

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING RECORDING: EASTBURY FARMHOUSE WOODFIELD AVENUE NORTHWOOD HERTFORDSHIRE

on behalf of Alan C Ford Ltd



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January 2007

ASC: 873/NEF/3

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Site Data

<i>ASC project code:</i>	NEF	<i>ASC Project No:</i>	873
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	Northwood		
<i>Civil Parish:</i>	Rickmansworth (unparished)		
<i>NGR (to 8 figs):</i>	TL 09469 92589		
<i>Present use:</i>	Residential		
<i>Planning proposal:</i>	Demolition of existing house: erection of 3 houses, a detached garage and access drive		
<i>Planning application ref/date:</i>	8/06/0854		
<i>Local Planning Authority:</i>	Three Rivers District Council		
<i>Date of fieldwork:</i>	15 th January 2007		
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Figure 1: General location (scale 1:25,000)

Summary

In January 2007 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording of Eastbury Farmhouse, Woodfield Avenue, Northwood, Hertfordshire in response to proposals for the demolition of the existing house and outhouse and the erection of 3 houses, a detached garage and access drive.

The farmhouse and outhouse (now a garage/workshop) are all that remains of the farm complex that has stood on the site until very recently. The farmhouse is a 2-storey brick building with more extensions to the north and east elevations, all of which have a tiled roof. The 2-storey outhouse is of a similar build.

The bonding timbers in the outhouse suggest that it dates from the early 19th century and a similar date is proposed for the farmhouse. The eastern range is thought to have been added later, certainly by 1898, and subsequently extended southwards in the mid 20th century. A single storey extension to the north elevation and a small 2-storey extension to the east elevation are also of mid 20th century date. The house has seen considerable internal and external alteration since initial construction, resulting in the loss or obscuring of many original details.

1 Introduction

1.1 In January 2007 *Archaeological Services and Consultancy Ltd (ASC)* carried out historic building recording and watching brief of Eastbury Farmhouse, Woodfield Avenue, Northwood, Hertfordshire (NGR TL 09469 92589: Fig. 1). The project was commissioned by Alan C. Ford Ltd., and was carried out according to a project design prepared by ASC (Zeepvat, 2006), and a brief (Instone, 2006) prepared on behalf of the local planning authority (LPA), *Three Rivers District Council*, by their archaeological advisor (AA), *Hertfordshire County Council*. The relevant planning application reference is 8/06/0854.

1.2 *Planning Background*

This historic building recording has been required under the terms of *Planning Policy Guidance Note 15 and 16 (PPG15)*, in response to proposals for the demolition of the existing house and the erection of 3 houses, a detached garage and access drive.

1.3 *Location*

Eastbury Farm is situated in the Eastbury area of Northwood, in the administrative district of Three Rivers, Hertfordshire. The site is located at NGR TL 09469 92589 (Fig. 1). It occupies a rectangular area of c.0.3ha, located midway between Woodfield Avenue to the north and Batchworth Lane to the south, surrounded by 20th-century residential development. Access to the site is from Woodfield Avenue.

1.4 *Description*

The farmhouse and outhouse (now a garage/workshop) are all that remains of the farm complex that has stood on the site since at least 1877. The farmhouse is a 2-storey

brick building with more extensions to the north and east elevations, all of which have a slate roof. The outhouse is of a similar build.

1.5 *Geology & Topography*

The site is located on a north-west facing slope, at an elevation of *c.*80m AOD. To the east the ground rises to *c.*130m AOD in Oxhey Woods. The river Colne lies 1.5km to the north. As the area is developed soils have not been mapped, but are likely to belong to the Windsor association (Soil Survey 1983, 712c). These are described as ‘slowly permeable seasonally waterlogged clayey soils, mostly with brown subsoils’, overlying Tertiary clay.



Figure 2: Site location (scale 1:1,250)

2 Aims & Methods

2.1 Aims

As described in the briefs the aims of the project were:

Building Recording:

- To compile a comprehensive and high quality record of the barn in advance of development.
- To provide a comprehensive review of the local and regional historical context of the structure recorded by the project.
- To produce of a high quality, fully integrated archive, suitable for long-term deposition, in order to 'preserve by record' the building, prior to conversion.

Watching Brief:

- To monitor of all aspects of the development programme likely to encounter archaeological deposits.
- To adequately recording the archaeological remains revealed by the development project.
- To secure the analysis, conservation and long-term storage of any artefactual / ecofactual material recovered from the site.

2.2 Standards

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to the current English Heritage guidelines (EH 1991; EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The work was carried out according to the brief (Section 4), which required:

- English Heritage Level 3 survey

2.4 Constraints

The farmhouse was still being lived in at the time of the survey with the result that some of the architectural details were obscured by furniture. In addition, as the exterior of the farmhouse is painted, much of the finer detail of the brickwork was also obscured. As a result, elevation drawings were not prepared, as it was felt that they would not actually supplement the information provided by the photographs.

3 Historical Background

- 3.1 The Moor Park and Northwood areas are of considerable archaeological significance. The site is adjacent to *Areas of Archaeological Significance 13, 14 & 15*, as designated in the Local Plan.

3.2 *Roman* (AD43-c.450)

There is little archaeological evidence for human activity within the area prior to the Roman period, which was a time of prolific development throughout the Greater London area, particularly towards *Londinium*. The remains of the 2nd century Moor Park Roman villa (Scott 1993) and a coin hoard, which was discovered on Pinner Road both lie less than 2km from the site (Kendall 2000).

3.3 *Saxon* (c.450-1066)

The Northwood area also appears largely devoid of activity during the Saxon period. It has been suggested that settlement during the early Saxon period in the Greater London area was heavily influenced by the topography of the area. The early settlers either preferred or were restricted to the easily cultivated fertile soils of the river valleys, as opposed to the possibly more heavily wooded claylands (Kendall 2000), where the development site is located. It is therefore logical to assume that this area remained unsettled throughout the whole Saxon period.

3.4 *Medieval* (1066-1500)

The *Domesday Survey* of 1086 mentions the settlement of Ruislip, which also included Northwood at this point. Ruislip is noted as having sufficient woodland to support 1500 pigs, along with a park for wild beasts (Williams & Martin 1992).

There is conflicting evidence concerning the extent of the settlement at Northwood during the medieval period. Sloane *et al* describe it as a basic settlement, devoid of any religious or manorial trimmings (Kendall 2000), whereas the Victoria County History states that a manorial grange existed at Northwood in 1248, which may have occupied the site of the later Grange (Cockburn & Baker 1971). Sloane *et al* also record the presence of three tile kilns within Northwood that were in use from the 15th century onwards, along with a further kiln on Rickmansworth Road (Kendall 2000).

In the 15th century, Ruislip, which included Northwood, was the second largest medieval parish in Middlesex (Cherry & Pevsner 2002). Both Henry VI and Edward IV granted Ruislip manor, including Northwood, to various owners, until it was eventually granted, in free alms, to King's College, Cambridge in whose possession it remained until the early 20th century (Cockburn & Baker 1971).

3.5 *Post-Medieval & Modern* (1500-present)

Northwood was considered to be a 'mere hamlet' until 1850, with a large amount of the land in pasture and many of the inhabitants employed 'hewing and preparing firewood from the remainder for sale in the London market' (Robbins 1953). Indeed a survey taken in 1841 noted only 41 occupied houses in Northwood (Cockburn &

Baker 1971). The Metropolitan Railway opened in 1887, instigating extensive development in the area and resulting in a population count of 16,035 in 1931 and 72,791 by 1961.

Deeds relating to Carpenter's Farm archived at Hertfordshire Archive and Local Studies indicate that Eastbury Farm was extant as early as 1731. No documents relating specifically to Eastbury Farm were discovered during the research for this report.

3.6 *Cartographic Evidence*

Although the farmhouse and outbuildings are shown on the first edition Ordnance Survey map of 1877 (Fig. 3), the earliest available map showing the site in sufficient clarity to analyse the development of the buildings is the Ordnance Survey map of 1898 (Fig. 4). The farmhouse is depicted as an L-shaped building with a projection to the south elevation in line with the extant porch and a recess towards the eastern end. The south elevation is, however, shown set further back than at present, which would suggest that the early surveys of the site are somewhat inaccurate. The outhouse to the northeast of the farmhouse is shown as being much the same as at present, but without the small addition to the west elevation to allow for the garage doors.

This inaccuracy in the south elevation of the farmhouse is repeated in the 1914 Ordnance Survey map (Fig. 5), which shows an addition to the eastern side of the building and a small addition to the north elevation. There is also an addition to the east elevation of the outhouse, which survived until at least 1935 (Fig. 6).

The small addition to the north elevation is no longer depicted on the 1935 Ordnance Survey plan, but otherwise there are no changes from the 1914 plan.

Unfortunately no large-scale plans were available for the period between 1935 and 1984 (Fig. 7) when the greatest changes to the buildings occurred. By 1984 the addition to the east elevation had been replaced by the present small, 2-storey extension, the east range had been extended southwards and the present single storey extension to the north elevation had been added. The garage doors had also been added to the outhouse by 1984.

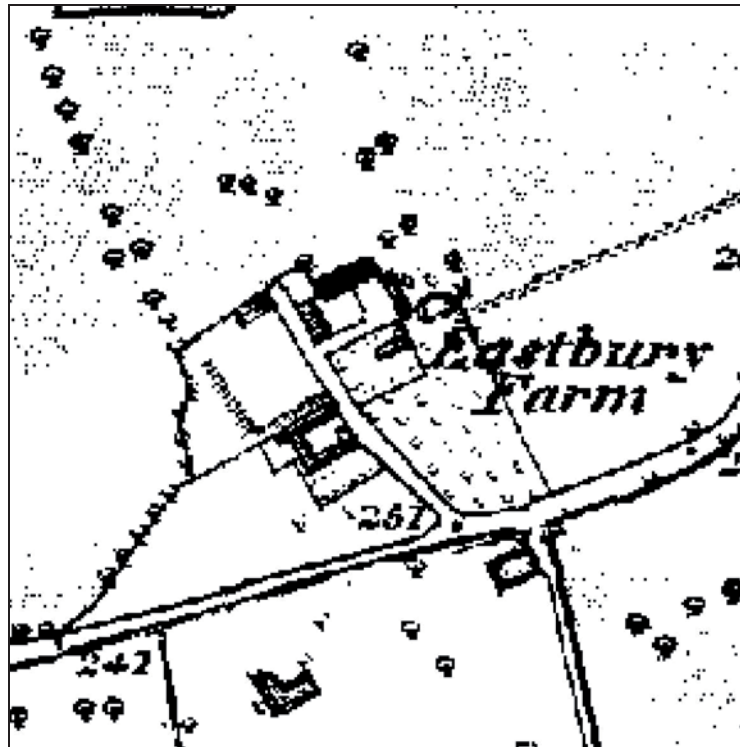


Figure 3: Extract from the 1st edition Ordnance Survey Map, 1877 (*Not to scale*)
(Courtesy of WWW.old-maps.co.uk)

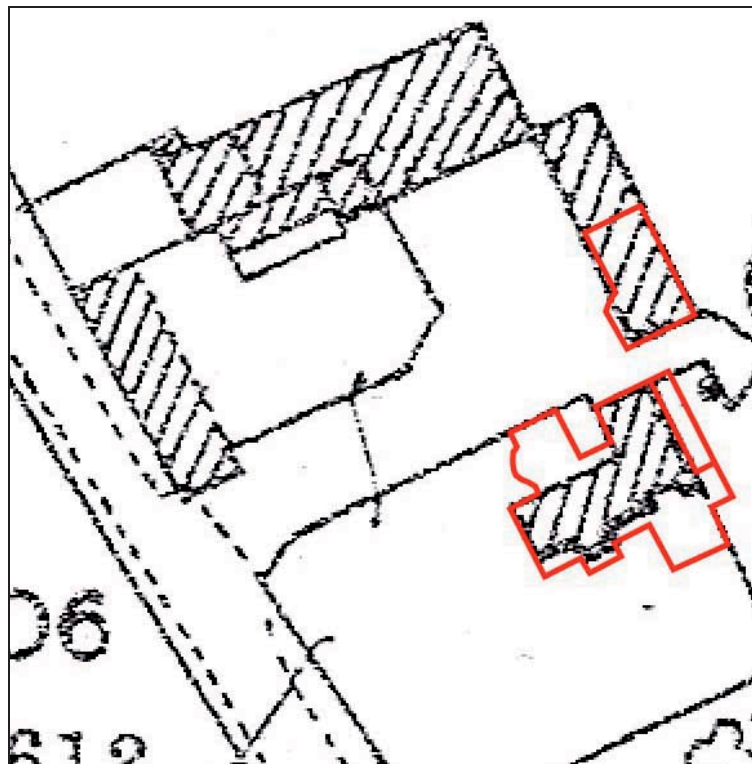


Figure 4: Extract from 1898 Ordnance Survey Map (*scale 12" to 1 mile*)

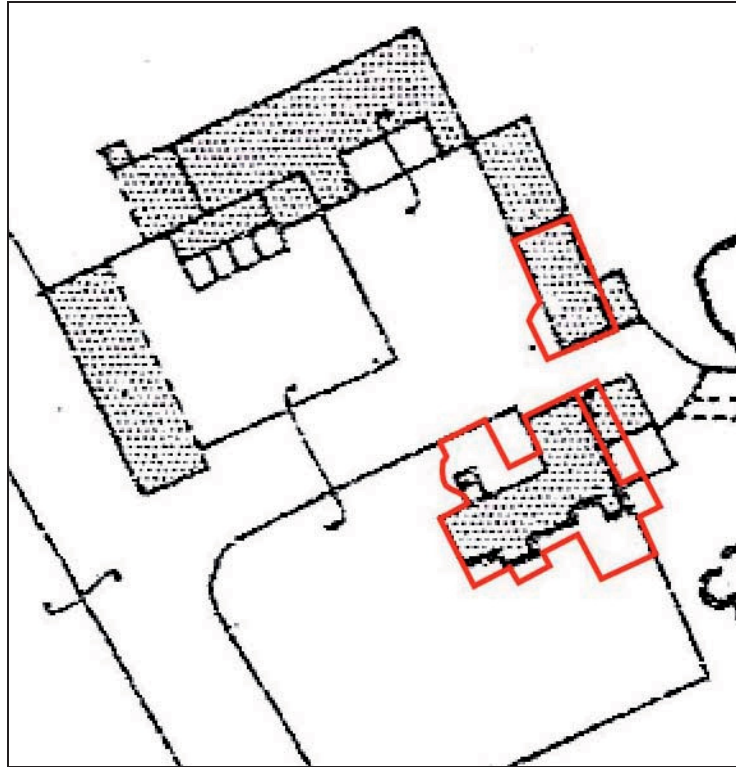


Figure 5: Extract from 1914 Ordnance Survey Map (*scale 12" to 1 mile*)



Figure 6: Extract from 1935 Ordnance Survey Map (*scale 12" to 1 mile*)

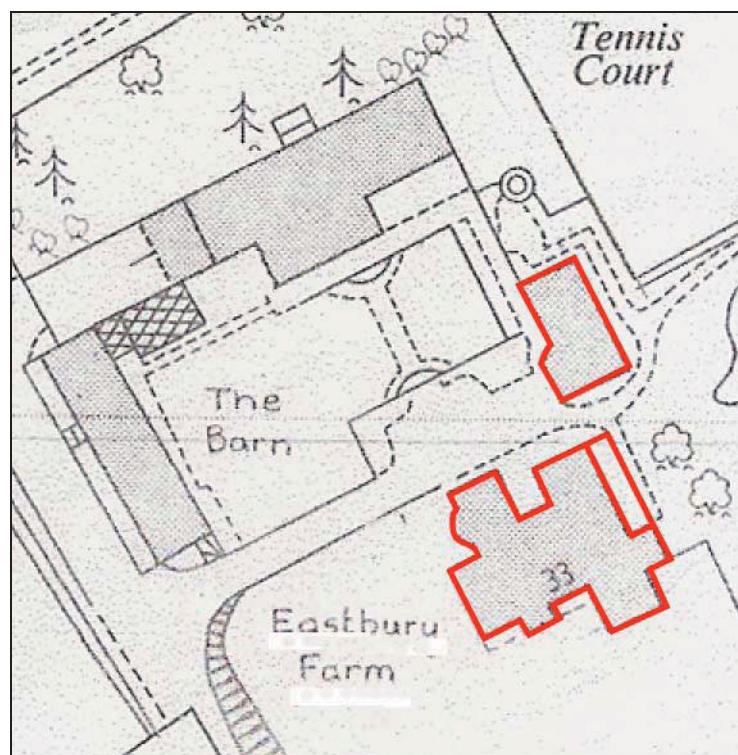


Figure 7: Extract from 1984 Ordnance Survey Map (*not to scale*)

4 Description of the Farmhouse

4.1 Eastbury Farmhouse is a two-storey, detached building with a cellar below the living room. It is brick built under tiled, mainly hipped roofs. The brickwork, which consists of a variation of Flemish Bond is painted white. The building comprises a main range running from east to west with a perpendicular range at the eastern end. There is a single storey extension to the north elevation and a small 2-storey extension to the east elevation. To the northeast of the building is a two-storey, red brick outhouse that has been converted to a garage/workshop. This is described in Section 5.

4.2 *South Elevation* (Plate 1)

This is the main elevation of the house, with a neo-gothic front door within a 2-storey porch. The porch has a Tudor arch with 3 orders of brick on the ground floor and a 6-light bay window under a tiled pentice roof to the first floor. There are two 3-light windows in each floor of the main range of the building and one 6-light window in each floor of the east range.

4.3 *West Elevation* (Plate 2)

The west elevation has an external, brickbuilt chimney stack with 3 pots to the main range. The single storey extension to the north has a bay containing double doors and associated windows providing access from the dining room (G7) to the garden. There is a small opening in the west elevation of the porch and a set of double doors in the east range to Room G4. There are 2-light windows in the east range, lighting F7 and the cupboard in F9.

4.4 *East Elevation* (Plate 3)

There is an external brick built chimney stack with 2 pots to the south of the 2-storey extension. All the openings are to the north of the extension, and consist of two 4-light and one 2-light window on the first floor and a 4-light window on the ground floor. The door, which opens into the lobby (G2), is set back behind an arch to the north of the ground floor window.

4.5 *North Elevation* (Plate 4)

This is dominated by the two lateral extensions of the east range and the dining room (G7). The east range has a hipped roof and a 6-light window to each floor. The dining room extension also has a hipped roof and a 2-light window on either side of an external chimney stack. A double door with adjoining windows is situated between the two extensions and another 4-light window is located at the western end of the ground floor. An arched window is located above the dining room (G7) with a 4-light window to either side.

4.6 *Common Internal Features*

The windows are all Crittall-type casements with diamond leaded lights.

4.7 **Cellar**

Room C1 (Plates 5-7)

Size: 5.28 × 4.35m, height 2.50m

Location: Below the living room

Description: The cellar is brick built with a concrete floor. The north and east walls are painted. The staircase, which runs along the east wall, has 12 brick treads with timber end pieces. There is a half-arched recess below the staircase and a complete arch to the south of the stairs opening into a recessed storage area.

A series of posts support four beams, which in turn support the floor joists, many of which are re-used timbers. The central two are Y-shaped and terminate on either side of the fireplace support against the west wall. The room is lit by a 2-light, tilting window in the north wall.

4.8 **Ground Floor** (Fig. 8)

Room G1 (Plates 8-10)

Size: 3.15 × 2.96m, height 2.57m

Location: Northeast corner of the building

Description: This is a completely modernised kitchen with a 4-light UPVC window in the north wall, a sliding door in the south wall and a lino floor. All the walls, apart from the south wall, are tiled with fitted kitchen cupboards. The ceiling has tongue and groove panelling.

Room G2 (Plates 11-12)

Size: 2.48 × 1.39m, height 2.57m

Location: Passage south of the kitchen (G1)

Description: There is a half glazed stable door in the east wall opening to the garden, and a fully glazed door in the west wall leading to another passage (G11) and WC (G10). The west wall is otherwise covered with fitted cupboards. The walls are tiled, the ceiling has tongue and groove panelling and the floor is lino.

Room G3 (Plates 13-16)

Size: 4.12 × 3.89m, height 2.47m

Location: South of passage G2

Description: This is a breakfast room with a boiler cupboard in the chimney breast in the west wall and cupboards to the north of it. There is a 12-light window in the east wall with casements on either side and two centrally-located casements in the upper lights. There is a sliding door in the north wall leading to Room G2 and a solid modern door in the west wall opening into the living room (G6). The walls are painted, have plain skirting boards. The ceiling has tongue and groove panelling and the floor is lino/

Room G4 (Plates 17-20)

Size: 4.63 × 4.63m, height 2.58m

Location: Southeast corner of the building

Description: This is the family room, which has a fully glazed, double Crittall-type door in the west wall opening into the garden, a plain door in the east wall opening into a small extension (Room G5) and a door in the north wall to a small through passage between rooms G3 and G6. The walls, which have coving and skirting boards

are painted, apart from the east wall, where there is tongue and groove panelling around the modern fireplace. There are built-in shelves to the south of the fireplace, which is of red brick with a quarry-tiled hearth. The window in the south wall has 8 diamond leaded lights, the central ones of which are fixed, and secondary glazing. There is a parquet floor.

Room G5

Size: 2.34 × 1.94m, height 2.58m

Location: East of Room G4

Description: This is a small extension, formerly a sewing room, with a 4-light casement window, with secondary glazing in the south wall and a plain door in the west wall. The walls are papered and painted, and have skirting boards and a picture rail. There are high level built in cupboards along the north wall. The ceiling is painted and the floor carpeted.

Room G6 (Plates 21-25)

Size: 6.98 × 3.65m, height 2.72m

Location: West of the breakfast room (G3)

Description: This is a panelled living room with a reproduction tiled fireplace in the east wall that is decorated with a heraldic shield and Tudor roses above a 4-centred arch. A single, chamfered axial beam with no chamfer stops extends east-west over the fireplace. The room is lit by a 4-light window in the south wall and a fully glazed, double door in the north wall with 2-light casement windows on either side. There is a 6-panelled door leading to the dining room (G7) and a 4-panelled door to the rear subdivision of the hall that provides access to the cellar (C1) in the west wall. A plain door, also in the west wall, opens into the hall (G8). A 6-panelled door to the north of the fireplace in the east wall opens into a small lobby (G11). The door to the south of the fireplace has been removed. The ceiling is painted and papered, and is lower at the northern end of the room, which suggests that this was added when the dining room (G7) was built. The floor is modern wood.

Room G7 (Plates 26-30)

Size: 5.44 × 4.78m, height 2.59m

Location: Northwest corner of the building

Description: This is the dining room, which is accessed by a plain door in the east wall that opens into the living room (G6). There is a bay in the west wall with fully glazed, double doors with side windows. There are two 2-light windows with opening upper casements in the north wall on either side of a built in cupboard, formerly the location of a fireplace. The walls are papered and have skirting boards and a picture rail. The ceiling is papered and painted and the floor carpeted.

Room G8 (Plates 31-32)

Size: 4.54 × 1.64m, height 2.72m

Location: West of the living room (G6)

Description: This is the hall, which has a neo-gothic door under a 4-centred arch in the south wall. Studs have been added to the west wall to add to the medieval effect. Otherwise the walls (and ceiling) are papered and painted. There is a plain door in the north wall leading to a subdivision that extends behind the stairs and provides access to the cellar and Room G6. Another door in the east wall opens directly into Room G6 and has coloured, leaded glass above the door frame. A plain door in the west wall

opens into the study (G9). The topmost section of the west wall is recessed and houses lights. The staircase, which runs along the east wall, has 13 treads to a half landing and then another 4 to the first floor. It has a square newel post with moulded caps and rails and a solid infill.

Room G9 (Plates 34-38)

Size: 5.47 × 3.84m, height 2.63m

Location: West of the hall G8

Description: This study has a 4-light window in both the north and the south walls and a plain door in the east wall leading to the hall (G8). The walls have skirting boards and are papered, and the ceiling is painted. There is a brick fireplace with a stone hearth and timber surround in the west wall and cupboards along the west, north and south walls. The east wall is stepped at the northern end and has the inverse of the recess at the top. The floor is carpeted.

Room G10

Size: 1.15 × 2.29m, height 2.57m

Location: West of the kitchen (G1)

Description: Small WC with a handbasin under the west window and a WC against the north wall. It is accessed by a door in the south wall opening from a small lobby (G11).

Room G11

Size: 1.20 × 1.80m, height 2.57m

Location: West of G2

Description: This is a small lobby providing access to the WC (G10) and the living room (G6). It has a built in cupboard against the south wall and, like the WC and G2, has a lino floor.

4.9 First Floor (Fig. 9)

Room F1 (Plate 39)

Size: 1.71 × 4.44m, height 2.41m

Location: Landing between rooms F1-4

Description: The staircase to the first floor is described above (see Room G8). It has an arched window in the north wall. The walls are papered and painted and have plain skirting boards and picture rail. The ceiling, which has a trap to the attic, is also papered and painted. There are two plain doors in the west wall leading to rooms F2 and F3, another in the south wall leading to the bathroom (F4) and another in the east wall leading to F5. All these doors have a plank effect and an antique doorframe. The floor is carpeted.

Room F2 (Plates 40-41)

Size: 3.43 × 3.29m, height 2.41m

Location: East of the landing (F1)

Description: This bedroom is accessed by a door in the west wall and lit by a 4-light, casement window with no fixed lights in the north wall. The walls are papered and painted, and have plain skirting boards and picture rail. The ceiling is papered and painted, and the floor, which slopes to the east, is carpeted. There is a cast iron fireplace with a hob grate and a timber surround against the east wall. There is a built-

in cupboard to the north of it and modern built-in cupboards to the south of the fireplace and against the west wall.

Room F3 (Plates 42-43)

Size: 3.32 × 2.67m, height 2.41m

Location: Northwest corner of the building

Description: This bedroom is accessed by a door in the east wall and lit by a 4-light, casement with no fixed lights in the north wall. There is a cast iron fireplace in the west wall with a timber surround and a built in cupboard to the north of it. The walls are papered and painted, and have plain skirting boards and picture rail. The ceiling is papered and painted, and the floor is carpeted.

Room F4 (Plates 44-45)

Size: 3.31 × 2.65m, height 2.41m

Location: South of Room F3

Description: This bedroom is accessed by a door in the east wall and lit by a 3-light window in the south wall with two opening casements. There is a cast iron fireplace with a brick back, hob grate and a timber surround against the west wall and a built-in cupboard to the south of it. The walls are papered and painted, and have plain skirting boards and picture rail. The ceiling is papered and painted, and the floor is carpeted.

Room F5 (Plate 46)

Size: 3.15 × 2.43m, height 2.34m

Location: Bathroom to the south of F1

Description: This is a modern, fully tiled, L-shaped bathroom with a carpeted floor, tongue and groove boards running north-south on the ceiling and a 6-light bay window in the south wall. The north wall is a partition wall.

Room F6 (Plate 47)

Size: 5.67 × 1.97m (max), height 2.44m

Location: South of bedroom F5

Description: This is a corridor linking the landing (F1) with and the rooms in the eastern range. The décor is the same as F1 and the floor is similarly carpeted, but the door between the two has been removed. There is a 3-light window in the south wall to match that in Room F5, a built-in cupboard on the south wall to the east of the window and an arch to the east of that opening into another corridor (F9).

Room F7 (Plates 48-50)

Size: 4.63 × 4.63m, height 2.45m

Location: Southeast corner of the building

Description: This bedroom is accessed by a door in the north wall and lit by 6-light window in the south wall and a 2-light window in the west wall. Apart from the east wall, which has modern built-in wardrobes, the walls are papered and have plain skirting boards and modern cornice. A door at the northern end of the range of wardrobes opens into a dressing room (F8). The ceiling is papered and the floor is carpeted.

Room F8

Size: 2.34 × 1.94m, height 2.47m

Location: East of bedroom F7

Description: This has a 4-light window in the south wall, built in wardrobes along the north wall and a handbasin and shelf against the east wall. The east wall is tiled, but the others are papered, as is the ceiling. There are plain skirting boards along the south and west walls and the floor is carpeted.

Room F9 (Plate 51)

Size: 5.33 × 0.89m, height 2.46m

Location: West of Rooms F10-13

Description: This corridor is a continuation of F1 and F6. There are two doors in the east wall leading to Rooms F10 and F11. Both doors are the same as in the western part of the first floor, but the architraves are modern. A similar door in the north wall opens into bedroom F13. There is a hatch to the attic and two cupboards in the west wall at the northern end of the passage. The northern cupboard has a 2-light casement window in the west wall.

Room F10 (Plate 52)

Size: 2.83 × 2.07m, height 2.44m

Location: North of Room F7

Description: This is a modern, fully tiled bathroom with a tongue and groove ceiling, and a carpeted floor. The window in the east wall has two rows of 3-light casements, the upper left and middle right being the only opening ones. The door in the west wall is as elsewhere on the first floor.

Room F11 (Plate 53)

Size: 2.83 × 2.07m, height 2.44m

Location: North of bathroom F10

Description: This is a laundry room, which is accessed by a door in the west wall and lit by a window in the east wall. The eastern part of the room is tiled and the western part painted. There is plain skirting and picture rails to the walls. There is a Belfast sink in the southeast corner. The ceiling is painted and the floor has lino over timber boards that run north-south.

Room F12

Size: 1.96 × 0.77m, height 2.44m

Location: North of the laundry room F11

Description: This is a WC with tiled walls throughout and a modern WC under the 2-light window in the east wall. The ceiling is painted and the floor carpeted.

Room F13 (Plates 54-55)

Size: 4.63 × 3.76m, height 2.44m

Location: Northwest corner of the building

Description: This bedroom has a dogleg in the southwest corner where the door is located. It has a 6-light window in the north wall where the central upper light and lower lights on either side open. The wall to the south is a partition wall and all the walls are painted and have skirting boards and a picture rail. There are full-height built-in wardrobes along the west wall. The ceiling is papered and painted and the floor carpeted.



Plate 1: South elevation



Plate 2: West elevation



Plate 3: East elevation



Plate 4: North elevation



Plate 5: Cellar: east wall



Plate 6: Cellar: SE corner



Plate 7: Cellar: SW corner



Plate 8: G1: north wall



Plate 9: G1: SE corner



Plate 10: G1: SW corner

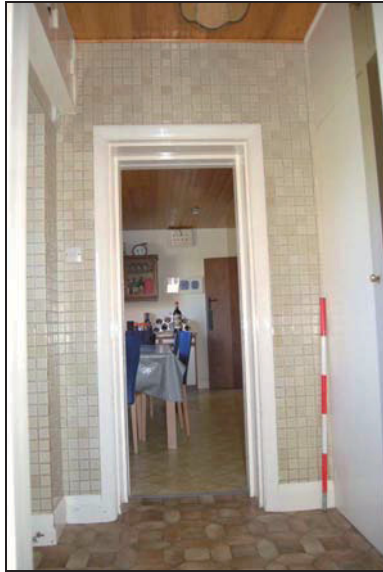


Plate 11: G2: looking S



Plate 12: G2: looking NE



Plate 13: G3: north wall



Plate 14: G3: west wall



Plate 15: G3: south wall



Plate 16: G3: east wall



Plate 17: G4: north wall



Plate 18: G4: west wall



Plate 19: G4: south wall



Plate 20: G4: east wall



Plate 21: G6: north wall



Plate 22: G6: west wall



Plate 23: G6: south wall



Plate 24: G6: SE corner

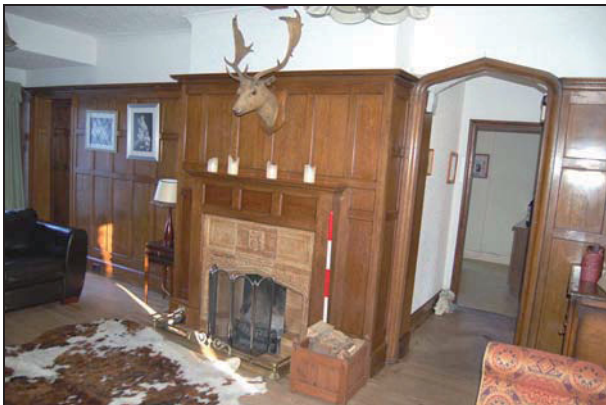


Plate 25: G6: east wall



Plate 26: G6: fireplace detail



Plate 27: G7: north wall



Plate 28: G7: SE corner



Plate 29: G7: NE corner



Plate 30: G7: south wall



Plate 31: G7: west wall



Plate 32: G8: front door



Plate 33: G7: stairs



Plate 34: G9: north wall



Plate 35: G9: west wall



Plate 36: G9: south wall



Plate 37: G9: SE corner



Plate 38: G9: fireplace detail



Plate 39: F1: north wall

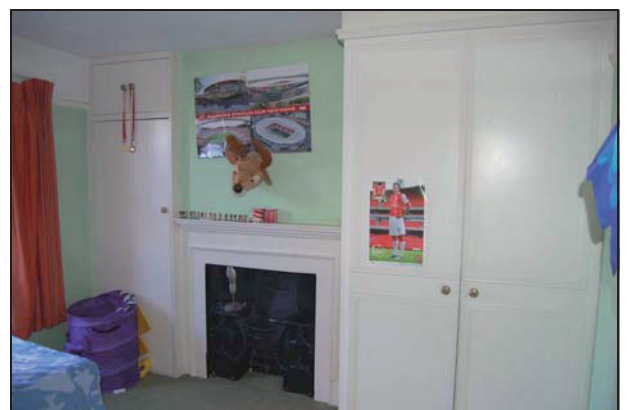


Plate 40: F2: east wall



Plate 41: F2: fireplace detail

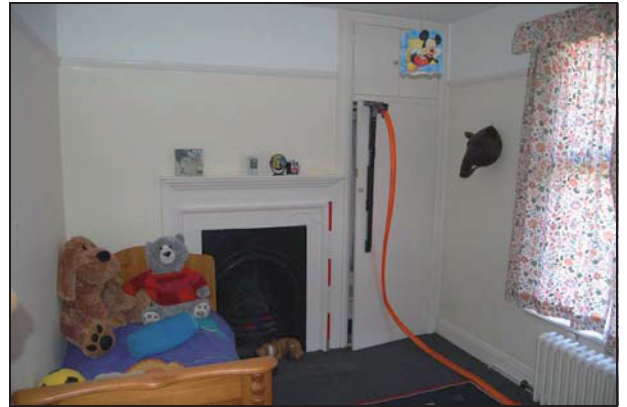


Plate 42: F3: west wall

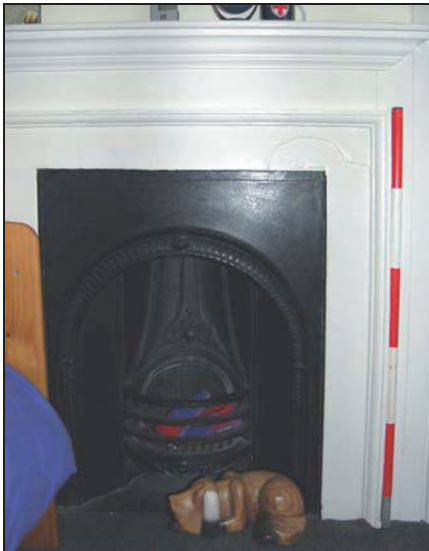


Plate 43: F3: fireplace detail



Plate 44: F4: SW corner



Plate 45: F4: fireplace detail



Plate 46: F5: south wall



Plate 47: F6: looking east



Plate 48: F7: south wall



Plate 49: F7: west wall



Plate 50: F7: north wall



Plate 51: F9: looking north



Plate 52: F10: east wall



Plate 53: F11: east wall



Plate 54: F12: north wall



Plate 55: F12: SW corner

5 Description of the Outhouse

5.1 General

This is a brick built, 3-bay structure measuring 9.80 x 5.55m under a tiled roof. The bricks, which are approximately 21 x 10 x 5.5cm, are set in a Flemish Bond in lime mortar. The building is aligned north-south, and was once part of the courtyard of farm buildings.

The north side was inaccessible at the time of the survey. The south and east elevations have no openings, but there is a tie at the western end of the south elevation and another at the southern end of the east elevation. The west elevation has a modern addition at the southern end with sliding garage doors. There is a door to the north of the garage door at ground and first floor levels and a 9-light window on the ground floor at the northernmost end. There is an area of lattice brickwork on the first floor at either end of the building for ventilation.

5.2 Interior (Fig. 11, Plates 55-60)

The interior of the outhouse contains two bonding timbers in the north wall and one bonding timber in the east wall, which would suggest that this is an early 19th century structure. There are a number of re-used joists that were formerly covered with lath and plaster. Two ties are visible in the northwest corner, the lower one of which has a plaque dedicated to St. Barnabas. A trap to the first floor, which was inaccessible on the day of the survey, is also in the northwest corner. The floor, which is concrete, has a central runnel.



Plate 56: Outhouse: west elevation



Plate 57: Outhouse: south & east elevations



Plate 58: Outhouse: north wall



Plate 59: Outhouse: west wall



Plate 60: Outhouse: south wall



Plate 61: Outhouse: east wall

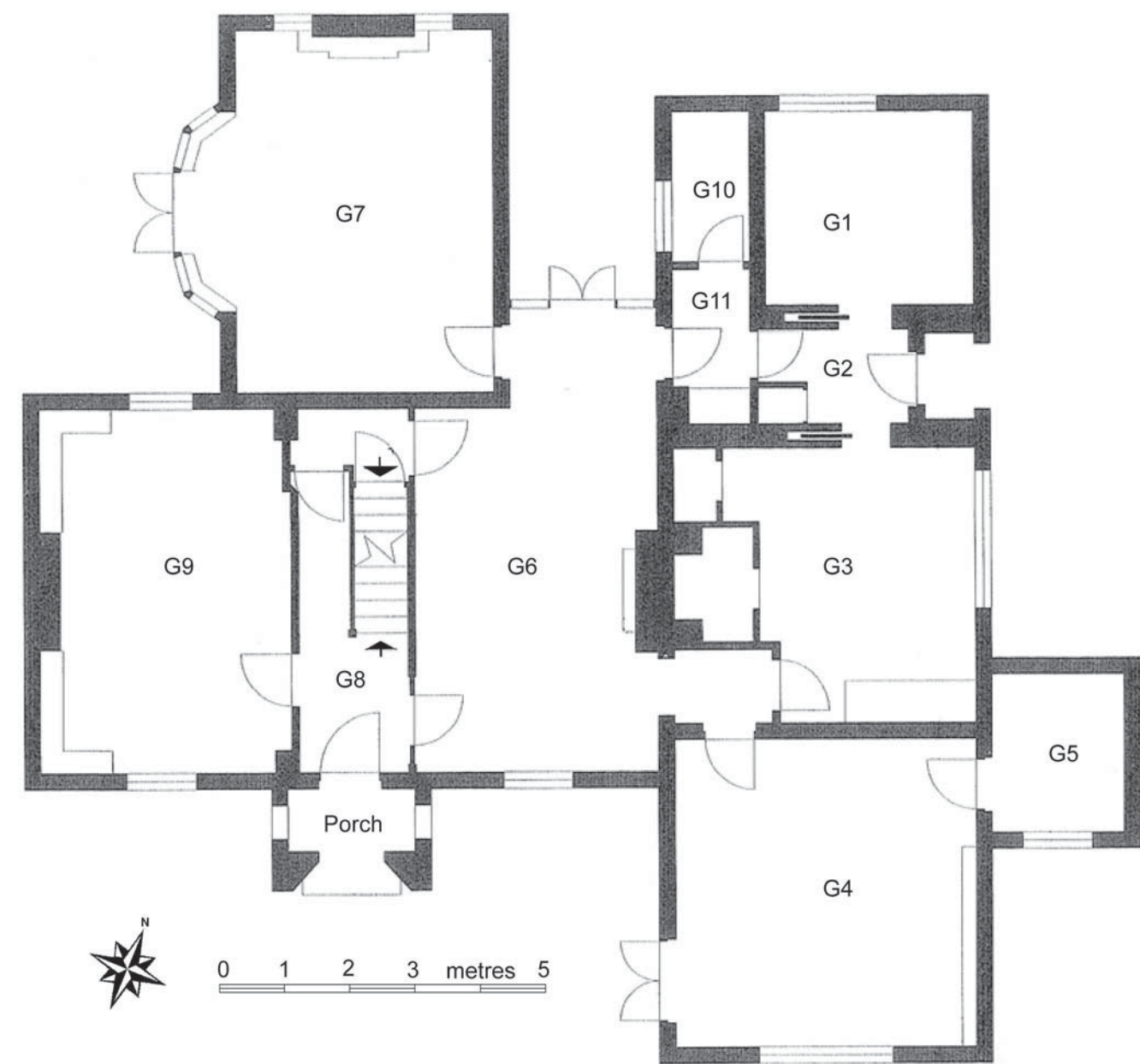


Figure 8: Ground floor plan (Scale 1:100)

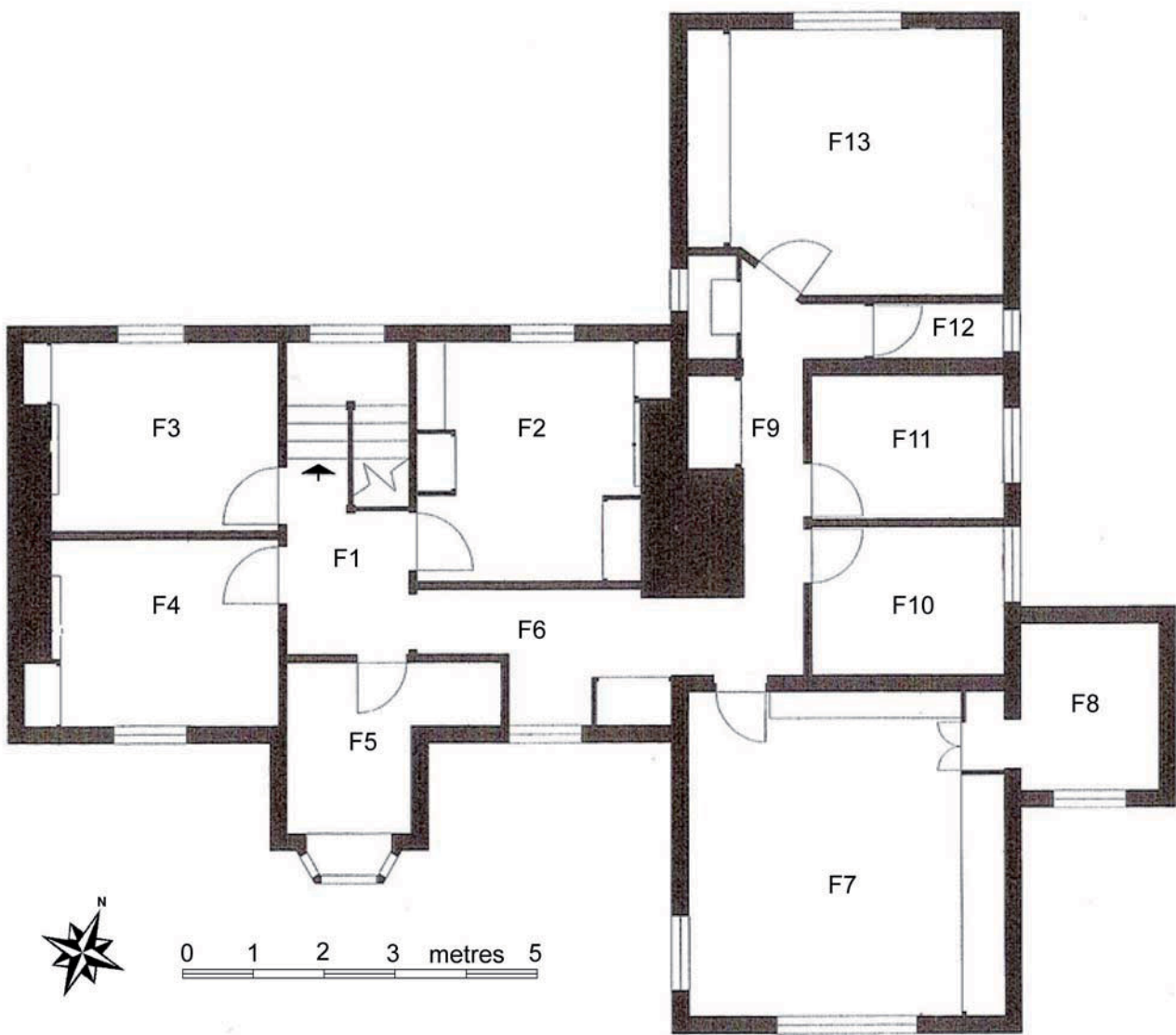


Figure 9: First floor plan (Scale 1:100)

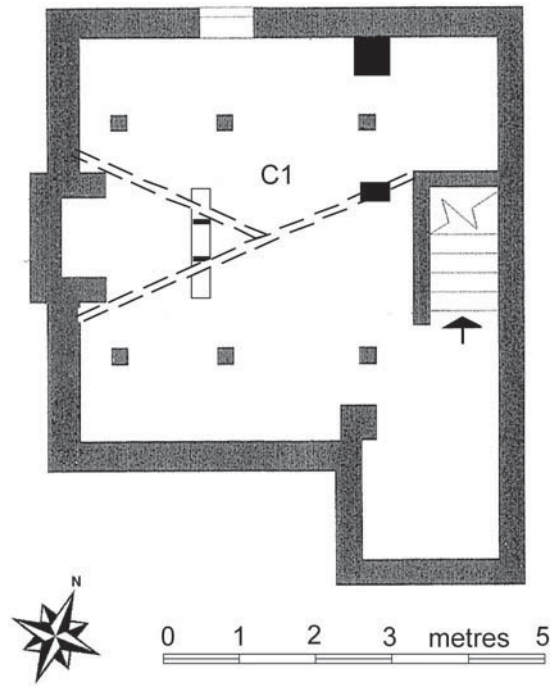


Figure 10: Cellar (*Scale 1:100*)

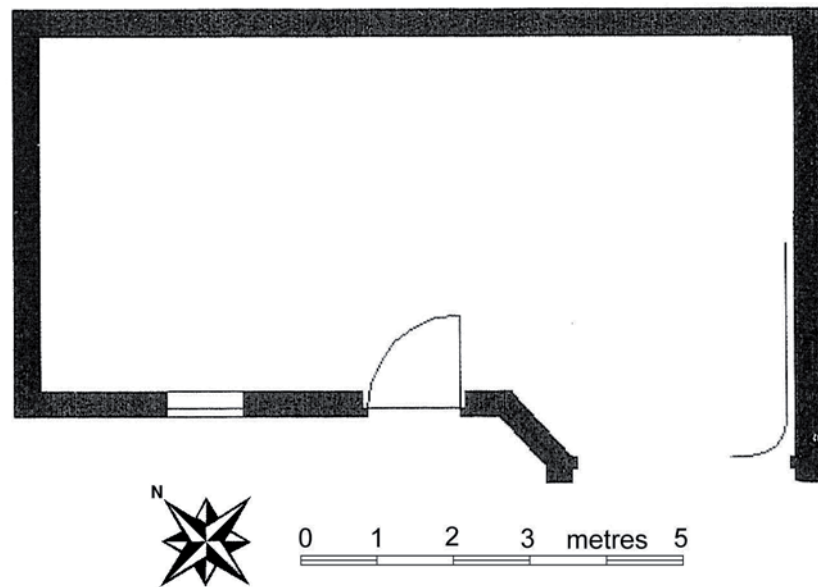


Figure 11: Outhouse floor plan (*Scale 1:100*)

6 Conclusions

- 6.1** The main structure of the outhouse appears little changed since first construction, with the exception of the addition of the garage doors in the west elevation. The bonding timbers in the north and east walls would suggest that this building is of early 19th century date. It was clearly intended to be a 2-storey building from the outset, and is likely to have been used as a grain store at first floor level as the ventilation areas suggest.
- 6.2** In contrast, the farmhouse, which on the remaining evidence could be of early-mid 19th century date, has undergone considerable change over time. The core of the building comprises the hall and the rooms to either side of it (G6, G8 & G9) with the corresponding rooms on the first floor (F1-F4, F6 and the northern part of F5) and the cellar (C1).
- 6.3** The eastern range, with the exception of rooms G4 & G5, appears to be shown on the 1877 Ordnance Survey Plan. Whilst it is not impossible that this was part of the original build, the juxtaposition of the rooms suggests that this was a later addition.
- 6.4** The extensions to the north, east and south elevations are clearly early-mid 20th century and, on the basis of their architectural style and the use of Crittall windows, it would seem unlikely that these were added after c.1950. The anachronistic style of the living room (G6) would also be in keeping with the decades between 1920 and 1950.
- 6.5** The remaining original features within the farmhouse are the fireplaces in rooms G9, F2, F3 and F4. All those on the first floor are cast iron hob grates of different design. They, as well as the brickwork in the fireplace in Room G9, appear to be no later than c.1840.
- 6.6** The timberwork in the cellar is worthy of comment, as it is a rather unusual means of providing additional support to the floor above. This is clearly an afterthought and probably a response to structural distress.
- 6.7** In summary, the remaining evidence suggests that the buildings are of early 19th century date. Both structures were extended before the outbreak of the First World War only to have these extensions removed and new ones added around the time of the Second World War, when the farmhouse also appears to have been re-fenestrated.
- 6.8** Subsequent modernisation has further obscured or destroyed original features, and it is felt that it would have been of benefit to have had access to the recently demolished barns in order to gain the maximum possible information of this particular farm complex and its subsequent development.



Figure 12: Phase Plan (scale as shown)

7 Acknowledgements

ASC would like to thank Mr Alan Ford for commissioning this project; Mr & Mrs Ford for allowing access; Andy Instone of Hertfordshire County Council for monitoring this project and the staff at Hertfordshire Archive and Local Studies (HALS) for their help in the background research.

The survey was undertaken by Bob Zeepvat BA MIFA and Karin Semmelmann MA AIFA. The report was written by Karin Semmelmann and edited by Bob Zeepvat.

8 Archive

8.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

8.2 The archive will be deposited with HALS.

9 References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Instone A 2006a *Design Brief for Historic Building Recording: Land at Eastbury Farm, Woodfield Avenue, Northwood*. HCC Historic Environment Unit
- Zeepvat, B. 2006 *Project Design for Historic Building Recording: Land at Eastbury Farm, Woodfield Avenue, Northwood*. (ASC)

Books and Historical Sources:

- Brown N & Glazebrook J 2000 *Research & Archaeology: a Framework for the Eastern Counties. 2: Research Agenda & Strategy*. East Anglian Archaeology Occasional Paper 8 (Norwich).
- Cockburn, J.S & Baker T.F.T (ed) 1971: *Victoria County Histories: A History of the County of Middlesex*.IV, 127-148. Oxford University Press (Oxford).
- Kendall (ed) 2000 *The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*
- Page, W (ed.) 1908 *The Victoria History of the Counties of England: Hertfordshire*, vol. 2 (London).
- Robbins, M 2003 *Middlesex* Philimore & Co Ltd
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpندن).
- Williams, A & Martin, G.H. 1992 *Domesday Book: a complete translation* Penguin (London)

Maps

- | | |
|--|--|
| 1877 1 st edition Ordnance Survey map | www.old-maps.co.uk |
| 1898 Ordnance Survey Map (25" to 1 mile) | HALS |
| 1914 Ordnance Survey Map (25" to 1 mile) | HALS |
| 1935 Ordnance Survey Map (25" to 1 mile) | HALS |
| 1984 Ordnance Survey Map (1:1250) | |

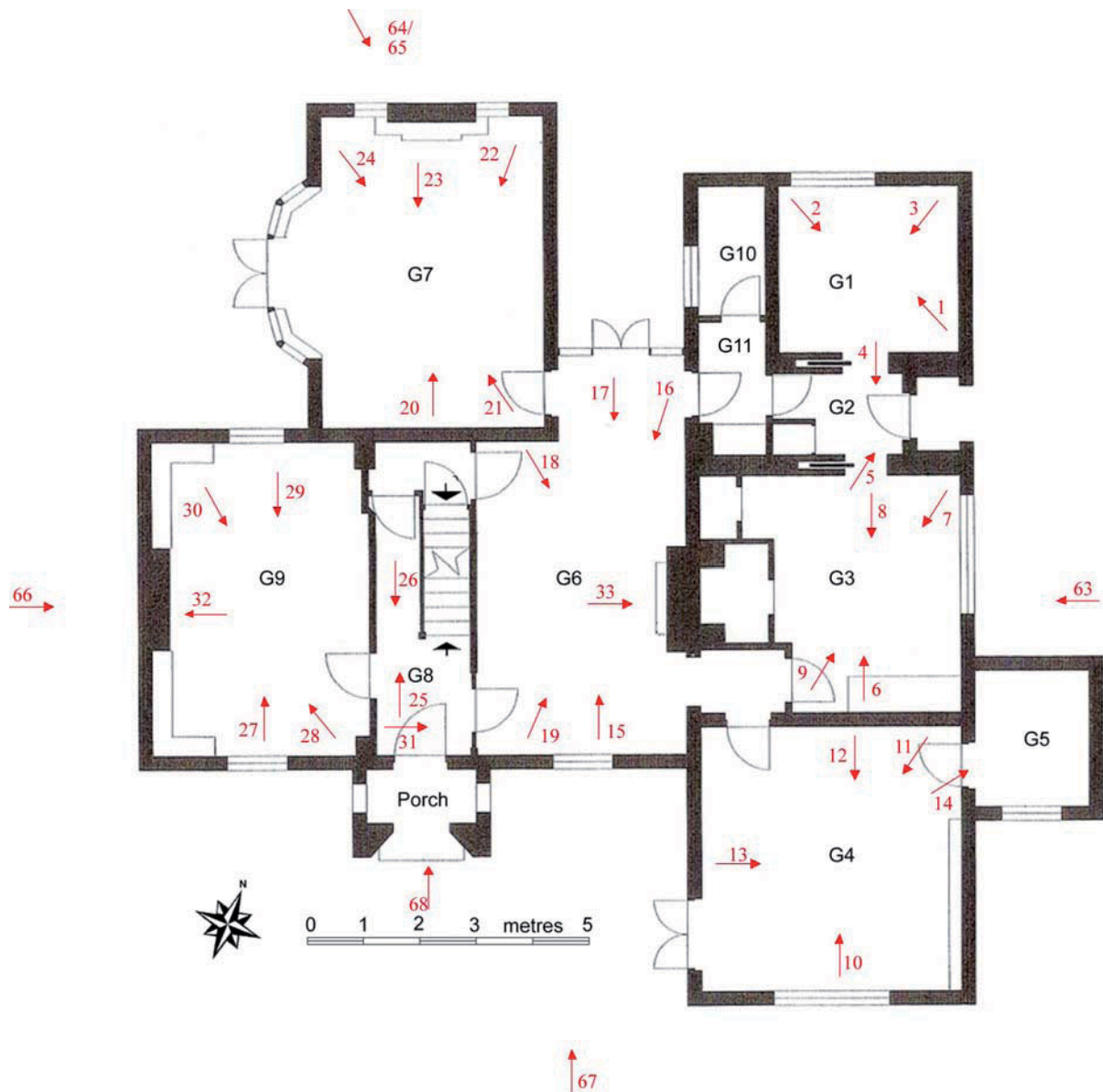


Figure 13: Ground floor photo plan (Scale as shown)

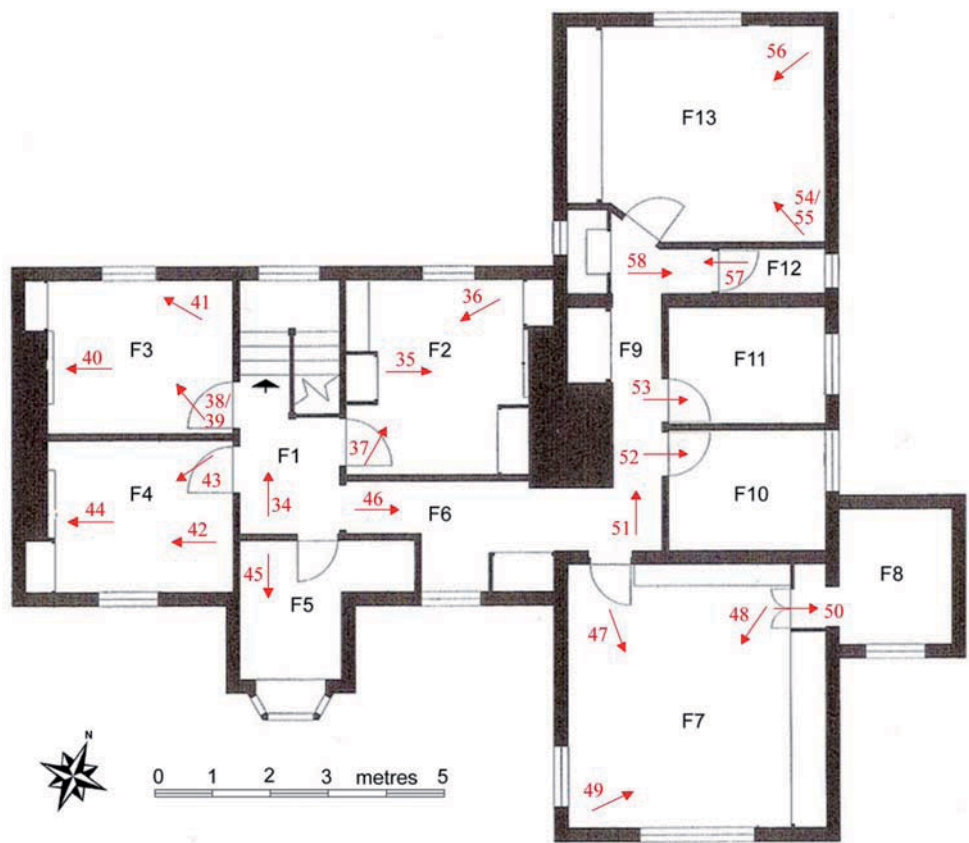


Figure 14: First floor photo plan (Scale as shown)

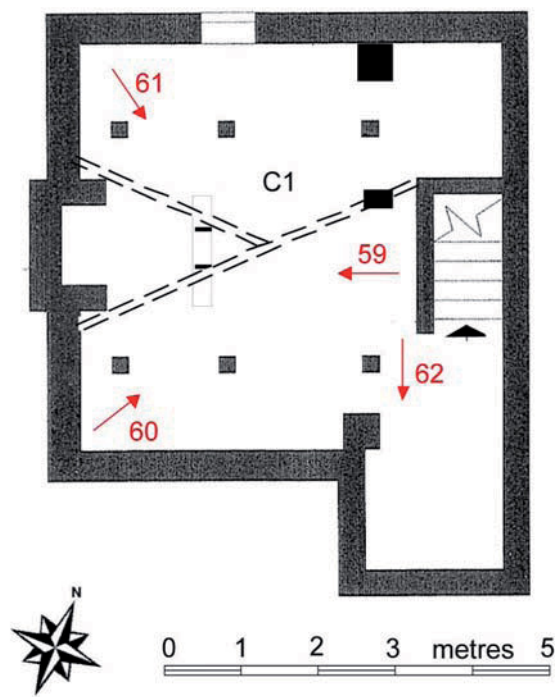


Figure 15: Cellar photo plan (Scale 1:100)

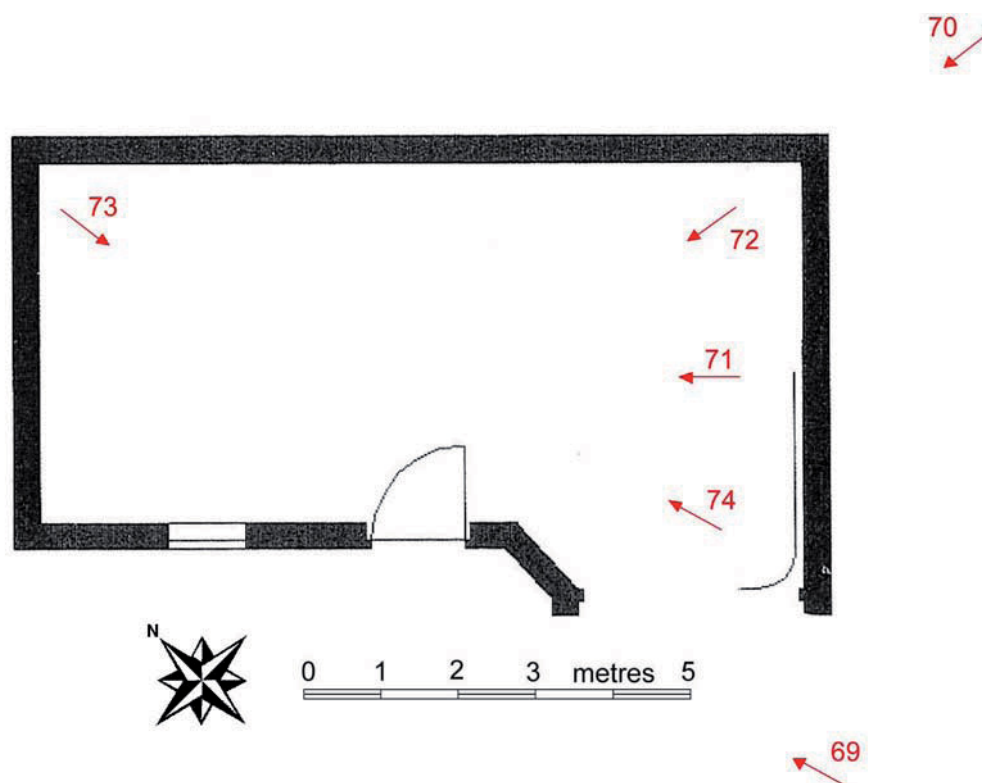


Figure 16: Outhouse photo plan (*Scale 1:100*)

Appendix 1: List of Photographs

SITE NAME: Eastbury Farmhouse, Northwood				SITE NO/CODE: 873/NEF
Shot	B&W	Slide	Digital	Subject
1	X	O	X	G1: North wall
2	x	O	x	G1: Southeast corner
3	x	O	x	G1: Southwest corner
4	x	O	x	G2: Southern doorway
5	x	O	x	G2: Northeastern corner
6	x	O	x	G3: North wall
7	x	O	x	G3: Western wall
8	x	O	x	G3: Southern wall
9	x	O	x	G3: Northeastern corner
10	x	O	x	G4: Northern wall
11	x	O	x	G4: Western wall
12	x	O	x	G4: Southern wall
13	x	O	x	G4: Eastern wall
14	O	O	x	G5: North eastern corner
15	x	O	x	G6: Northern wall
16	x	O	x	G6: Western wall
17	x	O	x	G6: Southern wall
18	x	O	x	G6: South eastern corner
19	x	O	x	G6: Eastern wall
20	x	O	x	G7: Northern wall
21	x	O	x	G7: North western corner
22	x	O	x	G7: South western corner
23	x	O	x	G7: Southern wall
24	x	O	x	G7: Eastern wall
25	x	O	x	G8: Stairs, looking north
26	x	O	x	G8: Southern wall
27	x	O	x	G9: Northern wall
28	x	O	x	G9: Western wall
29	x	O	x	G9: Southern wall
30	x	O	x	G9: South eastern corner
31	x	O	x	G8: Eastern doorway
32	x	O	x	G9: Fireplace
33	X	O	x	G6: Fireplace
34	O	O	x	F1: Window on northern wall
35	X	O	x	F2: Fireplace
36	O	O	x	F2: Southern wall
37	x	O	x	F2: Eastern wall
38	x	O	x	F3: Western wall
39	X	O	x	F3: Western wall
40	x	O	x	F3: Fireplace
41	O	O	x	F3: Window on northern wall
42	x	O	x	F5: Eastern wall
43	x	O	x	F5: South western corner
44	x	O	x	F5: Fireplace
45	x	O	x	F4: Southern wall
46	x	O	x	F6: Eastern wall

47	x	O	x	F7: Southern wall
48	x	O	x	F7: Western wall
49	x	O	x	F7: Northern wall
50	x	O	x	F8: Eastern wall
51	x	O	x	F9: Looking north
52	x	O	x	F10: Eastern wall
53	X	O	x	F11: Eastern wall
54	O	O	x	F13: North western corner
55	X	O	x	F13: North western corner
56	X	O	x	F13: South western corner
57	O	O	x	F9: Cupboard in north western corner
58	x	O	x	F12: Eastern wall
59	x	O	x	Cellar: Western wall
60	x	O	x	Cellar: North eastern corner
61	x	O	x	Cellar: South eastern corner
62	x	O	x	Cellar: South eastern corner
63	x	O	x	East elevation
64	x	O	x	North elevation
65	x	O	x	Chimney, west elevation
66	x	O	x	West elevation
67	x	O	x	South elevation
68	x	O	x	Entrance way, south elevation
69	x	O	x	Garage, south elevation
70	x	O	x	Garage, east elevation
71	x	O	x	Garage, western wall
72	x	O	x	Garage, southern wall
73	x	O	x	Garage, eastern wall
74	x	O	x	Garage, northern wall



Shot 1



Shot 2



Shot 3



Shot 4



Shot 5



Shot 6



Shot 7



Shot 8



Shot 9



Shot 10



Shot 11



Shot 12



Shot 13



Shot 14



Shot 15



Shot 16



Shot 17



Shot 18



Shot 19



Shot 20



Shot 21



Shot 22



Shot 23



Shot 24



Shot 25



Shot 26



Shot 27



Shot 28



Shot 29



Shot 30



Shot 31



Shot 32



Shot 33



Shot 34



Shot 35



Shot 36



Shot 37



Shot 38



Shot 39



Shot 40



Shot 41



Shot 42



Shot 43



Shot 44



Shot 45



Shot 46



Shot 47



Shot 48



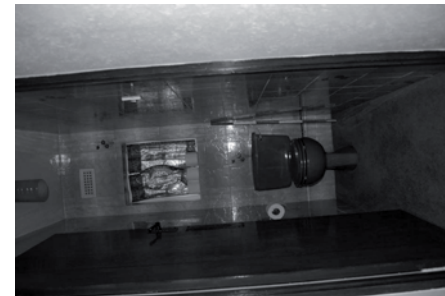
Shot 49



Shot 50



Shot 51



Shot 52



Shot 53



Shot 54



Shot 55



Shot 56



Shot 57



Shot 58



Shot 59



Shot 60



Shot 61



Shot 62



Shot 63



Shot 64



Shot 65



Shot 66



Shot 67



Shot 68

	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	N/A		
Paper:	HALS	1 box	
Digital:	HALS	1 CD	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording: Eastbury Farm, Woodfield Avenue, Northwood, Hertfordshire		
Serial title & volume:			
Author(s):	Karin Semmelmann		
Page nos	55	Date:	9 th February 2007

Appendix 2: ASC OASIS Form

PROJECT DETAILS						
Project Name:	Historic Building Recording: Eastbury Farm, Woodfield Avenue, Northwood, Hertfordshire					
Short Description:	<p>In January 2007 <i>Archaeological Services and Consultancy Ltd</i> (ASC) carried out historic building recording of Eastbury Farmhouse, Woodfield Avenue, Northwood, Hertfordshire in response to proposals for the demolition of the existing house and outhouse and the erection of 3 houses, a detached garage and access drive.</p> <p>The farmhouse and outhouse (now a garage/workshop) are all that remains of the farm complex that has stood on the site until very recently. The farmhouse is a 2-storey brick building with extensions to the north and east elevations, all of which have a tiled roof. The 2-storey outhouse is of a similar build.</p> <p>The bonding timbers in the outhouse suggest that it dates from the early 19th century and a similar date is proposed for the farmhouse. The eastern range is thought to have been added later, certainly by 1898, and subsequently extended southwards in the mid 20th century. A single storey extension to the north elevation and a small 2-storey extension to the east elevation are also of mid 20th century date. The house has seen considerable internal and external alteration since initial construction, resulting in the loss or obscuring of many original details.</p>					
Project Type: (indicate all that apply)	DBA	FW	Geophys	Survey	Bldg Rec	Post-Exc
	WB	Strip&Rec	Trenching	Test pits	Exc	Other
Site status: (eg. none, SAM, Listed)	None		Previous work: (eg. SMR refs)		None	
Current land use:	Residential		Future work: (yes / no / unknown)		Yes	
Monument type:	Building		Monument period:		Post-medieval	
Significant finds: (artefact type & period)	N/A					
PROJECT LOCATION						
County:	Hertfordshire		OS reference: (8 figs min)		TL 09469 92589	
District:	Three Rivers		Parish:		Rickmansworth (unparished)	
Site address: (with postcode if known)	Eastbury Farm Woodfield Avenue Northwood Hertfordshire					
Study area: (sq. m. or ha)	N/A		Height OD: (metres)		130m AOD	
PROJECT CREATORS						
Organisation:	Archaeological Services & Consultancy Ltd					
Project brief originator:	A. Instone		Project design originator:		B. Zeepvat	
Project Manager:	B. Zeepvat		Director/Supervisor:		Karin Semmelmann	
Sponsor / funding body:	Alan C. Ford. Ltd					
PROJECT DATE						
Start date:	15 th January 2007		End date:		15 th January 2007	
PROJECT ARCHIVES						

Appendix 3: SMR Summary Sheet

Site name and address: Eastbury Farm Woodfield Avenue Northwood Hertfordshire		
County: Hertfordshire		District: Three Rivers
Village/Town: Northwood		Parish: Rickmansworth (unparished)
Planning application reference: 8/06/0854		
Client name, address, & tel. no: Alan C Ford Ltd 85 Hilliard Road Northwood HA6 1SL		
Nature of application: Demolition of existing house: erection of 3 houses, a detached garage & access drive		
Present land use: Residential		
Size of application area: n/a		Size of area investigated: n/a
NGR (to 8 figures): TL 09469 92589		Site code: 873/NEF
Site director/Organization: Bob Zeepvat / ASC Ltd		
Type of work: Building survey		
Date of work:	Start: 15 th January 2007	Finish: 15 th January 2007
Curating museum: HALS		
Related SMR nos: n/a		Periods represented: Post-medieval
Relevant previous summaries/reports		
<p>Summary of fieldwork results:</p> <p>In January 2007 <i>Archaeological Services and Consultancy Ltd</i> (ASC) carried out historic building recording of Eastbury Farmhouse, Woodfield Avenue, Northwood, Hertfordshire in response to proposals for the demolition of the existing house and outhouse and the erection of 3 houses, a detached garage and access drive.</p> <p>The farmhouse and outhouse (now a garage/workshop) are all that remains of the farm complex that has stood on the site until very recently. The farmhouse is a 2-storey brick building with extensions to the north and east elevations, all of which have a tiled roof. The 2-storey outhouse is of a similar build.</p> <p>The bonding timbers in the outhouse suggest that it dates from the early 19th century and a similar date is proposed for the farmhouse. The eastern range is thought to have been added later, certainly by 1898, and subsequently extended southwards in the mid 20th century. A single storey extension to the north elevation and a small 2-storey extension to the east elevation are also of mid 20th century date. The house has seen considerable internal and external alteration since initial construction, resulting in the loss or obscuring of many original details.</p>		
Author: Karin Semmelmann		Date: 9 th February 2007