

**FARM BUILDINGS AT HEATH BARN FARM,
BROADBRIDGE HEATH, WEST SUSSEX, RH12 3LN**

(NGR 514430 130887)

**HISTORIC BUILDINGS RECORD
(ENGLISH HERITAGE LEVEL 2)**



**Commissioned by
Countryside Properties**

Report No. 2012173

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& RPS

Site Code: BHS 08
Project No. 4788
Report No. 2012163

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Prepared by Amy Williamson

Archaeology South-East
Units 1 & 2
2 Chapel Place
Portslade
East Sussex
BN41 1DR

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1.0 INTRODUCTION

- 1.1 In August 2012 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording of two farm buildings at Heath Barn Farm, Broadbridge Heath, West Sussex, RH12 3LN (NGR: 514430 130887; Figs. 1 and 2), which form part of a larger site currently undergoing residential development. The work was commissioned by Countryside Properties, with RPS as overall historic environment project managers, in advance of the demolition of the buildings. A brief assessment was also made of two standing buildings at Hares Hill Farm (see Section 6) located c. 400m to the south-east, which also lies within the development site.
- 1.2 The requirement for work was in accordance with the policies set out in the new National Planning Policy Framework, which replaced Planning Policy Statement 5 as of 27th March 2012.

2.0 SCOPE & METHODOLOGY

- 2.1 The building was subject to recording at English Heritage Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). A Level 2 record is essentially a descriptive record.
- 2.2 The site was visited by Amy Williamson on the 7th August 2012 in order to carry out the recording work. This entailed the compilation of written notes, measured survey drawings and a photographic record.
- 2.3 The drawn record comprises a floor plan of each building to illustrate their layout, and a cross-section of Building 1 to illustrate its construction. These were produced on-site in the form of fully-dimensioned sketches. The resulting scaled drawings are included within the report as Fig. 3.
- 2.4 The photographic record was made using 35mm black and white photography, duplicated with digital photography. Within the report selected digital images have been reproduced as plates. A full catalogue of all photographs is included in the archive.
- 2.4 Historic maps contained within an archaeological desk-based assessment relating to the site were consulted (James 2007).

3.0 SITE LOCATION

- 3.1 Heath Barn Farm is located to the west of Broadbridge Heath c. 100m south of the A264, and reached via a driveway leading eastwards from Five Oaks Road (NGR 514430 130887; Figs. 1 and 2). The farm buildings are located approximately 80m south of the farmhouse, which is a modern bungalow. Building 1, which is the earlier of the two, is aligned on a north–south axis, with east–west-aligned Building 2 adjoining at its north end. The buildings form the north and east sides of an enclosed yard, which retains elements of other dilapidated farm buildings which are c. 1900 and later in date. The site is surrounded by fields which are presently undergoing residential development.

4.0 BUILDING DESCRIPTIONS

4.1 Building 1: open-fronted shelter shed (Fig. 3)

- 4.1.1 The building is of timber-framed and weatherboarded construction over a brick dwarf wall. At the time of the survey, the roof had been stripped of its covering, although retained some battens for clay tiles. The south end has a hipped terminal with small gablet. The building is of two main construction phases; the first, which dates to c. 1700, is represented by the three southernmost bays, although it is clear that the building originally extended for at least a further bay to the north. The north end of the building has been truncated, and two timber-framed bays of c. 1900 date added, which extend up to the south wall of Building 2.
- 4.1.2 Aligned north – south, the building originally had an open front onto the yard which lies to the west (Plate 1). This side is no longer open, the two southernmost bays each retaining remnants of a rudimentary infill and a doorway, the doorway to Bay 2 retaining a boarded, ledged and braced half-door, while the remainder of the elevation has been extended outwards by c. 0.6m in 20th century brick and blockwork to accommodate feeding troughs.
- 4.1.3 The east elevation (Plate 2) contains two boarded, ledged and braced doors (Bays 2 and 3) and two inserted iron-framed windows (Bays 3 and 4). The south elevation is plain. The building abuts Building 2 at its north end.
- 4.1.4 The surviving part of the original (c. 1700) structure measures 12.40 m by 3.70 m overall, the three surviving bays each being 3.50 m in length (Plate 3). The main frame is constructed in relatively-waney hardwood and the studs are mainly of waney 'hedgerow' timber, although some contain evidence (in the form of redundant mortices) for having been reused from an earlier structure. The frame bears neatly-chiselled carpentry assembly marks (Plate 4), although it is worth noting that these did not form a discernible sequence up the length of the building, so could not be used to determine its original length (i.e. original number of bays). The brickwork of the dwarf wall was only visible in discrete locations, but appears to be consistent with a c. 1700 date. It is essentially orange, laid in English bond, with average brick dimensions being 235mm x 110mm x 65mm; the bricks have a shallow frog.
- 4.1.5 Each principal truss originally comprised a pair of un-jowled posts, supporting wall/arcade plates and tie-beam in normal assembly (Plate 5). Slightly curved arch-braces triangulate posts and tie-beam. From each tie-beam, a pair of essentially straight, board-like raking queen-struts extends to support the principal rafters, where they clasp a single purlin in each roof pitch. The principal rafters are of only slightly greater scantling than the common rafters, and have a shallow, elongated notch to accommodate the purlins, which are scarfed at the bay intervals. The rafters are jointed and pegged at the apex. The south roof terminal, which is hipped, includes a central jack-rafter and high-set collar (Plate 6). There are intermediate nailed collars located at the half-bay intervals.
- 4.1.6 At the time of the survey, the wall-framing was much obscured by fixed metal sheets; however, where visible (principally in Bays 1 and 2), the wall panels comprise three pegged studs, alternated with a single nailed stud (Plate 7). The south end wall includes two jointed and pegged primary braces, extending from the corner posts down to the sill, and within the end bay, the east wall contains a further similar brace extending downwards from the bay division post. The exterior is clad with weatherboarding, while the interior retains some horizontal boarding at the lower level

indicating its former use to house animals. Fixed in the south-east corner of Bay 1 is a rudimentary, nailed-together feeding rack.

- 4.1.7 The open sides to Bays 1 and 2, each include a jointed-and-pegged rail, which forms a dropped head to the otherwise open front. This is an original feature and was presumably included to provide additional rigidity on this side as an alternative to arcade bracing.
- 4.1.8 The two later (northernmost) bays are easily distinguished from the earlier work by their construction in precisely-sawn, nailed softwood. The division between Bays 4 and 5 is marked by a single roof truss (Plate 8), which on the east side of the building corresponds with a supporting post, but on the west side is carried directly on the arcade plate; the posts on this side being spaced more frequently in order to support the roof structure above. The truss consists of a straight tie-beam, from which raking queen-struts extend to a short length of timber located between two of the common rafters (in place of a purlin). A further short 'spacer' timber is located between the bases of the struts. The west side of the building (three northernmost bays) has been extended outwards by c. 0.6m to accommodate feeding troughs, while the floor, which is concrete, includes a gully for mucking-out. A door at the north end leads into Building 2.

4.2 Building 2 – open-fronted cattle building (Fig. 3)

- 4.2.1 At the time of the survey, the building had been stripped of most of its weatherboarding and plain clay tile roof covering, except for at the eastern end (Bay 5) where stripping work was continuing – consequently only a cursory inspection was made of this end of the building (Plate 9). It is of bolted-and-nailed timber-frame construction in precisely-sawn softwood, over a dwarf brick wall. The exposed exterior face of the studwork reveals neatly-chiselled carpentry marks. The roof is gabled.
- 4.2.2 Overall, the building measures 13.70 m by 5.40 m and is of five structural bays, the four westernmost bays (1-4), which are an approximately-equal 2.50 m in length, being open to the south, whereas the easternmost bay (5), which is longer (3.60 m), is enclosed and incorporates a passage on its south side giving access between the main body of the building and the exterior as well as south into Building 1. A further doorway is located on the west wall, which presumably served a passage on the north side of the building; the location of this passage is preserved by an existing concrete feeding-trough.
- 4.2.3 The open-fronted south side of the building faces onto the yard (Plate 10). Bays 1 and 4 have subsequently been infilled and Bay 3, which no longer retains its arcade-bracing, contains a frame for a door. The north side of the building features a single, relatively high-set window aperture to each of the four open bays, while Bay 5 is lit by a window on the east elevation. Adjacent to the south of this window is a doorway with boarded door, leading into the passage. The west end of the building is enclosed within a dilapidated lean-to structure (not entered). A doorway, with framed, boarded, ledged and braced door is located at the north end (Plate 11). The gable retains an aperture for a ventilation louvre.
- 4.2.4 The principal trusses each consist of a pair of posts; on the north side the posts are un-jowled, while those on the south side are slightly deeper and have a 'jowl' or tongue overlapping the arcade-plate (Plate 11). The tie-beams are strapped to the wall/arcade plates. From each tie-beam, a pair of raking queen-struts, with 'spacer'

(as on the truss within the later section of Building 1), extends to clasp a single purlin in each roof pitch. Common rafters ride over the backs of the purlins and meet at a ridge-board at the apex. The walls are of regular studwork; the end walls, together with a partition wall between Bays 4 and 5 also incorporating primary braces.

- 4.2.5 A large concrete feeding trough and gully within the floor clearly indicate the building's former use as a shelter for cattle.

5.0 DISCUSSION

- 5.1 On the basis of constructional techniques, Building 1 is dated c. 1700. It originated as an open-fronted shelter-shed presumably for cattle and in its initial form was of at least four bays in length. At some point in the building's history the open (west) front was enclosed, and c. 1900 the building was partially rebuilt/extended – in the process losing its northern end. It was either at this time, or at a slightly later date, that the three northernmost bays were adapted to provide an enclosed shelter shed for livestock.
- 5.2 Historic mapping indicates that a building has stood in the location of Building 2 since at least 1844 (James 2007, Fig. 3), although the techniques utilised in the construction of the present building indicate a c. 1900 date. Thus the present building presumably replaces an earlier building on a similar footprint. In its original c. 1900 form Bays 1-4 would have formed an open-fronted shelter for cattle, with a separate enclosed bay (5) at the east end.

6.0 BUILDINGS AT HARES HILL FARM – GENERAL NOTE

- 6.1 The buildings at Hares Hill Farm were not entered owing to their advanced state of decay and consequently only a cursory inspection was made from the exterior. They are both shown on the tithe map of 1844 (James 2007, Fig. 3), and judging by elements of their construction were probably constructed at some point in the 18th century.
- 6.2 The larger of the two buildings is oriented on a west-north-west to east-south-east axis (hereafter simplified west – east) and appears to have served as a shelter shed (Plate 12). It is known from historic mapping (James 2007) that it was located on the south side of a yard, with its east end adjoining a larger building, no doubt a barn, which has since gone. It essentially comprises three timber-framed bays with a plain clay tile roof. The building utilises much reused timber within its construction. The south wall retains its posts and some studs, together with a jointed and pegged primary-brace which extends downwards from one of the bay-interval posts. The surviving studwork has a rudimentary brick infill of a later date. The north wall does not preserve any studwork, and probably therefore was open-fronted onto the yard (Plate 13). The east end retains no visible walling, and it is unclear whether any material within the western end wall is of the original construction. The roof, which is of relatively shallow pitch, is of clasped-side-purlin form; a single purlin in each roof pitch being clasped by board-like raking queen-struts. There is no ridge-board, the rafters being secured by a peg at the apex. There is a timber feeding-trough located against the south wall of the building. Within the building is a piece of historic farm machinery which appears to be related to harvesting – possibly for winnowing.

- 6.3 Located immediately adjacent to the south-west corner of the building is a smaller two-bay timber-framed structure, seemingly also an animal shelter (Plates 14 & 15). The stud walls incorporate primary-braces within their construction and the roof is of similar clasped side-purlin form to the adjacent structure, also without a ridge-board.

7.0 BIBLIOGRAPHY AND SOURCES CONSULTED

James, R. 2007, *An Archaeological Desk-Based Assessment of Land West of Horsham, West Sussex*. Unpublished ASE Report No. 2007067.

8.0 DEPOSITION OF THE ARCHIVE

A full archive intended for deposition with Horsham Museum has been prepared. The archive has been assigned the site code BHS 08. The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

9.0 ACKNOWLEDGEMENTS

Archaeology South-East would like to thank Simon Blatherwick of RPS and Andrew Fisher of Countryside Properties for commissioning this Historic Building Record.

Appendix 1

OASIS ID: archaeol6-132653

Project details

Project name	Farm Buildings at Heath Barn Farm, Broadbridge Heath, West Sussex, RH12 3LN: Historic Buildings Record
Short description of the project	In August 2012 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording of two farm buildings at Heath Barn Farm, Broadbridge Heath, West Sussex, RH12 3LN (NGR: 514430 130887), which form part of a larger site currently undergoing residential development. The work was commissioned by RPS in advance of the demolition of the buildings. A brief assessment was also made of two standing buildings at Hares Hill Farm located c. 400m to the south-east, which also lies within the development site. On the basis of constructional techniques, Building 1 is dated c. 1700. It originated as an open-fronted shelter-shed presumably for cattle and in its initial form was of at least four bays in length. At some point in the building's history the open (west) front was enclosed, and c. 1900 partially rebuilt/extended - in the process losing its northern end. Building 2 dates to c. 1900 and from the outset served as an open-fronted shelter for cattle, with a separate enclosed bay at the east end.
Project dates	Start: 07-08-2012 End: 22-08-2012
Previous/future work	Yes / No
Any associated project reference codes	2231 - Contracting Unit No.
Type of project	Building Recording
Current Land use	Other 2 - In use as a building
Monument type	AGRICULTURAL BUILDINGS Post Medieval
Methods & techniques	"Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	WEST SUSSEX HORSHAM BROADBRIDGE HEATH Heath Barn Farm
Postcode	RH12 3LN
Study area	150.00 Square metres
Site coordinates	514430 130887 514430 00 00 N 130887 00 00 E Point

Project creators

Name of Organisation	Archaeology South East
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Project brief originator	None
Project design originator	Archaeology South-East
Project director/manager	Neil Griffin
Project supervisor	Amy Williamson
Name of sponsor/funding body	RPS

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Horsham Museum
Digital Archive ID	BHS 08
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Horsham Museum
Paper Archive ID	BHS 08
Paper Media available	"Notebook - Excavation',' Research',' General Notes','Plan','Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Farm Buildings at Heath Barn Farm, Broadbridge Heath, West Sussex, RH12 3LN: Historic Buildings Record
Author(s)/Editor(s)	Williamson, A.
Other bibliographic details	Report No. 2012173
Date	2012
Issuer or publisher	ASE

Entered by	Amy Williamson (amy.williamson@ucl.ac.uk)
Entered on	22 August 2012



Plate 1: West elevation of Building 1, looking north-east



Plate 2: South and east elevations of Building 1, looking north-west



Plate 3: Three surviving bays of original c. 1700 structure (Building 1), looking south



Plate 4: Chiselled carpentry assembly marks (highlighted), upon c. 1700 frame of Building 1



Plate 5: Truss between Bays 1 and 2 (Building 1), looking north



Plate 6: Hipped roof terminal to Building 1, looking south



Plate 7: East wall of Bay 1 (Building 1), looking east



Plate 8: c. 1900 truss to northern section of Building 1, looking south



Plate 9: North and east elevations of Building 2, looking south-west



Plate 10: South elevation of Building 2, looking north



Plate 11: Interior of Building 2, showing west end wall and roof construction, looking west



Plate 12: The larger of the two buildings at Hares Hill Farm, looking north



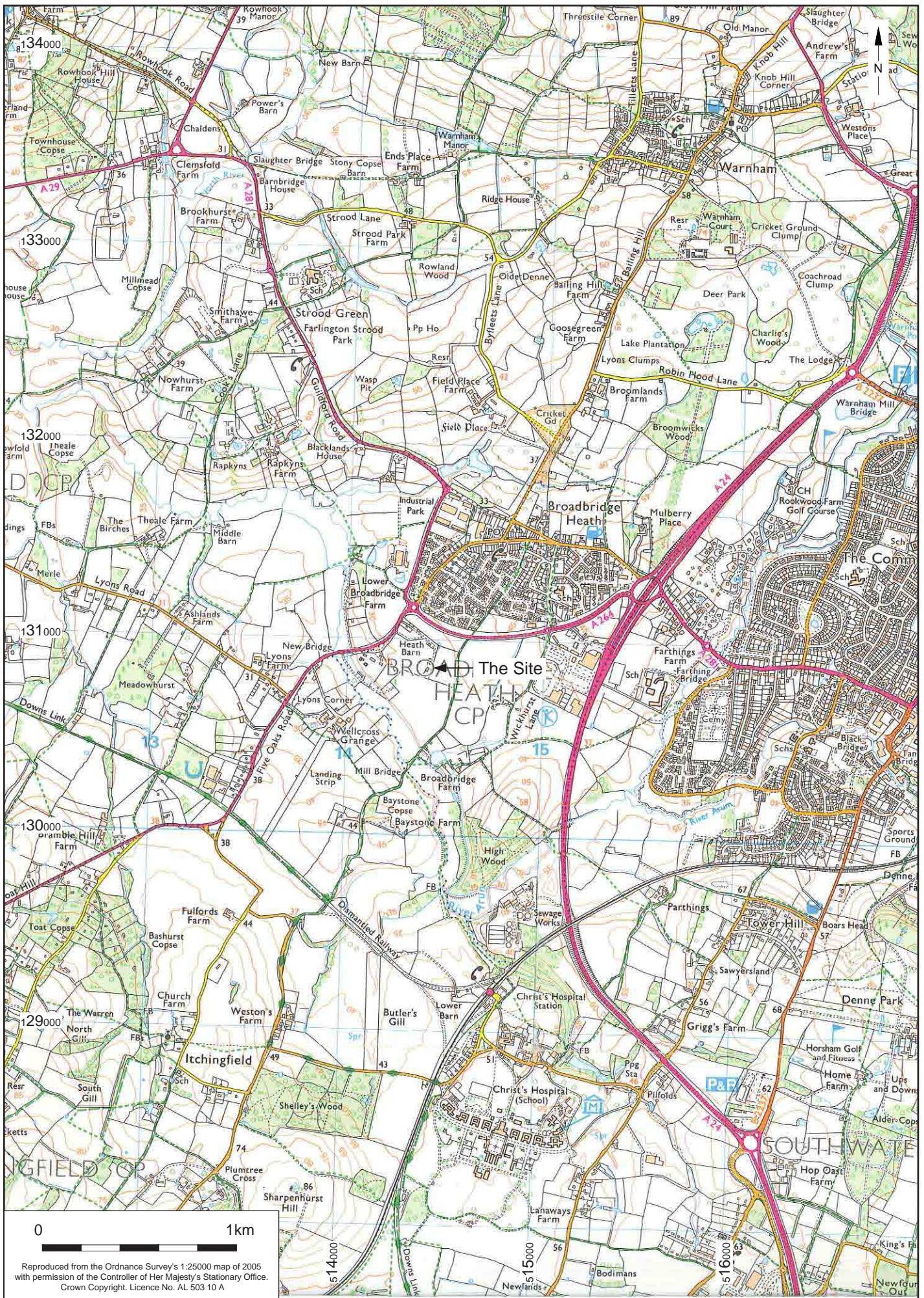
Plate 13: Interior of the larger of the two buildings at Hares Hill Farm, looking west



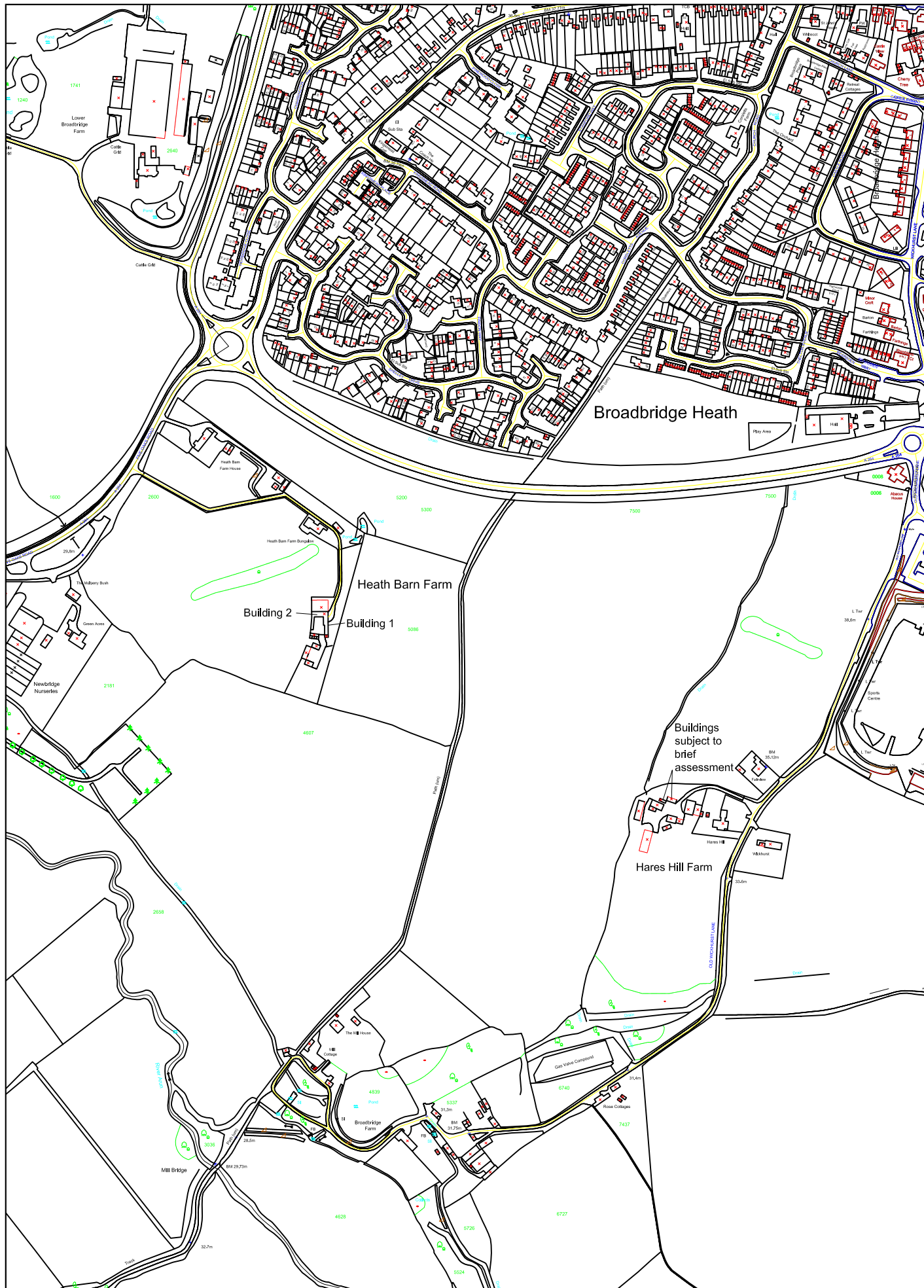
Plate 14: The smaller of the two buildings at Hares Hill Farm, looking west



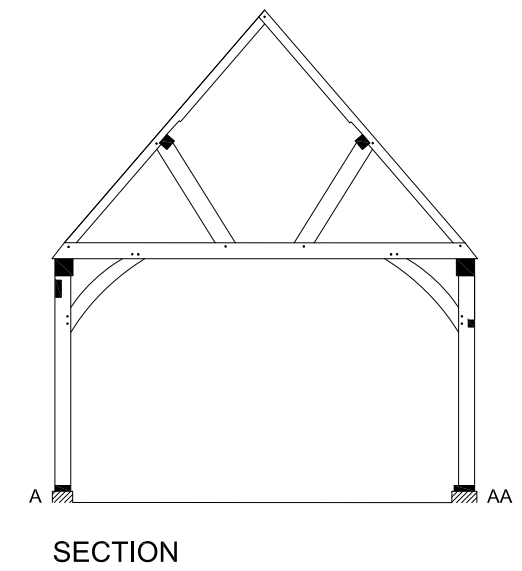
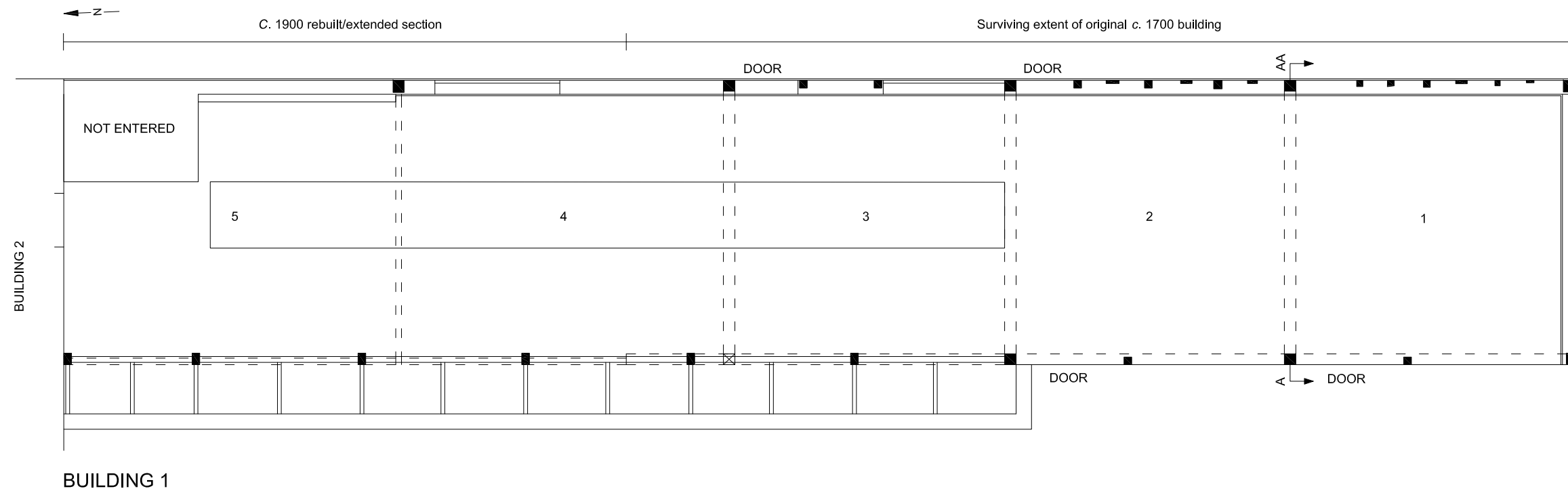
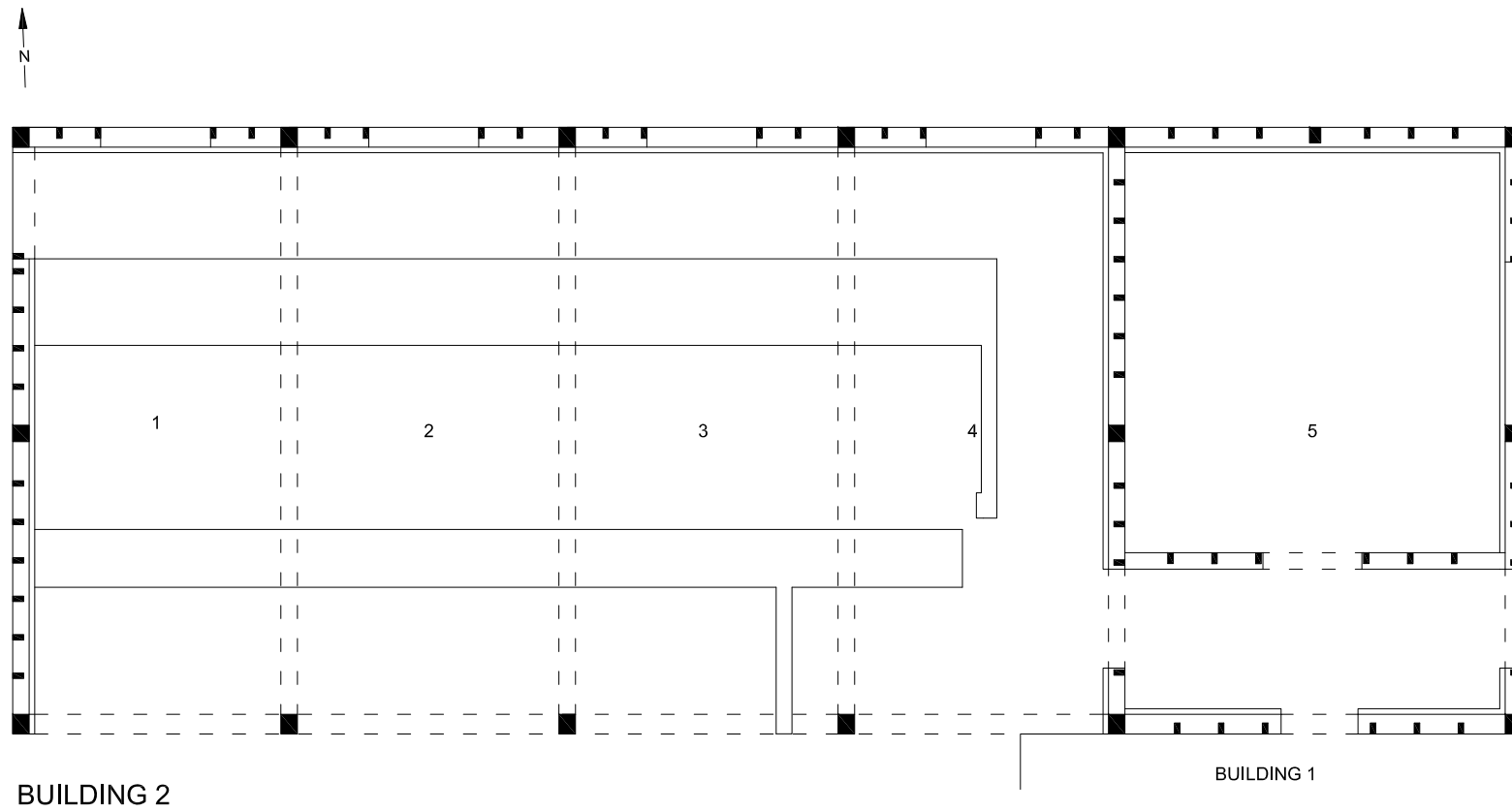
Plate 15: Interior of the smaller of the two buildings at Hares Hill Farm, looking west



© Archaeology South-East		Farm Buildings at Heath Barn Farm, Broadbridge Heath		Fig. 1
Project Ref: 4788	August 2012	Site location		
Report Ref: 2012173	Drawn by: AW			



© Archaeology South-East		Farm Buildings at Heath Barn Farm, Broadbridge Heath		Fig. 2
Project Ref: 4788	August 2012	Building location plan		
Report Ref: 2012173	Drawn by: AW			



Head Office
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
Tel: +44(0)1273 426830 Fax:+44(0)1273 420866
email: fau@ucl.ac.uk
Web: www.archaeologyse.co.uk



London Office
Centre for Applied Archaeology
Institute of Archaeology
University College London
31-34 Gordon Square, London, WC1 0PY
Tel: +44(0)20 7679 4778 Fax:+44(0)20 7383 2572
Web: www.ucl.ac.uk/caa

The contracts division of the Centre for Applied Archaeology, University College London 

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