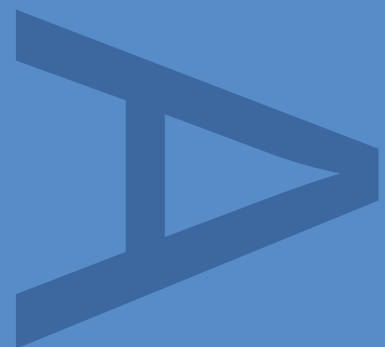


**HISTORIC BUILDING
RECORDING OF WIDBURY
HILL FARM BARN,
WIDBURY HILL, WARE,
HERTFORDSHIRE**

SITE CODE: HWHB11

PCA REPORT NO. R11198

APRIL 2012



PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of Widbury Hill Farm Barns, Widbury Hill, Ware,
Hertfordshire. SG12 7QE**

Ordnance Survey National Grid Reference: TL 37200 14014

Written by Malcolm Gould

Project Manager: Charlotte Matthews

**Commissioning Client: The Morton Partnership on behalf of Nicholas Buxton of Easneye
Estate**

Site Code: HWHB11

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PCA Report Number: R11198

DOCUMENT VERIFICATION

Site Name

Widbury Hill Farm Barns, Widbury Hill, Ware, Hertfordshire
SG12 7QE

Type of project

Building Recording

Quality Control

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by The Morton Partnership on behalf of the Easneye Estate to carry out building recording of Widbury Hill Farm Barns, Ware, Hertfordshire, centred on OS NGR TL 37200 14014. Building 1 is Grade II Listed Building and Buildings 2 to 4 lie within its curtilage. In its listing citation Building 1 is described as 'Barn...Mid to late C17. Timber-framed, weatherboarded, with corrugated asbestos roof. 12 bays, with 2 bay west extension and lean-to...Projecting from south east corner is long C19 single storey yellow stock brick, Welsh slate roofed, livestock house (Building 2). Projecting from the main south wall is a steel framed open sided store with corrugated asbestos roof (Building 4). Neither the livestock house nor the store is of special interest.'
- 1.2 The work was required by the Local Planning Authority as a condition of planning permission (Ref. No: 3/11/1365/FP) for the change of use of three of the barns to office use (Buildings 1, 2 and 3), two of the barns for storage (Buildings A and B) and the demolition of a utilitarian covered yard (Building 4) and the erection of a replacement office building. The planning condition required 'the archaeological building recording of all pre-modern structures that will be altered or affected by the proposed development, any additional recording/research necessary to place these findings in the context of the complex as a whole, and, if appropriate, the subsequent archaeological monitoring during development of all standing fabric interventions, with the recording of any archaeology thereby revealed'. The building recording was undertaken in accordance with Hertfordshire County Council's Brief. It was carried out on 9th and 10th January 2012 broadly in accordance with that defined by English Heritage's Level 3.
- 1.3 The farm buildings within the site date from the seventeenth to the late twentieth century. Building 1, the large Grade II listed seventeenth century timber-framed barn, is largely unaltered. It has tall posts with ogee braces in the first two bays and arched or straight braces in the remainder. Its timber roof trusses have peg jointed queen struts. Some areas of flagstone floor remain. The north elevation has three porches with double doors mirrored by three more recent sliding doors in the south elevation.
- 1.4 Building 2 was built between 1845 and 1868 replacing an earlier structure. The L-shaped single storey brick building has a low pitched roof with timber trusses and has been modified to house concrete animal stalls and feed troughs. A nineteenth century iron water tank is situated at the north end of the building. An ornate nineteenth century cast iron column is partially encased in later brickwork in the west elevation.
- 1.5 Building 3 was built beneath and around the supporting structural elements of the canopy of Building 4, showing that it was built later than Building 4 which was constructed between 1868 and 1898. Although it is not shown on any historic maps the brickwork is late nineteenth century in appearance. The building has four animal pens at ground floor level, perhaps for pigs. The first floor level is timber-framed, weatherboarded and rises up to the height of the Building 4 roof above. Building 4 is a metal framed open sided structure built in the late nineteenth century to create a large covered yard to the south of Building 1. The building has a late 20th century corrugated asbestos roof.
- 1.6 Building A is a modern steel framed building clad with a combination of corrugated asbestos panels and corrugated metal panels with reused railway sleepers on the lower wall sections. The building was constructed after 1973 probably as a vehicle and agricultural machinery store. Just to the south of the building is a small brick built shed and disused machinery made by Hayward Tyler & Co. The 1898 Ordnance Survey map shows a water pump in this location which was associated with a pond to the west.
- 1.7 Built between 1868 and 1898, Building B had been part of a larger barn structure open on its north and east elevations. The north elevation of Building B was originally open with timber posts. The south wall is built entirely of yellow brick and the east elevation has a yellow brick low wall with timber framing and weatherboarding above. Originally the west wall may have been the same as this. After 1973, the larger surrounding building was demolished leaving Building B as a free standing structure. The north elevation was subsequently filled in with a low red brick wall and corrugated sheet metal cladding. A new opening was constructed in the west elevation with red brick jambs and a large sliding door. Electricity provided the now enclosed building with lighting and it was most recently used as a garage.

2 INTRODUCTION

2.1 Background

2.1 Pre-Construct Archaeology Limited was commissioned by The Morton Partnership on behalf of Nicholas Buxton of the Easneye Estate to carry out building recording of Widbury Hill Farm Barns, Ware, Hertfordshire, centred on Ordnance Survey National Grid Reference TL 37200 14014 (**Figure 1**). The work was required by the Local Planning Authority, as a condition of planning permission (Ref. No: 3/11/1365/FP) for the change of use of three of the barns to office use (Buildings 1, 2 and 3 on **Figure 2**), two of the barns for storage (Buildings A and B) and the demolition of a utilitarian covered yard (Building 4) and the erection of a replacement building in this location for office use.

2.2 Building 1 is Grade II Listed Building and in its listing citation it is described as:

'Barn at Widbury Hill Farm. Mid to late C17. Timber-framed, weatherboarded, with corrugated asbestos roof. 12 bays, with 2 bay west extension and lean-to. Frame has long posts, without jowls, and primary bracing infilling, with cut studs, including some re-used timber. Tie beam trusses, with ogee braces in first 2 bays from east, arched or straight bracing in remainder, including re-used moulded timber in 7th bay from east. Peg-jointed queen struts supporting single range of purlins, some bays with added high level collars, slender rafters and thin ridge board, midstreys to 4th; 8th and 11th bays of north side, each with pair of doors, stone flagged floor in 11th bay, concrete floor throughout the remainder of the barn. West extension runs into 12th bay of main barn, and has inserted loft, with ground floor adapted to house livestock, with feed troughs, stall divisions, and hay racking in situ. Projecting from south east corner is long C19 single storey yellow stock brick, Welsh slate roofed, livestock house. Projecting from the main south wall is a steel framed open sided store with corrugated asbestos roof. Neither the livestock house nor the store is of special interest.'

2.2.1 Buildings 2, 3 and 4 fall within the curtilage of a Listed Building (Building 1); Buildings 2 and 4 are described within the listing citation as a C19 brick livestock house and a steel framed open sided store, respectively, and both are described as being of no special interest. Building 3 is not described. None of the other buildings are listed, and none of the buildings lie within a Conservation Area.

2.2.2 The building recording was undertaken in accordance with a Brief (Tinniswood, 2011) and a Written Scheme of Investigation (Matthews, 2011) agreed in advance of the work by Alison Tinniswood, Senior Archaeologist for Hertfordshire County Council and archaeological advisor to East Hertfordshire District Council. The building recording was carried out broadly in accordance with that defined by Level 3 of English Heritage 2006 *Understanding Historic Buildings: A guide to good recording practice*.

2.3 Site Location

2.3.1 Widbury Hill Farm Barns lie approximately two kilometres east of the Hertfordshire town of Ware, on the south side of the B1004 which leads eastwards from the town towards the village of Wareside (**Figure 1**). The buildings are grouped on an area of high ground, Widbury Hill, which extends for a short distance south of the site between the River Lee and River Ash. These rivers flow from the north-west and north-east respectively creating a V shaped promontory with steep southerly slopes partially covered by Widbury Wood. The topography of the site rises slightly from north to south, from 68.9m Ordnance Datum at the northern end to 69.8m at the southern end.

2.3.2 The buildings are set back from the road that runs roughly east-west and are accessed from two points with an unmade road that runs alongside the north elevation of Building 1, before turning down the east side of Buildings 1 and 2 and entering the area of hard standing that surrounds the buildings at the south end of the site (**Figure 2**). The buildings are arranged to the south of the oldest and largest building (Building 1), which is parallel with and faced onto the road. Building 4 is an open sided structure built against Building 1 and covering Building 3.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the *Planning (Listed and Conservation Areas) Act 1990*. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012.
- 3.2.2 Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. Listing is undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities. The historic environment is protected through the development control system and, in the case of historic buildings and conservation areas, through the complementary systems of listed building and conservation area control.
- 3.2.3 Planning permission (Ref. No: 3/11/1365/FP) has been received for the change of use of three of the barns to office use, two of the barns to storage use and the demolition of a utilitarian covered yard and the erection of a replacement building of a new building for office use. A condition attached to the planning permission requires a programme of archaeological work to be carried out. This programme includes 'the archaeological building recording of all pre-modern structures that will be altered or affected by the proposed development, any additional recording/research necessary to place these findings in the context of the complex as a whole, and, if appropriate, the subsequent archaeological monitoring during development of all standing fabric interventions, with the recording of any archaeology thereby revealed'.
- 3.2.4 The site is in Area of Archaeological Significance No. 113, as identified in the East Hertfordshire District Local Plan. The Area of Archaeological Significance contains extensive evidence of former human activity in the form of ditches, earthworks and a large square enclosure that are visible as crop marks on aerial photographs, immediately south of and adjacent to the farmyard. The farm buildings of Widbury Hill Farm include a large Grade II listed timber-framed barn of mid-late 17th century date (Building 1), and a single storey barn of Victorian date (Building 2). Building 1 is the Grade II listed structure (see Section 2.2 for its listing description).

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The objectives of the project as set out in the Brief were as follows:

- To compile a high quality record of all parts of the structures to be affected or altered, in advance of the commencement of development.
- To make subsequent additions to the record as necessary of the interventions and alterations to the standing fabric caused by the development proposals.
- To provide a comprehensive review of the local and regional historical context of the structures recorded by the project. This review will be adequately detailed to place the findings of the recording in their context and to inform any conservation decisions and the subsequent management of the structures.
- To produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to alteration.
- In addition, to provide for the dissemination and publication of the project results, as appropriate.

4.1.2 This record was to be broadly in accordance with that defined by English Heritage's Level 3.

4.2 Documentary Research

4.2.1 Archival and cartographic research was carried out at the Hertfordshire Archive and Local Studies Centre. Historic maps, newspaper articles and directories were consulted, in addition to relevant secondary sources in order to reconstruct the historical development of the site. The results of this research are presented in Section 5 of this report.

4.3 On-Site Recording

4.2.2 The on-site visual analysis and photographic survey was carried out on 9th and 10th January 2012.

4.2.3 Plans and elevations of the existing buildings were provided by the Client and annotated on site. These form the basis of the drawn illustrations in this report (**Figures 9 to 13**). A photographic survey comprising high quality digital and black and white medium format images was also undertaken recording external elevations, interior spaces and key features. This added to a previous photographic survey of the internal timber framing of Building 1, carried out by Swords, Rural Chartered Surveyors in July 2011, a copy of which was provided by the client and is included in **Appendix 1** of this report.

4.2.4 A selection of the photographs (**Plates 1 to 31**) is included in this report to illustrate the text and the location and direction of these photographs is shown on **Figure 9**. A register of all photographs taken on site is included in **Appendix 2**.

4.3 Project Archive

4.3.1 The project archive is currently held at the offices of Pre-Construct Archaeology Limited in Brockley, London, under the site code HWHB11. It is anticipated that the archive will be deposited with the local museum. Copies of the report will be sent to Alison Tinniswood, Senior Archaeologist at Hertfordshire County Council and to Hertfordshire Archive and Local Studies Library.

4.4 Guidance

4.4.1 All works were undertaken in accordance with standards set out in:

- Association of Local Government Archaeological Officers: *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (1997)
- British Archaeologists and Developers Liaison Group: *Code of Practice* (1986)
- British Standards Institution: *Guide to the Principles of the Conservation of Historic Buildings (BS 7913)* (1998)
- English Heritage (Clark K): *Informed Conservation* (2001)
- English Heritage: *The Presentation of Historic Building Survey in CAD* (2000)
- IFA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1999)
- English Heritage *Understanding Historic Buildings; a guide to good recording practice* (2006)

5 HISTORICAL BACKGROUND

5.1 Introduction

- 5.1.1 A search of primary and secondary source materials was made at Hertfordshire Archive and Local Studies Centre in order to reconstruct the historical development of Widbury Hill Farm. Historical maps were used to assist in determining the phasing of the buildings and the development of the site. Trade directories and newspaper articles were also consulted in order to develop an understanding of the uses to which the buildings has been put over time.

5.2 Early Settlement of the Site

- 5.2.1 Prehistoric stone tools and artefacts from the Bronze and Iron Age suggest that Ware has a long history of settlement. The town is strategically located and lies at the point where Ermine Street crosses the navigable River Lea. The first occupation of Widbury Hill is thought to be the construction of an earthen banked fort, the remains of which lie just to the south of the site¹ (**Figure 1**). The fort is believed to date from the ninth century and be related to the Peace of Wedmore in 886. This cemented peace between the native Anglo-Saxons and invading Vikings and established a frontier between Danelaw and the sole remaining English kingdom of Wessex, part of this boundary being formed by the River Lea. The hill is an ideal defensive position with steeply sloping ground on three sides and overlooks the fertile Lea Valley to the west.
- 5.2.2 The Anglo-Saxon Chronicle records that in 895 the Danes moved a large force along the Thames and up the River Lea for twenty miles where they established a fortification. King Alfred followed up the river with an army of Londoners and tried to engage the Danes in battle but was beaten off. Alfred then began fortifications on both sides of the river and works to divert the watercourse so that the Danes could not row their ships back down the river to the Thames. The band of Danes decided to cross the country overland to the River Severn and the Saxon town took its name 'Waras' from the weirs that Alfred built. The name Widbury is thought to be of Danish origin².
- 5.2.3 After the Norman Conquest the town continued to grow as a market town but also serving travellers and pilgrims. By the seventeenth century, Ware was becoming prosperous as one of the premier malting towns of England. Geographically situated between London and the barley growing counties of Suffolk and Cambridgeshire, the town could offer easy transport by barge down the River Lea to the ever growing markets of the capital.

5.3 Widbury Hill Farm

- 5.3.1 The earliest building recorded as part of this project was the large timber-framed barn (Building 1). Stylistically, this structure dates from the seventeenth century, when Ware was increasing in prosperity. Sale details dated 18th December 1739 show that Widbury Hill Farm was sold by Lady Tyreleaud to Walter Plumer (HALSC Ref: D/EBxT6) and presumably included Building 1. By the middle of the nineteenth century the property was still held by the Plumer family, who also held a number of other properties in the vicinity. The 1845 Tithe apportionment names the owner of Widbury Hill Farm as Ward Robert Plumer and the tenant as Charles Tween (HALSC Ref: PC38, PC35B). Plot 813 is identified as '*Cottage, Buildings, Yard and Gardens*' (**Figure 3**). The Tithe map shows the large barn (Building 1) with other structures to the east and south that have not survived. The north elevation of the barn appears to have several extensions added between the three pairs of doors. At the east end of the barn the map shows a narrow extension angled toward the south-east that joined a larger, rectangular north-south building. This larger building was probably the farm cottage,

¹ Webb, J. 2000 p13

² <http://www.wareonline.co.uk/history/default.asp>

with a small entrance porch on its west side that faced onto the yard. To the south-west of the cottage was a small rectangular east-west building and just to the west of this a large pond.

- 5.3.2 Nine years later, the occupants of the farm appear to have changed as a newspaper article dated 19th September 1854 reports an 'Incendiary Fire' on the farm of Mr Joseph Chuck,

"About 11 o'clock Friday night, a fire broke out in the stockyard on the farm of Mr Joseph Chuck, at Widbury Hill, near Ware. Mr Chuck's bailiff was going round the yard to see that all was right, when he discovered that a wheat stack standing near the road was on fire on the lee side. He immediately gave an alarm and dispatched a messenger to Ware. The Ware engines were soon on the spot and were most efficiently worked by the brigade. The fire had however, extended to two other wheat stacks, a barley cock and a cock of beans, before the arrival of the engines and these were all destroyed. This we are happy to say was the extent of the injury. Fifteen stacks and adjacent buildings were saved uninjured. The fire is supposed to have been incendiary. A reward of 100l has been offered for the discovery of the culprit."

- 5.3.3 The change of ownership may be connected with documents that show a mortgage for £10 000 being taken out by Joseph Chuck on 18th November 1853 (HALSC Ref: D/EBxT6). Local Directories from 1832 and 1838 identify Edward Chuck & Co. as a barge owner on Water Row and also Edward and Joseph Chuck as maltsters on Dead Lane. In 1839 Edward and Joseph Chuck are identified as maltsters on High Street, Ware.

- 5.3.4 By 1855, local directories show Joseph Chuck as a farmer in Widbury and in 1859, 1862 and 1863 Joseph and Silas Chuck are listed as maltsters on Baldock Street, Ware. However, by 1870 Joseph Chuck is only listed as resident on High Street, Ware with no commercial interests and a William Chuck is listed as a beer retailer. Documents show that Widbury Hill Farm was auctioned on 8th June 1868. The auction was carried out by Beningfield and Chetwood Auctioneers of Ware at Auction Mark, Token House Yard close to the Bank of England in the City of London. The farm is described as a

'very choice freehold pleasure farm,... particularly deserving the attention of any Gentleman who is desirous of possessing a charming Country Residence with a small extent of Park-like land,'

The sale particulars show that as well as the farm buildings over fifty seven acres of land were being sold and a plan of the site shows that between 1845 and 1868 considerable changes had taken place (**Figure 4; Plates 1 and 2**).

- 5.3.5 While the barn (Building 1) and its north elevation extensions remained largely unaltered, the narrow east end extension and cottage had been replaced. Here, at the east end of the barn and now forming the east side of the yard was a new L shaped structure (Building 2), at a right angle to the barn. At the west end of the south elevation of Building 1 was a second new building abutting at a right angle, which has not survived. The roofline of this single storey building was visible on the south elevation of Building 1 at the time of the building recording and the sale particulars state that it included a water tank and hand pump, which are presumably those that still survive on the south side of Building 4. This north-south rectangular building separated the yard to the east from a second yard to the west, which had been formed by the construction of a separate range of buildings to the west.
- 5.3.6 This L shaped range comprised two adjoining buildings, namely a four roomed cottage and a 'modern brick built dwelling containing five bedrooms'. These buildings conform to the footprint of the present house to the west of the site, although they are not part of this study. Their position to the south-west of the barn (Building 1), meant that the large pond was almost halved in size. Partially enclosing both yards was a tripartite building along the south side, this does not survive and may have been the earlier southern building, shown in 1845, that had been extended.
- 5.3.7 Between 1868 and 1898, further changes took place that saw a new building (Building B) erected to the south of the main group and an updating of the central yards (**Figure 5**). The north-south single storey building that had separated the two areas was replaced by a single structure open on the south side. This covered the east yard, the site of the removed building

and the east side of the west yard. This created a larger covered yard and incorporated the earlier water tank and hand pump.

- 5.3.8 The construction of the new building (Building B) to the south at this time was also accompanied by the formation of a new track along the east side of Buildings 1 and 2. Building B is shown as open on its north side and as part of a larger structure also open on its north and east side. The combination of a new track and an open sided structure may suggest this new building was at least in part used as a vehicle or cart store.
- 5.3.9 The four roomed cottage and main farm house are shown on the 1898 Ordnance Survey map and two new semi-detached cottages, presumably for farm workers, have been built on the east side of the farm group. The location of a new water pump to the east of the pond (shown as a letter *P* on the 1898 Ordnance Survey map and although disused still survives) further gives the impression that the farm was a prosperous concern with ongoing investment in buildings and infrastructure.
- 5.3.10 Throughout the first half of the twentieth century few structural changes or alterations were made to the farm buildings (**Figures 6 and 7**). Minor additions were made to the north elevation of Building 1 and the south elevation of the open sided structure around Building B; however, it was not until 1973 that a completely new structure is shown (**Figure 8**). This north-south rectangular barn was located to the east of Building B, but does not form part of this study.
- 5.3.11 Probably in the last decade of the twentieth century further changes took place. These included the demolition of the narrow mid-nineteenth century, east-west building on the south side of the yard, the demolition of the open sided structure around Building B and the erection of Building A (compare **Figures 2 and 8**).

6 BUILDING DESCRIPTIONS

6.1 Building 1

- 6.1.1 Building 1 is a large Grade II listed timber-framed barn dating from the mid to late seventeenth century and is of significant architectural interest. The long narrow, building is aligned east-west parallel with the road to the north and is twelve bays long with a later two bay extension and lean-to at the west end (**Figures 2 and 10; Plates 3 and 4**). This extension and lean-to were not part of this study. The building has a pitched roof covered with late twentieth century corrugated asbestos panels with gables at the east and west ends; the exterior elevations are largely weatherboarded.
- 6.1.2 The north elevation has three extending porches with double doors in the fourth, eighth and eleventh bays (counted from the east), mirrored by three more recent sliding doors in the south elevation (**Figure 10**). Cartographic evidence shows that the spaces between the porches had previously been filled with additional small structures, which at the time of the recording had been removed. A yellow brick rebuild is visible in the lower half of the east elevation. This dated to the construction of Building 2, which replaced a previous structure against this elevation that may have removed the lower section of wall to allow access between the two buildings.
- 6.1.3 Buildings 2 and 4 had been built against the east end of the south elevation and along almost the entire length of the south elevation, respectively (**Plates 5 and 6**). Building 2 replaced an earlier, mid-nineteenth century, building towards the east end of the elevation, the single storey pitched roofline of which was visible at the time of the recording as a scar on the weatherboarding of the elevation.
- 6.1.4 The interior of Building 1 is undivided with some weatherboarding on the internal elevations at the west end (**Plates 7 and 8**). The tall square posts have ogee braces in the first two bays from the east (**Plate 10**) and arched or straight braces in the remainder and primary bracing infilling, with cut studs, including a reused moulded timber in the seventh bay from the east. Several elements of the timber-frame were clearly numbered with carpenters marks and some joints had been reinforced with iron straps. Some areas of flagstone flooring remain at the west end in the eleventh bay, but the remainder of the barn has a concrete floor rising slightly to the east with the natural slope of the ground.
- 6.1.5 At the east end of the interior a modern brick footing has been built for a water tank. The majority of the interior remains in good condition and is largely unaltered (**Plates 9 and 10**). The roof was constructed from timber trusses with peg jointed queen struts supporting a single row of purlins and on some trusses a high level collar had been added. This arrangement supported numerous slender rafters descending from a thin ridge board.

6.2 Building 2

- 6.2.1 Building 2 is a single storey L-shaped building located on the east side of the site, extending south from the east end of the south elevation of Building 1 (**Figures 2 and 11**). The north-south brick building was built in a single phase of construction and has a short west wing at its south end. The building is first shown on a plan of the site dated 1868 and must have been built sometime in the preceding twenty years as it is not shown on the 1845 Tithe map (**Figures 3 and 4**).
- 6.2.2 The east elevation of Building 2 is built in yellow brick laid in Flemish bond and extends along the lower section of the east gable end wall of Building 1 (**Plates 3 and 11**). This may be due to the fact that Building 2 replaced an earlier building in this location that extended from the east elevation of Building 1.
- 6.2.3 The brick wall is divided into nine equally spaced bays by ten buttresses approximately 0.4m wide and projecting from the face of the wall by the width of a brick (**Figure 11**). Each of these tapered inward at the top to be flush with the face of the wall below the projecting eaves of the roof. The buttresses are all aligned with timber roof trusses and were designed to withstand the load that these placed upon the wall, allowing the wall sections in between to be thinner. From the north, the third, fourth and sixth bays have a very small rectangular window at the

top of the wall, presumably for ventilation of the interior as there are no other openings along this elevation.

- 6.2.4 The south and west elevations of the south wing continues with this design of bays and buttresses with four bays on the south elevation and two bays on the west elevation (**Plate 12**). The south elevation has a similar single window opening in the westernmost bay and the west elevation has none. The focus of the building was therefore on the west and north elevations that faced the farm yard to the west.
- 6.2.5 The west elevation has three doorways along its length, one at the north end, one in the centre and double doors at the south end (**Figure 11; Plate 13**). Between the north and central doorways the lower half of the elevation is built of yellow brick laid in Flemish bond and above is a continuous row of timber-framed windows. Along this section of wall the timber wall plate above the windows is supported by two timber posts. Between the central and southern doorways the same type of windows, with yellow brick wall below, continues for two thirds of this distance. A partially covered cast iron column supporting the wall plate was visible at the time of recording in the wall and for the southern most third the upper half of the wall has been filled with more recent brickwork and a repositioned timber-framed window. Below the window a vertical column of headers shows where a low section of brick wall might once have extended at right angles from the elevation.
- 6.2.6 The north elevation of the south wing is similar to the west elevation with the lower part of the wall built in yellow brick laid in Flemish bond and timber-framed windows above (**Figure 11; Plate 14**). Like the west elevation these windows each have a rectangular frame with three narrow panes the height of the frame. On the north elevation there are six windows, four to the west of the central double doors and two to the east. The roof of both parts of Building 2 has a low angled pitch, which is hipped at the west end of the building and covered with grey slate.
- 6.2.7 The interior of the south wing has six animal stalls constructed from concrete against the south wall (**Plate 15**). Each of these has a feeding trough also constructed from concrete and these are connected by an arched opening in the side walls of the stall. A water pipe runs along the wall above each stall with a fitting and at the east end there is a tap. Each stall also has a metal bracket on the side for the tethering of individual animals. Down the centre of the wing is a wide east-west gully that drains to the east through a hole at the base of the east elevation. This may once have been covered by a metal grill. The exposed roof structure above has three timber roof trusses. The tie-beam and principal rafters of each truss are linked to the timber wall plate with an iron bracket. Two short diagonal braces support a clasped purlin that in turn supports the numerous rafters between the wall plate and the ridge plank.
- 6.2.8 The main north-south part of the building is similar to the south wing with three small windows spaced along the top of the east wall; the concrete animal stalls and feeding trough continue against this elevation (**Plate 16**). Instead of a continuous trough running between stalls, these nine stalls each have two individual troughs and a metal bracket and chain on each side for the tethering of two animals (**Plate 17**). The concrete floor of the building has the same wide gutter and the seven timber roof trusses are of the same design with the same iron plates reinforcing their connection to the timber wall plate. The west wall has wide timber-framed windows and the upper section of a cast iron column is visible. This supports the wall plate (**Plate 18**). This cylindrical column has a capital and its lower half is encased in later brickwork suggesting that the south end of the west elevation may originally have been open (**Plate 19**).
- 6.2.9 An iron water tank at the north end of this building is partially buried by the raised concrete floor. The sides of this tank show the same diagonal raised sections that suggested it is of the same design and age as the larger iron tank and hand water pump on the south side of Building 4. These tanks may well date to the original construction of the building in the mid-nineteenth century and are likely to be those mentioned in the 1868 sale particulars.

6.3 Building 3

- 6.3.1 Building 3 is located in the centre of the group of farm buildings, to the west of Building 2 and covered by the central pitched roof of Building 4 (**Figure 2**). The smallest of the farm buildings on the site this east-west building is rectangular in plan with a brick built ground floor and a

timber superstructure. The structure was built around two supporting posts of Building 4 and therefore appears to have been built after this building in the late nineteenth century.

- 6.3.2 The south elevation of the building shares the same alignment as the south elevation of Building 4 (**Plates 12 and 20**). The ground floor was built from a mixture of yellow and red brick laid in Flemish bond and has four openings. Two sections of brickwork consisting of square pillars between two openings appear to have been completely rebuilt, reusing the original bricks with a cement mortar. The openings each consist of a doorway with a rectangular window opening to one side. The doorway appears to have only had a timber-frame for the lower half of the opening, while none of the windows appear to have had a frame.
- 6.3.3 Both the east and west elevations were built from the same type of red and yellow bricks laid in Flemish bond with a coarse lime mortar and neither has any openings. The north elevation was similarly constructed with three square openings along its length (**Plate 22**). These were half the height of an average doorway and each has a brick soldier course across a timber lintel. Each opening has a timber-frame and timber plank and batten door opening outwards into the covered yard of Building 4.
- 6.3.4 The interior of the ground floor has a brick floor and is divided into four by three rough timber partitions (**Plate 21**). These partitions coincide with three timber posts that support an east-west timber beam that supports timber first floor joists. The beam had been further supported by the later insertion of a metal I beam adjacent to each timber post. The design of the ground floor and the surviving evidence shows that Building 3 was built and used as animal stalls with the small doorway in the north elevation allowing three of the stalls to be directly connected with the covered yard of Building 4. The headroom in the stalls is restricted and the doors in the north elevation are low suggests that the stalls were designed for pigs.
- 6.3.5 The first floor of Building 3 is a single space that is weatherboarded on all exterior elevations. On the south elevation this extends between the top of the brick wall and the corrugated asbestos panels of the central gable of Building 4 (**Plate 20**). A doorway in the west elevation is now only accessible via a ladder, although scars on the wall show where a more permanent flight of steps would have provided access. The weatherboarding on this elevation extends all the way up to the roof of Building 4. The only window to illuminate the interior of the first floor is in the north elevation and is made from two frames each with twelve small rectangular panes of glass (**Plate 22**). The weatherboarding of this and the east elevation extend up to the roof of Building 4.
- 6.3.6 With the removal of the original steps up to the first floor the space was inaccessible at the time of recording, but from ground level through the open doorway it was possible to see that the walls are constructed from timber-framing fitted around the metal frame of Building 4. The four weatherboarded elevations of the first floor show that despite being protected by the roof of Building 4 it was considered sufficiently important to protect the contents of the space that it was completely enclosed. This would suggest that the goods stored there were weather sensitive such as feed or bedding straw.

6.4 Building 4

- 6.4.1 Building 4 lies in the central yard area of the group of farm buildings, built against the south elevation of Building 1 and the west elevation of Building 2 (**Figure 2**). The east-west building is almost rectangular and has three north-south pitched roofs supported by metal posts and trusses. The building is first shown on the 1898 Ordnance Survey map with the south side of the building illustrated as open and facing a row of small buildings to the south (**Figure 5**).
- 6.4.2 The west elevation, which faces the farmhouse to the west, consists of five bays between metal posts with a low brick wall along the base of the elevation. The three northernmost bays have been infilled above the brick wall with a timber-frame and external timber weatherboarding painted black. The two southernmost bays may also originally have been filled. This elevation is slightly shorter at its southern end than the rest of the building, the reason for this is not clear unless it was to not intrude too closely upon the farmhouse to the west. This gave the west gable of the southern elevation a slight angle (**Figures 2 and 11**).
- 6.4.3 The south elevation is largely open and has three gables covered by corrugated asbestos sheeting (**Plates 12 and 20**). Most of the metal posts of the building frame are exposed apart

from where they are masked by Building 3. In total there are three rows of five north-south posts with the north and east elevations being supported by Buildings 1 and 2 respectively (**Figure 11**). Between each pair of posts is an east-west metal roof truss, consisting of a cambered metal tie bar and four pairs of V braces. The foot of each truss is fixed to a timber wall plate further supported across the top of each column by an additional two north-south braces (**Plate 5**). The trusses support six timber purlins on each roof slope. The roof covering of corrugated asbestos panels are fixed to these, with asbestos gutters in the two roof valleys draining into downpipes on the south elevation. The roof also has several opaque skylights to help light the covered space. Where the three roofs meet Building 1 to the north, timber gables have been erected and supported by the south wall of Building 1 and the exterior elevations are clad with corrugated asbestos panels.

- 6.4.4 The space within Building 4 provides a covered yard area for livestock and the storage of machinery. Along the two rows of inner columns are low brick walls with a concrete feeding trough (**Plate 22**). Livestock could also have been easily watered as there is an iron water tank with a yellow brick footing at the west end of the south elevation (**Plate 23**). The long sides of this rectangular tank are bolted together along lapped joints from two sections each of which has a design of strengthening raised diagonals. The tank is fed by an iron hand pump on the south side. This is a particularly fine example of an early Victorian hand water pump with cast classical detailing, fluting and foliate motifs (**Plate 24**). This tank and pump are referred to in the 1868 sale particulars which describes them as '*a large Tank and Pump to supply the... [cow house] with water from the pond*'³ (**Plate 1**). The site plan that accompanies these sale particulars does not show the pump, but does show a building, now demolished, on the present site of the pump, which may originally have been housed within this structure. An iron water tank with the same design is partially embedded in the concrete floor at the north end of Building 2.

6.5 Building A

- 6.5.1 Building A is a large rectangular barn located at the south end of the site to the west of Building B (**Figure 2**). The building is aligned north-south with a low pitched roof and gables at the north and south ends (**Plate 25**). Constructed from a steel frame in the late twentieth century, the building is mostly clad with corrugated panels and is entered by a wide entrance in the north elevation with tall sliding doors (**Figure 12**).
- 6.5.2 The sliding doors are in three parts with two sliding to the west and a single door sliding to the east. All three sections are made from a steel frame with a vertical corrugated steel panel and hung from a horizontal rail. On each side of the opening the north elevation is clad with vertical corrugated asbestos sheets above a low concrete block wall. Above the opening the gable is also clad with vertical corrugated asbestos panels and has a wide asbestos sheet flashing along the roofline.
- 6.5.3 The east elevation is different in that along the lower half of the elevation, between the steel uprights of the frame, the walls are formed of reused timber railway sleepers (**Figure 12**; **Plate 26**). Above these, the posts are covered by vertical corrugated asbestos sheets that continue up to the overhanging eaves. Rainwater is collected by a gutter that empties via a downpipe at the north-east corner of the building onto the concrete hard standing of the farm yard. This slopes down to the north and west with a shallow concrete gulley running along the south elevation of Building 4 draining rainwater to the west. At the south end of the east elevation is a small electrically powered air pump operating a ventilation system for the building, this has a plate attached with the name 'Silo and Storage Systems Ltd'.
- 6.5.4 Like the east elevation, the south elevation of Building A has no openings (**Figure 12**). The lower half of the wall has exposed steel posts and vertical corrugated steel panels between. The upper half of the elevation and the gable are clad with vertical corrugated asbestos panels that conceal the steel frame.
- 6.5.5 Close to the south elevation of Building A is a very small brick hut with a pitched tile roof sloping down to north and south (**Figure 2**). It has a single doorway and just to the west is some disused machinery (**Plate 27**). This consists of several iron wheels and toothed cogs with a cranked shaft, the frame for which has the makers name 'Hayward Tyler & Co.

³ Herts. Archive and Local History Library ref. D/ELe B16/2

Engineers London' moulded as part of a horizontal beam. This machinery is bolted onto two iron rails firmly embedded in a concrete base. With a pond located close by to the west, this machinery was probably associated with pumping water. The 1898 Ordnance Survey map shows a pond and pump in this location and it may have alleviated some of the work of the older hand pump that survives adjacent to Building 3 (**Figure 5**).

- 6.5.6 The west elevation of Building A is separated from the pond by an unmade track that is a public right of way. The lower half of the elevation has corrugated steel panels between nine equally spaced steel posts (**Figure 12**). The upper half has vertical corrugated asbestos panels fixed to the outside of the posts. A rainwater gutter runs the length of the projecting eaves and feeds water from the corrugated asbestos covered roof to a downpipe in the south-west corner of the building.
- 6.5.7 The interior of the building has a level concrete floor. The lower two thirds of the interior walls is formed of corrugated metal panels fixed to the inside of the steel posts, while the upper third is formed of asbestos panels fixed to the outside (**Plate 28**). Across the width of the south end is a boxed-in square ventilation pipe which has four small openings at ground level. Four thin, parallel red lines have been painted onto the concrete floor and faint tyre marks between them. These show that there is space for three vehicles to be parked side by side across the width of the building suggesting it had been most recently used as a vehicle or agricultural machinery store.

6.6 Building B

- 6.6.1 Building B is a single storey rectangular building at the south end of the site, just to the east of Building A (**Figure 2**). The building is aligned east-west with a pitched, slate covered roof and gables at the east and west ends (**Figure 13**; **Plate 29**). The building is largely constructed from brickwork of two phases, with some elements of the superstructure built from timber and timber roof trusses.
- 6.6.2 Cartographic evidence shows that the building was constructed in the second half of the nineteenth century. It is not included in the 1868 Sale Particulars, but is shown as part of a larger structure on the 1898 Ordnance Survey map (**Figures 4 and 5**). The latter shows Building B in the north-west corner of a large rectangular building open on the east and north sides. This suggests that Building B was also open on its north elevation and separated internally from the rest of the building.
- 6.6.3 The north elevation consists of a low red brick wall (**Figure 13**; **Plate 29**) laid in stretcher bond six courses high topped by a soldier course. Against the face of this wall are five equally spaced metal I beams partially buried in the concrete hard standing that covered the yard to the north of the building. Above this the north elevation is covered with corrugated iron panels.
- 6.6.4 The east elevation has a yellow brick wall at its base (**Figure 13**; **Plate 30**). This is laid in Flemish bond and is at least fifteen courses high and continuous with the brickwork of the south elevation. This brickwork also extends up the height of the elevation at the south end for a narrow section the same thickness as the south wall. The rest of the gabled elevation is covered with timber weatherboarding that is protected at the junction with the roof by a narrow, plain timber barge board.
- 6.6.5 The south elevation is entirely constructed from yellow brick laid in Flemish bond, with a flat faced lower third and an upper section divided into four recessed panels (**Figure 13**; **Plate 30**). The lower edge of these panels steps inward over three courses, recessing the face of the elevation by the width of a single brick. The five brick buttresses thus created coincide with the five timber roof trusses and were designed to withstand the greater load on this part of the wall. These taper into the rest of the elevation at the top of the wall that is surmounted by a header course. The eaves of the slate covered roof project beyond the face of the wall and rainwater is shed directly onto the soil and vegetation around the south end of the building.
- 6.6.6 The west elevation is dominated by a large corrugated metal sliding door that extends across the width of the elevation with a timber weatherboarded gable above (**Figure 13**; **Plate 29**). To allow for the door to be fully opened a brick pillar has been erected to the south of the elevation to support the rail from which the door is suspended. This brick pillar is constructed in red brick, as are the jambs on each side of the opening, suggesting that it is a later

insertion than the older yellow brick parts of the building. It may be that the west elevation was originally the same as the east elevation with the lower section constructed from yellow brick with the upper section weather boarded over a timber frame. The low red brick wall along the north elevation also probably dates from this phase of alteration.

- 6.6.7 Internally the original design of the building is more apparent (**Plate 31**). The low brick wall of the north elevation has been built between three equally spaced timber posts that are covered and protected on the exterior by the sections of metal I beam. These timber uprights, each have a single squared timber brace supporting the tie beam of the roof truss and a pair supporting the timber wall plate. The triangular spaces between the posts and wall plate braces are covered on their outer side by short sections of timber weather boarding. The posts and the braces along the north wall have been painted black on all but the south face, to presumably protect them from the elements when this side of the building was open. The short sections of weatherboarding covering just the wall plate braces also show that the elevation had once been open, being designed to protect these timbers and in some small way the interior from the elements. The corrugated metal cladding of the north elevation is fixed to horizontal metal bars fixed to the timber posts.
- 6.6.8 The internal face of the east wall is covered with horizontal planks that largely obscure the timber-frame which rests upon the yellow brick wall. The south brick wall is flat and has diagonal timber braces supporting the tie beam of the roof trusses incorporated into its construction. The timber roof trusses have principal rafters supported by diagonal braces springing from the centre of the tie beam. An iron bar connects the apex of the truss with the centre of the tie beam to prevent sagging. Where the braces meet the principal rafters a single purlin runs the length of the building. This supports the common rafters between the ridge beam and the wall plate. These are covered by horizontal battens to which were fixed the roof slates.
- 6.6.9 The interior of Building B is undivided and has a level concrete floor. Electricity has been connected to the building as there are internal fittings for fluorescent tubes and a light fitting on the exterior of the west elevation to illuminate the entrance. At the time of the recording, the building was being used as a garage for a large agricultural trailer. This was probably the original function of the building, which faces north onto the farm yard. Vertical timber battens across the second roof truss from the west end may have been part of a loft for hay or storage.

7 DISCUSSION AND CONCLUSIONS

- 7.1 The farm buildings within the site date from the seventeenth century to the late twentieth century. Building 1, a large Grade II listed timber-framed barn, dates from the mid to late seventeenth century and is of significant architectural interest. The interior is largely unaltered and is twelve bays long with a later two bay extension and lean-to at the west end. The tall square posts have ogee braces in the first two bays and arched or straight braces in the remainder, including a reused moulded timber in the seventh bay from the east. The roof was constructed from timber trusses with peg jointed queen struts supporting a single row of purlins and on some trusses a high level collar has been added. This arrangement supports numerous slender rafters descending from a thin ridge board. Some areas of flagstone floor remain. The north elevation has three porches with double doors to the fourth, eighth and eleventh bays, mirrored by three more recent sliding doors in the south elevation. The exterior is weatherboarded and the building has a corrugated asbestos roof.
- 7.2 Building 2 was built in the mid-nineteenth century, between 1845 and 1868, against the south elevation of Building 1, replacing an earlier structure. The L-shaped single storey brick building has a low pitched roof with timber trusses and has been modified to house concrete animal stalls and feed troughs. An original iron water tank is situated at the north end of the building. An ornate original cast iron column is partially encased in later brickwork in the west elevation.
- 7.3 Building 3 was built beneath and around the supporting structural elements of the canopy of Building 4, showing that it was built later than Building 4 which had been constructed between 1868 and 1898. Although it is not shown on any historic maps the brickwork is late nineteenth century in appearance. The building has four animal pens on the ground floor, perhaps for pigs, with doorways in three of the pens allowing direct access to the covered yard of Building 4 to the north. The first floor is timber-framed and weatherboarded. This rises up to the height of the Building 4 roof above. This space was most recently used for storage. Building 4 is a metal framed open sided structure built in the late nineteenth century to create a large covered yard to the south of Building 1. The building has a corrugated asbestos roof.
- 7.4 Building A is a modern steel framed building clad with a combination of corrugated asbestos panels and corrugated metal panels with reused railway sleepers on the lower wall sections. Cartographic evidence shows this building was constructed after 1973 probably as a vehicle and agricultural machinery store. Just to the south of the building and of more historic interest is a small brick built shed and disused machinery made by Hayward Tyler & Co. An Ordnance Survey map dated 1898 shows a water pump in this location which was associated with a pond to the west.
- 7.5 Built between 1868 and 1898, Building B had been part of a larger barn structure open on its north and east elevations. It is not known whether it was built as part of this barn, but no evidence was found that the yellow brick wall at the south-west corner continued as part of a larger building. The north elevation of Building B was originally open with timber posts (and trusses) dividing the building into four bays. The south wall is built entirely of yellow brick and the east elevation has a yellow brick low wall with timber framing and weather boarding above. Originally the west wall may also have been the same as this. The timber posts along the north elevation were painted to protect them from the elements showing how this elevation had been open.
- 7.6 After 1973, the larger surrounding building was demolished leaving Building B as a free standing structure. The north elevation was subsequently filled in with a low red brick wall and corrugated sheet metal cladding. A new opening was constructed in the west elevation with red brick jambs and a large sliding door. Electricity provided the now enclosed building with lighting and it was most recently used as a garage.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank The Morton Partnership on behalf of Easneye Estate for commissioning this report. The collaborative role of Alison Tinniswood, Senior Archaeologist for Hertfordshire County Council, is also acknowledged.
- 8.2 Thanks are also due to the staff of the Hertfordshire Archives and Local Studies Centre for their assistance.
- 8.3 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The onsite recording was carried out by Malcolm Gould, who also wrote this report. The figures were prepared by Mark Roughley.

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Online Resources

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<http://www.wareonline.co.uk/history/default.asp>

APPENDIX 1: SWORDERS PHOTOGRAPHIC TIMBER SURVEY OF BUILDING 1



17 Midstey Wall



16 Midstey Doors



13 Roof



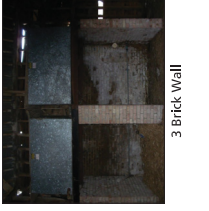
12 Wall



9 Roof



8 Wall with Door



3 Brick Wall



2 Gable End



1 Gable End



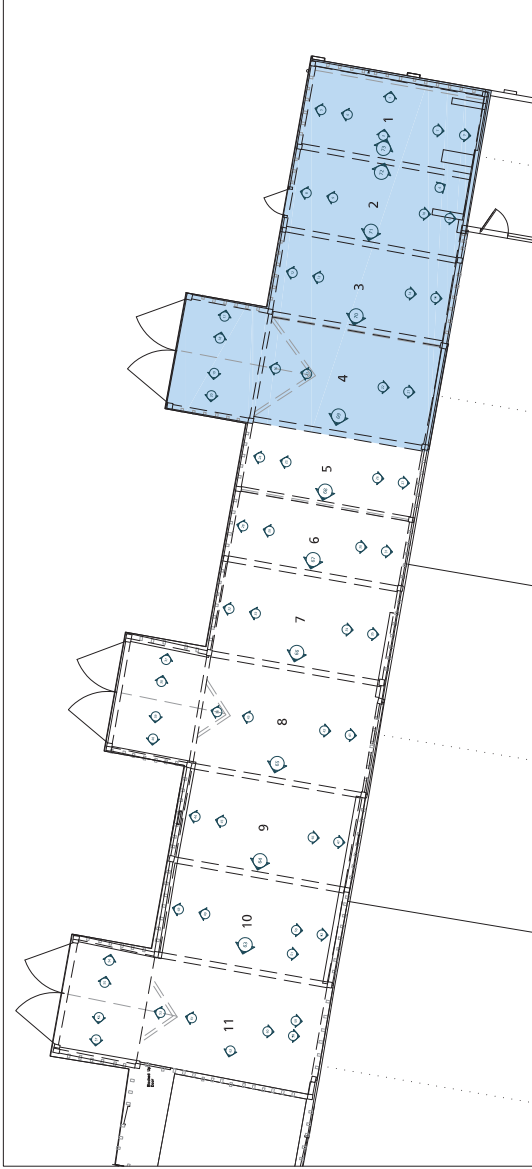
18 Midstey Roof



19 Midstey Roof



20 Midstey Wall



5 Wall



6 Roof



7 Roof



23 Midstey Intersection



22 Roof



21 Doors



14 Roof



15 Wall



10 Roof



11 Wall



4 Brick Wall





39 Midstey Roof



38 Midstey Roof



37 Midstey Wall



36 Midstey



35 Wall



40 Midstey Wall



41 Doors



42 Roof



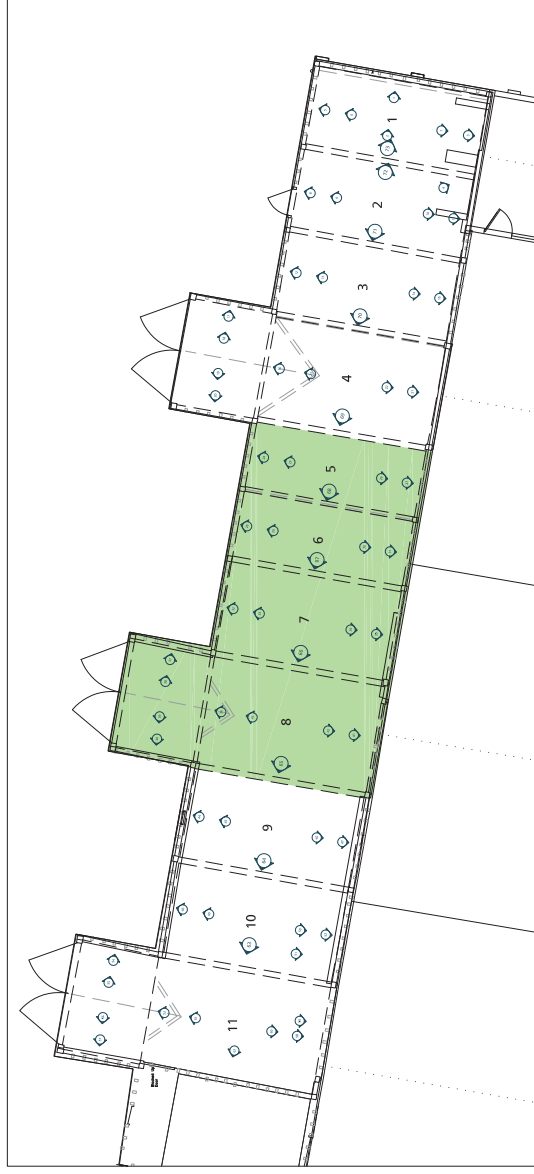
43 Roof



24 Wall



25 Roof



26 Roof



27 Wall



28 Wall



29 Roof



30 Roof



31 Wall



32 Wall



33 Roof



34 Roof





57 Midstey Wall



56 Midstey Roof



55 Midstey Roof



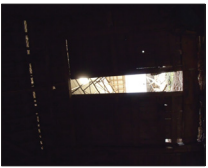
54 Wall



53 Midstey



58 Doors



59 Doors



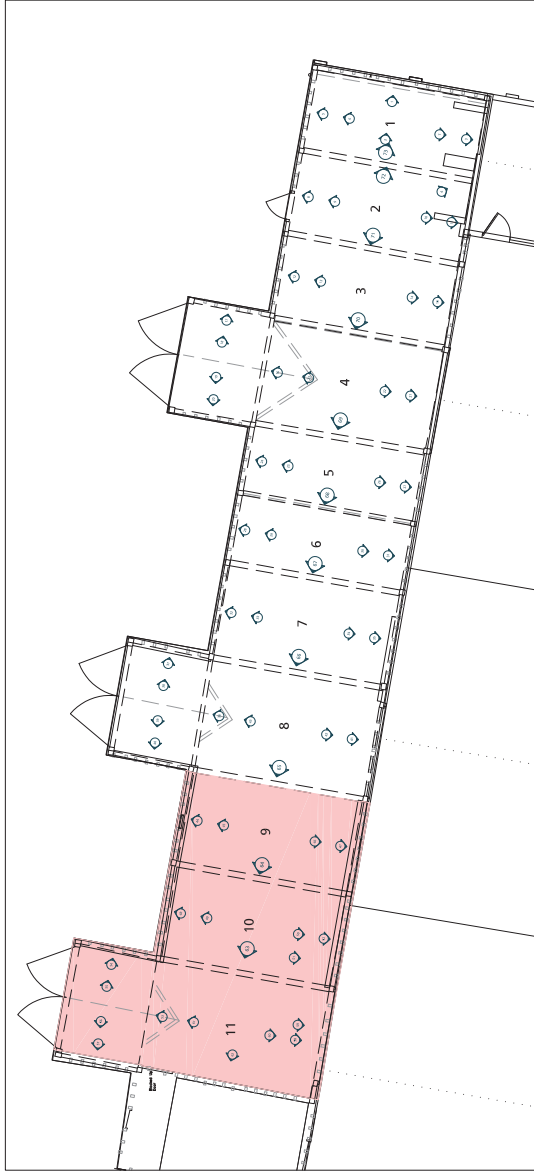
60 Roof



61 Roof



62 Wall



44 Wall



45 Roof



46 Roof



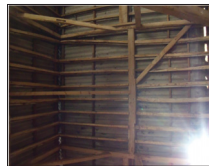
47 Wall



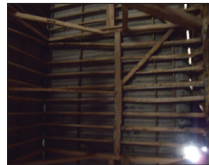
48 Wall



49 Roof



50 Roof



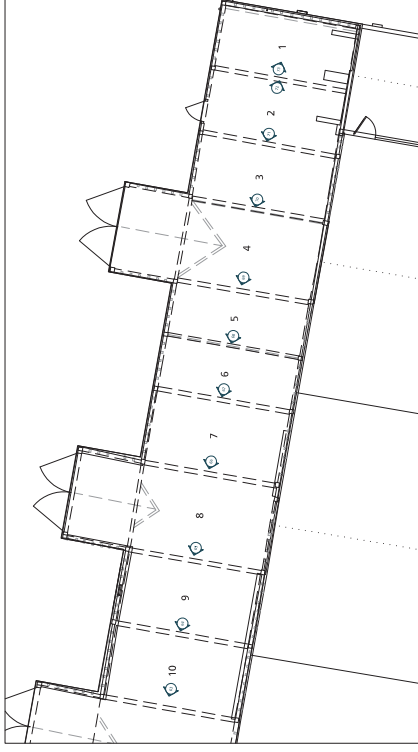
51 Roof



52 Wall



Notes:



64



66



69



72



63



65



68



71



67



70



73



SWORDERS

AGRICULTURAL
WIDBURY HILL

TITLE: PHOTOGRAPHIC TIMBER SURVEY
BEAM DETAIL BAYS 1-11

PROJECT NO.	19290	DRAWING NO.	20812/DW0013	REVISION	A
CLIENT	RUSKOC	DATE	19/03/09	SCALE	1:100
LOCATION	WIDBURY HILL	PROJECT NO.	19003/09	DATE	19/03/09

RURAL CHARTERED SURVEYORS - Agricultural Commercial Residential
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APPENDIX 2: PHOTOGRAPHIC REGISTER

WIDBURY HILL FARM BARNs, WIDBURY HILL, WARE, HERTS.		SITE CODE : HWHB11		PHOTOGRAPHER : M.GOULD	
DATE	FILM TYPE FILM & FRAME NUMBER	DIRECTION	IDENTIFIER	BLDG No.	COMMENTS
	Black&White				
09/01/2012	D100 1-3	SW	Grass	1 & 2	Main Barn 1 north elevation, Barn 2 east elevation
09/01/2012	F100 4-6	ESE	Track	1	North elevation facing road
09/01/2012	F100 7-9	SSW	Road	1	North elevation facing road
09/01/2012	F100 10-12	NW	Brick walls	2	East and south elevations
09/01/2012	F100 13-15	ENE	Gables	2 & 3	Barn 3 south elevation, Barn 2 west elevation
09/01/2012	F101 1-3	N	Gable	4	Barn 4 west gable of south elevation, water tank & hand pump
09/01/2012	F101 4-6	SE	Modern barn	A	North and west elevations
09/01/2012	F101 7-9	SW	Post	A	North and east elevations
09/01/2012	F101 10-12	ESE	Bushes	A	Disused pump just south of Barn A south elevation
09/01/2012	~	SE	Machinery	A	Old pump just south of Barn A
09/01/2012	~	E	Machinery	A	Old pump just south of Barn A, detail of maker's name stamp
09/01/2012	~	N	Field	A & B	Setting across south field, south elevations
09/01/2012	F101 13-15	NW	Grass	A & B	Setting across south field, south and east elevations
09/01/2012	F103 1-3	WNW	Gable	A & B	Barn B south and east elevations with Barn A beyond
09/01/2012	F103 4-6	SW	Gable	B	North and west elevations
09/01/2012	F103 7-9	E	Trailer	B	Interior view with large trailer
09/01/2012	F103 10-12	E	Truss	B	Interior roof truss and north side of timber frame
09/01/2012	~	ESE	Truss	B	Interior timber truss detail
09/01/2012	~	ENE	Post	B	Interior timber frame detail, post and brace north side
09/01/2012	F103 13-15	S	Metal frame	A	Interior view of empty modern barn
09/01/2012	F105 1-3	NW	Hand pump	4	Hand pump and trough
09/01/2012	~	NE	Trough	4	Hand pump and trough
09/01/2012	~	ESE	Spout	4	Detail of moulded hand pump
09/01/2012	F105 4-6	N	Doors	1	Interior west end, north side, large double doors
09/01/2012	F105 7-9	E	Timber frame	1	Interior view along barn length from west end
09/01/2012	F105 10-12	E	Roof truss	1	Interior view along barn length from west end
09/01/2012	F105 13-15	SE	Doors	1	Interior west end, south side large doors into barn 4
09/01/2012	F107 1-3	WNW	Porch	1	Interior, west end north side
09/01/2012	F107 4-6	WSW	Doors	1	Interior, west end south side
09/01/2012	F107 7-9	ESE	Timber frame	1	Interior, east end south side
09/01/2012	F107 10-12	ENE	Doors	1	Interior, east end north side

09/01/2012	F107 13-15	D100 32	ESE	Tanks	1	Interior, south east corner with raised water tanks
09/01/2012	F109 1-3	D100 33	NE	Post	1	Interior east end north side detail of timber post
09/01/2012	F109 4-6	D100 34	NE	Timber frame	1	Interior north east corner, doorway and brick east wall
09/01/2012	F109 7-9	D100 35	W	Trusses	1	Interior view along length of barn from east end
09/01/2012	F109 10-12	D100 36	W	Trusses	1	Interior view along length of barn from east end
09/01/2012	F109 13-15	D100 37	NW	Weather boarding	1	Exterior south elevation
09/01/2012	~	D100 38	S	Fan	A	Ventilation fan on southeast corner of Barn A exterior
09/01/2012	F111 1-3	D101 1	N	Style	1 & 4	Exterior west end of south elevations
09/01/2012	F111 4-6	D101 2	ENE	Gables	4 & 3	Exterior, south elevations of barns 3 & 4
09/01/2012	F111 7-9	D101 3	NNW	Gables	4 & 3	Exterior, south elevations of barns 3 & 4
09/01/2012	F111 10-12	D101 4	ENE	Posts	4	Interior, west side of barn 4
09/01/2012	F111 13-15	D101 5	NE	Doors	1 & 4	Exterior south elevation of barn 1 east side & interior 4 east side
09/01/2012	F113 1-3	D101 6	NW	Feed trough	4 & 1	Exterior south elevation of barn 1 west side & interior 4 west side
09/01/2012	F113 4-6	D101 7	N	Joists	3	Interior, ground floor pig sty of barn 3
09/01/2012	F113 7-9	D101 8	NW	Metal post	3	Exterior south and east elevations
10/01/2012	F113 10-12	D101 9	SSE	Feed trough	3 & 4	Exterior north elevation and interior feed trough of barn 4
10/01/2012	F113 13-15	D101 10	SSW	Feed trough	3 & 4	Exterior north elevation and interior feed trough of barn 4
10/01/2012	~	D101 11	SSW	Doors x3	3	Exterior, north elevation detail of timber pig sty doors
10/01/2012	F115 1-3	D101 12	SE	Plough	2	Exterior west elevation of barn 2 across interior of 4
10/01/2012	F115 4-6	D101 13	WSW	Posts	4	Interior west side of open barn 4
10/01/2012	F115 7-9	D101 14	NNE	Doors	1	Exterior south elevation barn 1 west end sliding door
10/01/2012	F115 10-12	D101 15	SE	Posts	2	Exterior north elevation barn 2, e-w wing at south end main bldg
10/01/2012	F115 13-15	D101 16	NE	Gable	2	Exterior west elevation of barn 2 south end
10/01/2012	F117 1-3	D101 17	W	Gulley	2	Interior, animal stalls in southern e-w wing and roof truss
10/01/2012	F117 4-6	D101 18	SE	Stalls	2	Interior, animal stalls in southern e-w wing and roof truss
10/01/2012	~	D101 19	ENE	Truss	2	Interior, timber roof truss detail of southern e-w wing
10/01/2012	F117 7-9	D101 20	N	Gulley	2	Interior, view along n-s wing barn 2 with animal stalls
10/01/2012	F117 10-12	D101 21	NW	Truss	2	Interior, n-s wing barn 2, roof truss, stalls, windows in west elev.
10/01/2012	F117 13-15	D101 22	SSE	Stalls	2	Interior, n-s wing barn 2, animal stalls along east side
10/01/2012	~	D101 23	E	Tank	2	Interior, water tanks at north end of n-s wing
10/01/2012	~	D101 24	WSW	Plough	3 & 4	Exterior north elevation of barn 3 and interior view of interior of 4
10/01/2012	~	D101 25	S	Window	2	Interior, detain of moulded timber window frame n-s wing
10/01/2012	~	D101 26	ENE	Stall	2	Interior, detail of stall, feed trough south end of n-s wing
10/01/2012	~	D101 27	NE	Stalls	2	Interior, concrete animal stalls on east side of n-s wing
10/01/2012	~	D101 28	WNW	Window	2	Interior, cast iron post with moulded capital on west side n-s wing
10/01/2012	~	D101 29	ESE	Window	2	Exterior, cast iron post west elevation of n-s wing
10/01/2012	~	D101 30	E	Window	2	Exterior, north end of west elevation of n-s wing
10/01/2012	~	D101 31	SE	Doorway	2	Exterior, centre of west elevation of n-s wing

10/01/2012	~	D101 32	ESE	Window	2	Exterior, south end of west elevation of n-s wing
10/01/2012	~	D101 33	NE	Truss	2	Interior, timber roof truss and skylight east side n-s wing
10/01/2012	~	D101 34	NW	Truss	2	Interior, timber roof truss and purlin on west side of n-s wing
10/01/2012	~	D101 35	NW	Grass	A	Exterior, south and east elevations
10/01/2012	~	D101 36	N	Gable	A	Exterior, south elevation and field and hedge to south
10/01/2012	~	D101 37	NW	Trees	~	Area to west of Barn A, former location of large pond

APPENDIX 3: OASIS FORM

OASIS ID: preconst1-122747

Project details

Project name	Widbury Hill Farm Barns Building Recording
Short description of the project	Pre-Construct Archaeology Limited was commissioned by The Morton Partnership on behalf of the Easneye Estate to carry out building recording of Widbury Hill Farm Barns, Ware, Hertfordshire, centred on OS NGR TL 37200 14014. The work was required as a condition of planning permission for the change of use of five barns and the demolition of another. The building recording was carried out in January 2012 broadly in accordance with English Heritage's Level 3. Building 1 is listed Grade II and Buildings 2 to 4 lie within its curtilage. Building 1 is a seventeenth century timber-framed barn. Building 2, a single storey brick building, was built between 1845 and 1868 and had been modified to house concrete animal stalls. A nineteenth century cast iron column is partially encased in later brickwork in its west elevation and a nineteenth century iron water tank is situated at the north end of the building. Building 3 has animal pens at ground floor level and is late nineteenth century in appearance and was built beneath and after the construction of Building 4, which is a steel framed open sided canopy that was constructed between 1868 and 1898. Building A, a steel framed building, was constructed after 1973 probably as a vehicle and agricultural machinery store. Just to the south of this building is a small brick built shed. Building B was built between 1868 and 1898 and had been part of a larger barn structure open on its north and east elevations.
Project dates	Start: 09-01-2012 End: 05-04-2012
Previous/future work	No / Yes
Any associated project reference codes	HWHB11 - Sitecode
Any associated project reference codes	K2691 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	BARN Post Medieval
Monument type	BARN Modern
Monument type	PIG STY Post Medieval
Significant Finds	NONE None
Methods & techniques	'Photographic Survey'

Prompt Planning condition

Project location

Country England
 Site location HERTFORDSHIRE EAST HERTFORDSHIRE WARE RURAL
 Widbury Hill Farm Barns
 Postcode SG12 7QE
 Study area 3306.58 Square metres
 Site coordinates TL 37200 14014 51.8074385697 -0.00971313714605 51 48 26 N
 000 00 34 W Point

Project creators

Name of Organisation Pre-Construct Archaeology Limited
 Project brief originator Alison Tinniswood
 Project design originator Charlotte Matthews
 Project director/manager Charlotte Matthews
 Project supervisor Malcolm Gould
 Type of sponsor/funding body Owner
 Name of sponsor/funding body Nicholas Buxton of the Easneye Estate

Project archives

Physical Archive Exists? No
 Digital Archive recipient Local Museum
 Digital Archive ID HWHB11
 Digital Contents 'Survey'
 Digital Media available 'Images raster / digital photography','Survey'
 Paper Archive recipient Local Museum
 Paper Archive ID HWHB11
 Paper Contents 'Survey'
 Paper Media available 'Plan','Report','Survey '

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title Historic Building Recording of Widbury Hill Farm Barns, Widbury Hill, Ware, Hertfordshire. SG12 7QE

Author(s)/Editor(s)	Gould, M.
Other bibliographic details	PCA Report Number: R11198
Date	2012
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 document

Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	5 April 2012

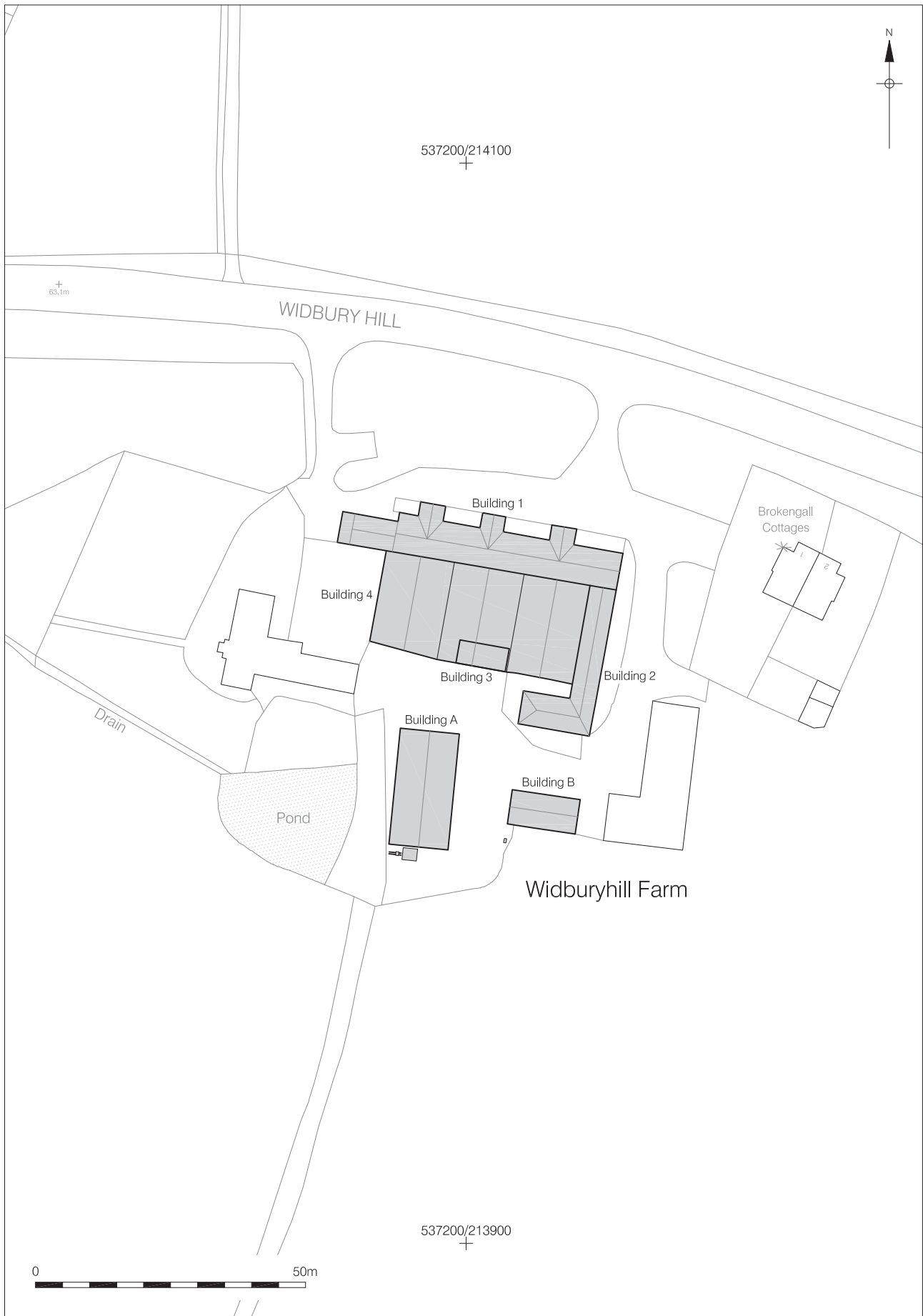


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21/03/12 MR

Figure 1
Site Location
1:20,000 at A4



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Figure 2
 Detailed Site Location and Building Identification
 1:1,000 at A4



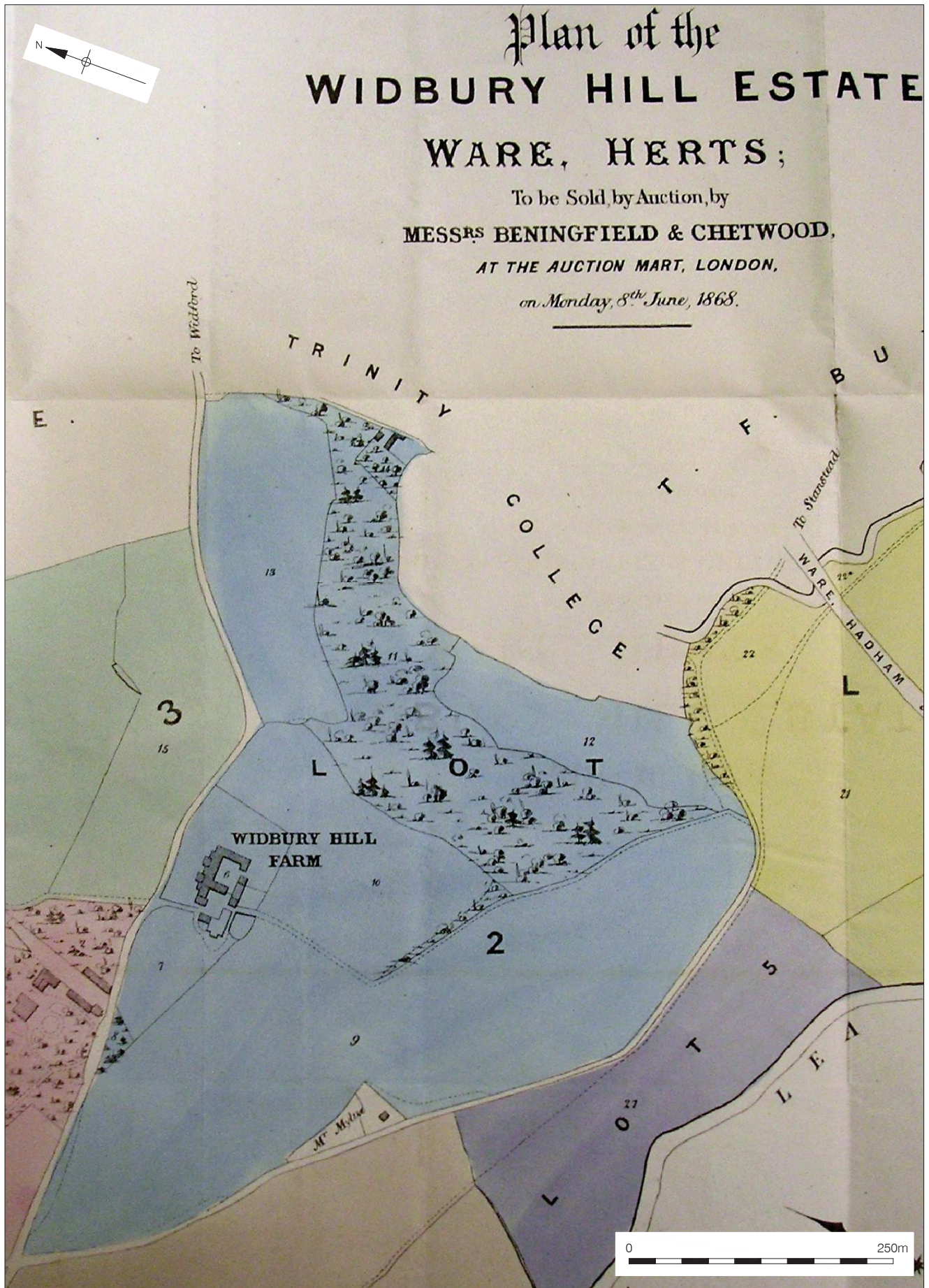
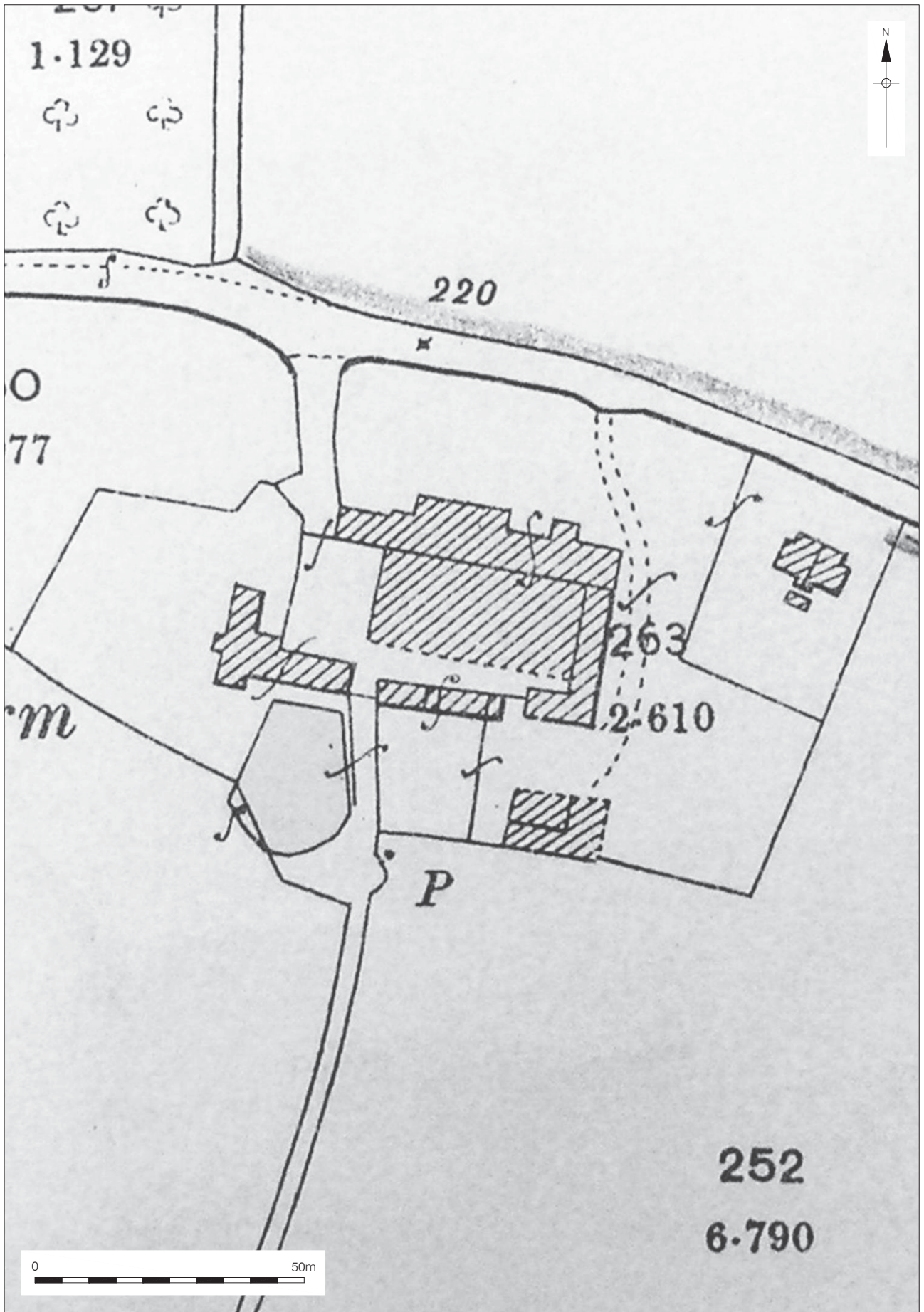
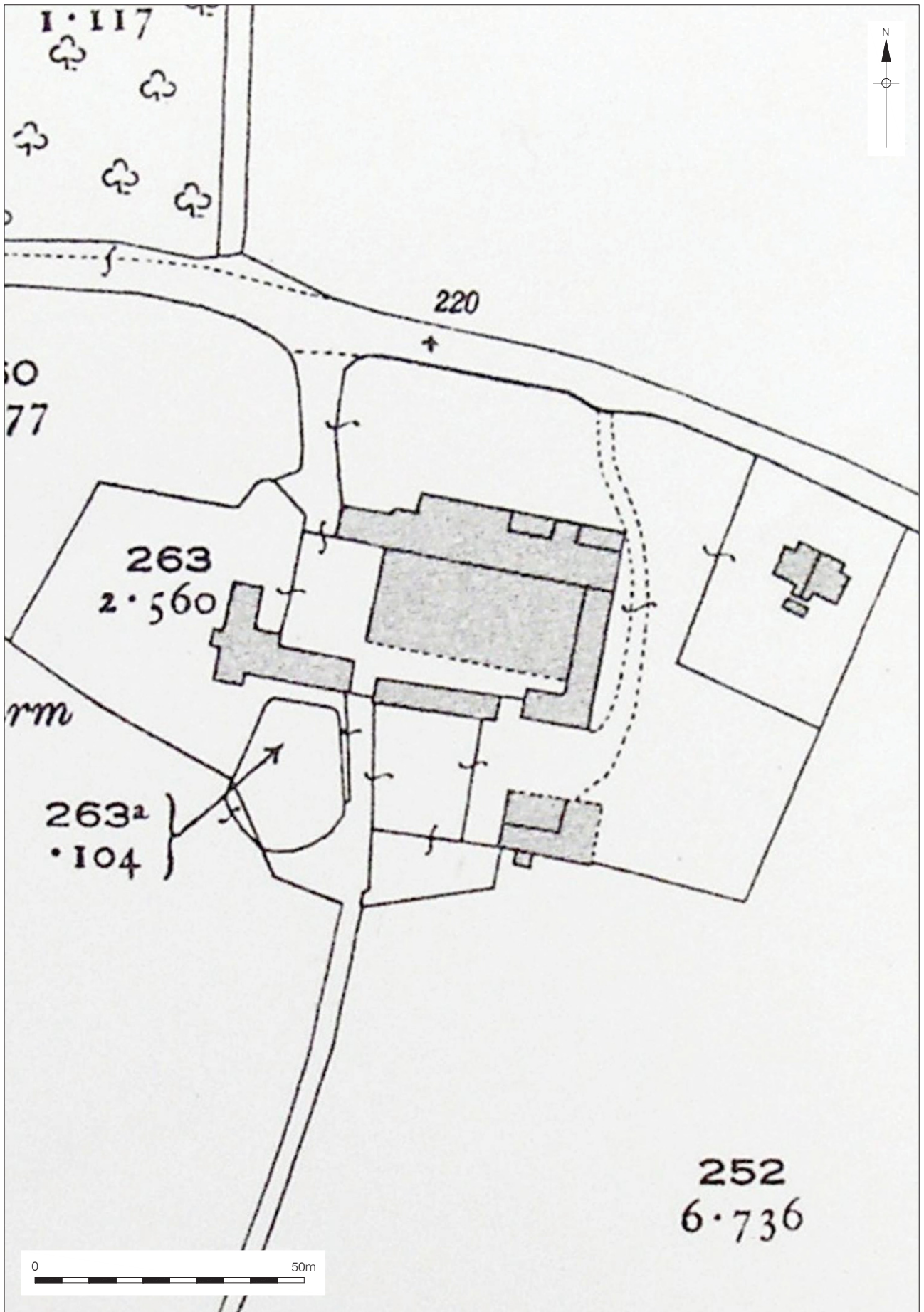


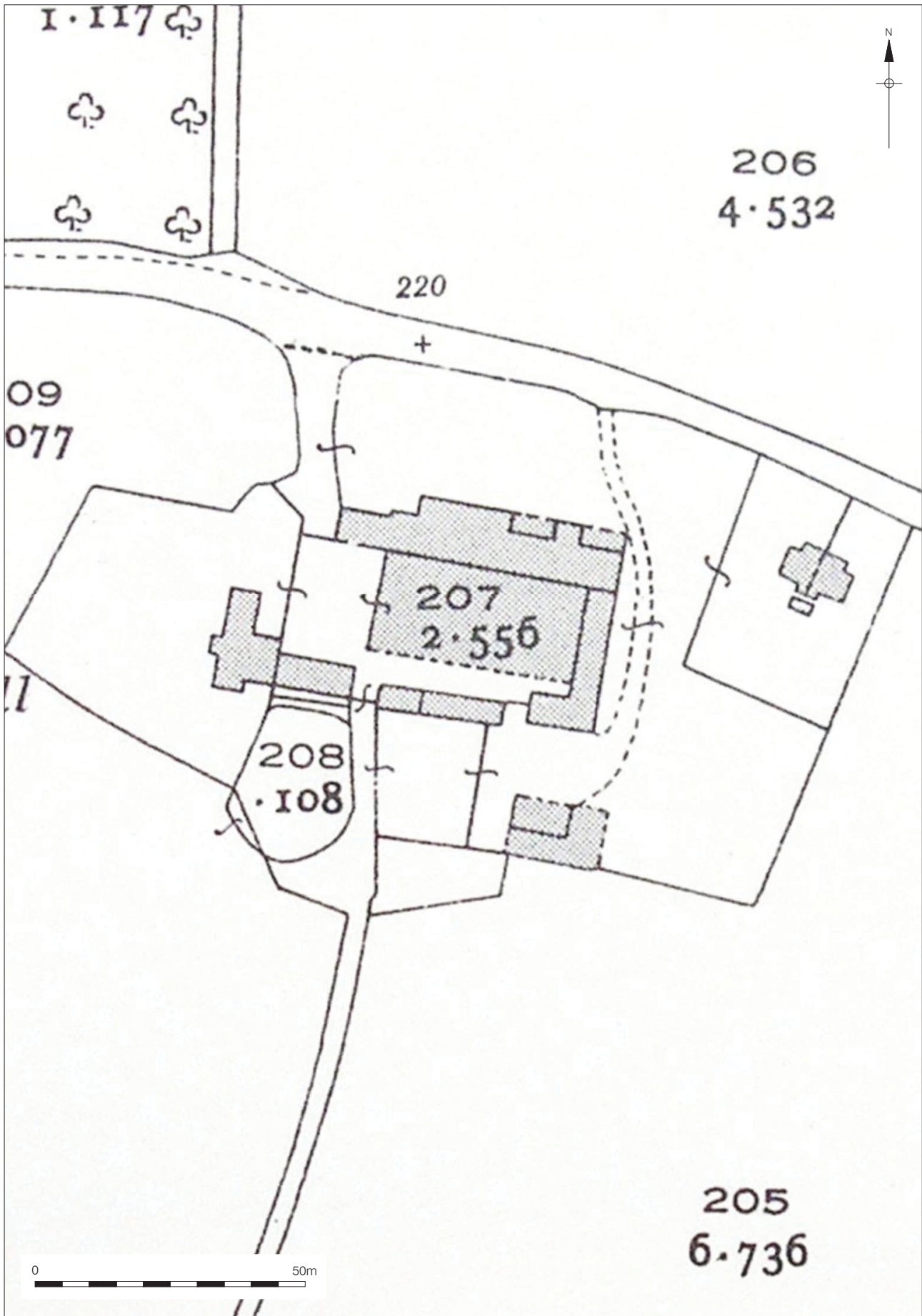
Figure 4
Widbury Hill Estate Map, 1868
Approx. 1:5,000 at A4

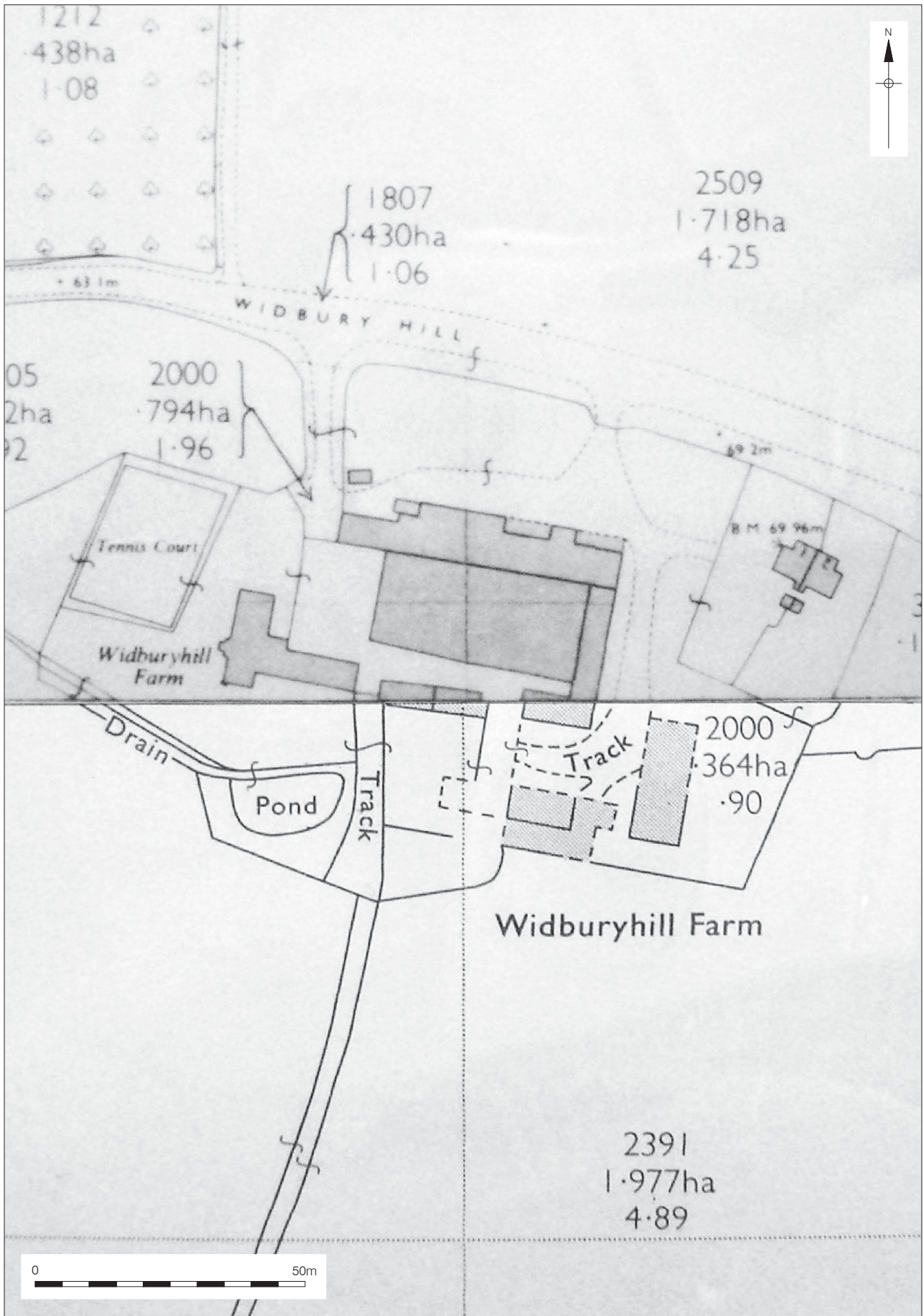


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Figure 5
 Ordnance Survey map, 1898
 1:1,000 at A4







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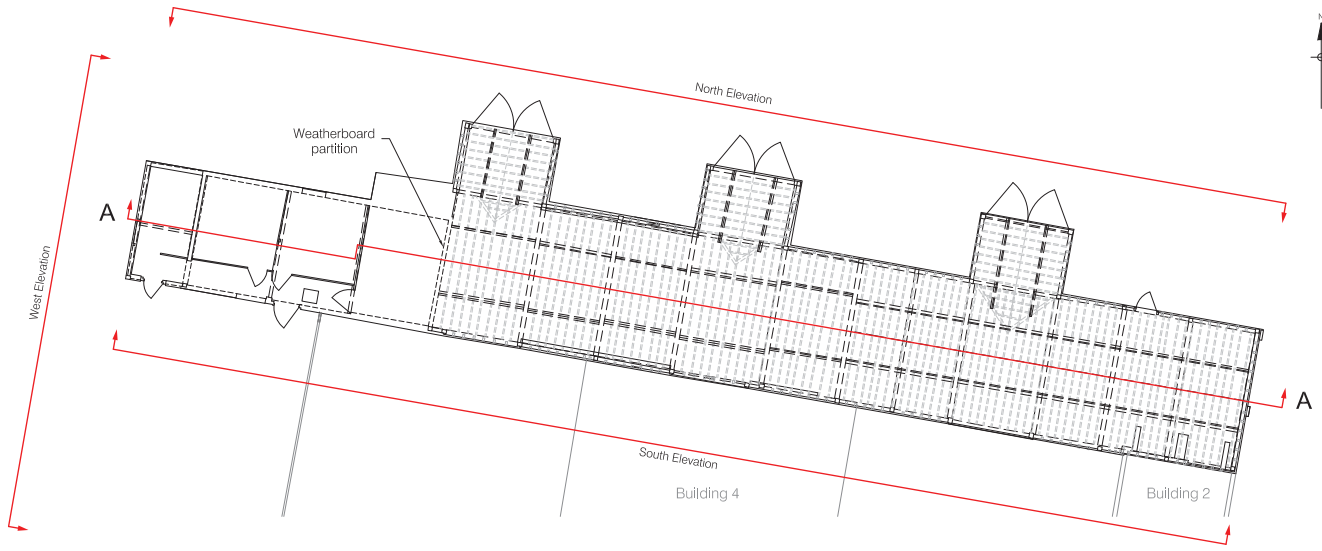
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21/03/12 MR

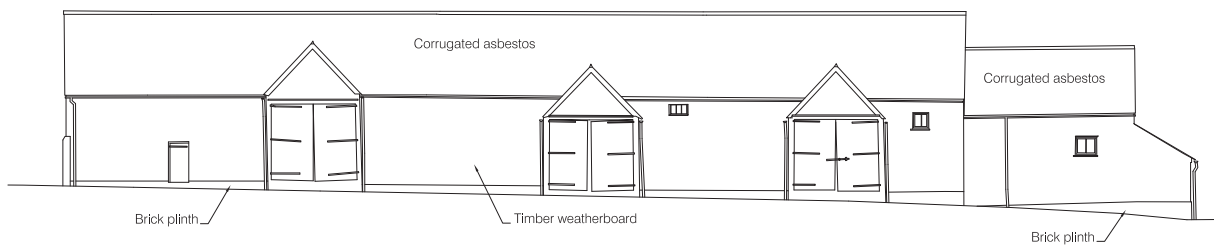
Figure 8
Ordnance Survey map, 1973
1:1,000 at A4



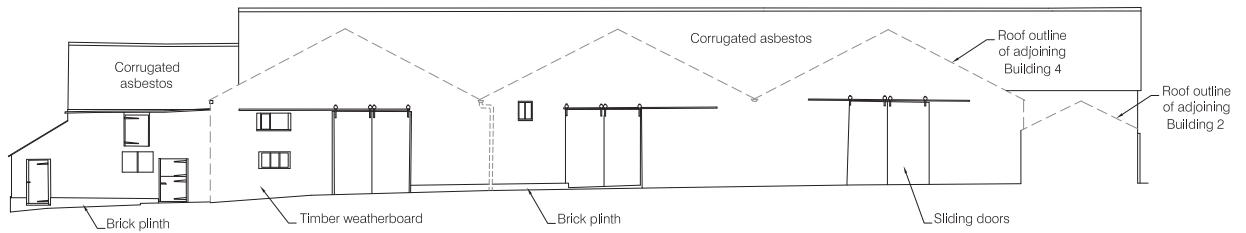
Figure 9
Site Plan and Plate Locations
1:500 at A4



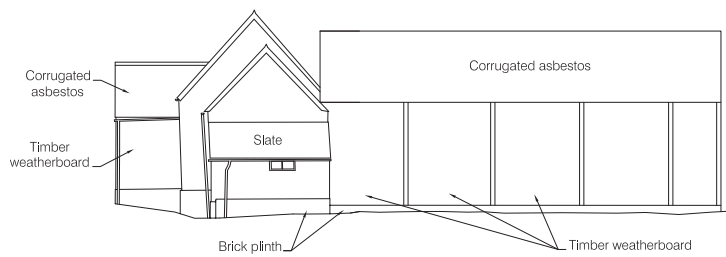
North Elevation



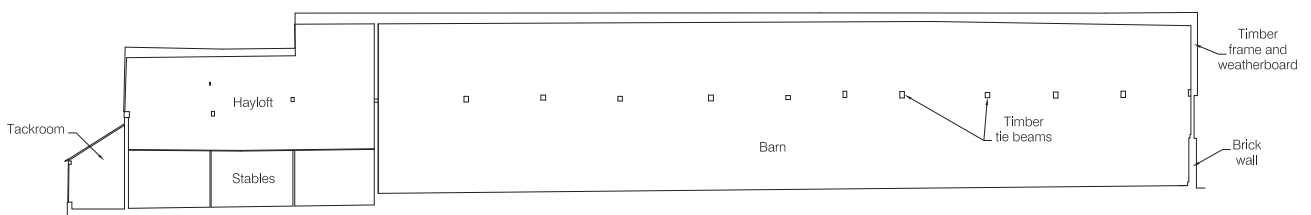
South Elevation

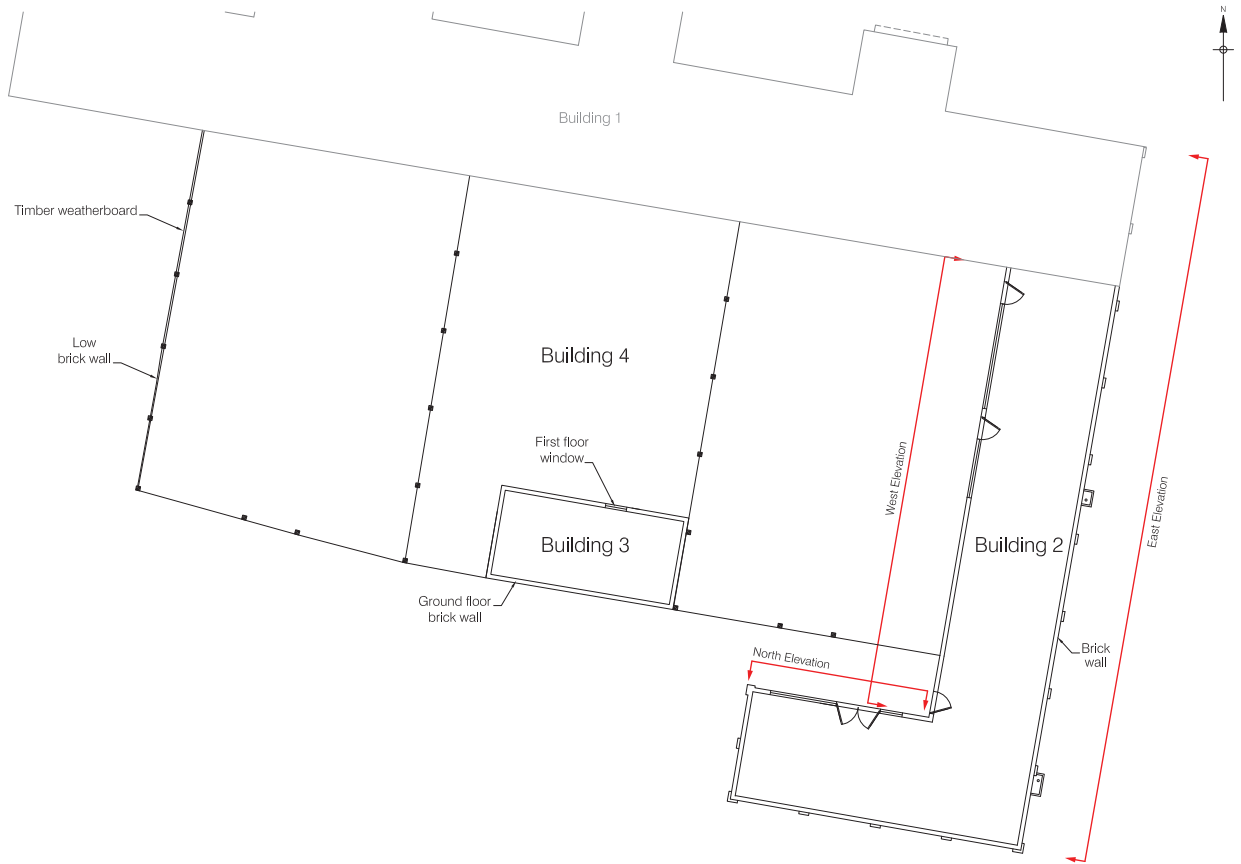


West Elevation

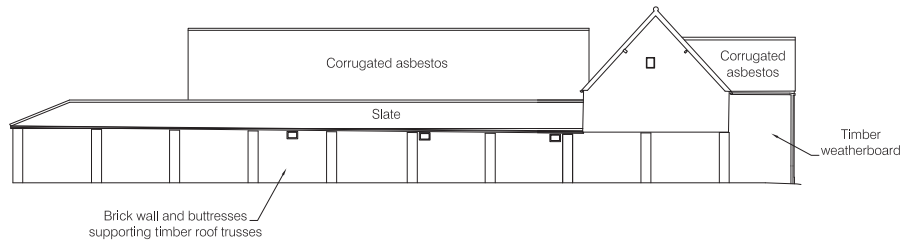


Section A-A

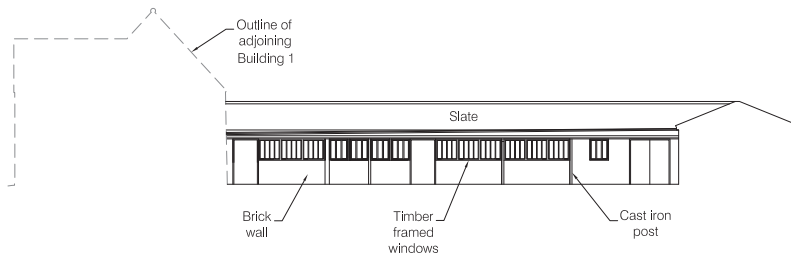




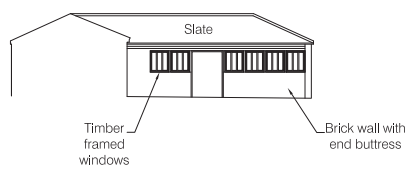
East Elevation

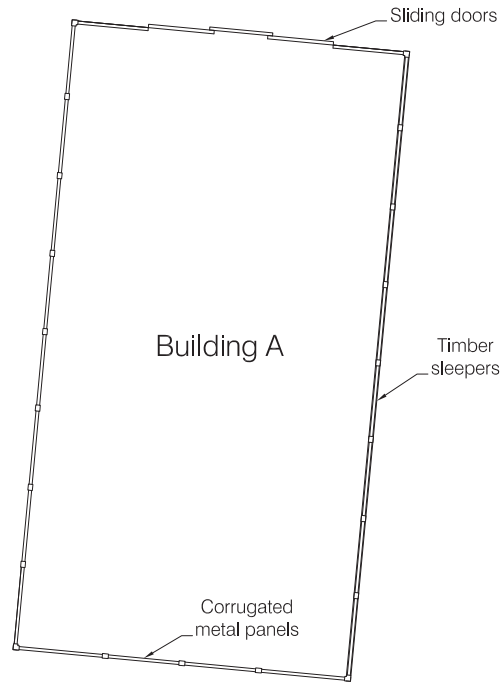


West Elevation

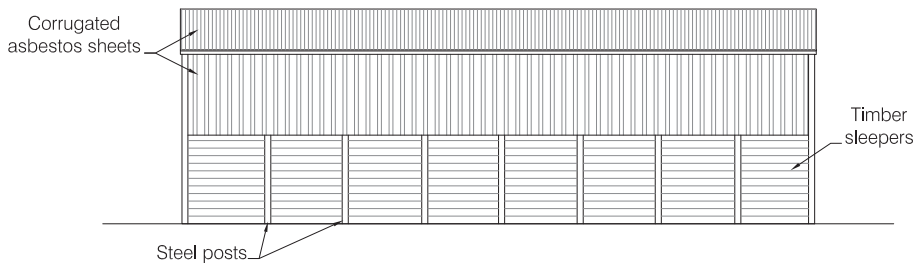


North Elevation

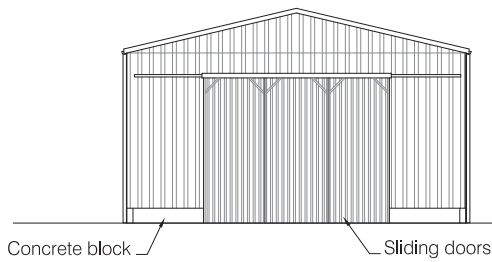




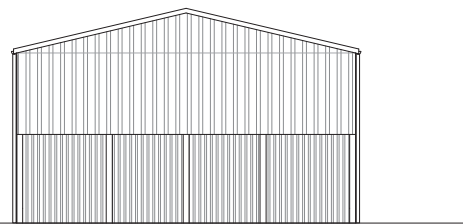
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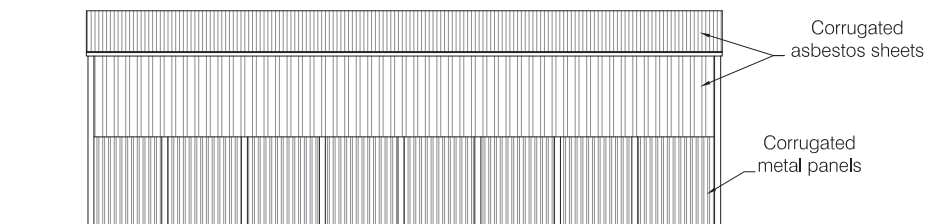
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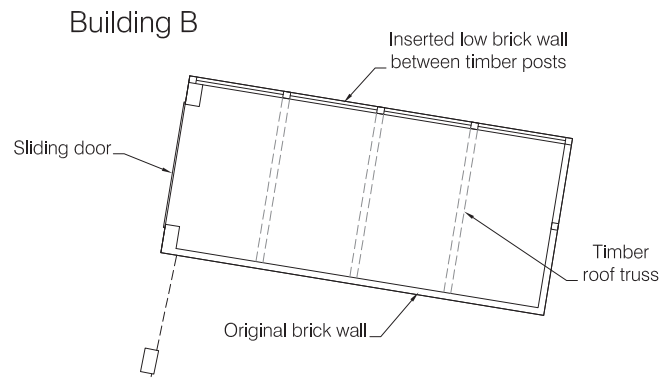


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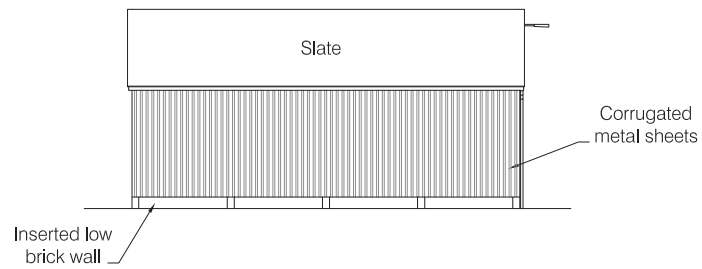


West Elevation



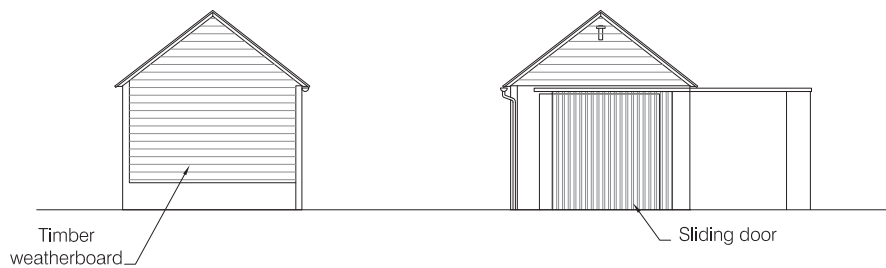


North Elevation

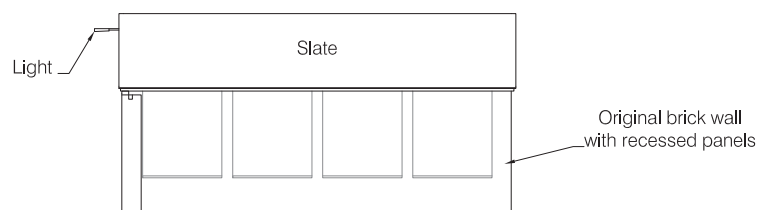


East Elevation

West Elevation



South Elevation



PLATES

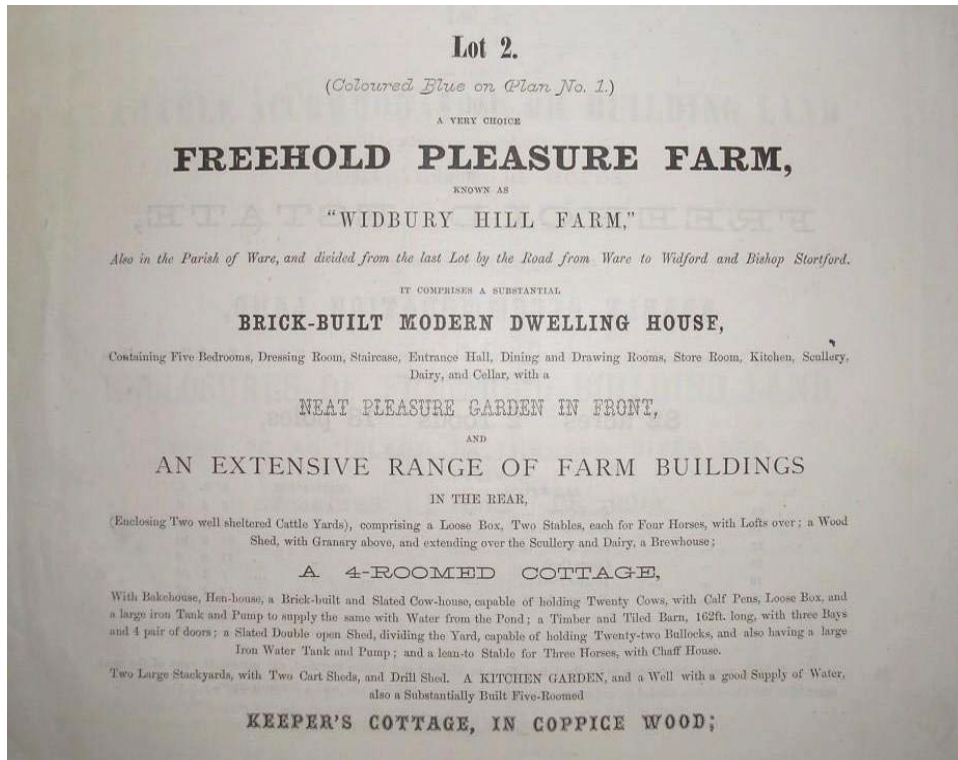


Plate 1. Sale particulars relating to the sale in 1868 of six Lots that had formed the Widbury Hill Estate, Lot 2 describes the cottage and farm buildings of Widbury Hill Farm (Figure 4).

4

SEVEN ENCLOSURES OF LIGHT ARABLE, PASTURE, & WOOD LAND,
Divided as in the following Schedule:—

NO. OF PLOT.	DESCRIPTION.	CULTIVATION.	A.	R.	P.
6	Dwelling House and Homestead	...	2	1	6
7	Hoppet	Grass	1	2	4
8	Plantation	Wood	0	0	25
9	Hanging Hill	Arable	23	2	4
10	Light Lands	"	6	3	27
11	The Coppice	Wood	11	0	25
12	Under Copse	Arable	4	0	9
13	Upper Copse	"	7	0	37
14	Cottage and Garden	"	0	1	30
			<u>57</u>	<u>1</u>	<u>7</u>

Numbers 8, 11, and 14, are in hand, the remainder is in the occupation of Mr. S. C. Whitehead, and the Rent apportioned in respect thereof will be £114 0 0 per annum.

Estimated value of Cottage and Wood in hand £21 0 0 "

£135 0 0 "

This Lot is particularly deserving the attention of any Gentleman who is desirous of possessing a charming Country Residence, with a small extent of Park-like Land, as with a moderate outlay the present House might be converted into a First Class Residence. It is seldom, indeed, a Site, possessing so many advantages, is offered for Sale; it lies in a complete Ring Fence, two-thirds of its entire Boundary abutting on the Roads from Ware to Widford and Stotford, and from almost every point of the Property the most beautiful and extensive Views are obtained. There are over Eleven Acres of Woodland on the Slope of the Hill, richly Timbered, in which could be formed several Romantic Walks, or, to a lover of Shooting, it would afford a capital cover for Game.

To Land Societies and Building Speculators, it offers a most Profitable Investment, as it might be subdivided to great advantage, and would readily sell in Building Plots of Two or Three Acres in extent.

55

Plate 2. 1868 sale particulars for land forming Lot 2 Widbury Hill Farm (shown in Figure 4). On the left, written in pencil is '£3000 to £4500 Withdrawn'. Written on the right is '5500', which may have been the reserve price which the auction failed to meet.



Plate 3. North and east elevations of Building 1, with the east elevation of the single storey brick Building 2 extending to the rear and beyond it Building B.



Plate 4. North elevation of Building 1.



Plate 5. South elevation of Building 1 with three pairs of sliding doors view across the covered yard (Building 4).



Plate 6. East end of the south elevation of Building 1.



Plate 7. Interior view of Building 1 looking east from west end.



Plate 8. Interior view of west end of Building 1 looking north-west.



Plate 9. Interior view of east end of Building 1 looking south-east.



Plate 10. Interior view of east end of Building 1 looking north-east.



Plate 11. East and south elevations of Building 2, with east gable end of Building 1 on the right and the three south gables of Building 4.



Plate 12. West elevation of south wing of Building 2, on the right, and combined south elevations of the open sided Building 4 and pig sty Building 3.



Plate 13. West elevation of Building 2 viewed from covered yard of Building 4.



Plate 14. North elevation of south wing of Building 2.



Plate 15. Interior of south wing of Building 2.



Plate 16. Interior of Building 2 looking north.



Plate 17. Stalls and feeding troughs on the east side of Building 2.



Plate 18. West side of Building 2, looking north-west, with cast iron column in wall on left.



Plate 19. Cast iron column partially encased in west wall of Building 2.



Plate 20. South elevation of Building 4 and modified brick front to the pig sties of Building 3.



Plate 21. Interior of ground floor pig sty of Building 3.



Plate 22. North elevation of Building 3 with brick and concrete feeding trough of Building 4 in the foreground.



Plate 23. Water tank and hand pump found on the south-west side of Building 4.



Plate 24. Decorative water spout of hand pump.



Plate 25. North and west elevations of Building A.



Plate 26. Buildings A (left) and B (right) viewed from the south.



Plate 27. Nineteenth century water pump stamped 'Hayward Tyler & Co. Engineers London', to the south of Building A and adjacent to a pond to the west.



Plate 28. Interior of Building A with inserted air vents at the far end.



Plate 29. North and west elevations of Building B.



Plate 30. South and east elevations of Building B.



Plate 31. Interior of Building B showing timber roof trusses, braces and different methods of wall construction.

PCA

PCA SOUTHERN

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