

HERITAGE NETWORK



LODGE FARM Sandon, Herts.

HN479

Historic Buildings Record



THE HERITAGE NETWORK LTD

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Archaeological Director: David Hillelson, BA MIFA

LODGE FARM Sandon, Herts.

HN479

Historic Building Record

Prepared on behalf of Donald Birts and Mrs Seymour-Newton

by

David Hillelson, BA MIFA

Report no.254

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11 FURMSTON COURT, LETCHWORTH HERTS. SG6 1UJ
TEL: (01462) 685991 FAX: (01462) 685998

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The cover photograph shows a general view of the site from the west

Acknowledgements

The fieldwork for this project was carried out by Karin Semmelmann, Mark Winter, David Kaye and David Hillelson. The report text was written, and the illustrations were prepared, by David Hillelson.

The Heritage Network would like to express its thanks to D Birts Esq, and Mrs C Seymour-Newton, owners; Tony Scott and Gwyn Stubbings, Bidwells Property Consultants; the staff of Hertfordshire Archives and Local Studies; and the staff of the County Archaeology Office, HCC, for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	Lodge Farm, Sandon, Herts.		
County:	Hertfordshire	District:	North Herts.
Village/town:	Sandon	Parish:	Sandon
Planning reference:	1/04/00380	NGR:	TL 29891 34598
Client name and address:	D Birts and C Seymour-Newton, New Lodge, Lodge Farm, Sandon		
Nature of work:	Barn conversions	Present land use:	N/a
Site Code:	HN479	Other reference:	N/a
Organisation:	Heritage Network	Site Director:	David Hillelson
Type of work:	Building Recording	Curating Museum:	North Herts Museums
Related SMR Nos:	N/a	Periods represented:	Post-medieval
Previous summaries/reports:	N/a		

Synopsis: As the result of an archaeological condition on the planning permission for the demolition and conversion of farm buildings at Lodge Farm, Sandon, Herts, the Heritage Network was commissioned by the owners to provide a record of the buildings, and an overview of their development, prior to the start of the conversion works.

The timber-framed threshing barn forms the earliest structure on the site, dating from the early to mid 19th century. The other buildings are mid-19th century in origin.

1. Introduction

1.1 This report has been prepared at the request of Bidwells Property Consultants, acting on behalf of the D. Birts and Mrs C. Seymour-Newton, as part of a programme of recording the historic farm buildings at Lodge Farm, Sandon, Herts. The planning permission for the development (ref. 1/04/0380), granted by the North Hertfordshire District Council (NHDC), has been subject to a standard archaeological condition, in accordance with the provisions of the Department of the Environment's Planning Policy Guidance Note 16 (PPG16). The scope of the required work was defined in a Design Brief for Archaeological Building Recording prepared by the County Archaeology Office (CAO) of Hertfordshire County Council, acting as advisers to NHDC (ref. JS 20/05/04). A full specification for the work carried out is included in the Heritage Network's approved Project Design dated July 2004.

1.2 The buildings consist of four ranges of varying ages and styles, set around a courtyard. The site is centred on grid reference TL 29891 34598 (see Figure 1; Plates 1a & 1b).

1.3 The development proposes the demolition of the existing agricultural buildings with the exception of the timber framed barn (Barn 2) and Barn 5 in the south-eastern corner of the courtyard, while retaining the flint walls enclosing the courtyard. The planning authority has identified these buildings as being Victorian in date, and possibly part of a High Victorian planned farm. Buildings such as these have been identified in the regional research agenda as being of particular interest and as facing a high rate of loss through redundancy, conversion and demolition (East Anglian Archaeology Occasional Paper 8, 2000).

1.4 The aim of the building recording has been to make a high quality record of the structures before the start of demolition and conversion works. The renovation of Barn 2 had, however, been completed prior to the retention of the Heritage Network. Documentary research has also been undertaken to place the findings in their historical context.

1.1 The full archive for the project will be deposited with the North Hertfordshire Museum Service in order to preserve by record the buildings in their present form. It includes measured sketches, original medium-format black and white negatives and contact sheets, architect's plans elevations and sections, original photographic prints taken by the client's property consultants, and digital photographic prints taken by the client's property consultants.

2. Building recording

GENERAL

2.1 The study area consists of four ranges of buildings set around a courtyard which has been terraced into the natural slope which rises towards the east (see Figure 2; Plates 1a & 1b)). The buildings have been numbered as Barns 1 to 5 on the architect's plans, and the present report sub-numbers the structures which link Barn 2 to Barns 1 and 3, as Barn 1a and Barn 3a. A driveway has been formed to link the farm access road with the main house, a modern replacement building in Georgian style, which lies to the east of the farmyard.

CARTOGRAPHIC EVIDENCE

2.2 The earliest map consulted was the Sandon Tithe Map of 1841 which shows the site as falling within a single large field, labelled 382 (see Figure 3a). The Tithe Award shows that the field was 239 acres 3 roods and 4 perches in size, and under arable. It was owned by Fordham Edward King (sic), and occupied by John William Fordham. A building with an extension on its northern side is shown, and with an enclosure to its south. No other detail of tracks or paths is shown.

2.3 The 1st edition Ordnance Survey of 1881 shows the present site as *The Lodge* (see Figure 3b). The main house has been built and the present courtyard arrangement has been established with ranges on the east, west and south, in addition to the porched barn on the north. A track runs west from the courtyard to the road.

2.4 A similar arrangement is shown on the 2nd edition Ordnance Survey of 1897 (see Figure 4a).

2.5 A similar arrangement is shown on the 3rd edition Ordnance Survey of 1923, with the addition of a further building abutting the western side of the western range (see Figure 4b).

2.6 By 1937, a further western extension had been added, and an open-sided western extension to the eastern range (see Figure 5a).

2.7 A similar arrangement is shown on the Ordnance Survey of 1960 (see Figure 5b).

2.8 By 1975, the first extension on the western range has been removed to provide a trackway to a pair of modern farm buildings to the north (see Figure 6a).

2.9 A similar arrangement is shown on the Ordnance Survey of 1982 (see Figure 6b).

2.10 A similar arrangement is shown on the Ordnance Survey of 2002 (see Figure 7).

BARN 1

2.11 Barn 1 is an open-fronted structure facing into the courtyard, and measuring 5.7m (18'8") wide by 15m (49'2") long and 2.8-3.2m (9'2"-10'6") high (see Figure 8; Plates 2a & 2b). It has

been terraced into the natural slope, and has been sub-divided into five bays with modern blockwork supporting a pent roof of corrugated steel. The rear (eastern) wall of the building is the only surviving historic element of the barn. It is formed of a flint core with red brick quoins and string courses, and probably dates to the latter half of the 19th century.

2.12 Barn 1a lies to the north of Barn 1, between it and Barn 2, and measures 3.85m (12'7") wide by 11.8m (38'8") wide by 3.9m (12'9") to the apex of the roof (see Figure 8). The northern elevation, which has been terraced into the natural slope, is of timber framed construction on a flint dwarf wall 1.7m in height, and faced with weatherboard. The western end formerly abutted Barn 2, and the eastern elevation is formed from the same wall that forms the eastern elevation of Barn 1, with a door set into it at the top of three steps. The southern elevation is formed of modern blockwork and may originally have been open. The roof is simply constructed of rafters rising from the wall-plates and braced by tie-beams. It is covered with corrugated iron on the north and slate on the south. Barn 1a probably dates to the latter half of the 19th century.

BARN 2

2.13 Barn 2 is a timber-framed threshing barn which was renovated immediately before the start of the present study (see Figure 9; Plates 3a & b, 4a & b). The renovation works have included the removal of the north porch, and the replacement of a number of the principal timbers, most studwork and a large proportion of the rafters. Some rebuilding of the brick and flint dwarf walls has also taken place, and all weatherboarding has been replaced. The barn has been re-roofed with slates removed from elsewhere on the site. A concrete floor has been laid over an earlier earth floor.

2.14 The barn is an industrial style structure of early to mid-19th century date, measuring 6.7m (22') wide by 19.5m (64') long and 7m (23') high, floor to ridge at the western end. It has been divided into four unequally sized bays, numbered 1 to 4 from the west. Bay 1 is 5.55m (18'2") wide, Bay 2 is 4.85m (15'11"), Bay 3 is 4.5m (14'9"), and Bay 4 is 4.4m (14'5"). The concrete floor in Bay 1 is 0.12m lower than that in the remaining three bays. A doorway is set into the southern elevation of Bay 2, opposite the site of the porch which formerly extended from the northern elevation but has now been demolished and the opening blocked. The western elevation has been sheeted internally with iron.

2.15 Bays 1 and 3 have inserted mezzanine floors, originally accessed from ladders in the northern porch (see plates 5a & b, 6a & b). The floors are supported by beams resting on upright timber poles set into the floor. The remains of a pole set in the middle of the threshing floor in Bay 2, suggests that the two surviving mezzanines may have originally been joined. The floor of the Bay 1 mezzanine is 0.36m below that in Bay 3. Nailed tongue and groove panelling, with inset stable doors facing into Bay 2, divides the upper storey into enclosed rooms. Hoppers shown on photographs taken before the start of the renovation works on this building, suggest that the mezzanines were used for grain storage. The metal sheeting to the western elevation would support this. There is no indication of the date when these floors were inserted but the expansion of the farm between 1925 and 1937, as illustrated on the Ordnance Survey maps of the period, suggests the possible timeframe.

2.16 The low-pitched roof rests on one side-purlin per roof pitch (see Plate 5a), supported by a king-post and principal rafters rising from a tie-beam with diagonal struts. Wide braces link the tie-beams to the middle rails.

2.17 Barn 2 is early to mid 19th century in date.

BARN 3

2.18 Barn 3 is an open-fronted structure facing into the courtyard, measuring 5.2m (17') wide by 14.5m (47'7") long and 4m (13'2") high to the apex of the roof (see Figure 10; Plates 7a & b). It is divided into 5 bays by posts supporting the roof trusses that, in turn, support a pitched roof running north-south. The roof trusses are formed from a tie-beam, and a pair of principal rafters butting the ridge board. The tie-beam and the rafters are secured using iron straps, and an iron tie rod bolted through the centre of the tie-beam secures it to the ridge board. Curved braces link the tie-beam with the principal posts.

2.19 The southern elevation is weatherboarded over a simple timber frame, and the junction with Barn 3a has a surviving weatherboard partition from the apex of the roof to below the level of the tie beams, suggesting that this end of Barn 3 may have been closed. The western elevation of Barn 3, and the north wall of Barn 3a, are formed by a wall which is earlier than the extant barn structures, and may be contemporary with or earlier than Barn 2. This may be the enclosure boundary shown on the 1841 Tithe map. The inside face of the wall is formed of a base course of flint 0.25m (10") high, with 1.2m (4') of clunch blocks above, topped with later red brick (see Plate 8a). The outside face is flint topped with brick, and has been faced with cement render in places, probably when it formed an internal wall to the later western extension. A doorway and two shuttered windows have been cut through the wall.

2.20 Barn 3a runs at right angles to Barn 3 and was originally linked with Barn 2 (see Plate 8b). At the time of recording, it was in serious state of collapse.

2.21 Barns 3 and 3a are contemporary and date to the mid 19th century.

BARN 4

2.22 Barn 4 is a modern closed structure facing away from the courtyard, and measuring 5.5m (18') wide by 23.1m (75'9") long by 4.75m (15'7") high from floor to apex (see Figure 11; Plates 9a & b). The western and southern elevations are of brick. The rear (northern) wall of the building is the only surviving historic element of the barn. It has been built in four stages, suggesting at least three periods of construction. The bottom stage consists of coursed flint nodules and pebbles 1.2m (4') high. A further stage of uncoursed flint nodules and pebbles, 0.50m (1'8") high, has been added, and then 0.6m (2') of flint cores topped with a single layer of brick.

2.23 The original wall may form the enclosure shown on the Tithe map of 1841. This had had a structure added to its outside by 1881, and this is shown as open fronted on the 1897 and 1923 Ordnance Survey maps. The 1937 map shows the structure as closed.

BARN 5

2.24 Barn 5 is a closed timber-framed structure of three bays facing away from the courtyard, and measuring 5.5m (18') wide by 13.25m (43'5") long and 4.15m (13'7") high from floor to apex (see Figure 11; Plates 10a & b). The western bay of 4.4m (14'5") forms a self contained section facing outwards with double doors set in a timber-frame and weatherboarded front. The western elevation is a simple timber frame with weatherboarding to the outside (forming a partition with Barn 4). The eastern end of the bay is similar, forming a partition with the eastern two bays.

2.25 The east end of Barn 5 is entered by a personnel door in the middle of the eastern elevation, which is also timber-framed and weatherboarded. The southern elevation of this section of the barn has been replaced in modern brick. The northern elevation of Barn 5 is formed by a flint wall which is butt jointed to the north wall of Barn 4. A further door, at the western end of the middle bay, has been cut through this wall to give access to the courtyard. Barn 5 dates to the latter half of the 19th century.

DISCUSSION

2.26 Both the cartographic and the structural evidence suggest that Barn 2 was erected in the early to mid 19th century. A building of similar dimensions is shown on the 1841 Tithe map, and the industrial style of the present building would not be inconsistent with that date. The northern porch, and the doorway opposite, are clear indications of the use of this barn for threshing, and the full height of the barn would certainly have been used.

2.27 The flint walls which form the rear walls of Barns 3 and 4 have clearly been much modified over time, but are likely to have formed part of the enclosure which is shown to the south of the building on the 1841 map. This wall could be earlier than the barn, being of a vernacular style, but is most likely to be contemporary. The eastern wall is no longer extant, but the material from it could have been reused, either to raise the wall elsewhere, or to construct the later walls which form the rear of Barns 1 and 5.

2.28 Barns 1, 1a, 3, 3a, 4 and 5 are all shown on the 1st edition Ordnance Survey, along with the farmhouse located to the east of the courtyard. Barns 1a, 3, 3a and 5 may have survived largely unaltered, but Barns 1 and 4 have clearly been rebuilt in their entirety, with the exception of their rear walls.

2.29 Lodge Farm is an example of a mid 19th century planned farmstead built around a courtyard and centred on an existing field barn. The courtyard has seen expansion, contraction, rebuilding and change of use since it was first built, but, interestingly, its present plan survives much as it would have been at that time.

3. Sources Consulted

CARTOGRAPHIC

Hertfordshire Archives and Local Studies:

DSA4/90/1	Sandon Tithe Award, 1840
DSA4/90/2	Sandon Tithe Map, 1841
QS/E/85	Sandon Enclosure Map, 1842
OS 1881	Ordnance Survey, 6" series, 1 st edition, 1881 (Sheet VIII, 6)
OS 1897	Ordnance Survey, 25" series, 2 nd edition, 1897 (Sheet VIII, 6)
OS 1925	Ordnance Survey, 25" series, 3 rd edition, 1925 (Sheet VIII, 6)
OS 1937	Ordnance Survey, 25" series, 4 th edition, 1937 (Sheet VIII, 6)
OS 1960	Ordnance Survey, 6" series, 1960 (Sheet TL23SE)
OS 1975	Ordnance Survey, 1:2500 series, 1975 (Sheet TL 2834-2934)
OS 1982	Ordnance Survey, 1:10,000 series, 1982 (Sheet TL23SE)

Bidwells Property Consultants:

02-07-01	Site layout as existing (A1 sheet @ 1:100)
02-07-02	Barn 1 details (A1 sheet @ 1:100)
02-07-03	Barn 2 details (A1 sheet @ 1:100)
02-07-04	Barn 3 details (A1 sheet @ 1:100)
02-07-05	Barn 4 & 5 details (A1 sheet @ 1:100)

BIBLIOGRAPHY

- Brunskill, R.W., 1978, *Illustrated Handbook of Vernacular Architecture*. Faber.
Harvey, N., 1984, *A History of Farm Buildings in England and Wales*. David & Charles.
Hewitt, C.A., 1980, *English Historic Carpentry*. Phillimore.
Hillelson, D., 2004, *Lodge Farm, Sandon: ProjectDesign*. Heritage Network, July 2004.

4. Illustrations

Figure 1	Site location
Figure 2	Site layout
Figure 3a	Tracing from the Sandon Tithe Map (1841)
Figure 3b	1 st Edition Ordnance Survey map (1881)
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Plate 5b	Barn 2: western internal lower elevation
Plate 6a	Barn 2: Bay 1 mezzanine
Plate 6b	Barn 2: Bay 1 ground floor before renovation
Plate 7a	Barn 3 & 3a: eastern elevation
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Plate 8a	Barn 3: detail of internal wall construction
Plate 8b	Barn 3a: junction with Barn 2 during renovation
Plate 9a	Barn 4: southern elevation
Plate 9b	Barn 4: northern and western elevations
Plate 10a	Barn 5: southern elevation
Plate 10b	Barn 5: northern elevation

Appendix 1

Medium Format B&W Photographic Log

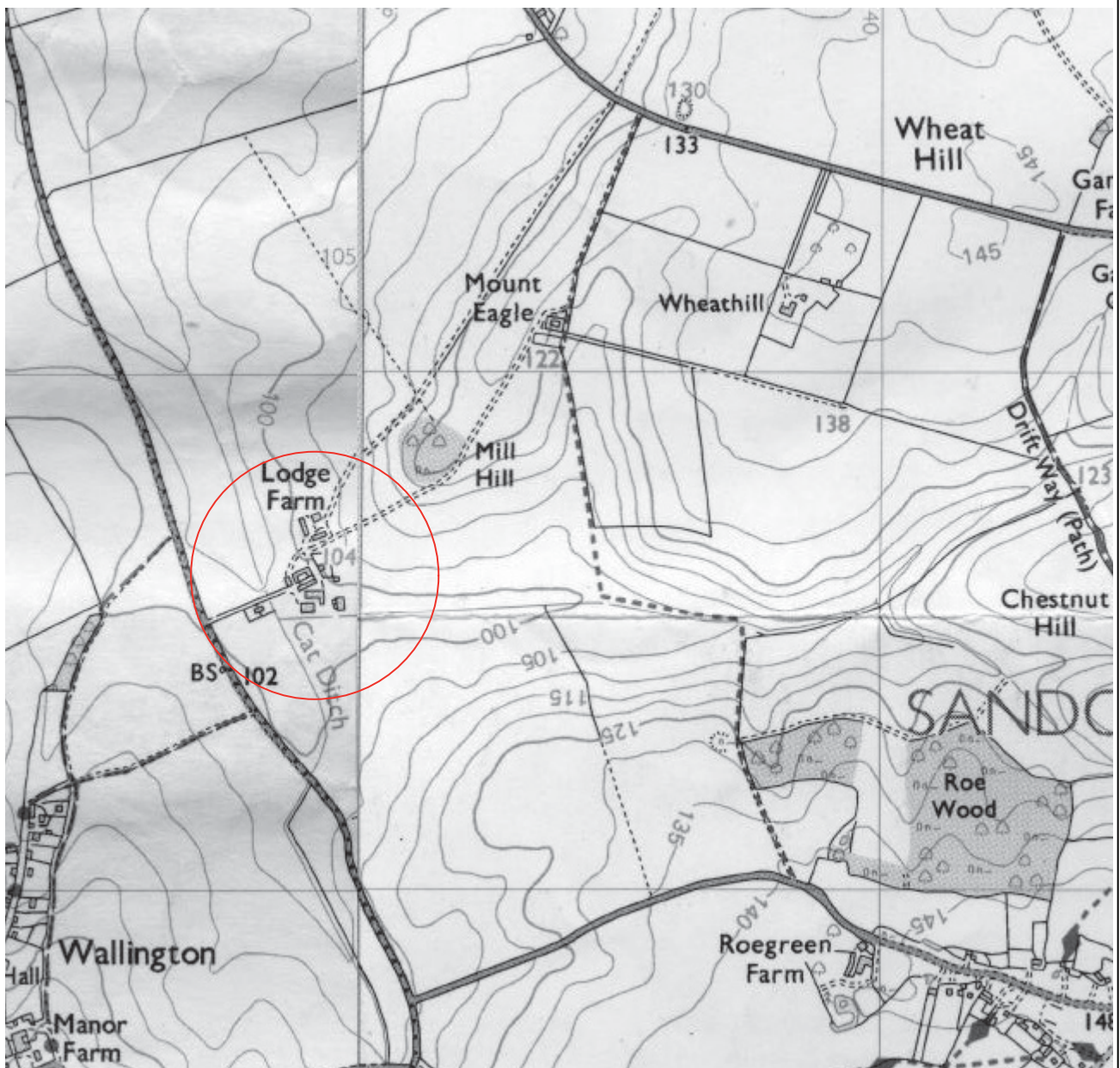
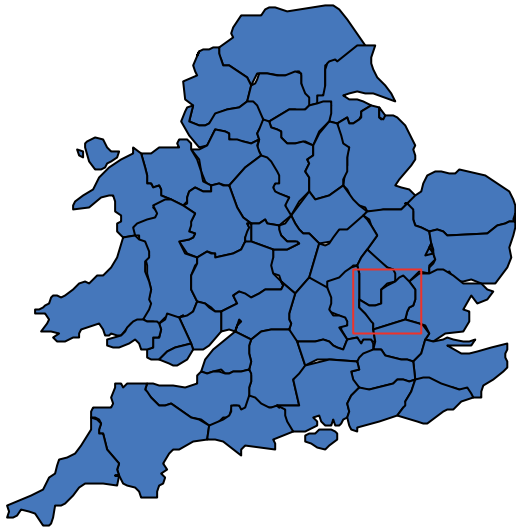
Roll No.	Frame No.	Description	Facing
HN1	1	Barn 1: western elevation	E
	2	Barn 3: eastern and southern elevations	NW
	3	Barn 2: southern elevation	N
	4	Barn 5: northern elevation	S
	5	Barn 3: eastern elevation	W
	6	Barn 3a: internal view	NW
	7	Barn 3: rear wall detail	W
	8	Barn 3: internal view	S
	9	Barn 5: western sub-division	N
	10	Barn 5: eastern sub-division internal view	NE
	11	Barn 5: eastern sub-division roof structure	NE
	12	Barn 1: rear wall detail	E
	13	Barn 1a: internal view	NE
	14	Ditto	
	15	Barn 4: northern elevation	SW
HN2	1	Barns 4 & 5: southern and western elevations	NE
	2	General view of site	E
	3	Barn 3: western elevation	E
	4	Barns 4 & 5: southern and eastern elevations	NW
	5	General view of site	NW
	6	General view of site	W
	7	Barn 1: eastern and southern elevations	NW
	8	General view of site	W
	9	Barn 5: northern and eastern elevations	SW
	10	Barn 1 & 1a: eastern elevations	SW
	11	Barns 1a & 2: northern elevations	SW
	12	Barn 1a: northern elevation	SE
	13	Barn 3a: northern elevation	S
	14	General view of site	SE
	15	Barn 4: northern and western elevations	SE
HN3	1	Barn 2: western upper internal elevation	W
	2	Barn 2: ditto	
	3	Barn 2: ditto	
	4	Barn 2: Bay 1 northern upper internal elevation	N
	5	Barn 2: Bay 1 southern upper internal elevation	S
	6	Barn 2: Bay 1 mezzanine eastern partition	SE
	7	Barn 2: Bay 1 mezzanine eastern partition	E
	8	Barn 2: Bay 1 mezzanine eastern partition (S half)	W
	9	Barn 2: Bay 1 mezzanine eastern partition (N half)	W
	10	Barn 2: Bay 2 southern internal elevation	S
	11	Barn 2: Bay 1 ground floor	W
	12	Barn 2: Bay 1 ground floor	NW
	13	Barn 2: Bay 2 ground floor	N
	14	Barn 2: Bay 3 ground floor	NE
	15	Barn 2: Bay 3 ground floor	E

Roll No.	Frame No.	Description	Facing
HN4	1	Barn 2: Bay 3 ground floor	SE
	2	Barn 2: Bay 2 southern internal elevation	S
	3	Barn 2: Bay 1 ground floor	SW
	4	Barn 2: Bay 2 northern upper internal elevation	N
	5	Barn 2: Bay 2 northern lower internal elevation	N
	6	Barn 2: Bay 4 toilet	E
	7	Ditto	
	8	Barn 2: Bay 4 eastern lower internal elevation	E
	9	Barn 2: Bay 4 eastern upper internal elevation (S half)	E
	10	Barn 2: Bay 4 eastern upper internal elevation (N half)	E
	11	Barn 2: Bay 4 northern lower internal elevation	N
	12	Barn 2: Bay 4 northern upper internal elevation	N
	13	Barn 2: Bay 3 mezzanine eastern partition from Bay 4 (S)	W
	14	Barn 2: Bay 3 mezzanine eastern partition from Bay 4 (C)	W
	15	Barn 2: Bay 3 mezzanine eastern partition from Bay 4 (N)	W

Appendix 2

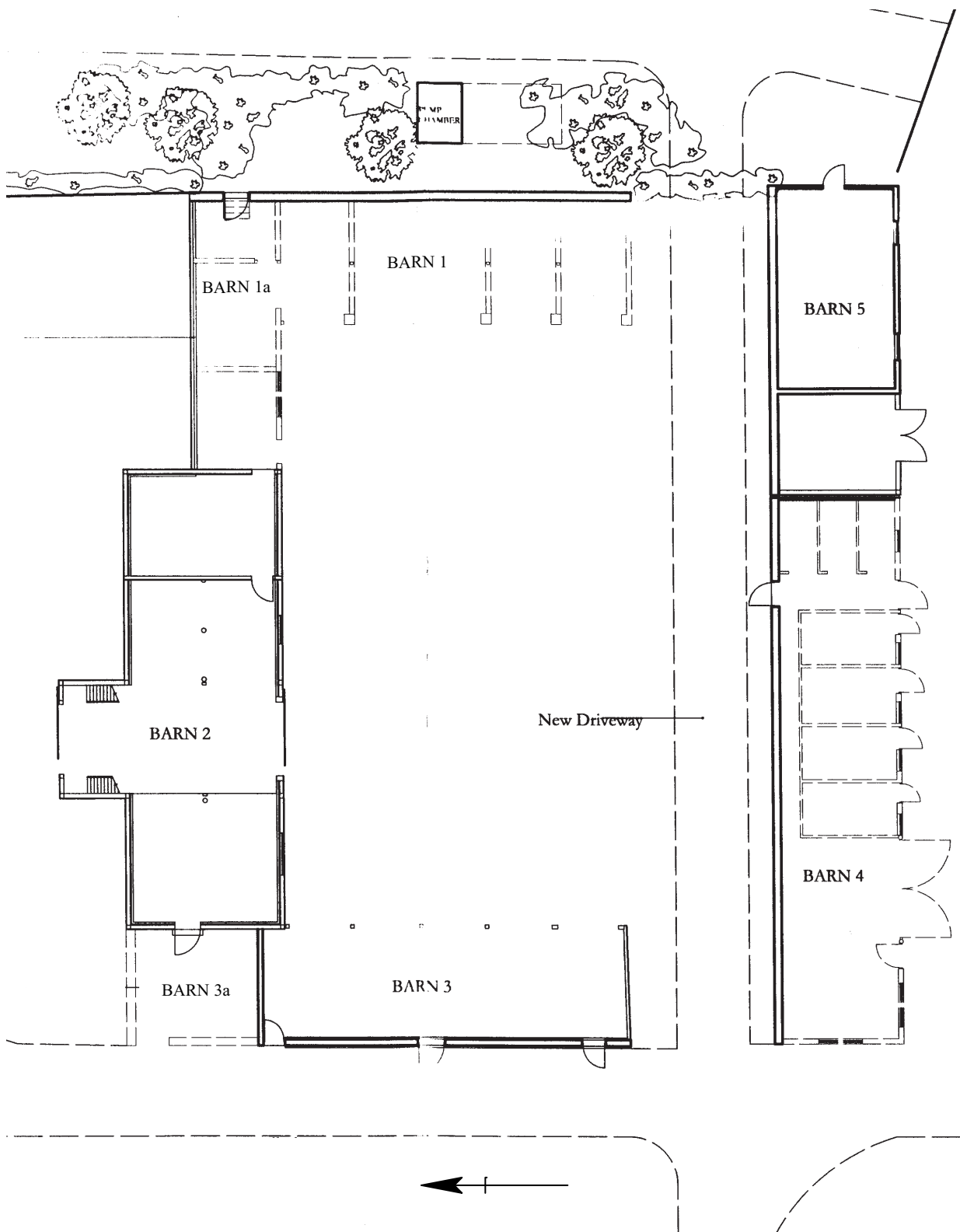
Bidwells Property Consultants' Prints

Roll No.	Frame No.	Description	Facing
Standard Prints (taken prior to construction of New Lodge)	1	General view of site	E
	2	Barn 2: northern and eastern elevations	SW
	3	Barn 2: northern elevation (& western barn, now demolished)	SW
	4	Barn 2: southern elevation	N
	5	Barn 3: eastern elevation	NW
	6	Barn 2: view in through northern porch	S
	7	Barn 2: Bay 3 ground floor	E
	8	Barn 2: Bay 1 ground floor	W
	9	Barn 2: Bay 1 mezzanine from Bay 2	W
	10	Barn 2: Bay 3 mezzanine from Bay 2	E
Digital Prints: Group 1 (taken during renovation works)	D1-1	Barn 2: south-east corner	SE
	D1-2	Barn 2: north-east corner of Bay 4	N
	D1-3	Barn 2: south-west corner	NW
	D1-4	Barn 2: south-west corner	NE
	D1-5	Barn 2: roof repairs (northern pitch)	E
	D1-6	Barn 2: rafter repairs (northern pitch)	W
	D1-7	Barn 2: north-east corner	SE
	D1-8	Barn 2: north-east corner (upper level)	SW
	D1-9	Barn 2: southern elevation	N
	D1-10	General view	NE
	D1-11	Barn 2: northern and western elevations	SE
	D1-12	Barn 2: Bay 1 exterior lower elevation	SE
Digital Prints: Group 2 (taken during renovation works)	D2-1	Barn 2: Southern elevation prior to start of renovation works	N
	D2-2	Barn 3: ditto	NW
	D2-3	Barn 2: northern elevation	SW
	D2-4	Barn 1a: northern elevation	S
	D2-5	Barn 2: roofline (Barn 1 eastern elevation in foreground)	NW
	D2-6	Barn 2: northern and eastern elevation	SW
	D2-7	Barns 1a and 2: southern elevation	NE
	D2-8	Barn 3a: northern elevation	S
	D2-9	Barn 3a: northern and western elevations	SE
	D2-10	Barn 3a: internal roof detail	NW
	D2-11	Barn 3: northern elevation	NW
	D2-12	Barn 3: southern and western elevations	NE
	D2-13	General view from SE	NW
	D2-14	Barns 4 & 5: southern and eastern elevations	NW
	D2-15	Barn 5: northern elevation	SE
	D2-16	Barn 1: southern elevation (detail)	NW
	D2-17	Barn 4: southern elevation	NW
	D2-18	Barn 5: northern elevation	NE
	D2-19	Barns 3 & 3a: western elevation	NE
	D2-20	Barn 3: western elevation (detail)	NE
	D2-21	Barn 3: internal view	N



Site Location

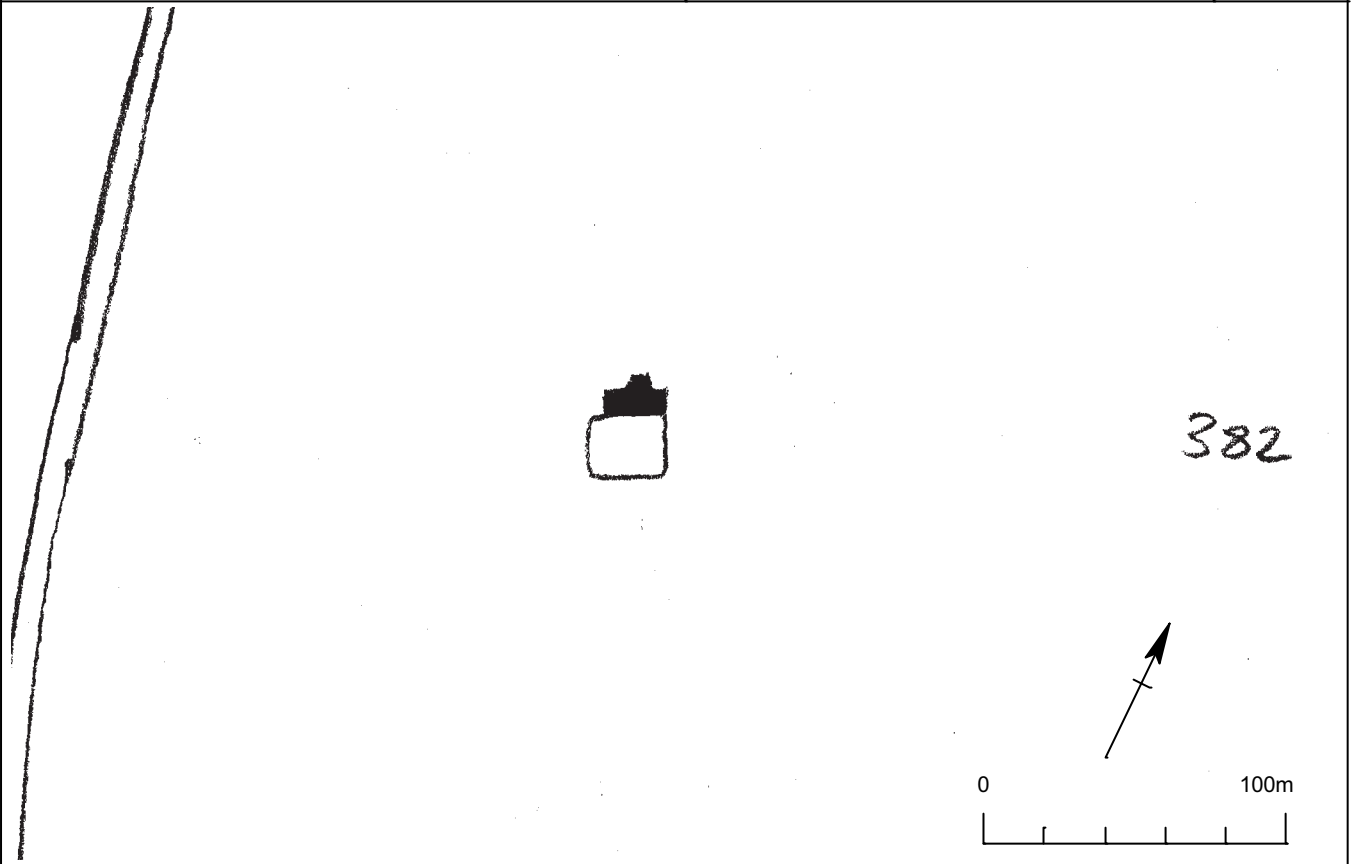
Scale 1:12500



Site Layout

Scale 1:250

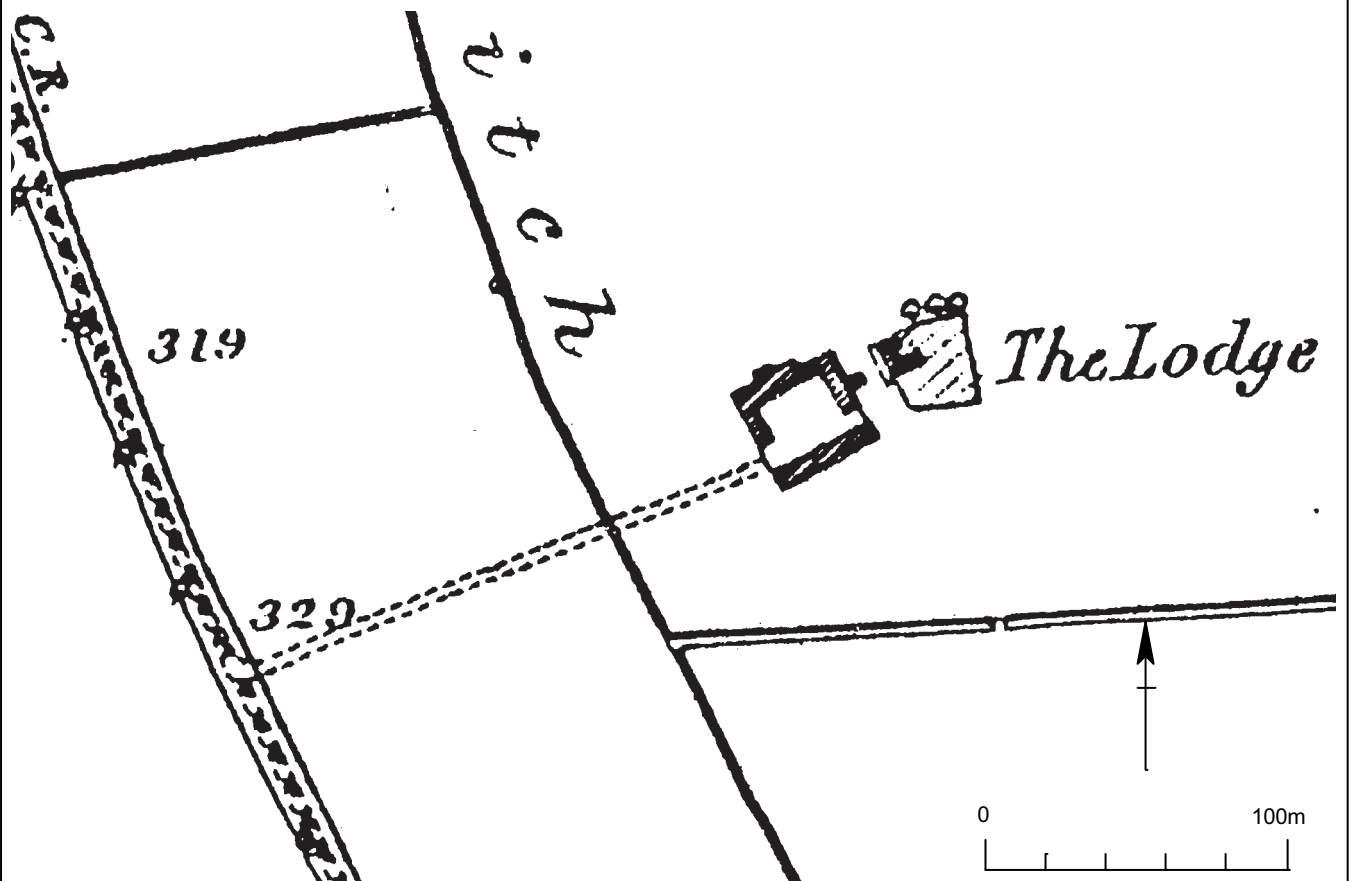
Figure 2



Tracing from the Sandon Tithe Map (1841)

Scale 1:2500

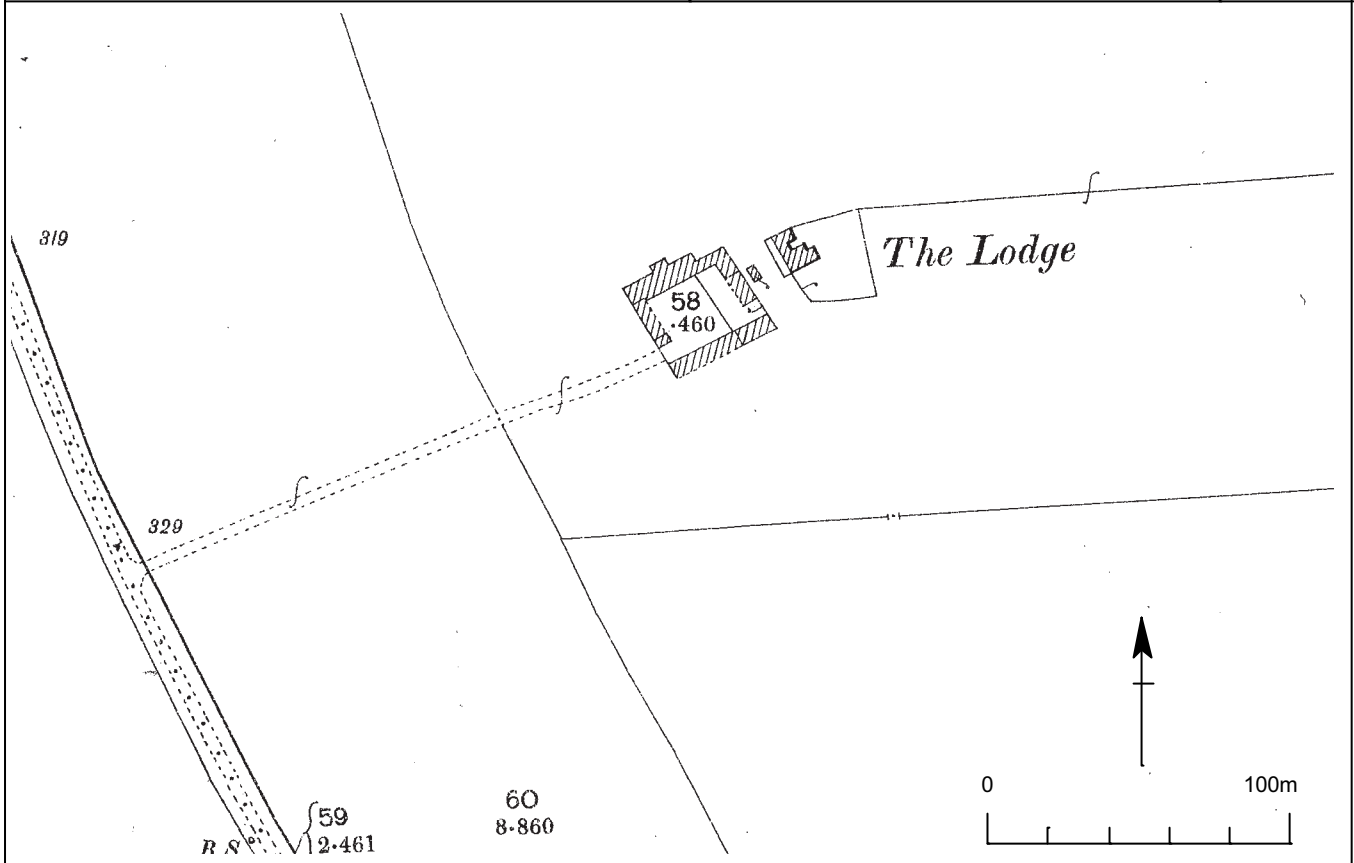
Figure 3a



Ordnance Survey map, 1881

Scale 1:2500

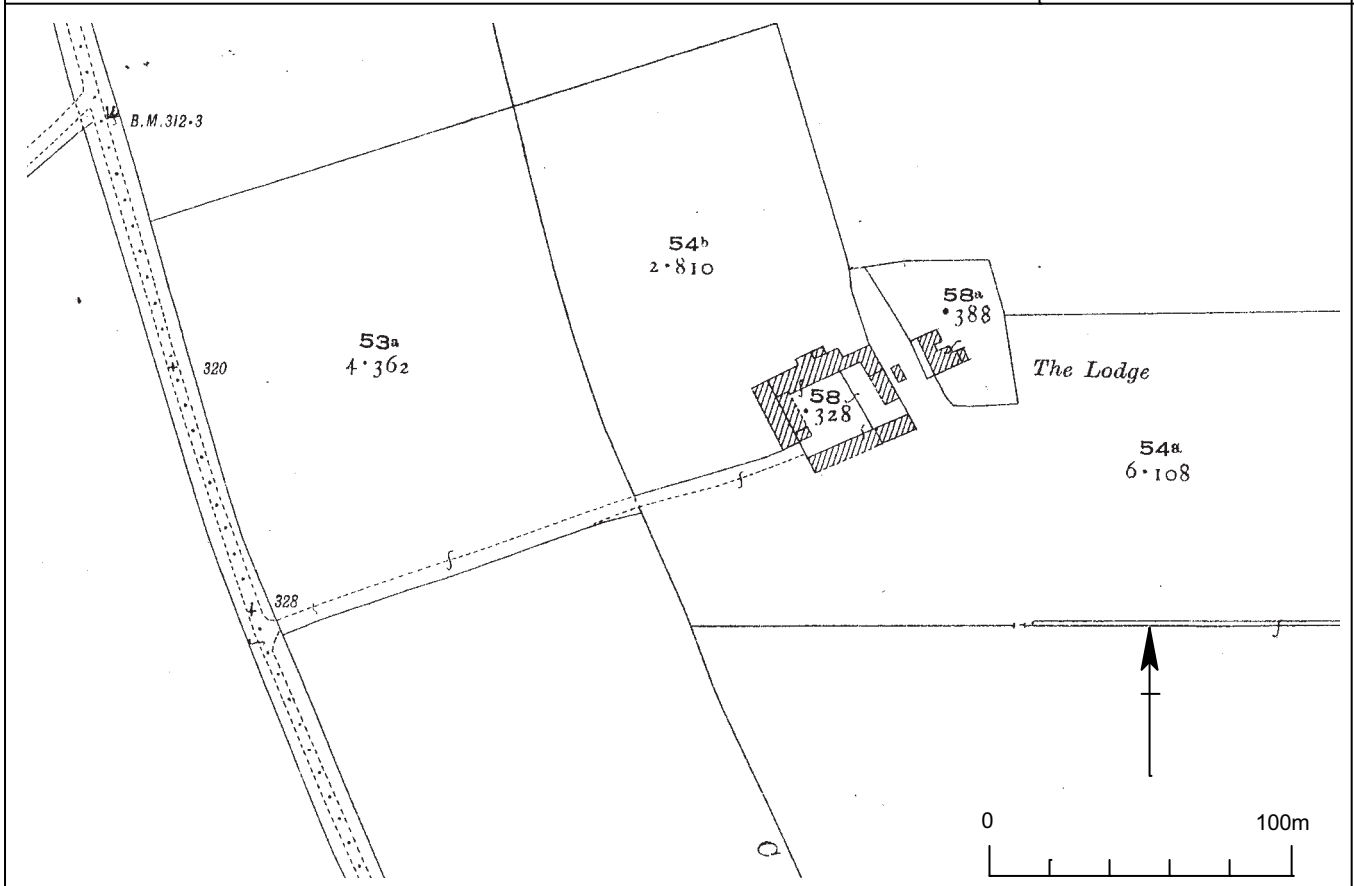
Figure 3b



Ordnance Survey map, 1897

Scale 1:2500

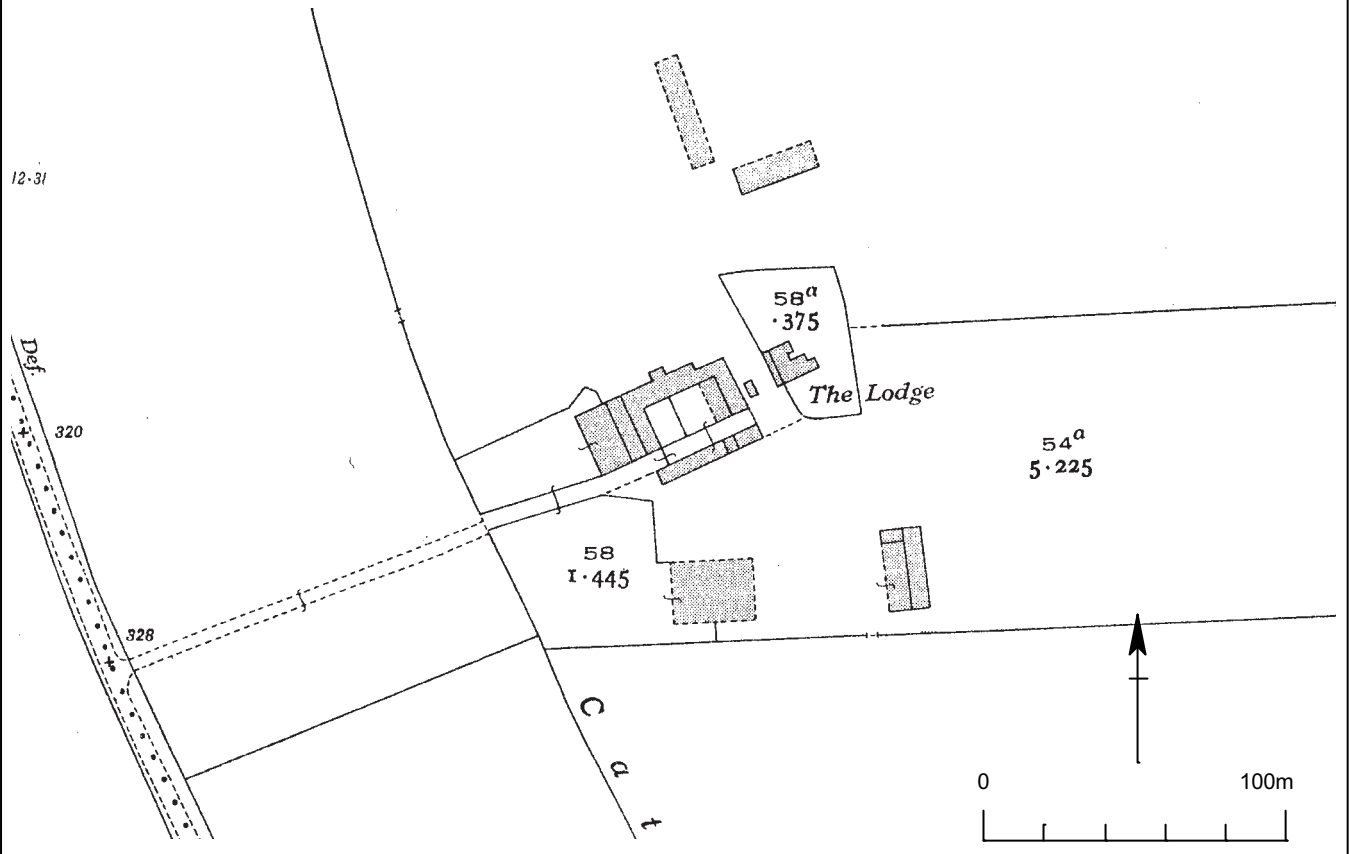
Figure 4a



Ordnance Survey map, 1923

Scale 1:2500

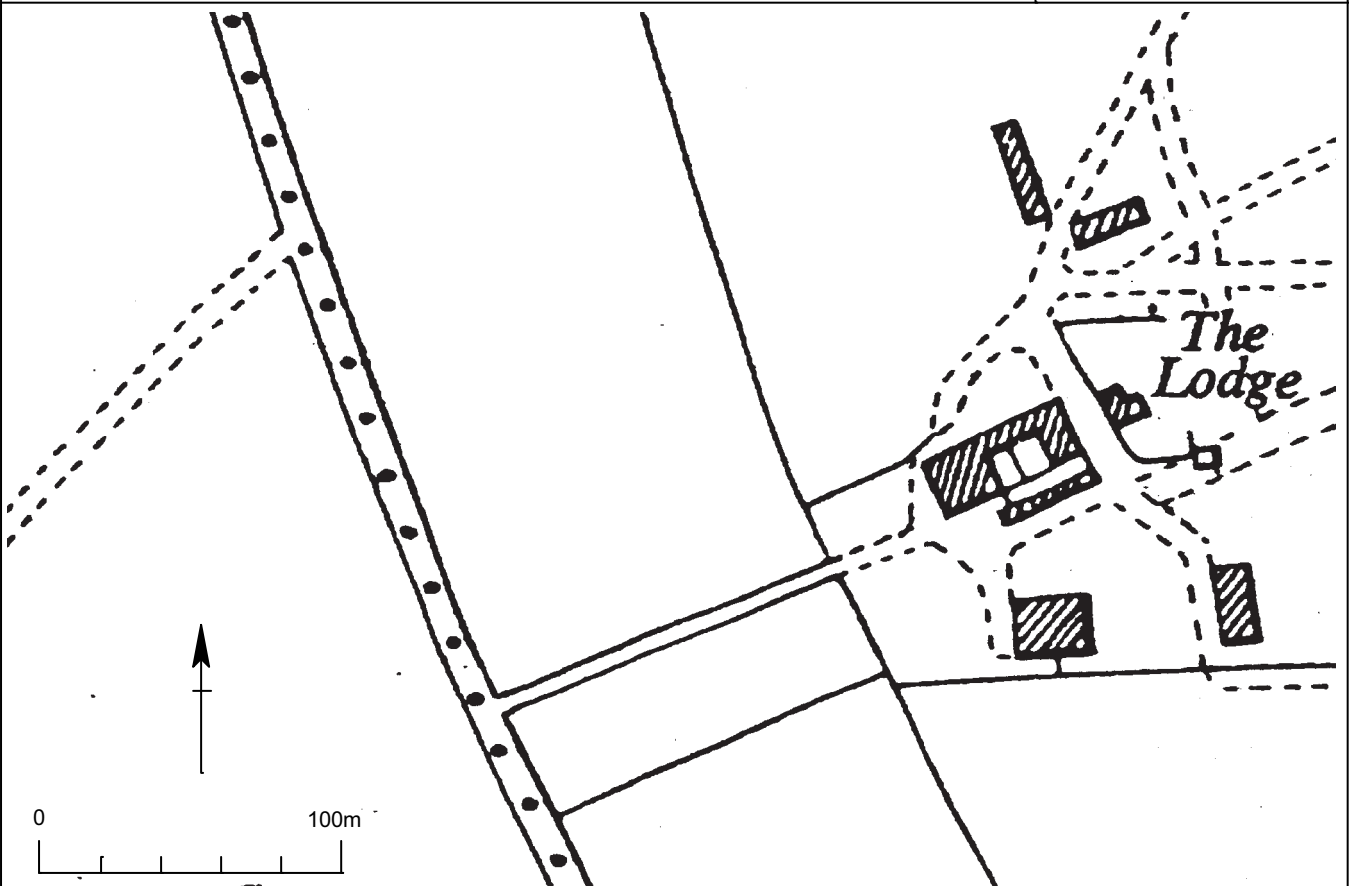
Figure 4b



Ordnance Survey map, 1937

Scale 1:2500

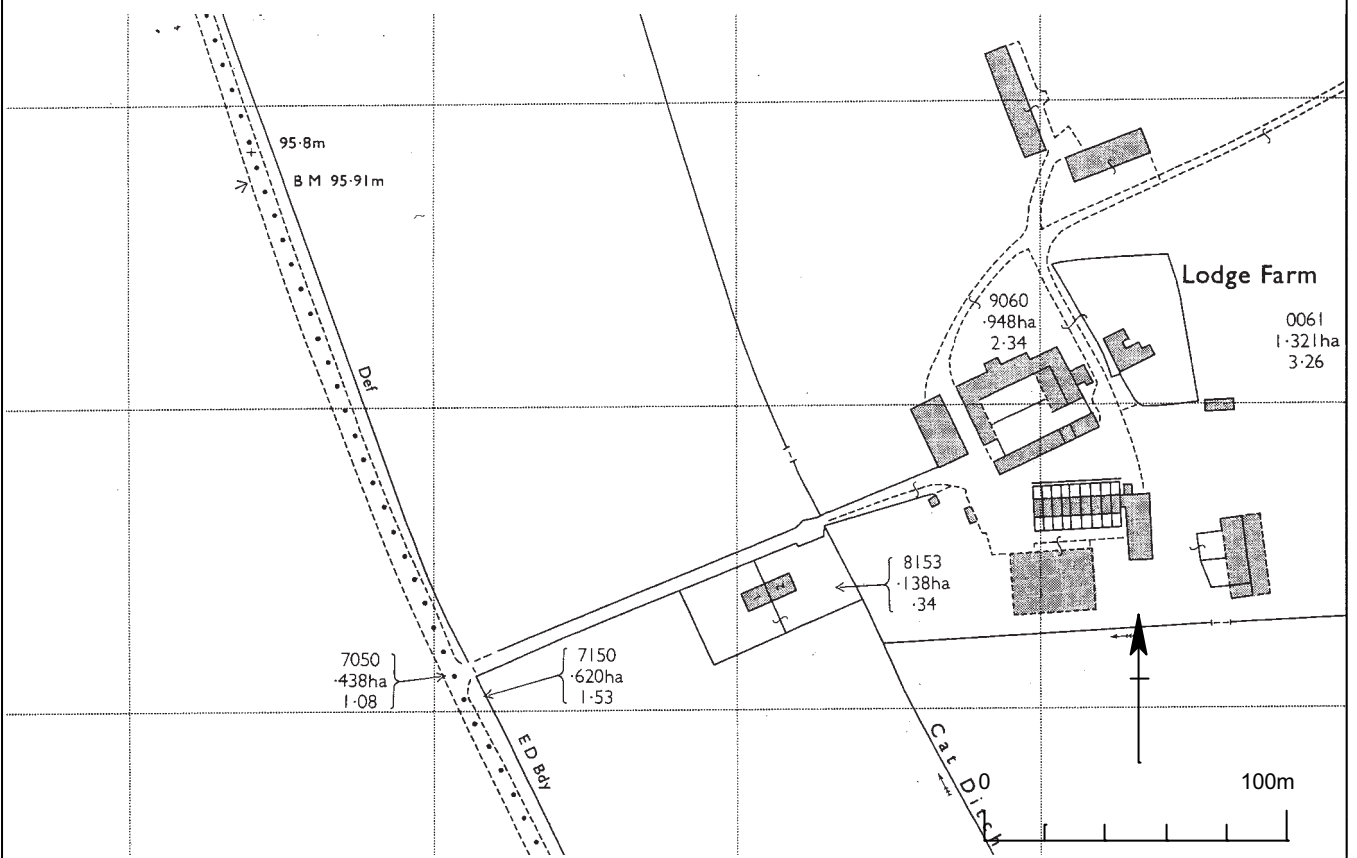
Figure 5a



Ordnance Survey map, 1960

Scale 1:2500

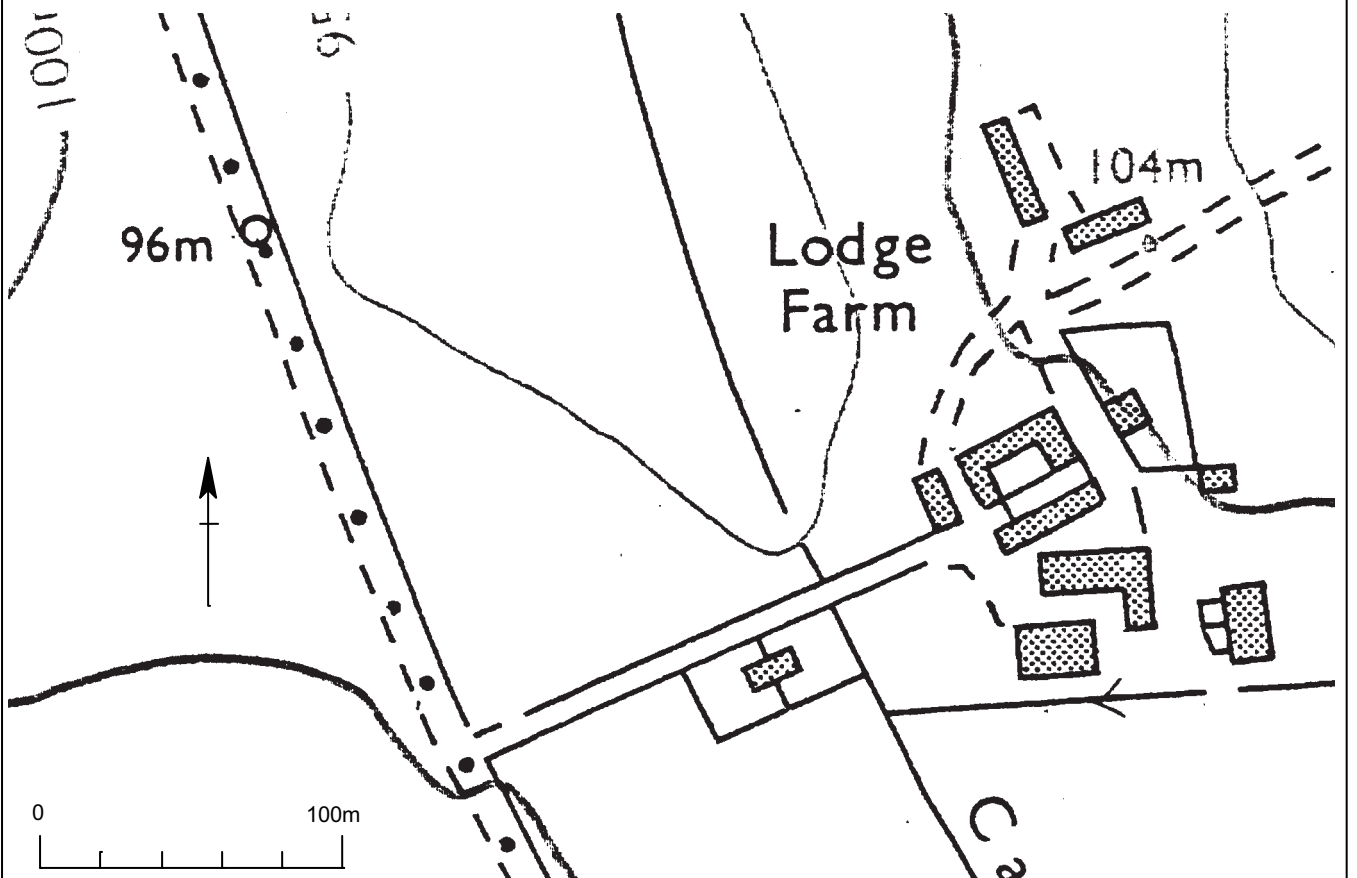
Figure 5b



Ordnance Survey map, 1975

Scale 1:2500

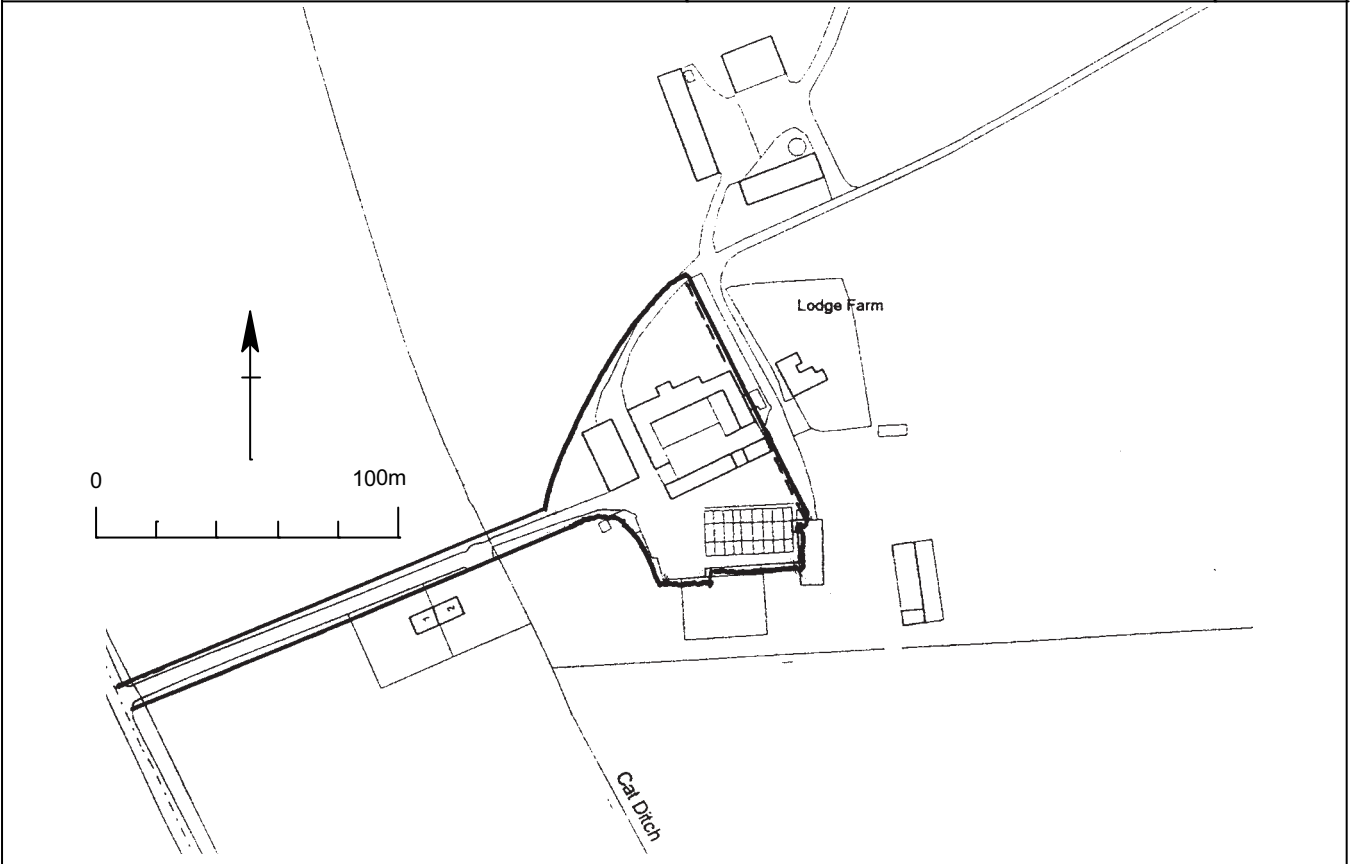
Figure 6a



Ordnance Survey map, 1982

Scale 1:2500

Figure 6b

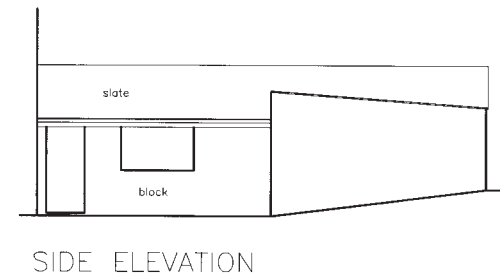
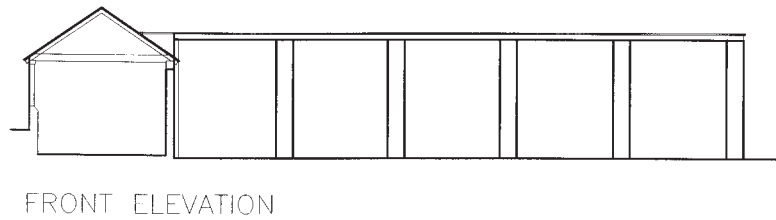
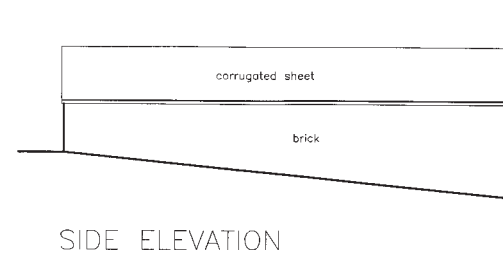
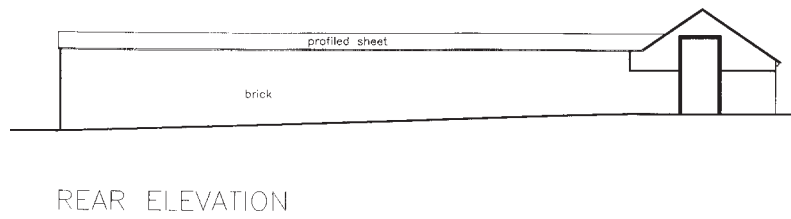
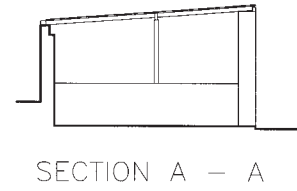
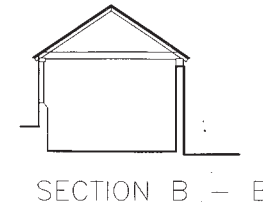
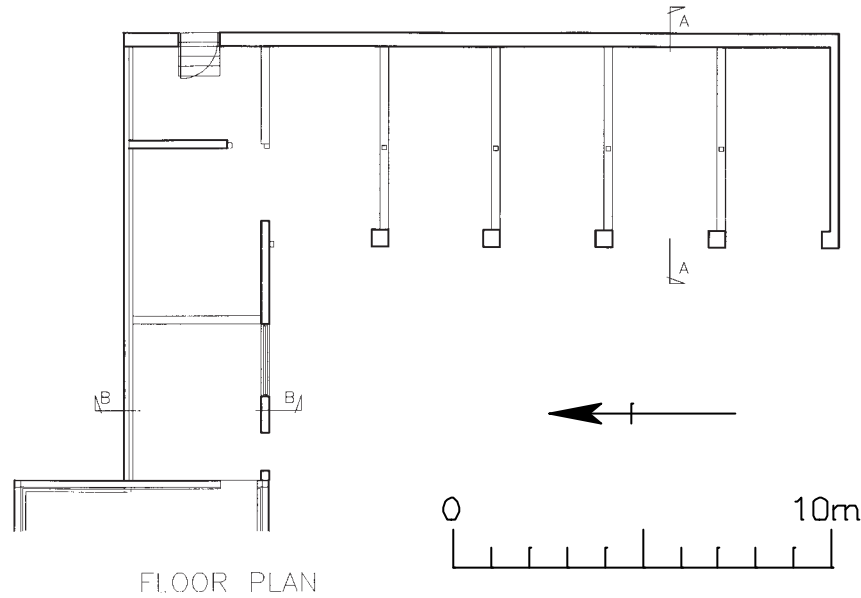


Ordnance Survey map, 2002

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Scale 1:2500

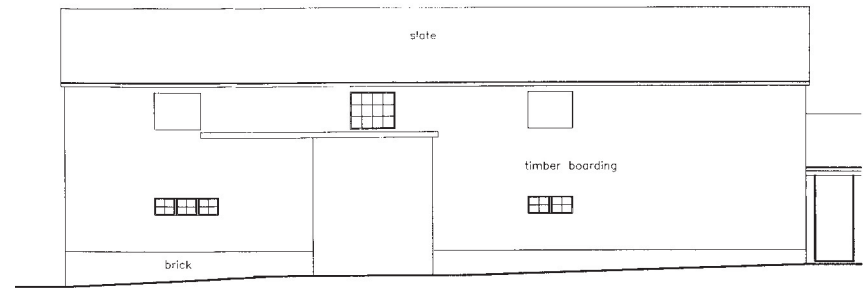
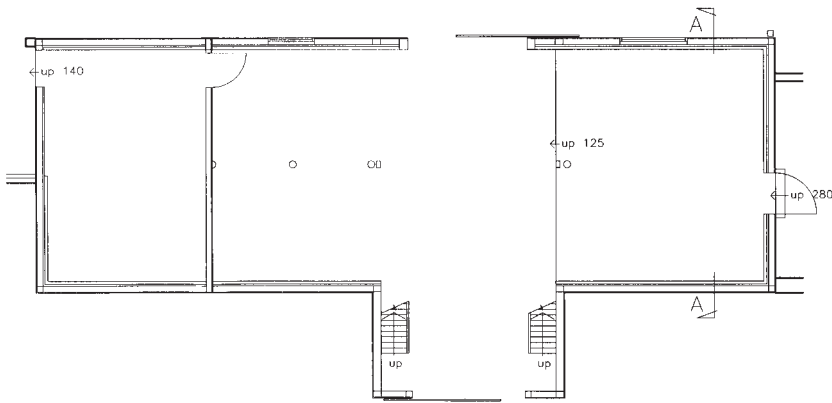
Figure 7



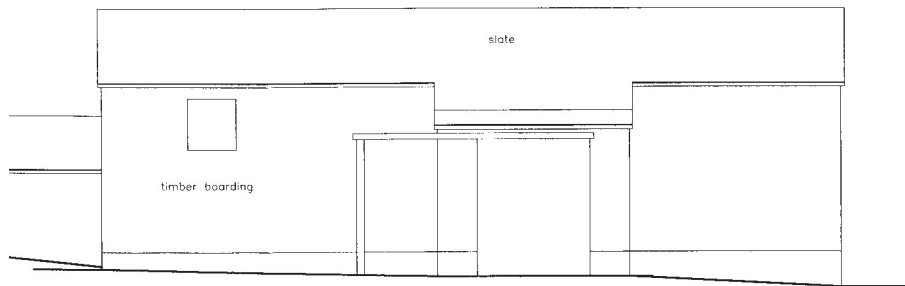
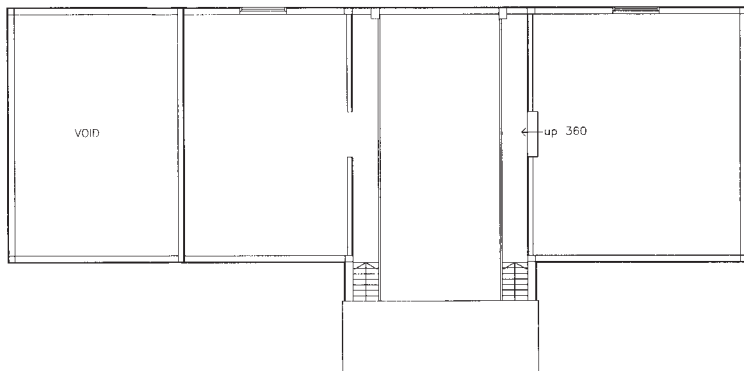
Barn 1: plan, elevations and sections
(Courtesy Bidwells Property Consultants)

Scale 1:200

Figure 8

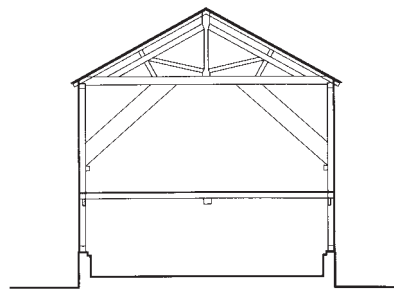


REAR ELEVATION

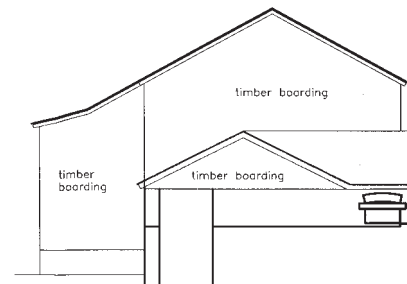


FRONT ELEVATION

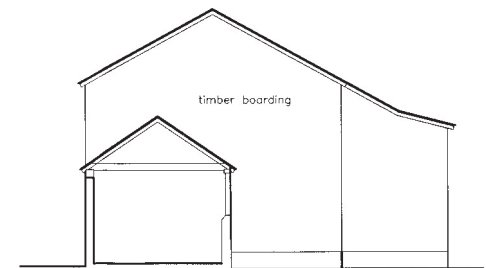
FIRST FLOOR PLAN



SECTION A - A

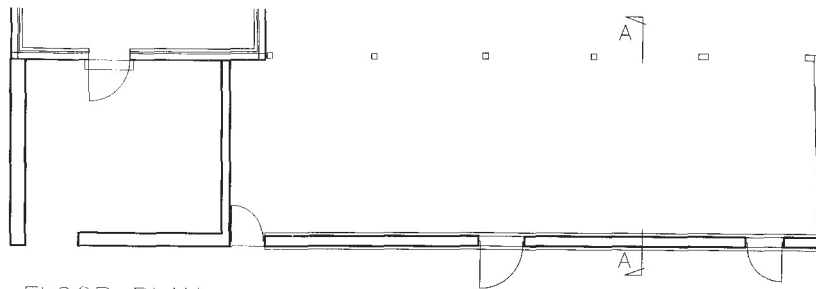


SIDE ELEVATION

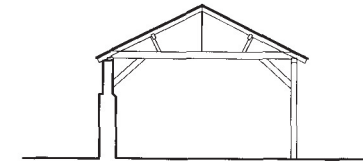


SIDE ELEVATION

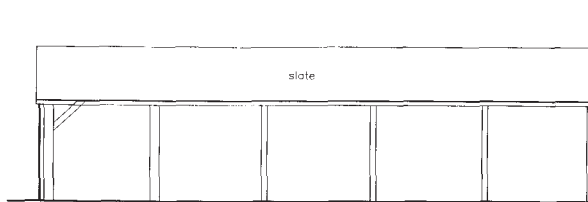
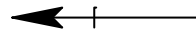
Barn 2: plan, elevations and sections
(Courtesy Bidwells Property Consultants)



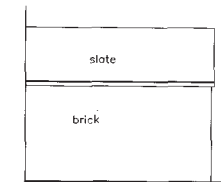
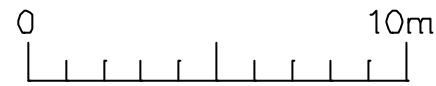
FLOOR PLAN



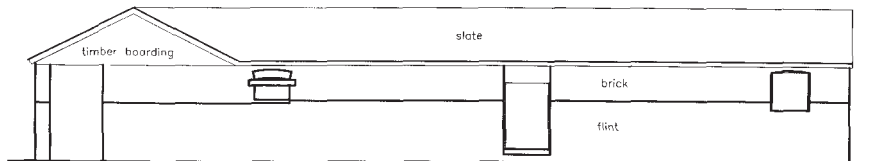
SECTION A - A



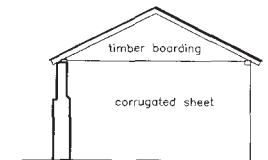
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

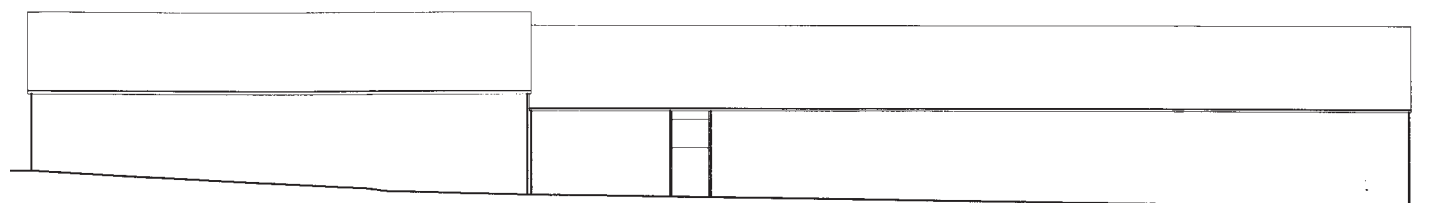
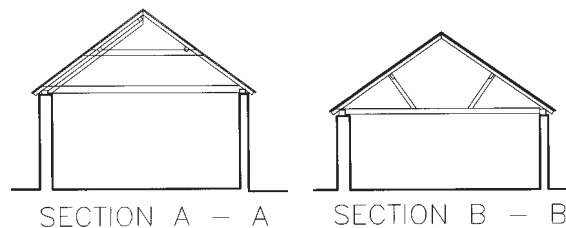
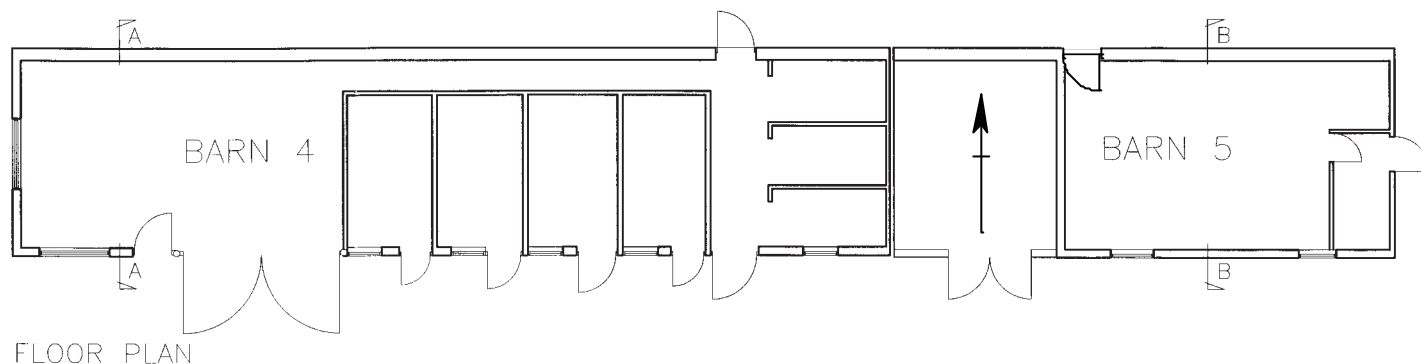


SIDE ELEVATION

Barn 3: plan, elevations and sections
(Courtesy Bidwells Property Consultants)

Scale 1:200

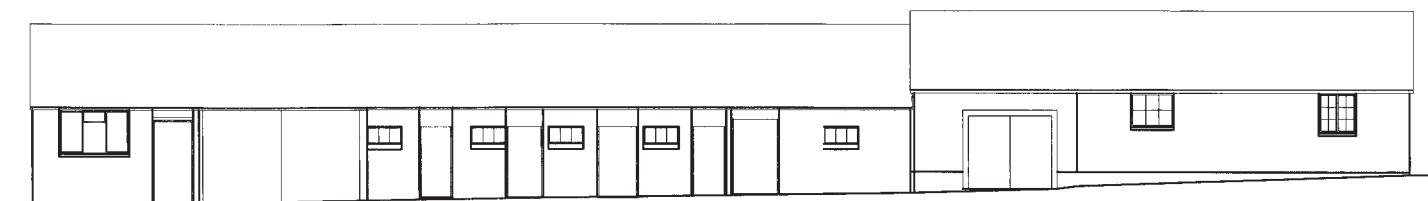
Figure 10



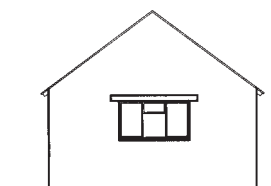
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Barns 4 & 5: plan, elevations and sections
(Courtesy Bidwells Property Consultants)

Scale 1:200

Figure 11



Plate 1a: General view of site from the west



Plate 1b: General view of site from the east



Plate 2a: Barns 1 & 1a, eastern elevation



Plate 2b: Barns 1 & 1a, western elevation



Plate 3a: Barn 2, southern elevation before renovation



Plate 3b: Barn 2, southern elevation after renovation



Plate 4a: Barn 2, northern elevation before renovation



Plate 4b: Barn 2, northern elevation after renovation

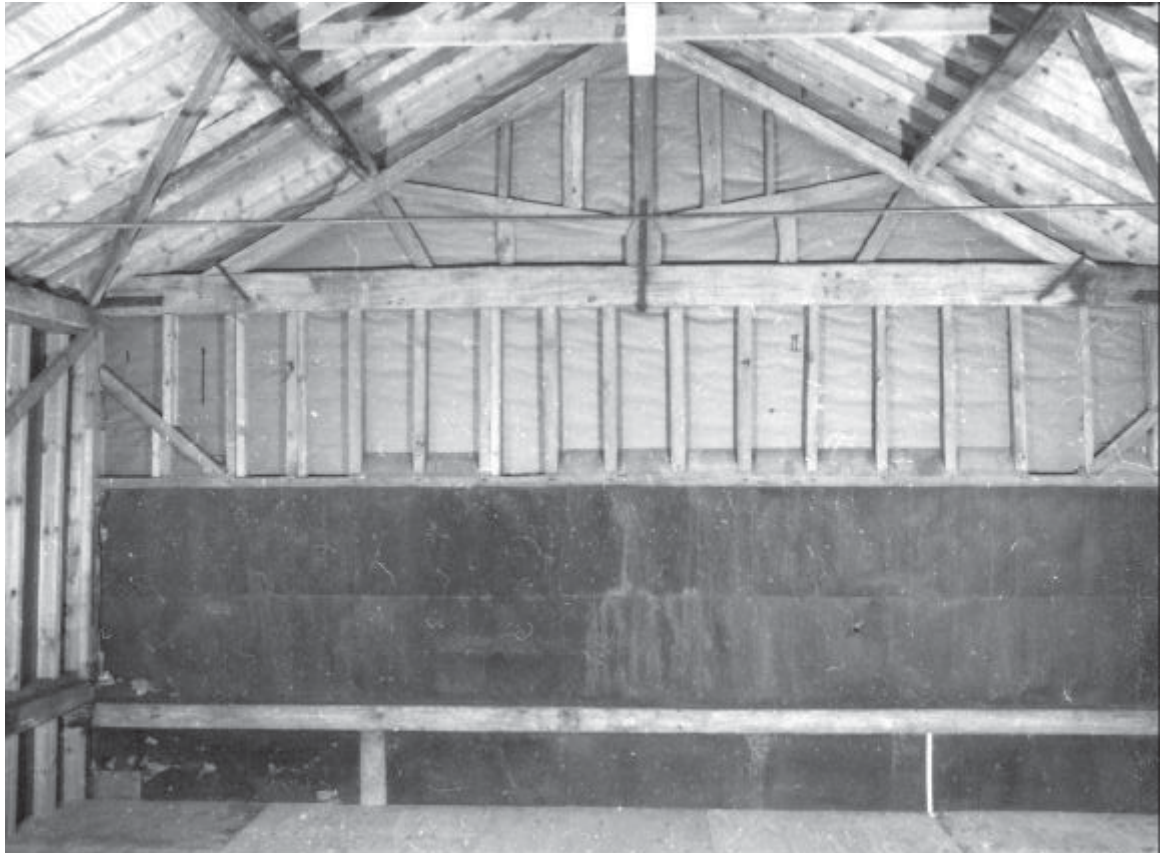


Plate 5a: Barn 2, western internal upper elevation



Plate 5a: Barn 2, western internal lower elevation

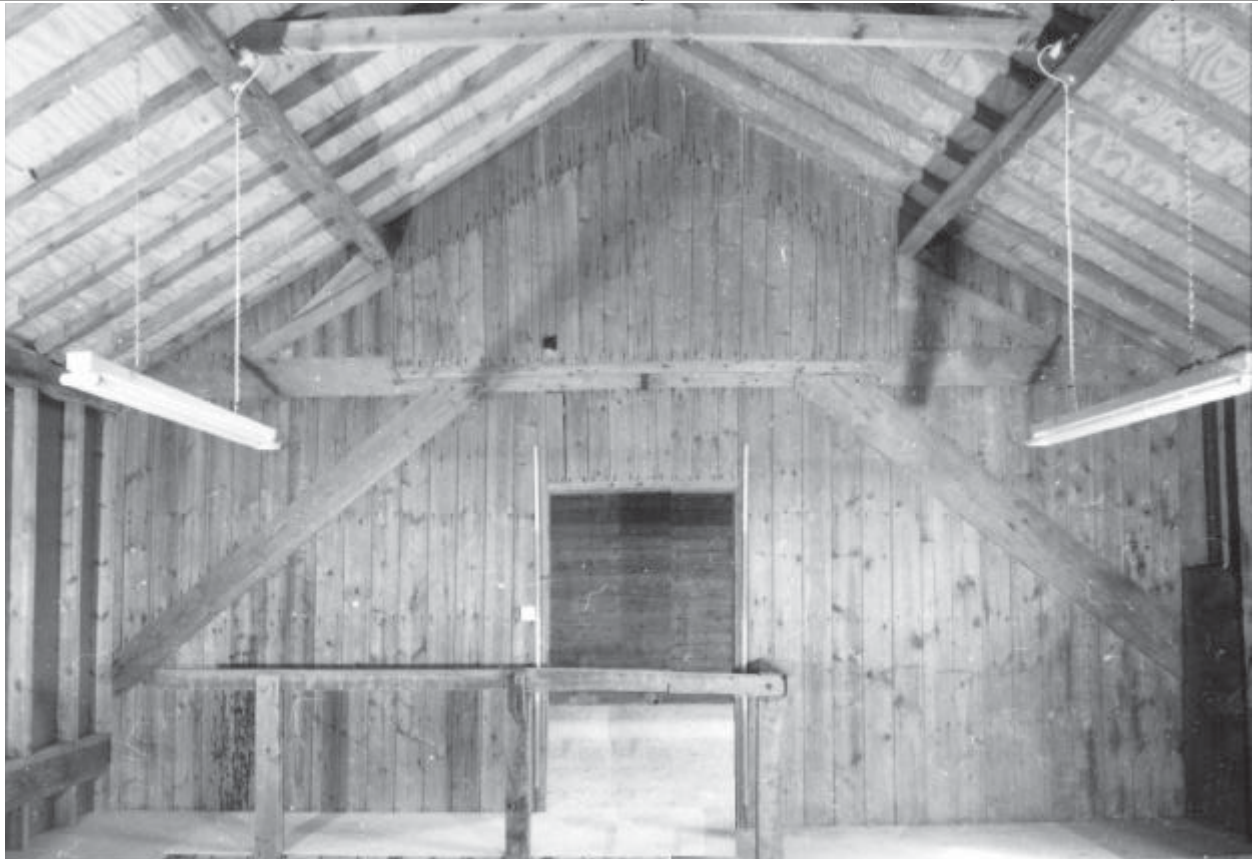


Plate 6a: Barn 2, Bay 1 mezzanine



Plate 6b: Barn 2, Bay 1 ground floor before renovation



Plate 7a: Barns 3 & 3a, eastern elevation



Plate 7b: Barns 3 & 3a, western elevation



Plate 8a: Barn 3 detail of internal wall construction



Plate 8b: Barn 3a, junction with Barn 2 during renovation



Plate 9a: Barn 4, southern elevation



Plate 9b: Barn 4, northern and western elevations



Plate 10a: Barn 5, southern elevation



Plate 10a: Barn 5, northern elevation