

Manor Farm

Nether Winchendon

Buckinghamshire



Historic Buildings Recording and Archaeological Watching Brief



November 2011

Client: Liberty Developments

Issue No: 1

NGR: SP 7319 1221

Client Name: Liberty Developments
Document Title: Manor Farm, Nether Winchendon

Document Type: Building recording and archaeological watching brief
Issue Number: 2

Grid Reference: SP 7320 1220
Planning Reference: 07/01144/APP

OA Job Number: 4445
Site Code: NEWIMF09
Invoice Code: NEWIMFBS

Prepared by: Simon Underdown and Jonathan Gill
Position: Project Officer and Project Manager (Historic Buildings)

Checked by: Jonathan Gill
Position: Senior Project Manager

Approved by: Julian Munby Signed.....
Position: Head of Historic Buildings Department
Date: November 2011

Document File Location: \\Server21-db\buildings\Projects Complete_Please put Completed work here then ask IT to move them to Finished Projects server\Nether Winchendon, Manor Farm\report\manor farm draft2.odt

Illustrated by: Julia Collins

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

© Oxford Archaeology Ltd 2011

Oxford Archaeology

Janus House

Osney Mead

Oxford OX2 0ES

t: (0044) 01865 263800

e: oasouth@oxfordarch.co.uk

f: (0044) 01865 793496

w: www.thehumanjourney.net

Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Manor Farm, Nether Winchendon, Buckinghamshire

Historic Building Recording and Archaeological Watching Brief

Table of Contents

Summary	1
1 Introduction	3
1.1 Background.....	3
1.2 Aims and objectives.....	3
1.3 Methodology.....	3
2 Archaeological and Historical background	4
2.1 History of the site.....	4
2.2 Geological background	4
3 Historic Building Recording	5
3.1 Introduction	5
3.2 Outline site description.....	5
3.3 The Main Barn	5
3.4 The Granary.....	9
3.5 The Cow House.....	10
3.6 The Shelter shed.....	12
3.7 The Garage Block.....	15
4 Archaeological Watching Brief	17
4.1 Introduction	17
4.2 Removal of floor slabs and reduction of floors	17
4.3 Levelling to north and west of cow house.....	19
4.4 Drainage trenches foundation trenches and other groundworks.....	19
5 Conclusion	19
Appendix A. Bibliography	21
Appendix B. Listed Building Descriptions	22
Appendix C. Notes on reused timbers in main barn	25

List of Figures

- Figure 1: Site location map
- Figure 2: Site block plan
- Figure 3: 1880 Ordnance Survey map
- Figure 4: 1899 Ordnance Survey map
- Figure 5: Plan of main barn
- Figure 6: Plan of cowhouse showing areas of former stone-cobbled floor
- Figure 7: Elevations of granary
- Figure 8: Plan and elevations of garage range
- Figure 9: Areas of Archaeological watching brief

List of Plates

- Plate 1 General barn exterior from north-west
- Plate 2 East half of north elevation of barn
- Plate 3 East elevation of barn
- Plate 4 General view of barn from east
- Plate 5 Barn from south
- Plate 6 Barn from NW after demolition of shelter shed
- Plate 7 Interior of barn, east end
- Plate 8 Barn truss looking east
- Plate 9 Barn porch
- Plate 10 Barn porch
- Plate 11 Barn roof
- Plate 12 Barn roof detail
- Plate 13 Reused post in barn
- Plate 14 Wall between main barn and east annexe
- Plate 15 Reused beam in underside of floor in annexe
- Plate 16 First floor in annexe
- Plate 17 First floor in annexe
- Plate 18 Reused chimney bricks in panel in east gable of barn.
- Plate 19 Remains of trough in annexe
- Plate 20 Interior of lean-to by north side of barn
- Plate 21 Granary and cowhouse viewed from north
- Plate 22 Granary from north
- Plate 23 East elevation of granary
- Plate 24 South elevation of granary
- Plate 25 Buttress in west elevation of granary
- Plate 26 West elevation of granary
- Plate 27 Underneath granary
- Plate 28 Bays inside granary
- Plate 29 Truss in granary
- Plate 30 South elevation of cow house
- Plate 31 South elevation of cow house
- Plate 32 Cow house viewed from west
- Plate 33 West elevation of cow house
- Plate 34 Interior of north of cow house before works
- Plate 35 Roof at junction between ranges of cow house
- Plate 36 Roof detail in cow house
- Plate 37 Internal face of north wall of cow house
- Plate 38 East range of cow house

Plate 39 South range of cow house
Plate 40 Wall at end of east range of cow house
Plate 41 Stones exposed in floor at east end of cow house
Plate 42 South end of cow house adjacent to shelter shed
Plate 43 Stones exposed in floor at south end of cow house
Plate 44 Remains of cobble stone floor in south range of cow house
Plate 45 Remains of cobble stone floor in south range of cow house
Plate 46 Marks on internal face of north wall of cow house
Plate 47 Room at east end of cow house
Plate 48 Shelter shed before the start of works
Plate 49 Shelter shed and cow house
Plate 50 Interior of shelter shed
Plate 51 Interior of shelter shed
Plate 52 Detail at east end of trusses in shelter shed
Plate 53 Wall plate in shelter shed
Plate 54 Detail of braces in shelter shed east wall
Plate 55 Truss at north end of shelter shed
Plate 56 Chiselled date in shelter shed
Plate 57 Animal pen at north end of shelter shed
Plate 58 Lean-to at north end of shelter shed
Plate 59 East wall of garage block
Plate 60 South wall of garage block
Plate 61 West wall of garage block
Plate 62 North wall of garage block
Plate 63 Hearth in garage block
Plate 64 Hearth flue in garage block
Plate 65 Hearth flue in garage block
Plate 66 North room in garage block
Plate 67 North room in garage block
Plate 68 South end of cow house after demolition of shelter shed
Plate 69 Foundations of wall in shelter shed
Plate 70 Iron fixings uncovered after shelter shed demolition
Plate 71 Window frame uncovered after shelter shed demolition
Plate 72 End of tie from dismantled shelter shed
Plate 73 Trenches dug on site of shelter shed
Plate 74 Trenches dug on site of shelter shed
Plate 75 Ground reduction to north of cow house
Plate 76 Ground reduction to north of cow house
Plate 77 Ground reduction to north of cow house
Plate 78 Trenches to north of barn
Plate 79 Trench extending east from rebuilt shelter shed
Plate 80 Trenches in front of barn
Plate 81 Trench to east of rebuilt shelter shed
Plate 82 Trench to east of rebuilt shelter shed
Plate 83 Interior of cow house during demolition
Plate 84 Trench in front of cow house



Manor Farm, Nether Winchendon, Buckinghamshire:

Building Recording and archaeological watching brief

Summary

Manor Farm in Nether Winchendon comprises an attractive collection of vernacular agricultural buildings including a barn, a cowhouse, a shelter shed, a granary (all listed Grade II) and the remains of a further much altered building which may have been a cart shed or possibly a smithy. Each of the buildings are being retained in the current development and converted as part of a residential complex.

The list description and RCHM volume on the Monuments of Buckinghamshire both date the barn to the 17th century, reusing earlier timbers from a 15th or 16th century building and the RCHM also suggest that the other outbuildings also date from the 17th century. The listing dates the granary and cowhouse to the 18th century. A previous assessment of the complex by Cotswold Archaeology suggested that the buildings probably all dated from the later 18th century.

Although they are not of great antiquity they are of historical interest, particularly the main barn which is largely constructed from reused timbers, many of them moulded, from a high-status building. It is known that Nether Winchendon House, also known as Nether Winchendon Priory was substantially remodelled in the later 18th and early 19th centuries and it is very plausible that the reused timbers and bricks in the barn were from a range at this house that was pulled down in this period. This is particularly suggested by the fact that among the reused bricks in the Manor Farm barn are some from decorative chimney stacks the same as some which survive at Nether Winchendon House.

The current work has identified a carefully chiselled set of initials on a truss within the shelter shed with the date 1835. The care taken over this suggests that the initials may have been those of the carpenter who erected the building and that 1835 may have been the date of construction for this structure. Other evidence confirms that this shelter shed was a secondary addition to the adjacent L-shaped cow house so this range may have been constructed in the late 18th or very early 19th century. Although the cow house uses traditional construction techniques (clasped purlins and queen posts) the relatively poor quality of the timber members suggest that this was not constructed significantly before 1800. In addition the cowhouse roof appears to have been heavily reconstructed in the 20th century.

The granary is older than the cow house and the main brick walls appear to be of earlier 18th or possibly 17th century date. The building shows much evidence of structural movement such as secondary buttresses which have been added and it appears that the roof is a secondary reconstruction (albeit a relatively early one). It may be that the original building, from which the walls survive was of 17th century date and the roof was then replaced in the 18th century.

At the north end of the site is a heavily reconstructed building which is now used as a garage but this building retains fragments from a relatively early building. The main surviving feature is a hearth or fireplace and adjacent sections of brick wall which



appear to be of early 18th or possibly 17th century date. If (as is likely) this was an agricultural building the most obvious use for a building with a hearth would be a small smithy. The adjacent, northern part of the building may have been a cart shed.

The constructional form of all the buildings follows vernacular traditions with a number of wicket walls, timber framing and typical truss types for the area.

An archaeological watching brief has been undertaken during various intrusive groundworks across the site but very little archaeology has been exposed. Each of the trenches confirmed that there had been a high level of ground disturbance across the site and natural clay was encountered at a relatively shallow depth. A number of in-situ cobbled stones were uncovered however beneath the concrete floor slab in the cow house.



1 INTRODUCTION

1.1 Background

- 1.1.1 Planning permission was granted by Aylesbury Vale District Council in June 2008 for the conversion of several former agricultural buildings into two dwellings, an office and utility building at the site of Manor Farm, Nether Winchendon, Buckinghamshire.
- 1.1.2 The main buildings in the complex are each listed Grade II and the site is close to the historic centre of the village. Due to the cultural heritage interest of the site a condition was attached to the planning permission and listed building consent (refs: 07/01144/APP and 07/01144/ALB) for this development requiring that a programme of archaeological watching brief and historic building recording be undertaken during relevant stages of the project. This is in line with planning guidelines and the policy of the District Local Plan.
- 1.1.3 Oxford Archaeology (OA) was commissioned by Liberty Developments to undertake the recording. OA issued a Written Scheme of Investigation to detail the proposed recording works and this was approved by Buckinghamshire County Archaeology Department.
- 1.1.4 In 2006 Cotswold Archaeology undertook an archaeological desk-based assessment (including historic building recording) of the complex. There are also a number of historic walls along the eastern side of the complex but these were not being altered in the works and they were not included in the recording.

1.2 Aims and objectives

- 1.2.1 The main aim of the project was to record for posterity archaeological remains and historic buildings on the site which were to be removed, damaged or altered in the development.

1.3 Methodology

- 1.3.1 The building recording was intended to complement and enhance the existing record of the complex which was previously undertaken by Cotswold Archaeology. The main aim was to record features or areas which had previously been obscured but which were exposed by the development, although further analysis of other areas was also undertaken to enhance understanding of the complex. The referencing system used in the Cotswold Archaeology report, which labels the main buildings A-E, has been followed in the current study.
- 1.3.2 The archaeological watching brief observed intrusive groundworks which had the potential to disturb or destroy below ground archaeological remains, including surface stripping and the excavation of service and any foundation trenches.
- 1.3.3 The level of monitoring depended on the nature or extent of the works being undertaken and varied from *comprehensive to intermittent*.
- 1.3.4 Among the areas of the development which were covered by the watching brief were:
- ground levelling works at the north end of the site
 - various service trenches across the site
 - excavation for new garden walls
 - the removal of existing concrete slabs within the buildings
 - the excavation of trenches and French drains around the buildings



- 1.3.5 The main building recording was undertaken in June 2009. The archaeological watching brief monitored works in September 2009, June 2010, December 2010 and January 2011.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 History of the site

- 2.1.1 The site lies within the likely historic core of Nether Winchendon (formerly Lower Winchendon), close to the medieval church and 17th-century farmhouse. There is potential for Saxon, medieval and post-medieval deposits to be present. Roman pottery recovered from the north and west of this site may also indicate Roman settlement activity in the Vicinity.
- 2.1.2 At Domesday, Lower Winchendon was held by Walter, it comprised of 23 villagers, 8 smallholders and 1 slave, a mill and 80 eels are also noted. The current Manor Farmhouse, immediately to the east of the current Manor Farm, is thought to date from the 17th century. Approximately 30 sherds of medieval pottery dating from the 11th century onwards were discovered during construction of a swimming pool to the rear of the farmhouse, along with small quantity of Roman pottery. Another small quantity of pottery (a few single Roman, Saxon and medieval sherds) were recovered from an adjacent field. Well preserved earthworks of likely medieval date lie to the south of the farm and village.
- 2.1.3 *Cartographic evidence*
- 2.1.4 A map of the parish of Lower Winchendon dated 1838 provides a good indication of the layout of the site in the early 19th century (reproduced in the Cotswold Archaeology 2006 report). The main buildings which have been included in the current project are all shown on this map although the small lean-to towards the west end of the north elevation of the main barn had not been constructed by this date. The map shows one relatively substantial building which no longer survives. This is an east to west range to the north of the cow house at the north end of the site and there is what appears to be a yard between this building and the cow house. These would have been within the area which has been monitored during ground reduction in the current project. It is also interesting to note that the shelter shed (Building D) is shown as being open fronted.
- 2.1.5 The Ordnance Survey 25 inch map of 1880 shows no significant differences in the layout of the complex although the farm is labelled Church Farm rather than Manor Farm. This map again shows the shelter shed (Building D) as being open fronted to the yard.
- 2.1.6 Unlike the previous map the 1899 25 inch OS map does label the farm as Manor Farm. The map shows few other differences from the previous map although it does show a small eastward projection at the north end of the east wall of the shelter shed. This is in the same location as a small projection which survived until the start of the current project although the feature shown on the historic map appears shorter. The current structure is constructed of brickwork which would be consistent with a late 19th-century date.
- 2.1.7 The 1920 OS map shows that by this date two projections had been added to the north elevation of the main barn; one towards the eastern end and one towards the western end which survived until the start of the current project.



2.2 Geological background

- 2.2.1 The geology of the site is limestone and clay soil on a subsoil of Kimmeridge Clay and Portland beds. The site lies at c. 80 mOD at the foot of Barrack Hill, close to the valley floor of the River Thames. The ground rises towards the north-west.

3 HISTORIC BUILDING RECORDING

3.1 Introduction

- 3.1.1 The first phase of the current project was a programme of historic building recording of the five main buildings at the site: Barn, Granary, Cow house, Shelter shed, Garages. This followed previous recording of the buildings in 2006 by Cotswold Archaeology and the OA work was intended to complement and enhance this previous work rather than replicating it. The investigation concentrated on features which were previously obscured and which became visible during the development and areas of the buildings which were to be removed or impacted by the proposed works. The methodology was set out in the WSI (OA, 2009) and summarised above.
- 3.1.2 In light of the above the descriptions here will concentrate on aspects of the buildings that enhance our understanding of them that are not described in detail in the Cotswold report or that have come to light during the development. The building referencing system used by Cotswold has been retained in the current study.
- 3.1.3 The Cotswold Archaeology investigation concluded that the buildings were probably all constructed in the later 18th as part of a major investment in the farm.

3.2 Outline site description

- 3.2.1 Manor Farm is located immediately to the north of the main road through Nether Winchendon and comprises buildings set around a large yard. The main threshing barn forms the south side of the yard while an L-shaped cow house and shelter shed form the east and northern sides. A granary also faces onto the yard, located at the eastern end of the cowhouse, while the eastern side is formed by a historic witchert wall adjacent to the main access route into the site. Beyond the main yard to the north is a further small agricultural building which has been converted in the modern period to a garage. Before the current project there was a large modern barn immediately to the north of the site with corn-drying machinery which was removed and relocated elsewhere.
- 3.2.2 Prior to the start of the development the site was very heavily overgrown and the yard was covered in a thin and inconsistent layer of concrete. This was broken up before the start of recording works.
- 3.2.3 The site is now in separate ownership from Manor Farmhouse which is immediately to the east of the northern part of the current site. Manor Farmhouse is a high status, Grade II* building probably constructed in the 16th century. Nether Winchendon House, which is Grade I listed and which has its origins as a priory building from the 15th century is located c.250 m to the south-east of the site.

3.3 The Main Barn

General Form

- 3.3.1 The main barn (Building A) is a timber-framed, gabled structure on a high stone plinth. It is of six bays comprising a standard five bay threshing barn plus a sixth bay at the east end that was closed off and had a first floor and attic. The east bay may have been



constructed for grain storage but it was later used as loose boxes for animals. The main barn has a central bay, which would have housed the threshing floor with wagon porch and opposing wagon doors, and two open bays to either side. The threshing barn section has full height mainposts and secondary posts (i.e. from sill beam to wallplate) and is clad in weatherboarding. The closed bay at the east end has square panel framing with mid rails and is infilled with brick nogging of several distinct types including moulded bricks from a decorative chimney stack. The two distinct sections of the building reflect different functions but were built as one integral structure.

Stone plinth

- 3.3.2 There is a strong distinction in the stone of the lower wall between different parts of the building (see Fig 5). That to the east half of the north wall incorporates very large blocks (c.90 x 45 cm) of ashlar including one piece which has a rebate on the inside (ie going under the sole plate). The plinth on the west side of the southern porch is also constructed from very large blocks whereas the east side of this porch is constructed from significantly smaller stones, although they are again regularly coursed and they incorporate a shoulder. This regular stonework continues around from the porch and extends for much of the eastern side of the southern elevation. At the eastern end of this wall the plinth is much more roughly coursed and comprises inconsistent sized stones. There is also similar inconsistent stonework in the western part of the south elevation (ie to west of the porch). The western part of the north elevation, to the west of the doorway, is constructed from a chalky 'clunch' type stone which is of a lower status than other parts of the plinth but does incorporate a dressed stone shoulder. The plinth in the west elevation is constructed from a coursed shelley stone, while that in the east elevation is formed from regular coursed and dressed stone.
- 3.3.3 The brickwork in this area is 5 cm tall by 22 cm long. The lower part of the east wall has dressed limestone blocks

Roof and Main Trusses

- 3.3.4 The roof is contiguous over the whole structure and the roof trusses are integral with the main frame trusses. The internal open trusses (trusses 2-5) consist of a tie beam supported by jowled main posts and curved braces. The tie beams support principal rafters with a single collar; there are no posts or struts in these trusses except for some later inserted raking struts. The collars do however all have empty mortices for former queen posts.
- 3.3.5 The tie beams in these open trusses are reused moulded ties from a high status house probably of the 16th century. Those in trusses 3 and 4 are clearly cambered with a moulded ridge on the top, either side of what was probably the housing for a central post, these two also have peg-holes in this ridge for roof struts. All four open trusses have long mortices in the soffit for former braces, these are now off centre with one on each beam being over the joint with post and wall plate showing these are from a building some feet wider than the barn.
- 3.3.6 The closed trusses at either end and between the open barn and the floored bay, as well as the porch truss (trusses 1 & 6-8) have an upper king strut and vertical struts between the tie and the collar and principals. Truss 1 has jowled posts at each end and four large studs (c.20 cm x 12 cm). Truss 7 being the end gable of the floored section has brick nogging throughout, truss 6 has brick nogging in the panels between the tie and collar which would have been on the attic floor, it currently has horizontal boarding on the first floor



section and is open, excepting a central post, on the ground floor. Truss 2 is now braced by four softwood posts roughly bolted to either face in place of queen posts.

- 3.3.7 The roof consists of two orders of butt purlins to each slope supporting paired common rafters that meet at a ridge plate. There are narrow section windbraces between almost all lower junctions of principals and purlins and the majority of the windbraces are curved. The roof is clad in old plain clay tiles but these have laid or relaid in modern times as there is roofing felt between the rafters and tiles.
- 3.3.8 Bay 1 has six rafters to each side laid horizontally. The rafters in Bays 3, 4 and 5 are all much thinner than those in Bays 1 and 2 and unlike those in Bays 1 and 2 they do not match the peg holes in the purlins which must have related to previous rafters. It may be that the rafters from these two distinct sections of the building come from two different former structures.

Walls and main wall framing

- 3.3.9 The wall framing in the open barn consists of scarfed sill beam and wall plate, full height main and intermediate posts and waney struts or studs of lesser scantling. There is diagonal straight bracing from sill to mainposts. The sill beam sections are joined with a standard bridled scarf joint and the wall plate has edge halved scarf's with bridled abutments.¹
- 3.3.10 Six of the mainposts are reused moulded beams or rails; these are the posts in truss/cross-frames 2, 3 & 7. Two of the other wall verticals are also made from reused high status timbers; a moulded rail or beam in the east wall of the porch and a timber with rebates for panelling on both edges just west of the north door.
- 3.3.11 The framing on the south side of bays 1 and 2 comprises long, thin raking braces with generally thin studs and below this the wall is of rough stonework. In contrast the framing on the north wall of Bays 1 and 2 contains just two large studs in each bay with small straight raking braces. The wall below the sole plate is also different with a stone base, below a c.50 cm tall band of old bricks. These bricks are c.4.5 – 5 cm tall and of a consistent nature but probably lots of reused bricks rather than this being an in-situ fragment of a former building. The brick band extends for almost the entire length of this section of the building from the west wall to the wagon porch although its height varies. The northern external face of Bays 1 and 2 incorporates a shoulder at c.30 cm above ground level with a moulded stone clearly from a higher status former building.
- 3.3.12 The south wall of Bays 4 and 5 comprises a sole plate at c.1.5 m above ground.

Wagon porch

- 3.3.13 The wagon porch is on the south side of the central threshing floor and its roof sits on the roof of the main barn. The valley plates lie directly on the barn rafters some of which extend to a flying wall plate across the central bay. This could give the impression that the porch was added later as sometimes happened but here the porch plinth is of similar type and quality to the main barn as is the porch framing. The flying wall plate has no mortices for posts or studs so there was never a wall there although it is possible that there would have been doors here. The porch roof does differ slightly from the main barn in that it has clasped single purlins but it has reused high-status moulded timbers, similar to those in the main barn, and it is likely that the porch was either contemporary with the main barn or was a very early addition.

1 Scarf joints as defined in Brunskill *Timber Building in Britain* (1985) p.144 & 146

***East bay***

- 3.3.14 As mentioned above the east bay has square panel framing with brick nogging and a first and attic floor. The first floor has a central main longitudinal beam spanning between central posts in trusses 6 and 7. This beam is a reused section of moulded joist from a high status building, it is supported at the east end on a carved moulded bracket which may be integral to the post although this is not conclusive. The panels either side of this post have brick nogging re-using moulded decorative Tudor chimney bricks. The members are generally nailed together (probably 19th century) with some pegs to secure the main posts to the beam.
- 3.3.15 The beam has transverse floor joists tenoned into either side of it; these are plain chamfered with a step stop at either end so if they are reused, as seems very likely, they have been reused in full, not cut down. The common joists have old, scratched carpenters marks although only a few are visible. Two short rails in the north wall supporting some of the rafters are reused sections of two different moulded timbers. In the south-east corner shortened joists are joined to a trimmer giving an opening to access the first floor. The stop-chamfers respect this opening. There is an angled board that may have been the top tread of some steps attached to the floor.
- 3.3.16 The first floor has a loading or pitching hole in the east wall i.e. a small panel in the framing with a hinged wooden door attached. There is a longitudinal beam which formerly supported an attic floor, this is plain chamfered with a step stop at either end so like the first floor joists it was either reused in full or made for this building. Most of the attic floor joists have been lost (either cut off or completely removed) revealing that they were joined with a diminished haunch tenon. One or two partially survive and they are not chamfered. These rafters were supported at their outer ends by a fairly small scantling timber nailed to the rafters a foot or two above the wall plate so the attic floor would probably not have taken much weight and was perhaps just a store for sacks or light materials.
- 3.3.17 In the eastern bay there is a rough feeding trough with a wooden base set on a concrete shelf sitting on a pile of bricks and lumps of concrete.

Reuse of timbers

- 3.3.18 As mentioned above the four tie beams of the open trusses are reused moulded ties from a wider high-status building. These all have double mortices for axial beams on either side and breaks in the moulding where those beams abutted so were part of a floor or ceiling and not originally open.
- 3.3.19 Six of the mainposts are made from reused moulded beams with some exhibiting redundant mortices for joists and two secondary wall posts are also made from reused high status timbers as is a purlin on the south slope of the main roof in the bay to which the porch is attached. The east bay as described also contains a reused moulded beam and this also has double mortices for an axial beam and there are sections of two other moulded timbers in the south wall.
- 3.3.20 Several other lower status timbers without mouldings have also been reused in the barn, such as the south wall plate in the porch which has double mortices for a former joined axial beam. Most of the wall plates which have redundant mortices in the soffits and many of the principal rafters which seem to be reused principals from another roof as they seem to have redundant mortices for former purlins and /or windbraces differently spaced to the existing ones.



Discussion

- 3.3.21 The particularly interesting and significant aspects of this barn are the design, combining two functions within one contemporary building, necessitating different forms of framing and cladding/infill in the two distinct but structurally integral sections of the building and the reuse of timbers from a high status house.
- 3.3.22 The moulded timbers look as though they came from a high status Tudor building and a likely candidate from within the vicinity would be Nether Winchendon House (or Winchendon Priory) the seat of the local landowning family.
- 3.3.23 Nether Winchendon House has 15th-century origins but it was enlarged in c.1530 and then extensively altered in the late 19th and/or early 20th centuries (See Appendix B list description). It is very plausible that a 16th century wing was taken down around c.1800 and then the timbers and bricks were reused in the barn at Manor Farm. The other reused timbers such as the principal rafters may also be from the same house.

3.4 The Granary

General Form and exterior details

- 3.4.1 The granary (*Building B*) is a small square red/orange brick structure with a pyramidal roof adjacent to the east gable of the cow-house. Although the building has been stabilised, heavily patched and partially reconstructed the core of a building survives and evidence suggests that it is older than the adjacent cow house and shelter shed. It was probably constructed in the earlier 18th century or possibly even earlier than that. The building has a raised timber floor supported by corner and intermediate brick pilasters in the walling and by an additional central brick pier below. The central pier is of old brickwork set on stone blocks.
- 3.4.2 The wall panels between the piers are partially supported on a timber plate with openings below to allow ventilation under the floor. Most of these openings have been partially or fully infilled with brickwork of more than one phase, presumably because the building started to subside or the floor sagged and a 20th-century brick sloping brick buttress has been added to support the central pilaster.
- 3.4.3 The ***north wall***, contains the doorway and only entrance into the building. Simple brick steps lead up to the doorway but similarly to the south side the formerly open lower section of the walls have been infilled with brickwork which incorporates a sloped shoulder at the raised ground floor level. As elsewhere the main bricks in the primary panels of the north wall are relatively thin (c.4.75-5.2 cm tall x 22-23 cm long) and laid in English bond. These are almost certainly of a pre-19th-century date and probably pre 18th century. They may be reused but their consistent nature suggests that this is probably not the case. There are two high, externally-hung hatches with wooden shutters either side of the doorway. These openings and the doorway all appear to be primary although the shutters and door itself are replacements.
- 3.4.4 The ***south wall*** has three full height piers each of which is formed (or faced) in a darker 20th-century brick than the primary orangey panels. This brickwork was presumably added as a result of structural movement to strengthen the building. Similarly to the north wall there are two high top-hung hatches and the rafter feet are visible within the eaves.
- 3.4.5 The north half of the ***west wall*** is formed from old brickwork with a primary central pier which leans severely but which is now supported by a 20th-century buttress. The south half of the west wall, adjacent to the cowhouse is weatherboarded on studs.



3.4.6 The *east wall* of the granary survives less altered than the other elevations and both the three full height piers, as well as the two panels are of primary brickwork. There are no openings (doors or windows) although the two lower voids to the underside of the granary survive (partially blocked by secondary brickwork to support the bases of the piers). The difference in the angle of the roof compared to that of the walls is most clearly visible in the east elevation as the roof 'drops' c.5 brick courses from the north side of the building to the south side. Presumably the roof was reconstructed on the building after the walls had already subsided seriously towards the south but the walls were 'levelled' in order to compensate for this and to ensure that the new roof was broadly horizontal.

Roof and floor

3.4.7 The roof is of elm and has one central east-west truss with a tie beam and queen struts supporting a collar which clasps the east and west purlin. The north and south purlins are not clasped but are joined by nailing to the ends of the other purlins and the hip rafters. The roof is clad in plain clay tiles with shaped hip tiles. The roof appears to be largely single phased and it has a rough, waney quality with bark surviving to many members. The tie is 19 cm tall x 15 cm wide and the queen struts are 10 cm².

3.4.8 There are various chiselled carpenters marks on the timbers and they appear longer and older than in the other adjacent ranges (cow house, shelter shed).

3.4.9 As referred to above the roof appears to have been a secondary replacement to the building, added after the walls had subsided and been levelled, and it may be that this was added in the early 18th century to the surviving brick base from a 17th-century building.

3.4.10 The floor structure consists of one central main north-south joist which is a reused timber with redundant mortices in it and east-west joists joined in to either side of that and to wall plates.

Interior

3.4.11 Internally the brick walls are plastered with a very chalky lime render. There are the remnants of timber bin dividers in the south-west corner repaired extensively with metal sheeting, these are adjacent to the weatherboarded section of wall which is also clad in metal sheeting internally, there are also corrugated metal sheets nailed over the shutter openings internally. There is a lot of pencil graffiti on the west wall most of which is not easily legible but seems to consist of little rhymes and aphorisms such as 'If you have half an hour to waste don't spend it with a man that doesn't', these are probably of early to mid 20th century date. In addition on the east wall 'I Mortimer, 1954' is inscribed into the render.

3.4.12 The internal floor surface consists of a patchwork of older and newer boards, some are 30cm or so in width these are probably primary and may be reused from an older building. These are mostly visible in the south-west corner, although they probably extend across the full width of the structure, and elsewhere they are overlain by newer boards and pieces of metal sheeting.

3.4.13 The floor structure has a single principal joist (north to south) which has empty mortices and has clearly been reused from a previous building. There are east to west common joists, some of which also appear to be old and reused.



3.5 The Cow House

General Form

- 3.5.1 The Cowhouse (*Building C1-C2*) is an L-shaped range comprising the north-west corner of the farmyard buildings. The outer walls consist of *witchert* on a rubble plinth; the north wall has been heavily repaired with concrete blockwork and brickwork. The west *witchert* wall has some repair but is in generally good condition.
- 3.5.2 The inner walls facing into the yard are mostly open with the wallplate being supported on upright modern steel I beams. There is an L-shaped section of walling supporting the inner corner which consists of rubblestone and brickwork. The north-east end of the range is divided off as a separate room and has a brick, rubble and *witchert* south wall to the yard with an old door and window opening. The door opening has a timber lintel which is probably a primary feature. Only the upper third of this wall is of *witchert* and is deeply eroded possibly by mud bees which are known to favour this material. The room has a lath plaster ceiling applied to plain common joists.
- 3.5.3 The floor in the cowhouse comprises areas of modern concrete and areas of dirt/earth floor. In general those areas facing the yard (ie the eastern half of the southern range and the southern half of the eastern range) are of modern concrete while the rear halves of the two ranges are of earth. It is understood that in its final form the building was used as a milking parlour and the modern concrete would presumably have supported modern milking equipment while the cows walked on the softer floor to the rear.
- 3.5.4 There are two large modern circular concrete bases in the building which presumably supported feeding troughs for the cows. One was at the southern end of the south range and the other was at the intersection between the two ranges.
- 3.5.5 Surviving fragments from an earlier stone cobbled floor were exposed during the ground reduction works (see section 4.2 below).

Roof

- 3.5.6 The roof is open apart from within the east end room. The trusses consist of tie beams with queen struts supporting an upper collar which clasps the upper purlins to the principal rafters, the lower purlins are clasped by an interrupted collar. The rafters are paired and meet at a ridge plate. The tie beams sit on the wall plates which are either supported directly on the *witchert* and other walls or by the I section steels. Concrete block piers have been constructed against the north wall to give additional support to some of the tie beams.
- 3.5.7 The tie beams, queen struts and collars have layers of old paint and either survive from the original building or have been reused. The relatively slender, straight form of most of the members is suggestive of a 19th century date although the tie-beams may be reused from an older building. The members are machine sawn and the purlins are nailed rather than pegged. The common rafters and ridge plates look as though they are 20th century replacements and much of the roof in the western part of the building is of 20th-century date. The upper collar, purlins, rafters and ridge piece are not painted and this suggests there was previously a ceiling or hay loft. The roof is clad in modern corrugated asbestos roof sheets.

Marks

- 3.5.8 There are two marks on the internal face of the north *witchert* wall, each of which consists of circles enclosing letters. These could be apotropaic marks but are rather late



for that and are probably just initials; W and V are superimposed in one circle and possibly a K with a diagonal stroke before it in the other. There is also another circle without any initials or marks inside as well as a small number of other possible deliberate scratch marks. The collapsing state of the witchert wall, as well as the fact that the marks are painted over, prevents a definite identification.

- 3.5.9 Chiselled carpenters marks are present on trusses, particularly those in the south range of the cow house, which are suggestive of a later 18th or 19th century date. These are similar to those in the adjacent shelter shed although the cow house is almost certainly an older structure (detailed below).

South Gable- dating evidence

- 3.5.10 The south gable next to the shelter shed is weatherboarded and it strongly appears as though the shelter shed was built against it as a secondary addition. Demolition of the shelter shed revealed the weatherboarding has a join line along the outline of the smaller shelter shed so it might be that the weatherboarding that was within the shed is original and the eastern section that was external weathered more and was cut away and replaced. If the date 1835 in the shelter is the date of construction (detailed below) then the cowhouse is earlier than that

3.6 The Shelter shed

General Form

- 3.6.1 The shelter shed (Building D) was a structure that was demolished in the current development as its form had been greatly altered in the later 20th century and its condition had deteriorated to the extent that it was no longer possible to convert it. Evidence suggests that the frame was entirely (or largely) taken down and re-erected in the 20th century alterations. The development does however include a new building on the same footprint as the shelter shed incorporating some usable timbers saved from the frame and roof of the old building. OA examined and recorded elements of the old building both prior to and following demolition.
- 3.6.2 The structure was a long linear range of eight bays with a pitched roof on the west side of the yard abutting the south end of the cow-house. It had a slight dog-leg near the south end and the last two bays angled eastwards slightly towards the corner of the barn. The building was partially open to the yard on the east side and clad in modern corrugated sheeting on the roof and west wall. The structure of the shelter had also undergone substantial propping and alteration, probably at the same time as the modern corrugated sheeting was added, but this had not prevented the condition of the building deteriorating and the southern half had largely collapsed so that access into this area was not possible during the recording.
- 3.6.3 The frame was of timber and consisted of nine crossframe/trusses with a wallplate and bracing in the east wall. The floor was of concrete.

Framing and trusses

- 3.6.4 Each of the nine trusses consisted of two posts supporting a tie beam which had two queen struts joined into it supporting a collar and two principal rafters. The collars had cut-outs or notches where they formerly clasped purlins. The original purlins and rafters had almost entirely gone (other than a very small section of primary purlin at the south end of the building) but three purlins to each slope supported on brackets on the back off the principals had been added in the 20th century. Three of the trusses also had modern



replacement principals and one had a replacement collar. The modern cladding was fixed to the purlins and there were no common rafters existing.

- 3.6.5 The posts in the east wall were primary and were jowled to join into the tie as well as the wall plate. There were short straight braces triangulating the junction of the posts and the plate and confirming that this side of the building was always open to the yard. The map of the Parish of Lower Winchendon, dated 1838 and reproduced in the Cotswold Archaeology report also shows the east wall of this building as being open fronted. These posts were 14 cm² in section and there was a subtle stop-chamfer to the east (outer) side of the plate in which the stop was in line with the short, triangulating braces. The jowls were carefully crafted although there were several posts which retained elements of bark so they were clearly not from a high status building. Secondary circular-section posts (like telegraph poles) had been added in the 20th century to provide additional support to the east ends of the trusses. The wallplate was scarfed with bridle scarf joints. There was a concrete sill enclosing the posts but formerly there would have been no sill but probably padstones or brick or stone plinths supporting the posts.
- 3.6.6 There were empty mortices in the west side of the east posts and corresponding mortices in the soffit of the ties for former braces on the east side of the post. These short triangulating braces would clearly have been similar to those which survive between posts and wallplate (detailed above).
- 3.6.7 There was shallow stop chamfers on the tie beams which finished short of the mortices for the missing braces but on the west continued to near where the wall would have been. On two tie beams the arrangement was reversed i.e. on the fourth and fifth ties from the north the empty mortice in the soffit was at the west end and there was no soffit mortice at the east end, therefore these ties had probably been turned round at some point during rebuilding/repairs. The trusses did not appear to be reused at all with no empty mortices except for the missing braces. The west wall had modern circular-section posts supporting the tie beams directly with no wallplate.
- 3.6.8 The lack of mortices in the underside of the tie beam on the west side of the building shows that there would not have been triangulating braces in this area and appears to confirm that this side of the structure was never timber framed. The lack of braces is also confirmed by the fact that the subtle chamfers in the underside of the tie extends up to the west wall unlike on the east side (detailed above). The building probably originally had a witchert wall to the west side, similarly to the adjacent cowhouse, and this was removed and replaced by the modern lightweight metal cladding which the building had prior to its recent demolition.
- 3.6.9 The original elements of the trusses are moderately old (later 18th or early 19th century) and they have a broadly similar form to those in the L-shaped cow house to the north. They also have carefully chiselled carpenters marks also suggestive of a later 18th or 19th century date.
- 3.6.10 It is interesting to note that that the peg which fixed the collar to the principal rafter in the building's northernmost truss was allowed to project considerably to the north and was not cut off flush with the face of the rafter as in all the other trusses. This confirms that this end of the building would not have been plastered or clad and that there must already have been an adjacent building to which the shelter shed would abut.
- 3.6.11 It is also worth noting that the members in the upper half of the northernmost truss were secondary, whereas those below the collar were primary, suggesting that this end of the building may have been half-hipped. In addition there were many clay tiles within the



building including some which would have extended around a hipped roof. These tiles may have come from this building.

3.6.12 The table below summarises information on the trusses in the shelter shed.

Notes on trusses in shelter shed	
Northern truss	Tie, queen struts and collar primary. Principal rafters modern
2 nd truss from north	Main members all primary
3 rd truss from north	Tie, queen struts primary. Collar and principal rafters modern
4 th truss from north	Tie and queen struts primary. Collar and rafters modern
5 th truss from north	Tie, queen struts, collar and principal rafters all primary. 3 small nothces on south side from former partition.
6 th truss from north	Tie, collar, queen struts all primary. Principal rafters modern.
7 th truss from north	Main members all primary
8 th truss from north	Main members all primary
9 th truss from north	Members look primary but the south end of barn has collapsed so no access.

West wall

3.6.13 The primary west wall, which was lost in the later 20th-century rebuilding, is known to have not been timber-framed (detailed above) and was probably of witchert like the cowshed, although it would have had a wall plate for the tie beams and rafters to join to. The watching brief revealed a shallow rough rubble and soil footing on the west and a deposit of weathered witchert type material hard against the west side of the footing which was almost certainly the remnants of the primary walling.

Alterations at North End

3.6.14 The northern bay of the shelter shed had a small brick lean-to projection to the east side which is probably of late 19th-century date (suggested by both physical and cartographic evidence). The roof had been lost from this structure prior to the current works and it was heavily overgrown.

3.6.15 Adjacent to this lean-to, within the main building, there was a small area roughly separated from the rest of the shelter shed with a narrow walkway on the west side. The crude construction of this area, incorporating many reused timbers, was quite different from the good quality carpentry of the primary timber frame and was clearly a secondary alteration. This may have been a very makeshift animal pen or possible a stable. It may also be significant to note that the 2nd truss from the north, in the area of this possible stable, is the only one in which the brace between the tie and post was truncated rather than fully removed. This suggests that this brace was removed at an earlier date than the others, possibly to let horses in and out of the small makeshift pen through a doorway in this location. It also suggests that when the building was substantially altered in the 20th century it was entirely or largely dismantled prior to re-erection. If the primary frame had remained standing it would have been much easier to simply cut off the braces rather than remove them entirely.

3.6.16 There was a post in this pen with a very rusty chain around it and heavy wear around the bottom of the post, presumably from animals rubbing against it. The west wall of this



little area had two short crude ladders which would have allowed access into and out of the pen. This suggests that there would have been an opening in the former west wall (probably witchert) at this point.

Function and date

- 3.6.17 This building was almost certainly originally intended largely as a shelter shed for stock. The bays were only four metres deep and although it could have been used as a cart shed they are usually higher and range in depth from 4.9 to 6.7m deep (Peters 1991). The width of the bays at three metres (about ten feet) was in the range that would accommodate a wagon if necessary and of course these sort of open shed ranges were frequently used for a variety of functions on farms.
- 3.6.18 The only evidence for internal partitions were three small notches on the south side of the fifth truss from the north; a partition here would have divided the building exactly in half with four bays either side, this could have divided it into two different functions e.g. stock one side carts/tools/machinery the other or accommodation for two different classes of stock.
- 3.6.19 The third tie beam from the north had a neat chisel-cut inscription on its north face reading T*F*WILSON Nov^R*5 1835 the quality of this appears similar to the neatly cut chamfers and carpenters marks present on the primary frame. The name and date is suggestive of pride in ownership or workmanship of a new building and it could very well reflect the date of construction. A date of 1835 would just about fit with other evidence such as the character of the building and workmanship which suggests a later 18th or earlier 19th-century date of construction.

3.7 The Garage Block

- 3.7.1 The Garage Block (Building E) is a small structure located towards the northern end of the site, adjacent to a large modern grain store which was removed prior to the current recording. This building is single storeyed and it has a rectangular plan with a modern tile-covered gabled roof. It was presumably originally constructed as a farmyard range but it has been greatly altered in recent decades to allow for its conversion to a garage and only fragments now survive from the historic structure. Indeed the extent of the later 20th century alterations is such that it is not possible to know for certain from the physical remains whether the footprint and size of the original building was the same as that of the current structure. However, a building is shown in this location on the 1838 map of the Parish of Lower Winchendon (reproduced in the Cotswold Archaeology report) with the same footprint as the current building. We can therefore safely assume that the current size of the structure is similar to that of the original building.
- 3.7.2 The *east elevation*, which has been almost entirely reconstructed in recent decades to allow the insertion of three large modern tilting garage doors, comprises four brick piers divided by the modern doors. The two northernmost piers are of modern construction, with a number of older reused bricks incorporated, although the northern nib (ie the end of the north elevation) appears to survive from the primary building. The primary bricks are handmade and measure c.22 cm x 5.2 cm x 9.5 cm. The small pier/nib at the southern end of the east elevation is original although the edge has been truncated and reformed when the garage doors were inserted. The upper half of the remaining pier (the southern free-standing pier) is rebuilt in modern brick but the lower half is primary.
- 3.7.3 The *west elevation* (rear) is largely covered in modern render, both internally and externally, and in bright light it is possible to see the trace of large blockwork construction (presumably modern concrete blocks) behind the render. However, at the



southern end of the wall the rendered blockwork wall abuts a much older wall which clearly survives from a previous building. This wall has a stepped form so that the lowest quarter is longer (c.3.5 m long) than the central section (c.2.75 m wide) and the upper section (c.2.25m). This wall is of roughly coursed stone (clunch) rubble with two brick piers: one of these piers is the full height quoin at the south-west corner but the other pier is only in the upper half of the elevation and appears to be the southern jamb from a window. The wall immediately to the north of this (ie the presumed window) now forms part of the modern blockwork wall. The bricks are generally smaller than those elsewhere in the building and measure c.21 cm x 4.75 cm x 10 cm. This section of stonework was presumably left in-situ when the rest of the elevation was rebuilt because immediately inside this wall is a historic fireplace which was preserved in the greatly refurbished building. Immediately below eaves level the modern rendered blockwork, which is almost certainly contemporary with the rebuilt roof, extends the full length of the wall to the south-western corner.

- 3.7.4 The **north elevation** has a stone footing at ground level and then the wall is largely of old, single-phase brickwork (bricks c.5.2 cm tall) up to eaves level. The brickwork is constructed using relatively consistent Flemish bond and although in areas the bonding becomes irregular it is much more consistent than the south wall. The upper half of the old brickwork is slightly darker and the character is slightly different to the lower half but this is probably due to different weathering and the possibility that the lower half has been protected by vegetation. Above the level of the eaves the gable has been rebuilt in modern brickwork, clearly contemporary with the reconstruction of the roof.
- 3.7.5 The **south elevation** is largely constructed of old brickwork below eaves level using an irregular bond of mainly headers with some stretchers mixed in. The brickwork has penny-roll pointing and lots of vitrified or darkened bricks. The lower part of the wall steps out slightly and the central part of this has been rebuilt in modern brickwork. A section of rubble stonework survives toward the lower part of the western part of the elevation
- 3.7.6 The **interior** of the Garage Block divides into two rooms; the northern one being appropriately twice the size of the southern one. The roof through the building has been reconstructed in recent decades with a simple softwood rafter construction. Both end gables have concrete block to the inner faces (above eaves height).
- 3.7.7 The **southern room** is the more interesting of the two areas and retains the main evidence relating to the historic building. At the south-western corner of the room is an opening (1.28 m wide x 1.34 m tall x 70 cm deep) for a hearth or fireplace beneath a large timber lintel. The north-west pier has been partially rebuilt but otherwise the fireplace is very largely of primary brick. The bricks are largely red but with lots of darkened ones. The rear and sides of the fireplace are plastered and painted but beneath the main sloped flue the plaster has been almost entirely lost. The bricks are c.5 cm tall x 22 cm long but of an inconsistent character. Above the fireplace opening the flue survives for a height of c.1m and there is daub to the inner faces with hair mixed in. The chimney breast above the opening and immediately in front of the partially surviving flue has been reconstructed in rendered concrete block. The rear of the front face of the flue and sides are very smoke darkened. The south wall of Room 1 is mainly plastered with relatively historic plaster (19th century?) but beneath this is a patch of older plaster with hair mixed in which is probably contemporary with the fireplace. In the west wall there is a window-shaped recess that aligns with the brick jamb on the external wall. There is a stone hearth to the fireplace and a concrete floor slab. The wall between the two rooms appears to be



secondary brickwork but relatively historic (possibly 19th century) with several layers of paint to the south side. The bricks are c.7 cm tall x 23 cm long.

- 3.7.8 The ***northern room*** has a dirt floor. The southern partition is of plastered brick and the north wall is of probably older brick with fragments of historic plaster incorporating animal hair.

Probable date and original use

- 3.7.9 Although this building has been greatly altered in the later 20th century it does retain a number of fragments from a historic structure. The fact that relatively little survives from the original building makes providing an accurate date for its construction difficult but what does survive would suggest a date of the 18th century. The hearth or fireplace is particularly interesting because if, as it is believed, this was an agricultural building then this would probably have been a small smithy for keeping horses shod or for repairing other iron implements. It may be that the structure incorporated a cart shed or implement store at one end and a small smithy at the other.
- 3.7.10 It is also interesting that the fireplace and historic stonework in the west wall were left in-situ when the building was substantially reconstructed in the later 20th century. Removing the redundant fireplace and fully rebuilding the west wall in concrete block would have been easier and more practical but presumably these elements were retained for their historic interest.

4 ARCHAEOLOGICAL WATCHING BRIEF

4.1 Introduction

- 4.1.1 The archaeological watching brief involved several different phases of work (described below) and was at different levels (intensive, comprehensive and intermittent) depending on the depth or sensitivity of the works. The methodology for the watching brief was laid down in the WSI (OA, 2009).

4.2 Removal of floor slabs and reduction of floors

Floor reduction in area of shelter shed

- 4.2.1 Following the demolition of the shelter shed on the west side of the farmyard the ground was levelled prior to the construction of the new garage in this area. The ground was taken down to c.0.5 m below the former floor of the building. Post-medieval footings from the recently demolished building were exposed which probably dated from the late 18th or early 19th century. The watching brief revealed a shallow rough rubble and soil footing on the west and a deposit of weathered witchert type material hard against the west side of the footing which was almost certainly the remnants of the primary walling.
- 4.2.2 Below the concrete floor slab was a modern medium orange sand bedding/levelling layer for the slab and below this was a light grey/yellowish brown fine clean silt clay with consistent plasticity and patches of light creamy brown friable clay/marl together with frequent small fragments of stone.
- 4.2.3 Foundation trenches were dug to a depth of c.1.2 m below the levelled surface. The southern 5 m of the site has levelling make-up for the demolished building consisting of up to 0.6 m depth of mixed rubble, witchert type soil (yellowish brown, friable, clayey silt) and pieces of timber. This make up is probably of early 19th or late 18th century in date.



- 4.2.4 The natural at the southern end of this area is lower than the building floor while the natural at the west is higher so it appears that the natural was cut away at the west and then made up to the yard level with the silty clay mixed with the redeposited witchert-type natural.

The cowhouse

- 4.2.5 As mentioned above, when the building recording was undertaken the floor in the cowhouse comprised areas of modern concrete for milking equipment and areas of dirt/earth floor. In general those areas facing the yard (ie the eastern half of the southern range and the southern half of the eastern range) were of modern concrete while the rear halves of the two ranges were of earth.
- 4.2.6 The floor within both ranges of the cowhouse was removed in the current works and this was archaeologically monitored. The concrete was set on a hardcore bedding and a layer of modern sand which was spread to fill gaps and create a relatively level surface. Any trace of the historic floor in these areas appeared to have been removed by the installation of the concrete.
- 4.2.7 The older floor in the rear half of the two ranges comprised a thin compacted earth surface and in several areas a partially surviving stone-cobble floor was exposed beneath this. The largest area where stones survived in-situ was in the southern range and comprised a long, relatively thin but irregular strip c.10 m long close to the spine of the building. Towards the centre of the exposed area were two large stones (c.50 cm x 40 cm) and to either side of this were lines of smaller stones (c.7 cm²). The stones were c.5cm below the former floor level and there appeared to be a line (gully?) of north to south orientated stones along the spine abutted by east to west laid stones extending towards the west wall. Although the area where the cobbles survived most intact was adjacent to the western edge of the recently removed concrete slab it is clear that these stones/cobbles formerly extended towards the west wall. There is no evidence of historic mortar on or between the cobbles and the stones are just a single layer deep, set on earth.
- 4.2.8 Four similar stones which probably also formed part of the same floor were exposed at the southern end of the cow house, adjacent to the shelter shed. Three of these were located towards the centre of the southern wall while the other was at the south-eastern corner of this range. The stones were irregularly shaped and laid but on average they were c.20 cm by 40 cm by c.10 cm deep. They appeared to extend beneath the soleplate of the crossframe at the southern end of this building.
- 4.2.9 A further area of cobbles from a former floor was also exposed at the eastern end of the east range of the cow house. This was beneath the north-western part of the concrete slab. The character of the exposed cobbles in this area was slightly different from those in the south range and they were more irregularly set. They have also been more truncated by the insertion of number of secondary brick features immediately to the north. These features included a long north to south line of edging bricks between the concrete and the dirt floor to the rear. A further shorter line of frogged bricks was exposed, also orientated north to south, set within a concrete surface, immediately to the west of the small area of surviving cobbles. The bricks formed two bays which may have been from feeding troughs. A toothless bucket was used to remove the earth floor along the northern half of the east range but no stone cobbles were uncovered in this area; the compacted dirt surface was set on a chalk earth.
- 4.2.10 A thin line of 20th-century bricks was also exposed c.1 m from the west wall of the cow house, adjacent to the 2nd post from the south (in east wall). The line of bricks is c.1.25 m long.



- 4.2.11 Further intrusive ground works inside the cowhouse included the further reduction in floor level by c.10 cm, the digging of an east to west drainage trench through the south range and a new foundation trench for the front wall of the building. No visible archaeology was exposed by these works. They each extended through grey clay covered with hardcore. The upper 0.7 m was a grey brown clay while the lower 0.3 m was a dark grey clay.

Floor reduction in main barn

- 4.2.12 The floor within the main barn was reduced in height by c.15 cm and the concrete slab in the area of the southern porch was also removed.
- 4.2.13 Very little evidence of any former floor was uncovered and the floor reduction in the main part of the building revealed disturbed earth at a shallow depth. It may be that there had previously been a stone floor in this building but the stones had previously been removed. Similar earth was also revealed in the eastern annex but with some loose bricks mixed in.
- 4.2.14 The removal of the concrete slab in the porch merely revealed a thick layer of hardcore for the concrete with occasional ex-situ bricks mixed in. There was only a single historic stone left from the former threshing floor, located adjacent to the western corner of the porch; other than that the historic floor appears to have been previously removed to allow the insertion of the concrete.

4.3 Levelling to north and west of cow house

- 4.3.1 A large area to the north and west of the cow house, at the northern end of the site was levelled for a new building and these works were monitored archaeologically. As referred to above in the historical background section of this report several structures are shown on 19th century maps.
- 4.3.2 These excavations were purely through made ground of redeposited clay to the west, and building rubble to the north. No evidence of the buildings shown on the maps or any other archaeology was encountered.
- 4.3.3 As referred to in the previous Cotswold Archaeology report on the site extensive terracing work had been undertaken at the northern end of the site to allow for the large barn (recently removed) to be inserted into the natural slope of the land. This terracing may have removed archaeological remains.

4.4 Drainage trenches, foundation trenches and other groundworks

- 4.4.1 The ground in a large area in front (north) of the main barn was reduced by c.40 cm. This was found to be entirely rubble or relatively recently redeposited material including stones, bricks and fragments of concrete slabs. Within this area deeper trenches were dug (c.1m deep) for the new yard boundary wall. One of these trenches extended c.30 m to the east from the new garage on the footprint of the former shelter shed. At its east end this trench returned towards the south. The uppermost 40-50 cm within this trench was modern rubble and this was directly on thick dark grey, solid clay. No archaeological features were revealed.
- 4.4.2 An east to west drainage trench was dug c.2.5 m to the north of the main barn, which extended across the yard parallel to the building. At the eastern end this trench curves to the south around the end of the barn and towards the west it steps to the north around the lean-to the north side of the barn. No archaeological features were exposed within this trench.



- 4.4.3 A shallow drainage trench was dug in a north to south direction through the courtyard between the cowhouse and the main barn. No archaeological features were revealed.

5 CONCLUSION

- 5.1.1 Manor Farm in Nether Winchendon comprises an interesting and attractive collection of agricultural buildings which had fallen into disuse but which have now largely been converted to new residential use. The buildings provide a good example of an historic farmstead with a main barn, shelter shed, cow house, granary and a further building which may have been a tool or implement shed with small associated smithy.
- 5.1.2 The adjacent Manor Farm house, which is no longer in the same ownership as the farmstead, is believed to have 16th origins but none of the buildings in the current project is of this age. The brickwork in the walls of the granary suggest that this may be a 17th-century building with a replacement 18th-century roof and a further small building which is now used as a garage also appears to retain fragmentary remains from a possible 17th century building. The main surviving feature in this structure is a hearth, together with an adjacent section of rubble stone wall, and as this was probably an agricultural building from its original construction it may be that this was a small smithy.
- 5.1.3 The main barn is principally significant for the considerable number of moulded and reused timbers incorporated in its structure from a former high-status building of probable 16th-century date. It is known that Nether Winchendon House (or Winchendon Priory), which is located c.200 m to the south-west of Manor Farm and was just such a high-status building of the 16th century, underwent considerable alterations in the later 18th and/or early 19th century. These alterations are likely to have included the replacement of some of the original ranges and it is logical to think that this barn, which evidence suggests was probably constructed in this period, reused many timbers from this building. This theory is strongly supported by the fact that Nether Winchendon House has chimneys with decorative brickwork the same as some which have been reused at Manor Farm.
- 5.1.4 The farmstead also includes a cowhouse which is of probable later 18th or early 19th century date with considerable 20th-century alterations and a shelter shed which is known from archaeological evidence to post-date the cowhouse. The shelter shed includes a set of carefully chiselled initials with a date of 1835 and the quality of this chiselling suggests a pride in workmanship which may indicate that this was the date of construction.
- 5.1.5 A watching brief was maintained during various intrusive groundworks across the site but this revealed very little of archaeological interest or significance. The main feature revealed were surviving stone cobbles from a former floor within the cowhouse.

Oxford Archaeology

November 2011



APPENDIX A. BIBLIOGRAPHY

Published Sources

References

OA 2000 OA *Environmental Guidelines for sampling (first edition, July 2000)*

OA 1992 *Fieldwork Manual, (Ed. D Wilkinson, first edition, August 1992)*

BCAS 2009 Design Brief for Archaeological Watching Brief and Historic Building Recording.

Page W, 1927 Victoria History of the Counties of England: Wiltshire (1927)

RCHM The Monuments of Buckinghamshire (south). Volume 1

Unpublished Sources

Cotswold Archaeology, 2006 *Manor Farm, Nether Winchendon. Archaeological Desk Based Assessment and Building Recording.*

Oxford Archaeology, 2009 *Manor Farm, Nether Winchendon, Buckinghamshire, Written Scheme of Investigation for an Archaeological Watching Brief*



APPENDIX B. LISTED BUILDING DESCRIPTIONS

List descriptions of buildings within current Manor Farm development

2/339 Manor Farm Barn , Lower Winchendon, Aylesbury Vale, HP18 OEA	
Listed: 25-10.51	LBS No: 43280
Grade: II	Listing NGR: SP7320812178
Barn. C17, but reusing earlier timbers. Timber framed and weatherboarded. East bay with brick infill. Dressed rubblestone plinth. Old tile roof. Barn of 5 bays with central cart entry, with gabled wagon porch to south. Sixth bay at east with brick infill, much in 17th and 18th century brick. Interior: Double purlin roof with collar and tie beam trusses. Heavily moulded tie beams reused from C15 or C16 building. Purlin and tie beam braces. East bay has upper storey incorporating moulded spine beam and chamfered and stopped joists, all reused from C15 or C16 building. RCHM I. 248. MON.12 (PART).	
2/340 Range of farmbuildings to north-west of Manor Farm Barn, Lower Winchendon, Aylesbury Vale, HP18 OEA (Cow House and Shelter shed).	
Listed: 25.10.51	LBS No: 43281
Grade: II	Listing NGR: SP7318112190
Stable, shelter sheds and cowsheds. C18 and C19. Outer walls facing fields with chert on rubblestone plinthes. Rendered to west and colourwashed to north. Corrugated asbestos roofs. Letter-L plan ranges. North range has stable to 2 east bays with south stable door and 2-light window. Then 6 open fronted bays. West arm has north section of 5 bays, open to farmyard. South section of 6 bays with weatherboarded elevation to farmyard. Double purlin roofs.	
2/341 Granary to North of Manor Farm Barn, Lower Winchendon, Aylesbury Vale	
Listed: 11 October 1985	LBS No: 43282
Grade: II	Listing NGR: SP7318412223
Granary, now used as a chemical store. C18. Brick with pyramidal old tile roof. Square plan with 2 bays each side separated by pilasters which continue down as piers to raise the granary above the ground. Board door to north. 2 windows to south with top hung shutters. One bay on west side is weatherboarded.	

**Listed Building Descriptions of relevant structures outside current development site**

2/352 Nether Winchendon House (formerly listed as Winchendon Priory)	
Listed: 25.10.51	LBS No:
Grade: I	Listing NGR: SP7344512077
<p>Country house. C15, c1530, C16, and 1790-1805 by Scrope Bernard, restored by Philip Tilden in 1920s. Courtyard, open to east, with screen across north. South and west ranges with cement dressings and stone parapets and buttresses; coursed rubblestone corner towers and rendered south-east block which conceals high quality close-studded timber framed chamber wing of c1530 which is jettied to north side. Old tile roofs. Two storeyed letter-L plan with 5 arched screen linking north west and north east Towers. East arcade demolished. South range originally one room deep but 1799 doubled with corridor and staircase range to north. House started as C15 hall and crosswing with c1530 east chamber wing and service range c1560 to left which returned north. Embattled parapets on pointed arched corbel frieze to all elevations. South front. 2 bay hall with 1802-06 Gothick arched windows of 3 arched lights and 2 transoms. To left projecting gabled crosswing with arched doorway at right to former cross-passage. Weathered buttresses and pinnacles, quatrefoil in gable. 2 bays to left, then south west tower. Mullioned or mullioned and transomed casements. At right of hall bays, 2 widened c1530 stacks flank 2 bays with mullioned and transomed ground floor casements. 3 bay timber balcony above. Richly moulded C16 brick flues with spirals chevrons and bands. Cupola behind crosswing gable has ogeed octagonal lead cap, erected 1790. West Elevation: Stone with canted bays at each end and mullioned and transomed windows. North front of house and east front of west range has 3 and 2-light windows with hood moulds to ground floor and arched to first floor with label moulds. Buttresses between bays. Gabled porch with coat of arms in gable to centre of north front. North towers have 3-light traceried blank windows on north side. Outer bays of linking arcade blocked. East elevation of south east wing has narrow bays with 2-light arched windows flanking canted bay window of 7 lights with transom. 5-light first floor window with arched heads. Tourelles at angles, north-east one truncated. Other moulded flues by Webb of Haddenham. Interior: Hall has C17 panelling and at North East end 4-centred timber arched doorway with moulded head and jambs and foliage spandrels with inscription John Daunce (tenant in 1528) who built chamber wing beyond. C16 fireplace has moulded frieze elaborately carved with grotesque subjects, and foliage. Strapwork jambs. 1802-06 plaster rib-vault. Justice room (former crosswing) has C18 walnut panelling. Drawing room in c1530 chamber wing lined with original linen-fold panelling with carved oak friezes above panelling and to cross-beam soffits, all painted. Portrait of John Daunce framed by his initials, profile heads, mermaids, cherubs, arabesques etc. Probably by same carver as panels removed from Notley Abbey, Long Crendon, to Weston Manor, Oxfordshire, and signed Richard Rudge. Bay window has C16 armorial and C17 Flemish stained glass. Also set in other windows of house. Some good C18 fireplaces, probably from Eythrope House, demolished in 1810. RCHM I 247. MON.2. C.L.1960. APR 28, MAY 5, MAY 12.</p>	
2/342 Manor Farmhouse, Nether Winchendon	
Listed: 25.10.85	LBS No:
Grade: II*	Listing NGR: SP7320712243
<p>Large house. C16 and C17. Timber framed, exposed with brick infill on south range, remainder reclad and partially replaced by later C17 brickwork. North elevation of south range brick dressed rubblestone. Rubble plinthes. Old tile roofs. All windows leaded. 2 storeys plus attic. Basement under south range. Letter-Z plan with north wing projecting to the east and south wing towards west. South wing. At right basement window has moulded brick mullions. Irregular casements. Attic has 3 tile-hung gables. North elevation of 3 bays, last bay exposed framing and board door. 2 rubblestone bays. Old diamond-leaded glass in first floor right hand window. East gable elevation roughcast. Early C17 west gable stack with rubble lower part, brick upper and diamond shafts flanking a square one. Main block. West elevation brick with massive projecting stack occupying 1½ bays out of 5. Rubblestone lower part brick upper with offset and 3 diamond shafts. 6 panel door in third bay. Single light transomed casements flank</p>	



stack. Then 2 bays of cross casements, left bay blank windows. Band course. Moulded eaves cornice. 2-light hipped dormer. Brick east elevation with 2 cross-casements to ground floor and 6 panel door in third bay at right. First floor casements. Attic has right hand gable with roughcast infill to timber frame. North wing has on south elevation right hand french doors. 2 bays, first floor left hand casement, right hand render panel replaces window. East gable has large early C17 stack, rubble lower part, brick upper, with one diamond and one square shaft. North front of 5 bays of cross-casements, band course and box eaves. In angle of main block and north wing is oak door dated '1620'. Interior. Two ground floor rooms have late C17 panelling with box cornices and window shutters. Much timber framing exposed. Some old batten doors. Chamfered and stopped spine and cross beams. RCHM I. 248. MON.12.



APPENDIX C. NOTES ON REUSED TIMBERS IN MAIN BARN

	Notes on timbers in the Main Barn (refer to Figure 5)
A	Truss 2. Reused molded beams from wider structure. Larger tenons for braces (2 pegs) now on or near walls of barn. Fairly straight. Mortices for braces and cut off tenons for axial beams. Large over small tenons with break in moulding and peg hole.
B	Truss 3. Reused molded beams from wider structure. Larger tenons for braces (2 pegs) now on or near walls of barn. Cambered with ridge on back. Moulding for base of possible crown post and narrower ridge either side but no clear peg holes (suggesting against crown post). Ridge on B has two peg holes each side for posts or struts.
C	Truss 4. Reused molded beams from wider structure. Larger tenons for braces (2 pegs) now on or near walls of barn. Cambered with ridge on back. Moulding for base of possible crown post and narrower ridge either side but no clear peg holes (suggesting against crown post).
D	Truss 5. Reused molded beams from wider structure. Larger tenons for braces (2 pegs) now on or near walls of barn. Fairly straight. Mortices for braces and cut off tenons for axial beams. Large over small tenons with break in moulding and peg hole.
E	Truss 6. Tie beam with boarded partition. Is not moulded. Not from same high status building but is also reused as has empty mortices for former post and studs and larger brace.
F	Moulded beam (as A-D) with mortices for axial beam (as A-D). Supported at east by post with moulded integral bracket. Panels either side of post infilled with Tudor Chimney bricks with spiral moulding
G	Two sections of moulded plate in wall supporting first floor joists. Different mouldings.
H	Post from reused moulded beam – probably an axial beam. Has empty mortice for common joists on both sides.
I	Post in wall. Reused moulded beam or rail.
J	Similar to H. post reused from moulded beam with joist mortices
K	Secondary post from plate with hollow moulding and rebate with peg holes for possible partition screen. Also has end or revate and mortice for post/stud at end of partition. Rebated on both sides.
L	Pair of posts with jowls made from moulded beams with empty mortices for joists. Most of mouldings have been cut away here and posts chamfered subsequently.
M	Wall plate, collar and door lintel all reused. Wall plate plain but has double mortice (as ties) for axial beam.



Reproduced from the Landranger 1:50,000 scale by permission of the Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown Copyright 1998. All rights reserved. Licence No. AL 100005569

Figure 1: Site location

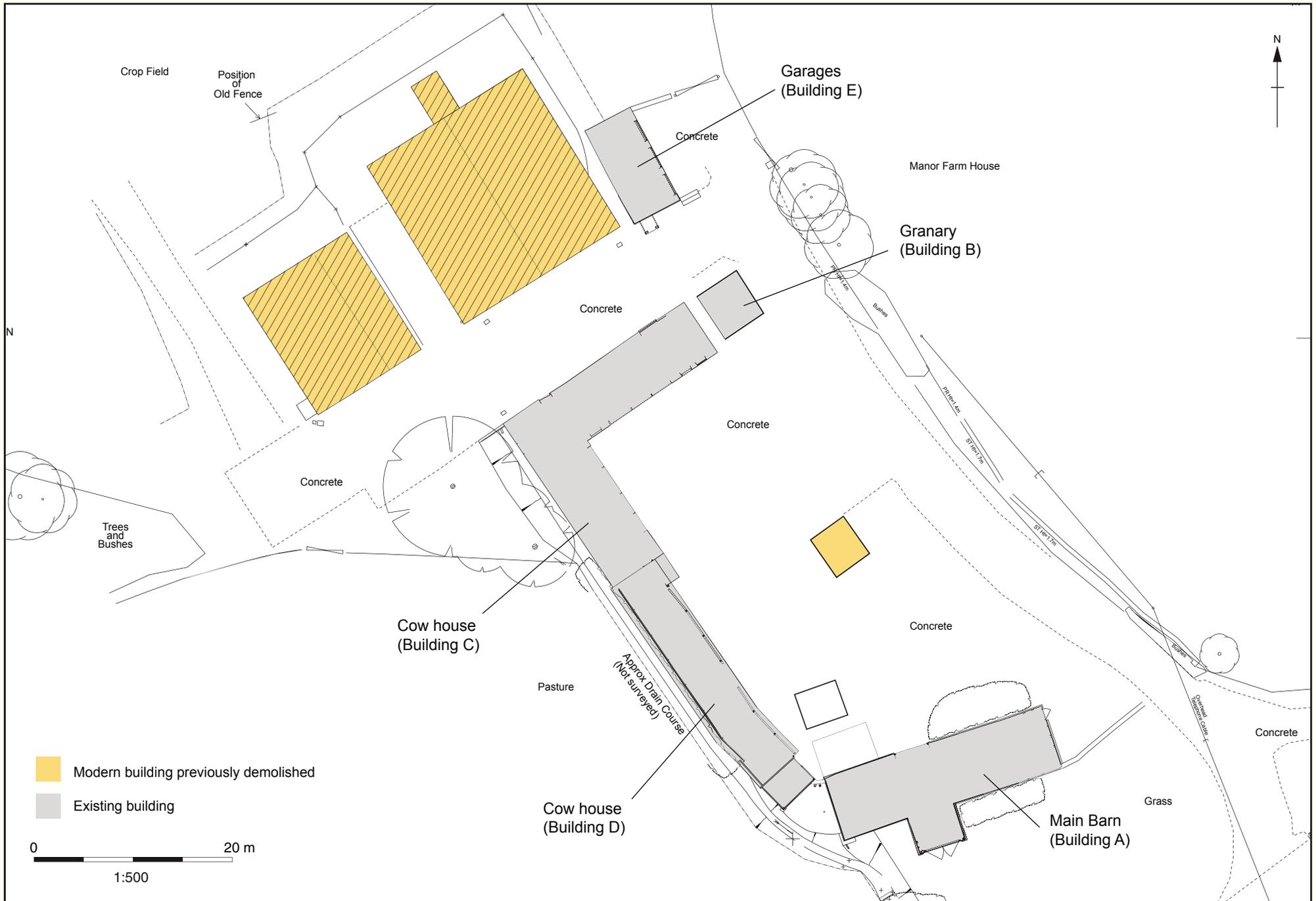


Figure 2: Site block plan

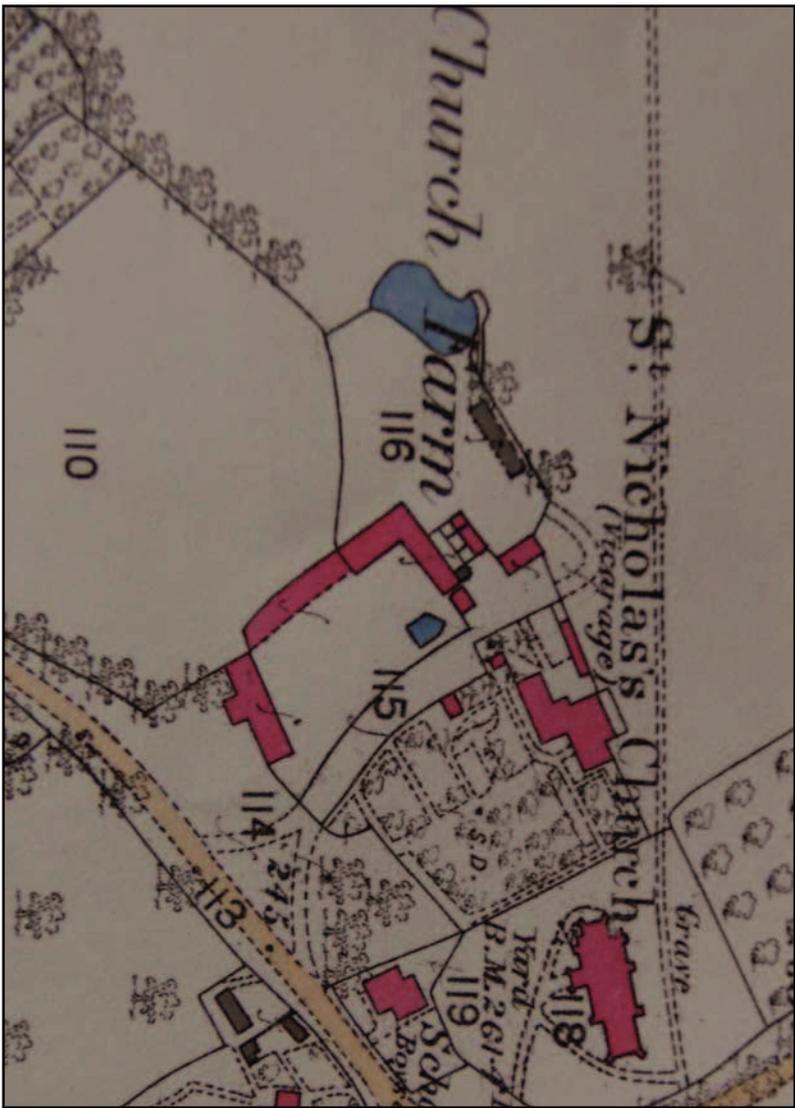


Figure 3: 1880 Ordnance Survey map

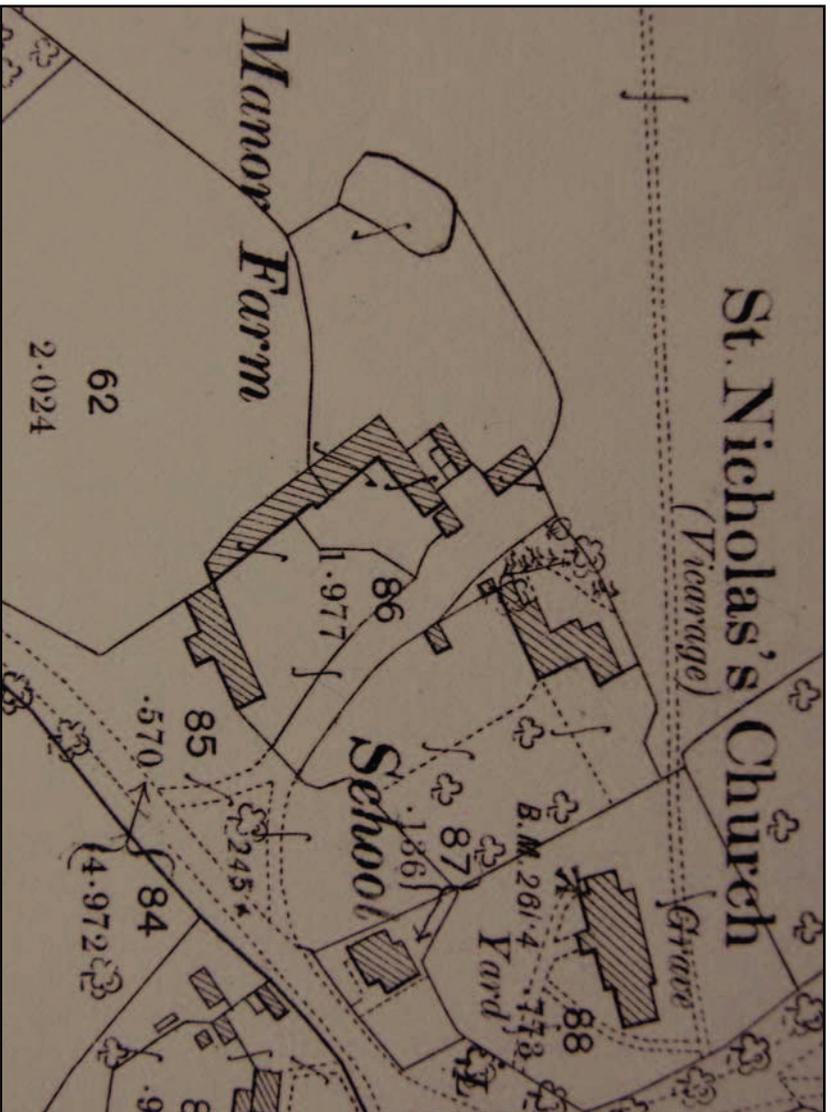


Figure 4: 1899 Ordnance Survey map

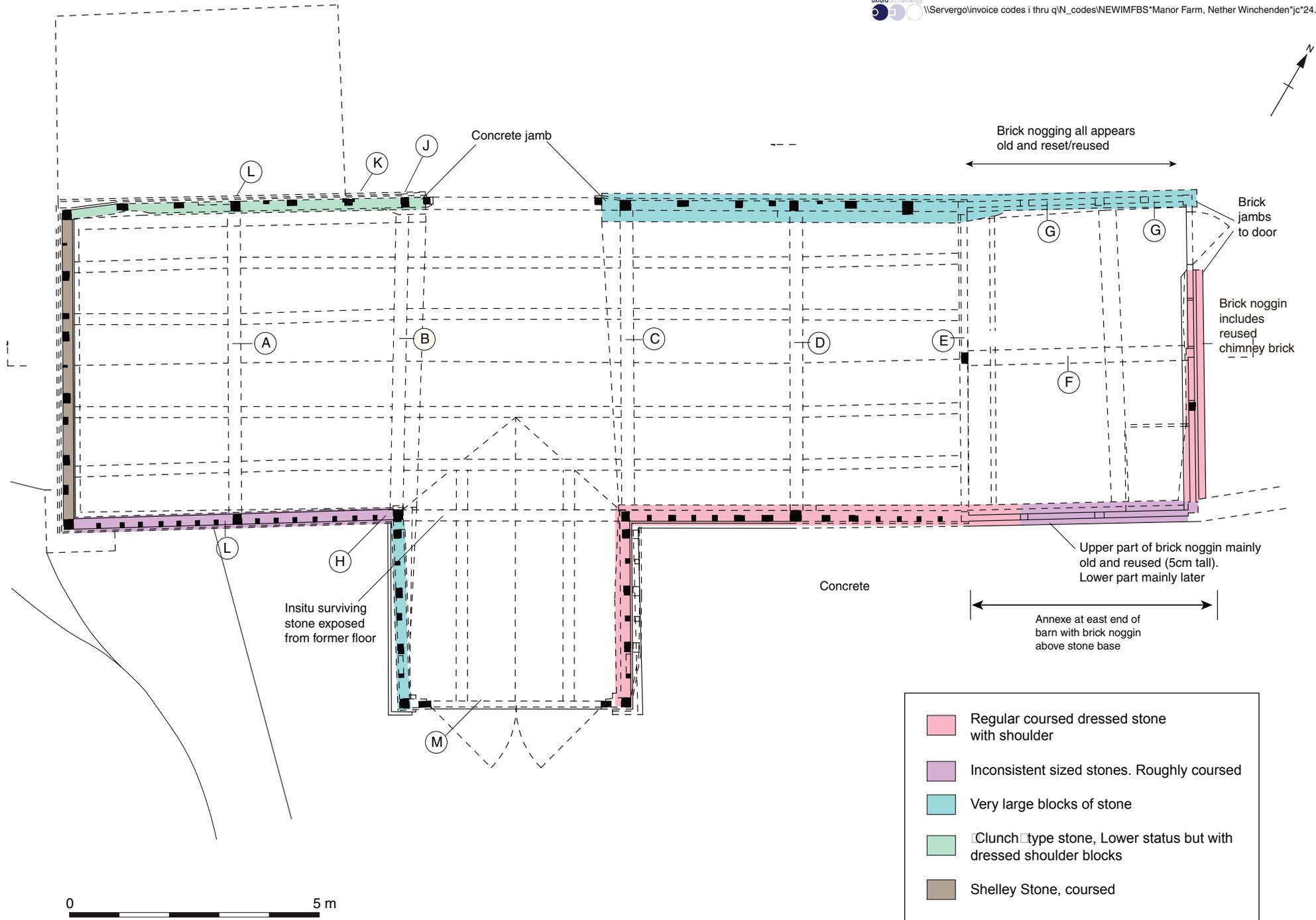


Figure 5: Plan of main barn (refer to Appendix C for key to letters)

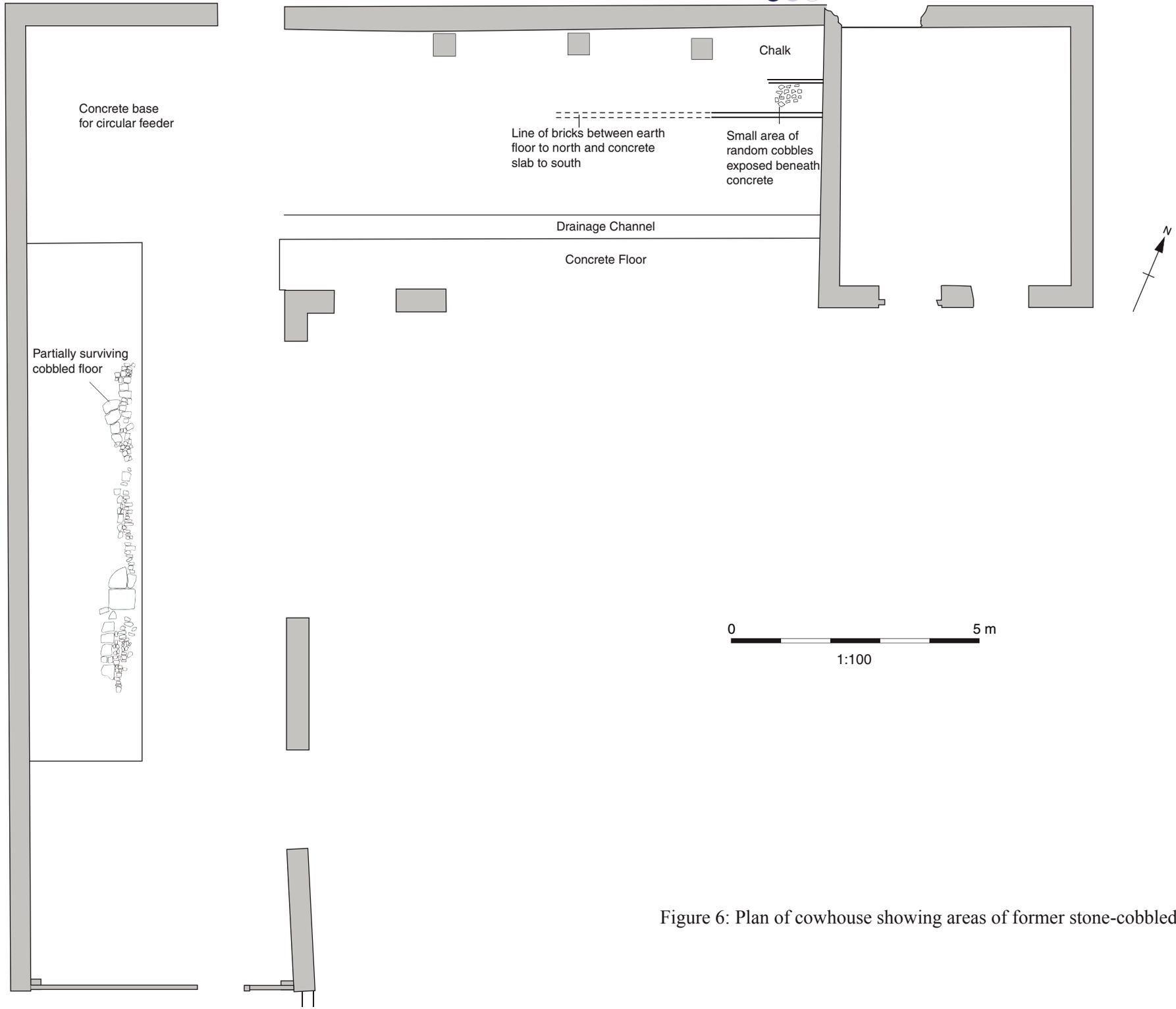
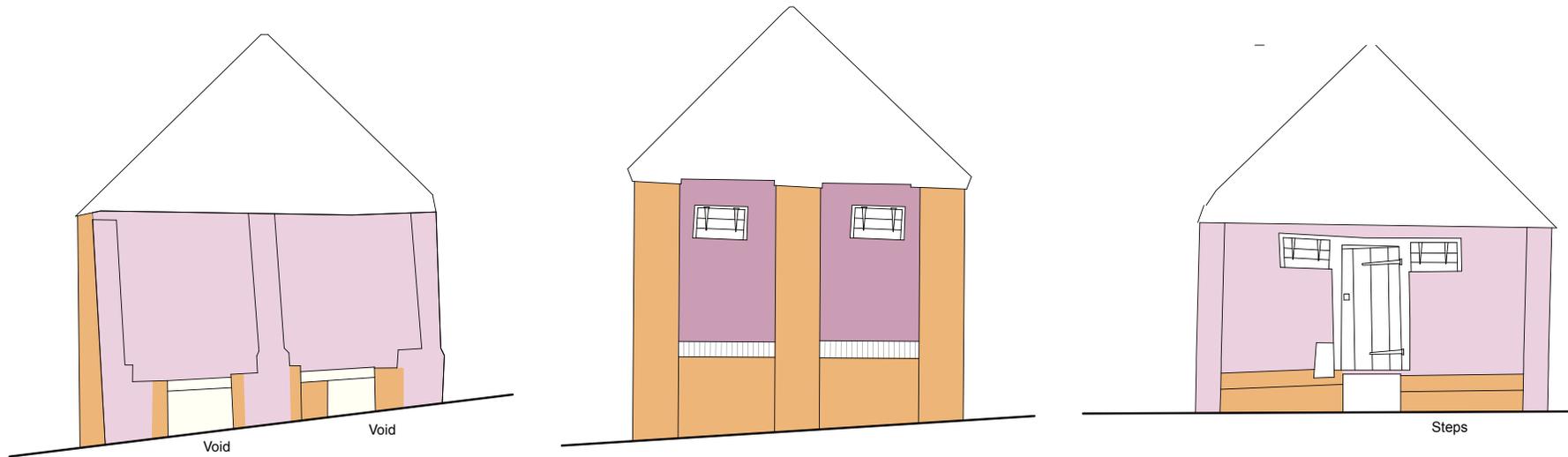


Figure 6: Plan of cowhouse showing areas of former stone-cobbled floor



NORTH EAST ELEVATION

SOUTH EAST ELEVATION

NORTH WEST ELEVATION

	Primary brick. Probably c18th; possibly c17th
	Secondary brick. Late c19th or c20th



Figure 7: Elevations of granary, (based on survey provided by David Parker Architects)



Figure 8: Plan and elevations of garage range

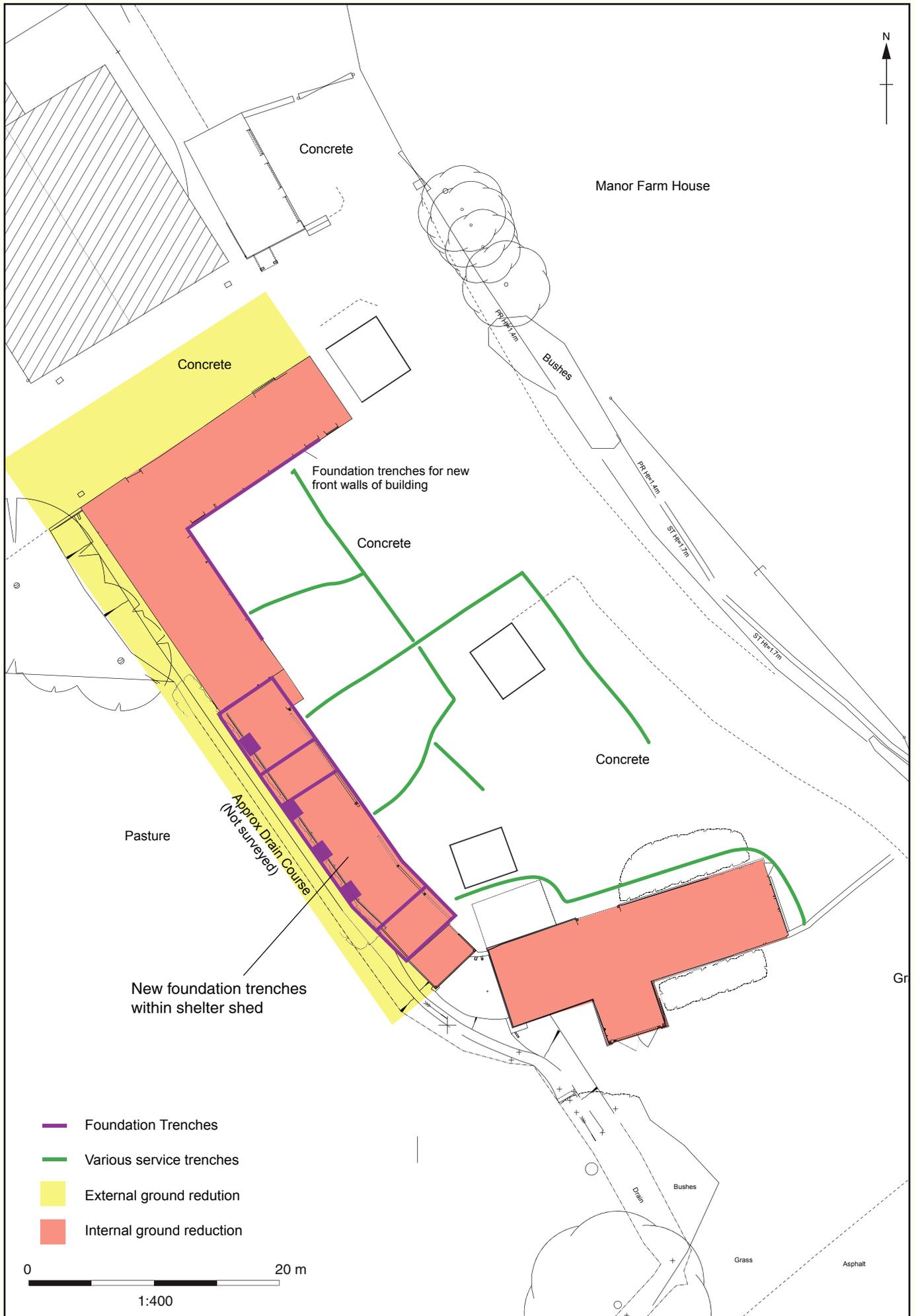


Figure 9: Areas of Archaeological watching brief



Plate 1 General barn exterior from north-west



Plate 2 East half of north elevation of barn



Plate 3 East elevation of barn



Plate 4 General view of barn from east



Plate 5 Barn from south



Plate 6 Barn from NW after demolition of shelter shed



Plate 7 Interior of barn, east end



Plate 8 Barn truss looking east



Plate 9 Barn porch



Plate 10 Barn porch



Plate 11 Barn roof



Plate 12 Barn roof detail



Plate 13 Reused post in barn



Plate 14 Wall between main barn and east annexe



Plate 15 Reused beam in underside of floor in annexe



Plate 16 First floor in annexe



Plate 17 First floor in annexe



Plate 18 Reused chimney bricks in panel in east gable of barn.



Plate 19 Remains of trough in annexe



Plate 20 Interior of lean-to by north side of barn



Plate 21 Granary and cowhouse viewed from north



Plate 22 Granary from north



Plate 23 East elevation of granary

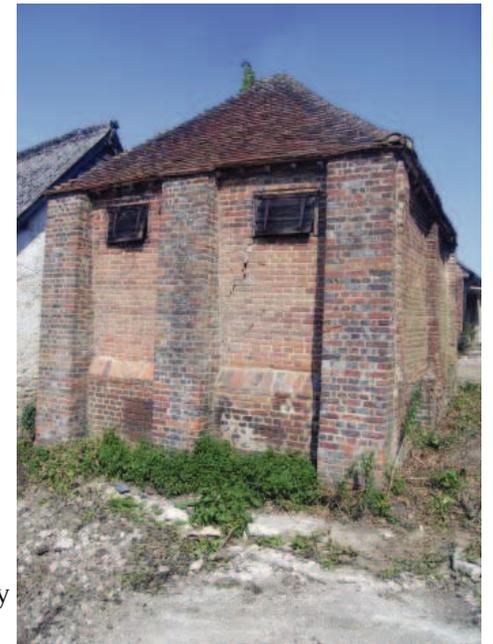


Plate 24 South elevation of granary



Plate 25 Buttress in west elevation of granary



Plate 26 West elevation of granary



Plate 27 Underneath granary



Plate 28 Bays inside granary



Plate 29 Truss in granary



Plate 30 South elevation of cow house



Plate 31 South elevation of cow house



Plate 32 Cow house viewed from west



Plate 33 West elevation of cow house



Plate 34 Interior of north of cow house before works



Plate 35 Roof at junction between ranges of cow house



Plate 36 Roof detail in cow house



Plate 37 Internal face of north wall of cow house



Plate 38 East range of cow house



Plate 39 South range of cow house



Plate 40 Wall at end of east range of cow house



Plate 41 Stones exposed in floor at east end of cow house



Plate 42 South end of cow house adjacent to shelter shed



Plate 43 Stones exposed in floor at south end of cow house



Plate 44 Remains of cobble stone floor in south range of cow house



Plate 45 Remains of cobble stone floor in south range of cow house



Plate 46 Marks on internal face of north wall of cow house



Plate 47 Room at east end of cow house



Plate 48 Shelter shed before the start of works



Plate 49 Shelter shed and cow house



Plate 50 Interior of shelter shed



Plate 51 Interior of shelter shed



Plate 52 Detail at east end of trusses in shelter shed



Plate 53 Wall plate in shelter shed



Plate 54 Detail of braces in shelter shed east wall



Plate 55 Truss at north end of shelter shed



Plate 56 Chiselled date in shelter shed



Plate 57 Animal pen at north end of shelter shed



Plate 58 Lean-to at north end of shelter shed



Plate 59 East wall of garage block



Plate 60 South wall of garage block



Plate 61 West wall of garage block



Plate 62 North wall of garage block



Plate 63 Hearth in garage block



Plate 64 Hearth flue in garage block



Plate 65 Hearth flue in garage block



Plate 66 North room in garage block



Plate 67 North room in garage block



Plate 68 South end of cow house after demolition of shelter shed



Plate 69 Foundations of wall in shelter shed



Plate 70 Iron fixings uncovered after shelter shed demolition



Plate 71 Window frame uncovered after shelter shed demolition



Plate 72 End of tie from dismantled shelter shed



Plate 73 Trenches dug on site of shelter shed

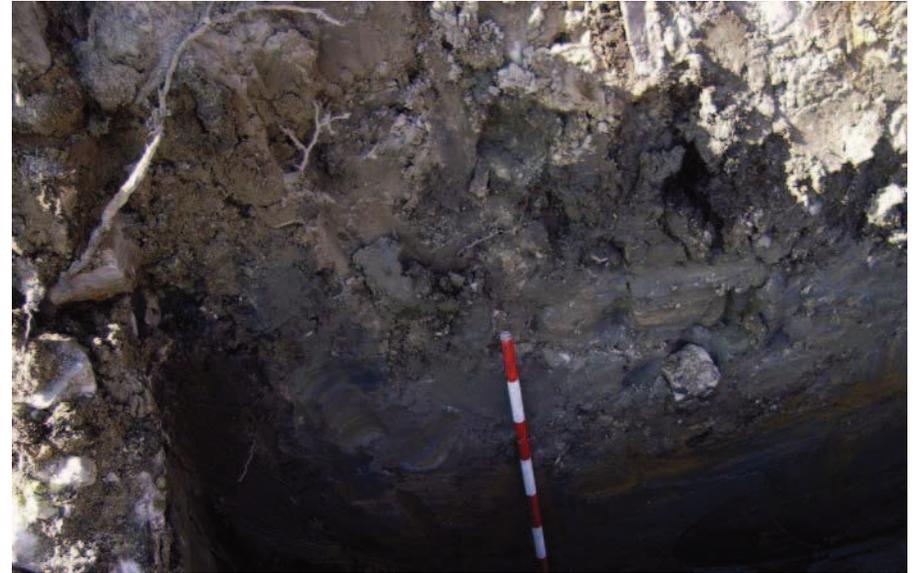


Plate 74 Trenches dug on site of shelter shed



Plate 75 Ground reduction to north of cow house



Plate 76 Ground reduction to north of cow house



Plate 77 Ground reduction to north of cow house



Plate 78 Trenches to north of barn



Plate 79 Trench extending east from rebuilt shelter shed



Plate 80 Trenches in front of barn



Plate 81 Trench to east of rebuilt shelter shed



Plate 82 Trench to east of rebuilt shelter shed



Plate 83 Interior of cow house during demolition



Plate 84 Trench in front of cow house



**Head Office/Registered Office/
OA South**

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@oxfordarch.co.uk
w: <http://thehumanjourney.net>

OA North

Mill 3
Moor Lane
Lancaster LA1 1GF

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: oanorth@thehumanjourney.net
w: <http://thehumanjourney.net>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850 500
f: +44 (0) 1223 850 599
e: oaeast@thehumanjourney.net
w: <http://thehumanjourney.net>



Director: David Jennings, BA MIFA FSA

*Oxford Archaeology Ltd is a
Private Limited Company, N^o: 1618597
and a Registered Charity, N^o: 285627*