

NORFOLK ARCHAEOLOGICAL UNIT

Report No. 1011

**Building Survey and Photographic Record of
Barns at Home Farm, Westacre,
Norfolk**

32149WAC

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with
Kenneth Penn
October 2004

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Location: barns at Home Farm, Westacre, Kings Lynn
District: West Norfolk
Grid Ref: TF7929 1847
HER No.: 32149WAC
Date of fieldwork: July to August 2004

Summary

A photographic and drawn record was made of barns at Home Farm, Westacre, in advance of development.

Home Farm at Westacre may date from the earlier 17th century, but the farm buildings, a loose group of barns to the immediate north (the survivors of a larger complex) are all of later date, with some modern elements, demolished before the present building survey and record took place.

1.0 Introduction

(Fig. 1)

Home Farm and its associated barns lie to the north of High House at Westacre, the centre of a park estate of early post-medieval date, belonging, successively, to the Barkham, Spelman, Hamond and Birkbeck families. Home Farm itself may be of 17th-century origin but the existing barns, the survivors of a larger complex, are all of later date.

This building survey was undertaken in accordance with a Brief issued by Norfolk Landscape Archaeology (NLA Ref: ER 11.11.03) and Norfolk Archaeological Unit Project Design (NAU Ref: 1799/KJP of June 2004).

The work was designed to create a written, drawn and photographic record to RCHME level 3 (RCHME 1996) in advance of conversion to dwellings. This work was carried out for Mr G.F. Bambridge (Building Design) of Castle Acre and the Trustees of the Westacre Estate.

The site archive is currently held by the Norfolk Museums and Archaeology Service, following the relevant policy on archiving standards.

2.0 Historical Background

(Figs 1 and 2)

As noted above, Home Farm and its associated barns lie to the north of High House, the centre of an estate, belonging, successively, to the Barkham, Spelman, Hamond and Birkbeck families (NHER 3887).

Sir Edward Barkham built High House (around 1624), possibly at the same period as Home Farm. High House being ruinous, Edward Spelman in 1726 built a 'very curious and stately pile near to the site of the old hall', according to Blomefield (1808, 162).

The Spelman family sold the estate in 1761 to Anthony Hamond, ‘reserving the manor house and certain lands for life’ (NRO MS 33586). The Hamonds were at High House until 1898, when the estate was bought by the Birkbeck family (who also came into possession of many of the deeds).

Anthony Hamond	1742-1822	Bought the estate from Spelman.
Philip Hamond, son of Anthony	1782-1824	Outlived his father by two years
Anthony Hamond, son of Philip	1805-1869	Took a leading role in the County, both as Liberal politician and as an agriculturist

Home Farm at Westacre (NHER 32149) may date from the earlier 17th century, but the farm buildings, a loose group of barns to the immediate north (the survivors of a larger complex) are all of later date, with some modern elements, demolished before the present building survey and record took place. Most are of flint with brick detailing, and include barns and stables.

A search was made of the Hamond papers in the Norfolk Record Office (MS 33586; HMN), but none relevant to the Farm was found. Interpretation of the barns complex must rest with the general history of the estate and the buildings themselves.

For ease of reference, the buildings in this survey have been designated A to G (Fig. 2).

The maps

The barn complex can be seen in more or less detail on several maps, one building (D) being possibly earlier than the others, although not depicted on the map of 1728. The most useful for the present purpose may be the later OS maps of 1891 and 1905, since these show the barn complex at its fullest and most complex extent and allow accurate comparison with the earlier maps. Since these maps were drawn-up, some elements of the complex have been removed and modern barns erected.

It should be noted that *Home Farm* began as *Hall Farm*, but is named as *Home Farm* on OS maps. A map of the Manor of High House of 1728 (NRO B.L. 14/28) shows the then High House, Hall Farm and the buildings spaced around them: these buildings are clearly not the same as those standing today and depicted on the OS maps.

- Faden’s map of 1797 is at a small scale and perhaps schematic; it shows Home Farm and two north-to-south ranges to the north, forming an open ‘U’.
- OS 1st Edition 1” of 1838 (and later) is similar to the later OS maps but at too small a scale for certainty.
- The OS 1st Edition 6” map 1891 and the OS 2nd Edition 25” 1905 map show the same scene, of the present barn complex at its fullest extent. It can be seen that the present complex is a much-reduced version of this and that the existing barns date from before these maps.

From the maps, it can be seen that:

Building B was joined at the north end by a range running to the west.

Building D extended further to the east.

Building F3 was joined at the north end by a range running to the east and at the south end by a similar range running to the east.

Moreover, on the 1885 OS map the farm cottages to the west of the site were yet to be constructed, these are shown on the 1905 map.

3.0 Methodology

The objective of this survey was to create a record of the building to RCHM level 3 (RCHM 1996) which requires:

- Background research.
- Written record (this report).
- Drawing:
 - Sketch plan.
 - Plans to show form and location of structural features of historical significance.
- Photographs:
 - General views of the exterior.
 - Overall appearance of the interior.
 - Detailed coverage of the exterior.
- To provide an interpretation of the building with special attention to the stable building.

4.0 Building Survey

(Figs 2 to 10. Plates 1 to 29)

Before the survey was undertaken, modern lean-to buildings were removed. It should be noted that some demolition was also proposed that affected a small storage building (D on Fig. 2), a small link block and a tack room both within block F, and an open-sided lean-to to the west of the barn (A). By the time of the survey in July 2004 two Dutch barns on the north side of the site had been demolished and the site was no longer a working farm.

A photographic survey had been undertaken by G.F. Bambridge and reference is also made to that survey here (see below).

Results

The Barn (A on Fig. 2)

(Figs 3 and 4. Plates 1, 2 and 3)

The entire south gable of the barn plus a short return stretch of each side wall has been demolished (Fig. 3). The surviving walls are faced with a combination of knapped and unknapped flint and brick. Both the inside and outside faces of the wall plate are covered with six courses of brick and there is a block cornice (Fig. 4). The top edge of the surviving gable is also formed with brick although not to a regular pattern, as is 'normal' and this could suggest a later rebuild/repair (although due to the similarity between the bricks in the gable and those seen elsewhere in the barn this is far from certain).

Other features consist of the ventilation openings, the quoins, the threshing door openings (and their arches) and the two brick formed windows in the surviving gable (that retain their pegged frames).

The roof is in five full bays plus a half bay at each end (Fig. 3) and when it was constructed it had two staggered butt purlins in each pitch, a ridge piece and a straight collar plus a tie beam that has short wall posts with a straight diagonal brace to the underside of the tie (Fig. 4). The intermediate trusses are without a tie but also have a straight collar and there are metal ties between the tie beam and the wall plate. All of the common rafters and the purlins have been replaced, the latter above and below the empty mortises associated with the initial purlins.

Sometime after the barn was constructed a floor was inserted to the south of the threshing doors and towards the former south gable wall although it has since been removed and is now evident by the empty joist holes in each side wall. One of the ventilation openings on the west side of the barn was completely rebuilt when the floor was inserted and one on the opposite side was enlarged.

The threshing doorway on the west side has been blocked with a combination of flint pebbles and brick and the similarity between these bricks and the pedestrian doorway to the south could suggest that the opening was created when the principal doorway was blocked.

Below the six courses of brick in the south end of the west wall there are ten open-sided compartments in two tiers that are each formed with three courses of brick and divided horizontally by a plank. The inside face is covered with vertical planks and the similarity between the bricks and those above suggests that the feature is contemporary with the construction of the barn and it functioned as a nesting box? (Plates 2 and 3).

On the west side of the barn there is an addition in the form of a five bay, open-sided lean-to. This lean-to was constructed soon after the west door of the barn was blocked and after the stable block C was erected. The bays are defined by square timber posts that support the tie beams and each truss has two vertical posts, the top and bottom of which are half-lapped over the tie and principal rafter, plus a third post against the barn wall. There are six purlins and these rest on the top face of the principal rafters where they are supported by triangular blocks and the tie beams are reinforced with metal rods that extend through the barn wall and have two S-shaped tie-irons and two circular.

Building B

(Fig. 5; Plates 4, 5 and 6)

Building B is a low, single storey structure, the east wall of which butts up against the north gable wall of the barn (A). The east wall is faced with a mixture of knapped and unknapped flint and bricks with a decorative block motif in brick (that does not coincide with any internal walls).

Initially there were three window openings (Fig. 5): of the southern-most only the four top bricks remain and the opening has been blocked and obliterated. The central opening of the three is blocked with fletton bricks although the bull-nosed jambs and sill are still visible, and the left-hand side of the northern-most window lacks the bull-nose moulding.

The right-hand side of this window was completely remade when the north gable wall of the block was rebuilt in the 20th-century and soon after this the opening was blocked. Some 4.80 metres north of the barn (A) there is a door opening the sides of which are formed in brick. These have different characteristics from those used to form the sides of the window openings that could suggest that the opening is a later addition.

The west wall is constructed with gault brick and there are two openings of unequal size and initially both were defined by pilasters. The wall to the left (facing) of the southernmost opening was rebuilt in the later 19th century without a pilaster and the internal return wall is contemporary with this rebuild. Both openings have relatively crude timber jambs and the larger of the two openings has a central post that gives extra support to the wall plate.

The roof is in six bays (Fig. 5) and in each truss the tie beam supports short up-raking struts that in turn support a single purlin in each pitch and a lower purlin has been added to the roof to the south of the rebuilt external wall and associated internal partition. There are simple edge-halved scarf joints in the purlins and the floor area is divided into four separate compartments by insubstantial 20th-century sheet partitions.

Building C

(Fig. 6; Plates 7, 8 and 9)

The south end of the west wall of building C butts against an earlier wall that extends away at a right angle from the west side of the barn (A). Initially the lower half of this wall could conceivably have been a free-standing wall as it is predominantly faced with headers laid vertically (plus the occasional flint) and above this the wall is made entirely of brick laid in English bond (Plate 7). In the bay immediately adjacent to the barn the pebbles have been incorporated into the mortar between the bricks, similar to the way gallets are incorporated in a knapped flint wall, to create an unusual pattern. This pattern appears on both sides of the wall and the effect slowly diminishes as the wall extends away from the barn.

There is a freestanding brick column in the south-west corner and between this and the rear wall the gable, that includes a doorway, has been rebuilt in soft red bricks laid in English bond. This is shown by the change in the type of brick and by the vertical joint between the gable wall and the rear wall, and in all probability the end wall was initially constructed with vertical planks as seen in the adjacent front

(south) wall. Beyond this stretch of planked front wall, that forms a small room, and extending to the barn there are five bays of open-sided wall with two (remaining from three) horizontal rails between the vertical timber posts that support the tie beams. Inside there are five double mangers that are divided by timber partitions below the tie beams and are complete with tethering chains and hay racks. The fifth manger nearest to the barn has been removed. The roof is in seven bays and the tie beams support up-raking struts that in turn support a single purlin in each pitch.

The sequence of construction for these four blocks is:- the barn (A) was built as a free-standing structure in the late 18th to early 19th century; block C was erected against the west wall of the barn covering one of the ventilation slits; the east wall of block B was built against the corner of the gable wall of the barn and the west wall against the rear wall of block C, and finally the lean-to was constructed against the west wall of the barn.

Building D

(Fig. 7; Plate 10)

This is a relatively small building (Fig. 7) with a rectangular plan and constructed with red brick walls (Plate 10). There is a pair of sliding doors in the east gable wall, a slightly off-centre blocked door opening with a blocked window above in the west wall, two blocked window openings in the north wall and a door in the south wall. Internally brick pilasters form the sides of the opening with the sliding doors and there are pilasters in the north-east and south-east corners plus two pairs on each side to the east of the door in the south wall. A plinth extends around the wall internally and between the pilasters and there is an external plinth along the length of the west and north walls.

A change in the characteristics of the bricks that form the triangular section of the gables and the top four courses of the side walls suggest that these areas represent a later alteration. The bricks that were used to block the door and window openings have similar characteristics and are probably contemporary.

The roof is contemporary with this heightening and each composite truss has two pairs of up-raking purlins each with additional raking struts spanning between the tie and the rafter. There are three purlins in each pitch; the central purlin is supported by an extension of the strut and the other two by a triangular block.

Block E

(Fig. 8; Plates 11 and 12)

Relatively small, narrow block built against the garden wall associated with Home Farm House. The north façade and the north-east corner is faced with unknapped flints, the jambs to the three door openings and a decorative horizontal band are formed with brick. The doors give access to separate rooms and at the time of survey the east room was inaccessible due to the door being bricked-up. The east wall is constructed entirely in brick although the triangular part of the gable and part of the wall against the garden wall were recently rebuilt (Plate 11). At the same time as this rebuilding the roof was completely replaced. There is a vertical joint in the rear wall corresponding to a change in brickwork although this not

correspond with anything in the building and is associated with a change in the garden wall.

Block F

(Fig. 9; Plates 13 to 21)

Long north-to-south orientated building on the west side of the now demolished, former covered bullock yard.

F1

The eastern half of the north gable represents the sole remains of an earlier building (Plate 13) and is faced with relatively small bricks laid in Flemish bond above a relatively wide and high plinth that is faced with a random mixture of brick and flint. The line of the right-hand pitch of the roof associated with the earlier building is visible although the left-hand side was rebuilt when the east wall of the building was itself rebuilt.

Before this rebuilding the width and height of the block (F1) was increased and the new gable wall was constructed with red bricks laid in a three-stretchers single-header bond above an extension to the earlier plinth that is faced with small unknapped flints.

The west wall is contemporary with the gable wall extension and has two double doorways of different sizes and a single doorway all formed with brick sides (Fig. 9). The opening nearest to the gable has been reduced in width and the associated new wall consists of horizontal boards and elsewhere the wall is faced with small unknapped flints as seen in the extension to the plinth across the gable wall.

The south wall of this block is faced with unknapped flints and the quoins and the jambs of an off-centre door opening are formed in red brick and the wall is contemporary with the westward extension. Above the off-centre door opening there is a semi-elliptical relieving arch that appears to be as much a decorative feature as a structural element (Plate 15).

The east wall now consists of a stretch of brickwork that wraps around and has replaced part of the earlier north gable wall and the end corresponds with a lateral internal wall. Between this stretch of brickwork and the gable wall with the off-centre door opening the east wall consists of concrete blocks with a high level window on each side of a central doorway (Plate 14).

The roof of this block is in three bays and each truss has up-raking struts and there is a single purlin in each pitch that rests on the top face of the rafter and is supported by a triangular block. There is a central metal king strut and a later upper purlin across the central bay that was inserted when the common rafters were replaced in the 20th century and the two roof lights added.

F2

Against the south wall of building F1 there is a three bay building (F2) that was initially open on the east side although two of the bays now have a horizontal plank wall (Plate 16). This structure is contemporary with of the rest of the block to the south (F3).

F3

This building consists of four rooms with internal partitions in the first room and a door from here into the next room along.

The west wall is faced with a random mixture of brick and flint, the door openings are formed with bricks in a block design (Plates 17 and 18) and these are joined above a flint plinth by three courses of brickwork (at the south end).

The east wall is faced with relatively large unknapped flints and the door openings have simple brick jambs and all, apart from the north room with the internal partitions, and are infilled with 20th-century concrete blocks. The south wall has a central door opening that is flanked on both sides by a window and there is a further window above the door and the openings are formed with brick and all have a shallow segmental arch. The door opening in the end wall is in keeping with the other three in the east wall – the blocked door immediately adjacent to the south gable is a later insertion – and has a deep internal splay that contains a rare survival. On each side of the opening, approximately half way up from ground level a vertical roller has been set into the jamb to minimise scraping to the sides of the animals and wear on the jambs (Plate 19).

Milking stalls survive in the second room from the north, and in the south room the dividing partition and corner feeding/watering troughs survive. The roof throughout the block has a king post type of construction with up-raking struts.

A small tack room has been constructed against the south end of the block (Plate 20), blocking one of two windows in the south wall mentioned above: the width of the room was determined by the position of the central doorway between the two windows. The room is constructed with gault bricks and is heated by a small fireplace on the south wall and panelled with vertical planks (Plate 21) below a horizontal rail at cornice level that supports the tack pegs.

Block G

(Fig. 10; Plates 22 to 29)

This is a relatively large U-plan stable block, the northern east-to-west range of which extends across to the adjacent block F, which it joins with a covered way, and the southern east-to-west range stops c. 7m away thus providing access for the animals into the building.

The upper half of the external walls are all constructed in brick laid in English bond (Plate 25) and below this the north and west walls are faced predominantly with unknapped flint with some brick and at the same level the south wall is constructed with headers laid vertically. Above identical headers the east gable wall has been rebuilt in the 20th century with bricks laid in English bond and the top eight courses are taken-up with ventilation bricks that are laid in an alternating horizontal/vertical pattern.

The walls facing the yard are constructed with upright timber posts that support vertical planking (Plates 23 and 24) and in the north range the three-quarter high doors. In the west range there is a 0.9m brick wall and a short stretch of 2m high brick wall with vertical planking above, that, along with a door opening, defines a separate room.

South from this there are four compartments that are separated by low brick walls (Plate 28) the central portions of which have been crudely broken through. The doors in the west range are the conventional two leaf stable doors and the roof has a single purlin in each pitch that is supported by inclined up-raking struts.

A small room has been created in the south-east corner of the south range with external and internal access and the remaining space was securely barred and consequently inaccessible at the time of survey.

5.0 Conclusions

Apart from the above description little can be said about Home Farm and mostly it is a matter of speculation as to whether the differences seen in building techniques/design and materials reflect different phases of construction or materials at hand. The top of the gable wall associated with the main barn (A) is a case in point as 'normally' the flint wall would have been finished with a tumbled-in design but here the brickwork is somewhat arbitrary. This could suggest either an early repair to the gable – maybe ten or fifteen years after the late 18th- to 19th-century date of construction - or a disregard for convention.

Given the similarity between the characteristics of the bricks, along with the use of English bond, the rest of the farm buildings seem to have been constructed either at the same time or at least within the same generation. The exception to this is part of the north wall of block F where the smaller sized bricks suggest an 18th-century date although any associated walls were replaced in the late 18th to early 19th and 20th centuries.

Another dating connection between buildings is the use of gault bricks as seen in block B and the tack room although this is somewhat tenuous and relates to phasing rather than a specific date.

Another problem concerns the instances of two building or facing materials in the same wall, for example the brick headers below bricks laid in English bond in block C and the flint facing below brickwork in block G. This could be seen as two phases of construction – 'boundary' walls later increased in height to become the walls of buildings. The same reasoning applies to block D where as seen from the inside there is nothing to suggest that the building is anything other than one phase of construction whereas outside there is a plinth only on the north and west sides suggesting two different phases.

The use of the buildings has changed relatively recently with only the stable block C retaining anything relating to its original or early function, in this case as seen in the survival of the mangers. From the evidence seen in the barn, where the west threshing door has been blocked and a floor inserted across the southern end, it seems as if Home Farm abandoned its role as a mixed arable and pastoral farm in favour of a principally pastoral farm.

Acknowledgements

The building survey and report was carried out by Robert Smith, with the assistance of Ben Hobbs. This report was compiled from Robert Smith's report by Kenneth Penn, who is grateful to Edwin Rose (NLA) for his advice. The report was produced by David Dobson and edited by Alice Lyons.

Bibliography

- Blomefield, F., 1808 *Topographical History of Norfolk* (1Vol. IX)
- RCHME, 1996 *Recording Historic Buildings: A Descriptive Specification, Third Edition*. Swindon: RCHME

Appendix 1: Index to photographic archive

Norfolk Archaeological Unit –Photographic Archive			
Site: barns at Home Farm, Westacre, Norfolk			
HER Number: 32149 B&W Film KQG			
Frame No.	Description	Photographer	Date
1	Building A	B Hobbs	July/Aug 2004
2	General views	B Hobbs	July/Aug 2004
3	General views	B Hobbs	July/Aug 2004
4	General views	B Hobbs	July/Aug 2004
5	General views	B Hobbs	July/Aug 2004
6	General views	B Hobbs	July/Aug 2004
7	General views	B Hobbs	July/Aug 2004
8	Building D	B Hobbs	July/Aug 2004
9	Building D	B Hobbs	July/Aug 2004
10	Building F1	B Hobbs	July/Aug 2004
11	Building F1	B Hobbs	July/Aug 2004
12	Building G	B Hobbs	July/Aug 2004

Building	Frame No (Bambridge Archive)	Photographer	
A	5, 7	G F Bambridge	
B	3, 3b, 4	G F Bambridge	
C	3, 4, 6	G F Bambridge	
D	12, 22	G F Bambridge	
E	14	G F Bambridge	
F	15, 16, 17, 18, 19, 20, 21, 23, 31, 32	G F Bambridge	
G	24, 25, 26, 27, 28, 29, 30	G F Bambridge	

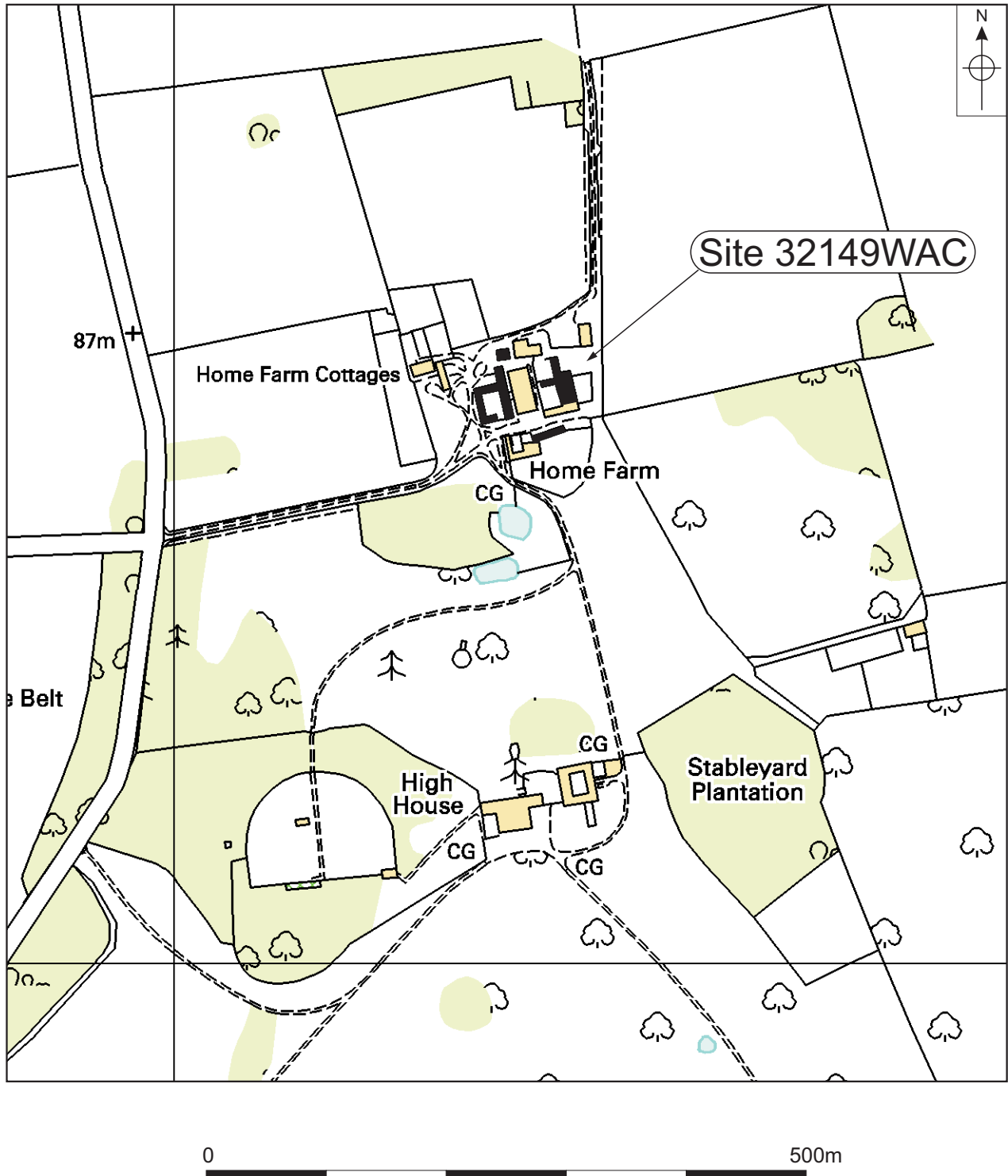


Figure 1. Site location. Scale 1:5000

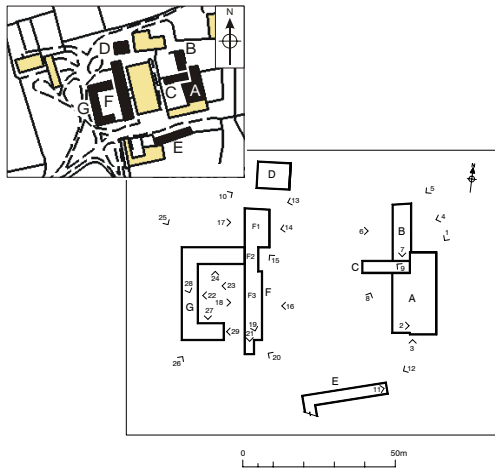


Figure 2. Key plan with plate reference numbers.
Scale 1:1000



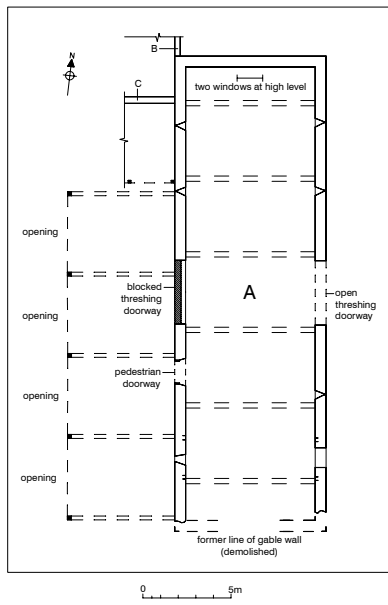


Figure 3. Ground floor plan of Barn A. Scale 1:200



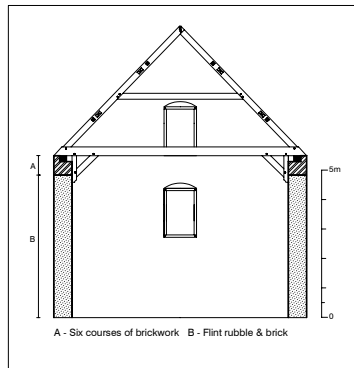


Figure 4. West / east Section through Barn A. Scale 1:100



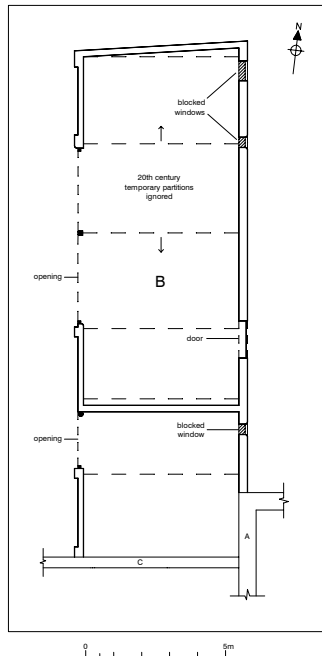


Figure 5. Plan of Stable 2 (Building B). Scale 1:100



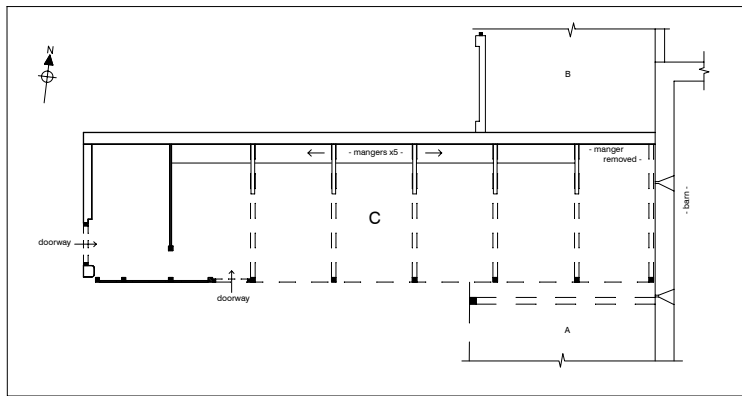


Figure 6. Plan of Stable 1 (Building C). Scale 1:100



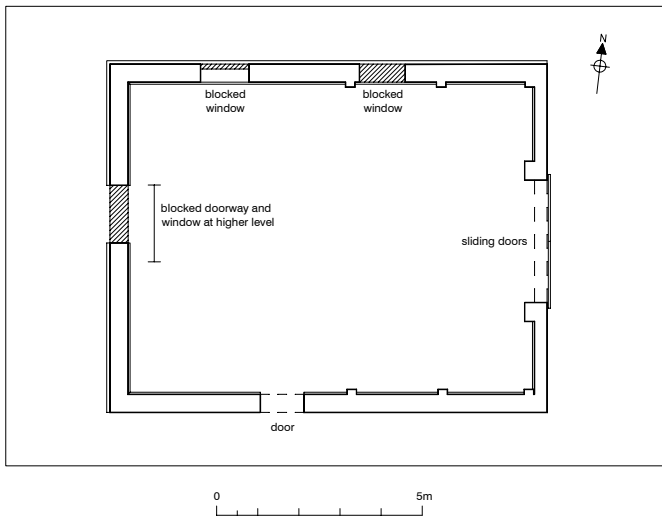


Figure 7. Plan of garage/store D. Scale 1:100



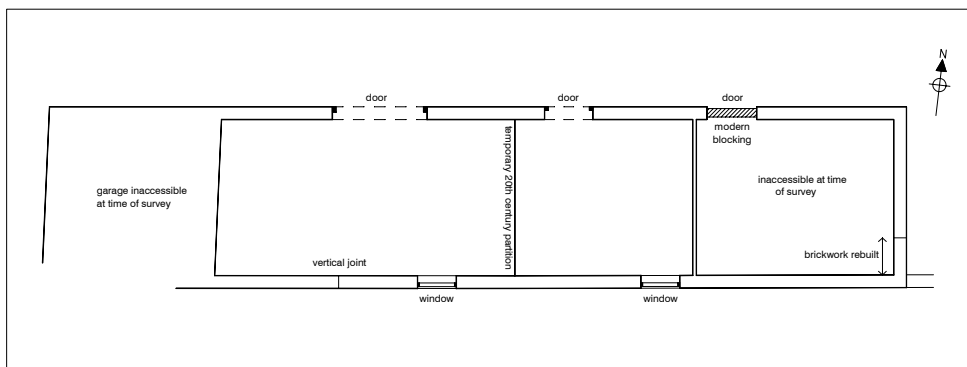


Figure 8. Plan of stores (Building E). Scale 1:100



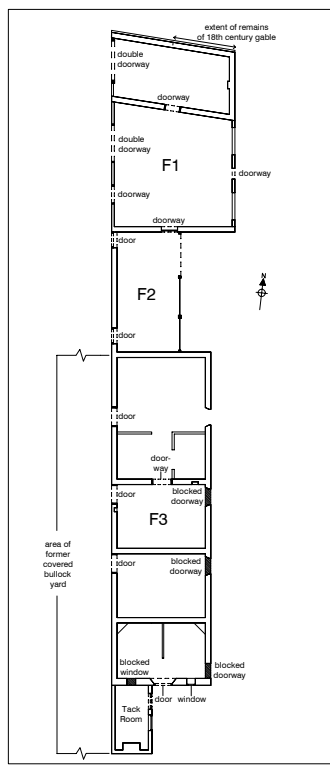


Figure 9. Plan of Stables and Tack Room (Building F). Scale 1:200



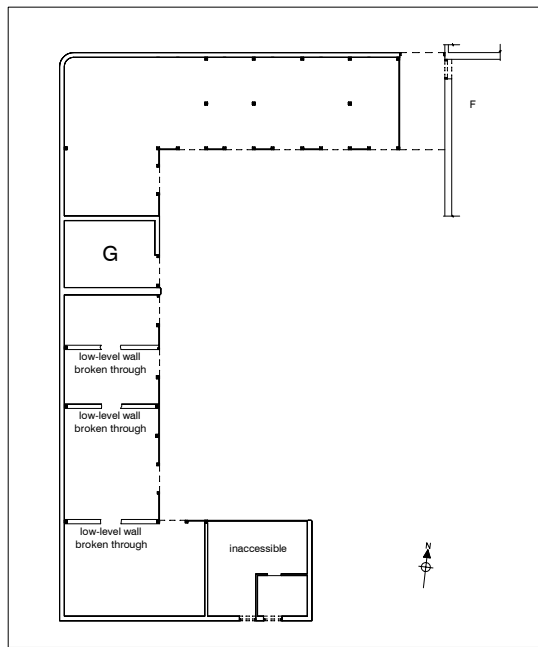
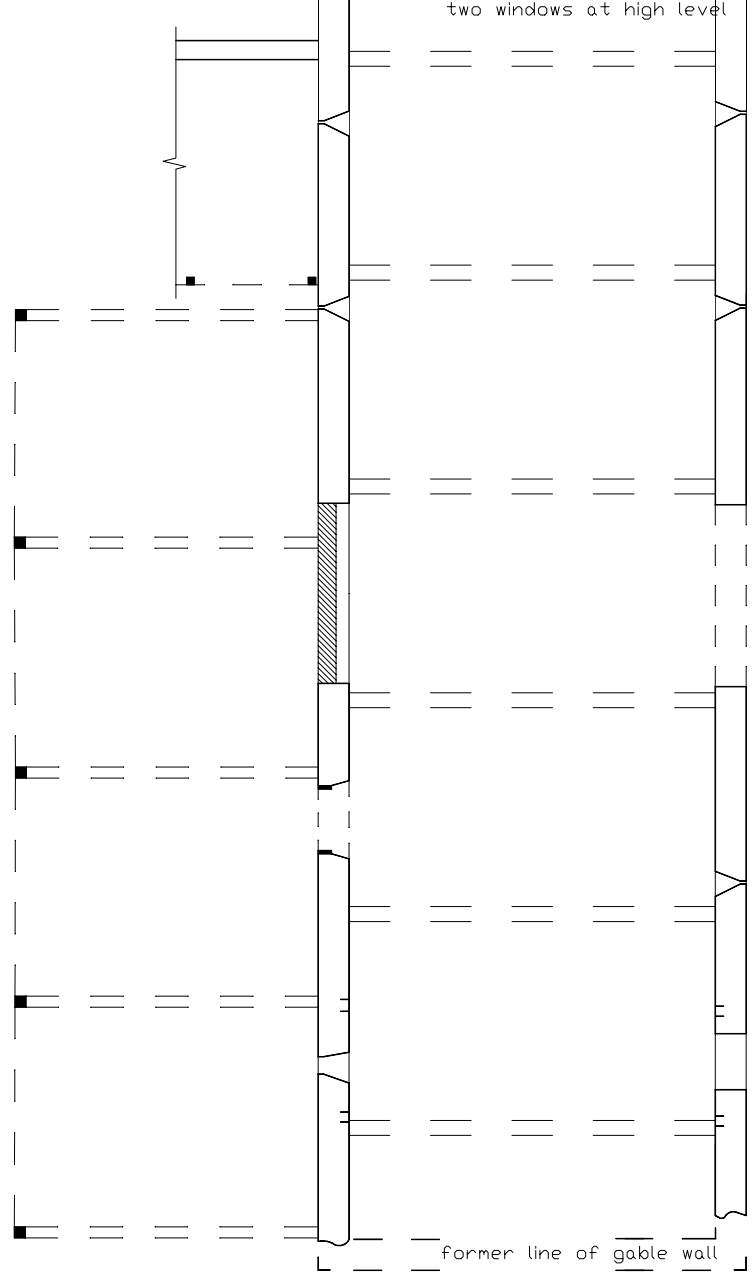


Figure 10. Plan of main Stable Block (Building G). Scale 1:200

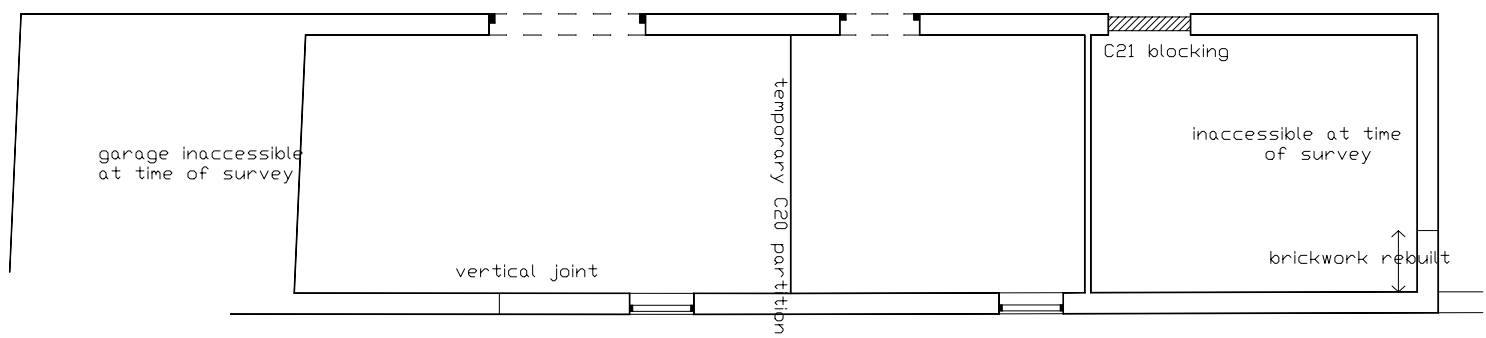




Ground floor plan of Barn & 1920 Lean-to
 A on key plan

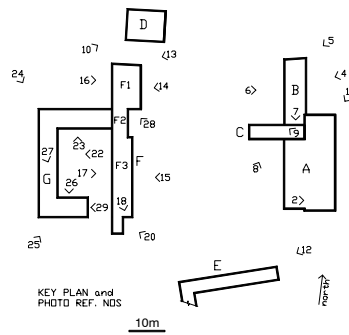




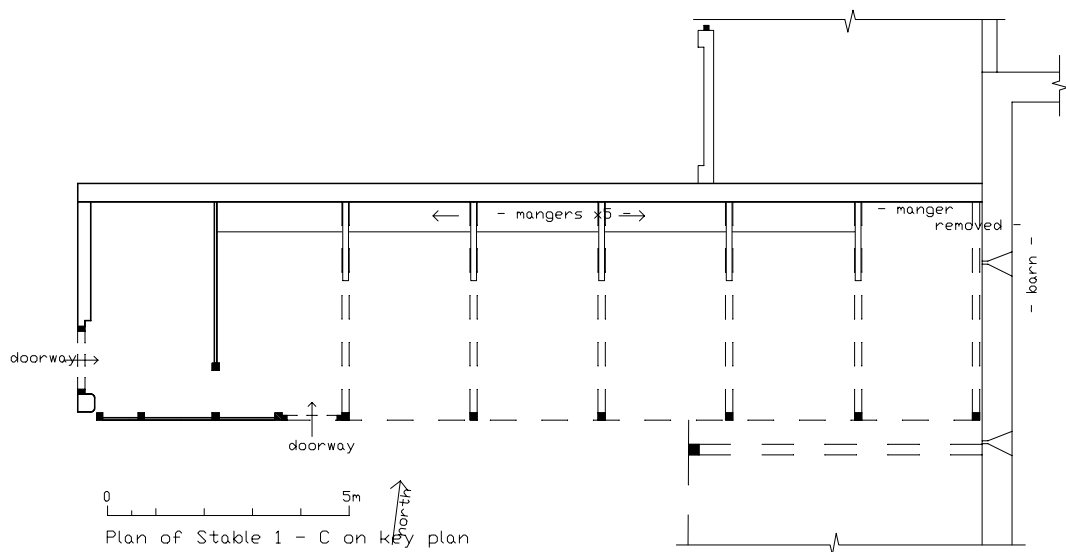


Ground floor plan of Stores - on key plan



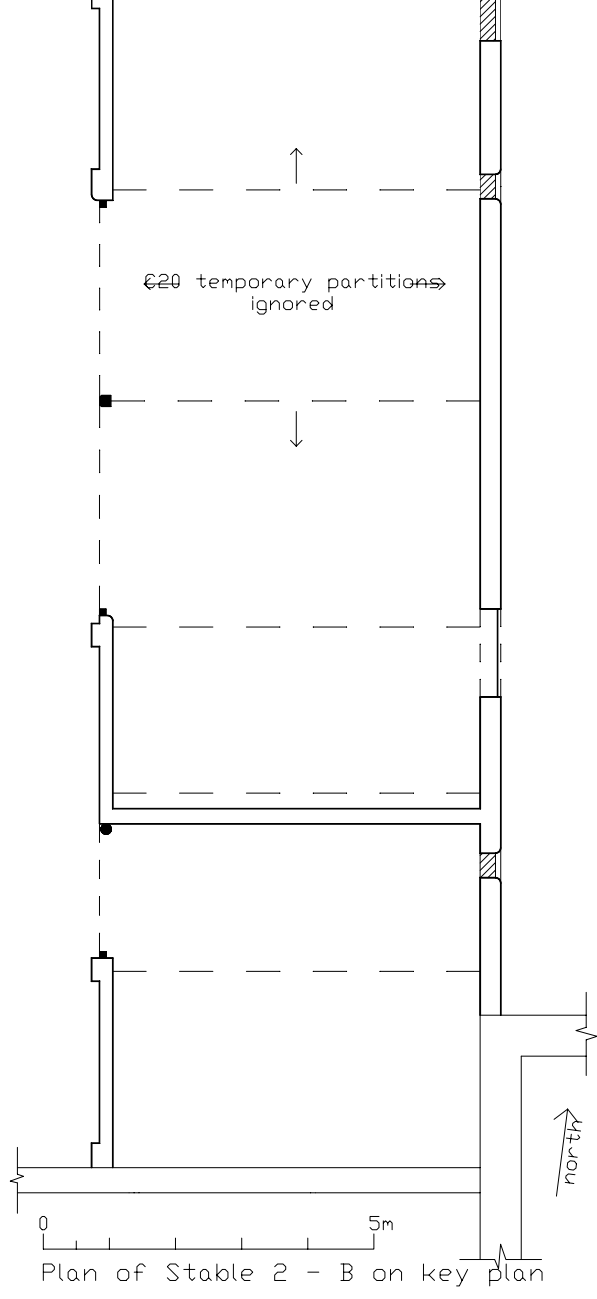






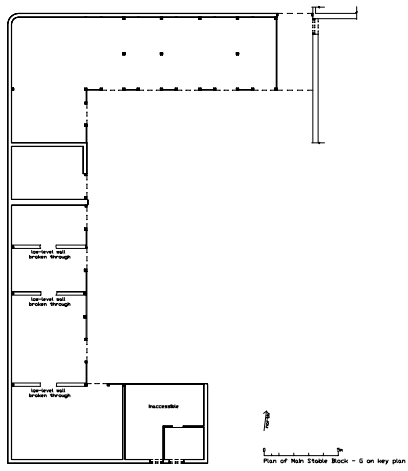
Plan of Stable 1 - C on key plan



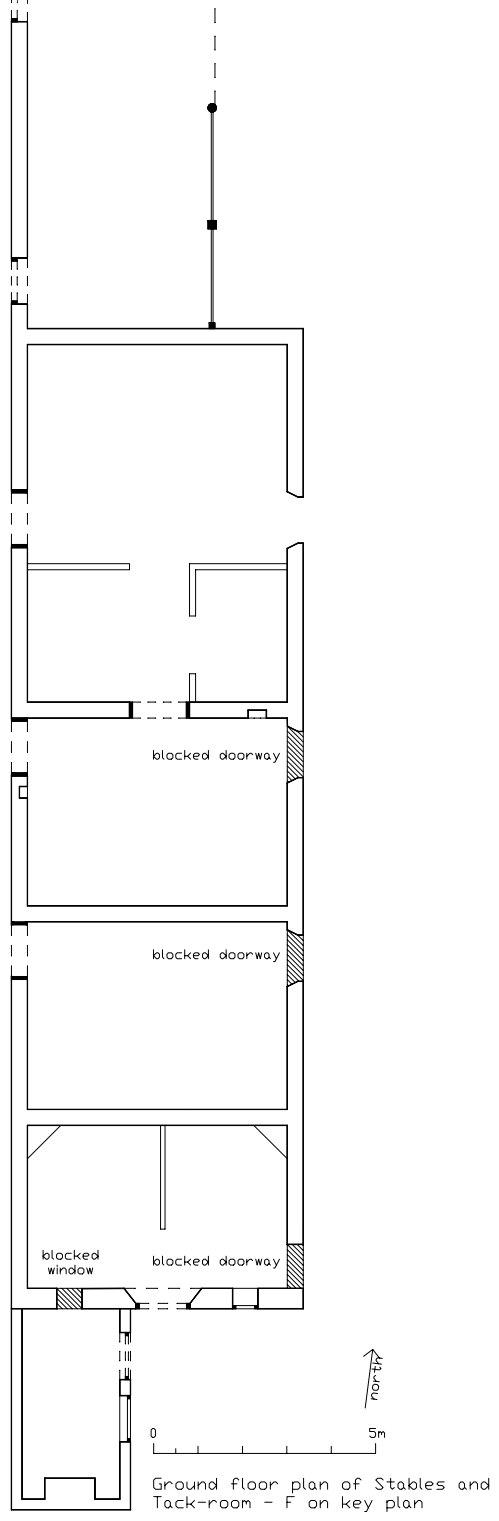


Plan of Stable 2 - B on key plan











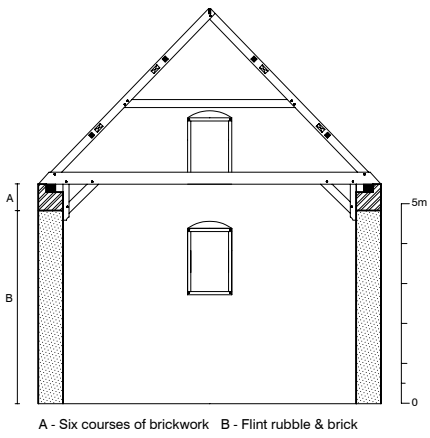
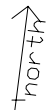
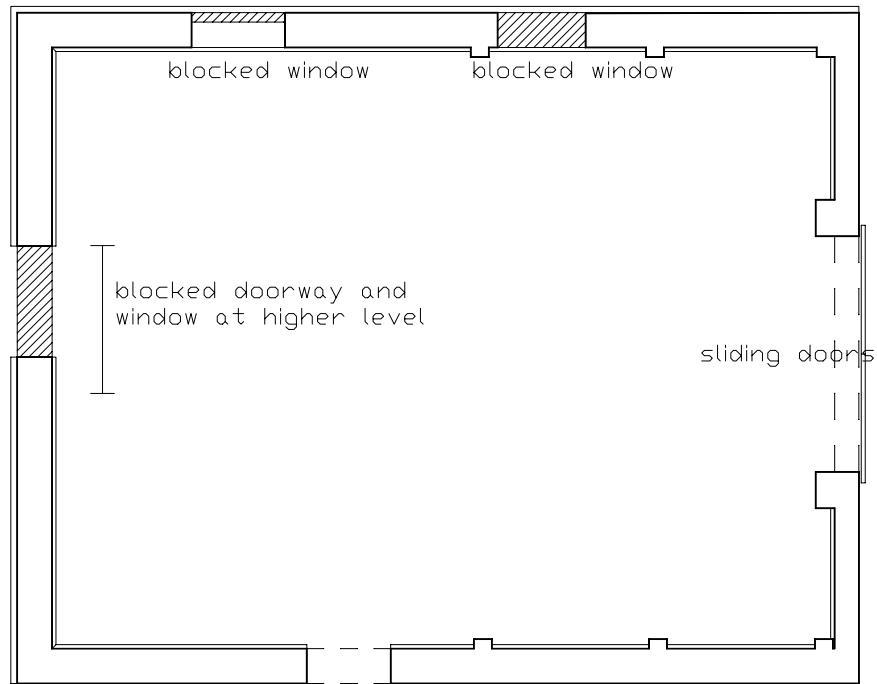


Figure 4. West / East Section through Barn A. Scale 1:100





Ground floor plan of Garage /store D on key plan





Plate 1
Building A from
north-east



Plate 4
Building B
from east



Plate 2
Building A from
west (interior)



Plate 5
Building B from
north-east



Plate 3
Building A from
south



Plate 6
Building B
from west



Plate 7
Building C from
north (interior)



Plate 10
Building D from
south-west



Plate 8
Building C from
south-west



Plate 11
Building E (interior)



Plate 9
Building C (interior)
from south-east



Plate 12
Building E from
north-east



Plate 13
Building F1 from
north-east



Plate 16
Buildings F2 and F3
from east



Plate 14
Building F1
from east



Plate 17
Building F3
from west



Plate 15
Building F1 from
south-east



Plate 18
Building F3 from
north-west



Plate 19
Building F3 looking
south through
doorway in south
wall, showing *in situ*
rollers



Plate 22
Building F3
from south



Plate 20
Building F3 Tack Room
from south-east



Plate 23
Building G
from east



Plate 21
Building F3 Tack Room
(interior)



Plate 24
Building G
from south



Plate 25
Building G from
north-west



Plate 28
Building G (interior)
from north



Plate 26
Building G from
south-west



Plate 29
Building G
from east



Plate 27
Building G
from north