

Old Arngrove Farm, Horton-cum-Studley, Buckinghamshire: An Historic Building Record Report

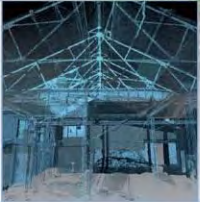
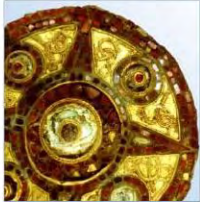
Planning Applications: 18/02901/APP & 18/02902/ALB

National Grid Reference Number: SP 61067 13873

AOC Project No: 33927

Site Code: TBC

Date: 9th December 2021



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Horton-cum-Studley
Buckinghamshire
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National Grid Reference (NGR): Cow Shed: SP 61064 13879
Cart Stores: SP 61067 13868

Planning Application Nos: 18/02901/APP & 18/02902/ALB

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This document has been prepared in accordance with AOC standard operating procedures.

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Summary

An historic building recording survey was conducted of the former Cow Shed and Cart Store at Old Arngrove Farm in Buckinghamshire between 16th – 18th November 2021. The works were commissioned to AOC Archaeology Group by the owner, Mr James Stacey, and was undertaken as a condition on the planning consent and listed building consent for the renovation of the buildings.

The Cow Shed and Cart Store were constructed as part of Old Arngrove Farm in the late 18th/early 19th century, which was a rebuilding in brick of an earlier 17th century farm. The Cart Store was expanded to the south-west side between 1880 – 1899 with the addition of another two-bay building, also in brick.

No further historic building recording is recommended on the site prior to development, although this will need to be confirmed in writing by the local planning authority. An archaeological watching brief is required to be undertaken on the site to fully comply with the archaeological planning condition, as outlined in the approved Written Scheme of Investigation (Usher 2021). The results of the watching brief will be submitted as a separate report.

1 Introduction

- 1.1 This report documents the results of an historic building survey undertaken by AOC Archaeology Group between 16th – 18th November 2021 of the former Cow Shed and Cart Store at Old Arngrove Farm, centred on NGR: SP 61055 13873 (Figures 1 and 2).
- 1.2 Buckinghamshire Council has recently granted planning approval for development at Old Arngrove Farm, Horton-Cum-Studley, Buckinghamshire (18/02901/APP & 18/02902/ALB).
- 1.3 The main development works are associated with the conversion of the historic derelict barns into living accommodation for which an historic building record is required prior to development. A subsequent archaeological watching brief, which will be undertaken once development begins, will be focused on intrusive works associated with the conversion and include (but is not restricted to) ground reduction associated with new flooring, drainage and landscaping.

Planning Background

- 1.4 The local planning authority is Buckinghamshire Council and archaeological advice to Buckinghamshire Council regarding historic buildings is provided by the Archaeology Officers, Planning, Growth and Sustainability, Buckinghamshire Council.
- 1.5 The planning application (18/02901/APP & 18/02902/ALB) was granted with an archaeological condition for an archaeological watching brief and historic building record to protect the special architectural or historic interest of the building.
- 1.6 The conditions read as follows:

18/02902/ALB - Condition 10

No works shall take place on site until the applicant has secured the making of a detailed record/implementation of a scheme of recording of the building(s) concerned to a specification level 3-4 (from Historic England's 'Understanding Historic Buildings' guidance). This must be carried out by an archaeological/building recording consultant or organisation approved by the Local Planning Authority in accordance with a written scheme of investigation which shall first be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

18/02901/APP – Condition 4

No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: To preserve a heritage asset of archaeological interest and to comply with policy GP59 of the AVDLP, the advice in the DOE Circular 11/95 and to comply with the NPPF.

- 1.7 A Heritage Statement was prepared by Wolff Architects (undated) for the development which concluded the existing cow shed structure is in a much-degraded state and currently supported by scaffolding. The proposals are to restore the barn where practicable and insert new elements where required to ensure the continued use, maintenance and enjoyment of the structure in the future.
- 1.8 The work has been undertaken and designed in accordance with current best archaeological practice and local and national standards and guidelines:

- Ministry of Housing Communities and Local Government – National Planning Policy Framework (NPPF) (MHCLG 2019).
- Historic England – Management of Research Projects in the Historic Environment (MoRPHE) (HE 2015).
- Historic England – Understanding Historic Buildings: A Guide to Good Recording Practice (HE 2016).
- Chartered Institute for Archaeologists – Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures (CIfA 2014, Revised 2019).
- Chartered Institute for Archaeologists – Code of Conduct (CIfA 2014, Revised 2019).

2 Archaeological and Historical Background

- 2.1 A HER search was completed on the site as part of the *Written Scheme of Investigation* (Usher 2021), with enquiry reference number 1159. The results have been included at the end of this report as Appendix 6.
- 2.2 Old Arngrove Farm is situated in open countryside 2.2km to north-east the of the village of Horton-cum-Studley and lies just within the county boundary of Buckinghamshire. To the north of the site is Oriel Wood which represents 8 acres of 'woode ground' owned by Oriel College in 1586; the wood likely dates back to the medieval period (HBC5327). The farm has its origins in the 17th century when it was part of the Boarstall Estate. Boarstall Tower (located 1.2km to the west), which now belongs to the National Trust, was fortified by the Royalist Sir William Campion during the Civil War. The site is surrounded by enclosed land some of which may date to the pe-18th century (HBC5337, HBC5342, HBC5343, HBC5344, HBC5365, HBC5366 and HBC5367).
- 2.3 The Farmhouse is a Grade II listed building dating back to the 17th century with later 19th century alterations, as noted in the Listing description (1163000000 - MBC1735). The main building is an L-plan house and has retained some of its timber framing although the majority was rebuilt in brick in the 19th century. Attached to the main house to the south is the former Cow Shed and Cart Store, the subject of this survey. There is also another range of buildings opposite this, which is a former stables and piggery, which have now been renovated.
- 2.4 Although small scale, Stanley's map of 1814 depicts the farm and the main buildings already established at Old Arngrove Farm (Figure 3). The Farmhouse is depicted to the north-west of the complex, with the Cow Shed and Cart Store to the north-east running southwards from the east side of the house. Opposite this is another detached linear barn, the stables. There is a further detached barn to the north-west of the house, and a smaller detached barn to the east, both no longer present. In addition, a small barn further to the west is noted in an enclosed square patch of land.
- 2.5 The 1880 Ordnance Survey map shows the buildings in more detail, with the Cow Shed and eastern Cart Store present, although the western Cart Store has not yet been constructed (Figure 4). This first appears in the 1899 Ordnance Survey map, giving us a firm date of construction for this structure between 1880 – 1899 (Figure 5). The detached building to the north-west of the farmhouse has also been expanded in this phase, and the building to the east has been removed.
- 2.6 Into the early 20th century, the 1922 Ordnance Survey map shows a similar layout to the 1899 map with no apparent changes to the farm, although another additional barn has been tacked on to the end of the west side of the stables (Figure 6). By the later 20th century, the 1979 Ordnance Survey map shows that there has been an additional extension to the west side of the stables, although there is again little change to the rest of the buildings on the site (Figure 7).

- 2.7 A pair of 17th century gate piers, which frame the main approach into the entrance courtyard, are thought to have come from Boarstall Manor (1163001000 - MBC1735). The gates are Grade II listed and are formed in ashlar, square in plan with off-set pyramid caps. The HER also notes that 'a cannonball of iron, weighing 9.5lbs, and found imbedded in one of those piers ... is, no doubt, a relic of the siege of Boarstall House.'
- 2.8 In 1850, during the mending of a road a short distance from the farm, three human skeletons were uncovered alongside the remains of a light green glass bottle and a hand axe (HER 0180000000 - MBC5342, 0180000001 - MBC5343 and 0180000002 - MBC2115). The human remains are undated and whether they are part of a cemetery are unknown. Unfortunately, the light green globular-formed bottle was broken by the pick axe used by the workers.
- 2.9 In more modern times, an archaeological watching brief was undertaken by Phoenix Archaeology in 2001 during the excavation for foundations of an extension (EBC16200). No archaeological remains were observed and it was noted that the ground had been heavily disturbed during the installation of 19th and 20th century services. The foundations of the main farmhouse were exposed and noted as being formed of roughly hewn stone with tile spacers measuring 0.40m in depth.

3 Aims and Objectives

- 3.1 The aims of the historic building record were:
- to determine the buildings' construction, development and use.
 - to provide a written account of the buildings form, function, date and sequence of development.
 - to photograph the exterior and interior of the building including fixtures and fittings to create a permanent archive record.
 - to provide a descriptive account and interpretation of the building tied in with archival research.

4 Methodology

Introduction

- 4.1 A Level 3/4 historic building survey was required of the former Cow Shed and Cart Store prior to development which included a photographic, written and drawn record, and is based on the Historic England guidelines *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). The works were undertaken to an agreed methodology outlined in an approved *Written Scheme of Investigation* (Usher 2021).

Photographic Record

- 4.2 A general external and internal photographic record was undertaken of the buildings using a digital SLR (in both jpg and raw format) to a minimum 24-megapixel resolution with a 2m or 1m ranging pole used for scale where access and health and safety allowed. Detail shots were also taken of specific features or examples of features such as architectural detail, doors, windows, blocked openings, structural detail, fixtures and fittings and roof trusses. A running register of photographs was taken on site and has been reproduced as an appendix in this report (Appendix 3), together with a site plan and floor plans showing the position and direction of each photograph (Figures A1 – A3, Appendix 4).

- 4.3 The photographic record has been used to illustrate this report as plates, and the position and direction of each plate has also been noted on the site plan and floor plans in Appendix 2.

Written Record

- 4.4 The photographic record was accompanied by a written record of the exterior and interior of the buildings using AOC *pro forma* Exterior, Room Data and Architectural Context Recording Sheets (Appendix 3) with comment on condition, construction, architectural and structural details, openings, evidence of phasing and function, later interventions and anything else pertinent to the historical record.

Drawn Record

- 4.5 A drawn record of the site was also required. These have taken the form of annotated architect's exterior elevations, floor plans and cross-sections of the Cow Shed and eastern Cart Store produced by Wolff Architecture (Figures 8 – 18). An additional section through the western Cart Store was undertaken on site at a scale of 1:50 (Figure 19).

Limitations

- 4.6 The Cow Shed is presently in poor structural condition and as a result the interior and roof structure is supported by scaffolding. This restricted access within the building.

5 Results

Introduction

- 5.1 The Cow Shed and Cart Store at Old Arngrove Farm are located to the north-east of the complex, with the Farmhouse to the north-west and the former stable block, now renovated, to the south-west (Figure 8; Plates 1 – 7). This survey is focused on the former Cow Shed (Room 1) and the Cart Store (Rooms 2 and 3) in addition to the short link between the Farmhouse and Cow Shed (Room 4) (Figures 15 & 16). The buildings are all constructed in brick with pitched terracotta pantile roofs.

Exterior

5.2 Introduction

The exterior elevations of the former Cow Shed, Room 1, include a long south-west elevation and a rebuilt north-east elevation comprising timber weatherboarding and cast-iron sheeting after the collapse of the original brick wall many years ago (Figures 9 & 12). In addition, there is a small stretch of north-west facing wall adjacent to the Farmhouse containing a doorway (Figure 13).

The Cart Store comprises two spaces, Rooms 2 and 3, to the south-east of the Cow Shed with a gable south-west elevation and a long south-east elevation (Figures 9 & 11). There is also a very short section of north-west-facing gable of Room 2 as it extends above and to the north-east of the Cow Shed (Figure 13). Finally, the small section of the south-east elevation of the Farmhouse adjacent to the south-west elevation of the Cow Shed is also included as part of this survey for context (Figure 14).

The following sections should be read in conjunction with the exterior elevations in Figures 9 – 14 (Appendix 1) and the accompanying plates (Appendix 2). Each specific architectural context

(wall, window, doorway, etc) is noted in square brackets in the text below and is described in more detail in the Architectural Context Register (Appendix 3). The photographic register and the position and direction of the plates can be found in the photo plans in Appendices 4 and 5.

5.3 *South-West Elevation: Cow Shed* (Figure 9; Plates 9 – 11)

The south-west elevation of the Cow Shed is constructed of brick with a brick footing [01] 50mm in depth and 440mm from the present ground level, in English bond as alternate rows of headers and stretchers (Plates 12 & 13). Above this are then two phases of brickwork, [02] and [03]. Above the footing, brick build [02] is of a similar build, in a Flemish-style bond, although above this to the wallhead, brick build [03] is a much neater section of brickwork with more regularly and neatly-cut bricks, again in a Flemish-style bond (Plates 14 & 15). This may indicate a phase of rebuilding or refacing of the barn at the upper level. The ground noticeably slopes downwards to the Farmhouse to the north-west side, and below footing course [01] is a levelling layer of roughly-hewn stone here.

There are three main openings on this wall, including a central doorway [04], an outward-opening timber planked door, opening to the south-east side, with strap hinges and a thumb latch (Plate 17). To the south-east side of the doorway is a high-set hatch [06], now heavily painted over, comprising vertical timber planks and strap hinges; it originally opened outwards to the north-west side (Plate 18). In the north-west side of the elevation is another small high-set opening with upper glazing and louvered slats below (Plates 19 & 20).

Other features on this elevation include a small hook to the north-west side and another rounded fixing embedded into a gap in the brickwork to the south-east side of the door (Plates 21 & 22). To the immediate north-west side of the door is also the remains of a possible drain noted behind some vegetation with an area of broken-away stone above, possibly a fixing related to the drain (Plate 23). The rainwater goods [07] consist of a single drainpipe between the doorway [04] and hatch [06] with this and the adjacent guttering section screwed into the wall through a small timber block. The remainder of the guttering sections are fixed with a slat embedded into the brick wall and a screw fitting. In front of the south-west elevation to the south-east side of the door is a non-slip concrete surface [09] which extends into Room 3 of the Cart Store.

The north-west side of the roof of the Cow Shed is slightly lower than the adjacent Farmhouse, the roof of that building rising slightly above it here (Plate 24). The roof of the Cow Shed [08] as with the other buildings, consists of overlapping terracotta pantiles and terracotta ridge tiles.

5.4 *North-West Elevation: Cart Store* (Figure 10)

Moving around to the Cart Store on the south-east side, this section is open to allow the storage and maintenance of two carts, the roof supported by a single rafter plate supported by a central timber post (Plate 25). The post is shaped to the top and rear (south-east side) to provide additional support to Truss G – the main and single roof truss supporting the roof of the Cart Store here (Figure 19; Plates 26 – 28). In the outer north-west facing side of the post is a vertical rectangular slot, which may either suggest it is a reused timber or there was some structure fixed to the post here at some point (Plate 29). In the south-east side of the building is a chamfered brick pillar with a single dressed stone block above supporting the rafter plate at this end (Plate 30).

5.5 *South-West Elevation: Cart Store* (Figure 9)

The south-west elevation of the Cart Store consists of a single-bay gable wall [10] which is heavily covered in vegetation (Plate 31). It is constructed of neatly-coursed brick in an English bond consisting of alternate rows of stretchers and headers. The end rafters and purlin beams are exposed beyond the roof with overhanging eaves to the north-west and south-east sides (Plates 32 & 33). In the south-east side is the scar for the former rainwater goods (Plate 34).

5.6 *South-East Elevation: Cart Store* (Figure 11; Plates 35 – 37)

This long elevation of the Cart Store also has a brick footing [13] projecting 650mm from the wall similar to that seen in the south-west elevation of the Cow Shed, again in English bond formed of alternate rows of stretchers and headers (Plate 38). It has been partially removed and rendered over to either side of the doorway [15]. This lies below a more neatly-coursed Flemish-bonded brick wall [014] (Plate 39). The central doorway [015] is an outward-opening timber planked door with a plain hinge to the top north-east side, a strap hinge to the bottom and a simple latch fitting (Plate 40).

The north-east side the elevation is a gable wall with exposed rafter plates and purlin beams (as with the south-west elevation) and a central attic timber planked hatch [16] (Plates 41 – 43). The hatch is set in a depressed arched opening headed of rowlock bricks. There is a simple rotating latch to either side of the opening.

5.7 North-East Elevation: Cart Store and Cow Shed (Figure 12; Plates 44 – 46)

This long elevation of the building comprises the Cart Store to the south-east side and the (now collapsed) Cow Shed wall to the north-west (Plates 47 & 48). The Cart Shed elevation is an open barn on this side with roof [20] supported by a rafter plate in turn supported by three upright timber posts [19] (Plates 49 & 50). Set in a chamfered and flared concrete post, a separate wide curved timber section forms a bracket between the post and rafter plate, attached via a wooden peg on the north-east facing side (Plates 51 & 52).

The Cow Shed wall [21] is set slightly back from the Cart Store elevation. The brick wall here has been more or less removed (only a few courses of footing remain) and has been rebuilt using elm weatherboarding with later corrugated-iron sheets tacked on in various places. There are three outward-opening hatches, [22], (now no longer in use) comprising vertical timber boards with strap hinges; the south-easternmost hatch opened to the north-west side the remaining two to the south-east (Plates 53 & 54). In the centre of the wall is also a former doorway [23] which is now covered with fixed horizontal boards; this was not visible on the exterior wall due to heavy vegetation. Beyond this and set back from the Cow Shed wall is the north-east elevation of the Farmhouse (Room 4) (Plates 55 & 56). The wall is plain with no features, the bricks bonded in an English bond, formed of alternate row of stretches and headers with a hipped pantile roof over.

5.8 North-West Elevation: Cow Shed and Cart Store (Figure 13)

The north-west elevation of the Cart Store projects from the Cow Shed by approximately 1.13m and is comprised of weatherboarding [24] (Plate 57). The pantiles of the roof rest directly over this boarding.

The Cow Shed here is set back from the Cart Store although it is set forward from the adjacent Farmhouse in the north-west side. It contains a doorway [25], taking up the width of the space (Plates 58 – 60). A timber planked doorway, it has strap hinges and opens inwards to the Cow Shed on the north-east side.

5.9 South-East Elevation (Farmhouse) (Figure 14)

The small section of wall connecting the Farmhouse to the Cow Shed is located to the north-east end of the south-east elevation (Plates 61 & 62). It features two later inserted windows, including a large double casement set in a depressed arched opening to the centre and an adjacent higher-set double casement to the south-west side. Below this higher window is a section of blocking indicating the position of a former doorway. In the north-east side, just below the roofline, is another brick-blocked window. Two large S-shaped wall ties support the concealed timbers to the interior.

Interior

5.10 Introduction

The interior spaces recorded as part of this survey include an enclosed Cow Shed, Room 1, with a small room forming part of the Farmhouse, Room 4, to its north-west. The Cart Shed consists of two spaces to the south-east end of the Cow Shed, open to the exterior walls, Rooms 2 and 3.

The following should be read in conjunction with the ground floor plan and sections, **Figures 15 – 19** (Appendix 1) and plates (Appendix 2). Each specific architectural context (wall, window, doorway, etc) is noted in square brackets in the text below and is described in more detail in the Architectural Context Register (Appendix 3). The photographic register and the position and direction of the plates can be found in the photo plans in Appendices 4 and 5.

5.11 Room 1: Cow Shed (**Figure 15**)

At the time of survey, the Cow Shed, due to a shifting of the roof trusses, has caused the roof to be propped up by intrusive scaffolding, restricting general views of the internal structure (**Plates 63 – 68**). It is a five-bay room with brick walls to the south-west and north-west (forming the end of the farmhouse here) with timber boarded north-east and south-east walls. It has a brick tiled floor [26] throughout the room (**Plate 69**), although the area against the now-removed original brick wall of the room has been removed. There is a north-west/south-east aligned drain to the south-west side of the room, which has an additional two smaller drains running from it to the south-west wall to either side (**Plates 70 – 72**). Slightly to the centre-north-west of the floor is a single row of stretcher bricks laid from the drain to up to the north-east side (**Plate 73**).

Doorway [04] is located to the centre of the south-west wall, an outward-opening door, ledged and braced on this side, with a thumb latch and a large timber lintel which supports the south-west side of a roof truss (Truss C) (**Plate 74**). There is a slot in the north-east facing side of the lintel suggesting that this is possibly a reused timber. The two openings noted to the exterior are also present here, opening [05] to the north-west side and hatch [06] to the south-east side (**Plates 75 & 76**). These and the doorway are all set in the south-west whitewashed brick wall [27], which is stepped back in three courses at a height of 1.02m above a short brick footing (as with the exterior elevation) which is 420mm in height above the present floor level. Within the area of stepping back are brick buttresses flush with the lower section of the wall to support the tie beam of the roof trusses (A – D) (**Plates 77 & 78**).

The opposite north-east wall, as mentioned, was originally constructed of brick, although now only a few courses of the footing remain (**Plate 79**). The rest of the wall is heavily overgrown with weeds seeping in from the outside, although the end north-west hatch [022] is still visible (**Plate 80**). The adjacent south-east wall [029] divides the Cow Shed from the Cart Store, a space with limited accessibility due to the scaffolding (**Plate 81**). It consists of timber weatherboarding.

The north-west wall [028] is a brick gable forming the end wall of the Farmhouse and has two doorways. To the north-east side is doorway [25], as noted to the exterior, forming a rear outward-opening exit to the Cow Shed beyond the Farmhouse wall. It is ledged and braced on this side and has a timber lintel (**Plate 82**). In the south-west side is another doorway [31] which once would have linked the Cow Shed to the Farmhouse. It is a timber planked and ledged doorway with strap hinges on the south-west side (**Plate 83**). It has lock fittings and a deadbolt to the north-east side. The top of the gable wall is concealed on the south-west side, although on the north-east side it is exposed as stepped (**Plate 84**).

There are four roof trusses ([30]) in this building, Trusses A – D (**Figure 17**). As noted above, the south-west side of the tie beam is supported by the brick buttresses set within wall [27], although to the north-east side they are resting on the rafter plate (**Plates 85 – 87**). None of the tie beams are slotted into the wall structure, which has prevented them from potential further decay from potential damp (Floyd Consult 2018, 2). However the tie beams of Trusses A and B have slipped off the

rafter plate, the main course of the unstable structure and requirement for scaffolding. There is also an additional timber structure in the east corner of the room, which is largely inaccessible at the time of survey due to the presence of the scaffolding (see [Plate 87](#)). Just to the south-west side of this structure, there is an additional upright square post also supporting the tie beam, which features a vertical rectangular slot in the north-west facing side and a peg hole in the south-west facing side, suggesting it may be a reused timber ([Plates 88 & 89](#)). Above the tie beam, the roof rafters are supported by two diagonal struts. There are no visible bolts located to the underside of the beam, so it is assumed that the cross struts are simply morticed into the tie beam ([Plates 90 & 91](#)). The cross struts adjoin the purlin beams. On the north-east side, the purlin beam terminates and another purlin beam has been bolted to it to continue along this side of the roof. There are signs of adze marks on the north-east cross strut of truss C ([Plate 92](#)). In terms of carpenter's marks, the south-west roof rafter has a number of cut marks in it located to the immediate south-west side of Truss A ([Plates 93 & 94](#)). There are also some cut marks located on the south-east facing tie beam of Truss C (see [Plate 85](#)).

5.12 *Room 2* ([Figure 16](#))

The Cart Shed to the north-east side has an earthen floor and red brick walls to the south-east and south-west and timber weatherboarding to the north-west; it is open to the north-east side. The interior brick wall to the south-west, [32], is a continuation of the interior wall of the Cow Shed, Room 1, including a 500mm deep footing course and stepped brick courses with the exception of the two brick buttresses which support the tie beams of the two roof trusses (E and F). In the south-east wall a gable [31] has been added ([Plates 96 & 96](#)). This comprises slightly neater-laid and larger bricks than the south-west wall, although it also features a 500mm footing course with stepped brick (only one course here, however) ([Plate 97](#)). In the north-east side are two slots in the brickwork likely where a small support or fence was erected in front of the north-east side ([Plate 98](#)). In the upper part of the gable is the depressed-arched hatch opening noted to the exterior ([Plates 99 & 100](#)).

The opposite north-west wall is the division between Room 1 (Cow Shed) and Room 2 ([Plates 101 & 102](#)). It consists of weatherboarding with studs aiding stability to the structure. In the north-east side, where the Cart Store extends above the Cow Shed behind, it an array of angled timber boarding (not overlapping) has been inserted ([Plate 103](#)).

There are two identical Queen-post roof trusses ([35]) in this room, Truss E and F, on the same alignment as Trusses A – D in Room 1 ([Figure 18](#); [Plates 104 – 107](#)). The Queen posts are bolted to the underside of the tie beam ([Plates 108 & 109](#)). In Truss E only, there are small horizontal rectangular slots in the south-east facing side of both Queen posts. In the north-west facing side, there are a number of scratch marks similar to that seen to the tie beam of Truss C in Room 1 ([Plate 110](#)). The tie beams are further supported by arched braces bolted to the north-east posts [19] and the underside of the tie beam ([Plates 111 – 113](#)). The top of the Queen posts are shaped around the collar tie and purlin beam, the latter of which supports the roof rafters ([Plates 114 – 116](#)). The gable that has been added to the south-east side of the south-west wall has created the alteration of the roof timbers here with another two angled struts supporting the purlin beam from Truss F ([Plates 105 & 117](#)).

5.13 *Room 3* ([Figure 16](#))

This Cart Store is a later addition to the farm built between 1880 – 1899 and is located to the south-east of the Cow Shed and is an open barn to the north-west side. The floor has been gravelled over with the exception of the north-east side, which is a continuation of the non-slip concrete floor [09] from the front south-west elevation of the Cow Shed. Indeed, the interior south-west wall is a continuation of the Cow Shed wall here ([Plates 118 & 119](#)). The interior doorway [15] is located to the north-east end, ledged and braced on this side. The south-east interior wall also has a short 50mm footing, 460mm in height below the main wall which, as with the south-east interior wall of

Room 2, has brick stepping with a single central buttress supporting the tie beam of the single truss in this room, Truss G (Plate 120). A sequence of five slots are located in this wall 450mm above the footing course, all measuring 60mm in width and 130mm in height (Figure 18). The interior south-west wall [037] is the interior side of the brick gable noted to the exterior above comprising an English bond in alternate rows of stretchers and headers (Plate 121).

As noted above, there is one timber roof truss ([38]) in this room, Truss G (Figure 19; Plates 122 & 123). On the north-west side, the tie beam is supported on the aforementioned post and, to the south-east side, it is supported by the brick buttress in wall [36]. However, additional support is provided by a trunk which is set at an angle. It has two cross struts which support the outer rafters and an additional vertical tie rod which is attached to underside of the tie beam and where the rafters meet below the ridge beam (Plates 124 & 125). Where the outer rafters meet the purlin beam, there is further support added by a triangular timber wedge (Plate 126). The roof rafters rest over the purlin beam and there are no sarking boards here exposing the underside of the pantiles, which are all embossed with the manufactures mark, 'Steetley Acme' (Plate 127).

5.14 Room 4 (Figure 15)

Room 4 is located within the Farmhouse and is presently used as a toy room, modernly furnished with a stair to the north-west side (Plate 128). The only feature of note is the north-west side of doorway [31] in the south-east wall (which would have led into the Cow Shed), which is boarded with vertical timber boards on this side (Plate 129).

6 Discussion

- 6.1 The agricultural industry experienced a rapid growth from the mid-18th century onwards due to a number of factors, including an increase in the importance of cattle and developments in animal husbandry, coupled with the rising demands of the ever-growing urban population emerging from the beginnings of the Industrial Revolution. Old Arngrove Farm was constructed during this period of agricultural improvement in brick, which was the preferred and commonest building material used throughout the 18th and 19th centuries. It replaced an earlier farm complex with origins in the 17th century. It was constructed on a *linear* plan form. That is, the farmhouse attached to its adjoining farm buildings, which was the preferred layout for relatively small farms (HES 2006, 7). Indeed, most of Oxfordshire and northern areas of Buckinghamshire are characterised by nucleated villages and low levels of dispersed settlements (*ibid*, 17).
- 6.2 The Farmhouse is located to the south-east, and the Cow Shed and adjacent Cart Store is attached to the house to the north-east side of the south-west elevation. Whether this linear arrangement is the original layout is unclear, as the stable block to the south-west is a detached building, and blocked openings on the south-east elevation of the farm indicate that they were altered, perhaps to accommodate the Cow Shed being constructed (see Plates 61 & 62). The disjointed roof between the two buildings also indicates that the Cow Shed possibly came later after the construction of the Farmhouse (see Plate 24). This being said, the similarity of the materials used also indicate that it may have been built soon after the rebuilding of the Farmhouse in brick, if not at the same time.
- 6.3 The historic map evidence is too schematic and sparse to identify an exact date of construction for Old Arngrove Farm. However, as noted in Section 4 above, Stanley's 1814 map does show the buildings already in place by this time, pointing to a late 18th century/early 19th century date. The similarity in layout in the 1814 map to today's layout indicates that this does in fact represent the phase of rebuild in brick, which may have been earlier than thought and as is described in the Listing description. Therefore, we can assign an early 19th century date to the buildings on the site, possible late 18th century, where at least the Farmhouse, south-west stable block and present Cow Shed and

Cart Store (Rooms 1 and 2) had been built. Between 1880 – 1890, the remaining Cart Store, Room 3, was constructed, and this remains the layout to the present day. This later building was executed in a relatively neater and cleaner style of brick in an English bond as a two-bay building with a pitched roof and a single roof truss.

- 6.4 Internally, the Cow Shed, Room 1, is in a very poor state with the four roof trusses, especially Trusses A and B, subject to slippage off the rafter plate removing its support for the roof. The trusses all appear to be contemporary and there is little evidence of re-use of the timbers which are joined via mortice slots. With the exception of the roof rafter on the south-west side (see [Plates 93 & 94](#)), the scratches noted on the tie beams in Rooms 1 and 2 may be simply scratch marks, or signs of working in the building. The deteriorating conditions of the timbers have required some additional strengthening and support, especially to the south-west wall, where additional timber blocks were placed between the tie beam and the rafter (see [Plate 78](#)). An additional post was also added to support the tie beam (see [Plates 88 & 89](#)). The trusses are all constructed of oak, although the weatherboarding is comprised of elm and birch with additional softwood and some oak elements (Floyd Consult 2018, 3:8).
- 6.5 The arrangement of the drainage within the Cow Shed suggests that the cows were housed to the rear north-east side of the shed, with the main entrance facing the courtyard in the south-west elevation. The loss of the rear north-east wall of the building means that it is not known whether there were any additional features or openings along this wall, although there was undoubtedly some ventilation present. The present hatches, [22], now no longer in use, would have allowed feed to be provided to the cattle (see [Plates 53 & 54](#)). This would have been largely root crops (HE 2006, 8). There is little evidence to suggest that there was an attic or loft within this barn, given its low tie beams and use as storage for large animals.
- 6.6 Room 2 has soft wood weatherboarding to its north-west wall separating it from the Cow Shed (there is no sign of any access between the two) and was increasingly being used from the late 18th century (HE 2006, 20). Both Cart Stores would have provided storage for two carts.

7 Conclusions

- 7.1 The Cow Shed and Cart Store were constructed as part of Old Arngrove Farm in the late 18th/early 19th century, which was a rebuilding in brick of an earlier 17th century farm. The Cart Store was expanded to the west side between 1880 – 1899. The construction of the Cow Shed demonstrates the importance of the increase use of cattle by this time throughout England.
- 7.2 No further historic building recording is recommended on the site prior to development, although this will need to be confirmed in writing by the local planning authority. An archaeological watching brief is also required to be undertaken on the site to fully comply with the archaeological planning condition, as outlined in the approved *Written Scheme of Investigation* (Usher 2021). The results of the watching brief will be submitted as a separate report.

8 Publication and Archive Deposition.

- 8.1 The site archive will comprise this written report (pdf version) and a digital copy of the photographic record. It is to be consolidated after completion of the whole project, watching brief included, with records collated and ordered as a permanent record. The archive will be prepared in accordance

with guidelines for the preparation of excavation archives for long-term storage (UKIC 1990). The archive will be deposited with an appropriate local museum.

- 8.2 Copies of the report will be issued to the Senior Archaeological Officer, the Local Planning Authority, the HER and the client, on the understanding that it will become a public document after an appropriate period of time; any document relating to the planning process is a public document. In the event of further work revealing significant remains, the level of publication requirements may change.
- 8.3 The OASIS form (Appendix 7) will be uploaded, and an electronic copy of the report deposited with the Archaeological Data Service (ADS).

9 Bibliography

Bibliographical References

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Wolff Architects (undated) *Heritage Statement, Old Arngrove Farm, Boarstall, Horton-Cum-Studley, Buckinghamshire, OX33 1DG*.

Wolff Architects (undated) *Old Arngrove Farm, Boarstall, Horton-Cum-Studley, Buckinghamshire, OX33 1DG: Design & Access Statement.*

Cartographic references

1814	William Stanley	<i>Ot Moor, Oxfordshire</i>
1880	Ordnance Survey	<i>1:2,500 Oxfordshire Sheet XXVIII.15</i>
1899	Ordnance Survey	<i>1:2,500 Oxfordshire Sheet XXVIII.15</i>
1922	Ordnance Survey	<i>1:2,500 Buckinghamshire Sheet XXVI.15</i>
1979	Ordnance Survey	<i>1:2,500 Plan SP16SW</i>

Appendix 1 – Figures

OLD ARNGROVE FARM, HORTON-CUM-STUDLEY, BUCKINGHAMSHIRE
AN HISTORIC BUILDING RECORDING REPORT

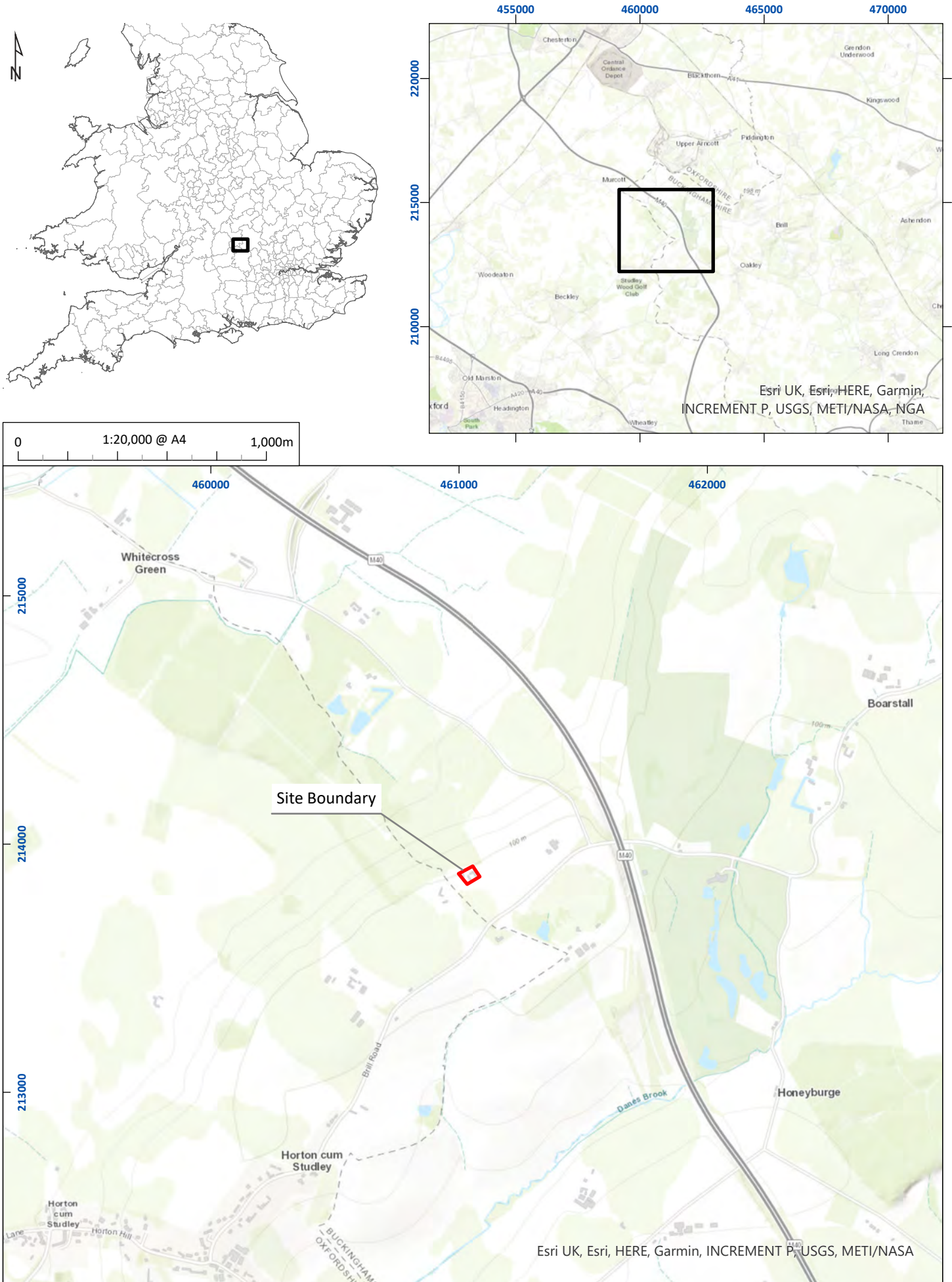


Figure 1: Site location plan

01/33927/REP/01/01



Figure 2: Detailed site location plan

01/33927/REP/02/01



Figure 3: Extract from Stanley's map, 1814

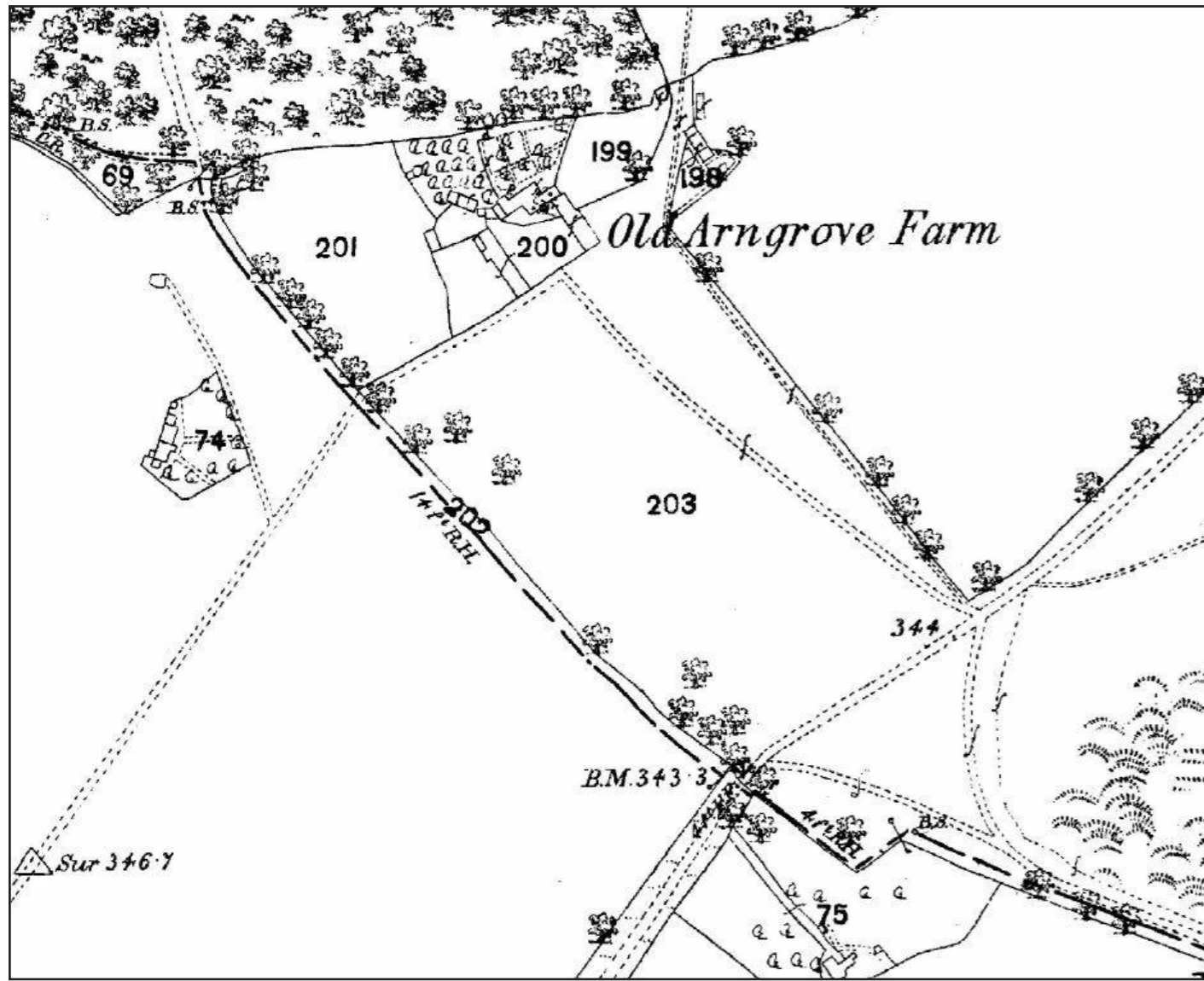


Figure 4: Extract from Ordnance Survey map, 1880

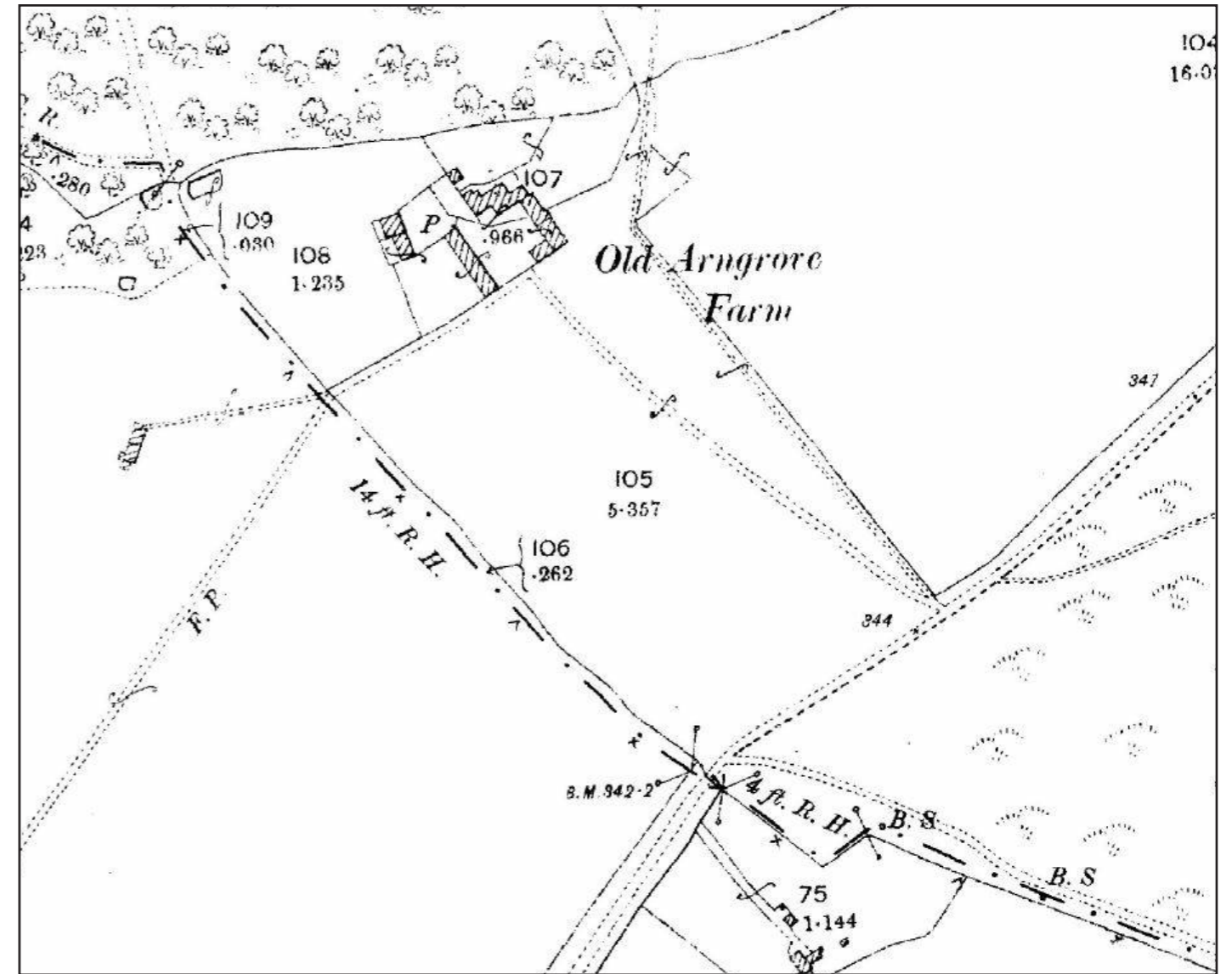


Figure 5: Extract from Ordnance Survey map, 1889

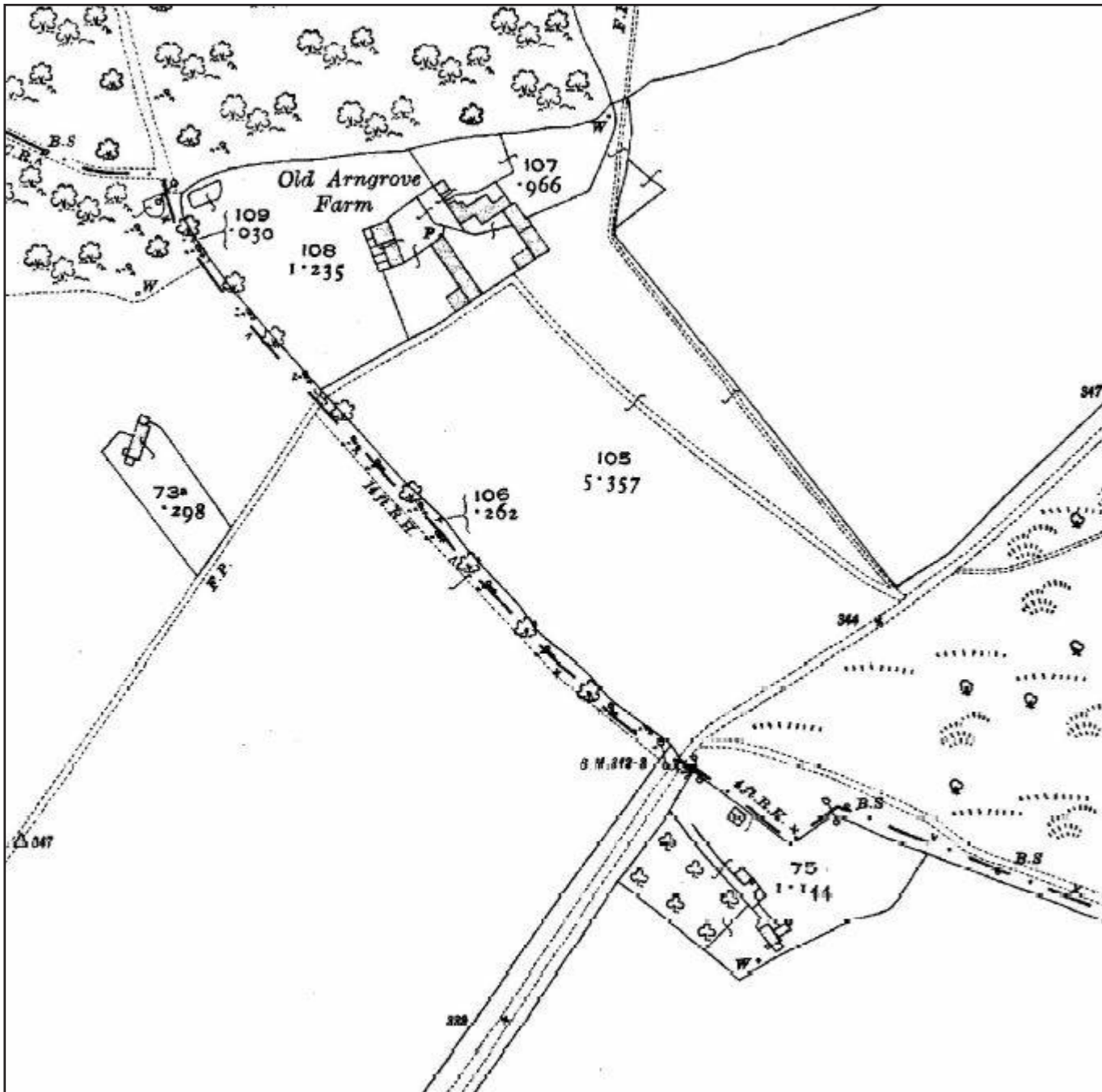


Figure 6: Extract from Ordnance Survey map, 1922

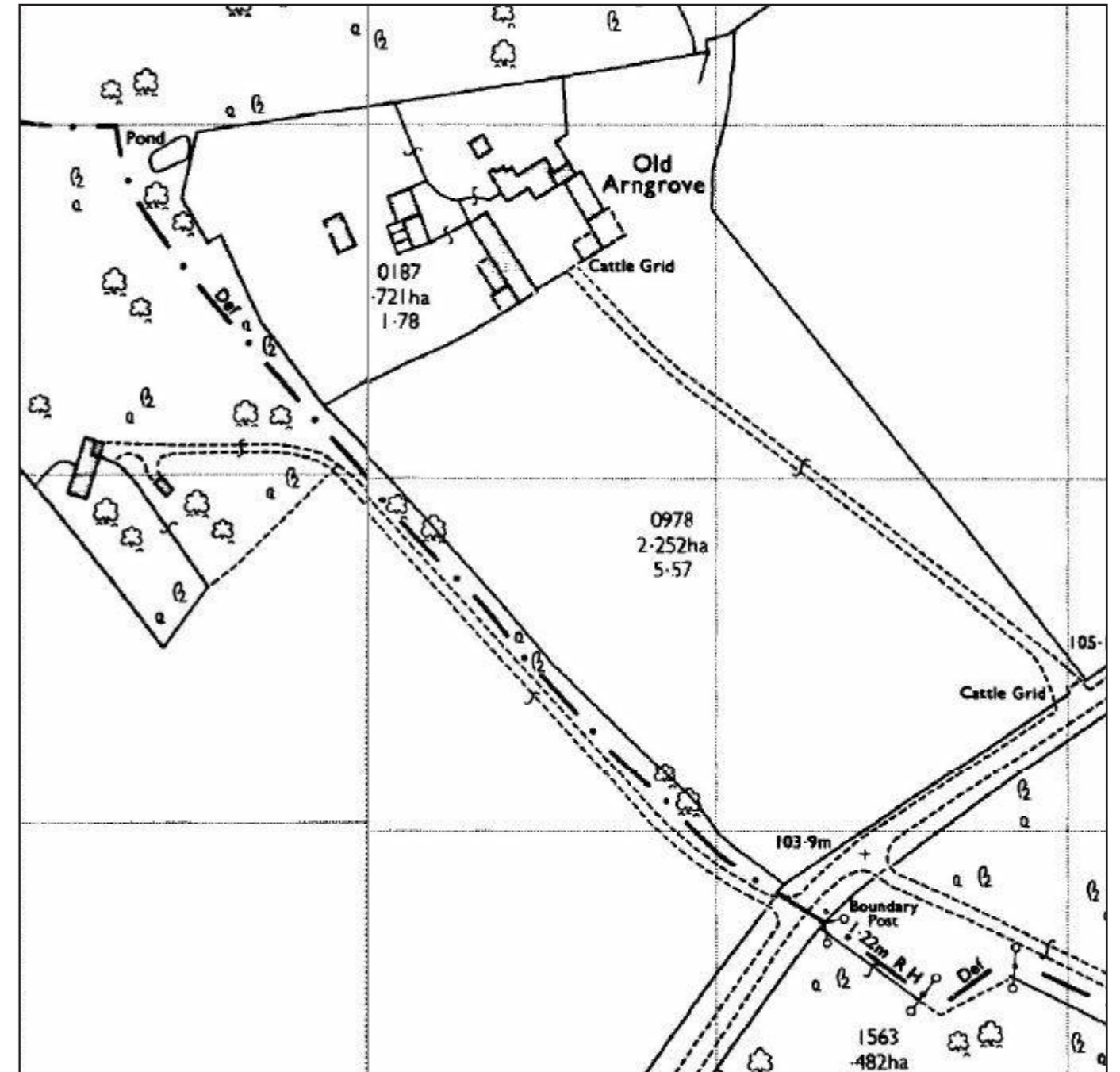
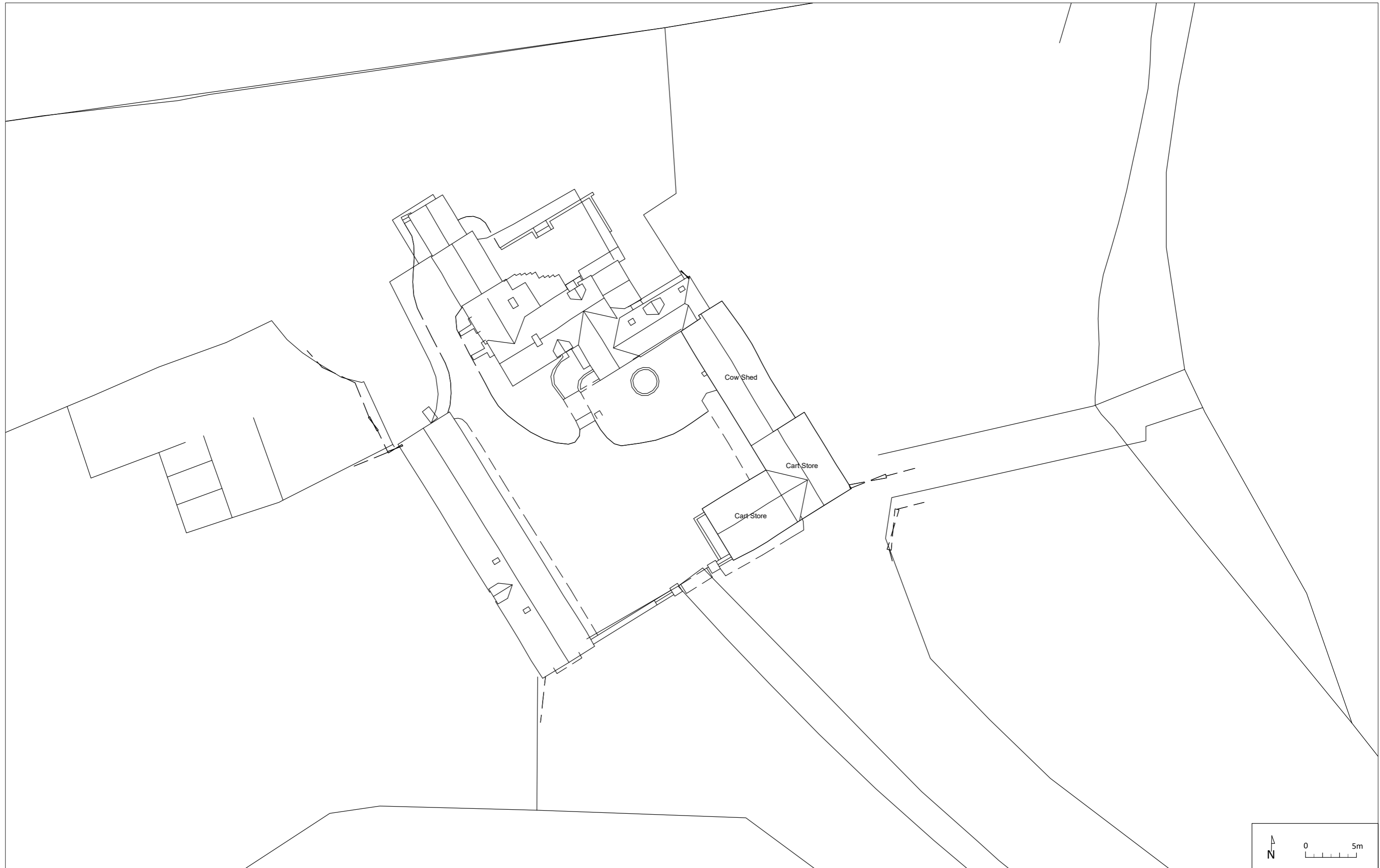


Figure 7: Extract from Ordnance Survey map, 1979

Figures 6 & 7: Historical Map Extracts



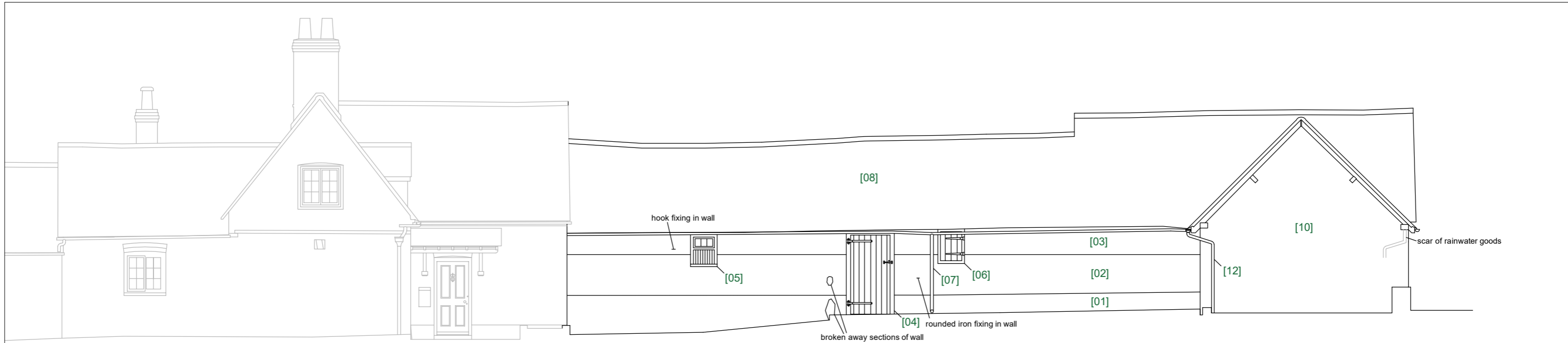


Figure 9: Old Arngrove Farm, Cow Shed & Cart Store, South-West Elevation

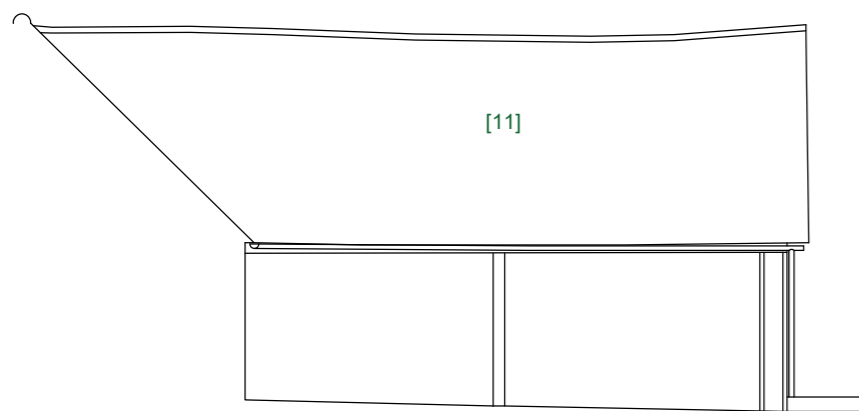


Figure 10: Old Arngrove Farm, Cart Store, North-West Elevation

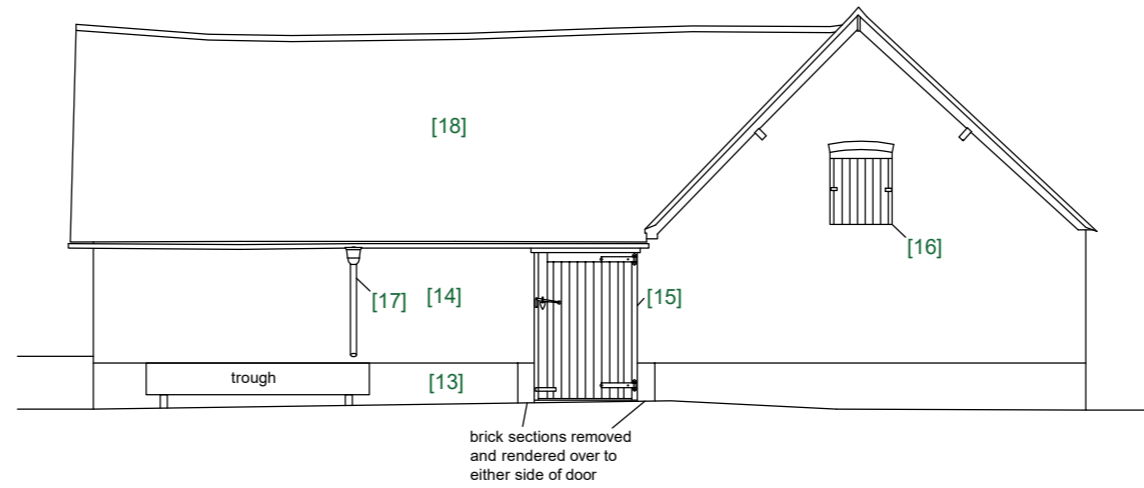


Figure 11: Old Arngrove Farm, Cart Store, South-East Elevation

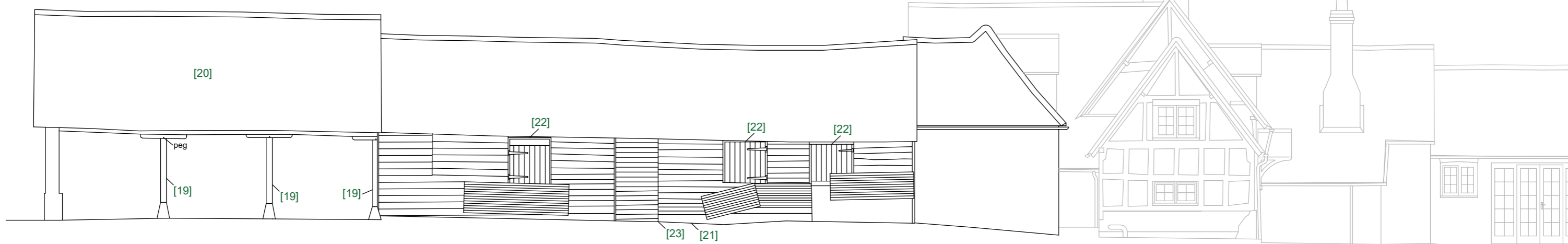


Figure 12: Old Arngrove Farm, Cow Shed & Cart Store, North-East Elevation

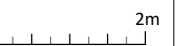




Figure 13: Old Arngrove Farm, Cow Shed & Cart Store, North-West Elevation



Figure 14: Old Arngrove Farm, Farmhouse, South-East Elevation



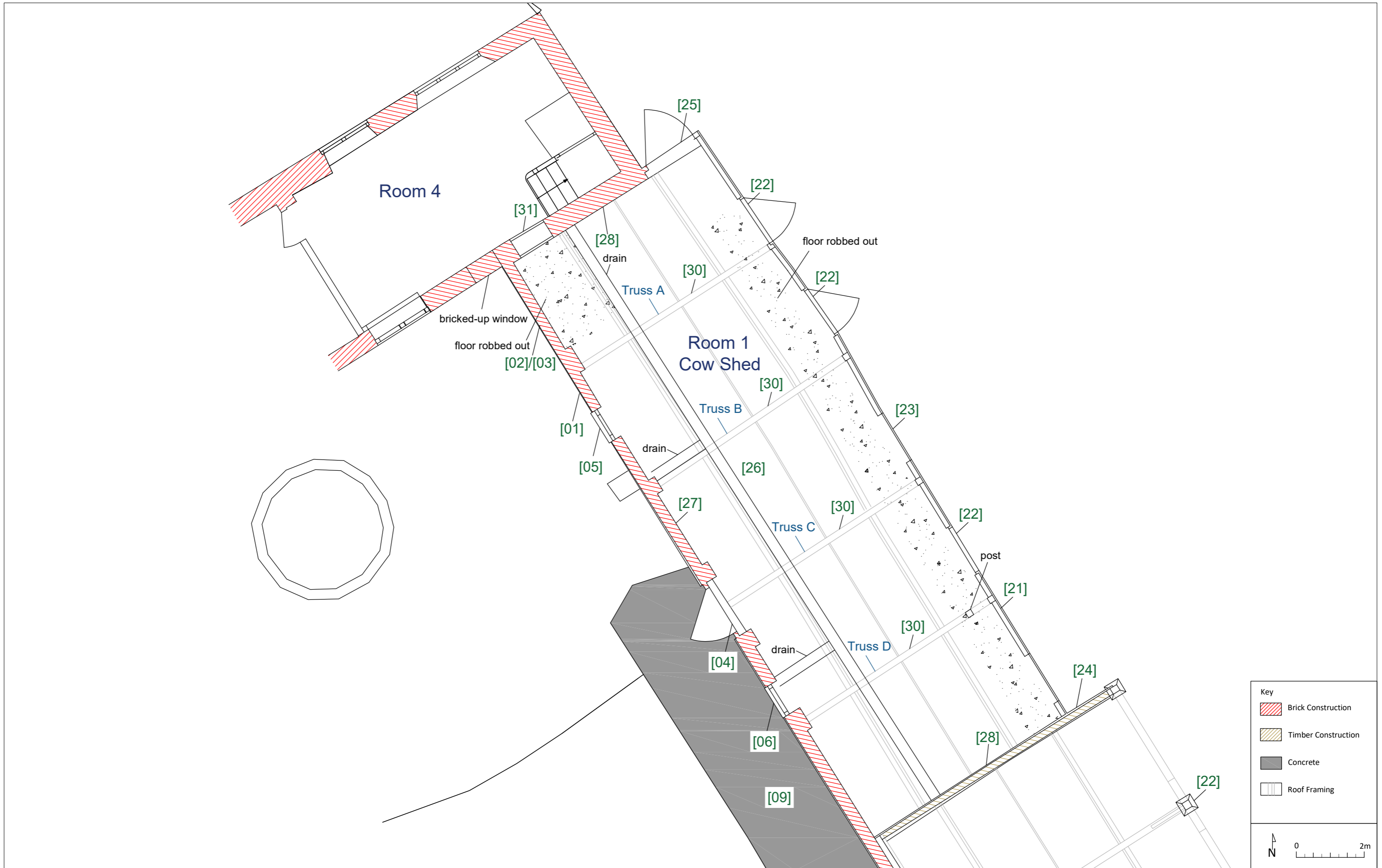


Figure 15: Old Arngrove Farm, Cow Shed & Cart Store, Ground Floor Plan (Rooms 1 & 4)



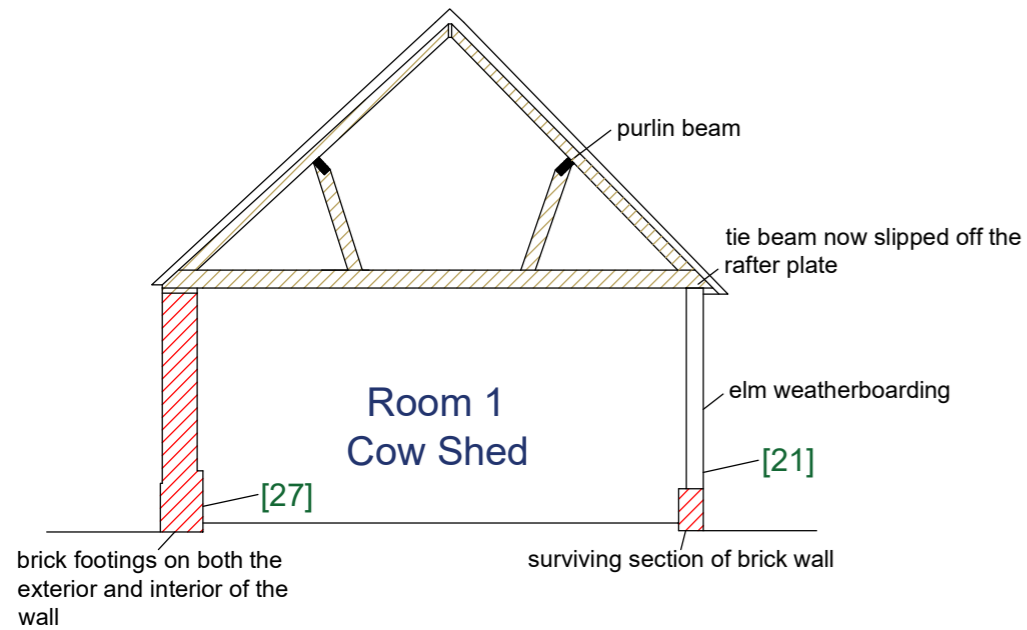


Figure 17: Section A-A, south-east facing section of Truss B

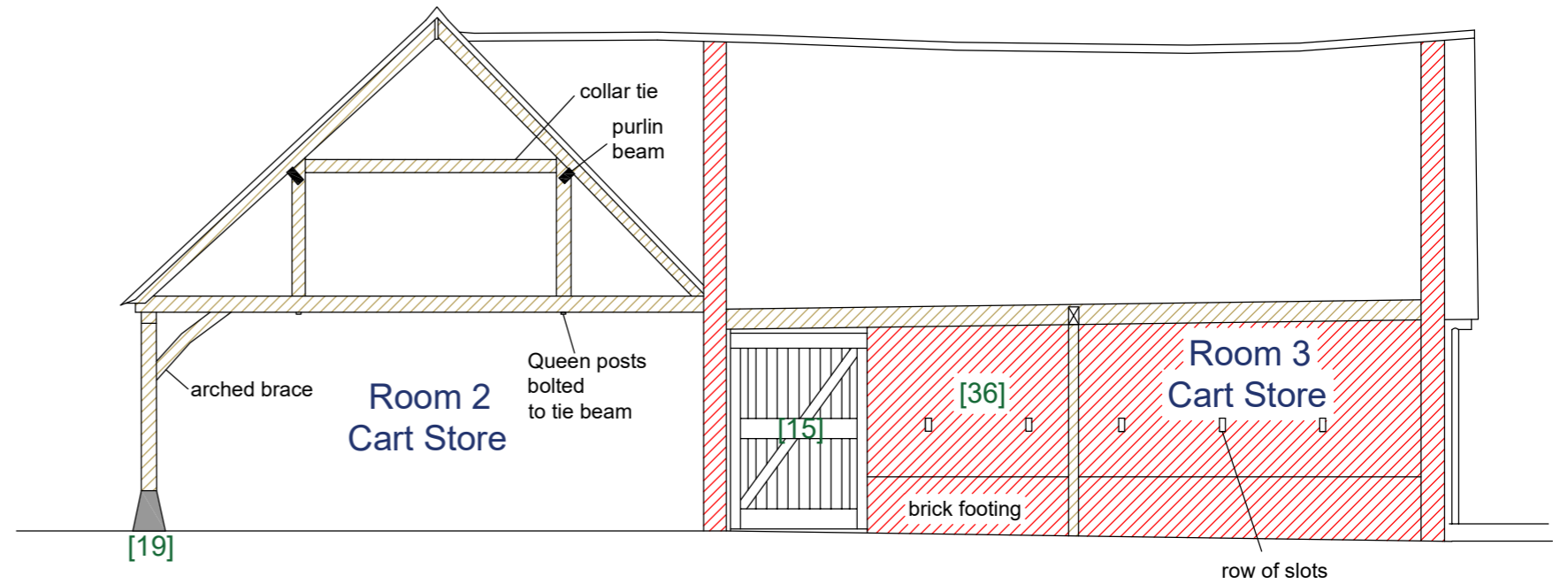


Figure 18: Section B-B, north-west facing section of Truss E

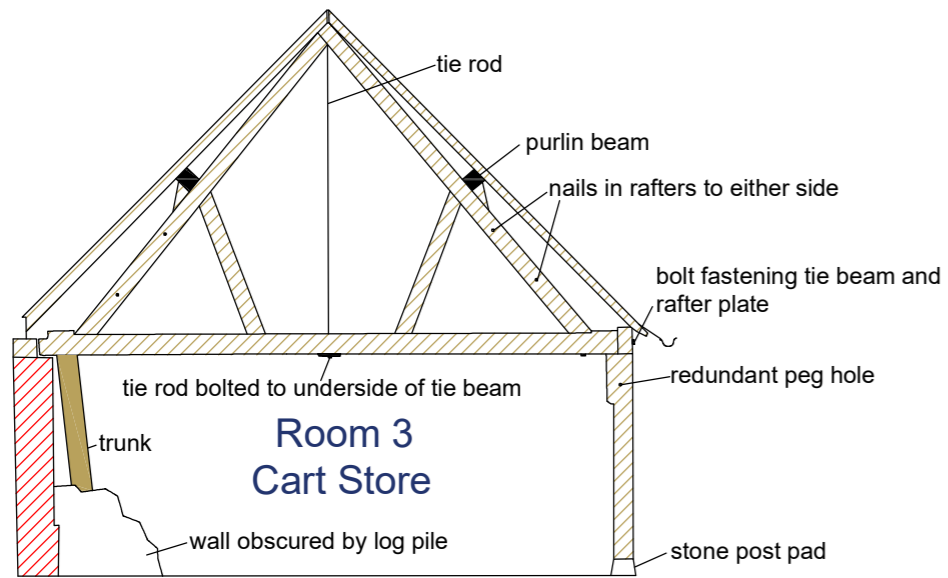


Figure 19: Section C-C, north-east facing section of Truss G

Key	
	Brick Construction
	Timber Construction
	Concrete



Appendix 2 – Plates



Plate 1 (117): General view of Old Arngrove Farm in its setting, from the south-east



Plate 2 (118): General view of Old Arngrove Farm in its setting, from the south