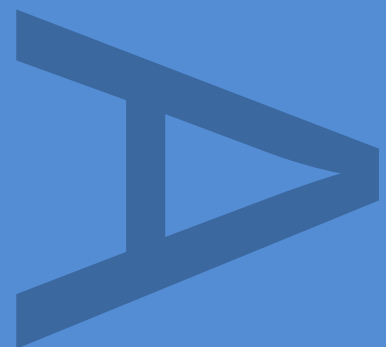


**HISTORIC BUILDING
RECORDING OF FARM
BUILDINGS AT NEWHOUSE
FARM, WARESIDE, WARE,
HERTFORDSHIRE**

SITE CODE: HNHF12

PCA REPORT NO. R11243

JUNE 2012



PRE-CONSTRUCT ARCHAEOLOGY

**Historic Building Recording of Farm Buildings at Newhouse Farm, Wareside, Ware,
Hertfordshire, SG12 7QT**

Ordnance Survey National Grid Reference: TL 39310 15290

Written by Kari Bower

Project Manager: Charlotte Matthews

Commissioning Client: Nicholas Buxton of the Easneye Estate

Site Code: HNHF12

Contractor:

**Pre-Construct Archaeology Ltd
Unit 54, Brockley Cross Business Centre
96 Endwell Road, Brockley
London SE4 2PD**

Tel: 020 7732 3925

Fax: 020 7732 7896

Email: cmatthews@pre-construct.com

Web: www.pre-construct.com

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June 2012

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PCA Report Number: R11243

DOCUMENT VERIFICATION

Site Name

Farm Buildings at Newhouse Farm, Wareside, Ware,
Hertfordshire, SG12 7QT

Type of project

Historic Building Recording

Quality Control

Pre-Construct Archaeology Limited Project Code			K2795
Pre-Construct Archaeology Limited Report Number			R11243
	Name & Title	Signature	Date
Text Prepared by:	Kari Bower		20/06/12
Graphics Prepared by:	Mark Roughley		20/06/12
Graphics Checked by:	Josephine Brown	<i>JP Charlotte Matthews</i>	20/06/12
Project Manager Sign-off:	Charlotte Matthews	<i>Charlotte Matthews</i>	20/06/12

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Ltd
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Nicholas Buxton of the Easneye Estate to carry out building recording of seven redundant farm buildings at Newhouse Farm, Wareside, Ware, Hertfordshire, SG12 7QT, centred on Ordnance Survey National Grid Reference TL 39310 15290. The work was required by the Local Planning Authority, as a condition of planning permission (Ref. No: 3/11/1043/FP) for the 'conversion of five redundant farm buildings (Buildings 1 to 5) to B1 light industrial workshops and replacement of one utilitarian building (Building 6) with a B1 light industrial workshop', and the removal of the piggeries (Building 7).
- 1.2 The farm does not lie in a Conservation Area and only the farmhouse (not included in this recording exercise) is listed. The rest of the farm buildings lie within its listed curtilage. The Grade II Listed farmhouse is described in its listing citation as: 'House. Late C17, altered in early C19 and c1958.'
- 1.2.1 The building recording was undertaken in accordance with the Brief and a Written Scheme of Investigation 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 on 21st and 22nd May 2012 broadly in accordance with English Heritage's Level 3.
- 1.2.2 The earliest reference found relating to Newhouse Farm dates to 1764. In 1792 a Yeoman, William Tween, insured Newhouse Farm, Wareside. A newspaper article dated November 1831 reports that two barns full of corn and a clover stack at Mr Tween's Newhouse Farm, Wareside, were totally destroyed by fire as an act of arson. The Tithe Apportionment of 1845 states that Robert Plumer Ward was the landlord of New House Farm (house, buildings, yards and gardens) and Charles Tween was the occupier.
- 1.3 The earliest of the recorded buildings are Buildings 3 and 4, which are both shown on the 1845 Tithe map. Building 4 appears to be shown on this map with a central north porch (since removed). Both barns are timber-framed and originally had opposing central double doors in their long elevations and may have been used for threshing. Building 4 is aisled and has low level brick walls in Flemish bond. Building 3 has lower brick walls which are only visible internally. The ridge of the roof of Building 3 appears to have been lowered. The trusses of both barns have raking queen struts. Building 4 was constructed earlier than Building 3 since the external weather-boarded end wall of the former is visible internally within the latter. The surviving original timber-framing in Building 4 is late 18th or early 19th century in appearance, whereas that in Barn 3 is 19th century in appearance. It is possible that the latter could have been newly built after the 1831 fire.
- 1.4 By 1880, Building 1 had been added. This barn has low brick walls in English bond with timber-framing above. Like Buildings 3 and 4, it has opposing double doors in its long elevations and may have originally been used for threshing. Its roof trusses have queen struts of thinner scantling than Buildings 3 and 4.
- 1.5 Building 2 is first shown on the 1898 Ordnance Survey map. This barn has low brick walls in English bond and is also timber-framed above. It was originally open on its east side and has a king post roof truss roof.
- 1.6 The 1921 map shows a few additional farm buildings including Building 7. These pigsties had been demolished by the time of the site visit.
- 1.7 By 1977, Buildings 5 and 6 had been added. Building 5 has walls of concrete block and a metal superstructure. Building 6 contains pigsties and shows some alterations. It appears to have been built in brick and added to and altered with concrete block.

2 INTRODUCTION

2.1 Background

- 2.1 Pre-Construct Archaeology Limited was commissioned by Nicholas Buxton of the Easneye Estate to carry out building recording of seven redundant farm buildings at Newhouse Farm, Wareside, Ware, Hertfordshire, SG12 7QT, centred on Ordnance Survey National Grid Reference TL 39310 15290 (**Figures 1 and 2**). The work was required by the Local Planning Authority, as a condition of planning permission (Ref. No: 3/11/1043/FP) for the 'conversion of five redundant farm buildings (Buildings 1 to 5 on **Figure 2**) to B1 light industrial workshops and replacement of one utilitarian building (Building 6 on **Figure 2**) with a B1 light industrial workshop', and the removal of the piggeries (Building 7 on **Figure 2**).

- 2.2 The farm does not lie in a Conservation Area and only the farmhouse (not included in this recording exercise) is listed. The rest of the farm buildings lie within its listed curtilage. The Grade II Listed farmhouse is described in its listing citation as:

'House. Late C17, altered in early C19 and c1958. Red brick in Flemish-bond with random blue headers. Old red tile roofs. 2- storeys cellar and attics. A square house, formerly U-shaped or possibly L-shaped, with main range facing S. Rear W-wing appears to be original and has 'HC 1765' carved on its E face, formerly on external wall. Similar rear E wing probably original with narrow courtyard between, later filled in. Plinth, floor-band and band at eaves level across cables, gable parapets with kneelers and square finials on W cables. Large central chimney stacks. Butt-purlin roof structure with frequent tie-beams. 3- windows S front symmetrical with modillioned cornice, 4-panel half-glazed door up 4 steps with hood and fanlight, and recessed box sashes with 8/8 panes of crown glass. C19 canted bay window with sashes each side of door. Segmental arches to windows on other sides. 2-storeys C19 extension on W. Staircase C17 with bolection moulded dado and 2 types of baluster. (RCHM Typescript).'

- 2.3 Condition 2 attached to the planning permission requires a programme of archaeological work to be carried out. The Brief (Tinniswood, 2012) states that this programme includes 'the detailed archaeological building recording (to Level 3) of the existing former farm buildings in their current state, and any additional recording/research necessary to place the findings of the recording in their context, the archaeological monitoring and recording of all groundworks associated with the scheme; the provision of an adequately detailed project report and the dissemination and publication of the project results, as appropriate.'

- 2.3.1 The building recording was undertaken in accordance with the Brief (Tinniswood, 2012) and a Written Scheme of Investigation (Matthews, 2012) 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 English Heritage's Level 3 as defined in English Heritage's 2006 *Understanding Historic Buildings: A guide to good recording practice*.

2.4 Site Location

- 2.4.1 Newhouse Farm lies to the south-west of Wareside and to the north of the road (B1004) between Ware and Wareside (**Figure 1**). The buildings are set back from the north-south road that runs from the B1004 to Reeves Green (**Figures 1 and 2**). The main entrance to the farm yard at its south-west corner leads into a yard with concrete hardstanding (**Plate 28**).

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: 3/11/1043/FP) has been received for the Conversion of five redundant farm buildings to B1 light industrial workshops and replacement of one utilitarian building with a B1 light industrial workshop. 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 lies in Area of Archaeological Significance No. 421, as identified in the East Hertfordshire District Local Plan. Newhouse Farm is a post-medieval farmstead, with probable earlier, perhaps medieval, origins [Historic Environment Record No 11171]. It is recorded in 1676 on Sellers map of the county. The red brick farm house is Grade II Listed and dates to the late 17th century date, with early 19th century, and c.1958 alterations.

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 the farm buildings, in their context, prior to their conversion. This recording was to commence once any necessary site preparation works had taken place that may be required to enable detailed recording to take place but prior to the beginning of works to convert the structures.
- To provide a comprehensive project report that includes a review of the local and regional historical context of the structures recorded. This review was to be adequately detailed to place the findings of the recording in their context.
- 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.

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 21st and 22nd May 2012.

4.2.3 Plans and elevations of the existing buildings were provided by the Client. These form the basis of the drawn illustrations in this report (**Figures 9 to 14**). 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.

4.2.4 A selection of the photographs (**Plates 1 to 40**) 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 HNHF12. 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, Hertford, in order to reconstruct the historical development of Newhouse 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 had been put over time.

5.2 Newhouse Farm

- 5.2.1 The earliest reference found relating to Newhouse Farm relates to a bond in honour of a covenant between Henry Coulson of Newhouse Farm, Wareside and a William Plumer Esq of Gilston dated to 1764, by 1767 the covenant was released (D/EBx/T14).

- 5.2.2 The next reference found relates to a William Tween – Yeoman, who insured Newhouse Farm, Wareside with Sun Fire Insurance in 1792. A newspaper article in the County Press dated 15th November 1831 reported on a case of “Incendiarism” as follows:

“On Friday night two barns full of corn and a clover stack, at Mr Tween’s New House Farm, Wareside, about three miles from Hertford, were totally destroyed by fire; without doubt the wilful act of some incendiary. About 12 o’clock at night Mr Tween’s waggoner was engaged in the stable baiting the horses prior to going to London, when he smelt something burning, and on going to the stable door discovered flames issuing from two of the barns and a clover stack, all, to appearance, ignited at the same time. The alarm was speedily given, and the Ware and Hertford engines were soon on the spot. The Hertford engine, horsed by Mr Gripper, of the Salisbury Arms Inn, doing the distance in about twenty minutes. Both engines commenced playing on the barns an excellent supply of water being obtained from two ponds adjoining the fold. A cart hovel, which formed the communication from the barns to the farms house, was pulled down by firemen and others who had come to assist. The house, we are happy to state, was saved from destruction. The stack and barns continued to burn until nearly 9 o’clock on Saturday morning, when the lack of fuel put a stop to its further progress. We since learn that Mr Tween was insured in the Sun Fire- Office, somewhat above the loss sustained. The buildings destroyed are the property of R. P. Ward, Esq, of Gilston Park, in this County. The loss of the stock is estimated at 500l.”

- 5.2.3 This was followed by an article which stated that both the Lord Commissioner’s of his Majesty’s Treasury; the Owner, Robert Plumer Ward; and the managers of the Sun Fire Office were offering a reward of £200 to find the culprits. In both articles the farm mentioned is Newhouse, but a letter sent by Mr R Plumer Ward to the Government asking them to offer additional reward money mentions only an arson attack on Blakesware Farm, on 11 November 1831, the exact date of the Newhouse Farm fire.
- 5.2.4 Census records from 1841 do not refer to a Newhouse Farm in Wareside, although a Charles Tween - Farmer is listed as living at Blakesware Farm.
- 5.2.5 The Tithe Apportionment of 1845 states that Robert Plumer Ward was the landlord of New House Farm (Plot 1112a, house, buildings, yards and gardens) and Charles Tween was the occupier (HALSC Ref: PC38, PC35B). The Tweens were also tenants of nearby Widbury Hill Farm, Ware and the Gilston Estate owned by the Plumers.
- 5.2.6 Census records from the 1850s to the 1870s show that the Tweens were no longer at Newhouse Farm. Three different families lived in succession at the farm

during this period, the Swan's (1851), the Randall's (1861) and the Rayners (1871). The farm was occupied by the Stubbing family from 1881 to 1901.

5.3 Map Regression

- 5.3.1 Buildings 3 and 4 are shown on the 1845 Tithe map (**Figure 3**) and Building 4 appears to have a central north porch (since removed). By 1880 (**Figure 4**), Building 1 has been added. Building 2 is first shown on the 1898 Ordnance Survey map (**Figure 5**). The 1921 map shows a few additional farm buildings including Building 7 (**Figure 6**). By 1977, Buildings 5 and 6 had been added.

6 BUILDING DESCRIPTIONS

6.1 Building 1

- 6.1.1 Building 1 is a large timber-framed barn, which is not shown on the 1845 Tithe map and is first shown on the 1880 Ordnance Survey map (**Figure 4**). It is aligned east-west with a hipped slate covered roof (**Figures 2 and 9**). The exterior elevations are constructed of c.2m high stepped brick walls in English bond with a timber superstructure covered in weatherboarding, both painted black (**Plates 1 and 2**). The north and south elevations mirror each other, with the original double barn doors located in the central bay of five bays. The east elevation has been altered with the recent insertion of a full height double door and concrete slope leading up to it, both of which are associated with the barn's current use as a store (**Plates 1 and 2**).
- 6.1.2 The undivided interior remains in good condition and is largely unaltered, with studwork and black painted brickwork below. At the time of the site visit, only the floor at the eastern end of the barn was visible and was covered with modern tarmac which had cracked overtime, presumably through constant use (**Plates 3 and 4**). The roof is constructed from four timber trusses with queen struts supporting a single row of clasped purlins. The latter support numerous slender common rafters, which descend from a thin ridge board. All of the timber used within the barn's construction was machine cut (**Plates 5 and 6**).

6.2 Building 2

- 6.2.1 Building 2 is a north-south aligned barn, located in the northern part of the farmyard complex, slightly to the south-east of Building 1 and immediately north of Building 6 (**Figures 2 and 10**). The barn has four bays with a hipped roof covered with corrugated asbestos sheeting. The exterior elevations are mainly constructed of low brick walls in English bond, which support a timber superstructure and weatherboarding, both painted black. (**Plates 7 to 10**). The building is not shown on the 1880 Ordnance Survey map (**Figure 4**) and is first shown on the 1898 Ordnance Survey map (**Figure 5**).
- 6.2.2 The east elevation was originally open sided with three vertical timber posts between the south and north corner (**Plate 15**) and originally faced onto the farm yard to the east (**Figure 2**). The brickwork at low level that wraps around the rest of the building finishes neatly at the north and south ends of the east elevation. The east elevation was later infilled and has two doors, a single heck door (a door divided horizontally into two parts and independently hinged) at the south end and a double door at the north end (**Plate 9**). Between these two doors, the elevation has been infilled with two panels of later brickwork. The panel at the southern end is constructed in modern machine cut yellow bricks laid in stretcher bond, topped with half bats (bricks cut in half) with weatherboarding above, the panel at the northern end is constructed from slightly older red Fletton brickwork in stretcher bond and has a 20th century metal-framed window at high level. The south elevation has an inserted 20th century double, fixed, metal-framed window facing the north elevation of Building 6 (**Plates 10 and 11**).
- 6.2.3 The interior of the barn is divided in two by an original timber-framed partition (**Figure 10; Plate 12**). The southern half used to house livestock, while the northern half had been used to repair vehicles and at the time of recording was used for storage. The floor of the building was constructed from poured concrete. The northern end of the barn did not have any fixtures or fittings, simply an open area containing a 0.45m deep inspection pit, which presumably would have been used to repair farm machinery (**Plate 13**). The low brick wall visible on the external elevations was internally cement rendered and supported timber studwork (**Plates 11 and 13**).
- 6.2.4 Three timber king post trusses support the roof structure, each supported by

short two diagonal braces attached to the vertical timber posts (**Plates 14 and 15**). The principal rafters in each truss are linked to the wall plate with metal fixing rods, with numerous common rafters between the wall plate and ridge plank. No pegs, mortices or sockets were noted during the recording and rotary marks indicative of machine cut timber was present on many of the timbers.

6.3 Building 3

- 6.3.1 Buildings 3 and 4 are two attached barns with an L-shaped plan (**Figures 2 and 11; Plate 16**). They are located towards the south-east corner of the farm complex and are shown on the 1845 Tithe map (**Figure 3**). Building 3 butts the east side of Building 4 and the east elevation of Building 4 forms the south part of the west elevation of Building 3. Building 3 was therefore constructed after Building 4.
- 6.3.2 Building 3 has five bays with a pitched roof covered with asbestos sheeting. The exterior elevations are covered with weatherboarding, supported by a timber superstructure on a brick sill; the sill is only visible internally (**Plates 16 to 18**). The main access into Building 3 is now via an inserted corrugated metal, double door in the south elevation (**Figure 11; Plate 17**); this elevation has been recently rebuilt. The double doors in the east and west elevations are both late 20th century corrugated metal replacements located within original openings. This arrangement suggests that the building was a threshing barn with an entrance porch on the west side facing the farm yard (**Plates 19 and 20**).
- 6.3.3 The interior is in good condition with some hand hewn timber beams but predominantly machine cut pine studwork and common rafters. The floor is covered with 20th century poured cement. The exterior weather-boarded east elevation of Building 4 is visible within the interior of Building 3 and is weather boarded above a brick wall (**Plate 21**). The roof has four timber trusses with raking queen struts supporting a single row of clasped purlins. The roof has been replaced and lowered, with the raking queen struts shortened and the ridge lowered in the late 20th century. Numerous slender common pine rafters descend from a thin ridge board to the wall plate (**Plates 21**). The roof of the west entrance porch also appears to have been rebuilt.
- 6.3.4 The surviving original timber-framing in the barn is 19th century in appearance; however the structure was altered in the late 20th century, when the ridge of the roof was lowered. The barn is shown on the 1845 Tithe map and may have been newly built after the 1831 fire (see Section 5.2.2).

6.4 Building 4

- 6.4.1 Building 4 has five bays, with an aisle on its north side. Its low brick walls are built in Flemish bond and support a timber superstructure and weatherboarding. Externally the brickwork and weatherboarding are both painted black. The barn has a pitched roof, covered by asbestos sheeting (**Plates 22 to 24**).
- 6.4.2 The south elevation has a blocked double door opening, which would have originally provided cart access into the barn (**Figures 11; Plates 22 and 23**). Three small windows located at intervals along this elevation are 20th century insertions (**Plate 22**). The north elevation faces the farm yard and has three heck doors. Two vertical timber posts in this elevation align with roof trusses (**Figure 11; Plate 24**).
- 6.4.3 Internally the space is undivided, although it had been used to house animals with stalls along the south side. Prior to the recording, the stalls had been demolished leaving only brick footings; horizontal and vertical timber posts embedded within the south wall and concrete plinths, which would have supported raised feeding troughs (**Plates 25 and 26**). The roof has four timber trusses with queen struts supporting a clasped purlin. This arrangement supports numerous slender common rafters descending from a thin ridge board to the wall plate. The roof appears to have been refurbished in the late 20th century. A 20th

century metal framework suspended below the tie beams is associated with providing heating and light (**Plates 25 and 26**).

- 6.4.4 The timber-framing in the north-east corner of the building had been rearranged presumably when the roof of both Building 3 and its porch were altered (**Plate 27**). One or more timbers with empty mortices in this part of the building show that some of the timbers had been reused. Numerous timbers had been used as additional braces. The south external elevation of the entrance porch of Building 3 is visible internally at high level at the north-east corner of Building 4 and is weather boarded (**Plate 27**).
- 6.4.5 The surviving original timber-framing in the barn is late 18th or early 19th century in appearance. The barn is shown on the 1845 Tithe map and would appear to have been built before the 1831 fire (see Section 5.2.2).

6.5 Building 5

- 6.5.1 Building 5 is a large rectangular barn located at the south-east corner of farmyard complex immediately south of Building 3 and running parallel with Building 4 (**Figure 2; Plates 28 and 29**). The building is aligned east-west with a low pitched roof and gables at the east and west ends. It is constructed with low walls of concrete block, which in turn support a metal superstructure. Externally the building is clad with corrugated metal cladding on the south and north elevations, with the east and west elevations covered with evenly spaced vertical timber planks. The roof is also clad in corrugated metal sheeting which contains several opaque skylights (**Figure 12**).
- 6.5.2 The entrance to the building is in the west elevation (**Plate 28**), while the east elevation contains four openings (**Plate 29**). The interior of the building has a level concrete floor. The low concrete block walls are capped by small timber strips internally (**Plates 30 and 31**). The building is first shown on the 1977 Ordnance Survey map (**Figure 7**).

6.6 Building 6

- 6.6.1 Building 6 (piggery) is a single storey rectangular, north-south aligned building, which is centrally located within the farm yard complex, to the west of Building 4 and south of Building 2 (**Figure 2**). It is first shown on the 1977 Ordnance Survey map (**Figure 7**), although a narrower building is shown in the same area from 1880 (**Figure 4**).
- 6.6.2 The north elevation of the building is covered with cement render with brick exposed at the east end of the wall and concrete block visible under the render on the west side (**Plate 32**). The south elevation of the building is also covered with cement render with some red brick exposed on the east side (**Plate 33**). The east elevation is constructed of brickwork in stretcher bond at low level. Doorways in this elevation have been infilled with concrete block and concrete block has been used to form the upper part of the wall. The wall appears to have been reduced in height to the level of the brickwork and then built up in concrete block. Brickwork forms the door surrounds. The west side of the building is open apart from a line of 13 wide, side hung metal gates which allowed access in and out of the pig pens inside (**Plate 35**). The building has a steel frame roof structure supported by vertical RSJs (rolled steel joists) (**Plates 36 to 39**).
- 6.6.3 A narrow corridor runs along the east side of the building giving access to the 13 pig pens on the west side as well as the farmyard to the east and Building 4 (**Figure 13; Plate 36 and 37**). Each pen is identical with a wide metal gate on the west side leading into an outer area with a small water trough on the south side. An inner area is situated toward the back (east side) of the pen and is slightly raised, with a shelter on the south side covered by a timber hatch roof, operated with rope and pulleys (**Plates 38 and 39**).

6.7 Building 7

- 6.7.1 The pigsties had been demolished prior to the site visit leaving only its footings (**Figure 14; Plate 40**).

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 The earliest reference found relating to Newhouse Farm dates to 1764. The next reference found relates to a William Tween – Yeoman, who insured Newhouse Farm, Wareside in 1792. A newspaper article dated November 1831 reports that two barns full of corn and a clover stack, at Mr Tween's Newhouse Farm, Wareside, were totally destroyed by fire as an act of arson. The Tithe Apportionment of 1845 states that Robert Plumer Ward was the landlord of New House Farm (house, buildings, yards and gardens) and Charles Tween was the occupier.
- 7.2 The earliest of the recorded buildings are Buildings 3 and 4, which are both shown on the 1845 Tithe map. Building 4 appears to be shown on this map with a central north porch (since removed). Both barns are timber-framed and originally had opposing central double doors in their long elevations and may have been used for threshing. Building 4 is aisled and has low level brick walls in Flemish bond. Building 3 had lower brick walls which are only visible internally. The ridge of the roof of Building 3 appears to have been lowered. The trusses of both barns have raking queen struts. Building 4 was constructed earlier than Building 3 since the external weather-boarded end wall of the former is visible internally within the latter. The surviving original timber-framing in Building 4 is late 18th or early 19th century in appearance, whereas that in Barn 3 is 19th century in appearance. It is possible that the latter could have been newly built after the 1831 fire
- 7.3 By 1880, Building 1 has been added. This barn has brick walls at low level in English bond with timber-framing above. Like Barns 3 and 4, it has opposing double doors in its long elevations and may have originally been used for threshing. Its roof trusses have queen struts of thinner scantling than Buildings 3 and 4.
- 7.4 Building 2 is not shown on the 1880 Ordnance Survey map and is first shown on the 1898 Ordnance Survey map. This barn has brick walls at low level in English bond and is also timber-framed. It was originally open on its east side. It has king post roof trusses.
- 7.5 The 1921 map shows a few additional farm buildings including Building 7. These pigsties had been demolished by the time of the site visit.
- 7.6 By 1977, Buildings 5 and 6 had been added. Building 5 has walls of concrete block and a metal superstructure. Building 6 contains pigsties and shows some alterations. It appears to have been built in brick and added to and altered with concrete block.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Limited would like to thank Nicholas Buxton of the 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 Kari Bower, who also wrote this report. The figures were prepared by Mark Roughley.

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Tithe Apportionment Extract 1845- HALSC Ref: D/EBx T6 pp.53-4

Plumer Deeds 1775 -1865 HALSC Ref D/EBx/T14

Insurance details of William Tween's policy with Sun and Fire Insurance relating to New House Farm 1792 LMA Ref - CLC/B/192/F/001/MS11936/387

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Cartographic Resources

Tithe Map, 1845 (HALSC Ref: PC38B)

Ordnance Survey 1898

Ordnance Survey 1921

Ordnance Survey 1973

Online Resources

Historical census returns from 1841 to 1911 at Ancestry.co.uk, online at:

<http://www.ancestry.co.uk/>

10 APPENDIX 1: PHOTOGRAPHIC REGISTER

NEWHOUSE FARM, WARESIDE, WARE, HERTFORDSHIRE				SITE CODE: HNHF12 PHOTOGRAPHER : K. BOWER		
DATE	FILM TYPE FILM & FRAME NUMBER		DIRECTION	BLDG NO.	IDENTIFIER	COMMENTS
21/05/12	Black & White	Digital	-			
	100 ISO					
21/05/12	F101 1-3	1	NE	1, 2 , 4 & 6	2 sworders signs either side of entrance way	General view of farm yard complex
21/05/12	F101 4-6	2	N-NE	1, 2 , 4 & 6	Similar shot above but with farm house also in view	General view of farm yard complex
21/05/12	F101 7-9	3	N	1, 2 , 6 (7)	Similar shot above but with farm house and hay store also in view	General view of farm yard complex showing footprint of building 7
21/05/12	F101 10- 12	4	E-NE	2, 6 & (7)	Barn 2 on left barn 6 (piggery) on right	Specific shot of B7 footprint
21/05/12	F101 13- 15	5	E	2 & 6	Puddle in foreground	Passage between barns 2 & 6
-	100 ISO		-			
21/05/12	F103 1-3	6	SW	1	New pine double doors and vines growing on side of barn	North and east elevation of barn 1
21/05/12	F103 4-6	7	S	1, 2 & 4	Concrete slope on right red brick building on left	General view of barns and yard area to north and east of barns 1, 2 & 4
21/05/12	F103 7-9	8	S	3 & 4	Caravan on left of shot	General view of barns 3 & 4 and yard area
21/05/12	F103 10- 12	9	SW	6	3 infilled doorways on left elevation	General view of barn 6's east elevation and yard area
21/05/12	F103 13- 15	-	SW	6	3 infilled doorways on left elevation	General view of barn 6's east elevation and yard area
-	100 ISO		-			
21/05/12	F105 1-3	10	N-NW	1,2 & 6	3 infilled doorways on left elevation and farm house in background	General view of yard
21/05/12	F105 4-6	11	E	4 & 5	Black painted building in centre of shot	East elevations of 4 & 6 and south-west corner of 5
21/05/12	F105 7-9	12	E-SE	5	Blue painted metal trusses in view	North-west elevation of barn 5
21/05/12	F105 10- 12	13	S-SW	3 & 5	skip in foreground of shot	General placement shot for east elevations of barns 3 & 5
21/05/12	F105 13- 15	14	S-SW	3 & 5	Shot shows weatherboarding and corrugated metal door of barn 5	East elevation of barn 5
-	100 ISO		-			

NEWHOUSE FARM, WARESIDE, WARE, HERTFORDSHIRE					SITE CODE: HNHF12	
					PHOTOGRAPHER : K. BOWER	
DATE	FILM TYPE FILM & FRAME NUMBER		DIRECTION	BLDG NO.	IDENTIFIER	COMMENTS
21/05/12	F107 1-3	15	SW	5	Metal flaps on east 'gable' elevation of barn 5	North and east elevations of barn 5
21/05/12	F107 4-6	16	W	4 & 5	Concrete covered roadway	General landscape shot between barns 4 & 5
21/05/12	F107 7-9	17	E-NE	5	Asbestos cladding on building and filed on right of shot	South elevation of barn 5
21/05/12	F107 10-12	18	E	5	Overhead metal trusswork	Internal space of barn 5
21/05/12	F107 13-15	19	E	5	Shot showing RSJ, pulleys and iron straps/hinges	Detailed shot showing typical structural component of barn 5's trusswork
-	100 ISO		-			
21/05/12	F109 1-3	20	NW	5	Metal trusses in background	Detail of loading flap on east elevation of barn 5
21/05/12	F109 4-6	27 & 27a	NW	4	two small windows	Shot showing south elevation of barn 5
21/05/12	F109 7-9	37	SE	1	Black painted stepped brickwork, mostly obscured by junk	South-east corner of barn 1
21/05/12	F109 10-12	38	N	1	White panelling on left dark panelling on right	Barn door obscured by antique reclaimed panelling
21/05/12	F109 13-15	39	NE	1	marble table top on left of shot	Flooring at east end of barn
-	400 ISO		-			
21/05/12	F111 1-3	21	N	3	Gliders at back of barn	Interior view of barn 3
21/05/12	F111 4-6	22	W	4	Weatherboarding above brickwork	East elevation of barn 4 inside barn 3
21/05/12	F111 7-9	23	SE	3	studwork and weatherboarding	Interior view of barn 3's east elevation showing studwork and weatherboarding
21/05/12	F111 10-12	24	E	3	Corrugated metal doors	Interior view of double barn doors in east elevation of barn 3
21/05/12	F111 13-15	25	W	3	Glider in bay	Original bay entrance to aisled barn 3
-	400 ISO		-			
21/05/12	F113 1-3	26 & 26a	N	3	Light fitting attached to tie beam	Detail of queen strut post at northern end of barn 3
21/05/12	F113 4-6	28 & 28a	E	4	Secondary metal frame obscuring most of the original wooden frame	General shot of barn 4's interior
21/05/12	F113 7-9	29	W	4	Secondary metal frame obscuring most of the original wooden frame and small window on left of shot	General shot of barn 4's interior
21/05/12	F113 10-12	30	NW	4	Brick pillar replacing base of one timber post	Detail of timber post

NEWHOUSE FARM, WARESIDE, WARE, HERTFORDSHIRE					SITE CODE: HNHF12	
					PHOTOGRAPHER : K. BOWER	
DATE	FILM TYPE FILM & FRAME NUMBER		DIRECTION	BLDG NO.	IDENTIFIER	COMMENTS
22/05/12	F113 13-15	31	N	4	Modern metal frame obscures some of the shot	Detail of roof timbers and jointing members between barns 3 & 4
-	100 ISO		-			
22/05/12	F115 1-3	32 & 32a	W	4	Modern metal frame obscures some of the shot	Detail of studwork and cross bracing
22/05/12	F115 4-6	33	W	4	Timber post on right of shot	North-west corner of barn 4
22/05/12	F115 7-9	34	W	1	2 chandeliers suspended from trusses	General shot of barn 1's interior
22/05/12	F115 10-12	35	NW	1	1 chandelier suspended from truss	General shot of barn 1's north-west corner
22/05/12	F115 13-15	36	SW	1		Shot of barn door in south wall of barn 1
-	100 ISO		-			
22/05/12	F117 1-3	41 & 41a	N	6	Debris in corridor	Access corridor to pig pens on east side of barn 6
22/05/12	F117 4-6	42	NE	6	Debris in pig pen below	Detail of RSJ roof members
22/05/12	F117 7-9	43	E	6	Metal door open at back of pen	General shot of typical pig pen
22/05/12	F117 10-12	44	NE	6	Row of metal doors	General shot showing pig pen doors
22/05/12	F117 13-15	40	N	6	Patterned cement render	Shot of barn 6's south elevation
-	100 ISO		-			
22/05/12	F119 1-3	45	SW	6	1 small open wood door	Interior view showing rear housing of pig pen
22/05/12	F119 4-6	46	N	6	Sequential open pen doors	General shot of access corridor on east side of barn 6 at the north extent
22/05/12	F119 7-9	47	N-NW	2	Farm house in background in right of shot	View showing south-east corner of barn 2
22/05/12	F119 10-12	48	N	2	Broken fixed metal casement window	Detail of window in south elevation of barn 2
22/05/12	F119 13-15	49	SW	6	Barn door on left of elevation	North elevation of barn 6
22/05/12	F121 1-3	50	NW	2	Diagonal shot with door	General shot showing southern portion of barn 2
22/05/12	F121 4-6	51	SW	2	Diagonal shot with window	General shot showing southern portion of barn 2
22/05/12	F121 7-9	52	N	2	Open barn door in centre of shot	Detail of doorway in partition of
22/05/12	F121 10-12	53	NE	2	Diagonal shot with blue tarpaulin on left of shot	General shot showing northern portion of barn 2
22/05/12	F121 13-15	54	SW	2	Diagonal shot with partition	General shot showing northern portion of barn 2

NEWHOUSE FARM, WARESIDE, WARE, HERTFORDSHIRE					SITE CODE: HNHF12 PHOTOGRAPHER : K. BOWER	
DATE	FILM TYPE FILM & FRAME NUMBER		DIRECTION	BLDG NO.	IDENTIFIER	COMMENTS
-	400 ISO		-			
22/05/12	F123 1-3	55	N	2	Wood planking and blue tarpaulin	Detail of vehicle service trench in north portion of barn 2
22/05/12	F123 4-6	56	NW	2	light bulb hanging from tie beam	Detail of king post truss in northern portion of barn 2
22/05/12	F123 7-9	57	NE	2		Detail of timber post on east side of truss
-	100 ISO		-			
22/05/12	F125 1-3	58	NE	1 & 2	Lorry on left of shot	South elevation of barn 1 & west elevation of barn 2
22/05/12	F125 4-6	59	E-NE	2	Broken windows on south elevation of barn	Specific shot of barn 2's west elevation
22/05/12	F125 7-9	60	SE	6	Big puddle in foreground	West elevation of barn 6
22/05/12	F125 10-12	61	NW	1	Corner of building with large double door of barn in view and farm house on right of shot	South-east corner of barn 1

11 APPENDIX 2: OASIS FORM

OASIS ID: preconst1-127511

Project details

Project name	Newhouse Farm, Wareside, Hertfordshire, Building Recording
Short description of the project	Pre-Construct Archaeology Limited was commissioned by Nicholas Buxton of the Easneye Estate to carry out building recording of seven farm buildings at Newhouse Farm, Wareside, Hertfordshire, centred on OS NGR TL 39310 15290. The work was required by the Local Planning Authority as a condition of planning permission for the conversion of five buildings to workshops and replacement of one building with a workshop, and the removal of a piggery. The farm does not lie in a Conservation Area and only the farmhouse, which dates from the late 17th century, is listed. The building recording was carried out in May 2012 broadly in accordance with English Heritage's Level 3. Two barns are shown on the 1845 Tithe map. Both have low brick walls with timber-framing above. They originally had opposing central double doors in their long elevations and may have been used for threshing. By 1880, another barn has been added. This barn has low brick walls with timber-framing above and also has opposing double doors in its long elevations. Another barn is first shown on the 1898 Ordnance Survey map. This barn also has brick walls at low level with timber-framing above and originally had one open side. Some pigsties that had been demolished by the time of the site visit are first shown on the 1921 map. By 1977, two more buildings had been added. One has walls of concrete block and a metal superstructure. The other contains pigsties and shows some alterations.
Project dates	Start: 21-05-2012 End: 22-05-2012
Previous/future work	No / Yes
Any associated project reference codes	HNHF12 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 4 - Storage and warehousing
Monument type	TIMBER FRAMED BARNS Post Medieval
Monument type	METAL FRAMED BARN Modern
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	HERTFORDSHIRE EAST HERTFORDSHIRE WARE RURAL Newhouse Farm, Wareside, Ware, Hertfordshire
Postcode	SG12 7QT
Study area	1100.00 Square metres
Site coordinates	TL 39310 15290 51 0 51 49 06 N 000 01 17 E Point

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Alison Tinniswood
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Kari Bower
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	Ware Museum
Digital Archive ID	HNHF12
Digital Media available	"Images raster / digital photography","Survey"
Paper Archive recipient	Ware Museum
Paper Archive ID	HNHF12
Paper Media available	"Plan","Report","Survey "

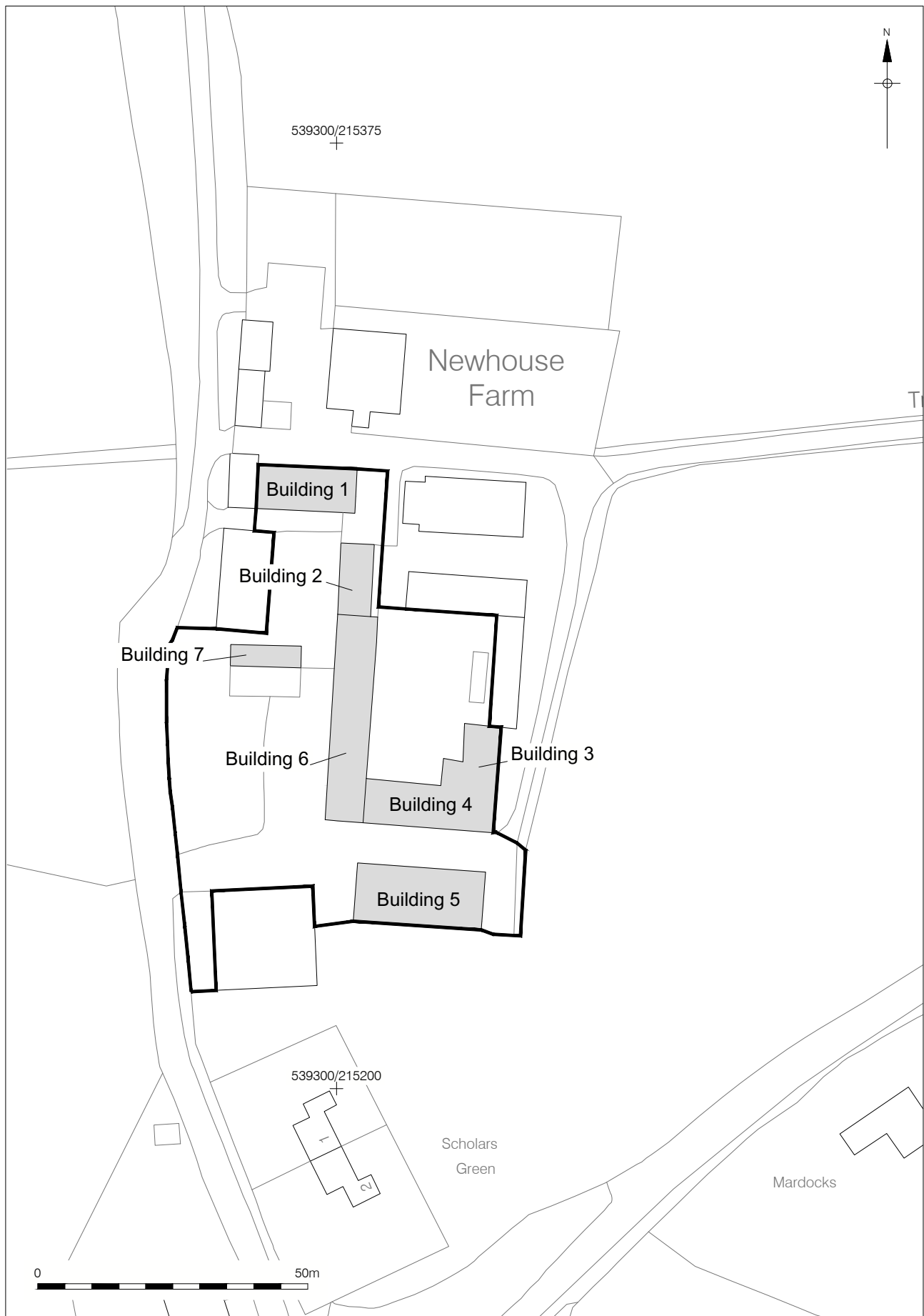
Project bibliography 1

Grey literature (unpublished document/manuscript)

Publication type	
Title	Historic Building Recording of Farm Buildings at Newhouse Farm, Wareside, Ware, Hertfordshire, SG12 7QT
Author(s)/Editor(s)	Bower, K.
Other bibliographic details	PCA Report no. R11243
Date	2012
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 ring bound document
Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	20 June 2012

12 APPENDIX 3: HERTFORDSHIRE HER- SUMMARY SHEET

Site name and address: Newhouse Farm Wareside, Ware, Hertfordshire, SG12 7QT		
County: Hertfordshire	District: Ware	
Village/Town: Wareside	Parish: Ware	
Planning application reference: 3/11/1043/FP		
HER Enquiry reference: 59/12		
Funding source: Owner		
Nature of application: Conversion of five buildings to workshops and replacement of one building with a workshop, and the removal of a piggery.		
Present land use: Redundant farm buildings		
Size of application area: 4025sq m	Size of area investigated: 1100 sq m	
NGR (to 8 figures minimum): TL 39310 15290		
Site code (if applicable): HNHF12		
Site director/Organization: Charlotte Matthews / Pre-Construct Archaeology Ltd		
Type of work: Building recording		
Date of work:	Start: 21 st May 2012	Finish: 22 nd May 2012
Location of finds & site archive/Curating museum: Ware Museum		
Related HER Nos: None	Periods represented: Post -medieval to Modern	
Relevant previous summaries/reports: None		
Summary of fieldwork results: Pre-Construct Archaeology Limited was commissioned by Nicholas Buxton of the Easneye Estate to carry out building recording of seven farm buildings at Newhouse Farm, Wareside, Hertfordshire, centred on OS NGR TL 39310 15290. The work was required by the Local Planning Authority as a condition of planning permission for the conversion of five buildings to workshops and replacement of one building with a workshop, and the removal of a piggery. The farm does not lie in a Conservation Area and only the farmhouse, which dates from the late 17th century, is listed. The building recording was carried out in May 2012 broadly in accordance with English Heritage's Level 3. Two barns are shown on the 1845 Tithe map. Both have low brick walls with timber-framing above. They originally had opposing central double doors in their long elevations and may have been used for threshing. By 1880, another barn has been added. This barn has low brick walls with timber-framing above and also has opposing double doors in its long elevations. Another barn is first shown on the 1898 Ordnance Survey map. This barn also has brick walls at low level with timber-framing above and originally had one open side. Some pigsties that had been demolished by the time of the site visit are first shown on the 1921 map. By 1977, two more buildings had been added. One has walls of concrete block and a metal superstructure. The other contains pigsties and shows some alterations.		
Author of summary: Charlotte Matthews		Date of summary: 20 th June 2012



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12/06/12 MR

Figure 2
Detailed Site Location
1:1,000 at A4



Figure 3
Tithe map, 1845
1:2,000 at A4

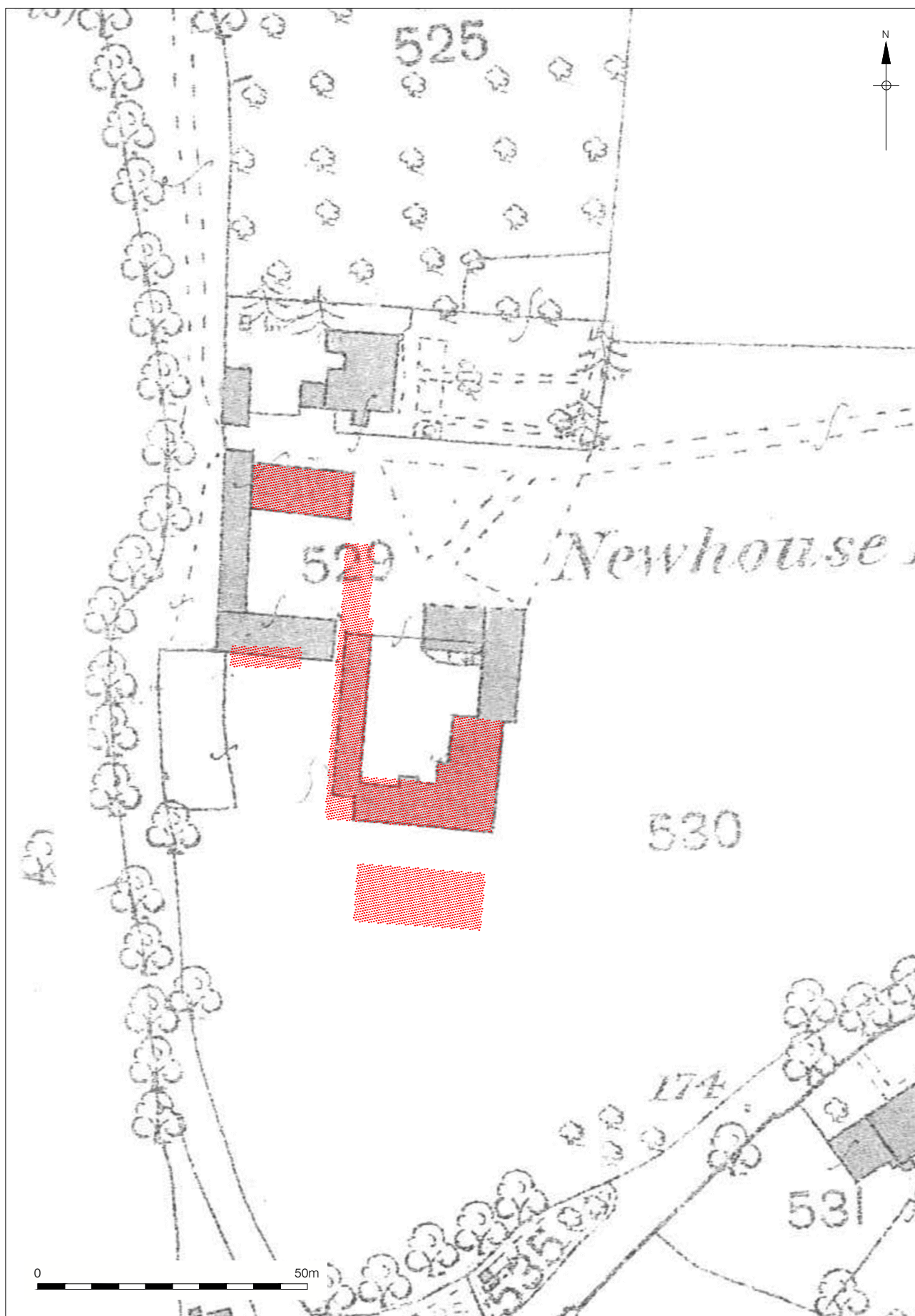
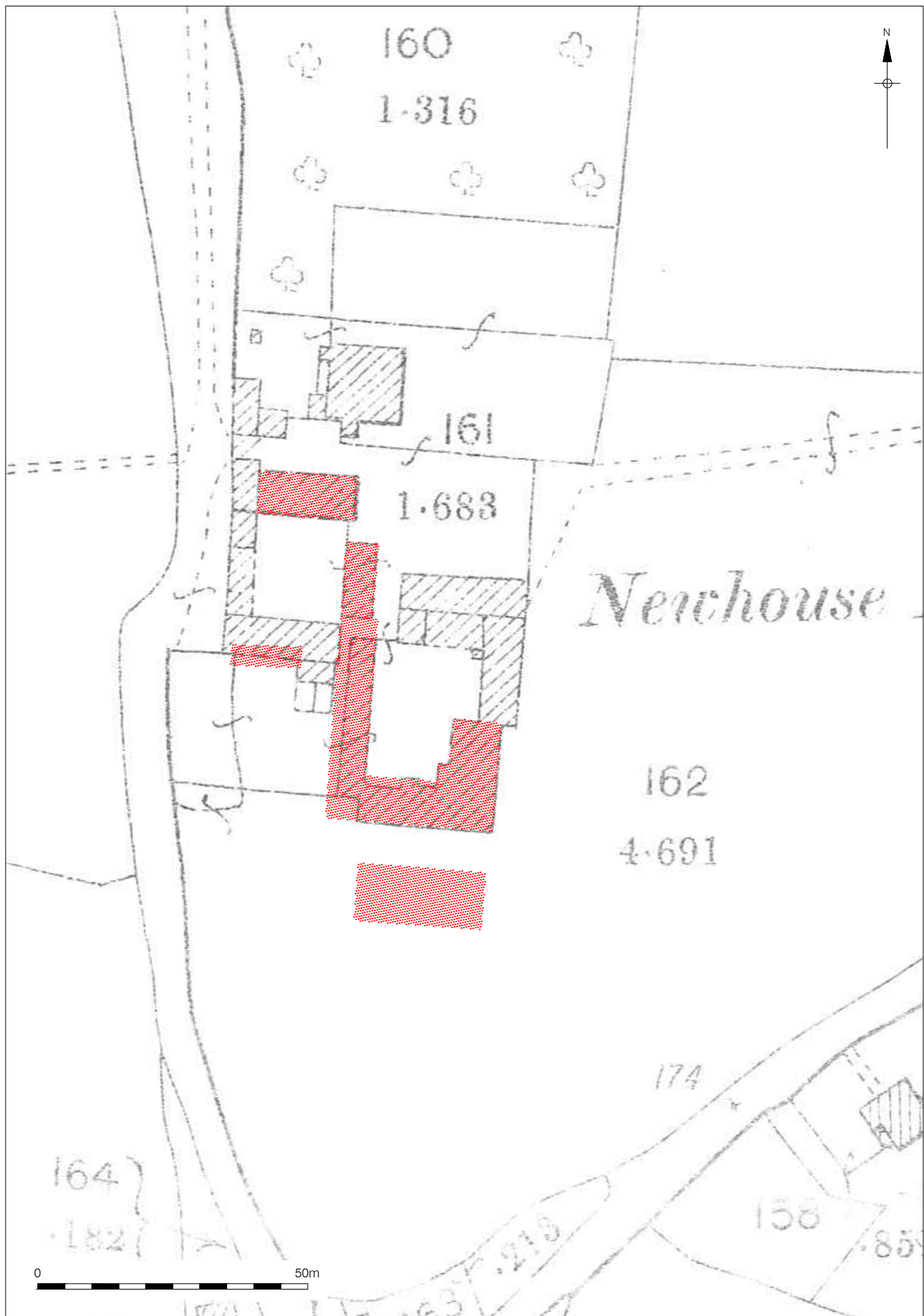
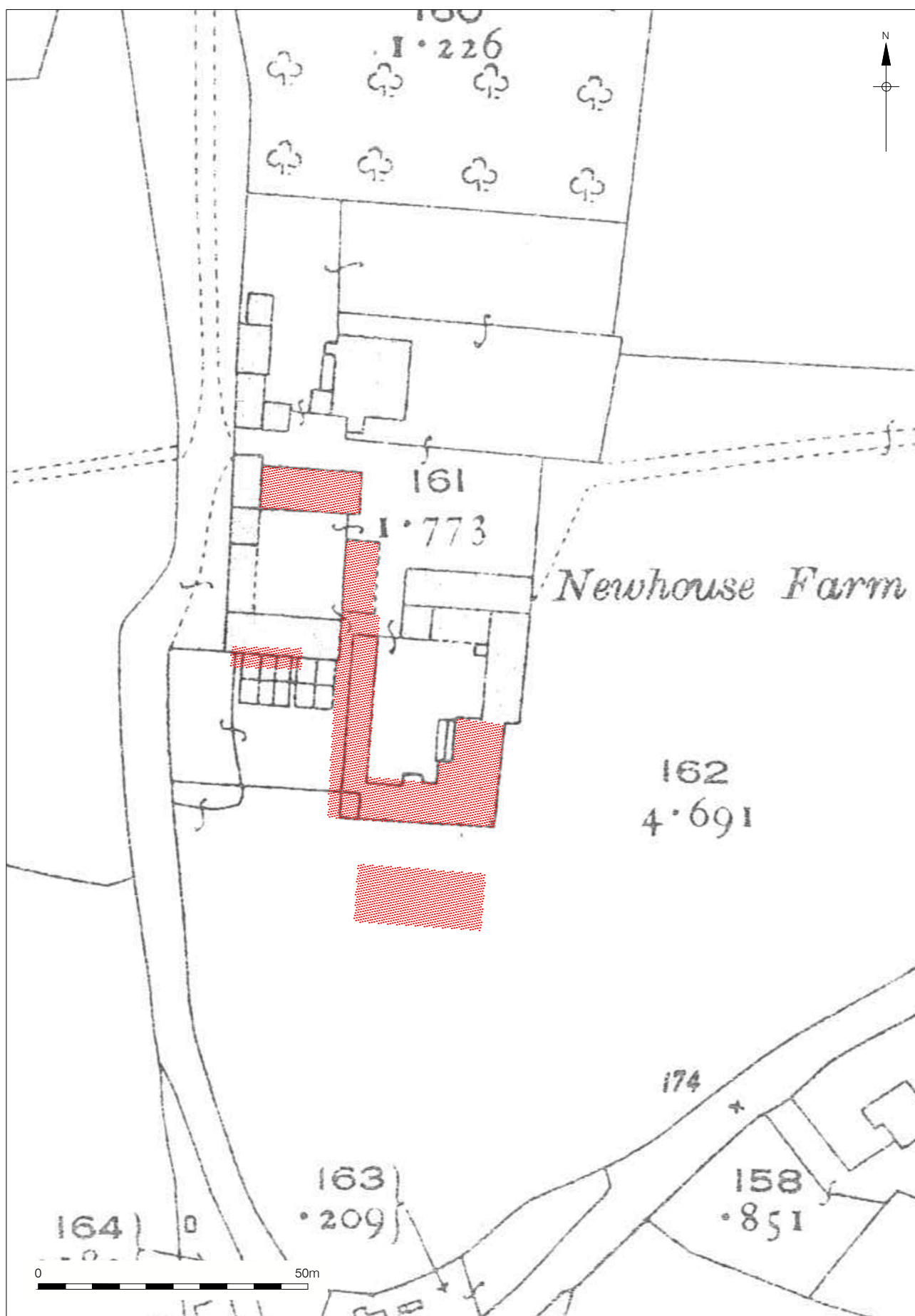


Figure 4
Ordnance Survey map, 1880
1:1,000 at A4





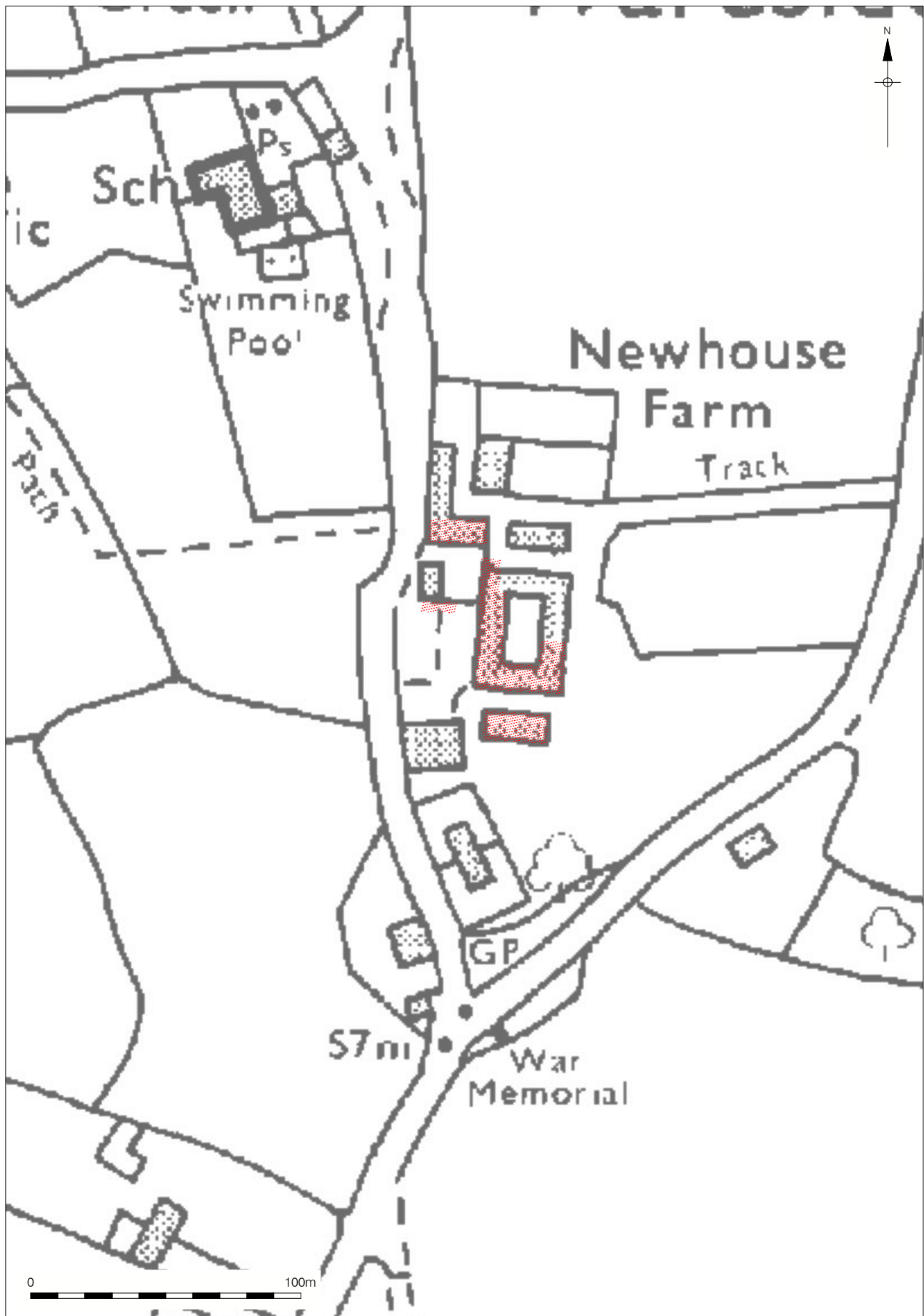


Figure 7
Ordnance Survey map, 1977
1:2,000 at A4

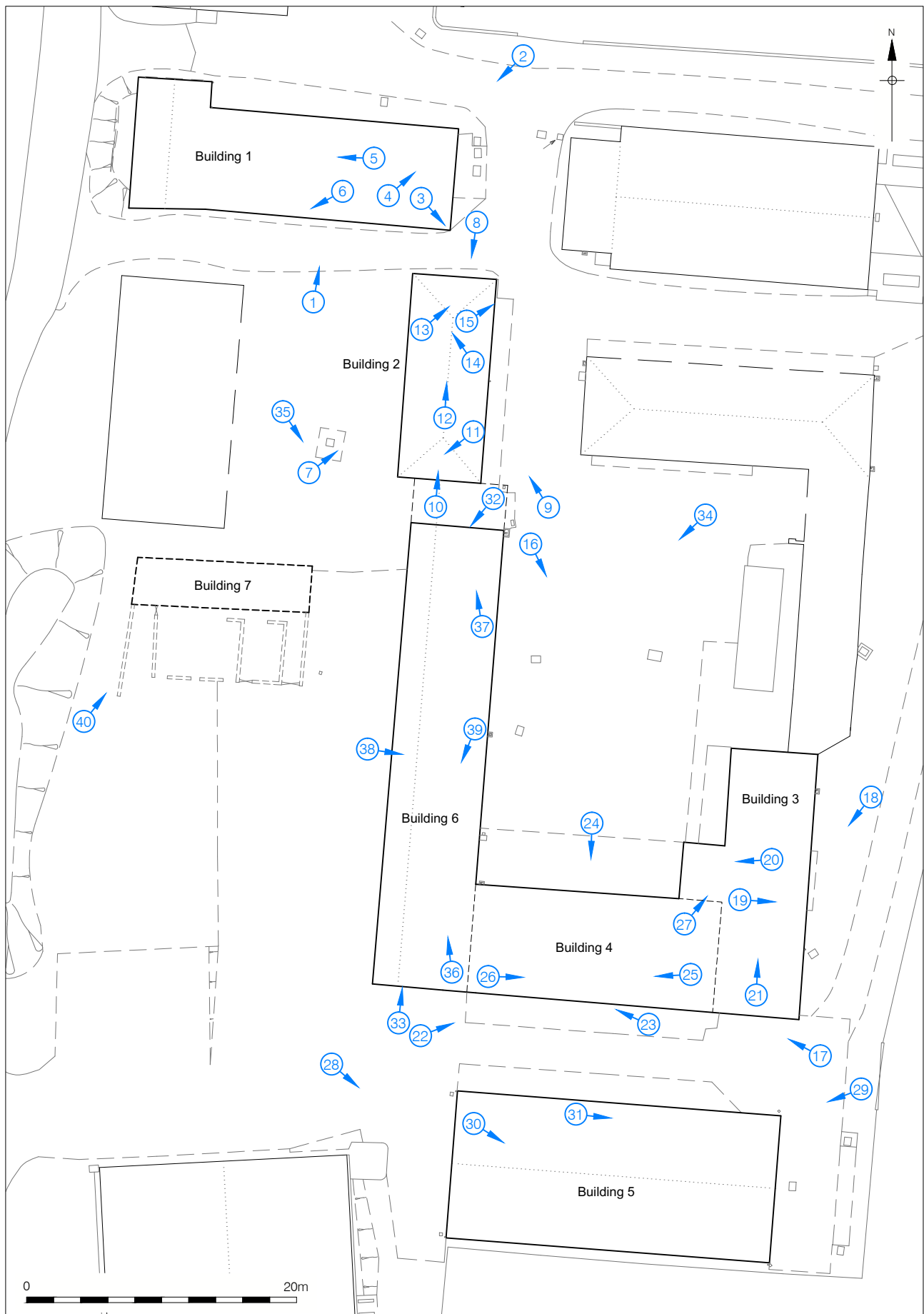
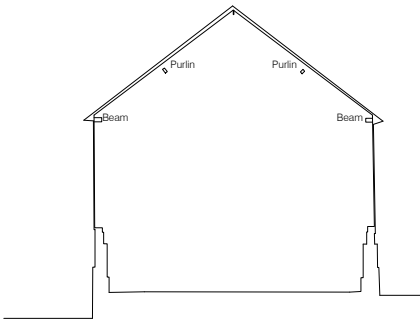
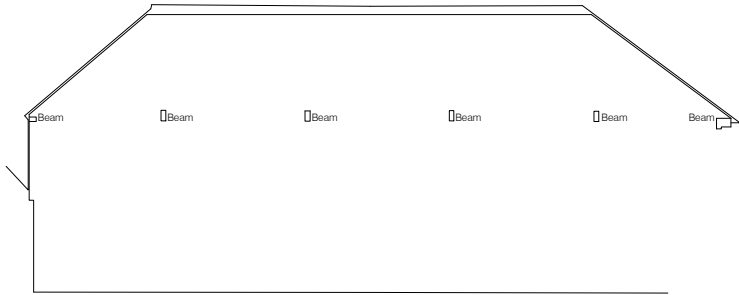
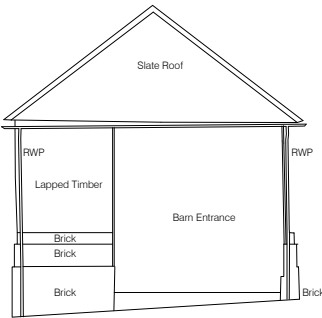
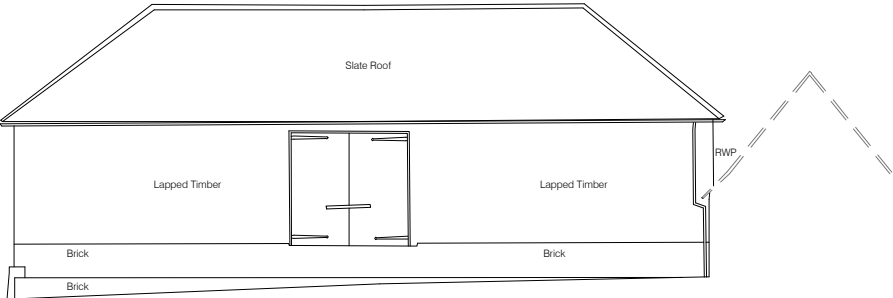
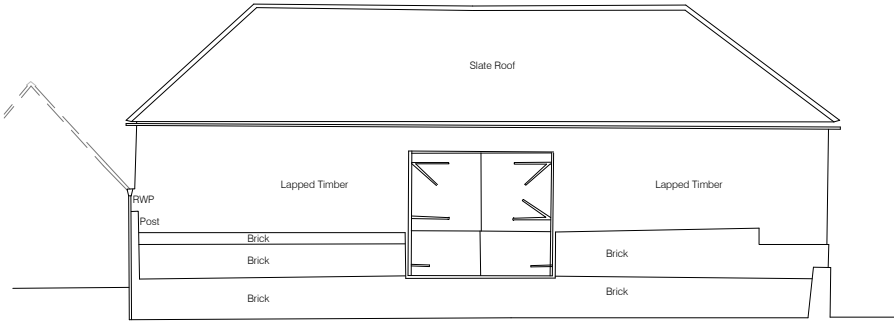
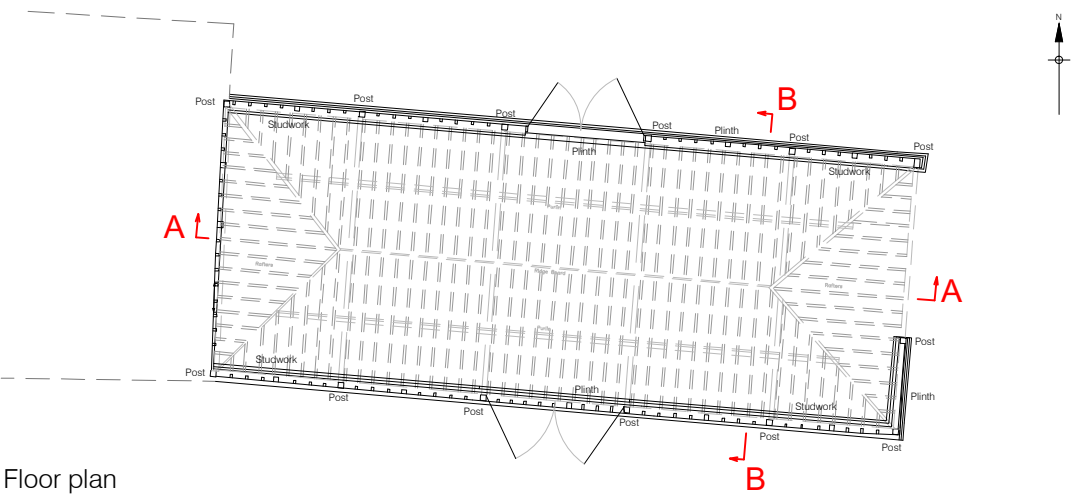
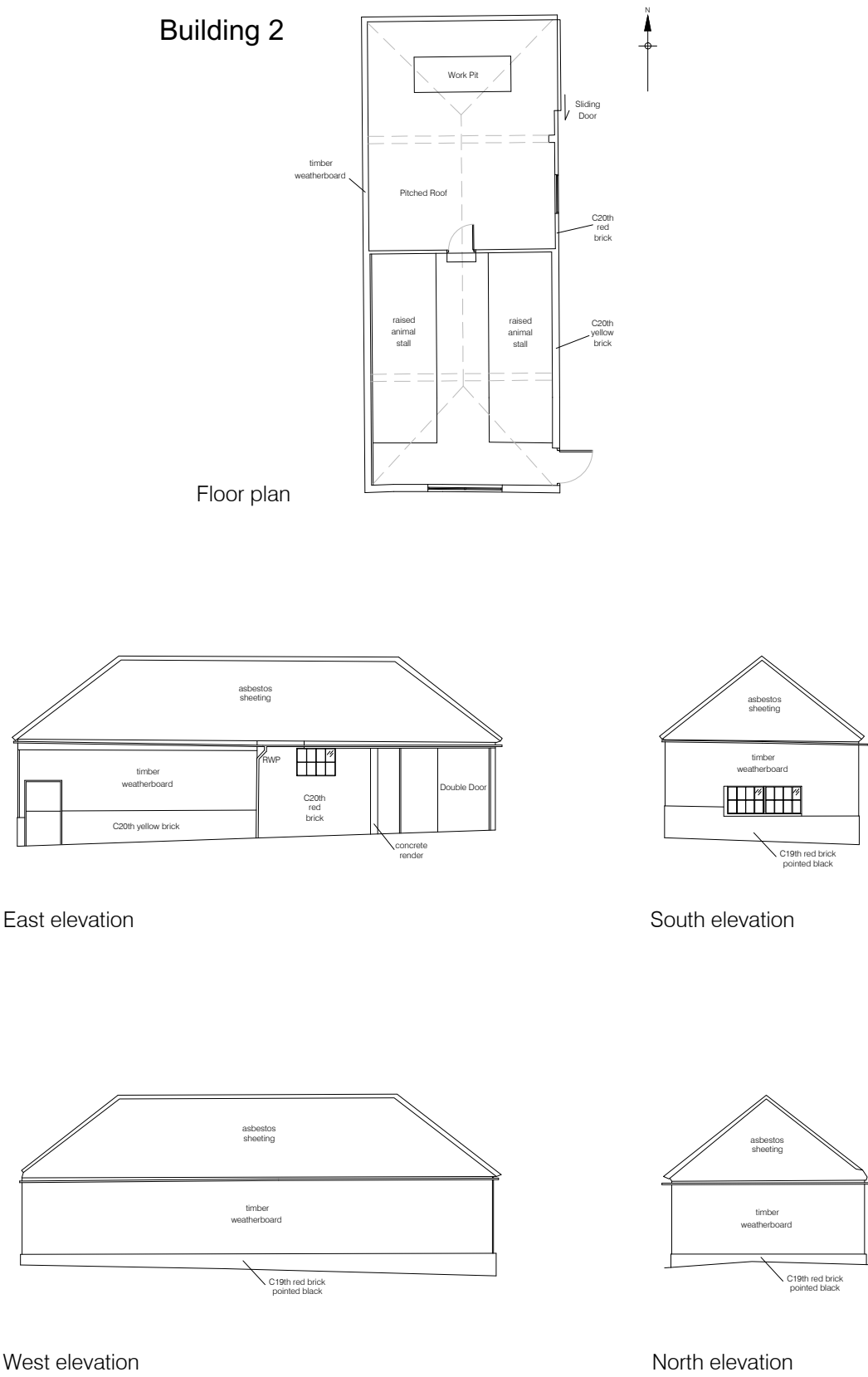
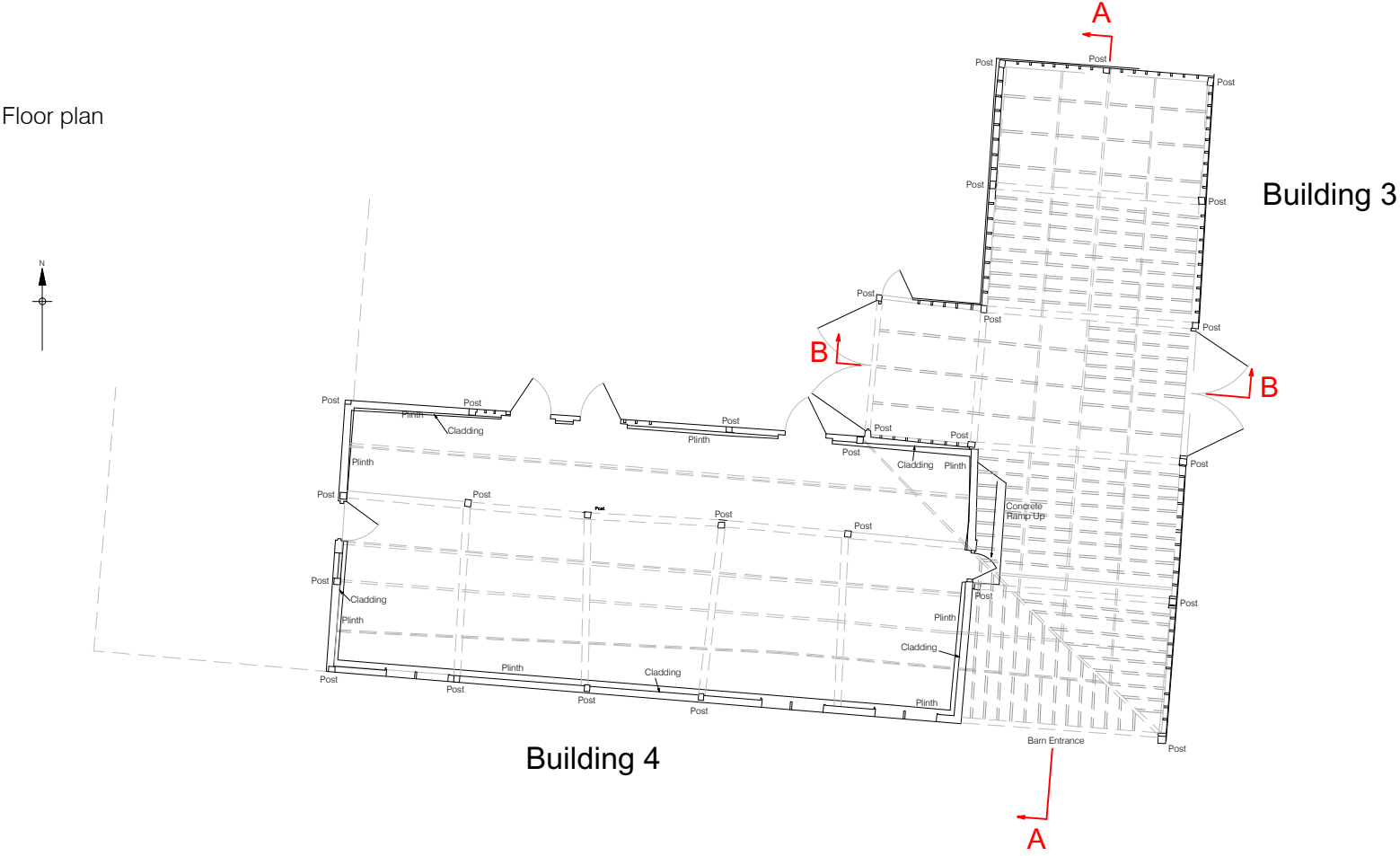


Figure 8
Plate Locations
1:400 at A4

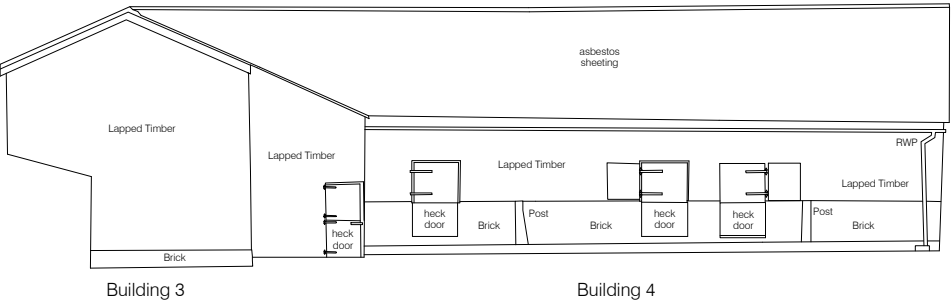
Building 1



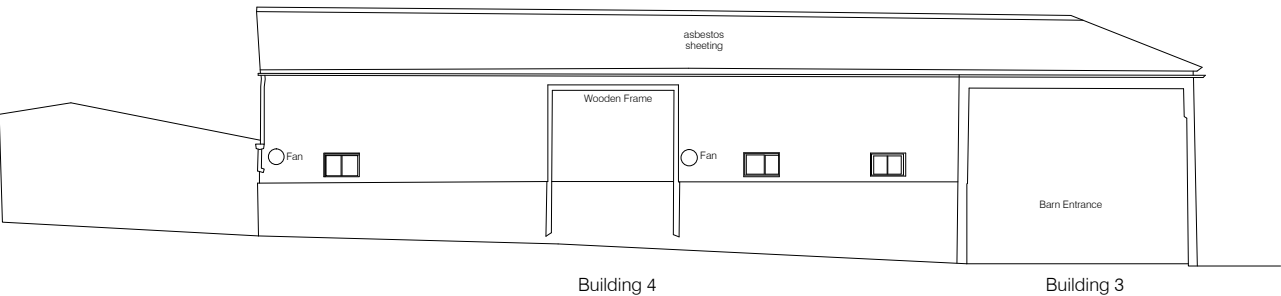




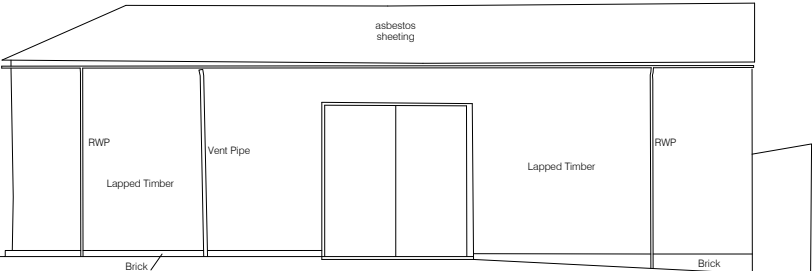
North elevation



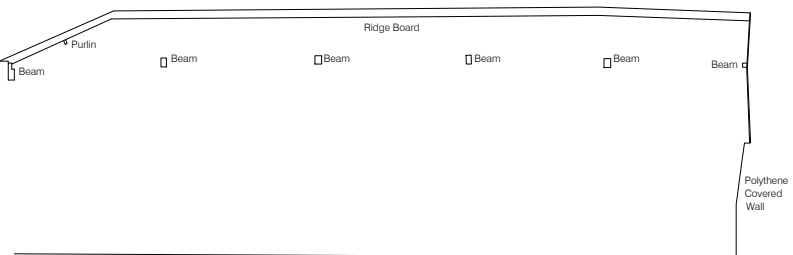
South elevation



East elevation Building 3



Section A-A



Section B-B

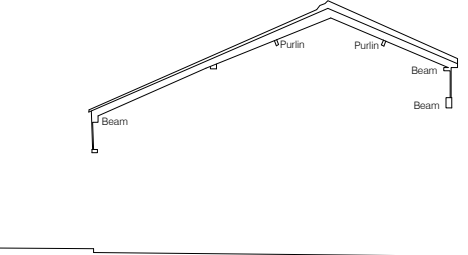
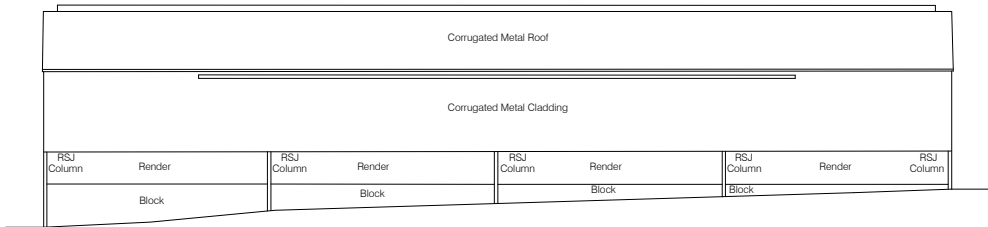
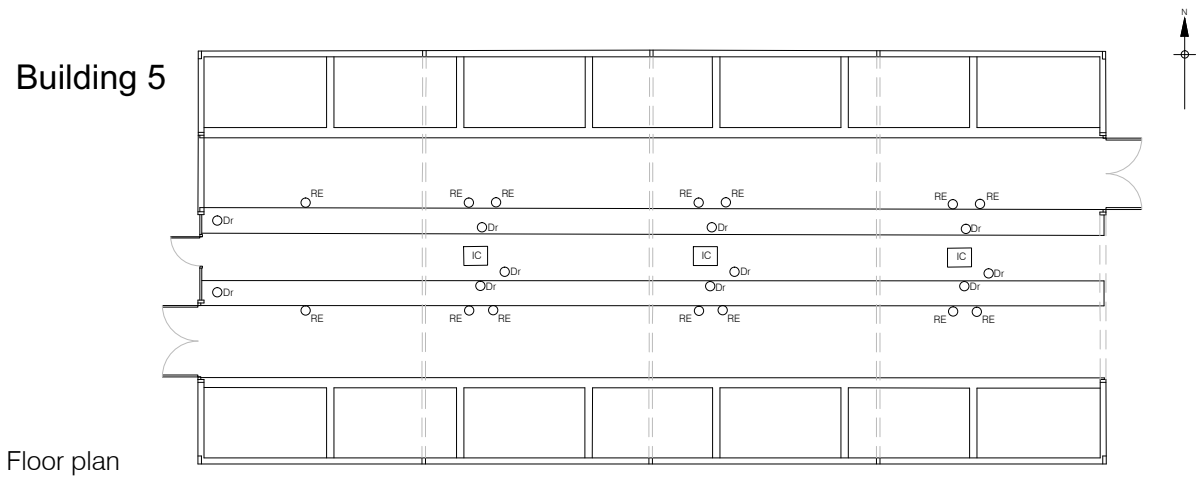
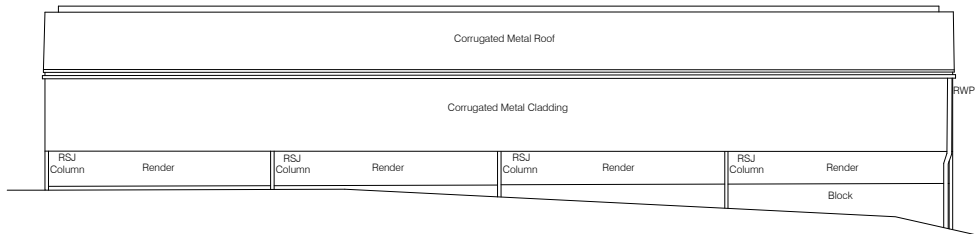


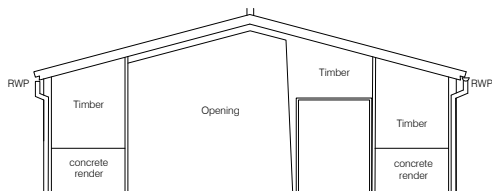
Figure 11
Buildings 3 and 4 existing plan, elevations and sections
1:200 at A3



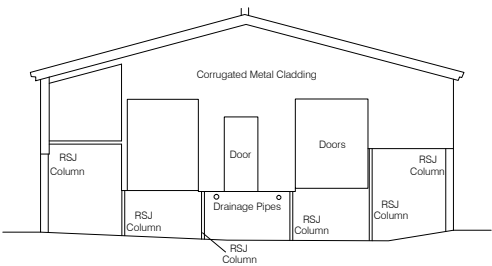
North elevation



South elevation



West elevation

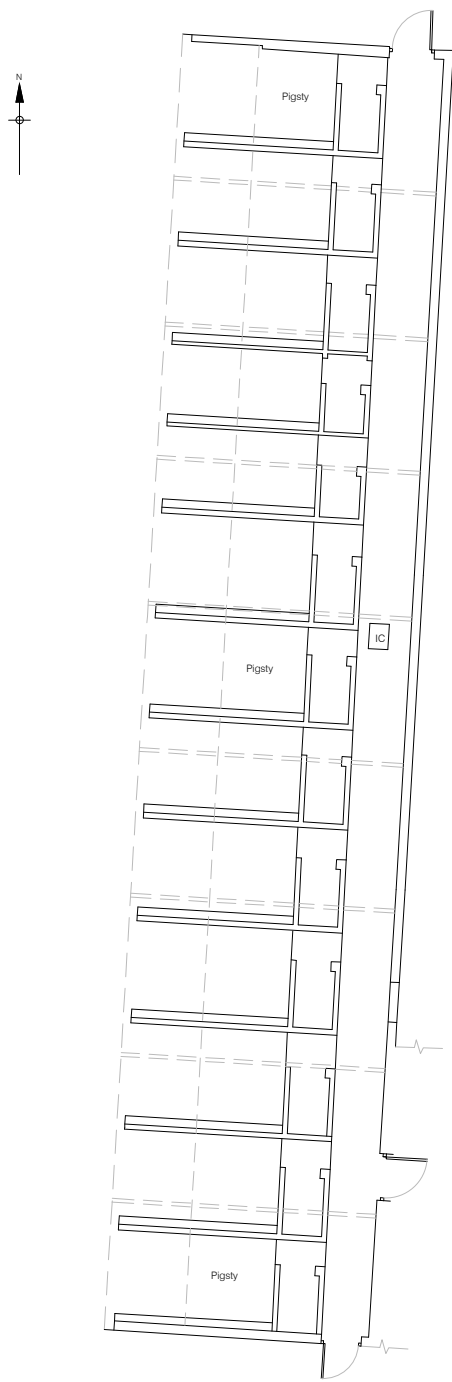


East elevation

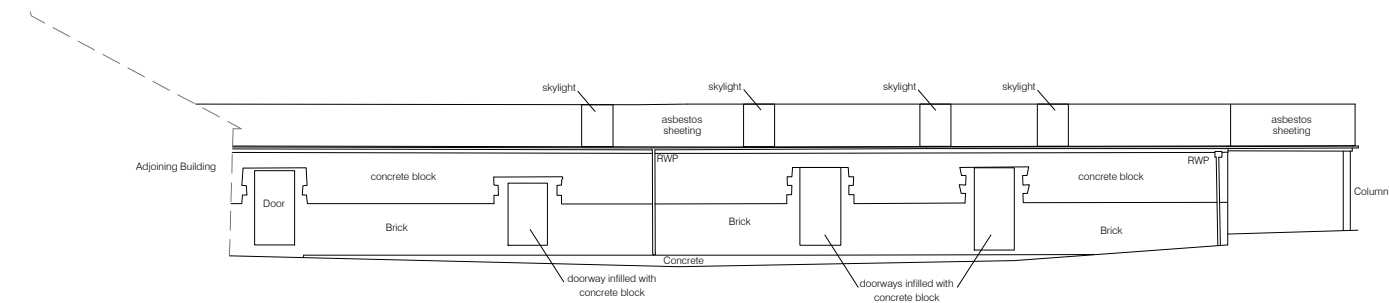


Figure 12
Building 5 existing plan and elevations
1:200 at A4

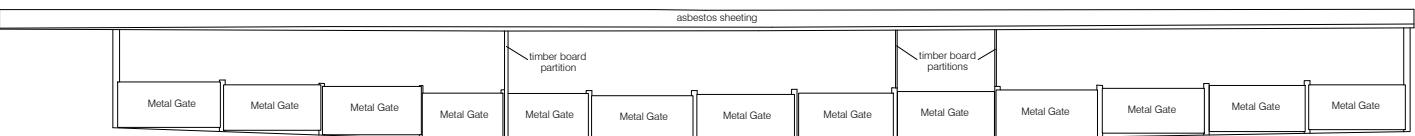
Building 6



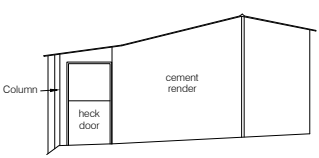
Floor plan



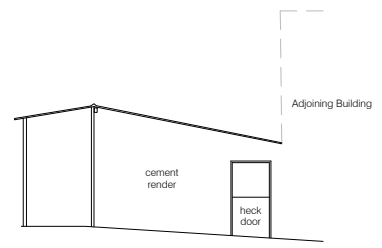
East elevation



West elevation

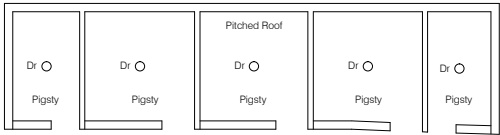


North elevation

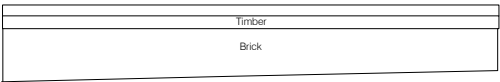


South elevation

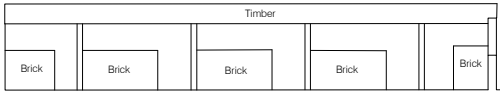
Building 7



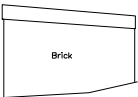
Floor plan



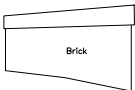
North elevation



South elevation



East elevation



West elevation



Plate 1: South elevation of Building 1 viewed from the south



Plate 2: East (left) and north (right) elevations of Building 1 viewed from the north-east



Plate 3: South-east internal corner space of Building 1, viewed from the north-west

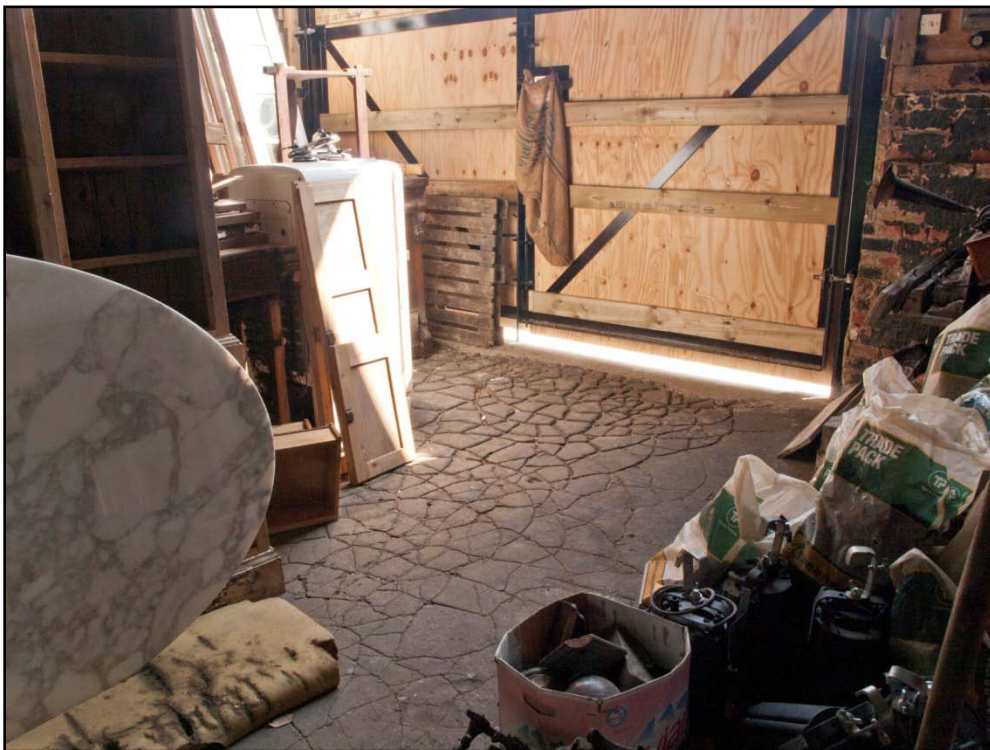


Plate 4: Floor in Building 1, viewed from the south-west



Plate 5: Roof structure of Building 1, viewed from the east



Plate 6: Roof structure of Building 1, viewed from the north-east



Plate 7: West elevation of Building 2, viewed from the south-west



Plate 8: North elevation of Building 2, viewed from the north



Plate 9: East elevation of Building 2, viewed from the south-east



Plate 10: Inserted metal casement windows in the south elevation of Building 2, viewed from the south



Plate 11: South end of Building 2, viewed from the north-east



Plate 12: Internal partition in Building 2, viewed from the south



Plate13: Northern part of Building 2 viewed from the south-west



Plate 14: King post truss in northern part of Building 2, viewed from the south-east



Plate 15: Vertical timber post in the east elevation in northern part of Building 2, viewed from the south-west



Plate 16: Buildings 3 and 4, viewed from the north-west

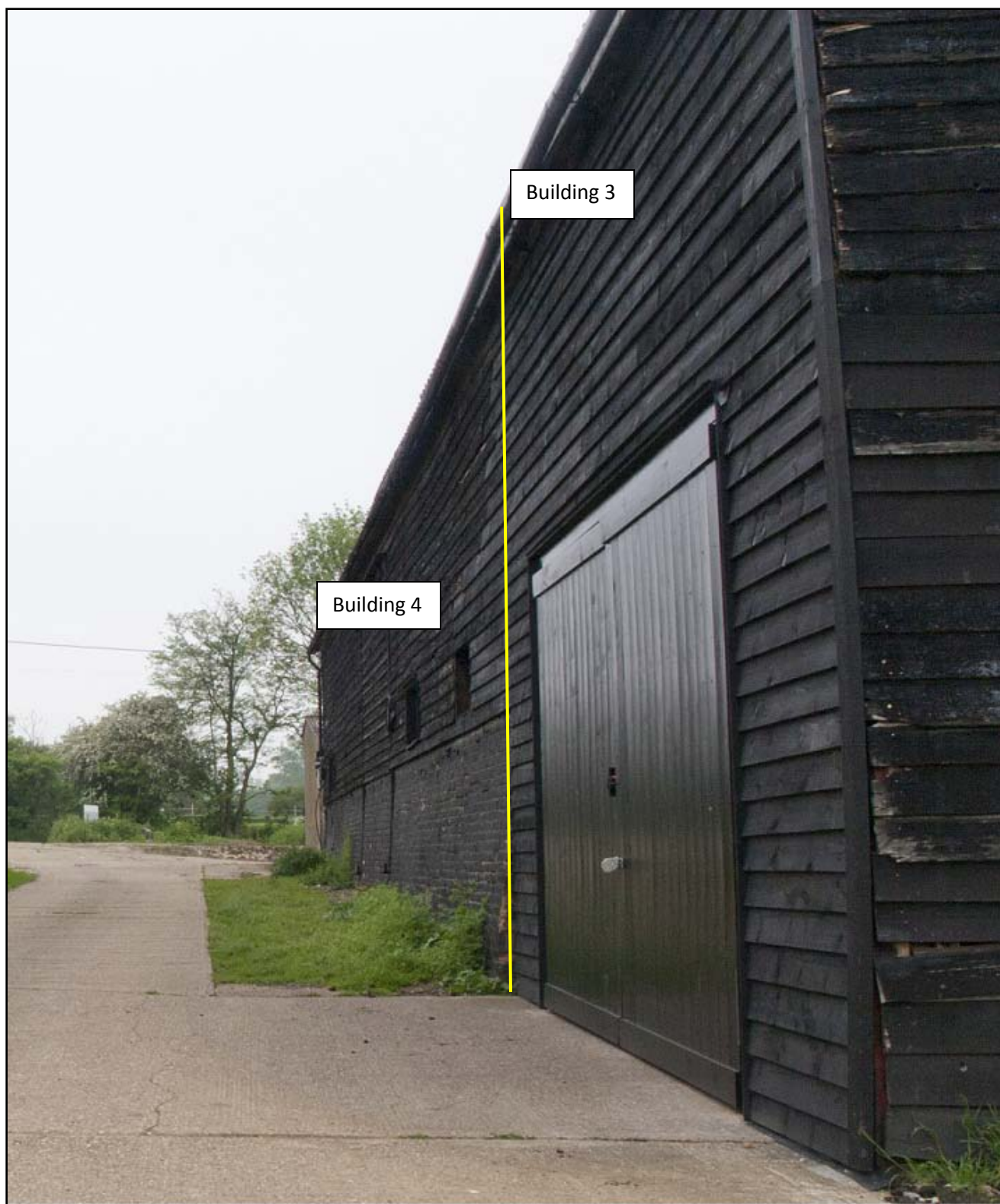


Plate 17: The south elevation of Buildings 3 and 4, viewed from the south-east



Plate 18: East elevation of Building 3, viewed from the north-east



Plate 19: Double corrugated metal doors in the east elevation of Building 3, viewed from the west



Plate 20: Entrance porch on west side of Building 3, viewed from the east



Plate 21: Interior of Building 3, viewed from the south

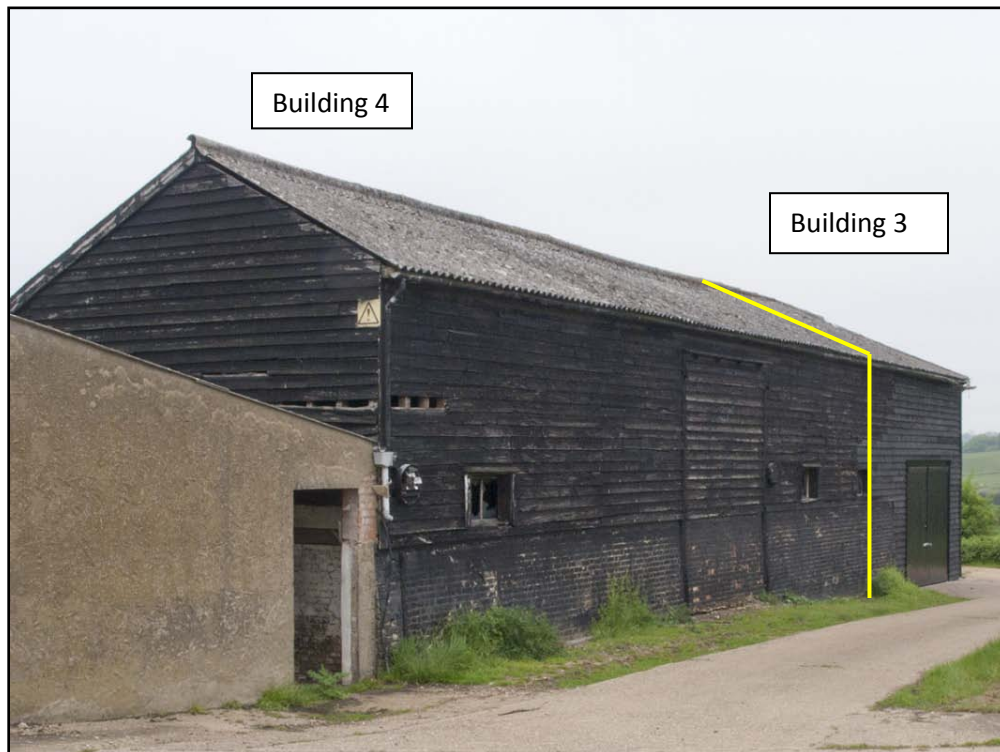


Plate 22: West elevation (left) of Building 4 and south elevation of Buildings 6 (left), 4 (centre) and 3 (right), viewed from the south-west

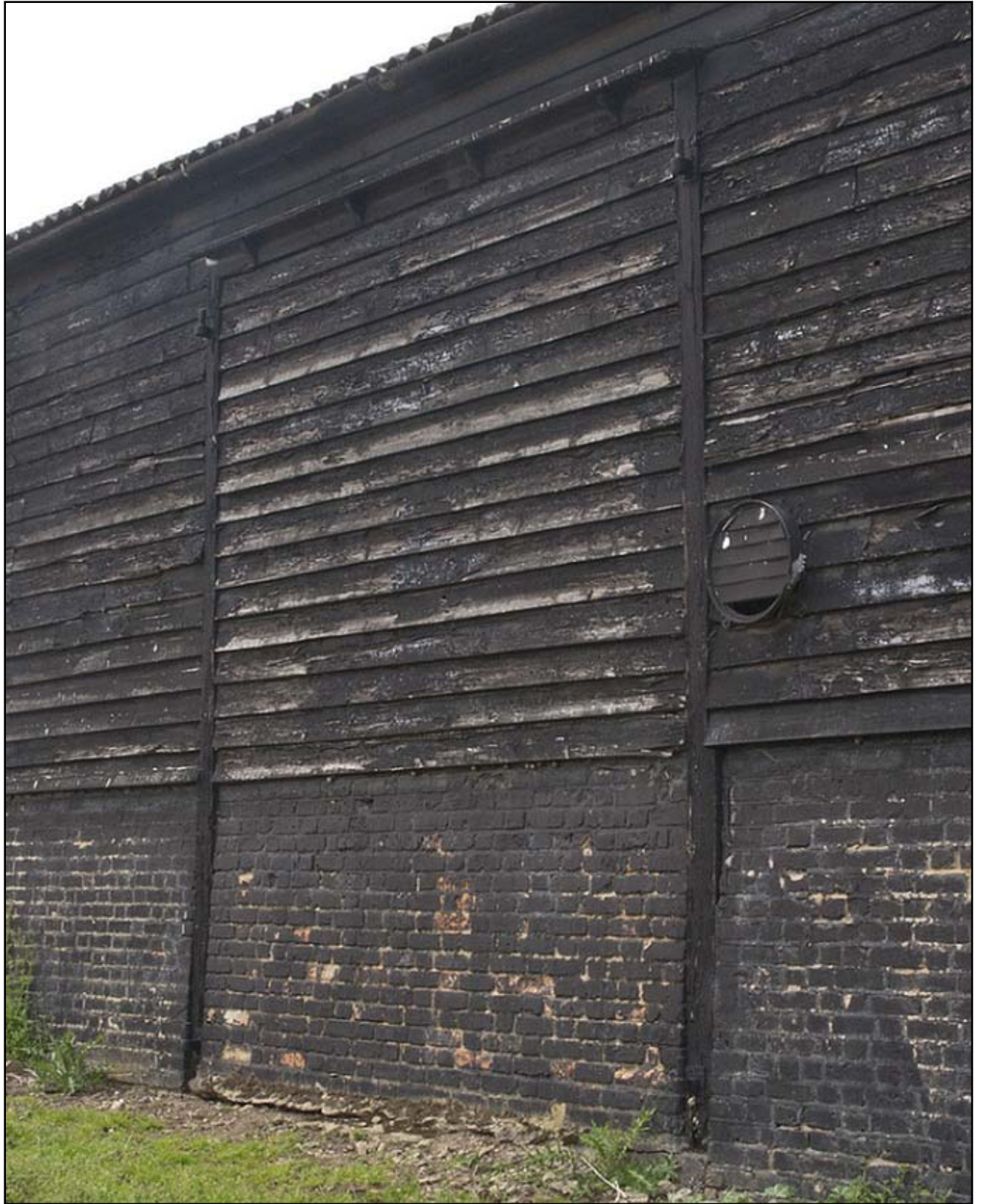


Plate 23: Infilled double door in the south elevation of Building 4, viewed from the south-east



Plate 24: North elevation of Building 4, viewed from the north



Plate 25: Interior of Building 4, viewed from the east



Plate 26: Interior of Building 4, viewed from the west



Plate 27: North-east corner of Building 4, viewed from the south-west



Plate 28: West and north elevation of Building 5, viewed from the north-west



Plate 29: East and south elevation of Building 5, viewed from the south-east



Plate 30: Interior of Building 5 viewed from the north-west

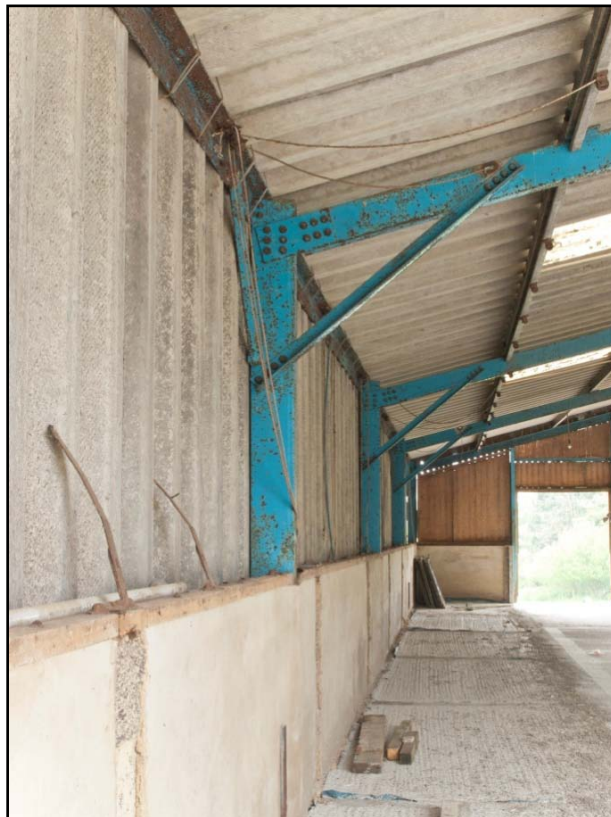


Plate 31: North wall of Building 5, viewed from the west



Plate 32: North elevation of Building 6, viewed from the north-east



Plate 33: South elevation of Building 6, viewed from the south



Plate 34: East elevation of Building 6 showing infilled doorways, viewed from north-east



Plate 35: West elevation of Building 6, viewed from the north-west



Plate 36: Southern end of the access corridor along the east side of Building 6, viewed from the south



Plate 37: Northern end of the access corridor along the east side of Building 6, viewed from the south



Plate 38: Typical pig pen in Building 6, viewed from the west



Plate 39: Typical pig pen in Building 6, viewed from the north-east



Plate 40: Footprint of Building 7, viewed from the west

PCA

PCA SOUTHERN

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTHERN

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WESTERN

6 KING ALFRED PLACE
WINCHESTER
HAMPSHIRE SO23 7DF
TEL: 07714 134099
EMAIL: info.west@pre-construct.com

