

HERITAGE NETWORK



**Former Dairy
LOCKLEY FARM
Welwyn, Herts.**

HN749

Historic Building Record



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Registered with the Institute of Field Archaeologists as an Archaeological Organisation

Archaeological Director: David Hillelson, BA MIFA

Former Dairy, LOCKLEY FARM, Welwyn, Herts.

HN749

Historic Building Record

Prepared on behalf of Marinus Buisman

by

Sallianne Wilcox, BA MA AIFA & David Hillelson, BA MIFA

Report no.487

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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 the former dairy range and farmhouse at Lockley Farm, looking southeast

Acknowledgements

The fieldwork for this project was carried out by Sallianne Wilcox and David Hillelson. The report text and illustrations were prepared by Sallianne Wilcox, and edited by David Hillelson.

The Heritage Network would like to express its thanks to Marinus Buisman, Lockley Farm; 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:	Former Dairy, Lockley Farm, Welwyn		
County:	Hertfordshire	District:	Welwyn Hatfield
Village/town:	Welwyn	Parish:	Welwyn
Planning reference:	6/05/1368	NGR:	TL 24113 16355
Client name and address:	Marinus Buisman, Lockley Farm, Welwyn, AL6 0BL		
Nature of work:	Conversion	Former use:	Agricultural
Site Status:	n/a	Reason for investigation:	Direction of LPA (PPG16)
Position in planning process:	After full determination (as a condition)	Project brief originator:	Local Authority
Site Code:	HN749	Other reference:	n/a
Organisation:	Heritage Network	Site Director:	David Hillelson
Project type, methods etc...	Building recording	Archive Recipient:	Hertfordshire Archives
Start of work	14 July 2008	Finish of work	22 July 2008
Related SMR Nos:	n/a	Periods represented:	Post-medieval/Modern
Oasis UID	heritage1-12658	Significant finds:	n/a
Monument types:	Agricultural Building: Milking parlour		
Physical archive:	n/a		
Previous summaries/reports:	n/a		

Synopsis: As the result of an archaeological condition on planning consent for the conversion to residential use of the milking parlour of the former dairy at Lockley Farm, Welwyn, Herts., the Heritage Network was commissioned to create a record of the building.

The brick and flint milking parlour was built in the mid 19th century, and was extended in the early part of the 20th century to provide almost double the number of milking stalls. Lockley Farm originally formed part of the Lockleys Estate and was built around two 17th century timber framed barns which now border the courtyard. The inclusion of a dairy as part of the farmstead provides clear evidence of the diversification in farming during this period and follows a pattern of changing farming practice seen elsewhere in the region.

1. Introduction

1.1 This report has been prepared at the request of *Marinus Buisman, Esq.*, as part of a programme of archaeological recording of a farm building known as the 'Former Dairy', Lockley Farm, Welwyn, Herts. Planning permission for the conversion of the building (ref. N6/2006/1030FP) has been granted by the Welwyn Hatfield District Council (WHDC), subject to a standard archaeological condition, in accordance with the provisions of the Department of the Environment's *Planning Policy Guidance Note 16* (PPG16).

1.2 The former dairy, more properly the milking parlour of the former dairy, lies on the east side of a courtyard farm, abutting buildings that form the southern range and include Lockley Farmhouse, centred on national grid reference TL 2411 1632 (Figure 1). The dairy forms part of a mid 19th century group of buildings that stand to the south of a 17th century timber-framed barn, which is Grade II listed (ref. 2/315), and a former chicken shed that has been converted into a holiday cottage (Hillelson 2006). To the east of this group stands a further 17th century barn, also Grade II listed (ref. 2/316), which has also been converted into a holiday cottage.

1.3 Farm buildings have been identified in 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 present project has been to make a record of the building in its present condition, in advance of its proposed conversion, and to undertake additional research, as necessary, to place the building in its local and regional archaeological and historical context.

1.5 The full archive for the project will be deposited with the Hertfordshire Archives and Local Studies service. It includes copies of the building plans, original medium-format black and white photographic negatives and contact sheets, and digital images.

2. Historic Evidence

2.1 Lockley Farm stands within a rural landscape that was once part of a large estate owned by Lockleys, a country house located approximately 500m to the southwest of the farmyard. Built for Edward Searle in 1717, and now known as Sherrardswood School, Lockleys is a Grade II* listed building reputed to stand on the site of an earlier house (Website 1, ref. 2/322; Pevsner 2002).

2.2 Close to Lockleys, a number of excavations have revealed the remains of a Roman bath preserved beneath the A1(M) and a Roman villa, both of which are now Scheduled Ancient Monuments (Website 2).

2.3 In the early 14th century, Lockleys (*Lockele, Lokkelebery, Lokley*) was recorded as a manor separate to that of Welwyn (Page 1912). During the 14th century, it was in the ownership of the English nobility, first the de Valence family, Aylmer de Valence was Earl of Pembroke, and then John of Gaunt, who was Duke of Lancaster (Page 1912). John's son became Henry IV and so the estate went to the Crown. Lockleys was tenanted by a series of families from 1303 (Page 1912). Ralph Wingate, Lord of the Manor in 1698, sold Lockleys to Edward Searle in 1715 (Page 1912; Smith 1993).

2.4 Searle's daughter, Elizabeth, married Charles Gardiner, and it is his name, *Cha Gardener Esq* that appears on the 1766 Dury & Andrews map of Hertfordshire at *Lockley's* (Page 1912). The map depicts the house standing in large grounds with a formal garden to the west, and a mixture of parkland and open landscape to the east. In c1820, their son, Charles, sold Lockleys Manor to Sir George Shee (Page 1912). The manor passed to their daughter, Letitia, the wife of Robert Dering; their son, George Edward Dering, succeeded his father as Lord of the Manor in 1859. Lockley's Estate remained in the Dering family until it was put for sale in 1954 (Page 1912; DE/X612/11).

Cartographic

2.5 The timber framed barn on the north side of the farmyard at Lockley Farm carries a date of 1684 on the third tie beam from the west (Website 1, ref. 2/315). It is thought that this is the building shown on Dury and Andrews' 1766 map of Hertfordshire, standing on its own within the landscape belonging to the Lockleys Estate.

2.6 The same barn is thought to also be depicted standing on its own in Plot 183 on the 1837 Tithe Map (Figure 2; DSA4 113/2). The accompanying Tithe Award describes the plot as The Warren (for breeding rabbits), and names the owner as Lady Shee, and the occupier as Robert Dering (DSA4 113/1).

2.7 By 1881, when the 1st edition of the 25" Ordnance Survey was published, a planned courtyard farmstead had been established, broadly in its present form (Figure 3). The principal courtyard comprised an earlier timber framed barn along the north range with two wagon porches facing south, with smaller adjoining farm buildings forming part of the east and west ranges (Website 1, ref. 2/315). The farmhouse with its outbuildings, including the dairy, formed the south and east ranges of the courtyard. To the east was a further, but separate,

courtyard with other farm buildings that included another large, earlier barn along its east range (Website 1, ref. 2/316; Figure 3).

2.8 The drive to the farm, then known as *Lockleys Farm*, entered the main courtyard from the west and exited in a gap between the buildings on the east range opposite, to pass the south side of the second courtyard. It continued towards a fenced area with a building or animal pen at its northeast corner.

2.9 The 1898 Ordnance Survey map shows a similar layout. Two water pumps are shown, one located next to the farmhouse and the other on the east side of the main courtyard (Figure 4). Some alterations to the group of buildings attached to the dairy along the south range may have taken place, to form, from west to east, a washhouse, a storage area and a processing room which abutted the south end of the dairy.

2.10 By 1923 a few small changes had been made to the buildings (Figure 5). These include an extension on the west side of the dairy which forms the southeast corner of the main courtyard.

2.11 Since 1923, Lockley's Farm has expanded. New farm buildings, barns, animal pens and two new semi-detached cottages have been constructed to the north and east of the earlier farmyard group (Figures 6 & 7).

2.12 In 1954 The Lockleys Estate was put up for sale; this included Lockleys Farm as Lot 24 (D/EX 612/11). The farm was listed as comprising almost 380 acres with a farmhouse and eleven farm buildings (Appendix 1). Cows, pigs and horses appear to have been kept, and the farm is said to have had '...highly productive arable and good pasture...'. Seven other cottages are also briefly described as part of the same Lot.

2.13 The present owner of the farm has indicated that the surrounding land was a mixture of parkland and pasture until the Second World War when much of the pasture began to be ploughed. The farm remained a dairy and arable base until 1958, when a suckler herd of pigs was introduced and dairy production stopped. Pigs continued to be bred until the Foot and Mouth crisis of 1967 (Hillelson 2006). Since 1958, the dairy has been used mainly for storage.

3. Building record

SITE DESCRIPTION

3.1 The site is located between the A1(M) and the East Coast Mainline Railway, to the east of Welwyn village and the north of Welwyn Garden City. The building being studied lies at the southeast corner the planned farmyard, and forms part of an L-shaped group that has been joined to the farmhouse by a recent link-building to the west. Access was only available to the building used as a milking parlour; the interior of the southern range of outbuildings (thought to have formed a dairy processing room, store and washhouse) was not available. This range can now only be accessed from the farmhouse and is not being altered.

EXTERIOR (Figures 8 & 9; Plates 1 – 4)

3.2 The dairy is rectangular in plan and lies roughly on a north to south axis. Built using a mixture of red brick piers, flint panels, and dark and light fletton bricks, the main body of the building has a hipped clay tile roof, and the western extension, a recently renewed pent roof of new clay pantiles. The main access is through a sliding door in the north elevation, and there is a smaller personnel doorway at the south end of the west elevation. Three small windows are set in the west elevation, and two in the east, just below the eaves, and there is a doorway that provides access into the outbuilding at the rear. This outbuilding is constructed of red brick piers and flint panels similar to the milking parlour. It has a sloping corrugated iron roof and is thought to have been a processing room located at the rear of the main building. On its east elevation is an inserted timber window with red brick in-fill below.

3.3 The remaining outbuildings attached to the south end of the milk parlour and the west side of the processing room include a small store, a washhouse, and a modern link-building which joins the group to the farmhouse. The south elevation of the store is constructed using old red brick with a sloping slate roof that faces south. The north elevation is built in modern light coloured, fletton bricks and has two windows, one of which was a former doorway that led into the yard, now blocked with brick. The washhouse was built using red brick piers and flint panels, and has a gabled tile roof with a chimney stack at its west end.

3.4 Adjacent to the north end of the main dairy building is a small, square, concrete-panel store with a timber lid and a small hatch to the lower north face. It is typical of a design associated with coal-bunkers, and may have been used to store coal, sand or salt. East of this is a small, concrete lined drain. At the south end of the east elevation is a large raised drain with a concrete cap.

North elevation

3.5 Red brick piers with flint panels bonded with sandy lime mortar. The panels have no plinth but are capped by two courses of red brick. Most of the flint work has a cut face. The piers are built using red bricks that measure 22cm x 6³/₄cm x 10¹/₂cm (9" x 2³/₄" x 4"). Two graffito marks were noted on the eastern corner pier: a double cross and an upside down 'V'.

3.6 A brick buttress supports the western end of the elevation and is constructed from a mixture of brick types. It has a square base of older style bricks, which may be the remains of a gatepost closing off the east side of the courtyard. Above the base, the buttress slopes back to meet the north elevation and is built of dark fletton bricks, similar to those that form the west

elevation. A further buttress flanks the eastern end of the northern elevation. It is built of light coloured fletton bricks, tumbled-in to the east elevation. Neither buttress is keyed in. Beyond the west buttress is the north wall of the western extension, built from dark fletton bricks, which came into general use in the first quarter of the 20th century.

3.7 Between the central pier and the west buttress is a large opening with a timber boarded sliding door, somewhat repaired, but thought to be an original feature. The two metal handles at each end of the door, and the metal runner above the door, are embossed with the manufacturer's name, *King, Hitchin*.

East elevation

3.8 Red brick piers with flint panels bonded with sandy lime mortar. Five brick piers built using red bricks that measure 22cm x 6¾cm x 10½cm (9" x 2¾" x 4"). Four flint panels with no plinth but capped by two courses of red brick; most of the flint work has a cut face. Sloping buttress at the north end (see above). Two wide, recessed, timber hopper windows, each of four panes with timber sills, located under the eaves within the two central flint panels. Both abut a brick pier and are thought to have been inserted later. Metal air vents lie centrally above each flint panel set into the brick capping. On top of the east elevation is a wall plate, and at its mid-length is a bridled scarf joint.

South elevation

3.9 The south elevation is hidden behind the brick and flint built processing room that is attached to the south end of the milking parlour.

West elevation

3.10 Built in dark fletton bricks, which came into general use in the first quarter of the 20th century, partly in Flemish bond. A thick layer of cement above the second visible row of bricks marks a damp-proof course.

3.11 Three, evenly spaced, wide, recessed, timber hopper windows with clay tile sills are located under the eaves. Two have a single pane, and one at the north end is of three panes. At the south end is a doorway with a deep step up into the dairy. It has a latched boarded door that is thought to have been re-used from elsewhere on the farm. Against the exterior west elevation is a small, modern, wire chicken pen. Some bricks at the base of the wall have been removed to create a small hatch.

Roof

3.12 The clay tiles of the hipped roof over the main part of the dairy have probably been replaced. There are also seven small areas where glass tiles have been inserted to allow natural light into the building, three on each of the east and west slopes, and one on the north slope.

INTERIOR (Figures 8 & 9; Plates 5 – 10)

3.13 The milking parlour's interior is one large open space of five bays with an exposed roof truss and a concrete laid floor. Towards the west side of the dairy, marking the original extent of the building, a pine wall plate runs north to south, supported by five, evenly spaced, tubular metal stanchions. At its mid length is a bridled scarf joint.

3.14 There are eleven, evenly spaced, milking stalls, nos. 1 – 5 to the west side and nos. 6 – 11 to the east side. The stalls are separated by pre-cast concrete panels, five to each side. Those along west side have a more prominent profile than those on the east side, and although taller in height, they are 30cm shorter in length. In each of the eleven stalls, between the pre-cast concrete panels, is a pre-cast concrete feed trough. The troughs along both sides of the parlour are roughly the same dimensions and style, but those to the west are lined with brown glazed curved tiles, while those to the east are lined with white glazed curved tiles. The trough in Stall 4, along the west side, has been truncated to allow for the insertion of a small hatch that leads into the chicken pen on the west exterior, noted above.

3.15 Within the building are the remains of metal piping used for the collection of milk. This has mostly survived towards the south end of the dairy and includes a vacuum dial for an ‘Alfa-laval milker’ on the south face of the tiebeam in Stall 5 to the west side. On the second, third and fourth tiebeam along the east side are three, heavily rusted, metal brackets which formerly supported milk pipes that hung down into the stalls and are thought to be contemporary.

North elevation

3.16 Brick wall, lined with render (17cm) making this elevation 37cm in depth. Pine timber wall plate. Large doorway, offset to the west of the original elevation, now roughly central, with a boarded sliding door, probably original, with an old metal beam above.

East elevation

3.17 Brick wall, lined with render. Pine timber wall plate with a bridled scarf joint at its mid-length. Two wide, timber hopper windows under the eaves in the second and fourth bays, each of four panes and thought to have been inserted.

South elevation

3.18 Brick wall, lined with render. Pine timber wall plate. Doorway, roughly central with a modern door. The original door, identified by M Buisman, has been stored within the building and is timber boarded with no visible latches or hinges. Some water pipes and electrical equipment lie along this wall, but are no longer functioning. A vertical building break can be seen within the broken render at the east end of the north elevation, where the western extension meets the southwest corner of the original building.

West elevation

3.19 Brick wall, lined with render. Three, evenly spaced, wide, timber hopper windows under the eaves, one to the third bay with a single pane, one straddling the first/second bay divided of three panes and one straddling the forth/fifth bay with a single pane.

Roof

3.20 Four cambered tie beams of the main roof structure are probably pine, and are joined to the wall plate along the east elevation, and the wall plate of the former west elevation, with metal straps. It has a common rafter roof with end sprockets, and there are no principal rafters jointed into the tiebeams. Above each tiebeam is a collar with a clasped purlin. Although the tie beams appear original, most of the rafters and collars are more recent with a few re-used rafters, probably from the earlier roof structure. The interior roof of the main structure has been re-lined with felt. The pent roof to the western extension is boarded to its underside.

Floor

3.21 The floor is concrete throughout and has an incised hatch pattern to aid drainage. The pre-cast concrete stall panels on the west side stand on the patterned floor, but the floor appears to have been laid around those on the east, suggesting that the floor was installed at the same time as the western extension was built. There are two former drainage gulleys running north to south, recently in-filled with concrete. One follows the original centre of the building, the other runs behind the stalls in the western extension.

4. Discussion

4.1 The brick and flint former milking parlour stands along the east side of the main courtyard of farm buildings at Lockley Farm, Welwyn. It is abutted to the south by a range of outbuildings that run west towards the farmhouse, and are now joined to it. These are thought to have included a dairy processing room, a store and a washhouse and they are also constructed in brick and flint.

4.2 North and northeast of the dairy are two, large, timber framed and weatherboarded barns, which date to the 17th century and are the oldest buildings on the site. The dairy, along with the farmhouse and other outbuildings, was probably constructed in the mid 19th century, sometime after 1837 and before 1881 (Figure 10). It comprises a large open space, with the main door on the north elevation offset towards the west side, providing access for the cows. The stalls and troughs currently lining the east elevation are thought to be late 19th / early 20th century in date, replacing the original stalls. The brick buttress that stands at the northwest corner of the dairy is likely to have been a gate post situated at the east entry to the main courtyard, and is likely to be original (Figures 3 - 6).

4.3 Between 1898 and 1923, the dairy was extended along its west side in order to expand its production (Figure 10). The number of stalls increased from six to eleven, requiring the removal of the original west wall. The wall plate that lay on this wall still survives, but has been supported by metal stanchions. It is possible that the northwest buttress was increased in height at this time to support the north wall at this time. Once extended, a new concrete floor was laid and five pre-cast concrete stalls were inserted along the west elevation.

4.4 Later changes to the milking parlour include: the replacement of the main roof, the construction of a new buttress at the north end of the east elevation, and the replacement of the sloping roof over the western extension.

Conclusion

4.5 The brick and flint milking parlour forms part of the dairy built at Lockley Farm in the mid 19th century. It was extended in the early part of the 20th century, providing almost double the number of milking stalls, but fell out of use in the late 1950s and is currently used for storage.

4.6 Lockley Farm originally formed part of the Lockleys Estate and was built around two 17th century timber framed barns which now border the courtyard. The inclusion of a dairy as part of the farmstead provides clear evidence of the diversification in farming during this period and follows a pattern of changing farming practice seen elsewhere in the region.

5. Sources Consulted

HERTFORDSHIRE ARCHIVE AND LOCAL STUDIES

- DE/X 612/11. Sale particulars for properties in Hertfordshire of Bedfordshire, 1897-1972. The Lockleys Estate and portions of The Tewin Water Estate Hertfordshire. 1954 Sale Catalogue
- DSA4 113/2. Tithe Map of Welwyn, 1837
- DSA4 113/1. Tithe Award of Welwyn, 1837
- Dury & Andrews Map of Hertfordshire, 1766.
- Ordnance Survey Map, 1881. 25". Sheet no. XXVIII.3
- Ordnance Survey Map, 1898. 25". Sheet no. XXVIII.3
- Ordnance Survey Map, 1923. 25". Sheet no. XXVIII.3
- Ordnance Survey Map, 1937. 25". Sheet no. XXVIII.3
- Ordnance Survey Map, 1971. 1:2500. Sheet no. TL 2416 - 2516

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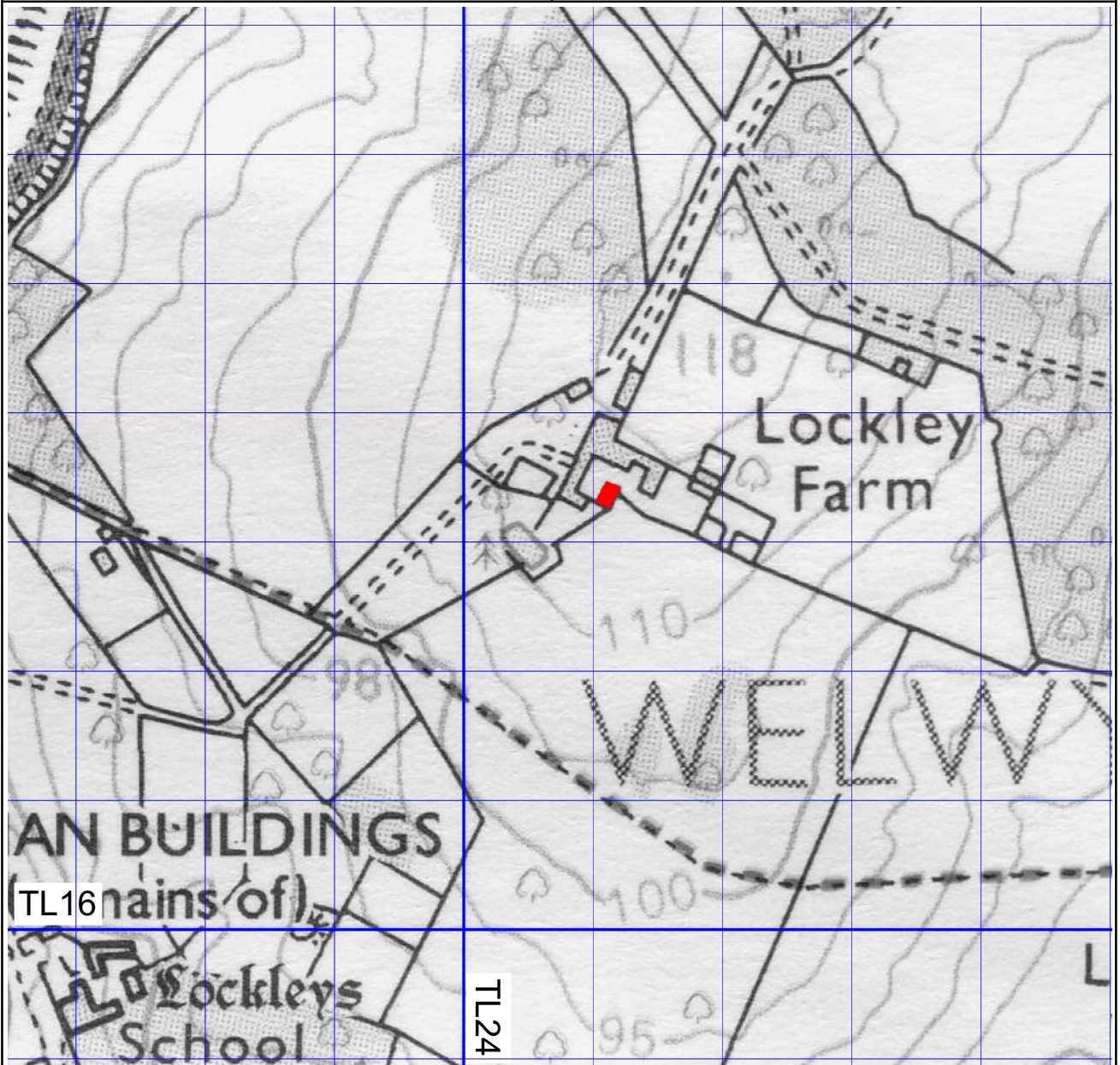
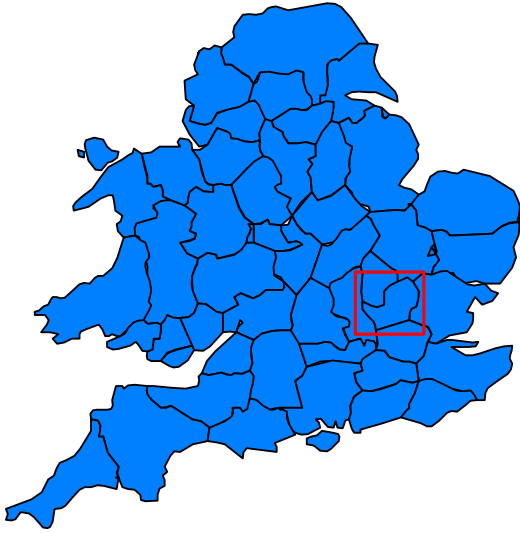
6. Illustrations

Figure 1.....	Site location
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Plate 9.....	Interior. East elevation, wall plate joint in stall 8
Plate 10.....	Interior. Tie beam in Stall 5, south face. Dial

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Site Location

Scale 1:5000

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Figure 1

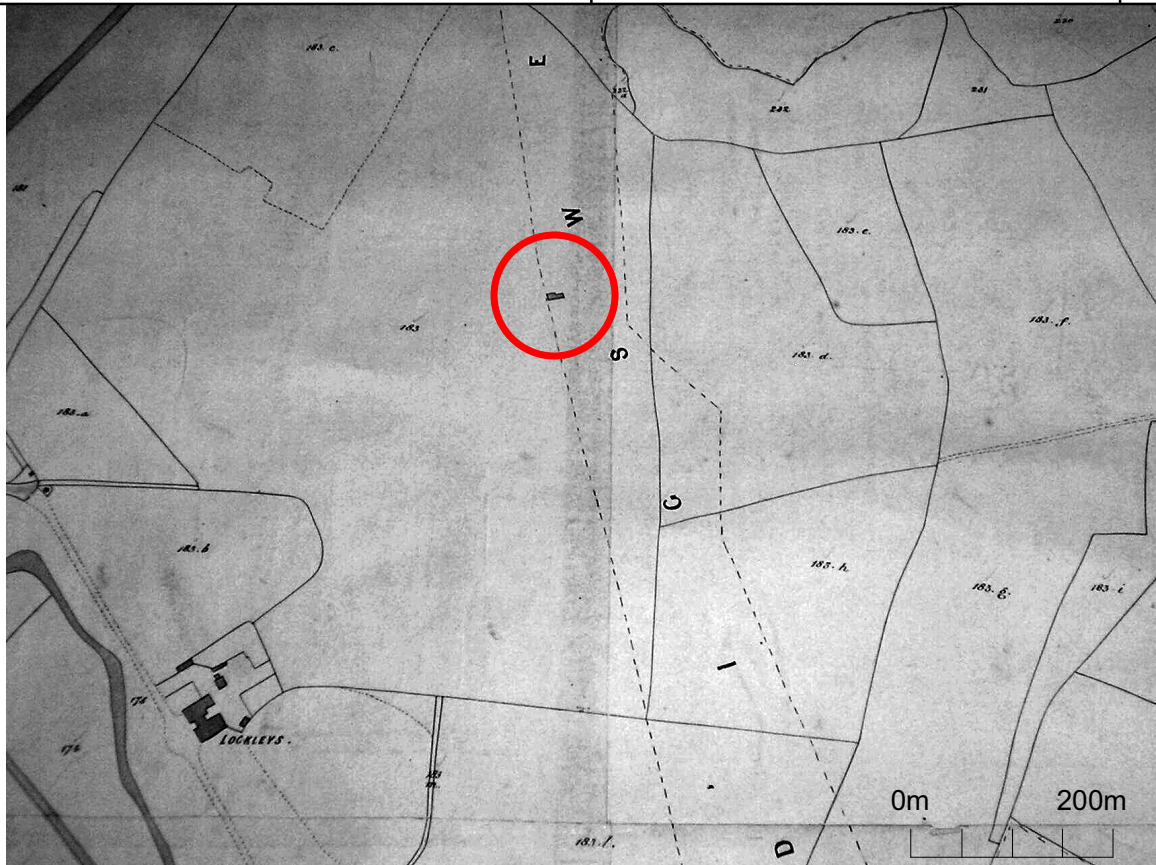


Figure 2: Tithe Map 1837, Scale 1:7500

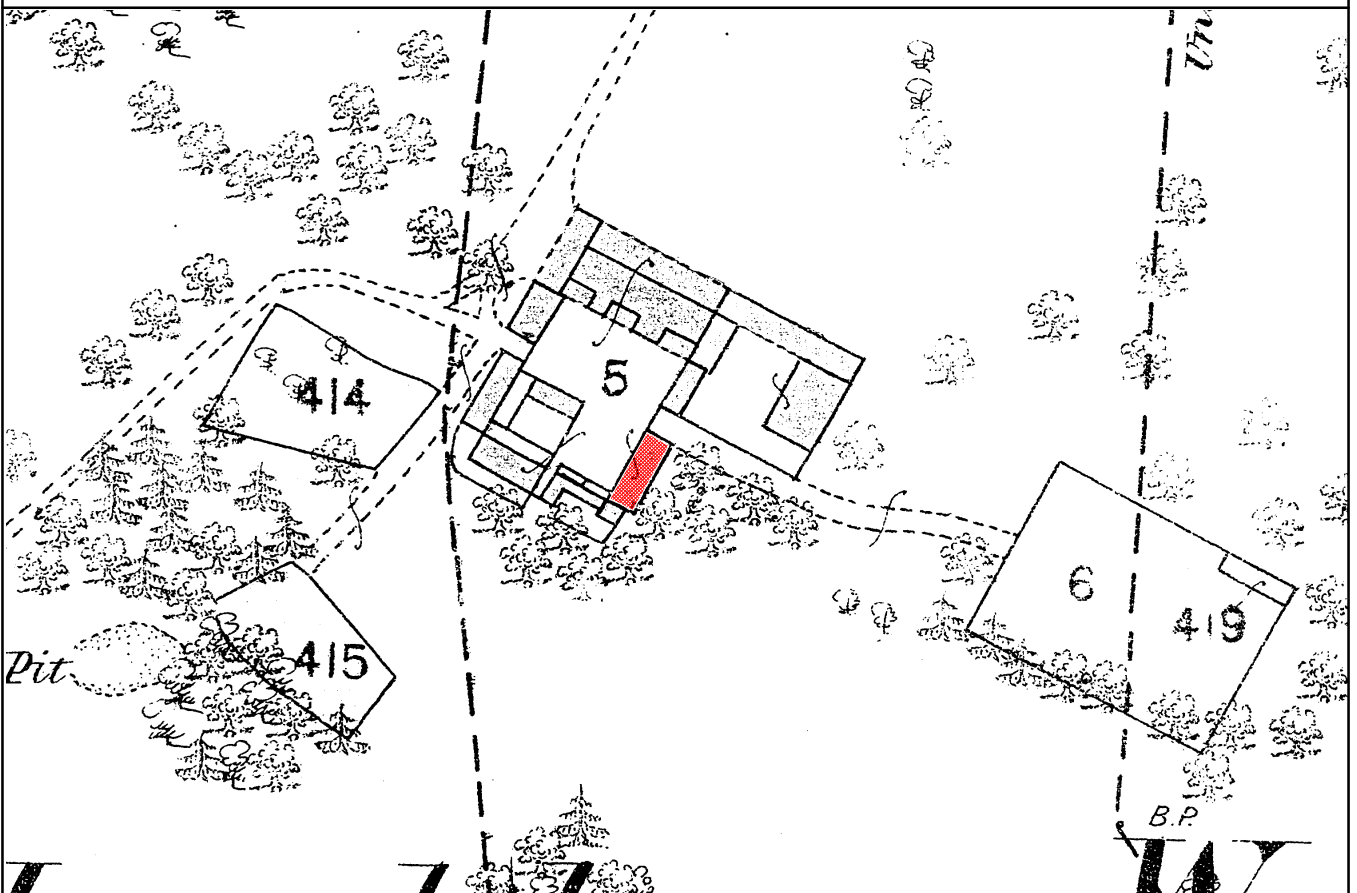


Figure 3: 1st Edition Ordnance Survey Map 1881, Scale 1:1500

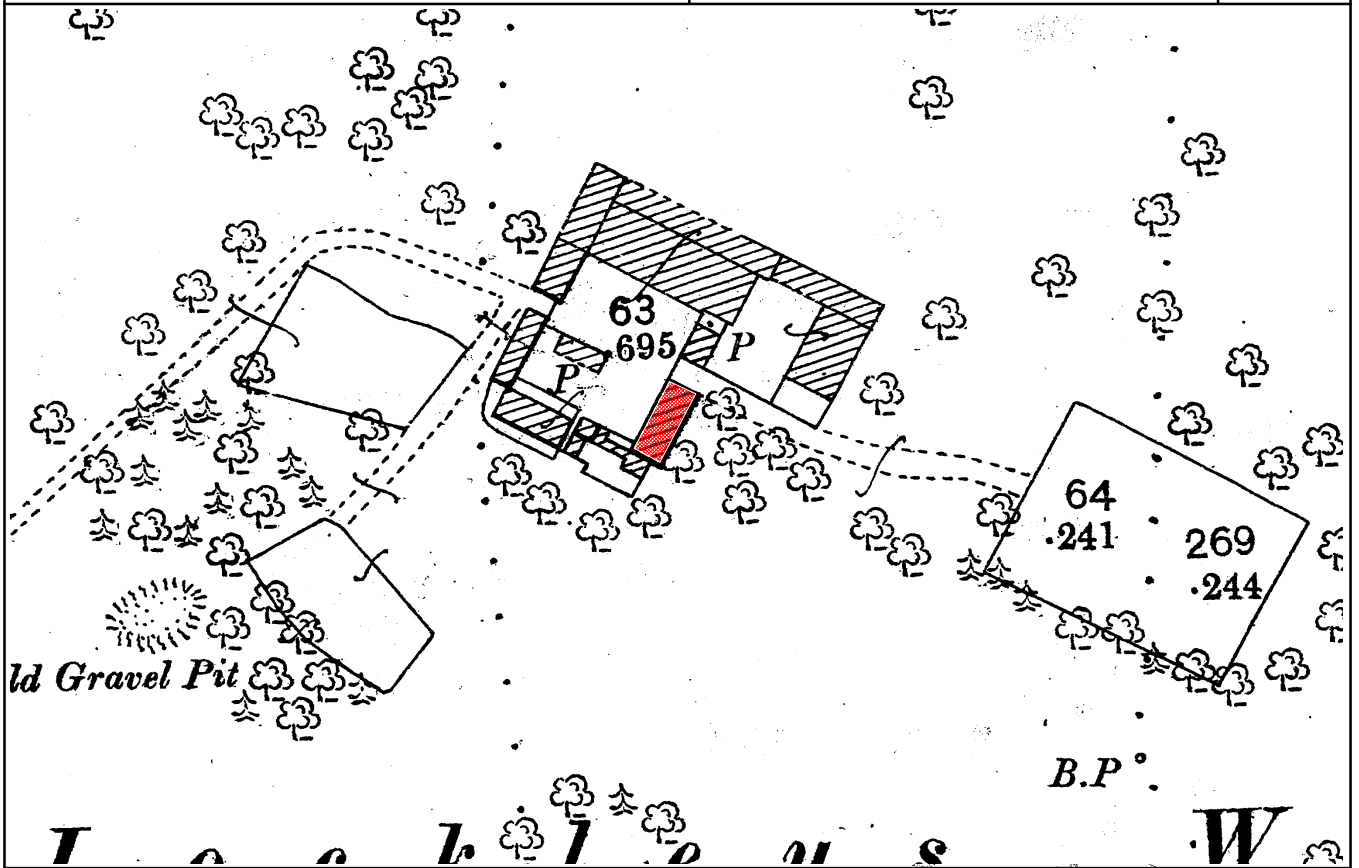


Figure 4: Ordnance Survey Map 1898, Scale 1:1500

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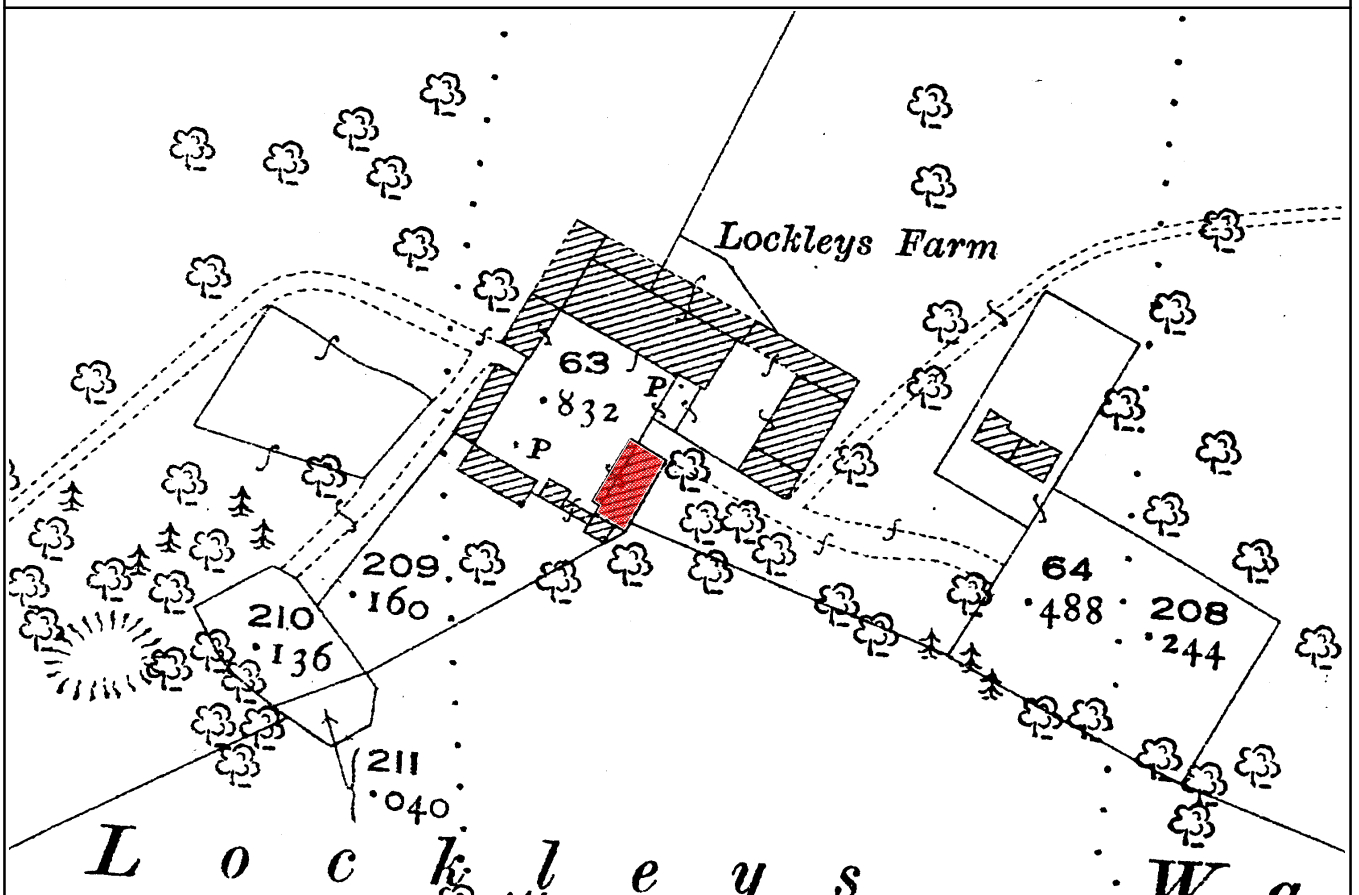


Figure 5: Ordnance Survey Map 1923, Scale 1:1500

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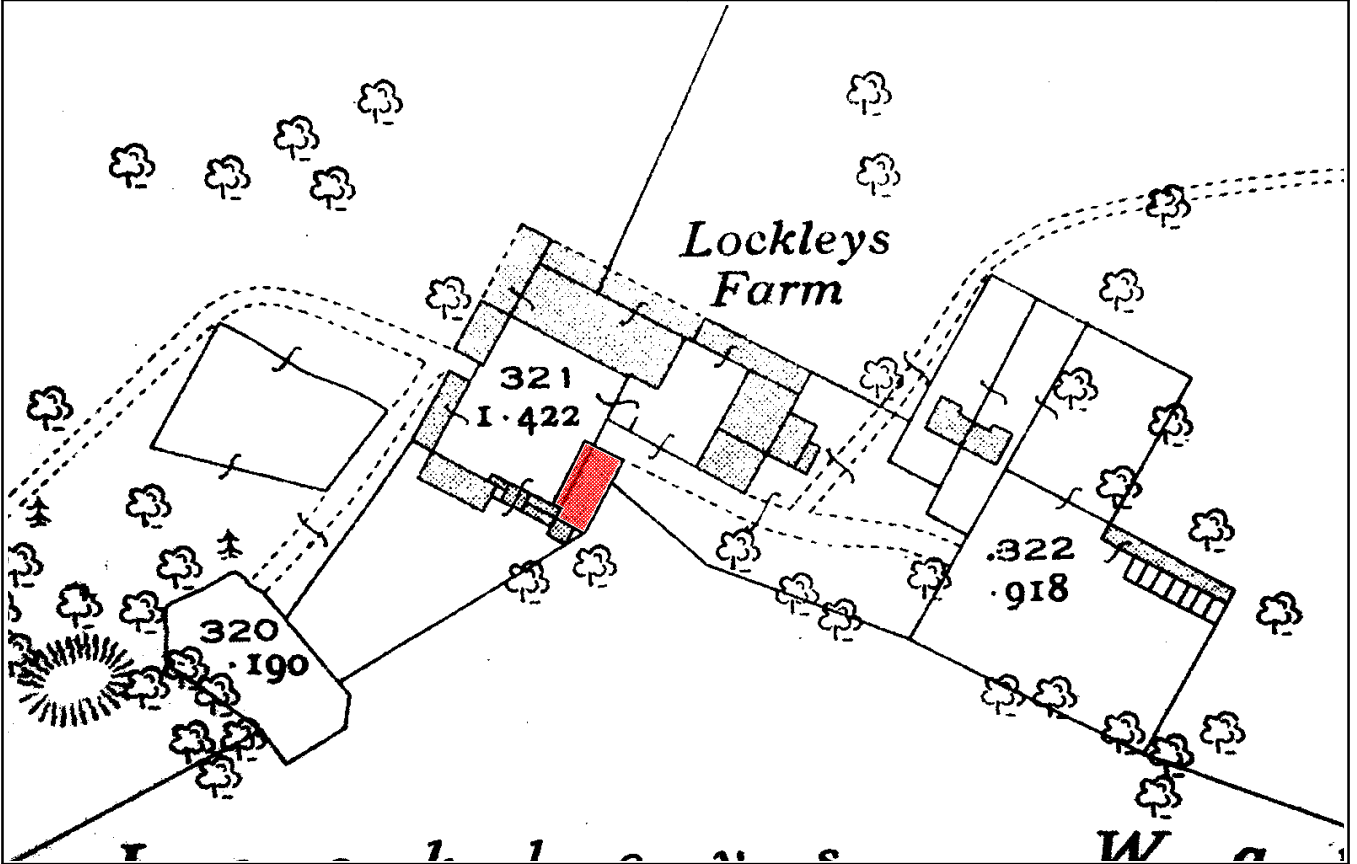


Figure 6: Ordnance Survey Map 1937, Scale 1:1500

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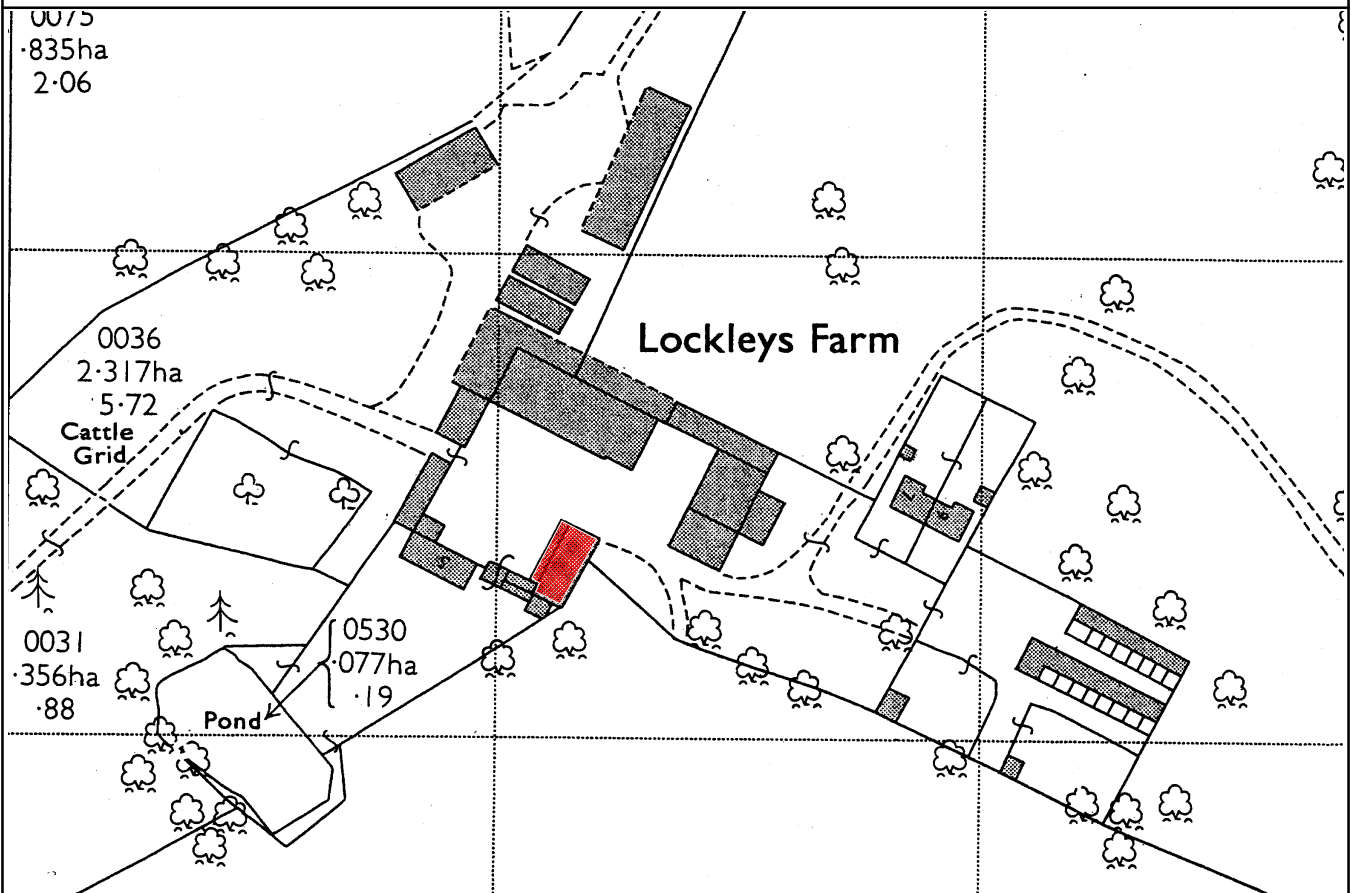
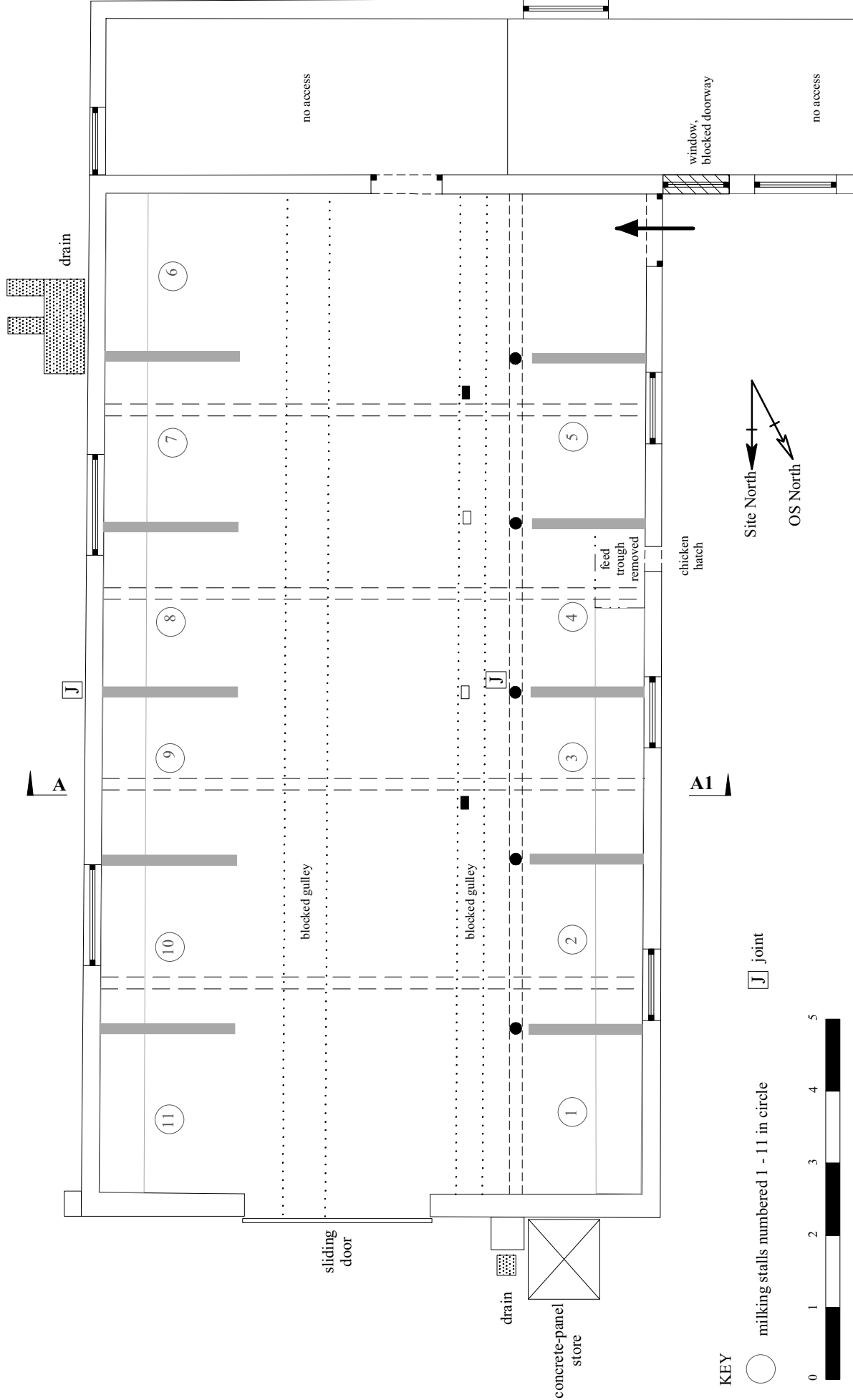


Figure 7: Ordnance Survey Map 1971, Scale 1:1500

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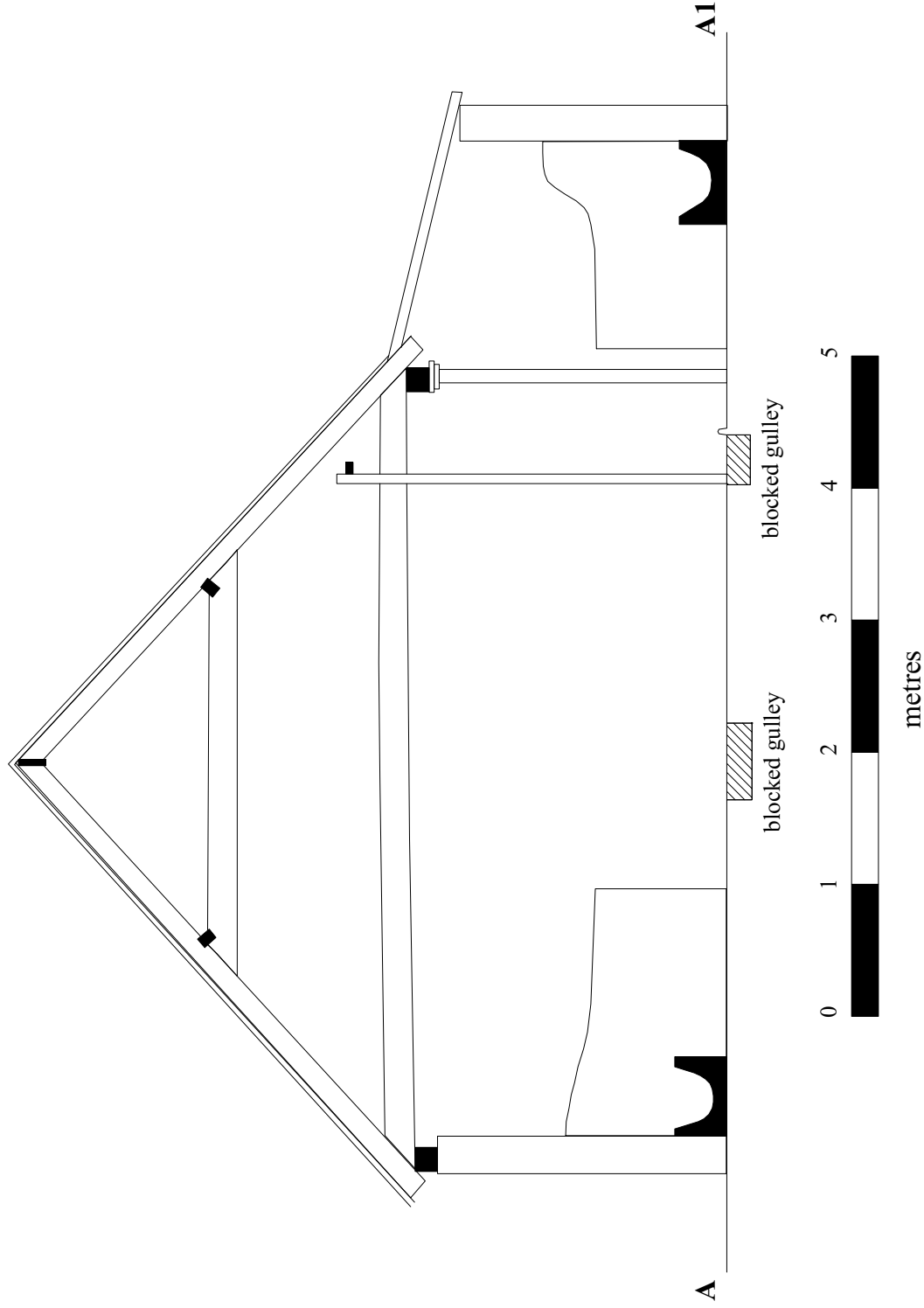
KEY

○ milking stalls numbered 1 - 11 in circle

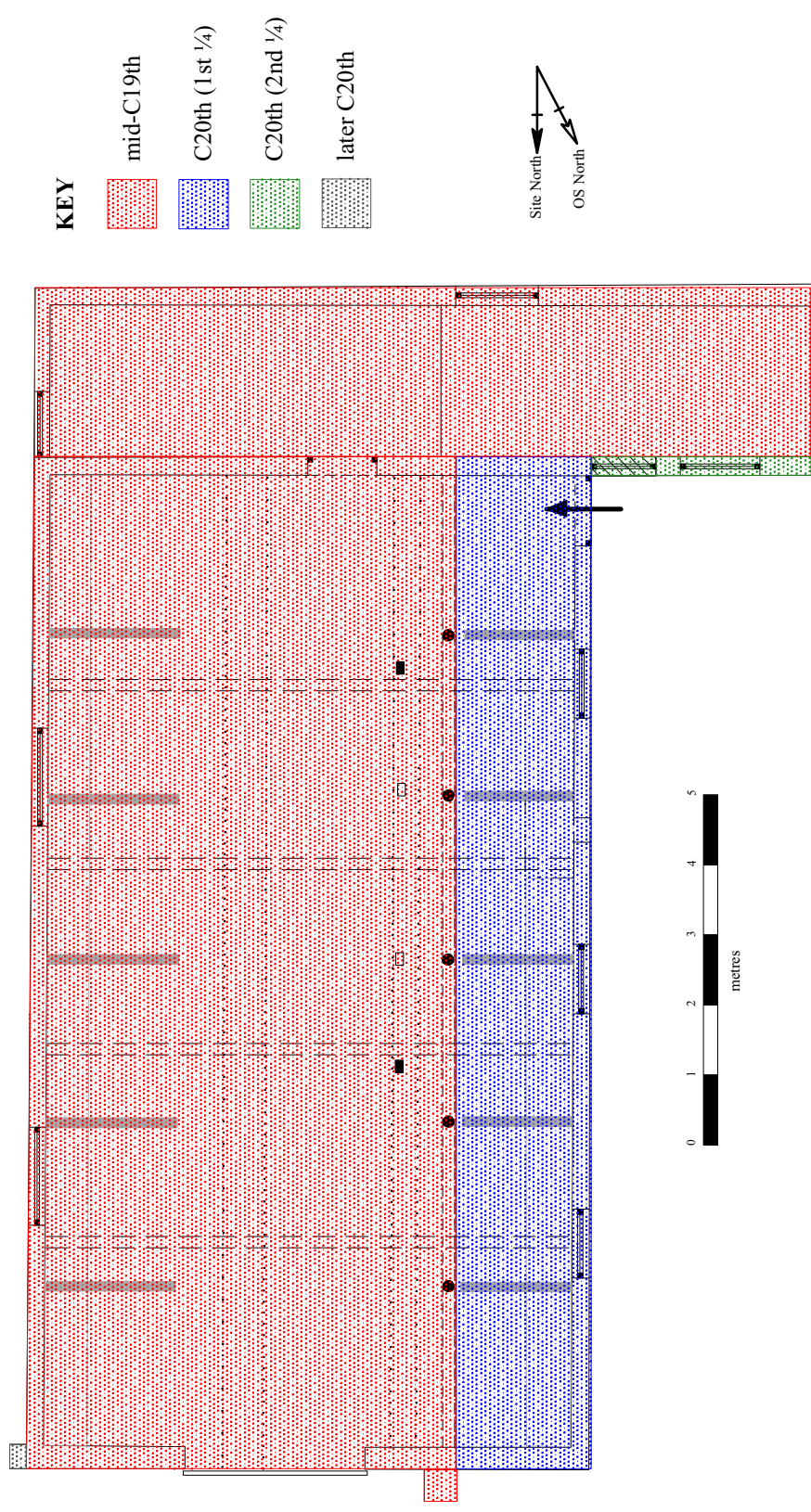
J joint



Floor plan



Section A - A1



Phased plan



Plate 1: Exterior. North elevation



Plate 2: Exterior. East elevation



Plate 3: Exterior. West elevation



Plate 4: Exterior. East elevation, drain



Plate 5: Interior. View looking north



Plate 6: Interior. View looking south



Plate 7: Interior. Stall 2 looking west



Plate 8: Interior. Stall 9 looking east



Plate 9: Interior. East elevation, wall plate joint in stall 8



Plate 10: Interior. Tiebeam in stall 5, north face. Dial showing 'Alfa-laval milker'

Appendix 1

The Lockleys Estate and portions of The Tewin Water Estate Hertfordshire 1954 Sale Catalogue (D/EX 612/11)

Lockleys Farm

Area: 378-868 acres.

Tenant: Mr. Geo. Baron.

Tenancy: Yearly.

Rent: £620 per annum which includes the sporting rights over the Farm.

SCHEDULE

No.	Ord. Survey	Description	Area
210	Arable	...	29-890
269	Pasture	...	12-133
270	Arable	...	5-038
272 Pt.	Arable	...	73-430
274	Cottage	...	539
275	Pasture	...	822
278 Pt.	Woodland	...	716
278 Pt.	Woodland	...	1-190
279 Pt.	Arable	...	37-422
280	Pt. Arable, Pt. Woodland	...	9-344
314	Pasture	...	634
315	Pasture	...	568
316	Roadway	...	502
317	Pasture	...	1-600
318	Roadway	...	315
319	Pasture	...	3-440
320	Pond	...	190
321	House and Buildings	...	1-422
322	2 Cottages, Buildings and Yard	...	918
323	Pasture	...	11-989
324	Woodland	...	1-781
325	Spinney	...	907
326 Pt.	Pasture	...	1-097
327	Pasture	...	3-100
328	Pasture	...	18-501
332 Pt.	River	...	229
367 Pt.	Cottage	...	066
378 Pt.	Orchard	...	283
381 Pt.	Pasture	...	956
382	Woodland	...	343
383	Pasture	...	57-549
384 Pt.	Arable	...	35-787
385	Arable	...	35-752
523	Woodland	...	365
528	Pond	...	102
729	Arable	...	10-695
756	Arable	...	19-114
804 Pt.	Woodland	...	139
ACRES			378-868

The **Farmhouse**, of brick and tiled construction, which has been recently modernised and enlarged, contains:—

On the Ground Floor

Entrance Hall; Lounge, 15ft. by 13ft. 9in.; Sewing Room; Dining Room, 14ft. by 13ft. 9in.; large Office and Store; Kitchen, 14ft. 6in. by 12ft. 3in; Larder. Modern brick fireplaces and power points in some of the rooms, hot water radiators in hall and landing.

On the First Floor

Four good Bedrooms, measuring 15ft. by 13ft. 9in., 15ft. by 13ft. 9in. Pt. and 10ft. 6in. Pt., another similar, and 14ft. by 7ft., Boxroom, Corridor and Landings, Bathroom with fitted Bath, basin and linen cupboard, separate W.C.

The **Buildings** consist of a brick flint and tiled Washhouse, Dairy with concrete floor, Cowhouse with standings and mangers for twenty with roof partly corrugated iron; Barn, brick weatherboarded and tiled with cement floor and electric light; two timber and slated leanto Stores; old Stable range, weatherboarded and pantiled with concrete floors and electric light; five Horse Boxes, weatherboarded and pantiled on brick dwarf walls and concrete floors; and an exceptionally large Barn, weatherboarded and tiled, brick dwarf walls and concrete floor; two leanto timber and pantiled Stores; brick and flint Piggery with tiled roof, cement floor, electric light and loft over, timber and slated open fronted Implement Shed.

The **Four Cottages** comprise a pair of excellent semi-detached brick and tiled Cottages close to the Farm, each containing Three Bedrooms, Living Room, Kitchen and Scullery, one with W.C. and the other with E.C., main water and electricity.

A brick and tiled **Semi-detached Cottage** adjoining North Lodge in Church Street, Welwyn, containing two large Bedrooms, two Living Rooms, Kitchen, Storeroom, etc. Outside W.C. and Barn. Main water, gas, electricity and drainage.

A brick and tiled **Detached Cottage** about 150 yards from the Farm and adjoining Hazel Grove, containing Three Bedrooms, Bathroom, Two Living Rooms and Kitchen, E.C., main water and electricity.

The Land as shown in the Schedule is in proper proportions of highly productive arable and good pasture with main water laid on at various points over the Farm.

*NOTE: This Lot is sold subject to rights of way over the Drive in favour of Lots 14, 14a, and 15 and with the benefit of a drainage Easement over Lot 1 as stated.
Certain timber which has been marked will pass with the Freehold of this Lot.*

Appendix 2

Black and White Photographic Log



Frame 1: E exterior elevation, facing NW



Frame 2: N exterior elevation facing S



Frame 3: N exterior elevation facing S



Frame 4: W exterior elevation, facing SE



Frame 5: W exterior elevation and bakery range, facing SE



Frame 6: Interior, facing N



Frame 7: Interior, facing NNW



Frame 8: Interior, facing NW



Frame 9: Interior, facing WNW



Frame 10: Interior, W elevation S end, facing W



Frame 11: Interior, facing S



Frame 12: Interior, facing SW



Frame 13: Interior, facing SE



Frame 14: Interior and roof, facing S

Appendix 3

Digital Photographic Log

Digital Ref.	Description	Facing
HN749_001	Exterior. East elevation	NW
HN749_002	Exterior. North elevation	S
HN749_003	Exterior. West elevation	SE
HN749_004	Exterior. View	SE
HN749_005	Interior. View	N
HN749_006	Interior. View	NNW
HN749_007	Interior. View	NW
HN749_008	Interior. West elevation from the south	WNW
HN749_009	Interior. West elevation, south end	W
HN749_010	Interior. View	S
HN749_011	Interior. View	SW
HN749_012	Interior. View	SE
HN749_013	Interior. View	S
HN749_014	Interior. View	S
HN749_015	Interior. View	S
HN749_016	Interior. View	SW
HN749_017	Interior. View	S
HN749_018	Interior. Stall 9	E
HN749_019	Interior. Stall 9	E
HN749_020	Interior. Stall 2	W
HN749_021	Interior. Stall 2	W
HN749_022	Interior. East elevation, bridled scarf joint to wall plate in stall 8	E
HN749_023	Interior. Stall 8, SE corner. Trough & pipework	SE
HN749_024	Interior. Stall 7. Tiebeam, south face. Bent metal support and pipe over	NE
HN749_025	Interior. Stall 5. Tiebeam, south face. Dial showing 'Alfa-laval milker'	N
HN749_026	Exterior. North elevation, east end. Incised marks	S
HN749_027	Exterior. East elevation. Bridled scarf joint to wall plate	W
HN749_028	Exterior. East elevation. Window	W
HN749_029	Exterior. East elevation. Drain abutting wall	NW
HN749_030	Exterior. East elevation	N

HN749 - Former Dairy, Lockley Farm, Welwyn: Digital Photographic Log



HN749_001



HN749_002



HN749_003



HN749_004



HN749_005



HN749_006



HN749_007



HN749_008



HN749_009



HN749_010



HN749_011



HN749_012



HN749_013



HN749_014



HN749_015



HN749_016



HN749_017



HN749_018



HN749_019



HN749_020



HN749_021



HN749_022



HN749_023



HN749_024



HN749_025



HN749_026



HN749_027



HN749_028



HN749_029



HN749_030

Appendix 4

Working Photos

Digital Ref.	Description
HN749_W01	Exterior. North elevation
HN749_W02	Exterior. North elevation, east end
HN749_W03	Exterior. North elevation, east end buttress
HN749_W04	Exterior. North elevation, east end. Brick inscriptions
HN749_W05	Exterior. North elevation. Door handle
HN749_W06	Exterior. North elevation. Door head
HN749_W07	Exterior. North elevation, west end buttress
HN749_W08	Exterior. North elevation, west end
HN749_W09	Exterior. North elevation, west end
HN749_W10	Exterior. West elevation
HN749_W11	Exterior. West elevation, north end
HN749_W12	Exterior. West elevation, south end
HN749_W13	Exterior. West elevation, chicken hatch
HN749_W14	Exterior. West elevation, south end. Door
HN749_W15	Exterior. West elevation, south end. Door
HN749_W16	Exterior. West elevation, south end. Door
HN749_W17	Exterior. West elevation, south end. Door latch
HN749_W18	Exterior. West elevation, south end. Dairy & outbuilding
HN749_W19	Exterior. West elevation, south end. Dairy & outbuilding
HN749_W20	Exterior. View from NW to SE
HN749_W21	Exterior. View from NW to SE
HN749_W22	Exterior. View from SE to NW
HN749_W23	Exterior. East elevation
HN749_W24	Exterior. East elevation, south end
HN749_W25	Exterior. East elevation, south end. Window
HN749_W26	Exterior. East elevation. Air vent
HN749_W27	Exterior. East elevation. Eaves
HN749_W28	Exterior. East elevation. Wall plate joint
HN749_W29	Exterior. East elevation, north end
HN749_W30	Exterior. East elevation. Base of flint panel
HN749_W31	Exterior. East elevation. Drain abutting wall
HN749_W32	Exterior. East & south elevation
HN749_W33	Exterior. East elevation. Metal hook
HN749_W34	Interior. View north to south
HN749_W35	Interior. East elevation from the north
HN749_W36	Interior. Floor, metal pole & timber post to east side from the north
HN749_W37	Interior. Wall plate, metal pole & timber post to east side from the north
HN749_W38	Interior. Stall 1 facing west
HN749_W39	Interior. Stall 2 facing west
HN749_W40	Interior. Stall 3 facing west
HN749_W41	Interior. Stall 4 facing west
HN749_W42	Interior. Stall 5 facing west
HN749_W43	Interior. West elevation, south end. Door
HN749_W44	Interior. View north over stalls 1 - 4
HN749_W45	Interior. Wall plate joint & metal pole between stalls 3 & 4
HN749_W46	Interior. Floor & metal pole between stalls 3 & 4
HN749_W47	Interior. Wall plate joint & metal pole between stalls 3 & 4
HN749_W48	Interior. West elevation. Window in stall 2

Digital Ref.	Description
HN749_W49	Interior. Stall 2. Equipment in SW corner
HN749_W50	Interior. Stall 2. Equipment in SW corner and feed trough
HN749_W51	Interior. Stall 3. Tiebeam, strap and wall plate
HN749_W52	Interior. Stall 5. Metal pole, wall plate & metal pipe
HN749_W53	Interior. South elevation, west end
HN749_W54	Interior. South elevation
HN749_W55	Interior. East elevation, south end
HN749_W56	Interior. South elevation, west end, old electrics
HN749_W57	Interior. South elevation, metal pipe
HN749_W58	Interior. View from the SW to NE
HN749_W59	Interior. East elevation. View north over stalls 6 - 11
HN749_W60	Interior. Stall 8. Tiebeam, south face. Metal hook and pipe over
HN749_W61	Interior. Stall 6 facing east.
HN749_W62	Interior. Stall 7 facing east.
HN749_W63	Interior. Stall 7 facing east. Equipment in NE corner
HN749_W64	Interior. Stall 8 facing east.
HN749_W65	Interior. Stall 8 facing to NE. Equipment in NE corner
HN749_W66	Interior. Stall 9 facing to NE.
HN749_W67	Interior. Stall 10 facing east.
HN749_W68	Interior. Stall 11 facing east.
HN749_W69	Interior. Roof truss facing south at north end
HN749_W70	Interior. North elevation
HN749_W71	Interior. North elevation, east end
HN749_W72	Interior. North elevation, west end
HN749_W73	Exterior. North elevation. Door
HN749_W74	Interior. North elevation. Door
HN749_W75	Interior. Floor from door in north elevation
HN749_W76	Interior. Roof truss facing south at north end
HN749_W77	Interior. View north to south
HN749_W78	Interior. View south to north
HN749_W79	Interior. View south to north
HN749_W80	Interior. East elevation. Wall plate joint
HN749_W81	Interior. East elevation. Wall plate and tiebeam over stall 8
HN749_W82	Interior. East elevation. Window over stall 8
HN749_W83	Interior. Stall 6 facing east. Boarded door (formerly in south elevation)
HN749_W84	Interior. Stall 6 facing east. Boarded door (formerly in south elevation)
HN749_W85	Exterior. South elevation of south range from the SE
HN749_W86	Exterior. South elevation of south range from the SE
HN749_W87	Exterior. South elevation of south range from the SE
HN749_W88	Exterior. South elevation of south range from the SW

HN749 - Former Dairy, Lockley Farm, Welwyn: Working Photos



HN749_W01



HN749_W02



HN749_W03



HN749_W04



HN749_W05



HN749_W06



HN749_W07



HN749_W08



HN749_W09



HN749_W10



HN749_W11



HN749_W12



HN749_W13



HN749_W14



HN749_W15



HN749_W16



HN749_W17



HN749_W18



HN749_W19



HN749_W20



HN749_W21



HN749_W22



HN749_W23



HN749_W24



HN749_W25



HN749_W26



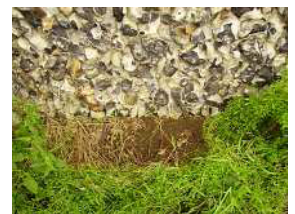
HN749_W27



HN749_W28



HN749_W29



HN749_W30



HN749_W31



HN749_W32



HN749_W33



HN749_W34



HN749_W35

HN749 - Former Dairy, Lockley Farm, Welwyn: Working Photos



HN749_W36



HN749_W37



HN749_W38



HN749_W39



HN749_W40



HN749_W41



HN749_W42



HN749_W43



HN749_W44



HN749_W45



HN749_W46



HN749_W47



HN749_W48



HN749_W49



HN749_W50



HN749_W51



HN749_W52



HN749_W53



HN749_W54



HN749_W55



HN749_W56



HN749_W57



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HN749_W69



HN749_W70

HN749 - Former Dairy, Lockley Farm, Welwyn: Working Photos



HN749_W71



HN749_W72



HN749_W73



HN749_W74



HN749_W75



HN749_W76



HN749_W77



HN749_W78



HN749_W79



HN749_W80



HN749_W81



HN749_W82



HN749_W83



HN749_W84



HN749_W85



HN749_W86



HN749_W87



HN749_W88