

Wood Farm Planning Application

Address; Wood Farm
11 High St
Collyweston
Northamptonshire
PE9 3PW



24 April 2022

Archaeological Assessment

1.0 Desk Study

This property has been known as Wood Farm for more than 100 years. The central part of the farmhouse presents as mid-Victorian, with sash windows to the ground floor roadside elevation and casements elsewhere on the ground floor and throughout the first floor. It can be identified on the OS map of 1886, but with a smaller rear extension and without the later butchers shop lean-to on the west elevation.

On the 1886 map, the larger barn and rear stable are visible. It is not clear whether the stable nearest the road was built at this point. The presence of a slate damp-proof course indicates that this was probably constructed in the late Victorian or early twentieth century periods.

2.0 Consideration of Each Area

Each of the various open areas of the site now will be considered for the likelihood of archaeological remains.

1. Front garden

It is not proposed to undertake any construction here. The top 300mm has been regularly disturbed by gardening operations with no archaeological remains discovered.

2. Area between front stable and barn

There is no construction to be undertaken here. There is a disused septic tank dating from mid twentieth century.

3. Area between barn and rear stable

This area was worn away by farming operations in mid twentieth century. Current ground levels were established by the creation of a soakaway with approximately 500mm of rubble across the area. No building operations are due here.

4. Area behind rear stable

It is proposed to build a terrace outside area here. OS Maps from 1975 onwards indicate three buildings in this area, which are understood to have been timber framed on concrete bases. One of the concrete bases remains. The rest of the area has been levelled by mechanical means within the last 30 years. It is felt unlikely that archaeological remains will be found here.

3.0 Conclusion

This proposal is for the conversion of an existing building, There are some small associated external changes. Given the lack of any map detail showing substantial structures in the areas where building work is planned, and known previous ground disturbance, it seems unlikely that any significant historical evidence will be discovered during these proposed building operations.

It is our recommendation that any planning condition covering archaeology should be limited to requiring work to stop and further investigation made if any underground man-made remains are discovered.