



CHARITY HALL, LONG LANE, FOWLMERE, CAMBRIDGESHIRE – PHASE 2

HISTORIC BUILDING RECORDING



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August 2014



CHARITY HALL, LONG LANE, FOWLMERE CAMBRIDGESHIRE – PHASE 2 HISTORIC BUILDING RECORDING

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Site Code	ECB 4260	NGR	TL 4208 4593
Planning Ref.	S/2296/13/FL	OASIS	britanni1-187276
Approved By	Matthew Adams	Date	August 2014



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Abstract

In August 2014, Britannia Archaeology Ltd (BA) undertook a Historic Building Recording on a 19th century barn at Charity Hall, Long Lane, Fowlmere, Cambridgeshire (NGR TL 4208 4593), prior to its demolition ahead of the construction of a new dwelling and carport.

The site appears to have remained largely free from development or intrusive ground works until the 19th century. The construction of the barn spans two distinct late 19th century phases with a multitude of later 20th additions and repairs evident throughout the building. The barn structure does contain some of its original features such as clay batt walls in one section and traditional joined softwood frame typical of 19th century construction.



1.0 INTRODUCTION

In August 2014, Britannia Archaeology Ltd (BA) undertook a Historic Building Recording on a 19th century barn at Charity Hall, Long Lane, Fowlmere, Cambridgeshire (NGR TL 4208 4593), prior to its demolition ahead of the construction of a new dwelling and carport.

The site appears to have remained largely free from development or intrusive ground works until the 19th century. The barn has been extensively added to and repaired since its construction but the structure does contain some of its original features such as clay batt walls in one section and traditional joined softwood frame with 'K' trusses in another section.

The work was conducted in accordance with a design Brief issued by Cambridgeshire County Council Historic Environment Team (CCC HET) and a Written Scheme of Investigation by BA (dated August 2014) and approved by CCC HET.

2.0 SITE DESCRIPTION (Figs. 1 & 2)

Fowlmere is a small village situated 14.5km south west of Cambridge. The site is located 280m north west of the centre of Fowlmere. It lies at a height of 25m AOD and is bounded to the north by Cassander Close and to the east and south by residential buildings, (Fig. 1).

Both Charity Hall and the barn are believed to be of 19th century date. The barn is situated in the grounds of Charity Hall and is due to be demolished in advance of the future development. As a former farmyard the site still retains much of the character associated with this use which is an important element of the character of the village, although the connection with any former agricultural land has long since been lost.

The barns that are subject to the recording are adjacent to Charity hall and are set in a farmyard configuration set back from High Street. The barns consist of two relatively modern outbuildings, one of which is 20th century while behind that lies the main barn which is 19th century in origin.

At the time of writing the British Geological Survey had no records of the superficial geology for the area. The bedrock geology comprises Holywell nodular chalk formation which was formed in the late cretaceous period around 93.9 to 100.5 million years ago (BGS, 2014).

3.0 PLANNING POLICIES

The archaeological investigation was carried out on the recommendation of the local planning authority, following guidance laid down by the National Planning and Policy Framework (NPPF, DCLD 2012) which replaces Planning Policy Statement 5: Planning for the Historic Environment (PPS5, DCLG 2010). The relevant local planning policy is contained the South Cambridgeshire Local Plan; 2013 Policy Chapter 6.



3.1 National Planning Policy Framework (NPPF, DCLG March 2012)

The NPPF recognises that 'heritage assets' are an irreplaceable resource and planning authorities should conserve them in a manner appropriate to their significance when considering development. It requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. The key areas for consideration are:

- The significance of the heritage asset and its setting in relation to the proposed development;
- The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance;
- Significance (of the heritage asset) can be harmed or lost through alteration or destruction, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification;
- Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred;
- Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

3.2 South Cambridgeshire Local Plan; 2013 Policy Chapter 6.

The South Cambridgeshire Local Plan replaces the existing Local Development Framework and Chapter 6 deals specifically with safeguarding heritage assets. The key areas for consideration in relation to archaeology and development are:

6.53 Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, developers must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.54 Prospective developers should contact the County Council's Historic Environment Team for information to establish whether there is known or potential archaeological interest and the need for investigation and evaluation at an early stage.

4.0 ARCHAEOLOGICAL BACKGROUND

4.1 Archaeological/Historical Sources

The following archaeological background utilises the Cambridge County Council Historic Environment Record (NHER) and Record Office (1km search centred on the site), English Heritage PastScape (www.pastscape.org.uk), and the Archaeological Data Service (www.ads.ahds.ac.uk) (ADS).



There are 75 entries held in the CHER that lie within the 1km search radius. The majority of entries relate to listed buildings in the village of Fowlmere which predominantly date from the 18th century. The Parish Church of St Mary (DCB6757) lies 160m to the east of the site. The church has an early 12th century nave and chancel with rebuilding taking place later in the 13th century. Rebuilding and restoration work continued through the medieval and post medieval periods and into the modern period culminating with restorations in 1869 and 1956.

One record (MCB16309) relates to a series of Saxo-Norman – Medieval enclosures 30m to the north east of the site. An evaluation revealed a number of well-preserved archaeological features almost exclusively medieval in date. The remains comprised ditches, pits and postholes. Six areas were opened up for excavation and a large ditch dating to the 9th – 11th centuries was encountered. Finally a late Saxon double ditched enclosure with a western entrance 9m wide produced finds of an early medieval date including a bone clamp and some disarticulated human bone possibly ritually deposited.

Approximately 125m to the north of the site another evaluation (MCB16310) revealed further medieval features. Subsequent excavations encountered large rubbish pits and a well containing large quantities of animal bone. An abandoned late medieval/early post medieval well contained a large assemblage of horse bones representing at least 15 individuals, interpreted as being knackers waste.

The earliest record relates to a find (11694) 470m south east of the site, where a very large Palaeolithic patinated flint scraper was excavated in the garden of 74 Chapel Lane in 1993. Other prehistoric finds were recovered from the area (MCB16114, 04028) and include collections of flint cores, blades and scrapers.

The Bronze Age is represented by a number of cropmarks (08761) 800m to the north west of the site, a ring ditch interpreted as barrow with a central anomaly and other associated enclosures.

The Iron Age is represented by a single series of excavations (11138A) which revealed a small Iron Age ditch approximately 280m east of the site. The only Roman record returned by the CHER relates to a coin from a finds spot (MCB161115) encountered during digging prior to building works, identified as Radiate of Postumus (AD259 – 268).

4.2 Previous Archaeological Work

On the 21st May 2014, Britannia Archaeology Ltd (BA) undertook a programme of archaeological monitoring and recording at Charity Hall during the excavation of foundation trenches and other intrusive ground works associated with the construction of a new retaining wall, boundary wall and carport. The site appeared to have remained largely free from development or intrusive ground activity (Brook, M. 2014).

The remains of a construction cut associated with the 19th century barn still present on the site was encountered at the eastern end of the new retaining wall foundation trench, adjacent to the existing barn. Despite the potential for medieval and post medieval archaeology on the site no other archaeological finds or features were present.

5.0 PROJECT OBJECTIVES

The research objectives for the project were in line with those laid out in *Research and Archaeology Revisited: a revised framework for the East of England*, East Anglian Archaeology Occasional Paper 24 (Medlycott, 2011).

Project objectives covered the following:

- To recover as much information as possible on the extent, date, phasing, character, function, status and significance of the site.

6.0 METHODOLOGY

The CCC HET brief required recording in accordance with English Heritage Guidance Level 2. The interior and exterior of the building was to be viewed, described and photographed. The report was to include conclusions regarding the buildings development and use.

7.0 DESCRIPTION OF RESULTS (Figs. 2, 3 & 4)

External Building Description (Fig. 3)

The barn is a single storey; roughly rectangular structure orientated NNW to SSE and comprises two distinct parts. The southern third is formed by a smaller building measuring 4.07m x 3.20m which is rendered to the front and sides and weather boarded to the rear. The northern two thirds is formed by the main structure measuring 13.97m x 4.62m and comprises a largely timber-framed barn built off a gault brick plinth. This section is also weather boarded. Both ranges rise to gabled roofs of fairly shallow pitch, all clad in grey slate.

Southern Aspect

The south facing elevation consists primarily of the small building gable end wall which is rendered and painted white. A three-light timber casement is located in the centre of the wall (DP. 2). Approximately half of the southern elevation of the large timber building is also exposed where the smaller building joins it. Only grey/black weather boarding is visible and the brick plinth is obscured by the higher ground level.

Eastern Aspect

The eastern elevation comprises the long section of both parts of the structure (DP. 5). The larger building to the north is clad in grey/black weatherboarding with a small area of brick plinth visible at the northern end (DP. 6). A two-light casement (lacking glass) is present near the centre and base of the structure and the grey slate roof pitches down to the east. The smaller building to the south is set back from the main building wall by 1.28m and joins the larger structure with a lower roof elevation. It is similarly

constructed of brown weather boarding and contains a double pane window at its northern end, close to the join with the main barn (DP. 2). The roof is also of well-maintained grey slate and pitches down to the east.

Western Aspect

The western elevation also comprises the long section of the structure with the both parts sitting flush along the full length. The larger barn to the north maintains the same façade as the eastern aspect; however the brick plinth is exposed along the full length to a height of around 1.00m (DP. 3). The grey slate roof is reasonably well-maintained and pitches down to the west along its length. A fairly large doorway with overlight is present around 2.00m from its southern end where it joins the smaller barn (DP. 4). A smaller single paned window is located equidistant from the door to the southern building and rests on top of the brick plinth. Another small window is similarly located between the door and the northern end of the barn

The smaller barn to the south is rendered and heavily painted white, though the underlying coursed clay lump is visible. There is a small door located in the centre (DP. 1). The grey slate roof is at a lower elevation to the adjacent large barn and pitches to the west along its length. Modern security lights and guttering are present.

Northern Elevation

The northern elevation consists entirely of the larger barn gable end. Approximately 0.50m of brick plinth is visible and the remaining structure comprises old weatherboard turned green with algae or moss. A large aperture pierces the elevation at high level. It now contains a window with two vertical panes, but perhaps originally formed a loading aperture (DP. 7).

Internal Structure & Features (Fig. 4)

The smaller barn's original roof structure is still largely present however parts of it have been supplemented by ceiling joists and tie beams to prevent the 'spread' of the front and rear walls. The front and side walls are constructed of clay batt with a cement and sand render placed over the original lime plaster (DP. 10). The three-light casement is located in the centre of the northern wall and also appears to have been supplemented with modern additions and has a slightly moulded frame and catches and stays with scrolled ends (DP. 9). The doorway from the exterior contains a six-panel door with slender strap hinges with round finials. The rear of the building appears to be relatively new, with a concrete block plinth and associated stud wall and weatherboarding. Hardboard panelling to the internal walls and ceiling conceals the underlying fabric. Evidence of extensive internal and structural alterations and repairs is present throughout the building.

The larger barn is of slender softwood construction following a primary-braced system of studwork over the brick dwarf wall, with the weatherboarding visible to the rear. In some areas horizontal boarding has been applied and the entire south wall is weatherboarded. Evidence suggests this range was originally utilised as a livestock shed or for storage, and the original brick floor appears to survive, overlaying the natural chalk (DP. 11).

The roof has been somewhat altered though retains a single original truss of typical 19th century double-framed construction (DP. 12). It is of king-post form and comprises a straight tie-beam with the king post shouldered at the head and base, and secured with a coach bolt through the tie-beam. Raking struts rise to the principal rafters and there is a single purlin in each pitch, over which the common rafters ride to a ridgeboard at the apex.

Cartographic Sources (Fig. 5)

The smaller barn first appears in the cartographic sources from 1886 and represents the primary phase of the building development. The larger barn first appears in the cartographic sources in 1903, placing its construction date between 1887 and 1903. The 1903 map also shows the outline of the wing to the north east corner of the barn.

8.0 DISCUSSION & PHASING

The site appears to have remained largely free from development or intrusive ground works until the late 19th century. The construction of the barn spans two distinct late 19th century phases with a multitude of later 20th additions and repairs evident throughout the building.

Phase one comprises the construction of the smaller barn prior to 1886, but after the 1830's as indicated by its absence on the Tithe Map.

Phase two relates to the construction of the large barn between 1886 and 1903 which was added to the northern end of phase one construction. The land immediately to the north and east sides of the large barn act as a retaining wall for the structure. The brick plinth is only fully evident in the western elevation, which would suggest that the land was carved out from the hill and the excess material subsequently back filled along the rear and sides.

Numerous minor repair and alteration phases during the 20th century are evident in the building fabric, especially on the internal structure.



9.0 ACKNOWLEDGEMENTS

Britannia Archaeology Ltd would like to thank Mrs Zoe Kenworthy and Mr Timothy Kenworthy of Heathland Developments LTD, for commissioning the project.

We are also grateful to Andy Thomas of Cambridgeshire County Council Historic Environment Team for his time, help and advice.



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Archaeological Data Service (ADS) www.ads.ahds.ac.uk

English Heritage National List for England
www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england

DEFRA Magic <http://magic.defra.gov.uk/website/magic>



APPENDIX 1 OASIS SHEET (Copied from the OASIS website)

britanni1-187276

Project details

Project name Charity hall, Long Lane, Fowlmere, Cambridgeshire
Short description of the project Historic Building Recording level 2 In August 2014, Britannia Archaeology Ltd (BA) undertook a Historic Building Recording on a 19th century barn at Charity Hall, Long Lane, Fowlmere, Cambridgeshire (NGR TL 4208 4593), prior to its demolition ahead of the construction of a new dwelling and carport. The site appears to have remained largely free from development or intrusive ground works until the 19th century. The construction of the barn spans two distinct late 19th century phases with a multitude of later 20th additions and repairs evident throughout the building. The barn structure does contain some of its original features such as clay batt walls in one section and traditional joined softwood frame typical of 19th century construction.

Project dates Start: 22-08-2014 End: 22-08-2014

Previous/future work Yes / Yes

Any associated project reference codes ECB 4260 - Related HER No.

Type of project Building Recording

Site status Listed Building

Current Land use Residential 1 - General Residential

Monument type BARN Post Medieval

Significant Finds NONE None

Methods & techniques "Annotated Sketch", "Photographic Survey", "Survey/Recording Of Fabric/Structure"

Prompt Direction from Local Planning Authority - PPG16

Project location

Country England

Site location CAMBRIDGESHIRE SOUTH CAMBRIDGESHIRE FOWLMERE

Charity Hall, Long Lane, Fowlmere, Cambridgeshire

Postcode SG87TA

Study area 0 Square metres

Site coordinates TL 4208 4593 52.0930118617 0.0742248901783 52 05 34 N
000 04 27 E Point

Height OD / Depth Min: 25.00m Max: 25.00m

Project creators

Name of Organisation Britannia Archaeology Ltd

Project brief originator Local Authority Archaeologist and/or Planning

Authority/advisory body

Project design Martin Brook

originator

Project Martin Brook

director/manager

Project supervisor Martin Brook

Type of Developer

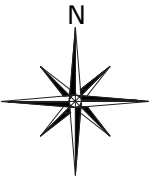
sponsor/funding body


Name of Heathland Developments LTD

sponsor/funding body



Project archives	
Physical Archive Exists?	No
Digital Archive recipient	CCCAS
Digital Contents	"Survey"
Digital Media available	"Database","GIS","Images raster / digital photography","Images vector","Spreadsheets","Survey","Text"
Paper Archive recipient	CCCAS
Paper Contents	"none"
Paper Media available	"Drawing","Map","Photograph","Report","Survey "
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Charity Hall, Long Lane, Fowlmere, Cambridgeshire
Author(s)/Editor(s)	Brook. M
Other bibliographic details	R1064
Date	2014
Issuer or publisher	Britannia Archaeology LTD
Place of issue or publication	Stowmarket, Suffolk



	Site Boundary	
NGR:	TL 4208 4593	REPORT NUMBER: 1064

PROJECT:
CHARITY HALL, LONG LANE,
FOWLMERE, CAMBRIDGESHIRE

CLIENT:
ZOE KENWORTHY

DESCRIPTION:
SITE LOCATION & PROPOSED
DEVELOPMENT PLAN

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PLOT: A3	APPROVED: MB	VERSION: 01
DATE: AUG 2014	AUTHOR: TPS	FIGURE: 01

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	Digital Photo Location	
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CLIENT: ZOE KENWORTHY		
DESCRIPTION: DIGITAL PHOTO LOCATION		
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SCALE: 1:250	0  10m	
PLOT: A3	APPROVED: MB	VERSION: 01
DATE: AUG 2014	AUTHOR: MCA	FIGURE: 02



DP1, Pre-1886 Barn, West Elevation, Looking East



DP2, Barn & Post-1886 Barn to Rear, South & East Elevation, Looking North-West



DP3, Barn, West Elevation, Looking South-East



DP4, Pre-1886 Barn, West Elevation, Looking East



DP5, Barn, East Elevation, Looking East



DP6, Barn, East Elevation, Looking South-West



DP7, Barn, North Elevation, Looking South-East

		Site Boundary	
NGR: TL 4208 4593		REPORT NUMBER: 1064	
PROJECT: CHARITY HALL, LONG LANE, FOWLMERE, CAMBRIDGESHIRE			
CLIENT: ZOE KENWORTHY			
DESCRIPTION: EXTERIOR DIGITAL PHOTOS			
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PLOT: A3		APPROVED: MB	
DATE: AUG 2014		AUTHOR: MCA	
		VERSION: 01	
		FIGURE: 03	



DP8, Main Door, Looking West



DP9, Internal Window, Looking South



DP10, Internal Wall, Looking West



DP11 Post-1886 Barn, Internal Eastern Wall, Looking North-East

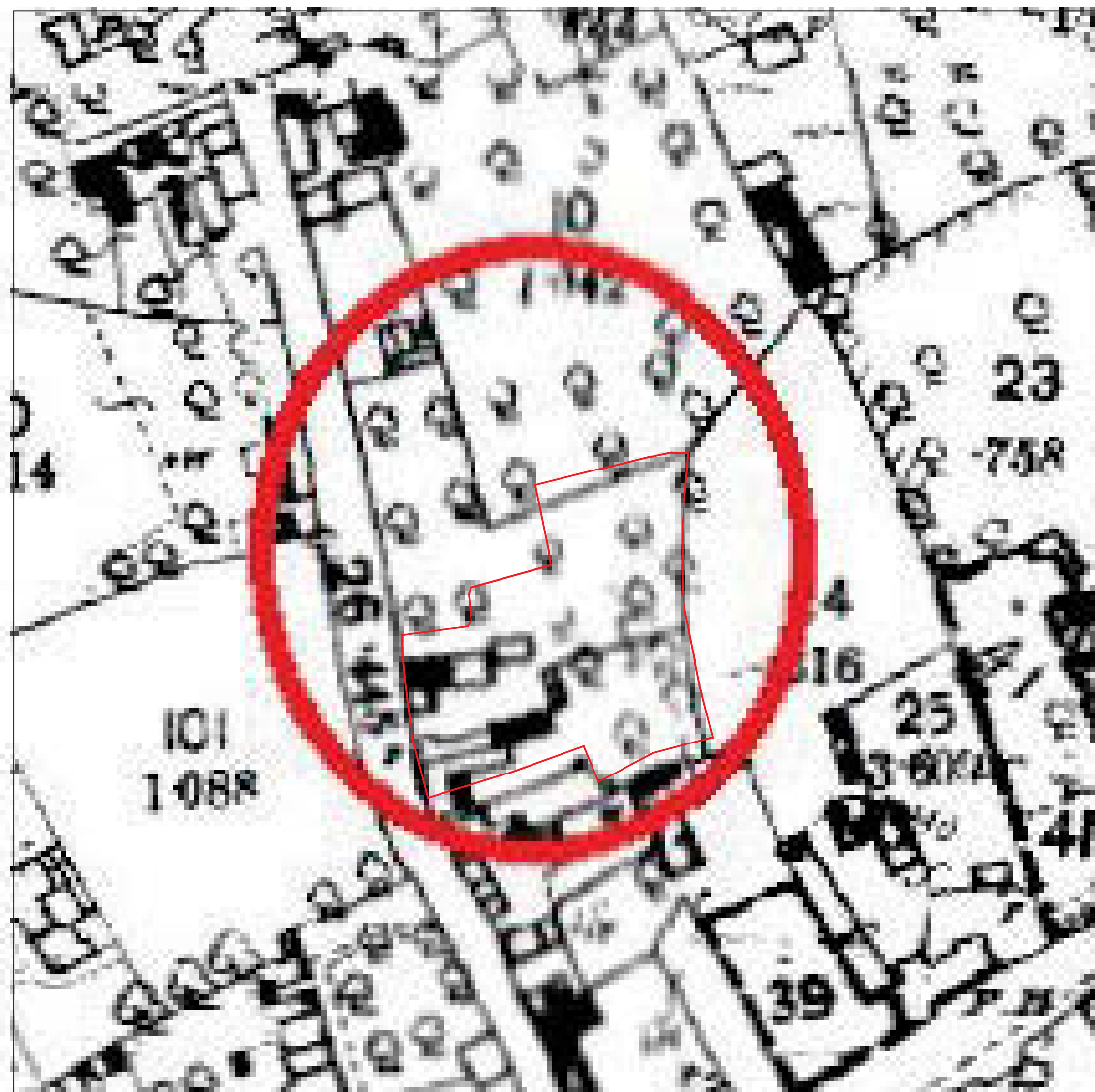


DP12 Post-1886 Barn, King-post Truss, Looking North



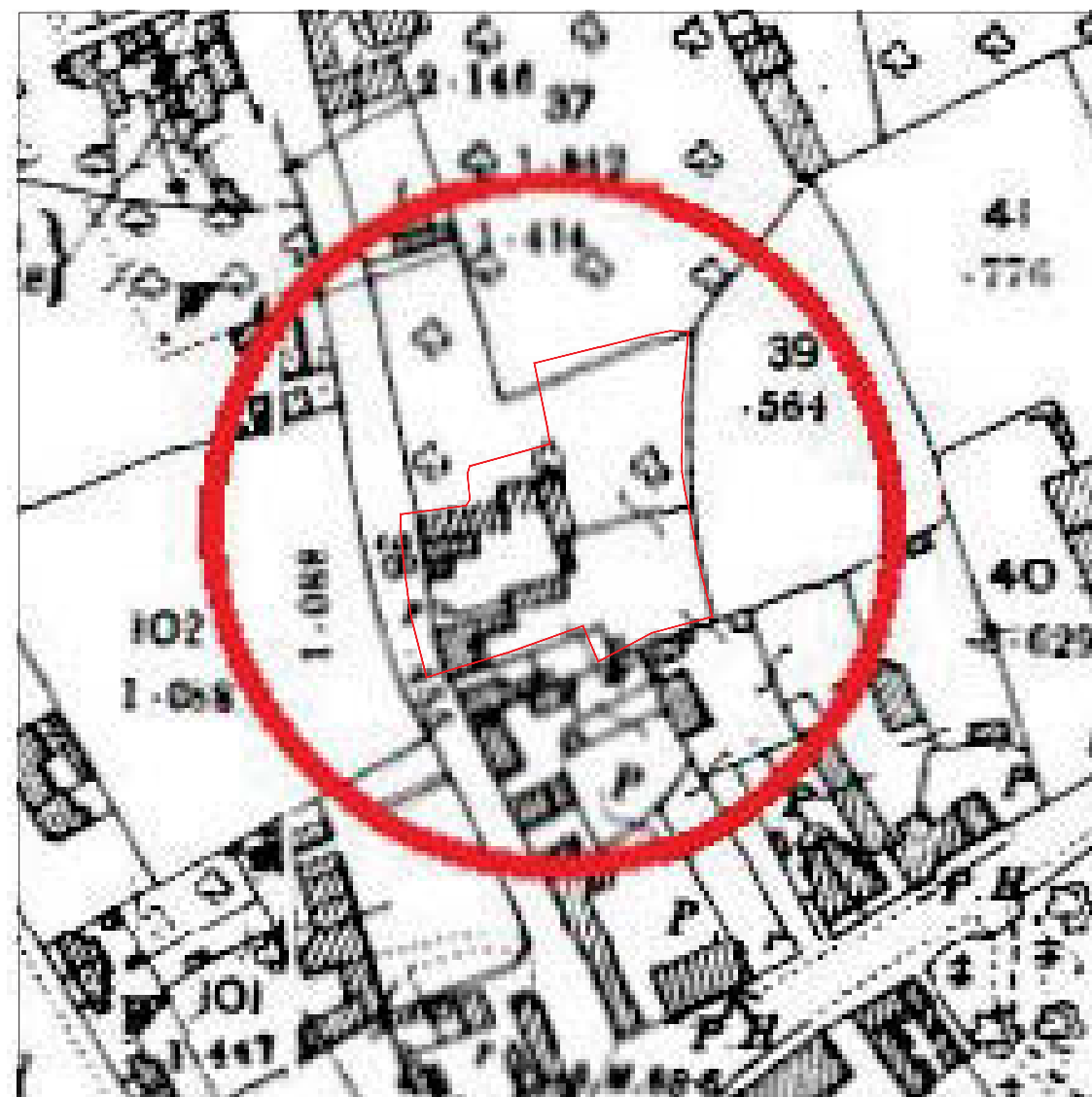
DP13, Post 1886 Barn, Internal Shot, looking South

 Site Boundary		
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PROJECT: CHARITY HALL, LONG LANE, FOWLMERE, CAMBRIDGESHIRE		
CLIENT: ZOE KENWORTHY		
DESCRIPTION: INTERIOR DIGITAL PHOTOS		
BRITANNIA ARCHAEOLOGY LTD  115 OSPREY DRIVE, STOWMARKET, SUFFOLK IP14 5UX T: 01449 763034 E: info@britannia-archaeology.com W: www.britannia-archaeology.com		
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DATE: AUG 2014	AUTHOR: MCA	FIGURE: 04

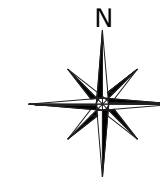


1886-1887 1:2500 Cambridgeshire & Isle of Ely
Ordnance Survey Map

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1903 1:2500 Cambridgeshire & Isle of Ely Ordnance
Survey Map



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CLIENT: ZOE KENWORTHY			
DESCRIPTION: HISTORICAL MAPS			
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