

**Farm Buildings at
Pear Tree Farm,
Fressingfield, Suffolk
FSF 093**

Heritage Asset Assessment

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Farm Buildings at Pear Tree Farm, Laxfield Road, Fressingfield, Suffolk

(TM 27871 74813)

Historic Building Record

This report provides an archaeological record and analysis at Historic England (2016) Level 2 of a complex of redundant farm buildings in the curtilage of a grade II-listed farmhouse. It is intended to inform and accompany an application for conversion to Mid Suffolk District Council.

Introduction

The report includes a full photographic record in the form of 138 Canon 5D digital images of 21 megapixels on a separate CD (Appendix 1), but also contains 18 printed photographs of key features to illustrate the text. Each image is described in a separate schedule and wherever possible shows a scale rod with half-metre divisions in red and white. The site was inspected on 21st August 2018.

Summary

Pear Tree Farm lies in open countryside 3 km south-east of Fressingfield village close to the boundary with Laxfield parish. It was formerly part of the substantial local estate of the Sancroft family based since the 14th century at Ufford Hall just 500 m to the west, and at the time of the tithe survey in 1838 it was a modest tenanted holding of 72.5 owned by Rev. William Sancroft Holmes of Gawdy Hall in Redenhall. The family's most famous son was Dr William Sancroft, born in Fressingfield in 1617, who as Archbishop of Canterbury attended Charles II on his death bed and crowned James II. He retired to Ufford Hall and is buried in the churchyard. Pear Tree Farm consists of a grade II-listed house of the late-16th and early 17th centuries built on the edge of a medieval moat and a large complex of chiefly mid-19th century pantiled farm buildings. The latter has altered little since depicted on the Ordnance Survey of 1884 and is of considerable historic interest as a picturesque illustration of the sophisticated nature of High Victorian farm complexes. Despite minor alterations the red-brick coach house is a particularly good example of its kind, with arched doors, decorative cast iron ventilation grills and a well preserved chaff box with two hatches. It appears to adjoin a missing arm of the moat as shown in 1838. The chief significance of the site, however, lies in the largely intact timber-framed four-bay threshing barn of *circa* 1600, which originally possessed a stable and hay loft at one end. Of special importance is the contemporary or near contemporary gabled porch which projects from the back wall immediately opposite the original entrance. This structure is open-framed against the barn and initially contained a loft with pegged window mullions lighting both the upper and lower storeys. The high quality framing is entirely coherent and does not consist of re-used timber as previously suggested, nor is it likely to have been imported from elsewhere as it fits the narrow entrance bay perfectly. This remarkable building was almost certainly designed as a granary immediately behind the threshing floor, and its location is consistent with the grain stores often found alongside rear porches in the 18th and 19th centuries. As such it represents a unique late-16th or early-17th century survival with no known direct parallel, and is of national importance. Its origins may well be linked to the nearby gentry site at Ufford Hall which retains a grade II-listed barn of much the same period. Given its significance to the history of British agriculture the barn at Pear Tree Farm also warrants separate listing despite the replacement of its roof in the 19th century.

Documentary and Cartographic Evidence



Figure 1. Location plan supplied by Durrants Building Consultancy outlining the historic farm buildings and the entrance track in red with Laxfield Road to the east. The grade II-listed house lies between the farm buildings and the medieval moat.

Pear Tree Farm lies in open countryside 3 km south-east of Fressingfield village and is reached by a dedicated track from Laxfield Road on the west. The site consists of a large complex of farm buildings including a barn of *circa* 1600 to the north-west of a grade II-listed timber-framed farmhouse known as ‘Pear Tree House’ which is dated by Historic England to the late-16th century (but also includes an early-17th century cross-wing to the left of its south-western facade). The house lies at the entrance to a well preserved moat which is recorded as a medieval feature on the Suffolk Historic Environment Record (FSF 001). The field to the rear (north-east) contains a rectangular enclosure thought to represent an early field system but of uncertain date (FSF 015). The property formerly belonged to the estate of Ufford Hall in Fressingfield, which lies 500 m to the west. This was owned in the 13th century by the eponymous Robert de Ufford and from the 14th century until 1778 by the Sandcroft or Sancroft family, whose most famous son, Dr William Sancroft, was born here in 1617 (W.A. Copinger, *Manors of Suffolk*, 1909). William served as Archbishop of Canterbury between 1677 and 1690, after which he retired to the house and was buried in Fressingfield churchyard on his death in 1693. He attended Charles II on his deathbed and crowned King James II. This high-status connection may explain the unusual quality of the timber-framed barn at Pear Tree Farm, and a larger barn of much the same period survives at Ufford Hall (listed at grade II and recorded by the present author for Suffolk Council Council’s Archaeological Service in September 2011). The manor and Hall were later bought by Sir John Major of Thornham, but the ‘residue of the Sandcroft estates was sold to the Rev. Gervas Holmes, clerk, of Gawdy Hall in Redenhall (Norfolk), one of the co-heirs of the family’ (Augustine Page, *Supplement to the Suffolk Traveller*, 1844). At the time of the tithe survey in 1838 Pear Tree Farm was a tenanted arable holding of 72.5 acres (including approximately 18 acres of pasture) owned by the Rev. William Sancroft Holmes of Gawdy Hall and occupied by William Clutton. Holmes owned approximately 350 acres in the parish including Fressingfield Hall. The property is still owned and farmed with a number of nearby farms. The changes to the outlines of the site’s buildings since 1838 are described in the captions to figures 2-5 below.



Figure 2. The farm on the Fressingfield tithe map of 1838, with detail below (Suffolk Record Office). The house to the south is shown much as it remains today but the western arm of the moat appears to extend behind the T-shaped timber-framed barn (structure 1 in figure 6) which is shown with its porch slightly to the left of centre and lacks its present brick extensions (2 and 3) – although a smaller shed adjoins its northern gable. The large T-shaped building to the west resembles the surviving granary and shelter-sheds (5, 6 and 7) but must represent their predecessors on the same approximate sites. Plot 76 was named in the apportionment only as ‘homestead’, with ‘front meadow’ on the west (83) and ‘backhouse meadow’ to the east (75). Plots 77, 86 and 87 were ‘colt shed pigstie’, ‘stack yard’ and ‘cart shed field’ respectively.

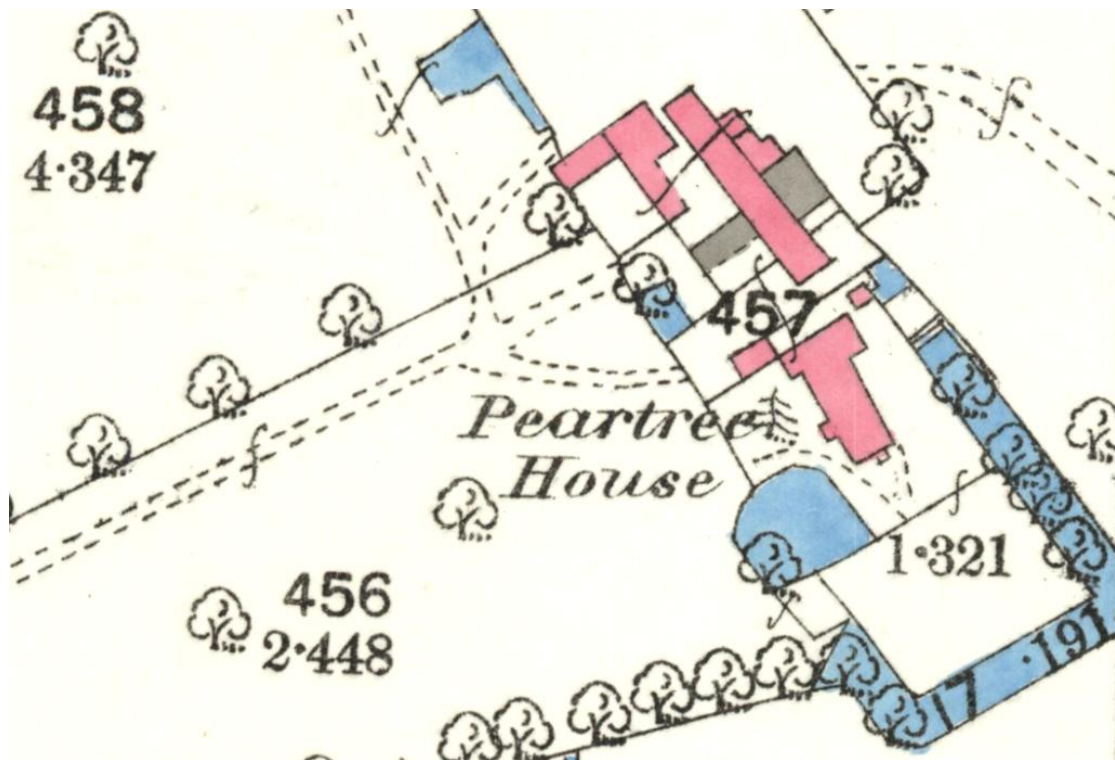


Figure 3. The First Edition 25 inch Ordnance Survey of 1884. The farm complex is shown here almost exactly as it survives, although the lean-to sheds to the north of the barn's porch have been demolished. Note the long range which extends much closer to the house than in 1838 and includes the barn's two brick extensions (2 and 3). In theory the grey colouring indicates timber-framed and weatherboarded structures while red represents brick, tiled or rendered buildings.

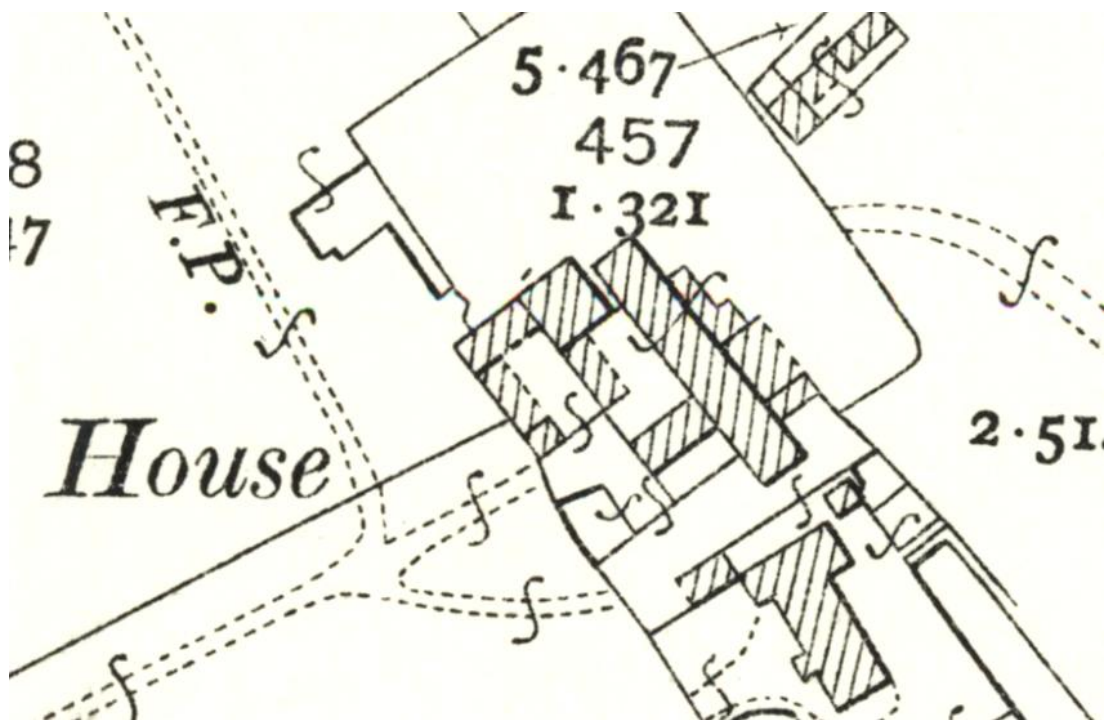


Figure 4. The 25 inch Ordnance Survey of 1904. Broken lines indicate the open-sided elevations of the cart lodge (10) and two of the three shelter-sheds (4 and 6). The westernmost shelter-shed had appeared since 1884 but has since been demolished.

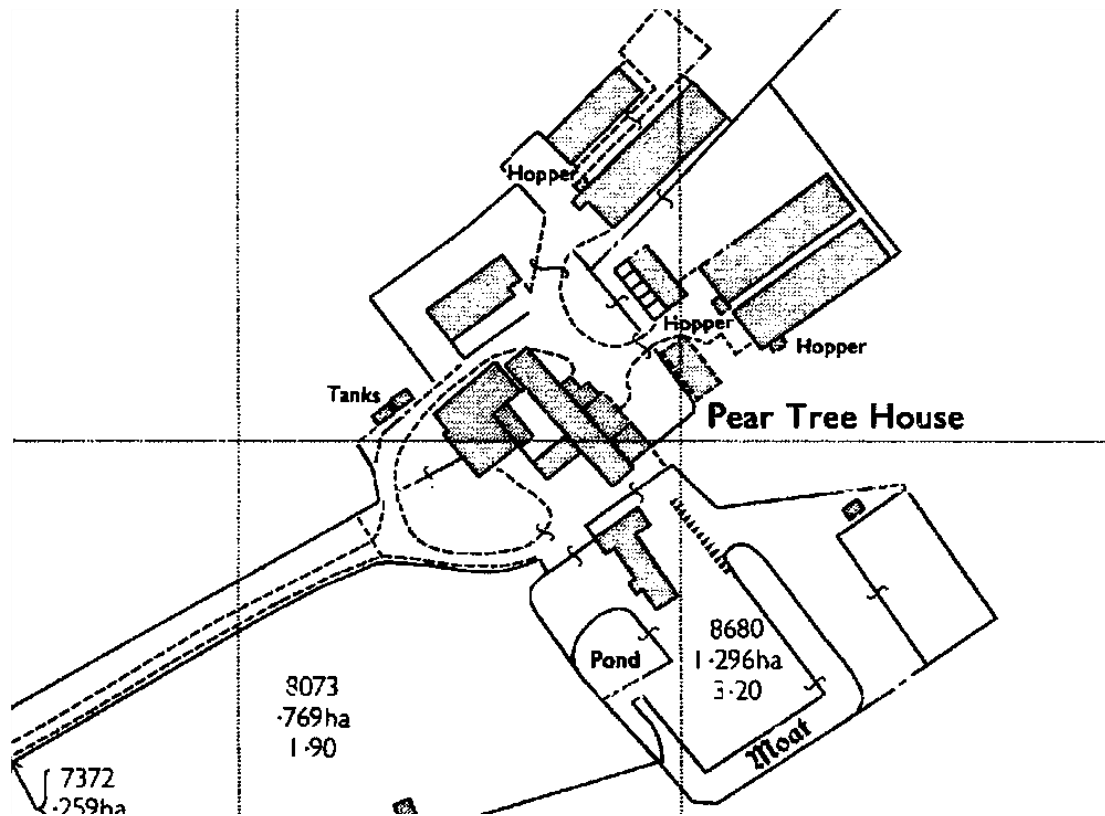


Figure 5

The 25 inch Ordnance Survey of 1980. Large new pig sheds and grain stores had appeared to the north-east and the western yard had been roofed over – but otherwise the complex remained much as in 1884.

Building Analysis



Figure 6

Ground plan supplied by Durrants Building Consultancy adapted to identify each historic structure and compartment of the largely pantiled farm complex for ease of reference in the text and photographic record. Note the change of orientation from the Ordnance Surveys, with north towards the bottom right-hand corner and the house to the left (not shown). The historic timber-framed barn is shaded red with its originally floored stable bay in darker red. Scale in metres.

Key

1. A timber-framed barn of *circa* 1600 in four bays including a former separate stable with a hay loft in the south-eastern bay (1a) and a rare rear porch (1e) that contained a loft and was probably designed as a granary. In the 19th century the barn was re-roofed in conjunction with two brick extensions (2 and 3).
2. A mid-19th century brick coach house (2a) including a stable (2b), a probable tack room (2c) and a chaff box with a first-floor granary.
3. A mid-19th century brick loose box (3b) and cart shed (3c) with a first-floor hay loft accessible from the barn and incorporating a narrow timber-framed extension to the barn (3a).

4. A mid-19th century timber-framed and weatherboarded shelter-shed with a small enclosed brick shed adjoining its south-western gable.
5. A mid-19th century timber-framed and weatherboarded structure containing two loose boxes on its ground floor with corresponding granaries above (5a and 5b). A slightly later brick lean-to on the north-west also operated as a pair of grain stores with a suspended floor and ventilation arches beneath (5c and 5d).
6. A slate-roofed timber-framed and weatherboarded shelter-shed formerly open-sided to the north-east.
7. A brick shelter-shed open to the south-east.
8. A 20th century covered cattle yard with cement-block walls and a corrugated asbestos roof.
9. A 20th century cement-block lean-to with a roof of corrugated asbestos.
10. A mid-19th century lean-to cart or implement lodge now with a corrugated iron roof and protecting 19th century external render to the adjoining barn and porch.

Introduction and listing

The farm buildings at Pear Tree Farm form a sophisticated complex as illustrated in figure 6 that has altered little since the 1880s. Although it incorporates a much earlier threshing barn this arrangement is typical of the yard-based system of mixed animal husbandry known today as Victorian High Farming. Local farmsteads of the early-19th century normally contained only a barn and stable with perhaps a cart lodge and granary as the high grain prices of the Napoleonic wars stimulated intensive cereal production, but increasing numbers of cattle were introduced as prices fell and new dairy markets were opened up by the railways. Complete Victorian complexes of this kind are now rare in East Anglia, and each structure is described separately below (excepting only the 20th century buildings, 8 and 9, which are not of historic significance and are omitted). The text is intended to be read in conjunction with the descriptive captions to illustrations 1-18 of Appendix 2 (A2. 1-18).

The large thatched farmhouse lies on the edge of a rectilinear medieval moat to the south-east (its predecessor probably lying closer to the centre), and is listed at grade II as follows (Images of England online no. 279982):

FRESSINGFIELD LAXFIELD ROAD - Pear Tree House (formerly listed on 29.7.1955 as Peartree Cottage) Grade II. Farmhouse. Late 16th century 3-cell main range with early-17th century 2-cell cross-wing set forward to left. Timber framed and plastered; colourwashed brick to gable end of main range. Thatched roof. 2 storeys and attics. Various casement windows, mostly old; some mid C20 reproduction windows with diamond-leaded glass. The cross-wing has a number of windows with diamond and chamfered mullions, probably added in mid C20 when the house was restored. Lobby entrance with mid-20th century gabled porch, now blocked. Mid 20th century plank door to left, within an open timber porch. An internal stack to each range, that to the cross-wing rebuilt mid-20th century in sawtooth form. The parlour end of the main range has ovolo-moulded bridging beams. Remains of medieval moat

The house was not inspected for the purpose of this report and its exact date and layout is unknown. The presence of ovolo-mouldings to the parlour joists suggest it must date from the final years of the 16th century at the earliest. Whether the timber-framed barn (1) is more likely to be contemporary with the original house or its cross-wing is also unclear, but both sections preserve ostensibly original diamond-mullioned windows with no evidence of the pegged mullions found in the barn's porch (1e) – although the windows of the south-western facade have been renewed.

The Timber-framed Threshing Barn (1)

Proportions, structure and date

The timber-framed barn is a four-bay structure extending to a total of 16.5m in length by 6.25 m in width on a north-west/south-east axis parallel with Laxfield Road to the south-west from which the site is approached (54 ft by 20.5 ft). A contemporary or near-contemporary porch projects by an additional 4.6 m (15 ft) to the rear (north-east). The walls are well-framed in oak, rising to 3.6 m (12 ft) at their roof-plates, and consist of substantial studs in two tiers divided by horizontal mid-rails 1.6 m (63 ins) below the plates. Internally trenched plank-sectioned braces radiate from the original entrance bay (1c) in both elevations, and originally rose from the north-western corner posts to both the gable tie-beam and roof-plates. This gable has been entirely removed leaving only empty mortises in the tie (A2. 7). The south-eastern bay is now open to the rest of the barn but was initially divided and floored as noted below. There is evidence of wall braces in the missing internal partition and in the gable where only the tie-beam survives (with unpegged mortises for a vertical wall above), but there is no obvious indication of matching braces in the side walls of the floored bay – although the framing is largely hidden by 19th century and they probably existed. A pair of arch-braces rises from the jowled storey posts to the tie-beam to the north-west of the entrance bay but the equivalent braces to the south-east have been replaced by 19th century bolted knee-braces (A2. 5). The pantiled roof structure of double linear butt-purlins with pegged collars and a ridge-board is a mid-19th century replacement that is integral to the brick extensions that were not shown in 1838. The original roof was of side purlin form as there are no pegs for posts in the tie-beams, and the roof-plates contain face-halved and bladed scarf joints. These various carpentry features indicate a date at the end of the 16th century or the very beginning of the 17th, with face-halved scarfs rarely found before the 1590s.

Original layout and function

Like many local barns of the 16th and 17th centuries the structure contained an integral stable and hay loft at one end of the main threshing barn. Mortises for the mid-rail of the missing partition are visible in the storey posts between bays 1a to the south-east (closest to the house as usual) and 1b, but unfortunately the lower studs of both side walls and the gable were respectively rebuilt and removed in the 19th century and there is no obvious evidence of any original ground-floor doors or windows. The hay loft was divided from the barn by a partial partition with two studs and a wall brace on each side of a wide central gap through which the loft could be loaded from the barn. The braces formed arches in the upper corners of the aperture which extended to approximately 3 m (A2.8). There were no apparent windows in the loft. The stable was 4.25 m long internally (14 ft) and the three-bay threshing barn 12.2 m (40 ft) before its north-western extension of 2.4 m (8 ft) in the 19th century. This respectable but relatively modest space was entered from the south-west by full-height doors in its narrow central bay of 3.3 m (11 ft) between its posts (1c). There is now no trace of a threshing floor in the modern concrete but the south-western roof-plate of this bay lacks stud mortises and the re-used framing above its present lower doors is secondary. The rear plate to the north-east has been cut out but the storey posts contain mortises for mid-rails and the wall is likely to have contained a small central door in the usual manner of early barns – sufficient to generate a through-draught for threshing and winnowing but not to admit carts. The originally roof was

probably steeply pitched for thatch and the wall timbers infilled with wattle-and-daub and either exposed or clay-rendered externally.

The porch

A gabled timber-framed porch of 4.6 m in length by 3.8 m in total width projects from the existing full-height entrance to the threshing bay on the north-east (15 ft by 12.5 ft). This was originally the barn's rear elevation with evidence of a mid-rail in the storey posts but the porch was probably converted into the main vehicle entrance when a cattle yard was built to the south-west in the 19th century. Changes of orientation of this kind are very common, and there are housings for the locking posts of half-hung barn doors in the centres of both the porch tie-beam and the south-western roof-plate of bay 1c. Rear porches were typically designed to increase the length of threshing floors rather than as principal entrances and often possessed lean-to granaries alongside, but this example differed dramatically from the norm. At first sight its timbers may be mistaken for re-used components of other structures but in fact they form a perfectly consistent structure in themselves. When first built the porch contained a loft of lateral joists supported by the mid-rails and lit by a central window containing three mullions secured by pegged rectangular mortises to the gable tie-beam (A2. 12). This window possessed a shutter sliding with an internal rebate, and an identical window lit the ground-floor space in the south-eastern wall (to the left in illustration A2. 10). The same elevation contained an original external side doorway adjoining the barn with internal rebates for the door in both the mid-rail and the corner post of the open truss against the barn. The north-western wall now contains a door in the same position but this cuts the mid-rail and may represent a later insertion (A2. 9). Its height suggests it may have opened onto an internal stair. The south-western truss preserves an original tie-beam with no evidence of infill but pegged mortises are visible for a relatively small timber which spanned the posts at ceiling height. This timber was too small to represent a mid-rail securing the studs of a lower wall and is likely to have formed the final ceiling joist of the open loft which simply abutted the now missing back wall of the barn (A2. 11). The corner posts of the external gable, in contrast, contain pegged mortises for wall braces and the substantial mid-rail of a missing solid wall - and the latter almost certainly survives as the re-used lintel in the barn's south-western entrance (A2. 6). This lintel contains three matching pegged mullion mortises and at least one of the studs above preserves the mortise of a window sill. There is no evidence of a shutter rebate in the chamfered rail, and it may have formed a shallow window above a small rear door before it was moved to its present position when the structure was converted into an open porch. The original floored structure presumably operated as a granary behind the threshing floor and the window and/or door in the middle of its outer gable would have still allowed a sufficient draught for threshing and winnowing. Pegged window mullions are associated both with decorative moulded mullions and plain square mullions of a kind commonly found in this part of Suffolk (but rare elsewhere). Such mullions may have been more efficient as security bars to protect the valuable grain. Whether the finely framed structure is contemporary with the barn or a slightly later addition is uncertain, but the latter is more likely as the two frames are separate. Only the north-western ground sill is obviously re-used and this may represent a later repair. It is theoretically possible that the entire structure was re-used from elsewhere and reassembled in the correct order, but it is difficult to see what other purpose it could have served and at just 12.5 ft its exceptionally narrow width appears tailor-made for the equally narrow threshing bay (which it fits perfectly). Any such movement must have occurred at an improbably early period as the studs retain their original infill of wattle-and-daub above the mid-rails, pre-dating the application of the present external lath-and-plaster in the 19th century.

Later Alterations

The barn is shown with its original outline on the 1838 tithe map but was extensively altered in the mid-19th century when substantial red-brick extensions were added at both ends (2 and 3). The new roof is integral with that of these additions, as is the red-brick plinth beneath the

ground sills and the brick infill which replaced the wattle-and-daub (except in the upper walls of the porch) was added at the same time. The timbers of the two gables were removed as part of this refurbishment, possibly along with the internal stable and porch partitions – although these may have been lost earlier. The lower walls of the stable bay were rebuilt with new studwork and primary bracing clad externally in lath-and-plaster incised to imitate stone above a lower tier of tarred weatherboarding. ‘Two tier’ framing of this kind was common in the 18th and early-19th centuries but was largely replaced by weatherboarding in the late-19th and 20th centuries, leaving this as a particularly good example. The original framing of the side elevations survived largely intact, as did that of the porch. With unusual attention to detail many studs were lathed and clay-rendered internally to make them flush with the slightly thicker brick infill, much of which is incised with a remarkable quantity of tally marks. The internal floors are now of concrete throughout, and the original reed-and-plaster fleaking to its rafters has been replaced on the north-east with lath-and-plaster. The building has been used for parties in recent years hence the number of modern paintings to the walls.

The Coach House (2)

The mid-19th century red-brick structure added to the south-east of the barn extends to 10 m (33 ft) in length and its hipped roof of double butt-purlins with a ridge-board is integral to that of the barn. The lower storey is divided into three original compartments as shown in figure 6 (A2. 13) with a coach house for vehicles to the right (2a, now converted into a farm office), a small central stable (2b) and a compartment on the left that probably operated as a tack room or feed store (2c). The upper storey retains the boarded lateral partitions of ostensibly original grain bins (A2. 14) and is now entered by a secondary internal stair that cuts the ceiling joists. A blocked aperture for its original loading hatch can be seen in the brickwork immediately above the stable door (2b) and coincides with a reinforced area of ceiling immediately inside. The stable is largely unaltered and preserves a wooden manger adjoining a boarded rear wall with hatches on both sides that opened into a narrow chaff box. Its rendered internal walls are still painted with original red ochre. The area to the left (2c) is currently undivided but its walls bear the scars of missing boarded partitions and it was initially entered by two arched doorways, one of which has been converted into a window. The back wall of this space also contains a door, and an original window formerly with horizontal wooden bars lights the loft. The present loft hatches in the gable and front wall are later insertions that cut the Flemish Bond brickwork.

The Loose box and Cart Shed (3)

At 10 m the red-brick extension to the north-west of the barn is of the same length as the coach house and represents a utilitarian counterpart with a vehicle shed entered from the rear (north-east) against its gable (3c). The lower storey also contains a loose box serving what was almost certainly a cattle yard to the south-west of the barn, lit by an original window to the rear and a second inserted window with a sliding internal shutter to the front. The structure includes a timber-framed extension to the threshing barn (3a) and a first-floor hay loft accessible from the barn by a central hatch and lit by louvered windows to front and rear. A fourth feature in the outer gable has been boarded externally but probably represents a second hatch rather than a third window.

The Shelter-sheds (4, 6 and 7)

The complex contains three open-sided or formerly open-sided mid-19th century shelter-sheds serving its animal yards. The example projecting from the front elevation of the barn (4) originally lay in a narrow horse yard adjoining the coach house (figure 3) and consists chiefly of weatherboarded studwork of typical form with diagonal primary braces interrupting its studs. A small brick shed at its south-western gable was probably a feed store and was linked

by a now blocked door to the rest of the interior which currently forms a pair of modern garages with up-and-over doors. The external gable is concealed by recent weatherboarding but appears to have been rebuilt in cement block-work and the present front (south-eastern) door of the brick store is a later insertion. The central shed (6) boasts a slate roof but its framing is otherwise identical, with a formerly open north-eastern elevation facing the probable cattle yard in front of the barn. Its south-eastern gable has been converted into a pair of vehicle doors and its open wall enclosed with cement block-work and corrugated iron. The third shed (7) consists of red-brick with an open elevation to the south-east facing another cattle yard. A relatively small farm of this scale would have required only two or three working horses and these various yards almost certainly held cattle although no definitive fixtures or fittings remain. The open elevation still retains a pair of wooden arcade posts but they appear to be replacements and are currently partly obscured by the collapse corrugated asbestos roof of the 20th century cement-block yard (8).

The Granary (5)

The timber-framed and weatherboarded structure flanking the yard to the south-west of the barn occupies much the same site as another building shown in 1838 from which many of its timbers may have been re-used. In its present form, however, it is unlikely to pre-date the 1870s as its walls contain straight, nailed primary braces, its posts lack jowls and its through-purlin roof is supported by A-frames of softwood with vertical iron tie-rods. The lower storey is divided by a boarded partition into a pair of loose boxes linked to the adjoining cattle yards (5a and 5b), and the upper by a similar partition into twin granaries with reverse knee-braces supporting the floor joists (a typical feature of granaries which bore heavy loads). The south-western gable contains the remains of a loading hatch blocked by the 20th century cattle yard (8). A slightly later red-brick lean-to adjoining the north-western elevation also served as a granary and its now missing suspended floor lay above a series of three arches in the foundation that allowed air to circulate beneath (another common feature of ground-floor grain stores intended to keep their contents dry and to deter burrowing rats).

The Cart Lodge (10)

The open-sided lean-to adjoining the south-eastern wall of the porch (1e) was built as a cart or farm implement lodge in the mid-19th century, as shown in 1884, and was probably pantiled initially - but was re-roofed in the 20th century and covered with corrugated iron. Its weatherboarded south-eastern gable still survives against the 20th century cement-block shed against the coach house (9), and several wooden harness hooks project from the barn, but otherwise its historic significance derives from the extent to which it protects the 19th century lath-and-plaster to the exterior of the barn and porch.

Historic Significance

The farm buildings at Pear Tree Farm have altered unusually little since depicted on the Ordnance Survey of 1884 and are of considerable historic interest as a picturesque illustration of the sophisticated nature of High Victorian farm complexes. Despite minor alterations the coach house is a particularly good example of its kind, with arched doors, decorative cast iron ventilation grills and a well preserved chaff box with two hatches. It appears to adjoin a filled arm of the medieval moat shown on the 1838 tithe map. The chief importance of the site, however, lies in the largely intact timber-framed barn of *circa* 1600 and in particular its exceptional rear porch which probably originated as a granary. This small but well-framed structure fits the threshing bay perfectly and certainly does not consist of re-used timber as previously suggested. It is far more likely to have been designed for its existing position than moved from elsewhere, and would represent a unique building even if this were the case. Its presence would not hamper the operation of the threshing floor and its location is consistent

with the grain stores often found alongside rear porches in the 18th and 19th centuries, but in 30 years of exploring the region's timber-framed buildings I have never found a parallel of this form and early date. Its quality probably relates to its proximity to the home of gentry owners at Ufford Hall on the opposite side of the road, where a listed barn of similar date still survives. Both sites were the property of the Archbishop of Canterbury in the 17th century and are likely to have been built by his father. Other rear granaries may well have existed at the time, but even standard porches of this period are now rare and few are likely to survive – although in the light of this example others should be reinvestigated for traces of similar features. Given the structure's unique layout and its importance to the history of British agriculture the barn in my view meets Historic England's strict criteria for listing at grade II in its own right despite the replacement of its roof in the 19th century.

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Leigh Alston is a building archaeologist and architectural historian who for 20 years lectured on the understanding and recording of timber-framed structures in the Departments of Archaeology and Continuing Education at Cambridge University. He worked as the in-house building archaeologist for Suffolk County Council's Archaeological Service for 10 years and still fulfils this role for its successor, Suffolk Archaeology CIC. He also undertakes commissions on a freelance basis for the National Trust, private clients and various county archaeological units. Leigh co-founded the Suffolk Historic Buildings Group in 1993, serving as Chairman for 13 years, and has been involved in several television programmes including 'Grand Designs' and David Dimbleby's 'How We Built Britain'. Publications include 'Late Medieval Workshops in East Anglia' in 'The Vernacular Workshop' edited by Paul Barnwell & Malcolm Airs (Council for British Archaeology and English Heritage, 2004) and the National Trust guidebook to Lavenham Guildhall.

Schedule of full photographic record follows (pp. 13-20)

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. A general view of the site from the south showing the grade II-listed thatched house (right) to the farm buildings.
2. A general view from the north-east south showing the close proximity of the grade II-listed house (left) to the farm buildings.
3. The site from the entrance track to the south-west with the farm buildings on the left and the grade II-listed house on the right.
4. A general view from the north showing the 20th century farm buildings on the left.
5. The farm buildings from the south showing the uniformly pantiled roof of the barn (1), coach house (2) & stable (3).
6. The farm buildings from the north-east showing the open-sided corrugated iron cart lodge (10) to the left of the barn's porch (1e).
7. The buildings from the north showing the cart shed (3c) on the corner with the granary (5) to the right.
8. The buildings from the north-west showing the cart shed (3c) to the left of the granary (5) & the northern shelter-shed (7) right.
9. The north-western exterior of the granary (5) showing its original first-floor hatches and ground-floor arches.
10. A detail of the north-western exterior of the granary (5) showing the 3 ventilation arches under the lean-to grain floors (5c-d).
11. A detail from the north-west of the ventilation arches beneath the internal lean-to grain floors (5c-d).
12. The farm buildings from the south-west showing the cement-block 20th century cattle yard (8) with the shelter-shed (7) left.
13. The south-western facade of the coach house (2) showing the blocked original loft hatch above the square-headed door.
14. A detail of a decorative cast iron ventilator and tie-rod in the south-western facade of the coach house (2).
15. The south-eastern gable of the coach house (2) showing its inserted loft hatch and decorative device in burnt headers.
16. The hipped gable of the coach house (2) from the east showing the 20th century cement-block lean-to (9) to the right.

17. The rear (north-eastern) exterior of the coach house (2) showing an original formerly louvered loft window.
18. The interior from the south-east of the 20th century cement-block lean-to adjoining the coach house (9).
19. The original framing of the south-eastern gable of the lean-to cart lodge (10) showing the studs interrupted by a primary brace.
20. The interior from the north-east of the cart lodge (10) showing its renewed roof with the brick coach house (2) in the rear.
21. The rendered exterior of the barn (1) from the cart lodge (10) to the north-east showing its renewed framing with primary braces.
22. A detail of the 19th century lath-and-plaster to the north-eastern exterior of bay 1a with wooden harness hooks to the right.
23. The south-eastern exterior of the porch (1e) showing its 19th century lath-and-plaster above ground-floor weatherboarding.
24. The 19th century lath-and-plaster to the south-eastern exterior of the porch (1e) showing earlier wattle-and-daub behind.
25. A detail of the lower tier of tarred weatherboarding to the south-eastern exterior of the porch (1e) with traces of red ochre.
26. A detail of the tarred weatherboarding to the south-eastern exterior of the porch (1e) showing traces of red ochre beneath tar.
27. The north-eastern exterior of the stable (3) showing original windows & the entrance to its cart shed (3c) on the right.
28. The barn (1) from the south-west showing its two-tier cladding with ashlar pargeting. The plinth is integral to the stable (3).
29. A detail of the low half-hung barn doors in the south-western exterior of bay (1c) showing the partly renewed weatherboarding.
30. The north-western exterior of the shelter-shed (4) from the yard adjoining the barn (1) showing its tarred cladding.
31. A detail of the tarred weatherboarding to the north-western exterior of the southern shelter-shed (4).
32. The granary (5) from the south-east showing the slate-roofed shelter-shed (6) and cattle yard (8) to the left.
33. The passage between the granary (5, left) and stable (3) from the south-east showing the cart shed door (3c) to right.
34. The north-eastern gable of the granary (5) showing the later brick lean to (5d, right) which is not integral to the plinth.

35. The south-eastern facade of the shelter-shed (4) showing its brick shed to left and modern garage doors.
36. The brick shed to the south-west of the shelter-shed (4) from the north-west showing the blocked door to the main shed to left.
37. The brick shed to the south-west of the shelter-shed (4) from the south-east showing its partly boarded interior.
38. The secondary door cutting the south-eastern brickwork of the enclosed shed to the south-west of the southern shelter-shed (4).
39. The south-western interior of the southern shelter-shed (4) showing the small brick shed on the left.
40. The rear (north-western) interior of the shelter-shed (4) showing its original mid-19th century studs with primary braces.
41. The interior of the southern shelter-shed (4) from the south-west showing the tarred weatherboarding of the barn (1) in the rear.
42. A general view of the barn (1) looking north-west from its south-eastern gable.
43. The staggered butt-purlin roof of the barn (1) which extends to the mid-19th century brick additions (2 & 3) seen from the south.
44. The roof of the barn (1) from the south-west showing original reed fleaking to the front and later laths to the rear.
45. The tie-beam between bays 1a & 1b from the north-west showing mortises for two studs and braces on each side of a central gap.
46. The tie-beam between bays 1a & 1b from the south-east showing mortises for two studs and braces on each side of a central gap.
47. The north-western interior of the porch (1e) showing a possibly original but heightened doorway to the missing lean-to.
48. A detail of the north-western interior of the porch (1e) showing empty mortises for a mid-rail and brace in the gable.
49. The north-western interior of the porch (1e) showing a re-used ground sill with laths and daub concealing the lower studs.
50. A detail of the tally marks and clay daub to the south-eastern interior of the porch (1e).
51. The south-eastern interior of the porch (1e) showing evidence of a window on the left and door to right.
52. A detail of the window shutter groove and pegged mullion mortises in the south-eastern interior of the porch (1e).
53. Traces of red ochre pigment and the window shutter rebate in the south-eastern internal mid-rail of the porch (1e).

54. A detail of the south-eastern mid-rail of the porch (1e) showing its three smaller, closely spaced window mullion pegs.
55. A detail of the original doorway in the south-eastern interior of the porch (1e) with corresponding rebate on the post to right.
56. The south-western open truss of the porch (1e) with mortises for a missing joist between the jowled posts but no braces above.
57. The south-western tie-beam and jowled posts of the porch (1e) with no infill notches or mortises against the missing barn studs.
58. The 19th century clasped-purlin roof structure of the porch (1e) seen from the south-east.
59. The north-eastern tie-beam of the porch (1e) showing empty stud and pegged central window mullion mortises.
60. The three pegged rectangular window mullion mortises in the porch's tie-beam (1e) with a later door post housing and repair bolts.
61. The north-eastern interior of the 12.5 ft wide porch (1e) with mortises for a missing loft lit by a central window.
62. A general view of the barn (1) from the north-west showing the intact original arch-braces to the tie-beam between bays 1c & 1d.
63. The south-western interior of bays 1c-d showing the original entrance (left) & wall braces with the extension (3a) to right.
64. The original north-western gable of the barn (d) showing empty stud and mid-rail mortises in the tie-beam & the stable (3) beyond.
65. A detail of the barn's missing north-western gable (1d) showing the empty stud & brace mortises in its tie-beam.
66. The south-western interior of bay 1d showing its internal braces and junction with the 19th century extension (3a) on the right.
67. The north-eastern interior of bay 1d showing its internal wall braces and its junction with the extension (3a) to left.
68. The tie-beam of the barn's north-western gable (1d) showing the continuous roof with the extension (3) to the left.
69. The south-western interior of the original entrance in bay 1c showing inserted studs & mid-rail with no pegs in the roof-plate.
70. Detail of the south-western roof-plate in bay 1c showing its lack of mortises in the position of the original full-height doors.
71. The inserted re-used mid-rail to the south-west of bay 1c showing pegged mullion mortises identical to the porch (1e).

72. The north-eastern interior of bays 1b & 1a showing their rebuilt lower walls and the missing plate in bay 1c.
73. The south-western interior of bays 1a & 1b showing the former's rebuilt lower wall with narrow studs & primary brace.
74. A detail of the internally trenched south-western brace of bay 1b showing a face-halved scarf joint in the roof-plate.
75. South-eastern internal gable of the barn (1a) showing empty stud mortises against the coach house brickwork (2).
76. The interior of the coach house (2a) from the south-west showing its conversion into a farm office.
77. The interior of the coach house (2a) from the north-east showing its conversion into a farm office.
78. The interior of the north-western stable in the coach house (2c) showing its north-eastern door and inserted granary stair.
79. The ostensibly original rear (north-eastern) door in the north-western stable of the coach house (2c).
80. The chaff box to the rear (north-east) of the central stable in the coach house (2c), seen from the north-west.
81. The brick partition of the central stable (2b) seen from the north-western stable of the coach house (2c) with the chaff box left.
82. The north-western stable of the coach house (2c) showing its original south-western arched window and door.
83. The neatly chamfered ceiling joist of the north-western stable of the coach house (2c) showing the integral internal wall.
84. The central stable of the coach house (2b) from the south-west showing the original boarded manger flanked by hatches.
85. The central stable of the coach house (2b) from the joist platform of the original external loft entrance.
86. A detail from the south-east of the original chamfered ceiling joists and plaster of the central coach house stable (2b).
87. The boarded north-eastern wall of the central coach house stable (2b) showing ventilation slots & a hatch to the chaff box.
88. A detail of the reddled plaster to the brick internal walls of the central stable of the coach house (2b).
89. The chaff box in the angle of the north-western stable of the coach house (2c) showing the hatch to the central stable (2b) right.

90. The north-western hatch linking the central stable of the coach house (2b) to its chaff box seen from the north-east.
91. The boarded partition of the chaff box (2c) to the north-east of the central stable of the coach house (2b) seen from the north.
92. The chaff box (2c) to the rear of the central stable of the coach house (2b) seen from the south-east.
93. The granary above the southern coach house (2) seen from its north-western gable showing the remains of original grain bins.
94. The granary above the southern coach house (2) seen from the north-east showing the secondary loading hatch to the south-west.
95. A detail of the original north-eastern window in the granary above the southern coach house (2).
96. The blocked original south-western loading hatch in the central bay of the granary above the coach house (2).
97. The south-eastern internal gable of the granary above the southern coach house (2) showing its rendered walls and inserted hatch.
98. The granary above the southern coach house (2) seen from the south-east showing the remains of original grain bins.
99. The roof structure of staggered butt-purlins in the granary above the coach house (2) as seen from the north-west.
100. The cart shed to the north-west of the barn (3c) seen from the south-west with a gable window to the left.
101. The cart shed to the north-west of the barn (3c) seen from the north-east with the gable window to the right.
102. The loose box to the north-west of the barn (3b) seen from the south-east with a shuttered window to left.
103. The loose box to the north-west of the barn (3b) seen from the west with its original north-eastern window to the left.
104. The north-eastern interior of the loose box (3b) from the south-west showing the wall adjoining the barn (3a) to right.
105. The south-western interior of the loose box adjoining the barn (3b) showing its original entrance and inserted window.
106. A detail of the sliding shutter to the ostensibly inserted south-western window of the loose box adjoining the barn (3b).
107. The north-eastern interior of the hay loft to the north-west of the barn (3) showing an original window.

108. The south-western interior of the hay loft to the north-west of the barn (3) showing an original window.
109. The north-western gable of the hay loft to the north-west of the barn (3) showing an original window or hatch.
110. The north-western ground-floor interior of the granary (5a) showing the door to its lean-to (5c).
111. The south-western ground-floor loose box of the granary (5a) showing the boarded partition to its rear section (5b).
112. A detail from the south-west of the re-used binding joist of the granary (5a) showing its softwood common joists.
113. The south-western ground-floor interior of the granary (5a) showing the door to the covered cattle yard (8).
114. The south-eastern ground-floor interior of the granary (5a) showing the missing wall adjoining the shelter-shed (6).
115. The interior from the north-west of the central shelter-shed (6) with its original studs on the right & former open wall left.
116. The south-western interior of the central shelter-shed (6) showing its original boarded framing with straight primary braces.
117. The interior of the northern shelter-shed (7) from the south-west showing an arcade post adjoining the covered yard (8) to right.
118. The interior of the northern shelter-shed (7) from the north-east showing an arcade post adjoining the covered yard (8) to left.
119. The interior from the west of the 20th century covered cattle yard showing the 19th century granary (5) to left.
120. South-eastern interior of the northern shelter-shed (7) showing two possibly original wooden arcade posts adjoining the yard (8).
121. The weatherboarded south-western external gable of the granary (5) showing the loading hatch with the shelter-shed (7) to left.
122. The interior from the south-west of the lean-to granary (5c) with arches beneath its missing suspended floor.
123. The interior from the north-east of the lean-to granary (5c) with arches beneath its missing suspended floor.
124. The interior from the west of the north-eastern ground-floor loose box of the granary (5a) showing its re-used ceiling joists.
125. The north-eastern ground-floor loose box of the granary (5b) showing the boarded partition to its front section (5a).

126. The north-eastern loose box of the granary (5b) showing the modern cattle feeding passage against its north-western wall.
127. The north-eastern interior of the north-eastern loose box of the granary (5b) showing its lodged ceiling joists and entrances.
128. The feeding passage and re-used ceiling joists of the north-eastern loose box of the granary (5b) seen from the south-west.
129. The interior from the east of the south-western bays of the first-floor granary (5a) showing the south-western gable hatch.
130. The boarded first-floor partition dividing the two compartments of the granary (5a & 5b) seen from the south-west.
131. The south-western gable of the first-floor granary (5a) showing the remains of original reed-and-plaster between the rafters.
132. The south-eastern first-floor interior of the granary (5a) showing an original softwood roof truss with vertical iron tie-rod.
133. A detail from the south-west of an original reverse knee-brace securing the floor of the first-floor granary (5a).
134. The north-western first-floor interior of the north-eastern section of the granary (5b) showing the lean-to (5d) beyond.
135. The south-eastern first-floor interior of the north-eastern section of the granary (5b) showing a partial hay drop in the floor.
136. The north-eastern first-floor gable of the granary (5b) showing a softwood A-frame and the lean-to (5d) on the left.
137. The south-western internal gable of the lean-to granary (5c) showing the nailed rungs of a wall ladder.
138. The north-western first-floor interior of the lean-to granary (5c) showing an external loading hatch.

Photographic Appendix 2 follows on pp. 21-29

Appendix 2 (pp. 21-29): Selected Photographs to Illustrate the Text



Illus. 1. A general view of the site from the south showing the proximity of the thatched grade II-listed late-16th and early-17th century moated farmhouse to the large complex of predominantly pantiled farm buildings.



Illus. 2. The farm buildings from the north-east showing the long pantiled and hipped range of the mid-19th century which encompasses contemporary brick extensions at both ends (2 and 3) and a four-bay barn of *circa* 1600 in the centre (1). The hipped porch (1e) projects from the back of the latter's threshing floor and is an exceptional and apparently *in situ* structure of just 3.8 m (12.5 ft) in width that initially contained a loft and was lit by three windows with pegged mullions.



Illus. 3. The buildings from the north-west showing the mid-19th century extension to the barn (3) on the left which contains a cart shed (3c) entered from the rear (north-east) and a loose box facing the animal yard in front of the barn (3b) along with a first-floor hay loft. The contemporary central structure (5) also contains loose boxes with a granary above, and its slightly later lean-to in the foreground provided additional grain storage with a suspended floor and ventilation arches beneath. The single storied right-hand shed (7) is a shelter-shed serving a yard in the rear (8).



Illus. 4. The barn (1) from the south-west showing its traditional 19th century ‘two-tier’ cladding with ashlar pargeting above tarred weatherboarding. The low doors occupy the position of the original full-height entrance to the barn’s threshing bay. Note that the brick plinth is integral to the extension (3) on the left and was renewed at the same time.



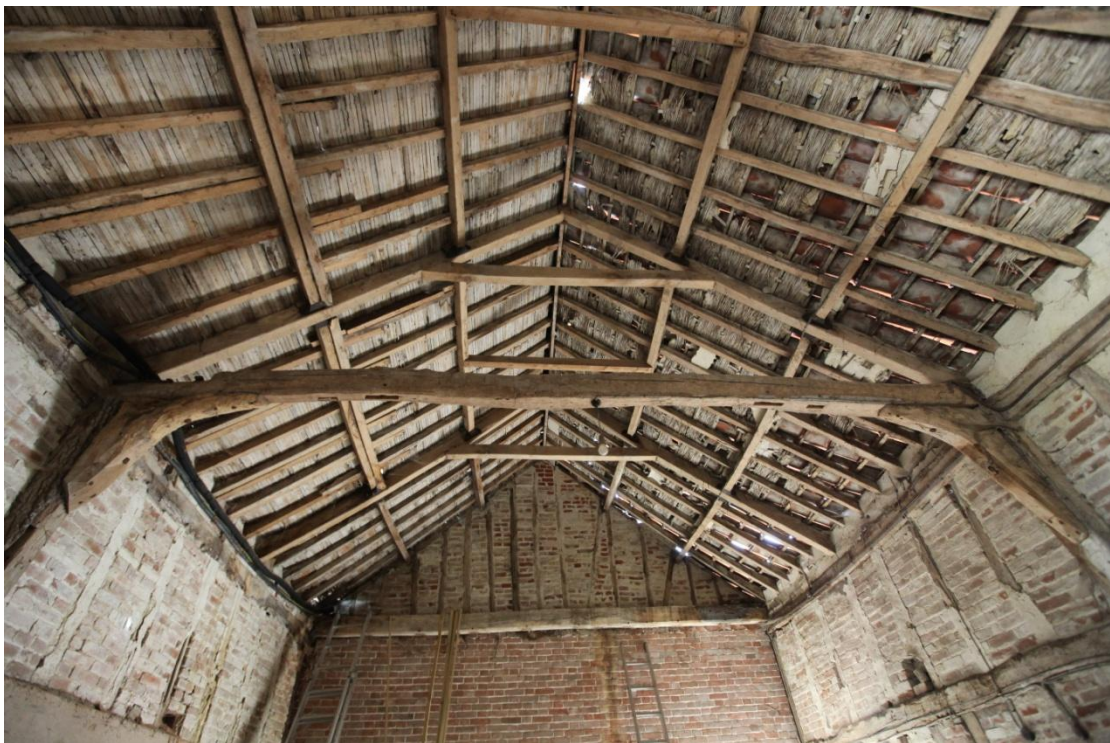
Illus. 5. A general view of the barn (1) from its missing north-western gable showing the intact original arch-braces to the tie-beam between the entrance bay (1c) and the end-bay in the foreground (1d). The butt-purlin roof is a mid-19th century replacement which extends into the brick additions (2 and 3) that are not shown on the 1838 map. The brick infill between the timbers dates from the same period.



Illus. 6. The south-western interior of the original entrance bay on the left (1c) and the end-bay (1d) to right, with the 19th century extension to the extreme right (3a). The studs and internal wall braces in bay 1d are original but the lintel of the present doors and the short studs above are later insertions that partly block the original entrance. These timbers appear to have been re-used from the porch (1e) and the lintel is a mid-rail with identical pegged mullion mortises for a central window to those in the porch's gable tie-beam and side wall. The floor is of concrete with no trace of a threshing floor.



Illus. 7. The original north-western gable of the barn from its final bay (1d) showing empty mortises for a missing solid wall in its tie-beam – which is the only timber now *in situ*. The first-floor hatch opens into the hay loft of the brick extension shown in A2. 15.



Illus. 8. The south-eastern end of the barn showing the tie-beam between bays 1b in the foreground and 1a in the rear. The latter originally formed a stable with a hay loft and the tie-beam contains mortises for two studs and a wall brace on each side of a central gap that allowed the loft to be loaded from the barn. There is no obvious evidence for windows in the loft, and the gable tie-beam contains an unbroken sequence of empty stud mortises against the brickwork of the coach house and granary (2).



Illus. 9. The north-western interior of the porch (1e) showing its largely intact timber frame with a re-used ground sill. The wide door opened into a demolished lean-to shed, cutting the mid-rail and leaving no obvious evidence of an original door. The upper studs are infilled with original wattle-and-daub with 19th century brick beneath.



Illus. 10. The south-eastern interior of the porch (1e) showing evidence of a window with a shutter rebate and three pegged mullions on the left and a blocked original door to the right. The right-hand ground-floor stud is an unpegged insertion and the door rebate extends from the mid-rail to the corner post. The structure contained a ceiling of joists lodged on the mid-rails with corresponding pegged mortises in the truss adjoining the barn, but appears to have been open-framed against the barn both above and beneath the loft.



Illus. 11. The south-western truss of the porch (1e) looking towards the barn's original entrance. This bay of the barn contained a mid-rail with a solid wall above and possibly a small door in the usual fashion beneath, but the roof-plate has been cut out. The porch was open-framed against it, with jowled posts but no stud mortises in its intact tie-beam and a binding joist that was smaller than its counterpart in the external gable and is unlikely to have formed part of a ground-floor wall.



Illus. 12. A detail of the external (north-eastern) tie-beam of the porch (1e) showing empty mortises for studs on both sides of a central window lighting the missing loft with three pegged rectangular mullion mortises cut by a later housing for the locking bar of full-height barn doors. The tie-beam has split and is secured by vertical iron bolts. The corner posts of this gable contain mortises for a mid-rail that probably now forms the lintel of the barn's south-western doors and contains identical mullion mortises (A2. 6). The porch is contemporary or almost contemporary with the barn and probably formed a granary behind the threshing floor but is unique in my experience.



Illus. 13. The south-western facade of the coach house (2) built in the mid-19th century as an extension to the barn. The right-hand doors opened into a vehicle shed (2a) and the large central door into a stable which retains a manger backing onto a chaff box connected by two hatches (2b). The original loading door to the first-floor granary lay above this door but has been blocked. The arched window and door to the left originated unusually as a pair of doors but appear to have opened into a single space that probably served as a tack room (2c).



Illus. 14. The granary above the coach house (2) showing the remains of ostensibly original grain bins with an axial passage (as seen from the south-east).



Illus. 15. The south-western internal wall of the hay loft to the north-west of the barn (3) showing an original window with a second window or loading hatch in the gable to the right. This loft is reached by the hatch shown in illus. A2. 7 and replicates the original arrangement of the barn's south-eastern bay (1a).



Illus. 16. The animal yard to the south-west of the barn as seen from the south-east with the detached mid-19th century pantiled loose boxes and granary (5) in the rear and the much altered slate-roofed shelter-shed (6) in the foreground (originally open-sided to the right). The 20th century covered cattle yard (8) is shown to the left. The narrow passage between the two loose boxes (3b and 5b) lies to the extreme right. This yard was almost certainly designed for cattle rather than horses but no relevant fixtures or fittings survive.



Illus. 17. The interior from the west of the north-eastern ground-floor loose box of the granary (5b) showing its re-used ceiling of partly tenoned and partly lodged joists with a hay drop to the left of the right-hand door (which opens onto the yard shown in A2.16).



Illus. 18. The south-western compartment of the first-floor granary (5a) seen from the north-west with the gable loading hatch on the right (and the corrugated asbestos roof of the 20th century cattle yard beyond). Note the crudely hewn inverted knee-brace supporting the floor and the original softwood roof with a vertical iron tie-rod – typical of the 1860s and 70s. The original plaster between the rafters is secured by reeds and laths and the boarded wall on the left adjoins the identical north-eastern compartment.

