



JOHN MOORE HERITAGE SERVICES

A Historic Building Assessment  
of  
**GRANGE FARM**  
SHIPTON LEE, QUANTON  
Buckinghamshire



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for  
JOHN MOORE HERITAGE SERVICES

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**A HISTORIC BUILDING ASSESSMENT OF GRANGE FARM  
SHIPTON LEE, QUANTON, BUCKS**

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## **INTRODUCTION**

This historic buildings report was commissioned by Savills on behalf of Corpus Christi College, Oxford. It has been prepared in conjunction with an archaeological desk-based assessment (JMHS 2006b) at the request of the Buckinghamshire County Archaeological Service in advance of a planning application for restoration and residential development at Grange Farm, Shipton Lee. The proposed programme of work is to involve the demolition of five existing structures and sections of the curtilage wall, the renovation of parts of the building complex, and the construction of new residential properties.

This report has been prepared in accordance with a brief issued by the Buckinghamshire County Archaeological Service (Radford 2006) and a written scheme of investigation produced by John Moore Heritage Services (JMHS 2006a). It provides a record of the standing buildings and an assessment of their date, function, structural development and historic significance to allow for the formulation of a more informed and appropriate mitigation and conservation strategy.

The five buildings proposed for demolition include a cattle shed (Fig 1, B10); a range of animal stalls (Fig 1, B11); a twentieth century lean-to cart shed abutting the northern wall of the barn (Fig 1, B12); a modern open span barn (Fig 1, B13); and a modern timber lap-board garage with an attached breeze block outhouse to the south (Figure 1, B14). Two stretches of the curtilage wall on the northern side of the site are also proposed for demolition (JMHS 2006b, fig 2, W1 and W2)

The site is not in a Conservation Area, but the barn, farmhouse and dovecote (Fig 1, B1 - B3) are all listed by English Heritage as Grade II ‘buildings of special architectural or historic interest’ (see appendix A). The stable block abutting the west end of the barn (Fig 1, B4) is included in the listing. None of the other buildings have been identified by English Heritage as being of particular significance.

## **Methodology**

The building survey was undertaken in accordance with the “Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures” published by the Institute of Field Archaeologists (IFA 1999) and to the

brief and project design supplied. The basis of the record was the dimensional survey supplied by Savills augmented with additional recording. Some dimensional anomalies were encountered in the course of the work, which have been corrected as necessary but a comprehensive check has not been made.

The numbering sequence for the buildings is that used in the desk-based assessment (JMHS 2006b) and the buildings are described and illustrated in this order in the report. Figure 1 provides an overall key plan and subsequent figures show plans, elevations and sections of individual buildings or groups of buildings in greater detail. The buildings do not follow a true north-south alignment but for convenience of description the road bounding the site is assumed to be to the north.

Constraints on the survey included some buildings with unsafe upper floors and the congested nature of many interiors. Much of the barn is filled by old tractors and other vehicles which preclude access for tree ring sampling at this stage. In some interiors, notably the old wing of the farmhouse (B2) and the dovecote (B3) significant historic features such as fireplaces and pigeon holes are hidden behind later finishes.

## **History**

The archaeological and historical background to the site are discussed and illustrated in detail in the desk-based assessment (JMHS 2006b, 4.1-5) and only a summary is provided here. Shipton Lee was a Domesday manor granted before 1146 to Thame Abbey and it remained a monastic possession until the Dissolution in 1539. In 1540 it was granted to Peter and Agnes Dormer who had been lessees since 1534. The manor remained in the Dormer family, although latterly not by direct descent, until 1764 when it was sold to John Calcraft (Page 1927, 95). The farm was sold again in 1788 to Thomas Quintin of Hatley St George, Cambs in whose family it remained until the later 19<sup>th</sup> century and it subsequently passed to Corpus Christi College, Oxford, the current owners. The Fennemore family have been tenants since 1932.

Descriptions of the farm (JMHS 2006b, 4.3) prior to the mid 19<sup>th</sup> century are too generalised to be useful but the accounts of John Calcraft for 1765 and 1766 provide a precise date for the construction of a new house (B2b) and the demolition of the earlier mansion shortly after he purchased the farm. The mid 19<sup>th</sup> century sale

catalogues of 1856 and 1867 describe the buildings in detail and also provide the first useful large scale map (JMHS 2006b, 4.4). In addition to the Statutory List the buildings have been briefly described by the RCHM(E) and Pevsner & Williamson (see appendix A).

## DESCRIPTION

The farmhouse faces south over open fields and the farm buildings lie to the north bounded by the road to Quainton and by a track to the west which forms the principal entrance to the complex. They are ranged round three yards; the largest lies to the north and west of the house; B8, B9 and B10 front onto a smaller yard to the east and there is a third, bounded by B7 and B11 to the north alongside the road (Fig 1).

### *Building 1    Barn (Figs 2-7)*

The barn lies on the northern edge of the building complex, next to the road and later buildings are butted against all four faces. It is five bays long with opposed cart doors at the east end and is of timber-framed construction with later brick infill; the roof is tiled. The timbers appear to be oak, light in colour, many are knotty or have waney edges and there are a significant number of reused timbers with redundant mortices.

The barn is of box frame construction with four open trusses, all originally comprising a pair of posts (some jowled) carrying the wall plate and tie beam in normal assembly; curved braces to the tie beam; queen struts pegged to a straight upper collar and an interrupted lower collar with princess struts. The two tiers of purlins are halved and tenoned into the principals and the ridge is square-set, secured by a yoke-piece pegged to the principals. The majority of purlins and rafters have been replaced at various dates. There were originally windbraces in the middle register; these are extant in a few places. The floor between the doors in bay 1 is concrete elsewhere it is brick, channelled along the south side but the space is too congested for it to be fully visible.

The walls sit on a brick plinth of variable height; the main posts are tenoned into a cill beam and have lateral curved braces to the wall plate. The intervening panels are divided by a mid rail with subsidiary studs and rails forming square panels. These are nogged with brick of various dates and the older panels are plastered internally; above the mid-rails there are rows of edge-set perforated bricks for ventilation. Original

openings have been replaced or infilled; the opposed cart doors at the east end are late 19<sup>th</sup> century with contemporary brickwork. The north wall has a 19<sup>th</sup> century window with ventilation slats in bay 2 and a door in bay 3. In two places the rail is set higher than normal and the panels below the eaves may represent original openings. The south wall has blocked doors in bays 2 and 4, an extant door removing part of the post to T4 and slatted windows in bays 3 and 5.

The west wall is original, the plinth is eight courses high and the cill beam reused. The corner posts are braced and there are two intermediate posts (also reused) with mid rails and subsidiary timbers. Much of the wall is plastered and the gable rebuilt when the roof was extended to meet the adjoining building (B4) which is butted against the exterior. The east wall is brick to wall-plate level; the lower half is old handmade bricks, then eight courses of 19<sup>th</sup> century red brick and the remainder buff 20<sup>th</sup> century brick. The gable is infilled with studwork, weatherboarded externally.

*Truss 1* – the posts are underbuilt and one brace is missing. The soffit of the tie beam has a symmetrical set of nine redundant mortices, a double in the centre, flanked by pairs of small stud mortices and longer mortices at either end (reused for the braces); there are also several different carpenters' marks. The queen struts are reused; there is a large and a small mortice on the inner face of the north post and a row of five small mortices on the corresponding face of the south post with two more at different spacings on the reverse. There are single redundant mortices in the collar and one of the princess struts.

*Truss 2* – this has secondary inner posts carrying an inserted floor beam (now truncated) and reset braces which are nailed to the tie beam; the upper frame is unaltered. The north queen strut has been reused more than once; it has a row of substantial close-set stud mortices, some still pegged, interspersed with wattle holes. One of these impinges on a pair of diagonally-set window mullion sockets. The adjoining truncated collar has two further mullion sockets, a post mortice and a wattle hole.

*Truss 3* – this has an inserted floor beam secured by iron strap ties to secondary posts and the braces have been reset or renewed. The tie beam has been cut to create a

central doorway and the ends nailed to the door jambs which are secured at the top to a secondary collar. Other timbers are unaltered; only the collar, which has a line of small stud mortices, is obviously reused. There are miscellaneous chisel-cut carpenters' marks on the west face.

*Truss 4* – this has been modified like truss 3 with a mezzanine floor beam and upper door. None of the original timbers are obviously reused; the south post is truncated by a 19<sup>th</sup> century door.

### ***Building 2     Farmhouse (Figs 8, 11-16)***

The farmhouse has three distinct building phases; the service range to the west which is the oldest part of the house (2a); a taller wing at right angles projecting southwards to form an L-plan (2b) and a square block built onto the east side of this range to create a symmetrical three bay south elevation (2c).

#### *Exterior*

**A**     The west end of the old house is largely taken up by a brick stack (capped) of chequered Flemish bond brickwork in a similar style to buildings 3 and 4, with a moulded basal plinth and a string course at eaves level. This was built before the roof was raised (2b) and there is a straight joint between the two pitches. The south front is also brick, faced in Flemish bond but with less pronounced chequerwork. There is a plain plinth, an eaves dentil course, an off-centre door (now 20<sup>th</sup>) and a mixed collection of casement windows, some with low arched heads. All the woodwork is 19<sup>th</sup> or 20<sup>th</sup> century. There is a large stack at the junction with the later wing to the east; this is otherwise masked by an added two storey lean-to in the angle of the ranges.

The rear of this wing has a brick-nogged timber frame partially obscured by outbuildings; there is a braced post at the north-west corner and a bay is visible between B6 and a 19<sup>th</sup> century dairy extension; this has further braced posts and a mid-rail with studs above and an inserted door below. A large half-hipped dormer has been added to the roof; this has moulded barge boards with dentil ornament but a 20<sup>th</sup> century Crittall-type window. The east end of the frame, beyond the dairy has a braced post, mid-rail and studs with a smaller blocked dormer in the roof. This



framing is separated by a panel of chequered brickwork the depth of the stack from range 2b to the east. The gabled two-storey dairy wing has Flemish bond brick walls and a tiled roof. Single storey lean-to outshots have been added to the north end and the east side.

**B & C** The newer range (2b) is built of brick in Flemish bond with a plain plinth, projecting string and dentilled eaves course and is half a storey taller than the old wing. The roof is hipped and tiled. The west elevation is plain except for a chimney stack in low relief. The south elevation has a large ground floor canted bay window with plate glass and a tiled roof which is a replacement for one or more sash windows; these survive on the first floor and have nine-light unequal sashes. This build ends in a straight joint west of the front door and the remainder of the elevation is a mid 19<sup>th</sup> century addition creating a near symmetrical three bay façade. The central front door is inset behind an internal porch with a segmental outer arch and there is a two storey canted bay to the east. Where exposed the bricks are a lighter mottled yellow-red and although they continue the string and dentil courses they do not seem to be of facing brick quality. The wall east of the bay and the whole of the east elevation are tile-hung and there is another end stack. The two-bay northern return is exposed brick with sash windows matching those in the older wing to the west. This projects northwards to finish in a blind return wall.

### *Interior*

**A** This range no longer forms part of the main accommodation of the house and much of the historic fabric is hidden behind later finishes; doors are generally of plain four-panelled 19<sup>th</sup> century type. On the ground floor a central lobby has 19<sup>th</sup> century winder stairs to the west rising over the former kitchen; these form part of a studwork partition nogged with edge-set bricks. A modern partition at the west end of the room conceals a large fireplace which is said to include an oven at the north end. The north wall has framing exposed above kitchen fittings, including a jowled post which carries a deeply chamfered transverse ceiling beam. A chamfered axial beam divides this ceiling into quadrants and runs across the lobby to the partition on the east side where it has plain chamfer stops. The adjoining transverse beam is also chamfered and an axial beam across the east room is cased. To the north of the lobby is a pantry with a 19<sup>th</sup> century door but a partition formed of 17<sup>th</sup> century panelling; this has a guilloche

fillet forming the architrave and perforated foliate top panels. It is said to have come from Hogshaw church (demolished; Pevsner & Williamson, 1994, 610). The east room has a large end stack with a blocked fireplace; doors to either side connect with the modern kitchen and a 19<sup>th</sup> century entrance lobby to the later house. On the north side of this range with external access only at this level is a large dairy with a chequered Minton tile floor; benches and lead-lined troughs survive in an outshot to the east which has a sliding six-light window.

There are three bedrooms on the first floor, one to the west and two to the east of the landing; there is also a room to the north over the dairy added in the 19<sup>th</sup> century. The end room connects via a lobby alongside a deep stack with a half landing on the main stair in the later house. The fireplace is infilled and there is a panelled cupboard door alongside with knot decoration of 17<sup>th</sup> century type (not fully visible). The partition to the middle room (fitted as a bathroom) is an old closed truss; the framing is largely hidden. The partition forming the east side of the landing is 19<sup>th</sup> century but the west side is a second closed truss with exposed framing, including an earlier doorway to the south of the present one. There are two reused doors, both of boarded type with applied moulded fillets. In the west room the end truss is exposed; it has a cambered beam at wall plate level and a straight collar linked by studs. Eaves level has been raised and the principals are plastered over; the original square-section waney purlins are notched over the collar and carry the ceiling joists; the ceiling in this room is a modern replacement. In the roof space both trusses have queen-struts; the diminished principals are steeply-pitched and lapped at the ridge. The timbers are light-coloured and show no signs of smoke-blackening. The edge-set purlins to the raised roof slope are bracketed off their upper face. On the rear slope there are base boards for the gable to an earlier rear wing.

**B** This range has two rooms divided by a staircase hall; to the north is the modern kitchen with two east windows and a fireplace backing onto the deep stack at the end of the older range. To the south is the dining room which has mid 19<sup>th</sup> century fittings; a bay window matching the sitting room (2c), a black, figured marble fireplace surround and Jacobean-style panelling to two walls; this has a low relief frieze of roundels and lozenges and there is a former door position in the north wall. At the west end of the hall the dog-leg winder stair is of closed string type with turned

vase-shaped balusters, a rounded T-shaped handrail and square newels with turned pendants and pyramidal caps. This is of mid 18<sup>th</sup> century type. On the first floor the two bedrooms have doors of two large fielded panels and cupboards have H-shaped hinges of 18<sup>th</sup> century type. Fireplaces where visible are early 19<sup>th</sup> century.

**C** The entrance hall runs north from a recessed front door; to the east is a large sitting room with a shuttered bay window, plain marble fireplace surround and four-panelled door all of mid 19<sup>th</sup> century type. North of this room is a butler's pantry. On the first floor there is a large south bedroom with a plain 19<sup>th</sup> century fireplace and a bathroom, formerly a dressing room to the north.

### ***Building 3 Dovecote (Figs 8-12)***

This is a square building on the south-west corner of the farm complex. It was originally freestanding but has had 19<sup>th</sup> century outbuildings (B5, B6) butted against it. It has an eroded stone plinth course and is constructed of brick (55-60mm deep) with vitrified headers largely in Flemish bond; alternating full header or stretcher courses on the east and west elevations at first floor level probably mark the position of the nesting boxes. It has a pyramidal tiled roof with deep overhanging eaves terminating in an infilled pyramidal louvre; there is a tall later chimney on the south side. Below the eaves there is a narrow wooden cornice with a roll moulding which probably formed the base of a deep coved moulding below the eaves; here the boarding has been altered and the intervening brick courses are more roughly laid. The only openings are two inserted window with modern casements on the west side; a small light close to the south-east corner and an inserted door of 19<sup>th</sup> century type with a gabled hood on the north side. Part of the east side is hidden by a 19<sup>th</sup> century lean-to extension.

The interior has a single room on each floor with a 19<sup>th</sup> century staircase partitioned off on the east side; it was used well into the 20<sup>th</sup> century as a cottage and latterly as a workshop. All the walls are fully plastered and the pigeon holes are not visible. The ground floor has a small 19<sup>th</sup> century range in the south fireplace and a number of wartime graffiti on the north wall. From the stair lobby an inserted door leads into a service outshot on the east side. The first floor room has a small early 19<sup>th</sup> century grate in a plain surround and has superimposed 19<sup>th</sup> and early 20<sup>th</sup> century wallpapers.

The unheated attic has a canted ceiling with a small skylight; a modern plasterboard ceiling hides the louvre.

***Building 4     Stable (Figs 2, 3, 8-10)***

This building is butted against the west end of the barn (B1) and is of square double-pile plan. It is constructed of Flemish bond brickwork with vitrified headers similar in character to Building 3. The roof is tiled and half-hipped to the north and south elevations with a central valley. There is a basal plinth with an ogee-moulded top course and a projecting string course 3 bricks deep with a matching basal course on the north and south elevations; this detail is repeated at eaves level. Original openings have segmental chequered brick heads but are asymmetrically placed. The south elevation has a pair of wide stable doors flanking a smaller door leading to the upper floor. On the first floor there were originally two casement windows (2 x 8 lights); one has been altered into a loading door. All the woodwork is late 19<sup>th</sup> or earlier 20<sup>th</sup> century. One brick on this elevation close to the western eaves is incised with the date 1724. The north wall has two further upper casements, a valley gutter outlet and two smaller ground floor windows which have been altered from full-height openings. A door in the west wall is hidden externally by ivy, there are three small secondary windows and one blocked original close to the south-west corner. Filled joist sockets suggest a former lean-to against this wall.

There are two former stables on the ground floor divided by a central spine wall arcaded on its east side; both have concrete floors, exposed whitewashed ceiling beams and have lost most of their wall plaster. In the west room a stall partition incorporating part of a manger has been made into the end panel of a 19<sup>th</sup> century grain bin. In the east room there is a chamfered and morticed beam below the ceiling joists which appears to be the top rail of stall partitions and one associated post. These have been incorporated into later reinforcement of the ceiling. There are 20<sup>th</sup> century brick bins in one corner and a late 19<sup>th</sup>/20<sup>th</sup> century cake crushing machine near the door.

A straight flight of wooden stairs (in poor condition) leads to an upper landing with a single large room to the east. Fireplaces in opposite corners and a second blocked doorway indicate that this was originally two separate spaces. Each had a window

with a seat and beaded edge moulding. The fireplaces have plain raised plastered surrounds. The walls retain their plaster and have a number of graffiti; 'George' in blue painted script on the north wall and a pair of red chalk ?boats on the west wall together with close-set lines of tally marks. To the west of the passage there is another room with a corner fireplace which has been used as a tack room and an unheated room with Second World War graffiti, including one in Romanian (inf. J Fennemore).

#### ***Building 5    Open-fronted shed (Figs 8-10)***

This open fronted structure faces west and is seven bays long. It has jowled tarred posts on concrete bases supporting a half-truss roof of pegged machine-sawn pine with edge-set purlins and a roof of corrugated asbestos. The back wall is later 19<sup>th</sup> brick and the end bays have been infilled to make a shed (south) and garage (north).

#### ***Building 6    Outbuildings (Figs 11-14)***

Linking the dovecote to the north-west corner of the old house is a range of single-storey brick outbuildings with slate roofs. The unit at the west end is accessed from the dovecote. Butted against this but with a common roofline is a shed with a wide south door; this has a small railway track passing through it which terminates in the garden to the south and is lost under B13 to the north. The north elevation was originally open but has been infilled with weatherboarding; it has a low-pitched roof of machine-sawn pine with struts to the purlins. The whole encompasses a smaller brick outbuilding to the west of the door; this has a separate entrance. Its front roof slope is incorporated into the larger range but the rear is void. To the east the building changes alignment and roof pitch and incorporates a privy on the south side, built against the west wall of the house. In the angle there is a buttress-like section of walling 0.8m wide and 2.3m high with a sloped top incorporating some stone blocks towards the base. The northern room has a chimney and is also butted against the brick stack at the west end of the house. The rear elevations use the same light bricks as the east end of the house (2c).

#### ***Building 7    'Barn' (Figs 16-20)***

This building is butted against the south-east corner of B1 and is five bays long with an open central cart-way. The south wall is built of Flemish bond brick with vitrified headers; it has a plinth and to the east of the cart door, an ogee-moulded eaves course

like that on B4. The cart-door appears to be integral but the post is missing and the eastern jamb is rebuilt. The wall to the west lacks the eaves course and the chequering is less regular, suggesting that this section was rebuilt. It has a wide door with a segmental head, a blocked upper opening and a hayloft door with pigeon holes in the gable. Building 8 is butted against the elevation east of the cart-way and hides a wide central blocked doorway with a semi-circular relieving arch. The east gable wall has an ogee-moulded plinth and a projecting string course below eaves level. The lower wall is chequered, the gable not, suggesting it is rebuilt; it has a small diamond latticed light. The lower part of this wall is in bond with the high tile-coped boundary wall to the north which also has an ogee-moulded plinth and eaves course; this build does not extend beyond B9 which is butted against it. The west gable wall of B7 (which is collapsing outwards) is part of the same build with plinth and string courses.

The north elevation is built mainly of limestone rubble whose character varies on either side of the central opening. To the east, at the base of the wall there are three courses, standing 0.8m high, of squarish blocks in poor weathered condition over-pointed in cement. These form the cill to a row of three regularly spaced windows c.0.8m square which are integral to the build and whose jambs are formed in rubble of more variable size. This random build extends to a height of 2.35m and finishes in a horizontal course which appears to mark an earlier eaves level. At the east end of this wall there is an extant original door with a pegged frame; the windows have been infilled in brickwork which incorporates an edge-set ventilation course and preserves the outline of the lintels. The top of the wall is heightened with nine courses of brick, randomly laid. The jambs to the cart door are formed of three alternating wide and narrow brick courses which are integrated with the rubble; stones have been selected to match the course height. The west jamb is formed in the same way but on this side the rubble is thin and irregular without the larger squared blocks; it is set in soft sandy buff mortar. There are four more regular windows, blocked in the same way but with three courses of edge-set bricks above the lintels; these appear to be patching. The top of the wall is built up in random brickwork as before.

The interior is divided by the cart-way into two units with secondary brick cross walls. The eastern unit is open to the roof and the north wall is 0.35m wide. It is rendered in cement to window cill level, the blocking is recessed and the wall between

refaced in brick. The windows have a common reused wooden lintel which runs the length of the wall, including the door at the east end, and there is rubble above to the base of the heightening. The roof is 19<sup>th</sup> century; there are two trusses of machine sawn pine with a king bolt, raking struts and an edge-set purlin. The western unit is storied with exposed waney joists carried on three tie beams with small unstopped chamfers. Much of the north wall is refaced in brick and the windows also have a common lintel made from two lengths of reused timber. There is rubble above and the floor is set below the heightening. The roof is the same as the east end.

***Building 8    Open fronted shed (Figs 16-19)***

An open-fronted shed of five bays butted against B7 at the north end. The west wall is brick in two stages, paler at the base, red above; the low-pitched roof is like B10 but hipped and covered with slates laid in a dogtooth pattern. The front has jowled posts like B5.

***Building 9    Shed (Figs 16-19)***

This is butted against the east face of the wall adjoining B7 and has a rear wall of 19<sup>th</sup> century brick. The south and east walls are concrete blockwork with doors to two internal animal stalls divided by a 19<sup>th</sup> century wooden partition. The roof is largely rebuilt.

***Building 10    Open-fronted shed (Figs 16-18)***

This faces B8 across the eastern yard and is eight bays long, open to the west. The rear wall is brick and one end wall concrete blockwork. The front has jowled posts on concrete bases and the roof is 19<sup>th</sup> century with short queen struts and clasped purlins with modern rafters covered in corrugated asbestos.

***Building 11    Pigsties (Figs 17-18)***

This range is built in the angle east of buildings 1 and 7. It is L-shaped and has solid rear and end walls of red 19<sup>th</sup> century brick in Flemish bond. It is divided into a series of pens with individual doors and shuttered windows infilled with brick and lockwork of various dates. It has a lean-to roof covered with slates laid in a dogtooth pattern.



***Building 12 Open-fronted shed (Figs 2-4, 9)***

This is built against the north side of B1 and B4. It is three bays long with 20<sup>th</sup> century brick end walls wooden posts and a corrugated iron roof.

***Building 13 Shed (Figs 2-4)***

This backs onto B5 and is butted against the south wall of the barn B1. It is a 20<sup>th</sup> century calf rearing shed with brick walls and a steel-trussed roof covered in corrugated asbestos.

***Building 14 Garage (Fig 1)***

This is a modern timber lap-board garage with an attached breeze block outhouse west of B5

**DISCUSSION: function, dating and comparisons*****Building 1***

This building was constructed as a barn and is now five bays long with cart doors at the east end. This is an unusual position which, together with the fact that the east gable wall is a 19<sup>th</sup> century replacement, suggests that the barn was originally longer. There is no indication from the visible evidence how many bays may have been demolished but the structural sequence indicates that the barn would need to have been reduced in length before building 7 was constructed. This is on a slightly different alignment and has original windows in its north wall which would otherwise be redundant.

The barn framing incorporates a number of reused timbers. They are not regularly deployed and both their quantity and type varies from truss to truss, indicating that they are not systematically reused. Several are derived from a more heavily framed and closely studded structure with multi-light windows which appears to be part of an earlier domestic range.

Later alterations include the introduction of a mezzanine floor at the west end and the nogging of the frame in brick. This is not uniform; some panels are 19<sup>th</sup> century or modern, the majority is probably 18<sup>th</sup> century but some panels towards the west end on the north side use thinner bricks which may be 17<sup>th</sup> century. The plinth has also



been rebuilt in brick; by analogy with similar barns (eg Lower Winchendon, see below) this was probably stone originally.

This timber-framed barn is probably the oldest of the standing structures; Pevsner and Williamson (1994, 609) considered it to be pre-Reformation and the Statutory List describes it as 16<sup>th</sup> century. It has a queen strut roof, a type which became widespread in timber-framed buildings after c.1450 and persisted until the mid 17<sup>th</sup> century (cf. Roberts et al 2003, 36). Tree-ring dated examples of queen strut roofs in the region range from 1448-77 for a cross-wing at Baylins farm, New Beaconsfield, Bucks (VA 33, 82) to 1602 for a barn at Cottesmore Farm, Ewelme, Oxon (VA 28, 165). Later still and closest in form is a barn at Manor Farm, Stanton St John, Oxon which has queen struts, princess struts and interrupted collars and is dated to 1648 (VA 29, 115, h). In Buckinghamshire dated pre-Reformation timber-framed barns have different roof forms; these include Burrow Farm, Hambleden, a five bay aisled barn with a king strut roof dated to 1443 (VA 26, 63) and House of Prayer barn, Burnham, a five bay box framed barn with a waggon roof dated to 1505/6 (VA 26, 63).

A selection of listed barns in the Vale of Aylesbury district without tree ring dates include the ten-bay tithe barn at Church Farm Edlesborough (GII\*) of 15<sup>th</sup> or early 16<sup>th</sup> century date, aisled with heavy timber framing and complex trusses (IoE 42007; Pevsner & Williamson 1994, 294); Manor farm, Lower Winchendon, dated to the 17<sup>th</sup> century but reusing earlier timbers (IoE 43280), and the nearby barn at Fulbrook farm, Hogshaw, of four bays with two tiers of queen struts, also dated to the 17<sup>th</sup> century (IoE 397808).

These examples suggest that the Grange farm barn has more in common with post-Reformation 16<sup>th</sup> or 17<sup>th</sup> century barns in the region than it does with known pre-Reformation examples and the extensive reuse of timbers from earlier structures would tend to support this view. A closer date could only be established by dendrochronology, assuming suitable primary timbers can be found; at present the interior is too cluttered to allow ready access. As a structure it forms part of quite a large group of barns, of variable form, to be found on former manorial sites in the region. In Buckinghamshire, according to the *Images of England* database there are just four Grade II\* listed timber-framed barns; Bierton (c.1174), Edlesborough

(above), Manor farm, Haddenham (aisled, 15<sup>th</sup> century) and Manor farm, Weedon (late 17<sup>th</sup> century). At Grade II level there are 390 barns of all periods of which 32 are categorised as medieval, 128 as Tudor (1485-1603), 107 as Jacobean and 268 as Stuart. In practice there is a good deal of overlap between categories but the figures give a guide to overall survival rates and indicate that the Grange farm barn is significant but by no means unique within its regional context.

### ***Building 2***

The farmhouse has several distinct structural phases. The oldest part is the west wing (2a), latterly used as service rooms. It is a three-unit timber-framed building which originally had a more steeply (thatched) pitched roof (extant on the north side). There are chimney stacks at each end, both largely hidden internally so that it is not clear whether they are original to the fabric; the west end appears secondary. It was built as a storeyed house with three rooms on the first floor divided by original closed trusses with queen struts above collar level. There were probably two rooms on the ground floor; the larger has a grid of deeply chamfered ceiling beams. Contemporary fittings include boarded doors and a panelled cupboard on the first floor; the provenance of the panelling on the ground floor is uncertain.

The visible features suggest a late 16<sup>th</sup> or 17<sup>th</sup> century date for this range (17<sup>th</sup> in the Statutory List) and there appears to be no evidence that it encapsulates an older building as suggested in the brief document (Radford 2006, 3.8). It is vernacular in style and resembles many contemporary smaller houses, including a number in Quainton village. The principal difference is that it lacks the lobby entrance plan that was common in the region at the time (Pevsner & Williamson 1994, 78-81). This may be a consequence of its having formed part of a larger building complex, a factor which is not suggested by any other aspect of the visible fabric.

The first addition to the fabric was the brick chimney stack at the west end which has the steep pitch of the original roof and is constructed in the very regular chequered brick used for buildings 3 and 4. This suggests that it was built at the same time in the early 18<sup>th</sup> century. The north elevation of the stack at the east end is faced in the same manner.

In the mid 18<sup>th</sup> century the south elevation of this wing was refaced in brick throughout and the eaves level raised. Detailing such as the dentil course suggests that this was done when the adjoining wing (2b) to the east was added. Structurally this appears to be a single-period new build which is borne out by building accounts for 1765/6 recording the construction of a new house (and the pulling down of an old one; (JMHS 2006b, 15). The principal elevation would have faced east and been symmetrical with a door to a central hall flanked by paired sash windows. Internally the main stair and some doors are the principal survivals from this period.

The house was enlarged again to its present dimensions (2c) in the mid 19<sup>th</sup> century by adding an east wing and rotating the principal elevation to face south; this has paired bay windows. A large new dairy with a bedroom above was added to the north side of the old range and ancillary service buildings (B6) to the west. The description of the house in the sale catalogue of 1867 (JMHS 2006b, 16) which enumerates individual rooms and describes the Minton-tiled dairy, makes it clear that the house had been extended by this date. It explicitly states that “Upon the improvement and substantial repair of these buildings a very large sum has recently been expended.” An earlier sale catalogue of 1856 is less clear-cut, but from the number of rooms described suggests that the house had not then been extended; the Tithe map of 1842 is too schematic to be informative but the architectural style of the alterations is mid rather than early 19<sup>th</sup> century. It is not clear how the exterior was intended to be finished; the bricks do not appear to be facing bricks and are a poor match for the older fabric. A postcard of 1912 (Fig 13) shows that the tile hanging had not then been added. The house retains its 19<sup>th</sup> century interiors.

### ***Building 3***

The distinctive square plan, pyramidal roof and terminal louvre identify this building as a dovecote but later internal alterations have hidden the pigeon holes. Although altered, the original door was probably the one in the north wall; other openings are later additions. The building is constructed of well-laid chequered brickwork like B4 and originally had a deep coved cornice which suggests a date in the early years of the 18<sup>th</sup> century. Dovecotes of this kind are quite a common component of manorial farm complexes in the county; the IoE database lists 22 of 18<sup>th</sup> century date, all of brick

construction. They are often polygonal in form like the example dated 1704 at the Manor House Stewkley (IoE 398831).

In 1856 this was still described as a dove house but there is no mention of it in 1867 and it appears to have become a 'brick and tile cottage (four rooms)'. Windows were added to the west wall, an outshot built on the east side and the interior divided into three storeys with a room on each floor, the lower two heated. The building remained in domestic occupation into the 1930s.

#### ***Building 4***

This building is butted against the west end of the barn and is dated to the late 18<sup>th</sup> – early 19<sup>th</sup> century in the barn listing. However on the south elevation there is a high-level brick bearing the incised date 1724 and the architecture is consistent with this earlier date. The building is constructed of regular chequered brickwork with moulded brick detailing of a type also seen on B3, B7 and the first phase of alterations to the house which together form a group of high quality outbuildings constructed as adjuncts to the Dormer mansion. They may provide a context for the 'gateway with massive piers of brick' described by Sheahan (JMHS 2006b, 4.3).

Internally the moulded plaster fireplaces on the first floor are of earlier 18<sup>th</sup> century type. There have been only minor later alterations, although uses have changed. The two ground floor rooms were built as stables and have traces of stalls; the first floor has separate access and was originally used as accommodation for grooms. There were initially four rooms, three of them heated, but in the 19<sup>th</sup> century the two eastern rooms were combined to make a granary; the floor was reinforced and a loading door replaced the south window. This was the situation in 1867 when the building appears to have been 'a cart horse stable for four horses, with granary over (brick and tile)'.

#### ***Building 5***

This open-fronted shed is 19<sup>th</sup> century and appears to have been built by 1867; it was certainly extant by 1899. It is one of a number of open-fronted buildings and its original use cannot be identified with certainty; as it adjoins the track it may have been a cart shed.

***Building 6***

This is the group of single-storey brick buildings between the north-west corner of the house and the dovecote. There is more than one phase of building but all date to the 19<sup>th</sup> century and comprise the adjuncts to the kitchen described in the 1867 sale catalogue. These were the “wash house, tile paved, force and other pump which supplies the whole house, the churn house (with horse mill belonging to tenant), hog tub house, W.C., Servant’s W.C.” although they cannot all be individually identified.

***Building 7***

This building abuts the south-east corner of the barn and is five bays long with a central covered way. Three of the elevations are chequered brick with moulded courses like B4 and the principal elevation was symmetrical; the western half appears to have been rebuilt at a later date as the chequerwork is much less pronounced and the openings are different. The rear (north) wall is built of mixed rubble stone to a height of c.2.4m with brick above. The thickness of this wall (0.35m) and the fact that the two sections incorporate a regular row of seven windows under long common lintels suggest that the rubble forms part of this build and is not a reused length of pre-existing walling. The brick jambs of the cart-way are also integrated.

The level top to the stone courses may mark the eaves of a first phase to this building with a lower roofline, which was subsequently rebuilt in brick or it may reflect a former timber superstructure. Alternatively it may simply mark a change in materials, with reused rubble being used in the least conspicuous elevation. The change does not relate to the upper floor in the western half of the building, which appears to be associated with the rebuilt front wall, and the whole of the roof was renewed in the 19<sup>th</sup> century. The edge-set brick courses above the windows on the west side are later, probably 19<sup>th</sup> century patching; they might fill a weathering for a low lean-to roof.

The first phase of this building may therefore date wholly to the early 18<sup>th</sup> century or may be a rebuilding of a somewhat earlier building of similar dimensions dating to the later 17<sup>th</sup> century. There is no evidence that the rubble walling is earlier than this, when the space immediately to the north may have been occupied by a longer barn. In 1867 the building was probably the “cow house for six cows, covered gateway,

another cow house for six cows” and the windows suggest that it was always used for animals rather than as a barn; it may originally have been another stable.

### ***Buildings 8 - 10***

These buildings are ranged round the yard north-east of the farmhouse; B8 and B10 are open fronted sheds and B9 a stable. They date to the mid 19<sup>th</sup> century with 20<sup>th</sup> century repairs and were built by 1867; the sale catalogue describes them as “smaller yard, enclosed by an open bullock shed, hen house, bull pen, (new, slate and brick), stabling for four horses, two open sheds for cows (slate and board)”. There were formerly more buildings in the north-east corner of this yard which had been demolished by 1878 (JMHS 2006b 4.4.3). The high wall forming the west end of B9 is part of the early 18<sup>th</sup> century group of structures and has its best face to the east. It may have been associated with the massive brick gate piers standing in the mid 19<sup>th</sup> century.

### ***Building 11***

This is a mid 19<sup>th</sup> century building, new in 1867 and described as “another yard with new piggery, seven stalls (brick and slate)”. With the exception of the wall just mentioned, the north and east boundaries of this yard are mid 19<sup>th</sup> century with extensive 20<sup>th</sup> century repairs.

### ***Buildings 12 -14***

These are all 20<sup>th</sup> century buildings which do not appear on the 1899 Ordnance Survey map. B12 is an open-fronted shed, B13 a calf-rearing shed which replaced an open-fronted cowshed on the same site (1899 OS) and B14 a garage. It is proposed to demolish all of these.

## **SUMMARY OF THE STRUCTURAL SEQUENCE**

### ***Phase 1      16<sup>th</sup>-17<sup>th</sup> century***

a) The earliest generation of standing buildings on the site are the barn B1 and the oldest wing of the house B2a. The available evidence does not suggest that either of these is pre-Reformation in date and they are more likely to have been built in the later 16<sup>th</sup> or earlier 17<sup>th</sup> centuries. The barn may originally have been longer and incorporates reused timbers from a substantial domestic range. The house is

vernacular in style and gives no clear indication of how it related to the Dormer mansion, or where the latter was situated. The disposition of the outbuildings forming Phase 2a suggest that it probably lay to the east of any of the standing buildings.

b) The north wall of B7 may be part of a later 17<sup>th</sup> century farm building rebuilt to the same dimensions in the early 18<sup>th</sup> century. This is the only stone wall on the site but it appears to be a new build of reused materials rather than an adaptation of a pre-existing wall.

### ***Phase 2      18<sup>th</sup> century***

a) *c.1720* – a group of good quality, carefully detailed outbuildings was constructed in distinctive chequered brickwork. These include the stable, B4 which has a date of 1724, the dovecote B3, the main phase of B7, probably another stable, and a high adjoining boundary wall. Chimney stacks were also built or rebuilt at either end of the old house (B2a). These buildings appear to be adjuncts to the Dormer mansion house and may give an indication of its location. Massive gate piers, now demolished, probably also belonged to this phase.

b) *1755-6* – the farmhouse was extended (B2b) and the Dormer mansion demolished; farm buildings were repaired. This phase is dated precisely by documentary evidence.

### ***Phase 3      mid 19<sup>th</sup> century***

The farmhouse was extended again (B2c) and the farm buildings greatly augmented in the mid 19<sup>th</sup> century. Comparative descriptions in sale catalogues of 1856 and 1867 suggest that the building work took place between these dates. New at this time were buildings B5-B11. The older buildings were modified; the upper floor of B4 became a granary and B3 became a cottage. Some outbuildings were demolished by the late 19<sup>th</sup> century.

### ***Phase 4      20<sup>th</sup> century***

Buildings 12-14 date to this period; there has been relatively little repair or alteration to the older buildings.



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## Appendix A

### 1 Statutory list

*Building 1* - SP 72 SW QUAINTON SHIPTON LEE 1/94 Barn at Grange Farm 25.10.51 GV II Barn. C16. Timber frame with brick infill and plinth, old tile roof. 5 bays. Cart entry in left bay, slat window in second bay, stable door to left of centre, C20 lean-to cartshed to front of right bays. Interior has massive queen post trusses and ogee wind-braces. Late C18-early C19 block attached to right end is of chequer brick with moulded plinth, band course and eaves, and half-hipped old tile roof. 2 storeys, 2 bays, the upper floor with barred wooden casements in segmental heads. Other outbuildings attached to left and rear are not of special interest. RCHM II p. 248 Mon. 43 (part)

*Building 2* - SP 72 SW QUAINTON SHIPTON LEE 1/92 Grange Farmhouse - GV II House. C17, much altered C18 and early C19. Some timber framing with brick infill, mostly rebuilt in brick, the S. front with dentil eaves. Old tile roof, large external chimney-stack of C18 chequer brick at W. end. 2 storeys. 3 original bays with large early C19 and C20 extensions projecting to right and outbuildings attached to rear. S. front has irregular wooden casements,



central C20 door, and another similar door in projection in angle to right. N. front has one original bay exposed, with half-hipped gable and moulded bargeboards. Interior: one room has chamfered cross beams; winder stair. RCHM II p. 248 Mon. 43.

*Building 3* - SP 72 SW QUAINTON SHIPTON LEE 1/93 Dovecote 10m to west of Grange Farmhouse. - GV II Former dovecote, now workshop. Early - mid C18, altered. Thin chequer brick, small moulded wooden cornice below altered boarded eaves. Old tile pyramid roof with square central lantern, now bricked up. S. side has C20 brick chimney. 2 storeys, one bay. 3-light barred wooden casements to W. side, C20 door with gabled wooden hood to north.

**2** *RCHM(E)* (1913, *Buckinghamshire North*, **2**, 248)

(43). GRANGE FARM, house, barns and out-building, I mile NW. of the church. The *House* is of two storeys and an attic. The walls are almost entirely of brick. The 17th-century plan is rectangular, considerably enlarged and altered in the 18th and 19th centuries; only the present W. wing is original, and has been partly restored. Interior:-On the ground floor are some chamfered ceiling-beams, an open fireplace, and some 17th-century panelling.

The *Barns*, N. of the house are of 17th-century timber and brick; the small square *Outbuilding*, SW. of the house, is probably of late 17th-century date.

Condition—Good.

**3** *Pevsner, N, and Williamson, E*

(1994, *The Buildings of England: Buckinghamshire*, 609-10)

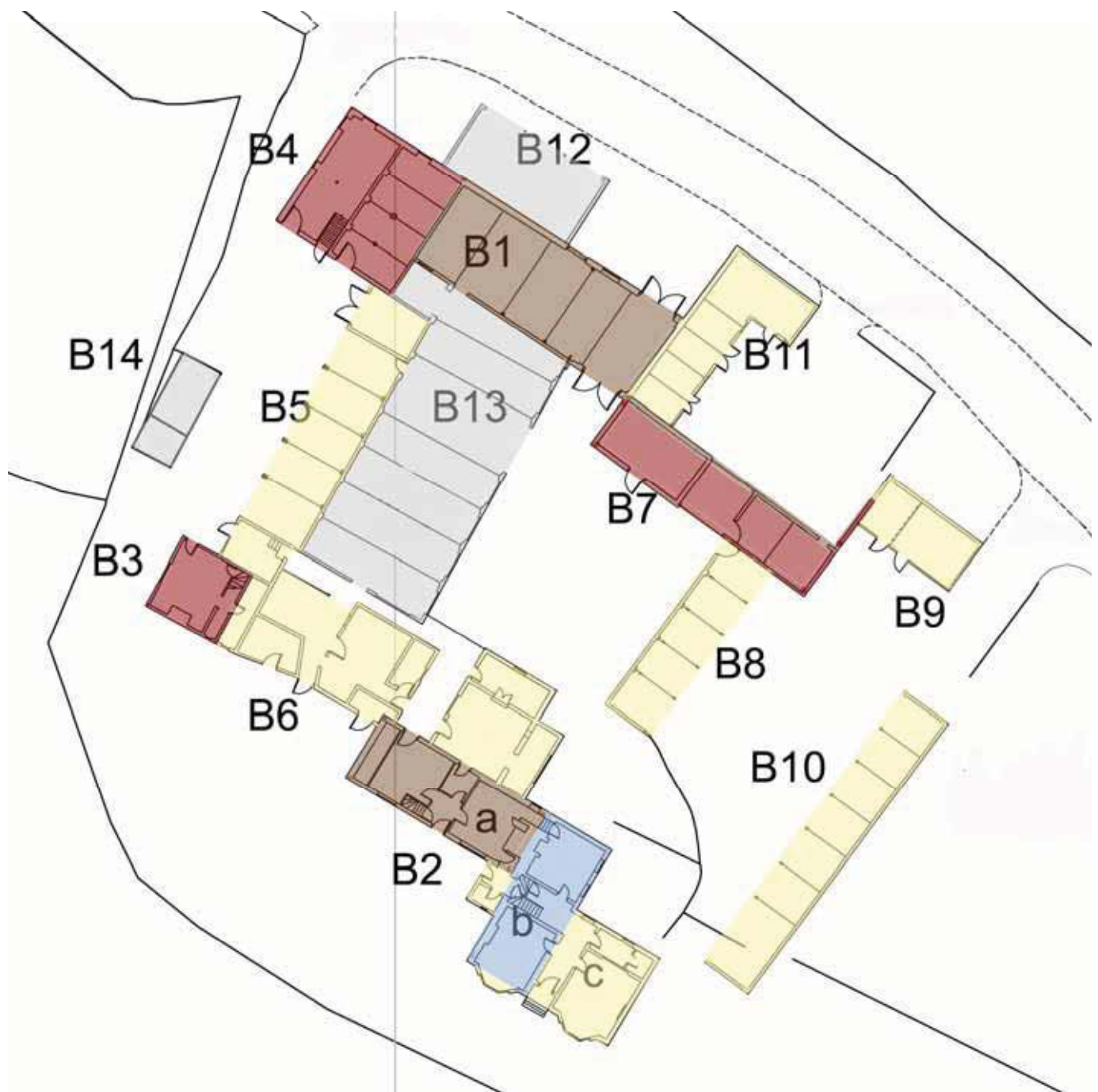
At SHIPTON LEE, 1m NW, GRANGE FARM, where the mansion of the Dormer family stood; it was destroyed in the C18. There remains a pre-Reformation BARN. Of five bays, timber-framed with brick infill and plinth. Roof with massive queenpost trusses and ogee wind-braces. C18-C19 addition. W of the farm a string of FISHPONDS. The manor belonged to Thame Abbey before the Reformation.

## **Appendix B Captions to photographs**

- 1) Building 1: exterior from the north
- 2) Building 1: exterior from the north, detail of framing
- 3) Building 1: exterior from the north, frame inside B12
- 4) Building 1: exterior south wall, west end
- 5) Building 1: exterior south wall, framing inside B13
- 6) Building 1: exterior south wall, east end, bracing to B7 in foreground
- 7) Building 1: exterior from the south-east, B7 and B13 in foreground

- 8) Building 1: interior looking west, T2 in foreground
- 9) Building 1: interior T1 looking south-east
- 10) Building 1: interior T1 looking north-east
- 11) Building 1: interior T1, reused mortices in soffit of tie beam
- 12) Building 1: interior south wall, framing between T1 & T2
- 13) Building 1: interior T2 looking west
- 14) Building 1: interior T2 north side, showing reused mortices including diamond window mullions
- 15) Building 1: interior south wall, framing between T2 & T3
- 16) Building 1: interior T3 looking south-west
- 17) Building 1: interior T3 looking west
- 18) Building 1: interior T3 looking north-west
- 19) Building 1: interior north roof slope between T3 & T4 showing windbraces
- 20) Building 1: interior north wall, framing between T3 & T4
- 21) Building 1: interior T4, north side looking east
- 22) Building 1: interior T4, south side looking east
- 23) Building 1: interior, north-west corner
- 24) Building 1: interior, south-west corner
- 25) Building 4: exterior from the north-west
- 26) Building 4: exterior from the south
- 27) Building 4: exterior, stairs to upper floor
- 28) Building 4: interior, ground floor east room, cake crusher in foreground
- 29) Building 4: interior, ground floor west room, stalls converted to grain bins
- 30) Building 4: interior, ground floor west room, stall partition with end of manger
- 31) Building 4: interior, first floor east room looking south to loading door
- 32) Building 4: interior, first floor east room looking north-east
- 33) Building 4: interior, first floor east room looking north with blocked door and corner fireplace
- 34) Building 4: interior, first floor east room, graffiti on west wall
- 35) Building 4: interior, first floor south-west room looking towards blocked window
- 36) Building 4: interior, first floor south-west room, Second World War graffiti on east wall
- 37) Building 3: exterior from the north
- 38) Building 3: exterior from the south-west
- 39) Building 3: interior, ground floor looking north
- 40) Building 3: interior, first floor looking south
- 41) Building 2a: exterior west elevation
- 42) Building 2a: exterior south elevation

- 43) Building 2a/b: exterior from the south-west
- 44) Building 2: exterior south elevation
- 45) Building 2c: exterior east elevation
- 46) Building 2: exterior north elevation, B8 to right
- 47) Building 2a: exterior north elevation, framing detail
- 48) Building 2: exterior north elevation, gabled dairy in centre
- 49) Building 2a: exterior north elevation, framing west of dairy
- 50) Building 6: interior, looking south-west towards enclosed earlier outbuilding
- 51) Building 2a: interior, ground floor looking west, 17<sup>th</sup> century panelling on right
- 52) Building 2a: interior, ground floor, chamfered ceiling beams in west room
- 53) Building 2a: interior, ground floor, ceiling beams in east room
- 54) Building 2a: interior, 19<sup>th</sup> century staircase with older framing to right
- 55) Building 2a: interior, first floor, door on landing
- 56) Building 2a: interior, first floor, door on landing
- 57) Building 2a: interior, first floor, west room framing of east wall with blocked door to right
- 58) Building 2a: interior, first floor, west room framing of west wall
- 59) Building 2a: interior, roof truss looking west
- 60) Building 2b: interior, ground floor, dining room
- 61) Building 2b: interior, staircase
- 62) Buildings 7, 8 and 9 from the south-east
- 63) Building 10: looking north
- 64) Building 7: east elevation with contemporary boundary wall to right
- 65) Boundary wall and B9, west elevation (reverse of 64)
- 66) Buildings 7 & 11: looking south-west, gable of barn B1 weatherboarded
- 67) Building 7: north wall west end (inside B11) with blocked windows
- 68) Building 7: north wall looking south-west
- 69) Building 7: cart-way looking south-west
- 70) Building 7: north wall east end, detail of blocked window
- 71) Building 7: north wall east end
- 72) Building 7: south elevation, B8 to right
- 73) Building 7: interior, east end, north wall with blocked windows and continuous lintel
- 74) Building 7: interior, west end, looking east
- 75) Building 7: interior, west end, north wall with blocked windows and continuous lintel below inserted floor



**Figure 1**

Site plan showing buildings phased according to period