



Dairy Farm, Shepperdine South Gloucestershire

Historic Buildings Investigation and Recording

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Prepared by: Deirdre Forde (Project Officer, Buildings)
Checked by: Steven Lawrence (Senior Project Manager)
Edited by: Jon Gill (Senior Project Manager, Buildings)
Approved for Issue by: Ken Welsh (Head of Oxford Archaeology South)

Signature:



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OA South

Janus House
Osney Mead
Oxford
OX2 0ES

t. +44 (0)1865 263 800

OA East

15 Trafalgar Way
Bar Hill
Cambridge
CB23 8SG

t. +44 (0)1223 850 500

OA North

Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1QD

t. +44 (0)1524 880 250

e. info@oxfordarch.co.uk
w. oxfordarchaeology.com

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Dairy Farm, Shepperdine, South Gloucestershire

Historic Buildings Investigation and Recording

Written by Deirdre Forde

and illustrations by Magdalena Wachnik

Contents

Summary	ix
1 INTRODUCTION.....	1
1.1 Project background	1
1.2 Location, topography and geology.....	1
1.3 Listed building summary.....	1
1.4 Aims and objectives.....	1
1.5 Methodology.....	2
2 BACKGROUND HISTORY	3
2.1 Map regression	3
2.2 Ownership.....	3
3 DESCRIPTION OF DAIRY FARM	4
3.1 Introduction	4
3.2 Dairy Farmhouse	4
3.3 Buildings associated with the Farmhouse.....	13
3.4 The Farmyard	16
4 SUMMARY AND CONCLUSIONS	21
APPENDIX A DAIRY FARM LIST ENTRY SUMMARY.....	23

List of Figures

Figure 1	Site location map
Figure 2	Dairy Farm Listing Map
Figure 3	1840 Tithe map, showing Dairy Farm
Figure 4	1881 1 st Edition OS map, showing Dairy Farm
Figure 5	1903 25 inch OS MAP, showing Dairy Farm
Figure 6	1921 25 inch OS map, showing Dairy Farm
Figure 7	Plan of Dairy Farm
Figure 8	South and West elevations of Dairy Farmhouse and adjoining buildings
Figure 9	North and east elevations of Dairy Farmhouse and adjoining buildings
Figure 10	Existing floor plans of Dairy Farmhouse

List of Plates

Plate 1	Dairy Farm from Shepperdine Road, looking north-west
Plate 2	South elevation of Dairy Farmhouse, looking north
Plate 3	Garden wall on the east side of the front garden of Dairy Farmhouse, looking east
Plate 4	North elevation of Dairy Farmhouse, looking south
Plate 5	Plaque on north elevation of Dairy Farmhouse, looking south
Plate 6	West elevation of Dairy Farmhouse, looking east
Plate 7	Detail of the north gable of the west elevation of Dairy Farmhouse, looking east
Plate 8	East elevation of Dairy Farmhouse, looking south-west
Plate 9	The front doorway into Dairy Farmhouse from the entrance hallway, looking south
Plate 10	The stairs to the first floor in the entrance hallway of Dairy Farmhouse, looking north-east
Plate 11	The door into the north-west room, looking south-west
Plate 12	The back door into the rear hallway of Dairy Farmhouse, looking north
Plate 13	The south-west ground floor room, looking west
Plate 14	The window in the south wall of the south-west ground floor room, looking south
Plate 15	The flagstones in the south-west ground floor room, looking south
Plate 16	The dresser against the north wall of the pantry looking north
Plate 17	The door of the cupboard in the pantry, looking east
Plate 18	The pantry, looking west
Plate 19	The south-east ground floor room, looking south
Plate 20	The south-east ground floor room, looking east
Plate 21	The north-west ground floor room, looking west
Plate 22	The north-west ground floor room, looking north
Plate 23	The large cupboard in the south-east corner of the north-west ground floor room, looking east
Plate 24	The hatch in the south wall of the north-west ground floor room
Plate 25	Hooks in the ceiling of the north-east ground floor room

Plate 26	The north-east ground floor room, looking north
Plate 27	The north-east ground floor room, looking south
Plate 28	The front landing hallway, looking west
Plate 29	The south-east bedroom, looking east
Plate 30	Latch in the wardrobe door in the east wall of the south-east bedroom, looking east
Plate 31	The south-east bedroom, looking south
Plate 32	The wardrobe in the west wall of the south-west bedroom, looking west
Plate 33	The south-west bedroom, looking west
Plate 34	Crack in the south-east corner of the south-west bedroom
Plate 35	The central bedroom, looking east
Plate 36	The central bedroom, looking north
Plate 37	The rear landing hallway, looking east
Plate 38	The rear landing hallway, looking south
Plate 39	The stairway from the north-east ground floor room to the rear landing hallway, looking east
Plate 40	The north-east first floor room, looking east
Plate 41	The north-east first floor room, looking south
Plate 42	The fire place in the east wall of the north-east first floor room, looking east
Plate 43	The west bedroom, looking north
Plate 44	The west bedroom, looking west
Plate 45	The north-west bedroom, looking west
Plate 46	The skirting board in the north-west bedroom, looking north-west
Plate 47	The lane between the farmhouse and the farmyard, looking north from Shepperdine Road
Plate 48	The south elevation of the annex, looking north
Plate 49	The north elevation of the annex, looking south
Plate 50	The stairs in the annex, looking south
Plate 51	The ground floor of the annex, looking east
Plate 52	The ground floor of the annex, looking south
Plate 53	The attic of the annex, looking west
Plate 54	The north elevation of the barn, looking south
Plate 55	The south elevation of the barn, looking north
Plate 56	The doorway in the north elevation of the barn, looking south
Plate 57	The interior of the barn, looking south
Plate 58	The break in masonry on the interior of the barn, looking north
Plate 59	The interior of the barn, looking east
Plate 60	The interior of the barn, looking west
Plate 61	The shed to the south of the barn, looking south-west
Plate 62	The interior of the shed to the south of the barn, looking east
Plate 63	Detail of the roof structure of the shed to the south of the barn, looking south-east
Plate 64	The outhouse, looking north
Plate 65	The outhouse, looking south
Plate 66	The interior of the outhouse, looking south-west
Plate 67	The interior of the WC of the outhouse, looking south-west

Plate 68	The farmyard, looking south
Plate 69	The farmyard, looking south from the enclosure to its north
Plate 70	The dovecote, looking east
Plate 71	The dovecote, looking north
Plate 72	The interior ground floor of the dovecote, looking east
Plate 73	The interior ground floor of the dovecote looking south
Plate 74	The interior first floor of the dovecote, looking south-west
Plate 75	The interior first floor of the dovecote, looking west
Plate 76	Detail of the roof structure of the dovecote, looking north
Plate 77	The rear lean-to of the dovecote, looking south
Plate 78	The rear lean-to of the dovecote, looking west
Plate 79	The interior of the rear lean-to of the dovecote, looking west
Plate 80	The interior of the cowshed, looking south
Plate 81	The west elevation of the cowshed, looking north-east
Plate 82	The east elevation of the cowshed, looking south-west
Plate 83	Detail of the roof structure of the cowshed, looking north
Plate 84	The west elevation of the northern animal shelter, looking east
Plate 85	The interior east wall of the northern animal shelter, looking east
Plate 86	The interior of the northern animal shelter, looking south
Plate 87	The west elevation of the southern animal shelter, looking east
Plate 88	The interior of the southern animal shelter, looking north
Plate 89	The Dutch barn, looking north-east

Summary

Oxford Archaeology (OA) was commissioned by Horizon Nuclear Power to undertake recording and historical architectural investigation of the standing buildings at the site of Dairy Farm in Shepperdine, South Gloucestershire, prior to renovation of the property. The recording encompassed all of the structures associated with the farm complex comprising: the large two-storey farmhouse, two adjoining barns, an outhouse and shed arranged around the farmhouse, an enclosed walled farmyard with a dovecote and a cowshed, and additional animal shelters built onto the eastern side of the farmyard wall.

Dairy Farmhouse is a large stone-built farmhouse with four principal rooms on its ground floor, comprising reception rooms to the front and service rooms to the rear, and six rooms on the first floor, some of which may be subdivided. The two large rooms on the ground and first floor of the north-east corner (rear) of the house show evidence that these areas were used for industrial purposes, likely a processing area for goods produced on the farm. The name suggests that dairy products were produced at the farm, so perhaps it was an area for cheese processing and storage. The annexe on the west side of the building appears to have been used for storage purposes also. The buildings adjacent to the farmhouse and around the farmyard, for the most part, appear to have been used for the purposes of rearing livestock.

Dairy farm first appears on the 1840 Tithe map and the subsequent OS maps show that the farm developed over the following decades, with the enlarging of the farmhouse in 1870 and the addition of various buildings around the farmyard. The historic arrangement of the 1870 farmhouse is remarkably well preserved with the survival of many architectural detailing and fixtures of significance such as the dresser in the pantry on the ground floor. The outbuildings also retain a high level of historic fabric, most notably, their masonry and roof structures, but the pantile roof coverings of both the farmhouse and farm buildings are modern replacements, in the regional style.

1 INTRODUCTION

1.1 Project background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Horizon Nuclear Power to undertake an archaeological investigation and recording of the standing buildings at the site of Dairy Farm in Shepperdine, South Gloucestershire, prior to the renovation of the property. This includes the large two-storey farmhouse, two adjoining barns, and several outbuildings arranged around two yards.

1.2 Location, topography and geology

- 1.2.1 Dairy Farm is located on Shepperdine Road in the small South Gloucestershire village of Shepperdine in the parish of Oldbury-on-Severn. The English bank of the River Severn is approximately 500m to the west and north-west of Dairy Farm, and the market town of Thornbury is approximately 6.5km to the south-east (Fig. 1).
- 1.2.2 The bedrock geology of the area is the sedimentary mudstone of the Mercian Mudstone Group formed in the shallow seas of the Triassic Period. The site lies at just a few metres aOD on the flood plain of the River Severn and set upon a superficial deposit of the clay and silt Tidal Flat Deposits of the Quaternary Period.
- 1.2.3 The farmstead fronts the north side of Shepperdine Road and is surrounded by pasture to all sides with several farmsteads in the vicinity. The farmhouse is aligned north-west to south-east and is accessed from the road via a short path with a garden and a stone wall separating the farmhouse from the road. Outbuildings are to either end of the farmhouse with a walled farmyard and further ancillary farm buildings to the south-east.

1.3 Listed building summary

- 1.3.1 Dairy Farmhouse is listed (Grade II) under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (list entry number 1136808, Fig. 2).
- 1.3.2 The Historic England list entry summary record is reproduced as Appendix A.

1.4 Aims and objectives

- 1.4.1 The principal aims of the current report were:
- to record for posterity the buildings in their current state, prior to any alterations or removal of historic fabric during necessary repair and maintenance work,
 - to enhance understanding of the structures, their construction, use over time, as well as any alterations, and how they relate to each other and their surroundings,
 - to make the record publicly accessible through a report (a public document) and a project archive deposited with a public institution, and

- to inform the renovation plans and consent submissions by the client prior to the sensitive renovation of the existing structures and fabric.

1.5 Methodology

1.5.1 The recording programme on the main historic structures was undertaken broadly to Level 3/4 standard. Historic England has set out the levels of archaeological building recording in their document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) and a level 3/4 record is a higher specification than average before and during repair work to listed buildings.

1.5.2 A Level 3 Record is described as... *an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.*

The Level 4 description expands upon this specification as... *a **comprehensive analytical record** and is appropriate for buildings of special importance. Whereas the analysis and interpretation employed at Level 3 will clarify the building's history so far as it may be deduced from the structure itself, the record at Level 4 will draw on the full range of other sources of information about the building and discuss its significance in terms of architectural, social, regional or economic history. The range of drawings may also be greater than at other levels.*

1.5.3 The building recording consisted of three main elements: a drawn record, a descriptive, written record and a photographic record. Particular attention was given to the architecture, use, construction and evolution of the buildings and site.

1.5.4 For the drawn survey, the client made available the existing plans and elevations. Further drawings were created of features of historical building significance by measured hand survey where necessary. The digital photographic survey comprised general images with specific details recorded where appropriate using a 1m and 0.25m scale. The descriptive survey complemented the photographic records and added further analytical and descriptive detail.

2 BACKGROUND HISTORY

2.1 Map regression

- 2.1.1 Dairy Farm appears on the Tithe map for Thornbury dating to 1840 as a linear range orientated roughly north-west to south-east, with a small detached building to the north of the north-west end, and a small adjoining building to the south of the south-east end, against the boundary of Shepperdine Road (Fig. 3). The range may be the existing south gabled range of the house, with the annexe and the barn abutting the north-west and south-east ends (described in Section 3). The adjoining building to the south is likely to be the existing shed, but the structure that joined it to the barn no longer exists. The small structure to the north of the north-west end of the range also no longer exists. The area of the existing farmyard to the south-east of the farmhouse is shown with no structures on it and has a different apportionment number.
- 2.1.2 A plaque on the rear elevation of the farmhouse reads '1870', indicating that it was either rebuilt or enlarged at this time. The first edition 1881 OS map (Fig. 4) shows the footprint of the farmhouse as it exists now, with the annexe on the north-west side and the barn on the south-east side. The farmhouse itself has expanded north-eastwards to the rear. This is the northern gabled range, described in Section 3. The small shed to the south of the barn is now free standing and the small structure to the north of the north-east end has disappeared. The outhouse to the rear of the farmhouse has also been built with a small enclosure on its east side. To the south-east of the farmhouse, across a lane running north-east from Shepperdine Road, the farmyard has been developed. The map shows the footprint of the dovecote, the cowshed and the southern animal shelter as they exist today. The enclosure on the north-east side of the farmyard exists but the Dutch barn has not yet been built.
- 2.1.3 The 1903 25" OS map shows the footprints of the buildings on the farm to be much as they exist today, with the exception of the Dutch barn (Fig. 5). The northern animal shelter has appeared on the south-east side of the farmyard. A now absent small structure is also present on the north-west side of the northern gabled range of the farmhouse. On the 1921 25" OS map (Fig. 6), this has disappeared. The Dutch barn is still absent.

2.2 Ownership

- 2.2.1 In 1842, the Tithe apportionments showed that Dairy Farm was owned by James Knapp and occupied by William Nicholls. The area of the farmhouse, 2163, is described as 'House and Garden' and the area of the farmyard, 2162, is described as 'Orchard'. The surrounding plots are mostly in other ownership, but James Knapp appears to have owned a lot of land in the area, as did several of his male and female relatives.

3 DESCRIPTION OF DAIRY FARM

3.1 Introduction

- 3.1.1 Dairy Farm is orientated roughly north-west to south-east but for ease of description, its south-west facing façade has been reoriented, and is described as facing south, with the other elevations following this orientation. This is reflected in the associated figures and plates.
- 3.1.2 Dairy Farm is a large 19th-century farmhouse with a series of outbuildings, mainly on its east side and set around an enclosed farmyard (Fig. 7). The farmhouse is a two-storey building, built of local stone of snecked rubble and facing south with double gables facing east and west. Outhouses abut the farmhouse on the east and west sides. Further outhouses are situated along the east and west sides of a yard to the east of the farmhouse. The farmhouse and its associated buildings are separated from the farmyard by a small lane running north from Shepperdine Road to a grassy enclosure containing a large modern Dutch barn. Another small, stand-alone outbuilding or shed is located on the road frontage forming the east boundary of the front garden to the farmhouse (Plate 1). The farmhouse has a small garden to the front, bounded by Shepperdine Road, and a larger garden to the rear, bounded to the east by an access lane and farmyard wall, and fields to the north and west.
- 3.1.3 Although there is evidence of some modern inserted walls and services in the interior of the farmhouse, and some additions to the outhouses, the site is largely mid to late 19th-century in character and appears to have changed little since the early 20th-century. Indeed, the historic arrangement of the interior of the house is almost wholly undisturbed and many architectural details and original fittings remain throughout. Figure 7 also presents a phased development of the farmhouse and outbuildings based on the map evidence.

3.2 Dairy Farmhouse

Exterior

- 3.2.1 *The south elevation* (Fig. 8) The south façade of the farmhouse has three bays, with three sash windows in the first floor, and two in the ground floor flanking the central entrance doorway (Plate 2). The door and window openings and the corners to the east and west of the façade have rock-faced rubble quoins and the windows have rock-faced rubble, gauged, stone lintels. The sills of the windows are stone slabs. Over the doorway is a small, pitched, porch roof with its open gable facing outwards. Between the ground and first floor is a rock-faced rubble stone string-course, and a similar raised plinth at the foot of the elevation. At the time of survey, all of the openings were boarded over, but the six-over-six sash windows with narrow glazing bars, and the interior of the four panelled door with a stained glass light over it were observed during the interior survey (discussed further below).
- 3.2.2 The front garden, containing a small lawn with a tree and some shrubbery, is enclosed on the west and south sides by a low stone wall with engineering bricks laid as coping. In the centre, on the south side, is a wrought iron garden gate, fixed to timber posts. The garden is enclosed on the east side by the shed and the wall that extends from

this meets the large abutting barn on the east side of the farmhouse. Closer inspection of this wall shows a butt joint suggesting an infilled opening (Plate 3). This indicates that there was once access between the lane and buildings to the immediate east of the farmhouse, and its façade.

- 3.2.3 *The north elevation* (Fig. 9) The north elevation is the rear of the farmhouse and overlooks a large lawn (Plate 4). High up in the centre of the elevation is a small, stone plaque, bearing the date 1870 (Plate 5). The arrangement comprises a door opening in the centre of the ground floor with windows to each side at ground and first floor levels. The sills of the windows are stone slabs but, unlike the south elevation, there is no quoining and the lintels of the openings are segmental, red brick arches. This elevation is notable for the position of the first floor window on the east side (the window in the north wall of the north-east first floor room). It is lower than that on the right hand side, and sits at floor level of the first floor. This is the exterior evidence of the alternative function of the north-east spaces of the house, which are likely to have been used in a production capacity for the farm rather than servicing the domestic house (See 3.3.13 and 3.3.24). Like the south elevation, a plinth runs across the foot of this elevation and it was observed that original paving remains in front of this. A gully that runs under the eaves of the pantile roof is plastic for the most part but joins an older iron gully towards the west side.
- 3.2.4 *The west elevation* (Fig. 8) The west elevation of Dairy Farmhouse is made up of two adjoining gable ends (Plate 6). There is no evidence of a break in the masonry between the two gables suggesting either contemporary construction or that any existing gable was refaced. The south side of this face is largely obscured by the large annex built against it. There are windows in the ground and first floors positioned on the extreme right hand side of the northern gable, where it meets the southern gable. The annex partially extends onto the northern gable, and so a niche has been cut into its north-east corner where it meets it, so as not to obstruct the ground floor window (Plate 7). Like the north elevation, the windows are boarded but they feature segmental, red brick arches and their sills are stone slabs.
- 3.2.5 In the left hand side of the ground floor of the northern gable is a small opening with a stone, segmental arch, which is presumed to once have been associated with the large fireplace on the interior of this wall (Plate 7). There was a pile of stone rubble underneath the opening on the ground. The masonry around the opening was examined to see if there was evidence of a previous structure built around it, and although none was detected, one does appear on the 1881 and 1903 OS maps (Figs 3 & 4). This may be a smokehouse and the opening an oven, or alternatively, the hole was used for access to the flue for a chimney sweep and the structure was situated to catch soot. There is an iron rain hopper where the roofs of the gables meet and a gully runs across the northern gable. An iron drain pipe runs down the centre of the northern gable to ground level. Like the south and north elevations, a raised stone plinth runs across the foot of the elevation.
- 3.2.6 *The east elevation* (Fig. 9) The east elevation of Dairy Farmhouse is made up of two adjoining gable ends (Plate 8). As with the western elevation, there is no evidence of the break in masonry between the two gables and if they are a separate build, the elevation must have been refaced. The southern gable is largely obscured by a large

barn built against the east elevation. In the northern gable is a doorway opening on the right hand side of the ground floor and window openings in the ground and first floor to its left. Like the north and west elevations, the openings feature segmental, red brick arches and the sills of the windows are stone slabs. In this elevation, we see further evidence of the alternative use of the north-east spaces of the house. The window in the first floor, like that for the same room in the north elevation, is lower than other first floor windows in the house, sitting at floor level. Furthermore, the doorway here represents a separate entrance from the exterior into this part of the house with the rest of the house being accessed through the central façade doorways in the ground floor. There is a modern, plastic rain hopper where the roofs of the gables meet and a gulley runs across the northern gable. A plastic drain pipe runs down the centre of the northern gable to ground level. Like the south and north elevations, a raised stone plinth runs across the foot of the elevation.

- 3.2.7 *The Roof* The roof of Dairy Farmhouse comprises two parallel, pitched roof structures with side by side gables facing east and west. Each gable has a stone chimney with a stone crown and flaunching (Plates 6 & 8). The roof structures are covered with pantiles (Plate 2).

Interior ground floor

- 3.2.8 Dairy Farmhouse is entered through the central doorway in the ground floor of the south facing facade, and opens into an hallway that crosses the building south to north, to a back door in the north elevation. A doorway situated halfway along this hallway demarkates the entrance hallway to the south, in the higher status, reception areas of the south front, from the back hallway to the north in the service areas of the house (Fig. 10).
- 3.2.9 *The entrance hallway* The entrance hallway provides access to the two principal reception rooms, the south-west room and the south-east room, and as such features slightly more architectural detailing than the back hallway, mainly in the form of the staircase, with its decorative woodwork, and the doors. Over the four-panelled front door is a rectangular light with narrow glazing bars around its edges and stained glass (Plate 9). The door retains its original rim lock with brass knob and mortis keyhole. A modern latch has also been fitted. The panels are plain on the interior but have moulded beading frames on the exterior. The stairway to the first floor rises south to north on the east side of the entrance hall (Plate 10). The construction is closed string and it has panelling on its west, hallway side. This features graduating, recessed, double-beaded panels, under a decorative band with applied arcade detailing. The newel post is turned but the other balusters are plain and square in section. The handrail is simply moulded. In the space under the stairs is a rail with curved coathooks and a shelf, all of which appear to be 20th-century. The doorways into the south-west and south-east principal rooms, as well as that providing access under the stairs, have four, recessed, beaded panels, turned knobs, rising hinges, and moulded architraves. The door between the two sections of hall is now gone but the evidence of hinges still exists in the moulded architrave.
- 3.2.10 *The back hallway* Both sections of hallway have original flagstones and a high beaded skirting board, but the back hallway is simpler in nature as evidenced by its plank and

batten doorways, which have plain, recessed architraves and strap hinges (Plate 11). The back door has four battens and two strap hinges (Plate 12). It has what appears to be an original rim lock and latch, and over and above these are two possible later bolts. The doors to the north-east and north-west rooms have their plain, plank faces facing into the hallway and feature latched, door handles.

3.2.11 *The south-west room* The south-west room on the ground floor of the house is the principal reception room, and due to the presence of the pantry to its immediate north, it may have been a large dining room (Plate 13). It is entered through a doorway on the west side of the entrance hall with a narrow roll moulding architrave and a door with four recessed, double beaded panels. The door has an original rim lock with a turned knob and rising hinges. The door to the pantry in the north wall, and the door to the annex in the west wall, share all the same features. The window in the south wall has a splayed opening and is fitted with an ornate panelled surround (Plate 14). The pocket shutters in the splays, the soffit, and the area under the sill all have beaded, recessed panels, inside a broad, moulded architrave. The sash window has six-over-six panes with narrow glazing bars and with the central panes being wider than those flanking. Paint is absent or has been removed at the base of the panelling where it appears that a skirting board was once applied. Around all of the lower half of the walls, except that on the south side of the chimney breast where it has fallen away, is tongue and groove boarding under a moulded ledge. The chimney breast stands proud from the west wall and the timber chimney piece has a simple mantel piece, held with scroll, moulded drop corbels, inside which is the original, iron, fire surround with a round arched aperture. The floor retains its original flagstones (Plate 15) and the ceiling has been plastered in modern times and fitted with a central electric light. There is no cornice.

3.2.12 *The Pantry* The doorway in the north wall leads to a narrow pantry that exists between the south-west room and the north-west room. The doorway in this room's south wall, and a small hatch in its north wall (Plates 16 and 24), provide spatial communication between the three rooms on the west side of the ground floor, and suggest that the south-west room was a dining room.

3.2.13 Against the north wall of the pantry is a large floor to ceiling fitted dresser that covers the entire wall (Plate 16). At the east end is a large cupboard featuring four doors. The upper pair of doors are longer and have four mesh panels typical of a meat safe (Plate 17). The lower doors have beaded, recessed panels. These are fitted with locks. On the west side of this is a sideboard under which are six drawers and cupboards. The drawers are plain with round wooden knobs and the cupboards below them have beaded, recessed panels with round, wooden knobs on the right hand side. Each of the drawers and cupboards have a thin bead moulding detail around the interior openings giving the impression of cockbeading to the drawer fronts and cupboard doors when closed. Over the sideboard are three shelves, which step outwards increasingly from bottom to top, and are fixed into a stepped panel against the west wall (Plate 18). Further support is provided by two columns of slender, turned balusters that are fixed between the sideboard and each shelf. A plate groove runs along the upper inside edge of each shelf with cup hooks fixed to the front edge of the upper two shelves. The small hatch with beaded, recessed panel, which provides a

means of communication with the north-west room, is located between the sideboard and the lowest shelf, in the centre of the north wall. Along the south wall, on the west side of the doorway, is a single timber plank shelf.

- 3.2.14 In the opening for the window in the west wall are folding shutters with no pockets and the sill is timber. The floor of this room retains its original flagstones. The plaster has come away from the lower elevation of the west and south walls displacing the skirting which has been retained and currently rests on the dresser surface. The stonework of the external walls and the brickwork of the internal walls can also be seen where the plaster has come away from the walls.
- 3.2.15 *The south-east room* The south-east room on the ground floor of the house, entered through the doorway on the east side of the entrance hall upon entering the front door, has the appearance of being a small reception room. The doorway features a narrow moulded architrave and the door has four, beaded, recessed panels and is hung on rising hinges. The rim lock on the door appears to be original but the finger board over it is a modern, plastic addition. The window in the south wall is the same as that in the south wall of the south-west room (Plate 19). It has a splayed opening and is fitted with an ornate panelled surround. The pocket shutters in the splays, the soffit, and the area under the sill all have beaded, recessed panels, inside a broad, moulded architrave. The sash window has six-over-six panes with narrow glazing bars repeating the arrangement with a wider central pane. The cornice is broad with roll and sunken chamfer mouldings and appears to be a replacement. The skirting board is high and beaded but appears to be a modern replacement. The chimney breast stands proud from the east wall and the skirting board and cornice respect it. The chimney piece around the fire place is a 20th century replacement with a simple timber mantel-piece and green tiles around the aperture (Plate 20). A modern timber and tile hearth has been placed over the original stone hearth.
- 3.2.16 This room has a timber floor with the original boards, nailed down and orientated east to west. The room is plastered but this has come away in large areas over the skirting board due to dampness issues, revealing the stone of the exterior walls, and the red brick of the interior partition walls. The bricks are laid with a stretcher bond and a coarse, yellow sandy mortar. Over this is the coarse, grey plaster with ash inclusions seen throughout the buildings at Dairy Farm. The ceiling has a smooth modern plaster painted white and a modern electrical light fitting. Where plaster has fallen away due to dampness in the south-east corner, the rotten ends of the ceiling joists housed in sockets in the west wall can be observed, as well as the modern panels of the ceiling on the underside of the original first floor structure.
- 3.2.17 *North-west room* The north-west room is entered through the west wall of the back hallway. It is a part of the more functional, domestic, north side of the ground floor and appears to have been a small kitchen (Plate 21). The doorway has a narrow architrave with one roll moulding and the door is a plank and batten door with two strap hinges and a latch. This looks to be a modern door but probably replaces a similar, original door. The window in the north wall is a simple casement with two lights, comprising six panes each (Plate 22). To each side are shutters that fold neatly into the sides of the opening but do not have pockets so their hinges are visible. The larger, outer leaves of the shutters have double-beaded, recessed panels. The sill of

the window opening is timber. A high, double-beaded skirting board runs around each wall of the room

- 3.2.18 In the south-east corner of the room is a large, floor to ceiling, built-in cupboard with a plank and baton door (Plate 23). It features a small ornate lock box with a brass knob, and strap hinges. Inside the cupboard are three, built-in shelves and there are air vents in the wall in the top and bottom storage spaces created by the shelves. A large chimney breast stands proud from the west wall, and around what appears to be an early to mid 20th-century tiled surround is a simple timber chimney piece, that is probably original. In the recess on the south side of the chimney breast is a floor to ceiling, built-in cupboard space with two doors. The upper door has two recessed, chamfered panels and the lower has one. Each has a small keyhole and the upper door has a modern metal handle. Inside the cupboard spaces are built-in shelves. In the south wall is a small rectangular hatch that provides access for items into the pantry to the south. It has a double beaded panel and a double beaded frame, with a modern metal handle (Plate 24).
- 3.2.19 The floor retains its original flagstones and the ceiling has had modern plaster applied to it around the central electric light fitting.
- 3.2.20 *The north-east room* The north east room is different in character to other rooms in the ground floor of Dairy Farmhouse. Like most of the other rooms, it retains its original flagstone floor but there is evidence that it was used for industrial or production purposes, rather than as a service room for the domestic house. It is devoid of architectural detailing and there are two hooks in the ceiling (Plate 25). There is one window opening in the north and east walls with modern, four-light, casement windows (Plate 26). The doorway to the back hallway in the west wall has a plank and batten door with the battens facing inwards to the room, and two strap hinges and a bolt. In the east wall is a doorway to the exterior, and this leads over paving to a small gateway to the laneway at the east side of the farmhouse, beyond which is the farmyard, suggesting a functional relationship. The door that exists now is modern.
- 3.2.21 A stairway rises from east to west against the south wall of the room but it has been completely enclosed by modern partitions (Plate 27). At the floor of the stairs, facing northwards into the room, is a doorway with a modern plank and batten door. Evidence can be seen for modern use of this room in the south-east corner. Where a recess was created between the modern partitions for the enclosed stairs, and the east wall, it is evident that a small WC was installed here. The modern pipework associated with the plumbing of the toilet can be seen against the east wall as well as the impression of the shower cubicle. In the ceiling is a modern strip light fitting.

Interior first floor

- 3.2.22 The first floor, like the ground floor, is divided into two distinct spaces to the north and south, accessible to each other through one doorway in the centre of the floor (Fig. 10). The southern part is accessed from the ground floor by means of the stairs in the entrance hall and the northern part is accessed by mean of the stairs in the north-east ground floor room. Although, all the rooms on the first floor appear to have been used as bedrooms in modern times, their arrangement is such that the more service

function of the northern part, and in particular the industrial function of the north-east room, is still apparent.

- 3.2.23 *The front landing Hallway* The stairway to the first floor opens onto the east end of an east to west orientated landing hallway (Plate 28). At the east and west ends of this are doorways into the south-west and south-east principal bedrooms. A doorway in the south wall leads into a small central bedroom and a doorway in the north wall leads to the northern part of the first floor. The floor is boarded and there is a low beaded skirting board. The architraves of the doorways are narrow and moulded. There is a hatch in the ceiling that gives access to the attic space and there is a rectangular window over the doorway to the central bedroom that has a moulded frame. There is a similar window in the south wall over the stairs that lights the recess created by the stairwell in the central bedroom.
- 3.2.24 *The south-east bedroom* The south-east room is entered through the doorway in the east end of the front landing hallway. The doorway has a door hung on rising hinges with four, simple recessed panels and a rim lock with a plastic knob and finger board. The architrave is narrow and moulded. A shallow wardrobe space is built into the east wall recess between the fireplace and north wall on the north side of the chimney breast. The doorway is similar to the entrance door but the architrave is broader and it has an original iron latch (Plates 29 & 30). On the interior of this wardrobe is the impression where a rail with three fixing points has been removed from the east wall. The window that sits in a splayed recess in the south wall is a six-over-six sash with narrow glazing bars and a simple, beaded frame repeating the pane arrangement of the ground floor windows (Plate 31). There was likely to have once been a surround also, but this is now absent. The shallow chimney breast has a cast iron fire surround with a round arched opening. The timber chimney piece is simple with scrolled drop corbels under the mantel. The high, beaded skirting board has come away on the south side of the chimney breast, and on the south wall, which is suffering from excessive dampness. The ceiling appears to have modern plaster and an electric light fitting. The floor has its original boards, orientated east to west.
- 3.2.25 Due to dampness issues, there is a large crack between the interior dividing west wall of the room and the south façade of the house, which forms the south wall of the room. This has revealed laths behind the plaster of the internal partition wall.
- 3.2.26 *The south-west bedroom* The south-west room is entered through the doorway in the west end of the front landing hallway and is almost a mirror image of the south-east room. The doorway has a door hung on rising hinges with four, simple recessed panels and a rim lock with a plastic knob and finger board. The architrave is narrow and moulded. A doorway to a shallow wardrobe space in the west wall, on the north side of the chimney breast is similar but the architrave is broader and it has an original iron latch with a small knob. Here, like the wardrobe in the south-east room, there is a clear impression where a rail has been removed with the scars from three fixing points visible (Plate 32). The window that sits in a splayed recess in the south wall is a six-over-six sash with narrow glazing bars and a simple, beaded frame repeating the pane arrangement for the street frontage of the building. There was likely to have once been a surround also, but this is now absent. The shallow chimney breast has a cast iron fire surround with a round arched opening (Plate 33). The timber chimney piece is simple

with scrolled drop corbels under the mantel. The high, beaded skirting board has come away on the south side of the chimney breast, and on the south wall, which is suffering from excessive dampness. The ceiling appears to have modern plaster and an electric light fitting. The floor has its original boards, orientated east to west.

- 3.2.27 Like the south-east room, due to dampness issues, there is a large crack between the interior dividing east wall of the room and the south façade of the house, which forms the south wall of the room exposing laths behind the plaster of the internal partition wall (Plate 34).
- 3.2.28 *The central bedroom* The central room is a small room, rectangular in plan, with a large recess in its south-east corner where it extends behind the stair well (Plate 35). The room is entered through a doorway from the front landing hallway on its north side. The doorway, like that of the south-east and north-east rooms, has a door hung on rising hinges with four simple recessed panels, and a rim lock with a later plastic knob and finger board. The architrave is moulded but it is narrower than those in the other rooms. The window that sits in a splayed recess in the south wall is a six-over-six sash with narrow glazing bars and a simple, beaded frame repeating the pane arrangement and completing the unified appearance to the building frontage. There is a small rectangular window with a narrow beaded frame over the doorway in the north wall, and similar square window in the north wall of the recess, overlooking the stairwell (Plate 36). A high, beaded skirting board runs around the entire room. The ceiling appears to have modern plaster and there is a central, electric light fitting. The original boards of the floor are orientated east to west.
- 3.2.29 *The rear landing hallway* The hallway in the northern part of the first floor provides access to what appear to be lower status rooms on the west side of the house and to a large room that may have been used for industrial purposes on the east side. It is L-shaped, with the stairwell from the large, north-east room on the ground floor on the east side of an east west orientated hallway, which turns northwards at its west end (Plates 37 & 38). The doorway to the southern, higher status area of the first floor is on the south side of the east west orientated hallway and the doorway to the large north-east room is on the north side. The doorways to the west bedroom and the north-west bedroom are in the west and north walls of the south to north orientated hallway, respectively. The doorways in the northern part of the first floor are lower status than those in the southern part, with the exception of that which joins them. This, like those in the southern area, is hung on rising hinges and has four, simple, recessed panels and a rim lock with a plastic knob. The architrave is narrow and moulded. The doors into the northern rooms are all plank and batten doors with their battens on the interior, and strap hinges. They feature narrow moulded architraves. Otherwise, the hallways are devoid of architectural detailing.
- 3.2.30 The stairwell to the north-east room on the ground floor is enclosed by modern partitions on its east and north sides, and it features narrow timber treads (Plate 39). The balusters are narrow and square in section and the larger newel post is also square in section crowning to a rounded chamfer. On the north side of the stairwell, just above floor level of the first floor, is a rectangular hatch with a simple recessed panel. This provided a form of communication or access between the north-east room and the stairs, which lead directly to the north-east room on the ground floor. If the stairwell

on the ground floor was once open, this would have created a convenient space for the movement of goods between ground and first floor in the north-east corner of the house.

- 3.2.31 *The north-east room* The north-east room is different to all of the other rooms on the first floor. It lacks the architectural detailing of other rooms, such as skirting boards, and the windows in the north and east walls (as mentioned in the exterior description, 3.2.3) sit at floor level of the first floor, the floor boards forming their sills (Plate 40). This is different from any other windows in the house. The windows are modern replacement casements with two panes in each of their two lights. In the south wall, that forms the north wall of the stairwell, is a small rectangular hatch at floor level (Plate 41). It has a plain, recessed panel with a tiny decorative latch on its door, inside a double beaded frame. This hatch provides access for goods to the stairwell and the north-east ground floor room below.
- 3.2.32 The chimney breast in the east wall has a large open fireplace with a cast iron range, which would be a more usual feature of a service room rather than a bedroom. Despite the perceived functionality of the room, the range itself is decoratively moulded, and has compartments for baking or drying at either side of the raised grate (Plate 42). The back of the aperture is faced with large red bricks and it is surrounded by a timber chimney piece that has some simple mouldings around its edges. The original floor boards run east the west. The ceiling appears to have been replaced and plastered relatively recently and the walls also display localised modern plaster patch repairs.
- 3.2.33 *The west bedroom* The west bedroom is a small room located between the south-west room in the southern part of the first floor and the north-west room. It is possible that this room and the north-west room once formed one space that was subdivided, but the wall in between is itself no later than the mid 20th-century, as evidenced by its lath and plaster construction where plaster has fallen away (Plate 43). Other than a crack in the north-west corner, no other evidence of its insertion was detected.
- 3.2.34 The room is entered from the hallway to the east through a plank and batten door with four battens facing into the room and fitted with a small simple latch and strap hinges. The architrave is narrow and moulded. The sash window in the west wall has six-over six equal-sized panes with narrow glazing bars (Plate 44). The frame has a simple beaded moulding and the sill is timber. The room features a high, beaded skirting board and the original boards of the floor are orientated east to west. The ceiling appears to be modern plaster and there is a modern electric light fitting.
- 3.2.35 *The north-west bedroom* The north-west bedroom is entered through the north end of the south to north orientated part of the rear hallway. It is a narrow room and may once have formed one space with the west bedroom to its south. What might be its inserted south wall abuts the narrow chimney breast in the west wall on its south side (Plate 45). This, along with the awkward proportion of the room suggests it might have been subdivided. However, no evidence was found otherwise to suggest that the south wall is an insertion. This also raises the question as to whether the south to north orientated section of the hallway was also a part of this space and if it was, its doorways are secondary. Again, no evidence was detected for this, but due to the

seeming 19th-century character of the doors, it may have happened shortly after the primary build of the north range.

- 3.2.36 The room is entered through a plank and batten door from the hallway in the south wall, with four battens facing into the room, an iron latch and three coat hooks. The casement window in the north wall sits in a splayed opening and has six panes with narrow glazing bars in each light. At the time of survey, the right pane had been taken off. The sill is timber. A notable feature of this room is the unusual skirting board against the north wall. It comprises a strip of iron, bolted to the wall with small iron straps at frequent intervals (Plate 46). The original boards are laid east to west and the room is otherwise devoid of features. The ceiling is currently supported by props and appears to have modern plaster.

3.3 Buildings associated with the Farmhouse

- 3.3.1 There are four buildings either built against the farmhouse, or in close proximity to it, which are not a part of the arrangement of outhouses around the farmyard to the east. The farmhouse and these associated buildings are separated from the farmyard by a short lane orientated south to north from Shepperdine Road to an enclosure containing a modern Dutch barn to the north of the farmyard (Plate 47). These buildings comprise an annex built against the west elevation of the farmhouse, a barn built against the east elevation of the farmhouse, some sheds against the boundary with Shepperdine Road on the south side and an outhouse containing a WC and remnants of a small walled enclosure to the rear of the farmhouse.

The annex

- 3.3.2 The Annex is a one storey building with an attic level built against the south gable of the west elevation of the farmhouse (Fig. 7, Plate 48). It is a small stone-built structure with a steeply pitched roof of pantiles, gabled on the west side. It has clearly been built against the west elevation of Dairy Farmhouse rather than as a part of it, but it may be earlier than the garden wall, which appears to be built against its south side. Its masonry is undressed, squared stones, roughly-coursed, and the original mortar appears to be a brownish, yellow, sandy lime mortar.
- 3.3.3 The doorway on the south side, which is now boarded over, has a dressed stone segmental arch and there is a small splayed opening with no window to its left. Its gable end has a casement window with an exposed timber lintel, and is now devoid of panes. The north elevation has a doorway with a timber lintel, that is now boarded over, and features the niche in the north-east corner where the wall has been cut back for the purposes of exposing the window in the east elevation of the later northern range to daylight (Plate 49).
- 3.3.4 The interior of the annex is accessed through the doorway in the west wall of the south-west principal room in Dairy Farmhouse. This doorway is panelled and features a moulded architrave on the east side but the small antechamber it provides access to in the annex is immediately different in character and is clearly a form of outhouse (Plate 50). The antechamber, located in the north-east corner of the annex, has a closed stair on the south side (now largely rotted), ascending north to south and providing access to the attic (Plates 50 and 51), and a plank and batten door in a simple

wooden frame on its west side, providing access to the ground floor. The ground floor is an open space, largely devoid of features, except for the boarded stairwell and the plank and batten door of the stairwell on the east side (Plate 51). From here, it can be observed that the antechamber is built on a square, stone plinth and its wall is of red brick, suggesting that it is a secondary addition. The floor is partially paved with flagstones (Plate 52), which are laid on the central axis between the doors on the north and south sides and from the north end to the door to the antechamber on the east side. The floor between the ground level and the attic comprises two huge beams running north to south, housing 12 joists, and supporting boards running north to south. The strength of this structure suggests that its original purpose was to hold a substantial weight at attic level.

- 3.3.5 The attic level of the annex is now devoid of features but the walls under the roof structure retain some of their plaster and white wash (Plate 53). The east wall, the west wall of the farmhouse is also heavily plastered. The casement window in the west wall has no glass but the left light has one bar. The roof is of three bays with two rows of butt purlins housed in three principal rafters and supported by the masonry of the gable on the west side. The principal rafter on the east end, against the west wall of the farmhouse, is modern. Each bay has five common rafters, nailed to the ridge beam, but many of these have been replaced with modern timbers. Collars are pegged to the principal rafters under the lower purlins. The principal rafters sit on large timber pads and the common rafters sit on a timber wall plate that appears to be modern.

The barn

- 3.3.6 The barn is built against the east elevation of Dairy Farmhouse (Fig. 7), but a break in the masonry on the far west side of its north and south elevations suggests that it was originally free standing and was extended to join it (Plate 54). It is a large structure built with undressed, squared stones, roughly-coursed, and has a steep pitched roof of pantiles, gabled on the east end.
- 3.3.7 The south elevation has three openings, two of which are now blocked (Plate 55). The opening on the west side is blocked with red bricks and, although it is a doorway, its extent is now not discernible. The central opening is also a doorway and is blocked with roughly-coursed stone. The breaks in masonry where its jambs were once fixed are clear and it retains its red brick, segmental arch. The opening on the east side is wider for the purposes of vehicles such as wagons. It has a red brick segmental arch but is probably a later insertion. It now has a modern boarded door. The east facing gable has a large window opening high up in the wall with a timber lintel. It is now boarded over. The north elevation has a doorway with a red brick segmental arch towards its east end with a further doorway with a timber lintel positioned slightly off centre and to the west (Plate 54). Over this door is a large window opening. All of these openings are now boarded over. The modern boarding was removed from the western doorway exposing the original timber frame and boarded door and providing access to the interior (Plate 56).
- 3.3.8 The interior of the barn is a large open space (Plate 57). From the interior, the timber lintels of the openings in the south wall can be seen and the splayed opening of the doorway to the west can be observed. The large doorway on the east side has an older,

boarded, double door with strap hinges behind the modern door, which may be original to the opening. In the north elevation, the original boarded doors with strap hinges and timber lintels can be seen. The breaks in masonry where the barn extends to meet the farmhouse are also obvious from the interior (Plate 58). The mortar in the primary build of the barn, and that in the walls that extend from it are a friable, pinkish, lime mortar with large pebble inclusions, and although they appear to be made from the same materials, they are discernibly different. The later mix is distinctively darker.

- 3.3.9 The roof of the barn is of four bays, although featuring some modern timbers, most notably the eastern by which is almost entirely modern, it retains much of its historic structure. The roof structure comprises three principal rafters with two rows of butt purlins supporting approximately six common rafters in each bay. The common rafters appear to be nailed to the ridge beam and their feet sit on a timber wall plate. Tie beams are pegged to the ends of the principal rafters and between the purlins, collars are morticed into them (Plate 59). The historic elements of the roof structure are presumably secondary to the barn as they appear consistent in the centre and on the west side, suggesting that the building was re-roofed when it was extended. Modern sheeting between the pantiles and the rafters also show a level of recent maintenance, although some tiles are missing or displaced and the roof is not wholly watertight.
- 3.3.10 A large timber beam is fixed into the walls towards the western end of the barn (in the primary build), and this may be the remains of a loft or it may have been used to hang items on (Plate 60). At the time of survey, the ground of the barn was covered in a soft compost like soil. Further investigation did not reveal any discernible floor surface underneath this.

The shed

- 3.3.11 To the immediate south of the barn, across an open passage, is a linear outhouse structure comprising two adjoining spaces, built as one structure. The rear of this building forms the boundary of the site with Shepperdine Road (Fig. 7, Plate 1). It is built with irregularly-coursed cobbles, more squared at the corners, and a friable, sandy lime mortar. It is orientated east to west with gabled ends, the west of which abuts the east stretch of garden wall to the front of the farmhouse, and a pitched roof covered with pantiles. It has a plastic rain gutter along its eaves on the north side.
- 3.3.12 The shed is formed of three bays with the eastern two bays open on the north side, facing the barn (Plate 61). A horizontal beam supporting the roof structure on this side is supported by one post in the centre of the opening. An additional modern post has been inserted under the tie beam of the truss behind it. The western bay is enclosed, with access provided through doorways in its north and east walls. Both doorways have timber lintels and frames indicating that they once would have had doors (Plate 62). The roof structure has two trusses, comprising principal rafters morticed into tie beams. The ends of the tie beams and the feet of the principal rafters are built into the wall on the south side and are supported by the beam and post of the opening in the eastern bays, and the door lintel of the western bay on the north side. There is one row of purlins in the roof structures but each bay has an individual purlin that is threaded through the principal rafter and pegged (Plate 63). The common rafters are nailed to the ridge piece, and sit directly on the wall on the south side while

overhanging to form eaves on the north side. They hold widely spaced horizontal laths that support the pantiles. The floor of the eastern bays is cobbled with stone, and the western bay is paved with grooved flagstones (Plate 62).

The outhouse

- 3.3.13 The outhouse is a small structure built to the rear of the farmhouse and the barn (Fig. 7). It is a small north to south orientated gabled structure with a small WC lean-to built on the north rear wall (Plates 64 & 65). It is stone-built with a mixture of cobbles and undressed, squared stones, laid in irregular coursing. It has been repointed with a heavy, coarse, white lime mortar in its recent history. There was previously an adjoining structure on the east side that has now been partly demolished with remnants of walls extending east from the north-west and south-west corners of the outhouse and WC. These wall stubs probably represent the remains of the small enclosure attached to the east of the outhouse and depicted on the maps since 1881.
- 3.3.14 In the south gable of the outhouse is a doorway with a narrow red brick segmental arch and a wooden frame with a simple boarded door. This has an iron latch and modern padlocks. The west face had a large window opening with a narrow segmental arch of alternating yellow and red bricks. The east elevation is featureless except for the remains of the walls of the previous structure where it would have formed its west interior wall. The WC on the north elevation is clearly secondary and is built with larger squared stones, many of which are red sandstones. Its north to south inclining lean-to roof is covered with pantiles and it has a doorway with a simple plank and batten door with an iron bolt in the north wall. A secondary red brick chimney has been built into the north gable and a row of red bricks can be seen curving westwards towards the ground, demarcating where the flue is.
- 3.3.15 On the interior of the outhouse, any evidence of what the chimney and flue were used for is now absent, and they were perhaps used with a free standing stove rather than a fireplace. It is clear that the outhouse was used for utilities however, as there is a water pump, that may be late 19th-century in date, in the south-west corner (Plate 66). In modern times, electricity utilities have been added to the outhouse and there is a meter on the south wall. In the west wall is a casement window with three lights. The interior has been heavily plastered in modern times, much of which has fallen away due to dampness, and the floor is of cement. The ceiling panels also look to be modern and appear to be plywood.
- 3.3.16 The interior of the WC was not accessible but a toilet that appears to be 20th-century in date, and is now filled in, was visible through the door. It is a simple wooden box structure, with a wooden board with a hole in it for a seat (Plate 67).

3.4 The Farmyard

- 3.4.1 The farmyard is located to the east side of the farmhouse, at the other side of a short lane that runs northwards from Shepperdine Road to an enclosure with a modern Dutch barn (Fig. 7, Plate 47). The lane is now surfaced with crushed stone and it has a wide gate on its south end. The gate is flanked with stone posts that have round heads and a grooved design on their flat north and south sides. The north end of the lane is open except for a stub of wall extending from the northern boundary of the farmyard

and cowshed on the east side. The historic maps show that this boundary originally extended to the detached outhouse north of the farmhouse and the existing wall partly enclosing the rear of the farmhouse area, although the presence a gate or other entrance is also possible (Figs 4, 5 and 6). The farmhouse enclosing wall has a gated entrance at the junction with the barn just visible in Plate 54 providing access to a paved area outside the east gable of the farmhouse. This entrance has a single stone post in the same design as the entrance to the lane off Shepperdine Road.

- 3.4.2 The farmyard to the east of the lane comprises roughly four structures, two at each side of an open yard that now is largely surfaced with cement (Plate 68). The yard is enclosed on the south side by a stone wall, in the middle of which is a wide gate with stone gateposts. These gateposts, like those of the lane to the west, have round heads and grooved design on their flat north and south faces. It is enclosed on the north side with a stone wall with a narrower gate, much like a garden gate (Plate 69). This also has a single stone gatepost of the same design as the larger entrances. On the west side of the yard is a two-storey building that faces west onto the lane and there is evidence that it was used as a dovecote. A lean-to structure on its rear, faces east into the farmyard. On the north side of this is a long cowshed with its open side facing into the farmyard. Running along the east side of the yard are two adjoining animal shelters: the northern animal shelter, and the southern animal shelter.

The dovecote

- 3.4.3 The dovecote differs from other structures that form the farmyard, as it faces towards the farmhouse (Fig. 7). In fact, it faces towards the open passage between the barn that abuts the east elevation of the farmhouse and the shed to its south. There is evidence in the masonry that the garden wall at the west end of this passage between the barn and shed was once open and therefore, these buildings, including the dovecote, would have been immediately accessible from the south face of the farmhouse. Indeed, the character of the dovecote structure is more domestic in appearance on the exterior than the other buildings forming the farmyard.
- 3.4.4 The dovecote is a two-storey structure built of irregularly-coursed cobbles and roughly squared stones. Its mortar is a rough, friable, white lime mortar with large inclusions. It is gabled north and south and has a roof covering of pantiles. Its west facing front features a doorway on the ground floor and a window to its right, both with stone segmental arches (Plate 70). There is a cobbled stone threshold at the foot of the entrance doorway. Above these, in the centre of the first floor, is a dormer window with a flat lintel. This window opening has a two light frame that appears to be filled with a wicker mesh behind boarding. The gable ends are featureless, that on the north being obscured by the cowshed abutting it. The gable on the south, however, shows evidence that the lean-to structure on the east side is secondary. Despite the masonry of both structures being the same, there is break between them (Plate 71).
- 3.4.5 The ground floor interior of the dovecote may have been used to shelter small animals (the size of the doorway suggests that it would have been difficult to house larger animals). It is an open space with the remains of white-wash on the stone walls. Against the east wall is a wooden fence like structure (Plate 72) that may be an animal crush, used for holding an animal in place while feeding or medically treating them. In

the north and south walls are small rectangular niches, that are likely to have been used for lamps (Plate 73). The ground is cobbled with stones and has a shallow drain running from north to south towards the west side. The floor that separates the ground floor level from first floor level comprises one large beam running east to west across the centre of the building, which houses thirteen joists on the south side, and eleven on the north (Plate 72). The ends of the beam and the joists are housed in the masonry of the walls with hold boards that run east to west. The insertion of the modern staircase in the north-east corner of the room probably replaces an earlier hatch and ladder. It is a closed timber structure, entered through a doorway on its west side and ascends north to south behind a sheet of transparent plastic panelling.

- 3.4.6 The first floor of the dovecote is where we observe the evidence of its past use for housing doves or pigeons. Chicken wire covers the window in the west wall and in the south-west corner is a timber enclosure, that looks to date to the 19th-century, that has been repaired in modern times with chicken wire (Plate 74). In the south-east corner is a further enclosure built with vertical timber slats. A further enclosure on the west side of the stairs is constructed with sheets of corrugated iron and wooden poles with chicken wire. In the west and north walls in this enclosure are timber boxes for the purposes of roosting (Plate 75). Those on the north wall resemble small gabled roofs, painted white. The exposed roof structure is painted white and comprises two trusses. The principal rafters are morticed into each other at the apex and their feet sit on the wall plate. A collar is pegged to the north side of each. Two rows of purlins and threaded and pegged through the principal rafters (Plate 76). Common rafters support widely spaced laths that hold the pantiles on the exterior.
- 3.4.7 As mentioned above, the later lean-to built onto the rear of the dovecote is built with stone on the south side, but it is built with red brick on its north side (Plate 77). The bricks are laid in Flemish bond and are late 19th-century, early 20th-century in character. The pitch of the lean-to roof has been raised at some point and this is evident in both the stonework on the south side and the brick work on the north side. These bricks are late 20th century in appearance and are bonded with cement. A timber cattle crush is built against the north side and the wall has been rendered with cement behind this to the same level as the crush. The roof of the lean-to is a continuation of the pantiles on the roof of the dovecote and is supported over the east elevation with a timber beam, on which is applied a plastic gutter. The beam is supported by two square posts, and central and northern bays between the posts are filled with wooden boards and slats, the southern remaining open (Plate 78). On the interior, it is evident that the roof is entirely modern and comprises two beams running north to south, supporting fifteen joists, resting in the east wall of the dovecote. The interior is otherwise featureless except for a timber manger in the south-west corner and a stone cobbled floor (Plate 79).

The cowshed

- 3.4.8 The cowshed is built onto the north side of the dovecote (Fig. 7) and is a long shed with a pantile roof, gabled on its north end and open on its east side facing into the enclosed farmyard area (Plate 80). Its west elevation, facing the lane running north from Shepperdine Road, is set back slightly from the west elevation of the Dovecote, and is a featureless elevation of irregularly-coursed, large cobbles, except for a large

window opening in the centre (Plate 81). This opening was once a doorway as evidenced by the lower stone blocking. The north gable has a small opening with a stone segmental arch and a wooden door with two strap hinges. The wooden beams holding the roof structure over the open east side are supported by a row of six stone columns. These columns are chiselled to be round in section with squared capitals (Plates 80 and 82).

- 3.4.9 The interior of the cowshed has largely been rendered with cement and has cement feeding troughs, with iron bar divisions, along its west side. A wide shallow drain runs along the cement floor surface on the east side. The roof structure comprises six trusses, built into the wall on the west side and supported by the stone columns on the east side. The principal rafters are tenoned into tie beams and into each other with scarf joints at their apex (Plate 83). Two rows of purlins are threaded through the principal rafters and pegged. These support five rows of rafters in each bay which in turn support the widely spaced horizontal laths holding the pantiles. The rafters are nailed to the ridge piece and the purlins sit into the stonework of the gable on the north side and into the stonework of the north face of the dovecote on the south side. Here, they are suffering from localised rot and attempts have been made to repair the damage with cement. Otherwise the roof timbers are largely sound. The horizontal beams that are supported by the stone columns on the east side are lapped over each other where they rest on the columns and empty mortices on their west face suggest that they are either reused or that the mortices were used for the purposes of interior divisions historically.

Animal shelters

- 3.4.10 Two stone-built animal sheds run along the east side of the farmyard. The northern shed is lower than the southern shed and its northern gable has been rebuilt with modern concrete blocks and its roof structure is covered with corrugated iron (Plate 84). It is open on its west side, facing the farmyard and the horizontal beam that supports the roof structure is held in place with one wooden post, square in section. The masonry of the east wall appears to have two phases, what appears to be a low enclosure wall, likely to be the original boundary wall for the farmyard, and that which is built over it to form the wall of the structure (Plate 85). The south gable end is open and separated from the southern shelter with a wooden slat partition. The roof structure comprises three trusses, one at the south gable end and two forming three bays along the interior, and one row of through purlins on each side (Plate 86). The principal rafters sit on the horizontal beams on the west side and on a wall plate on the east side. They are joined at the top with a scarf and a pegged mortice, and over this is a double ridge piece. There are no common rafters.
- 3.4.11 The southern shelter is slightly higher than the northern shed and it has a roof of pantiles. It is closed on the west side facing the farmyard with the exception of a single doorway. It is open on the south side, facing Shepperdine Road, the east side, facing the adjacent field, and the north side, where it joins the northern shelter. Like the east wall of the northern shelter, the west wall of the southern shelter appears to have been built upwards from an existing enclosure wall (Plate 87). The lower masonry is more grey and cobble like, and has a darker mortar. The upper masonry has larger, more squared stones, many of which are red sandstone. The north end of this wall has

been rebuilt with red brick and this supports the end trusses of both the northern and southern shelters. A door opening in the wall, slightly offset to the north, has red brick jambs which are probably contemporary. The rough, plank door is probably original to the opening. The roof structure is supported by four red brick pillars on the east side (Plate 88), and a wooden post, square in section, on the south-east corner. The upper south facing gable is weather boarded but otherwise enclosed with a modern steel gate. The roof structure is entirely modern. It has five trusses over four bays consisting of principal rafters sitting on the wall plate to the west and the pillars to the west, and a collar bolted to them. Similar joinery techniques to those used in the historic roof structures of adjacent buildings are used here. The purlins are threaded through the principal rafters and pegged, and the principal rafters meet at the apex with a scarfed and pegged mortise and tenon joint. Each bay has six common rafters that are nailed to the ridge piece and their feet sit on the wall plate to the west and the horizontal beams to the west.

The Dutch barn

- 3.4.12 The Dutch barn is a modern structure in the enclosure, or small field, to the north of the farmyard (Plate 89), reached by the short lane from Shepperdine Road and from the farmyard through a small gate to its south. This is a large steel framed barn, orientated east to west and open on all sides. It has a curved cement-sheet roof over four open-span, steel arches and four rolled steel joist purlins. The arches are supported by four rolled steel joist uprights on the north and south sides. Steel wind braces provide further support for the large structure. Plastic guttering along the north and south edges of the roof direct rain water to drain pipes on the north-west and south-west corners. Dutch barns are most commonly used for storing hay, and here it is filled with cylindrical bales.

4 SUMMARY AND CONCLUSIONS

- 4.1.1 Dairy Farm is a farmstead with a large 19th-century farmhouse and a series of outbuildings, mainly on its east side, constituting the farmyard. Dairy Farmhouse is a large stone-built house with four principal rooms and a pantry on its ground floor, representing reception rooms to the front and service rooms to the rear, and six rooms on the first floor, two of which may be a partition of an original single larger room. The size of the house, its arrangement, and its architectural detailing displays relative affluence at the farm and a planned concept from construction to include clear working areas. The farmhouse is abutted by an annexe and a barn, with a small shed to the south-east next to Shepperdine Road. Across a small lane to the east is the farmyard, flanked on its east and west sides by barns and sheds. These buildings, for the most part, appear to have been used for the purposes of rearing livestock. Some structural features of the farmyard, such as the fine, chiselled, stone pillars of the cowshed, also convey prosperity.
- 4.1.2 Dairy Farm appears on the Tithe map providing evidence of construction prior to 1840 followed by enlargement in 1870 as suggested by the date plaque on the north elevation. The footprint that appears on the Tithe map occupies the area of the current south gabled range along with the annexe to the west, and the barn to the east. The original house may have had a simpler arrangement with one principal room to the east and west, and a central staircase, as is a typical design for 18th and early 19th-century farmhouses.
- 4.1.3 Subsequent to this, as reflected in the 1881 OS map, the footprint extends northwards. This is likely to have been with the addition of the existing north range, and this is evident in the clear divide between the south and north interior arrangement. If this is the case, it would appear that the entire exterior was refaced and the interior architectural detailing to denote the reception and services areas of the house was perhaps added. Alternatively, the farmhouse may have been rebuilt as a whole, and this may explain the extended west end of the barn (to join the new house) and the lack of any evidence of a break in masonry between the north and south ranges on the exterior.
- 4.1.4 The architectural detailing in the south range of the house, which is markedly different to the lower status, later north range, is likely to date to the enlargement. The pantry, with its dresser, a fine example of 19th-century fitted furniture, creates a means of communication between the northern service area and the large west reception room. Interestingly, the two large rooms on the ground and first floor of the north-east corner of the farmhouse, which almost certainly date to the 1870 enlargement, show evidence that these areas were used for industrial or production purposes, likely a processing area for material produced on the farm. The name suggest that dairy products were produced at the farm, so perhaps it was an area for cheese processing and storage. The annexe on the west side of the building appears to have been used for storage purposes also. The surviving fixtures and fittings, and the separation of reception and service spaces, suggest a comfortable and affluent lifestyle, however, the inclusion of the north-east area of industrial activity in the farmhouse shows how inherent productivity was to life on the farm.

- 4.1.5 The construction of many of the buildings around the farmyard (which first appear on the 1881 OS map) may also date to around the time of the enlargement of the farmhouse. Similarities in these structures, such as masonry, and carpentry, for example the threaded purlins that exist in many of the buildings, probably reflect a local or regional style over a period of time rather than reflecting contemporaneous builds. The types of buildings demonstrate that animal husbandry was the principal economy of the farm with this being almost certainly cows, as the name would suggest, but also smaller animals and birds, as evidenced by both levels of the dovecote building.

Significance

- 4.1.6 The historic arrangement of the 1870 farmhouse is remarkably well preserved with the survival of much architectural detailing and fixtures of significance such as the dresser in the pantry on the ground floor, the doors throughout and their associated fixings and fixtures. The outbuildings also retain a high level of historic fabric, most notably, their masonry and roof structures, but the pantile roof coverings of both the farmhouse and farm buildings are modern replacements, in the regional style. The enlargement of the farmhouse, along with the appearance of more outbuildings around the yard in the late 19th-century, suggests that the farm had sustained prosperity, and what survives today conveys the development of a wealthy farm over time, with little alteration to what was already built. The level of preservation of historic fabric in both the farmhouse and its associated buildings, and the consequent retention of historic character, means that they are architecturally and historically significant to the area.

APPENDIX A DAIRY FARM LIST ENTRY SUMMARY

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: DAIRY FARMHOUSE

List entry Number: 1136808

Location

DAIRY FARMHOUSE, SHEPPERDINE ROAD

The building may lie within the boundary of more than one authority.

County:

District: South Gloucestershire

District Type: Unitary Authority

Parish: Oldbury-upon-Severn

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 05-Dec-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 35275

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST 69 NW OLDBURY-UPON-SEVERN SHEPPERDINE ROAD (north side) Shepperdine

1/170 Dairy Farmhouse

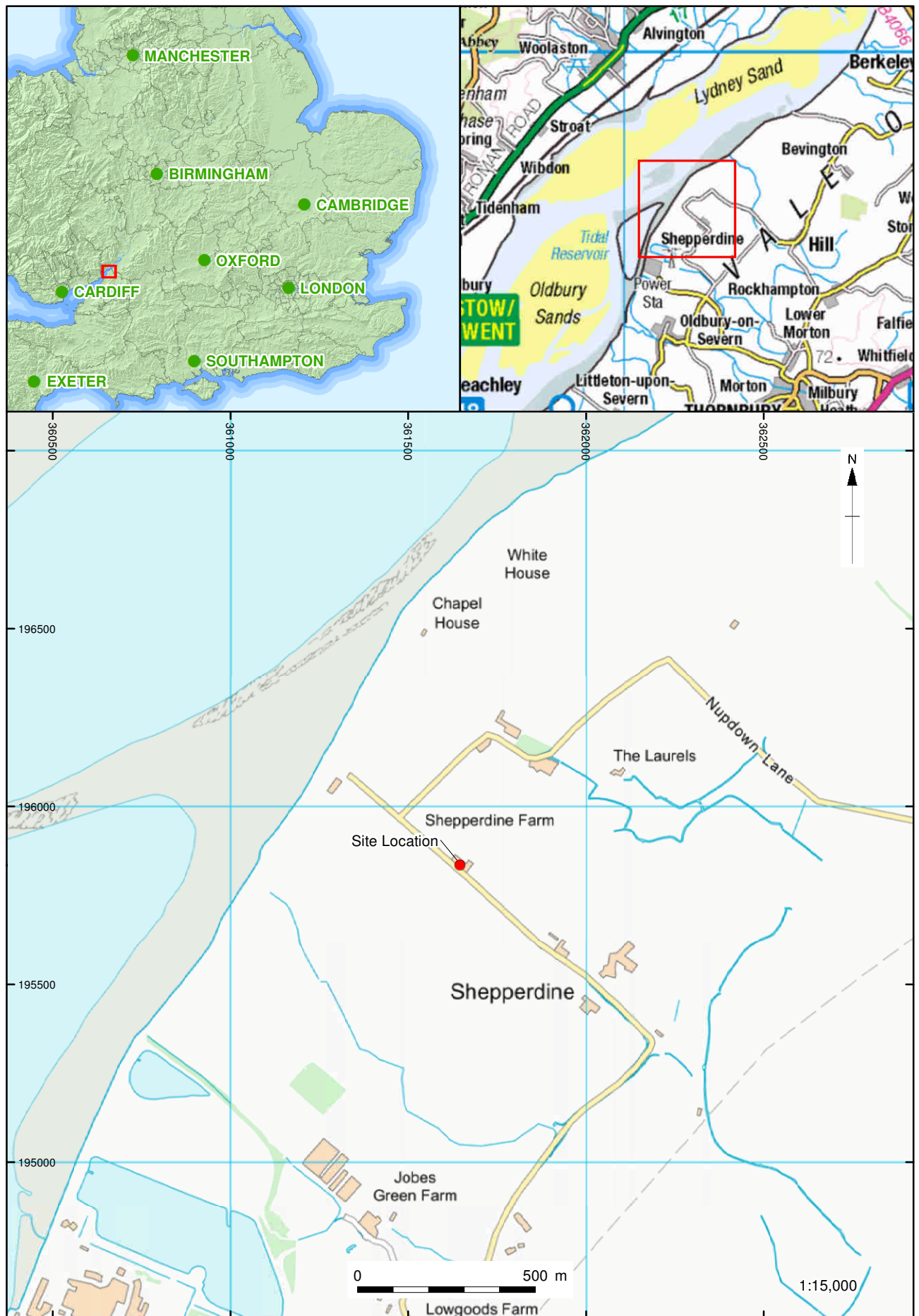
Farmhouse. Mid C19, also dated 1870 to rear. Snecked rubble, with rock-faced rubble quoins, plinth, string and splayed heads to windows; concrete double Roman tiled 2-span roof with gable stacks. 2 storeys and 3 windows, all sashes with wider central pane, central door of 4 panels, overlight with margin glazing, triangular hood on brackets. Right return has 4-light casement at ground floor and 2-light at 1st floor and door, all with segmental head; rear has 2 windows, all 2-light casements, 1st floor under eaves, central plank door, all with segmental heads, plinth. Interior: not inspected.

Listing NGR: ST6163395846

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: ST6163395846



Contains OS data © Crown Copyright and database right 2017

Figure 1: Site location



Name: DAIRY FARMHOUSE

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:	Listing
List Entry No :	1136808
Grade:	II

County:	
District:	South Gloucestershire
Parish:	Oldbury-upon-Severn

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	ST6163395846
Map Scale:	1:2500
Print Date:	16 November 2017

Figure 2: Dairy Farm Listing Map

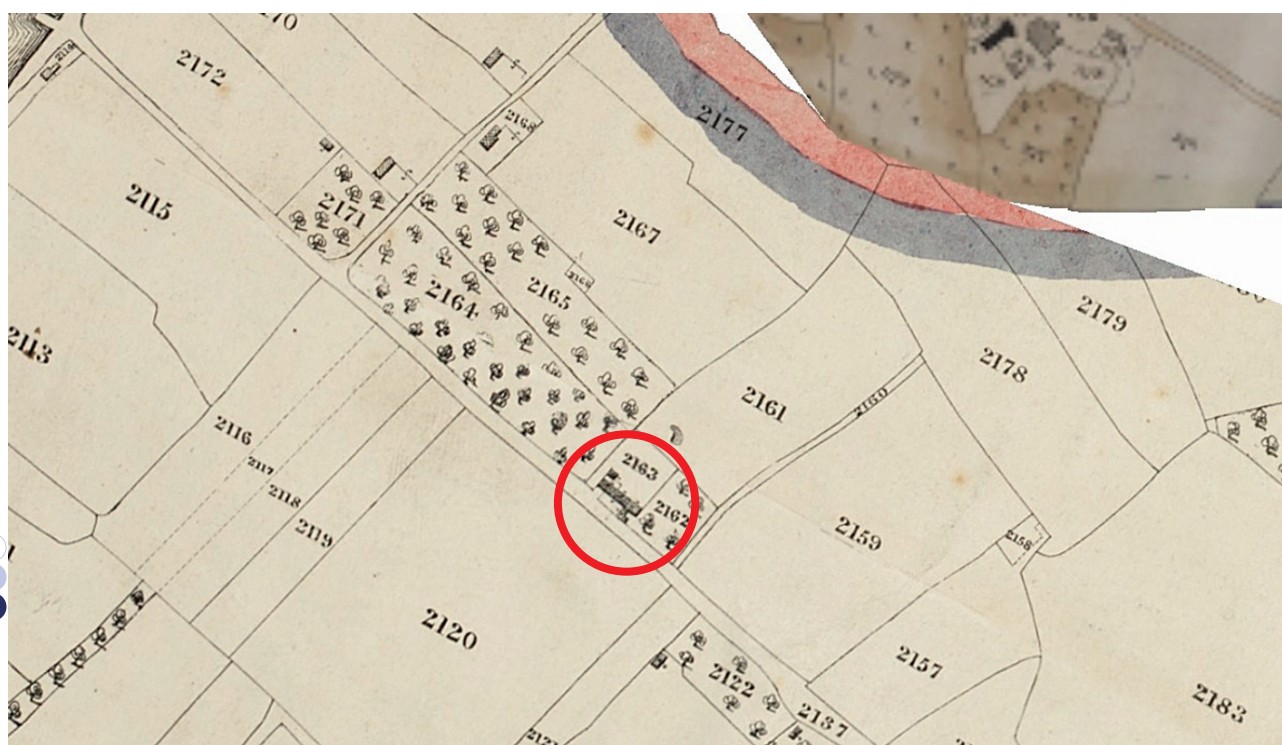


Figure 3: 1840 Tithe map, showing Dairy Farm

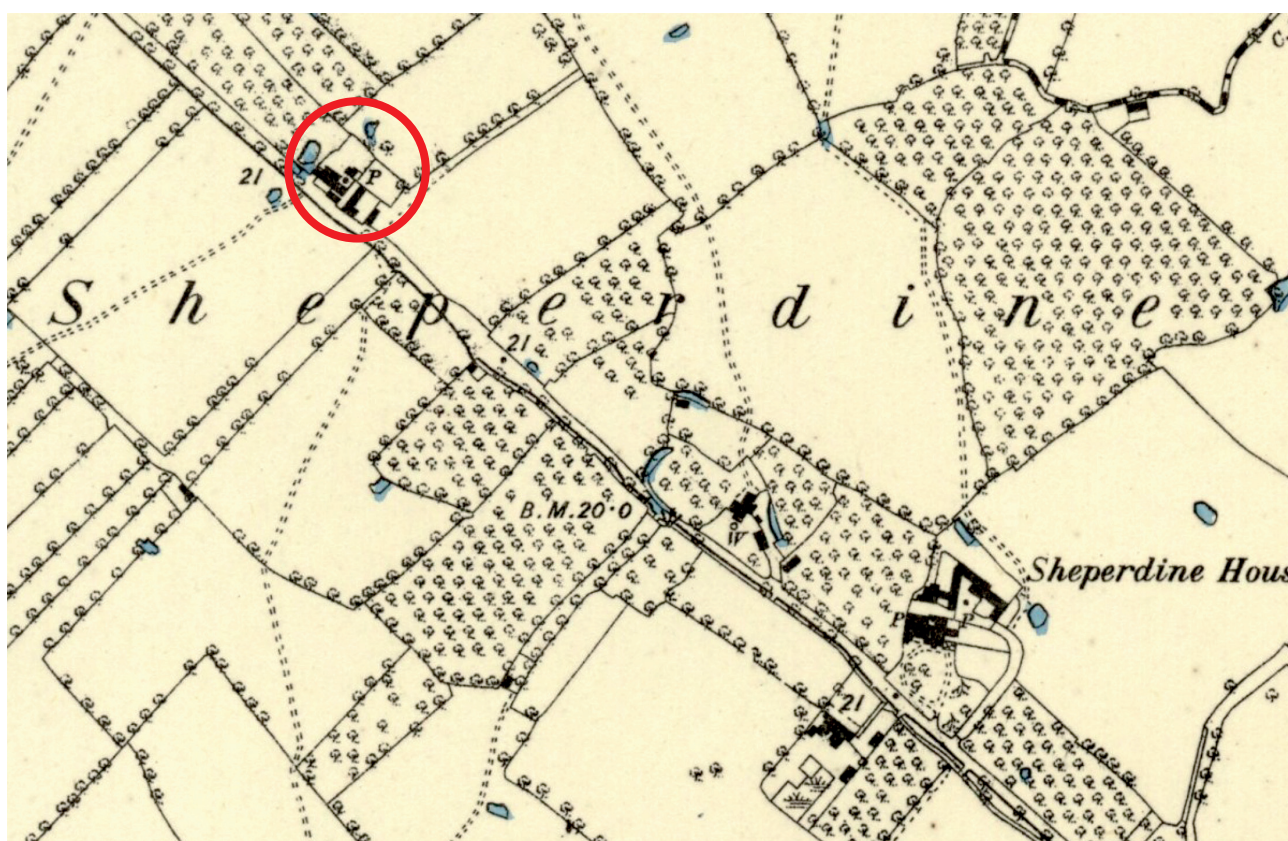


Figure 4: 1881 1st Edition OS map, showing Dairy Farm

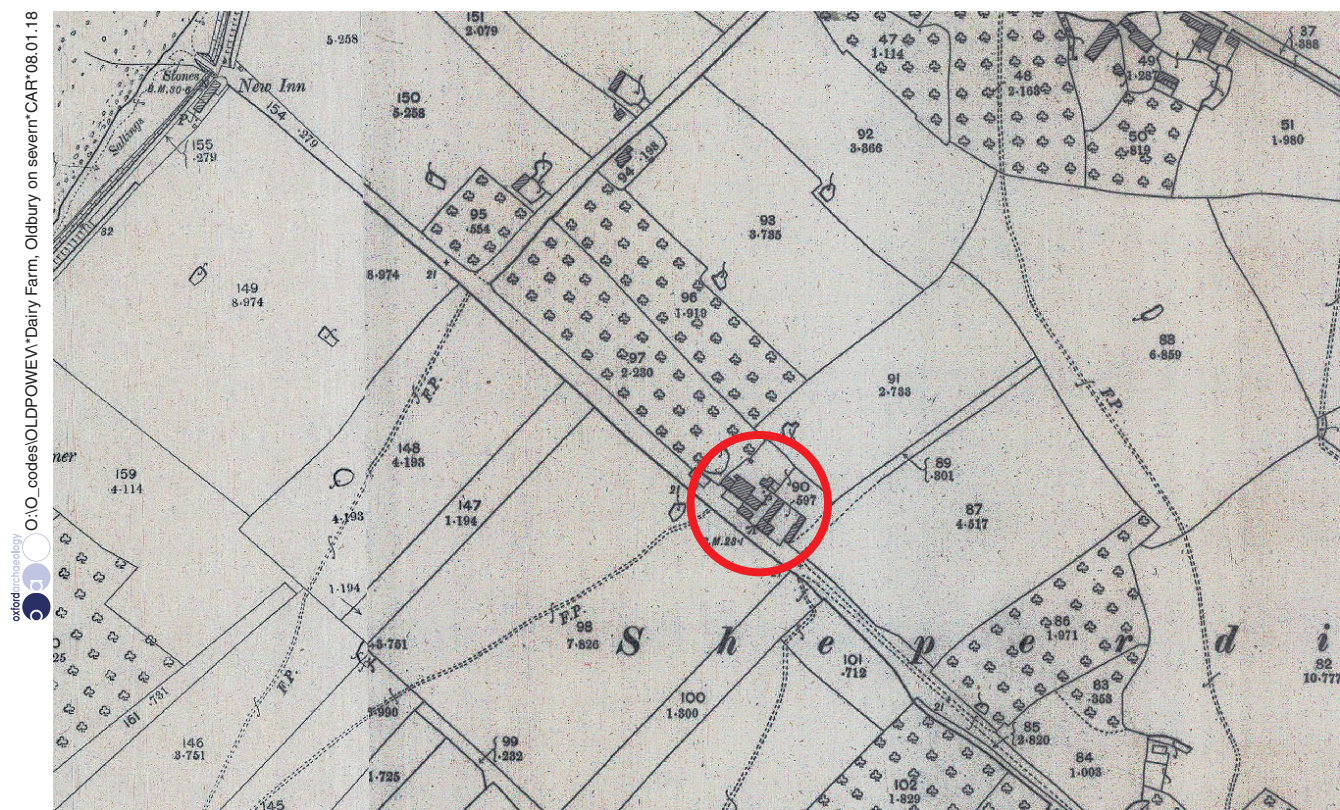


Figure 5: 1903 25 inch OS MAP, showing Dairy Farm

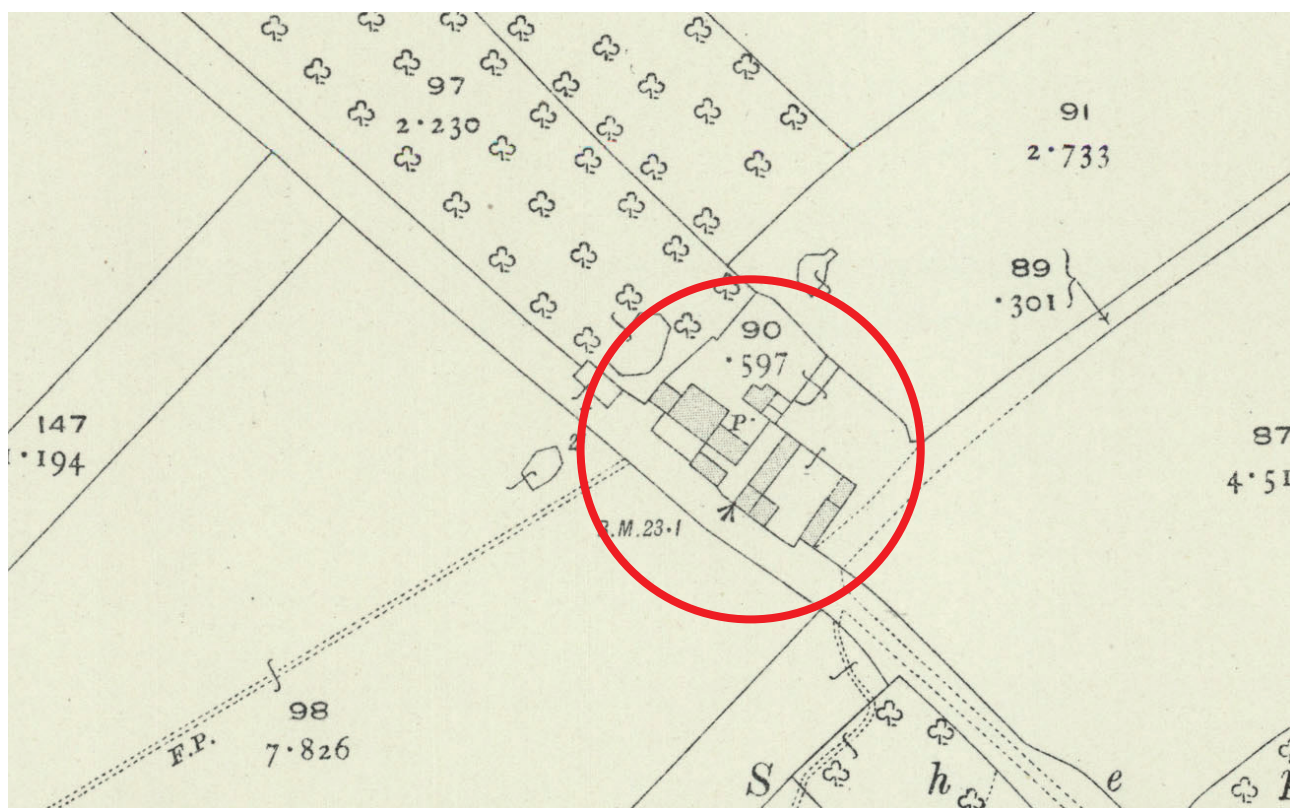


Figure 6: 1921 25 inch OS map, showing Dairy Farm

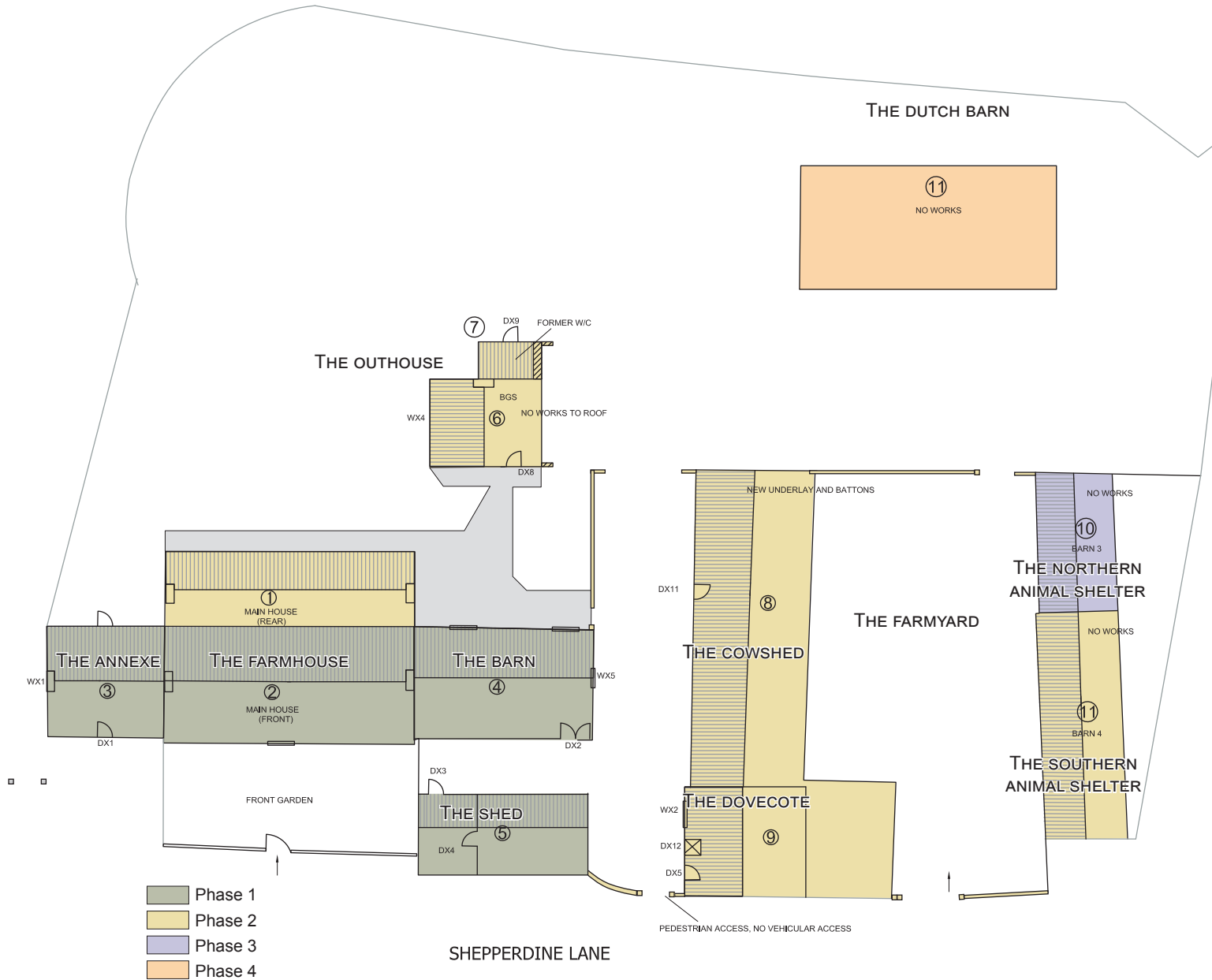


Figure 7: Plan of Dairy Farm

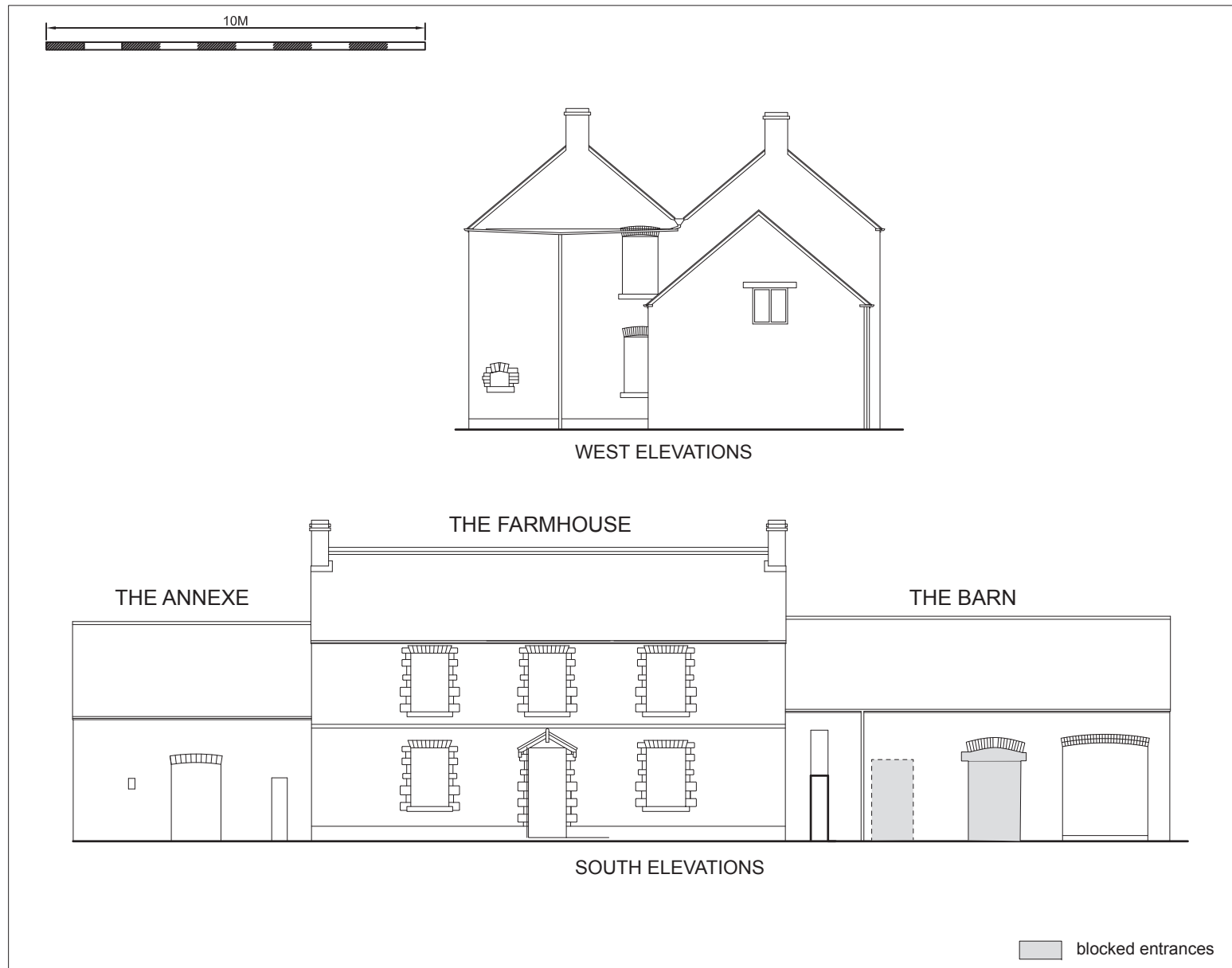


Figure 8: South and West elevations of Dairy Farmhouse and adjoining buildings

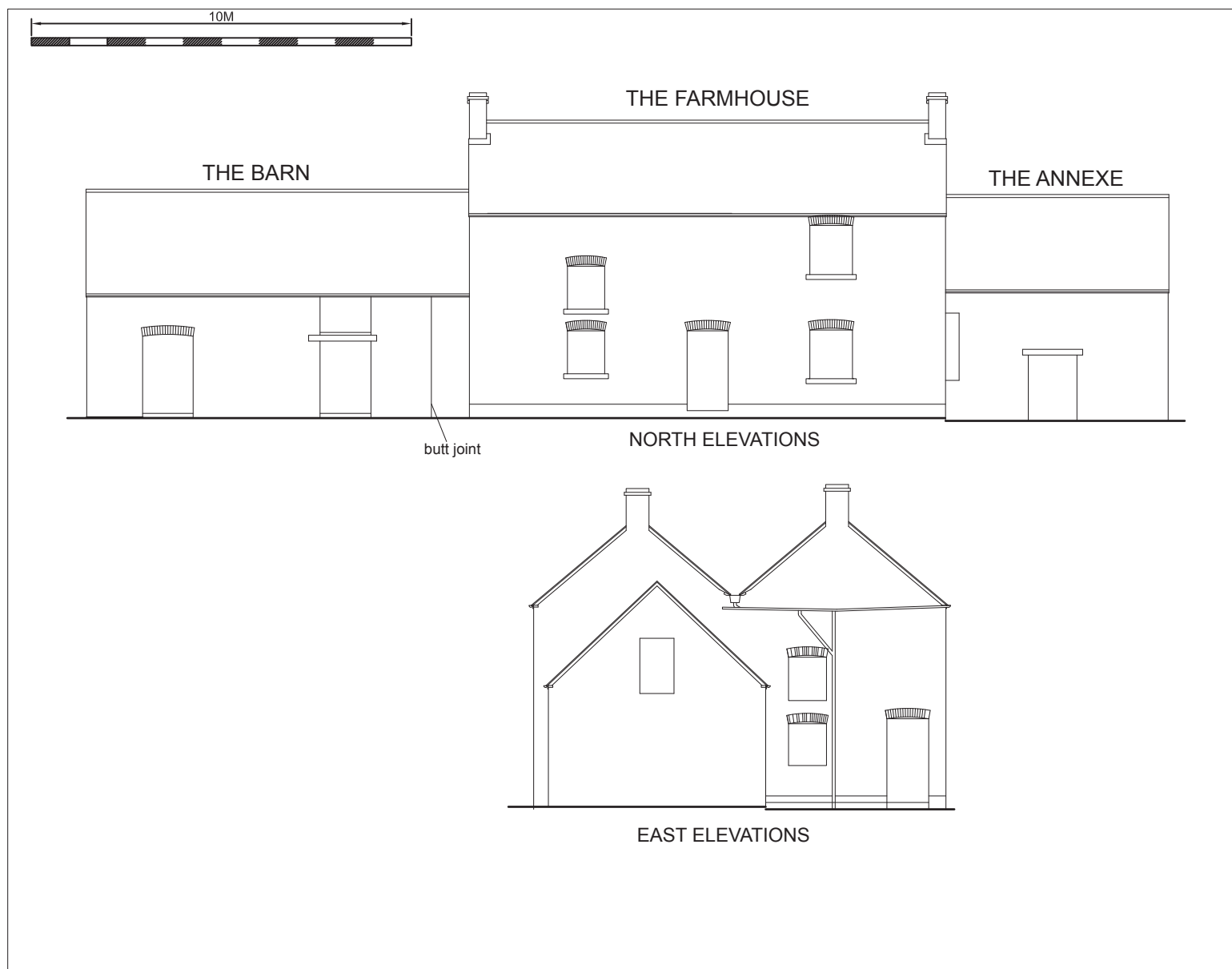


Figure 9: North and East elevations of Dairy Farmhouse and adjoining buildings

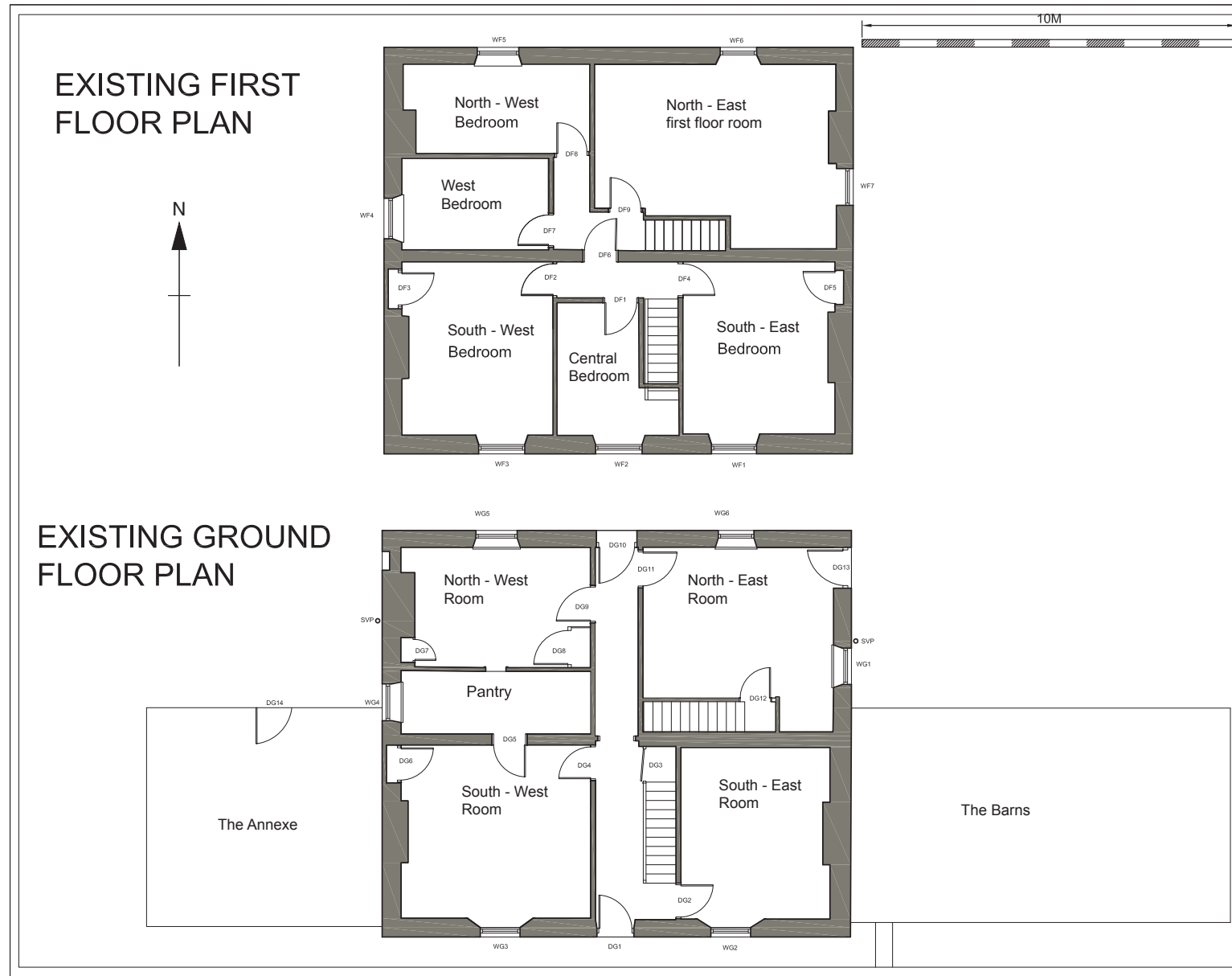


Figure 10: Existing floor plans of Dairy Farmhouse



Plate1: Dairy Farm from Shepperdine Road, looking north-west



Plate 2: South elevation of Dairy Farmhouse, looking north



Plate 3: Garden wall on the east side of the front garden of Dairy Farmhouse, looking east



Plate 4: North elevation of Dairy Farmhouse, looking south



Plate 5: Plaque on north elevation of Dairy Farmhouse, looking south



Plate 6: West elevation of Dairy Farmhouse, looking east



Plate 7: Detail of the north gable of the west elevation of Dairy Farmhouse, looking east



Plate 8: East elevation of Dairy Farmhouse, looking south-west



Plate 9: The front doorway into Dairy Farmhouse from the entrance hallway, looking south



Plate 10: The stairs to the first floor in the entrance hallway of Dairy Farmhouse, looking north-east



Plate 11: The door into the north-west room, looking south-west



Plate 12: The back door into the rear hallway of Dairy Farmhouse, looking north



Plate 13: The south-west ground floor room, looking west



Plate 14: The window in the south wall of the south-west ground floor room, looking south



Plate 15: The flagstones in the south-west ground floor room, looking south



Plate 16: The dresser against the north wall of the pantry looking north



Plate 17: The door of the cupboard in the pantry, looking east



Plate 18: The pantry, looking west



Plate 19: The south-east ground floor room, looking south



Plate 20: The south-east ground floor room, looking east



Plate 21: The north-west ground floor room, looking west



Plate 22: The north-west ground floor room, looking north



Plate 23: The large cupboard in the south-east corner of the north-west ground floor room, looking east



Plate 24: The hatch in the south wall of the north-west ground floor room



Plate 25: Hooks in the ceiling of the north-east ground floor room



Plate 26: The north-east ground floor room, looking north



Plate 27: The north-east ground floor room, looking south



Plate 28: The front landing hallway, looking west



Plate 29: The south-east bedroom, looking east



Plate 30: Latch in the wardrobe door in the east wall of the south-east bedroom, looking east



Plate 31: The south-east bedroom, looking south



Plate 32: The wardrobe in the west wall of the south-west bedroom, looking west



Plate 33: The south-west bedroom, looking west

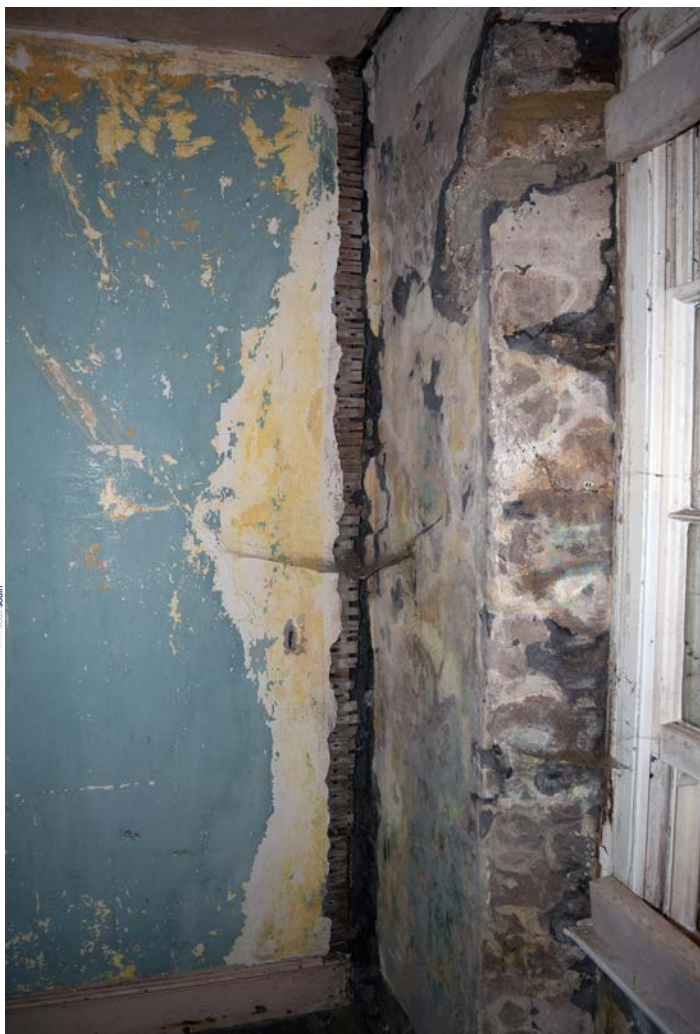


Plate 34: Crack in the south-east corner of the south-west bedroom



Plate 35: The central bedroom, looking east



Plate 36: The central bedroom, looking north



Plate 37: The rear landing hallway, looking east



Plate 38: The rear landing hallway, looking south



Plate 39: The stairway from the north-east ground floor room to the rear landing hallway, looking east



Plate 40: The north-east first floor room, looking east



Plate 41: The north-east first floor room, looking south



Plate 42: The fire place in the east wall of the north-east first floor room, looking east



Plate 43: The west bedroom, looking north



Plate 44: The west bedroom, looking west



Plate 45: The north-west bedroom, looking west



Plate 46: The skirting board in the north-west bedroom, looking north-west



Plate 47: The lane between the farmhouse and the farmyard, looking north from Shepperdine Road



Plate 48: The south elevation of the annex, looking north



Plate 49: The north elevation of the annex, looking south



Plate 50: The stairs in the annex, looking south



Plate 51: The ground floor of the annex, looking east



Plate 52: The ground floor of the annex, looking south



Plate 53: The attic of the annex, looking west



Plate 54: The north elevation of the barn, looking south



Plate 55: The south elevation of the barn, looking north



Plate 56: The doorway in the north elevation of the barn, looking south



Plate 57: The interior of the barn, looking south



Plate 58: The break in masonry on the interior of the barn, looking north



Plate 59: The interior of the barn, looking east



Plate 60: The interior of the bar, looking west



Plate 61: The shed to the south of the barn, looking south-west



Plate 62: The interior of the shed to the south of the barn, looking east



Plate 63: Detail of the roof structure of the shed to the south of the barn, looking south-east



Plate 64: The outhouse, looking north



Plate 65: The outhouse, looking south



Plate 66: The interior of the outhouse, looking south-west



Plate 67: The interior of the WC of the outhouse, looking south-west



Plate 68: The farmyard, looking south



Plate 69: The farmyard, looking south from the enclosure to its north



Plate 70: The dovecote, looking east



Plate 71: The dovecote, looking north



Plate 72: The interior ground floor of the dovecote, looking east



Plate 73: The interior ground floor of the dovecote looking south



Plate 74: The interior first floor of the dovecote, looking south-west



Plate 75: The interior first floor of the dovecote, looking west



Plate 76: Detail of the roof structure of the dovecote, looking north



Plate 77: The rear lean-to of the dovecote, looking south



Plate 78: The rear lean-to of the dovecote, looking west



Plate 79: The interior of the rear lean-to of the dovecote, looking west



Plate 80: The interior of the cowshed, looking south



Plate 81: The west elevation of the cowshed, looking north-east



Plate 82: The east elevation of the cowshed, looking south-west



Plate 83: Detail of the roof structure of the cowshed, looking north



Plate 84: The west elevation of the northern animal shelter, looking east



Plate 85: The interior east wall of the northern animal shelter, looking east



Plate 86: The interior of the northern animal shelter, looking south



Plate 87: The west elevation of the southern animal shelter, looking east



Plate 88: The interior of the southern animal shelter, looking north



Plate 89: The Dutch barn, looking north-east



**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@oxfordarchaeology.com
w: <http://oxfordarchaeology.com>

OA North

Mill 3
Moor Lane
Lancaster LA1 1QD

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@oxfordarchaeology.com](mailto: oanorth@oxfordarchaeology.com)
w: <http://oxfordarchaeology.com>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850 500
e: [oaeast@oxfordarchaeology.com](mailto: oaeast@oxfordarchaeology.com)
w: <http://oxfordarchaeology.com>



Director: Gill Hey, BA PhD FSA MCifA
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