# Outbuildings at Home Farm House Lower Street, Twywell Northamptonshire NN14 3AH (NGR 495274, 278233)

# Historic Building Record

Listed Building Consent: NE/21/00814/LBC HER No. ENN110642 Souterrain Project SOU22-811



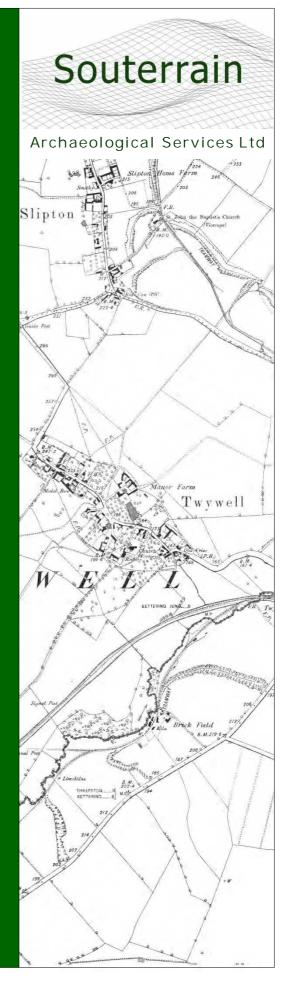


November 2022

Souterrain Archaeological Services Ltd

for

Mr Paul Spicer (Twywell, Northants)



Outbuildings at Home Farm House Lower Street, Twywell Nr Kettering Northamptonshire NN14 3AH (NGR 495274, 278233)

# Historic Building Record

## LISTED BUILDING CONSENT: NE/21/00814/LBC

## NORTHAMPTONSHIRE HER EVENT NO. ENN110642

SOUTERRAIN PROJECT SOU22-811

November 2022

Produced by

Souterrain Archaeological Services Ltd

for

Mr Paul Spicer (Twywell, Northants)

(cover map: reproduced from the 1886 Ordnance Survey map of Northamptonshire © Crown Copyright. All rights reserved. Licence number AL 100015565)

> © Souterrain Archaeological Services Ltd, 2022 Registered Office: 15 Grove Place, Bedford MK40 3JJ Registered in England and Wales No. 03394485 e-

Affiliated to the Council for British Archaeology (CBA)

## CONTENTS

	List of Figures Summary Preface Acknowledgements	3 4 5 5
1.	THE HISTORIC BUILDING RECORD	6
2.	LOCATION & ASPECT OF THE HISTORIC BUILDINGS	6
3.	HOME FARM HOUSE	7
4.	THE HISTORIC OUTBUILDINGS: OBSERVATIONS Notes on the Recording & Descriptions Outbuilding 1 External Appearance The Interior Outbuilding 2 External Appearance The Interior	8 8 8 8 9 9 9 10
5.	ARCHIVE & REPORT	10
6.	COPYRIGHT	11
7.	REFERENCES	12
8.	FIGURES	14
9	PHOTOGRAPHS: 2022	19

(Illustrations are at the end of the report)

List of Figures

- Figure 1 General Location of Twywell and the Home Farm House
- Figure 2 Location of the Application Site and Home Farm House
- Figure 3 Extract of the 1736 map of Twywell (NA1409)
- Figure 4 Extract of the 1886 Ordnance Survey 25" map
- Figure 5 Extract of the 1900 Ordnance Survey 25" map
- Figure 6 Direction of photographs

### Summary

In August and September 2022 a Historic Building Record was made of two historic outbuildings within the curtilage of Home Farm House, a Grade II Listed Building in the village of Twywell, Northamptonshire. The house is understood to have originated in the mid-17<sup>th</sup> century.

The outbuildings situated to the rear of the house were built in two phases. The earliest, constructed of coursed limestone rubble with pantiled roof appears to correspond to an outbuilding depicted on a map of 1736. Spear-headed strap hinges on the entrance door and a near-complete smoke jack mechanism inside a chimney breast would accord with an early 18<sup>th</sup> century date. The building, which is single-storied and single-celled appears to have served a primary function of meat preparation, a substantial fireplace (with the smoke jack) being the dominant feature; other fittings and fixtures, consisting of iron meat hooks and a shallow glazed stoneware trough sink. The fireplace features a chamfered oak lintel beam with run-out stops.

The second outbuilding was constructed at some juncture between 1736 and 1884. Appended to the 18<sup>th</sup> century building and constructed partly of coursed rubble limestone and partly of brick, it appears to have originated as a cart shed with partitioned tack room and adjoining stable, the latter now in separate ownership.

The report provides a descriptive and illustrative account of observations, by means of digital photographs, scale drawings and plans showing the direction of view of each photograph. Other than ownership and tenancy of the farm buildings in the late 19<sup>th</sup> and early 20<sup>th</sup> century, documented history of Home Farm is scant.

#### Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

Survey and report: Mercedes Planas BA, MA, MSc (Eng), MCIfA Martin Wilson BA Hons, MAAIS, MCIfA, MIEnvSc, FSA Scot

Souterrain Archaeological Services Ltd Registered Office: 15 Grove Place, Bedford MK40 3JJ



#### Acknowledgements

The authors would like to extend our thanks to Mr and Mrs Spicer who commissioned the historic building record and facilitated the work.

The survey record was initiated by Dr Rachael Townend, Assistant Archaeological Advisor for North Northamptonshire Council.

- 1. THE HISTORIC BUILDING RECORD
- 1.1 This document presents an illustrated and descriptive Historic Building Record of two historic outbuildings that form part of the curtilage of a Grade II Listed building known as Home Farm House, in the village of Twywell, Northamptonshire, NN14 3AH. The buildings were recorded both in their 'as found' state and during opening-up stages.
- 1.2 The report has been prepared by Souterrain Archaeological Services Ltd for Mr Paul Spicer, the Planning Applicant, who received Listed Building Consent (NE/21/00814/LBC) from North Northamptonshire Council (NNC) on the 20<sup>th</sup> July 2021 for 'Works to dwelling to include the replacement of 2 no. windows on north-east elevation. Works to outbuildings to include their repair; the replacement of existing pantile roof coverings; the installation of a window in an existing opening on the east elevation; and the replacement of a link roof'.
- 1.3 The compilation of a Historic Building Record is in accord with policy 2 (d) of the North Northamptonshire Joint Core Strategy and Section 16 paragraph 205 of the revised National Planning Policy Framework (NPPF) (DLUHC, 2021), each of which require a developer to adequately record a heritage asset (e.g. a historic building) that is to suffer change or loss due to development, and advance understanding of the asset's significance.
- 1.4 One purpose of the Historic Building Record (hereafter 'the Record') is to inform future conservation decisions and subsequent management of the historic building, while ultimately the results of the study are to be available as a public-accessible record.
- 1.5 The Record observes the current national guidance of Historic England (2016). It comprises:

a historic account; a photographic archive (digital images); measured plans and elevations based on the architect's outline survey<sup>1</sup>; a descriptive account based on first-hand observations; an account of the building's historic context gleaned from available primary sources and secondary sources.

1.6 The Record provides a comprehensive visual documentation of the historic building prior to the permitted conversion. The aim has been to gain an understanding of the building's original purpose, usage and historical context.

### 2. LOCATION & ASPECT OF THE HISTORIC BUILDINGS

- 2.1 The village of Twywell is located in the civil parish of the same name, in northeast Northamptonshire. Home Farm House is situated within the Twywell Conservation Area, on the northeast side of Lower Street: centred on NGR 495274, 278233 (Figs. 1 & 2). The property is bordered to the east by two terraced cottages, to the north by a complex of farm outbuildings and to the west and northwest by open pasture; all of which is in other ownership.
- 2.2 The front of Home Farm House has a south-eastern aspect and is located around 52.10 m OD (Fig. 6). At the rear of the house the ground rises steeply to the north, to around. 54. 30 m OD on the property boundary. The two historic outbuildings (the subject of the Planning Permission) are situated in the northwest angle of the site, on terraced ground which rises from 52.56 m OD (photos 1-4 & 20). Recent usage of the outbuildings has been for domestic storage.

<sup>&</sup>lt;sup>1</sup> Produced by permission of the client and architect.

2.3 The underlying solid geology is the Inferior Oolite Group, described as a "varied succession of bioclastic, peloidal, sandy, ferruginous, argillaceous, bioturbated limestones, with subordinate ooidal limestone, sandstone, limestone conglomerate, lime-mudstone and mudstone beds" (BGS 2022).

## 3. HOME FARM HOUSE

3.1 The farmhouse is a Designated Heritage Asset (i.e. a Listed Building); List Entry No. 1226039. The building was noted in 1930 as one of the few remaining stone buildings of 17<sup>th</sup> century date within the village (Page 1930, 248). The official List entry describes the building as follows:

"Farmhouse, now house. Datestone H/TA/1663. Regular coursed limestone with Collyweston slate roof. Double depth plan. 2 storeys with attic. Main front of 2-window range at ground floor and one at first floor having a canted bay window with stone -mullions, and leaded lights, to ground and first floor right. Leaded casement to ground floor left under wood lintel. Central C20 door with wood lintel, with fanlight. Ashlar gable parapet and ashlar stack at end. Elevation to left of 2-window range of 2- and 3-light stone mullion windows with leaded lights and one similar 2-light window in gable. Datestone at apex of gable. Elevation to right of one-window range of casements under wood lintels. Rear elevation has pair of gables with lean-to attached to each. Central leaded casement under wood lintel and attic casement to each gable, also under wood lintels. Tablet in apex of right gable has inscription H/FE. Interior not inspected".

- 3.2 The earliest surviving chain-surveyed map depicting Home Farm was made in 1736, (Fig. 3). It is a small scale depiction with very little detail, yet shows that, at that time the farmhouse was an overall L-shape, with a single detached outbuilding to the north, the latter's walls aligned with those of the farmhouse.
- 3.3 The 1663 date stone on the farmhouse denotes the construction of the L-shaped building shown on the map of 1736. The north wing was added at some time prior to 1884 (see Fig. 4). The early ownership of Home Farm is also elusive. There are no deeds available for the property. In the mid to late 19<sup>th</sup> century Twywell Home Farm appears to have been owned by Mr Sanders Leete, who in the trades' directory of 1869 is listed as a farmer and butcher. In 1871 health inspectors reported the existence of foot and-mouth disease at the farm with Mr. Sanders Leete as its proprietor<sup>2</sup>.
- 3.4 In 1910 Home Farm was auctioned at the White Hart Hotel, Thrapston where it was bought by Mr. John Young of Glasgow for £2,800<sup>3</sup>, who was already in 1890 a principal landowner<sup>4</sup>, and also held Twywell Iron Ores Mines<sup>5</sup>. The property was described as 'valuable freehold estate at Twywell known as the Home Farm, together with allotment ground, containing together 99a. 33r. 25p. of arable and pasture land, with farmhouse. premises, and two cottages now in the occupation of Mr. W. Abbott and the Parish Council at the respective rents of £84 and £8 12s. 6d. per annum...' The Abbot family continued as tenant farmers of Twywell Home Farm, William Abbot listed at that address in the Kelly's Directory of 1910<sup>6</sup>. In 1941, Mrs S. H. and Mr J. Abbott announced their retirement from farming and subsequently auctioned off 'the whole op the live dead farming stock, viz: 13 head of cattle, 30 head of poultry, agricultural implements

<sup>&</sup>lt;sup>2</sup> Northamptonshire. Contagious Diseases (Animals) Act, 1869. Northampton Mercury - 07 Jan 1871

<sup>&</sup>lt;sup>3</sup> Northampton Mercury - 29 Jul 1910

<sup>&</sup>lt;sup>4</sup> Kelly's Directory of Northamptonshire, 1890, 554

<sup>&</sup>lt;sup>5</sup> Kelly's Directory of Northamptonshire, 1910, 320

<sup>&</sup>lt;sup>6</sup> Ibid. 320

machines, viz; — poultry house and dairy utensils, and about 30 lots of surplus household furniture".<sup>7</sup>

#### 4. THE HISTORIC OUTBUILDINGS: OBSERVATIONS

Notes on the Recording & Descriptions

- 4.1 In the descriptions below, the bold numbers in square brackets refer to photograph numbers (Section 9; Appendix 1). The photograph viewpoints are shown on Figure 6. The red and white metric scales in the photographs are either 1 m or 2 m in length with divisions of 0.2 m. The scale used for specific fixtures and fittings is in centimetres.
- 4.2 The survey was carried out in three separate visits. The first visit was to obtain an 'as found' record (4<sup>th</sup> August 2022) prior to the commencement of building alterations and restoration. Subsequent visits were to make records during and excavation of floors (9<sup>th</sup> August 2002) and after opening-up works to Outbuilding 1 (20<sup>th</sup> September 2022).

## Outbuilding 1

### External Appearance

4.3 The building is single storied, rectangular in plan (5.1 m x 5.55 m), constructed of coursed rubble, with a dual-pitched pantiled roof orientated c. north-south [1-2, 4-5]. It is probable that this is the detached outbuilding depicted on the 1736 map (Fig. 3). The thickness of the walls was between 0.48 and 0.75 m; thicker on the northwest side of the building (Fig 6), possibly to support a fireplace lintel beam (post, 4.4). There is a single entrance, located in the southeast corner, which has a plank and batten door held by spear-headed iron strap hinges with pintles [7-10 & 29]. The hinges are an 18<sup>th</sup> century type (c.f. Alcock & Hall. 1994, 22). The lower hinge is assisted by a 19<sup>th</sup> / 20<sup>th</sup> century flat-headed - type strap hinge. There is a single window (1 m wide 1.2 m high), in the east wall, with an open vertical-slatted timber frame [1 & 28]. The majority of roof rafters were replaced in the late 20<sup>th</sup> century [21-22]; a graffiti date in cement on the west wall [25] suggests that these repairs were done in 1974. Later stripping of the pantiles from the roof revealed that the 20<sup>th</sup> century rafters held in place by cement, casually weighted down with bricks [43, 45, 48]; the bricks from the Whittlesey brickworks in Peterborough [44].

### The Interior

- 4.4 The building has a single-cell interior, open to the rafters [21-23], with a floor space 4.5 m x 3.91 m (c. 17.6 sq. m). The walls are rendered and lime-washed. Where the render has fallen from the west wall, two bond timbers have been exposed [25], each a piece of timber (oak) salvaged from an earlier building. Similarly, the lintel above the door is a salvaged timber with mortises [29]. The floor is constructed of irregular-shaped limestone flags, which are well-laid, tightly-fitted, and fairly level (around 52. 56 m OD) [55-60]. They were laid on directly above the geological stratum, at this point, a sandy ferruginous limestone [59-60].
- 4.5 The main feature of the room is a large brick-backed fireplace / hearth [26], 2.72 m wide and 0.8 m deep, which occupies over two-thirds of the north wall. The fireplace has two identifiable phases, the first phase represented by a substantial oak lintel beam, chamfered with run-out stops [27, 31]. At its east end, the lintel rests on a 20-course-high brick wall, of double-thickness

<sup>&</sup>lt;sup>7</sup> Northampton Mercury - 21 Mar 1941

[26], while its west end is set in the outer stone wall [31]. The chimney breast was vented on either side, one vent in the east alcove, the other through the west wall. The east alcove contains a low cement-rendered brick plinth of uncertain function. The hood and chimney breast are lime-mortar rendered and lime-washed.

- 4.6 The second phase was a fore-shortening of the fireplace. This comprised an infill of four brick courses just below the timber lintel [26]. These are supported on a cambered iron bar, the east end of which was inserted to into the aforementioned brick wall, while the west end rested on a single-thickness brick wall of 14 courses. In the 20<sup>th</sup> century, the space between the latter brick wall and the west stone wall was part-in-filled with concrete blocks and slabs to create a shelf.
- 4.7 The reason for the fore-shortening of the fireplace was most likely to install a smoke jack mechanism [32-35], a devise for turning joints of meat during roasting on a spit, which was driven by ascending smoke or rarified air. The iron mechanism, very corroded, was largely intact inside the chimney breast, comprised of, cogged face-wheel with screw spindle, wooden pulley wheel and iron vane wheel housing above. Comparable 18<sup>th</sup> century smoke jacks exist at the Castle Museum, York and the ruined kitchen of Kirby House, near Gretton, Northamptonshire. The means of operation is explained in the 1817 edition of Encyclopaedia Britannica (pp. 421-423) together with a diagram of a smoke jack in its simplest form. It is possible that meat preparation was a primary function of the building, since seven evenly-spaced iron meat hooks were arrayed on the underside of a main cross-beam [21-24], while another survived to right of the doorway [29]. Investigative cleaning of the hearth area revealed only a layer of wood-ash directly above heat-reddened geological stratum and a back draft beneath the brick-lining of the hearth [56].
- 4.8 The only other historic fitting was a brown salt-glazed stoneware shallow trough-sink with fluted exterior, a type common in the late 18<sup>th</sup> and 19<sup>th</sup> centuries, which was positioned under the window, partly set into the sill [28, 58].

Outbuilding 2

External Appearance

- 4.9 Outbuilding 2 [1] was already in existence in 1884 (Fig. 4). It is effectively the southern half of a larger outbuilding, the northern half of which is now beyond the property boundary, in separated ownership (Figs. 4 & 5). The building range appears to have originated as a cart shed to the south, possibly with a tack room, and a stable to the north (Fig. 6). Although there was no access to the northern half, a photograph of its exterior taken in 2020 (Thomson 2020)<sup>8</sup> suggests that the building was a stable.
- 4.10 The range was appended to the 18<sup>th</sup> century outbuilding (i.e. Outbuilding 1), yet with a ridge line at a higher level and the longitudinal axis offset to the west [6, 13, 16]. The south wall of the cart shed, for the most part consists of the earlier building's north wall, while the increased width and height of the gable is constructed of brick, with a number of vent holes in the brickwork [38]. The cart entrance on the east side [5] is also constructed in brick, as is the north wall which separates the stable [36], while the rear (west) wall is built entirely of coursed limestone rubble [13, 37]. In the lower part of the north wall were the much-decayed remains of two horizontal bond timbers, six brick courses apart, that appear to have ran the width of the building [36]. Whilst the use of bond timbers was still in fairly widespread usage in the provinces in the mid 19<sup>th</sup> century (c.f. Smith 1887, 228; for a discussion of the history of bond timbers see Hurst 2006), the incorporation these timbers in the stable block design, in this case, was

<sup>&</sup>lt;sup>8</sup> planning application 20/01154/FUL

moreover to enable attachment of insulating boarding timbers (usually tongue and groove panels). Such boarding was in accord with mid Victorian ethos for good stable and tack room design (see Miles 1864).

4.11 The roof is covered in pantiles. Replaced rafters and installation [40-41] suggested that it had been re-roofed at the same time as Outbuilding 1, in the late 20<sup>th</sup> century,

The Interior

- 4.12 The floor of the building was terraced into the hill slope. The interior was largely featureless. There was an overall floor space of c. 14. 17 sq. m (4.3 4.7 m x 3.22 m). On the right side of the entrance were the remains of a demolished brick wall. This corresponded with scars in the stonework of the rear wall, where bricks had been removed, betraying the line of a former partition wall, which would have created a long narrow room (4.3 m x c. 1 m) on the north side of the building, possibly a tack room. The room was entered via a doorway (now blocked) to the right of the cart entrance [39]. The floor space of the cart shed would have measured 4.7 m x 1.95 m.
- 4.13 Oral tradition suggests that the building was once used as a pig pen<sup>9</sup>, hence the floor was concealed by c. 0.1 m of dried muck [36-39]. Machine excavation revealed remnants of a cobbled floor [52] with a possible drain along its south side [50]. A clay floor tile and fragments of a similar type were recovered from the foundation of the rear wall. The tiles are stamped 'W. BLUNDELL MAKER TWYWELL NR, THRAPSTON' [54].
- 4.14 The tiles were made at the Twywell Brick and Tile Works where Mr Blundell was the manager in 1884-86<sup>10</sup>. The brickyard was located to the east of Twywell Railway Station, about 700 m to the southeast of the village. The company was owned by Mr P Phipps MP (the Northampton Brewer) and it is curious that it was Blundell and not Phipps stamped on the tiles. The product range advertised in 1887 included pantiles<sup>11</sup>. Formerly known as the Newbridge Brick Works the manufactory was started up c. 1867 by Thomas Walters, an iron ore businessman (O' Rourke 1970, 25). The brickworks were put up for auction in 1870<sup>12</sup> and were subsequently acquired by Phipps. It is thought to have been shut down in the mid-1890s (Rourke 1970, op. cit.). It is not known whether Mr Blundell had also been manager of the Newbridge Brick Works, and therefore the construction date for Outbuilding 2 is somewhere between c. 1867 and 1884.
- 4.15 The floor was laid directly above the geological stratum, which at this point was comprised of blue-grey mudstone [51]. Four sherds of pottery were recovered. They comprised two very abraded pieces of possible late medieval Glapthorn ware (14<sup>th</sup> / 15<sup>th</sup> century), and two 17<sup>th</sup> /18<sup>th</sup> century sherds, one a pale green vitrified ware with slip decoration, the other, a piece of brown glazed earthenware.
- 5. ARCHIVE & REPORT
- 5.1 The archive is intended as a public-accessible record, copies of the report to be housed in the Northamptonshire Historic Environment Record. The archive comprises a CD containing digital images, a copy of the report and index to photographs. Copyright is retained by Souterrain Archaeological Services Ltd from whom permission may be sought for reproduction.

<sup>&</sup>lt;sup>9</sup> Information from a senior local resident of Home Farm Cottages

<sup>&</sup>lt;sup>10</sup> Northampton Mercury - 03 Jan 1885; Northampton Chronicle and Echo - 31 Dec 1884

<sup>&</sup>lt;sup>11</sup> Northampton Mercury - 27 Aug 1887

<sup>&</sup>lt;sup>12</sup> Northampton Mercury - 24 Sep 1870

5.2 The report and photographs are also to be accessible via the OASIS (Online Access to the Index of Archaeological Investigations) website (<u>www.oasis.ac.uk</u>). The OASIS identification number for this project is souterra1-511274.

## 6. COPYRIGHT

- 6.1 Souterrain Archaeological Services Ltd retains full copyright of any commissioned reports, tender documents or other project documents under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the commissioning organisation in all matters directly relating to the project as described in the written Scheme for an Historic Building Record.
- 6.2 Souterrain Archaeological Services Ltd retains the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988.
- 6.3 A licence is to be granted to the Northamptonshire Historic Environment Record for the use of all reports arising from projects for planning purposes. Bona fide research requests will be granted a licence upon written request to Souterrain.

#### 7. REFERENCES

Published and Unpublished Sources

Alcock NW & Hall D, 1994. Fixtures and Fittings in Dated Houses 1567-1763 (Council for British Archaeology, reprinted 2010)

BGS 2022. British Geological Survey. http://www.bgs.ac.uk [accessed 22.07.2022]

DLUHC 2021. National Planning Policy Framework, Department for Levelling Up, Housing & Communities, Jul. 2021

Encyclopaedia Britannica 1817 (5<sup>th</sup> edn.) 421-423 <u>https://www.google.co.uk/books/edition/Encyclopaedia\_Britannica\_Or\_A\_Dictionary/TCVeAA</u> <u>AAcAAJ?hl=en&gbpv=1&dq=smoke+jack&pg=PA421&printsec=frontcover</u> [accessed 22.11.2022]

Historic England 2016. Standard and Guidance for the archaeological investigation and recording of standing buildings or structures

Historic England 2021. https://historicengland.org.uk/listing/the-list/ [accessed 23.10.2022]

Hurst L 2006. 'The Rise and Fall of the Use of Bond Timbers in Brick Buildings in England', Proc. 2<sup>nd</sup> Int. Congress on Construction History [vol. 2], Queens' College, Cambridge University

Kelly's Directory of Northamptonshire 1890, 554

Kelly's Directory of Northamptonshire 1910, 320

Miles W 1864. General remarks on Stables and Examples of Stable Fittings (London) 2<sup>nd</sup> edn.

O ' Rourke R 1970. 'Some Northamptonshire Brickworks'. 'Twywell, (SP 961781)'. 8-27, Bulletin of Industrial Archaeology in CBA Group 9, No. 13

Page W (ed) 1930 'Parishes: Twywell', in A History of the County of Northampton: Volume 3, (London), pp. 248-252. British History Online, www.british-history.ac.uk/vch/northants/vol3/pp248-252 [accessed 26 May 2022].

Smith P G L 1887. Rivingtons Series. Notes on Building Construction, Advanced Course, 3rd edn. (London), [accessed 23.03.2021] <u>https://archive.org/details/RivingtonsPart23rdEd1887/page/n187/mode/2up</u>

Thomson M 2020. Home Farm, Lower street, Twywell, Northamptonshire. Heritage Statement, The Jessop Consultancy. Doc. TJC2020.90, OASIS ref. thejesso1-398214

Townend R 2022. 'Brief for a Programme of Archaeological Building Recording at Home Farm House Lower Street, Twywell, Kettering, Northamptonshire NN14 3AH ', Northamptonshire Minerals and Planning Service, North Northamptonshire Council V2 (25 Apr.22)

Souterrain 2022. Scheme for a Historic Building Record: Home Farm House, Lower Street, T wywell, Nr Kettering, Northamptonshire NN14 3AH (NGR 495274, 278233). Souterrain

Archaeological Services Ltd 2022 SOU22-811; Planning Ref. NE/21/00814/LBC, HER No. ENN110642

Historic documents

Northampton Mercury - 24 Sep 1870 Northampton Mercury - 07 Jan 1871 Northampton Chronicle & Echo - 31 Dec 1884 Northampton Mercury - 03 Jan 1885 Northampton Mercury - 27 Aug 1887 Northampton Mercury - 29 Jul 1910 Northampton Mercury - 21 Mar 1941

Historic Maps

- 1736 Map of Twywell, Northamptonshire. Northamptonshire Archives Map/1409, Photograph of map of Twywell. Surveyor: William Sutton, 1735.
- 1886 25" Ordnance Survey, Northamptonshire Sheet XXVI.13 (surveyed 1884)
- 1900 25" Ordnance Survey, Northamptonshire Sheet XXVI.13 (surveyed 1899)

Architect's Drawings

Nice (Design) Ltd. 2021 Drafting & Consultation, Home Farm House Lower Street Twywell Northamptonshire NN13 4AH Drawing Nos. A3-204902 & A3-204903 (02.04.2021)

8. Figures

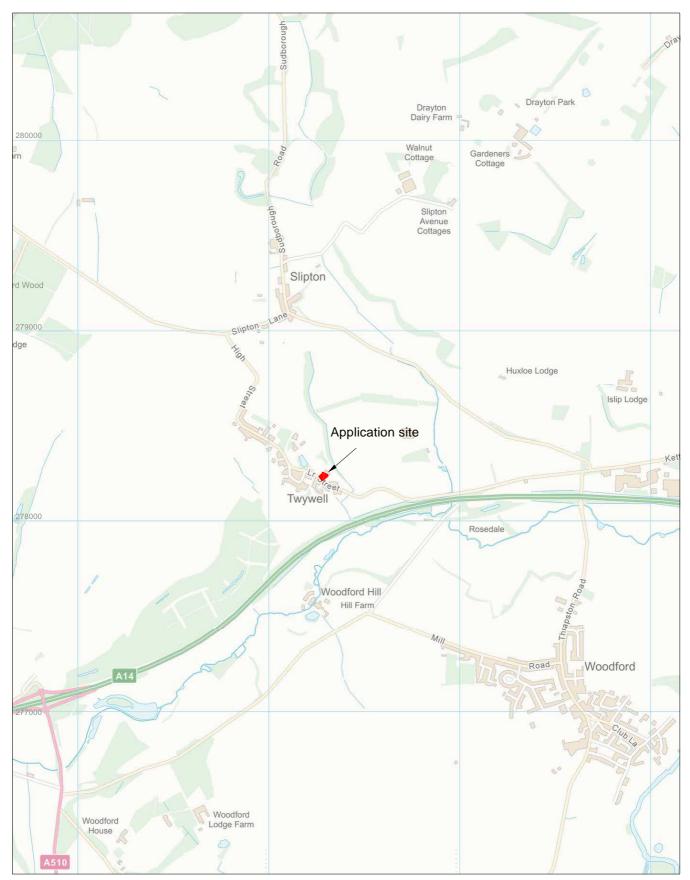
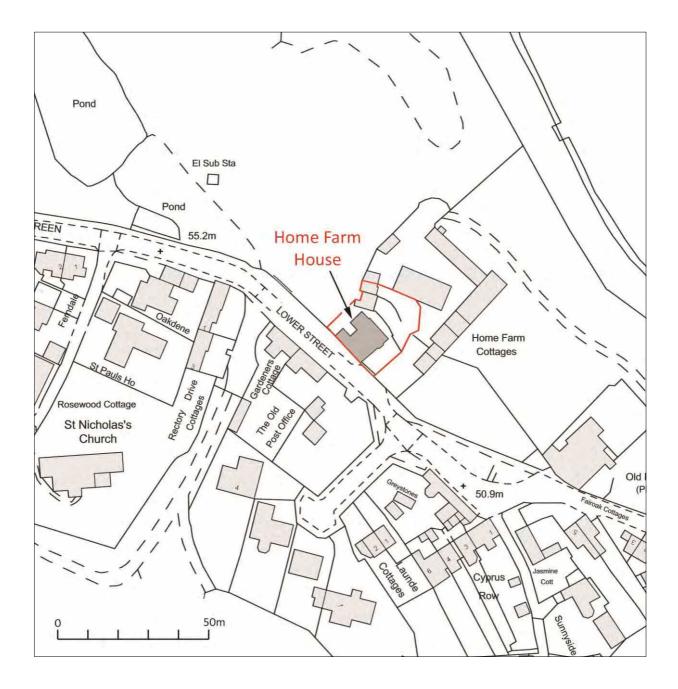


Figure 1: General locaon of Twy well and the Holme Farm House



#### Figure 2. Location of the Application Site and Home Farm House

(based on Ordnance Survey mapping , © Crown Copyright. All rights reserved. Licence number AL 100015565)

Figure 3. Extract of the 1736 map of Twywell (NA1409)

Red = Application Site Magenta = location of outbuildings

(© Northamptonshire Archives)

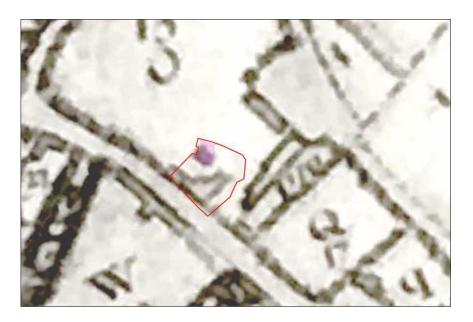


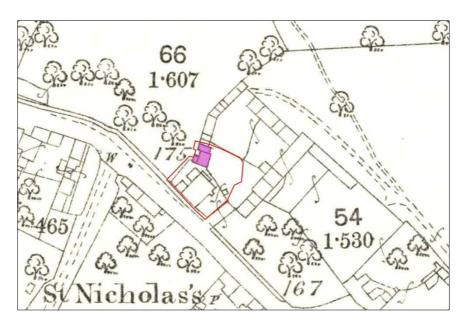
Figure 4. Extract of the 1886 Ordnance Survey 25" map (surveyed 1884)

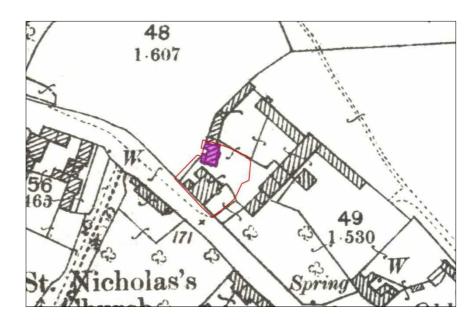
Red = Application Site Magenta = location of outbuildings

Figure 5. Extract of the 1900 Ordnance Survey 25" map (surveyed 1899)

Red = Application Site Magenta = location of outbuildings

( © Crown Copyright. All rights reserved. Licence number AL 100015565)





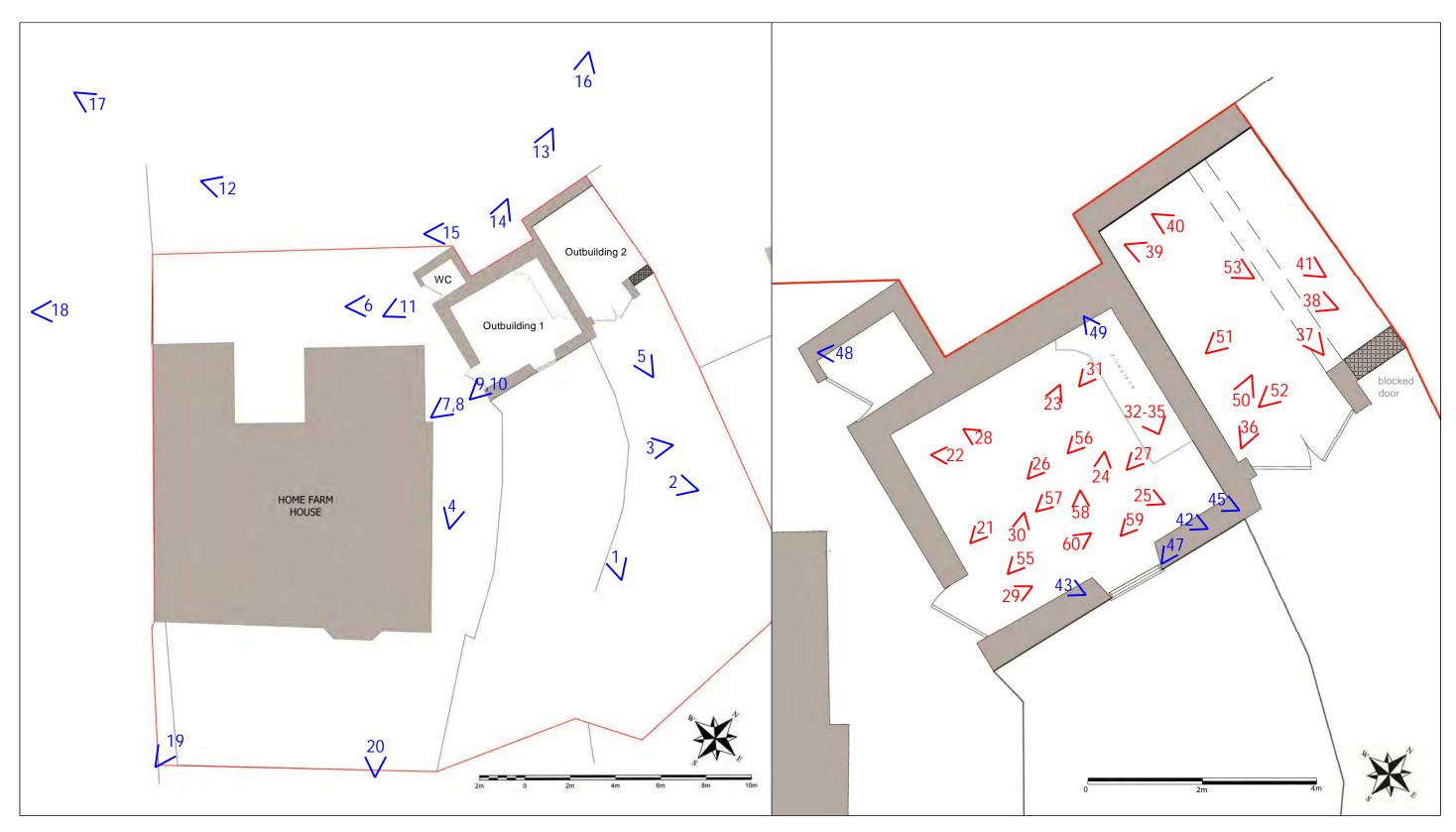


Figure 6: Direcon of photographs (blue: exterior and roof; red: interior)

9 Photographs: 2022



1. Overview of outbuildings. Facing W



2. Outbuilding 1 and Home Farm House. Facing SW



4. Doorway of outbuilding 1. Facing NW



5. Cart entrance to outbuilding 2. Facing W



6. Doorway to WC. Facing NE



3 Northeast elevation of Home Farm House. Facing S



7. Doorway to outbuilding 1. Facing N



9. Detail of strap hinge/pintle fitting on doorway to outbuilding 1.



8. Doorway to outbuilding 1. Facing N



10. Detail of spearheaded strap hinge (c. early. 18<sup>th</sup> century). Outbuilding 1.



#### Outbuildings at Home Farm House, Lower Street, Twywell, Northamptonshire: Historic Building Record



11. Doorway to WC. Facing N



12. Overview of outbuildings. Facing NE



13. West elevation of outbuilding 2. Facing SE







14. West elevation of outbuilding 1. Facing S

15. West elevation of outbuildings 1 & 2. Facing NE

16. Overview of outbuildings. Facing SE



17. Overview Home Farm House and outbuildings. Facing E



19. Southeast elevation of Home Farm House. Facing N



18. Southwest elevation of Home Farm House. Facing NE



20. Southeast elevation of Home Farm House with outbuildings in the background. Facing NW



21. Outbuilding 1 interior: roof frame. Facing N

22. Outbuilding 1 interior: roof frame. Facing NE





24. Outbuilding 1 interior: cross-beam with iron meat hooks. Facing SE



25. Outbuilding 1 interior. Facing W

23. Outbuilding 1 interior: roof frame. Facing S



26. Outbuilding 1 interior: fireplace and chimney breast. Facing N



27. Outbuilding 1 interior: detail of chamfered lintel beam in fireplace. Facing N



29. Outbuilding 1 interior: plank and batten door. Facing S



30. Outbuilding 1: internal south elevation. Facing SE





31. Outbuilding 1 interior: detail of chamfered lintel beam in fireplace. Facing NE



32. Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18<sup>th</sup> century)



34. Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18<sup>th</sup> century)



century)



(c. 18<sup>th</sup> century)

33. Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18<sup>th</sup>



35. Outbuilding 1: chimney breast interior. Smoke jack mechanism



36. Outbuilding 2: internal north elevation. Facing N



37. Outbuilding 2: internal west elevation. Facing W





40. Outbuilding 2 interior: roof structure. Facing NE



41. Outbuilding 2 interior: roof structure. Facing SW

39. Outbuilding 2: cart entrance. Facing E



38. Outbuilding 2: internal south elevation. Facing SW



42. Outbuilding 1: roof structure. Facing W



43. Outbuilding 1: rafters with brick and cement infill. Facing W

44. Bricks recovered from roof structure of outbuilding 1.



45. Outbuilding 1: roof structure. Facing SW



46. Outbuilding 1: principal rafter/ purlin joint



47. Overview of outbuildings roof after removal of tiles. Facing N





48. Outbuilding 1: roof structure. Facing NE



49. Outbuilding 1: chimney breast. Facing E



50. Outbuilding 2: possible stone drain. Facing S

54. Outbuilding 2: locally made tiles recovered from

excavated floor





53. . Outbuilding 2: excavated floor. Facing SW

52. Outbuilding 2: section through cobbled floor. Facing NE



55. Outbuilding 1: limestone floor slabs after cleaning. Facing N



56. Outbuilding 1: excavated hearth. Facing NE



57. Outbuilding 1: excavated hearth. Facing NE



58. Outbuilding 1: limestone floor slabs after cleaning. Facing SW



59. Outbuilding 1: limestone floor slabs above bedrock. Facing N



60. Outbuilding 1: limestone floor slabs after cleaning. Facing S

## APPENDIX 1. PHOTOGRAPHIC INDEX

(REPORT & ARCHIVE: CD)

NORTH	AMPTONSHIRE HEF	EVENTINO. I		
No. in report	Image No.	Direction (facing)	Description	Date
EXTERIC	R			
1	1_IMG4219	W	Overview of outbuildings.	04.08.2022
2	2_IMG_4223	SW	Outbuilding 1 and Home Farm House	04.08.2022
3	3_IMG_4373	S	Northeast elevation of Home Farm House	04.08.2022
4	4_IMG_4226	NW	Doorway of outbuilding 1	04.08.2022
5	5_IMG_4371	W	Cart entrance to outbuilding 2	04.08.2022
6	6_IMG_4240	NE	Doorway to WC	04.08.2022
7	7_IMG_4230	N	Doorway to outbuilding 1	04.08.2022
8	8_IMG_4227	N	Doorway to outbuilding 1	04.08.2022
9	9_IMG_4236	-	Detail of strap hinge/pintle fitting on doorway to outbuilding 1.	04.08.2022
10	10_IMG_4233	-	Detail of spearheaded strap hinge (c. early. 18 <sup>th</sup> century). Outbuilding 1.	04.08.2022
11	11_IMG_4252	Ν	Doorway to WC	04.08.2022
12	12_IMG_4254	NE	Overview of outbuildings	04.08.2022
13	13_IMG_4271	SE	West elevation of outbuilding 2	04.08.2022
14	14_IMG_4264	S	West elevation of outbuilding 1	04.08.2022
15	15_IMG_4267	NE	West elevation of outbuildings 1 & 2	04.08.2022
16	16_IMG_4257	SE	Overview of outbuildings.	04.08.2022
17	17_IMG_4282	E	Overview Home Farm House and outbuildings	04.08.2022
18	18_IMG_4287	NE	Southwest elevation of Home Farm House	04.08.2022
19	19_IMG_4294	N	Southeast elevation of Home Farm House	04.08.2022
20	20_IMG_4291	NW	Southeast elevation of Home Farm House with outbuildings in the background	04.08.2022
NTERIO	R			
21	21_IMG_4291	Ν	Outbuilding 1 interior: roof frame.	04.08.2022
22	22_IMG_4307	NE	Outbuilding 1 interior: roof frame	04.08.2022
23	23_IMG_4321	S	Outbuilding 1 interior: roof frame	04.08.2022
24	24_IMG_4342	SE	Outbuilding 1 interior: cross-beam with iron meat hooks	04.08.2022
25	25_IMG_4304	W	Outbuilding 1 interior	04.08.2022
26	26_IMG_4302	N	Outbuilding 1 interior: fireplace and chimney breast.	04.08.2022
27	27_IMG_4343	N	Outbuilding 1 interior: detail of chamfered lintel beam in fireplace	04.08.2022
28	28_IMG_4315	E	Outbuilding 1: internal east elevation	04.08.2022
29	29_IMG_4323	S	Outbuilding 1 interior: plank and batten door.	04.08.2022

No. in	Image No.	Direction	Description	Date
report 30	30_IMG_4317	(facing) SE	Outbuilding 1: internal south elevation.	04.08.2022
31	31_IMG_4345	NE	Outbuilding 1 interior: detail of chamfered lintel beam in fireplace.	04.08.2022
32	32_20220809_13 1633	-	Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18 <sup>th</sup> century)	09.08.2022
33	33_20220809_13 2244	-	Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18 <sup>th</sup> century)	09.08.2022
34	34_IMG_4327	-	Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18 <sup>th</sup> century)	04.08.2022
35	35_20220809_13 1729	-	Outbuilding 1: chimney breast interior. Smoke jack mechanism (c. 18 <sup>th</sup> century)	09.08.2022
36	36_IMG_4366	Ν	Outbuilding 2: Internal north elevation.	04.08.2022
37	37_IMG_4350	W	Outbuilding 2: Internal west elevation.	04.08.2022
38	38_IMG_4356	SW	Outbuilding 2: Internal south elevation	04.08.2022
39	39_IMG_4358	E	Outbuilding 2: cart entrance	04.08.2022
40	40_IMG_4363	NE	Outbuilding 2 interior: roof structure	04.08.2022
41	41_IMG_4352	SW	Outbuilding 2 interior: roof structure	04.08.2022
ROOF				
42	42_IMG_4402	W	Outbuilding 1: roof structure	09.08.2022
43	43_IMG_4383	W	Outbuilding 1: rafters with brick and cement infill	09.08.2022
44	44_IMG_4417	-	Bricks recovered from roof structure of outbuilding 1	09.08.2022
45	45_IMG_4381	SW	Outbuilding 1: roof structure	09.08.2022
46	46_IMG_4398	-	Outbuilding 1: principal rafter/ purlin joint	09.08.2022
47	47_IMG_4393	Ν	Overview of outbuildings roof after removal of tiles	09.08.2022
48	48_IMG_4420	NE	Outbuilding 1: roof structure	09.08.2022
49	49_IMG_4423	E	Outbuilding 1: chimney breast	09.08.2022
FLOOR E	XCAVATION			
50	50_IMG_4407	S	Outbuilding 2: possible stone drain	09.08.2022
51	51_IMG_4428	Ν	Outbuilding 2: excavated floor	09.08.2022
52	52_IMG_4414	NE	Outbuilding 2: section through cobbled floor	09.08.2022
53	53_IMG_4439	SW	Outbuilding 2: excavated floor	20.09.2022
54	54_IMG_4425	-	Outbuilding 2: locally made tiles recovered from excavated floor	20.09.2022
55	55_IMG_4492	Ν	Outbuilding 1: limestone floor slabs after cleaning	20.09.2022
56	56_IMG_4495	NE	Outbuilding 1: excavated hearth	20.09.2022
57	57_IMG_4508	NE	Outbuilding 1: excavated hearth	20.09.2022
58	58_IMG_4525	SW	Outbuilding 1: limestone floor slabs after cleaning	20.09.2022
59	59_IMG_4523	N	Outbuilding 1: limestone floor slabs above bedrock	20.09.2022
60	60_IMG_4515	S	Outbuilding 1: limestone floor slabs after cleaning	20.09.2022