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**The Barn,  
Bridge Farm,  
Haughley New Street,  
Haughley, Suffolk  
HGH 044**

Suffolk County Council  
Archaeological Service

**Historic Building Record**

OASIS REF: suffolkc1-81124



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*on behalf of*  
**Suffolk County Council Archaeological Service**

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# The Barn, Bridge Farm, Haughley New Street, Haughley, Suffolk

(TM 012 620)

## Historic Building Record

*This report provides a written and photographic record at English Heritage (2006) Level 2 of a redundant barn in the curtilage of a grade II-listed farmhouse. It has been prepared to a brief written by Suffolk County Council's Archaeological Service (ref. SpecHBR(EM)\_BridgeFm\_Haughley\_1391\_07, Edward Martin, 10<sup>th</sup> March 2010), and is intended to fulfil a condition of planning permission for conversion (Mid Suffolk District Council consent 1391/07, condition 3).*

### Introduction

The report is accompanied by a CD containing a photographic record in the form of 62 digital images (Appendix 1), but also includes 14 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 28<sup>th</sup> April 2010.

### Summary

Bridge Farm adjoins the western side of the road in the hamlet of Haughley New Street, approximately 1.5 km west of Haughley village. The barn lies to the north of a 19<sup>th</sup> century cattle yard immediately behind the farmhouse, which is a grade II-listed timber-framed and rendered structure dating from the early-15<sup>th</sup> century. At the time of the tithe survey in 1845 the farm was a modest tenanted holding with 28.5 acres in Haughley parish and was owned by Edward Lingwood and occupied by Joseph Pawsey. One of a number of documents found by the present owners hidden near the farmhouse chimney records the purchase of the house by the Pawsey family with 32 acres of land from Lingwood's executors for £950 in 1882. Joseph Pawsey was still living in 1884 and his initials and the date 1881 are incised into the brick gable of a late-19<sup>th</sup> century shed on the site (the relevant bricks apparently re-used as the shed was not shown on the Ordnance Survey of 1886).

The barn is an unusual timber-framed structure of two different phases. The two eastern bays date from the mid-17<sup>th</sup> century and retain their original arch-braces and a clasped-purlin roof which is steeply pitched for thatch but is now covered with 19<sup>th</sup> century pantiles. A good threshing floor of gault brick survives in the entrance bay, together with large areas of wattle-and-daub and early external render. The two western bays, in contrast, date only from the early-19<sup>th</sup> century and occupy a slightly different alignment to the eastern bays. They lie beneath a low roof that was designed for its present pantiles, and may have replaced an older stable on the site. Both sections of the barn contain re-used timber from medieval buildings, including soot-encrusted studs and evidence of diamond-mullion windows that may derive from the farmhouse. Its varying roof lines and mixed cladding of daub and weatherboarding creates a picturesque exterior that complements the street scene and the immediate context of the house. The buildings of the adjoining 19<sup>th</sup> century brick cattle yard had been partly demolished and much altered prior to inspection. Despite its age and undoubted historic interest the barn has probably been too heavily altered given the loss of its thatch and its original western end to meet the strict English Heritage criteria for listing in its own right.



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**Figure 1 Current Ordnance Survey Site Plan.**

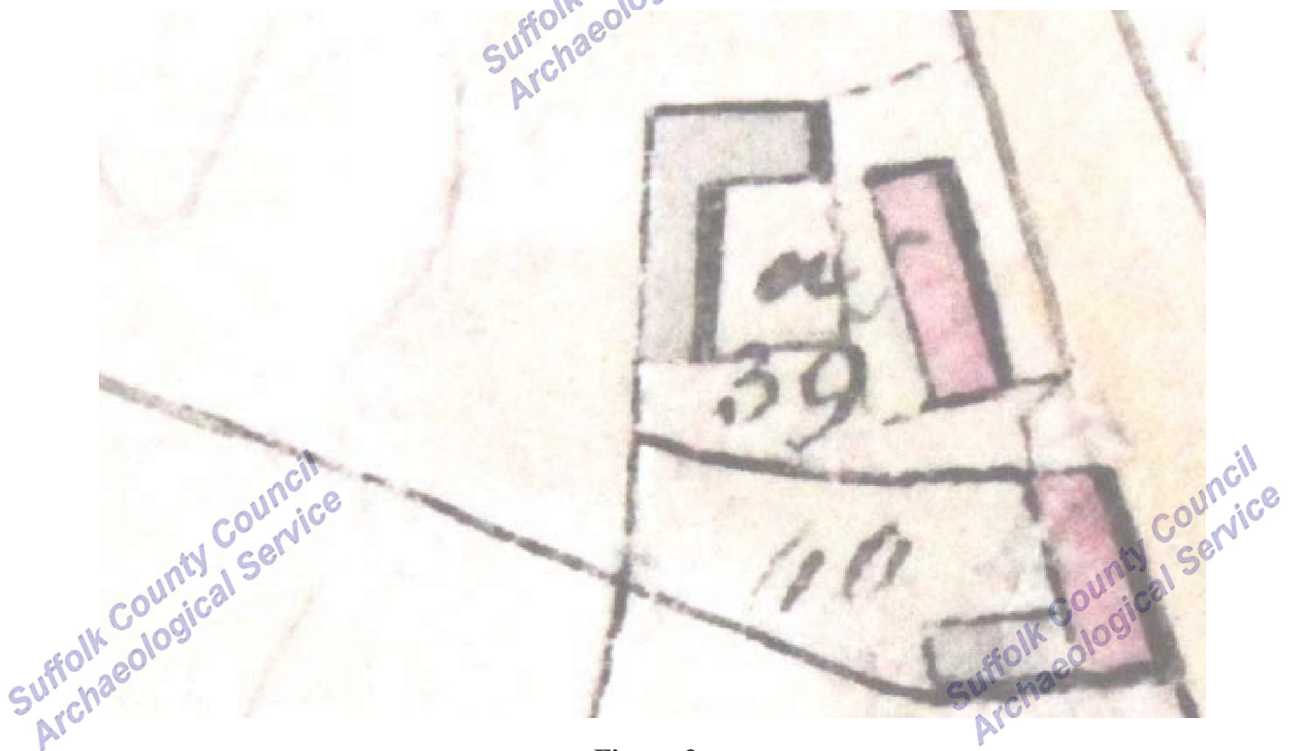
**Enclosing the barn and the narrow shed adjoining its eastern gable in red, and showing the 19<sup>th</sup> century cattle yard to the south with the grade II-listed farmhouse to the south-east.**

## Historic Context: Documentary & Cartographic Record

Bridge Farm adjoins the western side of the road in the hamlet of Haughley New Street, approximately 1.5 km west of Haughley village. The barn lies to the north of a cattle yard immediately behind the farmhouse, which is a grade II-listed timber-framed and rendered structure dating from the early-15<sup>th</sup> century. It contains a complete open hall of two bays with a rare intact parlour bay of just 2 m in length (6.5 ft) to the north and a service bay of 2.5 m (8 ft) to the south. The hall extends to 7.3 m (24 ft) in length by 4.7 m in internal width (15.5 ft) and the entire house to 10.4 m (34 ft) or two perches. Medieval parlours were often small relative to their halls as they operated only as sleeping apartments but most were rebuilt in the 16<sup>th</sup> and 17<sup>th</sup> centuries and surviving evidence of their precise scale is rare. The parlour was extended in two phases during the 16<sup>th</sup> and 18<sup>th</sup> centuries and an unusual jettied cross-wing with an ogee-moulded ceiling and an external door to the north of an oriel window was added to the service gable in *circa* 1520. This wing was heated by a large external chimney to the south and may have formed a second hall for a semi-independent member of the family.



**Figure 2**  
 The hamlet of Haughley New Street as shown on the Haughley title map of 1845 (Suffolk Record Office). The field boundaries to the west of the street lie parallel to the Woolpit road and adjoin the street at acute angles – which explains the irregular alignments of the outbuildings at Bridge Farm

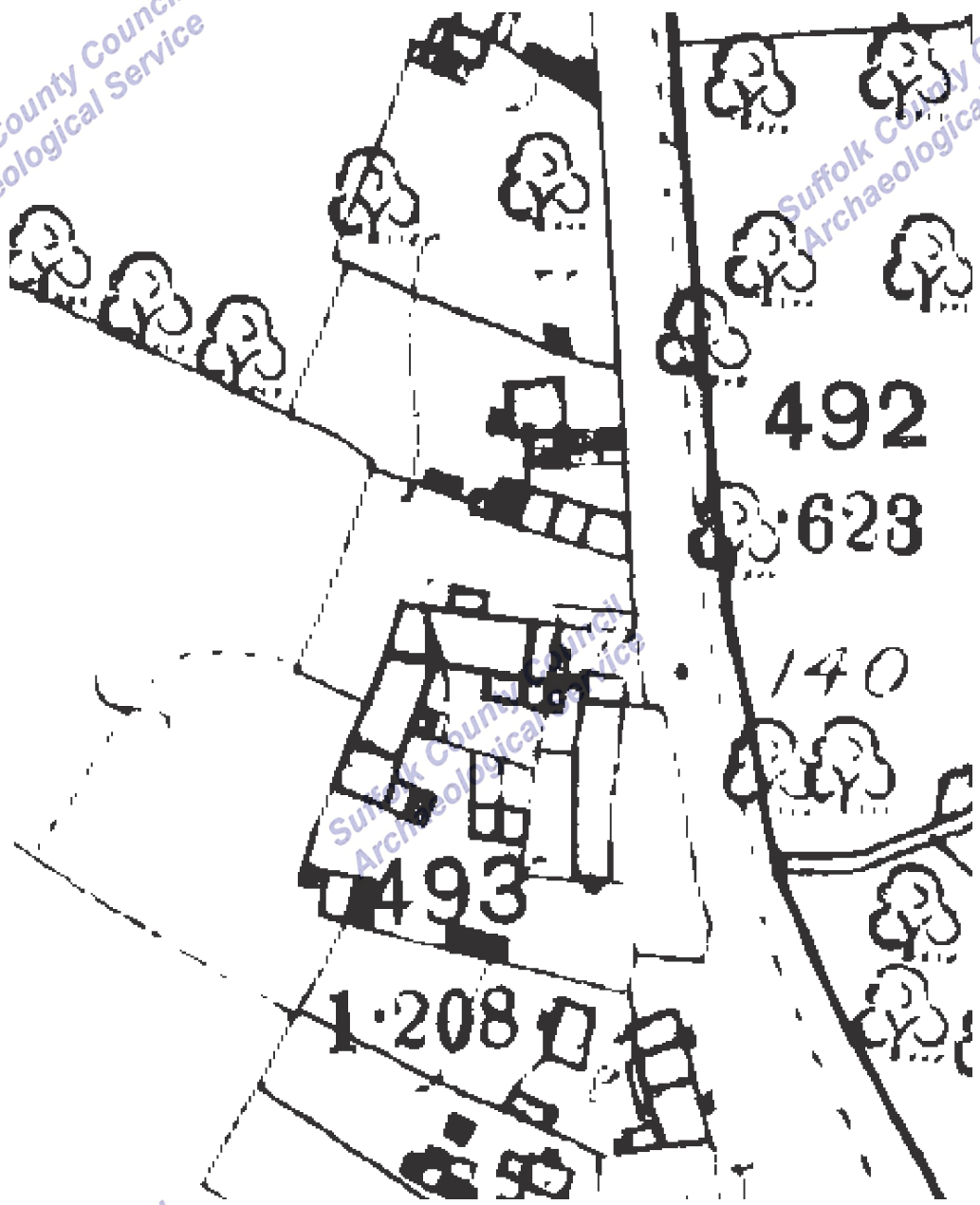


**Figure 2a**  
 Detail of the 1845 title map, showing the rectangular farmhouse to the right with an L-shaped outbuilding to the left (plot 39a). The barn appears to lack its northern 'porch', although it may have been disguised by lean-to sheds on both sides, and adjoins a now-demolished structure forming the western side of an enclosed yard.

At the time of the Haughley tithe survey in 1845 Bridge Farm was a modest tenanted holding with of 28.5 acres of chiefly arable land in Haughley parish – although more may have extended across the nearby boundary with Wetherden. It was owned by Edward Lingwood and occupied by Joseph Pawsey, and included the arable field immediately to the west known as Lower Orchard Pightle (plot 577) and Park Pightle to the south (579). The tithe map shows the barn (minus its porch) adjoining a small yard enclosed by a building to the west and a boundary wall or fence to the south and east (figure 1). The site (39a) was described only as ‘House, yards and premises’, and Edward Lingwood owned a separate cottage let to William Edwards on the opposite side of the road (no. 83 in the bottom right-hand corner of figure 2).

The first edition Ordnance Survey of 1886 shows a similar L-shaped outbuilding, but includes a number of small new sheds in the yard and the present lean-to shed or porch in the centre of the barn’s northern elevation. It is possible that the latter existed in 1845 but was not shown on the less accurate tithe map as its outline was hidden by adjoining sheds of the same width. The Ordnance Survey of 1904 shows further additions, including the present single-storied range to the east of the yard and the northern projection of the lean-to against the barn’s eastern gable. The former bears the initials J.P. and the date 1881 deeply and boldly incised into several bricks of its southern external gable, but it is not clear that the present building incorporates the smaller sheds shown on the site in 1886 and the bricks may have been re-used. Documents found hidden near the chimney and now in the possession of the present owners include a paper note in ink which reads as follows: ‘May 5<sup>th</sup> 1884 This House and Premises Repaired Owner Arther Benjamin Parsey (sic) Draper Notting Hill London Tenant Joseph Pawsey the Father of Arther B Parsey Repairs done by Joseph Parsey, the Brother of the Owner. The House, Premises and 32 acres of Land and Cottage Bought of E Lingwood’s executors 1882 for £950’. A second note reads ‘Wheat 19 Shillings per Comb Joseph Pawsey Born February 5<sup>th</sup> 1817 now 67 years of age’. The additions shown in 1886 were presumably the result of the works of the Pawsey family soon after their purchase of the farm in 1882. Many local barns were remodelled in this manner during the mid- and late-19<sup>th</sup> century as cattle were introduced to compensate for the falling price of grain after the repeal of the Corn Laws in 1846.

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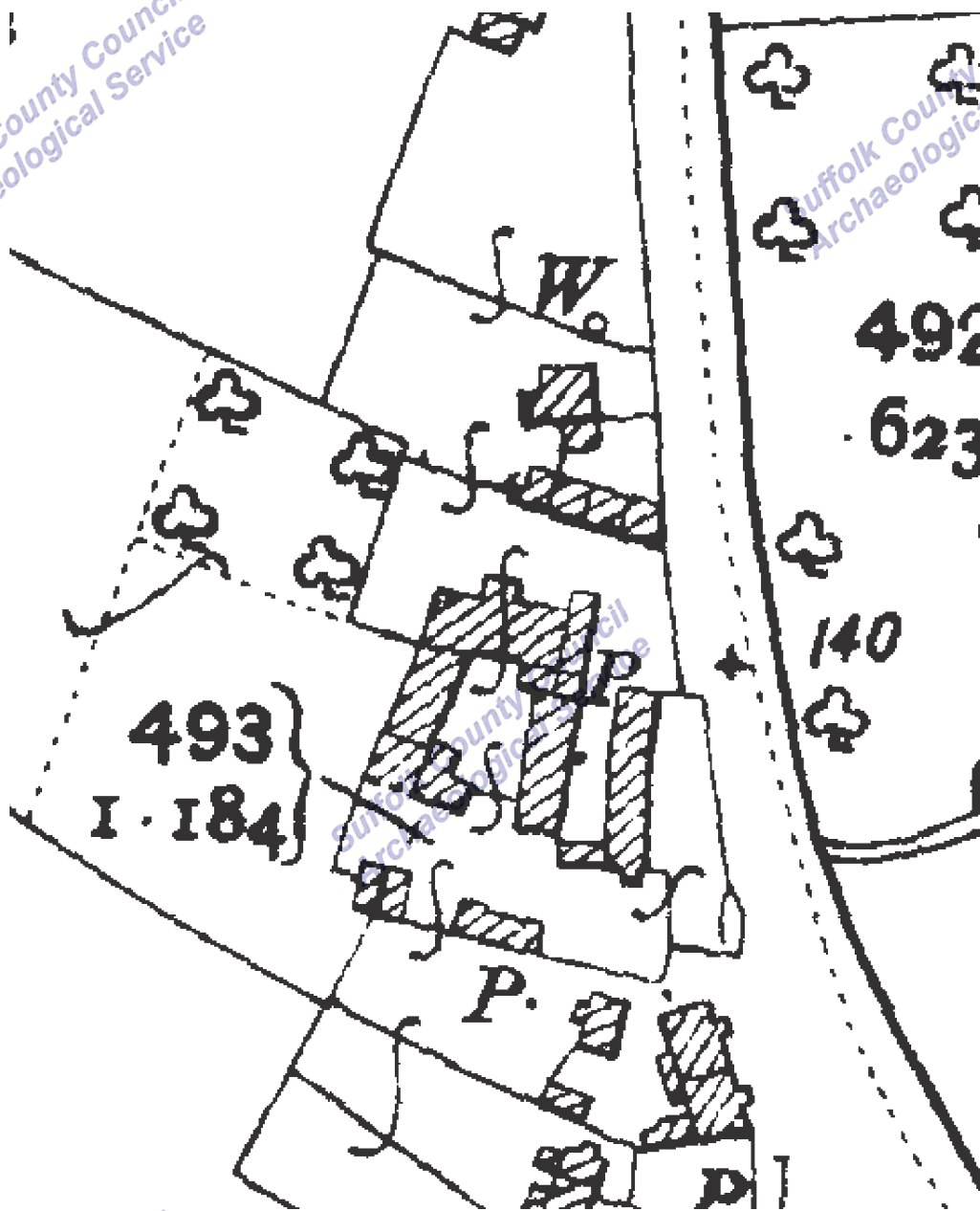
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Figure 4  
The first edition 25 inch Ordnance Survey of 1886

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Figure 5  
The second edition Ordnance Survey of 1904.

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## Building Analysis

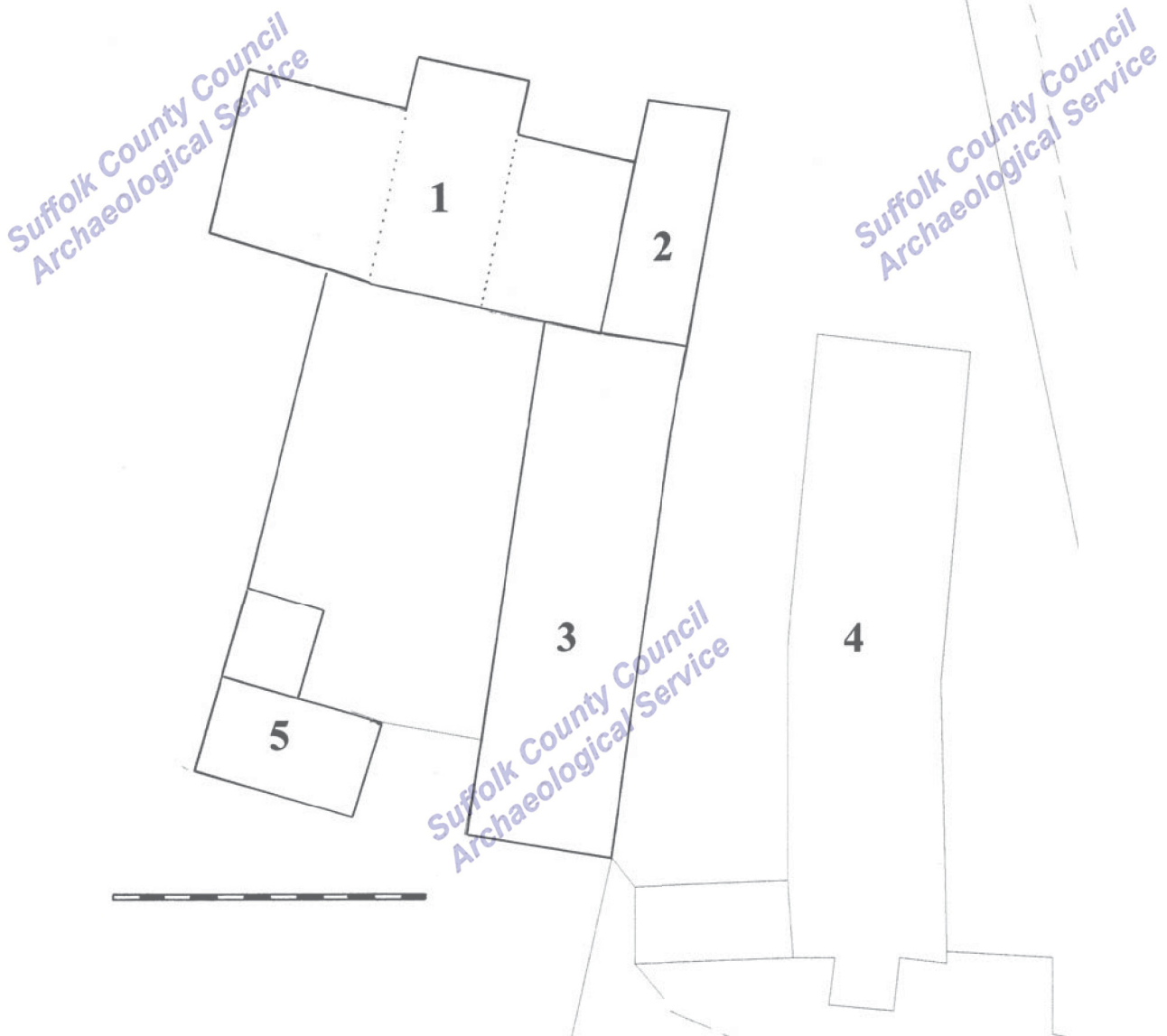


Figure 6  
Block Plan of Site.

Identifying each area of the farm complex with a number for ease of reference in the text and photographic record. Scale in metres. The brick threshing floor of the barn floor is indicated by dotted lines.

### Key

1. Timber-framed barn of four bays. The eastern bay and adjoining entrance bay dating from the mid-17<sup>th</sup> century with externally trenched wall braces, arch-braced tie-beams, external render and a steeply pitched clasped purlin roof (formerly thatched but now pantiled). The eastern gable rebuilt in flint in the 19<sup>th</sup> century. The two western bays rebuilt in the early-19<sup>th</sup> century on a slightly different alignment and with a low-pitched pantiled roof (possibly designed as a separate stable but now part of the open barn). Probably weatherboarded but largely stripped of cladding before inspection. The barn entered by half-hung double doors from the south with a lean-to porch to north (largely rebuilt in brick without a door in the 20<sup>th</sup> century). A good brick threshing floor in the central bay extends into the lean-to. Re-used medieval timber in both structures.

2. A much altered, narrow lean-to shed of flint and brick in two phases of the mid- and late-19<sup>th</sup> century. Corrugated iron roof.

3. A late-19<sup>th</sup> century single-storied pantiled shed of brick and flint, apparently incorporating a mid-19<sup>th</sup> century yard wall. Clasp-purlin roof structure of machine-sawn softwood. Not shown on Ordnance Survey of 1886 and dated and initialled bricks (J.P. 1881) to southern external gable re-used from a slightly earlier shed on the same site (as shown in 1886). Much altered and rebuilt, particularly to western elevation, and the southern gable partly demolished at time of inspection, but probably designed as an open-sided cattle shelter-shed. A similar single-storied range to the west of the yard had also been demolished before inspection but is shown in illus. 1 below.

4. Farmhouse. Grade II-listed early-15<sup>th</sup> century open-hall house with extensions to north and south.

5. A small and well-preserved late-19<sup>th</sup> century enclosed pantiled shed of gault brick with narrow doors to south and north but lacking windows. *Circa* 1880. Probably a cattle-feed store such as a turnip house.

*N.B.* The ancillary sheds (2, 3 & 5) are additions of the late-19<sup>th</sup> century which formed part of a cattle yard and complement the barn both visually and historically but have been substantially altered and are of little importance in themselves. They are not discussed further below.

## The Barn (1)

### Structure and Date

The barn at Bridge Farm is a timber-framed structure of four bays on an approximately east-west axis facing a yard immediately behind a medieval farmhouse. It extends to 14.2 m in length (46.5 ft) and its walls rise to 3 m at their roof-plates (10 ft) including a shallow brick plinth. The building forms a single, open barn but consists of two entirely different frames.

The two western bays extend to 5.6 m in length (18.5 ft) and lie beneath a low-pitched pantiled roof of clasped-purlins with nailed collars and a ridge board. The rafters rest on secondary roof-plates and the roof appears to be a mid-19<sup>th</sup> century replacement, but the open truss consists of storey posts without jowls or tie-beam braces of any kind and is unlikely to pre-date the beginning of the same century. Its studs are interrupted by mid-rails and diagonal primary braces in the typical 19<sup>th</sup> century manner but many individual timbers show signs of re-use from one or more buildings of the 17<sup>th</sup> century or earlier and some are encrusted with soot (indicating they belonged to a medieval hall house). The structure may have been designed as a stable with a loft supported on its mid-rails, as suggested by a glazed window, doorway and high loading hatch in the gable, but the walls have been much rebuilt in 20<sup>th</sup> century block-work and this is not certain. The two bays taper from 5.6 m in width to the east to 5.1 m at the western gable (18.5 ft to 16.75 ft) and lie on a slightly different axis to the rest of the barn, possibly reflecting the early field boundaries shown in figure 2.

The eastern bays are relatively well-framed in comparison, with well-hewn jowled storey posts and tenoned arch-braces to the tie-beams – of which all but one survives intact. They extend to 8.5 m in length (28 ft) by 5.6 m in overall width (18.5 ft) beneath a good clasped-purlin roof with pegged collars and a steep pitch of 55 degrees that was clearly intended for thatch rather than its present 19<sup>th</sup> century pantiles. The eastern gable has been rebuilt in 19<sup>th</sup> century flint with dressings of red brick below its tie-beam, but the southern and northern elevations of the eastern bay are complete. The northern elevation lacks mid-rails and

contains externally trenched braces to its oak studs of 2.6 m in height (or 8.5 ft between roof-plate and ground sill). The southern elevation also possesses two external braces but – unusually – a mid-rail extends from the corner post to its mid-point. The northern studs are not re-used, but those to the south are medieval timbers with evidence of sooting and diamond-mullion windows (i.e. diamond-shaped mortises for the mullions of a medieval window). The mid-rail was probably necessary to compensate for a deficit of old timber of sufficient height, and the better quality of the northern frame suggests it may have been exposed externally where the opposite wall was rendered: selective exposure of this kind was commonplace, with the ‘best’ facade designed to impress those approaching from the north (from which direction the barn is still clearly visible from the road). These various features indicate a date in the mid-17<sup>th</sup> century (trenched braces were quickly replaced by primary braces which interrupt the studs during the second half of the same century). The present decayed wattle-and-daub and external clay render to the northern elevation and the upper part of the eastern gable is probably an addition of the 18<sup>th</sup> century rather than an original feature. The northern elevation is boarded where it adjoins the yard.

### **Original Layout and Function**

With 3.3 m between its storey posts (11 ft) the penultimate eastern bay is considerably narrower than its neighbour of 4.5 m (15 ft) and was clearly designed to accommodate the barn’s entrance. The southern roof-plate has been renewed at a higher level to increase headroom, and it contains late 19<sup>th</sup> century half-hung barn doors with original grey pigment to the interior. The northern plate is original and lacks mortises for both studs and door jambs: it now opens onto a lean-to porch which was rebuilt in brick beneath its roof-plate in the 20<sup>th</sup> century and now lacks the doorway normally found in this position. Its tie-beams are pegged to the storey posts and the studwork of its roof-gables contains infill of rendered wattle-and-daub, suggesting an origin at the beginning of the 19<sup>th</sup> century or before, but the porch is conspicuous by its absence from the tithe map of 1845. An original 17<sup>th</sup> century porch would certainly have been expected here given the lack of mortises in the adjoining roof-plate and it may have been hidden from the cartographer by lean-to sheds on both sides. A good mid-19<sup>th</sup> century threshing floor of gault brick extends into the present enclosed shed from the barn’s entrance bay, but the floors have been renewed in concrete elsewhere.

The original purpose of the two irregular western bays is unclear. They may have been partitioned to form a stable, but would have formed a large space for a relatively small farm. The 17<sup>th</sup> century northern roof-plate continues by approximately 0.5 m (2 ft) to the east of the threshing bay and the structure appears to have been truncated (as opposed to abutting an earlier structure which the present western bays subsequently replaced, although this cannot be ruled out): the original 17<sup>th</sup> century western bay may have collapsed or may have been demolished to accommodate a larger structure during the cereal boom of the early 19<sup>th</sup> century – but very little additional space would have been gained thereby. The altered alignment was presumably necessary to accommodate a pre-existing structure to the south or an earlier property boundary.

### **Historic Significance**

The barn at Bridge Farm is of considerable historic interest given its largely intact mid-17<sup>th</sup> century timber-frame and close proximity to a grade II-listed 15<sup>th</sup> century house. Its arch braces survived the usual replacement with bolted knee-braces in the 19<sup>th</sup> century and despite areas of 20<sup>th</sup> century repair the structure retains much traditional character both internally and externally. The brick threshing floor is a good survival and the presence of two distinct ‘halves’ of different periods and alignments is highly unusual and adds to the building’s interest – although the precise reasons for them are not clear. Despite its age and interest, however, the barn has probably been too heavily altered given the loss of its thatch and its original western end to meet the strict English Heritage criteria for listing in its own right.

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

### Descriptions of Photographs in Appendix 1

#### Photograph no.

1. Aerial photograph of site from north-east taken in *circa* 1960.
2. Aerial photograph of site from east taken in *circa* 1970 and showing enclosed cattle yard filled with straw to south of barn.
3. General view of site from road to south-east showing yard entrance to left and house to right.
4. General view of site from road to north-east showing barn to right and farmhouse to left.
5. General view of site from south-west showing barn to left and farmhouse to right.
6. Exterior of barn from north-west showing low roof of rebuilt western bay to right.
7. Exterior of barn from north-east showing lean-to shed (2) in foreground.
8. Northern gable of farmhouse showing proximity of barn to right.
9. Eastern external gable of barn showing decayed external daub above roof of lean-to (2).
10. Detail of decayed external daub of eastern gable.
11. Exterior of barn from north showing gault brick lean-to shed adjoining central bay to right.
12. Northern exterior of eastern bay showing timber frame beneath clay daub.
13. Detail of clay daub to northern exterior of eastern bay showing externally trenched wall brace.
14. Exterior of rebuilt western bay of barn from north-west.
15. Detail of northern exterior of western bay showing roof-plate with rafter housings re-used as mid-rail.
16. Exterior of barn from site of demolished cattle shed to south-west showing rebuilt western bay to left.
17. Southern exterior of barn from cattle yard showing raised roof of central entrance bay and rebuilt western bay to left.
18. Half-hung barn doors to southern exterior of central bay showing remains of demolished western yard shed to left.
19. Interior of barn from west showing 17th century arch-braces to tie-beams of central bay.

20. Interior of barn from east showing rebuilt western bay on different alignment.
21. General internal view of barn from east showing threshing floor of central bay.
22. Roof structure of barn from east showing 17th century clasped purlins with pegged collars to west.
23. Roof structure of barn from east showing steeply pitched 17th century roof in foreground and low pitch of 19th century western bay.
24. Detail of 19th century roof of rebuilt western bay with nailed collars.
25. Detail of 17th century roof of eastern bay of barn with pegged collars.
26. Internal western gable of barn showing loading doors with mid-rails to right and left.
27. Detail of re-used timber to western internal gable with some medieval sooting.
28. Internal northern elevation of western bay showing extensive 20th century reconstruction in cement blocks.
29. Northern interior of central bay showing original lean-to shed largely rebuilt in 19th century brick.
30. Western interior of lean-to shed to central bay showing original studwork above later brick.
31. Eastern interior of lean-to shed to central bay showing original studwork above later brick.
32. Detail of roof-plate of northern interior of central bay showing lack of stud mortises and jamb mortises (evidence of original porch).
33. Detail of truncated roof-plate to west of central bay of northern interior (indicating the 17th century barn once continued westwards).
34. Northern interior of eastern bay showing good quality studs with externally trenched wall brace.
35. Eastern internal gable of barn showing 19th century flint rubble fabric.
36. Southern interior of eastern bay showing re-used timber with partial mid-rail and external wall braces.
37. Detail of re-used diamond-mullion lintel and sooted studs in southern interior of eastern bay.
38. Detail of re-used medieval soot-encrusted stud in southern interior of eastern bay.
39. Southern interior of central bay showing brick threshing floor and grey pigment to barn doors.

40. Detail of raised secondary roof-plate of central southern bay showing original roof-plates to right and left.
41. Gault (white) brick threshing floor to central bay of barn seen from north.
42. Detail of 19th century gault brick threshing floor to central bay of barn.
43. Exterior from south-east of eastern yard shed (3) incorporating earlier flint-rubble yard wall.
44. Eastern exterior of eastern yard shed (3) showing earlier flint-rubble yard wall.
45. Exterior from south-west of eastern yard shed (3) showing largely rebuilt western elevation with barn to left.
46. External southern gable of eastern yard shed (3) showing dated inscription to left of modern aperture.
47. Dated inscriptions to southern external gable of eastern yard shed (3).
48. Detail of inscription to southern external gable of eastern yard shed (3) 'J.P. 1881'.
49. Interior of eastern yard shed (3) from south showing softwood roof structure.
50. Much altered western interior of yard shed (3) seen from south-east.
51. South-eastern external corner of barn showing entrance to lean-to shed (2) to right.
52. Southern exterior of eastern bay of barn showing door to yard shed and flush boarded cladding.
53. Interior of lean-to shed (2) from south showing rebuilt flint eastern gable of barn to left.
54. Exterior of demolished western yard shed from south-east.
55. Exterior of southern yard complex from south-west showing brick feed shed (5) to right.
56. Exterior of cattle yard from south showing eastern shed (3) to right and feed shed (5) to left.
57. Western exterior of eastern yard shed (3) showing 20th century infill of apparent open arcade with roof of house (4) in rear.
58. Cattle yard to south of barn seen from north, showing brick feed shed (5) to right.
59. Entrance to cattle yard from south-east showing brick feed shed to left.
60. Exterior of brick feed shed (5) from south showing central entrance door.
61. Interior of brick feed shed (5) from east showing southern entrance to left.

62. Interior of brick feed shed (5) from west showing northern door to yard to left.

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*Photographic Appendix 2 follows on pp. 14-20*

**Appendix 2 (pp. 14-20): Selected Printed Photographs**



**Illus. 1.** Aerial photograph of site from east taken in *circa* 1970 and showing the farmhouse in the foreground with the enclosed cattle yard filled with straw to the south (left) of the barn. The different axis of the barn's western end is clearly visible (with lower roof in rear to right).



**Illus. 2.** General view of site from road to north-east showing the barn in rear to right and the farmhouse with a 15<sup>th</sup> century open hall in its centre to the left.





**Illus. 3. Exterior of southern yard complex from south-west showing barn in rear to left, brick feed shed (5) to right and site of demolished western range in foreground.**



**Illus. 4. Exterior of barn from north-west showing the low roof of the rebuilt western end to right and the formerly thatched steeply pitched 17<sup>th</sup> century roof of the central and eastern bays to left.**

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**Illus. 5.** Southern exterior of barn from cattle yard showing raised roof over central entrance doors and rebuilt western end to left.



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**Illus. 6.** Interior of barn from west showing 17th century arch-braces to tie-beams of central bay



**Illus. 7.** Interior of barn from east showing rebuilt western end on different alignment with central threshing bay in foreground.



**Illus. 8.** Roof structure of barn from east showing steeply pitched 17th century roof in foreground and low pitch of 19th century western bays in rear.



**Illus. 9.** Northern interior of eastern bay showing good-quality 17<sup>th</sup> century studs with externally trenched wall brace (top-right) and rebuilt 19<sup>th</sup> century flint gable to right.



**Illus. 10.** Southern interior of eastern bay showing re-used timber with unusual partial mid-rail to left and externally trenched wall braces.



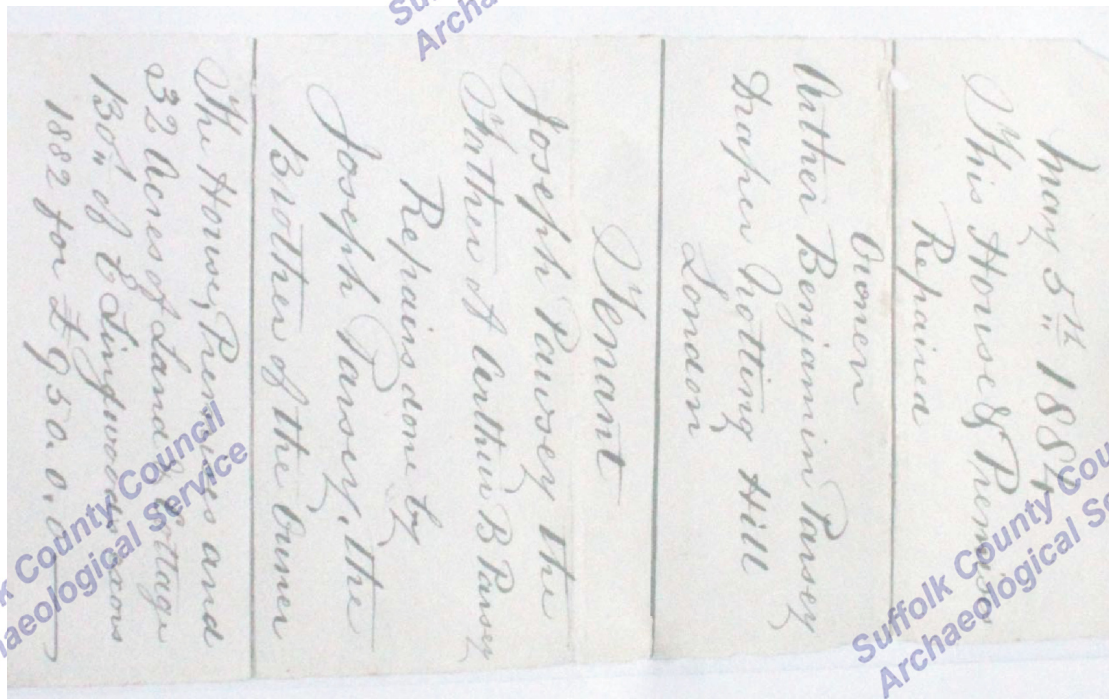
**Illus. 11. Southern interior of central bay showing brick threshing floor and grey pigment to barn doors. The original arch-brace to the left-hand tie-beam has been removed and the vertical post is a modern insertion.**



**Illus. 12. Gault (white) brick threshing floor to central bay of barn seen from north.**



Illus. 13. Detail of the boldly incised initials and dates in the brickwork of the southern exterior of the eastern shed (3): 'J.P. 1881'. The shed is not shown on the Ordnance Survey of 1886 and the 'Woolpit white' bricks are probably re-used from an earlier building (they differ in colour from the surrounding red brickwork).



Illus. 14. Paper note found in farmhouse near chimney recording purchase and repair of property in 1882 and 1884 respectively.