

**Ted's Barn
Welton Fields Farm
Welton
Northamptonshire**
HISTORIC BUILDING RECORDING



EXPERTISE WHERE YOU NEED IT

Archaeology Warwickshire Report No 1878

November 2018



*Working for
Warwickshire*

Project: Ted's Barn, Welton Fields Farm, Welton,
Northamptonshire

Commissioned by: Grant Topham

Project Report No: 1878

Site Code: NTB17

Planning Reference: DA/2014/0791

Planning Authority: Daventry District Council

Planning Archaeologist: Liz Mordue

National Grid Reference: SP 5856 6727

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Farm, Welton, Northamptonshire.*
Archaeology Warwickshire Report 1878.



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CONTENTS

	Summary	3
1	Introduction	4
2	Site Location	5
3	Archaeological and Historical Background	6
4	Objectives and Methods	8
5	Results	9
6	Conclusions	14
	Acknowledgements	15
	References	16

APPENDICES

A	Full photographic catalogue of digital images in archive	17
B	Oasis Form	21

PHOTOGRAPHS

1	View south-west along the north side of the early range	22
2	Entrance in west wall of granary (Room 3)	22
3	South wall of granary (Room 3) looking south-west	23
4	South wall of barn (Room 4) showing full height central door onto yard	23
5	Brick floor in barn (Room 4) showing differences in the floor between the central threshing area and side storage areas	24
6	The roof structure in the threshing barn (Room 4)	24
7	West wall in Room 4 showing former upper floor level marked by different paint colours and connecting door to Room 3	25
8	View into former cart shed (Room 5)	25
9	East wall of Room 6 showing feeding trough, hay rack and blocked opening	26
10	Door in north wall of Room 6 showing joints in the stonework	26
11	View into cart shed (Room 7) from open east end	27
12	View east into western shelter shed (Room 1) showing the open east side and feed troughs along west wall	27
13	Detail of brick floor and drainage channel in Room 1	28

14	North wall of Room 2 and the blocked doorway into the original range	28
15	Eastern range viewed from the yard (Rooms 8 and 9)	29
16	South wall of Room 8, a later insertion to create a small store room (Room 9) on the south end of the east range	29
17	Blocked doorway in east wall of Room 9	30
18	Sandstone block foundation below the east wall of Room 9	30
19	Purlins visible on the south gable wall of eastern range 9	31

FIGURES

1	Location of the site and Historic Environment information
2	Plan of buildings with phasing and locations of exterior photographs
3	Plan of buildings with phasing and locations of interior photographs

SUMMARY

Historic Building Recording was carried out ahead of the conversion of a range of former farm buildings at Welton Fields Farm, Welton, Northamptonshire, on behalf of Grant Topham.

Historic England Level 2 recording of the site revealed a complex of farm buildings of at least three phases with the earliest phase a stone-built threshing barn with associated cart sheds and storage buildings. This was extended during the later 19th century with brick-built ranges added to form a U-shaped layout with a yard on the south side of the original barn.

The layout has been little altered since at least the end of the 19th century, although part of the west range was rebuilt and the southern sections of both the eastern and western ranges shown on the Ordnance Survey First Edition (1885) were removed during the later 20th century.

1 INTRODUCTION

- 1.1 Archaeology Warwickshire has been commissioned to undertake an historic building record of Ted's Barn, Welton Fields Farm, Welton, Northamptonshire, NN11, 2LH, before the buildings are converted to residential use. The fieldwork was carried out in September 2018. This report presents the results of that work. The project archive will be store with Archaeology Warwickshire under site code NTB17 until a Northamptonshire depository becomes available.

- 1.2 The work was carried out in accordance with the agreed Written Scheme of Investigation (Archaeology Warwickshire 2018) and in line with *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) and the *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014).

2 SITE LOCATION

- 2.1 Welton Fields Farm is a U-plan range of traditional agricultural buildings; Ted's Barn is the name given to the barn itself within the complex. There is no farmhouse at the site and the Godfrey-Payton sales document suggests it belonged to Welton Lodge Farm, to the east. The site is located approximately one kilometre north-north-east of the village of Welton in the parish of the same name and is centred on National Grid Reference SP 5856 6727 (Fig 1).
- 2.2 The geology of the site is Charmouth Mudstone Formation – Mudstone Sedimentary bedrock, overlain by Oadby Member Diamicton – Sand and Gravel deposits (British Geological Survey 2018).
- 2.3 Welton Fields Farm sits within a gently undulating landscape, lying at 130m OD.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 The following is based on a search area with a 500m radius from the centre of the site, using sources within the Northamptonshire Historic Environment Record.
- 3.2 There is probable evidence of later prehistoric activity 350m to the north of the Welton Fields Farm (hereafter known as the site or development site) evidenced by cropmark enclosures, pits and a hut circle (MNN 136840; 131023). Another cropmark (MNN 18804; ENN 4428) to the south of these cropmarks and closer to the site is unclassified and has unknown origins.
- 3.3 The Portable Antiquities Scheme (PAS) reports the finding of an incomplete cast copper-alloy socketed spearhead tip (MNN 148746, (possible site of Bronze Age activity MNN 161386)) from the late Neolithic/ early Bronze Age, from the vicinity of Welton Lodge Farm, recorded on the HER 420m to the east of the development site. The spearhead was found during metal detecting before 2003 (ENN 106439).
- 3.4 The site is a little over a kilometre from Watling Street, a former Roman road, and today the A5. There are no documented finds within the search area that relate to Roman activity.
- 3.5 Domesday records the site of Ted's Barn lying within the medieval parish of Welton within the Hundred of Gravesend, held by Osbern (of *Neuf-marche*). It was assessed at 3.2 Geld units in 1086 with 10 households (<http://opendomesday.org>).
- 3.6 The site is within the open fields of Welton and there are surviving ridge and furrow cultivation earthworks within the surrounding landscape (MNN 132795). Aerial photographs show ridge and furrow earthworks within fields adjacent to Welton Fields Farm.
- 3.7 The PAS reports medieval finds from within the search area, recovered during metal detecting (ENN 106441) from fields to the south of Welton Fields Farm: a worn pin from a medieval copper-alloy buckle and a cast lead artefact, possibly a medieval pilgrim badge recovered in January 2003; and the nearby find of medieval to late medieval copper alloy buckle (MNN 148560) reported in October 2004.

- 3.8 The PAS reports further undated finds from within the search area including a possible purse of unknown date (MNN 148559) and a post-medieval hooked tag (MNN 152433).
- 3.9 The construction date of the traditional farm buildings at Welton Fields Farm is not known but they are not shown on the Ordnance Survey Surveyors drawing which dates to 1813 (OSD 254, Daventry). They are depicted on the First Edition Ordnance Survey County Series map of 1885 (<https://old-maps.co.uk>). Godfrey-Payton's suggestion that the buildings date to the middle of the 19th century is not unreasonable. The buildings are recorded with a U-plan arrangement, within several small enclosures. This arrangement has persisted until the present day, although part of the eastern range has now gone.
- 3.10 Northamptonshire County Record Office was consulted for further information, but held no significant information.

4 OBJECTIVES AND METHODS

- 4.1 The archaeological programme was designed to record the surviving farm buildings, and form an understanding of their date character and former functions.
- 4.2 The building recording was carried out to the level of a Level 2 Survey as defined in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016).
- 4.3 Plans and elevations supplied by the project architect have been annotated and included in this report. Plans of the buildings include a record of the construction phases, the form and condition of the structures and, where relevant, sections illustrating the vertical relationships within the buildings..
- 4.4 A photographic record of the building has been produced with illustrative photographs and a full catalogue included in this report.

5 RESULTS

- 5.1 A survey was carried out on the existing buildings that form a U-shaped complex surrounding a south-facing yard. The building consists of three ranges, an earlier stone-built east-west range along the north side of the yard, which includes the threshing barn, and two later brick-built ranges forming the east and west sides of the yard.
- 5.2 The original range consists of a two storey threshing barn with a single storey range containing a cart shed attached to its east end. The two later ranges are single storey, although the west range has a small upper floor on its northern end.

The early range

- 5.3 The earliest phase of the building is the stone-built north range that contains the threshing barn (Room 4), two large cart or vehicle stores on either end, one of which is thought to have formerly been a granary (Rooms 3 and 7), a cart shed (Room 5) and a small animal stall and feed shed (Room 6). It measures c.38m x 8m and is constructed from sandstone blocks bonded with lime mortar under a slate roof (Photo 1). An unusual feature of the range is the use of a series of courses of brickwork below the eaves, including a dentil course. This is consistent around the whole of the stone-built range

Granary - Room 3 (Fig 2: Photos 2 and 3)

- 5.4 This structure occupies the west end of the early range and has stone walls on its south, north and east sides and it has a two-storey full width opening in its west side, facilitating later use for vehicular storage. It measures c.7.8m x 4.3m internally and it was formerly of two storeys, but the floor for the upper storey has been removed, presumably to turn the room into a full height cart or vehicle shed. The northern edge of the opening in the west wall and upper part of the south side has been rebuilt with concrete blocks and the upper part of the gable has modern, vertical weatherboarding.
- 5.5 The floor is constructed from red bricks laid on edge and the timber roof structure is of king-post construction with a slate covering. The walls on the former upper floor have remains of a painted plaster finish (see Photo 2).

- 5.6 There are openings in all of the walls, with a taking-in door to the upper floor in the north wall and a door connecting to the upper floor of the threshing barn (Room 4) in the east wall. The south wall ground floor had a door and a window onto the yard and a blocked door in the western part of the wall, which was probably blocked when the later west range was built and the blocked door was also visible in Room 2 (see below). The south wall upper floor contained two windows overlooking the yard, one of which had been bricked up and a small entrance that had been knocked through the wall to provide access into the roof space above Room 2 in the west range. Bull-nosed bricks have been utilised around many of the openings, at both ground-floor and first-floor level. There is evidence for the internal walls having been plastered, particularly at first-floor level.

Threshing Barn - Room 4 (Fig 2: Photos 4, 5, 6 and 7)

- 5.7 The threshing barn is a (formerly) two-storey rectangular structure, measuring c.11.2m x 5.5m, with full height opposing central doors. Square, shuttered windows exist on the north wall either side of the threshing door, at first floor level. This structure formed the centre of the early range and was stone built with a slate roof. The structure was plastered internally and a change in the plasterwork and location of a door at first floor level in the west wall suggests that the outer bays had storage lofts. The central threshing area was floored with large rectangular blue bricks or tiles and the floors of the storage areas to either side were made of red bricks laid on edge. The red bricks for the floors in the storage areas were irregular and may have been hand made. The slate roof was of queen-post construction, with iron strapping below
- 5.8 The room would originally had upper floors on either side of the threshing area and the walls retained some painted plaster, which showed the level of the upper floors in the different paint colours. There was a connecting door to the former upper floor of Room 3 in the west wall and there were small square taking in doors to the upper levels in the north wall.

Cart shed - Room 5 (Fig 2: Photo 8)

- 5.9 A former cart shed, c.6.1m x 4.8m, on the east side of the threshing barn, open fronted on the north side for access. Stone-built with a slate roof and clay floor. King-post roof structure. Walls unplastered.

Feeding shed - Room 6 (Fig 2: Photos 9 and 10)

- 5.10 A small animal shed and feed room, c.5.5m x 3.5m, on the east side of the cart shed Room 5. The room was part of the original range and is stone built, although the south wall is of red brick, with a slate roof, suggesting it may originally have been open to the yard. It has a brick floor and a brick-built feeding trough with timber hay rack above along the east wall.
- 5.11 The north and east walls have some repairs in brick and there is a blocked opening in the upper part of the east wall that was also visible in the adjacent Room 7, although it is not certain what the opening was for. There are opposing two-part stable type doors in the north and south walls, with that in the north wall possibly a later addition as joints in the stonework of the north wall suggest it has been inserted, or is a rebuild of an earlier door.

Cart Shed - Room 7 (Fig 2: Photo 11)

- 5.12 A rectangular, c.7.9m x 5.3m, open-ended room on the east end of the early range. The east end of the north wall is in brick and appears to be a rebuilt section. The south, west and north walls are stone built and it has a slate roof supported by a king-post truss structure. The east wall has a full width opening with the upper part of the gable end horizontally weather-boarded. It had a clay floor and was presumably a cart or vehicle shed.

The later ranges (Fig 2)

- 5.13 The later ranges are aligned north-south, brick-built under slate roofs and are constructed against the south wall of the early range. The west range measures c.16m x 5m and is divided into two rooms, a long open sided animal shed with a feed trough at the south end (Room 1) and a small storage room (Room 2) on the north end. Both sides of this structure have dog-tooth dentil work below the eaves, presumably to try to at least partially match the dentil corbelling of the earlier stone range and the east range. The east range, c.11m x 3.2m, had a similar layout with an open sided animal shed (Room 8) with a small store room on its south end (Room 9). This range has dentil corbelling below the eaves on the east side, but none on the west side overlooking the yard, again presumably added to tie in with the corbelling on the earlier range. The difference in the corbelling between the two ranges

suggests they were built at different times, but there may not have been much time between their construction.

The western range

Shelter shed - Room 1 (Photos 12 and 13)

- 5.14 A rectangular brick-built structure measuring c.11.1m x 4.2m occupying the southern part of the western range. It is open sided to the central yard on its east side with a brick feeding trough with a timber hay rack above along the west wall. The floor is red brick laid on end and there is a drainage channel running along the east side. The brick-built pillars on the open side have chamfered corners to protect the animals using the shed. The northern section of the east wall is bricked up to three quarter height and topped by black half-round coping bricks. The structure would have originally functioned as a shelter shed.
- 5.15 The southern half of the shed was full height, but the northern half had a small store above accessed via a square hatch in the ceiling. A wooden door in the north wall connects to Room 2.

Store - Room 2 (Photo 14)

- 5.16 Room 2 is a small room on the north end of Room 1 and forms part of the same structure as the northern part of Room 1. It measures 4.2m x 4.1m. It consists of three brick walls built against the south side of the earlier stone range and a bricked-up door in the north wall into the original range (Room 3) was presumably blocked when the west range was added. A wooden door in the south wall connects to Room 1 and there are opposing doors in the east and west walls. A small upper storage space was accessed from the upper floor of Room 3 to the north.
- 5.17 The room has a red brick floor and there were no fittings or fixtures in the room to suggest its former use and it is likely it was small store room. There is a wooden floor to the first floor, which was not accessible.

The eastern range

Shelter shed - Room 8 (Photos 15 to 17)

- 5.18 A rectangular open sided animal and feed shed, c.7.6m x 3.8m, occupying the north end of the east range and built against the south wall of the earlier range. The floor is

red bricks set on edge with a drainage channel running along the west edge, suggesting there was originally a feeding trough along at least part of the east wall. It connected to Room 6 via a two-part stable type door. The south is a later addition to form a small store (Room 9) on the south end.

- 5.19 There is a blocked door in the east wall that formerly gave access from the track and fields to the east of the yard. The east wall was constructed on a sandstone block foundation that also continued below the east wall in Room 9.

Store - Room 9 (Photos 18 and 19)

- 5.20 A small room, 3.85m x 3m, formed by the insertion of the south wall of Room 8. The brick floor and roof structures area continuation of those in Room 8 and the purlins continued through the south wall and were visible on the external elevation, suggesting they may have originally continued into the demolished building on the south end of the range.
- 5.21 There are opposing doors in the east and west walls, which would have allowed access to and from the central yard and the track and fields to the east.

6 CONCLUSIONS

- 6.1 The recording of the surviving farm buildings showed them to have been constructed in at least two phases with later alterations. Ordnance Survey mapping from the later-19th century depicts the building on the same footprint as the current building, although the east and west ranges were both longer than existing.
- 6.2 On the 1st and 2nd edition Ordnance Survey maps, published in 1885 and 1900, the north range was shown as existing, while the east and west ranges were significantly different. The eastern range was shown as nearly twice as long with a rectangular building on its south end that extended across part of the south side of the yard. The west range was shown as c.30% longer than existing and it was narrower on its northern end with its west wall in line with the west end of the north range. By the time the 3rd edition Ordnance Survey map was published in 1926 the northern end of the west range (Room 2) had been widened to its present width.
- 6.3 The eastern range had been shortened by the 1960s following the removal of the southern half of the range including the building that extended across the south side of the yard and the west range was shortened sometime after the 1960s. Later alterations included the blocking of doorways and openings in several of the rooms as the uses of the buildings changed and were adapted over time.
- 6.4 It is clear that the north range was the earliest building within the complex and it consisted of a threshing barn with adjacent storage and cart sheds and the presence of the sandstone blocks below the east walls in Rooms 8 and 9 may suggest that originally it also had a range on the east side of the yard. Although there were no clear dateable structural elements in the surviving buildings of the early range, and it was not shown on the early 19th-century Ordnance Survey drawings, it is possible it dates from the 18th century. The later east and west ranges, which were both shown on the late 19th-century Ordnance Survey 1st-edition map, were added against the south wall of the north range during the mid-19th century.

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Grant Topham for commissioning the work.

REFERENCES

CIfA 2014 *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.*

Godfrey-Payton nd *Ted's Barn, Welton Lodge Farm, Ashby St Ledgers Rd, Welton Northamptonshire, NN11 2LH.* Sales particulars.

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice.*

Ordnance Survey 1813 *OSD 254 Daventry.*

Ordnance Survey 1885 *First Edition 1:2500 Ordnance Survey map.*

Ordnance Survey 1900 *Second Edition 1:2500 Ordnance Survey map.*

Ordnance Survey 1926 *Revised Edition 1:2500 Ordnance Survey map.*

APPENDICES

A Photographic catalogue

Photo	Photo No.	Room No	Description
1	DSC_2643	1	South wall
2	DSC_2644	1	West wall
3	DSC_2645	1	North wall
4	DSC_2646	1	East wall
5	DSC_2647	1	Detail of feed trough along west wall
6	DSC_2648	1	Openings in north half of east wall
7	DSC_2649	1	DELETED
8	DSC_2650	1	Detail of brick floor and drainage channel
9	DSC_2651	1	Detail of feed trough along west wall
10	DSC_2652	2	South wall
11	DSC_2653	2	West wall
12	DSC_2654	2	North wall
13	DSC_2655	2	East wall
14	DSC_2656	2	Detail of brick floor
15	DSC_2657	3	South wall
16	DSC_2658	3	South wall
17	DSC_2659	3	South wall
18	DSC_2660	3	West wall
19	DSC_2661	3	North wall – central section
20	DSC_2662	3	East wall
21	DSC_2663	3	East wall
22	DSC_2664	3	Detail of brick floor
23	DSC_2665	4	South wall
24	DSC_2666	4	South wall
25	DSC_2667	4	West wall
26	DSC_2668	4	West wall
27	DSC_2669	4	North wall
28	DSC_2670	4	North wall
29	DSC_2671	4	East wall

30	DSC_2672	4	Detail of roof structure
31	DSC_2673	4	Detail of brick floor showing central threshing area and side storage area
32	DSC_2674	4	Detail of brick floor showing central threshing area and side storage area
33	DSC_2675	5	South wall
34	DSC_2676	5	West wall
35	DSC_2677	5	East wall
36	DSC_2678	5	Detail of roof structure
37	DSC_2679	6	South wall
38	DSC_2680	6	West wall
39	DSC_2681	6	North wall
40	DSC_2682	6	East wall
41	DSC_2683	6	Detail of feed trough along east wall
42	DSC_2684	6	Detail of feed trough along east wall
43	DSC_2685	7	South wall
44	DSC_2686	7	West wall
45	DSC_2687	7	North wall
46	DSC_2688	8	South wall
47	DSC_2689	8	West wall
48	DSC_2690	8	North wall
49	DSC_2691	8	East wall
50	DSC_2692	8	Detail of blocked opening in east wall
51	DSC_2693	8	Detail of brick floor and drainage channel
52	DSC_2694	9	South wall
53	DSC_2695	9	West wall
54	DSC_2696	9	North wall
55	DSC_2697	9	East wall
56	DSC_2698	9	Detail of sandstone foundation below east wall
57	DSC_2699	External	General view along north side of northern range
58	DSC_2700	External	East end of northern range

59	DSC_2701	External	Detail of rebuilt east end of northern range
60	DSC_2702	External	Northern door into Room 6 showing joint in stonework
61	DSC_2703	External	Northern door into Room 6 showing joint in stonework
62	DSC_2704	External	View into former cart shed (Room 5)
63	DSC_2705	External	North side of threshing barn
64	DSC_2706	External	Central door in north wall of threshing barn
65	DSC_2707	External	North side of threshing barn
66	DSC_2708	External	East end of north range with later west range
67	DSC_2709	External	East end of north range, showing full height opening in west wall
68	DSC_2710	External	View along west side of west range
69	DSC_2711	External	View along west side of west range
70	DSC_2712	External	View of ridge and furrow in adjacent field
71	DSC_2713	External	South gable of west range
72	DSC_2714	External	View along east side of west range
73	DSC_2715	External	Open sided animal shed (Room 1) in west range
74	DSC_2716	External	Openings in east wall of Room 1 in west range
75	DSC_2717	External	Openings in east wall of Room 1 and exterior of Room 2 in west range
76	DSC_2718	External	South wall of north range with later west range
77	DSC_2719	External	Central door in south wall of threshing barn
78	DSC_2720	External	Central door in south wall of threshing barn
79	DSC_2721	External	East end of north range south wall, with later east range
80	DSC_2722	External	East end of north range south wall, with later east range
81	DSC_2723	External	East range from yard
82	DSC_2724	External	South end of east range showing purlins from demolished buildings
83	DSC_2725	External	External door in east wall of Room 9
84	DSC_2726	External	General view along south wall of Room 7 at east end of north range with later east range in background
85	DSC_2727	External	Open east end of Room 7 at east end of north range

B Oasis form

PROJECT DETAILS		OASIS No ARCHAEO27-329330
Project name	Ted's Barn, Welton Fields Farm, Welton, Northamptonshire	
Short description (250 words max)	<p>Historic England Level 2 recording of the site revealed a complex of farm buildings of at least three phases with the earliest phase a stone-built threshing barn with associated cart sheds and storage buildings. This was extended during the later 19th century with brick-built ranges added to form a U-shaped layout with a yard on the south side of the original barn.</p> <p>The layout has been little altered since at least the end of the 19th century, although part of the west range was rebuilt and the southern sections of both the eastern and western ranges shown on the Ordnance Survey First Edition (1885) were removed during the later 20th century.</p>	
Project type	Historic Building Record	
Site status	None	
Previous work	No	
Current land use	Farm buildings	
Future work (yes, no, unknown)	No	
Monument type / period	Threshing Barn, 19th century	
Significant finds	None	
Methods & techniques	Level 2 building recording – photography, drawings and written text	
Development Type	Housing	
Prompt	NPPF	
Position in planning process	Post-determination	
PROJECT LOCATION		
County	Northamptonshire	
Site address	Welton Field Farm, Welton, Northamptonshire, NN11 2LH	
Study area (sq.m or ha)	0.5ha	
OS Easting & Northing	SP 5856 6727	
Height OD	130m	
PROJECT CREATORS		
Organisation	Archaeology Warwickshire	
Project design originator	Archaeology Warwickshire	
Director/supervisor	Nigel Page	
Manager	Dr Cathy Coutts	
Sponsor or funding body	Grant Topham	
PROJECT DATE		
Start date /end date	21/09/2018	
ARCHIVES	Location (Accession no)	Content (eg pottery, animal bone etc)
Physical	none	
Paper	Archaeology Warwickshire	Report copy
Digital	Archaeology Warwickshire	Photographs



1: View south-west along the north side of the early range



2: Entrance in west wall of granary (Room 3)



3: South wall of granary (Room 3) looking south-east



4: South wall of barn (Room 4) showing full height central door onto yard



5: Brick floor in barn (Room 4) showing differences in the floor between the central threshing area and side storage areas



6: The roof structure of the threshing barn (Room 4)



7: West wall in Room 4 showing former upper floor level marked by different paint colours and connecting door to Room 3



8: View into former cart shed (Room 5)



9: East wall of Room 6 showing feeding trough, hay rack and blocked opening



10: Door in north wall of Room 6 showing joints in the stonework



11: View into cart shed (Room 7) from open east end



12: View east into western shelter Shed (Room 1) showing the open east side and feed troughs along west wall



13: Detail of brick floor and drainage channel in Room 1



14: North wall of Room 2 and the blocked doorway into the original range



15: Eastern range viewed from the yard (Rooms 8 and 9)



16: South wall of Room 8, a later insertion to create a small store room (Room 9) on the south end of the east range



17: Blocked doorway in east wall of Room 8



18: Sandstone block foundation below the east wall of Room 9



Photo 19: Purlins visible on the south gable wall of eastern range

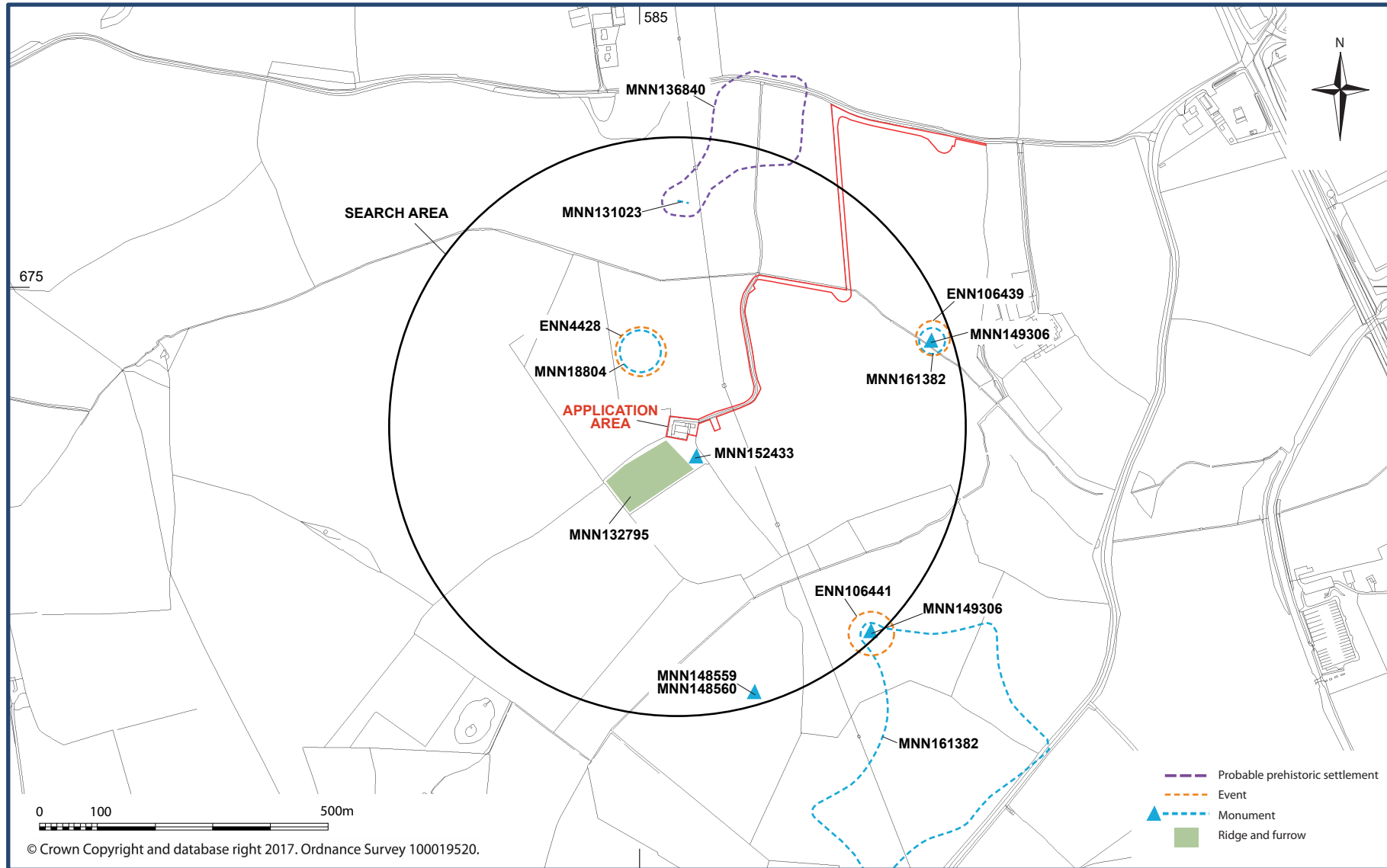


Fig 1: Location of application area and Historic Environment information

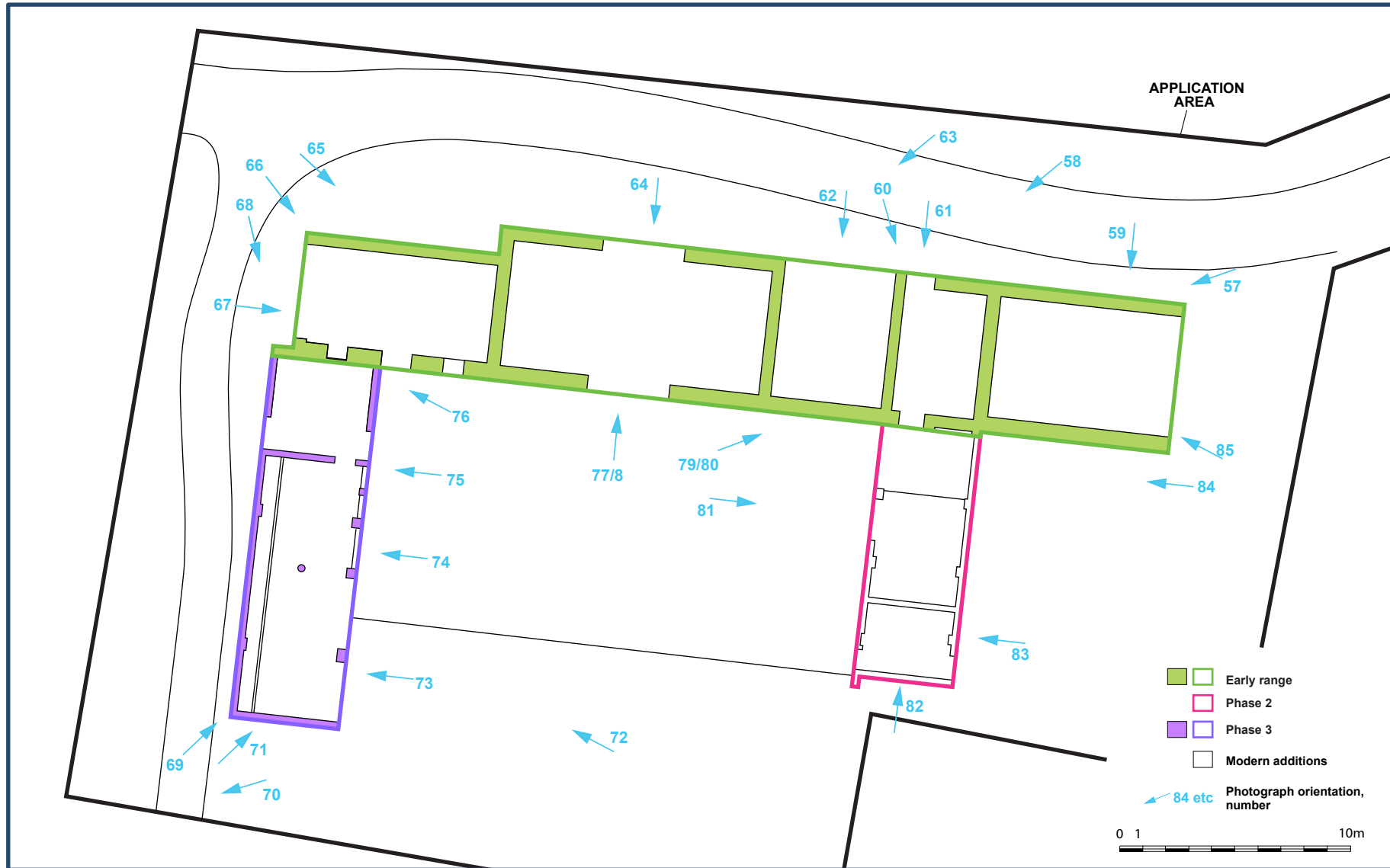


Fig 2: Plan of buildings with phasing and location of exterior photographs



Fig 3: Plan of buildings with phasing, room numbers and location of interior photographs