

**OLD BARN,
HAYDON END FARM,
SWINDON,
WILTSHIRE.**

NGR: SU 1251 8856

**HISTORIC BUILDING RECORDING
LEVEL 2**

January 2015
Report No. 1027



ARCHAEOLOGICAL CONSULTANCY, MANAGEMENT & FIELD SERVICES

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Quality Assurance

This Document has been Prepared and Checked in accordance with AMS's Quality Procedures (BS EN ISO 9001: 2008)

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GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point.

HER

Historic Environment Record.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

NGR

National Grid Reference from the Ordnance Survey Grid.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

SUMMARY

This Level 2 Historic Building Recording has been prepared by Dr Mark Grahame of Foundations Archaeology. The project was commissioned by Chris Hays of WYG Consultancy.

The subject of this Historic Building Recording is a cartshed (the “Old Barn”) and associated lean-to at Haydon End Farm, Swindon, Wiltshire at NGR: SU 1251 8856. The proposal is for the existing cartshed and lean-to (the “site”) to be removed, its base broken up and topsoil applied and seeded with grass in preparation for the site to be adopted as public open space. This Historic Building Recording has been prepared in accordance English Heritage guidelines as part of the pre-planning application process.

The cartshed is first shown on the 1846 tithe map, but may date to c.1800. It is probable that the roof may have originally been thatched. Cartographic evidence suggests that the lean-to was added sometime between 1900 and 1923.

The survey recorded a single-storey, rectangular structure at the entrance to Haydon End Farm. The cartshed has walls on the north and south sides of undressed stone slabs set in rubble coursing, which have been re-pointed throughout with a cementitious mortar. The east and west elevations are open. There are no doors to the building and no evidence that they existed in the past.

The interior structure of the cartshed is open plan with no internal partitions. It has a floor of compacted earth. The cartshed has a steep, corrugated galvanised hipped roof. The roof is a collar and tie beam truss roof structure with plank ridge. Many of the timbers appeared to have been worked by hand, but the presence of timbers that appear to be machine cut indicate repairs to the roof. Short purlins have been added along a section of the south side.

A single-storey timber lean-to is attached to the south wall of the cartshed. The east and south elevations of the lean-to are of timber, solid board construction. The western end of the south elevation and the east elevation are open. The floor of the lean-to is compacted earth and the interior of the lean-to has no internal partitions. The lean-to has a mono-pitched, corrugated galvanised roof, although the slope of the roof is only slight. The roof is supported by squared-off timber uprights and rafters. The architecture of the building is consistent with it having been built as a cartshed.

1 INTRODUCTION AND PROJECT BACKGROUND

- 1.1 This Level 2 Historic Building Recording was prepared by Dr. Mark Grahame of Foundations Archaeology. The project was commissioned by Chris Hays, Associate Director of WYG Consultancy.
- 1.2 The subject of this Historic Building Recording is a cartshed (the “Old Barn”) and associated lean-to at Haydon End Farm, Swindon, Wiltshire at NGR: SU 1251 8856 (Figure 1). The proposal is for the existing cartshed and lean-to (the “site”) to be removed, its base broken up and topsoil applied and seeded with grass in preparation for the site to be adopted as public open space.
- 1.3 Haydon Farmhouse is Grade II Listed (English Heritage Building ID: 318356) and was listed in 1979. The listing states: *Early C18 and later. Altered mid C19. Two storeys, rubble. East gable fronted in brick. Stone tile roof, replaced in corrugated iron in 1926. Gable end chimneys. Two windows on first floor, mid C19 to left, 3 light C18 with modern casements to right. Three windows on ground floor, to right a 4-light (possibly stone) mullion window. Blocked door left of centre. Irregular 'L'-plan extension to rear with house entrance in angle. Interior altered.* The cartshed and lean-to, which are the subjects of this report, are not included in the listing.
- 1.4 Given the significance of the farmhouse and in line with English Heritage guidance as stated in, *Understanding Historic Buildings: A guide to good recording practice* (2006), a record of the cartshed has been prepared as part of the pre-planning application process.
- 1.5 The Historic Building Recording involved the creation of graphic and visual records, in the form of written descriptions of the building remains and photography. The National Planning Policy Framework (NPPF, 2012) recognises the importance of the preservation and/or recording of historical buildings and areas of architectural and/or historical interest.

2 AIMS

- 2.1 The cartshed and lean-to are the subject of a Level 2 Historic Building Recording. According to the English Heritage guidelines, stipulated in *Understanding Historic Buildings: A guide to good recording practice* (2006), a Level 2 survey is a *descriptive record* of a building and is necessary when the building is judged: *not to require any fuller record* or when the record, *may serve to gather data for a wider project*.
- 2.2 In the case of a Level 2 survey: *Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*
- 2.3 The key aim of the project was to ensure that the historic and architectural details of the building were recorded for future reference, as well as to seek to identify key features that might help explain the form, function and use of the

structure. The identification of features that might illustrate changes in function, along with materials that have been reused from earlier structures was also an aim of the project.

- 2.4 To this end, graphic and visual records, in the form of photography and a written record as well as measured/drawn surveys of the building at appropriate scales were used to describe the building's structure and highlight any significant changes to its form and function.
- 2.5 These aims were achieved through the pursuit of the following specific objectives:
 - i) to describe and characterise the nature of the building;
 - ii) to define and analyse the development and uses of the building.

3 HISTORICAL BACKGROUND

- 3.1 Haydon Farm has been the subject of a Historic Buildings Appraisal (2009), in which the cartshed is discussed briefly. This report should be read in conjunction with the Historic Buildings Appraisal. The historical background to Haydon Farm is set out in the 2009 appraisal and only an overview is presented here to provide a chronological context for the current study.
- 3.2 The earliest map to show Haydon Farm is Andrews and Dury's map of 1810. The earliest building on the site is the farmhouse, which is listed as dating to the early 18th century. However, the 2009 Historic Buildings Appraisal dates the farmhouse to the early 17th century on the basis of internal features.
- 3.3 The first detailed representation of the farm is on the Rodbourne Cheney tithe map of 1846, which shows the farmhouse as one of a series of dairy farms along Haydon End Lane. Documentary evidence suggests that Haydon End Farm was a dairy farm until the 1980s when the owners changed to beef farming.
- 3.4 Along with the farmhouse, the tithe map shows a dairy, brewhouse and Swallow Cottages as one domestic building, occupying one corner of the farmyard. All the outbuildings appear to date from to the early-mid 19th century with subsequent alterations.
- 3.5 A combination barn and nag stable is located to the east of the farmhouse. This was originally linked to the cartshed by a long, narrow shed, but cartographic evidence shows that it had gone by 1923.
- 3.6 The cartshed is first shown on the 1846 tithe map, but the collar and tie beam truss roof structure with plank ridge has been dated by the 2009 Historic Buildings Appraisal to c.1800 and it is probable that the roof may have originally been thatched. Cartographic evidence suggests that the lean-to was added sometime between 1900 and 1923.

4 BUILDING RECORDING METHODOLOGY

- 4.1 Measured surveys were undertaken by the Nic Clarke of Clarke Consultancy Ltd. and consisted of a ground floor plan of the cartshed and four elevations. These are presented here. A site plan is also included.
- 4.2 Photography was undertaken using a high quality digital camera of 5 megapixels. Internal photography used long exposures and flash illumination. General views of all external elevations and the interior of the building were recorded.
- 4.3 The survey was undertaken by Mark Grahame of Foundations Archaeology and took place on the 5th January 2015. The building was accessible and free of obstacles, although it was not possible to access the lean-to due to the entrance being blocked by overgrown brambles.
- 4.4 The remainder of this report comprises a short text description of the salient features of the building, supported by a selection of photographs. This report is a predominantly a descriptive account and has been compiled according to the principles set out in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).

5 SITE LOCATION AND DESCRIPTION

- 5.1 The site is located approximately 4.0 km northwest of Swindon town centre in the area of Haydon at NGR: SU 125 885 (Figure 1). Haydon End Farm is situated on the south side of Haydon End Lane.
- 5.2 The site consists of a rectangular cartshed and associated lean-to occupying an area of 105m² (Figure 2 and Figure 5, **Photos 1-3**). The buildings are located at the north end of Haydon End Farm in a roughly rectangular plot enclosed by timber rail and post fencing. The north elevation of the cartshed faces the south side Haydon End Lane. The west elevation of the cartshed faces on to the access road to Haydon Farm. The lean-to is against the south wall of the cartshed.
- 5.3 The site was visited on 5th January 2015 and subjected to a photographic survey. The site was accessed via the road to Haydon End Farm. At the time of the visit, the exterior of the north wall of the cartshed was overgrown with brambles (Figure 6, **Photo 4**) and was not visible. Brambles also blocked the entrance to the lean-to (Figure 10, **Photo 19**), which was inaccessible. The area surrounding the cartshed and lean-to was overgrown (Figure 5, **Photos 1 and 3**).
- 5.4 Both the cartshed and lean-to were empty, apart from a number of large plastic sacks (Figure 7, **Photo 10**), which possibly contained silage, located at the east end of the cartshed.

6 BUILDING DESCRIPTION, OVERVIEW AND LAYOUT

- 6.1 The survey recorded a single-storey, rectangular structure. The building is slightly irregular and measures 10.88m along its north elevation (Figure 6, **Photo 4**) and 11.18m along its south (Figure 6, **Photo 5**) elevation. The east elevation is 5.71m wide, while the west elevation is 5.76m wide.
- 6.2 The north and south elevations of the cartshed consist of walls of undressed stone slabs set in rubble coursing, which have been re-pointed throughout with a cementitious mortar. The original bonding material is not visible. The east and west elevations (Figure 6, **Photos 6 and 7**) are open. There are no doors to the building and no evidence that they existed in the past.
- 6.3 The north wall (Figure 7, **Photo 8**) varies in height between 1.71m and 1.77m above the Modern ground surface and is between 0.48m and 0.41m thick. The south wall (Figure 7, **Photo 9**) varies in height between 1.81m and 2.01m above the Modern ground surface and is between 0.55m and 0.59m thick. The walls are not parallel: they are 4.87m apart at the west end and 4.63m apart at the east end. The north wall leans inwards slightly and the south wall leans slightly outwards.
- 6.4 The interior structure of the cartshed is open plan with no internal partitions (Figure 7, **Photo 10**). It has a floor of compacted earth. It was unclear whether this was the original flooring.
- 6.5 The cartshed has a steep, corrugated galvanised hipped roof with a maximum drop of 3.4m (Figure 8, **Photo 11**). There is no ceiling and the roof timbers and are exposed (Figure 8, **Photo 12**). The roof is collar and tie beam truss roof structure with plank ridge (Figures 8-9, **Photos 13-15**). Many of the timbers appeared to have been worked by hand, but the presence of timbers that appear to be machine cut indicate subsequent repairs to the roof. Short purlins have been added along a section of the south side.
- 6.6 A single-storey timber lean-to is attached to the south wall of the cartshed (Figure 9, **Photo 16**). The lean-to is approximately 8.92m east-west and 3.68m north-south. The east and south elevations of the lean-to are of timber (Figure 10, **Photo 17**), solid board construction. The western end of the south elevation and the east elevation are open (Figure 10, **Photo 18**). The floor of the lean-to is compacted earth and the interior of the lean-to has no internal partitions (Figure 10, **Photo 19**).
- 6.7 The lean-to has a mono-pitched, corrugated galvanised roof although the slope of the roof is only slight (Figure 10, **Photo 17**). The roof is supported by a frame of timber rafters, which are exposed, supported by timber uprights (Figure 10, **Photo 19**).
- 6.8 The architecture of the building is consistent with it being built as a cartshed, despite being colloquially known as the 'Old Barn'. The wide opening at the eastern and western elevations, the lack of evidence for internal partitions and the absence of any doors - or any indication that doors were present in the past - are consistent with the building's construction as a cartshed, although it could have been used for storage at some point during its lifetime. Documentary evidence shows that Haydon End Farm was a dairy farm when the cartshed was

constructed in the early 19th century. Prior to pasteurisation, the tradition practice was to load milk on to carts in churns for delivery to the local area and the location of the cartshed at the junction between the road to Haydon End Farm and Haydon End Lane also fits with the interpretation of the building as a cartshed.

7 ARCHIVE

- 7.1 On conclusion of the project, the records will be assembled into an archive and will be deposited at the Wiltshire and Swindon History Centre within 12 months. The archive will be stored at the secure offices of Foundations Archaeology until it can be deposited.
- 7.2 Hard copies of the final report will be sent to the client, if required, and the Wiltshire Environment Record (HER). A copy will also be deposited with the archive. Digital copies will be sent to the HER and the client. A digital version will be included in the archive.
- 7.3 A note will be published in the local academic journal and an OASIS record will be submitted to ADS.

8 REFERENCES

Department of Communities and Local Government (DCLG), 2012 *National Planning Policy Framework*.

Department of the Environment (DoE), 1985, *List of Buildings of Special Architectural or Historic Interest*.

English Heritage, 2012. *The Setting of Heritage Assets*.

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording practice*.

Wiltshire Buildings Recording, Wiltshire Council, 2009, *Haydon Farm, Haydon Wick, Swindon: Historic Buildings Appraisal*.

9 ACKNOWLEDGEMENTS

Foundations Archaeology would like to thank Chris Hays (Associate Director, WYG), Ian Halsall (Case Officer, Wiltshire Council) and the owner of Haydon End Farm for their assistance during the preparation of the report.



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Site Code: BRL14
Accession Code:

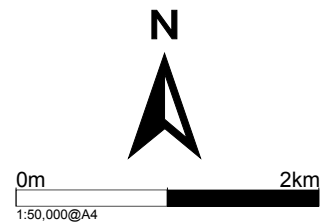
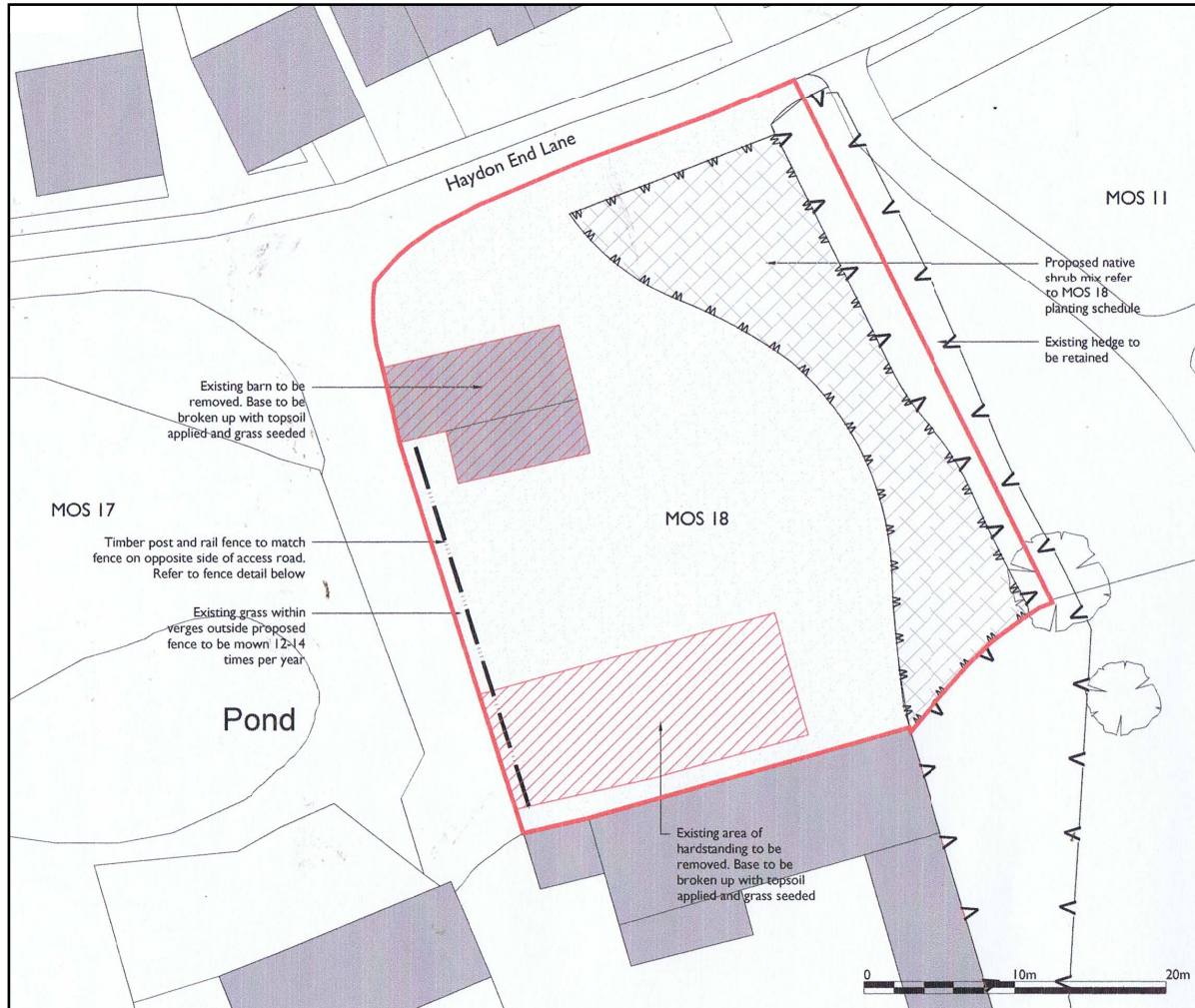


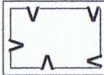

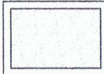




FIGURE 1: Site Location



Site Code: HES14
Accession Code:

-  Planning application boundary
-  Existing trees
-  Existing hedgerow
-  Existing buildings/hardstanding to be removed
-  Existing grass to be cut 2-4 times a year
-  Proposed native shrub mix planting
-  Proposed timber post and rail fence



0m 20m
1:500

FIGURE 2: Site Plan



PHOTO 1: CARTSHED, OBLIQUE VIEW FROM THE NORTHEAST WITH HAYDON END FARMHOUSE



PHOTO 2: CARTSHED, OBLIQUE VIEW FROM THE NORTHWEST



PHOTO 3: CARTSHED, OBLIQUE VIEW FROM THE SOUTHWEST, LEAN-TO IN FOREGROUND

Site Code: HES14
Accession Code:

FIGURE 5: OBLIQUE VIEWS OF CARTSHED



PHOTO 4: CARTSHED, NORTH ELEVATION



PHOTO 5: CARTSHED, SOUTH ELEVATION



PHOTO 6: CARTSHED, EAST ELEVATION



PHOTO 7: CARTSHED, WEST ELEVATION

Site Code: HES14
Accession Code:

FIGURE 6: CARTSHED ELEVATIONS



PHOTO 8: CARTSHED, INTERIOR OF NORTH WALL



PHOTO 9: CARTSHED, INTERIOR OF SOUTH WALL



PHOTO 10: CARTSHED, INTERIOR VIEW FROM EAST

Site Code: HES14
Accession Code:

FIGURE 7: CARTSHED, WALLS AND INTERIOR



PHOTO 11: CARTSHED, CORRUGATED GALVANISED ROOF FROM EAST END



PHOTO 12: CARTSHED, EXPOSED ROOF TIMBERS



PHOTO 13: CARTSHED, ROOF STRUCTURE, VIEW FROM EAST

Site Code: HES14
Accession Code:

FIGURE 8: CARTSHED, ROOF STRUCTURE 1



PHOTO 14: CARTSHED, ROOF STRUCTURE, EAST END



PHOTO 15: CARTSHED, ROOF STRUCTURE, WEST END



PHOTO 16: LEAN-TO, SOUTH SIDE OF CARTSHED

Site Code: HES14
Accession Code:

FIGURE 9: CARTSHED, ROOF STRUCTURE 2



PHOTO 17: LEAN-TO, SOUTH ELEVATION



PHOTO 18: LEAN-TO, WEST AND SOUTH ELEVATIONS



PHOTO 19: LEAN-TO, INTERIOR VIEW

Site Code: HES14
Accession Code:

FIGURE 10: LEAN-TO, EXTERIOR & INTERIOR