

Anstey Hall Farm



Historic Building Survey



September 2015

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Anstey Hall Farm

Historic Building Survey

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Summary

Oxford Archaeology East has been commissioned by Hill Residential Ltd & Trumpington Investments Ltd to undertake the historic building recording on a range of farm buildings at Anstey Hall Trumpington TL 4420 5491 The work took place in June 2015 and was carried out in accordance with a Brief issued by of Cambridge County Council and a specification prepared by Oxford Archaeology East (Mortimer 2015).

Nineteen buildings were recorded during the survey and it was possible to establish a sequence of construction that started in the 16 or 17th century and has continued to almost the present day.

1 INTRODUCTION

1.1 Location and scope of work

- 1.1.1 An historic building recording survey was conducted at Anstey Hall Farm, Grantchester Road, Trumpington.
- 1.1.2 This Historic Building Recording was undertaken in accordance with a Brief issued by Andy Thomas of Cambridgeshire County Council (Thomas, A. 2015), supplemented by a Specification prepared by OA East (Mortimer, R. 2015).
- 1.1.3 The work was designed to adequately record the structures in their current state before the development work begins.

The specific aims outlined in the Brief were:

- 1) To adequately survey the buildings in their current state before development
 - 2} To carry out a Level 2 survey on buildings 3,5 and 13 and a level 3 survey on buildings 2 and 4 (as defined by English Heritage 2006) including a sketched plan of the structures, a photographic record of the inside and outside of the structures, together with any structural details, fixtures or fittings that will be lost through the planned development.
- 1.1.4 The site archive is currently held by OA East and will be deposited with Cambridgeshire County Council

1.2 Geology and topography

- 1.2.1 The farm buildings are located 500m from the river Cam at a height of between 17.1m and 17.9m above Ordnance Datum. According to the British Geological Survey the site extends across an area of West Melbury Marly Chalk Formation bedrock (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>), with no superficial deposits. However, the northern area of the Trumpington Meadows excavation, directly to the south of the current site, showed superficial deposits of Third Terrace gravels overlying the chalk (Patten 2012). Similar deposits were recorded across the current evaluation area and were also encountered during a geotechnical survey of the site (ST Consult, project ref. JN0553) and during monitoring of an Anglian Water drill pit within the western part of the site (Moan 2013).

1.3 Historical and archaeological background

- 1.3.1 The site sits in a landscape with extensive evidence for Bronze Age, Iron Age, Roman and Saxon activity. Area A of the Trumpington Meadows excavation lies directly to the south of the current site. Within Area A evidence of Middle Iron Age field systems was discovered (Patten 2012, 60-63) and more significantly, two phases of Anglo-Saxon activity. Middle Saxon features centred on a group of four burials and six sunken featured buildings. The burials included one of a young female upon a bed, accompanied by a unique gold cross, dating to the 7th century (*ibid*, 123-139). In the Late Saxon period a series of enclosures replaced the earlier buildings (*ibid*, 139-140); the boundaries of these enclosures extend towards the current site. This Saxon activity

was located 150m from the Church of St Mary and St Michael's; the current building dates to the 13th century.

- 1.3.2 In the paddock immediately to the west of the farm buildings, between the site and Grantchester Road, a 2x2m drill pit was excavated for an Anglian Water Pipeline which contained an undated ditch aligned northeast/southwest (Moan 2013).
- 1.3.3 Excavations covering nearly 20ha at Clay Farm, approximately 1km to the east, have revealed extensive Middle Bronze Age field systems and settlement, with further occupation throughout the Iron Age and Roman periods. (Phillips and Mortimer 2011). To the west, cropmarks indicate a series of enclosures and boundaries of probable later prehistoric and Roman date on the gravel terraces overlooking the river Cam (Historic Environment Record Number 08966). There is also some evidence of medieval and post medieval roadside settlement along Trumpington Road (eg HER 16298).

Anstey Hall

- 1.3.4 The background Anstey Hall is located to the east of the proposed development area. The current Grade I Listed Building is mainly of 17th century date although the site may have been the centre of a manor at the time of Domesday (1086). Anstey Hall Farm is in separate ownership to the Hall and includes several agricultural buildings
- 1.3.5 The background information has been taken from the Heritage appraisal written for Anstey Hall by Beacon Planning in 2011. A manor probably on the site of Anstey Hall is recorded in the Domesday Book as belonging to King Edward's thegn Horulf. This passed to the Norman Sheriff Picot in 1092 but after his son Robert was accused of conspiring against King Henry I it was forfeited to the crown and passed to Pain Peveril before his death in 1121. The manor was owned by the de Dive family before passing to John de Trumpington in 1264. His son took his mother's name, de Beaufu (Beaufore) and the house remained in the family until leased to William Crouchman in 1320. It changed hands several times before being acquired in 1540 by William Bowyer who became Lord Mayor of London. In 1561 it was mortgaged to William Barne of Milton whose son Robert sold it to the financier Thomas Gardiner. He went bankrupt and had to forfeit the manor together with Kew Palace to Queen Elizabeth I. In 1598 the manor was acquired by Edmund Bacchus. He rebuilt the house before his death in 1609 but his son John sold the house to James Thompson in 1637.
- 1.3.6 The building was largely reconstructed by Anthony Thompson in 1685 possibly reusing some timbers from the earlier house. Thompson's house comprised a central hall with cross wings and with stair tower / entrance porch projections on the south front. The precise form of the north front is harder to discern but despite the list description, which is based largely on the Royal Commission's survey, it seems unlikely that the current appearance owes very much to the C17. In 1735 the first Christopher Anstey got possession of the hall following a title dispute which ended in favour of his wife Mary Thompson.
- 1.3.7 The house was let to a number of tenants including from 1814-39 the grain merchant John Hemington. By the time the house was unsuccessfully put up for sale in 1829, it had five bedrooms, a range of reception rooms including hall, dining, drawing and breakfast rooms, conservatory, gentleman's room or library and a range of domestic offices and coach houses with stabling arranged around the courtyard. The north front is shown on an engraving with the sales particulars and shows the 9-bay north front with an expressed centrepiece with 'Corinthian' columns, the door seemingly set within

an arch and a rectangular attic storey with a small window set within a further arch. Otherwise the elevation is relatively plain with small pitched roofed dormers.

- 1.3.8 The house was again put up for sale in 1837 and by this time the north elevation had been modified with a rather mean pediment above the door and dormers with segmental pediments. The accommodation within the hall appears to have been similar to that described eight years earlier though it now had six bedrooms and warm as well as cold baths. The building, at the time of sale, was occupied by Mrs Hemington, the widow of John Hemington. Robert Leslie Ellis was tenant from 1851-9. When he died the Ansteys sold the property to the wealthy Cambridge banking family the Fosters.
- 1.3.9 By 1860 the Fosters had added the East Wing and in 1860s the carriage house and staff quarters were added and the water tower built in 1865. The north front was gently remodelled with the Ionic columns dating from this period of occupation by the Foster family. The south front of the hall is shown in a watercolour of 1890 which depicts a very large conservatory between the former cross wings.
- 1.3.10 In 1909 further alterations were carried out seemingly including the demolition of the conservatory and its replacement by a two storey infill block. Many of the principal rooms were remodelled at this time and the north front was again altered with the Corinthian columns replaced by Ionic pilasters. In the 1930s the south-east room at ground floor level was extended with a balcony above. A billiard rooms was added to the eastern and a small summer house to the western elevation.
- 1.3.11 In 1941 the house which was by this time semi-derelict was sold to the government who altered and repaired the interior using modern materials. It remained in their ownership until purchased by the present owner in 1998. The institutional use caused some damage particularly to the internal rooms with numerous subdivisions, unsightly service installations and fire precaution works. The present owner has sought to restore many of the principal rooms and the majority of the late C20 work has now been removed.

The Outbuildings to the East of the Hall

- 1.3.12 Although the current range of outbuildings dates from the 1860s, there were clearly ranges of buildings with similar functions on largely the same site before that date. The 1829 sales particulars (Fig 5) refer to a carriage yard with 'good stabling, loose boxes, coach houses, harness rooms, an ancient and well-stocked dove cote, dog kennels &c'. Bakers Map of 1830 shows the original main oval shaped carriage drive from Maris Lane focussed on the north front and immediately to the east a very large yard defined by buildings on the west and north sides but with large gaps on the east and south. The 1837 sales particulars list the various outbuildings once again which are described as being 'well-arranged and screened off from the Manor House'.
- 1.3.13 Despite this, the Foster family seemingly entirely rebuilt the outbuildings presumably to improve their quality and to present a more imposing and up-to-date face to the village. The First Edition Ordnance Survey shows the principal ranges of red brick outbuildings immediately to the east of the hall.
- 1.3.14 The lesser outbuilding range to the east is shown with buildings enclosing the north, east and south sides much as today. To the south of the southern range are further buildings including one with a pump attached in what appears to have been a kitchen garden. By 1904, the impressive greenhouse attached to the south of the southernmost

range has been built and a building in the middle of the courtyard (subsequently demolished in the 1990s) had appeared.

Anstey Hall Farm

- 1.3.15 The buildings associated with the farm are the focus of this report and are described and discussed below.

1.4 Acknowledgements

- 1.4.1 Thanks are given to Hill Residential Ltd & Trumpington Investments Ltd for commissioning and funding the evaluation. The project was managed by Richard Mortimer and field work was undertaken by James Fairbairn with the assistance Toby Knight.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 The aim of this investigation was to carry out a historic building survey to English Heritage Level 1 2 and 3 depending on building requirements (English Heritage 2006)
- 2.1.2 Buildings 2 and 4 were recorded to level 3 (Fig 2) and buildings 3,5 and 13 were recorded to level 2 (Fig 2). all other buildings were subject to a photographic survey and brief written descriptions.

2.2 Site Conditions

- 2.2.1 Conditions within the buildings were generally good, allowing measured and photographic survey to take place. Most of the buildings still contained goods that had been placed in storage and access to some were restricted. Views of some aspects of the buildings particularly in the north and south courtyards were also restricted. Roof structures were visible but not accessible,
- 2.2.2 Weather conditions were good but bright sunshine hampered some external photography.

2.3 Methodology

- 2.3.1 The measured survey was carried out using basic equipment including: a distometer, tower tape, 30m tapes, hand tapes and a 30cm ruler.
- 2.3.2 Photographic survey (at Level 2 and 3) was carried out by the author using a high resolution 35mm digital SLR camera, a 35mm SLR and a medium format Bronica unit was used for the level 3 survey.
- 2.3.3 All building recording work carried out complied with standards and guidance set out in by the IFA (2001) and was undertaken by an experienced archaeologist. Scaled architects drawings, supplied by the client were used for field notes and were annotated and amended on site as necessary.

3 CARTOGRAPHIC RESEARCH

A number of maps were consulted as these can often be one of the most useful sources when researching the development of a building or group of buildings early maps can be notoriously unreliable and often buildings were moved or re-sited due to aesthetic reasons. Not until the advent of the ordnance survey maps which were first produced for public use in 1884 did mapping become accurate enough to rely on for location purposes.

3.1 Enclosure map of 1804 (Figure 3)

3.1.1 The enclosure map of 1804 shows a small amount of detail of the area of the farm.

3.1.2 The barn (Building 2, fig 2) is evident along with the Dovecote (Building 4, fig 2). Both of these structures are assumed to be the earliest of the surviving buildings on the site.

3.2 Bakers map of 1830, (Figure 4)

3.2.1 The earliest map with any detail consulted that shows farm is Bakers map of 1830. The map shows two ranges of farm buildings located to the west of the dovecote (building 4). Eventually theses two discrete sets of buildings would become the north and south courtyards (Fig 2).

3.3 Sales plans of 1829 and 1837 (Figures 5 and 6)

3.3.1 These two sales plans although not particularly detailed do show that no significant alterations had been made to the layout of the farm buildings in the intervening years.

3.4 1896 OS Map (Figure 7)

3.4.1 By the time of the publication of the 1896 ordnance survey map the north and south courtyards had been formed. The northern courtyard seems to comprise of a continuous range of buildings with a small break in the northern most range of the north courtyard which leads to the farm yard.

3.4.2 The southern courtyard is less well defined but suggests that the buildings which existed here at that time comprised of mostly open fronted cart storage sheds.

3.5 1903 OS Map (Figure 8)

3.5.1 The 1903 ordnance survey map is far more detailed than those previously surveyed.

3.5.2 Both courtyards are now fully formed with the exception of the most northerly range which still retains a gap in the structure. This access point to the farm yard had gone by the time of the publication of the 1927 ordnance survey map.

3.5.3 A building can be seen within the confines of the southern courtyard that has since been demolished. The size suggests that this building was of substantial proportions and cartographic evidence suggests that this was demolished sometime after the 1970s.

3.5.4 The additions to Barn 2 are now evident the wooden lean to structure added to the south of barn 2 is now shown. The northern addition to the same barn seems to have been added earlier in the 19th century. Possibly at the time of the erection of the brick buildings directly north which form part of the farm yard and are not the subject of this report.

3.6 1927 OS Map (Figure 9)

- 3.6.1 Two further buildings are evident on the 1927 ordnance survey map. Both of these additions are located to the south courtyard.
- 3.6.2 One is located slightly away from the southern range of the courtyard (Building 15). The other had been build against building 13. The latter still survives (Building 14). The former had been demolished some time after 1972. The only discernible change to the northern courtyard by this time is that the access point to the farm and yard had been blocked.
- 3.6.3 There seems to be little or no change to the older western range of farm buildings. It is thought that by this time if not slightly before, the porch that was added to barn 2 would have been erected. At is not shown on any map it is probably thought too insignificant to be added. The building materials and style strongly suggest a twentieth century date.

3.7 1938 OS Map, 1951 OS Map and 1972 OS Map (Figures 10,11 and 12)

- 3.7.1 These Ordnance survey map shows no change to the structure or plan of the buildings and largely represented what remained at the time of the project.
- 3.7.2 A small range of buildings did appear on the earliest consulted OS map (1896) that show one or two small buildings located on the outer wall of the southern courtyard. These along with a building of square plan which existed south of the southern courtyard remained until sometime after 1972.
- 3.7.3 The latest OS map of 1972 does not show the large modern barn (Building 6) located to the south and it is assumed that it would have been built very soon after the publication of the map.

4 DESCRIPTION OF THE BUILDINGS

The surveyed buildings are located to the north west of Anstey Hall and to the south of the Hall farm (Fig 1). The Buildings are arranged around two courtyards. The northern courtyard comprised of buildings 7, 8, 9 and 10. The southern courtyard comprised of buildings 12, 13, 14, 15, 16, 16b and 17. To the west of these a further series of buildings were located on a south to north orientation. These were numbered 2,3,4 and 5. To the south of the area a modern steel framed barn had been constructed (Building 6). The buildings in the southern courtyard are described first. Followed by the northern courtyard and then the western range.

4.1 Southern courtyard (Figure 2. Plates 1, 2, 3, 4 and 21)

- 4.1.1 The building of the southern courtyard were all of 19th or 20th century date. It is likely that buildings much older than those surviving were also located here but nothing of those survive in the modern fabric of the remaining buildings.

Building 12 (Plates 1 and 3)

- 4.1.2 This range measures 28.22m by 4.40m and has a height to the apex of the roof of 3.92m. It consists of nine open fronted bays facing into the courtyard. The bays measured 2.87m wide by 2.28m high. Each was separated by a wooden post with two way bracing. The floor was of a modern concrete material. The rear wall was of a brick construction that had been white washed. The apex roof structure was a modern wooden structure. The existing roof covering was slate probably replacing an earlier one of ceramic tile. The architectural and cartographic evidence suggests that this range dates to the 19th Century.

Building 13 (Plates 19 to 27)

- 4.1.3 Building 13 is the earliest of the buildings attributed to the south courtyard. It appears on the earliest maps available of the farm complex and dates to the mid 18th century. All other buildings within the southern courtyard respect the position of the building. This suggests that the barn had some importance.
- 4.1.4 The aisled building measures 22.4 by 10m and has a roof height at the apex of 5m. The barn was constructed from locally produced hand-made bricks. (Plate 27). The south facing elevation of the barn had nine ventilation slots that measure 0.58m by 0.12m (Plate 24).
- 4.1.5 Large doors were historically located on the south side of the barn these have been long since removed leaving only the opening which measured 3.12m by 2.95m (Plate 19).
- 4.1.6 Two further single doors exist on the southern elevation one is located centrally at ground level the other is at roof height. These are 19th century replacements that are most probably in the original position.
- 4.1.7 The east facing elevation is constructed entirely of brick with a single window that measures 1.80m by 1.70m. This has been blocked with 19th century buff coloured brick (Plate 20).

- 4.1.8 The northern elevation can only be seen from within the southern courtyard (Plate 21). Here two buildings abut the barn, building 14 which is attributed to the 20th century and an open fronted range which is dated to the 19th century. Here as on the southern elevation a large double doorway was sited. This had been blocked meaning access could only be gained from the south. The view of the western elevation has been partially obscured by the construction of building 15. However the internal view of the eastern end shows another window which has been blocked (Plate 22)
- 4.1.9 Internally, building 13 has little remaining of its original structure. The barn was built as a double aisled structure which was divided into five bays. The bays survive and measure 4.28m by 2.23m. These were constructed from the same red brick as the main body of the barn (Figure 15) which has been rendered (Plate 26).
- 4.1.10 Onto these walls have been placed a sill beam and main post which at from tie beam height has been replaced by a modern roof structure consisting of machined timbers and corrugated iron sheets. The original roof covering was likely to have been thatch or ceramic tile (Plate 22).
- 4.1.11 A single doorway reached by two steps is situated centrally on the northern brick and rendered wall. This would have accessed the area to the north which eventually became the southern courtyard. (Plate 25).
- 4.1.12 The floor of building 13 was mostly of a modern concrete. Where this had become damaged a compressed chalk material could be seen.

Building 14 (Figure 2 and plate 4)

- 4.1.13 This building first appears on the 1927 OS map. It consists of a single storey “L” shaped red brick building with single doors to the eastern and western elevations. A single window is located on the northern wall that looks into the courtyard. Internally the building is unremarkable. An internal wall had been removed to give an open plan. The floor was partly concrete and grey cast floor tiles known as sets. The roof is pitched and covered in slates with ceramic ridge tiles.
- 4.1.14 Its position within the courtyard suggests it was built primarily as an office.

Building 15 (Figure 2)

- 4.1.15 Building 15 was obscured by two large caravans and fencing. It was located to the southern boundary of the courtyard. It measured 39.3m in length by 4.27m wide and had a height of 3.93m at the apex of the pitched roof. It was of the same design as the other 19th century open fronted sheds to the north and east, with nine bays measuring 3.08m wide and 2.34m high. The rear wall was constructed from buff brick that had been white washed.
- 4.1.16 The roof had as with the other buildings in the south courtyard been recently re roofed. Pan tiles had been re cycled from elsewhere.
- 4.1.17 A later building 16 had been added to the western end of building 15 which had been incorporated into the western range of the courtyard.

Building 16 and 16b (Figure 2 and plates 48 and 49)

- 4.1.18 This building made up the western arm of the southern courtyard and measured 28m by 4 and had a roof height of 3.75m. The building had been tied into an earlier building (15) which had become integral to building 16. This addition is very obvious when viewed from the west (Plate 48) where the 20th century addition of building 16b could also be seen. The change in building materials at this point is blatantly obvious. The latter building is constructed from modern red brick while the pre-existing 19th century building (15) is constructed from a buff coloured brick known as Cambridge yellows.
- 4.1.19 The west-facing elevation of building 16 is constructed of red brick and concrete blocks (Plate 48). Brick piers on the outer wall give the impression of the building being divided into five bays although no evidence could be seen internally of any divisions.
- 4.1.20 Towards the top and centrally and within each recess a small iron ventilation grill had been inserted. One of the bays had been filled in with concrete block suggesting that doors or an opening had once been in existence at this point. Within the concrete blocks a small window was inserted.
- 4.1.21 The brickwork of building 16 has been tied into the gable end of building 15 (Plate 49) and south of this building 16 had been extended to form building 16b (Plate 49). With the addition of another small concrete block. This has also been tied into building 15. It is possible that building 16b had replaced an earlier structure which can be seen in a similar position on the 1903 Ordnance Survey map (Fig 8). The existing structure has been built entirely from twentieth-century materials.
- 4.1.22 Internally many alterations had occurred within building 16. Any internal architectural features had been removed and the building was being used for storage purposes.

Building 17 (Figure 2 and plate 2)

- 4.1.23 Buildings 12, 15 and 17 are contemporary and share the same design characteristics of open-fronted barns. Building 17 is at the northern limit of the southern courtyard and measures 25.18m by 4.40m and has a height to the apex of the roof structure of 3.95m.
- 4.1.24 The structure comprises of eight open-fronted bays that measure 2.75m wide; these would have been used to store farm carts and other ancillary equipment.
- 4.1.25 As with the other structures in the south courtyard, a concrete floor has been added and the rear brick wall has been whitewashed. The roof has also been heavily repaired with most of the timbers being replaced.

4.2 Northern Courtyard (Figure 2. Plates 5 -10)

- 4.2.1 The Northern courtyard comprises of buildings for stabling (Plate 6) to three sides and further open-fronted storage to the north (Plate 7). The entrance to the courtyard was located in the north-west corner and would have been gated.

Building 7 (Fig 2 and Plate 7)

- 4.2.2 This was the only area of open-fronted storage located in the north courtyard. The style and cartographic evidence gives the building a construction date of the late 19th century and was most probably added at the same time as the other open-fronted barns in the south courtyard. Historically there was a small opening to the eastern end of the

range which was sealed with the construction of a small tack room (Building 8) measuring 6.94m by 4.29m and with a ceiling height of 4.01m

- 4.2.3 Building 7 measures 9.25m by 5.11m and has a height to the apex of the roof of 4.25m.
- 4.2.4 The six open fronted bays of the barn have a width of 2.78 and a height of 2.30m. The bays are divided by a single post with double bracing.
- 4.2.5 The floor is a modern concrete material. The rear wall is constructed from red brick which has been whitewashed. The roof structure has been replaced with modern timbers and roofed with slate.
- 4.2.6 A small single door has been inserted into the western end of the building (Plate 8). The door aperture is not an original feature and has been inserted at some time in the 20th century. The door aperture measured 2.2m by 0.80m. The door itself was simple, wooden panelled and had two panes of glass to the upper.

Buildings 9, 10 and 11 (Figure 2 and Plates 5, 6, 9 and 10)

- 4.2.7 These buildings form three arms of the northern courtyard were historically used as stabling. All three rooms are of an identical design and would have been built some time in the 20th century replacing earlier structures on the site.
- 4.2.8 Building 9 originally contained stabling for 4 horses. A double stable was located at the northern end and two single stables were located centrally. They all consisted of a brick structure with single split stable doors with strap hinges that measured 2.27m by 1.23m. The doors have single glass ventilation panel above that contain four panes.
- 4.2.9 The internal divisions have been removed and been replaced with modern ones but would originally have measured 3.56m by 3.70m. No original features remain internally.
- 4.2.10 At the southern end of building 8 was located an access point to the southern courtyard.
- 4.2.11 The roof structure to all three buildings was covered in pantile.
- 4.2.12 Building 10 was of an identical design to that of building 9 and contained enough stabling for another six horses.
- 4.2.13 The eastern arm of the south courtyard (Building 11) consisted of stabling for a further two horses and storage or office space located at the northern end (Plate 10). Internally all the partitions and fittings had been removed leaving a space for a modern workshop.

4.3 Western Range (Figure 2 and Plate 45)

- 4.3.1 The western range comprised of the extant buildings within the farm complex. A dovecote (Building 4), two open fronted barns (buildings 3 and 5) and a large enclosed barn building (2) (Plate 45).

4.4 Building 2 (Figures 2, 13, 14 and 15. Plates 37-47)

- 4.4.1 Historic England Building ID: 47444 Barn at Anstey Hall Farm Grade II C17 / C18 timber framed barn with weather boarded walls on a brick plinth. 4 bays with aisle on west side. Modern pantiled roof. (RCHM 327).

- 4.4.2 The barn at Anstey Hall Farm measure 21.2m by 8.85m and has a height of 9.6m to the apex of the roof structure. The isle of the barn is situated on its western side.
- 4.4.3 The barn is a semi aisled wooden weather boarded structure painted black with four bays built on a gault brick plinth that measures 0.6m by 0.80m. A porch of twentieth century date constructed from wood and corrugated iron has been added to the western side of the barn (Building 2a). A wooden lean-to structure (Building 2b) of nineteenth century date has also been added to the southern end of the barn
- 4.4.4 The exterior of the northern end of the barn was not accessible at the time of recording being carried out. A building added in the 19th and on an adjoining property obscured the view.
- 4.4.5 In most traditional farmsteads, the barn was the central point to which the other buildings were related and was often the largest of them. The main purpose of threshing barns was to house the threshing floor and for storage (Wade Martin, 1991, pg 166). Generally they had at least one threshing floor with bays for housing the crops and the threshing floor always ran across the barn, never along the length (Peters, 1981 p.10). The size of the barn would depend on the size of the farm. The practice of storing all of the crops in barns and so of building larger ones, continued well into the 19th century in the south of England and East Anglia (Peters 1981, p.10). The areas on the western side of the barn would have been ideal for storage of threshed crops and carts.
- 4.4.6 Many threshing barns were adapted to take machinery in the 19th century which meant that many barns lost internal divisions or floors. Others were adapted for different purposes or were demolished completely

The Eastern Elevation (Figure 13)

- 4.4.7 Two large centrally opening double doors constructed of vertical planks were located at the northern end of the barn (Plate 37). The left hand door had once been split but later rejoined. Three strap hinges were located on the left hand door while the right door only had two. These were of 19th century date. The lower part of the doors that originally would have been absent for ventilation purposes have been covered with modern timber.
- 4.4.8 A further door was located to the south of the cart doors. This was for pedestrian access and consisted of six vertical planks with strap hinges to the upper and lower. The door measured 0.92m x 1.10m and would have originally been accessed by steps.
- 4.4.9 Two loft doors were also located on the eastern elevation one directly above the single doorway and one on the same level to the south. They indicate the presence of an upper level to the barn which no longer exists
- 4.4.10 Attached to the south of the barn is a 19th century lean-to structure, Building 2b (fig 2 and plate 27) made of a similar construction methods to the main barn. A single door with a four pane window above measuring 2.0m by 1.10m made from vertical planks is located to the north of the lean to. Strap hinges here are of a similar design to the main doors and suggest that they may have been replaced on the main doors when alterations happened some time in the 19th century.
- 4.4.11 The weather boards to the left of the door are of a different dimension to those above the and are evidence of more recent repairs.

The Southern Elevation (Figure 13)

- 4.4.12 The southern elevation is obscured by both the 19th century lean to addition and by the northern end of building 3 (Plate 43).
- 4.4.13 The southern end of the building is weather boarded to the apex of the building and a small widow exists centrally approximately 2.3m below the apex of the roof.
- 4.4.14 The hipped pan tile roof line of building 2 to is also visible on the southern elevation.

The Western Elevation

- 4.4.15 The western elevation of the barn (Plate 45) shows the projecting porch (Building 2a) located at the northern end (Plates 38 and 46) this was constructed from galvanised tin sheets and recycled timber including telegraph poles sometime during the 20th century.
- 4.4.16 The function of this building seems to be to give shelter to a modern concrete hopper located in the floor area of the modern addition. The function of the earlier projected porch was to extend the size of the threshing floor and it maybe that this projection may have been a slightly latter addition to the original barn.
- 4.4.17 The 19th century single storey addition (Building 2c) located at the northern of the barn projects into an adjoining property that was fenced off during the recording works and could not be seen.
- 4.4.18 The catslide roof line projects slightly over the rear weather boarded wall (Plate 45). The existing pan tile roof is a latter repair which is thought to have been added in the 1960's. To that point in time the roofing material would have been thatch.

Internal features

- 4.4.19 Internally the barn is divided into four bays with a central arcade and isle located on the western side of the barn. The entrance and projecting porch located are located to the northern end. This style is typical of barns constructed in the 16th and 17th century.
- 4.4.20 The aisle and wall plinths are constructed from gault clay bricks that have been rendered. Wooden plinth and aisle posts and wall sills have been placed (Plate 44).
- 4.4.21 The barn has been constructed using six sets of posts and tie beams (Plate 39) which support the principle rafters and perkins. Each of the aisle posts have three way bracing (Plate 42) whilst the wall posts on the east side of the barn are braced two ways.
- 4.4.22 A tie beam supports the roof structure with the aid of angled struts (Fig 14). A further collar rafter for added strength was located towards the apex of the roof. Much of the roof structure has been repaired and a mixture of re used and sawn timber has been used for the common rafters and in some places the new roof structure has been placed on top of the old one. Each of the aisle posts on the west of the barn have had flared jowels added after initial construction (plate 42) to take the extra weight of the roof structure on that side.
- 4.4.23 The southern end of the barn (Fig 14) was constructed using the same methods as the aisles with added interties and straining pieces. Here, as in most of the building the use of hand cut and machine sawn timbers had been utilised (Plate 44).
- 4.4.24 Weather boards had been added to the southern end and to the western side of the barn to a height of 1.5m (Plate 44). A small door existed centrally in the southern end

of the building at a height of 4.4m. This door would have become redundant when the lean to was added to the exterior of the building.

- 4.4.25 The Bays on western side of the barn would have also been used for storage but for grain rather than machinery. A typical bay of the barn can be seen in Fig 2. The rear of the bay was boarded to a height of 1.5m using untreated weather boards. Interties and straining pieces were mostly constructed of hand cut timbers with repairs and a few more recent repairs and additions.
- 4.4.26 The trussed partitions between the bays were of a similar construction. These would have originally been boarded to a height of 2.5m.
- 4.4.27 The porch on the western side of the barn gave added room for threshing. The internal construction is no different from the rest of the building although a rudimentary ladder has been added to the structure below a small door which is located at a height of 4.5m.
- 4.4.28 The purpose of this small door was probably to facilitate the loading of sacks to carts waiting on the western side of the building.

Building 2 North Extension

- 4.4.29 The northern end of the building had been removed to gain access to the northern single storey extension (Building 2c), (Plate 39). This to would have been added at some time in the 19th century. The construction of this extension was of a similar style to the main barn and used machine cut and re used hand cut timbers (Plate 49). The building measured 6.75m by 4.2m and had a height of 4.3m. This area would have most probably been used as an extra storage space. No attempt was made to combine roof spaces when the northern extension was added.

4.5 Building 3 (Figures 2 and 13. Plates 33 -36)

- 4.5.1 This is one of a pair of open fronted barns that occupy a site either side of the dovecote (Building 4). The building measures 17.20m by 6.99m and has a height of 6.09m. Although its construction suggests a nineteenth century date it probably replaced an earlier barn with a different ground plan as depicted on Baker's map of 1830 (Fig 4). The southern end of building 3 is located within 1.5m of the dovecote making it to close to have been an original location of any building on the site (Plate 35).
- 4.5.2 Originally the barn would have had six bays each measuring 3.83m by 3.67m but two of these have been removed, (Plate 33).
- 4.5.3 The northern end of the building still retains weather boards to the height of the roof apex.
- 4.5.4 The western elevation of the bar would have originally been weather boarded to the line of the corrugated catslide roof but much of this has been removed and replaced with modern concrete blocks (Plate 34).
- 4.5.5 The roof structure has been radically altered and many of the timbers changed or repaired. The uprights double braces and tie beams seem to date to the 19th century but all of the structure above this is made up of modern or re used timbers (Plate 36)
- 4.5.6 As with building 5 there is an indication at the southern end of the barn originally had a hipped roof. This is now covered by the more recent addition of corrugated iron sheets.

4.6 Building 4 (Figures 2 and 13. Plates 11-18)

- 4.6.1 A dovecote was located centrally within the western most range of buildings (Fig 2) and is considered to be one of the earliest surviving buildings within the farm complex. It has been suggested that the dovecote could be as late as the nineteenth century but the 1804 enclosure map (Fig 3) seems to show the existing threshing barn and the dovecote. This added to the very close proximity of known 19th century barns 3 and 5 strongly suggest that the date of construction is more likely to be the 17th or 18th century.
- 4.6.2 The dovecote has been given a Grade II listing by Historic England, under entry number 47445. and is described thus: CI7 / C18. Timber-framed and plastered walls on a gault brick plinth. 2 storeys. Half-hipped tiled roof, (RCHM 327.)
- 4.6.3 The building measures 4.70m by 4.80m and has a height of 8.21m. A door exists off centre to the front or eastern elevation of the building (Plate 11). This is a simple five panel door which had four cross braces, only three remain as the lower part of the door has rotted away and been replaced with modern timber. The door measures 1.80m by 0.97m. Ventilation slats are located above the door. These consist of eight vertical struts encased in a wooden frame.
- 4.6.4 The northern and southern elevations are obscured by the later barns (Buildings 3 and 5). Although a small wooden door can be seen on the southern elevation at first floor level (Plate 31), it would have been unusable when barn 5 was constructed. A further aperture on the northern side of the dovecote has also been rendered over during renovation work. A lean to added in the 19th Century to the threshing barn also made access to this upper door impossible. The upper floor would have been accessed by a staircase on the out side of the building a similar example with a retained staircase can be seen at Pimp Hall Chingford, (Historic England building ID 206905).
- 4.6.5 The western elevation of the dovecote shows two small openings at 2.75m. These would have ventilated the ground floor of the building (Plate 13).
- 4.6.6 As the English Heritage listing suggest there would have been an upper storey to the dovecote. This has long since been removed, although evidence of the floor joists still exist (Plate 18). The ground floor room was boarded above the brick and whitewashed to all sides. Internal fixtures and fittings have been removed.
- 4.6.7 The nest boxes that would have once adorned the walls of the upper floor had been removed revealing the stud work and plaster infill (Plate 16).
- 4.6.8 The roof structure has been completely replaced (Plate 17). It is assumed that the original design and dimensions were retained. The modern roof is half hipped and tiled.
- 4.6.9 The entrance used by the birds to access the loft space in the dovecote has been lost during the renovations but would almost certainly been located at the top of the building as on the dovecote at Pimp Hall, Chingford, (Historic England building ID 206905).

4.7 Building 5 (Figures 2, 4, 13 and 14. Plates 28-31)

- 4.7.1 An open fronted barn similar to building 3 is located adjacent to dovecote (Building 4). The building measures 15.65m by 6.15m and has a height of 6.04m. Interestingly seemingly of a nineteenth century date it does seem to occupy a spot where an earlier barn existed. This earlier building can be seen on Baker's map of 1830 (Fig 4). The corresponding barn (Building 3) also appears but not in its present form.

- 4.7.2 The eastern elevation of the barn is open fronted with five bays of equal dimensions. They each measure 2.90m by 6.15m and have a clearance height of 3.46m. The lower parts of each upright have been cut and set into concrete. The double bracing at the top of the post seems to be of an original 19th Century date.
- 4.7.3 The southern end of the building has been replaced. This was most probably done when the corrugated catslide iron roof structure was added. The present roof structure is a mixture of re-used and more modern sawn timbers. This can be seen where the tie beams support the vee-struts at the southern end of the building (Plate 29).
- 4.7.4 The southern end of the building has been altered or replaced but the original hipped roof line can still be seen covered over by the modern gabled roof (Plate 28).
- 4.7.5 The western elevation of the building retains the 19th century weatherboard finish to a height of 1.90m. The weatherboards had an average width of 0.25m.
- 4.7.6 The catslide roof consists of sheets of corrugated Iron and finishes slightly proud of the weatherboarded rear wall.
- 4.7.7 The northern elevation is completely open and very close to dovecote (Building 4). This is another indication that building 5 is not in its original location. A small door is located high on the southern wall of the dovecote. Access to this is restricted by the position of building 5 making the door inaccessible.
- 4.7.8 The floor of the building is constructed from a modern cast concrete. All walls were rendered during the most recent renovation work.
- 4.8 Building 6 (Figure 2 and plate 32)**
- 4.8.1 Building 6 is a modern cattle shed measuring 15.2m by 5.5m with a height to the roof apex of 5.7m and is located to the south of the main farm complex.
- 4.8.2 The barn is constructed from concrete and asbestos sheets adhered to a steel frame. The floor of the barn has raised concrete plinths to the sides and a central drainage channel.
- 4.8.3 Two large sliding doors either side of a single access doorway are located at each end of the building. All internal features have been removed.

5 PHASING (FIG 2)

5.1 *Phase 1: 16th-17th centuries* (Buildings 2 and 4)

- 5.1.1 The earliest buildings that were surveyed belonged to these centuries although it is probable that earlier buildings did exist on the site of the farm complex and it is maybe that the only evidence for their existence is now below ground.
- 5.1.2 The earliest cartographic evidence of 1804 (Fig 3) shows the large barn (building 2 and) the dovecote in approximately the place that they occupy today. It is assumed that a threshing bar and dovecote considered necessary to the running a large estate farm of the period. It is also safe to assume that these buildings had already been in existence for some time prior to the publication of the 1804 enclosure map. The architectural style of the large barn (Building 2) using a cross frame aisle and post construction technique suggests a 16th or 17th or century date to the barn.
- 5.1.3 The dovecote (Building 4) although radically altered during restoration seems to have retained the same plan and design as the original building. These square planned timber framed buildings with hipped roofs are indicative of a style used in the 17th century.

5.2 *Phase 2: 18th century* (Building 13)

- 5.2.1 A building is clearly shown on the Baker's map of 1830 and is in the same location and has the approximate orientation and dimensions as building 13. The construction from red brick dated to the 18th century (Atkins pers comm) and its architectural style suggest that building 13 had been constructed in the 18th century.
- 5.2.2 This to would have been an integral part of the farm complex and the early maps show other long demolished buildings adjacent to and associated with the brick built barn.

5.3 *Phase 3: Early to Mid 19th Century* (Buildings 2b, 2c, 3 and 5)

- 5.3.1 This phase of construction sees the building of the two open fronted sheds in the western range. The construction of these buildings at this time makes redundant the upper entrances to the dovecote. Which also gives a probable date when the dovecote stops being used for its original purpose and took on a use as a utilitarian storage facility.
- 5.3.2 There is a possibility that there was a barn on the site of building 5 prior to 1830 and that in the 19th century the two barns that exist today replaced this and a building to the north of the threshing barn. The two extant barns are of an almost identical construction but the map of 1830 (Fig 4) shows differing sizes and plan shapes.
- 5.3.3 There is a high probability that the southern lean to building and northern single storey extension attached to barn 2 were added during this period. Interestingly Bakers map of 1830 (Fig 4) shows that the part of the barn to the north of the porch is as wide as the main body of the barn to the south. If this is not artistic license on the part of the map makers it could be assumed that the barn was larger than it is seen today. Maybe the northern-most part of the barn fell into disrepair and was replaced with the single storey extension that exists today. No evidence for this is visible in the internal fabric of the barn at its northern end.

5.4 *Phase 4: Mid-late 19th Century* (Buildings 7, 8, 12, 15 and 17)

- 5.4.1 The second half of the 19th century witnessed further expansion of the site as yet more buildings appear within the farmyard. Open fronted cart and storage sheds appear

abutting building 13 both to the north and west, forming a southern courtyard. This expansion probably reflects the prosperity of the farm at this time.

5.5 Phase 5: 20th century (Buildings 6,9,10,11,14, 16 and 16b)

- 5.5.1 By this time both courtyards had been formed and stabling had been added or rebuilt to the northern courtyard and along the western arm of the southern courtyard.
- 5.5.2 A single porch (Building 2a) had also been added to the existing one on the western side of barn 2. Sometime between 1903 and 1927 An office building had been incorporated in the southern courtyard (Building 14), close to building 13.
- 5.5.3 Much later in a modern cattle shed (probably post 1972) was built to the south of the existing farm buildings.
- 5.5.4 Some buildings seem to have been demolished as late as the 1980's. There are structures present in both courtyards and to the south of the complex which appear on the OS map of 1972 (Fig 12) which did not exist at the time of this historic building recording.

6 DISCUSSIONS AND CONCLUSIONS

- 6.1.1 Although the building survey has recorded changes and alterations to all of the buildings studied, cartographic sources have been invaluable in this study. Agricultural buildings need to adapt and undergo repair and alteration to preserve their lifespan and to meet the changing needs and fortunes of farming activity. The available maps have assisted with the phasing of these changes in relation to alterations, expansions and development of the site as a whole.
- 6.1.2 The earliest available map from 1804 shows the threshing barn as well as a range of other buildings, which may be the first physical evidence for the development of the farmyard. The following years witnessed more buildings being constructed and existing buildings were expanded; a common activity within farms as production shifts and focus changes to meet the demands for arable, dairy or mixed production.
- 6.1.3 It has been difficult to attribute a function to some of the buildings as they have been altered and had fixtures and fittings removed during their lifespan. It appears that the earlier buildings housed the horses, carts and crop processing associated with wheat and barley production. Later, as the farm expanded and agricultural demands changed, accommodation for cattle was introduced.

APPENDIX A. BIBLIOGRAPHY

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Brunskill, R.W.	2004	Timber Building in Britain
Hall, L.	2005	Period House Fixtures and Fittings 1300-1900
Harris, R.	2001	Discovering Timber-Framed Buildings

WEBSITES CONSULTED

Web Address	Date Accessed
www.heritagegateway.org	14th July 2015
www.lbonline.english-heritage.org.uk	14th July 2015

APPENDIX B. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	oxfordar3-224708		
Project Name	Historic Building Survey at Anstey Hall Farm		
Project Dates (fieldwork)	Start	15-06-2015	Finish
			18-06-2015
Previous Work (by OA East)	Yes	Future Work	Unknown

Project Reference Codes

Site Code	CAmAHT15	Planning App. No.	No.14/0159/FUL
HER No.	ECB4360	Related HER/OASIS No.	ECB 4074

Type of Project/Techniques Used

Prompt	Direction from Local Planning Authority - PPG15
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Please select all techniques used: Building Survey

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

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".

Monument	Period	Object	Period
Farm Buildings	Post Medieval 1540 to 1901	none	Select period...
	Select period...		Select period...
	Select period...		Select period...

Project Location

County	Cambridgeshire	Site Address (including postcode if possible)
District	Cambridge	Anstey Hall Farm
Parish	Cambridge	Granchester Road
HER	CHER	Trumpington
Study Area		National Grid Reference
		TL 4420 5491

Project Originators

Organisation	OA EAST
Project Brief Originator	Andy Thomas CCC HET
Project Design Originator	Richard Mortimer
Project Manager	Richard Mortimer
Supervisor	James Fairbairn

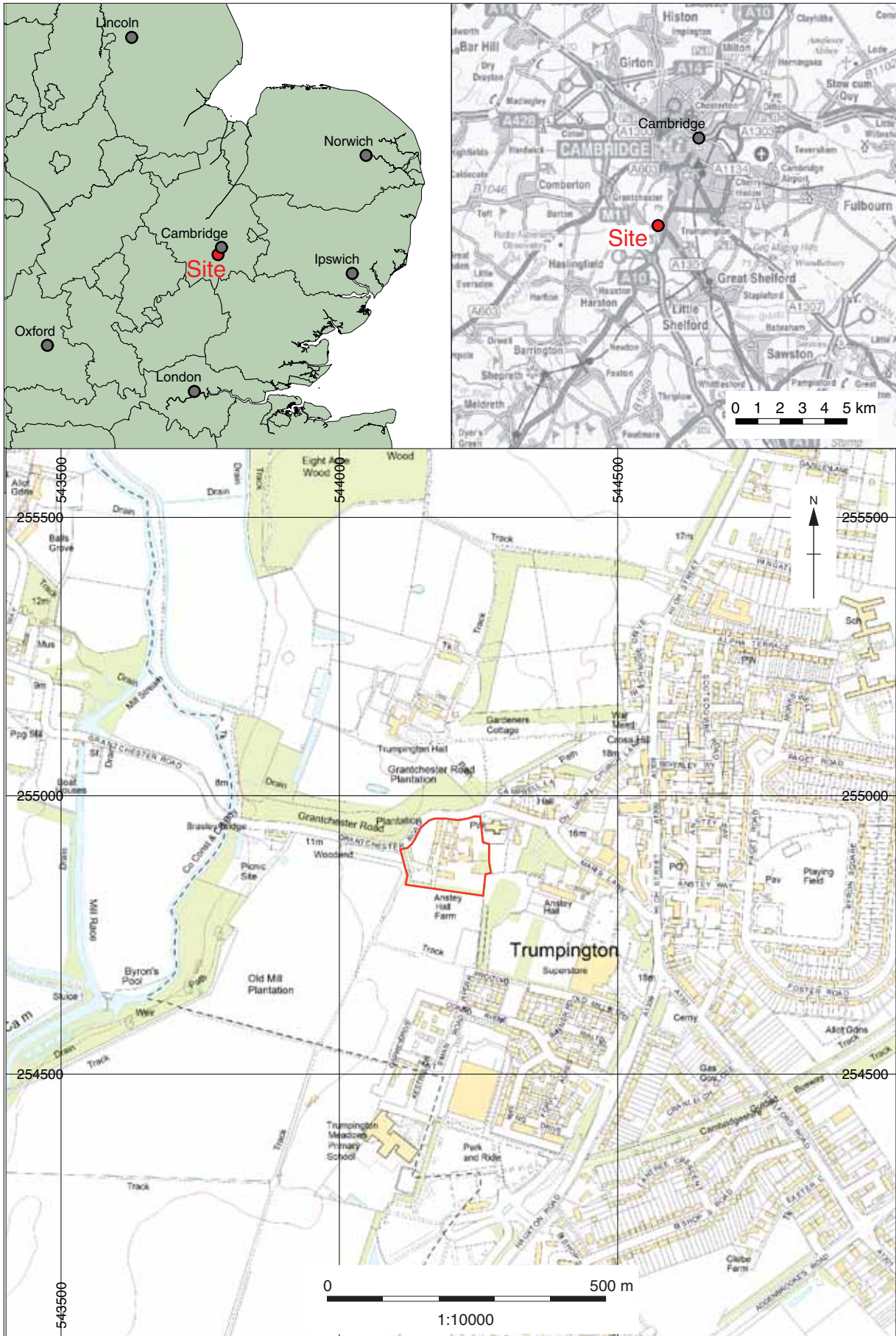
Project Archives

Physical Archive	Digital Archive	Paper Archive
	OA East Offices	OA East
	CAMAHT15	CAMAHT15

Archive Contents/Media

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Ceramics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Digital Media	Paper Media
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<input type="checkbox"/> Virtual Reality	<input type="checkbox"/> Misc.
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	<input checked="" type="checkbox"/> Photos
	<input type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input checked="" type="checkbox"/> Sections
	<input type="checkbox"/> Survey



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Figure 1: Site location



Figure 2: Plate location and phasing plan

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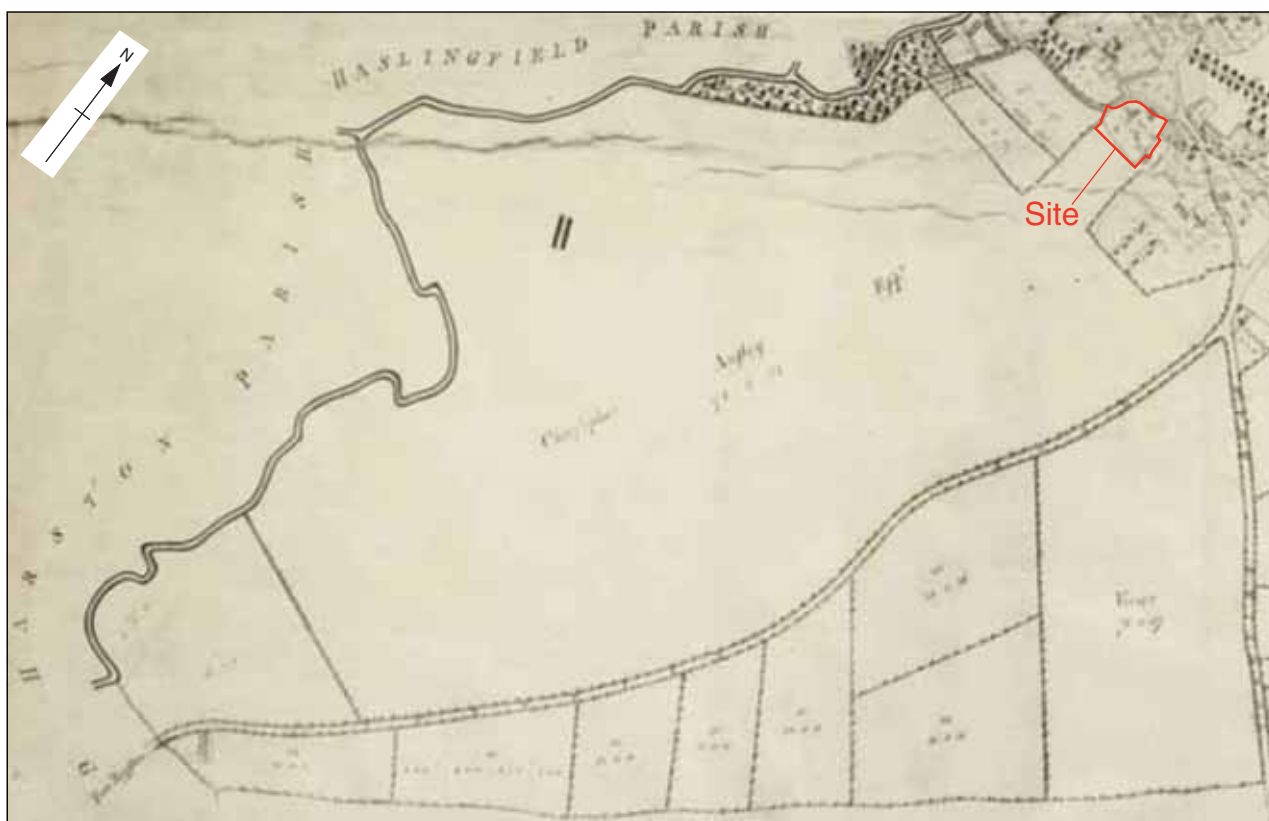


Figure 3: 1804 Enclosure map

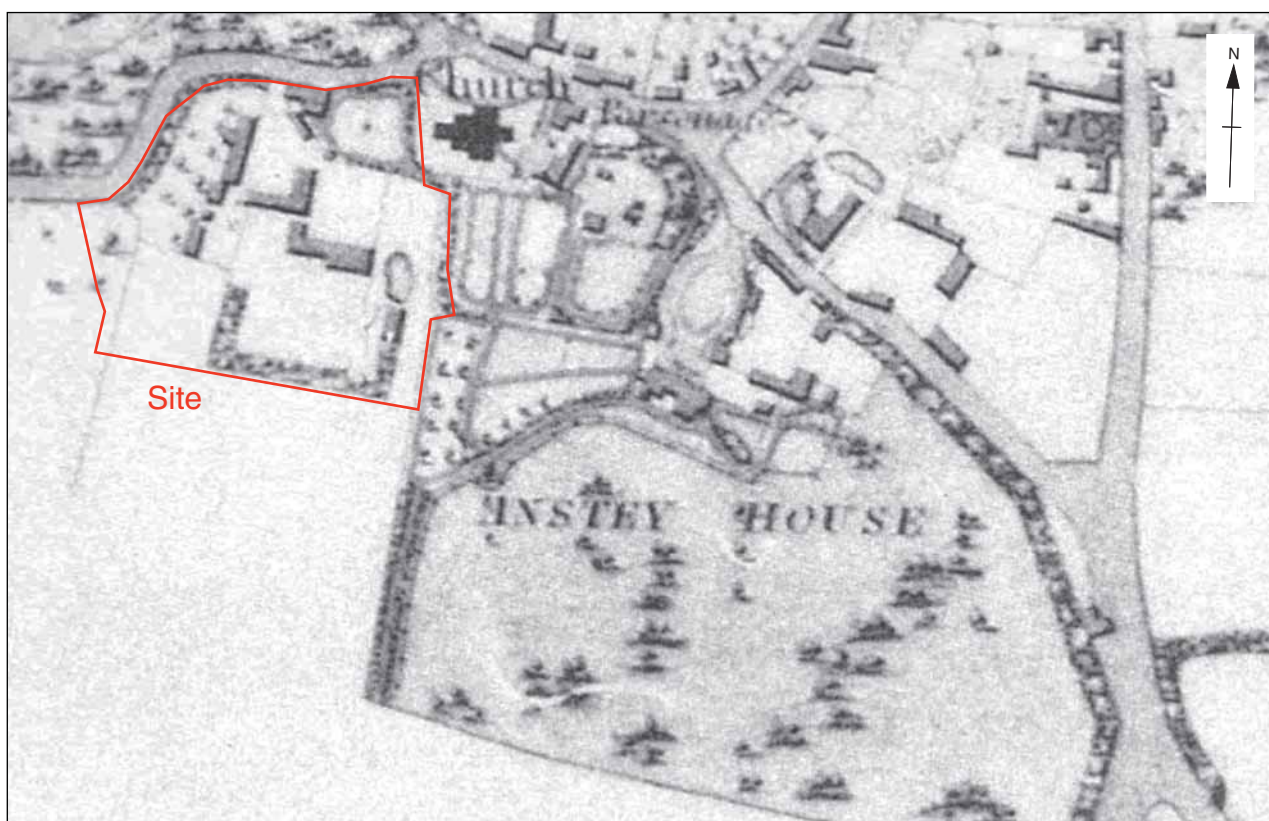


Figure 4: 1830 Baker's map

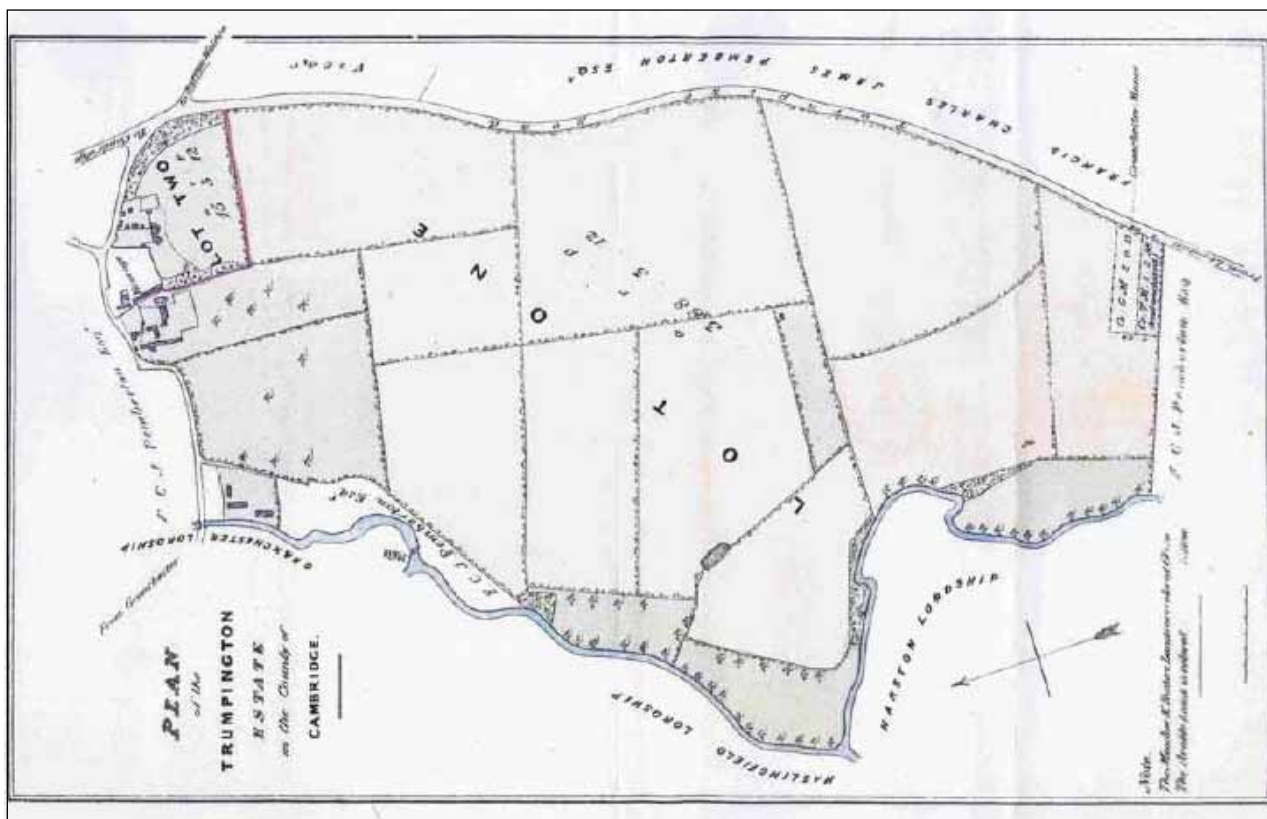


Figure 6: 1837 Sales plan

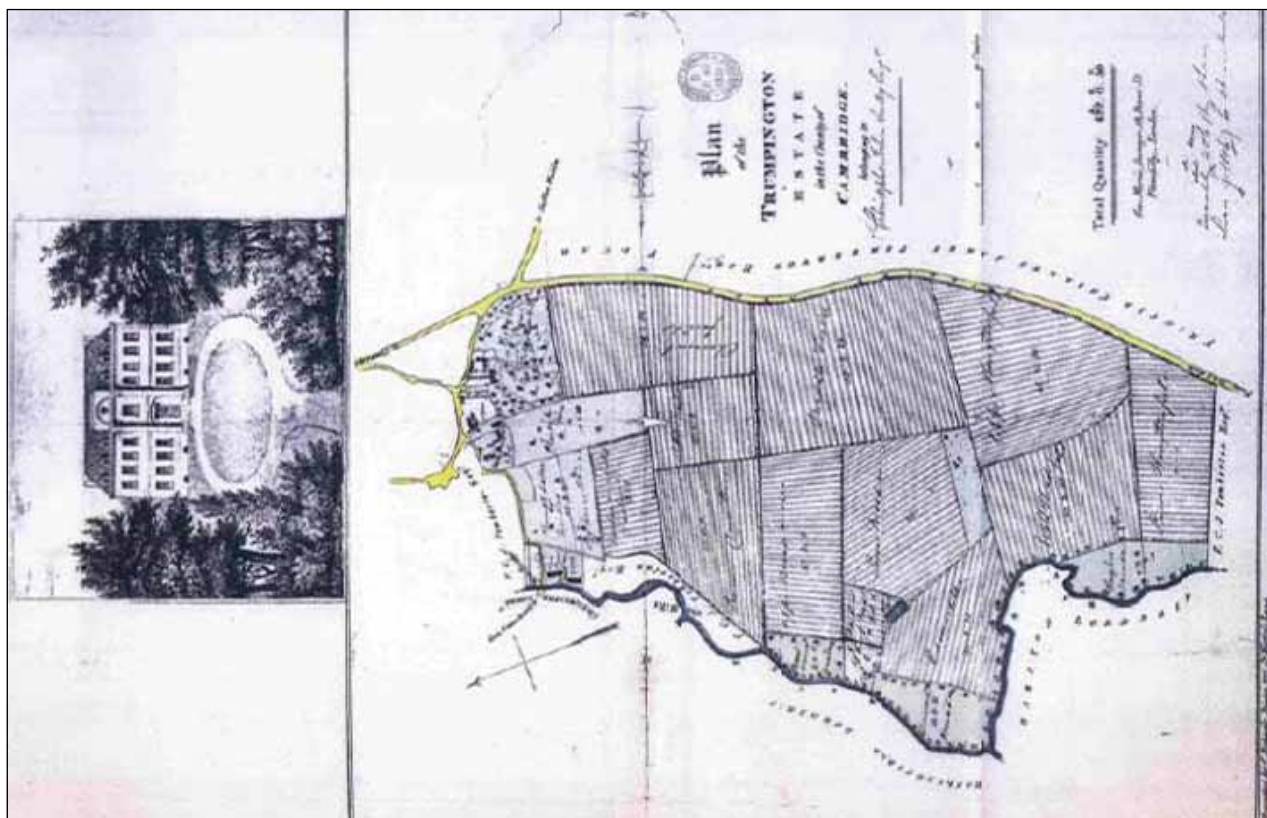


Figure 5: 1829 Sales plan

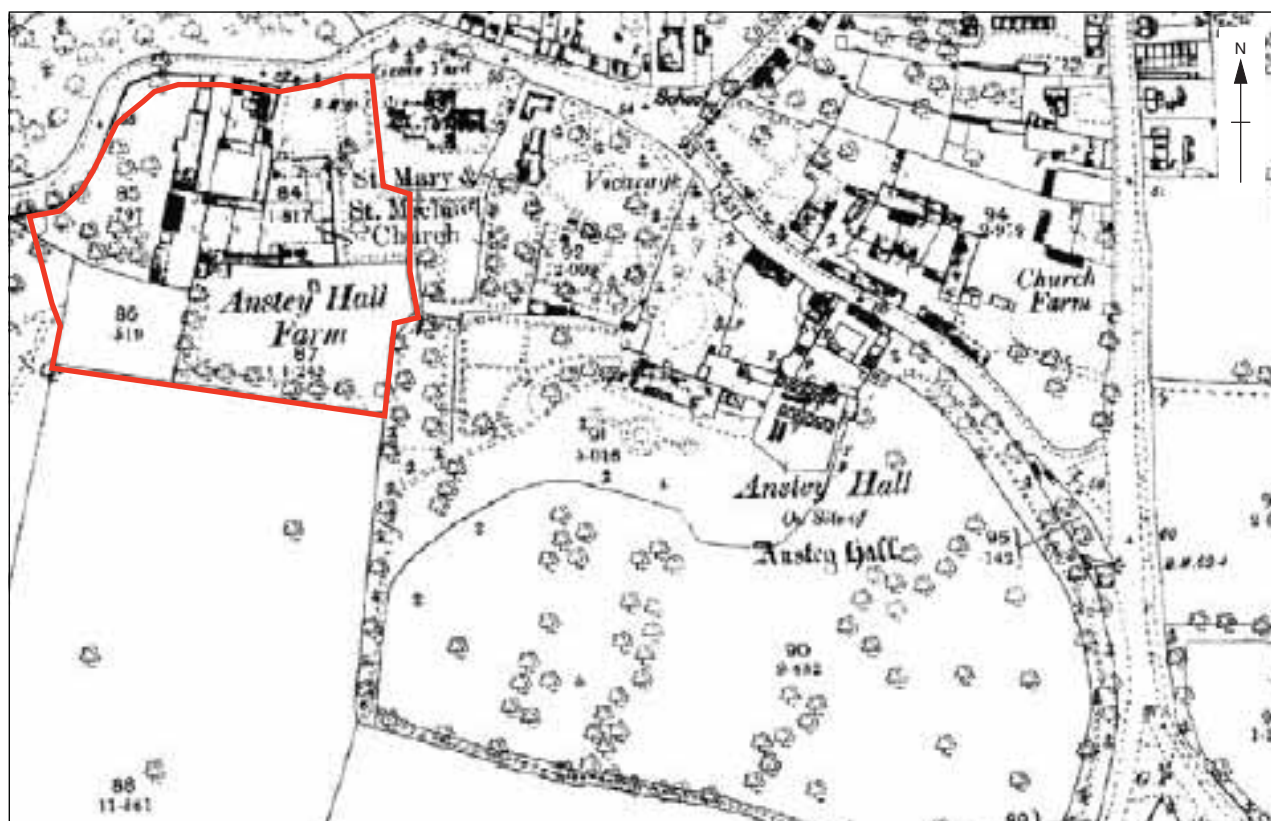


Figure 7: 1896 OS map

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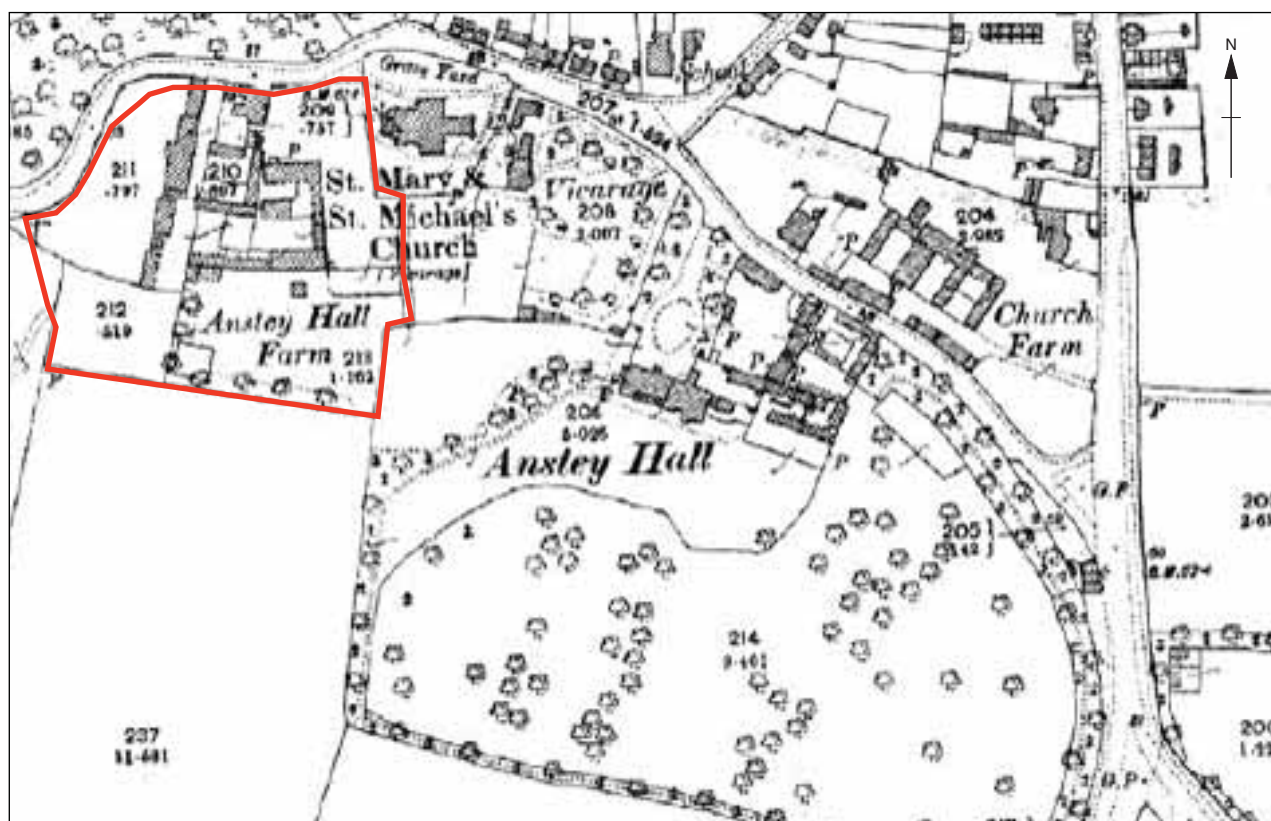


Figure 8: 1903 OS map

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Figure 9: 1927 OS map

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Figure 10: 1938 OS map

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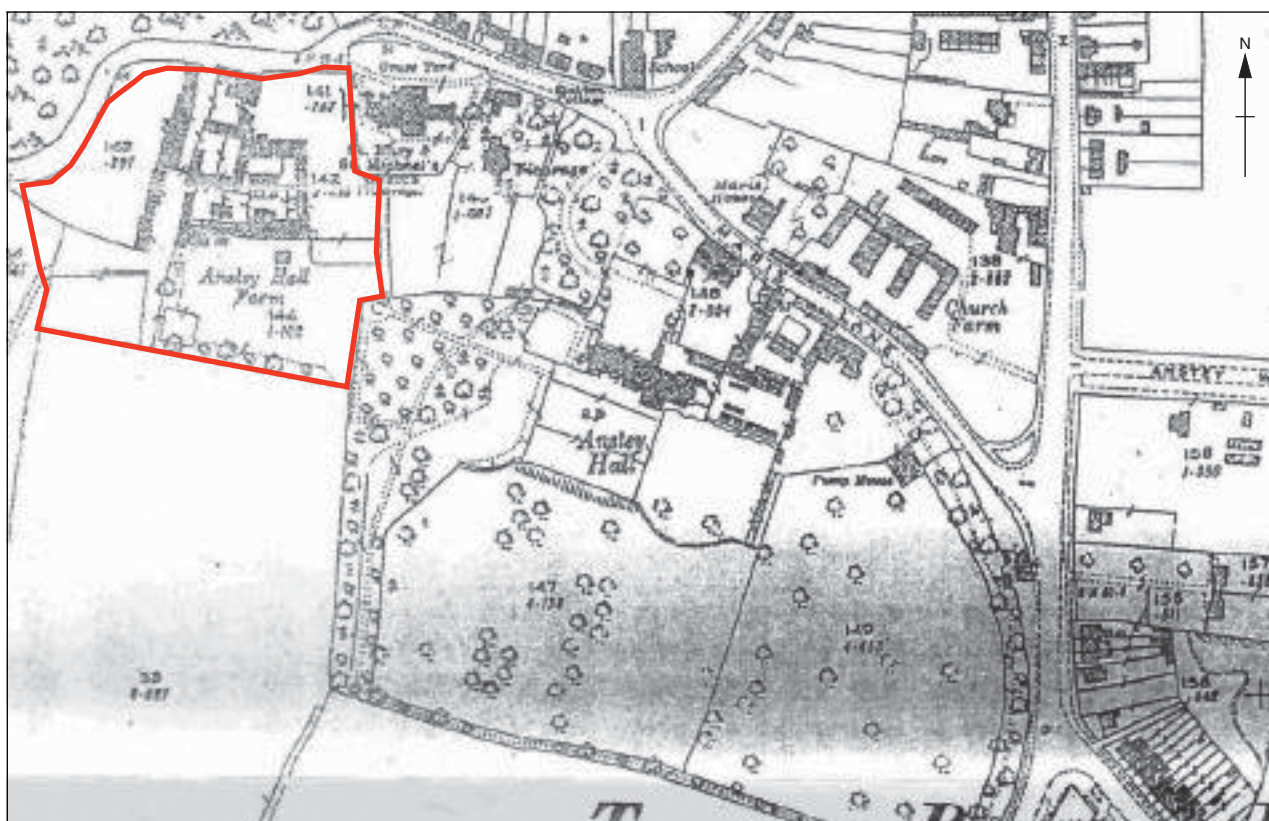


Figure 11: 1951 OS map

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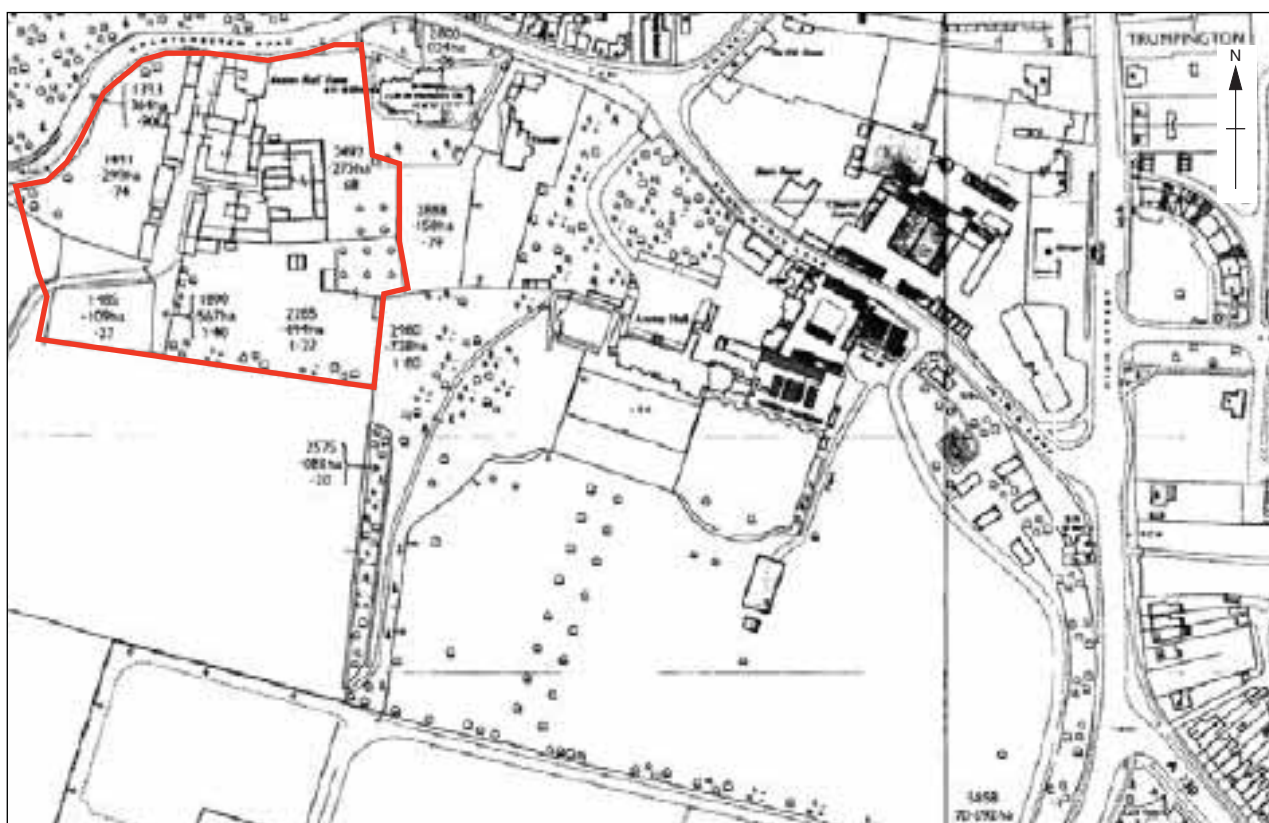


Figure 12: 1970-1972 OS map

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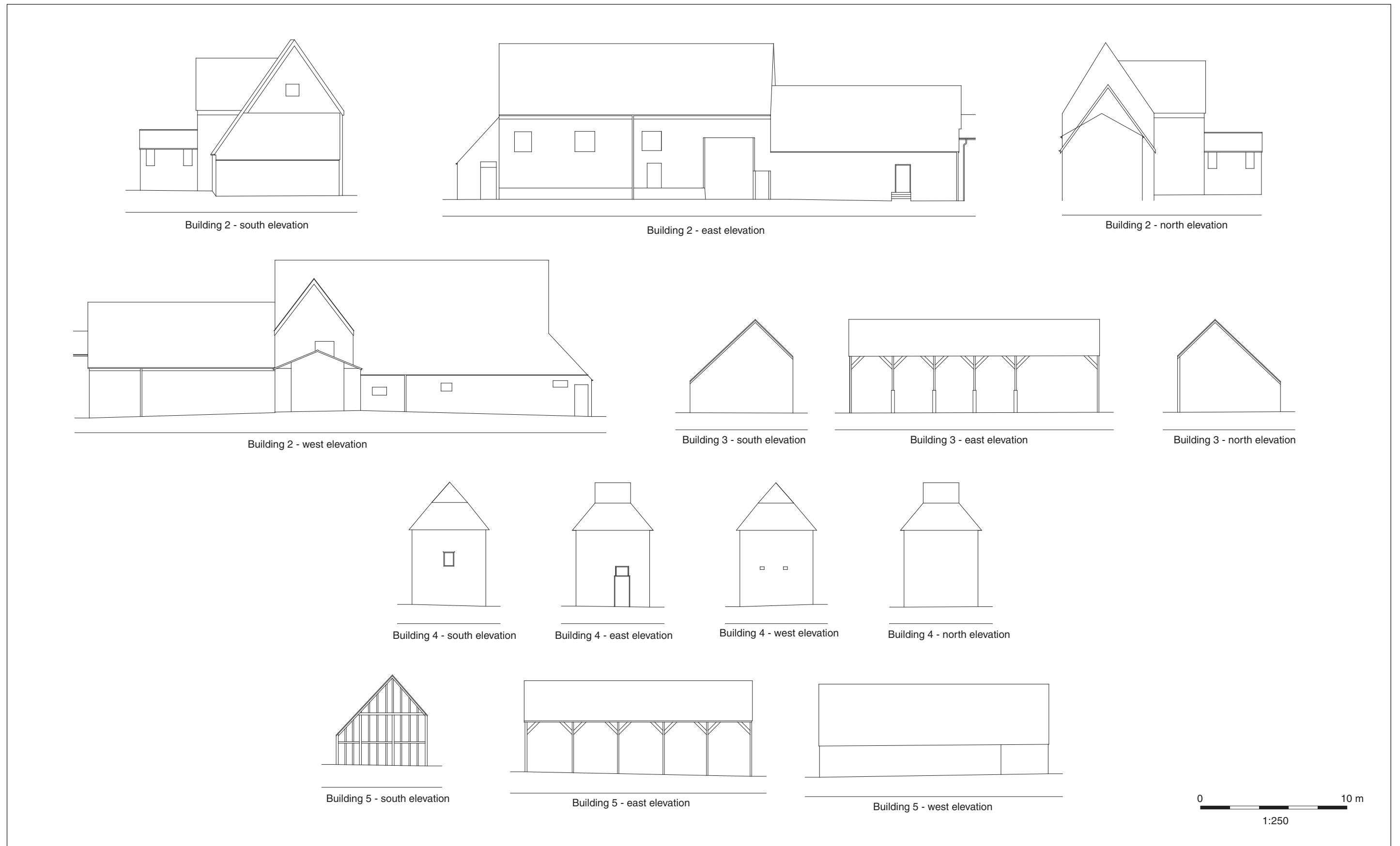


Figure 13: Elevations (data supplied by the client)

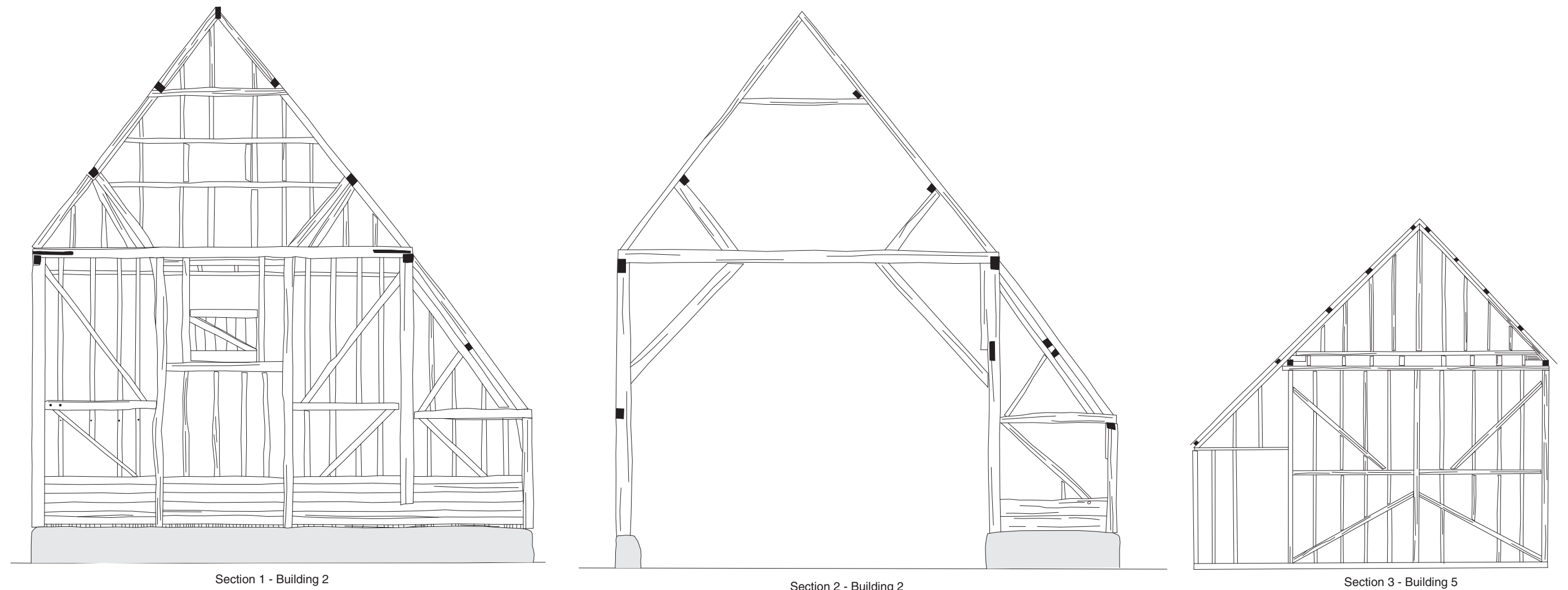
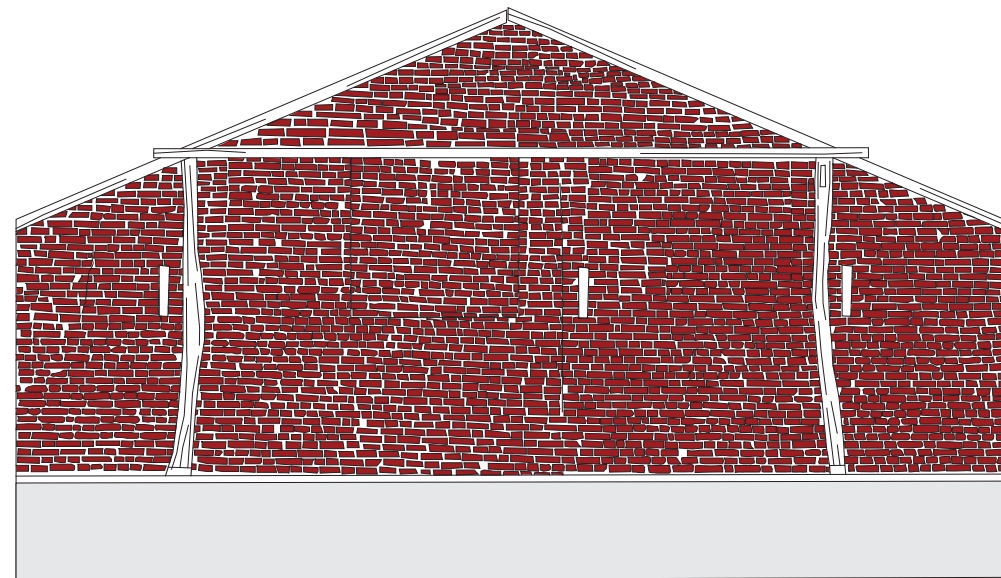
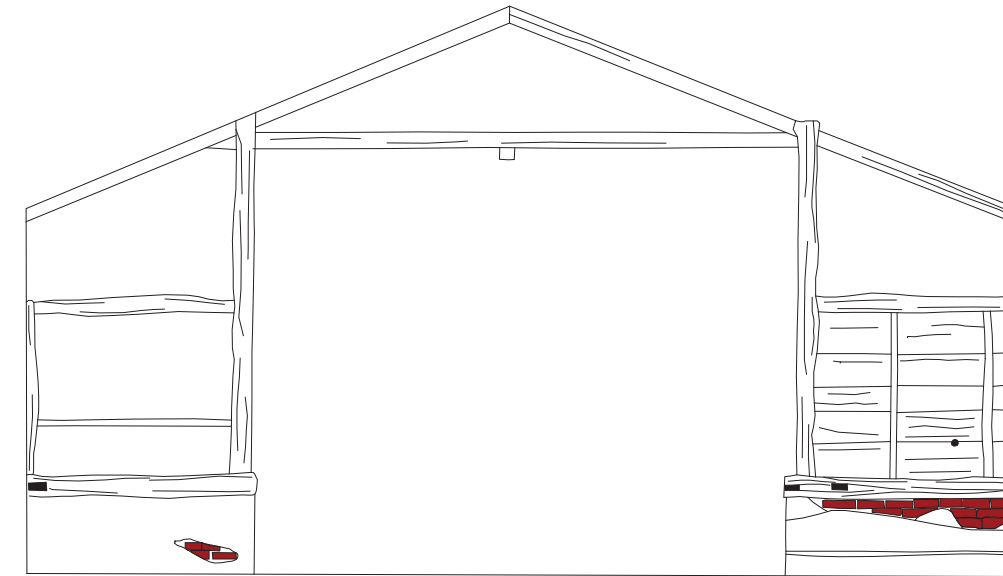


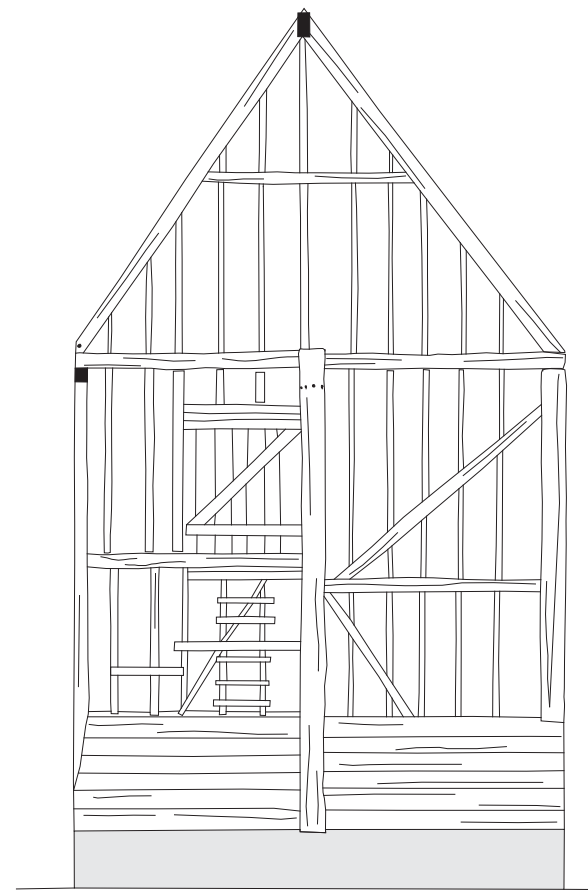
Figure 14: Sections of buildings 2 and 5



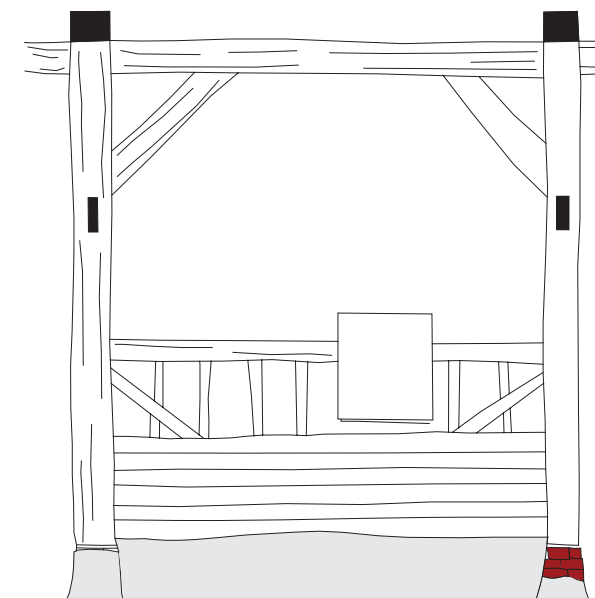
Section 4 - Building 13



Section 5 - Building 13



Section 6 - Internal elevation of porch in Building 2



Section 7 - Internal section of bay in Building 2



Figure 15: Sections of buildings 2 and 13



Plate 1: Buildings 12 and 17, viewed from the south-west



Plate 2: Bays of building 17, viewed from the south



Plate 3: Bays of building 12, viewed from the west



Plate 4: Building 14, viewed from the north



Plate 6: Stable courtyard, viewed from the north-west



Plate 8: Cart storage (building 7), viewed from the west



Plate 5: Stables (building 9), viewed from the west



Plate 7: Open fronted cart storage (building 7), viewed from the south



Plate 9: Southern range of stables (building 10), viewed from the north



Plate 10: Western arm of stables (building 11), viewed from the east.



Plate 11: Dovecote (building 4), viewed from the east



Plate 12: Dovecote (building 4) situated within buildings 5 and 3



Plate 13: Dovecote (building 4) within the western range of buildings viewed from the south-west



Plate 14: Internal view of dovecote door in east elevation

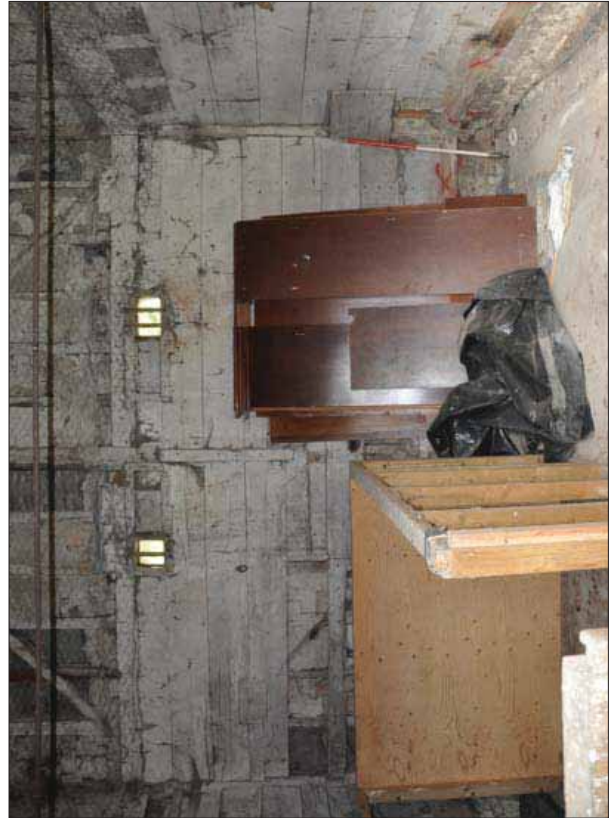


Plate 15: Internal view of the western wall of the dovecote



Plate 16: Upper timber structure of the southern wall of the dovecote



Plate 18: Southern wall of the dove cote showing door to first floor



Plate 20: Building 13, viewed from the east



Plate 17: Modern roof structure of the dove cote

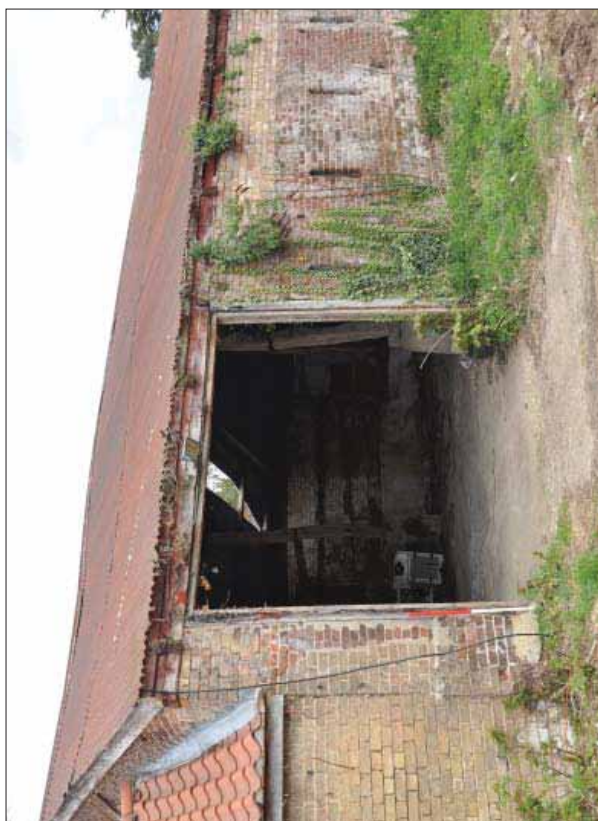


Plate 19: Entrance to building 13, viewed from the south



Plate 21: Northern elevation of building 13, viewed from the southern courtyard



Plate 22: Internal view of building 13, looking west



Plate 23: Internal view of building 13, looking east



Plate 24: Detail of ventilation slot in building 13



Plate 26: Detail of brick partition



Plate 28: South facing elevation of building 5



Plate 25: Detail of door in the northern wall of building 13



Plate 27: Building 13, viewed from the south



Plate 30: Western elevation of building 5

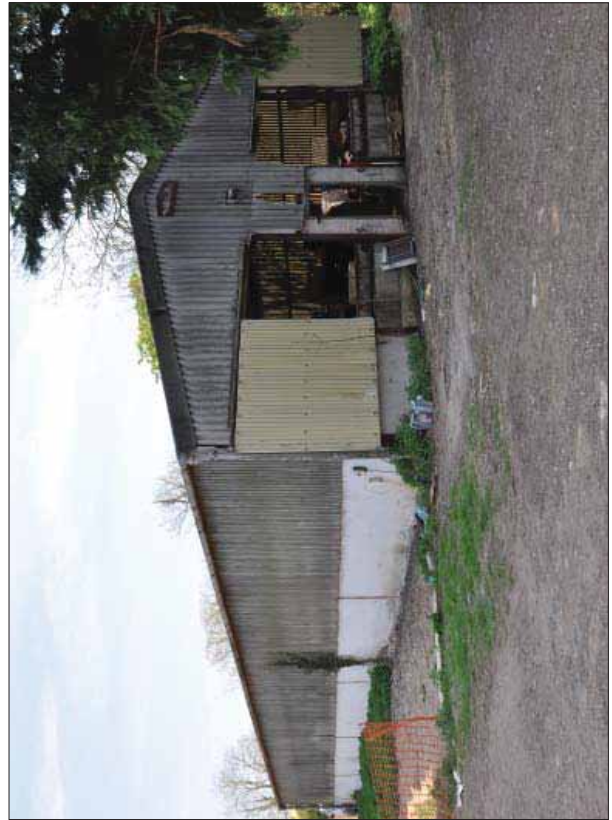


Plate 32: Modern Barn, viewed from the north-west



Plate 29: Roof Structure of building 5



Plate 31: East Facing elevation of building 5

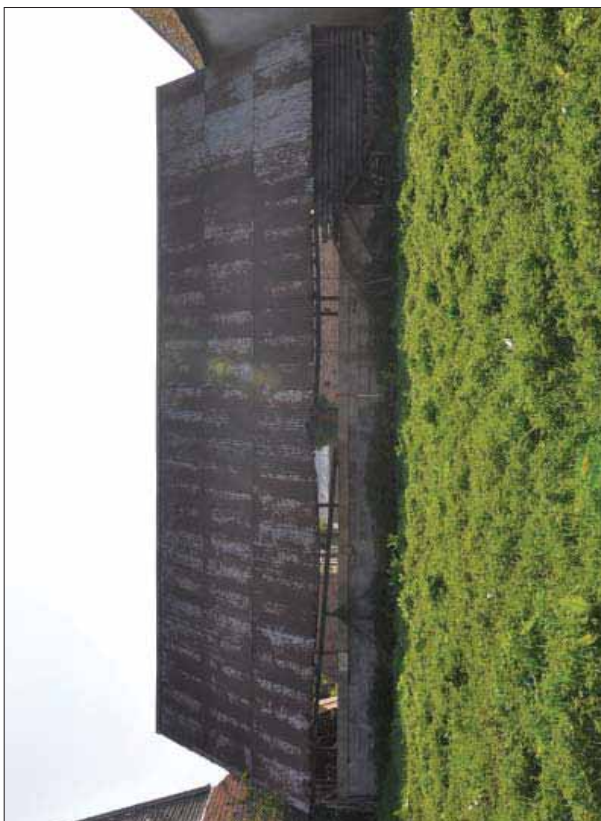


Plate 34: West facing elevation of building 3



Plate 36: Internal construction of building 3 from the north end



Plate 33: East facing elevation of building 3



Plate 35: Buildings 2, 3 and 4



Plate 38: Modern annexe to Barn 2, viewed from the south

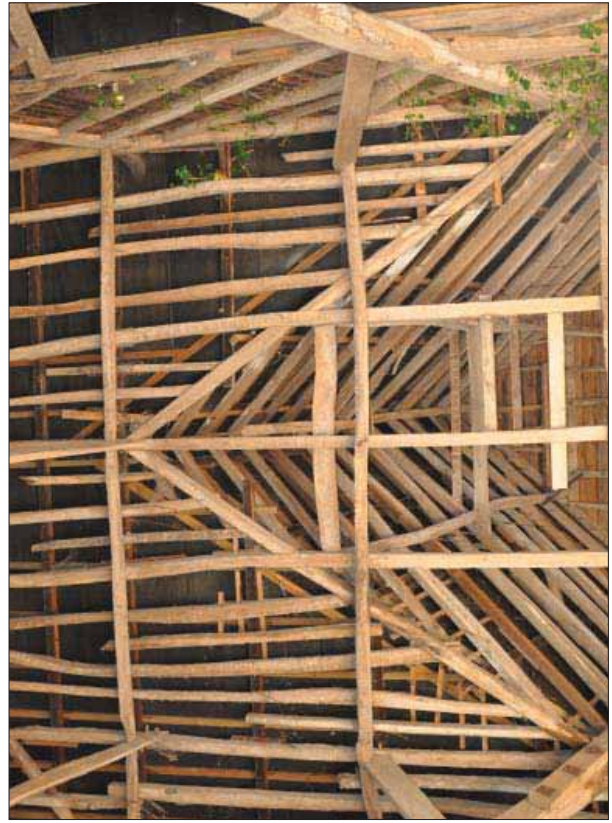


Plate 40: Two phases of roof structure at the northern end of barn 2



Plate 37: Double door of Barn 2, viewed from the south



Plate 39: Internal view of the northern end of Barn 2



Plate 42: Detail of roof structure of building 2



Plate 44: Southern internal elevation of barn.



Plate 41: Western bays of Barn 2



Plate 43: Barn 2 and added lean-to from the south-east



Plate 46: Internal structure of annexe on the west side of the barn

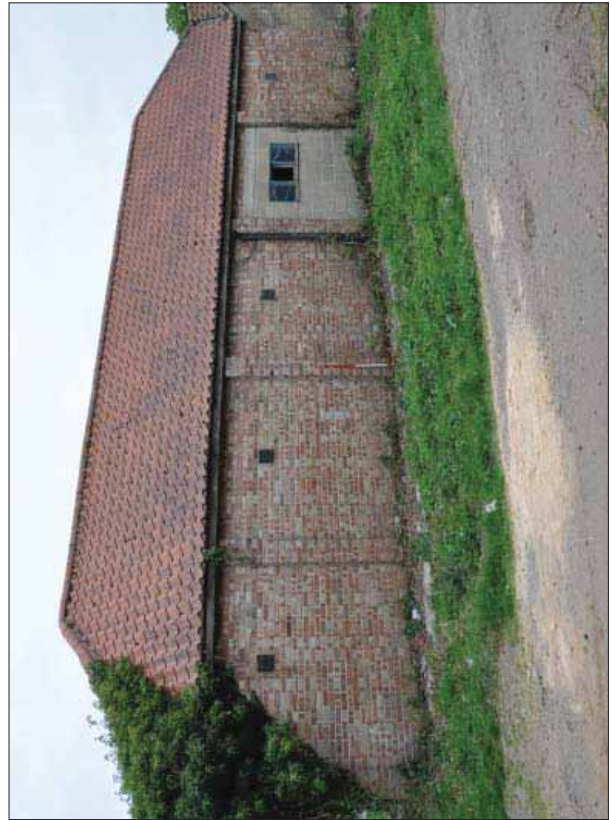


Plate 48: Building 16, viewed from the north-west.



Plate 45: Position of barn 2 within the eastern range of buildings



Plate 47: 19th century lean-to added on the south end of barn 2



Plate 49: Building 16 showing incorporation of the 19th century range.



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