

# Manor Farm Courtyard Gazeley



## Level 2 Historic Building Survey



December 2016

**Client: Dalham Estate**

OA East Report No: 2024

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## **Manor Farm Courtyard, Gazeley**

### *Level 2 Historic Buildings Survey*

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## **Summary**

*Between the 14th and the 18th of November 2016 Oxford Archaeology East undertook a historic buildings survey at Manor Farm, The Street, Gazeley in Suffolk.*

*The survey concentrated on buildings located within the Manor Farm courtyard and was carried out in advance of the proposed development of three domestic dwellings. The historic buildings survey found buildings that were constructed in the nineteenth century and laid out in the then fashionable model farm plan. Some building ranges had been demolished and those that remained were altered in the late nineteenth and twentieth centuries.*

## 1 INTRODUCTION

### 1.1 Location and scope of work

- 1.1.1 An historic buildings recording survey was conducted on buildings at Manor Farm Courtyard, Gazeley, Suffolk TL 2708 6387.
- 1.1.2 The historic building recording survey was carried out in accordance with a Brief issued by Dr Richard Hoggett of the Suffolk County Council Archaeological Service (SCCAS, dated 28 September 2016), supplemented by a Specification prepared by OA East.
- 1.1.3 The works followed the guidelines of a Historic England Level 2 Building Survey ("Understanding Historic Buildings – A Guide to Good Recording Practice" English Heritage, 2006). As set out in the specification, the survey made a photographic and written record of the interior and exterior of the buildings prior to demolition,
- 1.1.4 The site archive is currently held by OA East and will be deposited with the appropriate county stores in due course.

### 1.2 Historical and Archaeological background

- 1.2.1 The site lies within the historic core of Gazeley village (HER ref. GAZ 026), which is most likely of Late Saxon origin. It is situated c.280m south of the medieval church of All Saints (GAZ 017; Grade I listed, DSF3418 which is a substantial 14th century structure with later 15th century alterations) and was formerly used as the courtyard/farmyard of Manor House directly north. This is itself a Grade II listed building dating to the early 19th century, with a mid 16th century wing to the rear (DSF3421).
- 1.2.2 The courtyard has four standing buildings/out buildings, likely to be of 19th century origin (Fenton 2013, Heritage Statement/Condition Survey). These include red brick and flint wall constructions. The OS historic map series suggests the layout of the buildings has changed little since the early 20th century. The only notable change occurred between 1950 and 1979 when part of the westernmost outbuilding and a fifth structure, depicted towards the south-west corner of the site, was removed.
- 1.2.3 There have been few archaeological investigations in the parish, with most records from the wider area pertaining to listed buildings and isolated find spots. Other than the church, the buildings include The Hutch (Grade II, 18th century, DSF3515) and Bovills Hall (Grade II, 15th century, DSF3418) toward the centre of the village, and the Barn at Gazeley Studd (Grade II, 17th century, DSF3524) on the north side of the village. A recent evaluation 500m to the north uncovered only post-medieval ditches likely to relate to former field boundaries (GAZ 027; ESF22815), whilst the cropmark of an undated enclosure have been recorded c.700m to the east (GAZ 023).
- 1.2.4 Approximately 600m south of the site are the grounds of Dalham Hall and Park, built in 1704-5 for Simon Partick DD, Bishop of Ely (DAL 015). The park around the house is shown on Emanuel Brown's map of Suffolk from 1755, and J Hodskinson's 1783 map of the county. The cruciform lawns are indicated on the latter, as well as the vista between the ancient woodlands of Shadowbush and Three Stile Woods (DAL 016).

### 1.3 Acknowledgements

- 1.3.1 The author would like to thank the Dalham Estate who commissioned and funded the work. On site recording and photography was undertaken out by the author. Total station surveying was carried out by Gareth Rees. The project was managed by Dr Matt Brudenell. Thanks also go to Richard Hoggett who visited the site and monitored the building recording.

## 2 AIMS AND METHODOLOGY

### 2.1 Aims

- 2.1.1 The buildings survey aimed to provide a detailed record (at Historic England's Level 2) and understanding of the buildings prior to demolition and/or conversion, and provide the historical context for their development and significance as a group.

### 2.2 Methodology

- 2.2.1 The methodology used followed that outlined in the Brief (Hoggett, 2016) and detailed in the Written Scheme of Investigation (Brudenell 2016).
- 2.2.2 Photographs were taken using a Nikon D90 high quality digital camera supplemented by 35mm black and white photographs. Photos were taken in both raw and Jpeg formats.
- 2.2.3 Conditions during the Historic Building Recording ranged from dry to very wet. All buildings were subject to overgrown vegetation, particularly buildings **A**, **C** and **D**. Access was restricted to loft spaces in buildings **A** and **D** due to health and safety concerns.

### 3 RESULTS

#### 3.1 Introduction

- 3.1.1 The results and conclusions of the historic building survey are presented below. The location and formation of the courtyard complex are discussed first, followed by the exterior and interior of each building.
- 3.1.2 The buildings have been labelled A to E (Fig. 6) and each building has been given room numbers for internal descriptions where necessary *i.e.* building D room 1.

#### 3.2 Courtyard

*(Figs 1-6, Plates 1 & 2)*

- 3.2.1 The courtyard lies to the south of the former farm house and is separated by the northern elevations of buildings **A**, **B** and **E** as well as a small flint and brick wall. This wall would date to the remodelling of the farm yard in the mid nineteenth century.
- 3.2.2 Access can still be gained to the courtyard between buildings **B** and **C** and buildings **C** and **E** (Fig. 6) this point was most likely the historical access point for heavy machinery and carts travelling between the farm and yard.
- 3.2.3 Further access would have been possible between buildings **A** and **B** but this seems to have been blocked sometime during the twentieth century when building **A** was remodelled. Bricks used in the northern elevation of building **A** and the wall are identical (Plates 7 & 8).
- 3.2.4 The buildings that remain in the Manor Farm courtyard are situated to the north, east and west. Originally, another range of buildings existed to the south and east of the courtyard (Fig.6). Cartographic evidence suggests that most of these missing buildings were demolished sometime between 1950 and 1979. With one small building at the very south of the complex and another at the north of the western range probably disappearing by 1903 (Fig 6).
- 3.2.5 The remaining buildings have been heavily altered and in the cases of buildings **B** and **C** (Plates 38 & 45) extended. This work seems to have been carried out during the twentieth century.
- 3.2.6 The courtyard in its present state consists of thick concrete slabs laid over a previous chalk and marl yard surface. The earlier surface was probably laid down in the mid nineteenth century at the same time as the buildings were constructed. The latter concrete surface was most probably laid sometime between 1950 and 1979 when demolition of buildings to the east and south was undertaken.
- 3.2.7 The concrete was lifted in some areas to allow archaeological evaluation trenches to be dug. Directly below the slabs to the west of the courtyard a large amount of well sorted flints were noted. This is probably the demolished remains of the western most range of buildings being re-used as a subsurface on which to lay the concrete. The evaluation work is the subject of a separate archaeological evaluation report (Fairbairn 2016).

### 3.3 Building A

(Figs. 6, 7 and 8, Plates 3 to 36)

- 3.3.1 Building **A** is presently used as a store room for garden materials. Relatively recently the building has been used as a garage (Plate 10) but historically its use was primarily as a stable. This is the only building that can be accessed directly from the yard to the south of the house. The building still houses a barred Victorian horse stall and adjoining tack room.

- 3.3.2 The construction of the building is generally of 225mm and 330mm soft red brick laid in a Flemish bond to a gable height of 4.5m with half brick course above window openings (Plate 12). Flint is used on the western elevations and corbelled brickwork on the eaves (Plates 14 & 16). The walls extend above roof level to form parapets to the gable ends, terminating with bricks on edge above a corbelled brickwork at the eaves. The roof is constructed of clay pantiles with matching ridge sections (Plate 9).

*Southern elevation* (Fig.6, 7, 8 and Plate 3)

- 3.3.3 The single story building was previously at the northern end of a long range of buildings that were demolished between 1950 and 1979 (Fig 6). This truncated southern elevation is now faced in Fletton type bricks (Plate 3). A small boarded window is located on the upper gable end. This was not accessible internally at the time of the survey.
- 3.3.4 A lean-to greenhouse has been built onto the southern elevation (Plate 3). The greenhouse is modern (Plate 4) and measures 4.8m x 2.10m internally and has a height of 3.0m where it joins building **A**.

*North-Eastern elevation* (Fig 6,7,8 and Plates 5-7)

- 3.3.5 The north-eastern elevation at the time of the survey was covered in foliage. The building is 9m in length and three small wooden windows exist at the height of the wall plate (Plate 6). Two of these were partially obscured by ivy, the third was totally obscured.
- 3.3.6 The southern and northern most windows measured 0.61m x 0.56m and have two vertical iron bars per window. The central window measured 1.02m x 0.92 and would originally have also had vertical iron bars, but these have been removed.

*North-West elevation* (Fig 6,7, 8 and Plates 9-12)

- 3.3.7 The northern elevation consists of red brick, to an apex height of 4.50m. Into this, a double wooden garage door had been inserted (Plate 10). This door replaced an earlier one that became unsuitable when the building was changed from stabling to an automobile garage. It measured 6.25m by 2.06m and, although locked at the time of survey, would open centrally. A small access door was set into the right side of the double door.
- 3.3.8 The only embellishment to the elevation was a small, seven slated louvre ventilation window which is set into the wall under underneath a segmented arch (Plate 11). The window is constructed from wood

*Western elevation* (Figs 6 7,8 and Plates 13-16)

- 3.3.9 The western elevation consists of a small annex attached to the western side of building **A** (Plates 14 & 16). This was set flush with the southern wall of the building and measured 2.87m x 4.40m and was 3.10m high at the apex.

- 3.3.10 The walls are generally of soft red facing brickwork of either 225mm or 330mm. The road facing elevation is constructed from flint with brick dressing and half brick soldiers above the windows. The wall extends above roof level to form a parapet (Plate 16).
- 3.3.11 There are two small windows inserted into the western elevation (Plates 13 & 14). One is inserted into a plain brick wall and consists of an eight pane, glazed casement type measuring 0.96m x 0.70m. The other is set into the flint dressed gable end wall and has more ornamentation. It too consists of a wooden eight pane casement type, with a brick surround and half brick soldiers formed into a segmented upper arch (Plate 14 & 16). This measured 0.98m x 0.90m. The gabled roof is clad in clay pan tiles with matching ridge sections. (Plate 9).

### *Interior*

- 3.3.12 The interior of Building **A** is divided into two rooms. Room **1** was historically a stable and retains a horse box and a few small fittings related to that use. Room **2** is an ante room located on the western side of building. It is accessed by a small door on the western wall of room **1**. Its historical use would have been to store tack. This room also retains some original features.

### *Room 1 (Figs 8 and Plates 17-27)*

- 3.3.13 The room measured 8.63m x 5.54m and had a ceiling height of 3.06m. At the time of the survey the room was being used as a store for household items but its historical use was still apparent. A loose box measuring 6.64m x 3.54m is located to the west and rear of the room (Plate 17). This is of wooden construction with close board panelling and a horizontal batten to the lower two thirds and round iron bars to the upper (Plate 23).
- 3.3.14 A single door measuring 1.06m wide and constructed in a similar style was located to the western end of the loose box (Plate 18). This was hinged on its left hand side with strap hinges to top and bottom and secured with a bolt (Plate 19). Both of these are original fittings dating to the late 19th century. No makers marks could be seen on the door furniture.
- 3.3.15 Two other items were seen that related to the former use as a stable. The first of these was a small iron tie ring that was located on the door post (Plate 21). This would have been used to secure the horse when saddling or grooming. The second of the fittings was a tack hook located to the right of the door opening (Plate 22). Close inspection did not reveal a makers or manufacturing mark. Given that Manor Farm in the late 19th Century was probably a busy working complex it is entirely possible that a blacksmith was resident and the ironworks seen in Room **1** were produced on site.
- 3.3.16 The roof structure had been replaced sometime in the 20th century. This replacement used machine cut timbers (Plate 24). Only small portions of the roof structure could be seen through a ventilation shaft. There was no access to the loft space at the time of the survey.
- 3.3.17 The hipped ceiling of room **1** is plastered, as are the walls. Three windows were located on the eastern side of the room. These have been previously described. A further window is located on the western wall. This casement window measured 0.96m x 0.70m. In common with the others in the room, it consists of eight glass panes and wooden window bars (plate 27). The floor is modern concrete.

*Room 2 (Fig 8 and Plates 27-36)*

- 3.3.18 Room 2 would have once housed the saddles and other tack equipment. It is accessed through a door located on the western wall of building **A** (Plate 27). Room 2 measures 4.4m x 2.20m and has a ceiling height of 2.96m. The door to the room has four vertical planks and an upright handle with latch located to the left hand side (Plate 28 & 29). This, as with the other iron work located in rooms **1** and **2**, was probably manufactured by a local blacksmith.
- 3.3.19 Windows are located on the northern and eastern walls. On the eastern wall is an eight pane casement window that has iron bars running horizontally on the interior and exterior (Plate 34). The window on the northern wall is of a similar design but set in a wall recess. It measures 0.96m by 0.70m (Plates 31 & 36).
- 3.3.20 A chimney breast with a width of 0.90m and a depth of 0.30m, rising to ceiling height, is located in the south-east corner of the room (Plate 33). There is no evidence of a fireplace. This most probably existed on the other side of the wall and was accessed from the building that was demolished in the mid 20th century (Fig.6).
- 3.3.21 Tack storage rails dating to the late 19th century are located high on both eastern and western sides of the room (Plates 29 & 32). Fittings on the eastern side would have been used for bridles and other ancillary or associated equipment. They are ornate in design and constructed from wrought Iron. No makers marks could be seen.
- 3.3.22 Saddles were stored on the western side of the room. The saddle rail is less ornate and constructed of wood (Plate 32). There would have originally been storage enough for six saddles. The rail is now broken but the parts are still stored within the room. The horse stall in room **A** has enough space for one or two horses so it is possible that the building range that extended south from building **A** (Fig 6) housed extra stabling.
- 3.3.23 The floor surface has been replaced and the present one is a cast concrete. All walls are painted plaster onto brick.
- 3.3.24 The ceiling is hipped at both north and south ends of the room and is plastered (Plates 34 & 36). Lighting is supplied by a single bulb that is attached to an original fitment; a small hook that extends from the ceiling (Plate 34).

### 3.4 Building B

*(Figs 6, 7, 9 and Plates 37-41)*

- 3.4.1 Building **B** is located to the south of the farm and between buildings **A** and **C**. This open fronted cart shed has undergone major alteration and repair. It is mainly constructed from brick and wood with a corrugated iron roof. It has an overall length of 11.96m a width of 4.21m and a height of 4.43m.

*North-east elevation (Figs 6, 7, 9 and Plate 37)*

- 3.4.2 This elevation is constructed from flint and brick with repairs of modern brick incorporated within the original flint walls. This can be best seen in the extension of the wall to the south of the building (Plate 43). The 1883 OS map shows this wall extending south and forming a separate yard (Figs 2, 6 and Plates 37 & 38).

*South-east elevation (Figs 6, 7, 9 and Plates 38 and 40)*

- 3.4.3 The south-eastern elevation has a width of 4.21m and is open to the elements, the upper is weather boarded to the apex of the building (Plate 38). This weather boarding is not original and was probably replaced when the shed was re-roofed. The pier

supporting the south-western corner of the building is a re-used telegraph pole resting on a modern cast concrete plinth (Plate 40).

*South-west elevation (Figs 6, 7, 9 and Plates 39 and 40)*

- 3.4.4 The building has three open fronted bays that measure between 3.86m and 3.90m wide and 2.45m high. These are separated by re-used telegraph poles which have replaced earlier timbers (Plates 39 & 40).

*Northern elevation (Figs 6, 7, 9 and Plate 41)*

- 3.4.5 The northern elevation of building **B** could only be viewed internally, externally the wall was covered in bramble and ivy. Originally a small flint wall existed to a height of 1.22m, this had been built upon using Fletton type bricks to a height of the 2.3m (Plate 41). Above this the building was weather boarded in a style similar to the southern end.
- 3.4.6 The floor of the building consists of compressed chalk and earth. The roof structure of the building has been completely replaced and the wall plate heightened by a single brick width. All timbers are machine cut and of a twentieth century date (Plate 41). The original roof covering probably consisted of slate or tile. Some slate was found during the archaeological evaluation carried out at the same time (Fairbairn 2016).

### 3.5 Building C

*(Figs 6, 7, 9 and Plates 42-52)*

- 3.5.1 Building **C** is of a similar design and would have had a similar use to building **B**. It consists of a four bay open fronted cart shed constructed from brick and flint. The building has an overall length of 11.40m, a width of 3.46m and a height to the apex of 4.43m. Unlike building B, both ends of building **C** have been enclosed.

*North-east elevation (Fig 6, 7, 9 and Plates 41,42 and 48)*

- 3.5.2 This elevation is almost completely covered in Ivy (Plate 42) and little of its construction could be seen externally. Internally, it was possible to see that it was of a similar construction to building **B**. Again the original flint and brick wall had been repaired, heightened with Fletton bricks (plate 48) and the wall plate of the barn laid onto this newly constructed wall.
- 3.5.3 A continuation of this original wall could be seen at the southern end of this elevation. It too would have extended to the south of the courtyard and formed another separate yard (Fig 6). The wall showed signs of repair by brick and re-used flint (Plate 43).

*South-east elevation (Figs 6, 7,9 and Plates 44-46)*

- 3.5.4 The south-east elevation of the building had been bricked in at sometime during the late 19th or 20th century. A wall was constructed of re-used soft red brick, repaired with fletton type bricks to the height of the weather boarded gable end (Plate 44 & 46).

*South-western elevation (Fig 6, 7, 9 and Plates 45 and 47)*

- 3.5.5 This elevation consists of four open bays (Plate 45). Three of which have a width of between 3.23 and 3.34m, a fourth is 2.94m wide, formed by extending the shed to the original courtyard wall (Fig 6). The bays have a height of 4.43m. The supports of the roof to this elevation consist of re-used telegraph poles or tree trunks resting on modern cast concrete plinths (Plate 47).
- 3.5.6 Internally, the building has a compressed chalk and earth floor. The roof structure has been replaced at some point in the twentieth century. Machine cut timbers have been used throughout (Plate 51). An iron tie connecting the cross beam to the roof plate

(Plate 52) is of a type that would have been utilised throughout the second half of the 19th century and would have still been used into the 20th century. The roof covering consists of corrugated iron sheeting. This would not have been the original material used, which is likely to have been slate or tile.

### 3.6 Building D

*(Figs 6, 7, 10 and Plates 53-96)*

- 3.6.1 Building **D** is located on the eastern perimeter of the courtyard and consists of a single storey building with loft space which at the time of the survey was not accessible. The building is constructed of flint and brick with a feather edge weather board infill to the western elevation (Plates 53 & 54). The gable roof is timber framed and covered in asbestos concrete sheeting. The historical use of the building is uncertain but seems to have been originally open fronted.
- 3.6.2 No obvious signs of use remain internally except where the central section, now a garage, retains a small tack rail high on the northern wall. The more recent use of the building has been to house livestock.
- 3.6.3 The building is presently divided into two rooms and an extension has been added to the northern end (Fig 6). This extension (Building **E**) has been constructed using the northern end of building **D** and the rear and northern walls of the original flint courtyard wall (Fig 6 and Plates 66, 88 & 91).

*Eastern elevation (Fig 6, 7, 10 and Plates 53-55 and 86 and 88)*

- 3.6.4 The eastern elevation comprises a flint and red brick wall (much obscured by foliage), with two windows located at 2.16m from ground level (Plates 53, 54 & 55). Both of these windows measure 1m x 1m and are of a wooden casement type. The surrounds of the windows are of a more recent brick and this suggest that the units have been replaced post 19th century.
- 3.6.5 A further window is located at the northern end of the elevation. Here the window is situated at a higher level in a much higher wall (Plate 54). It is thought that this end of the range may have at one time formed an open courtyard which was in-filled when the single storey addition was added in the 19th century (Fig 6, Plates 86 & 88)

*Southern elevation (Figs 6, 7, 10 and Plates 56, 57 and 58)*

- 3.6.6 The southern elevation is constructed from flint with red brick dressings (Plate 56). The height of the wall is 4.56m at the apex. The upper gable end is weather boarded and an original Yorkshire light window measuring 1m x 1m is off set into the flint wall (Plate 56). This window would have given illumination to the loft space, which at the time of the survey was not accessible.

*South-west elevation (Figs 6, 7, 10 and Plates 59-64, 78,79 and 82-85)*

- 3.6.7 The south-west elevation consists of a flint and brick dressed wall, infilled with a later weather boarded frontage on a six course Fletton brick plinth. The weather boards each measure 0.18m in depth (Plates 59 & 60).
- 3.6.8 A door opening is located centrally and measures 2.02x1.02m. This door is missing but the wooden door surround is intact, this is not of any significant age and does not retain any metalwork.
- 3.6.9 Casement windows are located either side of the door (Plate 60) just below the level of the roof plate. These measure 0.85m x 1m and consist of three fixed panes (Plate 61). The windows are not contemporary with the 19th century structure.

## **Interior**

### *Room 1 (Fig 10 and Plates 69-76)*

- 3.6.10 The interior of the building is split into two parts. The southernmost part has recently been used to house animals. The room measures 6.15m x 7.80m and has a ceiling height of 2.66m.
- 3.6.11 Three stalls have been incorporated along the southern and northern walls (Plates 69 & 71). These differ slightly in size but on average are 2.10m x 2.45m. Stalls are separated by tubular iron rails.
- 3.6.12 The roof space was not accessible at the time of survey but sheeting rails on 75mm x 50mm rafters could be seen from the ground level.
- 3.6.13 The room incorporates a first floor or loft at plate level, with boarding above squared and lime washed joists spanning the 225mm x 200mm tie/cross beams (Plate 76). Lath and plaster is present on the underside of the roof boarding (Plate 76).
- 3.6.14 Beams and timbers used within the roof and wall structures of room 1 are both hand cut and reused but some machine cut joists are also incorporated into the structure.
- 3.6.15 The structure has been strengthened by the later addition of central cross beams and a 150mm x 150mm supporting post (Plate 70). None of the timbers within the room bore carpenter's marks.
- 3.6.16 The walls are of plaster and have been white washed (Plate 71). The floor surface consists of a cast concrete (Plate 77).

### *Room 2 (Fig 10 and Plates 59, 60 75, 79 and 81-85)*

- 3.6.17 The northernmost part of the barn has been converted to a garage (Plates 59 & 60) this measures 6.50m x 5.16m and has a ceiling height of 2.65m. A large garage door has been inserted into the frontage and a stone floor laid (Plates 75 & 85). this floor pre-dated the door and suggests that this part of the building may have housed a cart or carriage.
- 3.6.18 The garage door truncates the brick and flint wall (Plate 63). Bricks are of a soft red material and laid in an English bond. Internally, the garage has little remaining that could be considered contemporary with the earlier structure except a window on the eastern wall (Plate 79), a chamfered beam, measuring 150mm x 150mm (Plate 83) and a tack rail located on the northern wall (Plate 82).
- 3.6.19 The walls and the ceiling are plastered and painted (Plate 82). No access to the first floor was visible.

## **3.7 Building E**

### *(Figs 2, 6, 7, 10 and Plates 86-98)*

- 3.7.1 This consists of a wooden, weather boarded single storey structure that has been added to the northern end of building **D** (Plate 86) sometime during the late 19th or early 20th centuries (Fig 6). This extension utilised existing courtyard walls. A structure seen on the OS map of 1883 (Fig 2) seems to be set back further and so is unlikely to be the same as the one that exists today.
- 3.7.2 The building measures 8.55m x 5.45m and has a roof height at the western elevation of 2.08m rising to 3.57m at the rear of the building. The single gable pitched roof structure comprises machine cut timbers and corrugated iron sheeting (Plate 97).

- 3.7.3 A central door surround measuring 1.2m x 2m is located centrally to the western elevation (Plate 87). The door itself is missing but the strap hinges remain (Plate 87).

**Interior** (Fig 6, 10 and Plates 88-98)

- 3.7.4 Internally the building incorporates four stalls used for horses. These are accessed from a central passageway that has a width of 1.22m (Plate 88). The construction of these stalls suggest a late 19th century or an early 20th century date.
- 3.7.5 The stalls (Plate 89) measure 3.48m x 2.99m and are separated by graduated close board divisions (Plate 92). Carpenter's marks were noted on the uprights of the stall closest to the entrance (Plates 93-95). None were visible on any other timbers. Stalls are accessed by open doorways measuring 0.92m. Timbers extend to ceiling height.
- 3.7.6 The northern and southern walls are partially rendered and painted (Plate 90). The rear wall is of flint and is part of the original perimeter courtyard wall (Fig 6).
- 3.7.7 A single window (Plate 88) is located on the rear wall, this measures 0.86m x 0.90m and has lost its glazing. The floor of the stable is wooden tongue and groove and is boarded throughout (Plate 98).

## 4 SUMMARY

- 4.1.1 The historic buildings survey carried out at The Manor Farm Courtyard has provided a visual and written record of the buildings in their present state. It is evident that additions and alterations have changed the layout, fabric and uses of buildings within the courtyard. The earliest OS map of 1883 shows a larger, more complex set of buildings, which probably adhered in some way to the then fashionable Model Farm principle.
- 4.1.2 The term 'model farm' was not used until the mid 19th century, and it was commonly coined for the farmstead of the 'home farm' closest to the great house of an estate. Many farmsteads in this period were planned along courtyard layouts and even smaller less extensive farms adhered to these principles.
- 4.1.3 The buildings that remain today are all of mid 19th century origins. It can be assumed that earlier buildings did exist on the site but no traces of these remain. The archaeological evaluation that was undertaken at the same time as the building survey (Fairbairn 2016) did not find any evidence of these in the way of footings, beam slots or post holes. It could be that the earlier focus of the farm buildings was located elsewhere, possibly to the north. The early OS maps show that the farm and yards were quite extensive, stretching over 200m north of the present courtyard. To the north of the farm, a large Tithe Barn still exists and, in the late 19th century, beyond that was an area given over to orchards (Fig 2).
- 4.1.4 The layout of the courtyard, as seen in the 1883 Ordnance Survey map (Fig 2), was more extensive than that which remains today. This shows the courtyard to be made up of 13 buildings of varying sizes divided into two areas by a wall extending south from building **B**. Of the thirteen buildings, two were demolished before 1903 and another five were demolished between 1950 and 1979 (Fig 6). Unfortunately no photographs or plans survive of these so it is not possible to say what these buildings were used for. One possibility, based on size and position alone, is that the large building to the south (Fig 6) of the courtyard was a cattle shed. The others are possibly housing for pigs or have other ancillary uses.

4.1.5 The large range that existed to the west was most probably a continuation of building **A** (Plate 5). The existing wall is made up of modern bricks and this alteration would have been undertaken when the western range was demolished.

4.1.6 The southern most range of buildings were demolished to allow for the construction of a modern house. This too seems to date to the late 1970s.

**Building A** (Plates 5-16)

4.1.7 Of the buildings that survive today Building **A** has seen historic use as a stables for horses used either for a carriage or personal use by those who lived in the house. Although some of the original features remain internally, the northern most wall was altered in the early 20th century when the building was altered to accommodate a motor car. Evidence of this can be seen with the addition of large offset doors and a blocked window situated just above (Plate 10). Building **A** did extend for some considerable distance to the south but this range was demolished sometime after 1950. The use of this range is unknown but the position of the stable and tack room that exist suggests that part of the demolished building probably housed a cart or carriage.

**Building B** (Plates 37-40)

4.1.8 Building **B** is used today as a store for household items and waste. Historically, it was constructed as an open fronted cart shed of mid 19th century date that was incorporated or built onto the flint and brick wall that extends south (Fig 6). By 1903, it had been extended to meet the farm yard perimeter wall (Fig 6). At present it has three bays and has undergone drastic alteration. The bays are now divided by re-used telegraph poles mounted onto a modern concrete base. The roof structure has been replaced and it has been re-roofed with corrugated iron. Small pieces of slate were found during the archaeological evaluation (Fairbairn 2016) and this maybe evidence of the original roofing material.

4.1.9 Only the rear flint and brick wall of the building (Plate 37) is original but this too has been unsympathetically repaired with modern brick (Plate 41). This wall would have once continued to meet the southern boundary of the courtyard. This wall now only extends a few metres from the southern end of the building (Plate 38).

**Building C** (Plates 41-53)

4.1.10 Building **C** is of a very similar design and construction as building **B**. It also started life as an open fronted barn with four bays (Plate 45) and once again it has seen drastic and unsympathetic alteration and repair. The roof structure has been replaced with modern timbers and re-roofed using corrugated iron. The bay divisions have been replaced with telegraph poles mounted onto concrete plinths (Plate 47).

4.1.11 As with building **B**, the cart shed has been built onto an existing wall (Plate 43) that would have extended to a demolished building that existed to the south of the courtyard (Fig 6). At some point the roof of the building has been raised and modern, Fletton bricks inserted beneath the wall plate (Plate 48).

**Building D** (Plates 57-98)

4.1.12 Building **D** extends along the easternmost perimeter of the courtyard, is of two storeys and has been divided into three sections (Fig 6). The eastern and western elevations are constructed from flint and brick and would have had open bays facing west (Plate 60). During the late 19th century these were blocked with a wooden framing and boarded externally (Plates 72 & 59). The recent use of this southernmost part of the

building has been as a cow house. Original windows exist on both upper gable ends (Plates 58 & 67). The roof has been replaced with asbestos sheeting.

- 4.1.13 The middle building of this range has been converted to a garage and a large modern metal door has been incorporated into the western elevation (Plate 60 & 84). The historical use of this part of the building is difficult to ascertain. It was most probably always annexed and as the floor is constructed of a quality stone (Plate 85) it maybe assumed that this once housed a cart or carriage of a higher specification than the utilitarian type used by the farm workers.
- 4.1.14 The southernmost single story addition (Plate 68) is present on the 1883 OS map (Fig 2). It has a clap-board western elevation and has seen use relatively recently as a stable. The rear wall of the building has been raised off of an original flint perimeter wall to add extra height. This suggests that this end of the building was originally open to the elements. The full extent of this wall can be seen from the field to the east of the courtyard (Plates 53 & 54). The roof structure of this southernmost building is constructed from modern timbers and corrugated iron.

## 5 CONCLUSION

- 5.1.1 Although the buildings at The Manor Farm Courtyard do not retain much of their architectural detail or easily suggest their historical use, it is possible, through the use of cartographic sources, to see the layout of the 19th century farm yard and farm complex as it existed, fairly soon after it was laid out. The style in evidence does hint at a possible wholesale reorganisation of the courtyard. These alterations would have afforded easy access from both the farm and The Street (Fig 6). Prior to the 19th century many farms layouts were disorganised and ramshackle.
- 5.1.2 This possible re-modelling work may have been undertaken in the wake of the Great Exhibition of 1851, when many new styles of farming practices went on show and became “fashionable”. These were readily taken up by both large estates and smaller concerns.
- 5.1.3 The buildings at The Manor Farm courtyard are good examples of buildings that were constructed for a specific purpose but due to circumstances have been altered and poorly maintained to a point where they have become surplus to requirements. This is typical of many farm complexes, they are by their very nature organic and change with the times and requirements.

## APPENDIX A. BIBLIOGRAPHY

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## APPENDIX B. OASIS REPORT FORM

All fields are required unless they are not applicable.

### Project Details

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| OASIS Number               | <input type="text"/>       |             |                      |
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### Project Reference Codes

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| HER No.   | <input type="text"/> | Related HER/OASIS No. | <input type="text"/> |

### Type of Project/Techniques Used

Prompt

### Please select all techniques used:

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|--|---|---|
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| <input type="checkbox"/> Full Excavation (100%)              | <input type="checkbox"/> Part Survey                    | <input type="checkbox"/> Systematic Field Walking         |
| <input type="checkbox"/> Full Survey                         | <input type="checkbox"/> Recorded Observation           | <input type="checkbox"/> Systematic Metal Detector Survey |
| <input type="checkbox"/> Geophysical Survey                  | <input type="checkbox"/> Remote Operated Vehicle Survey | <input type="checkbox"/> Test Pit Survey                  |
| <input type="checkbox"/> Open-Area Excavation                | <input type="checkbox"/> Salvage Excavation             | <input type="checkbox"/> Watching Brief                   |

### Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

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## Project Originators

|                           |  |
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| Organisation              |  |
| Project Brief Originator  |  |
| Project Design Originator |  |
| Project Manager           |  |
| Supervisor                |  |

## Project Archives

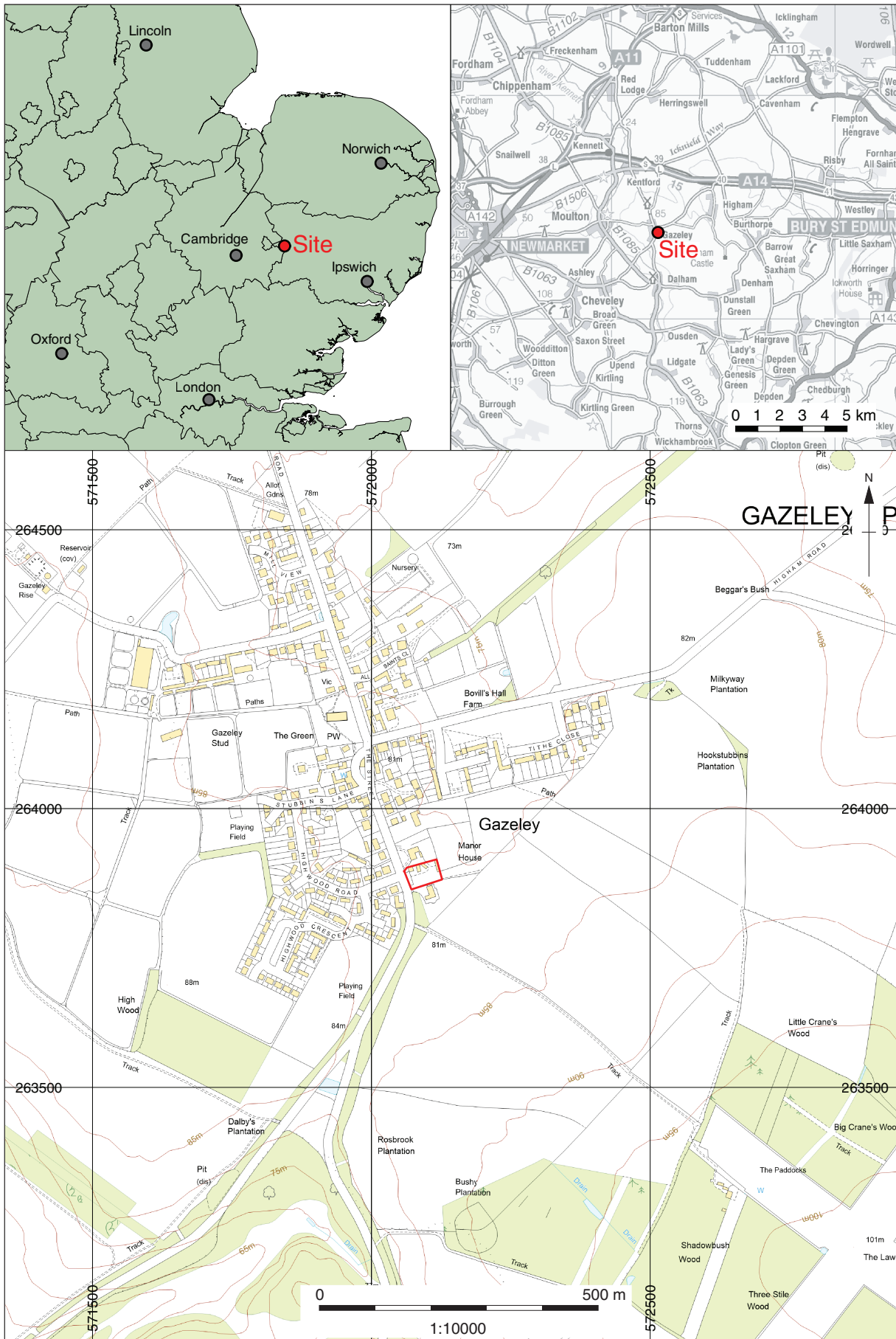
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## Archive Contents/Media

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## Notes:



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Figure 1: Site location

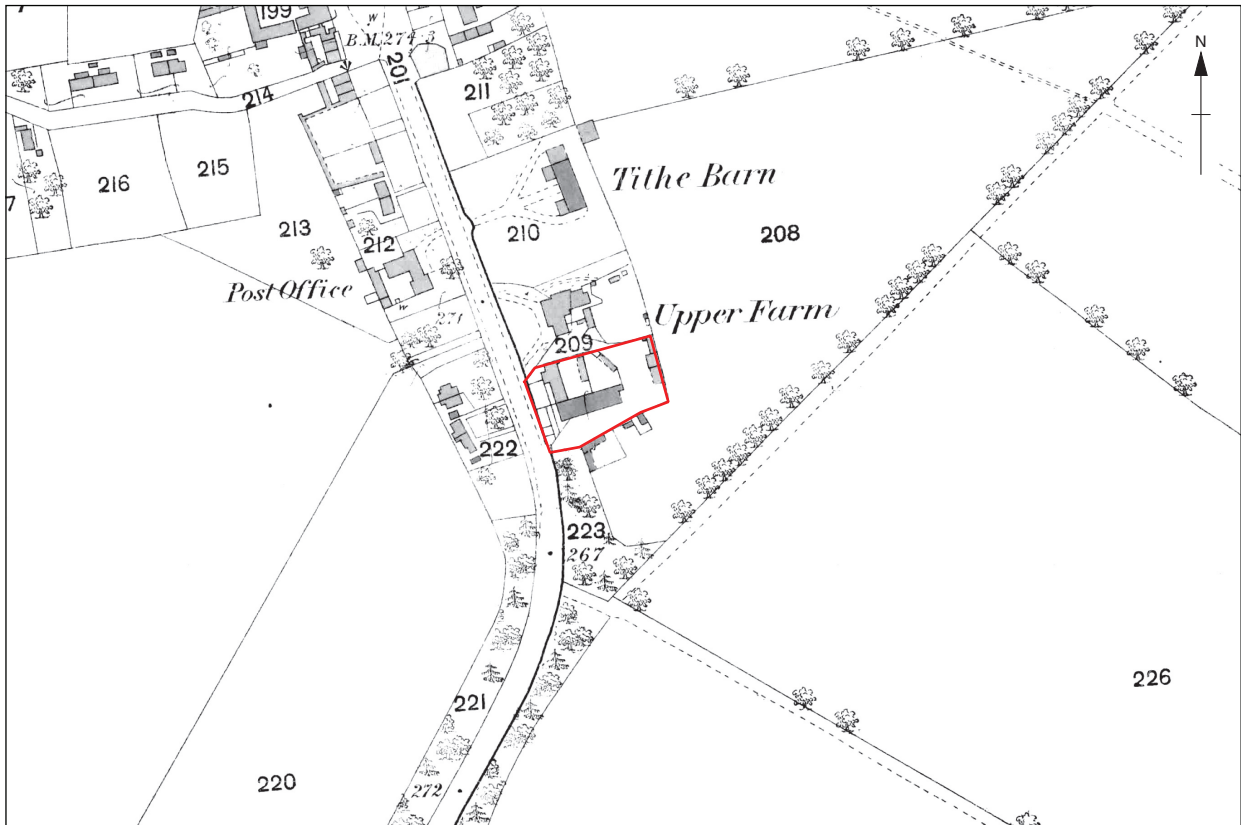


Figure 2: Historic map, OS 1883

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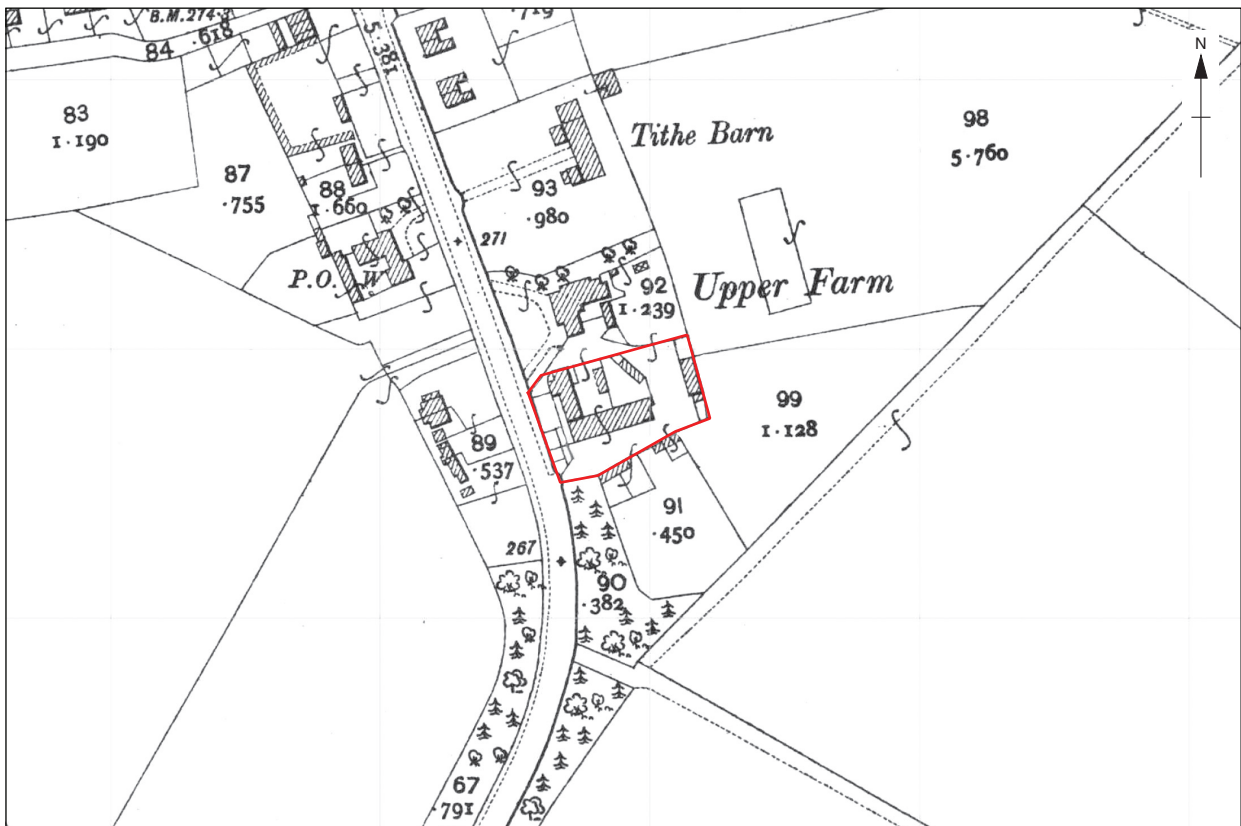


Figure 3: Historic map, OS 1903

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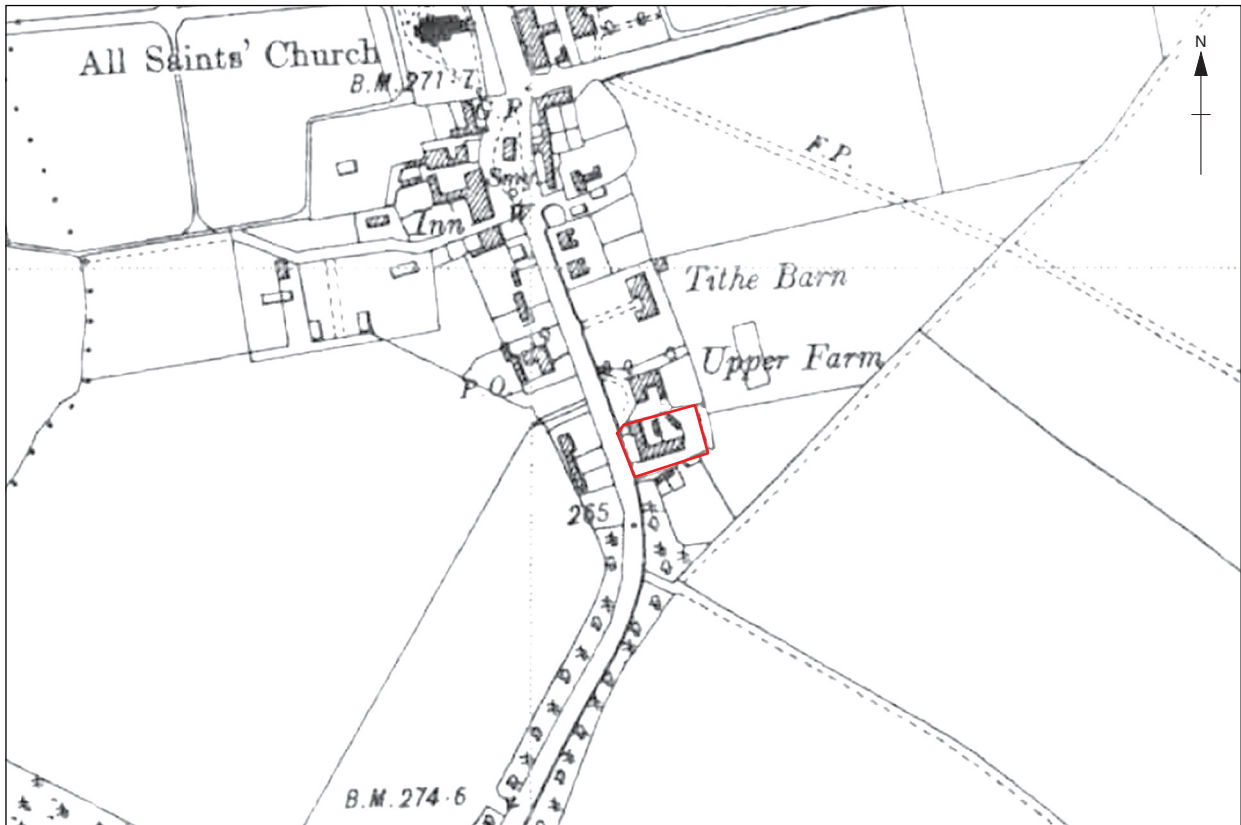


Figure 4: Historic map, OS 1950

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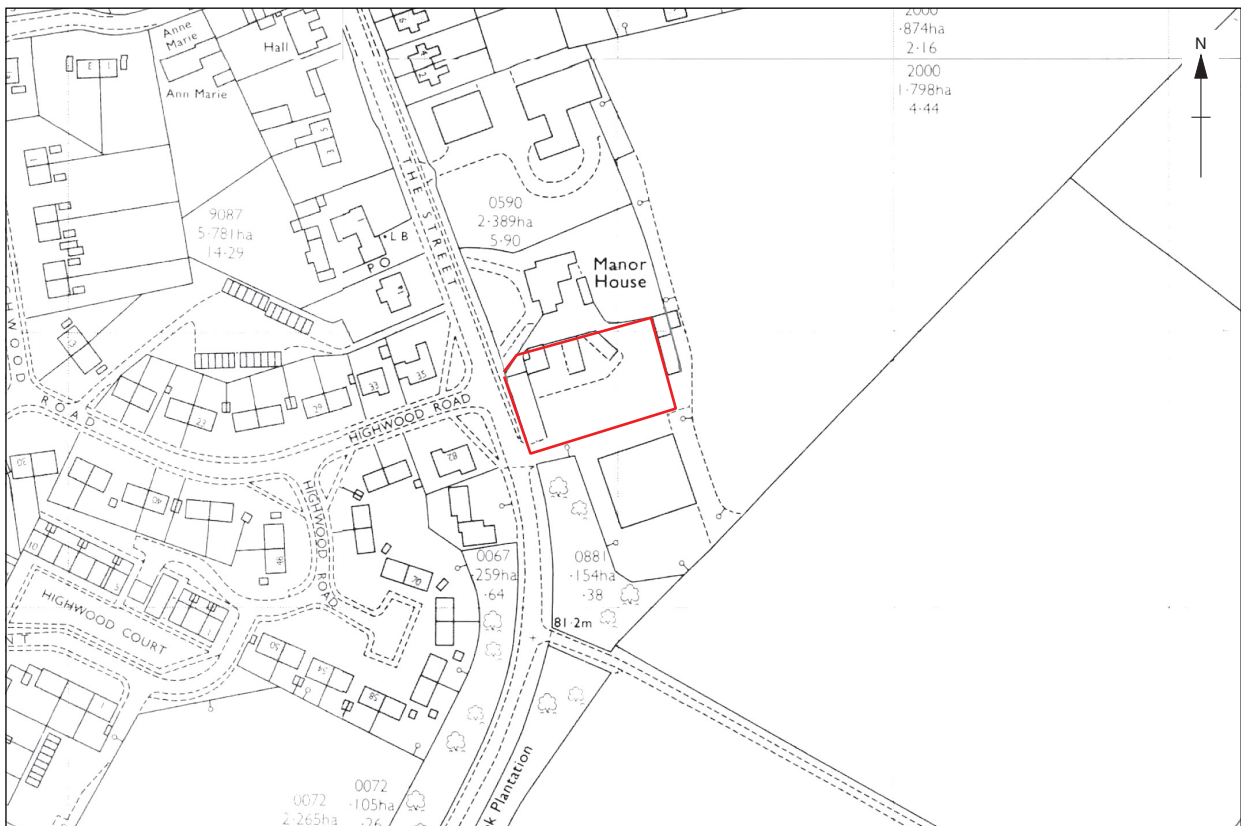
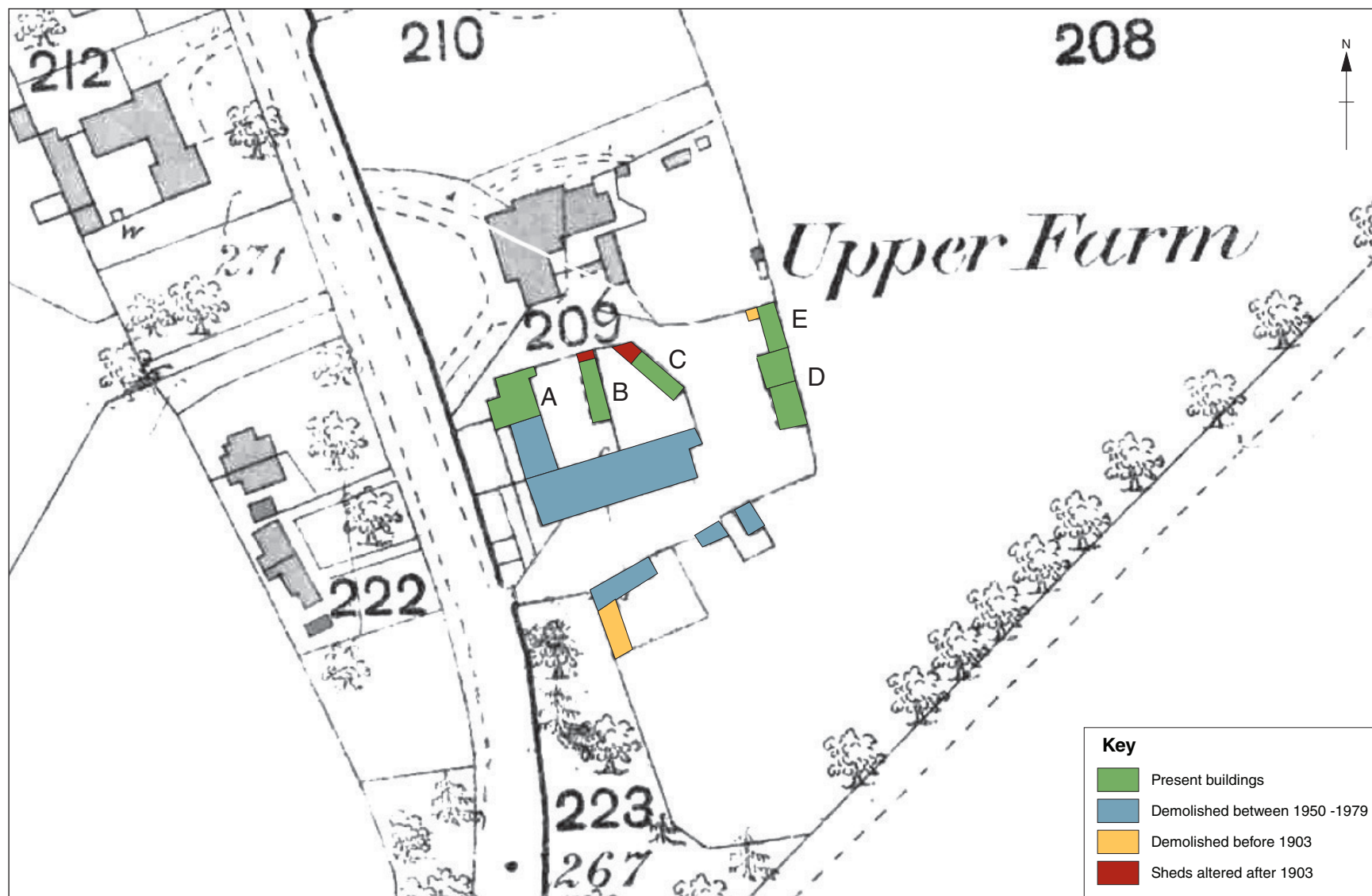


Figure 5: Historic map, OS 1979

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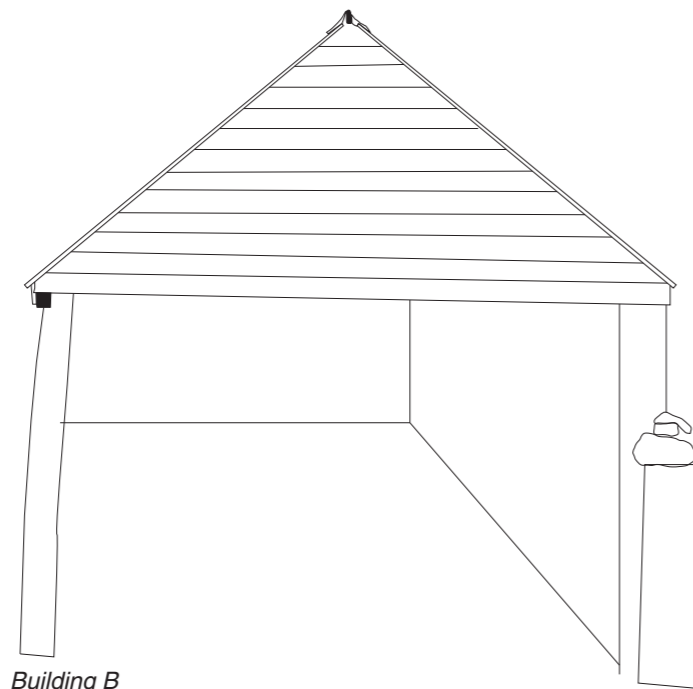


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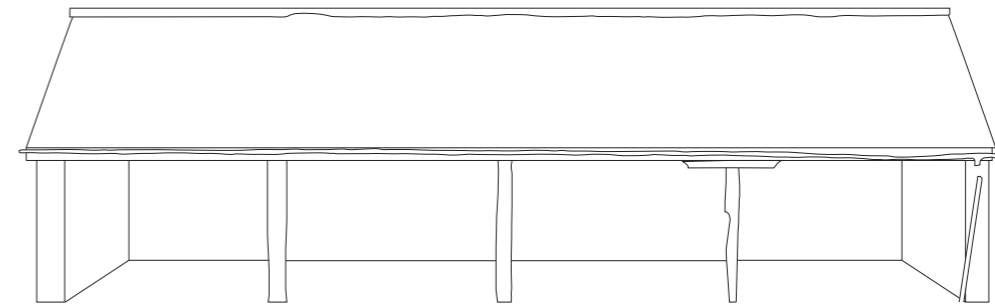
Figure 6: Phase plan of buildings



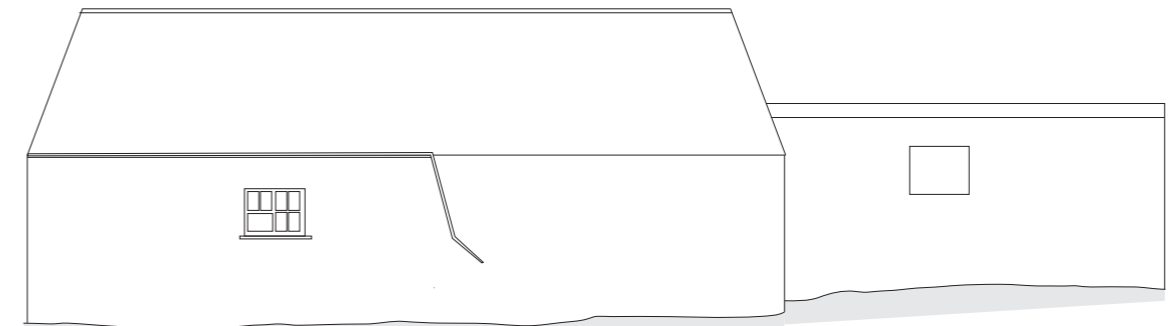
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*Building B*

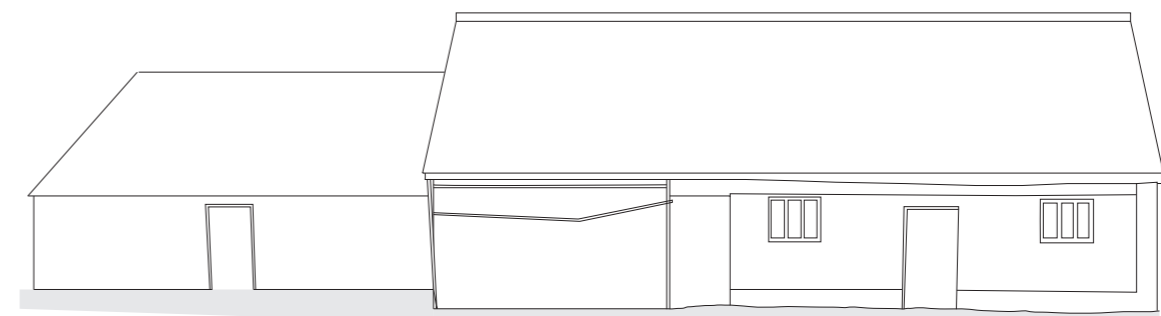


*Building C*



*Building D*

*Building E*



*Building E*

*Building D*

Figure 7: Elevations

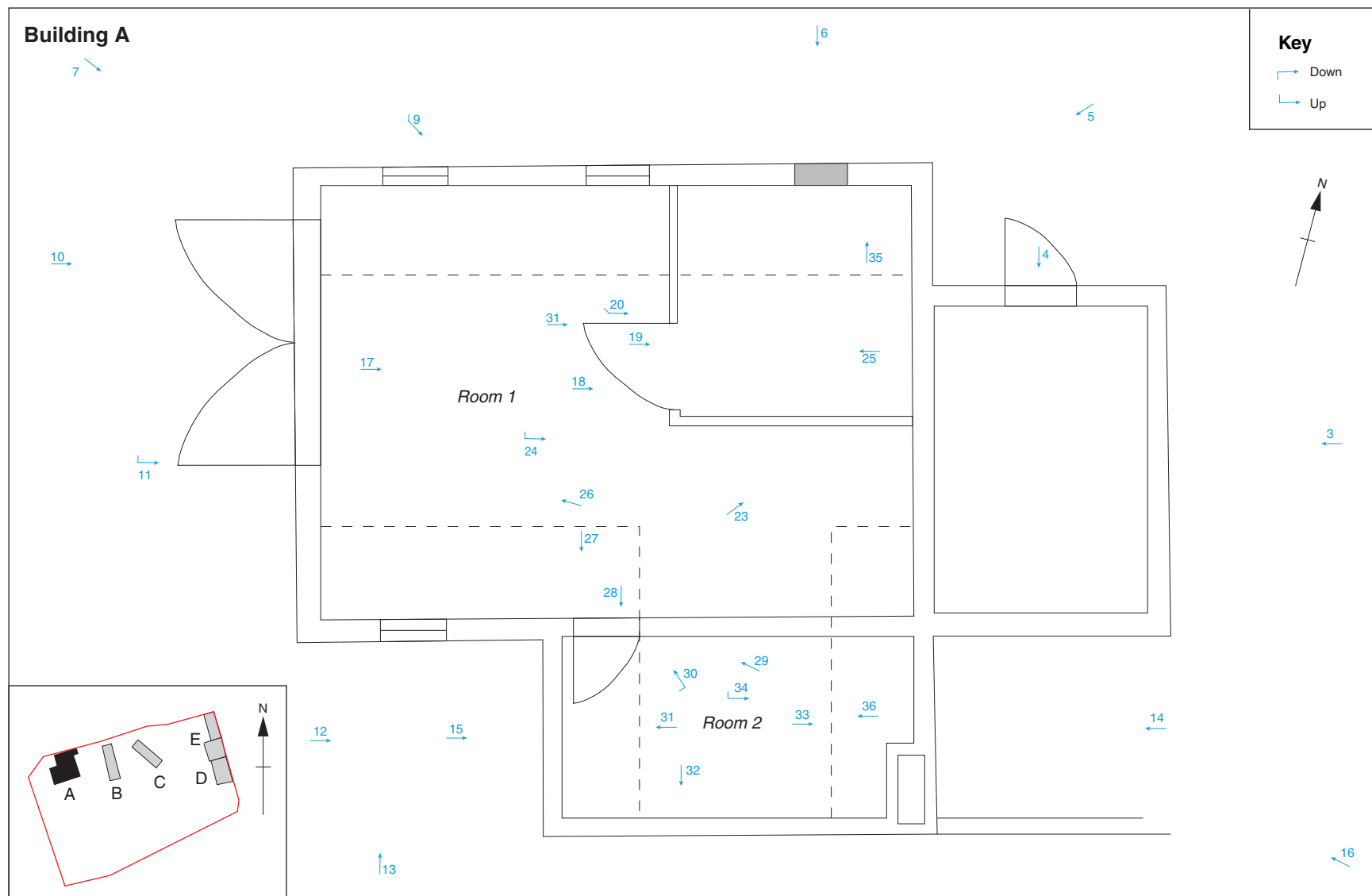


Figure 8: Plan of Building A with plate locations (blue)

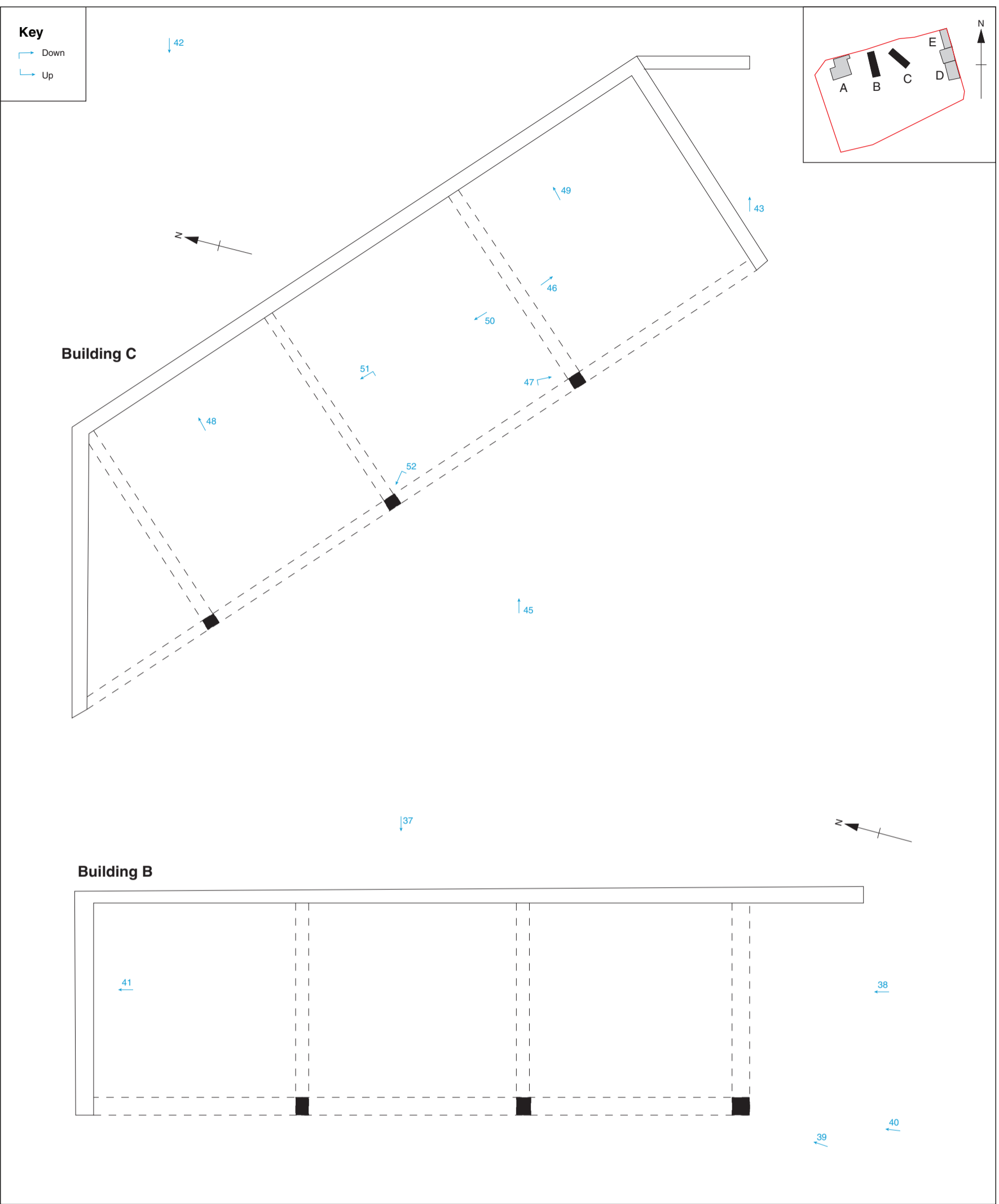


Figure 9: Plan of Buildings B and C with plate locations (blue)

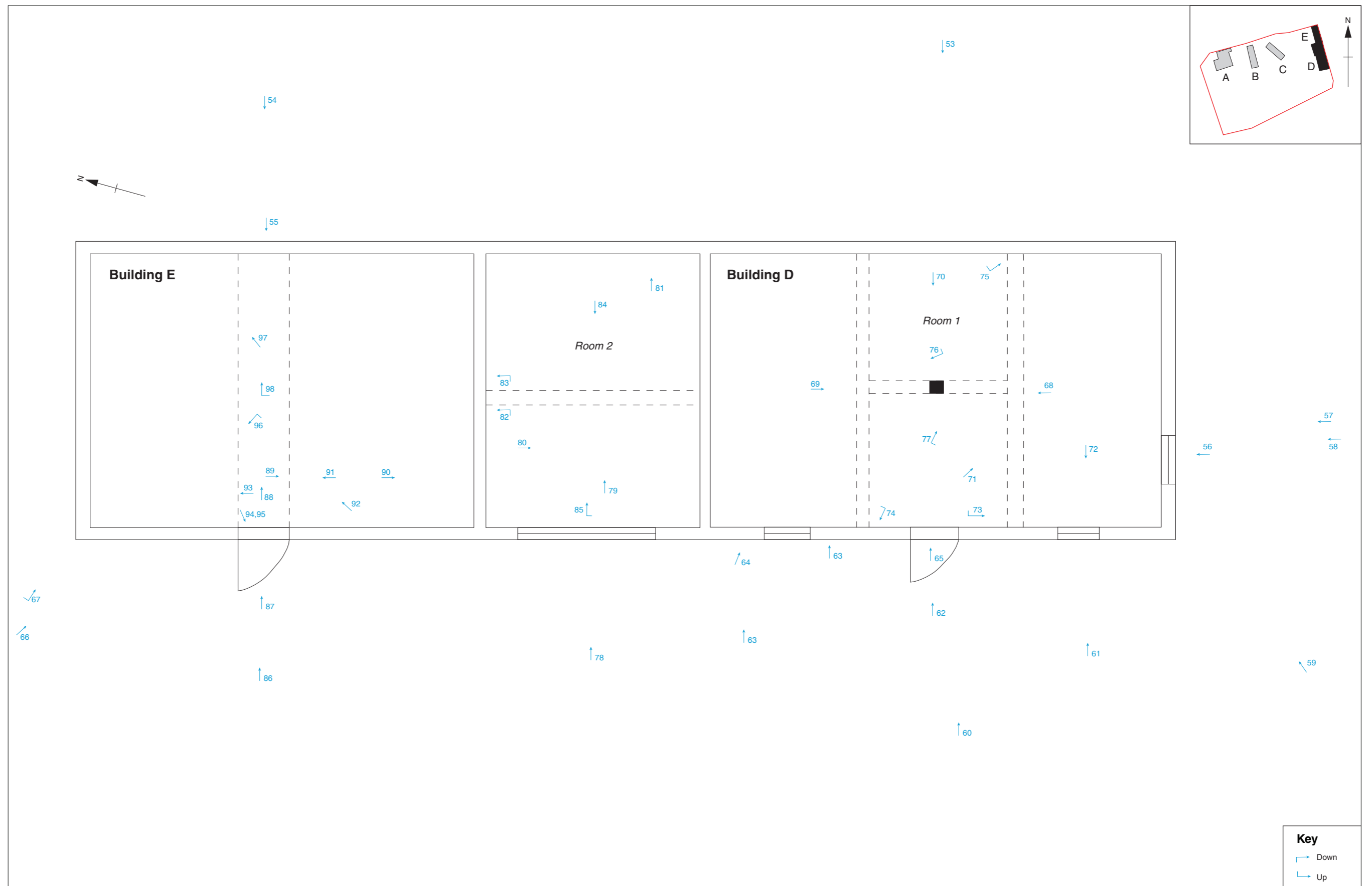


Figure 10: Plan of Building D with plate locations (blue)

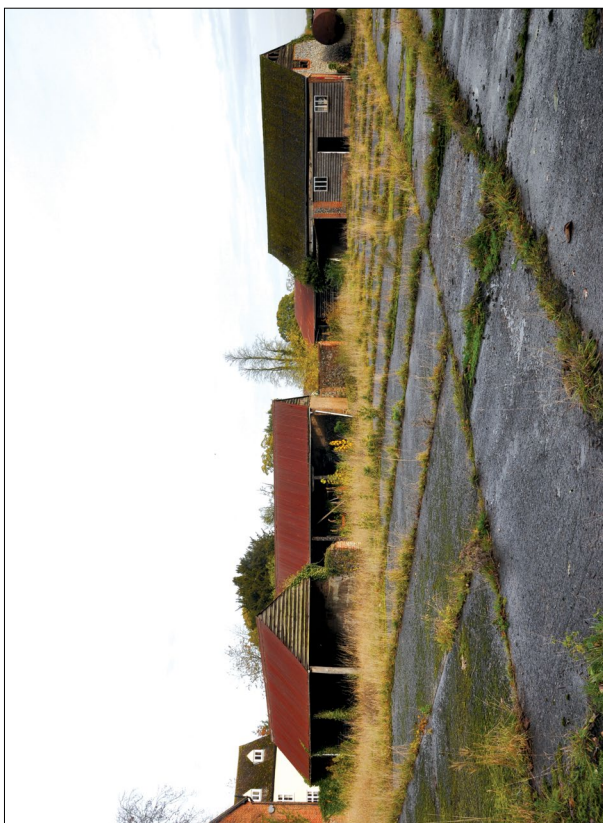


Plate 1: Buildings **A**, **B** and **C** within courtyard setting, viewed from the south



Plate 3: Lean-to greenhouse attached to Building **A**, viewed from the south

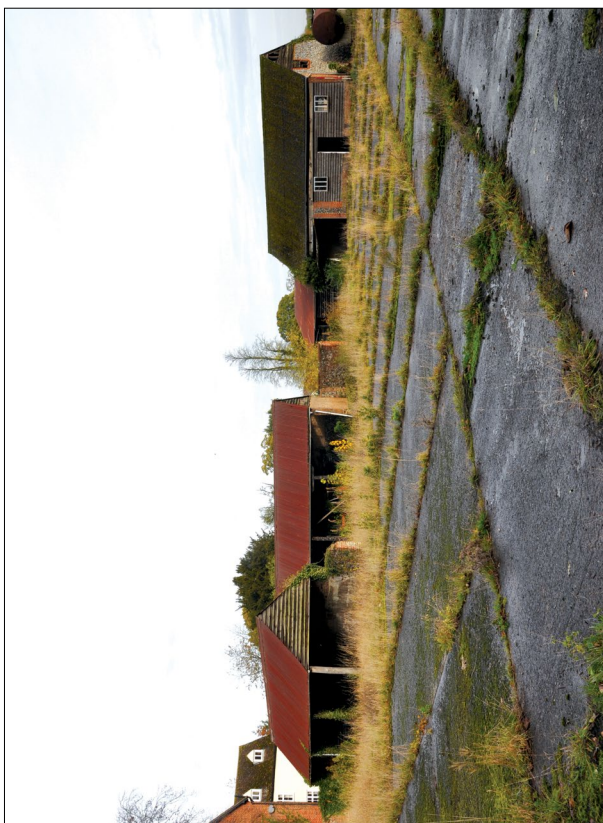


Plate 2: Buildings **B**, **C** and **D** within courtyard setting, viewed from the south



Plate 4: Interior of greenhouse, viewed from the east



Plate 5: Oblique north-east facing elevation of Building A, viewed from the east



Plate 6: North-east facing elevation of Building A, viewed from the east



Plate 7: North-east facing elevation of Building A, viewed from the east



Plate 8: North-west elevations of Buildings A and B, viewed from the north



Plate 10: North-west facing elevation of Building A and detail of modern doors, viewed from the north



Plate 12: North-west facing elevation of tack room attached to Building A, viewed from the north



Plate 9: Detail of roof of Building A, viewed from the east



Plate 11: Detail of louvre window, in north-west facing elevation of Building A



Plate 14: West facing elevation of tack room attached to Building A, viewed from the west



Plate 16: Oblique view of Building A, viewed from the south-west



Plate 13: West facing elevation of Building A, viewed from the east

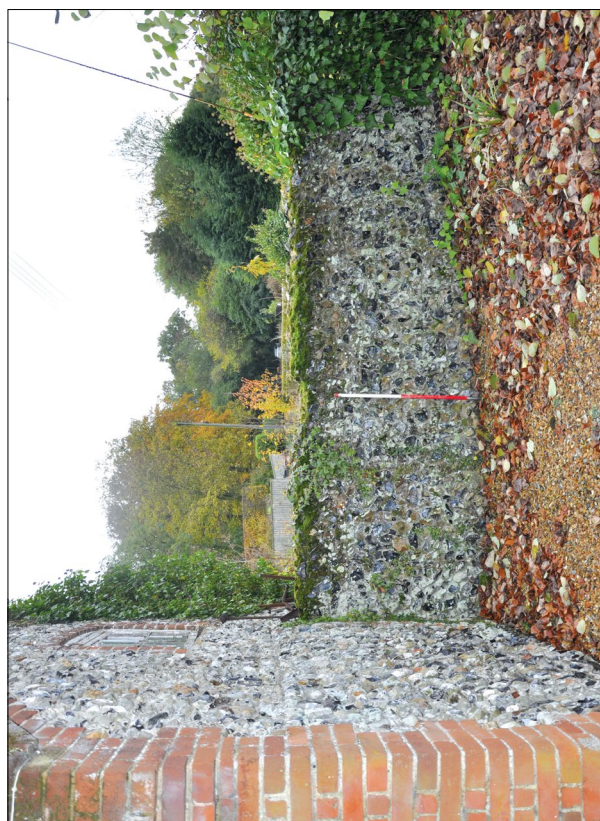


Plate 15: Low wall attached to Building A, viewed from the north



Plate 18: Detail of door to stable (loose box) within Room 1 of Building A



Plate 20: Detail of strap hinge to stable door in Room 1 of Building A



Plate 17: Interior of Room 1 of Building A, viewed from the north

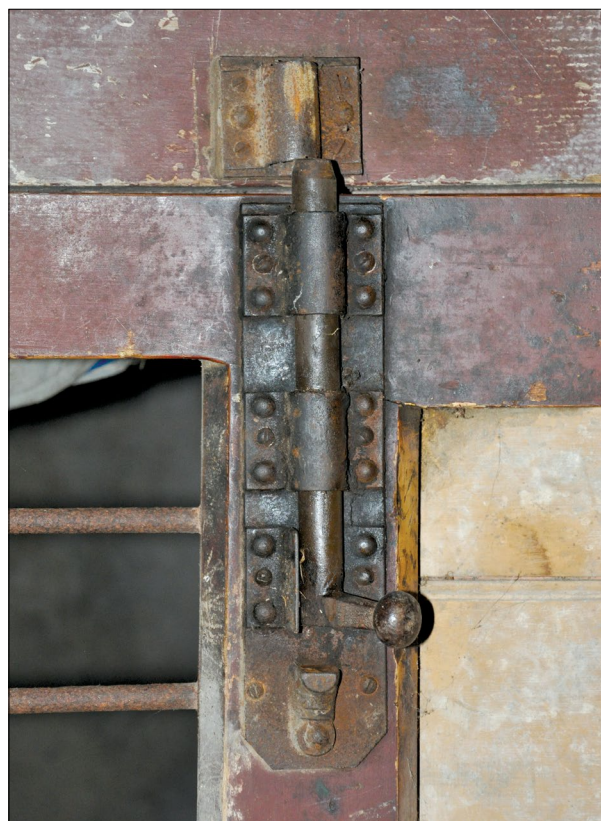


Plate 19: Detail of 19th century bolt fitment on stable door in Room 1 of Building A



Plate 22: Detail of hook in Room 1 of Building A



Plate 24: Detail of re-roofing in Building A



Plate 21: Tie ring to stable door post in Room 1 of Building A



Plate 23: Bars to upper stable stall in Room 1 of Building A



Plate 26: Modern double doors in northern elevation of Room 1 of Building A



Plate 28: Detail of upright latch of tack room door in Building A



Plate 25: Detail of ceiling and bars of stable stall in Room 1 of Building A



Plate 27: Western wall of Room 1 and door into tack room (Room 2) of Building A



Plate 30: Detail of ornate fitting of upper tack rail in Room 2 of Building A



Plate 32: Detail of saddle rail in Room 2 of Building A



Plate 29: Oblique view of Room 2 in Building A, showing door and tack rails



Plate 31: Detail of window in Room 2 of Building A, north-west elevation



Plate 33: Southern end of Room 2 of Building A showing redundant chimney breast



Plate 34: Detail of roof and ceiling at the southern end of Room 2 of Building A



Plate 35: Detail of internal roof in Room 1 of Building A



Plate 36: North-west end of Room 2 in Building A



Plate 37: North-east facing elevation of Building **B**, viewed from the east

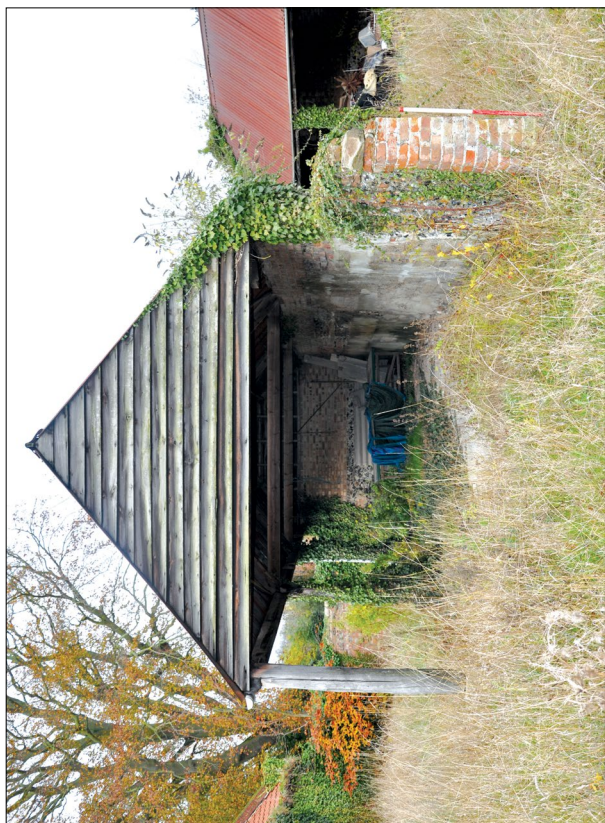


Plate 38: South-east facing elevation of Building **B**, viewed from the south



Plate 39: South-west facing elevation of Building **B**, viewed from the south-west

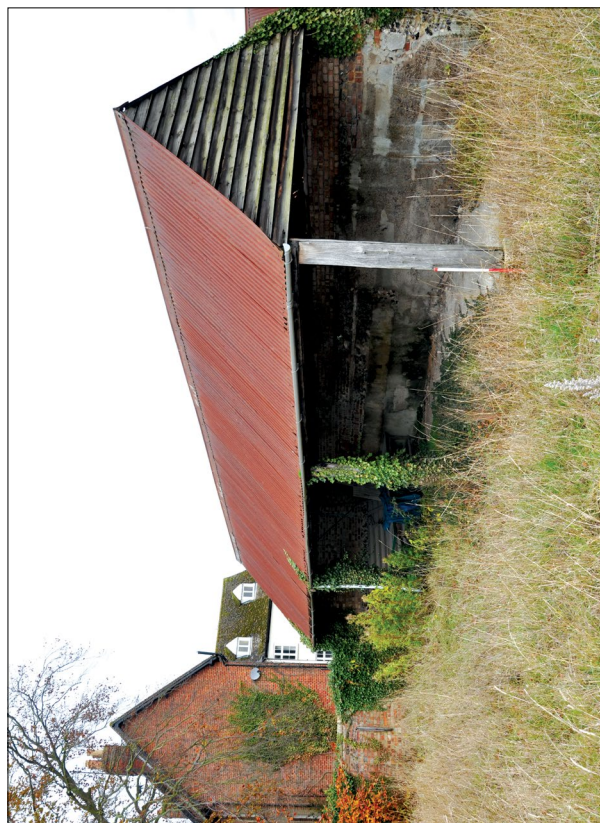


Plate 40: Oblique view of Building **B** and farm house to the rear, viewed from the south-west



Plate 42: North-east facing elevation of Building C, viewed from the east



Plate 44: South-east facing elevation of Building C, viewed from the south-east



Plate 41: Northern wall of Building B showing additional building to top of existing wall

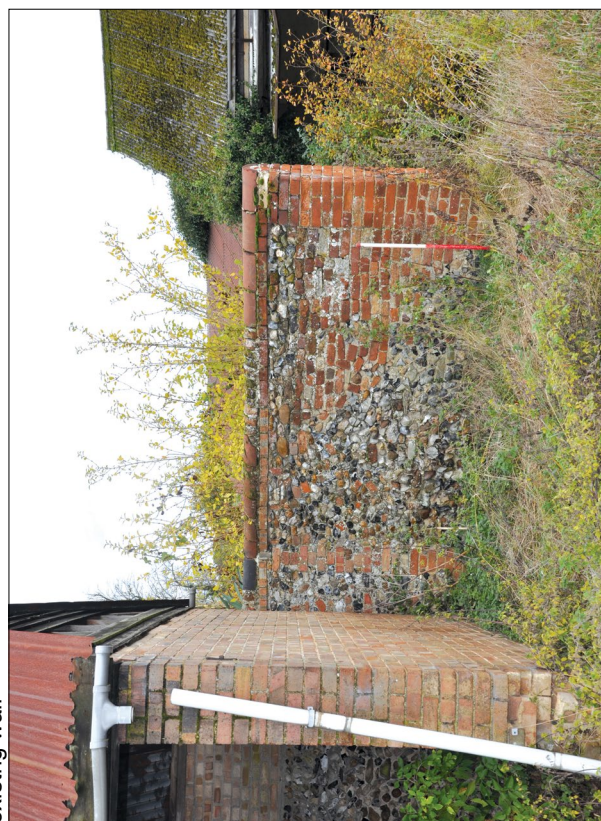


Plate 43: Courtyard wall of the southern end of Building C, viewed from the east



Plate 46: Internal view of southern eastern elevation of Building C

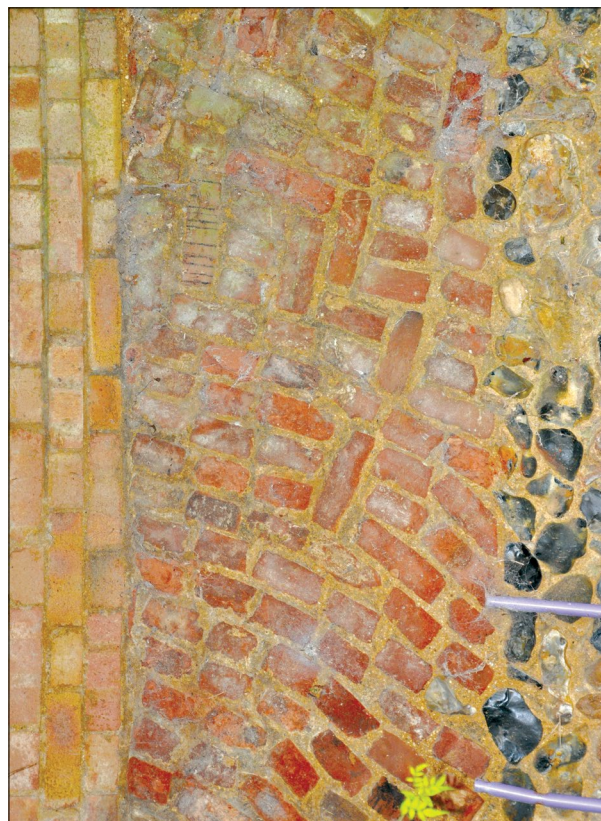


Plate 48: Detail of brick repair to the north-east elevation of Building C



Plate 45: South-western elevation of Building C, viewed from the south-east



Plate 47: Detail of concrete base and post to Building C



Plate 50: Internal view of the north-west elevation of Building C



Plate 52: Detail of iron tie to the roof plate and cross beam, in Building C



Plate 49: Detail of flint wall to the north-east elevation of Building C



Plate 51: Roof structure of Building C



Plate 53: Eastern elevation of Building D, viewed from the east



Plate 54: Detail of window to the western end of Building D

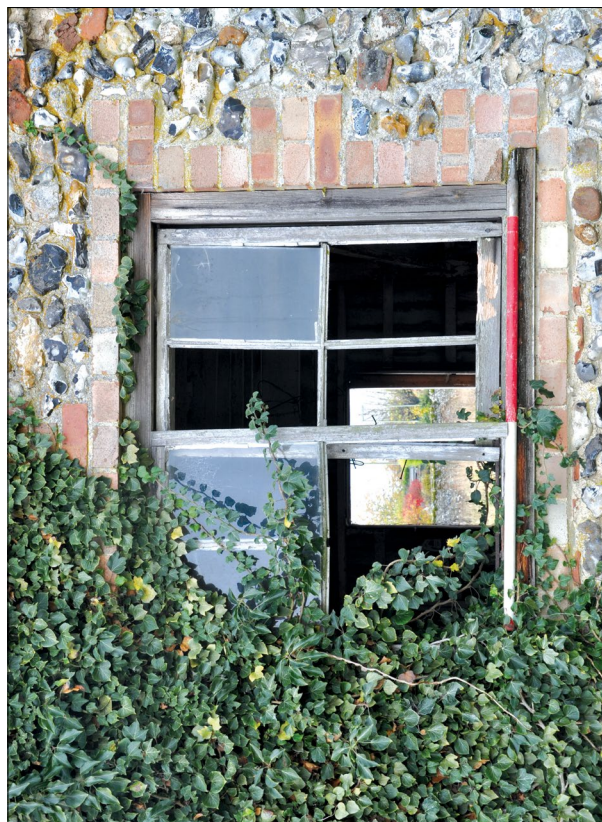


Plate 55: Detail of window in the eastern elevation of Building D

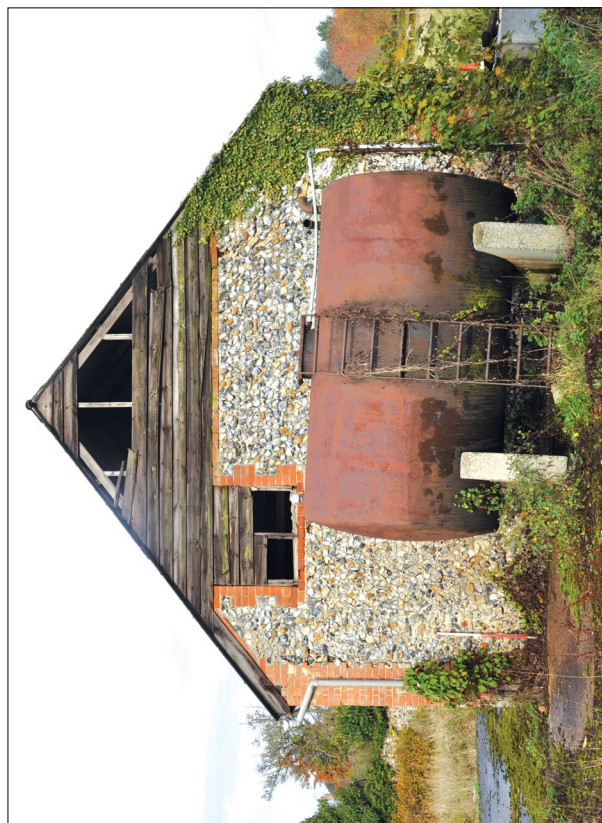


Plate 56: South facing elevation of Building D



Plate 57: South facing elevation of Building **D** in courtyard setting, viewed from the south



Plate 59: Oblique view of Building **D**, viewed from the south-east



Plate 58: Detail of window to upper floor of Building **D**, southern elevation

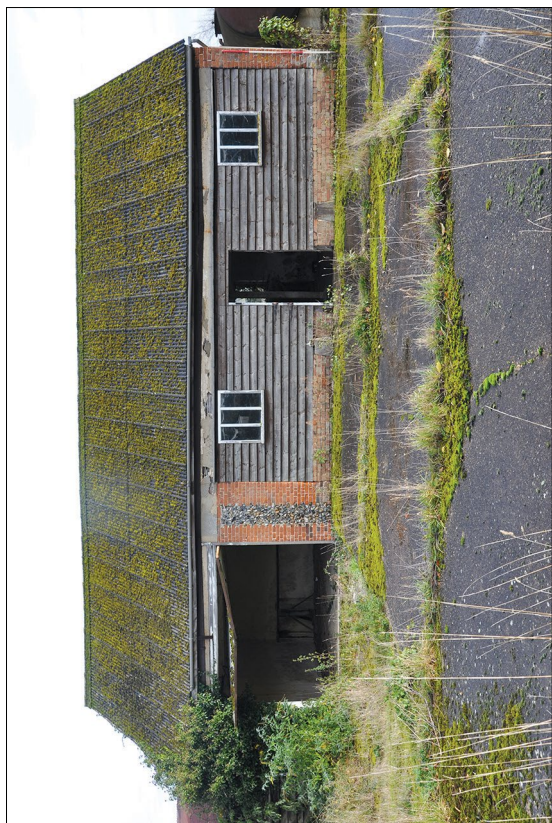


Plate 60: Detail of window to east facing elevation of Room **1** in Building **D**



Plate 62: Detail of doorway to east facing elevation of Room 1 in Building D

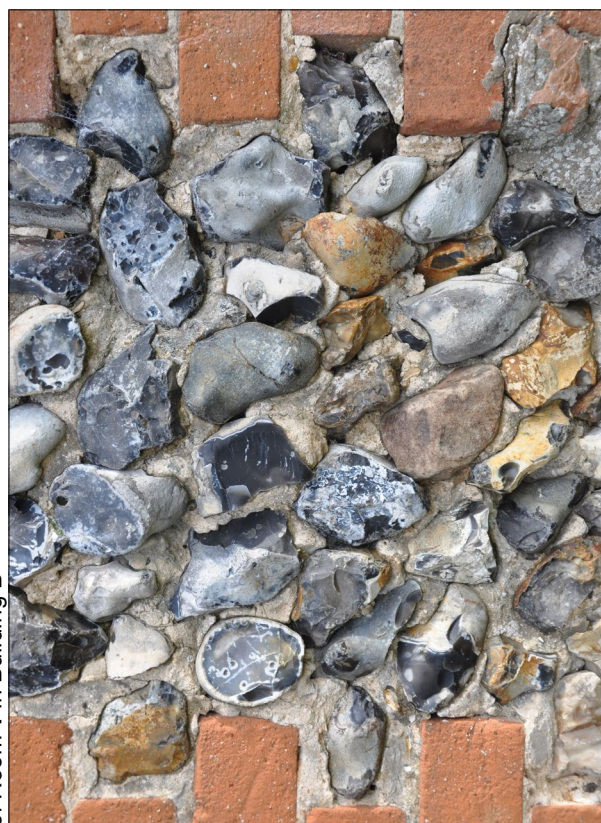


Plate 64: Detail of flint dressing in western elevation of Building D

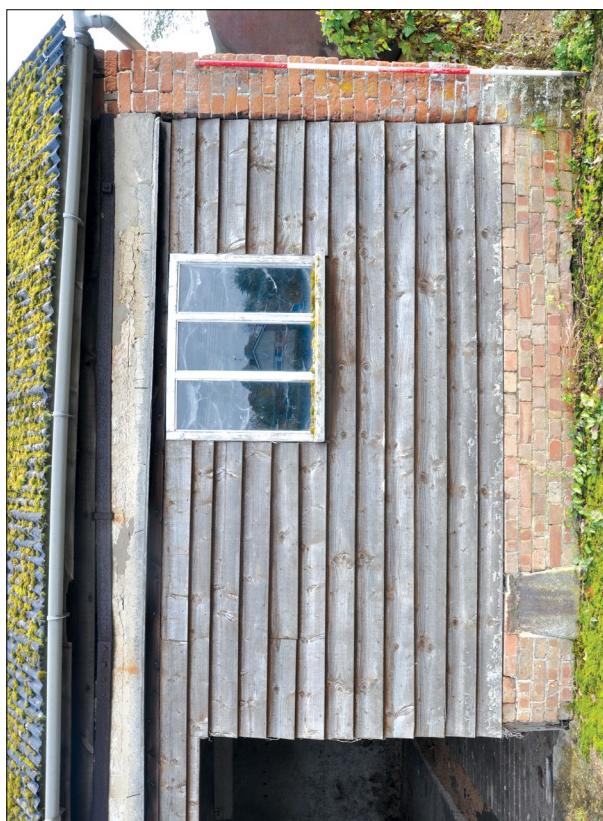


Plate 61: Detail of window to east facing elevation of Room 1 in Building D



Plate 63: Detail of flint dressing to the eastern elevation of Building D

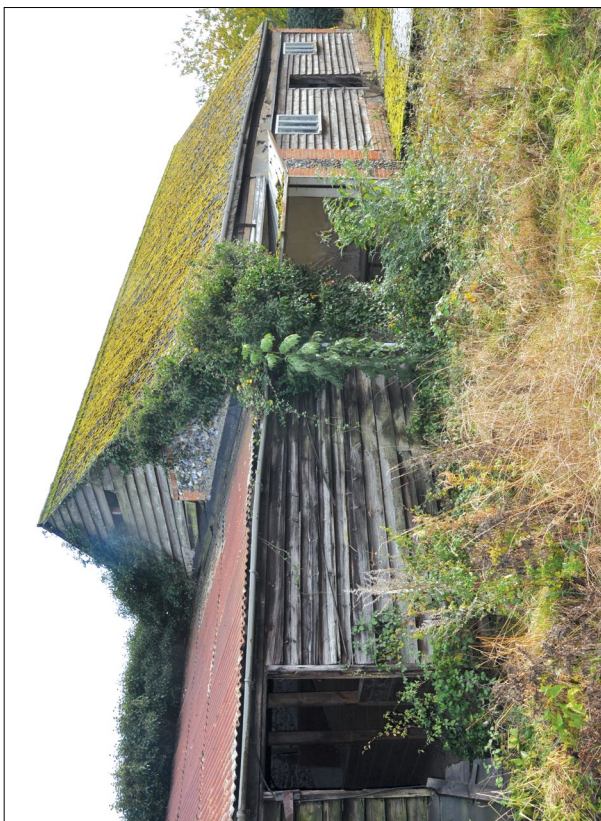


Plate 66: Oblique view of Building **D** and later addition, viewed from the north



Plate 68: Internal northern wall of Room **1** in Building **D**

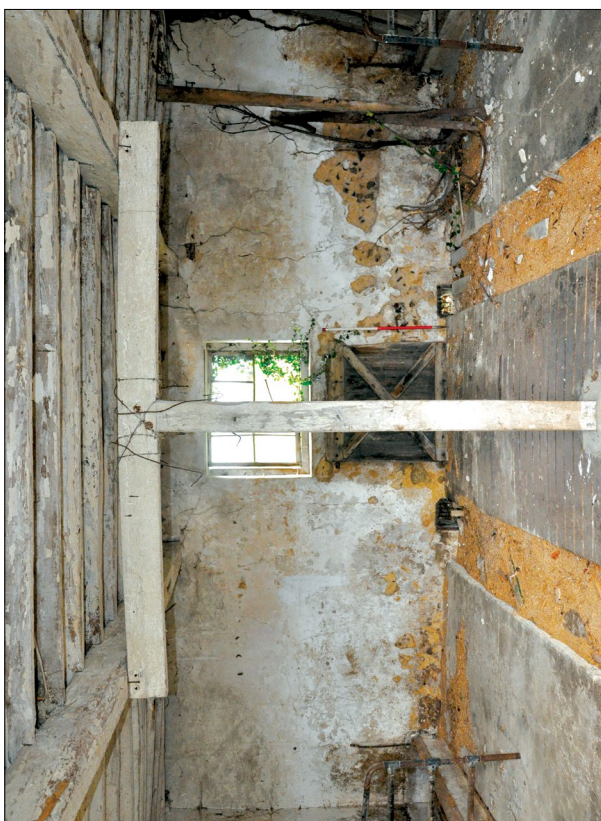


Plate 65: Internal view of eastern elevation and bracing beam in Room **1** of Building **D**



Plate 67: North facing elevation of Building **D**, viewed from the north-east



Plate 70: Internal view of east facing elevation of Room 1 in Building D



Plate 72: Detail of window and internal wooden structure of Room 1 in Building D



Plate 69: Internal view of the southern elevation of Room 1 in Building D



Plate 71: Detail of cattle stalls in Room 1 of Building D

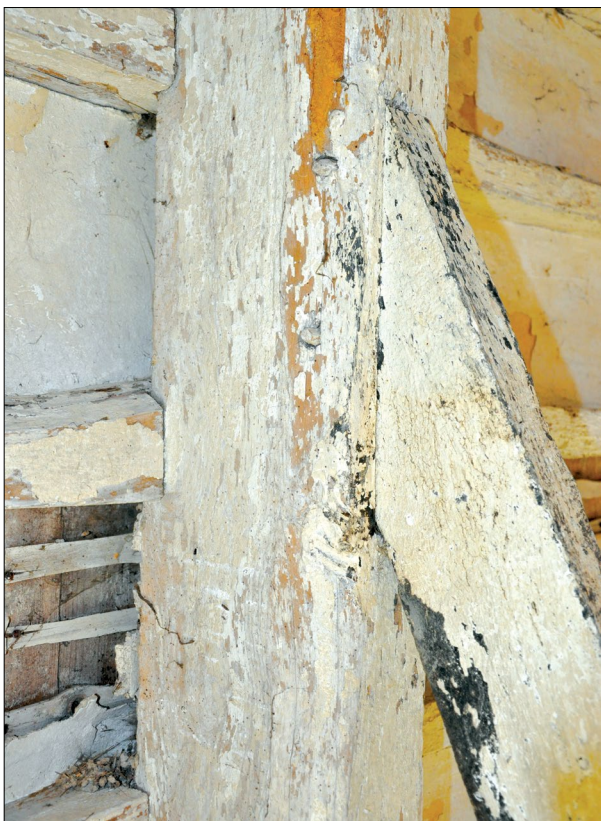


Plate 74: Detail of cross beam and brace of roof structure in Room 1 of Building D



Plate 76: Roof structure of Room 1 in Building D



Plate 73: Detail of brace in roof structure of Room 1 in Building D



Plate 75: Detail of wall plate and cross beam of Room 1 in Building D

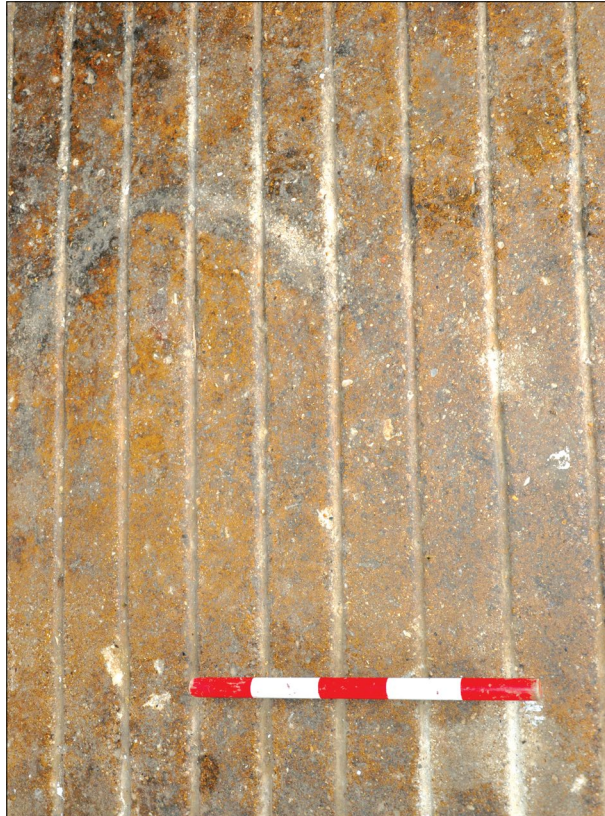


Plate 77: Detail of concrete floor of Room 1 in Building D



Plate 78: West facing elevation of Building E, viewed from the west



Plate 79: Internal view of the western elevation of Room 2 in Building D



Plate 80: Internal division between rooms 1 and 2 in Building D



Plate 81: Detail of window in east facing elevation in Room 2 of Building D



Plate 82: Tack rail at roof level on the northern wall of Room 2 in Building D



Plate 83: Detail of cross beam in Room 2 of Building D

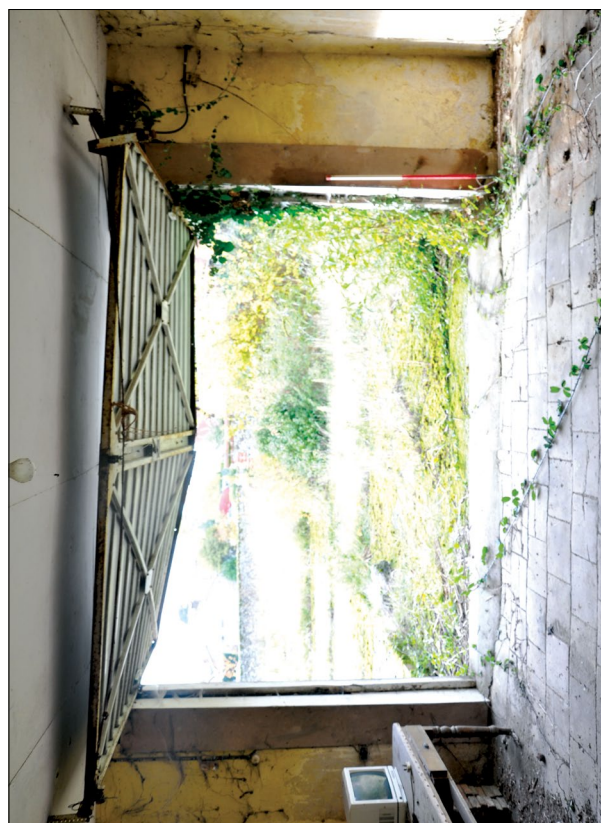


Plate 84: Modern garage door to the eastern elevation of Room 2 in Building D



Plate 86: West facing elevation of Building E, viewed from the west



Plate 88: Internal view of east facing elevation of Building E



Plate 85: Detail of floor surface in Room 2 of Building D



Plate 87: Detail of door to west facing elevation of Building E



Plate 89: North facing external wall of Building D, viewed internally from Building E



Plate 90: Detail of stall to the southern side of Building E



Plate 91: Detail of stalls within Building E



Plate 92: Detail of stalls and northern wall of Building E



Plate 94: Carpenters marks on internal woodwork to stalls of Building E



Plate 96: Detail of cross beam and iron brace to roof structure of Building E



Plate 93: Carpenters marks on internal woodwork to stalls of Building E

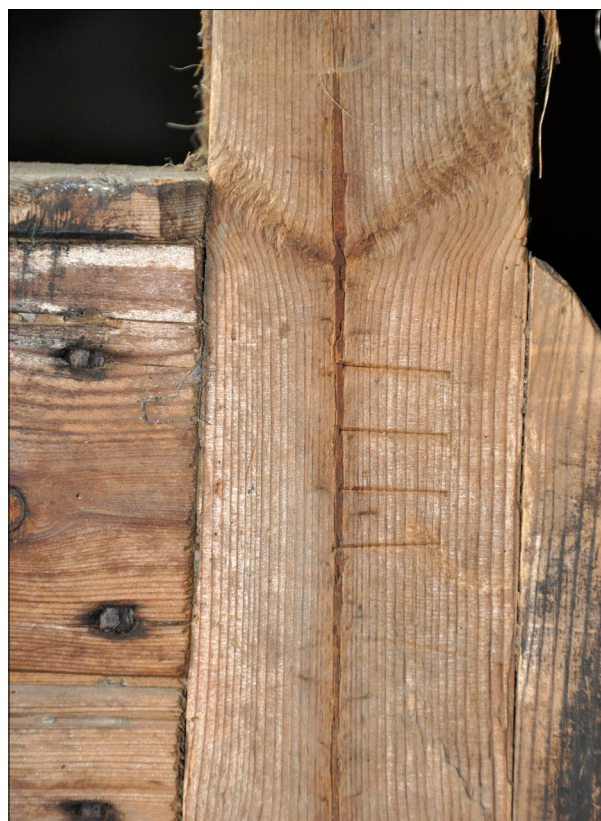


Plate 95: Carpenters marks on internal woodwork to stalls of Building E



Plate 98: Detail of wooden flooring in Building E



Plate 97: Detail of roof structure of Building E



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