

**Barn at Grange Farm,  
Hepworth,  
Suffolk  
HEP 028**

**Historic Building Record**

Suffolkc1-68961



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*on behalf of*  
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Church Lane,  
Hepworth,  
Suffolk,  
(TL 990 750)**

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*This report provides a written and photographic record at English Heritage (2006) Level 2 of a redundant barn. It has been prepared to a brief written by Suffolk County Council's Archaeological Service (Edward Martin, dated 13 March 2009, Ref. SpecHBRMon\_GrangeFm,Hepworth09) and is intended to fulfil a condition of planning permission for conversion (St Edmundsbury Borough Council application SE/08/1105).*

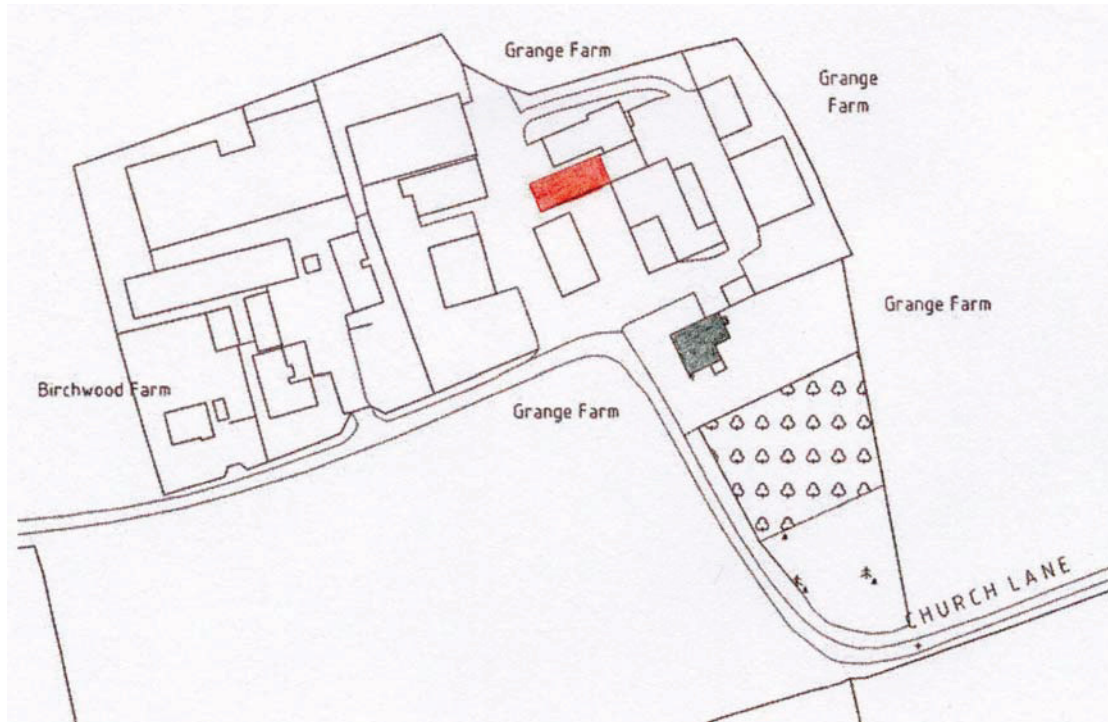
**Introduction**

This report is accompanied by a CD containing a photographic record in the form of 46 digital images (Appendix 1), but also includes printed photographs of key features to illustrate the text (Appendix 2). 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 26<sup>th</sup> August 2009.

**Summary**

Grange Farm adjoins the northern side of Church Lane approximately 400 metres east of Hepworth parish church. The farmhouse is a mid-19<sup>th</sup> century red-brick structure 40 metres south of the barn, which lies in a complex of mid- and late-20<sup>th</sup> century agricultural sheds. No farmhouse existed at the time of the tithe map in 1845, which shows only an isolated field barn in the corner a large meadow with a small yard adjoining its southern elevation. The property formed part of a substantial holding of 208 acres with no other buildings that was owned by the trustees of the Bury St Edmunds Guildhall Feoffment and tenanted by the owner-occupier of a smaller farm 1 km to the north. It is not clear whether a farmhouse had previously existed on the site, but if so it may have borne the name 'Stubbins' by which the tithe map describes both Church Lane and the field in which Grange Farm was later built. It may be possible to identify earlier records of the property in the archives of the Feoffment, which had been a major owner in the area since the Reformation.

The barn is a mid-18<sup>th</sup> century timber-framed structure in four bays which originally contained a three-bay open barn with a central threshing floor and a rear (northern) aisle, with a single-bay stable to the east. A photograph of *circa* 1950 shows a thatched and weatherboarded building of traditional appearance, but soon afterwards the roof structure was replaced, the entrance blocked and the exterior was rendered in cement (bearing the dates 1951 and 1952). At the same time the eastern gable was rebuilt in brick to contain vehicle doors, but the internal partition had already been removed as part of a major mid-19<sup>th</sup> century refurbishment which included the insertion of bolted knee-braces to replace the original arch-braces and the rebuilding of the rear wall in brick. The original studwork with diagonal primary-bracing now survives only to the south and west, and of the original 10 arcade-plate and tie-beam braces (all pegged and tenoned in the medieval tradition) only a single arcade-brace now remains. The barn illustrates a typical 18<sup>th</sup> century East Anglian form with an integral stable and rear aisle, and is of some historic interest accordingly, but it has been too heavily altered to merit listing.



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**Figure 1**  
**Current Ordnance Survey Site Plan**  
 Showing the 18<sup>th</sup> century barn in red, surrounded by 20<sup>th</sup> century sheds, and the mid-19<sup>th</sup> century farmhouse in grey

## **Historic Context: Documentary & Cartographic Record**

Grange Farm lies in open, arable countryside on the northern side of Church Lane, approximately 400 m east of Hepworth parish church. The tithe map of 1845 (figure 2) shows the barn as an isolated field barn in the south-western corner of a large pasture with no farmhouse in the vicinity. The accompanying schedule describes the 11-acre site as ‘barn, meadow and yard’ (no.396) but does not name the meadow. The field to the south-east, upon which the present farmhouse was later built, was named as Stubbins Close (397), and the map identifies the adjacent road as Stubbins Way (only becoming Church Lane further to the west), suggesting this name may have applied to any older farmhouse that might have existed on the site. The field adjoining the barn on the west was ‘Barn Meadow’. The property formed part of a large holding of 208 acres of mainly arable land belonging to the trustees of the Guildhall Feoffment of Bury St Edmunds and occupied by William Allen. William Allen was the owner and occupier of a separate farm of 50 acres approximately 1 km to the north (now Ivy Nook Farm), where he presumably lived. The Guildhall Feoffment was a major estate in the Bury area, with many tenanted farms including another of 105 acres in Hepworth, derived from the possessions of its medieval guilds.

The first edition 25 inch Ordnance Survey of 1886 shows a new complex of buildings and yards to the south and east of the barn, along with the present brick farmhouse. It is not clear whether the Guildhall Feoffment had sold the site by this stage or funded the new farm itself, but this may be established by further research in its surviving archives. The location of the barn in an area of pasture suggests it was used as cattle accommodation rather than a normal threshing barn, but no physical evidence remains to confirm this.



**Figure 2**  
**Hepworth Tithe Map of 1845 (Suffolk Record Office, Bury St Edmunds)**  
 Showing the village and parish church to the left and the barn alongside Stubbins Way to the right



**Figure 2a**  
 Detail of 1845 tithe map above, showing the isolated field barn with a central northern porch or lean-to shed and an enclosed animal yard flanked by two sheds to the south.  
 There is no farmhouse in the immediate proximity.

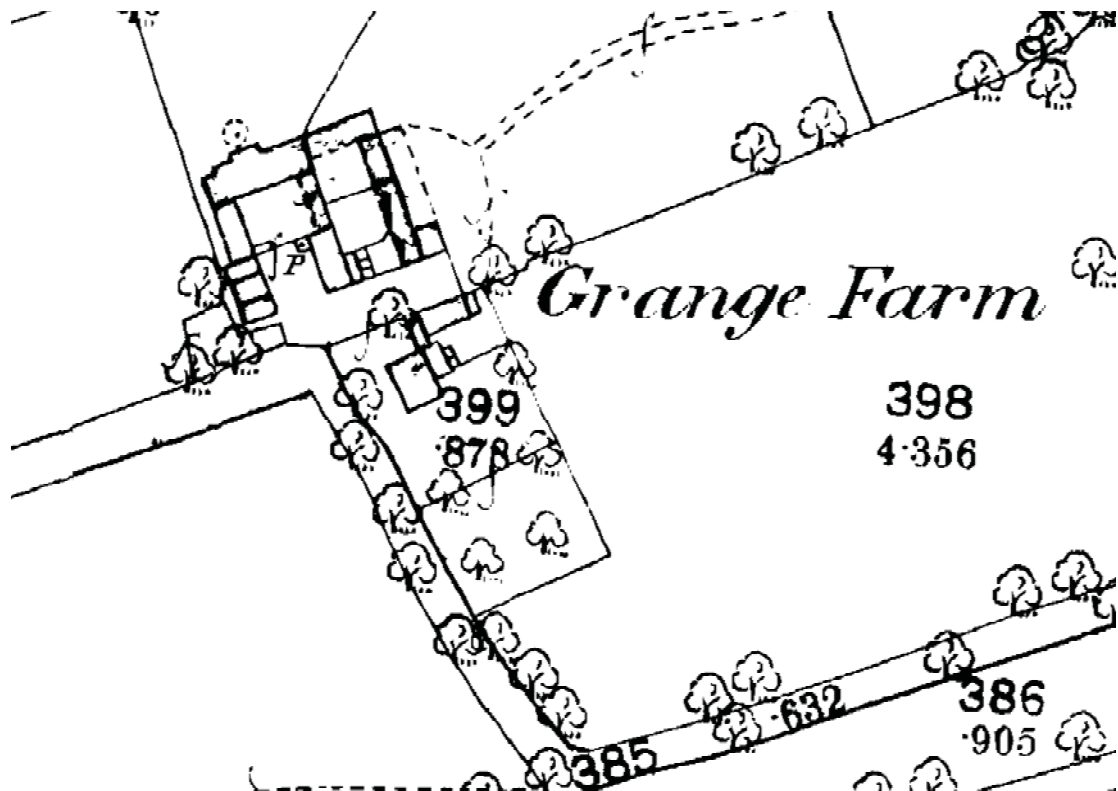


Figure 3

First Edition 25 inch Ordnance Survey of 1886

The barn is again shown with a central porch or shed to the north and a yard flanked by two sheds to the south. The eastern shed is significantly narrower, and is identified by the broken line of its western elevation as an open-sided animal shelter. Since 1845 an extensive complex of animal yards and sheds had been built to the east and south (none of which now survive), and the existing farmhouse had appeared to the south. The open-sided circular feature north of the barn was probably a horse mill.

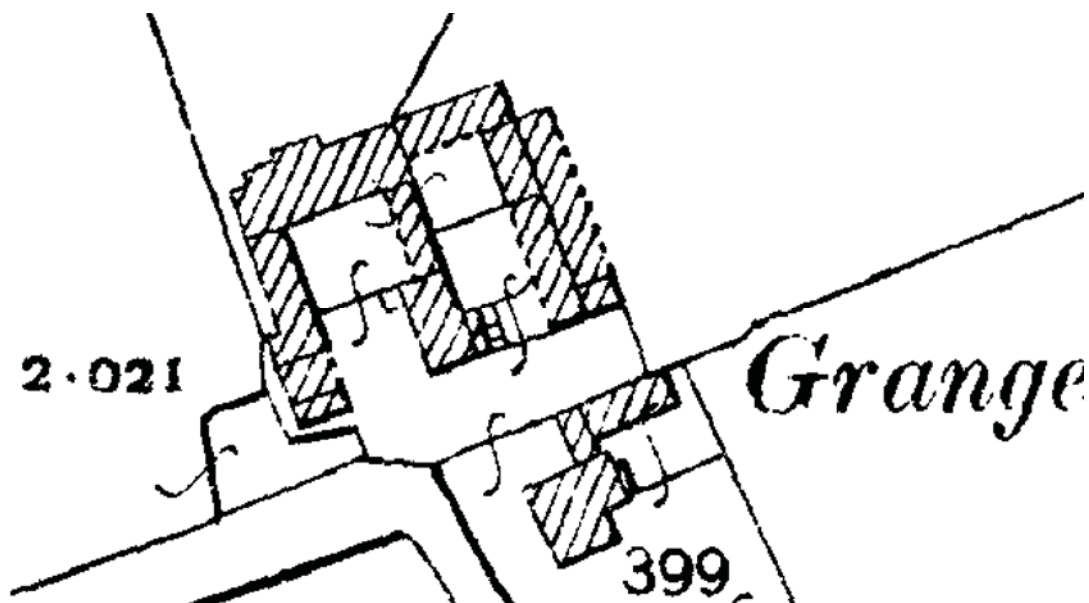
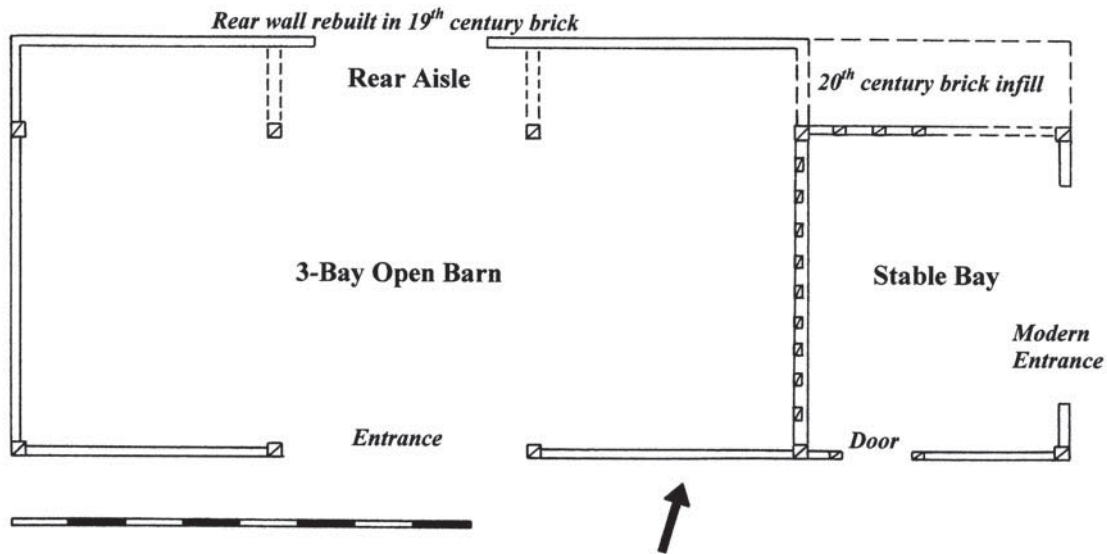


Figure 4

Second Edition 25 inch Ordnance Survey of 1904

Showing the same layout as in figure 3 above. Only the main barn and the farmhouse now survive, along with the rear wall of the shelter-shed to the east of the southern yard

## Building Analysis



**Figure 5**  
**Original Ground Plan (Scale in metres)**

*The barn is a timber-framed structure with a rear aisle which lies approximately 40 metres north of the farmhouse in a complex of 20<sup>th</sup> century agricultural sheds.*

### Proportions and Structure

The barn at Grange Farm is a mid-18<sup>th</sup> century timber-framed structure of four bays on an east-west axis which extends to 18.3 m in length by 7.4 m in overall width (60 ft by 24.25 ft). This width includes a main span of 5.8 m overall and a rear aisle of 1.6 m (19 ft and 5.25 ft respectively). The external wall of the rear (northern) aisle has been rebuilt in English-bond red-brick and rises to 2.0 m (6.6 ft) but there is no evidence of its original height; the arcade posts contain pegged mortises for timbers which projected into the aisle, but at just 90 cm (3 ft) below the arcade plates these probably secured braces rather than aisle tie-beams. The roof-plates and arcade-plates rise to 3.8 m above the internal concrete floor (12.5 ft) including a still and brick plinth of 75 cm (2.3 ft), and contain face-halved and bladed scarf joints.

The original external walls contain straight primary braces which interrupt the studs, each pegged and tenoned to storey posts and ground sills, and the southern face and western gable are rendered externally with unpainted mid-20<sup>th</sup> century cement. The eastern gable, which incorporates wide vehicle doors, has been entirely rebuilt in 20<sup>th</sup> century Fletton brickwork, as has the rear aisle of the eastern bay. The roof structure is also a replacement of the mid-20<sup>th</sup> century, with a steeper pitch to the rear aisle than the main span, and is covered with corrugated asbestos. A photograph of *circa* 1950 shows the original thatched roof and external weatherboarding of which nothing now remains. The feet of the arcade posts now rest on pads of iron or brick but are tenoned and originally rested on sills and brick plinths that extended into the aisle; this, in combination with the absence of aisle-ties, suggests the aisle bays were divided by full-height partitions flanking the threshing floor. Each arcade post contains pegged mortises for arcade-braces and tie-beam braces, and the latter are reflected by mortises in the tie-beams, but the tie-beam braces were replaced by bolted knee-braces in the 19<sup>th</sup> century and only a single arcade-brace now survives.

## Original Layout

The eastern bays formed a symmetrical three-bay barn of standard form with full-height doors in the central bay to the south. These doors were blocked in the mid-20<sup>th</sup> century but are shown in the aforementioned photograph, and their position remains visible in the external render and is indicated internally by the smaller section of the infill's studs and braces. There is evidence of a blocked narrow door in the secondary brickwork of the northern elevation. The eastern bay is now open to the rest but was originally divided by an internal partition to form a stable and hay loft in the typical manner of local barns. The tie-beams and storey posts of the internal truss contain empty mortises for nine studs as shown in figure 5 with braces that appear to have been trenched rather than primary; the jambs and lintel of a blocked stable door are exposed at the western end of the southern elevation, with a secondary door to the east. The fragmentary arcade plate of this eastern bay also contains stud mortises, demonstrating that the stable was not aisled and the barn's rear elevation probably stepped inwards at this point; the 19<sup>th</sup> century brickwork alters to 20<sup>th</sup> century Flettons at the junction between the barn and stable.

## Later Alterations

The barn appears to have survived largely intact until the *circa* 1950 when it was shown in the background of a photograph taken during the construction of a new cow shed (probably a milking parlour) to the south. Figure 2 shows two buildings flanking an enclosed southern yard in 1845, but the fragmentary rear (eastern) wall of the former shelter-shed shown in figure 3 almost certainly represents a replacement of the 1850s or 1860s. The brickwork of the rear elevation also suggests a significant mid-19<sup>th</sup> century refurbishment which probably coincided with the arrival of the new farmhouse. The external cement render is dated by two incised cartouches flanking the blocked southern entrance, reading '1951' to the west and '1952 GR' to the east. The eastern gable and the eastern end of the northern elevation are likely to date from the same period, as is the detached southern 'cow shed'. The initials 'GR' may commemorate the final weeks of George VI's reign rather than the site's owner (King George died in February 1952, and the eastern render is likely to have followed within days or weeks of that of 1951). With the obstruction of its main entrance and the insertion of vehicle doors to the east the barn evidently became a tractor shed.

## Historic Significance

The 18<sup>th</sup> century barn is of some historic significance as a typical East Anglian form with an integral stable to the east, and is a late example of a rear-aisled structure, but it lost most of its integrity with the removal of its roof, weatherboarding and internal partition in the early 1950s. It may be possible to locate records of its construction and maintenance with further research in the archives of the Guildhall Feoffment, but despite this point of interest the building has been too heavily altered to merit listing.

## **Appendix 1 (on accompanying CD): Full Photographic Record**

### **Descriptions of Photographs in Appendix 1**

#### **Photograph no.**

1. General view of site from north-east showing farmhouse to left and barn to right.
2. General view of site from Church Lane to south showing house to right and barn roof behind truck.
3. Western facade of farmhouse from Church Lane (included for site context).
4. General view of barn from south showing 20th century cow shed to left & 19th century shelter right.
5. Southern exterior of barn showing roof scar of demolished shelter shed to right.
6. Western end of barn's southern exterior showing blocked original entrance in centre.
7. Dated cement render of barn's southern exterior to east of blocked entrance (GR 1952).
8. Dated cement render above window in western bay of barn's southern exterior (1951).
9. Southern yard from west showing flint eastern wall of shelter shed with barn to left.
10. Eastern side of southern yard showing house to right & shelter shed to left.
11. Remains of flint shelter shed from south, showing barn to left.
12. Eastern external elevation of flint shelter shed from modern shed to south-east.
13. Eastern external gable of barn showing 20th century vehicle doors & Fletton brickwork.
14. Western external gable of barn showing 20th century cow shed to right.
15. Detail of brick plinth in western external gable.
16. General view of site from north showing barn in centre and modern sheds to left.
17. Northern exterior of barn from north-west showing profile of aisle.
18. Detail of northern elevation showing Fletton bricks of eastern bay to left.
19. General view of barn interior from eastern gable showing secondary 19th century knee-braces.
20. 20th century Roof structure from east showing stable partition mortises in tie-beam.



21. General view of barn interior from west showing northern aisle to left.
22. Interior of western gable showing re-used diagonal primary braces.
23. North-west internal corner showing original arcade brace to right.
24. Detail of storey post and original arcade brace at western end of northern interior.
25. Detail of iron shoe to western arcade post showing tenon for missing aisle sill.
26. Detail of western arcade post showing arcade and tie-beam brace mortises.
27. Northern interior of central bay showing original arcade brace to left.
28. Arcade post from north showing mortise for aisle tie-beam.
29. Detail of face-halved and bladed scarf joint in arcade plate.
30. North-eastern interior of barn showing 20<sup>th</sup> century Fletton brick extension of aisle adjoining former stable.
31. 19th century brick plinth beneath eastern arcade post.
32. Arcade plate of eastern bay showing mortises of removed stable wall.
33. Detail of stud mortises in arcade plate of eastern bay.
34. Eastern arcade post showing junction of aisled barn and former stable.
35. Internal eastern gable showing vehicle doors and 20th century brickwork.
36. Detail of eastern tie-beam from east showing mortises of removed stable partition.
37. Detail of eastern tie-beam from east showing mortises of removed stable partition.
38. Southern interior of eastern bay showing blocked stable door to right.
39. Southern interior of eastern bay of aisled barn showing original framing.
40. Southern interior of original entrance bay showing narrow secondary framing.
41. Detail of original southern entrance bay showing replaced roof-plate.
42. Interior of barn from west showing arch-brace mortises in tie-beam.
43. Internal south-western corner showing original entrance bay to left.
44. Detail of jowled post and re-used roof-plate in south-western corner of barn.
45. Southern interior of western bay showing pegged junction of sill and primary braces.

46. Photograph of *circa* 1950 from south-east showing original thatched barn roof. Labelled 'cow shed'.

*Photographic Appendix 2 follows on pp. 11-14*

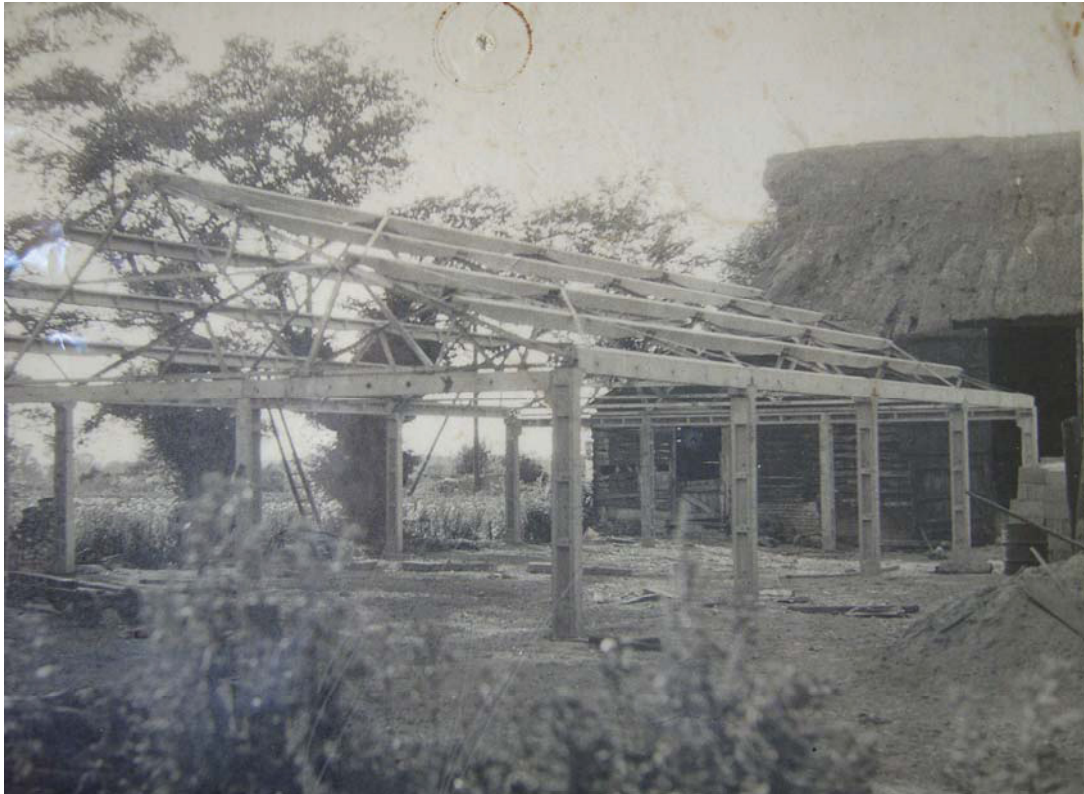
## Appendix 2 (pp. 11-14): Selected Printed Photographs



A2.1 General view of site from Church Lane to south showing mid-19<sup>th</sup> century farmhouse to right. The roof of the historic barn is just visible above the blue truck, with 20<sup>th</sup> century sheds to the left



A2.2 Southern exterior of the cement-rendered barn showing the mid-20<sup>th</sup> century cow shed to left and the roof scar of the demolished 19<sup>th</sup> century shelter to right. The blocked original entrance is indicated by a section of darker render to the left



A2.3 Photograph of *circa* 1950 taken from south-east showing the original thatched barn roof and entrance doors to right, with the cow shed (milking parlour) under construction to the left. Labelled 'The cow shed which father was talking about in his autobiography, still there today Nov 2000'.



A2.4 Northern exterior of barn from north-west showing profile of rear aisle and 19<sup>th</sup> century brickwork. The Fletton brick extension of the aisle behind the former stable is visible to the left



A2.5 General view of barn interior from eastern gable showing mid-20<sup>th</sup> century roof structure and the 19th century knee-braces which replaced the original arch-braces. The eastern bay in the foreground was originally partitioned as a stable as shown by empty stud mortises in the upper tie-beam



A2.6 North-west internal corner of barn showing the rebuilt rear (northern) aisle with the only original arcade brace to right



A2.7 Detail from east showing empty stud mortises of eastern stable bay in tie-beam and arcade plate to right, with 19<sup>th</sup> century bolted knee-brace



A2.8 Southern interior of eastern bay showing blocked stable door to right and later door to yard shelter to left.