

**Barn at Glebe House,
1 Old Street,
Haughley, Suffolk
HGH 049**

Historic Building Record

OASIS ID: Suffolkc1-124282



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(TM 026 662)

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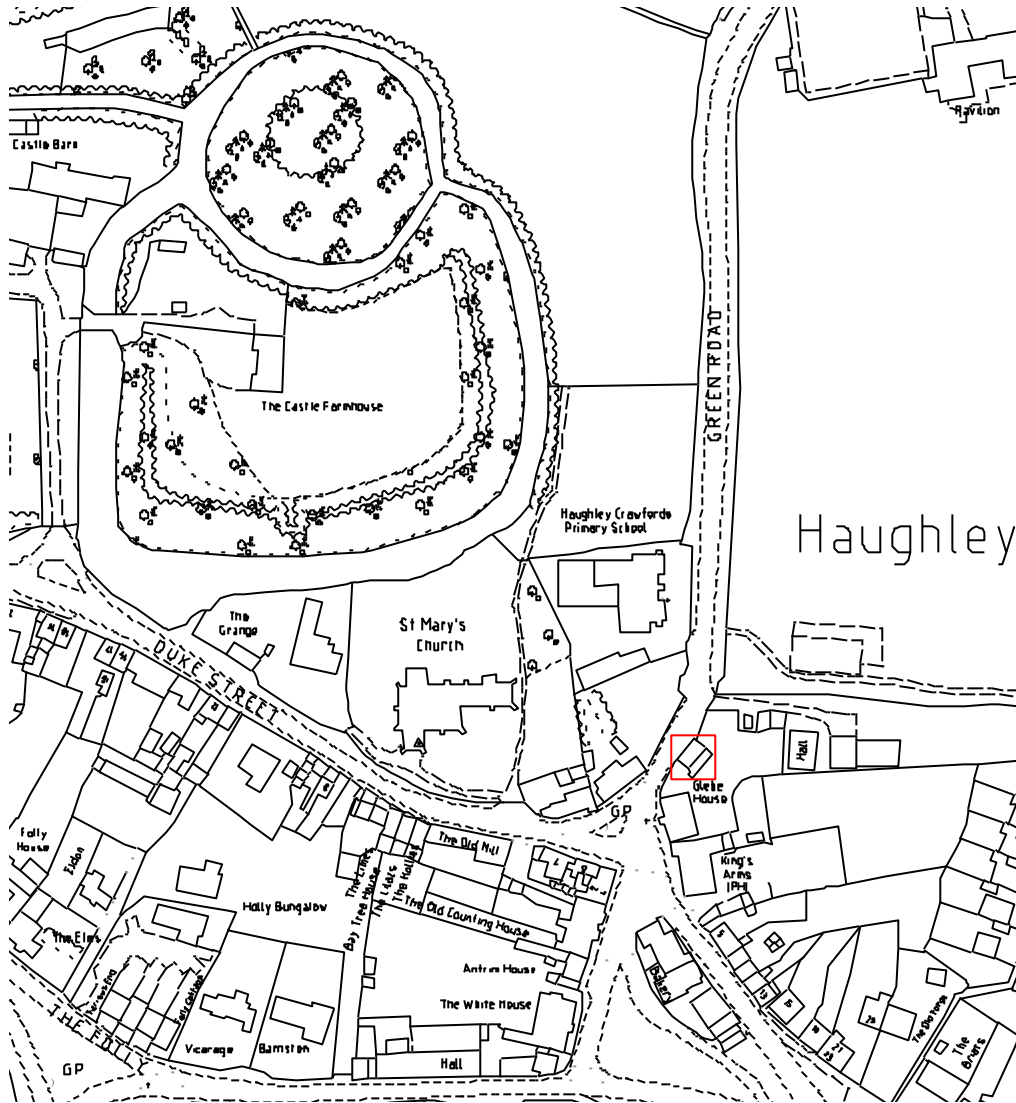
This report provides a record at English Heritage (2006) Level 2 of a redundant barn in the curtilage of a grade II-listed house. It has been prepared to a specification by Dr Jess Tipper of Suffolk County Council's Archaeological Service dated 29th March 2012, and is intended to fulfil a condition of planning permission for demolition to make way for a new extension to the house (Mid Suffolk District Council application 0016/12).

Introduction

The report is accompanied by a CD containing a full photographic record in the form of 48 digital images of 21 megapixels (Appendix 1), but also includes 12 printed photographs of key features to illustrate the text. Each image is described in a separate schedule and wherever possible includes a scale rod with half-metre divisions in red and white. The site was inspected on 17th April 2012.

Summary

Glebe House is a grade II-listed timber-framed structure in the historic centre of Haughley on the eastern edge of its Norman castle and market place. The Schedule of Listed Buildings suggests a date of 1611, as depicted in 20th century ironwork on the chimney, but its true origin may be slightly later. The barn is a detached timber-framed and weatherboarded three-bay structure of the late-18th or early-19th century which adjoins the Bacton Road approximately 10 m north of the house. At just 8.8 m in length by 4.25 m in width (29 ft by 14 ft) it is unusually small, but its original framing survives largely intact with pegged primary braces interrupting the studs and a steeply-pitched clasped-purlin now covered with pantiles but probably thatched initially. Three of the four arch-braces of its open trusses also remain *in situ*. In most respects the building appears to have been designed as a standard threshing barn with full-height central doors to the east and a small rear door against the road to the west, but there is no evidence of a threshing floor and a pegged mortise above the main entrance suggests its original doors may not have been hung in the normal manner. At the time of the Haughley tithe survey in 1845 it belonged to the land-owning vicar of the parish but was leased separately with a small orchard of 0.75 acres extending to the east. The long, narrow proportions of this orchard are highly suggestive of a medieval burgage plot and the barn may have replaced a medieval roadside tenement (archaeological evidence of which may lie hidden beneath its floor of beaten earth). It is unclear whether the barn was originally built to serve this orchard, or two fields of 12 acres immediately to the north which the vicar also owned. By 1886 it had been united with Glebe House to the south and converted into a storage shed or possibly a stable by inserting lofts in both end-bays and adding a lean-to shed to the front (eastern) elevation. Small barns of this kind were unable to accommodate the new agricultural machinery of the mid-19th century and are now rare survivals, particularly in village-centre locations, and in my view the building is of sufficient age, completeness and historic interest to meet the English Heritage criteria for listing at grade II in its own right.



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Figure 1. Modern Ordnance Survey

Enclosing the barn in red with 1 Old Street immediately to the south and showing the site's close proximity to the medieval castle, church and market place. The narrow, rectangular feature adjoining the barn's south-eastern elevation was a lean-to shed which had been demolished prior to inspection.

Documentary and Cartographic Evidence

Glebe House lies in the historic centre of Haughley, facing the junction between Bacton Road and Duke Street at the northern end of The Green (which represents the triangular medieval market place immediately south-east of the 14th century church and the Norman castle). The grade II-listed house is a two-cell structure with a central chimney and a two-storied porch opening onto a lobby entrance. The date '1611' is depicted in 20th century wrought-ironwork on the chimney and the Schedule of Listed Buildings suggests this is 'probably' accurate, although lobby entrances are rare until the mid-17th century. The interior was not inspected for the purpose of this report. The barn is a detached timber-framed and weatherboarded structure of 3 bays which adjoins the Bacton Road approximately 10 m north of the house. The current Ordnance Survey (figure 1) shows a narrow additional building against its eastern elevation but this had been demolished prior to inspection; the stub-ends of its rafters still survive and suggest it formed a secondary 19th century lean-to.



Figure 2. Haughley village as depicted on the parish tithe map of 1845 (SROD). The loop to the south of the present moated motte and bailey must represent either an additional outer bailey or market infill.

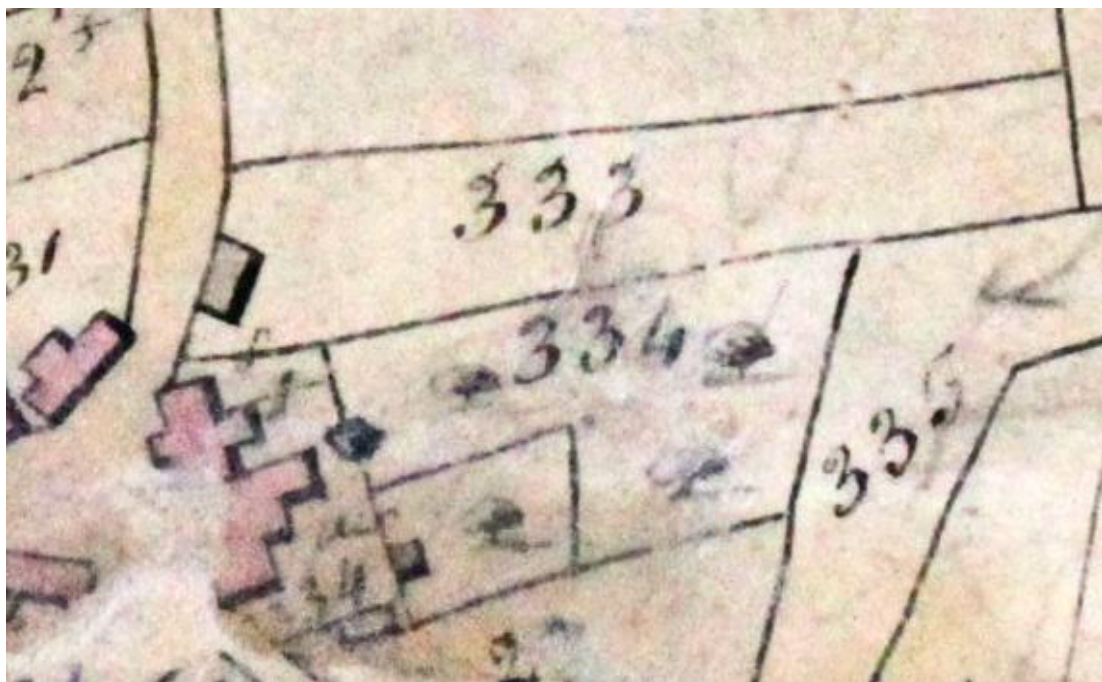


Figure 2a. Detail of the 1845 tithe map showing the barn with a simple rectangular outline adjoining a long, narrow plot of land (no. 333) described in the apportionment as an ‘orchard and premises’. Glebe House to the south has a cruciform profile which indicates its present full-length rear lean-to had not yet been added.

At the time of the Haughley tithe survey in 1845 the barn stood at the western end of a long, narrow strip of land containing a little over 0.75 acres (3 roods 8 perches) described as ‘orchard and premises’; the barn evidently representing the premises. It was owned by the vicar, the Reverend Edward Ward (who owned 76 acres in the parish in his own right, living at Tot Hill House rather than the vicarage), and was occupied by a Mr Faiers. The tenant’s Christian name was omitted, but it was presumably Simon Faiers who leased the adjoining ‘house and premises’ (334a) and another ‘orchard’ (334) amounting in total to just under 0.75 acres (2 roods 25 perches) from the brewer John Cobbold Esquire. Simon Faiers was recorded as the ‘victualler and shoemaker’ at the Kings Arms in White’s Suffolk Directory of 1844. The adjoining arable land to the north (plots 278 and 279), amounting to 12 acres, remained in the vicar’s ownership and occupation but was separated from the rest of his property.

Glebe House presumably owes its name to its former link with the vicar, although it did not form part of the separately recorded church glebe on the tithe survey. The tithe map (figure 2) makes no obvious distinction between it and the grade II-listed King’s Arms to the south, with both apparently owned by John Cobbold and only the barn and northern orchard belonging the Reverend Ward – although the property boundary is bisected by an ‘S’ symbol which suggests the northern end of Glebe House may have been included in plot 333. The long, narrow outline of the latter is strongly reminiscent of a medieval burgage plot (i.e. the land belonging to a street-side urban tenement), and there is a *prima facie* case to suggest the barn lies on the site of a medieval dwelling. Archaeological evidence of early occupation may survive beneath the ground surface.

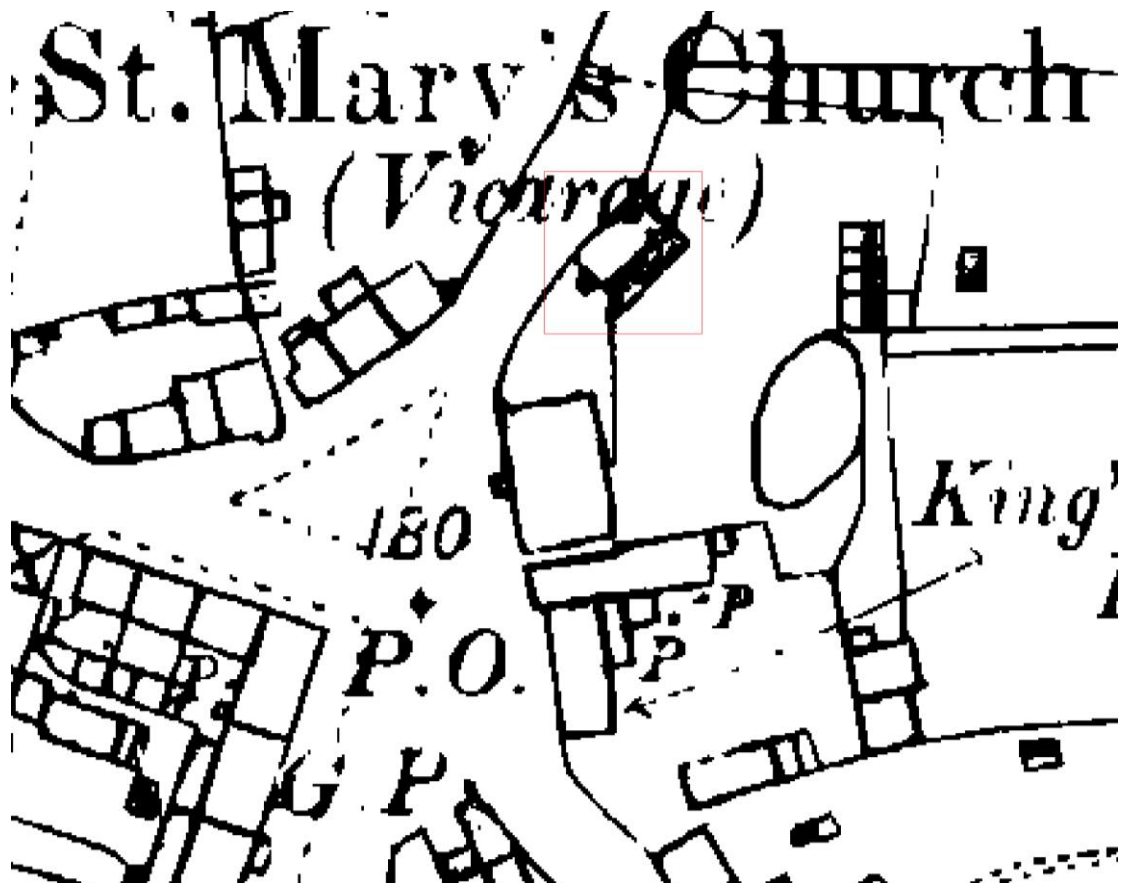


Figure 3. First edition Ordnance Survey of 1886. The house is of greater width than in 1845 after the addition of its rear lean-to and a similar lean-to structure had been added to the eastern elevation of the barn. The former orchard to the east is now reached by a separate access from Bacton Road and the barn was linked to Glebe House as today.

By the time of the first edition 25 inch Ordnance Survey in 1886 the boundary wall or fence between the barn and Glebe House had been removed and the two buildings were evidently occupied together with the King's Arms as an entirely separate entity. The orchard had been truncated and provided with a separate access to the north, while rear (eastern) lean-tos had been added to both the house and barn. These changes may have coincided with the Faiers family's departure: White's Directory of 1874 lists Sarah Faiers as the victualler at the King's Arms and John Faiers senior and junior as shoemakers (presumably at the King's Arms and Glebe House respectively), while Kelly's edition of 1912 includes only Rebecca Faiers as a farmer and has George Runeckles at the King's Arms.

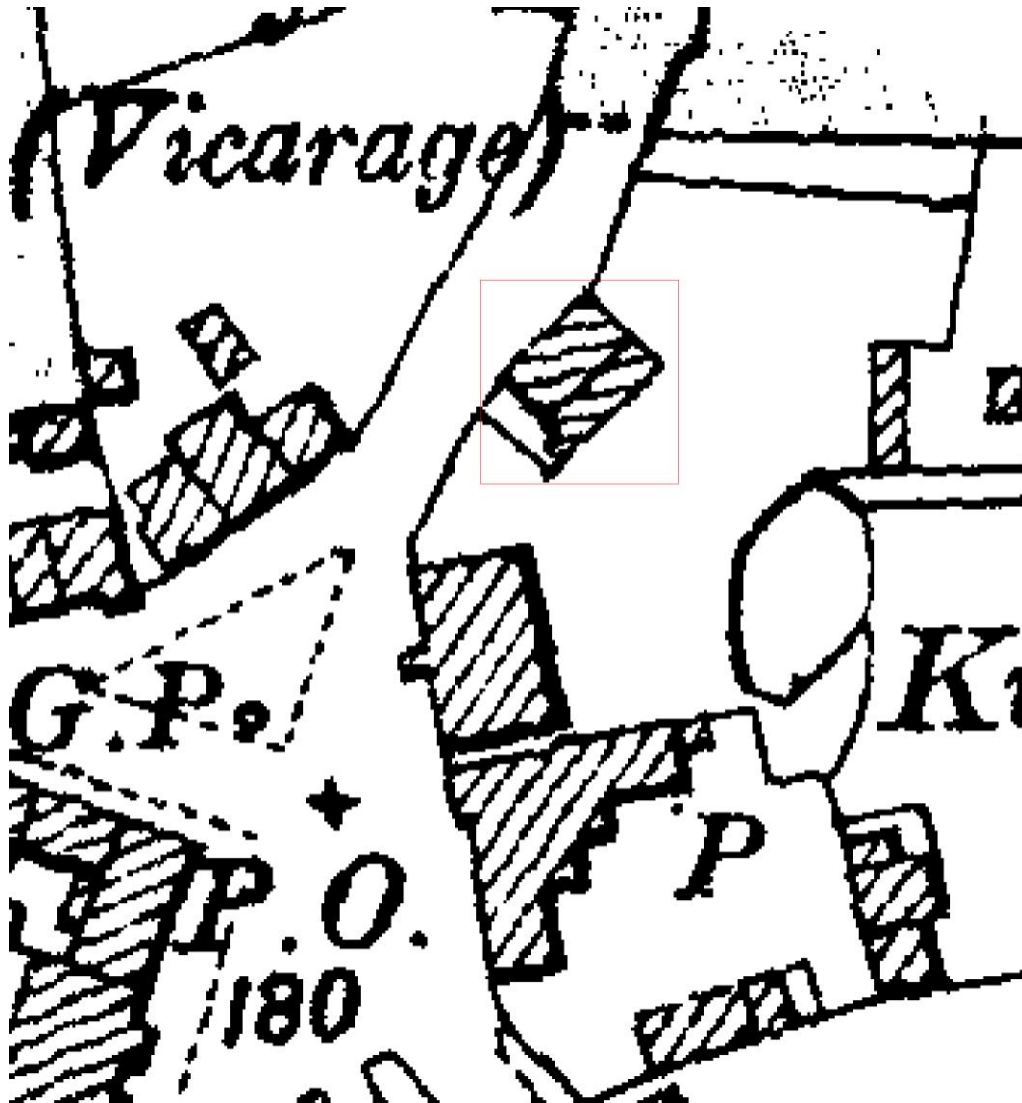


Figure 4. The Second Edition 25 inch Ordnance Survey of 1904. The barn and its demolished eastern lean-to remained much as shown in figure 3.

Building Analysis

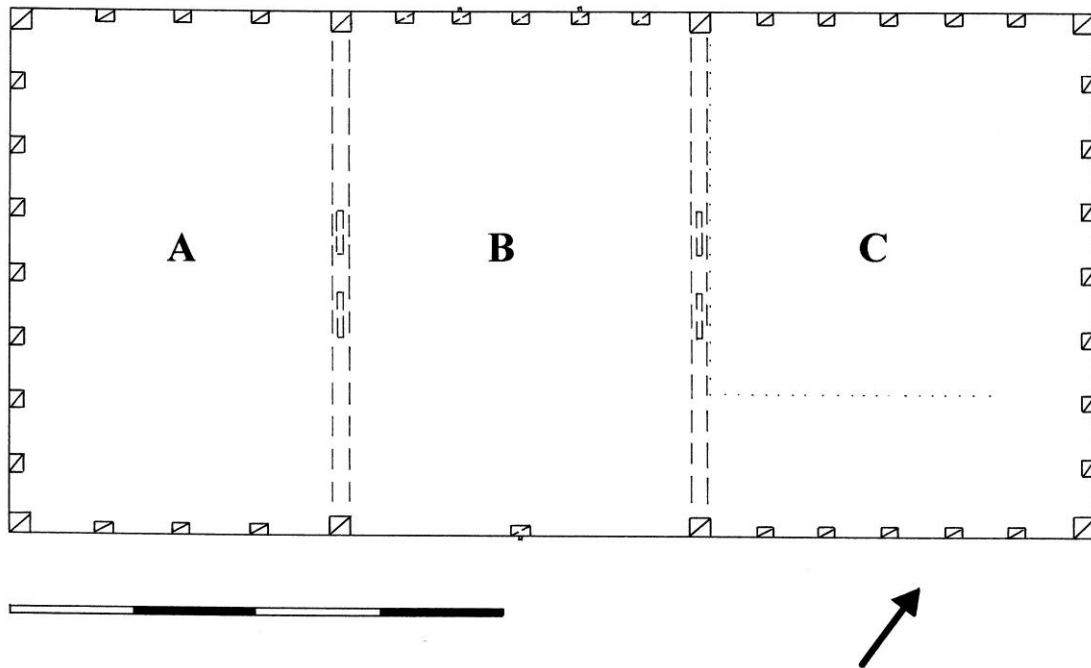


Figure 5
Ground plan of the barn identifying each of its three bays with a letter for ease of reference in the text and photographic record.
Scale in metres.

Proportions, Structure and Date

The barn at Glebe House is an unusually small timber-framed and weatherboarded example of three bays which extends to 8.8 m in length by 4.25 m in overall width (29 ft by 14 ft) on a NE-SW axis (simplified to north-south for the purpose of this report). Its walls rest on shallow red-brick plinths and rise to 3.25 m (10.5 ft) at their roof-plates above the present internal floor of beaten earth, with 2.75 m (9 ft) between the roof-plates and ground sills. The studs are tenoned but not pegged to the principals, but are interrupted by straight, diagonal primary braces that are pegged and tenoned at both ends. The studs are chiefly of oak but vary in scantling and several contain irrelevant mortises demonstrating that they were re-used from older structures. The principal timbers show no obvious signs of re-use, and the storey posts are well-hewn with pronounced jowls. Face-halved and bladed scarf joints are visible in both roof-plates to the south of the central bay. The open trusses flanking the same central bay retain three of their four arch-braces and the original clasped-purlin roof contains pegged collars and is intact with the exception of its purlins which were both replaced in softwood during the 20th century. The steep pitch of this roof, at approximately 55 degrees, suggests it was designed for thatch but it is now covered in unglazed pantiles with reed ‘fleaking’ between the tiles and rafters (designed to seal the roof against wind and rain). These various features indicate a date in the late 18th century or (more probably) the early 19th century, and the building would have been relatively new when depicted on the tithe map of 1845 (figure 2): Primary braces were increasingly nailed rather than pegged as the 19th century progressed, and arch-braces were replaced by bolted knees. The weatherboarding of the western elevation and both gables was renewed in the late-20th century, but some 19th century cladding remains to the west (where it was protected by the lean-to). The boards beneath the eaves are exceptionally large at 28 cm (11 ins) in width, with neatly chamfered lower edges, and may be original.

Layout and Function

In all but one respect the barn initially formed a small but otherwise typical three-bay threshing barn with a central entrance to the east and a small rear door opening onto the road to the west. The evidence of the rear door takes the form of five mortises in the western roof-plate, of which those flanking the central mortise are pegged and the rest un-pegged (figure 5). The pegged mortises secured the door jambs (with a low lintel) in a manner often found elsewhere. (Prior to the 19th century most local barns were provided with small rear doors, sufficient to create a through-draft for threshing and winnowing but not to admit vehicles.) The original studs were subsequently removed to create a vehicle thoroughfare, and the present studs are nailed insertions. The eastern roof-plate, in contrast, contains only a single pegged mortise in the centre of the bay, immediately beneath a 'flying' tie-beam that may also be original (or was a re-used timber inserted in conjunction with the present 20th century ceiling of softwood boards). This pegged mortise appears to be an original feature of the barn, and must have secured a permanent stud against which the tall doors on each side would have closed. A more usual un-pegged mortise for a moveable post lies immediately to the north, reinforced by a nailed internal fillet. Central door posts or bars of this type were normally moveable to allow carts to enter the threshing floor when necessary, and a pegged, fixed example here suggests the barn may have been designed as a storage facility for the adjoining orchard (plot 333 in figure 2) rather than a standard threshing barn. The building was not mentioned as a barn on the tithe apportionment, in contrast to the other barns in the parish, and there is no evidence of a brick threshing floor. The unequal length of the three bays is also unusual, although not unique, with a bay of 3 m (10 ft) and five wall studs to the north and of just 2.4 m (8 ft) and three studs to the south of the central bay (itself 2.8 m or 9.25 ft long). At some point, however, the barn evidently possessed standard doors with a moveable bar and it may have been built to serve the 12 acres of land belonging to the same owner on the north before it was leased separately with the orchard.

Later Alterations

The wall framing and roof structure survives largely intact, including three of the four tie-beam braces, with the exception of the purlins and the rear (western) studwork of the central bay as discussed above. The latter was removed to enlarge the original small doorway but subsequently replaced to leave no roadside entrance. A lean-to shed was added to the eastern elevation between 1845 and 1886 (as indicated by figures 2 and 3), of which only the stub-ends of rafters nailed to the soffit of the roof-plate now remain, and the original full-height entrance doors were probably reduced to their present low proportions at the same time. Lofts were inserted into both end-bays, with a boarded ceiling at eaves height in the central bay. Their common joists and floorboards are of late-20th century softwood, but these replaced 19th century predecessors as the principal joists appear to be contemporary with the alterations to the entrance (their nailed supports project into the central bay). It seems likely that the building underwent a single phase of conversion from an open barn into a storage shed or possibly a stable with an eastern lean-to during the mid-19th century. An internal bent-wood hook projects from the inserted timbers alongside the smaller entrance, and may have served as a harness hook, but there is no other evidence of stabling (such as brick floors, hay drops, etc.), and its precise purpose is not clear. The lean-to protected an area of ostensibly original external weatherboarding but the rest was renewed in the late-20th century. The earlier boards are unusually large at 28 cm (11 ins) in width with neatly chamfered lower edges: similar boarding was used to reduce the entrance but this is less well finished. The southern loft is divided from the central bay by a partition of re-used 17th century domestic panelling while the equivalent partition to the north retains some 19th century studwork but now consists largely of late-20th century fibreboard. The southern bay is now open to the central bay beneath its loft, but both internal partitions appear to have risen initially from the ground to the tie-beams, forming three separate compartments. A narrow passageway now links the

central bay to a 20th century door at the eastern end of the northern gable and there is evidence of a window or loading hatch above the latter's tie-beam.

Historic Significance

The barn at Glebe House is a largely intact example of the late-18th or early-19th century which retains almost all its original wall framing and roof structure, although its thatch has been replaced by pantiles and much of its weatherboarding is modern. Very few small barns of this kind, extending to just 8.8 m by 4.25 m, have survived in anything like their original condition as they were unable to accommodate the new agricultural machinery of the mid-19th century and later. For a barn of this scale to retain three of its four tie-beam arch-braces is particularly uncommon, and relates to its relatively early conversion into a storage shed or possibly a stable. Traditional barns of any size are rare survivals in semi-urban contexts such as this, and the building is accordingly of considerable historic interest. The proportions of the orchard upon which it stood in 1845 appear to reflect a medieval burgage plot and the structure may occupy the site of an early house on the edge of the Norman market and castle bailey. Given its historic significance as an unusually small, well-preserved Georgian barn in a conspicuous village location the building in my view meets the strict English Heritage criteria for listing at grade II in its own right. The site's vulnerability to passing traffic was cited as a reason for demolition in a report of 2008, but there is no evidence of any such issues in the ensuing four years and it would have been possible to physically move the entire structure if necessary.

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. General view from road junction to west showing Glebe House (1 Old St) to left and Kings Arms to right.
2. General view of site from south showing proximity of Glebe House to right and St Mary's church to left.
3. Western facade of Glebe House showing date 1611 in later ironwork to chimney and gable of barn in rear to left.
4. Entrance to Bacton Road from south-west showing Glebe House to right and southern gable of barn in centre.
5. Southern gable of barn seen from Bacton Road to south-west.
6. Western exterior of barn from Bacton Road showing 20th century weatherboarding and pantiled roof.
7. Exterior from north showing 20th century weatherboarding & proximity to site of medieval market in rear to right.
8. General view from Bacton Road to north showing site entrance to left of barn.
9. Northern external gable of barn showing 20th century weatherboard & steeply pitched roof for original thatch.
10. General view from east showing rear lean-to of Glebe House to left and barn to right.
11. Eastern exterior showing 19th century cladding with evidence for reduced full-height door in central bay (B).
12. Detail of probably original 28 cm (11 in) boarding with chamfered lower edges to eastern exterior of bay A.
13. Detail of mixed eastern weatherboarding of bay C with evidence of blocked window apertures & demolished lean-to.
14. Interior from south showing intact arch-braced open truss adjoining modern partition of northern bay (C).
15. Detail from south of north-eastern storey post of central bay (B) showing chiselled carpenter's numeral II.
16. Interior from north showing open truss to south of central bay (B) with mortises of removed arch-brace to right.
17. Western interior of bays A (left) & B showing 20th century softwood axial loft joists on older lateral joists.

18. Western interior of bay A showing intact studs and pegged primary brace with 19th century lateral joists of loft.
19. Detail of western interior of bay A showing roof-plate with un-pegged stud above loft of softwood joists & boards.
20. Interior of southern gable with intact studwork and remains of 19th century boarded cladding.
21. Eastern interior of bay A showing intact studwork with pegged primary brace and southern gable to right.
22. Eastern interior of bays A (right) & B showing low 20th century doorway of central bay to left & loft to right.
23. Eastern interior of central bay (B) showing evidence of original full-height entrance with later nailed studwork.
24. Detail of eastern roof-plate of central bay (B) showing face-halved scarf to right and central pegged mortise.
25. Loft of central bay (B) from west showing possibly original flying central tie-beam with 20th century boarding.
26. Detail of face-halved scarf joint to eastern roof-plate of central bay (B) & nailed rafters of demolished lean-to.
27. Western roof-plate of central bay (B) showing 5 empty original stud mortises of which 2 are pegged as door jambs.
28. Detail of scarf joint & nailed later studs of western roof-plate of central bay with pegged jamb mortise right.
29. Western roof-plate of central bay (B) showing three original stud mortises with centremost pegged as door jamb.
30. Internal northern gable showing intact pegged primary stud braces with later external door to right.
31. Western interior of northern bay (C) showing intact original studwork with 20th century softwood loft.
32. Eastern interior of bay C showing missing section of primary brace to right for secondary (blocked) window.
33. Modern passage to east of northern bay (C) seen from south with door in northern gable in rear.
34. Modern passage to east of northern bay (C) seen from north with door to central bay (B) in rear.
35. Remnant of 19th century plinth and sill of partition between bays B and C seen from south.

36. Detail of bentwood hook to eastern interior of central bay (B) seen from south.
37. Detail from west of re-used 17th century panelling to northern side of loft in bay A to right.
38. Carpenter's face mark of interlocking circles drawn with rase knife to northern edge of southern tie-beam.
39. Interior of southern gable above loft showing intact studwork and roof with reed fleaking.
40. Detail from north of original clasped-purlin roof structure with 20th century replacement purlins & reed fleaking.
41. Western roof-plate of southern bay (A) above loft showing intact tenoned but un-pegged studs.
42. Eastern roof-plate of southern bay (A) above loft showing intact tenoned but un-pegged studs.
43. Intact roof structure with reed fleaking beneath pantiles & replaced purlins seen from northern loft.
44. Western interior of northern bay (C) above loft showing five intact tenoned but un-pegged studs.
45. Interior of northern gable above loft showing blocked secondary window above tie-beam.
46. Detail of well hewn jowl to north-eastern corner post showing pegged joints of primary wall braces.
47. Detail of eastern roof-plate of northern bay showing intact studwork with evidence of fire damage and re-use.
48. Eastern roof-plate of central bay B showing central pegged mortise right & housing for door bar alongside.

Photographic Appendix 2 follows on pages 12-17

Appendix 2 (pp. 12-17): Selected Printed Photographs



Illus. 1. The western facade of Glebe House (left) adjoining the junction of Duke Street and Bacton Road with the King's Arms to the right. The southern gable of the barn is visible behind the trees to the left of the house. The date 1611 in 20th century ironwork is attached to the front of the chimney but the present 'lobby entry' layout of the building is likely to be later.



Illus. 2. The barn from Bacton Road to the north showing its proximity to the site of the medieval market place (in the rear to the right). The weatherboarding of the western elevation and the northern gable was renewed in the 20th century, and the pantiles are likely to have replaced thatch. There is evidence of an original narrow door in the central bay of the roadside elevation.



Illus. 3. A general view from the garden to the east showing the distinctive rear lean-to of Glebe House to the left and the site entrance from Bacton Road to the right. A similar lean-to formerly adjoined the eastern elevation of the barn.



Illus. 4. The eastern exterior of the barn showing the 19th century tarred weatherboarding that escaped replacement in the 20th century as it lay within a recently demolished lean-to (as indicated by the stubs of rafters beneath the eaves and shown on the current Ordnance Survey in figure 1). The upper boards are unusually large, at 28 cm (11ins) in width, with neatly chamfered lower edges, and respect an original full-height entrance in the central bay (reduced to its present proportions in the 20th century). The blocked window apertures are secondary.



Illus. 5. The interior of the central bay (B) from the south showing the intact arch-braced open truss adjoining the secondary partition of the northern bay (C).



Illus. 6. A detail from the south of the north-eastern storey post of the central bay (B) showing a chiselled carpenter's numeral II to the arch-brace and an incised numeral or face mark to the storey post.



Illus. 7. The interior from the north showing the open truss to south of central bay (B) with an intact arch-brace to the left the empty mortises of its missing counterpart to the right. The partition of the secondary loft consists of re-used 17th century panelling.



Illus. 8. The eastern interior of bays A (right) & B showing the low 20th century doorway in the position of the original full-height entrance to the left and the 20th century softwood joists of the southern loft to the right.



Illus. 9. The eastern roof-plate of the central bay (B) showing a face-halved scarf joint to the right and an unusual single pegged mortise beneath the central flying tie-beam. The present studs are nailed insertions, as are the rafter stubs of the demolished external lean-to. A housing for a central door bar (replacing the original post) has been formed by nailing a fillet of timber to the left of the pegged mortise. The loft is a 20th century insertion.



Illus. 10. The western (roadside) roof-plate of the central bay (B) showing later nailed studs and five empty original stud mortises of which two (flanking the central mortise) are pegged and would have served as the jambs of an original narrow rear doorway with a low lintel. The original studs were evidently removed to create a larger opening which was subsequently blocked.



Illus. 11. The intact original roof structure with reed fleaking beneath the secondary pantiles and renewed softwood purlins (looking south from the northern loft, C). The remains of a 19th century studwork partition are visible against the modern fibre-board which divides the loft from the central bay (B). The steep pitch of the roof suggests it was designed for thatch.



Illus. 12. A detail of the well-hewn jowl of the north-eastern corner post showing the high quality of the oak frame with fully pegged and tenoned primary wall braces interrupting the studs. The common studs are tenoned but not pegged to the tie-beam (left) and roof-plates.