

**MANOR FARM  
CHURCH LANE, BARHAM  
SUFFOLK**

**LEVEL II HISTORIC BUILDING RECORD**



Essex County Council

**Field Archaeology Unit**

December 2010

**MANOR FARM  
CHURCH LANE, BARHAM  
SUFFOLK**

**LEVEL II HISTORIC BUILDING RECORD**

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	Mid Suffolk District Council

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**MANOR FARM  
CHURCH LANE, BARHAM  
SUFFOLK**

**LEVEL II HISTORIC BUILDING RECORD**

**Client:** Wincer Kievenaar Architects on behalf of Mr Breheny

**FAU Project No.:** 2350

**NGR:** TM 1422 5103

**Planning Application:** 1410/07

**OASIS No.:** 89856

**Date of Fieldwork:** December 2010

## **1.0 INTRODUCTION**

A programme of building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on a post-medieval barn and part of a mid-19th century farmstead at Manor Farm prior to conversion to residential use. The work was commissioned by the architects, Wincer Kievenaar on behalf of the owner, Mr Breheny, and carried out in accordance with a brief issued by the Archaeological Service Conservation team of Suffolk County Council (SCCAS/CT), who also monitored the work.

Copies of the report will be supplied to the client, SCCAS/CT and the Conservation Officer at Mid Suffolk District Council. The archive will be stored with the Suffolk Historic Environment Record. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

A post-medieval farmstead was improved during the boom years of Victorian farming, based on the prevalent courtyard plan form. The main element of the early farm is the barn that displays a high standard of architecture in keeping with its position close to the Tudor manor house. The importance of recording farm structures prior to conversion is outlined in English Heritage's policy statement from 2006: *Living Buildings in a Living Landscape: Finding a Future for Historic Farm Buildings*.

## **2.0 BACKGROUND**

### **2.1 Site location and description (fig.1)**

Barham is a small hamlet north of Ipswich, with Manor Farm (TM 1422 5103) lying just to the east of the church and Barham Hall (fig.1). The origins of the farm are likely to be associated with Barham Manor, which is described by Scarfe (1960) as “an excellent example of Tudor brick-building” and dated by Pevsner (1975) to the early 16th century (plate1).

The most important building of the farm complex is the timber-framed barn located close to the house. An extensive brick farmstead is represented by cattle ranges around two yards, some of which is in separate ownership from the house. Barham Manor was Grade II Listed in 1955 (LBS 279203) and all the farm buildings are therefore curtilage listed. Most of the farm structures are in very good condition and those close to the house are used for storing firewood and straw bales.

The following structures were recorded and are shown on figure 1:

- Barn 1
- Lean-to 2
- Cow house 3
- Shelter shed 4
- Stable 5

### **2.2 Planning background**

A planning application for conversion to residential use was submitted to Mid Suffolk District Council (1410/07). Mindful of the impact of conversion on the historic integrity of the farm complex, and the importance of farming in the East Anglian region during the post-medieval and Victorian periods, SCCAS/CT advised the council that a full archaeological condition should be attached to the planning consent, based on English Heritage’s 2006 policy statement.

### **2.3 Historical background and development**

Cartographic and documentary research was undertaken at the Suffolk Record Office (SRO), Ipswich, to understand the origins and development of the farm. Listing descriptions and secondary sources were also studied. The results are presented below with their accompanying SRO references. Historic map extracts included in the report as figures 2 and 3 have been enlarged in the report to provide greater clarity.

Barham Manor dates to the early 16th century (Pevsner 1975) and is Grade 2-listed, though the listing describes the build-date as c.1600. Judging from the finds of the survey, the barn is likely to be of a similar date as part of a contemporary farmstead, though further details of the farmstead are unknown.

The earliest map of the farm available at the SRO is the Barham tithe map of 1840 (P461/11), which shows little discernable detail apart from the barn with additional smaller structures added to the east and a second barn with a west-facing porch attached to the north (fig. 2). Barham Manor has an eastern range forming an L-plan (fig. 2). The tithe award of 1844 (FDA11/A1/1a) shows a small farm occupied by John Barrett and owned by William Howard.

By the latter part of the 19th century the farm has expanded with the addition of new structures around two main yards, many of which survive to the present day. This 'improved' farm is called Barham Hall Farm and is illustrated on the 1889 first edition 6" Ordnance Survey map (surveyed 1883), though is shown with greater clarity on the 25" second edition OS map of 1904 (fig. 3), which is based on the 1883 survey, but shows no change. The main yard to the east was for dairy cattle and bullocks were probably housed in the yard to the south. Labourer's cottages stand to the west along Church Lane (fig. 3)

In the 20th-century the farm continued to keep cattle, although at some stage the western part was sold off and some of the buildings have been converted to retail units for Choices Clothes Ltd. During the post-war period the open northern yard was covered over. Farming continued close to the manor until recently.

### **3.0 OBJECTIVES**

The purpose of the historic building record was, as required by the brief (SCCAS/CT 2010), to provide an English Heritage level 2 record of the farm buildings in their present state prior to conversion.

As part of the project, the record was required to address the following: materials and method of construction, building chronology and phasing, function, fixtures and fittings. Another important element of the brief was map analysis and assessment of the buildings construction dates based on the maps and the form and fabric of the structures.

## **4.0 DESCRIPTION OF WORKS**

The standing buildings were recorded using drawings (floor plans, sections and elevations) supplied by the architects. A block plan has been produced to show the location of the structures within the survey (fig.1). Prior to the survey the yard area had been cleared and discrete test pits dug to investigate the foundations of the buildings.

All building interiors were free to access. External and internal architectural descriptions were made and building function assessed as part of the traditional working farm. Each truss in the timber-framed barn was given a separate number to locate features mentioned in the text (T1-6, fig. 4a).

A series of photographs (digital and 35mm black & white print) were taken to record the buildings internally and externally. Specific shots were taken of any areas of important architectural detail, fixtures or fittings. A representative selection of photographs is reproduced at the back of the report as plates 1-22. The remainder can be found in the archive.

Documentary and cartographic research, outlined in section 2.3, was undertaken to investigate the origins and development of the farm.

## **5.0 HISTORIC BUILDING DESCRIPTIONS**

### **5.1 General description**

The structures were recorded in their current condition and represent two main phases of construction: the 16th-century barn and 19th-century planned farm.

The Victorian farm buildings stand in three ranges around an east-facing yard containing a shelter shed to the north, stables to the west and another range facing onto the bullock yard that has already been converted (plates 2-3). The barn stands to the south, with a later lean-to attached towards the south. A brick wall that was added in the 19th century divides the house from the farmstead (plate 1).

The Victorian yard was covered over in the modern period with a large timber and steel-framed structure and most recently the yard has been stripped prior to redevelopment exposing the chalk and subsoil.



## 5.2 Barn 1

The most important building within the farming group is a large timber-framed five-bay barn that is likely to be 16th-century in date, contemporary with the Tudor manor house. Its dimensions are 20m long and 6m-wide, roughly equivalent to 4 by 1 rods, and 8.3m high. The barn is semi-aisled on the west side, with the aisle finishing on the fourth bay to accommodate a hayloft or granary (fig. 4a). What survives of the framing is good quality work, with jowled posts, slightly-curved braces and heavy close studwork externally tension-braced to the walls and a butt-purlin roof; all features employed in 16th-century work. It is likely the original barn was plastered rather than daubed since no wattle marks were recorded.

Whilst keeping its historic integrity, the barn has undergone some change during its lifetime, though what survives, survives particularly well and better than many other similar buildings. The gable ends walls were probably rebuilt in brick when the farm was improved in the Victorian period and the barn doors replaced in the modern era. It is uncertain whether there was ever a porch, but there is evidence to suggest there was. The eastern wall is built from 'Tudor' bricks that may be part of the original fabric and the pantile roof has a sharp 55° pitch indicating it was originally thatched.

### 5.2.1 External description

The main elevation is on the **east side**, facing onto the garden of Barham Manor (plate 2). Here the wall-framing is the most complete and clad in weather-board, a modern sliding doorway set across the midstrey. Boarding in the vicinity of the door has been replaced but older fabric survives on the northern bays, particularly around the door into the loft and the modern inserted window close by (plate 2), and covers an earlier mullion window which was seen internally (fig. 4a). At the opposite end, the external wall of the two southern bays is obscured by lean-to 2.

The gable of the **north elevation** was rebuilt in brick in the 19th-century, probably when cowhouse 3 was built. Like all the later structures the bricks are of variable size and laid in monk bond, a variation on Flemish bond favoured in farm buildings. Two S-shaped tie plates brace the build onto the frame (plate 3).

The **west elevation** faces onto the former bullock yard. The main feature is the long roof over the aisle. Most of the wall is hidden by an old corrugated tin shed and a modern brick building (plate 4), neither of which form part of this record. It is interesting to note that this aisle wall is made entirely from Tudor 'place' bricks (15th to early 17th century, Ryan 1995)

laid in English bond like that of the house, suggesting this was an original feature of the barn, even though brick was relatively expensive material compared to wood.

The **south gable** was rebuilt in brick below the wall plate in the Victorian period, and the studwork above it replaced in narrow timbers at the same time.

### **5.2.2 Internal description**

The internal layout (plates 5 & 6) is of irregular c.3.7-4.2m-wide bays, one either side of a relatively narrow (3.3m) midstrey. Often the midstrey is the widest bay, to allow fully-laden harvest carts in, but in this case the storage bays are wider. The midstrey floor is concreted either side of a worn brick threshing floor, which is an unusual survival. An old half-heck doorway stands opposite. The aisle stands on the west side and is integral to the original building and is now linked to the stock yard by a covered corridor through the north bay (fig. 4a).

**Main framing** appears to be mainly oak, consistent in scantling and fully-pegged. Heavy jowled posts define the bays, supporting the wall and aisle plates either side and the tie beams above. Most of the posts retain slightly-curved braces but some have been replaced by Victorian bolted knee braces. Straight-headed posts have been inserted in most of the wider bays at half-bay intervals, all of which are reused but carry the same aisle ties and braces as the bay posts, perhaps added to prop up the heavy roof when it was tiled. The aisle plate is reused and carries sockets for studs, though fewer than on the stud wall opposite. Counter-bladed scarf joints, a relatively late form, bind the aisle plates together in one or 1½ bay lengths. Most plates end on the jowl but the join over the aisle midstrey does not and as a consequence is failing (plate 7).

**The aisle** appears contemporary with the primary build and is fully-pegged. The aisle ties appear contemporary and an aisle brace above tied the post and purlin together, though the aisle purlins were lost when the aisle roof was rebuilt (fig. 5, plate 8).

**Studwork** has been removed on all but the east wall and in the north bay, and may never have featured on the western brick wall, where the pegholes on the wall plate are wider apart, suggesting reuse. The gaps between the studs on the east wall have been infilled in concrete though the ground sill is exposed on this side, resting on a low brick plinth (plate 9). The studwork is quite substantial, measuring up to 5" wide and 4" deep. They are narrowly-spaced, seven or eight studs per frame depending on bay width, with external tension braces

falling from the bay post, all fully-pegged. This is evident in the loft area also. A very low proportion of studs are reused or replaced.

The **north bay** never contained an aisle but in the 19th century a corridor was built on its west side to connect the barn to the stock yard (fig. 4a, plate 11). Although the present loft (plate 10) is Victorian or later, a precursor loft was built integral to the barn judging from the pitching hatch in the T2 gable (plate 6) and presence of cut-outs and sockets in the jowl-heads for floor joists (plate 10). In latter use it appears the loft was lit by a crude window on the east wall (plate 10).

On ground level, the fourth and fifth bays were divided off at T2 when the brick wall was inserted (plate 12), as the T1 wall plate soffit shows no sign of ever holding studwork. Studwork on the end north wall is entirely replaced in brick but the other walls in the end bay survive well and are in keeping with the main part of the barn (plate 12). One interesting feature is the remains of a heavy diamond mullion window behind the later addition of a loft ladder (plate 13).

**Carpenter's marks** are difficult to follow but tend to be scored onto the posts and 'tagged' on the western side (fig. 4a). Some of the braces have chisel marks, which are a later form of identification, suggesting some are replaced. A Roman 'I' has been scored over a scribed circle in T5 (plate 14). Their locations are shown on figure 4a.

The **roof** is one of the main features of the barn and survives virtually intact despite being re-roofed in the modern period. Its raking queen strut and collar purlin form (fig. 5) is a typical post-medieval arrangement and common in Elizabethan barns in Essex (Hewett 1980). Intermediate collars are found on the half-bays too. The trusses support a heavy, butt-purlin roof frame whereby shorter purlins span the bays and are pegged to the principle rafters either side, forming a roof frame. This is the later, post-medieval, form whereby the rafters are laid over the butt-purlins rather than pegged to them (plates 5 & 6). Some of the rafters are quite waney, which may be a consequence of later repair, though finding straight timbers of this length would not have been easy task. Only a very few are replaced and none appear reused, although some of the wider rafters are reused former wall plates (plate 6, left). All rafters are pegged at the apex. One of the most attractive components to the roof are the wind-braces, which add to the quality and appearance of the framing, but are based on the curved medieval form.

### **5.3 Lean-to 2**

A timber-framed outshot (plate 15) is attached to the east side of the barn (fig. 1) that was probably built in the 19th century for pigs, but is now used as a wood store. The framing is narrower than that of the barn and the beams that divide the three bays are roughly-hewn and inconsistent in size. The exterior is weatherboarded and the half-heck doors at the front are rather decrepit. The north wall and roof are modern.

The interior (plate 16) is divided into three stalls, now clad in corrugated iron and the concrete floor slopes down slightly towards the entrances at the front. On the south wall, which continues from the south wall of the barn, is the scar of an earlier outshot that is contemporary with the south wall of the barn and may feature on one of the historic maps. In the north-west corner are the remains of boards attached to the outside of the corner post of the midstrey that suggest there may have been a porch here originally.

### **5.4 Cowhouse 3**

A brick cowhouse stands on the north end of the barn at the entrance into the Victorian stock yard (fig. 1, plates 3 & 17). The roof is pantiled like the barn and has a decorative crow-step ridge, which is a nice feature that mimics the gables on the house.

Half-heck doors on the north and east elevations lead into each of two loose boxes inside. Over the north door is a stepped gable that is partially hidden by the modern yard entrance. Inside the yard, the west elevation contains two slatted air vents (fig. 4a, plate 18), which are a common feature of animal husbandry structures.

Inside, the interior is divided into two by a primary-braced studwork partition. No other features remain. Strapped beams divide the space into broadly four bays (fig. 4a) and the roof frame above is a basic nailed collar purlin form, the same as building 4.

### **5.5 Shelter shed 4**

The shelter shed is located on the north side of the stock yard and was one of three on the improved farm (all depicted with dashed fronts on fig. 3). As part of the Victorian cattle farm, it is built of red brick with a crow-stepped gable on the side facing the direction of the house (plates 3 & 17) and an open side facing the stockyard (plate 19). The back wall continues along the roadside and returns as the west range containing stable 5 (plate 20). Beyond this the farm is in separate ownership and not subject to this survey.

The interior (plate 19) is divided into eight bays demarcated by strapped beams and basic nailed collars and purlins under a modern corrugated iron roof. Any earlier floor surfaces or other features were removed when the yard was cleared.

## **5.6 Stable 5**

The stable is located in the north-west corner of the Victorian yard and retains some fixtures and fittings. While its walls along the road and farm entrance are of red brick, the wall facing onto the yard is built of timber, primary-braced with weatherboard cladding on a high brick plinth (plate 21) partly repaired in the modern era. Entry into the main stable area is gained from the yard by a half-heck door that has a slatted wooden vent above it and another to the south (fig. 4b). Further vents continue along the rest of the range (plate 21) but are beyond the scope of this survey.

The interior is divided into three bays, two forming the stable and the third a loose box, which is separated by a timber partition (fig. 4b). The beams to the bays are reused, knee-braced on one side and strapped to the posts below a nailed collar purlin slate roof. In the main part the hard diamond-pattern brick sett floor contains a gully (fig. 4b) that drains through a pipe in the wall and onto the yard. Several fixtures and fittings remain, such as harness racks along the east wall (fig.4b, plate 22) and a tack board on the south wall, minus the wooden pegs. Although no evidence of stalls, there are signs on the wall for removed troughs and panelling.

The doorway into the loose box is vented at the top and leads into a small unfurnished area with a roadside doorway and another, which is a modern insertion, into the shelter shed (fig. 4b). The window on the west wall replaced another doorway with access onto the second yard.

## **6.0 DISCUSSION AND CONCLUSION**

The farm buildings at Manor Farm fall into two distinct categories, the early post-medieval and Victorian farms. Little is known about the post-medieval farm, but the existing barn was the main element and remains the most historically important component of the modern farm today. The barn is likely to have been constructed at or around the same time as Barham Manor, which has been broadly dated to the Tudor period. Indeed, the barn exhibits many building facets common, though not specifically dated to, the Tudor period in East Anglia, such as the jowled post, external tension bracing, close studwork and butt-purlin roof. Even

the quality of the timber, with few reused elements and good pegging and uniform studwork conforms to this date. Other features may date the barn to the late 16th century, for instance raking queen struts were being used in Suffolk roofs by the 1590s (at Westly Hall, Hewett 1980), and had already become commonplace in Essex barns during the Elizabethan period. The first noted instance of a counter-bladed scarf, a form of the edge-halved and bladed scarf, is at Clintergate Farm Norfolk which also dates from c.1590. In the light of this evidence, it does not seem surprising to find Tudor brickwork in the barn, perhaps used as a 'display' feature alongside the house on what was a prominent elevation at the time. Other features such as the curved wind-braces are a more archaic form, though more attractive than the straighter braces of the period, and were therefore likely to be more a question of taste.

As well as the overall architectural quality of the barn there is the survival of some interesting original fixtures such as the mullion window and threshing floor. Evidence for an earlier hay loft or granary has been found and perhaps a porch on the east side, not apparent from historic maps.

It was not until the second half of the 19th century that Manor Farm adopted its current form, influenced no doubt by farming improvements that heralded the 'Golden Age of Agriculture', as the home farm for Barham Hall, which suggests the manor was tied to the Braham Hall estate. A planned mixed farm with a strong emphasis on cattle was established, based around the courtyard plan form, and the barn was refurbished. As in many East Anglian farms, the pre-existing barn was incorporated into the new farming complex. The new buildings, shelter sheds, cow house and stables, etc, were typical of their type in form and construction. The fabric of these remains largely unaltered, although important historic fixtures and fittings have been lost from their interiors.

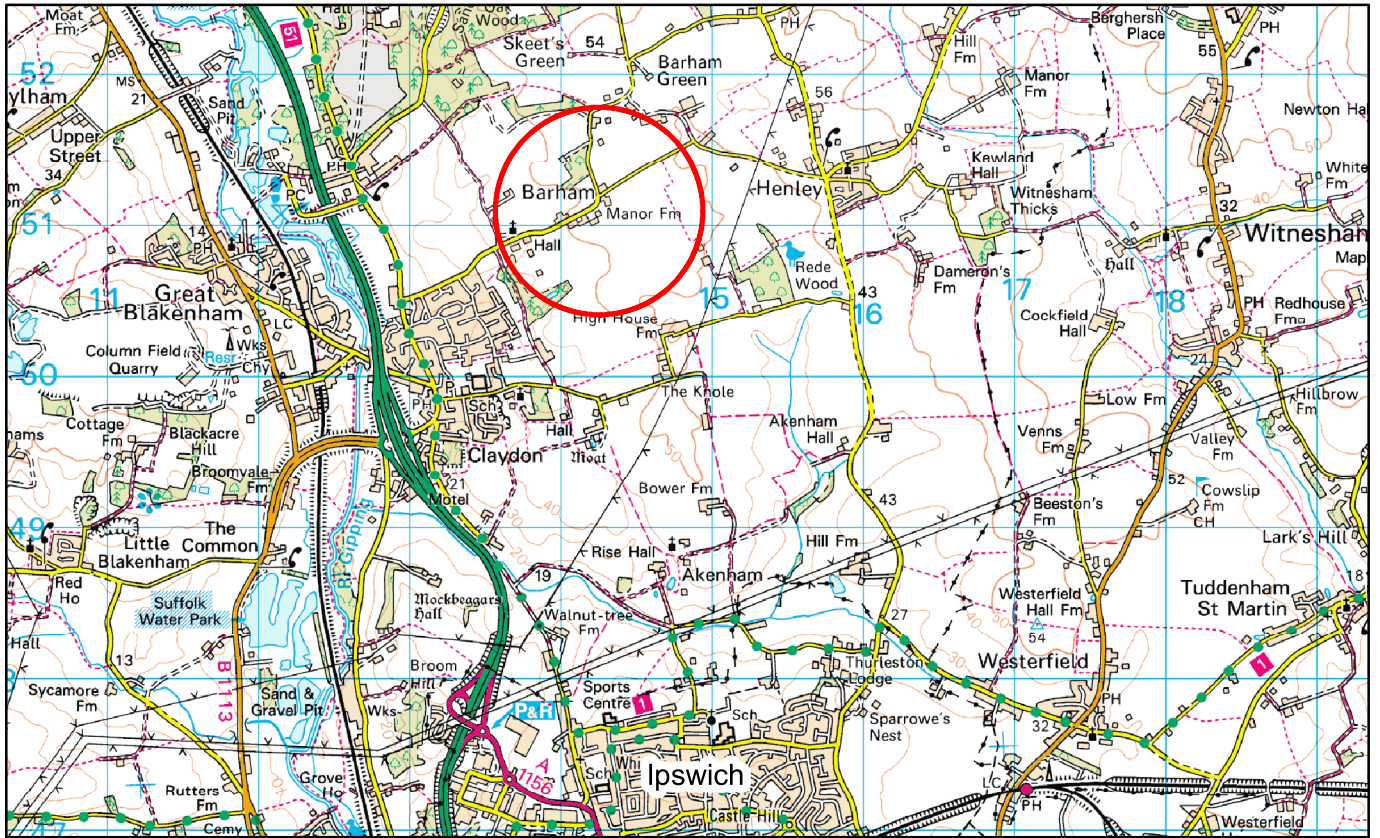
The barn at Manor Farm is a high-quality structure reflecting the wealth and importance of the manor house in the Tudor period and retains much of its overall historic character. Its significance is enhanced by its association with the contemporary structure of Barham Manor. The brick-built Victorian buildings are interesting as a historic group but have no great architectural merit. Later additions to the farm complex have negligible significance as historic structures.

## ACKNOWLEDGEMENTS

Thanks are due to James Rush of Wincer Kievenaar Chartered Architects for commissioning the works on behalf of the owner, Mr Breheny, and for supplying drawings for use in the survey. Thanks also to the staff at the Suffolk Records Office. Field survey, recording and photography were undertaken by the author. Illustrations were prepared by the author and produced by Andrew Lewsey. The project was managed by Mark Atkinson of ECC FAU and monitored by Edward Martin of SCCAS/CT, on behalf of the Local Planning Authority.

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Fig.1. Site location and block plan



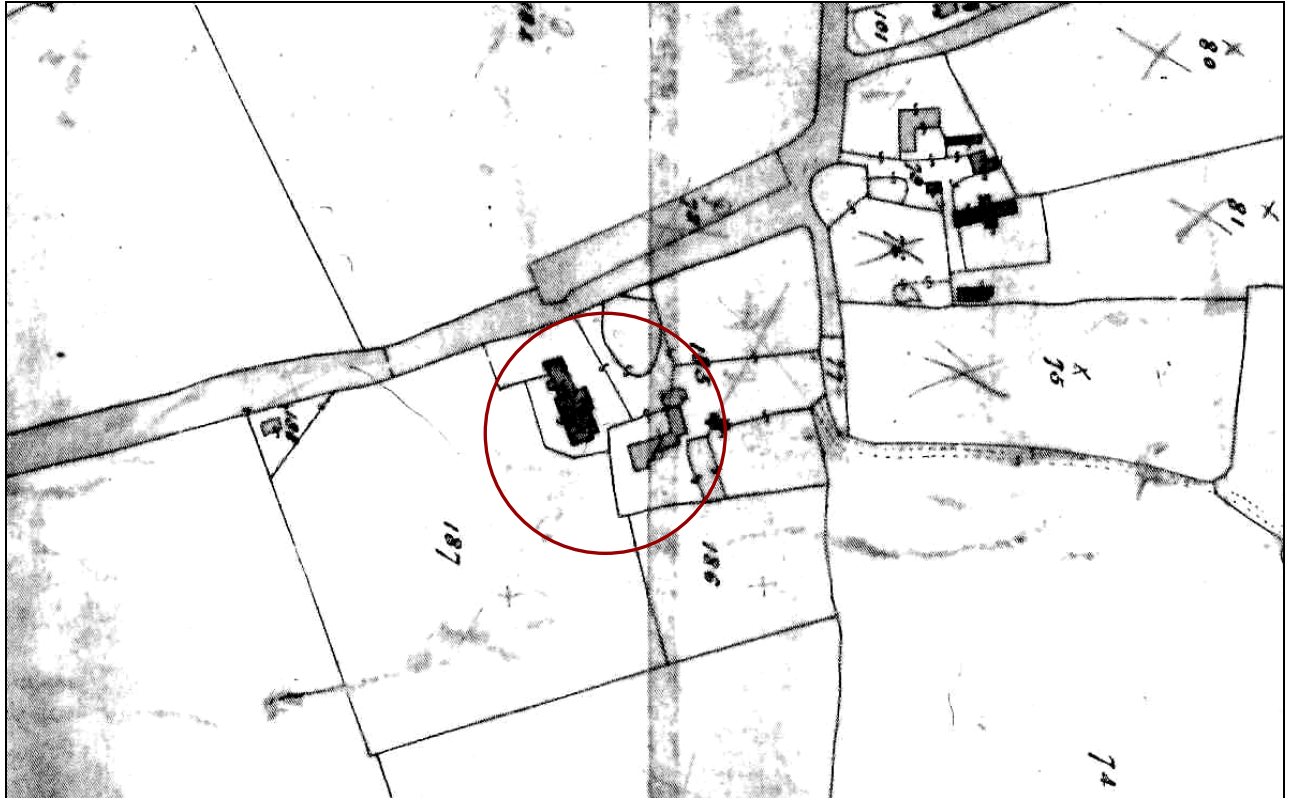


Fig. 2 Barham tithe map , 1840 (P461/11)

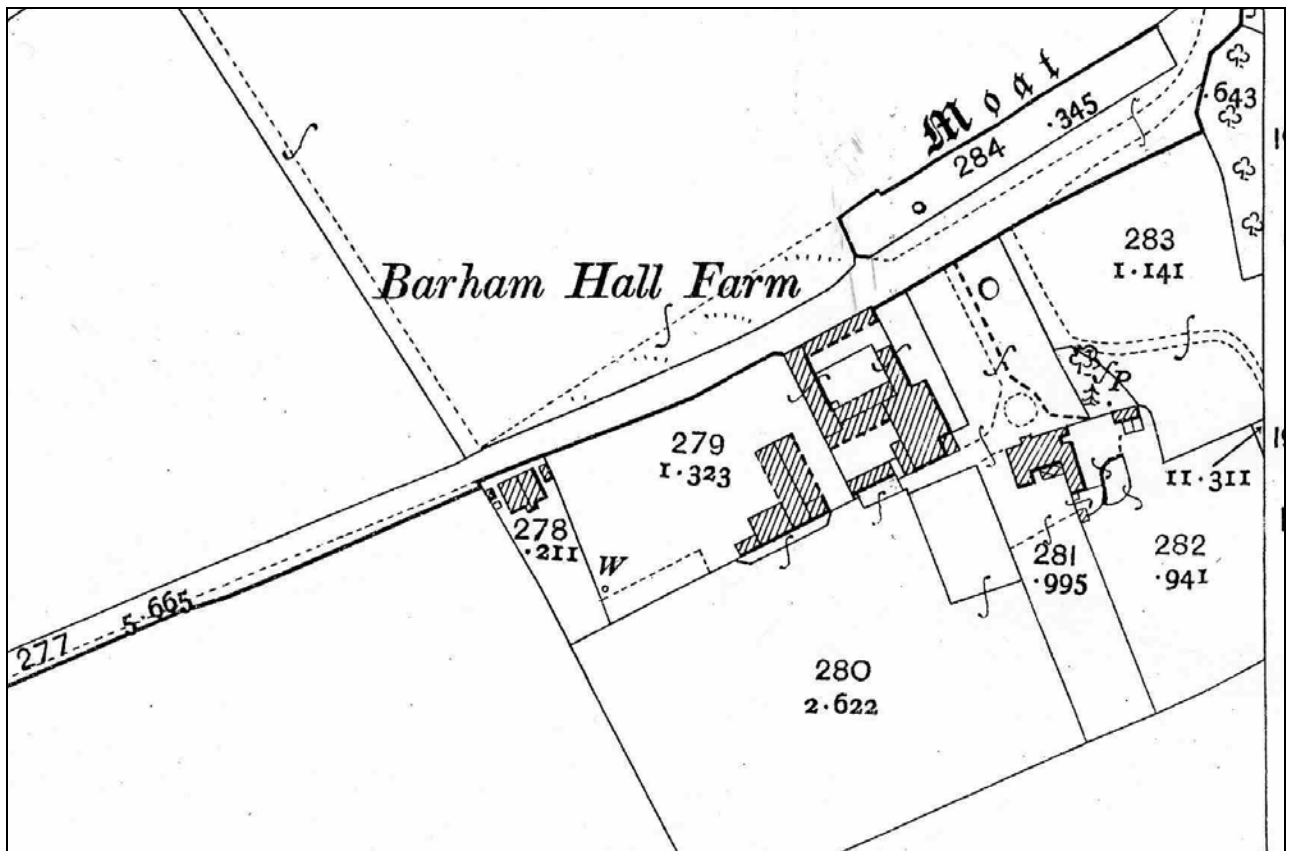


Fig. 3 Second edition 25" OS map, 1904 (surveyed 1883)

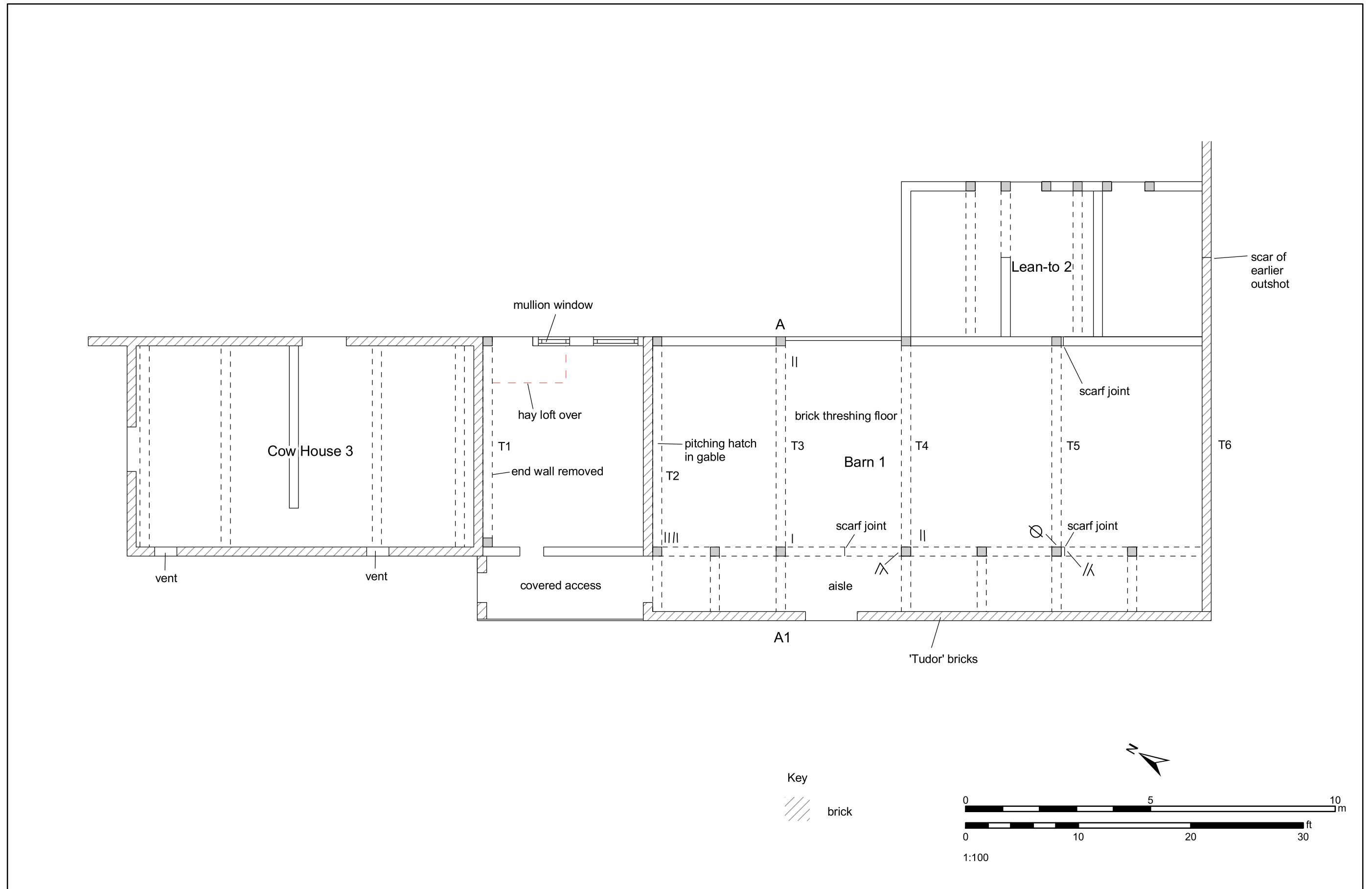


Fig.4a. Plans of farm structures to be converted : buildings 1-3

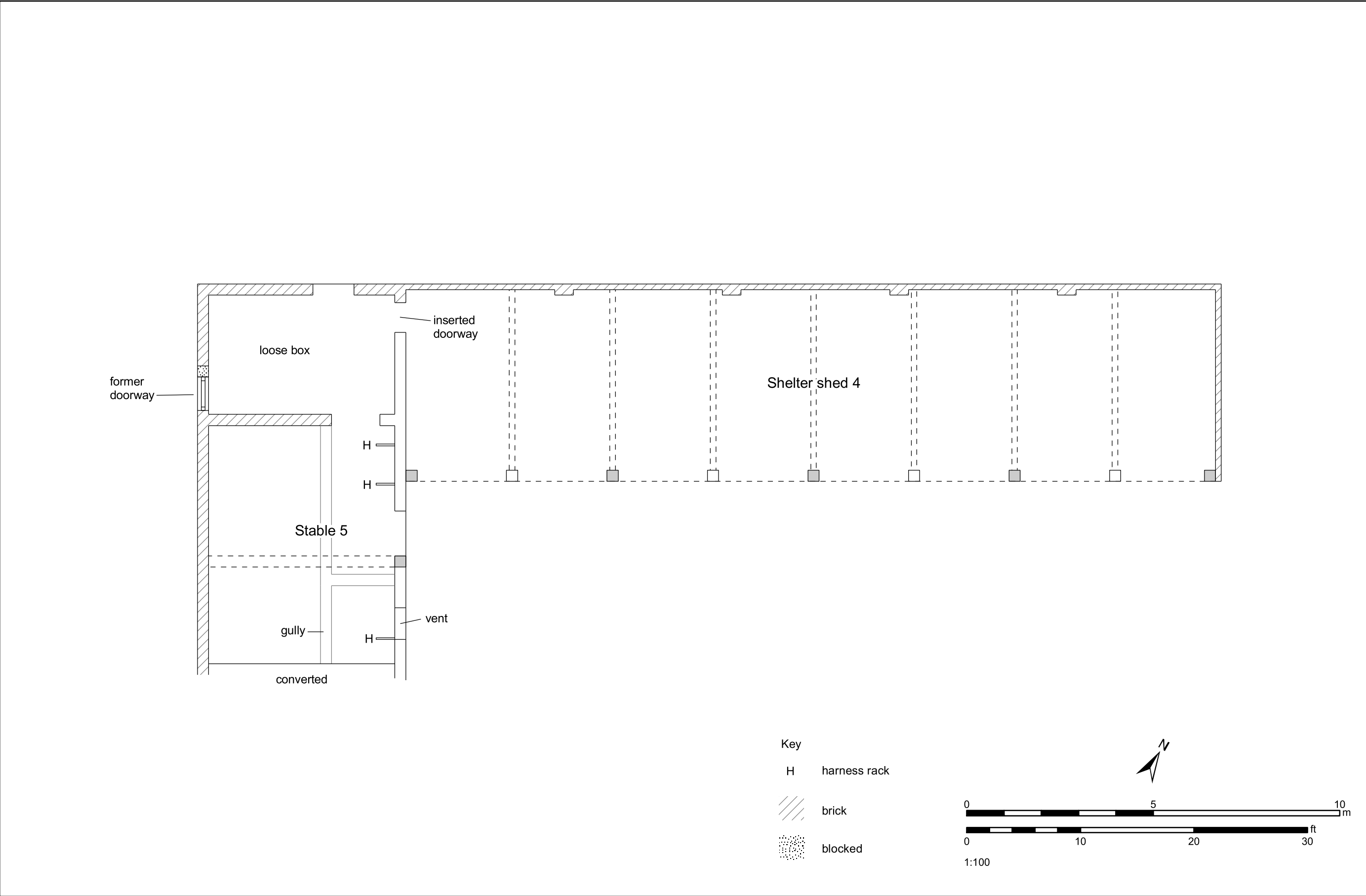


Fig.4b. Plans of farm structures to be converted : buildings 4-5

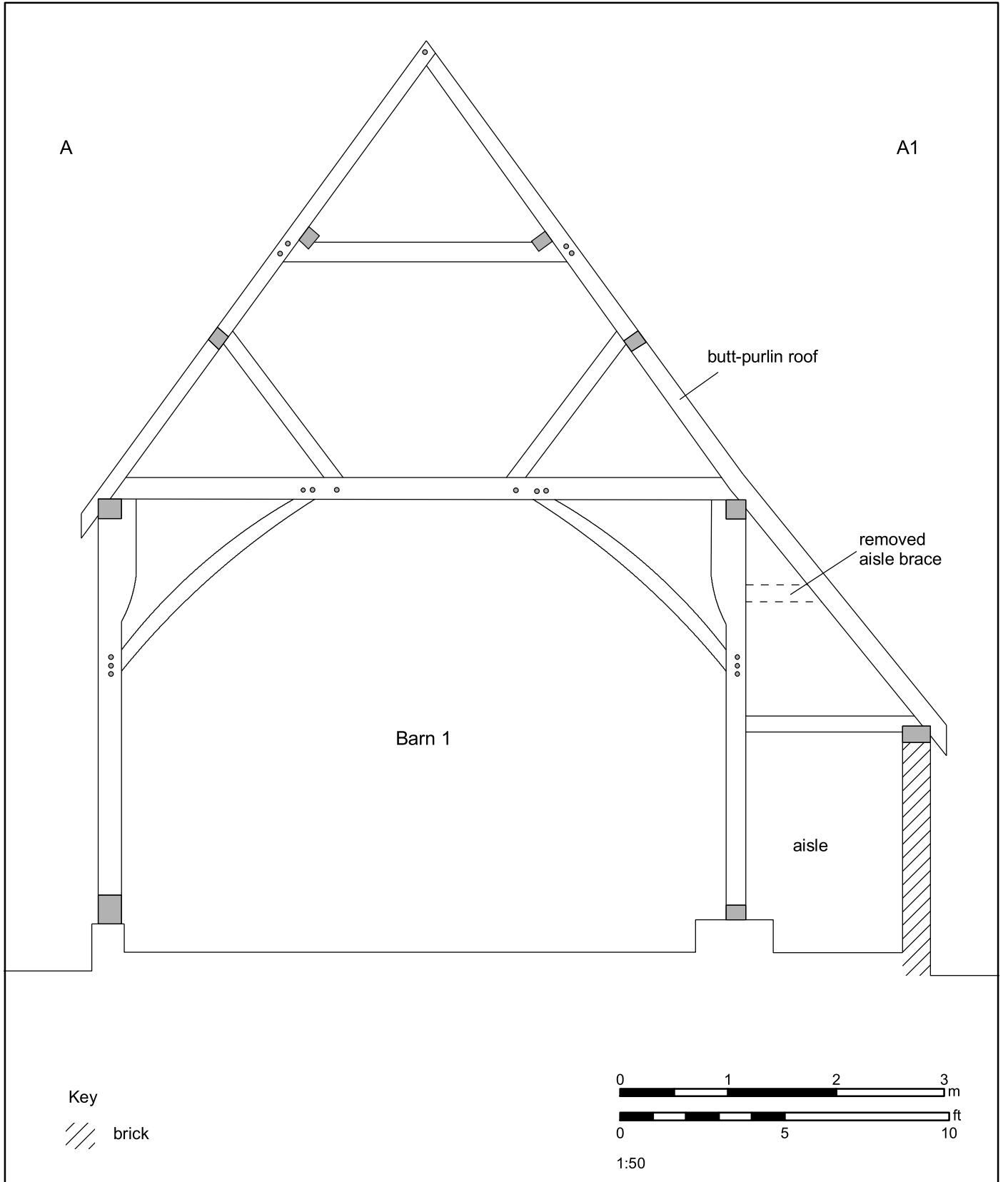


Fig.5. Section A - A1



Plate 1 Barham Manor viewed to south-east from barn



Plate 2 Barn, lean-to and cow house viewed to south



Plate 3 Farm group viewed to south from Church Road



Plate 4 Rear of barn and former bullock yard viewed to east



Plate 5 Interior of barn viewed to south



Plate 6 Interior of barn viewed to north



Plate 7 Midstrey and threshing floor viewed to west



Plate 8 Aisle construction





Plate 9 Wall-framing (southern bays)



Plate 10 Hay loft



Plate 11 West wall of north bay (hay loft)



Plate 12 North bay beneath hay loft



Plate 13 Mullion window



Plate 14 Scored carpenter's mark on T5 aisle post



Plate 15 Lean-to and barn viewed to west



Plate 16 Lean-to interior viewed to east



Plate 17 Cow house and shelter shed either side of yard entrance viewed to west



Plate 18 Covered stock yard viewed to east



Plate 19 Interior of shelter shed viewed to west



Plate 20 Shelter shed and stable range viewed to south-east



Plate 21 Stable viewed to west through covered yard



Plate 22 Stable interior viewed to east

## **Appendix 1: Contents of Archive**

**Site name: Manor Farm, Church Lane, Braham, Suffolk**

**Project no. 2350**

### **Index to the Archive**

Document wallet containing:

**1. Research Archive**

- 1.1 SCCAS/CT design brief
- 1.2 ECC FAU written scheme of investigation (WSI)
- 1.3 Two copies of the client report (one unbound)
- 1.4 CD containing digital photographs & pdf-formatted report

**2. Site Archive**

- 2.1 Photographic registers
- 2.2 Photographic record (colour digital & 35mm monochrome prints)
- 2.3 Site notes & annotated architects plans