

Gate House

Farm, Culworth,

Northamptonshire



**Historic Building  
Recording**



October 2012

**Client: Mr and Mrs Duggan**

OA East Report No: 1409

OASIS No: oxfordar3-134343

NGR: SP 53948 47248

**Gate House Farm, Culworth, Northamptonshire**

*Historic Building Survey*

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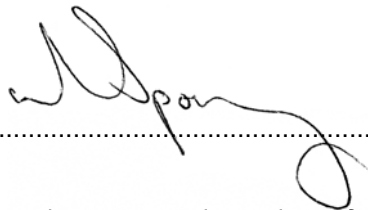
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**Site Name:** Gate House Farm, Culworth, Northamptonshire  
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## Summary

*In September 2012 Oxford Archaeology East conducted a historical building survey on a Grade II listed farmhouse, former bakehouse and a range of outbuildings at Gate House Farm in Culworth, Northamptonshire.*

*This work was carried out in response to a request from Northamptonshire County Council's Archaeological Advisor and South Northamptonshire's Conservation Officer. The brief required that a survey, equivalent to an English Heritage Level 3 Survey was carried out on the farmhouse and bakehouse and a Level 2 survey be undertaken on all remaining buildings prior to major alterations to the original fabric.*

*Five main phases of development were identified during the survey spanning four centuries from the construction of the earliest part of the current farmhouse in the late 17th century, and three subsequent significant extensions; the expansion of the farm including the creation of the farm yard in the late 19th century and the conversion of the farm buildings into modern offices in the late 20th century.*

*The earliest map consulted was the 1839 Tithe map (Figure 3), which depicts another parallel building range on the western side of the present range. Although there is no evidence to indicate when this was constructed, if it was contemporary with the earliest phases of buildings, the range may have included a threshing barn, hay barns, maltings, brew house or storage for other animals and/or a cart shed. This also suggests the original layout of the farm was directly to the north of the farmhouse as opposed to the shift to the east witnessed in the late 19th and early 20th century.*

*The survey of the farmhouse identified a number of interesting features including blocked-up areas of the cellars, a hidden staircase in the service part of the farmhouse and a wealth of datable fixtures and fittings throughout. There is further potential for more features to be revealed during any future works within the house. The background research also revealed that the house once had additional wings on the road-frontage and a range of outbuildings parallel to those still present.*

*Although modernisation and conversion has removed many original fixtures and fittings from the outbuildings which would help to identify their original use, the listed building descriptions made during the 1980s has helped to interpret the use of one of the buildings as a granary.*

## 1 INTRODUCTION

### 1.1 Scope of work

- 1.1.1 An historic building recording survey was conducted on a range of buildings at Gate House Farm, Culworth, Northamptonshire (Figure 1). The work was carried out in advance of any alterations to the site following its acquisition by new owners.
- 1.1.2 The work was undertaken at the request of Northamptonshire County Council's Archaeological Advisor and the South Northamptonshire Council Conservation Officer, supplemented by a Specification by OA East (Fletcher 2012). The proposed development involves alterations to the farm house, old bake house and other redundant farm buildings as depicted on Figure 2. The work is being carried out prior to the submission of a formal planning application.
- 1.1.3 The work was designed to adequately record the structure in its current state before the alteration work began. The objective of the building recording is to provide a comprehensive visual record of the structure prior to the permitted alterations as it represents potential upstanding archaeological/historical remains of local importance. The specific aims are:
- To make a permanent record of the structures in their present state, in order to preserve by record the character, state, preservation and architectural and historic significance of the building.
  - To collate information about the building in order to compile a record of the structure, with analysis and interpretation of the structure.
  - To include a suitable level of documentary research, including consultation with the CHER to set the site in its historical context, following English Heritage Guidance (English Heritage 2006)
  - To produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form.
- 1.1.4 The site archive will be retained by OA East until a depository is available in Northamptonshire.

### 1.2 Location

- 1.2.1 The village of Culworth is located close to the Northamptonshire / Oxfordshire border, approximately 8 miles from Banbury and 7 miles from Brackley (Figure 1).
- 1.2.2 Gate House Farm is located within a conservation area on the north-western side of the village of Culworth. It is accessed from the High Street, the main road which runs on an south-east to north-west orientation through Culworth. It is centred at SP 53948 47248.
- 1.2.3 The site lies at around 139mOD and is located approximately 200m east of a dismantled railway line. The underlying geology is Northampton Sand Formation - Sandstone, Limestone And Ironstone from which many of the local buildings are constructed.

### 1.3 Acknowledgements

- 1.3.1 The author would like to thank Dana Easthorpe of MJCT Architects who commissioned the work on behalf of their client, Mr and Mrs Duggan and also for supplying the plans and elevations used in this report. The author managed the project throughout and

carried out all background research. James Fairbairn assisted with the on-site recording and photography.

## 2 AIMS AND METHODOLOGY

### 2.1 Aims

- 2.1.1 The aim of this investigation was to carry out a historic building survey equivalent to English Heritage Level 3 (English Heritage 2006) on the farmhouse and former bakehouse, the remaining buildings were surveyed equivalent to Level 2. These were clearly set out in the approved Specification (Fletcher 2012).

### 2.2 Site Conditions

- 2.2.1 Most of the buildings were either empty or being used for storage at the time of the survey and therefore the photographs taken include some items which could not be easily moved, however access was possible to all parts of all buildings. One of the outbuildings had been converted into office units, however, full inspection was still possible and photographs taken with the permission of the occupants.
- 2.2.2 There was an electricity supply available on the site for adequate lighting. Additional lighting for photographs in the attic of the farmhouse was obtained using Halogen lamps connected to the main house supply.

### 2.3 Methodology

- 2.3.1 All building recording work carried out complied with standards and guidance set out by the Institute for Archaeologists (2001) and was undertaken by an experienced buildings archaeologist. Scaled architects elevations and plans, supplied by the client, were used for field notes and were annotated on site and amended during the post-excavation phase as necessary. These have been reproduced with the client's permission in Figures 8 to 12. Scaled drawings were made of ceiling profiles in the farmhouse.
- 2.3.2 Photographic survey was carried out using a 35mm camera (monochrome and colour slide) with additional digital photographs using a high resolution Canon EOS 450D digital camera. As stated in the Specification, a Medium Format camera was also used to take external and internal photographs of the farmhouse and old bakehouse.

### 3 HISTORICAL BACKGROUND

#### 3.1 Culworth

- 3.1.1 The site is located on the High Street, on the western outskirts of the historic village of Culworth. There is relatively little information regarding the historical development of the village and there have been few recorded archaeological investigations. The following information has been taken from the village conservation appraisal ([southnorthants.gov.uk](http://southnorthants.gov.uk)).
- 3.1.2 Culworth is a linear village located in a predominantly agricultural part of the county. Half of the village is set on a prominent ridge, the other half comprising the High Street area, falls steeply down to the west.
- 3.1.3 The village once had its own market and fair, being at the crossroads of two ancient cattle and sheep drove roads, The Welsh Road and Banbury Lane. The eastern end of the High Street is the village core with a triangular village green surrounded by a number of historical buildings including the 17th century former manor house and the remains of the original market cross.
- 3.1.4 Not far from the green is the 13th/14th century Grade II\* parish church of St Mary which was extensively altered in the 19th century.
- 3.1.5 On the north side of the church is the ringwork of a small medieval castle known as Berry Close Hill which is thought to have been constructed during the reign of King Stephen (1135-1154).
- 3.1.6 East of the church, the ground is fairly level along the ridge and there is a strong sense of enclosure derived from buildings or high garden walls sited close to the street edge. Prominent amongst the latter are the listed ironstone walls and gateways to Culworth House, a large 18th century building set in attractive gardens.
- 3.1.7 Buildings within the village are mainly in a light coloured limestone and ironstone with slate or tiled roofs reflecting the local vernacular style. There are also a number of red brick buildings in the village at the eastern end and some modern housing in buff and red-brown brick.
- 3.1.8 A search of the Listed Buildings register for a 250m radius of Gate House Farm returns 15 records. These are summarised in Appendix B.
- 3.1.9 In 1900 the Great Central Mainline opened a branch from Culworth Junction on the main line just over a mile north of the station to Banbury. It passed through Culworth parish, just west of the village and in 1913 the GCR opened a halt for the village. As the company already had a Culworth railway station it called the new halt Eydon Road Halt. British Railways closed the halt in 1956 and Culworth station in 1958, it closed the line through Eydon Road in 1966 and subsequently had both railways dismantled ([www.wikipedia.org](http://www.wikipedia.org)).

#### 3.2 Historical Background and development of the site

- 3.2.1 As part of the background research, a number of historic maps were consulted to assist with providing a date or understanding of the development of the buildings.
- 3.2.2 A search of the maps held at Northamptonshire Records Office was carried out in order to establish whether or not there is any cartographic representation of the site on the maps for the parish held there. Each map is briefly described and evaluated below in chronological order. There was no enclosure map available for Culworth at the NRO.

**Culworth Tithe Map, 1839** (Figure 3)

- 3.2.3 The 1839 Tithe map was the earliest map of Culworth available at Northamptonshire Records Office (NRO) which depicts the buildings of Gate House Farm (Figure 3). The purpose of the maps was to show the owners, occupiers and size of land within a parish and buildings are not always represented. For many parishes they provide the only large scale map showing the landscape and they frequently provide the earliest evidence for the field systems in the parish.
- 3.2.4 This map depicts the farmhouse (pink), fronting onto the road. Unlike the present shape in plan, in 1839 it was h-shaped. The main point of interest is the protruding “wings” on the road-fronting elevation of which there is presently no obvious evidence.
- 3.2.5 At the rear of the farmhouse are a parallel range of buildings. There is currently no surviving evidence of the structures on the western side, however the range on the east is presumed to be the range which includes the present “bakehouse”, stores and converted offices (Buildings 1-3, Figure 2).
- 3.2.6 The accompanying Schedule provides the following information;

Corresponding Number	Land Owner	Land Occupier	Site Name	Land Use	Quantities to statute measure (A, B, P)	Payable to Impropietor (£, s, d)
112	Charles Fairbrother	Robert Anstee	Home Close	Pasture	4 2 6	1 14 10 <sup>1/2</sup>
113	Charles Fairbrother	Robert Anstee	The Homestead	Pasture	- 3 6	- 4 10

The number which corresponds between the map and the schedule, which is most likely to be Gate House Farm is number 113. Unfortunately the schedule gives very little information regarding the buildings however it shows that the site is owned by Charles Fairbrother and leased by Robert Anstee. As today, the land at the rear (number 112 on this map) appears to be associated with plot 113 and is owned and occupied by the same people. There is no reference to Gate House Farm at this stage as the Schedule lists the plots as Home Close and The Homestead, however the fact that the land use is registered as pasture may indicate a farming/grazing use. The accompanying schedule shows that Charles Fairbrother also owned numbers 105-113, all of which were leased by Robert Anstee. The 1841 census lists Robert Anstee, occupation farmer, living with his wife Ann in Culworth, although no reference to a property name is given.

- 3.2.7 There is no evidence of Buildings 4-10 at this time.
- 3.2.8 This map shows that buildings along Culworth High Street extended westward to approximatively the present position and that the site of Gate House Farm was no more isolated in its position than today. Land on the opposite side of the High Street was undeveloped and lands to the rear (north) are small, enclosed fields.

**First Edition Ordnance Survey Map, 1884, 25” to 1 mile** (Figure 4)

- 3.2.9 The First Edition Ordnance Survey Map of 1884 provides the first reliable and detailed record of the site (Figure 4).
- 3.2.10 This map shows that the farmhouse has been altered since 1839 and occupies the same shape in plan as today, indicating that the wings on the street frontage have been

removed and the north-east corner of the building has been in-filled with an extension. It seems that the steps in the current position are present on this map on the north-west side of the building.

- 3.2.11 There is a boundary wall leading from the eastern side of the house, turning at a right angle and leading towards the street frontage where another boundary wall encloses the site. Another wall is depicted from the north side of the farmhouse running northward, parallel to the range of outbuildings. Together, these walls isolate activities on the east and west sides of the house.
- 3.2.12 The north-south range of buildings on the western side of the site at the rear of the farmhouse, as recorded on the 1839 map has been demolished by 1884 and the site boundary narrowed on this side. The overall boundaries of the site appear to have changed since the 1839 Tithe map, with more land acquired around the buildings in the north east corner.
- 3.2.13 The range of buildings which correspond with the present Building 1-3 are more clearly represented on this map. The range appears to comprise five separate buildings as indicated by internal walls. A "P" denotes a pump at the southern end of the range and a dotted line leading towards the road is likely to be a fence or perhaps a track.
- 3.2.14 There is still no evidence of Buildings 4-10 in existence at this time.
- 3.2.15 There has been no obvious major development around the site and it is unclear from this map if the enclosed fields to the immediate north of Gate House Farm were owned or occupied by the farm at this time.

***Second Edition Ordnance Survey Map, 1900, 25" to 1 mile*** (Figure 5)

- 3.2.16 By the time of the Second Edition Ordnance Survey Map of 1900, there appears to have been no obvious change to the layout of the buildings noted on the First Edition Map of 17 years earlier, although this map does not show the same internal divisions within buildings (Figure 5).
- 3.2.17 The area of land extended by the previous map of 1884 now has a north-south orientated building against the western boundary – this corresponds with the present Building 5 (Figure 2). There is also a small additional structure now present on the southern end of the north-south outbuilding range – perhaps this is associated with the pump which is still depicted with a "P".
- 3.2.18 The boundary to the north of the farmhouse also appears to have shifted north slightly, claiming more of the plot of land previously depicted with trees.
- 3.2.19 The only major development in the vicinity of the site is the presence of the railway line approximately 150m west of Gate House Farm. The present owner, Mr Field, suggested that the extension added to the north-east corner of the farmhouse was funded from compensation paid to residents for the disruption/acquisition of land prior to the railways construction.

***1922 Edition Ordnance Survey Map, 1:2500*** (Figure 6)

- 3.2.20 The only obvious addition to the site by the 1922 Edition Ordnance Survey Map (Figure 6) is a building to the east of the farmhouse against the western boundary. This corresponds with the location of Building 10 (Figure 2), however this is clearly a modern structure and has possibly been built in the same footprint of the earlier building.



### **1940 Kelly's Directory of Northamptonshire**

- 3.2.21 The first reference to Gate House Farm in any of the county Post Office Directories comes in 1940. This directory lists names of some of the farmers within Culworth, one of which is Harry Killbey, farmer of over 150 acres, Gate House Farm.

### **1979-1982 Edition Ordnance Survey Map 1:2500 (Figure 7)**

- 3.2.22 The next available map at a detailed enough scale to show buildings, is the 1979-1982 Ordnance Survey Map (Figure 7).
- 3.2.23 Within the 50 years since the previous map there have been a number of additions to the site which is now labelled as "Gate House Farm", the first reference to the name or the function of the site.
- 3.2.24 Since the previous map, there have been no obvious alterations to the layout of the farmhouse, although the boundary wall on the north-east has been altered.
- 3.2.25 The main changes to the site have occurred in the north-east part of the site, where a number of new buildings have been added and existing ones extended which together create a courtyard or traditional farmyard layout. New buildings which correspond to the the present Buildings 4, 6, 7 and 8 (Figure 2). A dashed line on the north side of the east-west building (current to Building 4), may indicate an open fronted shelter such as a cart shed or stables.
- 3.2.26 There is also a small rectangular building in the north-east corner of the site, outside of the farmyard, which has since been demolished and replaced.
- 3.2.27 An extension has been added to the southern end of the north-south aligned building on the eastern side of the courtyard (current Building 5). The small building in the south-east corner of the site has been demolished at some point since the previous map, this has since been replaced by Building 10.
- 3.2.28 By the time this map was created, the railway line is labelled as dismantled and the High Street is also labelled.

### **Current Ordnance Survey Map (Figure 2)**

- 3.2.29 The present layout of the site (Figure 2) indicates that the small building in the north-eastern corner of the site has been replaced with a much larger structure (Building 9). The building in the south-eastern corner which was demolished by the time of the 1979-1982 map has been replaced and the dotted line on the north side of Building 4 is now shown as a solid line, indicating the building has been enclosed.

## 4 BUILDING DESCRIPTIONS

### *Introduction*

For the purposes of this report, the buildings surveyed have been labelled “Farmhouse” and “Buildings” 1 to 10. Figure 2 shows the location of each of these buildings referenced, Figures 8, 12 and 14 show building elevations and Figures 9, 11 and 13 provide floor plans of the farmhouse and Buildings 1-3 together with suggested phasing and locations of plates used in the report.

### **4.1 The Farmhouse**

- 4.1.1 The farmhouse fronts onto the High Street and is currently a Grade II Listed Building (LB No. 234035, Appendix A). It has two storeys with attic rooms and a cellar and is constructed from squared coursed ironstone blocks with a slate covered hipped roof.

#### *External Descriptions (Figure 8)*

##### South-west facing elevation

- 4.1.2 The south-west facing elevation fronts onto Culworth High Street and is set back behind a stone wall which appears to have been reduced in height (Figure 8, Plate 1). The ironstone on this side of the building is lighter in colour which has been caused by weathering – this was also noted on other buildings along the High Street. The upper two courses of stone have not been affected by weathering, suggesting that they were previously protected by a roof with more over-hang (as noted on the building next door). There are stone quoins at either end.
- 4.1.3 The roof is hipped at the western end and there is a central stone chimney stack. The eastern end of the building has a coped gable end with stone kneeler and stone and brick chimney stack.
- 4.1.4 There are two windows on the ground floor and two on the first floor. On the ground floor there is a wooden-framed, horned, sliding sash window with wooden lintel and stone hood above to the left. Beneath this there is evidence within the stonework of a blocked-up opening approximately 1.5m wide, which may represent a former doorway or opening into the cellar below (Plate 2). The ground floor window to the right is a tri-partite wooden-framed window with wooden lintel above. At first floor level there is a small fixed-light tri-partite window on the left with wooden frames, stone mullions and jambs and a stone hood above. The first floor window to the right is a two-part casement window with outward opening upper awning on the right beneath a wooden lintel, this appears contemporary with the ground floor window below.
- 4.1.5 This elevation comprises just one phase and other than the position of a possible door, there is no external evidence of the “wings” as noted on the 1839 tithe map (Figure 3).

##### South-east facing elevation

- 4.1.6 This elevation fronts onto the access track at the side of the house and includes one of the three entrance doors into the building (Figure 8, Plate 3). It has the same ironstone as noted on the south-west facing elevation which has been less affected by weathering.

- 4.1.7 This elevation comprises two phases, the one closest to the road is set back slightly. The recessed part of the building corresponds to that recorded on the road-facing frontage. It has quoins at either side and a two-part wooden casement window at first floor level with six panes of glass in each in a two-two-two arrangement, beneath a wooden lintel. The roof pitch of this part of the building is best viewed from this elevation and is moderately steeply pitched with a stone and brick chimney stack.
- 4.1.8 The second phase on this elevation is set forward, on the right. It also has quoins at either side and a moderately steeply pitched roof with a stone and brick chimney stack. There are two modern wooden (?) fixed windows with upper awnings at first floor level.
- 4.1.9 The entrance door is positioned to the left of this phase of the building and has a recessed porch. There is an arched surround with applied concrete/render which has been scored to resemble quoin and keystones. Some of the render has worn away at the base where red brick has been exposed (Plate 4). Inside of the entrance porch is a red and black tiled floor and the door and surround are painted wood. The door has a brass bell to the left and matching fixtures including door handle and letterbox. All of these are considered to be no earlier than late 19th century in date.

#### North-east facing elevation

- 4.1.10 This elevation comprises two main phases as denoted by a vertical line of quoins leading down from the bottom of the roof, positioned left of the middle of the building. There is a later entrance porch at ground floor level only (Plate 5).
- 4.1.11 The element of the building on the right side is considered to be earlier as it has quoin tones on either side. It has a moderate pitched roof and a stone chimney stack at the end. It has four windows, two on the ground, one on the first floor and one in the apex/attic space. The ground floor on the left is a wooden framed four-pane fixed light and is concealed within the entrance porch extensions. The second window has stone mullions and jambs with a casement opening on the left and a fixed light on the right. At first floor level there is a wooden-framed elongated window with upper awning and wooden lintel above. Within the second floor/attic there is a wooden framed two-part window with casement to the left and fixed light on the right.
- 4.1.12 The entrance door is accessed from inside the porch extension and positioned within the second phase of the building (left).
- 4.1.13 The second phase of the building on this elevation is positioned on the left (Plate 5). It also has quoin stones at the end of the building and has one window on the ground and one on the first floor. The ground floor window is a modern two-part casement UPVC window with upper awning and a wooden lintel above. The first floor window is the same, but wooden framed and painted white.
- 4.1.14 The external entrance porch represents the third phase on this elevation and was constructed by the present owners within the last c.40 years. It is constructed from the same ironstone blocks and has large wooden framed windows and a mono-pitched roof.

#### North-west facing elevation

- 4.1.15 The elevation on the north-west side of the farmhouse comprises two phases as denoted by the position of quoin stones to the right of the entrance door (Figure 8, Plate 6).
- 4.1.16 The earliest phase of building on this façade is the section to the right of the door which corresponds to the road-fronting part of the house. It has quoins at both ends and the

ironstone used is slightly darker than the extension to the left. There are three storeys visible; ground floor, first floor and cellar, with one window on the first and ground floors and two at basement level. The ground floor window is a wooden framed horned sash with wooden lintel and stone hood above, contemporary with the same sash window recorded on the south-west facing elevation. The first floor window comprises a tri-partite fixed light with stone mullions and jambs also with stone hood above. The two windows at basement level also have stone mullions and moulded jambs with two fixed lights each and air vents (Plate 7).

- 4.1.17 The later phase of building on this elevation has quoins at the end of the wall. There are two windows at ground floor level, one at first floor and one at basement level. The ground floor windows are both the same; tri-partite with middle hinged lights, stone mullions and jambs and stone hoods above. The first floor window is the same as those on the ground floor, however the glass panes have lead glazing bars. There is evidence within the stonework of a blocked-up window on the left. The basement level window comprises four fixed lights, stone mullions and moulded jambs, also with two modern air vents in the glass.
- 4.1.18 The key feature of this elevation is the square-headed panelled oak door, positioned within the later phase (Plate 8). The door is set within a moulded door frame which appears to have been repaired towards the base. The door itself has a nail-head decoration, large plain strap hinges and a latch handle. The window with lead glazing bars and stained glass inserts is considered to be a much later addition. The appearance of the door is consistent with dated examples from the 16th and 17th centuries (Calloway 2005 and Hall 2005).

### ***Internal Descriptions*** (Figures 9 and 11)

#### **Ground Floor:**

##### G1

- 4.1.19 This room is accessed from the main corridor which runs through the ground floor as well as a smaller corridor which links it with G2 (Figure 9). It measures 4.86m by 4.49m and had most recently been used as a living room. The walls are papered and the floors carpeted (Plate 9).
- 4.1.20 There is a moulded ceiling beam with ovolo chamfer which spans the width of the room and has a rolled stop at one end, at the internal wall (Figure 10 and Plate 10).
- 4.1.21 The fireplace and surround are modern and were installed by the most recent owner, Mr Field at some point during the last 40 years.
- 4.1.22 There are three windows within this room; two on the north-west wall and one on the north-east wall, all of which are single opening casements made of wrought iron and hung on iron pintles with iron catches. The windows on the north-west wall correspond with those recorded on the external elevation, and have turnbuckle catches (Plate 11). These catches are comparable with examples recorded in Gloucestershire which date to 1698 (Hall, 2005 pg.89). The window on the north-east wall (Plate 12) also has a turnbuckle catch, again comparable to an example recorded in Gloucestershire which also dates to 1698 (Hall, 2005 pg.89).

##### G2

- 4.1.23 G2 is accessed from the external door on the north-east side of the building as well as via internal doors from the main corridor (G6) and a smaller corridor which links it to

G1. This room measures 4.22m by 4.04m and at the time of the survey, had most recently been in use as a kitchen.

- 4.1.24 The room has a relatively modern fitted kitchen, the floors are covered with tiles and the walls and ceiling all plastered and painted (Plate 13). The window on the south-eastern side of the room is a modern replacement and the door leading into the corridor (G6) is also considered to be relatively plain and modern.
- 4.1.25 The only exposed feature of architectural or historical interest is a small cupboard positioned on the wall between G2 and a staircase behind (Figure 9) which has a considerable splayed recess of such depth which may suggest the presence of a former window (Plate 14).

### G3

- 4.1.26 This room is located on the western side of the farmhouse and is accessed via an internal door from the ground floor corridor (G6). This room measures 5.10m by 4.96m and at the time of the survey, had most recently been used as a snooker/billiard room.
- 4.1.27 The floor has exposed wooden boards with an average width of 26cm. Within the recesses of the windows, the floorboards are narrower, perhaps indicating a later replacement.
- 4.1.28 The doorway into this room is splayed and the exposed stonework shows the significant thickness of this wall (Plate 15). the door is considered to be relatively modern, however the splayed opening and large wooden lintel above may indicate that this was an earlier external access door.
- 4.1.29 There is a large stone fireplace with moulded lintel and jamb (Plate 16). This style of plain, square-headed fireplace with moulding and stone surround became more popular in the 17th century (Hall 2005). This style of fireplace was often found within panelled rooms. The depth has possibly been reduced and the opening made smaller to accommodate the wood burner installed by the recent owners. The wooden lintel positioned above may indicate the location of an earlier, larger fireplace or was possibly used to attach wooden wall panels to.
- 4.1.30 The ceiling has an exposed beam and joists (Plate 17). The joists are all machine cut and are considered to be modern replacements, cut to fit within the pre-existing mortices of the ceiling beam (Plate 18). The beam itself is plain and unmoulded. It has notches and marks along its length which presumably, along with the original joists, held a plasterboard ceiling.
- 4.1.31 To the immediate right of the fireplace, there is a suggestion in the arrangement of the stonework of a former opening. A vertically placed stone is out of place in this location and may be the remnants of an earlier doorway (Plate 17). Further evidence which supports this suggestion is the arrangement of the floorboards which, directly in front of this position on the wall, are shorter in length and presumably continued beneath the wall (Plate 19).
- 4.1.32 There are two windows within this room which correspond to those recorded on the north-west and south-west elevations. Both windows are wooden-framed horned sash windows, the style of which is typically 19th century in date.

### G4

- 4.1.33 G4 is accessed via an internal door from the main corridor (G6) and measures 4.95m by 3.32m. The floor is covered with linoleum which has in places been damaged to

reveal wooden floorboards beneath. The walls are painted and the ceiling has encased beams which have been papered over (Plate 20).

- 4.1.34 The door into this room is wider and lower than others recorded throughout the house (Plate 21). On the inside of the room, the door comprises eight panels and has two L-hinges with plain ends, these come into use during the late 17th century and are the norm throughout the 18th (Hall, 2005, pg.53), however the hinges appear to be a replacement of earlier ones as there are recesses for slightly longer ones. There is also a recess for a missing latch. It is possible that this door has been re-used from another location as a replacement for an earlier door, re-using the existing hinges. The brass handle and lock plate are considered to be 19th century in date. The other side of the door (as viewed from the corridor) appears very different (Plate 22), with four equal sized panels and a moulded architrave, this is typically 18th century when four-door panelled doors grew in popularity until the 19th century when they were replaced by six-panelled doors (Hall 2005).
- 4.1.35 There are two arched recesses on the south-eastern wall, one has a boiler installed and the other a built-in cupboard (Plates 20 and 23). Inspection inside of the cupboard revealed exposed brick on the left side which may be the side of a later fireplace that has been blocked up and is no longer in use.
- 4.1.36 The window within this room corresponds to that recorded on the right on the south-west facing elevation. There is a larger opening below which may indicate the size of an earlier widow of which there was no evidence on the external elevation.
- 4.1.37 This room was most likely used as a kitchen/service room.
- 4.1.38 There are two cupboards within this room which have been numbered 5a and 5b and are described in the sections below.

#### G5a

- 4.1.39 This small cupboard area is accessed via a door within G4 (Plate 24). this door comprised four panels with moulded architrave. It has a pair of plain butt-hinges at the top and bottom and a decorative spring door closer in the middle.
- 4.1.40 Inside, the floor is slightly ramped towards the wall and to the right is a panelled partition of tongue and groove boards. One of these panels was carefully removed revealing a wooden staircase as well as the remnants of several designs of wallpaper. Panelling on the wall to the right is aligned with the angle of the stairs. A modern board at the top of the stairs blocks it off at first floor level (Plate 25).
- 4.1.41 This area corresponds to the possible blocked doorway noted in G3. Evidence from this side such as the ramped up floorboards and slight recess in the corresponding wall supports this suggestion. The addition of the staircase is likely to be 19th century in date and possibly replaced a former ladder and hatch access to the first floor.
- 4.1.42 The presence of the spring closer, most often found on kitchen doors to keep cooking smells from the rest of the house, may support the suggestion that a doorway in this location would have led from the kitchen directly into the hall/living area adjoining.

#### G5b

- 4.1.43 This is a second small cupboard area accessed via a door within G4 which was the same as that of G5a(Plate 26).

- 4.1.44 On the left on entering, the ceiling is sloped which is presumably the underside of the staircase recorded in G5a. To the right is a partially blocked splayed recess which is likely to be a blocked window (Plate 27).

G6

- 4.1.45 This area is the main corridor which runs through the ground floor of the house from which the main rooms and the stairs to the first floor are accessed (Figure 9).
- 4.1.46 The floor is covered with square, coloured encaustic tiles laid in a basic geometric pattern with decorative border around the edge and into doorways (Plate 28). Patterns such as this made from blocks of colour were a popular feature of Gothic Revival decoration of the Victorian period (Lang, 2004).
- 4.1.47 At the north-west end of the corridor is the rear of the oak door which was recorded on the corresponding external elevation (Plate 29). The fixtures and fittings viewed on this side of the door include an iron bar latch (Plate 30). This latch has a tapered end and small decorative band with incised lines. Latches such as this and the simple latch fastener on the door frame are typically 17th century in date (Hall 2005, pg.59). The lock case with large keyhole is thought to be a replacement as few early doors retain their original case and keys.
- 4.1.48 At the opposite end of the corridor is the reverse of the 19th century door as recorded on the south-east facing elevation (Plate 31). The iron fittings including lock case, security chain, bottom fastening bolts and letter box are all typically 19th century in date.

G7

- 4.1.49 This small room measures 1.57m by 1.01m and is accessed via a small corridor between G1 and G2. At the time of the survey, this room has most recently been used as a downstairs toilet. It has a modern bathroom suite comprising toilet and sink and a modern window as recorded on the north-east elevation within the porch extension.

**First Floor:**

F1

- 4.1.50 This room is accessed via a door leading from the first floor landing area (F7). It measures 5.57m by 4.41m and at the time of the survey had most recently been used as a bedroom. It has a carpeted floor and plastered and painted walls and ceiling with an exposed ceiling beam. Fitted wardrobe and dressing table units span one wall (Plate 32).
- 4.1.51 The window in this room corresponds to that recorded on the north-west facing external elevation with stone mullions, lead glazing bars and central casement (Plate 33). Internal inspection of this window shows central vertical iron bars in each window light. The central casement has a replacement catch.
- 4.1.52 The beam which runs through this room is chamfered with a rolled stop (Figure 10, Plate 34). Stops of this type are generally confined to the 17th century (Hall 2005, pg. 160).

F2

- 4.1.53 This room is accessed via a door from the first floor landing (F7). And at the time of the survey had most recently been used as a bedroom. It measures 4.24m by 3.81m and has a carpeted floor, plastered and painted walls and a plain plasterboard ceiling (Plate 35). There are fitted wardrobe units and a small sink in one corner.

4.1.54 There is a modern plastic/UPVC window as noted on the south-east facing external elevation and a mid-late 20th century white painted, wooden framed window as noted on the north-east facing elevation.

4.1.55 On the south-east wall there is a possible blocked-up fireplace and chimney breast or flue from the kitchen below (G2). There are no other fixtures or fittings of historical or architectural interest within this room.

#### F3

4.1.56 G3 is accessed via a door leading from the first floor landing area (F7) and measures 5.04m by 2.70m. This room has carpeted walls and plastered and painted walls and ceiling (Plate 36).

4.1.57 There is an exposed plain ceiling beam which has a series of small empty mortices which would have supported ceiling joists and a larger one in the middle which may have supported a second ceiling beam (Plate 37).

4.1.58 There are two stone mullioned windows in this room which were noted on the north-west and south-west facing elevations. Both have replacement latches and handles.

#### F4

4.1.59 F4 is accessed via a small area (F5a) which is a step down from the first floor landing (F7). This room measures 4.95m by 2.70m with carpeted floor and plastered and painted walls and ceiling (Plate 38).

4.1.60 There is a splayed recess in the wall (left on entering) (Plate 38, Figure 9) which is likely to be a blocked-up window. There is a second smaller splayed recess on the south-east wall into which shelves have been inserted.

4.1.61 The window in the south-west wall corresponds with that on the external elevation and is a wooden-framed casement window which is likely to be no earlier than mid-late 20th century in date.

4.1.62 The door into this room (Plate 39) comprises six panels with moulded architrave. Six panel doors became more commonplace from the 18th through to the 19th century. The door has a Bakelite handle and small sliding bolt. On the outside of the room (as viewed from F5b) there is a small decorative iron fitting which may be the backplate of a drop handle (Plate 40). An example of a backplate of the same design has been recorded in Essex and dated to 1655 (Hall, 2005, pg. 55).

#### F5a

4.1.63 This is a small area accessed from a step down from the first floor landing. The floor is carpeted and the walls and ceiling plastered and painted. There are no fixtures or fittings of historical or architectural detail within this area.

4.1.64 From here Rooms F4 and F5b are accessed. When tapped, the wall to the right of the entrance to F5b sounds hollow indicating a void behind and is thought to correspond to the panel noted at the top of the concealed staircase noted in G5a.

#### F5b

4.1.65 F5b is a narrow, corridor area which is L-shaped in plan, accessed from F5a and measuring 0.66m wide (Figure 9). The walls are all painted and the floor has floorboards laid across the width of the room (Plate 41).

4.1.66 On entering there is a small wooden-framed window on the left with lead glazing bars (Plate 42). Rather than an external window, it is likely to have been inserted to allow



some of the natural light from F4 to illuminate this enclosed area which would have possibly contained the earlier staircase.

4.1.67 In the far corner at the end of the corridor is the position of a possible former opening into which shelves have been inserted (Plate 43). Breeze blocks and bricks have been used to block this opening of which there was no obvious evidence on the corresponding wall of G3. If this is a former doorway linking F3 and F4, this is the same arrangement as recorded on the ground floor where evidence of a blocked doorway has been noted between G3 and G4.

4.1.68 On turning right again, there is a door which provides access to the first floor (Figure 9). This door (which was difficult to photograph fully in the space given) comprised eight applied moulded panels with moulded door case (Plate 44). There is a small iron spring latch (Plate 45) of which an identical example has been recorded in Sussex which dates to 1774-1808 (Hall, 2005, Pg 59). The spring is missing and the handle thought to be a replacement.

#### F6

4.1.69 F6 is the first floor bathroom in the farmhouse and is accessed from the first floor landing area (F7). It measures 2.87m by 2.0m and has a c.1970s avocado bathroom suite comprising bath, toilet and sink. There is a later shower unit in the corner and the walls are tiled (Plate 46).

4.1.70 The window is a modern, late 20th century replacement as noted on the corresponding south-east facing elevation.

#### F7

4.1.71 The first floor landing area measures approximately 5.80m wide and is accessed via a 20th century staircase leading from G6 below. The walls are all plastered and painted and the floor carpeted. There is a mid-late 20th century window at the north-eastern end as recorded on the corresponding external elevation (Plate 47).

4.1.72 There is a continuation of the chamfered beam as recorded in F1 which has a stop where it meets the wall above the stairs (Figure 9).

### **Second Floor / Attic:**

#### S1

4.1.73 This room is accessed via the staircase from F5b (Figure 11) and measures 5.05m by 4.79m. The walls and ceiling are all plastered and painted and there are exposed floorboards which measure approximately 22cm in width (Plate 48).

4.1.74 There is a small wooden-framed window with wooden glazing bars as noted on the north-east external elevation, which appears to be no earlier than 19th century in date. The opening for the window is splayed on one side, but partly squared off on the right by the insertion of a brick chimney-breast.

4.1.75 In the northern corner of the room part of the roof structure is exposed revealing a diagonal brace and purlin. A step up, beneath which some removed plaster has revealed exposed stone, provides access into S2.

#### S2

4.1.76 This room measures 5.35m by 4.62m and is accessed via S1 and S3 (Figure 11). The roof structure is completely exposed within this room, which slopes on the north-west and south-west sides. It comprises mostly common rafters and purlins which all appear to be machine sawn, suggesting they are unlikely to be earlier than 19th century in date

(Figure 11; Plate 49). There is a felt covering which sits between the roof structure and the external covering. The floor is covered with modern ply-board.

- 4.1.77 The walls on the south-east and north-east sides of the room have been rendered which has come away in places to reveal the original stonework, a wooden lintel above the door into S1 and modern brick repair above that (Plate 50).

#### S3

- 4.1.78 This room measures 5.77m by 4.62m and is entered via S2 and also provides access into roof-space S4 via a small hatch in the wall (Figure 11).
- 4.1.79 The walls and ceiling are covered with painted plasterboard and the floor has exposed boards of varying width ranging from 13 to 26cm which have been laid across the width of the room (Plate 51).
- 4.1.80 A pair of painted, exposed principal rafters continue beyond the ceiling and plaster walls (Plate 51) and a small wooden-framed window, in a splayed opening in the north-eastern wall, corresponds with that noted on the external elevation. To the left of the window is what appears to be a plastered over chimney-breast.

#### S4

- 4.1.81 This area of the floor is accessed via a small hatch in S3 and measures approximately 5.99m by 5.56m. This area comprises the roof space above F2 and due to health and safety concerns the area was not fully entered.
- 4.1.82 On the opposite wall on entering is an angled brick chimney which must correspond with the possible bricked-up fireplace in F2 below (Plate 52). The common rafters and purlins used in the construction of this part of the roof are all machine cut and a layer of plyboard (?) sits between the roof and the external covering.
- 4.1.83 Entering this area from S3, there is a narrow space in front of which part of a stone wall is exposed (Plate 53). This is considered to be the end wall of the house, prior to the addition of the corner in-fill as noted on the 1839 Tithe map (Figure 3). This wall has been raised slightly to support the purlins of the later roof. The common rafters of the roof which covers S3 have been cut (Plate 53) – these would have originally continued down to meet the top of this wall.
- 4.1.84 From here, looking back towards the roof covering of S3, the rear of the lathe and plaster walls of S3 are exposed as well as the earlier roof covering of S3 (Plates 54 and 55), which it would appear has been incorporated into the later addition in the 19th century when a new roof was added to the whole building.

#### **Cellar :**

There are just two areas which comprise the cellars of this building. These are positioned below the two ground floor rooms on the north-west side of the house (G1 and G3) (Figure 11).

#### C1

- 4.1.85 This room is entered via a semi-circular brick arch from C2 (Plate 56). It measures 4.95m by 4.72m and has a painted plastered ceiling with unmoulded beam and an exposed stone floor. It is positioned directly below G3.
- 4.1.86 The floor has a central drainage channel which leads from the middle of the room towards the western corner (Figure 11). The drain is constructed from smaller stones

with a rounded base which are aligned on a slight downward slope towards the north-west side of the room (Plate 57).

- 4.1.87 On the south-west wall is what appears to be the location of a blocked up opening with stone lintel and jambs (Plate 58). This measures approximately 0.75m in height and 0.90m wide. It corresponds to the possible blocked-up opening noted beneath the window on the street-fronting, south-west facing elevation. This is not considered to be an opening for a fireplace in this position and therefore is most likely a former doorway or chute to allow access directly into the cellar.
- 4.1.88 There are two small two-light stone mullion windows as recorded on the corresponding north-west elevation. Originally it appears that each window had two iron bars (Plate 59), now only one survives in each. These windows are set within the splayed walls which are of substantial thickness in this part of the house.
- 4.1.89 On left on entering this room, is a large, modern brick-built structure which was possibly added to provide additional support (Plate 60). This structure corresponds to the position of the stone fireplace recorded in G3 above and was most likely added during the occupation of the most recent owners who carried out some repair work to the fireplace above (Mr Field, pers comm).
- 4.1.90 To the immediate left of the modern brick structure is the location of a former opening which has been blocked up with 20th century breeze blocks through which a number of pipes continue beyond (Plate 60). Although detailed inspection was not possible, by looking through the small opening for the pipes, it was possible to make out what appeared to be stairs leading upwards from the opening. Despite the area appearing to be full of rubble, a distometer measurement recorded a distance of 5.26m suggesting the cellars continue at least that distance further back. It is most likely that this was the original access to this cellar area prior to the current access created during the later phase of building.

## C2

- 4.1.91 This area within the cellar is accessed via a flight of brick steps leading from a small corridor between G1 and G2 (Figure 11) (Plate 61). The steps are made from brick as are the surrounding walls. This area measures 4.66m by 4.30m and has a vaulted ceiling with a maximum height of 1.94m. This room is positioned directly below G1.
- 4.1.92 The walls and ceiling are all constructed from neat blocks of cut stone which has been painted white. Most of the stone has mason's chisel indentations.
- 4.1.93 The floor is covered with large flagstones as recorded in C1. There is also a drainage channel within this room which leads water away towards a small drain in the north-east corner (Figure 11) (Plate 62).
- 4.1.94 There is a four-light window as recorded on the corresponding north-west facing elevation. Internal inspection reveals that, as in C1, there were originally 8 iron vertical bars (now only four remain) (Plate 62).
- 4.1.95 On the north-eastern wall there is a small, narrow opening with stone lintel and surround (Plate 63). At the time of the survey this opening was filled with rubble, however, a small iron grate was noted and was likely to have come from this feature. Positioned directly below the location of a fireplace in G1 (albeit a modern replacement), it is possible that this was a small fireplace or hearth.

## 4.2 Building 1: The Old Bakehouse

### *External Descriptions* (Figure 12)

The old bakehouse comprises the southern-most part of the range of outbuildings and is positioned closest to the farmhouse (Figure 2). It is north-south orientated and comprises two floors. It is constructed of ironstone with a gabled roof covered with a corrugated iron sheet. The listed building description (Appendix A) records it as a cottage with a Welsh slate roof which must have been replaced since the description was created in 1985.

#### West facing elevation

This side of the building comprises the main entrance and faces onto the drive/trackway in the farm (Plate 64) (Figure 12). The right gabled end has coping stones and a stone kneeler and there are chimney stacks in the centre and at the right end of the building.

- 4.2.1 There are two windows on the ground floor. The window to the left is a two-part wooden framed casement window with lead glazing bars in the left light. Above this is a green painted wooden lintel, noticeably wider than the window to the left. This window has been inserted into a former doorway, presumably when it was blocked-up. The window to the right is a three-part wooden framed window with central casement and wooden lintel above.
- 4.2.2 There is one window on the first floor. This is a wooden-framed, two part casement window, the location of a lintel is obscured by the over-hanging roof.
- 4.2.3 There are two entrances to this building; a cart entrance on the left with wood lintel and double plank doors, which are considered to be a 20th century replacement, and a doorway positioned roughly centrally with two stone steps leading up, a wood lintel above and plank door, also considered to be a 20th century replacement.
- 4.2.4 There are only quoins at the southern end of the building which may suggest it once extended further northwards or that a significant repair/extension has taken place; the quoins were not replaced or reused.

#### South facing elevation

- 4.2.5 The south-facing elevation looks towards the High Street and can also be viewed from there (Plate 65). There are quoins at both ends and coping stones and kneelers. The roof pitch is relatively steep and there is a chimney stack at this end of the building.
- 4.2.6 There is a water pump set within a wooden frame against the building which is present on the 19th century maps.

#### North facing elevation

- 4.2.7 From the farm courtyard area, the north-facing elevation of the bakehouse can be viewed (Plate 66). Although mostly obscured by the adjoining building, most of the first floor is exposed. There is evidence of a blocked-up opening which may have been a door or window. The lower part of this opening has been “cut through” by the pitched roof of the adjoining building.

### ***Internal Descriptions*** (Figure 13)

Although externally this appears as one building, internally there are two separate and unconnected elements, each with one ground floor room and one first floor room. For ease of description, these rooms have been labelled G1, G2 and F1 and F2 (Figure 13).

#### **Ground Floor:**

##### G1

- 4.2.8 This room measures 6.21m by 4.36m and is accessed via a door on the west-facing elevation. It has exposed stone walls, ceiling beams and a hard concrete floor. At the time of the survey the building was being used for storage (Plate 67).
- 4.2.9 At the western end of this room is a large stone and brick-built structure with central opening and wooden lintel above (Plate 67). This is presumably the feature which has given the building its name as a bakehouse. Although no oven or hearth remain, the most recent occupant, Mr Field stated that there was a large iron oven stored in this building in the past. There have been a number of repairs around the oven structure using 19th and 20th century brick on the right side. Perhaps this was used to re-build following collapse or possibly is reduced the size of the structure. The lintel appears to be a re-used ceiling beam as it has a number of empty mortices into which ceiling joists would have been inserted in its original position.
- 4.2.10 There is a large chamfered beam which spans the width of the room (Plate 68). Several of the ceiling joists have been replaced with machine-cut timbers, these support a ply-board first floor. There is also a small two-pane wooden framed window on the eastern elevation (Plate 68).
- 4.2.11 There is a three-part wooden-framed casement window as recorded on the west-facing elevation. Internal inspection of the fixtures confirm that this is mid-late 20th century in date (Plate 69).
- 4.2.12 Access to the first floor above is gained via an enclosed staircase at the northern end of the room (Plate 70). Sawn ceiling joists visible on the northern wall on the way up the stairs show that the ceiling originally continued across this area and access to the first floor was most likely gained via a ladder.

##### G2

- 4.2.13 This part of the bakehouse is accessed via the cart doors on the west-facing elevation. At the time of the survey the ground and first floor were in use as a storage facility for an electrical business. Although access was not denied, the shelving units and storage cupboards etc. obscured almost all of the inside (Plate 71).
- 4.2.14 What could be seen however, was a long lintel on the opposite wall on entering. This former opening would have been wide enough to accommodate a cart, accessed from the eastern side of the building.
- 4.2.15 Although first floor access was not possible, looking up towards the northern gable end there is evidence of the blocked-up opening as recorded on the north-facing elevation (Plate 72).

## First Floor:

### F1

- 4.2.16 At first floor level there is an exposed collar and tie-beam roof truss. It comprises a pair of rafters supported with two collars (Figure 12). The rafters are joined with wooden pegs at the top, elsewhere all fixtures are iron ties and bolts (Plate 73). The purlins upon which the corrugated sheet roof sit, has been raised by timber wedges affixed in the positions of the original purlins. These replacement purlins have also been bonded into the gable ends. The purlins on the west side of the roof are all straight and machine sawn whereas those on the east side are much older and possibly re-used from another location. The collars are fixed with iron bolts and the upper collar has a carpenter's mark on the left of the north-facing side, this is the only carpenter's mark which could be found (Plate 74).
- 4.2.17 Against the southern end is the chimney-breast of the oven structure below (Plate 73). This is staggered and becomes significantly narrower towards the top.
- 4.2.18 The only window on the first floor is the wooden-framed window as noted on the external west-facing elevation (Plate 75).

## 4.3 Building 2 : Middle barn / converted offices

Building 2 adjoins the bakehouse building to the north (Figures 2, 13 and 14). It is north-south orientated and comprises a single storey. It is constructed of ironstone with a gabled roof covered with slate. The listed building description (Appendix A) records it as a barn. This building has been extended to the east into the courtyard area which, according to cartographic evidence occurred at some point between 1922 and 1979-82 (Figure 6 and 7). Most of the building has been converted to office use, however a brief inspection of the building was permitted.

### ***External Descriptions*** (Figure 12)

#### West facing elevation

- 4.3.1 The west-facing elevation is approximately 18m in length and comprises a single storey, constructed on a northwards slope (Plate 76). This building appears to have undergone some renovation/repair work, probably since the time of listing in the 1980s as it has a replacement slate roof and the stonework has been neatly re-pointed.
- 4.3.2 There are two entrances on this side of the building. On the right is a wide cart entrance with modern double plank doors (Plate 77), this provides access into a storage area behind (G3). The second entrance is positioned at the northern end of the building (plates 76 and 78) and is also considered to be a modern replacement door with steps up and a wooden lintel over (plate 78). The stonework around the doorway indicates that this opening was not part of the original construction.
- 4.3.3 To the immediate left of the door described above is the location of an earlier doorway which has been blocked up (Plate 78). Unlike the inserted doorway opening to the right, this has vertical stone jambs and a three-stone lintel above.

### East facing elevation

- 4.3.4 This side of the building is entirely different, constructed using red brick laid in a stretcher bond and with a range of 20th century doors and windows. The doors on this side allow access into the converted office rooms (Plate 79).
- 4.3.5 This elevation faces into the courtyard area of the farm. As this building was not described as modernised or converted at the time the listed building description was created, it is possible that this elevation was modernised and re-built as part of the conversion works sometime after 1985.

### ***Internal Descriptions*** (Figure 13)

Although externally this appears as one building, internally there are several separate and unconnected rooms/areas all at ground floor level. For ease of description, following on from the numbering of the adjoining bakehouse, these rooms have been labelled G3-G7 (Figure 13).

#### **Ground floor:**

##### G3 - Store

- 4.3.6 This room is accessed via the double cart shed doors as recorded on the west-facing elevation (Plate 77). Although these doors are considered to be relatively modern, unless it is a modern replica, the latch on the inside has been reused. The bar has a decorative end with incised cross and four dot design, broadly similar to dated examples from the 17th and 18th century (Hall 2005, pg.59) (Plate 80).
- 4.3.7 Internally, this room has been largely altered and also extended to the east to create Building 4 on the south side of the courtyard (Figure 2). The original stone walls on the west, north and south sides of the building remain, however they have been repaired and replaced in part using breeze-blocks and bricks, possibly to support the replacement roof and new cart shed-style doors which have a reinforced steel joist as a lintel above (Plate 81). The floor is covered with concrete and the roof is entirely a modern replacement.
- 4.3.8 The original east-facing wall has been re-built using breeze-blocks to create the extension (Building 4). Internally there is also a large steel tank constructed on a breeze-block plinth which is accessed via a ladder (Plate 82).

##### G4 - Office

- 4.3.9 This room is part of the building which has been converted for office use and is accessed via G5 (Figure 13). It has been entirely modernised with carpeted floors and plastered and painted walls. There is a late 20th century window as recorded on the east-facing elevation. There are no features, fixtures or fittings of historic or architectural interest within this room.

##### G5 – Office

- 4.3.10 This room is part of the building which has been converted for office use and is accessed via G6, G4 as well as the external door which leads into the courtyard area (Plate 79). It has been entirely modernised with carpeted floors, plastered and painted

walls, strip lights on the ceiling and a radiator in one corner (Plate 83). There is a late 20th century window and door as recorded on the east-facing elevation. There are no features, fixtures or fittings of historic or architectural interest within this room.

#### G6

- 4.3.11 This area/room has been subdivided to create a small corridor area which provides access to G5, G7, a small staff kitchen area and toilet as well as a toilet and wash room, which is accessed on the west-facing elevation. (Figure 13). This is part of the building which has been converted for staff facilities for those working in the office units. The walls and ceilings are all painted and plastered and there is a late 20th century window as recorded on the east-facing elevation and a modern door as noted on the west-facing elevation. There are no features, fixtures or fittings of historic or architectural interest within this room.

#### G7

- 4.3.12 This room is accessed via an internal door from G6 and a modern external door which provides access from the courtyard as noted on the east-facing elevation. There is also a modern staircase which leads to G8 within Building 3 (Figure 13). This part of the building has been converted into modern office use and has no features, fixtures or fittings of historic or architectural value other than a partially exposed stone wall (Plate 84).

### **4.4 Building 3: Former granary / converted offices**

Building 3 adjoins the store / Building 3 (Figures 2, 13 and 14). It is north-south orientated and comprises two storeys. It is constructed of ironstone with a gabled roof covered with slate, which appears to be contemporary with the adjoining store. The listed building description (Appendix A) describes it as a granary comprising “three bays, one storey with loft”. Although the building has been converted to office use, a brief inspection of the interior was permitted.

#### ***External Descriptions*** (Figure 12)

##### West facing elevation

- 4.4.1 This building is constructed from the same ironstone blocks as the farmhouse and Buildings 1 and 2 to the south (Plate 85). It has a modern replacement slate roof, an access with two-part stable door positioned slightly left of centre and fenestration at ground floor level only (Plate 86).
- 4.4.2 The entrance on this elevation comprises a two-part stable door with wooden lintel and vertical stones either side which are likely to indicate this is in its original position. There are large iron hinges on both parts of the door which are typically 19th century in date.
- 4.4.3 The two windows on the ground floor are both two-light fixed windows with stone mullions.

##### North facing elevation

- 4.4.4 This elevation faces out towards the undeveloped arable land to the north of the farm



buildings. It has a moderately steeply pitched roof and comprises two storeys (Plate 87). There are quoins on either side and a modern wooden barge-board.

- 4.4.5 Both windows on this elevation are late 20th century in date and the steel lintels above also suggest that these have been inserted rather than replacements of earlier windows. This probably took place when the building was converted into office use to allow for more light.

#### East facing elevation

- 4.4.6 Most of this elevation is obscured by Building 6 (Plate 88). This building is accessed at first floor level via a flight of concrete steps. There is a wooden door with wooden lintel which conceals a modern entrance door behind that leads directly into the first floor office (F3).
- 4.4.7 Interestingly there are quoins at the southern end on this side of the building, however there are none on the corresponding end on the opposite side (Plate 85).

#### ***Internal Descriptions*** (Figure 13)

This building contains two rooms on the first floor and two on the ground floor where access into Building 2 can be gained. For ease of description, the rooms have been labelled G8 and G9 (ground floor) and F3 (first floor), following on from the numbering of Buildings 1 and 2 (Figure 13).

#### F3

- 4.4.8 This room is accessed directly from the external entrance door on the east-facing elevation and, at the time of the survey, was in use as an office (Plates 89 and 90). The floor is entirely carpeted and the walls are exposed ironstone. There is a modern roof structure and a modern window set within a splayed opening, as noted on the north-facing elevation.
- 4.4.9 On the left on entering the room is the southern gable end of the building (Plate 90). There is a blocked-up doorway which would have provided access, presumably for loading directly to the first floor. There are stairs located at this end of the room to provide access to the ground floor.

#### G8

- 4.4.10 This room is accessed directly from the stairs noted in F3 above (Figure 13) and has been converted into modern office use. The walls are mostly plastered and painted other than the eastern wall which has exposed stone (Plate 91). The floor is carpeted and the ceiling has modern painted boards with built-in lights. From this room access can be gained to G9 and also into the ground floor of the adjoining Building 2. Other than the exposed stone wall, this room has no features, fixtures or fittings of historic or architectural interest.

#### G9

- 4.4.11 This room is accessed via G8 only and is part of the building which has been converted for office use. At the time of the survey it could not be accessed as it was in use for a meeting.

## 4.5 Building 4: Late 20th century store

Building 4 is east-west orientated, positioned between Buildings 2 and 5, flanking the southern boundary of the courtyard (Figure 2). It is a single storey building with a mono pitched roof (Plate 92). It is accessed via two large double doors on the north elevation and also internally from G3 in Building 2. Cartographic evidence suggests this building was constructed at sometime between the 1920s and early 1980s. It appears on the 1979-1982 Ordnance survey map with a dashed line on the north side which may indicate an open fronted shelter such as a cart shed or stables.

### **External Description** (Figure 14)

#### North facing elevation

- 4.5.1 This elevation faces into the courtyard area and has four sets of large double doors and a large corrugated iron sheet covering the western-most opening.
- 4.5.2 There are steel posts which appear to support the structure which has a mono-pitched roof covered with corrugated (asbestos?) sheeting.
- 4.5.3 This is the only visible elevation of the building as the southern elevation is against the boundary of the site, and it is constructed up against Building 5 at the eastern end and the western end is within G3 of Building 3.

### **Internal Description**

- 4.5.4 Building 4 is accessed via the double doors recorded on the northern elevation and from inside G3 of Building 2 (Figure 13). It has a concrete floor and machine-cut roof structure which is supported on a breeze-block rear wall and on the steel joist frame on the northern side (Plate 93). Breeze-blocks have been used to connect the building with Building 2 and also on the southern wall. The western end of the building utilised the former external wall of Building 5 (Plate 93). The former external wall of Building 5 is constructed in a dark red brick laid in a Flemish bond, which has later been raised using a pinkish coloured brick that looks to be 20th century in date.

## 4.6 Building 5: Former piggery

Building 5 is north-south orientated and flanks the eastern boundary of the courtyard (Figure 2). It comprises a single storey brick and stone built structure with mono-pitched roof (Plate 94). It is accessed via a door on the west-facing elevation and cartographic evidence indicates a building was constructed in this location between 1884 (Figure 4) and 1900 (Figure 5). The most recent owners who have been at Gate House Farm for over 50 years used to house pigs in this building before it was given over to storage.

### **External Description** (Figure 14)

#### West facing elevation

- 4.6.1 This elevation faces into the courtyard area and comprises the main access to the building via a large wooden plank and batten door with large iron hinges and a concrete lintel above (Plate 94).

- 4.6.2 The presence of ironstone and two different colours and types of brick visible on this elevation indicates there has been different phases of repair or re-build. The northern wall of the building is constructed entirely from ironstone blocks (Plate 94). This ironstone wall may be the only surviving part of an earlier stone-built structure or it may be an earlier wall which has been utilised. If it is an earlier wall, the orientation would line-up with the northern end of Building 2 (Figure 2). The brick used around the door and recorded within Building 4 where this elevation continues, is a dark red brick laid in a Flemish bond. This is likely to be part of the structure, dated by the historic maps to the late 19th century. The lighter pinkish coloured brick laid in a stretcher bond, used on the northern part of this elevation and also used to raise the roof line, is likely to be mid-late 20th century in date.
- 4.6.3 There are two steel framed windows on this elevation, each with ten panes and concrete lintels and cills.
- 4.6.4 There is evidence in the brickwork on either side of the door of earlier brick structure, perhaps walls, which have since been removed. There is no evidence of these on the historic maps available.

#### East facing elevation

- 4.6.5 The east facing elevation has been mostly obscured by a rendered breeze-block extension with mono-pitched roof covered with corrugated iron sheeting (Plate 95).
- 4.6.6 The earlier rear wall of Building 5 is partially visible and appears to be constructed from ironstone, however the blocks look to be significantly smaller than those used to construct the other buildings surveyed. There is a wooden plinth on top of the wall which supports the roof.

#### ***Internal Description***

- 4.6.7 Building 5 is accessed via the door recorded on the west-facing elevation. There is a room on the left on entering which has been converted for storage (Plate 96). The walls and ceiling are all plastered and painted, there are no exposed features, fixtures or fittings of historic or architectural value in this room.
- 4.6.8 On the right on entering is the part of the building which has been largely unaltered since in use as a piggery (Plate 97). There are a series of small "pens" which have been created using breeze-block with small wooden access gates. There is an access walkway which spans the length of this area which has a concrete floor and drainage channel.
- 4.6.9 The roof structure is supported on the western and eastern walls with additional props on the breeze-block pens. The rear wall is constructed from small ironstone blocks with a number of openings with wooden lintels above, which lead into the breeze-block extension on the eastern side as noted on the corresponding external elevation (Plate 98). The number of doorways correspond to the number of pig pens. Unfortunately access into these areas was restricted due to stored items.

#### 4.7 Buildings 6 and 7: Late 20th century breeze-block stores

Buildings 6 and 7 are located on the north side of the farm and together create the entrance into the courtyard (Figure 2) (Plate 99). Neither building was inspected internally. Cartographic evidence indicates that these structures were in place by the early 1980s (Figure 7).

##### *External Description* (Figure 14)

- 4.7.1 Building 6 is constructed on the eastern side of Building 3 (Plate 100). It is constructed from a cream painted breeze-block and has a mono-pitched roof with corrugated iron sheet cover. On the northern side a former stone boundary wall has been utilised in its construction (Plate 101). The building is accessed via corrugated iron sheets on the south-facing elevation from the courtyard – this iron sheeting has also been used on the eastern side (Plate 100).
- 4.7.2 Building 7 is constructed to the immediate north of Building 5 (Figure 2) (Plate 102). A continuous corrugated iron roof cover from this building to Building 5 creates a covered walkway between the two. This building is constructed using the same breeze-block as Building 6 and is considered to be contemporary. Like Building 6, it also utilises the stone boundary wall on the north side in its construction.

#### 4.8 Building 8: Late 20th century corrugated store

- 4.8.1 Building 8 is located on the east side of Building 5 (Figure 2). It is a large open-fronted shelter constructed from corrugated sheeting (Plate 103). There are no features, fixtures or fittings of historical or architectural interest within this building.
- 4.8.2 Cartographic evidence indicates that this building was constructed after 1979-1982 as it is absent from the Ordnance Survey map (Figure 7).

#### 4.9 Building 9: Late 20th century store (Figure 14)

- 4.9.1 Building 9 is located on the eastern side of Building 8 (Figure 2). It is a large breeze-block and wooden-fronted building measuring approximately 18.5m by 18.5m. It has a gentle sloping corrugated iron-covered roof and a large opening on the west-facing elevation to allow access for farm machinery (Plate 103). There are no features, fixtures or fittings of historical or architectural interest within this building.

Cartographic evidence indicates that this building was constructed after 1979-1982 as it is absent from the Ordnance Survey map (Figure 7).

#### 4.10 Building 10 : Late 20th century garage

- 4.10.1 Building 10 is located on the eastern side of the entrance to Gate House Farm (Plate 104). It is constructed from ironstone and has a sloping mono-pitched roof. It has entrances on the north and south elevations and internal inspection was not possible at the time of the survey.
- 4.10.2 Cartographic evidence indicates that this building was constructed after 1979-1982 (Figure 7), however it was built in the footprint of another building which was on the site on the 1922 Ordnance Survey map (Figure 6). The street-facing elevation appears to

be the same as the boundary wall at the front of the farmhouse and therefore was probably retained and utilised in the rebuilding of this structure.

## 5 PHASING AND DISCUSSION

This section provides a discussion and suggested phasing for the buildings surveyed. For the buildings surveyed at Level 3, detailed phasing is shown on Figures 9, 11 and 13. Figure 15 provides an overall suggested phase plan for all buildings.

The table below summarises the major developments by phase:

Phase	Building	Constructed or Alterations Made
<b>Phase 1</b> mid 16th century	Farmhouse	Constructed comprising G3, G4, F3, F4, C1, S1 and S2
	Building 1 / Old Bakehouse	Constructed comprising G1, G2, F1, F2
	Building 3 / Granary	Constructed comprising G8, G9, F3
<b>Phase 2</b> late 16th century	Farmhouse	Extended on the north side to include G1, G7, F1, F7, C2 and S3
	Building 2 / Middle barn	Constructed comprising G3, G4/5, G6/7
<b>Phase 3</b> 18th century	Farmhouse	Minor alterations within farmhouse
<b>Phase 4</b> late 19th century	Farmhouse	Extended on north-east side to include G2, F2, S4. New roof added
	Building 5	Constructed
<b>Phase 5</b> 20th century	Farmhouse	Porch added to north-east elevation Fitted kitchen added to G2
	Building 2	Converted into offices, new roof added
	Building 3	Converted into offices, new roof added
	Building 6	Constructed
	Building 7	Constructed
	Building 8	Constructed
	Building 9	Constructed
	Building 10	Constructed

### 5.1 Phase 1: Mid 17th century

#### Farmhouse

- 5.1.1 The earliest phase of building identified in this survey is believed to be the two bay street-fronting part of the current farmhouse (Figure 9). The exact date of construction is uncertain as many of the original features have been replaced, however the next phase has a number of clearly datable fixtures and fittings comparable to examples securely dated to the late 17th century.

- 5.1.2 It had two rooms on the ground floor (G3 and G4) with a centrally located fireplace on the wall between, which heated both rooms. These rooms were connected via a doorway one side of the fireplace for which there is evidence of a former opening, no evidence was found of an opening on the other side of the fireplace during the survey.
- 5.1.3 The building was entered via a door either on the High Street frontage where a blocked-up opening was recorded, or on the north-east side where a large splayed doorway is still present in G3.
- 5.1.4 The first floor was accessed either via a ladder from G4 leading into F4 above or, via an external staircase, the position of either could not be ascertained from the survey. There were two rooms, with the same layout as the ground floor, connected via a doorway next to the fireplace. Both rooms would have been heated from the central fireplace.
- 5.1.5 The attic spaces were unlikely to have been used as rooms at this point and as none of the original roof survives little interpretation can be made about this part of the house.
- 5.1.6 The house had two rooms within the cellar. The blocked-up additional cellar space with possible steps leading into it positioned beneath G4 would suggest it was accessed from this room. No existing evidence of this could be found, however the cupboard area G5b would be a likely location for an access.
- 5.1.7 Other than the window within the attic space, there is no fenestration on the south-east elevation on this earliest phase. It could be suggested that this is not the original end of the house which may have extended by another bay towards the south-east. This additional bay may have included a service area.
- 5.1.8 Although there is no obvious physical evidence on the south-west facing elevation, the tithe map of 1839 (Figure 3) depicts two "wings" on this side of the house. It is possible that these elements of the building were part of its original construction, however no further evidence of this could be found.
- 5.1.9 The table below summarises the suggested functions of rooms within the original house.

Room Number	Function
G3	Hall
G4	Parlour
F3	Chamber
F4	Chamber
C1	Service / Storage

Outbuildings

- 5.1.10 Buildings which may be associated with the earliest phase of the farmhouse building are the bakehouse (Building 1), which is described as a "cottage" in the listed building description and the buildings described as a granary (Building 3). The lack of dating evidence from either of these buildings makes it difficult to say with absolute certainty that these are mid 17th century.
- 5.1.11 The bakehouse was constructed with two bays with two entrance doors, windows at ground and first floor level and a cart-shed entrance into the northern part of the building. The absence of quoins at the northern end of the west-facing elevation indicates this building may have originally extended further northwards, however a first

floor loading/access door at the northern end may contradict this suggestion. Both bays of the bakehouse were constructed with first floors. There was a large oven located at the southern end of the building and the ground floor was used as a preparation area, the first floor could be used for storage. On the northern side of the building a cart could be loaded/unloaded directly inside the building and goods could be loaded and unloaded to the first floor via an opening on the northern gable end. It is most likely the case that this building was not identified as a bakehouse in the listed building description as an internal inspection was not made.

- 5.1.12 The granary (Building 3) is earlier in date than the attached Building 2 as, like Building 1, it has a loading door at first floor level, but on the north-facing elevation, which would have needed full access on that side. As this building has been entirely modernised inside, the interpretation as a granary relies mostly on that from the listed building description carried out prior to the conversion.
- 5.1.13 If this was a granary, it would have been used to store the threshed grain and may indicate the farm was primarily for arable farming at this time. Granaries are usually free-standing buildings, the location of the access door on the south-facing elevation and quoins at the northern end indicate this was possibly the extent of the original building and that it was detached. The first floor would have been an ideal position to store the grains away from animals and rodents. There were originally no windows on the first floor of the building in order to keep out light and birds which may have eaten the grains. Many granaries are raised over a stable or the ground floor used for food preparation - perhaps before transportation to the nearby bakehouse.
- 5.1.14 The earliest map consulted was the 1839 Tithe map (Figure 3), which depicts another parallel building range on the western side of the present range. Although there is no evidence to indicate when this was constructed, if it was contemporary with the earliest phases of buildings, the range may have included a threshing barn, hay barns, maltings, brew house or storage for other animals and/or a cart shed. This also suggests the original layout of the farm was directly to the north of the farmhouse as opposed to the shift to the east witnessed in the late 19th and early 20th century.

## 5.2 Phase 2: Late 17th century

### Farmhouse

- 5.2.1 During the late 17th century, the farmhouse was extended to the north-west, creating an L-shape in plan (Figure 9). Datable fixtures recorded during the survey, including window latches, indicate this phase dates to the 1690s. This suggestion is supported by the listed buildings description which also suggests a 1690s date for extension (Appendix A).
- 5.2.2 This extension to the house includes one room on the ground floor (G1) and a staircase which leads to the first floor where another room (F1) was added. The extension concealed the existing doorway and window on the north-east elevation.
- 5.2.3 A new entrance door was added on the north-west facing elevation. This may have become the new entrance to the house, replacing one on the street-facing frontage. The new entrance has a grand and impressive door (possibly relocated from the previous entrance) as well as steps leading up to it. The new entrance shifts the focus of activity going on in the bakehouse to the rear of the house (Plate 105).



- 5.2.4 During this phase of extension, an additional area was added to the cellar and a new entrance created from a doorway and set of brick steps. A vaulted ceiling was used when creating this area and an vaulted access was created into the earlier cellar (C1).

#### Outbuildings

- 5.2.5 It is possible that the storage barn/cart shed (Building 2) was constructed around this time. With a lack of physical dating evidence available such as original doors, windows, roof trusses etc however, it is difficult to say with any certainty. This building had at least one entrance door on the west-facing elevation (now blocked up) and possibly a wide cart-shed entrance. As the east-facing elevation was entirely re-built in the late 20th century, any evidence of entrances and windows has been lost.
- 5.2.6 This new building would have been positioned between the pre-existing granary and bakehouse, completing the range (Plate 106) as is first depicted on the 1839 map.

### **5.3 Phase 3: 18th century**

- 5.3.1 In the 18th century a small number of internal alterations were made inside the farmhouse. Within the service/kitchen part of the house (G4) a partition was created and an internal door added which would minimise the impact of smells and activities taking place in the kitchen area in the main dining room (G3). Within this partitioned off area there was also a simple set of stairs added to allow service staff to access the first floor without using the formal stairs.
- 5.3.2 As the fireplace was concealed by the new partition in the service/kitchen area (G4), a new fireplace/hearth was added on the opposite wall. This would also have been used to heat the bedroom above (4) when a partition was added there too.
- 5.3.3 It is quite possible that around this time the attic space was converted to use as rooms, most likely for domestic staff and the newly created rear stairs would provide direct access from the ground and first floor without entering or being seen by the occupants of the house.

### **5.4 Phase 4: Late 19th century**

#### Farmhouse

- 5.4.1 During the late 19th century the farmhouse was extended on the north-east side, creating a square shape in plan and a new entrance added on the south-east facing elevation. Mr Field has suggested that this phase was funded from compensation for lands lost/sold when the railway was constructed through Culworth in 1900. This is a credible suggestion given the proximity of the railway line to Gate House Farm which is depicted on the Ordnance Survey map of 1900 (Figure 5).
- 5.4.2 It was most likely that with this final extension to the building, a new roof was added which incorporated and in parts replaced the earlier two phases.
- 5.4.3 Internally, a number of significant alterations were made to the farmhouse. A decorative tiled floor was added on the ground floor corridor and the windows replaced in G3 which was most likely the formal dining and entertaining room.
- 5.4.4 Although it is difficult to establish the function of the ground floor extension added at this time (G2), it was quite possible that it was built to serve as a kitchen. Evidence to support this includes the modest external door which enters directly in from the rear of the building (now concealed by the 20th century porch), that would have been in close

proximity to the water pump outside, and also the cellar, where meats, dairy produce and wines would be stored and kept cool, is easily accessed from G2.

- 5.4.5 The relocation of the kitchen/service area from G4 to G2 meant that the doorway leading into the main dining area would no longer be required and was therefore bricked up and the area created (G5a) was used as a cupboard. It is unclear whether or not the stairs were also blocked up at this time or slightly later during the early 20th century when service staff were no longer required.

#### Outbuildings

- 5.4.6 Cartographic evidence indicates that Building 5 (parallel to the outbuildings on the eastern side) was constructed at some point between 1884 and 1900. Much of this building was extended and re-built during the 20th century, and it is difficult to determine its original purpose.

### **5.5 Phase 5: mid-late 20th century**

#### Farmhouse

- 5.5.1 There were very few significant alterations made to fabric of the farmhouse during the 20th century. A fitted kitchen was added to the 19th century extension on the ground floor (G2) which removed any evidence of earlier fireplaces and windows.
- 5.5.2 Bathrooms were created on the ground and first floors and a porch was added to the rear entrance of the farmhouse.
- 5.5.3 Repairs within the dining room (G3) may have necessitated additional structural support in the cellar below (C1).

#### Outbuildings

- 5.5.4 Significant alterations were made during the late 20th century by the most recent owners Mr and Mrs Field. These reflect the need for Gate House Farm to generate income via methods other than farming. The conversion of Buildings 2 and 3 into modern offices allows rental income from buildings which were no longer needed. Building 2 was almost entirely re-built on the courtyard facing eastern elevation with new doors and windows. Building 3 was also converted, an unused first floor loading door was blocked up and windows were inserted on both floors of the north-facing elevation to allow light into the offices. A new roof was added to both buildings. The listed building descriptions (Appendix A) carried out in 1985 make no mention of the conversion of Buildings 2 and 3, suggesting these alterations were carried out after this date.
- 5.5.5 Building 4 was constructed, possibly with an open-frontage. This building in conjunction with Buildings 2 and 5 created the courtyard area which was now enclosed on three sides. It was open-fronted to allow for easy access and storage of large farm machinery.
- 5.5.6 Building 5 was significantly repaired and also extended on the eastern side and pens were created to house pigs which were being bred and reared on the farm at this time.
- 5.5.7 Buildings 6 and 7 were added into the northern corners of the existing courtyard. Constructed of modern breeze-blocks, they may have been added for use by the farm or the businesses operating from there.

- 5.5.8 A large storage building (Building 9) was constructed on the eastern side of the farm, this was either constructed for the farm or for storage for the businesses operating from the site. Also, a storage building / garage (Building 10) was constructed within the footprint of an earlier building.

## 6 CONCLUSIONS

- 6.1.1 The survey of the buildings at Gate House Farm has successfully achieved the initial objectives. A permanent record of the structures in their present state has been created and, as required, a more detailed survey of the farmhouse and bakehouse were undertaken including a detailed photographic record. The survey will preserve by record the character, state, preservation and architectural and historic significance of the site.
- 6.1.2 The information collected in the background research was useful for understanding the development of the site from the mid 19th century onwards. Understanding the rest of the site relied upon physical evidence collected from the site survey alone.
- 6.1.3 It is intended that the report will not only assist the planning, conservation and archaeology professionals in assessing future plans for the site, but also, from dissemination of the report, inform people on a local level as to the significance and historical development of the site.
- 6.1.4 The revolution in English agriculture, which took place in the 1700s, had a dramatic effect on the landscape of the countryside. In particular the enclosure of large spaces of open land enabled crop production to be substantially increased to meet the demands of the rapidly growing population. As well as having a major influence on the landscape, enclosure and the introduction of new farming practices also contributed to England's stock of farm buildings. The early buildings at Gatehouse Farm may have been the result of the increase in wealth of the arable farmers at that time. A fall in grain prices may have led to a change in focus to animal breeding in the late 19th and early 20th century, and subsequently, buildings were constructed on the eastern side of the central range, away from the farmhouse for this purpose. Throughout the 20th century the farm continued to expand through use as a pig farm as well as new storage units associated with businesses operating from the converted buildings.

## 7 BIBLIOGRAPHY

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Fletcher, T	2012	Specification for Historic Building Recording : Gate House Farm, Culworth, Northamptonshire
Hall, L.	2005	Period House Fixtures and Fittings 1300-1900
Lang, G. (ed)	2004	1000 Tiles: 2000 Years of Decorative Ceramics
Institute for Archaeologists	2001	Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings

### ***Maps and other Sources Consulted***

<b>Description</b>	<b>Date</b>	<b>Document Location and Reference</b>
Culworth Tithe Map	1839	Northamptonshire Records Office : T230
First Edition Ordnance Survey Map 25" to 1 mile	1884	<a href="http://www.old-maps.co.uk">www.old-maps.co.uk</a> (purchased)
Second Edition Ordnance Survey Map 25" to 1 mile	1900	Northamptonshire Records Office Northamptonshire Sheet LIV.12
1922 Ordnance Survey Map 1:2500	1922	Northamptonshire Records Office Northamptonshire Sheet LIV.12
1979-1982 Ordnance Survey Map 1:2500	1979-1982	<a href="http://www.old-maps.co.uk">www.old-maps.co.uk</a> (purchased)

### ***Websites Consulted***

[www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

[www.old-maps.co.uk](http://www.old-maps.co.uk)

APPENDIX A. LISTED BUILDINGS DESCRIPTION: GATEHOUSE FARMHOUSE, COTTAGE, BARN AND GRANARY

<b>Gate House Farm</b>	
<p>Description: Gate House Farmhouse            Grade: II            Date Listed: 4 July 1985            English Heritage Building ID: 234035            OS Grid Reference: SP5392347212            OS Grid Coordinates: 453923, 247212            Latitude/Longitude: 52.1206, -1.2138</p>	<p>Location: High Street, Culworth,            Northamptonshire OX17 2BG            Locality: Culworth            Local Authority: South Northamptonshire            District Council            County: Northamptonshire            Country: England            Postcode: OX17 2BG</p>
<p>House. C17, of two builds, C19 additions. Squared coursed ironstone, slate roof, stone stack to left. Originally L-plan. Angle filled with extension c.1895. West front, 2 storeys, attic and cellar; 2 bays Right bay probably mid C17 with left bay added c.1690. Division marked by quoins to right of entrance. 4-light stone mullioned window to cellar in second bay from left. 2-light stone mullioned cellar windows in right bay and second bay from right. Doorway in second bay from right has stone lintel and studded plank door. Two 3-light stone mullioned windows with square hoods to left. Sash window with side lights and square stone hood to right. 3-light stone mullioned windows on first floor. Coped gable ends with kneelers. Interior not inspected.</p>	

<b>Cottage, Barn and Granary</b>	
<p>Description: Cottage, Barn and Granary            Approximately 10 to 30 Metres North East of            Gate House Farmhouse            Grade: II            Date Listed: 4 July 1985            English Heritage Building ID: 234036            OS Grid Reference: SP5394247233            OS Grid Coordinates: 453942, 247233            Latitude/Longitude: 52.1208, -1.2135</p>	<p>Location: High Street, Culworth,            Northamptonshire OX17 2BE            Locality: Culworth            Local Authority: South Northamptonshire            District Council            County: Northamptonshire            Country: England            Postcode: OX17 2BE</p>
<p>Cottage and adjoining barn and granary. C17. Coursed limestone rubble, Welsh slate roofs, brick stacks. Cottage to right. 2 storeys, one bay. Doorway in second bay from right with wood lintel and plank door. 3-light casement window to right with wood lintel. Similar 2-light window to left. Cart entrance in left bay with wood lintel and double plank doors. 2-light casement window on first floor. Coped right gable end with kneelers. Stack on right side. Barn, 3 bays has cart entrance in right bay with wood lintel and plank door. Granary adjoining to left. 3 bays, one storey with loft. Central doorway with wood lintel and plank door, is flanked by 2-light stone mullioned window without hoods. Interior not inspected.</p>	

APPENDIX B. LISTED BUILDINGS WITHIN 250M RADIUS OF GATE HOUSE FARM

Listed Building No.	Building / site name or address	Brief Description	Date	Listed Building Status
234033	EYDON END HOUSE, HIGH STREET	House. Early C18. Windows altered C20. Coursed ironstone rubble and squared coursed stone. Plain-tile roof, flanking stone stacks. 2 storeys, 3 bays. Central doorway with plank door and overlight, has stone lintel continued over side lights. Stone sundial above. C19 six-pane sash windows with stone lintels in either side and in outer bays on the first floor. Triple sash window in centre with stone lintel. Coped gable ends with kneelers. Lower extension to left, C18-C19; brick. 2 storeys, one bay. 2-light casement windows with wood lintels on both floors and brick stack to left. Interior not inspected.	C18th	Grade II
234034	BRIDGE HOUSE, HIGH STREET	House. C17, remodelled C20. Coursed squared ironstone and coursed rubble, slate roof, brick and stone stack. 2 storeys and attic, 2 bays. Entrance on right side has concrete lintel and C20 door. Window-openings all enlarged C20. Ground and first floor windows have concrete lintels and metal casements. C20 attic dormers with metal casements. Coped gable ends with kneelers. Stack to left. Interior: Floor replaced at first floor level C20. Roof timbers said to have been renewed Included for group value.	C17th	Grade II
234035	GATE HOUSE FARMHOUSE , HIGH STREET	See Appendix A	C17th/ 19th	Grade II
234036	COTTAGE, BARN AND GRANARY APPROXIMATELY 10 TO 30 METRES NORTH EAST OF GATE HOUSE FARMHOUSE, HIGH STREET	See Appendix A	C17th	Grade II
234039	BARN APPROXIMATELY 35	Barn. C16/C17. Coursed ironstone rubble, old tile roof. Onen storey with loft. 7 bays, divided by buttresses. Cart entrance in third bay from right with wood lintel. 2-light casement windows with wood	C16/C 17.	Grade II

	METRES NORTH WEST OF WESTHILL HOUSE, HIGH STREET	lintels to ground floor and loft in third bay from left. Doorway with wood lintel in second bay from left. Stone steps to loft entrance in left bay. Coped gable ends with kneelers. Interior: Queen strut roof retains some original timbers.		
234040	WALL APPROXIMATELY 20 METRES NORTH WEST OF WESTHILL HOUSE, HIGH STREET	Wall. C17. Coursed squared ironstone, with stone coping. Part of a former enclosure around Westhill House (q.v.).	C17	Grade II
234037	WESTHILL HOUSE, ATTACHED OUTBUILDING AND WALLS, HIGH STREET	House. Early C17, altered and extended two bays to left (south) late C17. Three right bays coursed limestone rubble banded with ironstone. 2 storeys. Two left bays under one gable, coursed limestone rubble, two storeys with attic. Artificial stone slate roof, brick and stone stacks. U-plan. Blocked 2-light stone mullioned window to cellar in second bay from left. Entrance in third bay from right has stone lintel, 6-panel door and timber lattice work porch. 2-light window with wood lintel and old iron casement to left. 2-light window with wood lintel and C20 casement to right. 4-light window with wood lintel and old iron casement in right bay. Similar windows in right bay on the first floor and third bay from right. 2-light casement window with wood lintel in second bay from right. Two left bays have 2- light windows with stone lintels and wood mullions and transoms on both floors. 2- light casement window with plain stone frame to attic. Coped gable ends with kneelers flanking gabled wings at rear. Interior not inspected but noted as having a late C17 fireplace with bolection surround in the hall, re-arranged early C17 panelling, and chequer floor of white Culworth stone and black Byfield stone. A bedroom has early C17 panelling with carved frieze and elaborate fireplace surround and overmantel with 2 arches flanked by Doric columns. Outbuilding, adjoining left wing at rear, probably c.1700. Squared coursed ironstone, slate roof, brick stack. One storey, 2 bays. Doorway in right bay with wood lintel, and 3-light casement window with wood lintel to left. Interior not inspected. Wall, extending from the east and west fronts of the house along the High Street. C17, squared coursed ironstone with stone coping. West section is L-plan, turning north at an angle to divide the house from the farmyard.	C17	Grade II
234038	GRANARY AND STABLES APPROXIMATELY 35 METRES SOUTH	Granary and stables. C17. Coursed squared ironstone, banded with limestone, old tile roof. 4 bays. 4 doorways to stables with wood lintels and plank doors. Stone steps with entrance to granary on left side. Doorway with wood lintel and plank door. Interior not inspected.	C17	Grade II



	WEST OF WESTHILL HOUSE, HIGH STREET			
234045	PADDOCKS FARM GUEST HOUSE, HIGH STREET	House. Early C18. Coursed limestone and ironstone rubble, right side limestone banded with ironstone, slate roof, central brick and stone stack. 2 storeys and attic, 2 bays. Central doorway with wood lintel, half-glazed 4-panel door, and gabled timber porch. 3-light casement windows with wood lintels on either side. Similar windows on first floor. Coped gable ends with kneelers. Extension to left, C18, similar materials, one storey, one bay. 3-light casement window with wood lintel. Interior not inspected.	C18	Grade II
234041	GARDEN WALLS AND GATEWAYS APPROXIMATELY 30 TO 50 METRES WEST, NORTH AND EAST OF WESTHILL HOUSE, HIGH STREET	Walls and gateways. Early C18. Brick walls with stone coping. Wall to west has gateway towards south end with moulded stone frame and a second gateway at the north end with moulded stone frame and segmental pediment. Similar gateway at north end of east wall. There is a break approximately midway along the east wall, and the garden enclosure is continued by a separate L-shaped section of wall to the south-east (q.v.). Forming part of a three and a half sided garden enclosure at Westhill House (q.v.) Included for group value.	C18	Grade II
234042	GARDEN WALL APPROXIMATELY 25 TO 35 METRES SOUTH EAST OF WESTHILL HOUSE, HIGH STREET	Wall. Early C18. Brick with stone coping. L-plan. Forming part of a three and a half sided garden enclosure at Westhill House (q.v.). Included for group value.	C18	Grade II
234043	DIAL HOUSE AND FAIRWAY COTTAGE, HIGH STREET	Pair of Cottages. C17. Coursed limestone rubble banded with ironstone; artificial stone slate roof, brick stacks. 2 storeys and attic. Cottage to right (Fairway), 2 bays, has central doorway with wood lintel, 4-panel part-glazed door and timber lattice-work porch. 3-light casement window with wood lintel on either side. Similar windows on first floor. Dial House (to left) 4 bays, has doorway in right bay with plank door, side-lights and wood lintel. 3-light casement window with wood lintel to left. C20 bay window in second bay-from left and 3-light casement window with wood lintel in left bay. 3-light casement window with wood lintel in right bay and second bay from right on first floor. Similar 2-light windows in left bay and second bay from right. Coped left gable with kneelers. Blocked 2-light stone mullioned window to first	C17	Grade II

		floor and attic on left side. Interior not inspected.		
234044	DALMAR HOUSE, HIGH STREET	House. Early C18. Squared coursed ironstone and ironstone rubble, tile roof, flanking brick, stone and rendered slacks. 9 storeys and attic, S bays. Central doorway with C19 gabled timber hood, wood lintel and 4-panel door with overlight. 3-light window with wood lintel and old iron casements on either side. 3-light windows in outer bays on first floor have stone lintels and old iron casements. One-light casement window with stone lintel in centre. Coped gable end with kneelers to left. Interior not inspected.	C18	Grade II
234046	DANVERS HOUSE EAST AND DANVERS HOUSE WEST, HIGH STREET	House, now two dwellings. Early C18, probably incorporating earlier work, enlarged mid C18 and C19. Sundial dated 1732 at rear of Danvers House East. Ironstone ashlar and coursed ironstone rubble, roof covered by snow at time of survey, brick stacks, irregular U-plan. Main block, early C18, of different builds, runs east to west, and has two irregularly spaced wings with hipped roofs projecting from the north front. East wing, C19, two storeys, 4 bays. Section of main block set back to right, 2 storeys and attic, 2 bays. West wing, mid C18, 2 storeys and cellar. Section of main block set back to right, 2 storeys and attic, 2 bays. Entrance in second bay from right has flat stone frame with keyblock and 6-panel door with overlight. Sash window to right has flat stone frame with keyblock. Similar windows on the first floor. Parapet with segmental pediment. West wing has angle pilasters and moulded cornice. 4 blocked 2-light cellar windows with flat stone mullions, except in that in second bay from right which is boarded over. Sash windows with flat stone frames and keyblocks on both floors. Section of main block to left has entrance on right bay with flat stone frame and keyblock and 6-panel door with fanlight. Sash window to left with flat stone frame and keyblock. Similar windows to first floor. Parapet with segmental pediment. East wing has 4-pane sash windows with flat stone frames and keyblocks to both floors. Interior: Danvers House East. remodelled C20. Danvers House West, not inspected but said to have C18 staircase with Doric newel posts and turned balusters, and a C17 fireplace. Said to have been built in the early C18 on older foundations by Sir John D'Anvers.	C18	Grade II
234047	RED LION INN PUBLIC HOUSE, HIGH STREET	House, now public house, Early C18. Coursed squared ironstone, slate roof, flanking brick stacks. 2 storeys, 3 bays. Central doorway with wood lintel and plank door. 2-light casement window with wood lintel on either side. 3-light windows with wood lintels and old iron casements in outer bays on first floor. Similar 2-light window above entrance. Coped gable ends with kneelers. Extension to right, C18; similar materials. One bay, one storey. Stack to right. 2-light casement window with wood lintel. Interior not inspected.	C18	Grade II

## APPENDIX C. OASIS REPORT FORM

### Project Details

All fields are required unless they are not applicable.

OASIS Number	oxfordar3-134343			
Project Name	Gate House Farm, Culworth, Northamptonshire			
Project Dates (fieldwork)	Start	11-09-2012	Finish	14-09-2012
Previous Work (by OA East)	No		Future Work	No

### Project Reference Codes

Site Code	XNNGHF12	Planning App. No.	n/a pre-planning
HER No.	n/a	Related HER/OASIS No.	LB nos. 234035 and 234036

### Type of Project/Techniques Used

Prompt	Planning condition
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### Please select all techniques used: Building Survey

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

### Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
Farmhouse	Post Medieval 1540 to 1901		Select period...
Barns	Post Medieval 1540 to 1901		Select period...
Farm outbuildings	Modern 1901 to Present		Select period...

### Project Location

County	Northamptonshire	Site Address (including postcode if possible)
District	South Northamptonshire	Gate House Farm, High Street Culworth Northants OX17 2BG
Parish	Culworth	
HER	Northamptonshire	
Study Area	n/a	National Grid Reference
		SP 53948 47248

## Project Originators

Organisation	OA EAST
Project Brief Originator	Northamptonshire County Council
Project Design Originator	Taleyna Fletcher
Project Manager	Taleyna Fletcher
Supervisor	Taleyna Fletcher

## Project Archives

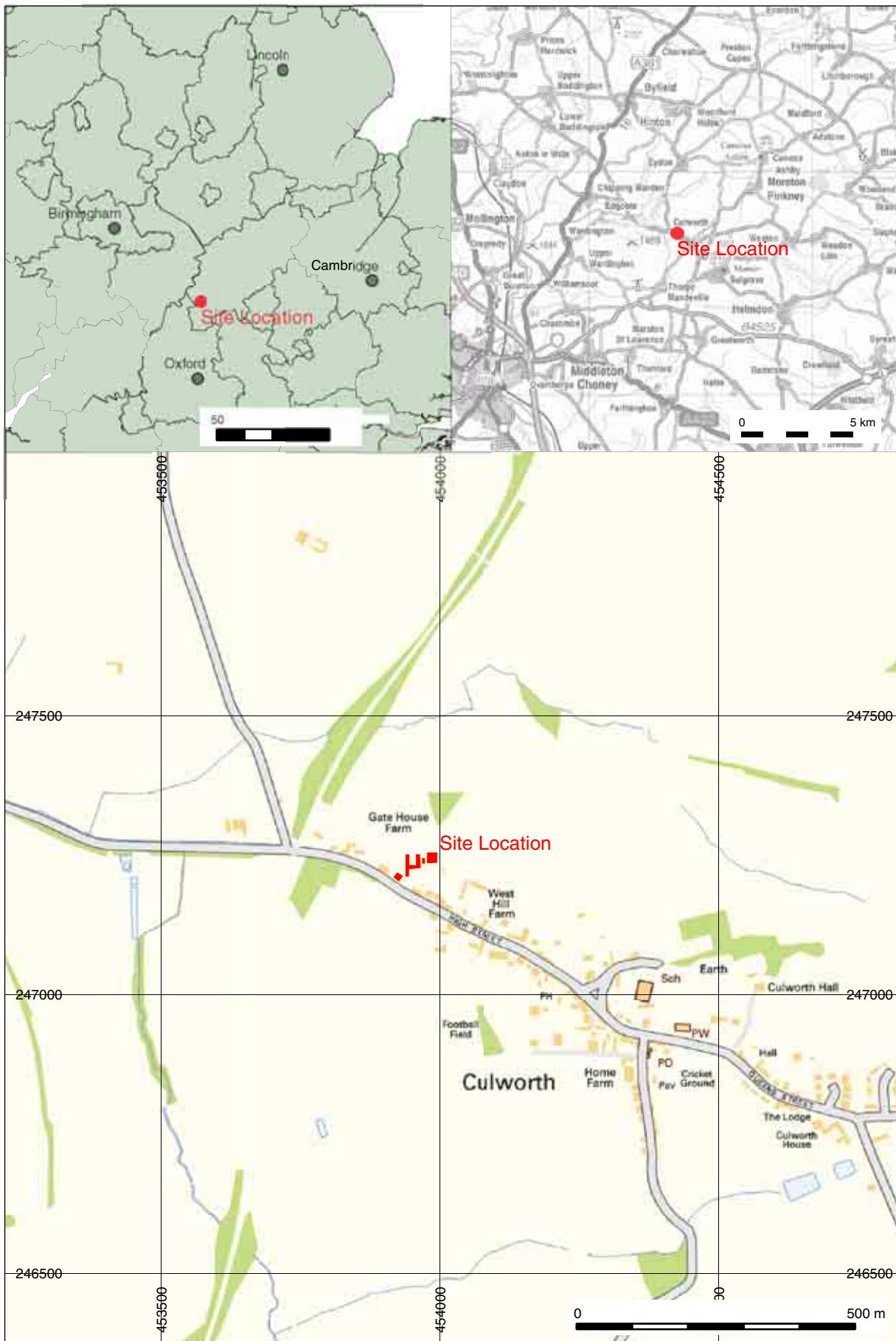
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OA East	OA East	OA East
XNNGHF12	XNNGHF12	XNNGHF12

## Archive Contents/Media

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<input checked="" type="checkbox"/> Images	<input type="checkbox"/> Diary
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<input type="checkbox"/> Moving Image	<input type="checkbox"/> Manuscript
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<input type="checkbox"/> Survey	<input type="checkbox"/> Matrices
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	<input checked="" type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input checked="" type="checkbox"/> Sections
	<input type="checkbox"/> Survey

**Notes:** none



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Figure 1: Site location



Figure 2: Plan of buildings surveyed at Gate House Farm, Culworth

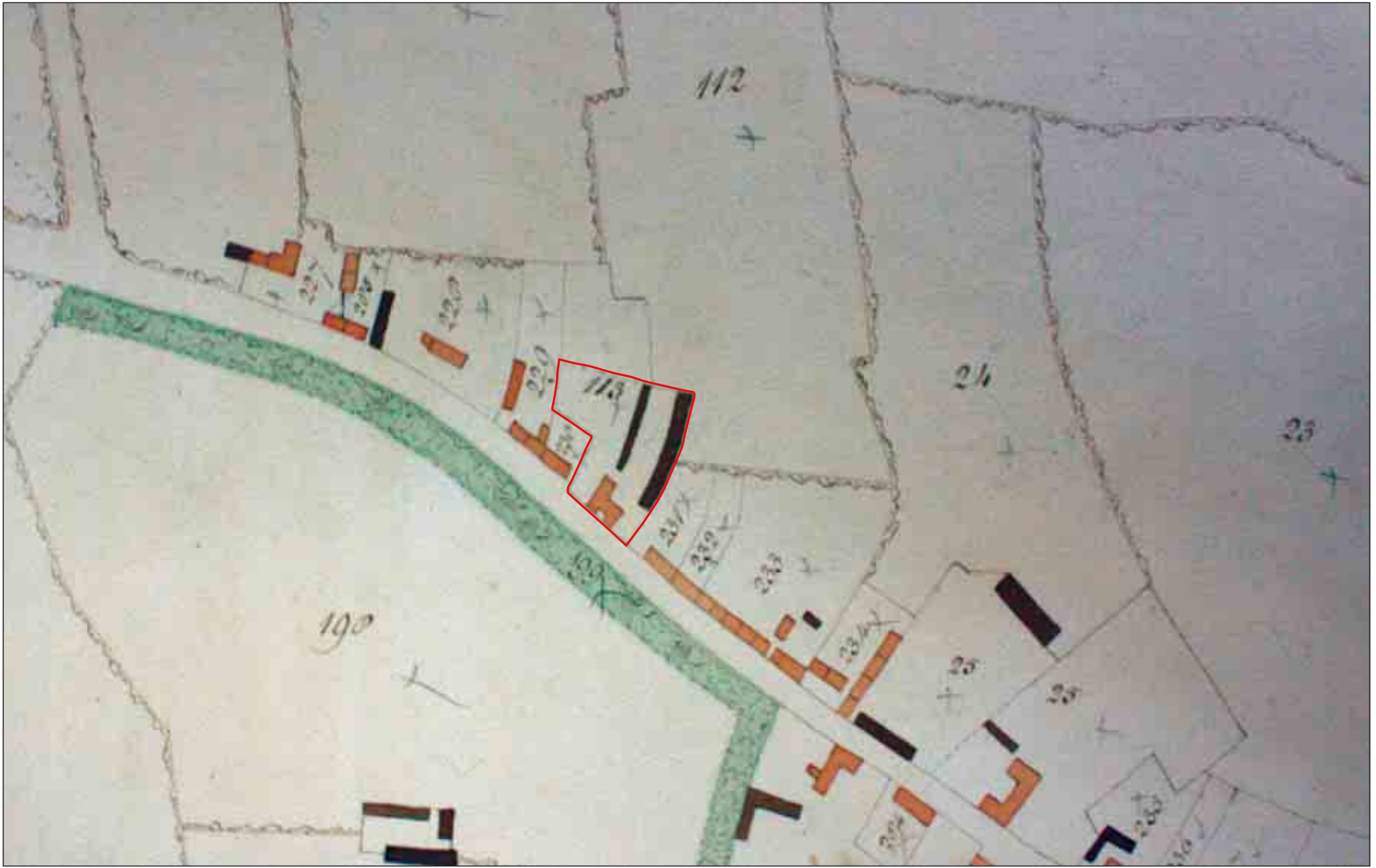


Figure 3 : Extract from Culworth Tithe Map, 1839, showing location of Gate House Farm (red)

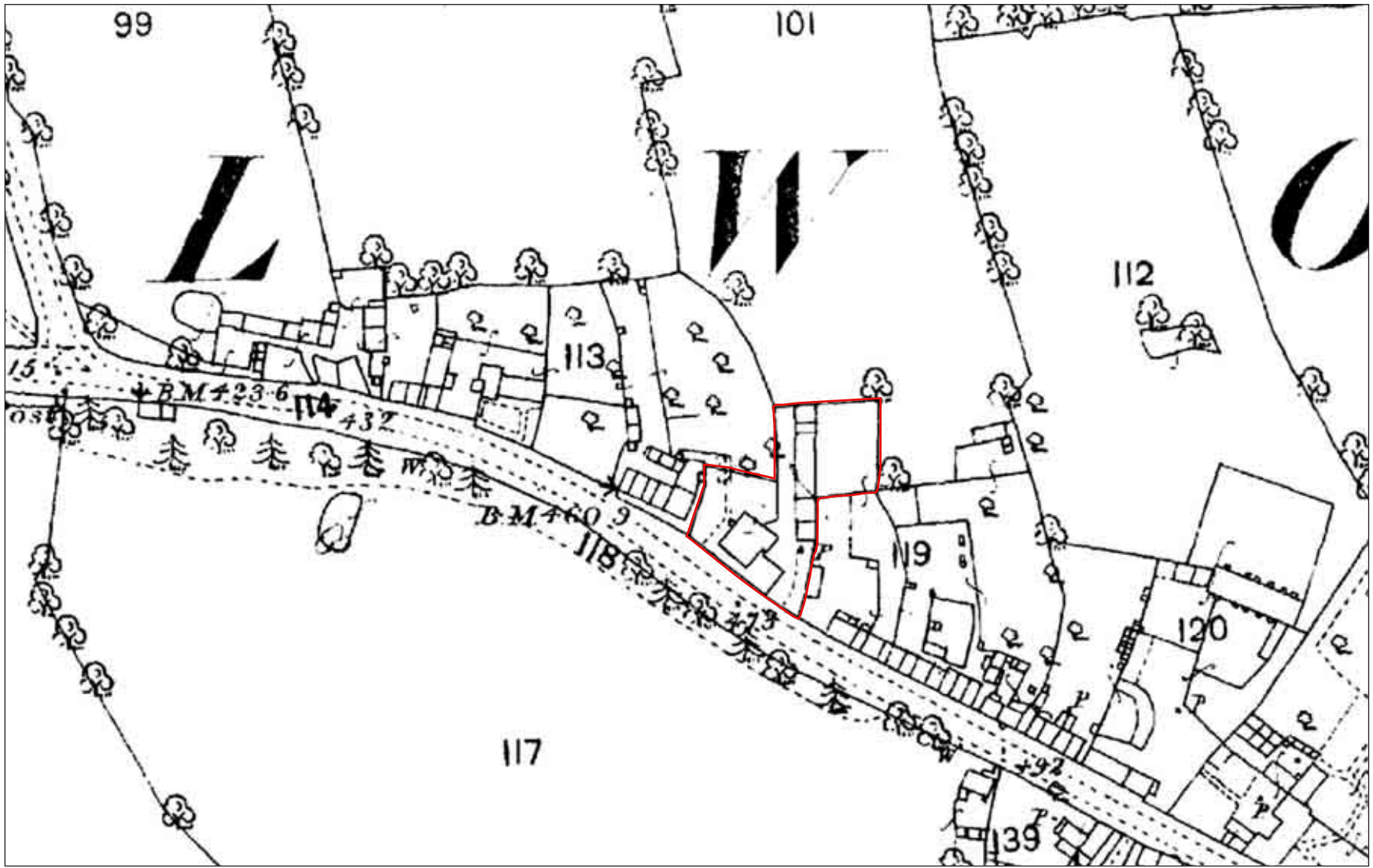


Figure 4 : Extract from First Edition Ordnance Survey Map (25" to 1 mile), 1884, showing location of Gate House Farm (red)



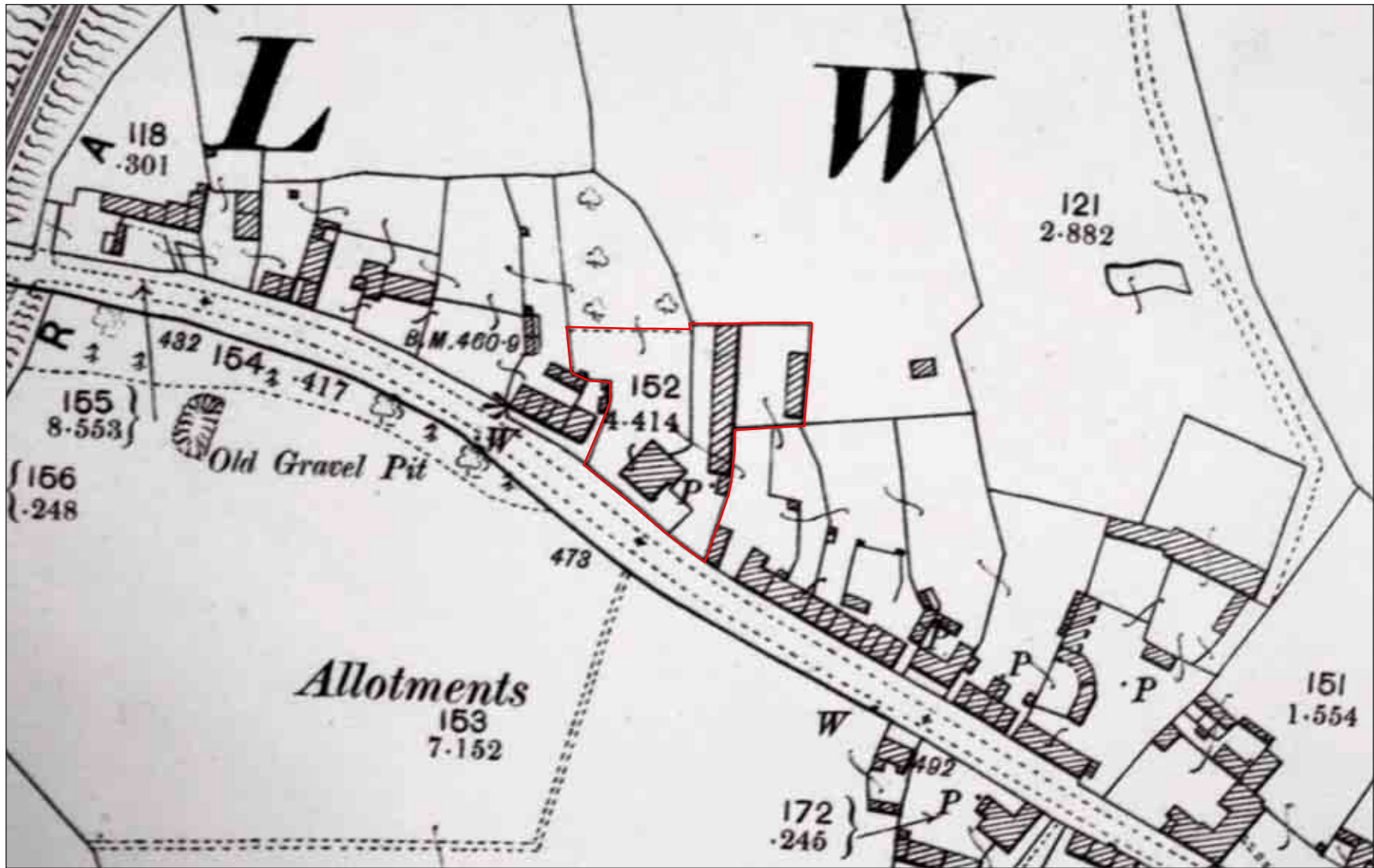


Figure 5: Extract from Second Edition Ordnance Survey Map (25" to 1 mile), 1900, showing location of Gate House Farm (red)

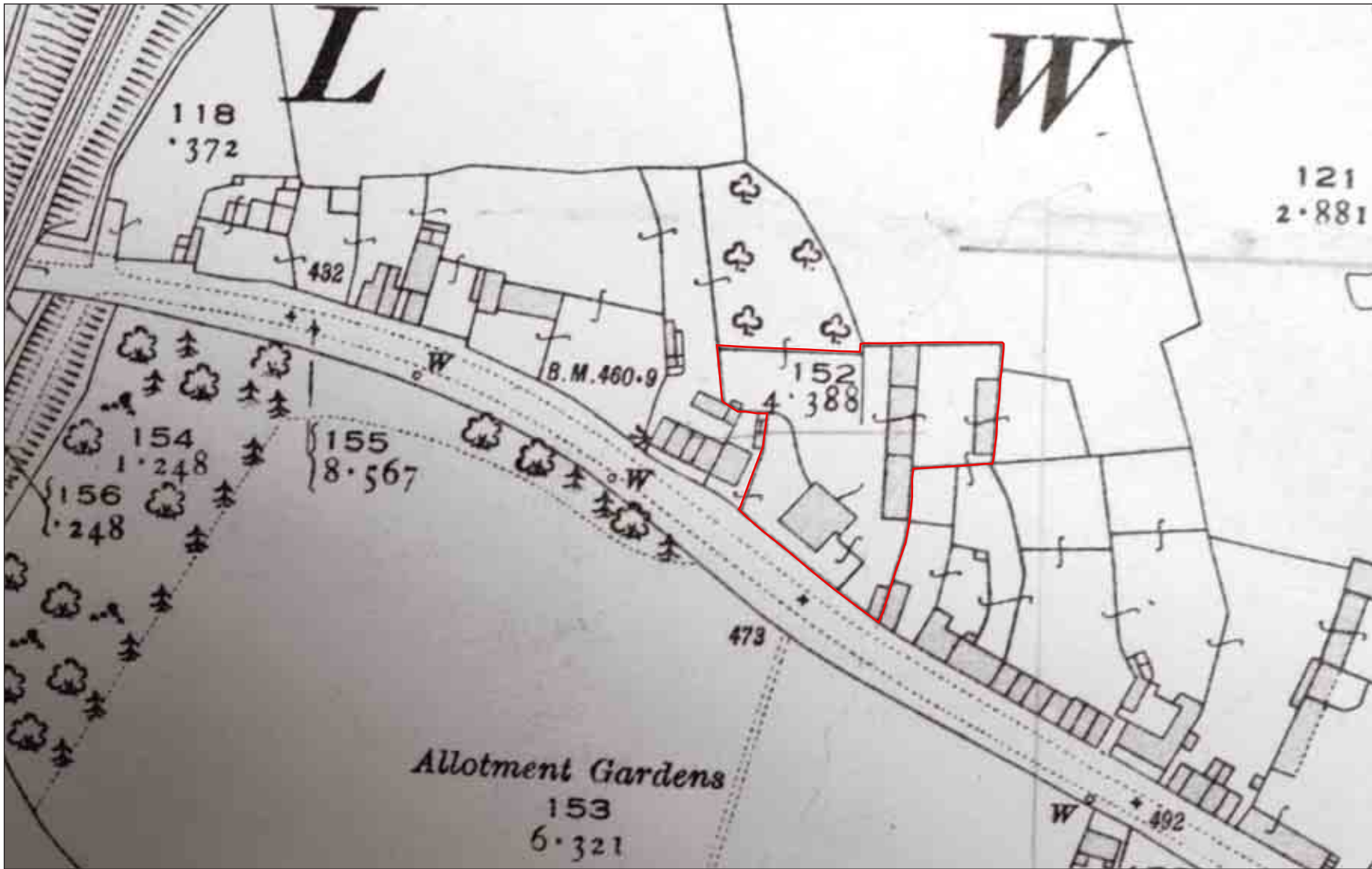


Figure 6: Extract from 1922 Ordnance Survey Map (1:2500), showing location of Gate House Farm (red)

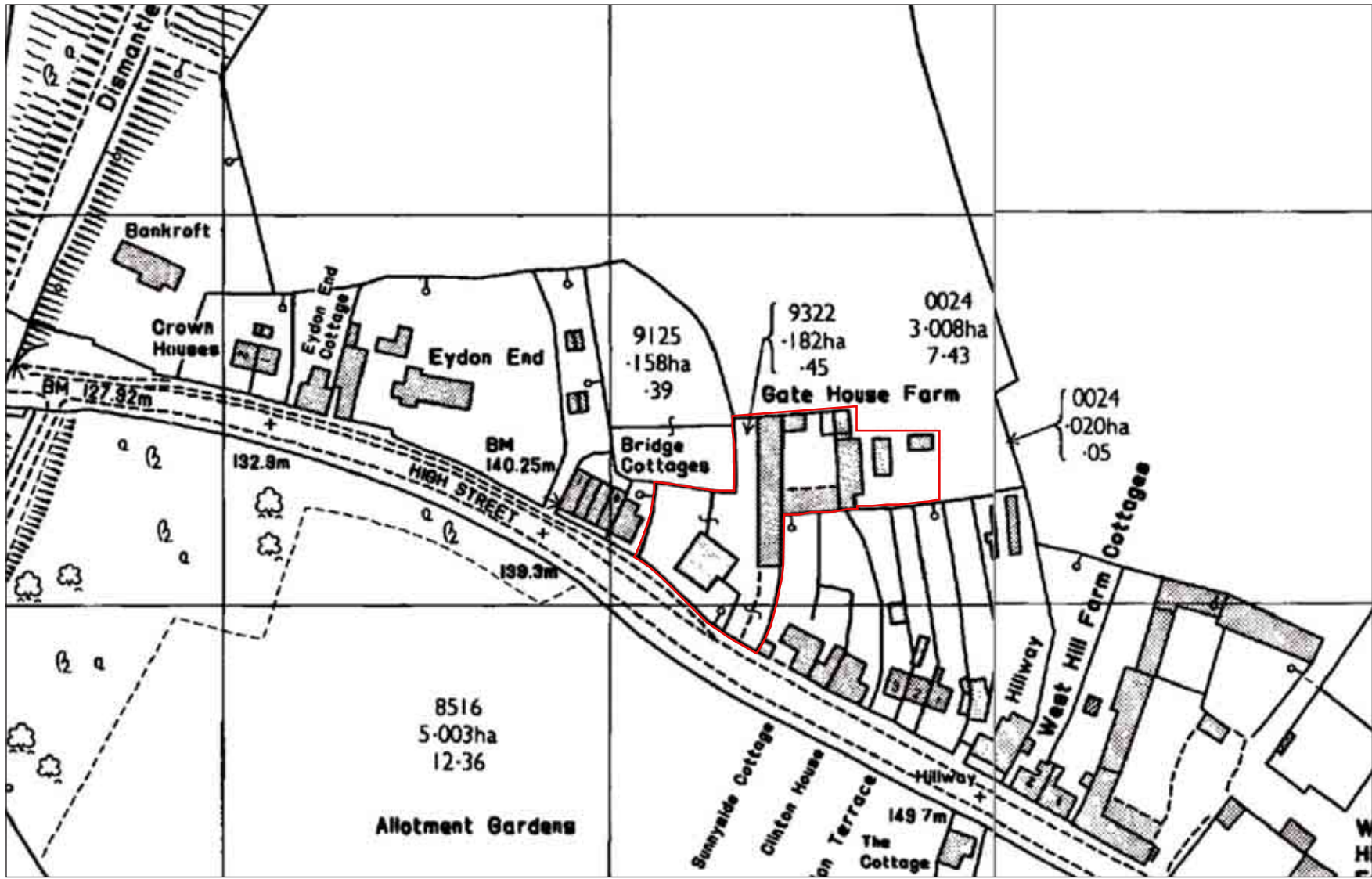


Figure 7: Extract from 1979-1982 Ordnance Survey Map (1:2500), showing location of Gate House Farm (red)



Datum 140.50m

South West Elevation



Datum 140.50m

South East Elevation



Datum 140.50m

North East Elevation



Datum 140.50m

North West Elevation

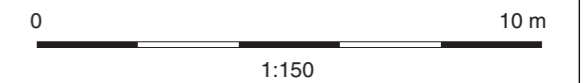


Figure 8: Farmhouse elevations (from data supplied by client)



Figure 9: Ground and first floor plans of the farmhouse showing suggested phasing and location of plates referenced in report (from data supplied by client)

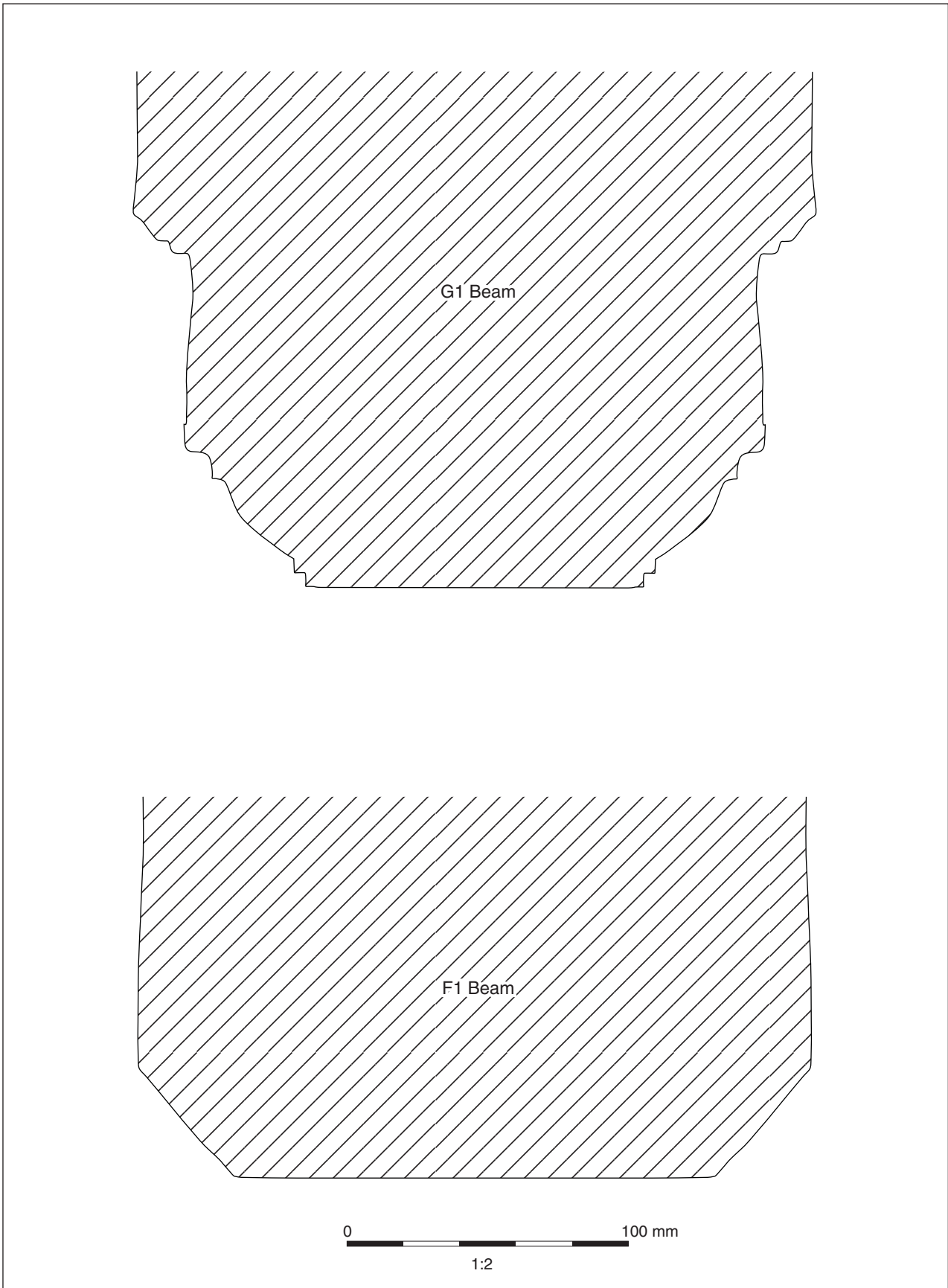
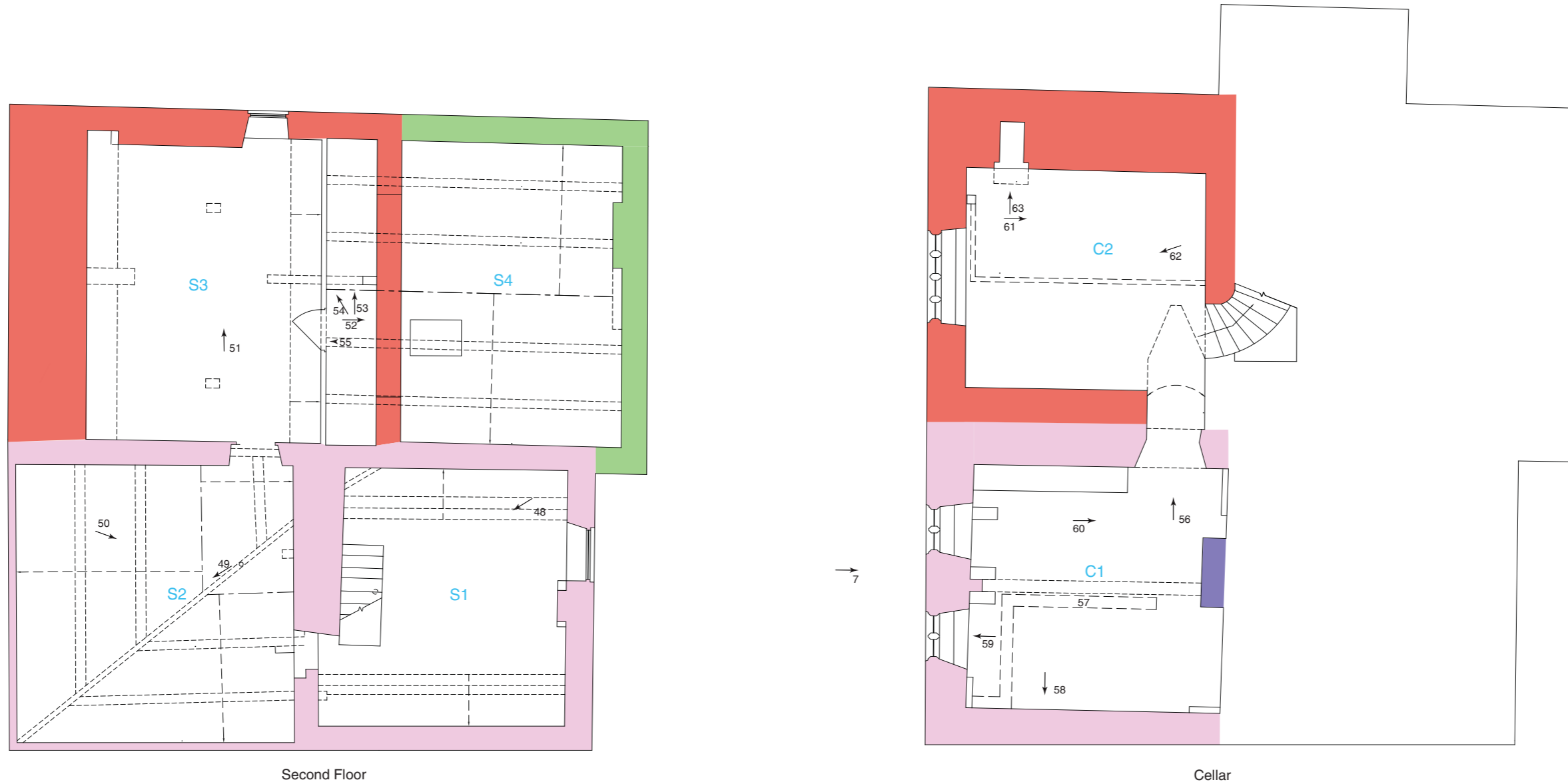


Figure 10: Profile of moulded ceiling beams in G1 and F1



**Phasing**

- Mid C17th
- Late C17th
- Late C19th
- Mid-late C20th

**Key**

- G1 Room Number
- 1 → Plate Number & Location
- 1 > Plate, looking upwards



Figure 11: Second floor / attic and cellar plans of farmhouse, showing suggested phasing and location of plates referenced in report (from data supplied by client)

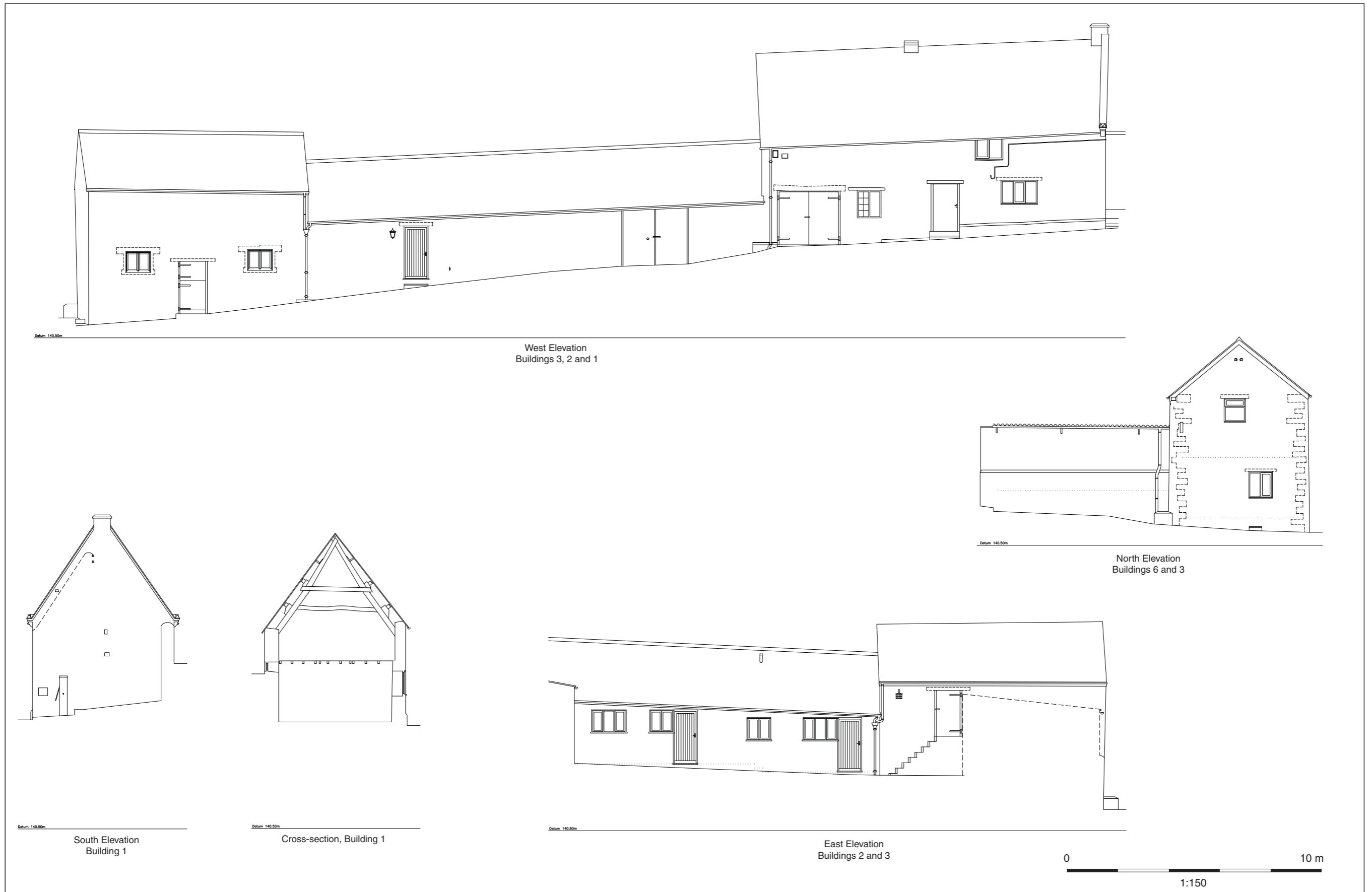
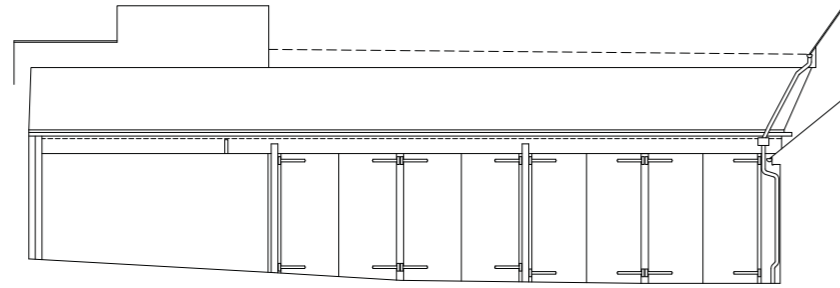


Figure 12: Elevations and cross-sections of Buildings 1-3 and 6 (from data supplied by client)



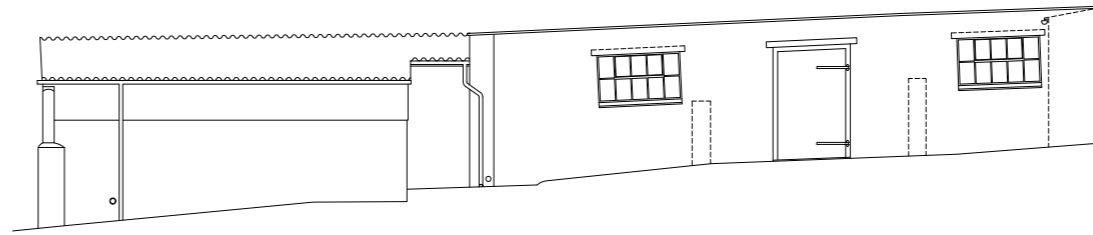


Figure 13: Ground and first floor plans of Buildings 1-3 showing suggested phasing and location of plates referenced in report (from data supplied by client)



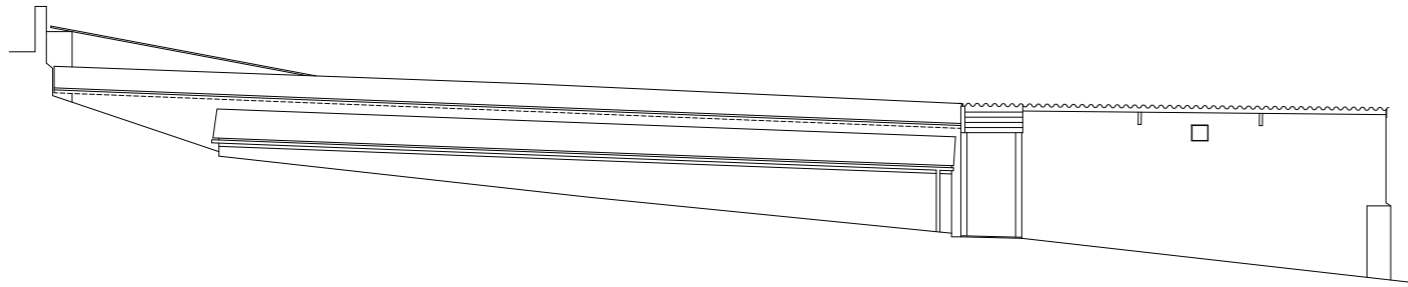
Datum 140.50m

North Elevation  
Building 4



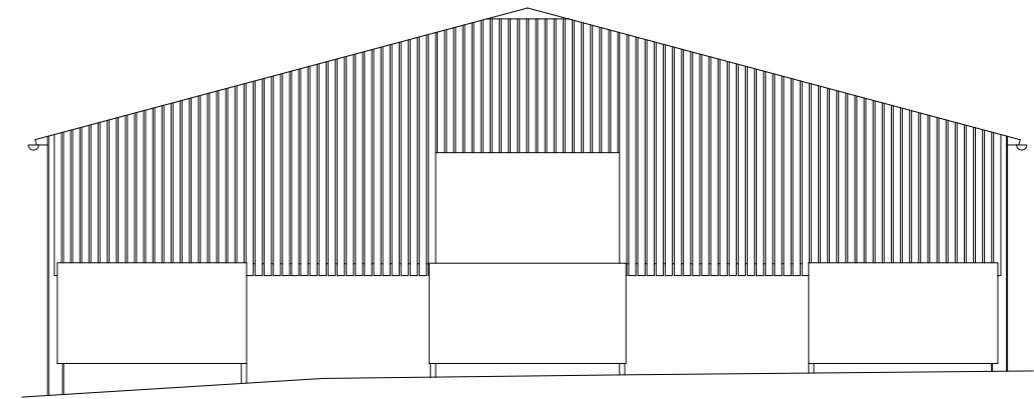
Datum 140.50m

West Elevation  
Buildings 7 and 5



Datum 140.50m

East Elevation  
Buildings 5 and 7



Datum 140.50m

West Elevation  
Building 9

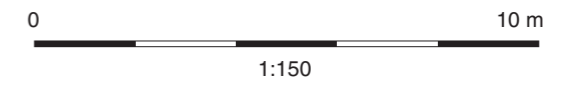


Figure 14: Elevations of Buildings 4, 5, 7 and 9 (from data supplied by client)



Figure 15: Plan of buildings surveyed with suggested phasing



Plate 1: South-west facing elevation of farmhouse



Plate 2: Blocked-up opening beneath window on south-west facing elevation of farmhouse



Plate 3: South-east facing elevation of farmhouse



Plate 4: Entrance to farmhouse on south-east facing elevation



Plate 4: Entrance to farmhouse on south-east facing elevation



Plate 5: North-east facing elevation of farmhouse



Plate 7: Detail of cellar windows on north-west facing elevation of farmhouse



Plate 8: Entrance to farmhouse on north-west facing elevation



Plate 9: General room view, G1



Plate 10: Detail of stop on ceiling beam, G1





Plate 11: Late 17th century turnbuckle catch on window, G1



Plate 12: Late 17th century turnbuckle catch on window, G1



Plate 13: General room view, G2



Plate 14: General room view, G2



Plate 15: Internal doorway in splayed opening, G3



Plate 16: Fireplace, G3



Plate 17: General room view, G3



Plate 18: Detail of ceiling beam and replacement joists, G3



Plate 19: Floorboards in front of possible blocked opening, G3



Plate 20: General room view, G4



Plate 21: Interior door as viewed from G4



Plate 22: Internal access door into G4 as viewed from corridor G6



Plate 23: General room view, G4



Plate 24: Doorway into cupboard G5a as viewed from G4



Plate 25: "Blocked up" staircase as viewed from G5a



Plate 26: Doorway into cupboard G5b as viewed from G4



Plate 27: Interior of cupboard G5b



Plate 28: Tiled floor of corridor G6



Plate 29: Internal view of north-west entrance door as viewed from corridor G6



Plate 30: Detail of latch on inside of entrance door





Plate 31: Internal view of north-east entrance door as viewed from corridor G6



Plate 32: General room view, F1



Plate 33: Detail of window, F1



Plate 34: Detail of chamfered beam, F1



Plate 35: General room view, F2



Plate 36: General room view, F3



Plate 37: Detail of ceiling beam, F3

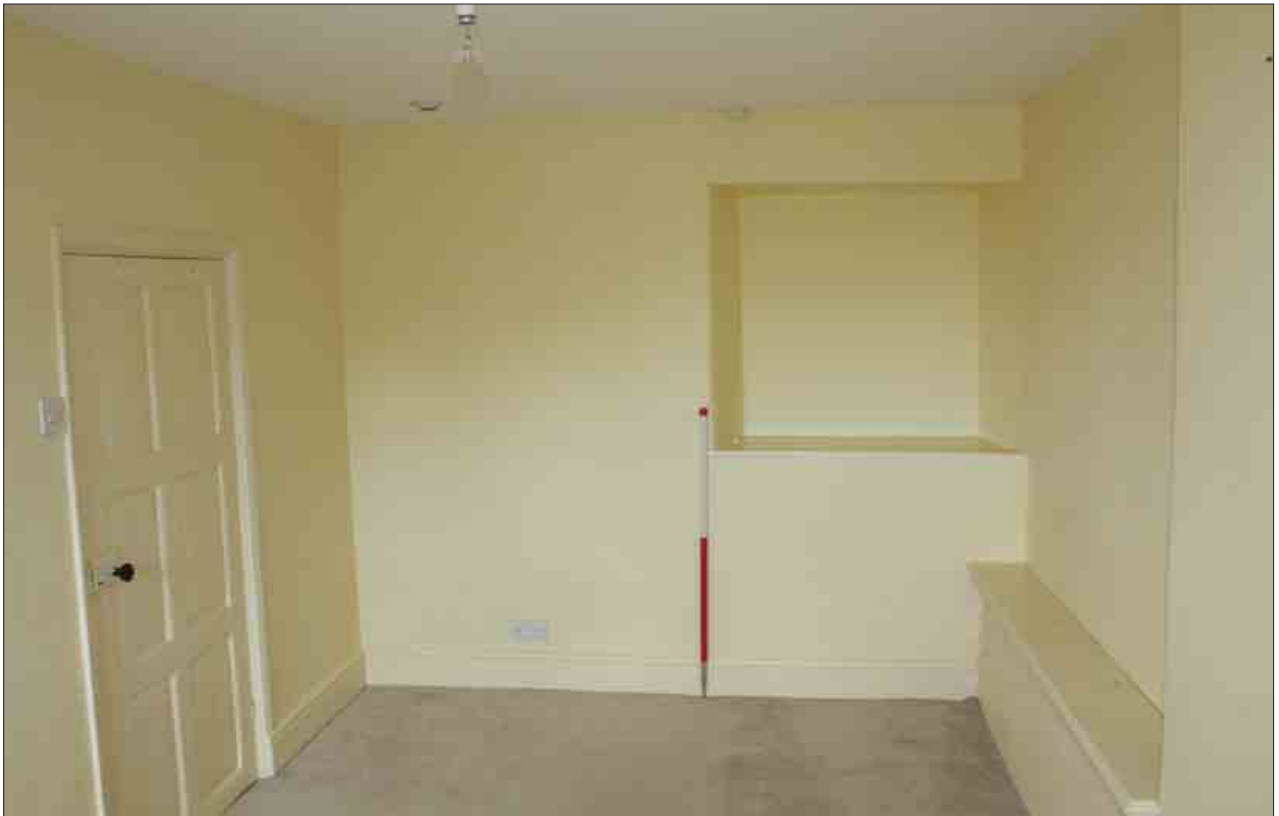


Plate 38: Blocked-up window, F4



Plate 39: Interior door as viewed from inside F4



Plate 40: Backplate of a drop handle on F4 door as viewed from F5a



Plate 41: General view, F5b



Plate 42: Interior "window" between F4 and F5b as viewed from F5b



Plate 43: Position of blocked-up door, F5b



Plate 44: Door leading from F5b to attic



Plate 45: Detail of late 18th/early 19th century spring latch on door from F5b to attic



Plate 46: General room view, F6



Plate 47: General room view, F7



Plate 48: General room view, S1



Plate 49: Purlins and common rafters, S2





Plate 50: Rendered stone wall in S2



Plate 51: General room view, S3



Plate 52: Detail of chimney within S4



Plate 53: Original end wall as viewed from S4



Plate 54: Detail of lath and plaster on outside of S3 as viewed from S4



Plate 55: Remnants of original roof structure above S3 as viewed from S4



Plate 56: Archway between C1 and C2

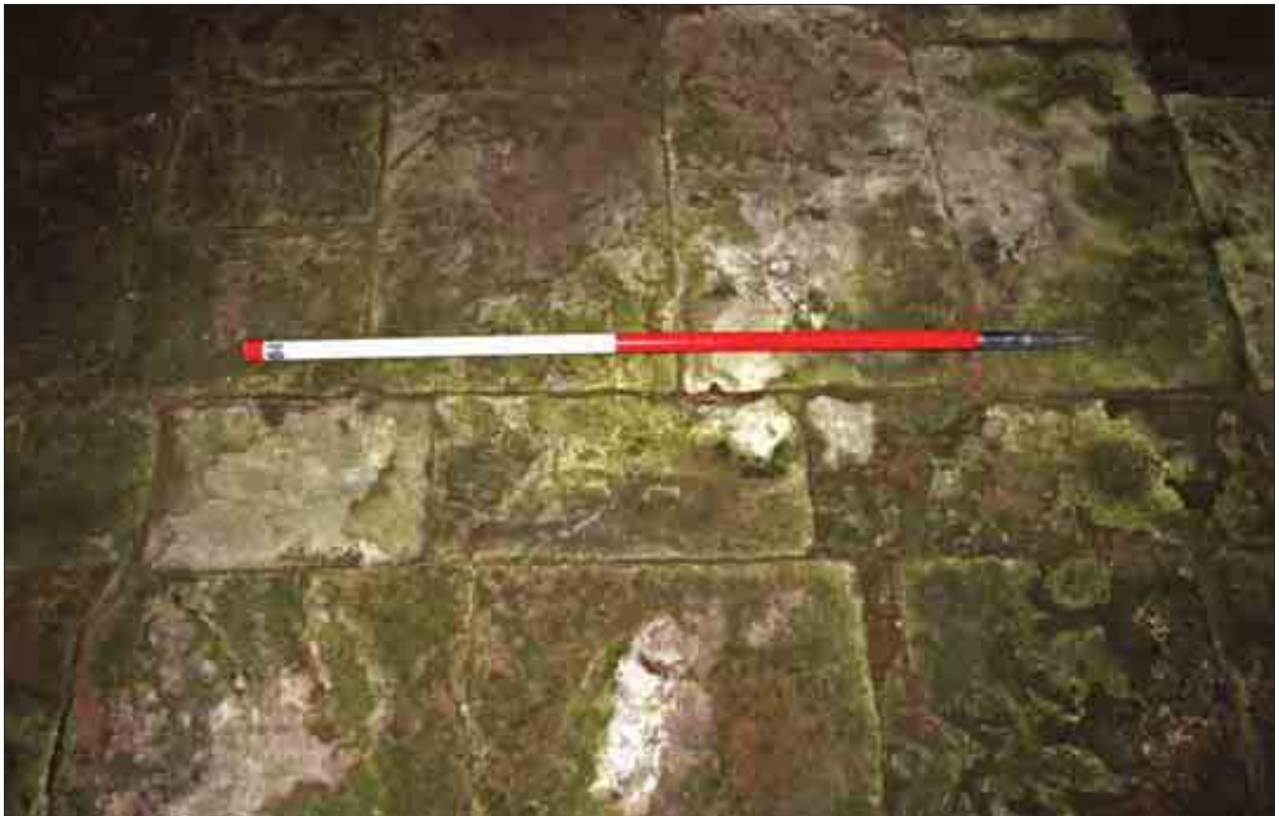


Plate 57: Detail of drainage gully in stone floor of C1



Plate 58: Blocked-up opening, C1



Plate 59: Splayed window on north-west wall, C1



Plate 60: Blocked opening and 20th century structural support, C1



Plate 61: General room view, C2



Plate 62: General room view, C2



Plate 63: Small fireplace (?) C2



Plate 64: West-facing elevation, Building 1



Plate 65: South-facing elevation, Building 1





Plate 66: North-facing elevation, Building 1



Plate 67: Internal view, G3, Building 1



Plate 68: Ceiling beam and ceiling joists, G3, Building 1



Plate 69: 20th century window, G3, Building 1



Plate 70: Access stairs to first floor, Building 1



Plate 70: Lintel on rear wall, G4, Building 1



Plate 72: Blocked opening on southern wall at first floor level as viewed from G2, Building 1



Plate 74: Carpenters mark on roof truss F2, Building 1



Plate 73: Roof structure and stone chimney, F1, Building 1



Plate 75: Wooden-framed window, F2, Building 1



Plate 76: West-facing elevation, Building 2



Plate 77: “Cart-door” entrance, west-facing elevation, Building 2



Plate 78: Blocked-up and modern doors, west-facing elevation, Building 2



Plate 79: East-facing elevation, Building 2



Plate 80: Detail of re-used latch, G3, Building 2



Plate 81: Interior view, G3, Building 2



Plate 82: Modern breeze-block structure, walls and replacement roof, G3, Building 2





Plate 83: General room view, G5, Building 2



Plate 84: Exposed stone wall on northern wall, G7, Building 2



Plate 85: West-facing elevation, Building 3



Plate 86: Two-part stable door on west-facing elevation, Building 3



Plate 87: North-facing elevation, Building 3



Plate 88: East-facing elevation, Building 3



Plate 89: General room, F3, Building 3



Plate 90: Blocked-up opening on northern wall, Building 3



Plate 91: General room view, G8, Building 3



Plate 92: North-facing elevation, Building 4



Plate 93: Internal view, Building 4



Plate 94: West-facing elevation, Building 5



Plate 95: East-facing elevation, Building 5



Plate 96: Internal room view, Building 5



Plate 97: Internal view, Building 5



Plate 98: Detail of opening on rear wall, Building 5



Plate 99: Entrance to courtyard looking northwards with Building 6 (left) and Building 7 (right)





Plate 100: South-facing view, Building 6



Plate 101: Building 6 as viewed from north-east



Plate 102: South-facing elevation, Building 7



Plate 103: Buildings 8 and 9 as viewed from north



Plate 104: Building 10 and entrance to Gate House Farm as viewed from north



Plate 105: Gate House farmhouse and Building 1 (bakehouse), viewed from north



Plate 106: Buildings 3 (granary), 2 (barn) and 1 (bakehouse), viewed from north



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