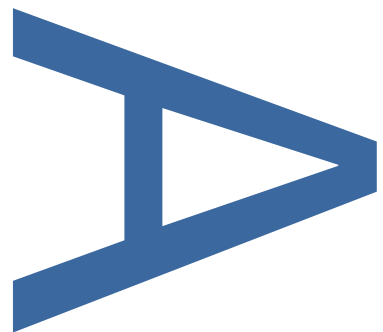
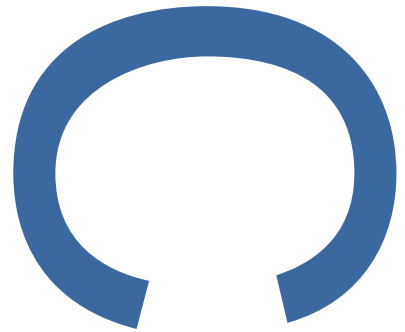


**HISTORIC BUILDING RECORDING  
OF FARM BUILDINGS  
TO THE REAR OF  
SCHOOL HILL FARM HOUSE,  
CHURCH STREET,  
FENNY COMPTON,  
WARWICKSHIRE,  
CV47 2YE**



**PCA REPORT NO: R13125**

**DECEMBER 2017**

**PRE-CONSTRUCT ARCHAEOLOGY**

**Historic Building Recording of Farm Buildings to the rear of School Hill Farm House, Church Street, Fenny Compton, Warwickshire, CV47 2YE**

**Site Code:** CSFS17

**Central NGR:** SP 41779 52212

**Local Planning Authority:** Stratford-on-Avon District Council

**Planning Reference:** 15/01025/FUL

**Commissioning Client:** Archaeology Collective

**Written/Researched by:** Kari Bower and Charlotte Matthews  
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**December 2017**

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## DOCUMENT VERIFICATION

### Site Name

Farm Buildings to the rear of  
School Hill Farm House,  
Church Street,  
Fenny Compton,  
Warwickshire,  
CV47 2YE

### Type of project

Historic Building Recording

#### Quality Control

Pre-Construct Archaeology Limited Project Code		K5279	
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Graphics Prepared by:	Hayley Baxter		15/12/2017
Graphics Checked by:	Josephine Brown	<i>Josephine Brown</i>	15/12/2017
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## 1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Archaeology Collective on behalf of the Overall Client to carry out historic building recording of a stone barn and other structures to the rear of School Hill Farm House, Church Street, Fenny Compton, Warwickshire. The Site lies within Fenny Compton Conservation Area although none of the buildings and structures within the Site are Listed Buildings.
- 1.1.2 Planning permission has been granted by Stratford-on-Avon District Council for the 'Conversion and extension of barns into a single dwelling and annex. Some poorly built lean-to structures behind the barns east elevation will be demolished'. The recording was carried out in order to fulfil the historic building recording part of an archaeological condition attached to the planning permission. The proposal is to convert the existing stone and timber Building A, stone barn (Building B) and brick garage (Building C) into a four bedroomed two-storey single dwelling plus a one bedroomed annex. The recording was carried out at Historic England Level 1 and 2 in accordance with a Written Scheme of Investigation.
- 1.1.3 The three recorded buildings within the Site are all shown on the 1887 Ordnance Survey map, along with some of the structures to the east of Building B that had recently been demolished.
- 1.1.4 Building B has elevations constructed of coursed ironstone and was the earliest of the three recorded buildings and may have been built in the late 18<sup>th</sup>/early 19<sup>th</sup> century. Its brick east elevation is a later, although still late 18<sup>th</sup>/early 19<sup>th</sup> century alteration. Its two queen post trusses with iron bolts are late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance. Two brick piers were constructed against, and as part of, the east wall to support these trusses. The roof of the building above its trusses was replaced with 20<sup>th</sup> century purlins, machine-cut softwood common rafters with a thin ridge board.
- 1.1.5 The north gable wall of Building A was entirely constructed of coursed ironstone, while its south elevation was constructed in brick over the north ironstone gable of the neighbouring building. Its west wall was constructed in brick. The use of wrought-iron straps to secure the queen posts to the interrupted tie beams in the two trusses within this building perhaps suggest a late 18<sup>th</sup>/early 19<sup>th</sup> century date for the building. Like Building B, the roof of the building above its trusses was replaced in the 20<sup>th</sup> century with purlins supporting machine-cut, softwood common rafters with a thin ridge board.
- 1.1.6 A school was built in brick immediately to the west of the Site in 1833. The ironstone farm buildings (Buildings A, B and the neighbouring building to Building A) had presumably been built before the school was constructed. The north wall of Building C has a distinctive early-mid 19<sup>th</sup> century rat trap brick bond. This building appears to have been altered on the same footprint in the mid 20<sup>th</sup> century.



## 2 INTRODUCTION

### 2.1 Project Background

2.1.1 Pre-Construct Archaeology Limited was commissioned by Archaeology Collective on behalf of the Overall Client to carry out historic building recording of a stone barn and other structures to the rear of School Hill Farm House, Church Street, Fenny Compton, Warwickshire, CV47 2YE (**Figures 1 and 2**). The Site lies within Fenny Compton Conservation Area although none of the buildings and structures within the Site are Listed Buildings.

2.1.2 Planning permission (App. No. 15/01025/FUL) has been granted by Stratford-on-Avon District Council at 'Land Rear of School Hill Farmhouse, Church Street, Fenny Compton' for the 'Conversion and extension of barns into a single dwelling and annex. Some poorly built lean-to structures behind the barns east elevation will be demolished'. An archaeological condition (13) attached to the planning permission states:

13. No development shall take place until:

a) A Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work shall be submitted to and approved in writing by the District Planning Authority in consultation with the Warwickshire County Council Archaeological Information and Advice team.

and

b) The programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI is to be undertaken. A report detailing the results of this fieldwork is to be submitted to the planning authority.

Thereafter, prior to any development works (with the exception of any groundworks associated with the archaeological evaluation detailed above) taking place an Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) shall be submitted to and approved in writing by the District Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation detailed above. The programme of archaeological fieldwork and associated post-excavation analysis, report production and archive deposition detailed within the approved Archaeological Mitigation Strategy is to be undertaken.

Reason: To obtain an appropriate archaeological record of the site having regard to Paragraph 139 of the NPPF and Policy EF.11 of the Local Plan Review.

2.1.3 The proposal is to convert the existing stone and timber Building A, stone barn (Building

B) and brick garage (Building C) into a four bedroomed two-storey single dwelling plus a one bedroomed annex. The design aims to retain the character of the barn and its setting within a group of buildings. To achieve this the lean-to brick and block buildings and stores attached to the stone barn were to be removed carefully. At the time of the building recording visit these buildings had been removed.

2.1.4 An Internal Consultation Response from Anna Stocks, Planning Archaeologist at Warwickshire County Council (hereafter the Curator), to the Planning Officer dated 19 May 2015 states:

‘The proposed development is likely to alter, damage or obscure elements of the historic building fabric of this building which are important in understanding the nature, extent and function of these structures. While I do not wish to object to the principle of the proposed development I do consider that, given the archaeological potential of the site, some archaeological work should be required if consent is forthcoming.

It is therefore recommended that a condition such as the following should be attached to any consent (as recommended in Policy Planning Guidance 16: Archaeology and Planning, paragraph 30 and Circular 11/95 paragraph 81 and Model Condition 55): No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant in writing and approved by the local planning authority. I would envisage this programme of work to include a programme of basic building recording prior to any alterations to the standing buildings’.

2.1.5 The historic building recording of the stone barn and other structures on land to the rear of School Hill Farm House, which are to be demolished or altered, was carried out in accordance with a Written Scheme of Investigation (Matthews, 2017). It was undertaken in accordance a Level 1 and 2 survey as set out in Historic England 2016 *Understanding Historic Buildings; A Guide to Good Recording Practice*.

2.1.6 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation with the Chartered Institute for Archaeologists.

## **2.2 Site Location**

2.2.1 Fenny Compton is a village and parish in Warwickshire, which lies about 13km north of Banbury in Oxfordshire. The historic village of Fenny Compton lies on a number of roads that are generally aligned north-south. The church of St Peter and St Clare lies on the east side of the village towards its south end.

2.2.2 School Hill Farm House lies to the north of the Church on the east side of Church Street. The Site lies to the rear (north) of School Hill Farm House and comprises former barns

and other structures belonging to School Hill Farm. Access to the Site is from a road that joins the corner of Church Street and Memorial Road.

### **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 by the provisions of the Town and Country Planning Act 1990. In addition, local planning 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 (NPPF), which was adopted on 27 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 and locally listed buildings 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.

## **4 METHODOLOGY**

### **4.1 Aims and Objectives**

4.1.1 The aim of the historic building recording as set out in the Written Scheme of Investigation (Matthews, 2017) was to provide a record of the stone barn and other structures prior to their alteration, removal or conversion. This record was to be broadly in accordance with that defined by Historic England's Levels 1 and 2. The aim was to provide a better understanding of these buildings and structures, to compile a lasting record, to analyse the results and to disseminate the results.

### **4.2 Documentary Research**

4.2.1 Documentary research was carried out in Warwickshire County Records Office and on the internet. Historic maps and photographs were collated. The results of the research are described as an historical background in Section 5 of this report.

### **4.3 On-Site Recording**

4.3.1 The on-site survey was carried out on 13<sup>th</sup> November 2017 by Kari Bower. A photographic survey comprising high resolution digital images was undertaken recording external elevations, and where access was available the interior spaces to record key features, fixtures or fittings. A selection of the images has been included in this report (**Plates 1 to 54**) and **Figures 2 and 9** show the location and direction of these photographs.

4.3.2 The historic building recording was carried out in accordance with a Level 1 and 2 survey as set out in the Historic England (2016) *Understanding Historic Buildings: A guide to good recording practice*. A Level 1 survey is principally a full visual record (photographic) supplemented by very basic descriptive information. This survey is a Level 1 and 2 and includes a brief site historic background and building descriptions.

### **4.4 Project Archive**

4.4.1 A full and ordered archive that includes written, drawn and photographic records relating to this survey was completed as defined in ClfA (2014a); Taylor & Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological archives for long term storage, and 'Archaeological Archives: A Guide to Best Practice in creation, compilation, transfer and curation' (AAF 2007).

4.4.2 The archive will be provisionally stored in Pre-Construct Archaeology's London Office in Brockley, before its deposition with the local museum.

### **4.5 Guidance**

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

- Historic England: *The Presentation of Historic Building Survey in CAD* (2005)
- ClfA: *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014b)

## 5 HISTORICAL BACKGROUND

- 5.1.1 Evidence for prehistoric settlement is known in the area. An Iron Age hillfort site (a Scheduled Monument) lies approximately 1km to the south-west of the village of Fenny Compton on one of the spurs of the Burton Dassett hills, called Gredenton Hill. A number of Iron Age and Roman period finds have been made in and around the village.
- 5.1.2 The name Fenny Compton is thought to come from the Anglo-Saxon *Fennig Cumbtûn*, meaning 'marshy farmstead in a valley'. At the time of the Domesday Book of 1083, the village was known as 'Cotone' and consisted of around 40 properties.
- 5.1.3 The remains of several holloways are visible as earthworks some 400m to the south-east of Fenny Compton. Further earthworks interpreted as ditches, house platforms and ridge and furrow are visible on the ground and on aerial photographs some 400m north of the church in Fenny Compton around the Manor House. These earthwork sites have been interpreted as areas of the former medieval village. The church of St Peter and St Clare was built in the 14th century.
- 5.1.4 In 1769 the Fenny Compton Enclosure Act was passed which signalled the end of the open field system. The Oxford Canal reached the parish in 1776. In 1779, at the time of the Enclosure Award, there were 35 small landowners (**Figure 3**).
- 5.1.5 The 1812 Ordnance Surveyor's Drawing (**Figure 4**) shows the Church and the Site appears to be undeveloped to the north of the Church. 'Compton Windmill' is labelled to the south-east of the Site
- 5.1.6 The first purpose built school in the village opened on 15<sup>th</sup> November 1833. It was built by public subscription, on land given by the Lord of the Manor, William Holbech Esq. The surviving list of donations records that nearly everyone in the village contributed whatever they could afford to the total cost of £138-10s-4d. J. Grant was the mason and J. Duckett the carpenter. This brick building lies adjacent and immediately to the west of the Site (**Historic Plates 1 to 4; Plates 1 to 3**).
- 5.1.7 By 1841, the number of small landowners in Fenny Compton had reduced to 8. The 1841 census shows there were 61 farmworkers, 8 joiners, 5 tailors, 4 graziers, 4 blacksmiths, 3 butchers, 2 sawyers, 1 miller, 3 carriers, 2 shoemakers, 1 bonesetter, 1 Rector, a policeman and a Schoolmaster. In the 1840s piped water supply was installed to the houses in the village. The London to Birmingham railway line opened in 1852 and the first railway station was opened in Fenny Compton.
- 5.1.8 The original 1833 school building is labelled 'School' on the 1887 Ordnance Survey map (**Figure 5**). This map shows it without its west porch. Another building to the north is labelled 'Infant School', which was built 1864. This map shows Buildings A, B and C within the Site as well as other ancillary buildings. School Hill Farm House is shown to the south with the Church further south. The 1889-91 Ordnance Survey map (not illustrated) again shows the 'Infant School' and the 'School'.
- 5.1.9 The 1905 Ordnance Survey map (**Figure 6**) shows that the 'Infant School' had been greatly enlarged (in 1890) and had become the 'School'. The school had moved out of the original 1833 school building, which had become the village 'Reading Room'. This map shows Buildings A, B and C within the Site as well as other ancillary buildings. School Hill Farm House is shown to the south with the Church further south. The 1955 Ordnance Survey map (not illustrated) again shows the 'School' and the 'Reading Room'.
- 5.1.10 The 1971-72 Ordnance Survey map (**Figure 7**) shows that the school had greatly expanded to the north-east. 'School Hill Farm' is labelled and Buildings A, B and C as well as other ancillary buildings within the Site are shown as part of this farm.
- 5.1.11 In the 1980s, the original 1833 school building was restored and it became 'The Old Picture Frame', a residential house, now known as 'The Old School' (**Plate 1**). The 1993 Ordnance Survey map (**Figure 8**) labels 'School Hill Farm House'. Buildings A, B and C within the Site as well as other ancillary buildings are shown to the rear (north-east) of

the farmhouse. In the late 1990s the village expanded significantly with new residential developments.

## 6 BUILDING DESCRIPTIONS

### 6.1 Introduction

6.1.1 Three buildings were recorded within the Site. For ease of description, the buildings are described with site north being the actual north-east. Building A lies immediately to the north of another building outside the Site and to the east of the original 1833 school building (**Figure 2**). Building B is a stone barn, which lies in the central southern part of the Site. Building C is a small garage, which lies in the southern tip of the Site. They are laid out within an irregular shaped plot of land to the east of the junction of Memorial Road and Church Street.

6.1.2 At the time of the survey, Building A was in use as the building contractor's site office and storage area, Building B was under refurbishment while access to Building C, the small garage, was not available.

### 6.2 Building A

6.2.1 Building A is a two-storey farm building built of brick and stone with a timber boarded front (west) elevation (**Plate 5**). Its roof is covered with sheets of corrugated iron. The tongue and groove boards in the front elevation are nailed to timber studwork visible internally (**Plates 15 and 23**). The front elevation is 20<sup>th</sup> century in appearance and was presumably added when the adjacent building to the east shown on the 1887 and 1905 maps (**Figures 5 and 6**) was removed (not shown on the 1971-72 map; **Figure 7**). It has two double ground floor doors presumably for farm vehicles and a first floor hayloft door (**Plate 7**).

6.2.2 The south wall of Building A incorporated the stone gable north wall of the adjacent barn to the south. This wall was constructed in brick in stretcher bond over the coursed ironstone north wall of the neighbouring building (**Plates 3, 4 and 8**). Although visible externally, this was more obvious internally (**Plates 18 to 20**). The upper part of this brickwork appears to have been rebuilt and some of these bricks had been white washed and were presumably reused. The ironstone gable south wall has been whitewashed to the height of the roof slope of the neighbouring barn.

6.2.3 The rear (west) wall of the building was only recorded internally and was not observed externally. This wall was constructed in red brick in stretcher bond (**Plates 10, 12, 13 and 17**). The north side of this wall appears to have been rebuilt and again, some of the bricks had been white washed suggesting that they were reused. The brickwork in the south side of the wall is late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance.

6.2.4 The north wall was entirely constructed in coursed ironstone (**Plate 7**). Internally, this wall had been whitewashed (**Plates 11 and 22**). It has a ground floor window with two shelves in a recess to the east of it and a small first floor window. The ground floor window is covered with two timber shutters constructed of vertical boards with iron hinges. The shutters are perhaps late 18<sup>th</sup>/early 19<sup>th</sup> century in date. The shelves have



brick jambs.

- 6.2.5 The floor of the barn at ground level is covered with setts suggesting that it was used for cows as an animal shelter.
- 6.2.6 The barn is divided into three bays by two trusses. At first floor level, the north-south secondary floor joists rest on the southern primary floor joist (**Plates 12 and 16**) and in sockets cut in the northern primary floor joist (**Plates 9, 13 and 14**). Both the machine-cut secondary floor joists and the floorboards above are 20<sup>th</sup> century in appearance. This later floor replacement sits awkwardly on the principal floor joists and with the trusses above (**Plate 14**). The whole floor at first floor level stops short of the west wall (**Plate 22**) so that animal feed or hay can be dropped down from the granary or hay loft for the cows below.
- 6.2.7 The primary floor joists rest on brick piers in the west wall (the northern pier replaced in late 20<sup>th</sup> century concrete block; **Plate 10**) and timber posts in the east wall. They are both supported centrally by a large vertical post with a wrought iron strap tying the two together (**Figure 10; Plates 12 to 14 and 16**).
- 6.2.8 The two roof trusses above the primary floor joists have tall queen posts running from principal floor joist to collar (**Plates 18, 21 and 22**). The tie beam is interrupted to allow access through the first floor. The queen posts are braced and a wrought-iron strap secures them to the interrupted tie beam. Wrought iron square-headed bolts are visible in the soffits of the two principal floor joists, one below each queen post, and are used to pull the trusses into tension (**Plates 12 to 14**). The principal rafters clasp the purlins. A small king strut nailed onto the collar of the south queen post truss holds the ridge up. (**Plate 18**). The trusses are white washed to collar height and are late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance. Above the trusses, the roof has been replaced in the 20<sup>th</sup> century with purlins supporting machine-cut, softwood common rafters with a thin ridge board.
- 6.2.9 Access to the first floor is by a ladder in a small room of timber construction probably of late 18<sup>th</sup>/early 19<sup>th</sup> century date in the south-west corner of the barn (**Plates 16 and 17**).

### **6.3 Building B**

- 6.3.1 Building B is a larger farm building than Building A. It was built of coursed ironstone with some brickwork internally and in its east elevation. Its roof is covered with grey slate.
- 6.3.2 Its west, south and north external elevations were constructed entirely of coursed ironstone (**Plates 24, 25 and 29**). The west elevation has a set of large full height double doors at its south end, suitable for a fully laden hay wagon (**Plates 24 and 31**). The south elevation has a square opening at high level fitted with a fixed window on its east side and a hinged timber shutter in its west side (**Plate 25**), possibly an opening for pitching hay. The east wall was mainly constructed of brickwork in stretcher bond, which had been white washed externally (**Plate 27**), showing that it formed the internal wall of a removed building to the east. This building is shown on maps from 1887 and had been removed recently as part of the current works (**Figures 5 to 8**).

6.3.3 The south wall and upper part of the west and north walls were constructed of ironstone internally (**Plates 30 to 35**), while the lower part of the internal west and north walls of Building B were constructed of red brickwork in stretcher bond with the occasional header (**Plates 32 to 34**). This brickwork is late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance. The brickwork in the east wall was different to the brickwork in the lower part of the north and west walls (**Plate 36**). The courses of brickwork in the lower part of the north wall did not line up with that in the east wall, suggesting that the latter was a later addition, although this brickwork is also late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance. Internally, the floor at the south end of the building is covered with flagstones (**Plates 30 to 32**).

6.3.4 A straight vertical construction joint was visible between the ironstone (and lower brickwork) at the north end of the east elevation and the brickwork in the rest of this elevation (**Plate 28**). Another straight joint was visible between the lower brickwork and the ironstone. This lower part of the wall was broken showing that it had until recently continued to the east. The east elevation has a large opening at its south end opposite the double doors in the west elevation (**Figure 11; Plate 26**).

6.3.5 The building has two queen post roof trusses, which divide the building into three bays (**Figure 11; Plates 34, 38 to 40, 42, 43**). The trusses rest on the top of the west wall (**Plate 39**) and on two brick piers in the east wall (**Plates 34 and 41**). As in Barn A, wrought iron square-headed bolts are visible in the soffits of the two tie-beams, one below each queen post, and are used to pull the truss into tension (**Plates 38, 42 to 46**). Back cleats support the two purlins (**Plate 39**). A small king strut above the collar of the south queen post truss holds the ridge up. (**Plates 42 to 46**). The trusses are late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance. Above the trusses, the roof has been replaced in the 20<sup>th</sup> century with purlins supporting machine-cut, softwood common rafters with a thin ridge board (**Plates 38 to 46**). This part of the roof is similar to that over Building A and presumably the two buildings were reroofed at the same time.

## 6.4 Building C

6.4.1 Building C is a small brick building, which is aligned east-west unlike Buildings A and B which are aligned north-south (**Figure 9**). Its roof is covered with sheets of corrugated asbestos. Most of the south wall and the south end of the west wall were constructed in a distinctive rat trap bond (**Plates 47 to 50**). This rare bond was used in the early mid 19<sup>th</sup> century as a cheap form of brickwork laying the bricks on edge. In contrast the north wall, the east end of the south wall and the north side of the west wall were constructed in stretcher bond with a few headers (**Plates 47, 48, 50 and 51**). The west elevation has a large perhaps mid 20<sup>th</sup> century timber garage double door with a window above (**Plates 47 and 48**). Both have timber lintels. The east wall has another window (**Figure 12**). A building is shown in this position since 1887 (**Figure 4**) and it is possible that the northern part of this building was rebuilt in the mid 20<sup>th</sup> century as a garage.

## **6.5 West elevation of the building to the east of the Site**

6.5.1 The west elevation of the building to the east of the Site was photographed (**Figure 9; Plates 52 to 54**). Other buildings within the Site to the west of this wall had recently been removed. The south end of this wall had been constructed in brick in the 20<sup>th</sup> century (**Plate 52**). This part of the wall is not shown on the 1887 and 1905 maps (**Figures 4 and 5**) and is shown on the 1971-72 map (**Figure 6**). The rest of the wall is constructed of ironstone and brick and is shown on the 1887 and 1905 maps (**Figures 4 and 5**). Two straight construction joints are visible in this part of the wall indicating the position of a former doorway that has since been infilled with brickwork (**Plate 53**). The north end of the west elevation was constructed of ironstone (**Plate 54**).

## 7 DISCUSSION AND CONCLUSIONS

- 7.1.1 The three recorded buildings within the Site are all shown on the 1887 Ordnance Survey map, along with some of the structures to the east of Building B that had recently been demolished.
- 7.1.2 Building B with its elevations constructed of coursed ironstone was perhaps the earliest of the three recorded buildings and may have been built in the late 18<sup>th</sup>/early 19<sup>th</sup> century. Its brick east elevation suggests a later, although perhaps still late 18<sup>th</sup>/early 19<sup>th</sup> century alteration. Its two queen post trusses with iron bolts used to pull the trusses to tension suggest that the trusses are also late 18<sup>th</sup>/early 19<sup>th</sup> century in date. Two brick piers were constructed against the east wall to support these trusses. The roof of the building above its trusses was replaced with purlins supporting machine-cut, softwood common rafters with a thin ridge board in the 20<sup>th</sup> century.
- 7.1.3 The north gable wall of Building A was entirely constructed of coursed ironstone, while its south elevation was constructed in brick over the north ironstone gable of the neighbouring building. Its west wall was constructed in brick. The brickwork is mainly late 18<sup>th</sup>/early 19<sup>th</sup> century in appearance. The trusses and the use of wrought-iron straps to secure the queen posts to the interrupted tie beams in the two trusses within this building perhaps also suggests a late 18<sup>th</sup>/early 19<sup>th</sup> century date for this building. Like Building B, the roof of the building above its trusses was replaced with purlins supporting machine-cut, softwood common rafters with a thin ridge board in the 20<sup>th</sup> century.
- 7.1.4 Buildings A and B had some similarities in common. These include the use of queen post trusses brought to tension with wrought iron bolts underneath, the use of brick piers to support the timber tie-beams and the use of a small king strut in the south truss of each building and not in the north truss. These similarities perhaps suggest the same builders and that they were not built too far apart in time.
- 7.1.5 A school was built in brick immediately to the west of the Site in 1833. The ironstone farm buildings (Buildings A, B and the neighbouring building to Building A) had presumably been built before the school was constructed.
- 7.1.6 Building C with its distinctive rat trap brick bond is early-mid 19<sup>th</sup> century in date and appears to have been altered on the same footprint in the mid 20<sup>th</sup> century.

## **8 ACKNOWLEDGEMENTS**

8.1.1 Pre-Construct Archaeology Limited would like to thank Archaeology Collective for commissioning the project on behalf of the overall Client.

8.1.2 The project was managed for Pre-Construct Archaeology Limited by Charlotte Matthews. The documentary research was undertaken by Charlotte Matthews. The photographic survey and building recording was carried out by Kari Bower. This report was written by Kari Bower and Charlotte Matthews and the illustrations were prepared by Hayley Baxter.

## 9 BIBLIOGRAPHY

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Historic England, 2016. *Understanding Historic Buildings: A guide to good recording practice*.

Matthews, C. 2017 'Written Scheme of Investigation for Historic Building Recording of a Barn and other structures to the rear of School Hill Farm House, Church Street Fenny Compton, Warwickshire, CV47 2YE' Pre-Construct Archaeology Unpublished Document

Taylor, J with Brown, G 2009, *Fieldwork Induction Manual: Operations Manual 1*, Pre-Construct Archaeology

### **Cartographic Sources**

Reconstruction of Enclosure Award Map of Fenny Compton 1779 (Warwickshire County Record Office: QS 75/30)

Ordnance Surveyor's Drawing 1812

Ordnance Survey map surveyed 1887

Ordnance Survey map surveyed 1905

1971-1972 Ordnance Survey Map

1993 Ordnance Survey Map

## Appendix 1: Oasis Form

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### OASIS ID: preconst1-304212

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#### Project details

Project name	Building Recording Farm Buildings rear School Hill Farm House, Fenny Compton, Warwickshire
Short description of the project	Pre-Construct Archaeology was commissioned by Archaeology Collective on behalf of their Client to carry out building recording of barns to the rear of School Hill Farm House, Fenny Compton, Warwickshire. The Site lies within a Conservation Area although none of the buildings are Listed. The Historic England Level 1 and 2 recording was carried out in order to fulfil part of an archaeological condition attached to planning permission for conversion of the barns into a single dwelling and annex. The three recorded barns are all shown on the 1887 Ordnance Survey map. The largest was constructed of coursed ironstone and was the earliest of the three buildings and may have been built in the late 18th/early 19th century. Its brick east elevation is a late 18th/early 19th century addition. Its queen post trusses with iron bolts that are also late 18th/early 19th century in date. The north gable wall of Building A was entirely constructed of coursed ironstone, while its south elevation was constructed in brick over the north gable of the neighbouring building. Its west wall was constructed in brick. The use of wrought-iron straps in its trusses suggest a late 18th/early 19th century date for the building. The roofs of Buildings A and B had been replaced in the 20th century. Building C has a distinctive rat trap brick bond, which is early-mid 19th century in date. This building appears to have been altered on the same footprint in the mid 20th century.
Project dates	Start: 13-11-2017 End: 13-11-2017
Previous/future work	No / Yes
Any associated project reference codes	CSFS17 - Sitecode
Type of project	Building Recording
Site status	Conservation Area
Monument type	BARN Post Medieval
Methods & techniques	"Annotated Sketch", "Photographic Survey"
Prompt	Planning condition

---

#### Project location

Country	England
Site location	WARWICKSHIRE STRATFORD ON AVON FENNY COMPTON Farm Buildings to the rear of School Hill Farm House, Church Street, Fenny Compton, Warwickshire
Postcode	CV47 2YE
Site coordinates	SP 41779 52212 52.166186031761 -1.389098947286 52 09 58 N 001 23 20 W Point

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#### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
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Project brief originator	Anna Stocks
Project design originator	Charlotte Matthews
Project director/manager	Charlotte Matthews
Project supervisor	Kari Bower
Name of sponsor/funding body	Archaeological Collective on behalf of the overall Client

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### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Warwickshire Museum
Digital Archive ID	CSFS17
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Warwickshire Museum
Paper Archive ID	CSFS17
Paper Contents	"none"
Paper Media available	"Report"

---

### Project bibliography 1

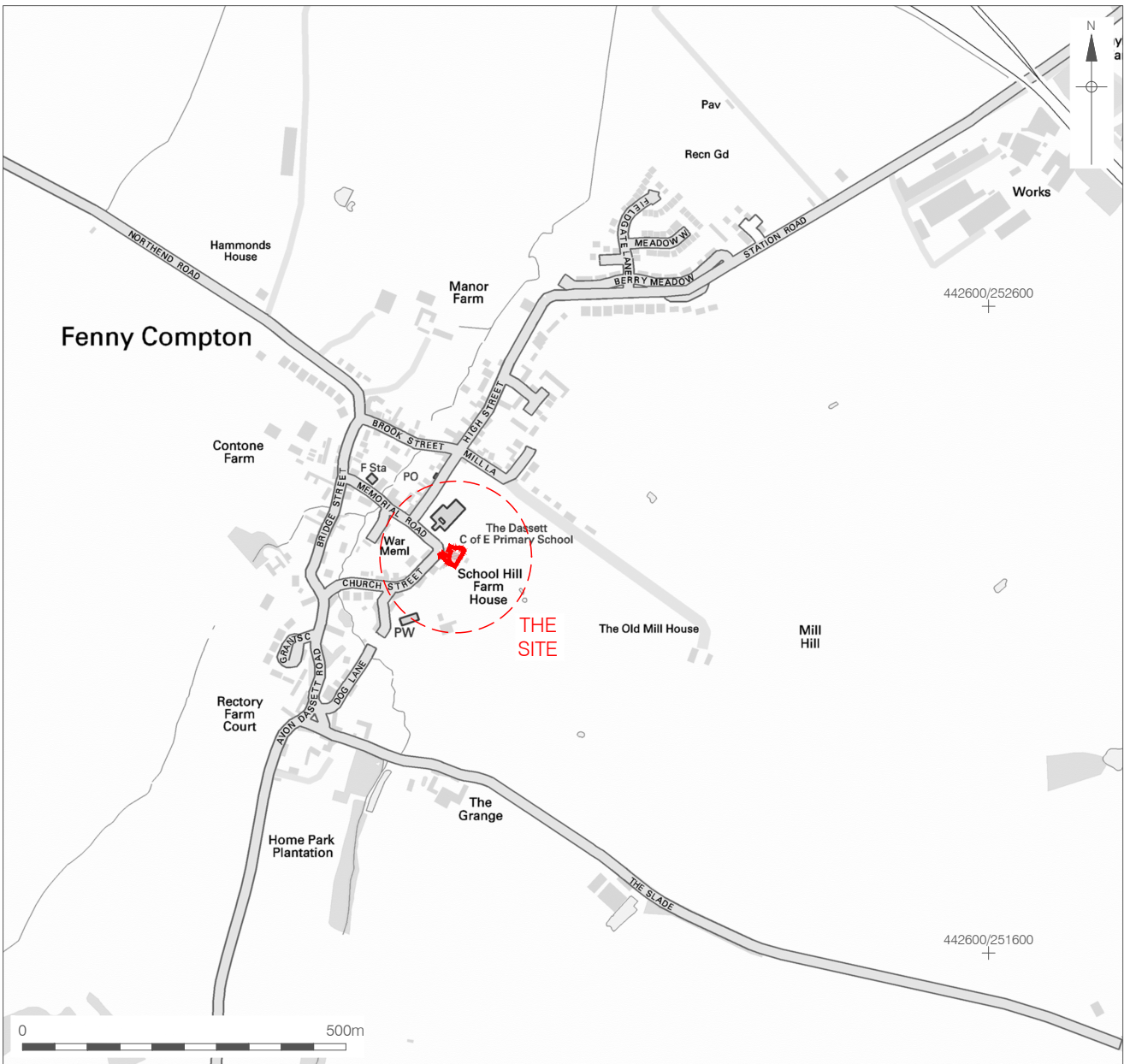
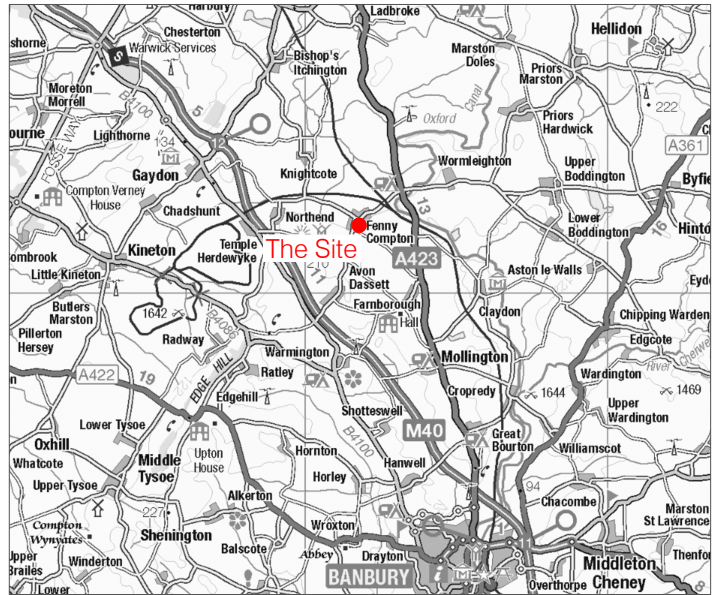
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Recording of Farm Buildings to the rear of School Hill Farm House, Church Street, Fenny Compton, Warwickshire, CV47 2YE
Author(s)/Editor(s)	Garwood, A.
Other bibliographic details	PCA Report No. R13125
Date	2017
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 Report

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Entered by	Charlotte Matthews (cmatthews@pre-construct.com)
Entered on	15 December 2017

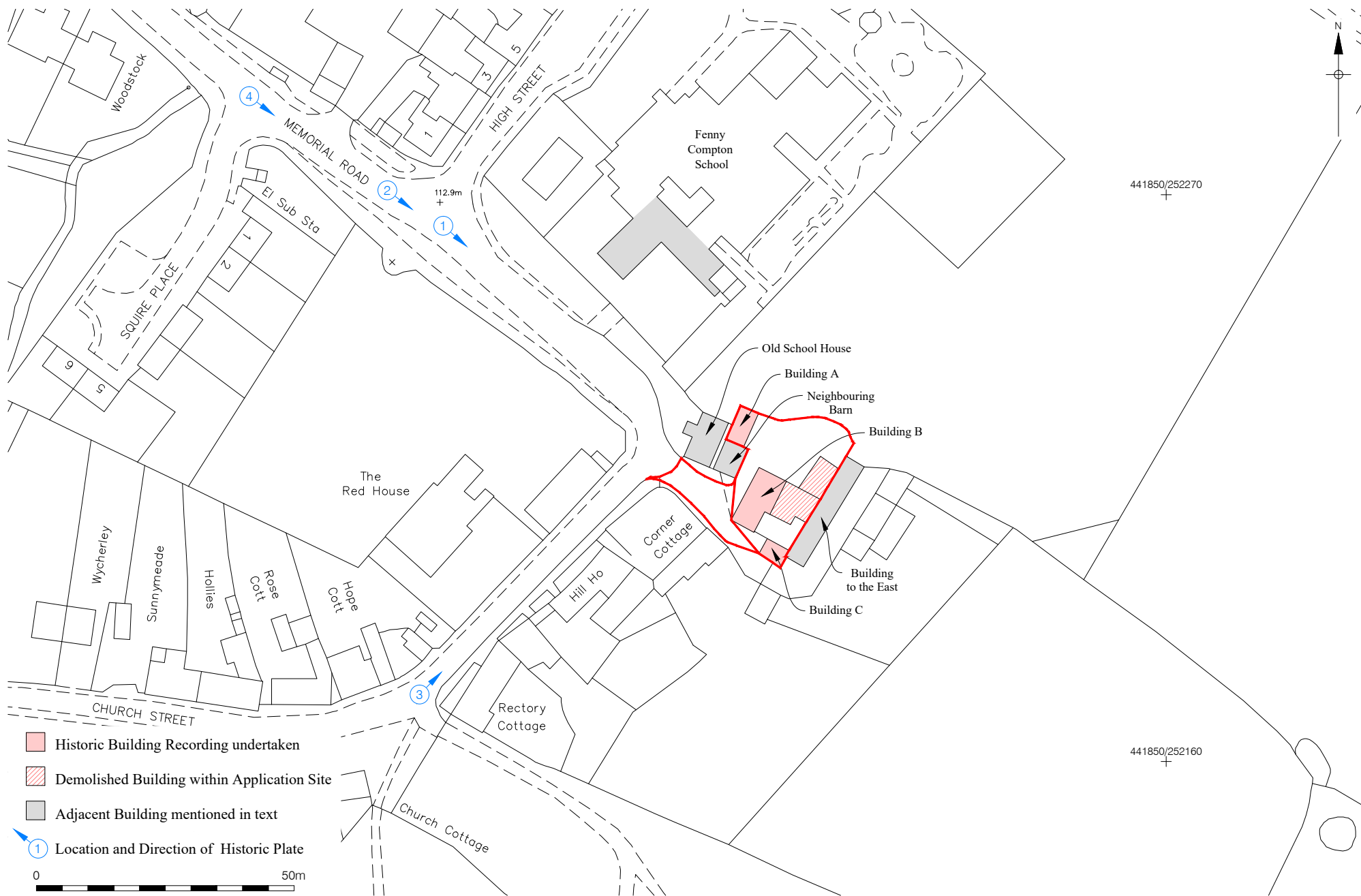
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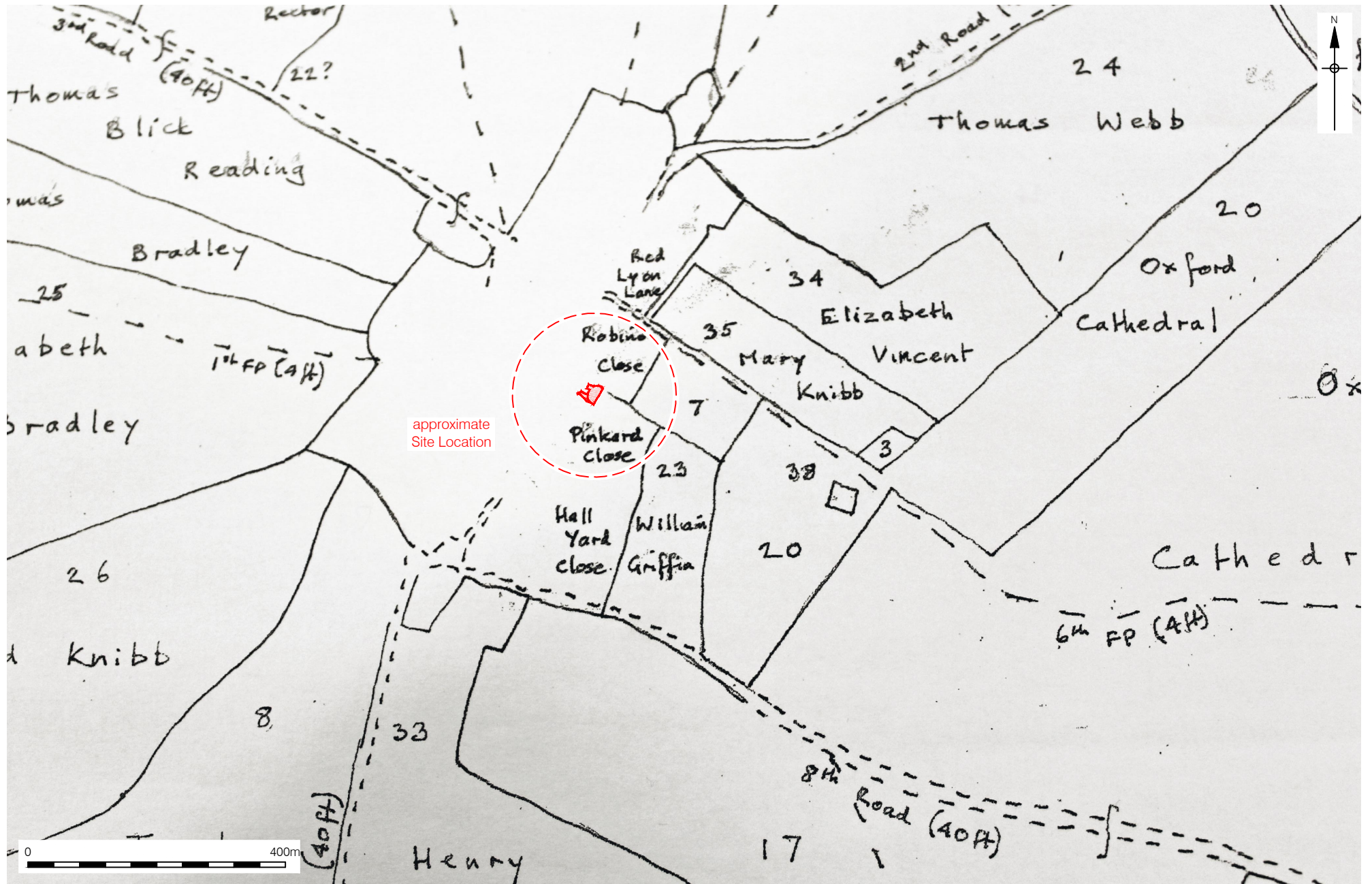
Contains Ordnance Survey data ©Crown copyright and database right 2017  
 © Pre-Construct Archaeology Ltd 2017  
 12/12/17 HB

Figure 1  
 Site Location  
 1:2,000,000; 250,000 & 10,000 at A4



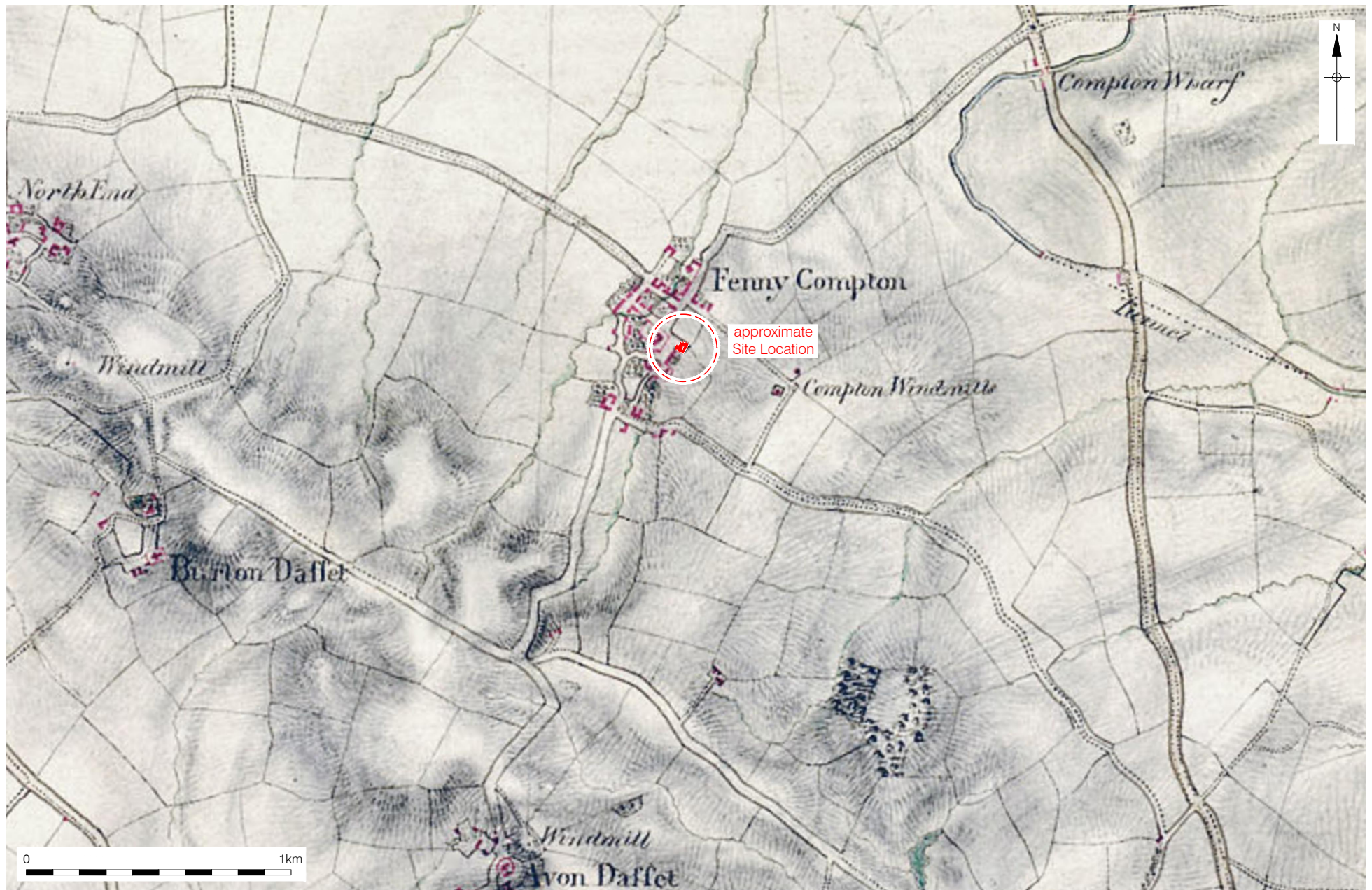
© Crown copyright 2017. All rights reserved. License number PMP36110309  
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 12/12/17 HB

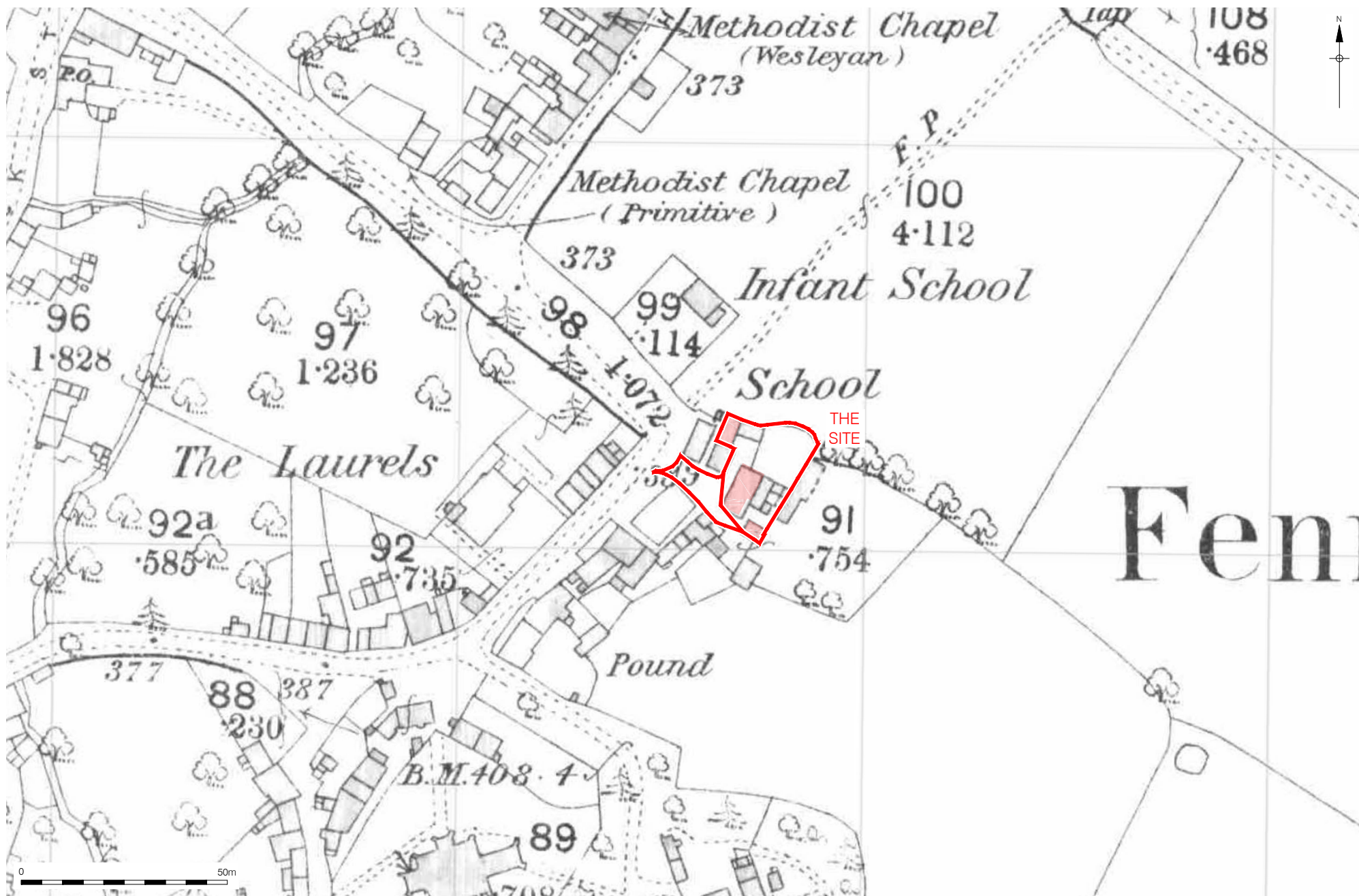
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 Detailed Site Location  
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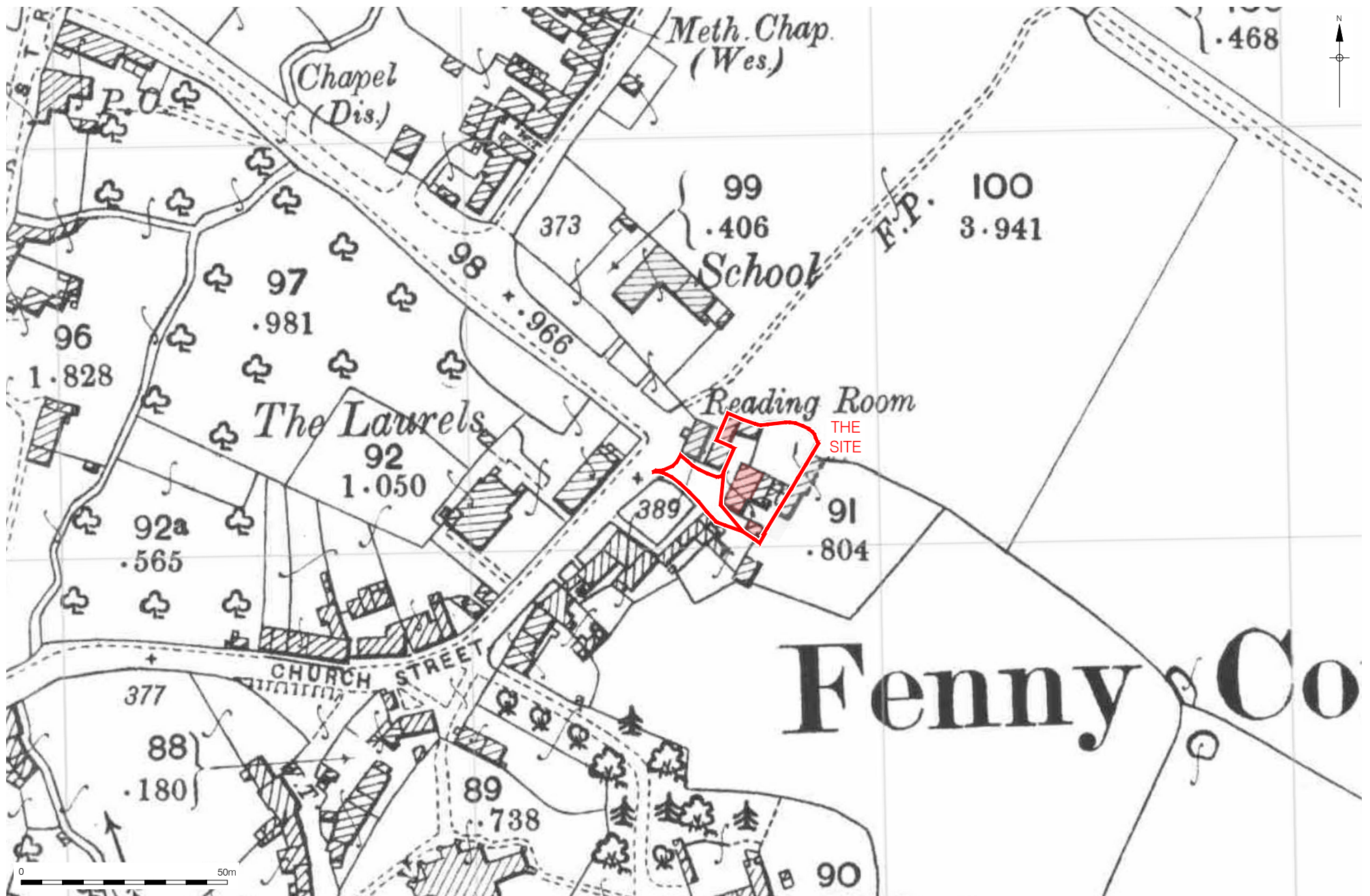


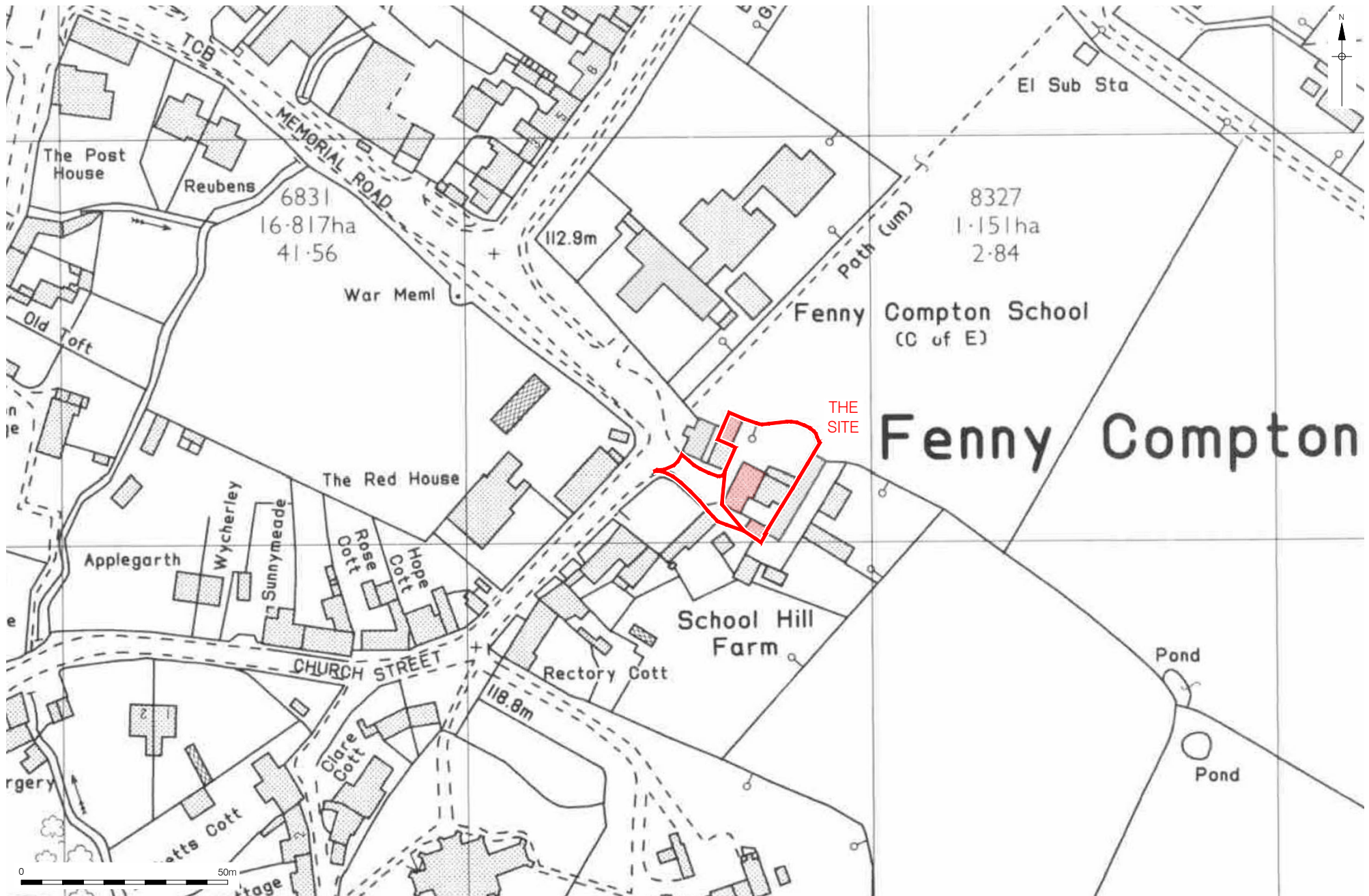
© Pre-Construct Archaeology Ltd 2017  
 12/12/17 HB; revised 18/12/17 JB

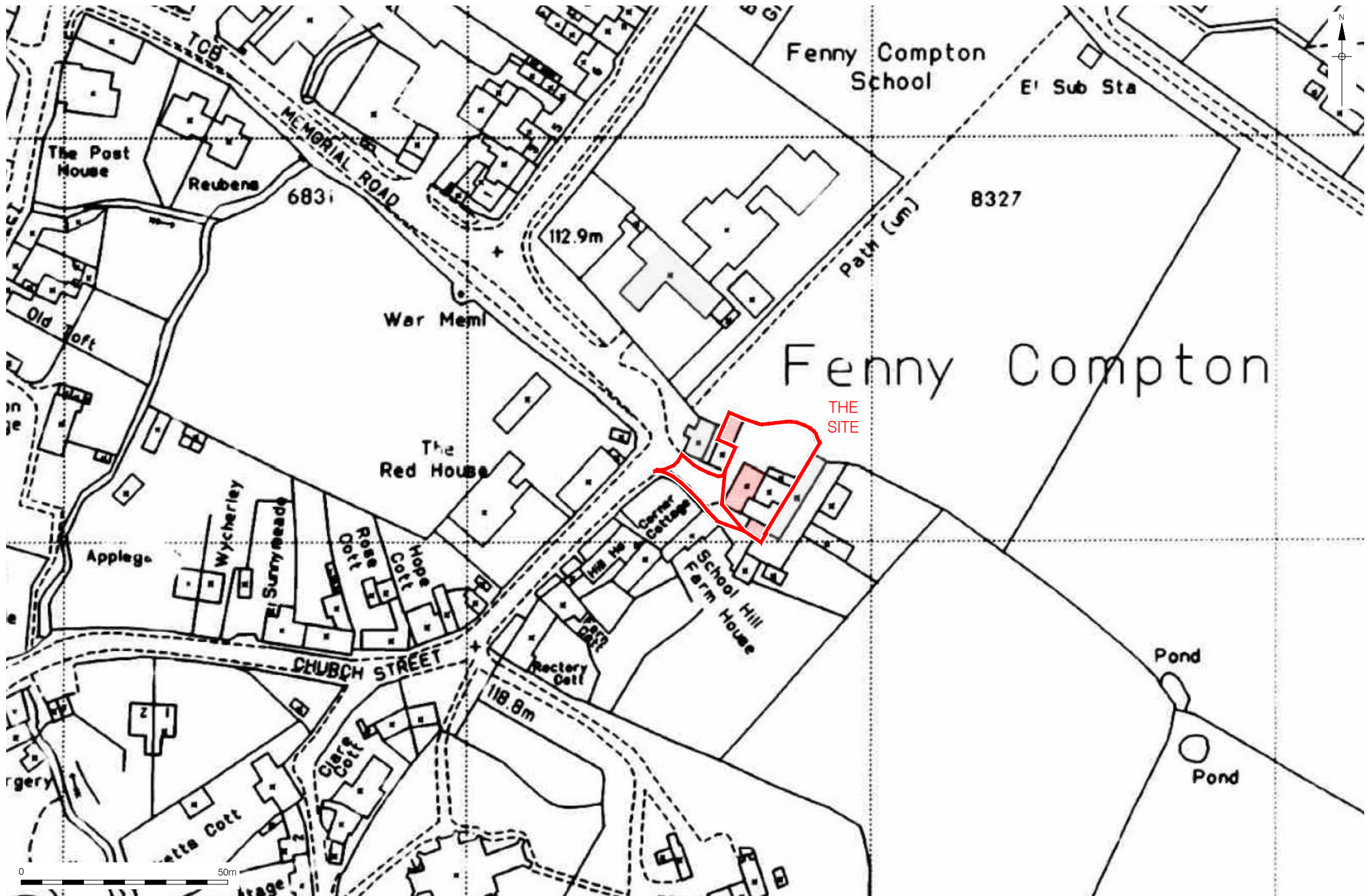
Figure 3  
 Reconstruction of Enclosure Award Map of Fenny Compton 1779  
 (Warwickshire County Record Office: QS 75/30)  
 approx 1:8,000 at A4











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 12/12/17 HB

Figure 8  
 Ordnance Survey, 1993  
 1:1,250 at A4



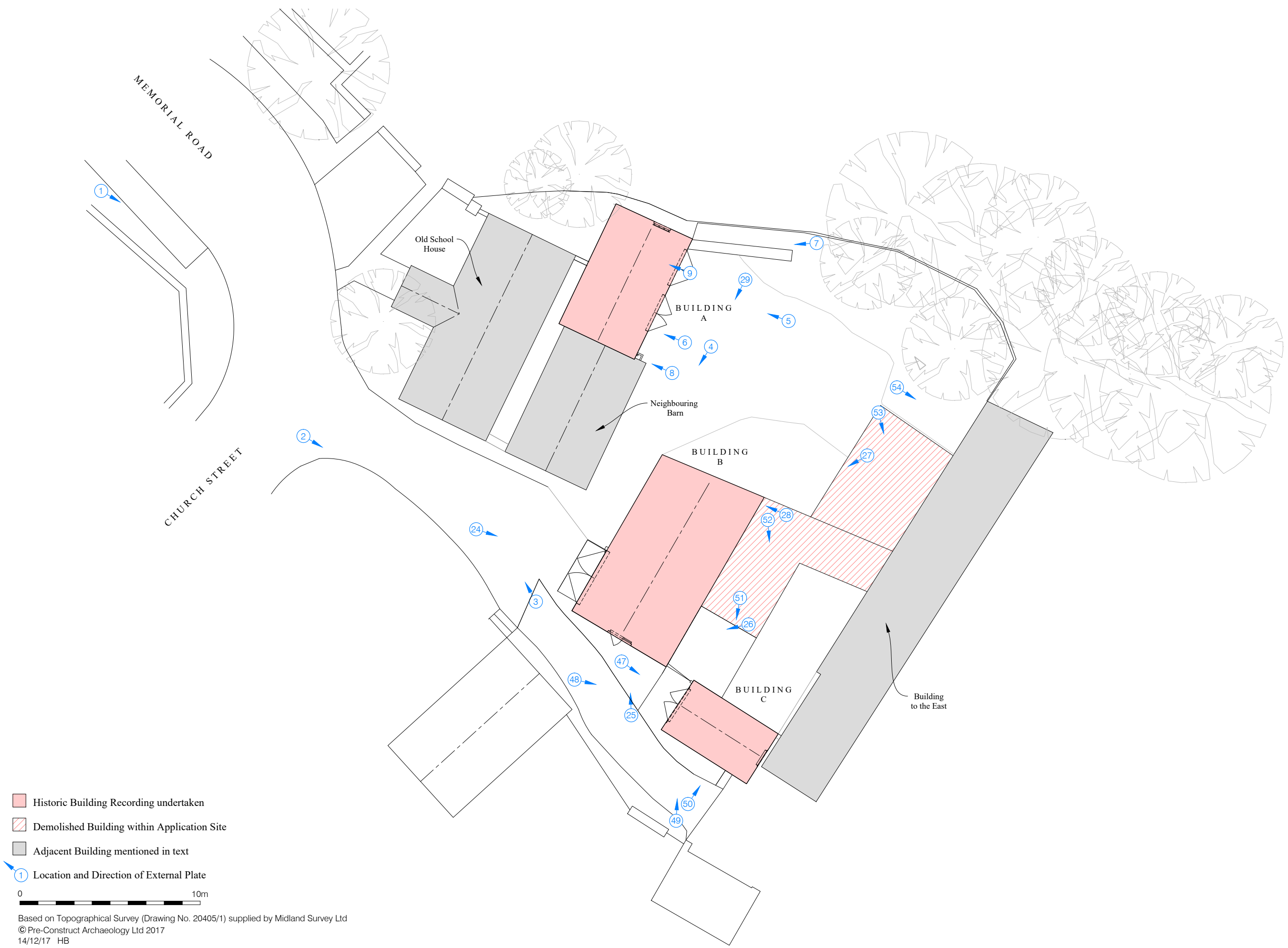


Figure 9  
Topographic Survey Plan and External Plate Locations  
1:200 at A3

Ground Floor Plan



First Floor Plan



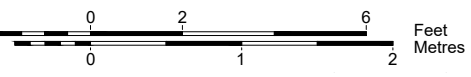
Based on Building A floor plan (Drawing No. 20405/3) supplied by Midland Survey Ltd  
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14/12/17 HB

Figure 10  
Ground & First Floor Plans of Building A  
1:50 at A3



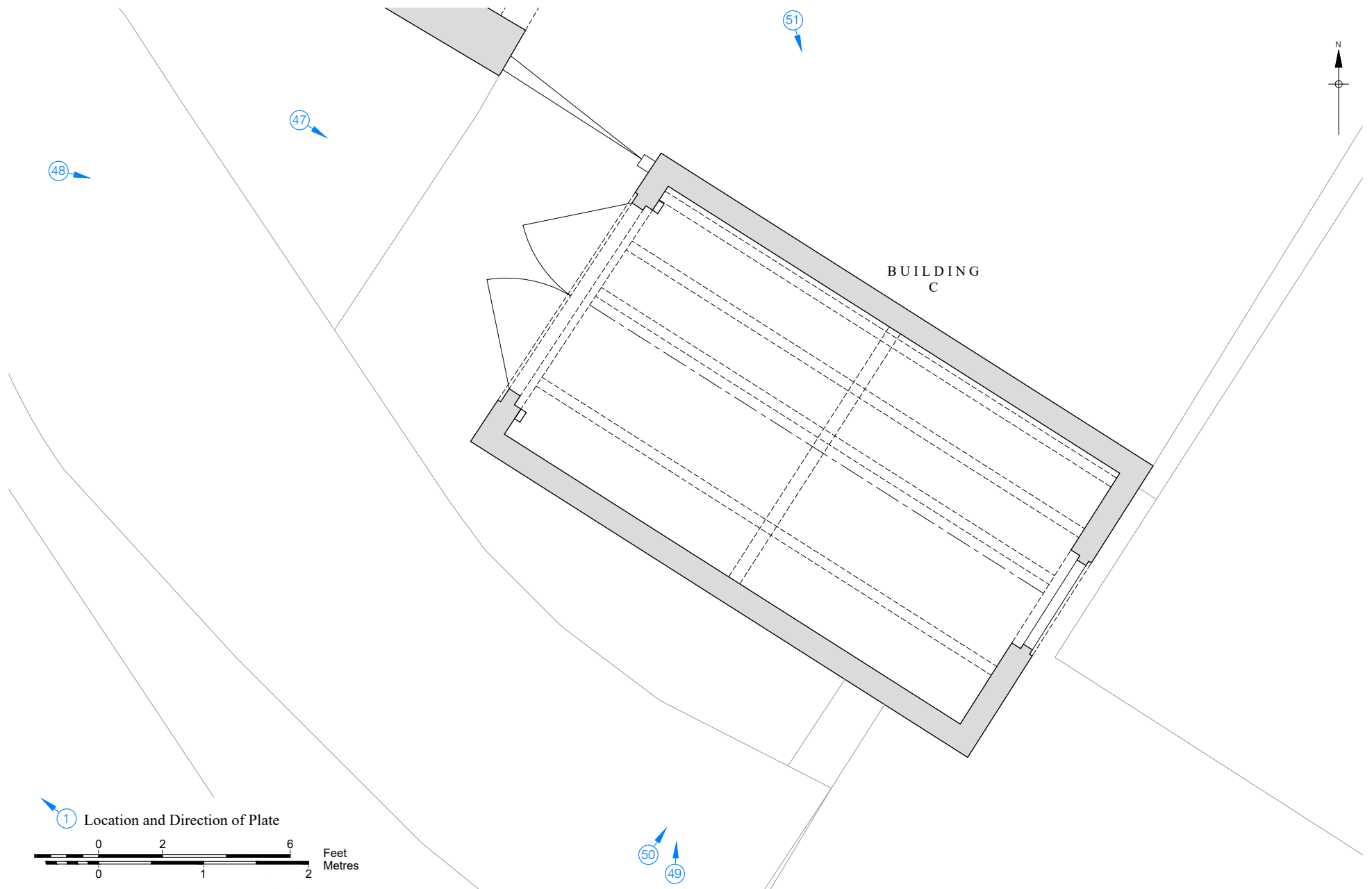
Demolished at time of recording

Location and Direction of Plate



Based on Building B floor plan (Drawing No. 20405/4) supplied by Midland Survey Ltd  
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14/12/17 HB

Figure 11  
Ground Floor Plan of Building B  
1:50 at A3



Based on Building C floor plan (Drawing No. 20405/6) supplied by Midland Survey Ltd  
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Figure 12  
 Ground Floor Plan of Building C  
 1:50 at A4



Historic Plate 1: Late 19<sup>th</sup>/early 20<sup>th</sup> century photograph of the 1890 Fenny Compton School (left), the former 1833 School (right) with Building B behind, looking east (viewpoint on Figure 2)



Historic Plate 2 1930s photograph of the 1890 Fenny Compton School (left), the former 1833 School (right) with Buildings A and B behind, looking east (© Warwickshire County Record Office) (viewpoint on Figure 2)



Historic Plate 3 1930s photograph of the former 1833 School (left) with Building A behind, looking north (© Warwickshire County Record Office) (viewpoint on Figure 2)



Historic Plate 4 Photograph taken on 21 August 1958 following flooding of the village showing the 1890 Fenny Compton School (left), the former 1833 School (right) and Buildings A and B behind, looking east (viewpoint on Figure 2)



Plate 1: 1833 school building (later Reading Room and now a house The Old School) with Building B behind (right), looking east (CSFS17 D100 (49)) (viewpoint on Figure 9)



Plate 2: 1833 school building (The Old School; left) with Building B behind (right), looking east from Church Street (CSFS17 D100 (53)) (viewpoint on Figure 9)

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Plate 3: South gables of 1833 school building (left) and neighbouring barn (outside the Site; right), looking north (CSFS17 D100 (55)) (viewpoint on Figure 9)



Plate 4: East elevation of barn (outside the Site) next to Building A (far right), looking south (CSFS17 D100 (77)) (viewpoint on Figure 9)

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Plate 5: East front elevation of Building A, looking west (CSFS17 D100 (78)) (viewpoint on Figure 9)



Plate 6: Hayloft door in the east front elevation of Building A, looking west (CSFS17 D100 (80)) (viewpoint on Figures 9 and 10)



Plate 7: East front (left) and north gable (right) elevations of Building A, looking west (CSFS17 D100 (125))  
(viewpoint on Figure 9)

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Plate 8: Detail of junction between neighbouring barn (outside the Site; left) and south gable of Building A, looking west (CSFS17 D100 (79)) (viewpoint on Figures 9 and 10)



Plate 9: North side of ground floor of Building A, looking west (CSFS17 D100 (83)) (viewpoint on Figures 9 and 10)

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Plate 10: North side of ground floor of Building A, looking west (CSFS17 D100 (87) (viewpoint on Figure 10)



Plate 11: Window and niche in north gable wall of Building A, looking north (CSFS17 D100 (86)) (viewpoint on Figure 10)



Plate 12: South side of ground floor of Building A, looking west (CSFS17 D100 (81)) (viewpoint on Figure 10)



Plate 13: North side of ground floor of Building A, looking north-west (CSFS17 D100 (88)) (viewpoint on Figure 10)



Plate 14: First floor joists in Building A, looking north (CSFS17 D100 (92)) (viewpoint on Figure 10)

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Plate 15: South end of the east wall of Building A, looking east (CSFS17 D100 (94)) (viewpoint on Figure 10)



Plate 16: Enclosed entrance to first floor ladder access, looking west (CSFS17 D100 (95)) (viewpoint on Figure 10)





Plate 17 : Ladder access from ground to first floor, looking west (CSFS17 D100 (101)) (viewpoint on Figure 10)

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Plate 18: South truss in first floor of Building A, looking south CSFS17 D100 (108) (viewpoint on Figure 10)



Plate 19: South gable of Building A, looking south (DSC\_2340) (viewpoint on Figure 10)

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Plate 20: South gable of Building A, looking south (DSC\_2339) (viewpoint on Figure 10)

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Plate 21: West end of south truss at first floor level in Building A, looking north-west (DSC\_2325)  
(viewpoint on Figure 10)

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Plate 22: North truss at first floor level in Building A, looking north (CSFS17 D100 (102)) (viewpoint on Figure 10)



Plate 23: Timber boarding along the north part of the east wall of Building A, looking east (CSFS17 D100 (115)) (viewpoint on Figure 10)



Plate 24: West (front) elevation of main barn (Building B), looking east (CSFS17 D100 (56)) (viewpoint on Figures 9 and 11)



Plate 25: South gable of main barn (Building B), looking north (CSFS17 D100 (59)) (viewpoint on Figures 9 and 11)



Plate 26: Rear entrance into main barn (Building B) from rear yard area, looking south-west (CSFS17 D100 (68)) (viewpoint on Figures 9 and 11)



Plate 27: East elevation and north gable of main barn (Building B), looking south-west (CSFS17 D100 (64))  
(viewpoint on Figures 9 and 11)

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Plate 28: North end of the east elevation of main barn (Building B), looking west (CSFS17 D100 (66))  
(viewpoint on Figures 9 and 11)

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Plate 29: North gable of main barn (Building B), looking south (CSFS17 D100 (76)) (viewpoint on Figure 9)



Plate 30: South internal gable wall in main barn (Building B), looking south (CSFS17 D100 (34)) (viewpoint on Figure 11)



Plate 31: Front west barn door in main barn (Building B), looking west (CSFS17 D100 (35)) (viewpoint on Figure 11)

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Plate 32: North side of front west barn door in main barn (Building B), looking north-west (CSFS17 D100 (38)) (viewpoint on Figure 11)

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Plate 33: North end of internal east wall, looking west (CSFS17 D100 (10)) (viewpoint on Figure 11)



Plate 34: North gable of the main barn (Building B), looking north (CSFS17 D100 (37)) (viewpoint on Figure 11)

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Plate 35: North gable wall in main barn (Building B), looking north (CSFS17 D100 (8)) (viewpoint on Figure 11)

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Plate 36: Corner of the north gable wall (left) and east wall (right), looking north-east (CSFS17 D100 (41))  
(viewpoint on Figure 11)

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Plate 37: Northern part of the east wall, looking east (CSFS17 D100) (viewpoint on Figure 11)

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Plate 38: North queen post truss in main barn (Building B), looking north (CSFS17 D100 (4)) (viewpoint on Figure 11)



Plate 39: West end of north queen post truss in main barn (Building B), looking north (CSFS17 D100 (3)) (viewpoint on Figure 11)

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Plate 40: East end of north queen post truss in main barn (Building B), looking north (CSFS17 D100 (5)) (viewpoint on Figure 11)



Plate 41: East end of north tie-beam in main barn (Building B), looking north (CSFS17 D100 (7)) (viewpoint on Figure 11)

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Plate 42: South queen post truss in main barn (Building B), looking north-east (CSFS17 D100 (26))  
(viewpoint on Figure 11)



Plate 43: South queen post truss in main barn (Building B), looking north-west (CSFS17 D100 (27))  
(viewpoint on Figure 11)

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Plate 44: South queen post truss in main barn (Building B), looking north (CSFS17 D100 (29)) (viewpoint on Figure 11)



Plate 45: East end of south queen post truss in main barn (Building B), looking north (CSFS17 D100 (28)) (viewpoint on Figure 11)

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Plate 46: West end of south queen post truss main barn (Building B), looking north (CSFS17 D100 (30)) (viewpoint on Figure 11)



Plate 47: West gable elevation of Building C, looking east (CSFS17 D100 (60)) (viewpoint on Figures 9 and 12)

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Plate 48: West gable elevation of Building C, looking east (CSFS17 D100 (61)) (viewpoint on Figures 9 and 12)



Plate 49: South elevation of Building C, looking north (CSFS17 D100 (62)) (viewpoint on Figures 9 and 12)

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Plate 50: South elevation of Building C, looking north (CSFS17 D100 (63)) (viewpoint on Figures 9 and 12)



Plate 51: North elevation of Building C, looking south (CSFS17 D100 (70)) (viewpoint on Figures 9 and 12)



Plate 52: Building C (right) and west elevation of buildings to the east, looking south (CSFS17 D100 (71)) (viewpoint on Figure 9)



Plate 53: West elevation of the building to the east, looking east (CSFS17 D100 (73)) (viewpoint on Figure 9)

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Plate 54: North end of the west elevation of the building to the east, looking east (CSFS17 D100 (74))  
(viewpoint on Figure 9)

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