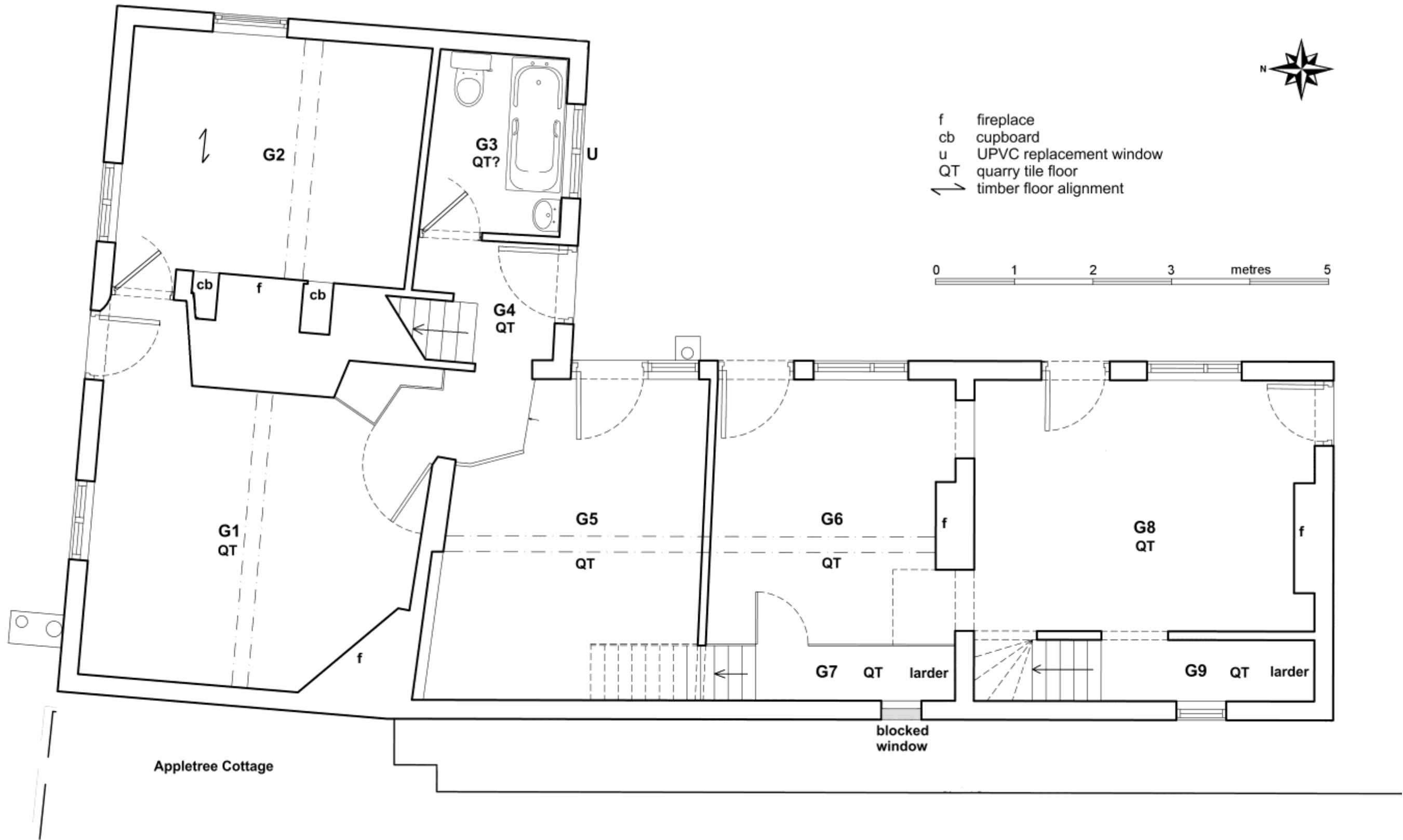


Figure 9: Ground floor plan (scale 1:50)

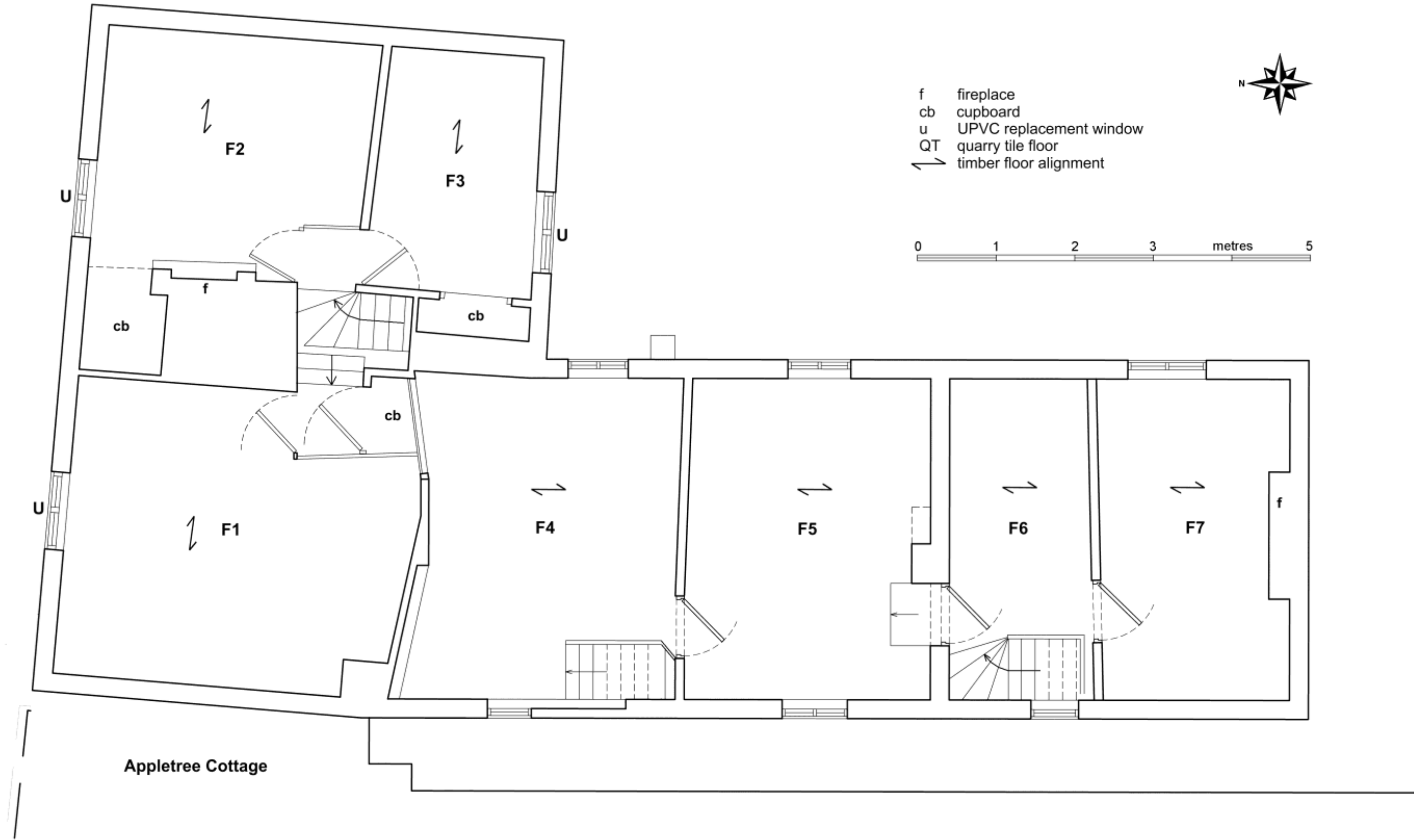


Figure 10: First floor plan (scale 1:50)

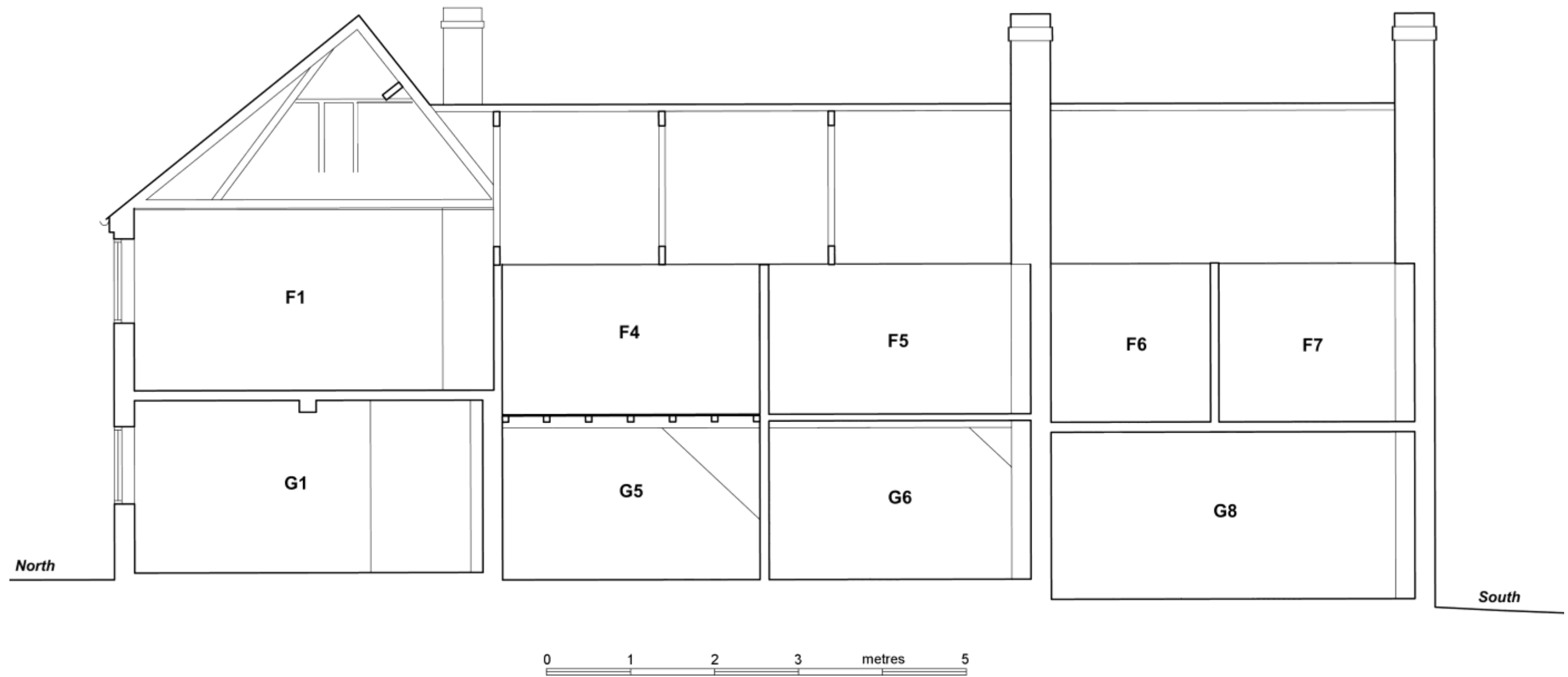


Figure 11: North – south section (scale 1:50)

5 Conclusions

From the available cartographic evidence, the earliest phase of the building at 5 The Green was constructed in the first half of the 19th century, probably between 1825 and 1867. The original house occupied the same footprint as rooms G1-G6, though the roofs were lower, possibly with dormer windows to the first floors. The configuration of rooms in this phase, and their functions, can only be guessed at. It seems likely that the original building was split into two households: the south wing had a separate entrance, and there does not appear to have been any connection between F4 and the first-floor rooms to the north.

Later in the 19th century the walls and roof of the original building were raised to their present configuration, and the southern wing was extended, providing accommodation for a third household. There seems to have been some flexibility in the way that the south wing was used, in that connecting doors existed on both floors between both living units. From the available cartographic evidence, these changes had probably taken place by 1881.

The only major change to the building since the late 19th century appears to have been the construction of a single-storey kitchen extension, now demolished, to the south end. F1 and F7 both have mid-20th century fire surrounds, and some of the original windows in the northern part of the building have been replaced with UPVC units. This appears to have occurred after 1975, when the building was listed. Installation of the bathroom in G3 likely dates to the 1970s or 1980s, based on the sanitary ware used.

Apart from the basic fabric of the building, the assessment revealed few features of architectural or historic significance. The fireplace, cupboards and wainscoting in G2 are surviving early 19th-century features, and there is a mid to late 19th-century tiled fire surround in G6. Though probably original fittings, the surviving timber-framed casement windows are all rotten, and will require replacing.

Timber framing indicating the early lower roof of the building survives on the first floor (F2, F4) and in the attic. The presence of timber framing of this nature in an otherwise brick-built 19th-century structure is enigmatic. It hints at an earlier building, possibly 17th-century in date, though there is no historic or cartographic evidence to support the existence of such a structure on the site.

6 Acknowledgements

The project was commissioned by the client, Paul Sturgess. The writer is grateful to John Trotter of Wythe Holland Partnership and John Bedford, builder, for their assistance. The project was managed for ASC by Karin Semmelmann BA MA MIfA. Fieldwork, research and report preparation were carried out by Bob Zeepvat BA MIfA. The report was edited by Karin Semmelmann.

7 Archive

7.1 The project archive will comprise:

1. Report
2. Historical & survey notes
3. List of photographs
4. B/W prints
5. B/W negatives
6. CDROM with copies of all digital files.

7.2 The archive will be deposited with Buckinghamshire County Museum. The accession number is ##

8 References

Standards & Specifications

- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2010 Institute for Archaeologists' *Code of Conduct*.
- IFA 2008 Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA (various dates) Institute for Archaeologists' *Standards & Guidance* documents (*Desk-Based Assessments 2011, Investigation and Recording of Standing Buildings 2008*).

Books and Historical Sources:

- Croft RA & Mynard DC 1993 *The Changing Landscape of Milton Keynes*. Bucks Archaeol. Soc Monograph 5 (Aylesbury).
- MKAU Parish Survey: Woughton (copy in MK Library, ref. L060.61:90)
- Mynard DC 1994 *Excavations on Medieval Sites in Milton Keynes*. Bucks Archaeol. Soc Monograph 6 (Aylesbury).
- Osband L 2001 *Victorian House Style*. David & Charles (Newton Abbot)
- Page W (ed.) 1927 *The Victoria History of the County of Buckingham*, vol. 4, 515-519
- Woodfield P 1986 *A Guide to the Historic Buildings of Milton Keynes*. Milton Keynes Development Corporation (Milton Keynes).
- Yorke T 2007 *Georgian & Regency Houses Explained*. Countryside Books (Newbury)

Maps

- 1769 Woughton Inclosure Map (reconstructed from Inclosure Award, ref. CBS IR/103)
- 1770 Map of the County of Buckinghamshire by Thomas Jefferys (pub. Bucks Arch. Soc, 2000)
- 1825 Map of the County of Buckinghamshire by A Bryant (pub. Bucks Arch. Soc, 2000)
- 1867 'Plan of an Estate in...Woughton on the Green and Fenny Stratford, belonging to the devisees of the late Thomas Billington' (MKAU Parish Survey)
- 1881 Ordnance Survey First Edition 25" sheet (www.old-maps.co.uk)
- 1900 Ordnance Survey Second Edition 25" sheet (www.old-maps.co.uk)
- 1972 Ordnance Survey 1:2500 sheet (www.old-maps.co.uk)
- 2012 Ordnance Survey digital mapping

Appendix 1: Method Statement for Historic Building Assessment

A1.1 *Aims*

- To compile a basic record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion / development.

A1.2 *Standards*

The work will conform to the relevant sections of the Institute for Archaeologists' *Standard & Guidance Notes* (2001) and *Code of Conduct* (2000), to current English Heritage guidelines (EH 1991, EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

A1.3 *Methods*

- A programme of historical research, using readily available sources (eg. Historic Environment Record, County Record Office, local libraries, planning records)
- A survey of the building, normally to EH (2006) Level 1 or 2.
- Preparation of an assessment report, based on the results of the above.

Historic building assessment involves a combination of historical research, written description, measured survey and photography. It may lead to a requirement for more detailed survey and analysis prior to refurbishment, conversion or demolition. As such, it is essential that unrestricted access to the structure being recorded is given to the surveyors, subject to current health and safety requirements and site security.

Historical Research

Background historical research will follow current IFA standards and guidelines for desk-based assessment (IFA 2001). All sources consulted will be listed in the final report.

Written Description

The written description will be prepared from detailed notes and sketches taken on site, augmented by a study of the drawings and photographs, where appropriate. Depending on the nature of the building, the written description will be presented in a logical and consistent format (e.g. overall structure: external details, roof and walls: internal layout: internal description by room), supported by relevant drawings and photographs.

Measured Survey

Measured surveys will normally be carried out using tapes or LDM (laser distance measurement) for vertical and horizontal measurement throughout. A surveyor's level or Total Station EDM may be used to establish floor levels. Where appropriate, reference may be made to available architects' or engineers' drawings, either on paper or in an appropriate CAD format. Plastic film will be used for all field drawings. Scales used will be appropriate to the size and complexity of the structures or features being recorded: generally 1:50 or 1:100 for floor plans, 1:20 or 1:50 for elevations and sections, and 1:20 or 1:10 for architectural details, plant and machinery, etc.

Photographic Survey

The primary photographic record will normally be compiled in 35mm black & white print format, supplemented by digital photography. A photographic register will be maintained on ASC's *Photographic Record Sheet*, fully cross-referenced. Digital photographs may be used to illustrate the report. Metric scales will be used in photographs where appropriate. Photography will employ natural light wherever possible, but artificial light, flash or floodlighting will be used where necessary.

Reporting

Upon completion of the survey and research stages the assessment report will be prepared, based on the results obtained by the work described above. This will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- a summary of the aims of the project and the methods used

- background information about the site, including any desk-based studies
- a description of the results, supported by appropriate illustrative material
- a conclusion, summarising the results and examining their significance
- appendices (copies of record sheets, reference works etc.)
- an HER summary sheet, if required

Copies of the report will be provided as required to the Client, the Local Planning Authority, the National Monuments Record, and any other bodies designated by the LPA or client. Eight copies are normally produced: a charge is indicated for providing additional copies.

In accordance with ASC's normal reporting procedures, interim reports on any significant discoveries made during the project will be submitted to any relevant period or regional journals (e.g. *Post-Medieval Archaeology*, *South Midlands Archaeology*) within one year of the project's completion.

Once the final report has been accepted by the local planning authority, an OASIS fieldwork summary form will be completed and submitted to the Archaeology Data Service.

Archiving

All archaeological projects generate a quantity of records and related material (paper, photographic and electronic records, etc). Together, these constitute the *project archive*. While the report may describe the project's findings in some detail, the archive contains the evidence on which the report is based, and its importance cannot be too highly stressed. By their nature, building surveys cannot always be repeated, so the archive often constitutes the only surviving evidence of the building prior to conversion, etc, and arrangements must therefore be made for its deposition and long-term storage.

On completion of the reporting stages of the project, the archive will be prepared for long-term storage, to an appropriate standard and in a format agreed in advance with the relevant local depository. This will be in accordance with guidelines prepared by the UK Institute of Conservation (Walker 1990) and the Museums & Galleries Commission (MGC 1992).

Unless otherwise instructed, ASC will make arrangements to deposit the archive with the relevant local museum, Record Office or library. Provision has been indicated in the project estimates for the likely costs of deposition.

A1.4 **Staffing**

The project will be managed by Karin Semmelmann MA MIFA, an experienced buildings archaeologist, under the overall direction of Bob Zeepvat BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute for Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

Other staff assigned to the project will normally have appropriate experience of historic building recording and research. Any staff undergoing training on the project will be fully supervised by experienced staff.

Appendix 1: List of Photographs

SITE NO/CODE: 1571/WTG			Site Name: 5 The Green, Woughton on the Green, MK
Shot	B&W	Digital	Subject
1	1/36	2825	Cottage Farm: north elevation from north-east
2	1/35	2826	Cottage Farm: north elevation from north-west
3	1/34	2827	Cottage Farm: general view from north-west
4	1/33	2828	Cottage Farm, south elevation
5	1/32	2829	Cottage Farm, east elevation from south-east
6	1/31	2830	Cottage Farm: detail of south elevation, junction with Woodbine Cottage
7	1/30	2831	Cottage Farm: detail of south elevation, lower part
8	1/29	2832	G4, view northward of stairs
9	1/28	2833	G3, looking east
10	1/27	2834	G5, view west
11	1/26	2835	G5, view south
12	1/25	2836	G5, north wall
13	1/24	2837	G1, doorway and passage to G4, looking south-east
14	1/23	2838	G1, fireplace looking south-west
15	1/22	2839	G1, window looking north
16	1/21	2840	G1, front door and entrance to G2, looking east
17	1/20	2841	G2, fireplace looking west
18	1/19	2842	G2, looking north-east
19	1/18	2843	G2, door and window, looking north
20	1/17	2844	F3, looking south-east
21	1/16	2845	F3, looking north-west
22	1/15	2846	F2, fireplace looking west
23	1/14	2847	F2 looking south-west
24	1/13	2848	F2, interior of cupboard in NW corner
25	1/12	2849	Stairs from doorway to F2
26	1/11	2850	F1 looking south-west
27	1/10	2851	F1 looking south-east
28	1/09	2852	F1 looking north
29	1/08	2853	F1 doorway, landing and cupboard, looking south
30	1/07	2854	Stairs from F21 landing
31	1/06	2855	Woodbine Cottage, north end of east elevation
32	1/05	2856	Woodbine Cottage, south end of east elevation
33	1/04	2857	Woodbine Cottage, south elevation
34	1/01	2858	G8, looking north
35	2/36	2859	G8, fireplace looking south
36	2/35	2860	G8, looking east
37	2/34	2861	G6, looking north-west
38	2/33	2862	G6, looking south-east
39	2/32	2863	G6, fireplace looking south-west
40	2/31	2864	G6, beam in north wall
41	2/30	2866	G7, looking south
42	2/29	2867	G7, stairs looking north
43	2/28	2868	F4, north wall
44	2/27	2869	F4, north wall
45	2/26	2870	G9, stairs looking north
46	2/25	2871	G9, looking south

47	2/24	2872	F7, fireplace looking south
48	2/23	2873	F7, looking east
49	2/22	2874	F7, doorway and stairwell in F6, looking north-west
50	2/21	2875	F6, looking east
51	2/20	2876	F6, looking west
52	2/19	2877	F5, looking north-west
53	2/18	2878	F5, looking east
54	2/17	2879	Roof through ceiling of F5, looking north
55	2/16	2880	F4, north wall
56	2/15	2881	F4, looking north-east
57	2/14	2882	F4, west wall looking north
58	2/13	2883	F5, chimney stack by door, looking south-west

Locations of the above photographs are shown in Figs 12 and 13.

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

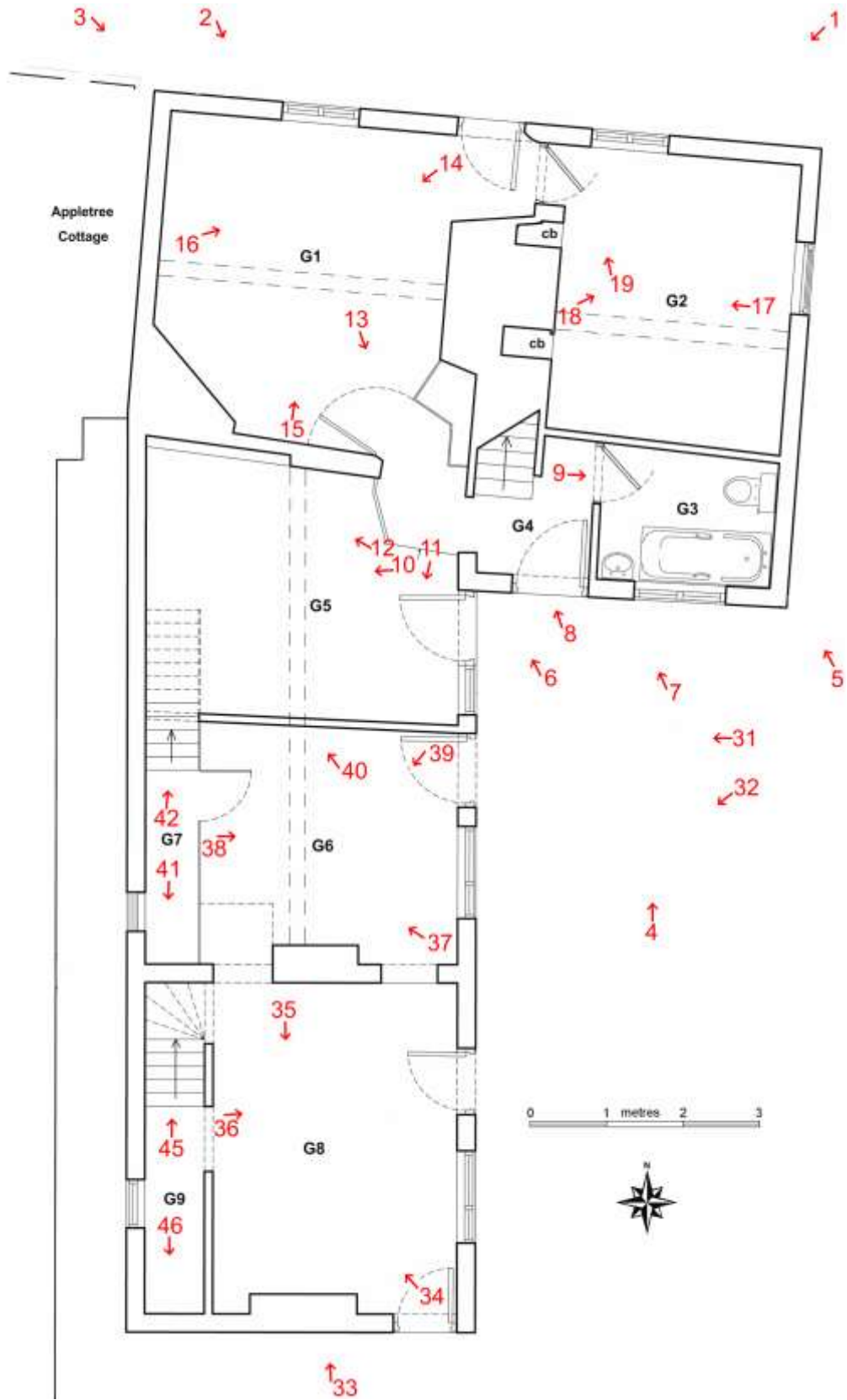


Figure 12: Photo locations: ground floor (scale as shown)

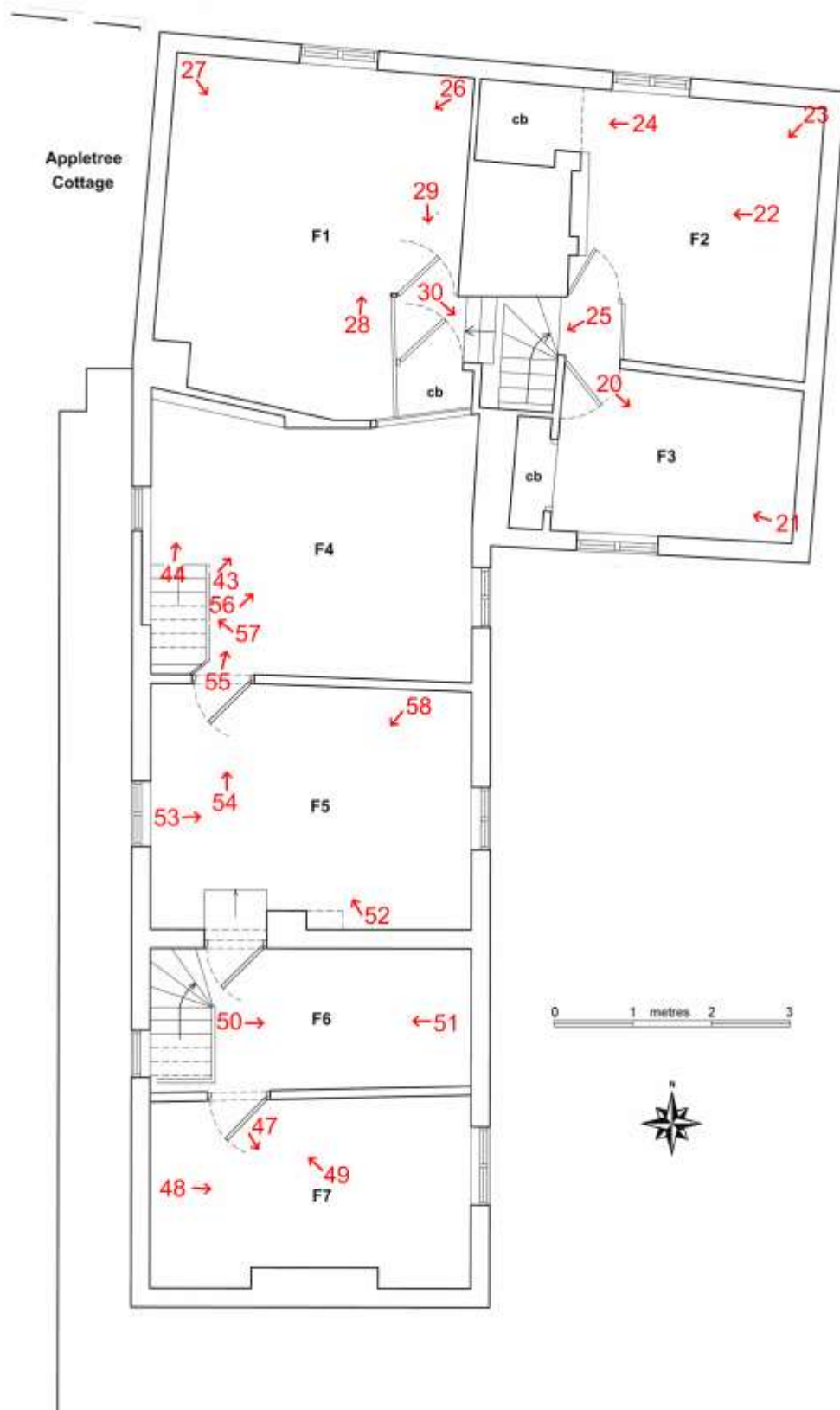


Figure 13: Photo locations: first floor (*scale as shown*)

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	5 The Green, Woughton on the Green	OASIS reference:	Archaeol2-136557
Short Description:	<p>In October 2012 a historic building assessment was prepared for 5 The Green, Woughton on the Green, Milton Keynes, to inform proposals for the refurbishment and repair of the building for residential use. The property comprises two early 19th-century linked dwellings, Cottage Farm and Woodbine Cottage, both Grade II listed. They have been unoccupied for several years, and are presently in a dilapidated state.</p> <p>Cottage Farm was constructed in the first half of the 19th century: cartographic evidence suggests a date between 1825 and 1867. As built, the house occupied a similar footprint, but structural evidence indicates that the roofs of the northern part and the original southern wing were lower, possibly with dormer windows to the first floors. At this time the building probably accommodated two separate households: one in the original northern part of the building and one in the original southern wing.</p> <p>In the late 19th century the walls and roof were raised to their present configuration, and the southern wing was extended. From the cartographic evidence, these changes had probably taken place by 1881. Since that date the only changes to the building appear to have comprised provision of modern services, the construction of a single-storey kitchen extension (now demolished) to the south end, and the replacement of some original windows in the northern part of the building with UPVC units. The latter appears to have occurred after 1975, when the building was listed.</p> <p>Apart from the basic fabric of the building, the assessment revealed few features of architectural or historic significance. Timber framing indicating the early lower roof of the building survives on the first floor (F2, F4) and in the attic. The fireplace, cupboards and wainscoting in G2 are surviving early 19th-century features, and there is a mid to late 19th-century tiled fire surround in G6. Though probably original fittings, the surviving timber-framed casement windows are all rotten, and will require replacing.</p>		
Project Type:	Historic Building Assessment		
Previous work:	none	Site status:	Listed Grade II
Current land use:	unoccupied	Future work:	unknown
Monument type:	residential	Monument period:	19 th century
Significant finds:	none		
PROJECT LOCATION			
County:	Buckinghamshire	OS reference: (8 figs min)	SP 8750 3752
Site address:	5 The Green, Woughton on the Green, Milton Keynes MK6 3BE		
Study area: (sq. m. / ha)	n/a	Height OD: (metres)	68
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	MKC Conservation Officer	Project design originator:	ASC
Project Manager:	Karin Semmelmann	Director/Supervisor:	Bob Zeepvat
Sponsor / funding body:	Paul Sturgess		
PROJECT DATE			
Start date:	25 October 2012	End date:	2 November 2012
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Bucks County Museum	none	
Paper:		Survey drawings, photos, report	
Digital:		CD with all digital files	

BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Assessment: 5 The Green, Woughton on the Green, Milton Keynes		
Serial title & volume:	ASC Ltd Report ref. 1571/WTG/1		
Author(s):	Bob Zeepvat BA MIFA		
Page nos	45	Date:	2 November 2012