

College Farm, Creton South Northamptonshire

Level 2 Historic Building Recording



for

Signature Homes LLP

CA Project: 660806

Report Number: 16611

December 2016



College Farm, Creaton South Northamptonshire

Level 2 Historic Building Recording

CA Project: 660806

prepared by	Dr Garry Campion, Historic Buildings Consultant
date	December 2016
checked by	Dr Mark Hewson, Senior Heritage Consultant
date	December 2016
approved by	Dr Mark Hewson, Senior Heritage Consultant
signed	
date	December 2016
issue	Issue number 01

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Cirencester Building 11 Kemble Enterprise Park Kemble, Cirencester Gloucestershire GL7 6BQ t.01285 771022 f.01285 771033	Milton Keynes 41 Burners Lane South Kiln Farm Milton Keynes Buckinghamshire MK11 3HA t.01908 564660	Andover Stanley House Walworth Road Andover Hampshire SP10 5LH t.01264 347 630	Exeter Unit 53 Basepoint Business Centre Yeoford Way Marsh Barton Trading Estates Exeter EX2 8LB t. 01392 826185
e. enquiries@cotswoldarchaeology.co.uk			

CONTENTS

1. INTRODUCTION	7
2. BACKGROUND	8
3. SCOPE AND OBJECTIVES	10
4. METHODOLOGY	11
<i>Building Recording</i>	11
5. REPORTING	12
<i>Data acquisition</i>	12
<i>Survey</i>	12
<i>Limitations</i>	12
<i>Significance of heritage assets</i>	12
6. PLANNING POLICY	15
<i>National policy: National Planning Policy Framework (2012; the Framework)</i>	15
<i>Local planning policy</i>	15
7. BUILDING RECORDING AND ASSESSMENT	17
<i>Creaton Historic Context</i>	17
<i>Building Survey</i>	19
<i>Architectural and agricultural historical context</i>	19
<i>Building recording</i>	20
8. STATEMENT OF SIGNIFICANCE	34
9. REFERENCES	36
<i>APPENDIX A: proposed development plans</i>	38

Illustrations

Figures

Fig. 1: Site location.

Fig. 2: Building plans and elevations.

Fig. 3: 1885 (surveyed 1884) OS 25" map (red arrow).

Fig. 4: 1900 (surveyed 1899) OS 25" map.

Fig. 5: 1952 (surveyed 1950) OS 6" map.

Photographs

Aerial photo 1: Aerial view with the building at left, and College Farm farmhouse.

Photo 1: View of the building looking west.

Photo 2: College Farm's farmhouse viewed from The Green, with the cow house hidden behind the terrace of three houses at centre-left. The Georgian farmhouse is partly visible at far-left.

Photo 3: Rear elevation of cow house, looking south-east. The metal roof is later.

Photo 4: North-east facing elevation facing. Note the ventilation slits to windows. Note the mix of guttering and downpipes: cast-iron and asbestos.

Photo 5: Corrugated-iron lean-to at south-western corner of the building.

Photo 6: Room 2, cow shelter. Later asbestos roofing.

Photo 7: Roof structure to room 2. This appears more recent in date.

Photo 8: Cattle yard and south-east facing elevation of central range. The surface area nearest to this range is laid with concrete, which has since broken up.

Photo 9: Roof intersection in room 2.

Photo 10: Roofing within central range. This is the earlier timber structure as first constructed. The struts support purlins, which in turn carry common rafters.

Photo 11: Stable doors in central range, and brick-flooring. Note the rounded edge to the brick-walling at right.

Photo 12: Improvised partition in central range between rooms 3 and 4.

Photo 13: Cow shelter (room 7), and room 8 (right). Asbestos roof.

Photo 14: Central range with doors into rooms 4-6. Note the window, with ventilation slits to the lower part and what was originally six-light glazing to the upper. These have been repaired and reworked. Guttering is asbestos.

Photo 15: Concrete window-frame, inserted at a later point to increase light into the building. Note also the earlier clay ventilation panel at upper-right.

Photo 16: Simple hay-rack in room 5.

Photo 17: Water bowl in room 5.

Photo 18: Room 6, the milking parlour.

Photo 19: Hay-rack and milking stall in room 6.

Photo 20: Small pump engine in room 6.

Photo 21: Roof-structure over room 6.

Photo 22: Brick-built barn to south-east of cow house.

SUMMARY

Project Name: College Farm, Creaton
Location: Litchfield Lane, Creaton, Northants,
NGR: SP 7046 7195

Cotswold Archaeology was commissioned by Signature Homes LLP in November 2016 to record a single-storey brick cow house at College Farm, prior to its demolition to enable the discharge of a planning condition (Application number: DA/2014/0750).

The cow house is not listed, locally-listed, or within a Conservation Area.

The cow house at College Farm is a local example of the drive towards High Farming during the mid-Victorian period, where the emphasis was on livestock and agricultural efficiency. Of itself it is not a notable building architecturally, but it does confirm an efficient approach to construction using machine-cut timbers and locally-sourced brick.

The building's continuing value into the 20th-century is confirmed by the range of repairs and small modifications, undertaken such, that its last agriculturally-related purpose was as a modest milking-parlour.

1. INTRODUCTION

- 1.1. In November 2016 Cotswold Archaeology was commissioned by Signature Homes LLP to undertake a programme of historic building recording of an agricultural building associated with College Farm, Creaton, Northamptonshire (centred at NGR: SP 7046 7195).
- 1.2. The building comprises a U-shaped range of single-storey brick-built structures recorded on First Edition Ordnance Survey mapping (c. 1885). The building, a cow house, is believed to have last been used as a milking parlour, but has since been disused. Internally, some features survive to confirm earlier functions.
- 1.3. Outline planning permission was granted through Daventry District Council on 7th November 2014 for demolition of the building and subsequent construction of two residential dwellings (Application number: DA/2014/0750), and an associated condition stated (Appendix A):

'No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority'.



Photo 1: View of the building looking west.

2. BACKGROUND

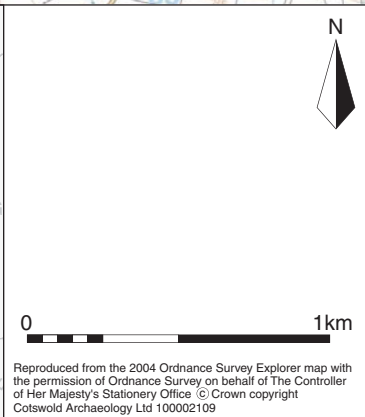
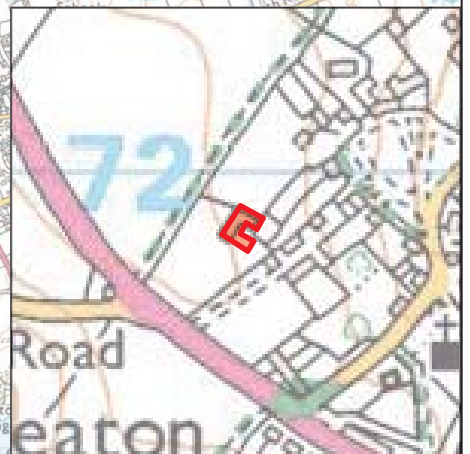
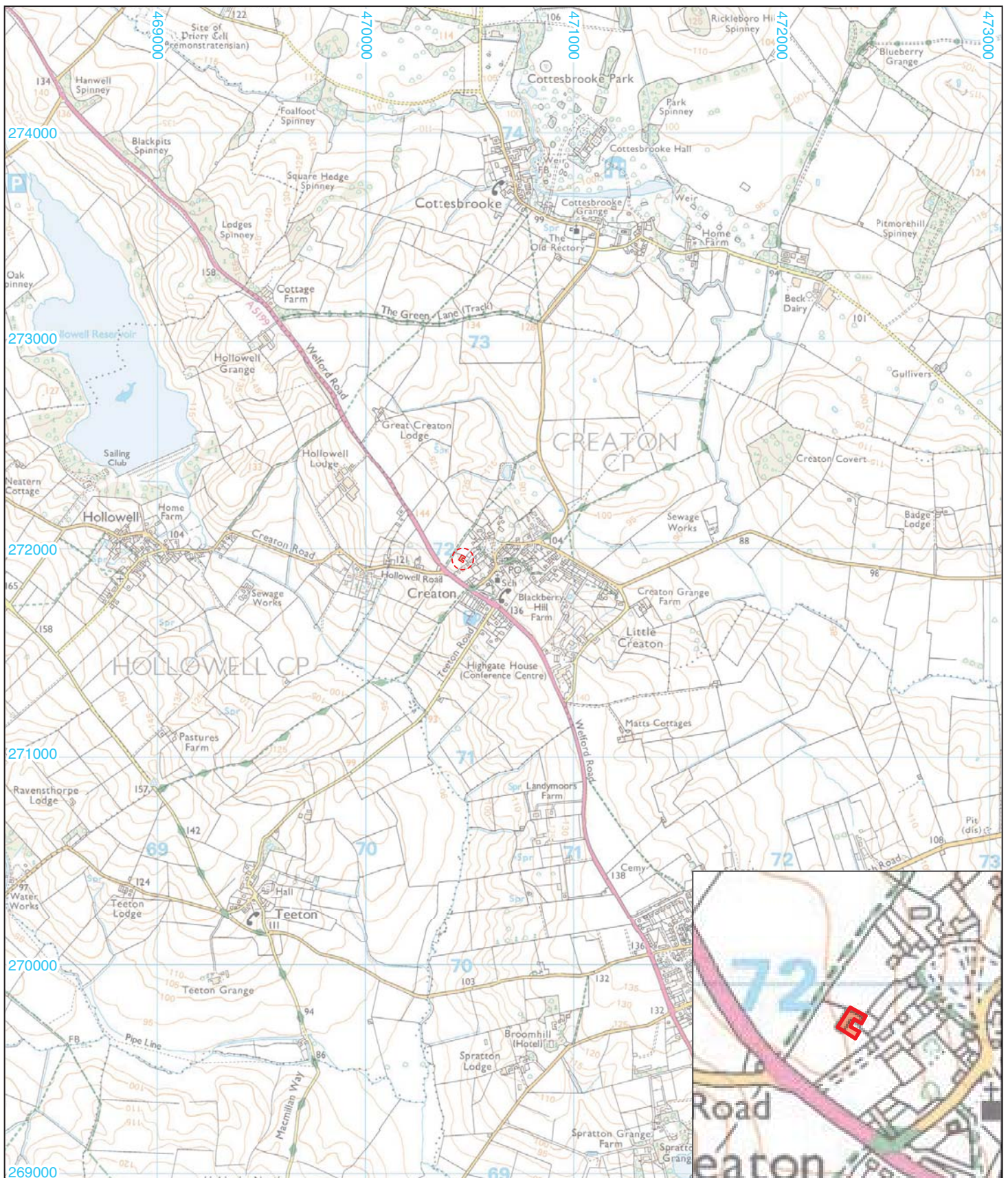
2.1. The brick-built cow house (building hereafter, as it appears to be of one phase of construction) at College Farm is single-storey, is built to a U-shaped footprint, and can be considered of local heritage significance (Photo 1). The building is located to the south-west of Creaton Conservation Area, and west of the historic core of Creaton settlement (MNN1186). Approximately 140m to the east of the building at College Farm, is a second group of agricultural buildings, at Manor Farm (MNN36614-18) (Aerial Photo 1; Photo 22). These all date from the 19th-century and are located to the south of the village green, as are the buildings associated with College Farm itself. Historic mapping depicts the buildings of Manor Farm and those of College Farm on the fringes of Creaton settlement, at the interface of the surrounding agricultural hinterland associated with the settlement; parcels which are recorded on the Northamptonshire HER (MNN132901;133749;133757).

2.2. Creaton village is described as follows in Daventry District Council's Design Statement:

Creaton lies within the landscape character area of 'the upper valleys', and within a Special Landscape Area, as designated by Northamptonshire County Council (Design Statement). This character designation describes a largely unspoilt rural landscape with a distinctive ridge and vale topography. Creaton lies along the top and on the north-east slope of ridge of Northamptonshire ironstone. Both valleys have agricultural landscapes with a mixture of arable and pasture fields, well maintained hedgerows and several copses, two of which are County Wildlife Sites. The most significant road in the parish is the A5199 which is the old turnpike road between Northampton and Leicester. There is surviving ridge and furrow in fields to the north-east and southwest of the village (Daventry District Council, 2004: 6).

2.3. The building is accessed via Litchfield Lane, which in turn leads off from The Green itself (Aerial Photo 1; Fig. 3). Litchfield Lane is a private drive which serves three properties, and provides access to the paddock and several buildings.

2.4. The building at College Farm is constructed of red-brick, with mostly corrugated asbestos cement sheeting covering its double-pitched roof, and a simple corrugated-iron lean-to.




Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 College Farm, Creton
 Northamptonshire

FIGURE TITLE
 Site location plan

DRAWN BY	EE	PROJECT NO.	66806	FIGURE NO.
CHECKED BY	DJB	DATE	16/12/2016	
APPROVED BY	GC	SCALE@A4	1:25,000	1

Reproduced from the 2004 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Cotswold Archaeology Ltd 100002109

- 2.5. The proposed development will require the demolition of the cow house range, and its replacement with two detached two-storey dwellings. These will respect the prevailing footprint and layout of the site, with projecting wings to the south of each new building (Appendix A).

3. SCOPE AND OBJECTIVES

- 3.1. The objective of the building recording programme is to provide a comprehensive visual and written record of the structures prior to the permitted demolition, as they represent upstanding archaeological / historical remains of local importance.
- 3.2. The project report provides a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas. This is appropriately detailed to place the findings of the recording in their context.
- 3.3. The project has generated a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form prior to demolition.

4. METHODOLOGY

Building Recording

- 4.1. The methodology employed for this programme of building recording is based upon key professional guidance, including predominantly the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists, 2014); and English Heritage guidance (now Historic England) *Conservation Principles* (2008). The building recording has been undertaken to Level 2 as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016). The record and report is also informed by the *Brief for a Programme of Archaeological Building Recording of Farm Buildings at Litchfield Lane, Creaton, Northamptonshire*, prepared by Liz Mordue, Assistant Archaeological Advisor for Northamptonshire County Council (November 2016).
- 4.2. The site recording included the following elements:
- Building plans establishing an accurate record of the structures, and sections illustrating the vertical relationships within the buildings. These are based on the existing architect's plans;
 - The completion of a photographic survey to Historic England Level 2 showing the buildings in their present condition; and
 - detailed recording of structural features which are of significance.
- 4.3. This approach has been agreed with Liz Mordue, the Assistant Archaeological Advisor at Northamptonshire County Council (Written Scheme of Investigation, 11th December 2016).

5. REPORTING

Data acquisition

- 5.1. Building analysis was based principally upon a building inspection and existing planning documents.
- 5.2. In addition the following resources were consulted:
 - Ordnance Survey maps;
 - Academic literature on agricultural buildings; and
 - Archaeological research frameworks (Campion, 2006; Knight, Vyner and Allen, 2012).

Survey

- 5.3. A site visit was undertaken on 2 December 2016, in order to record both the building itself, but also to view the immediate locale. The survey was undertaken in good visibility.

Limitations

- 5.4. This assessment is based principally on the site visit, and on utilised secondary information derived from a variety of sources, as noted above, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is sufficiently accurate.

Significance of heritage assets

- 5.5. Heritage assets are defined by the National Planning Policy Framework (henceforth, 'the Framework'; Annex 2, 2012) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The term Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions (see below, Section 3).

- 5.6. Assessment of the heritage value (significance) of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, the identified heritage values associated with the asset.
- 5.7. Heritage significance is defined in the Framework (Annex 2) as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical fabric, but also from its setting’.
- 5.8. Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following criteria:
- 5.9. **Evidential** value derives from ‘the potential of a place to yield evidence about past human activity’ (*ibid*, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
- 5.10. **Historical** value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (*ibid*, 28). Illustrative historical value depends on visibility in a way that evidential value does not; and ‘has the power to aid interpretation of the past [...] through shared experience of a place’ (*ibid*, 29). Associative historical value creates resonance through felt connections with a notable family, person, event or movement;
- 5.11. **Aesthetic** value derives from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (*ibid*, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; and
- 5.12. **Communal** value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (*ibid*, 31). Communal value may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence’ and might only be articulated when the resource is under threat (*ibid*, 32).

- 5.13. Further information on good practice in implementing historic environment policy in the Framework is provided within the Historic England's guidance *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*. This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

6. PLANNING POLICY

6.1. Legislative framework, national planning policy and relevant sector guidance

6.2. This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- National Heritage Act 1983 (amended 2002);
- National Planning Policy Framework (2012);
- Historic England, (2015): Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment

National policy: National Planning Policy Framework (2012; the Framework)

6.3. The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

6.4. Individual components of the historic environment are considered heritage assets: buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

Local planning policy

6.5. Daventry District Council's Settlements and Countryside Local Plan (Part 2A) for Daventry confirms local planning constraints for heritage (Daventry District Council, 2016):

SO2a: Protect and enhance designated and undesignated heritage assets and their setting, including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and other archaeological sites, monuments, structures, buildings and historic landscapes.

The 2016 document does not further qualify how potential impact upon these assets is assessed, nor is readily accessible information provided confirming this. However, the Creaton Village Design Statement was adopted by the District Council

in July 2007 and provides supplementary planning guidance. Full details are provided concerning design, materials and the appropriateness of new development of housing and related structures (Daventry District Council, 2004: 12-15). Examples of guidance within this document includes:

- The keyword should be QUALITY in materials and design to avoid a 'mass-produced' look which can be seen anywhere in Britain today;
- Design and proportion of new houses should compliment the zone of the village in which they are to be built;
- Where permission is granted for a new house, or alterations to an existing house, on rising ground, extra care must be taken to ensure it does not dominate its neighbours or detract from views in or out of the village;
- New development will not be allowed if it is too large in scale and massing for the plot size;
- If several new buildings are permitted on one site, variation in design and plan layout will help to avoid monotonous repetition of one house type. A small terrace sympathetic to the character of the village might be considered;
- New development should provide space for off road parking in line with current parking standards. Large areas of hard surfacing in front of houses is discouraged; and
- The colour, texture and patterns of long-standing locally distinctive materials such as ironstone, mud and polychrome brick should be a source of inspiration for new buildings.

7. BUILDING RECORDING AND ASSESSMENT

Creaton Historic Context

- 7.1. Creaton's historic background has been confirmed in the Daventry District Council Design Statement for the village as:

Creaton was originally two medieval settlements, Great (or Creaton Magna) and Little Creaton. The name Creaton, meaning farmstead at the rock or cliff, comes from the old Celtic word creig or craig combined with the old English word tun, although the spelling has varied through its history. Around the village remains have been found of prehistoric, Iron Age and Roman settlements. Creaton was mentioned 4 times in the Domesday Book of 1086 and the entries show that the Normans now had control of the village and its farming community. There is still evidence of the pre-Enclosure ridge and furrow farming on the outskirts of the village, just north-east of The Green. The fields around Great Creaton were enclosed by the Enclosure Act of 1782. Today all that can be seen of Little Creaton are settlement earthworks located just below Stone Cottage in Grooms Lane. The oldest surviving building in the village is the church of St Michael & all Angels, which was probably founded in the 12th century (Daventry District Council, 2004: 4).

- 7.2. The historic core of the settlement is centred around the village Green, an area of grassland surrounded on several sides by earlier housing, most built with stone, thatch and slate, though there are earlier houses in the High Street, Violet Lane, Brixworth Road and The Jetty. Brick gradually replaced stone as the predominant building material during the 19th-century. Northamptonshire ironstone and sandstone are to be seen in earlier buildings, whilst later development is reflected through a mixture of red and polychrome bricks produced from the two 19th-century brickworks. Roofing is mostly thatch or Welsh slates.
- 7.3. Historic mapping evidence offers little insight into either Creaton or the context of the site within which the building is located. There appears to be no tithe map for the village, and the 1783 enclosure award map has been recreated from the written document itself, with reference to later mapping. This suggests that the land within which the building sits was once owned by Queen's College, presumably a reference to either Cambridge or Oxford University. The farm's name confirming this link. University online archives do not reveal documents relating to lands held at Creaton. The earliest map to show the building is the 1885 OS map (Fig. 3).

- 7.4. College Farm's farmhouse is c. 95 metres to the north-east of the building (Photo 2; Aerial Photo 1). The farmhouse faces onto The Green, the farmstead originally projecting to its rear (Fig. 3). The intelligibility of the farmstead has been altered by the more recent building of a terrace of three stone-built houses between the farmhouse and cow house. Litchfield Lane, an unadopted road, provides access from The Green to these houses and garages. The farmhouse itself is stone-built, of two-storeys and has three bays, with a double-pitched Welsh-slate roof. Window lintels are of timber, and window-frames are mostly six-light casements. The farmhouse is otherwise wholly undistinguished other than three brick-stacks with decorative over-sailing caps. Nearby, to the opposite side of Litchfield Lane is The Green Farmhouse, a three-storey Georgian dwelling (Photo 2).



Photo 2: College Farm's farmhouse viewed from The Green, with the cow house hidden behind the terrace of three houses at centre-left. The Georgian farmhouse is partly visible at far-left.

- 7.5. The site was formally part of a larger holding purchased by Northamptonshire County Council in 1910 (design and access statement, Architectural Solutions, 13th May 2014). In 1999 the majority of the site was sold off at auction, the cow house building being all that remains of the original small-holding. It is suggested that it was last used as a milking-parlour, after which the building fell into disuse (design and access statement, Architectural Solutions, 13th May 2014). In December 2016 the building and site was used as a shelter for two donkeys, but appeared otherwise wholly unused.
- 7.6. The cow house lies immediately outside the Creaton Conservation Area. No appraisal has been produced for the Conservation Area, other than the village Design Statement noted above (Daventry District Council, 2004).

Building Survey

Architectural and agricultural historical context

- 7.7. The cow house is probably of mid-Victorian date (c. 1850-1870), its brick produced locally. These are of slightly varying sizes and appear not to have been machine-made, as was invariably the case in town and cities undergoing rapid expansion – including Kettering and Northampton – where the Hoffman brick kiln enabled large-scale production. Earlier roofing timbers are machine-cut, an innovation introduced after 1840. The building will date from the High Farming period (1840-1870), discussed below.
- 7.8. Architecturally, the Victorian period (1837-1901) was an era of striking architectural contrasts including the neo-Gothic (or Gothic Revival), neo-classicism, nascent Modernism, the Arts and Crafts movement, Art Nouveau, and the neo-Baroque styles (Dixon & Muthesius, 1978). All of these had their champions and critics in equal measure, Victorian wealth, innovation and economic drive resulting in cities and towns reflecting often striking architectural diversity. The architectural ‘Battle of the Styles’, a cultural clash between advocates of either medieval Gothic, or the influence of ancient Greek and Rome, were the twin stylistic pillars of much church, government, local government, school and housing construction during the Victorian period.
- 7.9. The other major aspect of Victorian architecture was that reflected through industrialisation. Whilst many factories and mills included architectural detailing, the vast majority of buildings were both mundane and utilitarian, such as workshops and workers’ housing integrating workrooms. This extended to agricultural buildings, the focus upon function rather than form (Lake, 1989: 121-132).
- 7.10. ‘High farming’ was noted above, a specific style of farming practice during the Victorian period, the focus upon efficiency:

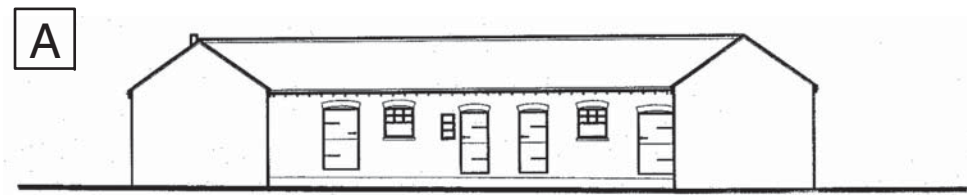
The term ‘High Farming’ was applied to virtually any type of good quality farming – as judged to be the case by contemporary expert commentators. Low farming was traditional farming by unimproved methods so that High Farming was, by contrast, good quality farming achieved by using the most efficient methods, the best rotations, the best seeds, the best fertilisers, and by the way in which the land was organised. Farmers and landowners who under-drained their land, who introduced new and innovative crop rotations, who maximised use of their land without exhausting it, and who

introduced the most up to date ways of fertilising their land, were the high farmers, while those who still followed the older methods were low farmers. Sometimes known as the Golden Age, the 1850s and 1860s were the heyday of high farming, and saw rising output and with it profits for farmers, despite the repeal of the Corn laws in 1846, which had widely been regarded as shielding the farmer from the full impact of market forces (Victoria County History, 2016).

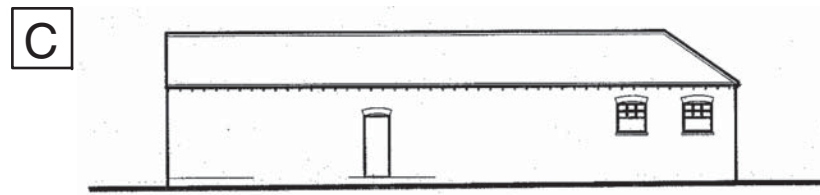
Although the term is misunderstood and capable of various interpretations, scholars agree that the period 1840-1880 represented the 'golden age' of British farming (Perry, 1981: 156).

Building recording

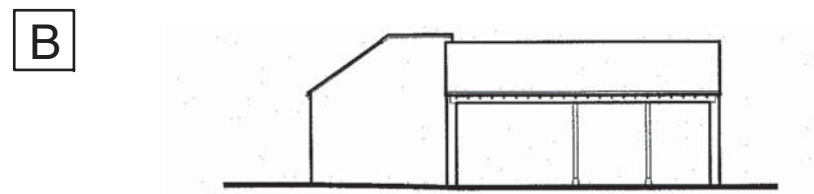
- 7.11. The single-storey cow house at College Farm reflects, in microcosm, the Victorian High Farming focus upon efficiency and function, and is characteristic of countless similar buildings constructed for the livestock industry. Cattle housing in lowland areas dates mostly from the 19th-century and might comprise calf houses, cow houses, and shelter sheds. Cow houses provided shelter during the winter, cattle tethered in stalls. Doorways were usually wider than for stabling, with more limited light and ventilation in the form of ventilation slits to windows. Cow stalls were of low partitions, often of wood or stone, and feeding arrangements included hayracks, water bowls and mangers for feed. Shelter sheds were open-fronted structures usually facing onto cattle yards. These were typical of mixed farming areas where cattle were housed on the farmstead as fatstock and for their manure. Calf houses were similar in style to cattle houses, but smaller in scale and usually located near to the farmhouse. The College Farm example may also integrate stabling for either calves or horses (Brunskill, 1987: 62-68; Historic England, 2014).
- 7.12. As it survives now the building is constructed of stock red-brick, with mostly corrugated asbestos cement sheeting covering its double-pitched roof, and a rough-shod, simple corrugated-iron lean-to at its south-western corner.
- 7.13. There are three ranges to the building, these oriented broadly south-west-north-east (central range: rooms 2-6, Fig. 2; Photo 8); and west-east (south range: room 1; Photos 5 and 6); and west-east (north range: rooms 7-8; Photo 13). The building includes eight rooms or areas, two of which are open to one side and functioned as small cow shelters. Rooms 3-5 appear to be for stabling.



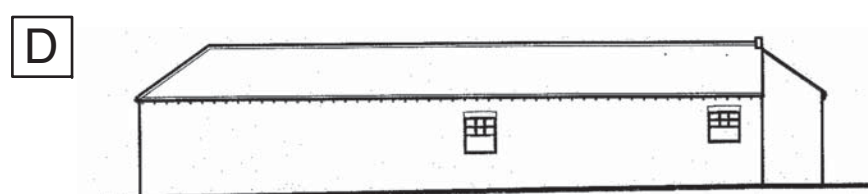
FRONT ELEVATION (SOUTH EAST)



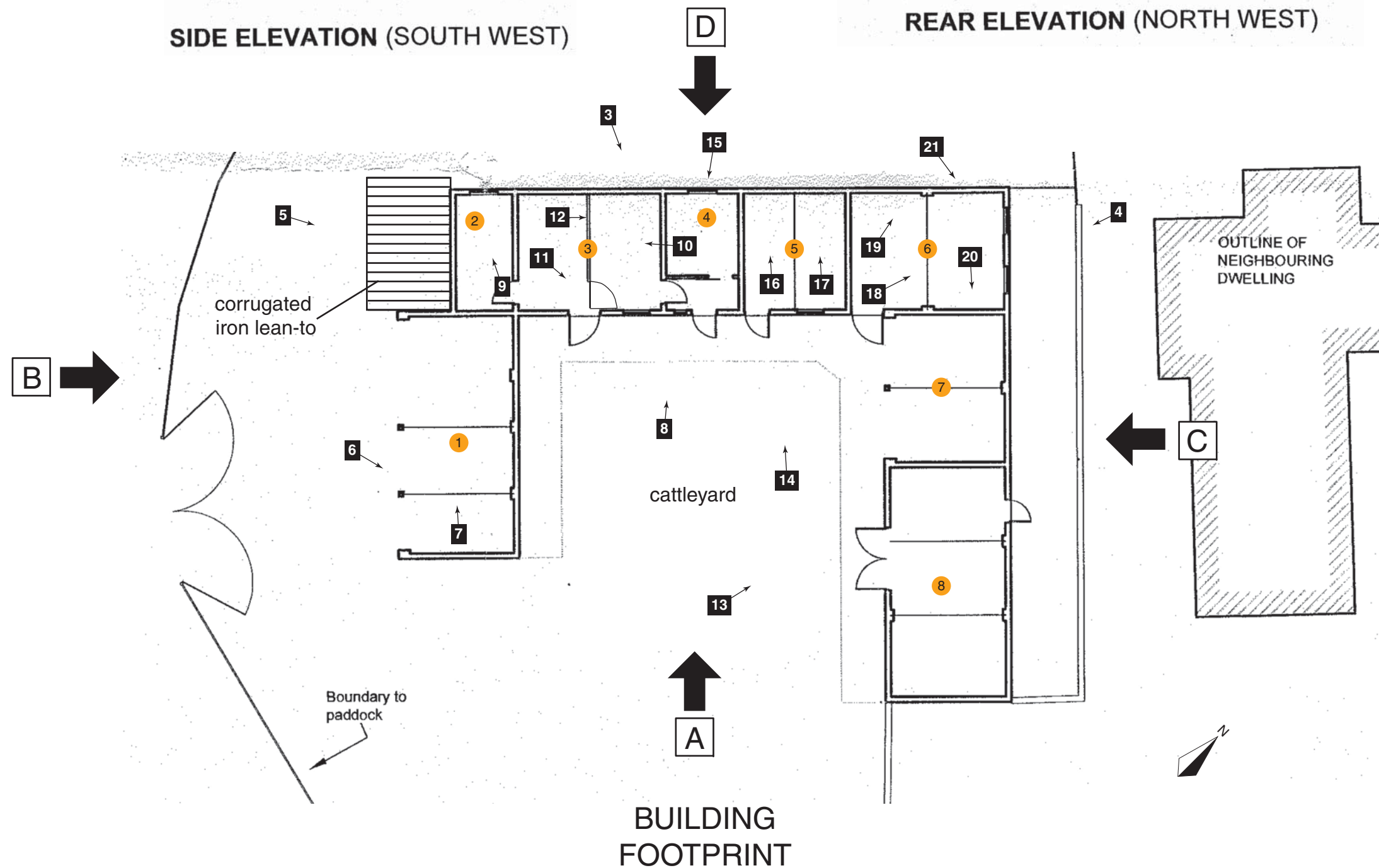
SIDE ELEVATION (NORTH EAST)



SIDE ELEVATION (SOUTH WEST)



REAR ELEVATION (NORTH WEST)



- 7 Room number
- 7 Photograph location

Reproduced from the digital Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Cotswold Archaeology Ltd 100002109

Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 College Farm, Creton
 Northamptonshire

FIGURE TITLE
 Building plan and elevations

DRAWN BY	EE	PROJECT NO.	660806	FIGURE NO.
CHECKED BY	DJB	DATE	19/12/2016	2
APPROVED BY	GC	SCALE@A3	N/A	

- 7.14. The cow house's brick-work is generally of three or four stretchers, then a header. Arches over doors and window openings are segmental, these formed of simple brick voussoirs. Cills are of concrete and appear to have been inserted during improvements to the window-frames themselves, which are described below. A nearby single-storey building of similar date and appearance to the south-east, retains brick-cills to otherwise very similar window openings. Built and used as a functional structure, there are no architectural embellishments or decorative features to College Farm's cow house building.



Aerial photo 1: Aerial view with the building at left (red arrow), and College Farm farmhouse (blue arrow). Comparison with the 1885 OS map (Fig. 3) confirms the extent of later infilling between the two. The paddock to the building's south-west is also part of the earlier farm.

- 7.15. The double-pitched roofing is unlined throughout and open to the rafters, some timber-work appearing to be later. Because of re-roofing there is no earlier evidence of roofing insulation, such as straw, which was a quite common solution during winter months. Roofing materials are predominantly of corrugated asbestos, with one pitch of more recent corrugated metal. The original roofing was probably of Welsh-slate. Whilst some later 19th-century rainwater goods survive including a cast-iron hopper-head, asbestos guttering was fitted as a later replacement.

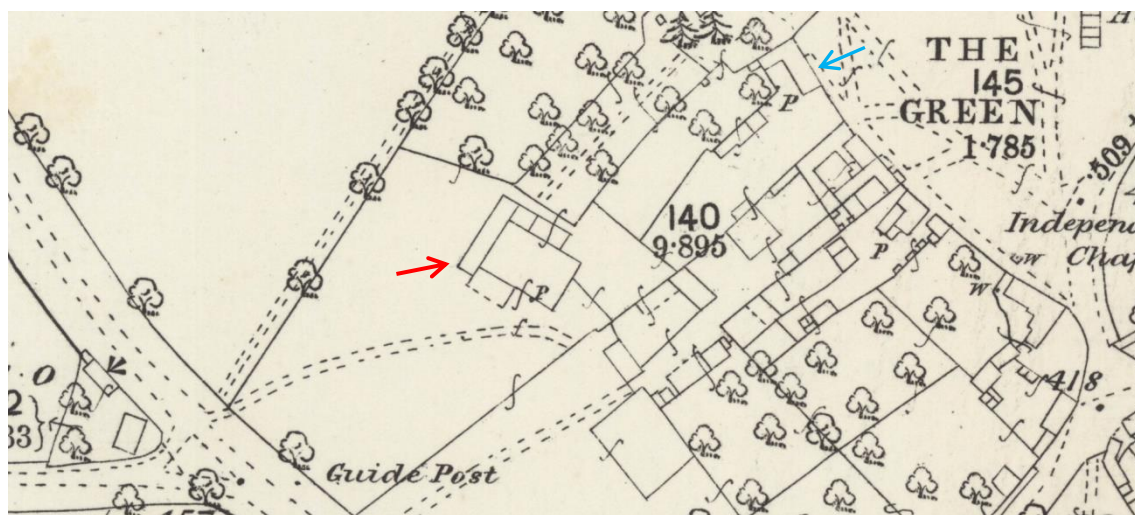


Fig. 3: 1885 (surveyed 1884) OS 25" map (red arrow). College Farm is connected to the cow house via a track (blue arrow).

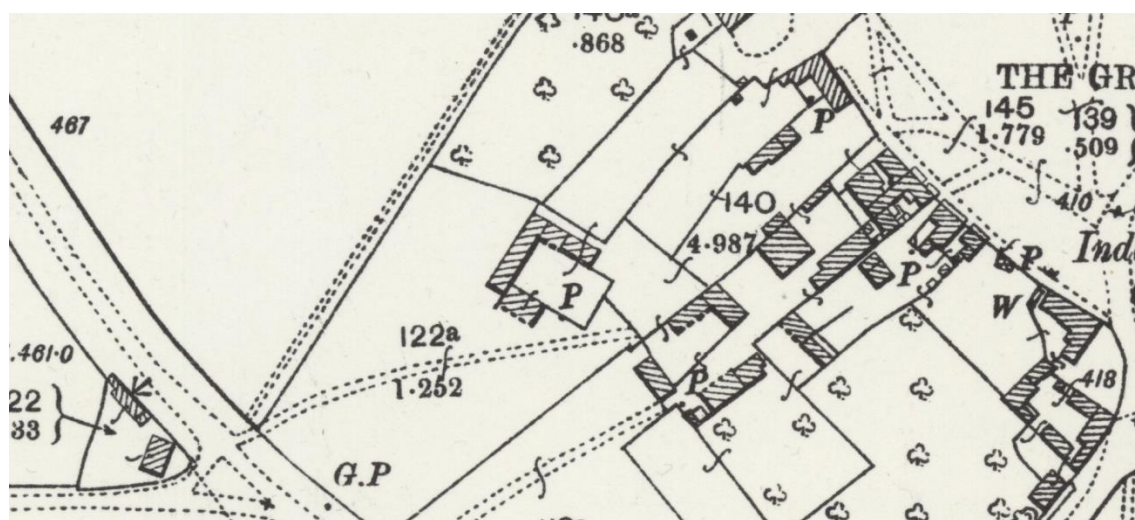


Fig. 4: 1900 (surveyed 1899) OS 25" map.

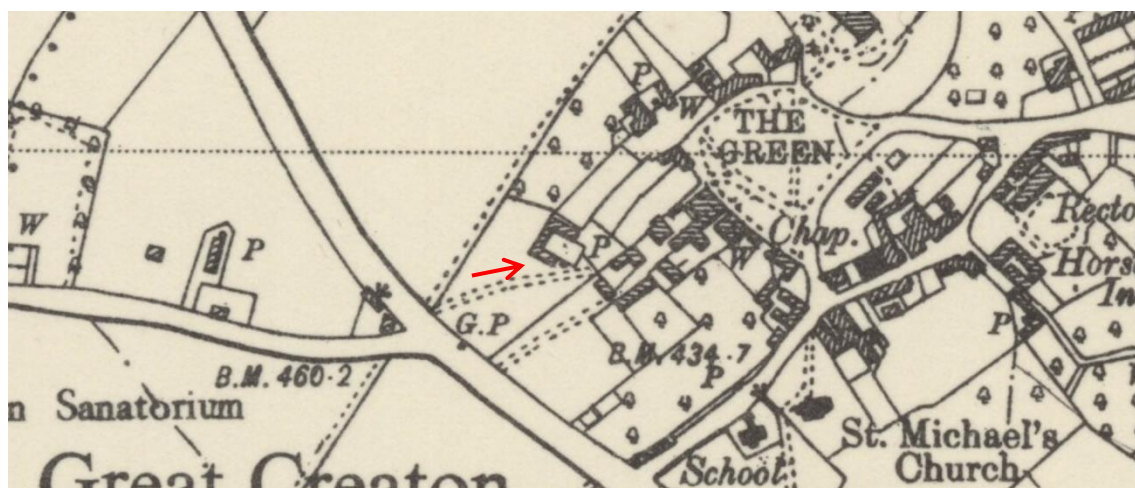


Fig 5: 1952 (surveyed 1950) OS 6" map.



Photo 3: Rear elevation of cow house, looking south-east. The metal roof is later.



Photo 4: North-east facing elevation facing. Note the ventilation slits to windows. Note the mix of guttering and downpipes: cast-iron and asbestos.



Photo 5: Corrugated-iron lean-to at south-western corner of the building.

- 7.16. *Room 1* – Open cow shelter of earthen floor, with two posts placed on former staddle-stones (Photos 5 and 6). A relatively-recent roughly-hewn tree-trunk has been inserted to provide additional structural support. The earlier posts include mortices for now-removed upper partitions. There are no features within the shelter. The roof is a later replacement of the original, the whole structure resting directly onto the wall-plate, the ends of common rafters projecting over slightly at the eaves (Photo 7). The king post truss used here better supports the roof across the expanse of the shelter itself. Here, the central king post rises from the horizontal tie-beam, two struts set diagonally rising from the base of the king post itself. These are set into the principal rafters to each side, which in turn supports purlins upon which rest common rafters. Tie-beams rest upon piers projecting forwards into the room. This is a common roofing structure.
- 7.17. *Rooms 2 to 4* – Small rooms with no internal features, other than remnants of timberwork, probably for stalls. These rooms have earthen or brick floors, the brick much worn (Photo 11). Sturdy internal doors controlled egress into rooms (Photo 11). The roof intersection of the two ranges (rooms 1 and 2) is achieved with a diagonally set principal rafter, common rafters in turn set into this (Photos 9 and 10). Brick-partition walls divide the rooms but do not rise above the wall-plate, except for an improvised partition (Photo 12). Openings between rooms are of brick which is

shaped so as to create curved jambs, or quoins to avoid harm to livestock or horses. A later concrete window-frame provides light to room 4 (Photo 15).



Photo 6: Room 2, cow shelter. Later asbestos roofing.



Photo 7: Roof structure to room 2. This appears more recent in date.

- 7.18. *Room 5* – retains no internal features other than a hay-rack, with pipe-fed metal water bowl (Photos 16 and 17).
- 7.19. *Room 6* – This was used as a milk-parlour and retains a concreted feeding trough with hay-rack over (Photos 18 and 19). Metal water-bowls are also provided for each milking stall, these relatively modern in date and will relate to the building's function for milking, prior to its falling into disuse. A small motor is fixed to the rear wall of the room, presumably either a generator for electricity, or connected with the milking process (Photo 20). A king post roof structure which appears original to the building spans the room, and also interfaces with the junction with the north-eastern range (Photo 21).
- 7.20. *Rooms 7 and 8* – Room 7 is a second cow shelter facing into the cattle yard, and the roof structure itself appears to be a later replacement (Photos 8 and 13). The walling to the gable between rooms 6 and 7 appears to be later infilling, or has been re-pointed at a different time to that below. The flooring to both rooms is earthen. A king post truss again supports the roof across this span, purlins at either end set into brick gabling. The double-door entry into room 8 confirms the need for wide access but there are no interior features to suggest function. A ledged plank door allows access into the room from the north-east.



Photo 8: Cattle yard and south-east facing elevation of central range. The surface area nearest to this range is laid with concrete, which has since broken up.



Photo 9: Roof intersection in room 2.



Photo 10: Roofing within central range. This is the earlier timber structure as first constructed. The struts support purlins, which in turn carry common rafters.



Photo 11: Stable doors in central range, and brick-flooring. Note the rounded edge to the brick-walling at right.



Photo 12: Improved partition in central range between rooms 3 and 4.



Photo 13: Cow shelter (room 7), and room 8 (right). Asbestos roof.



Photo 14: Central range with doors into rooms 4-6. Note the window, with ventilation slits to the lower part and what was originally six-light glazing to the upper. These have been repaired and reworked. Guttering is asbestos.



Photo 15: Concrete window-frame, inserted at a later point to increase light into the building. Note also the earlier clay ventilation panel at upper-right.



Photo 16: Simple ?hay-rack in room 5.



Photo 17: Water bowl in room 5.



Photo 18: Room 6, the milking parlour.



Photo 19: Hay-rack and milking stall in room 6.



Photo 20: Small pump engine in room 6.



Photo 21: Roof-structure over room 6.



Photo 22: Brick-built barn to south-east of cow house.

8. STATEMENT OF SIGNIFICANCE

- 8.1. With reference to English Heritage's four Conservation Principles (see section 2), the following observations can be made about the building at College Farm.
- 8.2. **Evidential value** – Externally, notwithstanding its current condition, the building remains structurally, largely as it would have appeared during the later 19th-century when first built. Its original brick construction has not been altered or extended, but it has been re-roofed in either asbestos or corrugated metal. Some of its earlier roofing timber-work has also been replaced. Earlier windows and doors survive, but others have been replaced, as have several window cills. Repairs and modifications to the building have prolonged its use for livestock, but these have also compromised its evidential value.
- 8.3. Internally, little evidence for the earliest use of the building survives. Most rooms have been stripped of all interior fixtures, with only a hay-rack and a more modern concrete structure for milking, and metal hay-rack, surviving. This said, livestock management and milking are fully understood processes and the College Farm cow house is unlikely to add greatly to existing knowledge.
- 8.4. The East Midlands archaeological resource assessment says nothing about farm buildings of this type, or their context within the era of High Farming (Campion, 2006). Whilst the subsequent East Midlands archaeological research strategy identifies agriculture as a component of the period 1750-2000, it does not highlight individual types of 19th-century farm buildings as a research priority (Knight, Vyner and Allen, 2012: 122).
- 8.5. **Historical value** – The building is one of numerous examples of the impact of High Farming during the mid-Victorian era. Within the context of the village it is a modest reminder that even those settlements situated in the deep countryside, were also influenced by these developments. Towards the end of the 18th-century College Farm appears to have been in the ownership of one of the Oxbridge colleges – Queen's. Whether it remained so until being acquired by Northamptonshire County Council in 1910 is beyond the scope of the current report. College Farm would though have been tenanted when in the ownership of Queen's College.
- 8.6. **Aesthetic value** – The cow house at College Farm retains very little value, either in terms of its setting or architectural detailing. It is rather isolated at the end of Litchfield Drive and cannot be seen from The Green.

- 8.7. **Communal value** – For the reasons identified in ‘aesthetic value’, the building lacks communal value. It is only accessible from a private road, is in poor structural condition and offers very limited opportunity for re-use. It sits just outside of the Conservation Area.
- 8.8. The cow house at College Farm is a local example of the drive towards High Farming during the mid-Victorian period. Of itself it is not a notable building architecturally, but it does confirm an efficient approach to construction using machine-cut timbers and locally-sourced brick. Moreover, whilst cow house design had reached its functional apotheosis well before the 19th-century, the integrated approach to providing various rooms and area for livestock management reflects a determination to enhance this practical approach. The building’s continuing value into the 20th-century was confirmed by the range of repairs and small modifications, undertaken such, that its last agriculturally-related purpose was as a modest milking-parlour.

9. REFERENCES

- Anon n.d., National Character Area 95: Northamptonshire Uplands. Available online: <https://content.historicengland.org.uk/images-books/publications/wm-area-farmsteads-character-statements/95-Northamptonshire-Uplands.pdf> [Last accessed: 10 December 2016]
- Brunskill, R.W., 1971, *The Illustrated Handbook of Vernacular Architecture*.
- Brunskill, R.W., 1987, *Traditional Farm Buildings of Britain*.
- Campion, G. 2006. 'The Modern Period', in Cooper, N. 2006, *The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda*. A draft version is available here: https://www.le.ac.uk/ulas/publications/documents/emidmod_000.pdf [Last accessed 14 December 2016]
- ClfA 2014, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*.
- Daventry District Council 2004, *Creaton Design Statement: Supplementary Planning Guidance*. Available online: <file:///C:/Users/garry/Downloads/Creaton%20VDS.pdf> [Last accessed: 12 December 2016]
- Daventry District Council 2013, *Settlements and Countryside Local Plan (Part 2A) for Daventry: SA of the Issues and Options*. Available online: [file:///C:/Users/Garry.campion/Downloads/RUKP1818274%20Daventry%20issu-report_PART%202A%20FINAL%20\(2\).pdf](file:///C:/Users/Garry.campion/Downloads/RUKP1818274%20Daventry%20issu-report_PART%202A%20FINAL%20(2).pdf) [Last accessed: 15 December 2016]
- Dixon, R. & S. Muthesius 1978, *Victorian Architecture*.
- English Heritage 1991, *The Management of Archaeological Projects 2*.
- Hampshire County Council n.d., *Historic Farm Buildings in Hampshire*. Available online: http://www3.hants.gov.uk/historic_farm_buildings-5.pdf [Accessed: 10 December 2016]
- Historic England 2014, *National Farm Building Types*. Available online: <https://content.historicengland.org.uk/images-books/publications/national-farm-building-types/national-building-types-2014.pdf> [Last accessed: 10 December 2016]

Historic England 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*.

Historic Environment Data obtained from Northamptonshire Historic Environment Record (NHER) received 7 November 2016.

Knight, D., B. Vyner and C. Allen 2012, *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*.

Lake, J. 1989, *Historic Farm Buildings: An Introduction and Guide*.

Northamptonshire County Council 2016, Brief for a Programme of Archaeological Building Recording of Farm Buildings at Litchfield Lane, Creaton, Northamptonshire.

Northamptonshire County Council, 2014, Decision Notice relating to: Planning Application DA/2014/0750: Buildings at Litchfield Lane, Creaton, Northamptonshire.

Perry, P.J. 1981, 'High Farming in Victorian Britain: Prospect and Retrospect', *Agricultural History*: 156-166. Available online: https://www.jstor.org/stable/3743125?seq=1#page_scan_tab_contents

[Last accessed: 12 December 2016]

Victoria County History 2016, High Farming. Available online: <https://www.victoriacountyhistory.ac.uk/explore/themes/agriculture/high-farming>

[Last accessed: 12 December 2016]

Cartographic sources

No Tithe map located (Northants Record Office)

Enclosure Award map 1792/3 (reconstructed).

Ordnance Survey 25-inch 1885 (surveyed 1884).

Ordnance Survey 25-inch 1900 (surveyed 1899).

Ordnance Survey 6-inch 1952 (surveyed 1950).

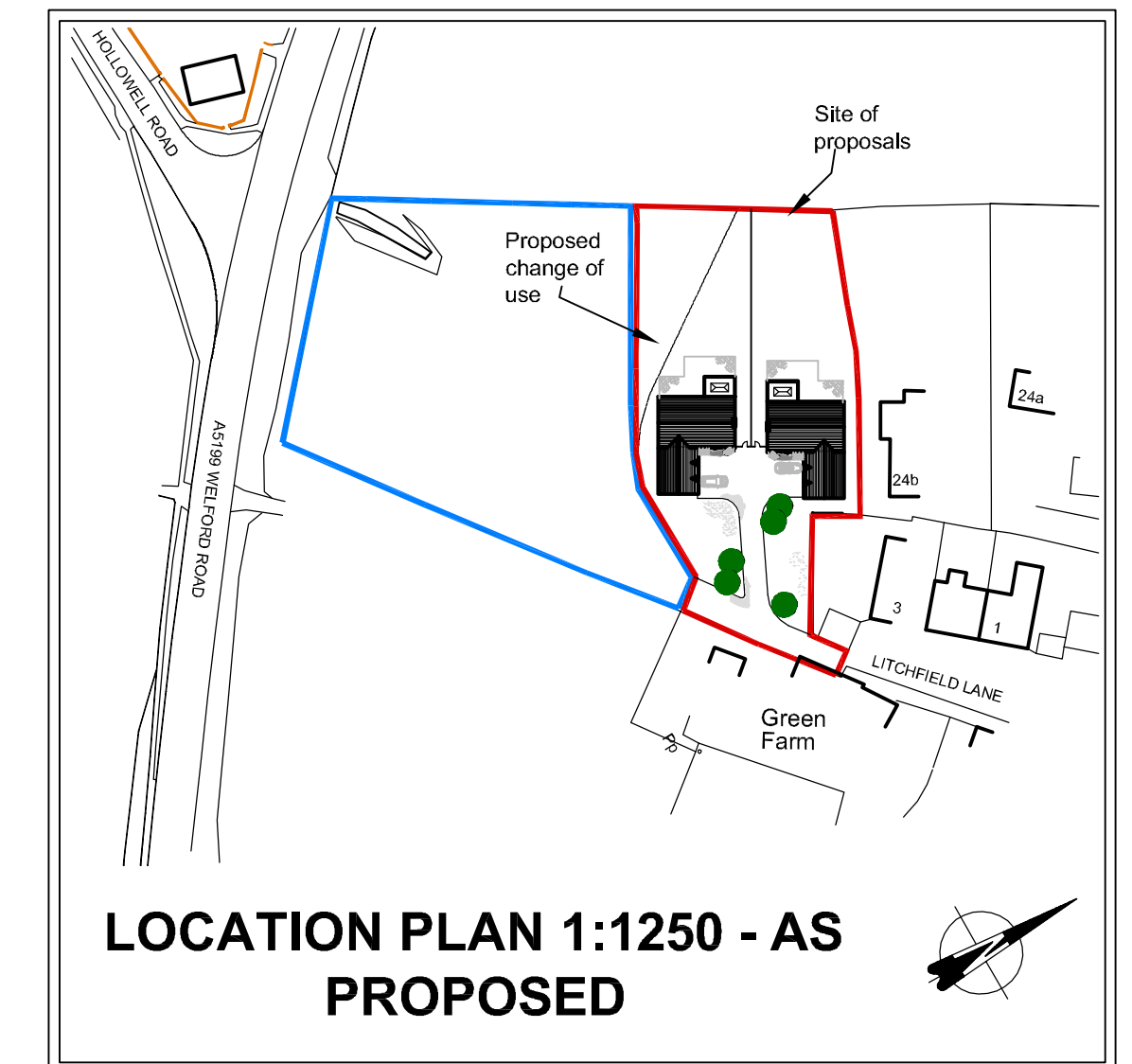
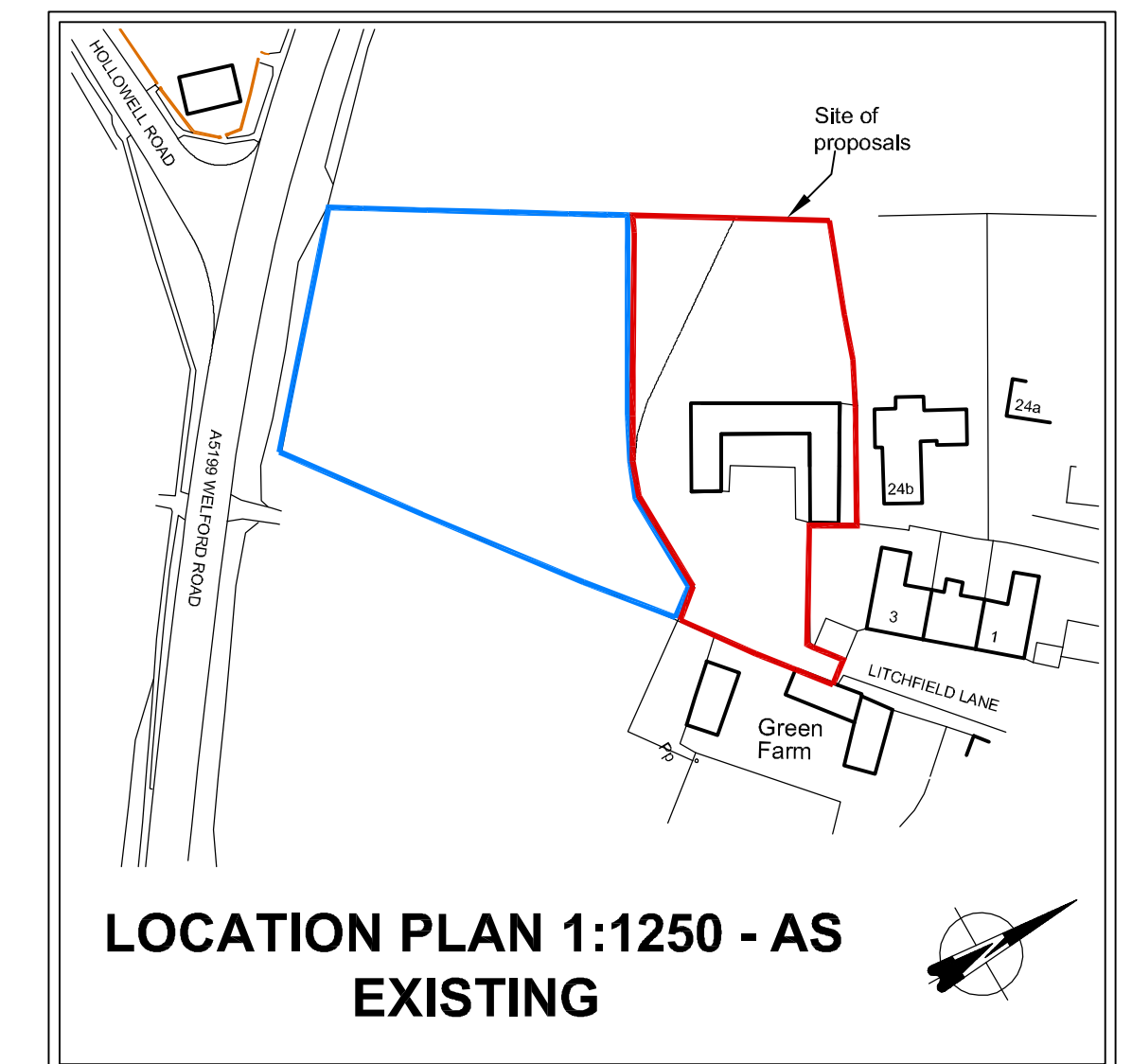
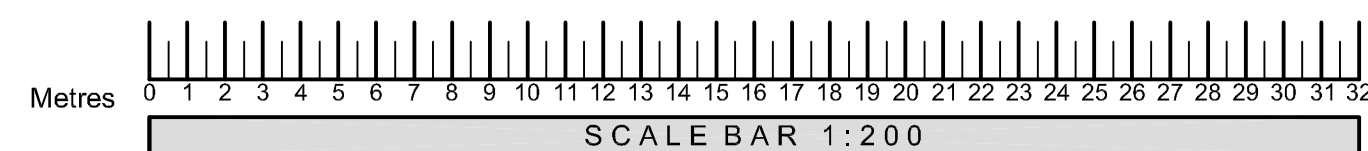
APPENDIX A



STREET SCENE - Proposed



SITE PLAN - 1:200



PLOT 1 & 2
 Two storey dwelling with integral double garage.
 Gross internal floor area = 282sq.m (3050sq.ft) + garage (39sq.m (420sq.ft))

SITE AREA
 0.61 acres (0.25 hectares)

REV A: Footprints of both Plots amended. A.J.L - 02.10.2014

SITE PLAN



5 North Portway Close
 Round Spinney
 Northampton
 NN3 8RQ

Office: (01604) 644777
 Fax: (01604) 644043
 E-Mail: info@architectural-solutions.co.uk

CLIENT:
 NORTHAMPTONSHIRE COUNTY COUNCIL

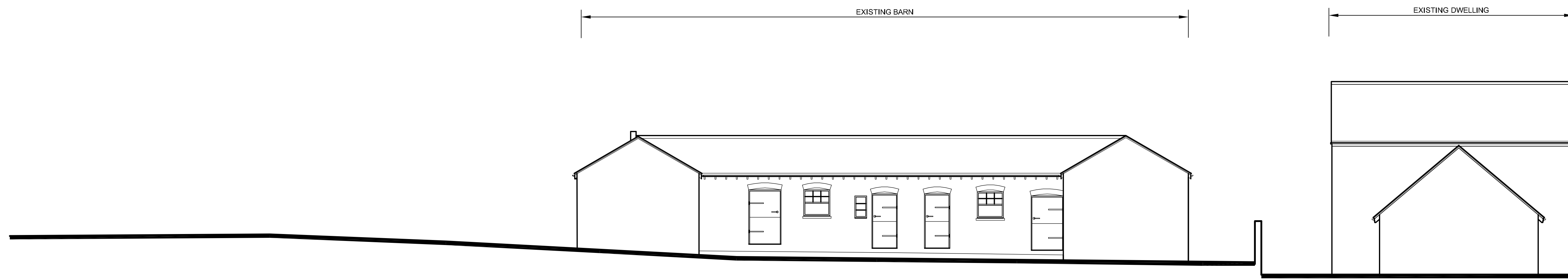
JOB DESCRIPTION:
 PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 2 No. DETACHED DWELLINGS WITH GARAGES WITH PART CHANGE OF USE OF PADDOCK LAND TO RESIDENTIAL AT COLLEGE FARM, CREATON

SCALE: 1:200 @ A1 **DATE:** 07.05.2014

DRAWN BY: A.J.L. **DRAWING No:** 13/N41/10A

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE DISCUSSED AND AGREED WITH ARCHITECTURAL SOLUTIONS PRIOR TO PROCEEDING.

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



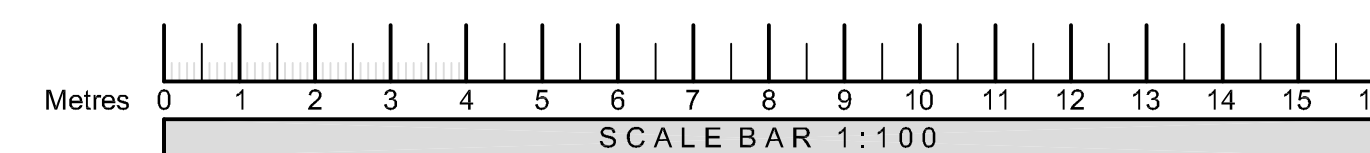
SECTION A-A - AS EXISTING



SECTION A-A - AS PROPOSED



LOCATION PLAN 1:500



SITE SECTIONS



ARCHITECTURAL SOLUTIONS
 5 North Portway Close
 Round Spinney
 Northampton
 NN3 8RQ
 Office: (01604) 644777
 Fax: (01604) 644043
 E-Mail: info@architectural-solutions.co.uk

CLIENT:
 NORTHAMPTONSHIRE COUNTY COUNCIL

JOB DESCRIPTION:
 PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 2 No. DETACHED DWELLINGS WITH GARAGES WITH PART CHANGE OF USE OF PADDOCK LAND TO RESIDENTIAL AT COLLEGE FARM, CREATON

SCALE 1:100 @ A1 **DATE** 07.05.2014

DRAWN BY A.J.L. **DRAWING No:** 13/N41/11

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE DISCUSSED AND AGREED WITH ARCHITECTURAL SOLUTIONS PRIOR TO PROCEEDING.

THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL SOLUTIONS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Kemble Enterprise Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Exeter Office

Unit 53
Basepoint Business Centre
Yeoford Way
Marsh Barton Trading Estate
Exeter
EX2 8LB

t: 01392 826185

Milton Keynes Office

41 Burners Lane South
Kiln Farm
Milton Keynes
Buckinghamshire
MK11 3HA

t: 01908 564660