

Showsley Grounds

Easton Neston

Northamptonshire



Historic Building Recording



August 2013

Client: Hinton-Cook Architects

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Showsley Grounds, Easton Neston, Northamptonshire

Historic Building Survey

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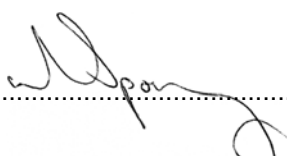
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Summary

In July 2013 Oxford Archaeology East conducted a historical building survey on a range of redundant farm buildings at Showsley Grounds in the parish of Easton Neston near Towcester in south Northamptonshire.

This work was carried out in response to a request from Northamptonshire County Council's Archaeological Advisor. The brief required that a survey, equivalent to an English Heritage Level 2 Survey, was carried out on all of the "historic buildings" prior to any alterations to the original fabric.

Four main phases of development, spanning approximately 100 years, were identified during the survey beginning with the construction of the earliest buildings in 1868, as part of the Easton Neston Estate farm improvements. There followed subsequent alterations to reflect changes in agricultural practices, through to the construction of two large storage units in the mid 20th century which mark the introduction of large mechanical farm machinery.

Showsley Grounds is located on the known site of Swardsley Priory, a known Cistercian Nunnery. This site has previously been investigated through archaeological evaluation by Channel 4's Time Team, where burial grounds and extensive remains of the nunnery were found surrounding the farmhouse to the south-east. Elements of the current farmhouse (not part of the development area) are also thought to have been constructed using stonework from the original nunnery.

The earliest map consulted was a map of Easton Neston House and Village dated 1844 (Figure 3), which depicts a range of buildings pre-dating those surveyed. A date plaque, supported by cartographic and written historical accounts, indicated that the buildings were all replaced in 1868 to create a planned layout around a farm/courtyard. The new buildings comprised accommodation for cattle, cart sheds and a possible threshing barn. The early Ordnance Survey map suggests little alteration has occurred to the layout of these 1868 buildings since their construction, although evidence from the survey indicated their uses may have changed. Two large storage buildings were added to the site in the mid-late 20th century.

The survey identified a number of interesting original features including wooden feeding troughs, original brick floor surfaces in the stables and a date plaque and an iron hopper bearing the crest of the Fermor-Hesketh family who resided at Easton Neston House, to which Showsley Grounds belong.

1 INTRODUCTION

1.1 Scope of work

- 1.1.1 An historic building recording survey was conducted on a range of farm buildings at Showsley Grounds in the parish of Easton Neston, Northamptonshire (Figure 1). The work was carried out in advance of any alterations to the site proposed by the existing owners.
- 1.1.2 The work was undertaken in response to a Brief issued by Northamptonshire County Council's Archaeological Advisor (Mordue 2013) supplemented by a Specification by OA East (Fletcher 2012). The proposed development involves the demolition of the modern, large storage buildings and the conversion of the historic stone and brick structures to a residential dwelling with housekeeper's annex, ancillary accommodation and a hospitality suite for the Estate shoot (Planning Application No. S/2012/0160/FUL).
- 1.1.3 The work was designed to adequately record the structures in their 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 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 suitable depository is available in Northamptonshire.

1.2 Location

- 1.2.1 The Site is located within Showsley Grounds, near Towcester, in the parish of Easton Neston, South Northamptonshire, approximately 11 miles north-east of Brackley and 5 miles south-west of Northampton (NGR 471810 250740) (Figure 1).
- 1.2.2 The plot of land upon which the group of buildings surveyed are positioned sloped significantly away from the road towards the south. A spot height for the farmyard area was noted at 115mOD. The underlying geology is a mixture of clay, Northamptonshire sand and limestone (BGS Sheet 202).

1.3 Acknowledgements

- 1.3.1 The author would like to thank Janine Hinton of Hinton Cook Architects who commissioned the work on behalf of their client and also for supplying the plans and elevations used in this report. Thanks also to the staff of Northamptonshire Records Office for their assistance. Liz Mordue of Northamptonshire County Councils Archaeology Team wrote the Brief and monitored the works. The author managed the project throughout, carried out all background research and produced the illustrations

along with Severine Bezie. 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 2 (English Heritage 2006) on the historic stone and brick structures. The remaining modern stores were photographed and noted and briefly included in the report as part of the building group. This approach was clearly detailed in the approved Specification (Fletcher 2012).

2.2 Site Conditions

- 2.2.1 All of the buildings were empty at the time of the survey and full access was possible to all but one small area of Building E where nesting bees were encountered. Internal and external photographs were easily achieved although some exterior elevations were not accessible as they fell within the grounds of the farmhouse which was not within the development site.
- 2.2.2 Weather conditions were good with constant bright sunshine and high temperatures.

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 9 to 14.
- 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. A pole-mounted camera was also used for close-up digital photographs of date plaques and hoppers which both bore the estate crest as well as for overall site shots.

3 HISTORICAL BACKGROUND

3.1 General background of Showsley and Swardsley Priory

3.1.1 The Site is located within Showsley Grounds, near Towcester, in the parish of Easton Neston. The nearest settlement is Shutlanger which is 1.25km to the south-east.

Swardsley Priory

3.1.2 Prior to the construction of the farm, the grounds are known to have been occupied by a Cistercian Priory, known as Swardsley; according to documentary sources this was founded in c.1155. The priory remained relatively poor throughout its existence, but also had an unfortunate propensity for scandal in the later medieval period. This involved financial irregularities and other excesses, culminating in an association with a case of witchcraft in 1470, and the declaration as null and void of the election of one of the last prioresses, in 1530, on the grounds of her unfitness for the post. At the time of the Dissolution in 1536, Swardsley was the second poorest nunnery in the country.

3.1.3 George Baker, writing in his 1836-41 work *The History and Antiquities of the County of Northampton Vol. 2*, describes the priory as 'long since degenerated into a common house' although with some evidence of the former priory still visible in the kitchen (Baker 1836). It is most likely that Baker is referring to the current farmhouse associated with the farm buildings surveyed, however, the farmhouse is not part of the development area and therefore was not inspected. The Victoria County History also states that "although altered in the 19th century, the house at Swardsley appears to incorporate some remains of the Priory. In addition, in the 1850s and more recently both carved and plain coffin lids have been found under and close to the house, together with wall foundations, glass and decorated floor tiles" (Riden and Insley 2002). The remains of the Priory are still depicted by the time of the First Edition Ordnance Survey Map of 1884 (Figure 5).

3.1.4 The site was investigated by Channel 4's Time Team / Wessex Archaeology in 2007 (Wessex Archaeology 2008). An evaluation was undertaken in an attempt to reveal the layout of the monastic buildings, to confirm (or otherwise) the suggested mid 12th century construction date, and to establish the date range of the surviving archaeological remains. The evaluation revealed that the priory had a similar layout to many religious houses in Britain, based upon a 9th century hypothetical blue-print of the ideal monastery known as the St. Gall Plan. The layout comprised a central cloister with a chapel or church to the north, and ranges of buildings surrounding the remaining three sides. A number of phases of construction were identified, the earliest dating to the 12th century, with later buildings constructed at times of relative prosperity. Burials accompanied the earliest phase of construction, and further burials dating to the 13th century were also excavated. A possible two-storey building was located to the south-west of the cloister, perhaps the remains of the Prioress's lodgings, although its precise nature and function is uncertain (Wessex Archaeology 2008).

Showsley

3.1.5 Early records refer to "Swardsley", however over time it has also been referred to as Shewardsley, Showslie, Sewesley and Shewsley which literally means the ley or field of Sewerd (Baker 1836). Another reference of "Showardley" was found in the 1861 census return.

3.1.6 After the Dissolution the site of the Priory and its demesnes were added to the manorial estate in Easton Neston (which was in Crown hands in the 1540s) and remained so

after the manor was returned to the Fermors. Swardsley became one of the larger farmhouses on their estate and the only one in the parish outside Hulcote village (Riden and Insley 2002).

- 3.1.7 The last Earl of Pomfret died unmarried in June 1867, aged 42. His personal estate, amounting to just under £20,000, was divided between his two sisters, and his property in Cumberland was left to his cousin Sir George William Denys of Draycott Hall (Yorks.). The Easton Neston estate passed to his sister Anna Maria Arabella and her husband Sir Thomas George Hesketh Bt. of Rufford Hall, near Ormskirk, who took the additional name of Fermor. As soon as he secured possession of the estate, Fermor-Hesketh began a major campaign of repairs to the mansion and farm buildings, which were said to be greatly dilapidated at the Earl's death, and the purchase of new furniture for the mansion (Riden and Insley 2002).
- 3.1.8 In the 1870s and 1880s there were two principal farms in the parish, Swardsley (or Showsley) and Manor Farm, Hulcote, and another holding let to a 'builder and grazier'. Swardsley was one of the farms improved by the erection of new buildings in the later 1860s; rather less seems to have been done to the farms in Hulcote itself. In 1872 Swardsley (458 a.) was valued at £760 a year. It was described as containing good pasture, although much of the arable land was cold and wet. The buildings were substantial and well arranged (Riden and Insley 2002).

3.2 Development of the site from documentary research

- 3.2.1 As part of the background research, a number of historic documents were consulted at Northamptonshire Records Office (NRO) in order to assist with understanding of the development of the buildings and immediate area. Maps, census returns and Post Office and trade directories were consulted and each document is briefly described and evaluated below in chronological order. There was no enclosure map available for Easton Neston at the NRO.

Plan of Easton Neston House and Village, 1844 (NRO Ref. Map 2917) (Figure 3)

- 3.2.2 A plan of the Easton Neston Estate and village drawn up in 1844 (Figure 3), provides the earliest depiction of the site which could be found within the map collections at Northamptonshire's Records Office.
- 3.2.3 Although there are a number of buildings within the area of those surveyed, it appears that these all pre-date the existing structures and none of the depicted buildings survive. An elongated building which fronts onto the road differs significantly in angle and proportions and this is thought to be an earlier building which has since been demolished.
- 3.2.4 The map depicts the farmhouse to the east, although in a very different plan/layout than currently exists (Figure 2). This map also shows two fishponds. The curved access road depicted by parallel dotted or broken lines seems to be the same as it is today and field boundaries to the south and east still bear some resemblance to those still in existence.

Easton Neston Tithe Map, 1849 (NRO Ref. T.188) (Figure 4)

- 3.2.5 The purpose of the Tithe map and accompanying schedule was to show the owners, occupiers and size of land within a parish for the calculation of taxes. 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.

- 3.2.6 The 1849 Tithe map of Easton Neston (Figure 4) depicts the same buildings and arrangements as the earlier map of 1844. This map also shows two fishponds.
- 3.2.7 The accompanying schedule describes plot 142 as “Farmhouse and buildings” occupied by Widow Cooke. This is the earliest known occupier of the property found during the background research. Widow Cooke and her family are still found to be in occupation at the time of the 1851 Census.

Census Returns, 1851 and 1861

- 3.2.8 The census returns for 1851 and 1861 have been transcribed and are available on the shelves for some parts of the county at the NRO. The table below shows the entries for the night of the census on those years. Interestingly, another spelling/pronunciation of Showsley is to be found in the 1861 records as “Showardley”.
- 3.2.9 The interest from the census data for this survey is that it provides an account of the amount of land being farmed. This is stated as 412 acres in 1861, employing 18 men and 4 boys. It also confirms that the buildings depicted were part of a farm and were therefore most likely storage barns, wagon and animal shelters.

Year	Surname	First Name	Position/relationship to head of household	Marital status	Age	Occupation	County of birth	Place of birth	
1851	Cooke	Ann	Head	Wd	59	Farmer	NTH	Wellingbobro	
		Thomas	Son	Unm.	16		NTH	Showsley	
		Mary	Dau	Unm	14		NTH	Showsley	
		Edmond H.	Batchelor	Unm	59	Gentleman	NTH	Showsley	
1861	Cooke	Thomas	Head	Unm	26	Farmer 412 a, 18 men, 4 boys		Showardley	
		Edmund H.	Uncle	Unm	69	Gentleman		Showardley	
		Travel	Mary	Serv	Unm	32	Servant		Shutlanger
		White	Francis	Serv	Unm	14	Servant		Shutlanger

First Edition Ordnance Survey Map, 1884, 25” to 1 mile (Figure 5)

- 3.2.10 The First Edition Ordnance Survey Map of 1884 provides the first reliable and detailed record of the site (Figure 5).
- 3.2.11 By the time of the 1884 map, the farm has been completely re-modelled. This map shows the buildings which are believed to have been constructed as part of the late 1860s improvements implemented by Sir Thomas Hesketh-Fermor.
- 3.2.12 New buildings have been constructed on a broadly east-west and north-south orientation, although slightly altered, these are the principal buildings which survive today comprising Buildings B, D and E (Figure 2). Barn B appears to comprise four elements with the archway depicted in the middle. The southern-most part of the building is no longer present and Barn D extends further westward and has an open-

fronted element into the courtyard on the eastern side. In the eastern corner of Building D where it meets another building at a right angle (not part of the survey), there are what appear to be two fenced or walled pens or enclosures. These are not thought to be covered as they are not shaded in the same way as the other buildings.

3.2.13 This new layout created two square shaped internal courtyards as well as a new access to the farm from the road in addition to that by the farmhouse. The boundary wall/fence around the south-western corner of the farm has been re-built on a more regular square plan and may have been to enclose animals (this wall still exists today). The farmhouse has also been added to and extended since the map of 1849 to more closely represent the layout of that which exists today.

3.2.14 The farm is still known as “Sewardsley” and remains of the Priory are noted. An Ordnance Survey benchmark is also depicted on the northern end of Building B.

Easton Neston Estate Map, 1895 (NRO Ref. ZA5643) (Figure 6)

3.2.15 There are no obvious changes to the buildings on the site by the time of the next map of 1895 (Figure 6). This map is from the Easton Neston Estate Map and the striking similarities in detail suggest it may well have been based on the 1884 Ordnance Survey Map.

Second Edition Ordnance Survey Map, 1900, 6” to 1 mile (Figure 7)

3.2.16 By the time of the Second Edition Ordnance Survey Map of 1900 (Figure 7), there appear to have been some minor additions and alterations to the buildings surveyed. Although at a smaller scale and less detailed than the previous map, it is clear to see that since 1884 there has been an extension or additional building constructed on the eastern side of Building B.

3.2.17 Another slight alteration is the change in orientation of the north-south element of Building E. Since the previous map, this is now depicted as slightly shorter and at more of a right angle to the east-west range of the building. This may indicate that the building has been re-built.

3.2.18 Within the area surrounding the farm, two springs are depicted as well as an old sand pit to the north. The parish boundary has been added, depicted by a dot-dash line and a footpath is shown to the north-east.

1952 Edition Ordnance Survey Map, 1:10560 (not illustrated)

3.2.19 This map was created at a smaller and therefore less detailed scale, however, the overall plan of the buildings appear to be the same as depicted in the earlier Second Edition map of 1900.

3.2.20 The only major change to have occurred to the layout of the site is the addition of the large storage barn, Building A, on the western side of the farmyard, within the boundary wall.

1966-1977 Edition Ordnance Survey Map, 1:2500 (Figure 8)

3.2.21 The next detailed map which represents the site at a reliable and detailed scale is the 1966-77 Ordnance Survey Map (Figure 8). During the 60 years since the last detailed map, there have been a number of additions and alterations.

- 3.2.22 The most obvious change is the construction of two more large storage barns (Buildings C and F). Building D has been reduced in length on the western side to allow for the construction of Building C and Building F has encompassed parts of Buildings B and E; as was still the arrangement at the time of the survey.
- 3.2.23 This map shows the extension/lean-to on the eastern side of Building B in more detail. Located just on the left of the courtyard once accessed through the archway, there also appears to be another small square-shaped addition on the eastern side of it. There is no suggestion as to the function or number of floors this building had.
- 3.2.24 The boundary between the farmhouse and farm buildings surveyed first appears on this map indicating that the site was sub-divided, as is the current arrangement, prior to the date of this map.

Current Ordnance Survey Map (Figure 2)

- 3.2.25 The present layout of the site (Figure 2) indicates that since the mid-late 20th century the extension/addition on the eastern side of Building B has been removed. Also, the small square shaped structure on the south side of Building D in the north-eastern corner of the courtyard has also been removed.

Kelly's and Post Office Directories of Northamptonshire 1854-1940

- 3.2.26 The Post Office and Kelly's Directories at Northamptonshire Records Office state the names of the occupiers of the farm from the mid 19th to the mid 20th century. A selection were consulted to discover the names of the occupants and the dates they resided at Showsley. Often these directories can reveal the nature of the farm (*ie* arable or livestock) which can help with deciphering the function of the building, unfortunately however, this was not the case on this occasion. Interestingly, the later directories from the 1920s onwards indicate the size of the farm as over 150 acres. The table below shows the names and date ranges of the occupants from 1854 to 1940.

Year	Description	Occupant
1854	-	Thomas Cooke, farmer
1869	Showsley	Cooke, Thomas, farmer
1877	“ “	“ “ “
1898	“ “	Peasland, Samuel, W., farmer
1903	“ “	“ “
1910	“ “	“ “
1920	Showsley Grounds	Tarry, George, farmer ^o
1928	“ “	“ “
1940	“ “	“ “

^o = farm of over 150 acres

4 BUILDING DESCRIPTIONS

Introduction

For the purposes of this report, the buildings surveyed have been labelled A to F. Figure 2 shows the location of each of these buildings referenced, Figures 9-12 show building elevations and Figures 13 and 14 provide floor plans together with suggested phasing and locations of plates used in the report. As stated in the Specification, the “historic buildings” (B, D and E) were recorded in more detail than Buildings A, C and F which are all mid-late 20th century in date.

4.1 Building A

Building A is located on the eastern side of the farmyard. It is a large, single storey detached, modern storage barn with a corrugated tin roof and timber and steel upright support posts (Plate 1). It is open on all sides and at the time of the survey was used for storing hay. Cartographic evidence indicates this building was constructed prior to 1952 and physical evidence would support a mid 20th century date.

4.2 Building B

4.2.1 Building B is a long, north-south orientated stone and brick barn with corrugated asbestos sheet roof (Plate 2). It flanks the western side of the main courtyard and comprises three main elements. Cartographic evidence first depicts this building on the 1884 First Edition Ordnance Survey Map (Figure 5) and a date plaque on the road frontage of 1868 is most likely a reliable source for a date of construction.

External Descriptions (Figure 9)

North-facing elevation

- 4.2.2 This elevation of Building B fronts onto the access road (Plate 3). It is constructed from stone blocks with red brick quoinstone effect on the corners. On the right side, the bricks do not continue to ground level as the stone was part of a continuous boundary wall until very recently.
- 4.2.3 There is also a single course of brick headers along the roofline as well as a timber bargeboard with ball finial at the apex. Behind this roofline is the higher roofline of the second main element of Building 3, which is better described and viewed on the east and west-facing elevations.
- 4.2.4 This elevation also has a date plaque of 1868 that bears the crest/coat of arms of the Fermor-Hesketh family (Plate 4). Sir Thomas George Fermor-Hesketh is documented to have made a series of major alterations to Easton Neston house and the estate after he acquired it in 1867. The crest consists of wheat sheaf on top of a banded Az and a cock's head on top of a coronet (www.myfamilysilver.com/crestfinder-search/fermor-hesketh-family-crest).

East-facing elevation

- 4.2.5 This elevation fronts onto Building C, but originally would have faced into one of the farmyards. It is partially obscured at the southern end by Building F (Figure 9), but reveals the two elements/phases of the building; the larger storage barn and two storey barn at the southern end and a smaller barn at the northern end as shown on Figure 9.

- 4.2.6 As recorded on the north-facing elevation, this side of the building shows a continuation of the use of stone and red brick decorative quinstone effect on the corners and around doorways.
- 4.2.7 The southern end of the building, as viewed from within Building F, comprises a continuation of the stone and red brick with courses of larger stone blocks at the base, indicating where the ground level reduces towards the south (Plate 5). The stone work at the end of the building appears to have been protected, perhaps evidence of another structure, where a vertical line denotes exposure to the elements to the right. There is a recessed opening with brick surround which accommodates a set of sliding doors. The timber doors have iron fittings including handles with leaf-shaped ends (Plate 7) and rails above and below allowing them to slide into the recess. The opening around the doors also has the brick quoin effect surround (Plate 6). On the far southern end is a breeze block and corrugated asbestos construction which forms part of the frame for Building F.
- 4.2.8 To the left/north is an archway which provides access into the courtyard and also has the brick quoin effect surround with three courses of brick headers forming the gently curved archway (Plate 8). To the immediate right/north of the archway is a vertical ghostline denoting the position of a former structure. This is most likely the lean-to as first depicted on the 1900 Ordnance Survey Map (Figure 7).
- 4.2.9 Further along this elevation are two small windows at first floor level (Plate 8). Both windows are tri-part wooden frame casement windows and they also have the brick quoin effect surround.
- 4.2.10 The most northern part of this elevation comprises a smaller part of the building (Plate 9). Also constructed of the same stone and brick, there is a simple timber door providing access, however closer inspection was not possible due to bushes and vegetation. This part of the building had a plastic gutter and downpipe.

South-facing elevation

- 4.2.11 Facing onto the fields on the south side of the farm, this elevation is very tall as the ground level drops significantly on this side (Figure 9 and Plate 10). This elevation comprises the same stone and red brick-corner construction and is covered by a hipped roof. Partially obscured by a high wall and vegetation, the ghostline of a former building with a steeply pitched roof can be seen. Voids in the stonework where structural/roof supports had once been may indicate that this building was a later phase. This additional building is depicted on the First Edition Ordnance Survey Map of 1884 (Figure 5) where it extends to the south as far as the boundary wall. It was most likely removed by the time of the 1966-77 map (Figure 8) when Building F was constructed.

West-facing elevation

- 4.2.12 This elevation faces towards Building A but would have originally faced into the large farmyard to the west of the farm (Figure 5). As with the other elevations it comprises stone and a red-brick quoin-effect on corners and around openings (Plate 2).
- 4.2.13 The northern end of the building is open-fronted, comprising four bays open to the roof with red brick pillars on stone bases (Figure 9 and Plate 11).
- 4.2.14 To the south/right is the two-storey element of the building as noted on the opposite east-facing elevation. On this side it comprises an open-fronted ground floor with four bays of red brick with rounded arches over of three courses of headers (Plate 12). At first floor level are two windows with wooden frames which open outwards at the top. As with the other openings, these have the brick quinstone effect surrounds.

- 4.2.15 To the south/right of the open-front is an archway which leads into one of the inner courtyards/farmyards (Plate 13). This archway has three courses of brick headers above and a brick quoinstone effect on either side. Above the archway is another window the same as those described above.
- 4.2.16 On the southern/right side of the archway is a large loading door which is on the opposing side of the building to that recorded on the east-facing elevation. This set of timber double doors also slides into a recess with the same brick surrounds (Plate 14). This door was much taller than that recorded on the opposite elevation. It may be that this part of the barn served as a threshing barn and taller access was required for loaded carts/wagons to enter on this side and unloaded vehicles could then easily exit into the farmyard through the lower doors opposite.

Internal Descriptions (Figure 13)

B (i)

- 4.2.17 This part of the building comprises the northern-most open fronted element. Accessed via a door on the eastern elevation or through the openings on the west-facing elevation, this part of the building was entirely open plan (Plate 15).
- 4.2.18 It had a compressed chalk floor and exposed stone walls. The roof structure appeared to be original, comprising sawn timbers. The asbestos cement roof is supported by rafters on purlins spanning between the end gable and partition wall and three king post roof frames. On each frame, one diagonal strut has been removed on the eastern side.
- 4.2.19 There is a door leading into the eastern farmyard which comprises vertical panels secured by a diagonal strut. It has a simple latch fitting and was boarded to prevent use at the time of the survey. There is a stone threshold/remnants of a surviving floor beneath (Plate 16).

B (ii) Ground Floor

- 4.2.20 This element of Building B comprises the interior of the open-fronted part of the building which is accessed via the open-fronted western side or via a small door located within the archway (Figure 13).
- 4.2.21 This part of the building also had a compressed chalk floor and exposed brick walls on the northern and eastern elevations (Plate 17). The ceiling comprises tongue and groove boards which span the width of the building. The ceiling is supported by a central spine beam supported by three upright timber posts on stone plinths. Unusually for an agricultural building, the spine beam is chamfered (Plate 18). The beam is not thought to have been re-used as it is one continuous timber and the stops on the chamfers respect the locations of the support posts.
- 4.2.22 There are a series of voids located in the rear wall which may denote the positions of feeding troughs or internal partitions such as animal stalls.
- 4.2.23 At the southern end, the internal wall has been partially constructed using red brick (Plate 19). This wall is not tied into the rear wall which may suggest it is either repair or a later insertion. It is possible this partition wall was added to subdivide the original space allowing the access stairs leading to a new first floor to be created on the other side. Within this wall there is also a small doorway/hatch with a single door comprising three vertical tongue and groove panels secured with iron strap hinges (Plate 20).

B (ii) First Floor

- 4.2.24 Accessed via a staircase within the archway, this first floor area above B(ii) is open plan with no existing or evidence of former internal partitions or subdivisions (Figure 14 and Plate 21).
- 4.2.25 This area had wooden floorboards spanning its width and exposed brick walls and two wooden-framed windows on the opposing east and west elevations, as noted on the external descriptions.
- 4.2.26 The asbestos cement rood is supported by common rafters on purlins from the gable end to the partition wall at the southern end (Plate 22). It has three king-post roof frames constructed from machine sawn timbers. Nail/stud marks on the exposed roof frame indicate it once had a boarded ceiling.
- 4.2.27 At the southern end, at the top of the access stairs was a door which led into the space above the archway. Unfortunately this was secured shut and therefore the area over the arch was not inspected.

Archway

- 4.2.28 The archway within Building B is constructed entirely from brick with wooden boarded ceiling above (Plate 23). It has two openings on the northern side; one wooden door (Plate 24) which leads into a small under-stairs storage area and one opening without a door which provides access to the first floor over B (ii). Both openings were raised from the ground level and may have been previously accessed via a ladder.
- 4.2.29 The ground level appears to have been reduced within the archway (perhaps to allow access for higher vehicles/loaded carts), evidence of this is seen on the left on entering where the stone foundations have been revealed (Plate 24).

B (iii)

- 4.2.30 This area comprises the possible threshing barn located at the southern end of Building B, accessed via the opposing sliding doors on the east and west-facing elevations (Figure 14). Internally, the building has been constructed from stone with a lower brick plinth (Plate 25). It has a concrete floor and machine sawn timber king-post roof.
- 4.2.31 At the northern end the partition created by the archway is visible, although not safely accessible for close inspection (Plate 26). This has created a first floor storage area as accessed from the first floor door noted in B (ii). This area contains the window noted on the west-facing elevation.
- 4.2.32 The inside of the sliding doors noted on the east-facing elevation were also inspected. They have a concrete lintel and two different types of timber doors which have been secured and bolted since no longer in use (Plate 27).

4.3 Building C

Building C is a single storey construction located on the northern side of the farmyard, between Buildings B and D on the road frontage (Figures 2 and 14). It is a large, detached, modern storage barn constructed from brick and corrugated steel with opposing access doors on the north and south sides (Plate 28). Cartographic evidence

indicates this building was constructed after 1958 and prior to 1966-1977 (Figure 8); physical evidence would support a mid 20th century date. A maker's name badge on the north-facing elevation indicates it was constructed or supplied by Matterson of Coventry.

4.4 Building D

4.4.1 Building D is a single storey building, T-shaped building in plan, constructed from stone and brick with corrugated asbestos sheet roof and skylights (Plate 29). The east-west range flanks much of the northern side of the farmyard and the north-south range creates a partial division between the two inner farmyard areas (Figure 13). The building comprises three main elements. Cartographic evidence first depicts this building on the 1884 First Edition Ordnance Survey Map (Figure 5), replacing an earlier range on roughly the same alignment. During the mid 20th century it was reduced in length when Building C was constructed.

External Descriptions (Figures 10 and 11)

North-facing elevation

- 4.4.2 This elevation comprises the east-west orientated element of Building D which fronts onto the main access road. It is constructed from stone blocks with red brick quoinstone effect on the corners and around the door and window openings (Figure 10 and Plate 29).
- 4.4.3 At the eastern end of the range there are three small windows/openings positioned close to the roofline (Plate 30). Each of these windows/openings has a red brick surround with a wooden frame and four horizontal wooden ventilation slats (Plate 31). The brick surround on these windows appears to be a later, pinkier coloured brick than recorded on Building B and a rougher finish comprising half bricks and no regular form; this may indicate that the windows are a later insertion.
- 4.4.4 Centrally located along this elevation is a doorway (Plate 32). With a quoinstone effect brick surround and arched brick lintel. The bricks used on either side and within the archway have either been replaced, repaired or re-pointed as they appear slightly different in colour.
- 4.4.5 To the west/right of the door is an eight-pane, steel framed casement window which probably dates to the mid 20th century (Plate 32).
- 4.4.6 At the western end of this elevation are two smaller windows/openings which appear from the brick surrounds to be original (Plate 33). These openings have bull-nosed brick surrounds and cill and have brick surrounds on either side comprising headers and stretchers which match the quoinstone effects as noted on the other contemporary buildings. The shutters inside are recorded on the internal description. At the very end of this elevation, the wall continues beyond the brick quoinstone detail which is expected to be found at the end of the structure (Plate 33). Cartographic evidence indicates that this building was originally longer, but shortened when Building C was constructed.

East-facing elevation

- 4.4.7 This elevation comprises the north-south orientated element of Building D which faces into one of the inner farm/courtyards (Figure 10). It is constructed from stone with red brick quoinstone effect detail around the openings and a corrugated cement asbestos roof covering with skylights (Plate 34).

- 4.4.8 There are two two-part stable doors with heavy iron strap hinges and three ventilation openings comprising wooden and iron vertical slats. The northernmost door appears to be a modern replacement. All openings have two courses of red brick header arches above.

West-facing elevations

- 4.4.9 The west-facing elevation comprises three elements (Figures 11 and 13). On the left, the gable end of the shortened part of the east-west orientated building which could not be accessed or inspected due to the close proximity of Building C (Figure 11 A). The north-south element, which separates the courtyards (Figure 11 A). Finally the small north-south building at the eastern end of the east-west orientated main Building, which is not part of the development area (belonging to the farmhouse), but still visible from within the eastern farm/courtyard area (Figure 11 B).
- 4.4.10 The west-facing part of the north-south building at the eastern end of Building D is of the same stone and brick construction as noted in the previous historic buildings (B and D). It has a corrugated cement asbestos roof and two bricked-up openings, each with two courses of brick header arches above and quoinstone effects on either side (Plate 35). These doorways appear too small for people to use to access the building, unless the ground level was previously significantly lower than the current one. They may therefore have been for animals, possibly pigs, and in fact correspond with what appears to be open shelters/pens as denoted on the First Edition Ordnance Survey Map of 1884 (Figure 5).
- 4.4.11 The west-facing part of the north-south range, which divides the two inner farm/courtyard areas, comprises the same stone and brick construction as noted in the previous buildings and also has a corrugated cement asbestos roof with skylights (Plate 36, Figure 11). There is a small bricked-up opening positioned close to the roofline.

South-facing elevation

- 4.4.12 This elevation comprises the full length of the east-west orientated element of the building as well as the southern gable end of the north-south part of the building (Figures 10 and 13). All parts of the building are constructed from stone with red brick surrounds at the openings and have corrugated asbestos cement roof coverings.
- 4.4.13 The western end of this elevation has the same stone end beyond the brick quoin stones at the very corner of the building, as noted on the opposite elevation (Plate 37). It has a replacement two-part stable door with heavy modern strap hinges and a boarded up window opening. To the right of this is another wider eight pane window with modern metal frame, probably 20th century in date. This has been inserted into a former door opening which has been bricked up at the lower part with nine courses of red brick (Plate 38). The brick used appears to be earlier than the 20th century window and may have been re-used.
- 4.4.14 The gable end of the north-south elevation (Figure 10 and Plate 39) has a plain wooden door comprising vertical boards at first floor level. The red brick used on the corners has also been used along the roofline and, as on the north-facing elevation of Building B, the bricks on the western end do not continue to ground level where they merge into a contemporary boundary wall.
- 4.4.15 The eastern element of this elevation on the east-west range comprises a red brick in-fill incorporating what appear to be mid 20th century windows and replacement two-part stable doors (Plate 40). The windows comprise 12-pane casement windows with metal frames and grey brick cills below (Plate 41). the brick used within this in-fill is a lighter,

orangey coloured brick, clearly later than the brick used in the quoinstone-effect surrounds. There are three brick pillars within this infill which are the earlier red brick. These pillars suggest this was originally an open-fronted building (like the northern range of Building B), this suggestion is confirmed by the First Edition Ordnance Survey Map of 1884 (Figure 5). The Second Edition Map of 1900 is not detailed enough to show whether or not the open-front had been in-filled by this time, however the 1966-77 Edition clearly shows a solid wall in this location (Figure 8).

- 4.4.16 At the end of this range is an original wooden-framed and slated ventilation opening (Plate 42) and to the right of this, at the junction with the short north-south building, is an iron downpipe and hopper which bears part of the Fermor-Hesketh crest (Plate 43).

Internal Descriptions (Figure 13)

D (i)

- 4.4.17 This part of the building comprises the north-south range which divides the courtyard areas. Accessed via two stable doors on the eastern elevation, this building has two separate internal areas (Figure 13).
- 4.4.18 The southern-most part of this range has exposed stone walls and exposed ceiling joists and plates which had presumably supported a ceiling and first floor storage area (Plate 44). Access for loading/unloading could be gained from the external first floor door noted on the south-facing elevation. The ground floor surface is created using brick with a slight incline towards a drainage channel which spans the length of the room (Plate 45). Within the floor are the remnants of a series of posts which may denote the location of former stalls. Set within concrete, these were either replacement posts or not contemporary with the original construction. The wall which subdivides the northern and southern areas of this part of the building (Plate 45) is constructed from red brick and is an obvious later addition, possibly constructed in the mid-late 20th century.
- 4.4.19 Located on the rear wall are two wooden feeding troughs (Plate 46). The remnants of posts between these indicated they were located within separate stalls. To the right of each trough is a water bowl (Plate 47) which is connected/plumbed into a water supply piped into the building. The stainless steel water troughs are marked "Fordham SelfFill Mk 2". Fitted with a float ball to ensure constant supply of water, similar models are still manufactured today for sows and pigs (www.hendersons.co.uk/pigequip/pigbowl.html). This indicates that at least the most recent use of this part of the building was to accommodate pigs. Also on this rear wall is a blocked up window as noted on the external elevation.
- 4.4.20 This range is subdivided by an internal red brick wall. the bricks used are a later phase than those in the rest of the building and most likely date to the early or mid 20th century. A doorway separates the two areas (Figure 13).
- 4.4.21 The northern-most area in this part of the building has a slightly raised floor level and comprises crushed brick (Plate 48). There is a slight incline in the floor level towards the middle of the room allowing water to leave via a central open drain. There is also a large wooden trough on the rear wall with water feeder and voids on the wall where another trough had been.
- 4.4.22 In the northern wall is a bricked-up opening which would have originally provided access into the east-west range of Building D (Plate 48). Within this opening, three tack/saddle hooks have been inserted. More tack/saddle hooks are also present on the

eastern wall. This suggests that this area was converted into a stable or storage area after being used to house pigs/farm animals.

- 4.4.23 The roof structure is the same across the whole range and comprises five king post roof trusses.

D (ii)

- 4.4.24 This part of Building D comprises the eastern end of the east-west range which is accessed from the farm/courtyard area (Figure 13). It consists of one main area and a small storage room at the eastern end.

- 4.4.25 The floor of this area is covered with concrete and has a raised area spanning the length at the rear (Plate 49 and Figure 13). The walls are exposed brick and stone with the lower sections plastered and painted. The roof structure comprises four bays sitting on the walls on either side with rafters which cross at the apex and raking queen struts between the tie beam and the principal rafter (Plate 50).

- 4.4.26 At the eastern end of this area is a doorway with recessed brick surround which leads into a small storage room (Plate 51).

D (iii)

- 4.4.27 This part of Building D comprises the western end of the east-west range which is accessed via an internal door from D (ii), from the western farm/courtyard and via the door noted on the road-fronting elevation (Figure 13). It consists of one main area.

- 4.4.28 The floor of this area is also covered with concrete with a recess spanning the length of the building which is likely to have been for drainage. The walls are exposed brick and stone, plastered along the rear wall and painted black on the southern wall (Plate 52). The roof structure is the same as that recorded in D (ii).

- 4.4.29 The access door, as noted on the north-facing elevation, comprises six vertical timber boards secured by three horizontal moulded batons (Plate 53). It is arched at the top and held on iron hinges with long, square-ended iron strap hinges. The door is held closed with a drop latch which can be opened from the outside through a hole (Plate 54). The pivoting latch backplate is decorative but not closely datable (Plate 54).

- 4.4.30 The brick in-fill between this area and D(i) can be viewed although much of the brick has been painted over (Plate 55). A machine sawn tie-beam has been inserted within the in-fill that differs from the rest of the tie beams in this area which are all hand sawn and have a slight curve. There have been a number of repairs and alterations where the roof structures of these two parts of the building meet.

- 4.4.31 There are three sets of small sliding shutters as recorded at the western end of the north-facing elevation (Plate 56). These shutters are very much a bespoke/vernacular design and have most likely been hand crafted to fit the openings and allow ventilation and light.

- 4.4.32 At the western end of this part of the building is a blocked-up doorway (Plate 57). As noted from cartographic evidence, this building originally extended further westwards and this may represent an internal doorway which once led into another part of the building.

4.5 Building E

4.5.1 Building E is a single storey, east-west orientated building, “L”-shaped in plan and constructed from stone and brick with a corrugated cement asbestos sheet roof (Plate 58). The building comprises two main elements: the main east-west range which flanks the southern side of the farmyard into which all of the access doors and widows face, and a smaller north-south orientated open-fronted range which has been consumed by Building F (Figure 13). Cartographic evidence first depicts this building on the 1884 First Edition Ordnance Survey Map (Figure 5).

External Descriptions (Figures 11 and 12)

North-facing elevation

4.5.2 This elevation comprises the full length of the east-west orientated element of the building and faces into the main courtyard (Plate 58), (Figures 10 and 13). All parts of the building are constructed from stone with red brick surrounds at the openings and a corrugated asbestos cement roof covering. The eastern end of this part of the building was beyond the boundary fence, however, as Plate 58 shows, it appears to be the same as the rest of the range.

4.5.3 There are seven entrances to this part of Building E, all of which comprise wooden two-part stable doors with brick quoinstone effect surround and two course brick-header arch above (Plate 59). Only five of the doorways have brick surrounds which continue to ground level. The remaining two, positioned at the western end, stop at a much higher level (Plate 60), These doorways are also narrower and it appears that they were originally window openings which have been converted into doorways as these smaller doorways have the same width and corresponding level of brick surround (Plate 61). The window/ventilation openings on this building comprise wooden frames and a series of vertical slats with a grille above and a wooden cill (Plate 61). These are the same as those noted on the east-facing elevation of the north-south range of Building D.

South-facing elevation

4.5.4 The south-facing elevation was not accessible at the time of the survey due to boundary restrictions. The architect's drawing (Figure 12) indicates that it is constructed from brick and has two windows and a door (as assumed from internal measurements and observations).

West-facing elevation

4.5.5 This elevation comprises the gable end of the east-west orientated element of the building as well as the north-south part of the building (Figures 12 and 13). Both parts of the building have been consumed by the large, modern storage unit, Building F.

4.5.6 On the left/northern side of this elevation is the gable end of the east-west stable range. It is constructed from stone with red brick quoinstone effect around a ventilation opening and on the corners (Plate 62). The lower part of the wall appears to have been protected from the elements in comparison to the roof line/apex which has been coated with a green moss-like substance. This may be evidence of a former structure continuing westwards along this range prior to the construction of Building F. The available cartographic evidence does not support this suggestion, however there could have been a structure in this location prior to the first available map of 1884.

4.5.7 The north-south range of Building E is open-fronted, the roof of which is supported on modern replacement breeze block pillars. Building F obscures the roof covering.

Internal Descriptions (Figure 13)

E (i)

- 4.5.8 This part of Building E comprises the east-west range which is accessed from the farm/courtyard area (Figure 13). It is sub-divided into separate areas spanning the width of the building. As noted previously, the eastern end of the building is within the area of the farmhouse and not part of the survey.
- 4.5.9 The walls all consist of exposed brick and stone. Timber upright partitions sub-divide areas recently used as stalls (Plates 63 and 66). There is a ventilation opening at the the western end as noted on the external elevation and the replacement asbestos cement roof covering is supported by a series of king-post roof trusses.
- 4.5.10 All parts of the building have a brick floor with a drainage gully spanning the length (Plates 64 and 66). The partitions which create the stalls are not considered to be original as they completely cover the drainage channels with no way for any water/waste to drain past. The stalls were possibly added when the additional doors were inserted into former window openings to allow direct access into each stall from the farm/courtyard. This layout is represented on Figure 13. As the stall partitions also respect and support the roof trusses, the roof construction may therefore also be a later phase.
- 4.5.11 At the western end of the building is the junction of the roof lines between the east-west and the north-south ranges (Plate 65). It appears that the junction between these roof spaces has been in-filled using recycled pieces of timber including an old door.
- 4.5.12 Further ventilation and circulation of air is provided through voids in the brickwork in a diamond formation at the eastern end of the surveyed area (Plate 67).

E (ii)

- 4.5.13 This part of Building E comprises the north-south open-fronted range which is accessed from within the large storage barn, Building F (Figure 13). It consists of one main area (Plate 62).
- 4.5.14 The rear wall is constructed from stone with a single course red brick band spanning the length (Plates 68 and 69). The floor is covered with concrete which continues into Building F. The wall at the northern end where it meets the east-west range is constructed of brick. This wall is presumed to be the original rear wall of the east-west range as it is the same as the west-facing elevation. This would indicate that the north-south range may be a later addition (Plate 70).
- 4.5.15 The open-fronted side of the building is supported by breeze block pillars. These pillars support the replacement roof structure of machine sawn timber king post trusses (Plate 68). Although these pillars are clearly modern and are thought to have been inserted when Building F was constructed, the 1884 Ordnance Survey Map (Figure 5) clearly depicts this part of the building with an open-fronted access.
- 4.5.16 Red brick feeding troughs span the length of the building, positioned against the rear wall. When constructed they included vertical timber posts, most of which have since rotted away (Plate 70).

4.6 Building F

Building F is a steel-framed structure forming an open sided shelter for storage or for a cattle yard. It has concrete block walls to a height of 2.4m on the southern elevation with corrugated sheeting above under a corrugated sheet roof (Plate 71).

- 4.6.1 Cartographic evidence indicates this building was constructed after 1958 and prior to 1966-1977 (Figure 8) and physical evidence would support a mid 20th century date. A makers name badge on the north-facing elevation indicates it was constructed or supplied by F&IB Ltd of Northampton (Plate 59).
- 4.6.2 Two large openings on the southern side of the building allow for direct access into the fields (Plate 72).

5 PHASING AND DISCUSSION

This section provides a discussion and suggested phasing for the buildings surveyed. Suggested phasing is also shown on Figures 13 and 14.

5.1 Phase 1: 1868

- 5.1.1 The earliest phase identified in this survey is believed to be the construction of Buildings B, D and E as part of the farm re-modelling which took place in 1868. It is documented that Sir Thomas Fermor-Hesketh carried out a series of repairs to Easton Neston House and the estate farm buildings upon his inheritance in 1867 (Riden and Insley). The date plaque on the northern end of Building B of 1867 further supports this suggestion. Although only the one date plaque was noted during the survey, the use of the same building materials and details in the design, such as the red brick detailing, would suggest that the buildings mentioned are contemporary in date.
- 5.1.2 The buildings which were present prior to the construction of Buildings B, D and E were all on an irregular lay out (Figures 3 and 4). The re-design of the farm buildings in the 1860s represented a more planned model farm design. The buildings were aligned at right angles and created regular inner courtyards and a walled area on the western side. This design also created more of a separation from the farmhouse – positioning the stables closer to the house with the cattle farming on the side furthest away.
- 5.1.3 Modernisation and adaptation of the buildings to allow for a change in agricultural practices has removed many of the original fixtures and fittings that may have been located within the buildings. However, the open-fronted western sides of Building B would perhaps have easily accommodated cattle coming in from the fields to the south of the farm or from the walled farmyard to the west. The long range of Buildings D and E would also have provided ideal facilities for feeding or rearing younger animals with individual loose boxes/stalls. The southern end of Building B may have provided storage, however, the presence of opposing doors, particularly of such height on one side, often indicate use as a threshing barn. This may suggest a mix of arable and cattle farming may have been taking place at Showsley, or perhaps that the building was utilised by another farm on the estate.
- 5.1.4 From the 1840s onwards, there was an increased interest in improving cattle accommodation within farms as the importance of livestock grew within the farming economy following the fall in grain prices witnessed previously. As meat prices rose and the introduction of the railways spread, it was easier and more financially rewarding to get animals to market (Wade Martins 1991). A typical development of the farm yard around this time was the dividing up of yards to allow groups of 10-12 cattle to be managed. The arrangement at Showsley would fit this model. Wade Martins describes the loose boxes, like those noted at Showsley as “individual boxes, usually each with a door and a window and a feeding trough along the back wall allowed for the individual feeding of cattle in the final stages of fattening for market” (Wade Martins 1991)

5.2 Phase 2: 1868-1884

- 5.2.1 At some point between the construction of the model farm and the creation of the First Ordnance Survey Map of 1884, some minor alterations took place to Buildings B and E which were identified during the survey.

- 5.2.2 A first floor was added to the middle section (ii) of Building B. Upright posts were added with a chamfered beam (more decorative than expected within a standard agricultural building) to support a first floor storage area.
- 5.2.3 The re-building of the north-south element of Building E has also been ascribed to this phase. Evidence from survey has identified that this part of the building is a later addition to the east-west range, however it appears to be constructed in its current form by 1884. The brick and timber feeding troughs along the rear wall of the building would indicate this was used for feeding large animals such as cattle.

5.3 Phase 3: early 20th century

- 5.3.1 During the early 20th century, alterations were made to the interiors of Buildings D and E which may have been the result of changing farming practices and subsequent uses of the buildings.
- 5.3.2 The open-fronted elevation facing into the farmyard on the east-west range of Building D was in-filled and windows and a two-part stable door were inserted between the original brick pillars. Internally, the opening between the east-west and the north-south ranges was also in-filled creating two separate, unconnected parts of the building. The north-south range was separated into two areas and horse tack hooks inserted into the walls, however, the introduction of the "Fordham Selfil" water troughs indicate animals were still accommodated to some extent in this building.
- 5.3.3 Several doorways were created within the former window openings in the east-west range of Building E. Internally, new wooden panelled divisions were added to create more individual stalls. The addition of two-part stable doors may indicate that the use of this building changed to accommodate horses.
- 5.3.4 Cartographic evidence also indicates that between 1884 and 1901 an additional building was constructed on the eastern side of Building B (see Figures 6 and 7) and what may have been a small pig pen on the eastern end of Building D was also removed.

5.4 Phase 4: Mid-late 20th century

- 5.4.1 During the mid-late 20th century, the construction of Buildings C and F and numerous internal alterations may indicate yet further changes in agricultural practices at Showsley Grounds.
- 5.4.2 Most likely constructed to accommodate large farm machinery which could access directly from the road, Building C was constructed between 1958 and 1966. The position of this building significantly impacted on the western farm/courtyard area and this may have necessitated the shortening of Building D and the removal of the building on the eastern side of Building B. A concrete ramp on the southern side of Building C allowed direct access and loading from the southern side of the farm as well as from the road. It is likely that the farmyard was resurfaced during this time with the same concrete as is still present. The use of larger machinery may represent a change in agricultural use to arable farming as was most recently the case at Showsley.
- 5.4.3 Building F was also added between 1958 and 1966. Utilising parts of Buildings B and E, this structure formed a large enclosed shelter for animals or storage of vehicles. Two large openings on the southern side of the building allow for direct access into the fields for machinery which could then be driven into Building C for unloading or secure storage.

- 5.4.4 Building D had a new concrete floor added during this period. A raised area floor at the rear of Building D (ii) and drainage channels spanning the length of D (ii) and D (iii) suggest that animals were still accommodated in the building, however they may have been smaller animals, perhaps pigs, which required less room than the cattle previously sheltered/fed in here. The reduced length of Building D, to allow for the construction of Building C, meant that the doorway at the western end of the building was bricked-up around this time.
- 5.4.5 It is likely that all of the “historic buildings” were re-roofed during the mid-late 20th century with corrugated asbestos cement sheeting replacing the original slate coverings.

6 CONCLUSIONS

- 6.1.1 The survey of the buildings at Showsley Grounds has successfully achieved the initial objectives. A permanent record of the structures in their present state has been created. 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. The discovery of the date of the redevelopment works that were carried out on the Easton Neston Estate, together with the date plaque allows for a precise date of construction for the three most historic buildings on the site.
- 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.

7 BIBLIOGRAPHY

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Institute for Archaeologists	2001	Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings
Northamptonshire County Council, Planning	2013	Brief for a Programme of Archaeological Building Recording at Showsley Farm, Showsley, Northamptonshire
Riden, P. and Insley, C. (eds.),	2002	'Easton Neston' in <i>A History of the County of Northamptonshire: Vol.5: The Hundred of Cleley</i> , Victoria County History, 98-126
Wade Martins, S.	1991	Historic Farm Buildings
Wessex Archaeology	2008	Sewardsley Priory, Showsley Grounds, Towcester, Northamptonshire : Archaeological Evaluation and Assessment of Results

Maps Consulted

Description	Date	Document Location and Reference
Easton Neston Estate Map	1765	Northamptonshire Records Office Ref. 6490
Plan of Easton Neston House and Village	1844	Northamptonshire Records Office Ref. Map 2917
Easton Neston (with Hulcote) Tithe Map	1849	Northamptonshire Records Office Ref. T.188
First Edition Ordnance Survey Map 25" to 1 mile	1884	Northamptonshire Sheet LVI.3
Easton Neston Estate Map	1895	Northamptonshire Records Office Ref. ZA5643
Second Edition Ordnance Survey Map 6" to 1 mile	1900	Northamptonshire Records Office Northamptonshire Sheet LVI.NE

1922 Ordnance Survey Map 1:2500	1922	Northamptonshire Records Office Northamptonshire Sheet LIV.12
1966-1977 Ordnance Survey Map 1:2500	1966- 1977	www.old-maps.co.uk (purchased)

Other References Consulted at NRO

Kelly's and Post Office Directories for Northamptonshire 1854-1940

Census Returns for Easton Neston 1851 and 1861

Websites Consulted

www.old-maps.co.uk

www.myfamilysilver.com/crestfinder-search/fermor-hesketh-family-crest

www.hendersons.co.uk/pigequip/pigbowl.html

APPENDIX A. OASIS REPORT FORM

Project Details

All fields are required unless they are not applicable.

OASIS Number	oxfordar3-155366		
Project Name	Farm Buildings at Showsley Grounds, Easton Neston, Northamptonshire		
Project Dates (fieldwork) Start	16-07-2013	Finish	17-07-2013
Previous Work (by OA East)	No	Future Work	No

Project Reference Codes

Site Code	XNNSFB13	Planning App. No.	S/2012/0160/FUL
HER No.	n/a	Related HER/OASIS No.	n/a

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
Farm outbuildings	Post Medieval 1540 to 1901		Select period...
Barns	Post Medieval 1540 to 1901		Select period...
Stables	Post Medieval 1540 to 1901		Select period...

Project Location

County	Northamptonshire	Site Address (including postcode if possible)
District	South Northamptonshire	Showsley Grounds, Easton Neston Northants NN12 7RN
Parish	Easton Neston	
HER	Northamptonshire	
Study Area	n/a	National Grid Reference SP 71723 50769

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

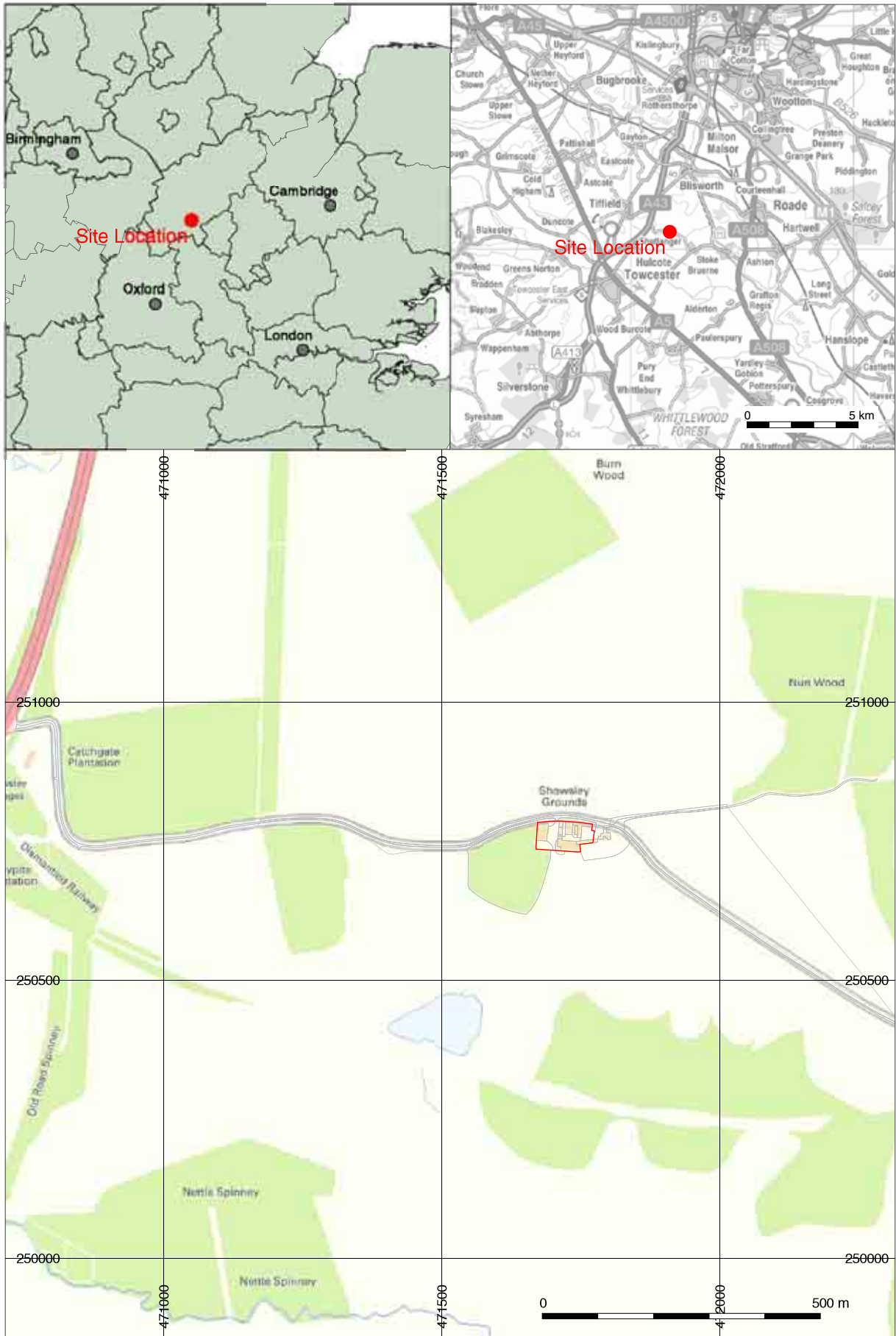
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OA East	OA East	OA East
XNNSFB13	XNNSFB13	XNNSFB13

Archive Contents/Media

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	<input checked="" type="checkbox"/> Report
	<input checked="" type="checkbox"/> Sections
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Notes: none



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Figure 1: Site location



Figure 2: Plan of Buildings surveyed at Showsley Grounds

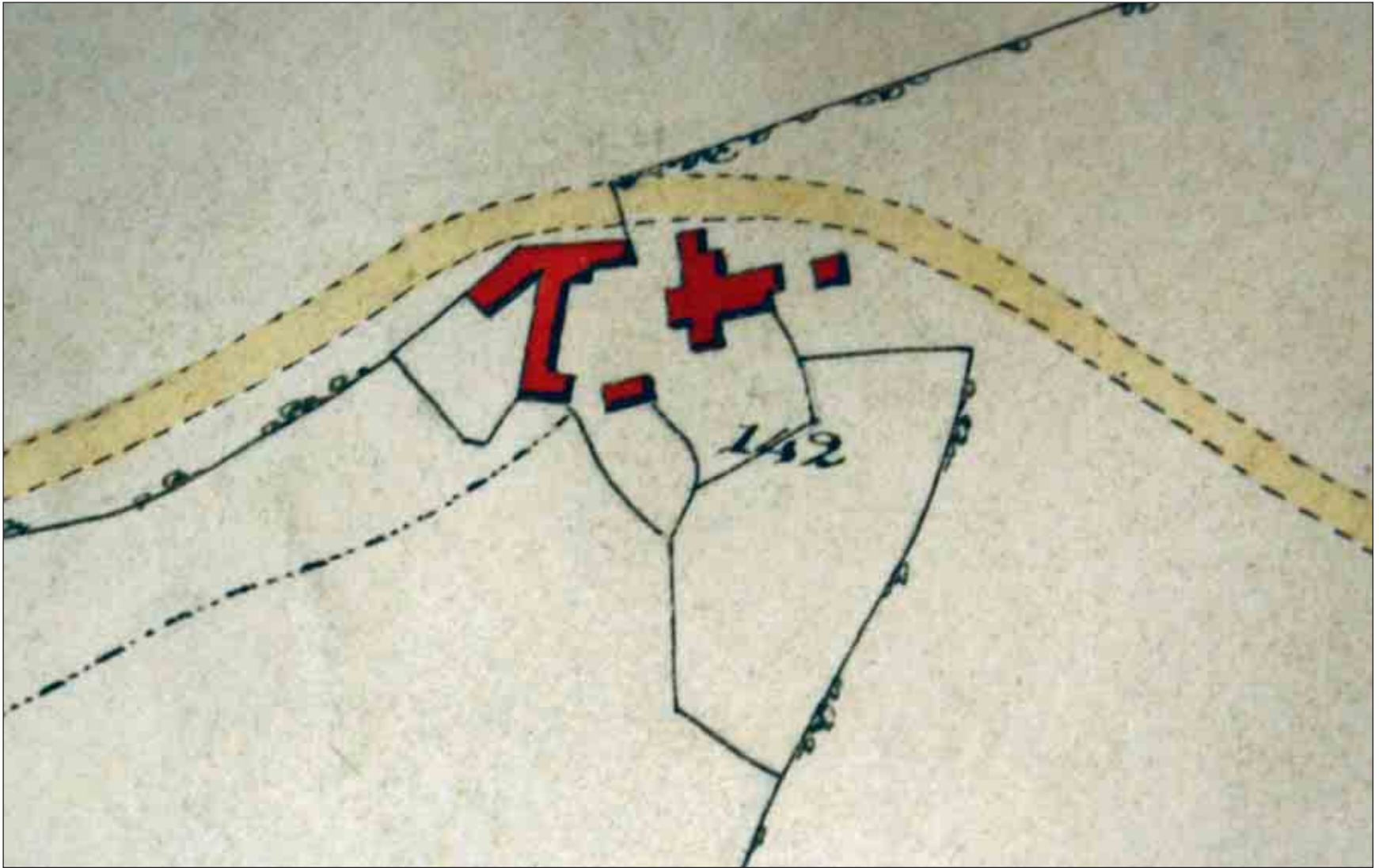


Figure 3: Extract from 1844 Plan of Easton Neston House and Village (NRO Ref. Map 2917)

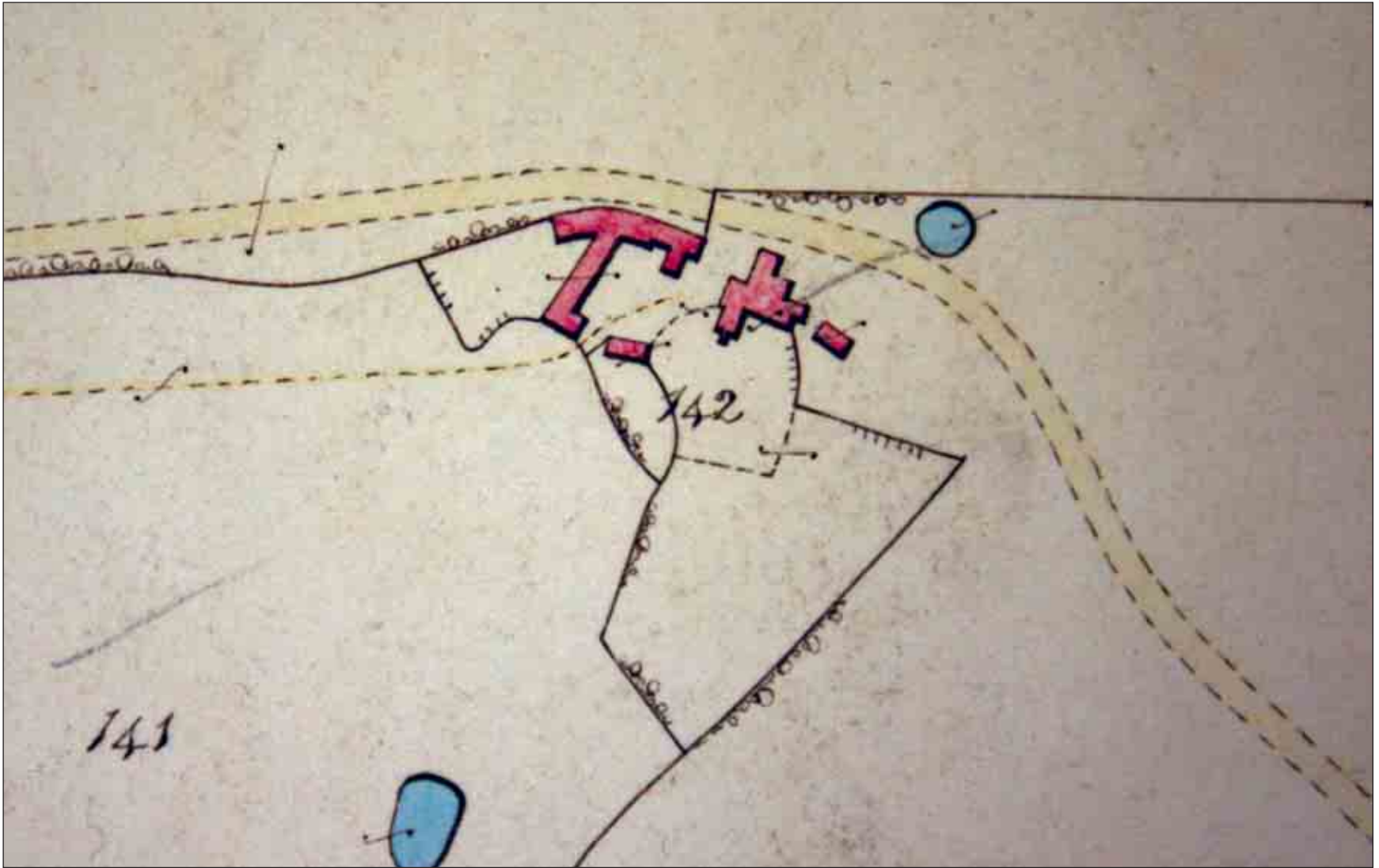


Figure 4: Extract from 1849 Easton Neston Tithe Map (NRO Ref. T.188)

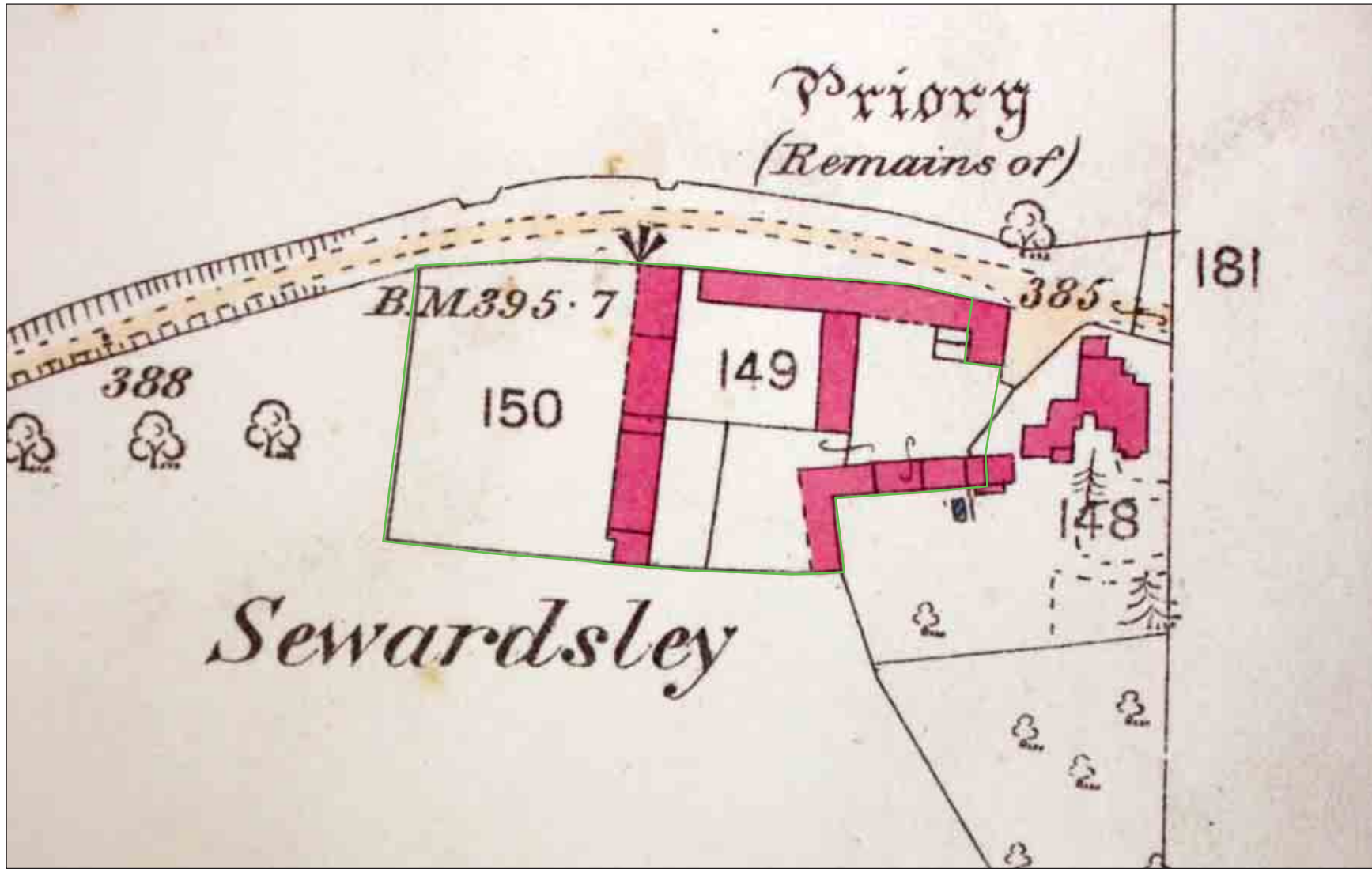


Figure 5: Extract from 1884 First Edition Ordnance Survey Map (25" to 1 mile), showing location of buildings surveyed (green)

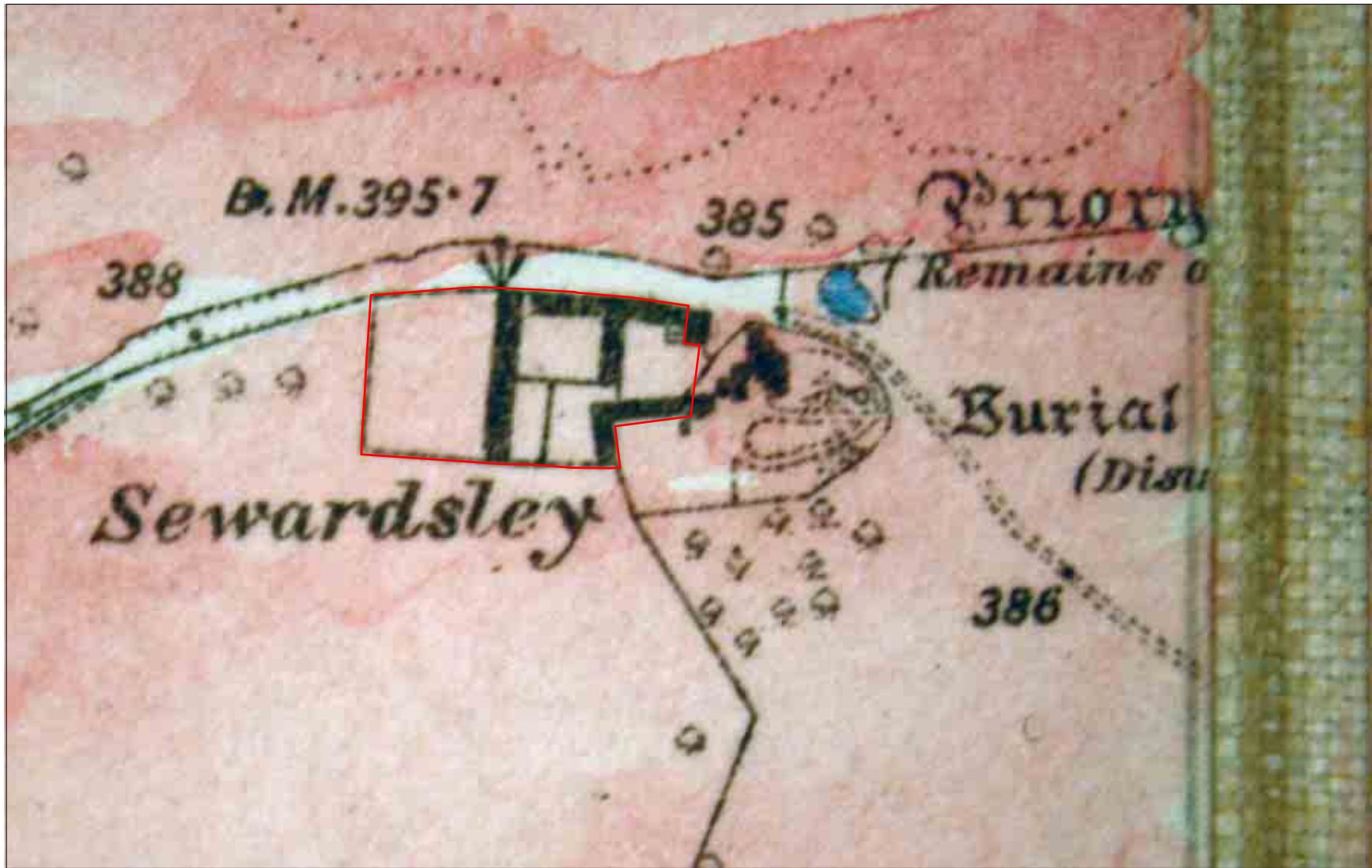


Figure 6: Extract from 1895 Easton Neston Estate Map (NRO Ref. ZA5643), showing location of buildings surveyed (red)

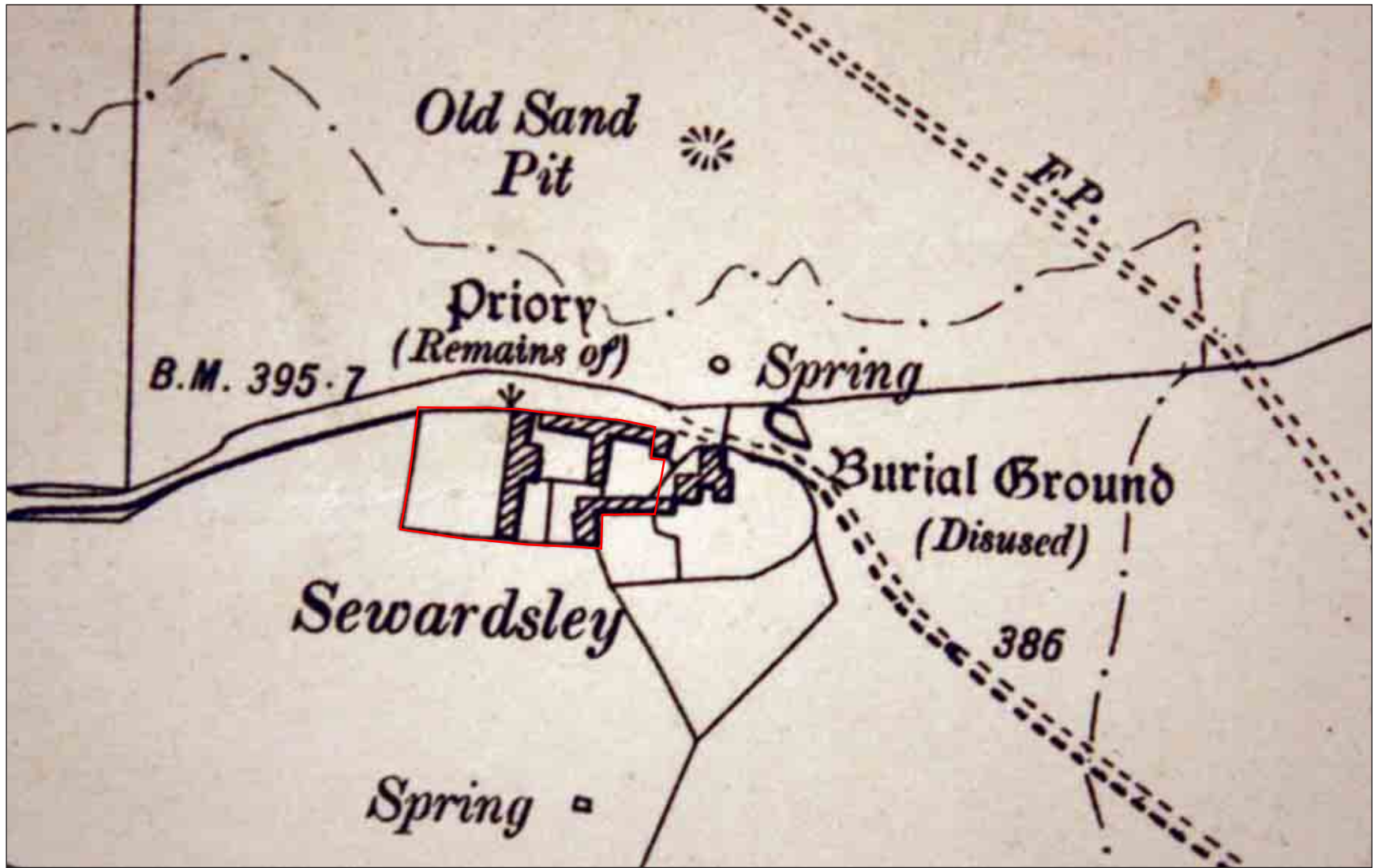


Figure 7: Extract from 1900 Second Edition Ordnance Survey Map (6" to 1 mile), showing location of buildings surveyed (red)

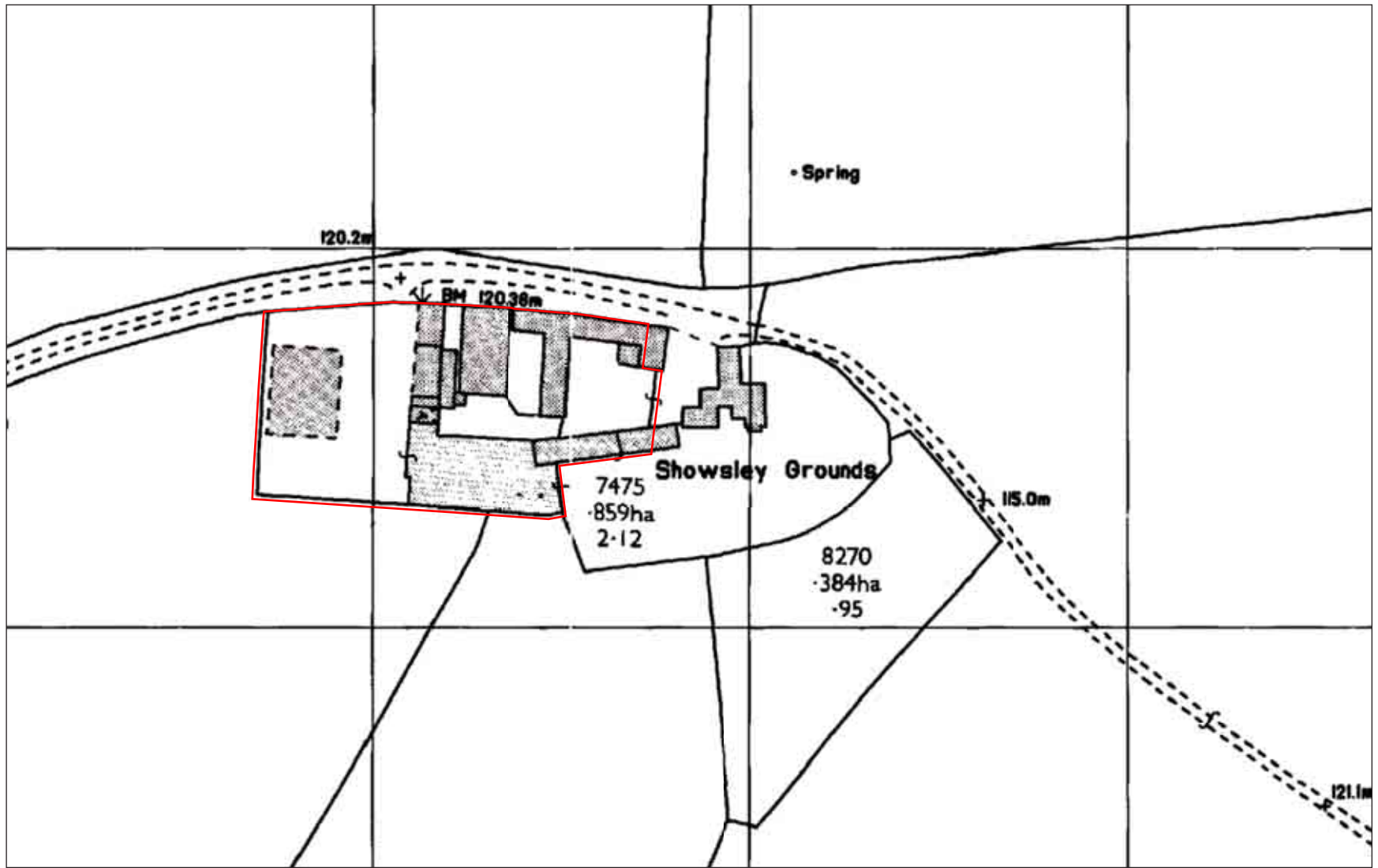


Figure 8: Extract from 1966-1977 Ordnance Survey Map (1:2500), showing location of buildings surveyed (red)



Figure 9: Elevations of Building B (from data supplied by client)

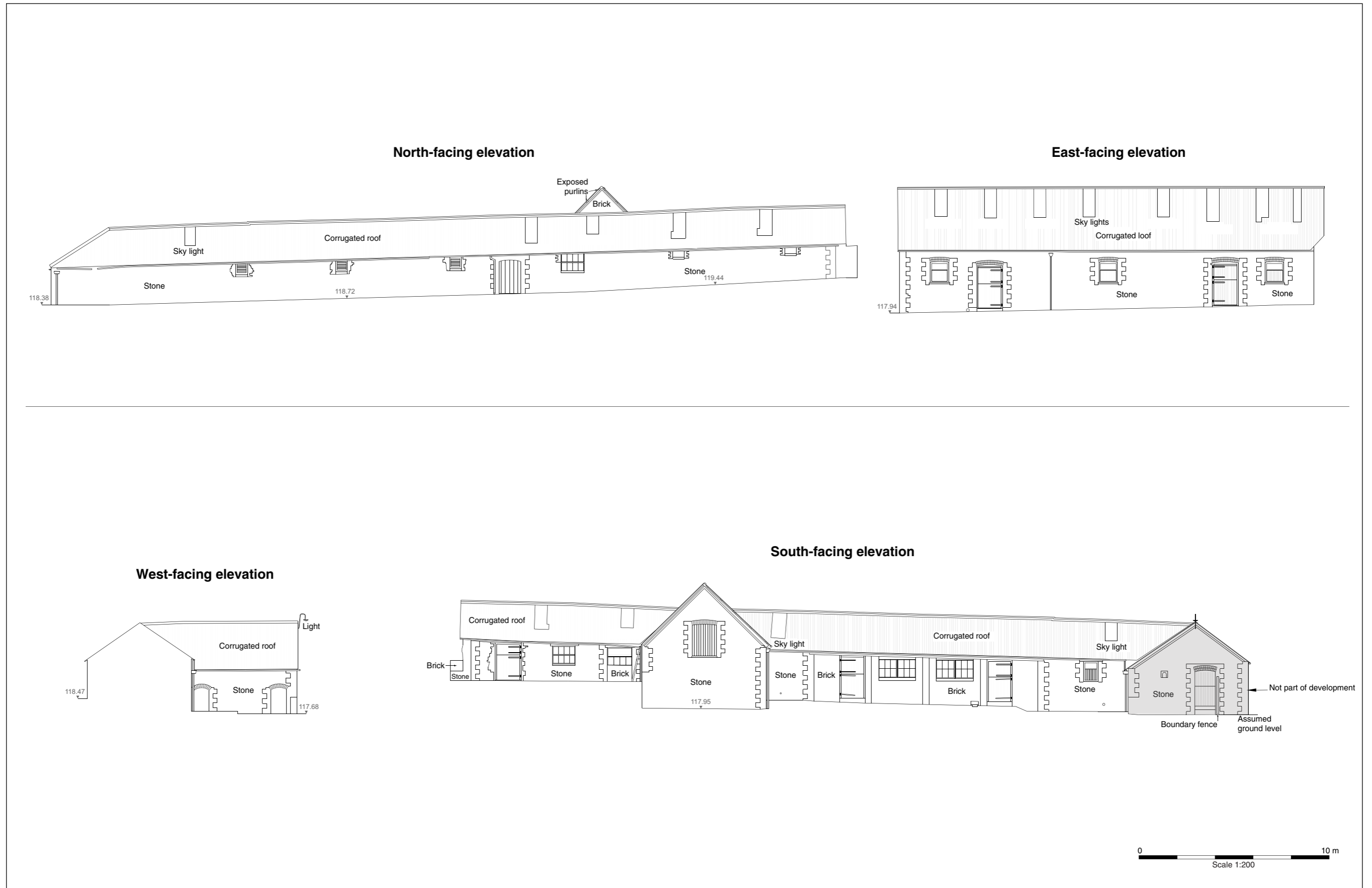
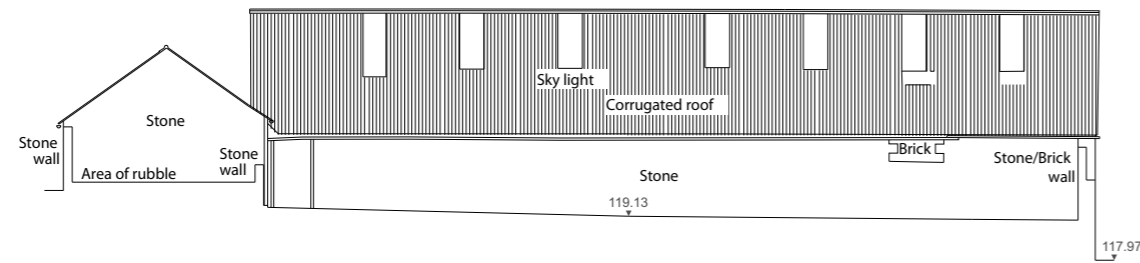
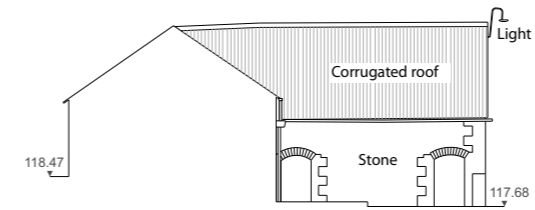


Figure 10: Elevations of Building D (from data supplied by client)

Building D, West-facing elevation A



Building D, West-facing elevation B



Building E, North-facing elevation

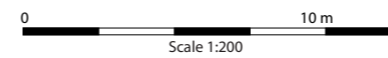
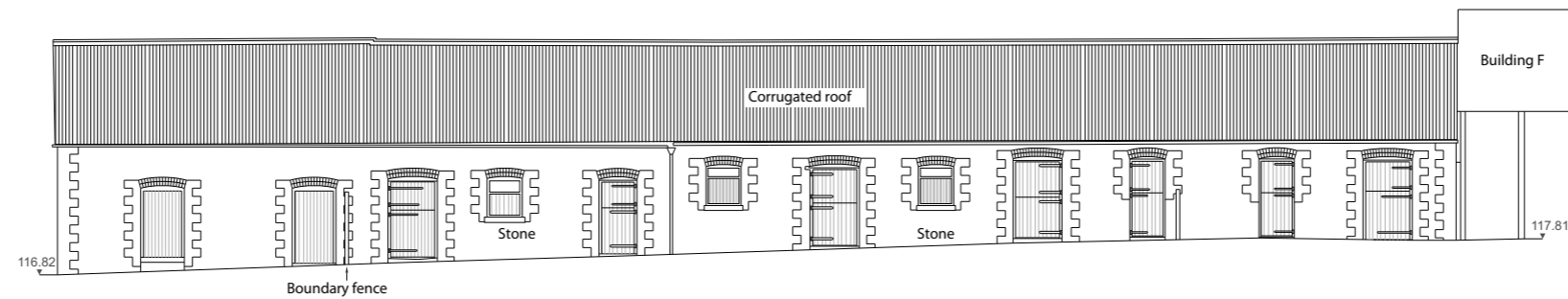
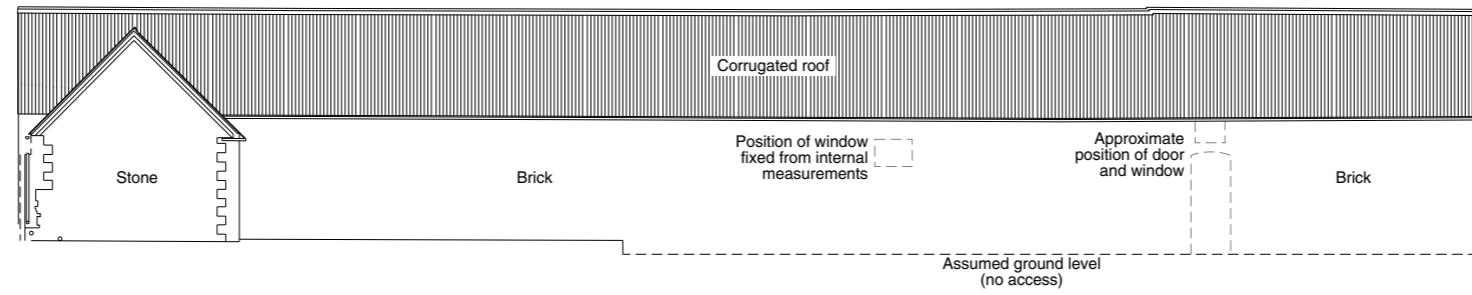


Figure 11: Elevations of Buildings D and E (from data supplied by client)

Building E, South-facing elevation



Building E, West-facing elevation

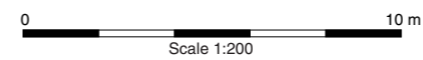
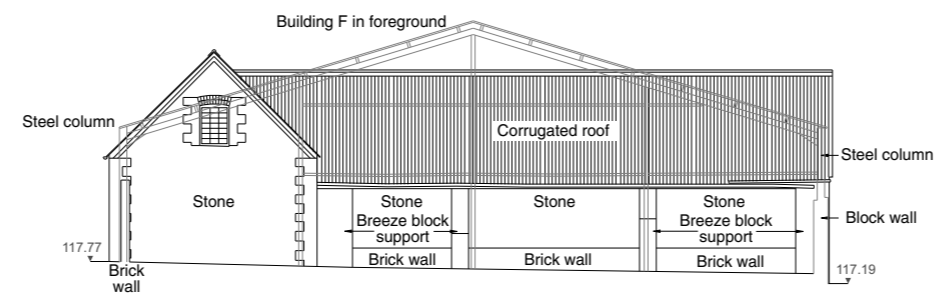


Figure 12: Elevations of Building E (from data supplied by client)

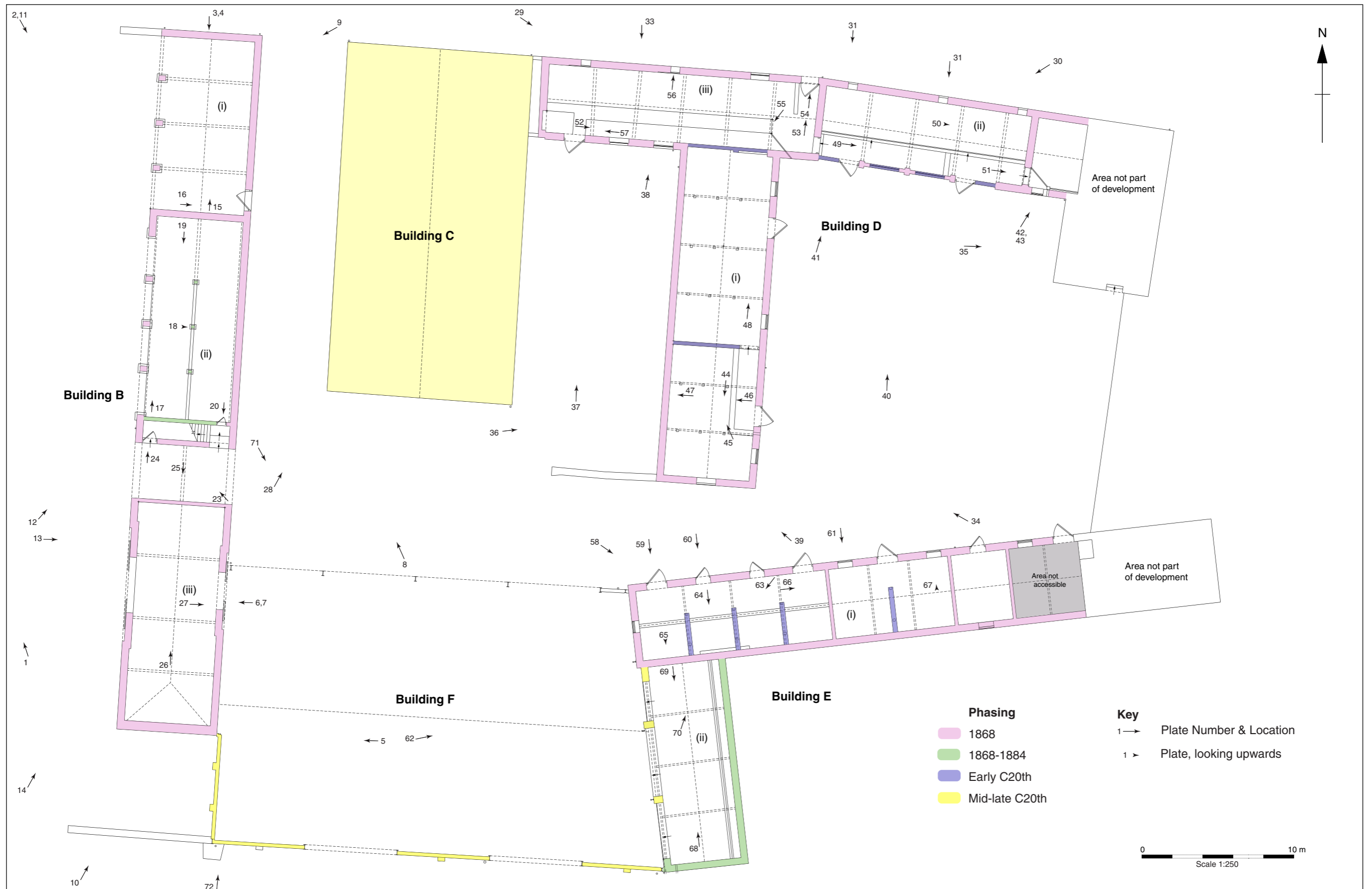


Figure 13: Floor plans of buildings surveyed showing suggested phasing and location of plates referenced in report (from data supplied by client)

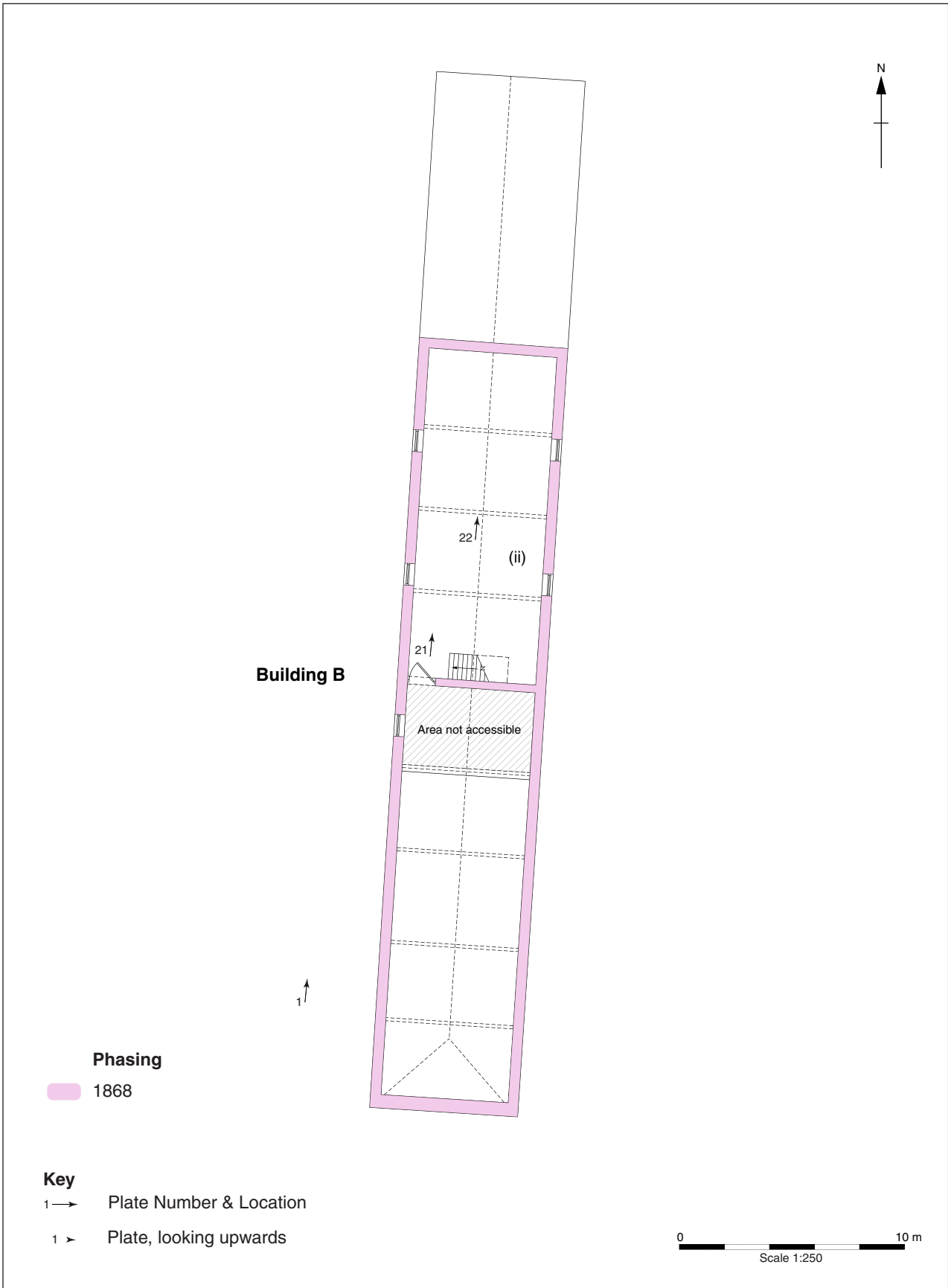


Figure 14: First floor plan of Building B showing suggested phasing and location of plates referenced in report (from data supplied by client)



Plate 1: Building A, from south-east



Plate 2: Building B, west-facing elevation



Plate 3: Building B, north-facing elevation



Plate 4: Date plaque with Fermor-Hesketh crest on Building B, north-facing elevation



Plate 5: Building B, southern end of east-facing elevation



Plate 6: Loading doors, Building B, east-facing elevation



Plate 7: Detail of iron fittings on doors, Building B



Plate 8: Building B, east-facing elevation



Plate 9: Building B, northern end of east-facing elevation



Plate 10: Building B, south-facing elevation



Plate 11: Building B, northern end of west-facing elevation



Plate 12: Building B, west-facing elevation



Plate 13: Building B, archway in west-facing elevation



Plate 14: Building B, southern end of west-facing elevation



Plate 15: Interior view, Building B (i)



Plate 16: Door on rear wall, Building B (i)



Plate 17: Interior view, Building B (ii)



Plate 18: Detail of chamfered beam, Building B (ii)



Plate 19: Interior view, Building B (ii)



Plate 20: Detail of small doorway/hatch, Building B (ii)



Plate 21: Interior view, first floor, Building B (ii)



Plate 22: Detail of king-post roof, Building B (ii)



Plate 23: Building B archway interior



Plate 24: Door within archway, Building B



Plate 25: Interior view, Building B (iii)



Plate 26: Interior view, Building B (iii)



Plate 27: Interior view of loading doors, Building B (iii)



Plate 28: Building C, south-facing elevation



Plate 29: Building D, north-facing elevation



Plate 30: Building D, north-facing elevation



Plate 31: Detail of ventilation opening on Building D, north-facing elevation



Plate 32: Doorway, window and ventilation opening on Building D, north-facing elevation



Plate 33: Building D, western end of north-facing elevation



Plate 34: Building D, east-facing elevation of north-south range



Plate 35: Building D, west-facing elevation (not part of survey)



Plate 36: Building D, west-facing elevation of north-south range



Plate 37: Building D, western end of south-facing elevation



Plate 38: In-filled doorway, Building D, south-facing elevation



Plate 39: Building D, south-facing elevation of north-south range



Plate 40: Building D, eastern end of south-facing elevation



Plate 41: Brick in-fill, Building D south-facing elevation



Plate 42: Ventilation opening on Building D, south-facing elevation



Plate 43: Iron hopper with Fermor-Hesketh crest, Building D



Plate 44: Interior view, Building D (i), southern end



Plate 45: Brick floor, Building D (i)



Plate 46: Wooden feeding troughs, Building D (i)



Plate 47: Detail of "Fordham SelfFill", Building D (i)



Plate 48: Interior view, Building D (i), northern end



Plate 49: Interior view, Building D (ii)



Plate 50: Detail of roof structure, Building D (ii)



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Plate 51: Internal doorway with recessed brick surround, Building D (ii)



Plate 52: Interior view, Building D (iii)



Plate 53: Door, Building D (iii)



Plate 54: Detail of iron door latch, Building D (iii)



Plate 55: Blocked-up opening, Building D (iii)



Plate 56: Sliding ventilation, Building D (iii)



Plate 57: Blocked-up doorway, western end of Building D (iii)



Plate 58: Building E, north-facing elevation



Plate 59: Building E, western end of north-facing elevation



Plate 60: Building E, two-part stable door on north-facing elevation



Plate 61: Building E, ventilation opening on north-facing elevation



Plate 62: Building E, west-facing elevation as viewed from within Building F



Plate 63: Interior view, Building E



Plate 64: Brick floor, Building E (i)



Plate 65: Detail of roof, Building E (i)



Plate 66: Interior view, Building E



Plate 67: Detail of ventilation voids, Building E (i)



Plate 68: Interior view, Building E (ii)



Plate 69: Interior view, Building E (ii)



Plate 70: Detail of brick feeding troughs, Building E (ii)



Plate 71: Building F from north-west



Plate 72: Buildings B and F, south-facing elevations



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