

**WARE FARM, DUNMOW ROAD  
HIGH RODING, ESSEX  
(NGR 560146 216989)**

**HISTORIC BUILDINGS RECORD  
(HISTORIC ENGLAND LEVEL 3)**



**Report No. 2015075**

**March 2016**



**Ware Farm, Dunmow Road,  
High Roding, Essex**

(NGR 560146 216989)

**Historic Buildings Record  
(Historic England Level 3)**

**Site Code: HRWF16  
Project No. 160074  
Report No. 201675  
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**Commissioned by  
Susan Deluca on behalf of  
Vanessa Jane Post**

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## **SUMMARY**

*In February 2016 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the barn and stable of Ware Farm, High Roding, Dunmow, Essex, CM6 1NT, (hereafter 'the site'; centred NGR: 560146 216989). The work was commissioned by Susan Deluca on behalf of the owner Vanessa Jane Post, to satisfy a condition attached to planning permission (planning refs: UTT/15/3500, UTT/15/3501/LB) relating to the proposed conversion of the barn for residential use.*

*The site comprises a barn and stable, which together with the farmhouse and other auxiliary buildings form a complex of buildings arranged around a yard adjacent to The Street, the main road in High Roding. The barn and stable are now used primarily for storage.*

*The framing of the barn is characteristic of late 18<sup>th</sup> or early 19<sup>th</sup> century construction techniques. The barn was constructed as a traditional six-bay threshing barn and was converted in the mid-19<sup>th</sup> century to use as a granary and cow house.*

*Elements of the stable appear to date to the mid-/late 18<sup>th</sup> century, although it has witnessed at least one, or possibly two substantial phases of alteration/repair. The original function of the early building is unknown but its western bay was probably an open shelter for cattle.*

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## **1.0 INTRODUCTION**

- 1.1 In February 2016 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the barn and stable of Ware Farm, High Roding, Dunmow, Essex, CM6 1NT, (hereafter ‘the site’; centred NGR: 560146 216989; Figure 1). The work was commissioned by Susan Deluca on behalf of the owner Vanessa Jane Post, to satisfy a condition attached to planning permission (planning refs: UTT/15/3500, UTT/15/3501/LB) relating to the proposed conversion of the barn for residential use.
- 1.2 The proposals for the conversion of the barn were submitted in November 2015. Uttlesford District Council required a full archaeological recording condition be attached to any planning consent. The relevant condition of the planning consent states that:

*‘No development/conversion or preliminary groundwork’s of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the local planning authority’.*

- 1.3 Richard Havis of Essex County Council Historic Environment Management Team, acting as advisor to Uttlesford District Council, recommended that the barn be recorded at Historic England Level 3 in order to satisfy this condition.
- 1.4 Both the barn and stable fall under the curtilage listing of the Grade II listed farmhouse (National Heritage List, ref. 1141246; Appendix 1)

## **2.0 SCOPE & METHODOLOGY**

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East (ASE February 2016). The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 The building was recorded to Historic England Level 3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). A Level 3 record is predominantly an analytical record including survey of both the exterior and interior of the building.
- 2.3 The site was visited by Christopher Curtis and Amy Williamson on 21<sup>st</sup> February 2016 in order to carry out the recording work. This entailed the compilation of written notes, the production and verification of existing measured survey drawings and the production of a photographic record.



- 2.4 The plan and elevation drawings are based on existing measured drawings produced by Andrew Stevenson Associates (2015), which have been verified for their accuracy, amended and annotated where necessary. A cross-section of the barn was produced as part of the present survey. The resulting scaled drawings are included within the report as Figures 10-13.
- 2.5 The photographic record was produced using high-quality digital and 35mm black and white film photography, taken in daylight and with the aid of an optical zoom and flash when necessary. Within the report selected digital images have been reproduced as plates to supplement the descriptive text. Location plots are shown on Figures 10-12 and a full index of the photography is included as Appendix 3.
- 2.6 Research into the historical background of the site, including consultation of relevant cartographic sources, was undertaken during a visit to the Chelmsford Record Office on 26<sup>th</sup> February 2016. The research was carried out in order to place the building within its historical context. All sources consulted are listed in Section 7.
- 2.7 At the time of the survey, full access to the stable was limited by objects being stored as well as a locked door to the eastern bay and structural concerns in the others. As a result the description of the interior is based on those parts that were deemed safely accessible.

### **3.0 SITE LOCATION**

- 3.1 The site is located at NGR 560146 216989 (Figure 1), to the south of the village of High Roding in Essex. High Roding is a linear settlement, formed along a Roman road. The site lies at the southern edge of the settlement and sites within a roughly square plot of land 2122 m<sup>2</sup>. The site comprises a loose farmyard made up of the house, barn, stable and other agricultural buildings. The barn occupies the eastern side of the yard and backs onto the road (Figure 2). The stable occupies the south side of the yard and backs onto a ditch.

### **4.0 HISTORIC BACKGROUND**

- 4.1 High Roding is a Saxon settlement formed along a Roman road leading to Great Dunmow. The 1841 tithe map (Figure 5) and 1875 first edition Ordnance Survey map (Figure 6) show a field pattern that indicates the village has shifted northwards away from the parish church and manor house at High Rodingbury. Many fields either side of the road to the south of the village are consistent empty, pre-enclosure, farm plots and the parish church and manor house site are left isolated a mile south west of the village.

- 4.2 Ware Farmhouse is thought to date from the early 16<sup>th</sup> century, although it is likely that the site was occupied by an earlier house. The site is partially surrounded by a pond and ditch which appear to be the remains of a moat, although a moat outside of a manorial context would be unusual.
- 4.3 The earliest cartographic evidence of the site is on Chapman and Andre's 1777 survey of Essex (Figure 3). The map is the first to show High Roding in any great detail and depicts buildings on the site of Ware Farm. The level of detail is not sufficient to pick out individual buildings but it appears that the farmhouse is marked as well as a building on the site of the stable. Interestingly the map labels the area with the church and manor house as High Roding and the main area of settlement as High Roding Street.
- 4.4 The plot appears on a large scale estate map of 1840 (Figure 4), however the site is shaded black to indicate the property had been enfranchised. Unfortunately this also hides any buildings.
- 4.5 The tithe map of 1841 is the first to show the site in any detail, and shows the barn and stable almost in their present form (Figure 5). In addition to the barn and stable, the map shows the house and a couple of small outbuildings which have not survived to the present day. The tithe award states that the farm was owned and occupied by John Linsell, who also owned the neighbouring fields and rented many others.
- 4.6 Little development took place between 1841 and 1875. The 1875 OS map shows the addition of an outbuilding on the west side of the yard, and a larger building on the roadside to the north of the barn (Figure 6).
- 4.7 By 1897 (Figure 7) the large roadside building had been removed and a larger outbuilding replaced that on the west side of the yard. The 1897 OS map also shows further development to the house. From cartographic evidence, the barn and stable remained unchanged though the 20<sup>th</sup> century, and it appears that only minor alterations were made to the other outbuildings and farmhouse (Figures 8 and 9).

## **5.0 DESCRIPTION OF THE BUILDINGS**

### **5.1 The Barn (Figures 10, 11, 13)**

#### *Exterior*

- 5.1.1 The barn is aligned north-east south-west (hereafter referred to as north – south) along The Street. The six-bay barn is of timber-framed construction and rests on a red brick plinth. The barn is clad externally with black weatherboarding to the ground floor, and render to the first floor. The gabled roof is clad in corrugated iron. The barn contains an off-centre threshing bay (midstrey) with a projecting wagon porch facing

the yard. To the north of the wagon porch, within the angle formed by it and the barn, is a later timber-framed three-bay open shelter, roofed with modern pantiles.

- 5.1.2 The principal elevation faces west into the yard (Plate 1). The elevation contains three openings, two stable-doors to the north of the midstrey, and a two leaf door into the midstrey. On the north side of the midstrey there is also a side door. The shelter is supported by posts on stone pads with small straight braces. The posts support a common rafter roof. Under the shelter the ground is made up of cobble stones, probably a remnant of the yard surface (Plate 2). Decorative render survives on the first floor wall of the barn where it has been protected by the shelter (Plate 3).
- 5.1.3 The east elevation faces the street and is punctuated by a double-width threshing doorway onto the midstrey and two small timber casement windows at first floor level (Plate 4). At the north end of the elevation the ground floor has a high level ventilation strip. The threshing doors are divided between floors, with sliding doors at ground floor level and two-leaf swinging doors at the first floor. The barn would have originally had full-height doors, and the top section may be what is left of an earlier pair.
- 5.1.4 The north elevation faces a driveway into the yard and is dominated by a taking-in door at first floor level. Above the taking-in door is a blank panel and the remains of a hoist.
- 5.1.5 The south elevation is plain apart from a boarded window below the apex of the gable (Plate 5).

#### *Interior*

- 5.1.6 Internally the barn is made up of six bays (numbered 1-6, Figures 10 & 11). It would have originally been a single open space but has subsequently been partitioned and partially floored, resulting from the changing use of the barn after the adoption of mechanised threshing and winnowing. The barn's timber frame is visible from the inside of the barn and is made up mainly of pit-sawn softwood, with square posts and closely spaced, deep section studs interrupted by long straight primary braces (Plate 6). The storeys are separated by staggered midrails. The construction utilises mostly traditional framing. Structural members are morticed and tenoned, and studs are tenoned to the midrails. However, the studs are nailed to the struts.
- 5.1.7 Where the posts, tie beams and wall-plates meet, the posts are not jowled but have oak brackets bolted between the tie beams and posts (Plate 7); many of the joints are also reinforced by the use of a stapled iron strap. The roof is of common rafter construction, with clasped purlins supported by collars located at or near to the bay intervals and at each

bay's mid-point. The rafters meet at a ridge-board, which is secured at intervals by a nailed yoke (Plate 8).

- 5.1.8 A floor has been inserted into every bay apart from the threshing bay (Bay 3), which is bridged by a gangway (Plate 9). The floor was built to carry large loads and is formed of heavy-duty deep joists, which rest on large square binding joists (Plate 10). The binding joists are squared trees and retain good quality merchant's marks, suggesting the timber is of Baltic origin (Plate 11). The binding joists are lodged over the midrails of the side walls, and on the eastern side of the barn within Bays 1 and 2 are supported by cast iron columns.
- 5.1.9 At ground floor level Bays 1-3 remain undivided, and when use of hand-flail threshing became obsolete, the space probably retained its function of processing grain. This is evidenced by the presence of winnowing machinery in Bay 2 (Plate 12). The posts forming the jambs to the doors on the east side of the midstrey feature integral grooves for the accommodation of lower leap boards, a device which served to separate the threshing floor from the outside, preventing the loss of grain during processing and also preventing animals from straying onto the floor.
- 5.1.10 Bays 4 and 5 have been partitioned off from the rest of the barn and refitted as a cow-house. The space is accessed from the yard by a wide door and from the inside by a door to the threshing bay. The partition to the threshing bay is of stud wall construction, similar to the rest of the barn but using machine sawn timbers of larger section. The east wall has been adapted to include a high level ventilation strip and a manger below. The space is subdivided into two double stalls by a makeshift stall divider (Plate 13).
- 5.1.11 Bay 6 is partitioned into a single room, also intended to accommodate animals (Plate 14). Both the east and west walls include high level ventilation, and there is a low level manger to the east wall which is lower and wider than that of Bays 4 and 5. The north-west corner of the room is subdivided by low, insubstantial fencing, possibly for use as a calf pen.
- 5.1.12 At first floor level Bays 1 and 2 form a large empty room open to the roof (Plate 8). The room is lit by a small 20<sup>th</sup> century casement window in the east wall and formerly by a high window in the gable. The room is accessed from a doorway leading onto the gangway. The door is of heavy plank construction and is tight fitting. The floor is made with tightly spaced boards and the wall is partially boarded. The junction between the floor and walls is covered in metal sheeting. The heavy construction of the floor and tight tolerances indicates that the room was used as a granary. The room would possibly have had grain bins but any evidence for this has been removed.
- 5.1.13 Bays 4-6 form a single room at first floor level which was used as a granary (Plate 15). The room was accessed from the gangway with a similar door to that of Bays 1 and 2. The gangway has a trap door and a

motorised winch next to the doorway for lifting grain (Plate 16). The room is also accessed by a taking in door in the north gable providing an alternative route for bringing in grain. Bay 6 has a slightly lower floor, is ceiled over and part of it has been hived off to create a small store (Plate 17). The room is lit by an identical window to that in Bays 1 and 2, and the construction of the floors and walls is the same.

5.1.14 The room is notable for retaining its grain bins, these are areas of floor divided by low timber partitions for dumping loose grain or sacks of grain. The grain bins have posts with grooves that could be used to insert temporary dividers, to build up the height of partitions or further subdivide the bins. Grooved posts also survive in Bay 6, indicating it also had grain bins.

## **5.2 The Stables (Figures 12 & 13)**

### *Exterior*

5.2.1 The stables are aligned east – west and form the southern boundary of the farmyard, backing onto the presumed moat that partially surrounds the site (Plate 18). The building is timber-framed and formed of four in-line bays of stables with a lean-to to the east end and an open, perpendicular bay to the west (Plate 19). The building is clad in black weatherboarding and roofed in modern pantiles and corrugated iron. The four stables are each accessed independently from one another through its own stable door, as is the lean to at the east end. The western bay is fully open on its north side. The roof has a centrally placed dormer with no opening over Bay 3; presumably it would have provided access to a hay loft, although there is no evidence that one existed.

### *Interior*

5.2.2 Parts of the stable were inaccessible, consequently the following description is based only on what was seen.

5.2.3 Bays 1-4 are constructed mainly with nailed, band-sawn softwood, although there is much reuse of oak timber. The walls are made up of thin, close studs and long straight braces in a similar style to the barn (Plate 20). The roof is constructed with common rafters, clasped purlins, a ridge board and collars (Plate 21).

5.2.4 The bays are divided by stud partitions rising to collar level. Where visible, the studs used in the partitions are generally larger in section than those of the walls, although within the rear wall of Bay 2 studs of similar dimensions are visible; it is not clear whether they are of the same date. The partitions are clad with short lengths of board and in places there are substantial fragments of lath and daub, perhaps the remnants of an earlier phase of building (Plate 22). The bays retain few fixtures and fittings relating to their original function but Bays 2 and 3 have mangers complete with tethering rings on their south walls (Plate 23).

- 5.2.5 The lean-to to the east of the building is of characteristically late stud wall construction made mainly with reused timber nailed together. The wall dividing the lean-to and Bay 1 is clad in weatherboarding and contains a doorway and a blocked window, indicating the lean-to is a later addition. The roof is a shallow monopitch, with widely spaced deep rafters and purlins laid over in a grid, designed for corrugated iron (Plate 24).
- 5.2.6 Bay 5 is built perpendicular to the main structure and is rectangular in plan. It is constructed from heavier scantling timber than the remainder of the structure (Plate 25); much of the timber is reused, but a large proportion is not, including its low tie-beams. The east wall is of simple construction and includes straight primary braces between the posts and wall plate, and rudimentary studwork. The east face is partly boarded, and partly infilled with daub. The west wall is made up of large panels with no studwork, and the posts are braced to the wall plate with short straight arch-braces (Plate 26). The posts are also connected by a series of rails tenoned half way up the posts. Other than these there is no evidence for any original infill, and the outer face of the timber – although not visible – feels weathered to the touch. This wall is now rudimentarily infilled with studs, weatherboarding and fence panels, built against the outer face of the posts. A mortice in each of the posts of the south wall might originally have accommodated rails similar to those surviving within the west wall.
- 5.2.7 The original roof does not survive, and a later roof has been built approximately 0.4m above the original tie beams (Plate 27). Its form is consistent with the roof over the remainder of the range suggesting that the two are of the same date.

## **6.0 DISCUSSION**

- 6.1 The barn is built from pit-sawn softwood utilising a combination of nailed construction and traditional carpentry joints typical of the late eighteenth 18<sup>th</sup> or early 19<sup>th</sup> century. The traditional form of the barn and the use of pit-sawn timber places it no later than the early nineteenth century and it was certainly in existence by 1841 when it was depicted on the tithe map of that date. Built as a conventional threshing barn, it represents the tail end of the tradition which declined with the adoption of mechanical means of crop processing throughout the 19<sup>th</sup> century. The barn was floored over early on in its life, presumably in response to the changing farming methods, converting it to use as a granary on the first floor and animal shelter in three bays on the ground floor. The remainder of the ground floor is likely to have continued to be used for the storage of unconverted crops, mechanical processing and various other agricultural activities.
- 6.2 The barn largely survives intact and most of the frame is original fabric. The barn is remarkable in the legibility of the conversion from barn to

granary, and in the survival of the granary's more vulnerable features, such as grain bins. From the remaining machinery and grain sacks it appears the barn was used as a granary well into the 20<sup>th</sup> century, and simply used for storage after it fell out of use.

- 6.3 The stable has a slightly more complicated sequence of development, and parts of it could represent the earliest surviving agricultural fabric on the site. Most of Bay 5 and parts of the other bay partitions are built in a rough but traditional manner from waney hardwood and lath and daub; some of the outer walling might also be of the same phase of construction. Although there is not a great deal upon which to base a date, a mid-/late 18<sup>th</sup> century date for the earliest phase of construction is probable. The material from this phase is quite distinct from the more slender, regular timber to the roof which is more characteristic of a late 19<sup>th</sup>/20<sup>th</sup> century date. What is not entirely clear is whether there is an intermediate, 19<sup>th</sup> century phase of rebuilding represented by the outer walls of the main east – west range, or whether some of this material can be attributed to the initial phase of construction
- 6.4 The western end of the building (Bay 5) appears to have originally been largely open-sided: the west, and possibly the south wall too, being enclosed only by a rail, indicating a shelter of some sort, possibly for cattle. The unresolved nature of the phasing of the remainder of the building, which appears to incorporate some earlier material, precluded more precise analysis of its original configuration and function.
- 6.5 In terms of the historical context of the site, the development of the buildings, particularly the barn, closely mirrors the development of the rural economy. Prior to the 19<sup>th</sup> century the most prominent buildings on a farm would have been the barn and farmhouse. As the farmhouse dates to the 16<sup>th</sup> century it can be assumed that there would have been an earlier barn on the site. However, between 1760 and 1821 the population of England doubled (Barnwell and Giles, 1997) putting a huge demand on the agricultural economy and giving rise to the period commonly referred to as the agricultural revolution. It is likely that the present barn replaced an older smaller barn.
- 6.6 The mechanised threshing machine was invented in 1788 and had become widely adopted by the mid-19<sup>th</sup> century. The use of threshing machines meant that the processing of wheat was made faster, and an activity that would have taken all winter could take place in a fraction of the time, making the traditional barn obsolete. It is in this context that the barn was floored over, making space for storing an increasing amount of grain and providing space for a cow house, improving dairy yields and making valuable manure easy to collect.
- 6.7 It seems that the farm expanded little after the mid-19<sup>th</sup> century, and any improvements made were to animal accommodation. This is reflective of the decline in importance of grain production in Britain after the repeal of

the Corn Laws in 1846 and the opening of the American prairies in the 1870s, flooding Britain with cheap, good quality grain.

## **7.0 SOURCES CONSULTED**

Archaeology South-East, February 2016, *Ware Farm, Dunmow Road, High Roding, Essex: Historic Building Recording Written Scheme of Investigation.*

Barnwell, P.S. & Giles, C. 1997. *English Farmsteads 1750 - 1914* (Royal Commission on the Historical Monuments of England)

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## **ONLINE RESOURCES**

<http://list.historicengland.org.uk>

Accessed: 07/03/2016

[www.magic.org.uk](http://www.magic.org.uk)

Accessed: 07/03/2016



## **8.0 DEPOSITION OF THE ARCHIVE**

A full archive intended for deposition within the Saffron Walden Museum has been prepared. The archive has been assigned the site code HRWF 16. The full site archive has been prepared in accordance with the principles of Historic England's *Management of Research Projects in the Historic Environment (MoRPHE)* (English Heritage 2006b). 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.

## **ACKNOWLEDGEMENTS**

Archaeology South-East would like to thank Susan Deluca for commissioning this historic building record on behalf of the owner Vanessa Jane Post, in addition to the assistance given by the staff at the Chelmsford Record Office.



Plate 1: West elevation of barn showing midstrey and later shelter (HRWF\_017)



Plate 2: Interior of barn shelter, looking south (HRWF\_021)



Plate 3: Decorative plaster on exterior of wagon porch wall, looking south (HRWF\_020)



Plate 4: North and east elevations of barn (HRWF\_013)



Plate 5: South elevation and part of west elevation of barn (HRWF\_007)



Plate 6: Interior of barn, Bays 1 and 2, looking west (HRWF\_032)



Plate 7: Junction of post, wall-plate and tie-beam with bracket (HRWF\_050)



Plate 8: Barn roof structure, Bays 1 and 2, looking north (HRWF\_047)

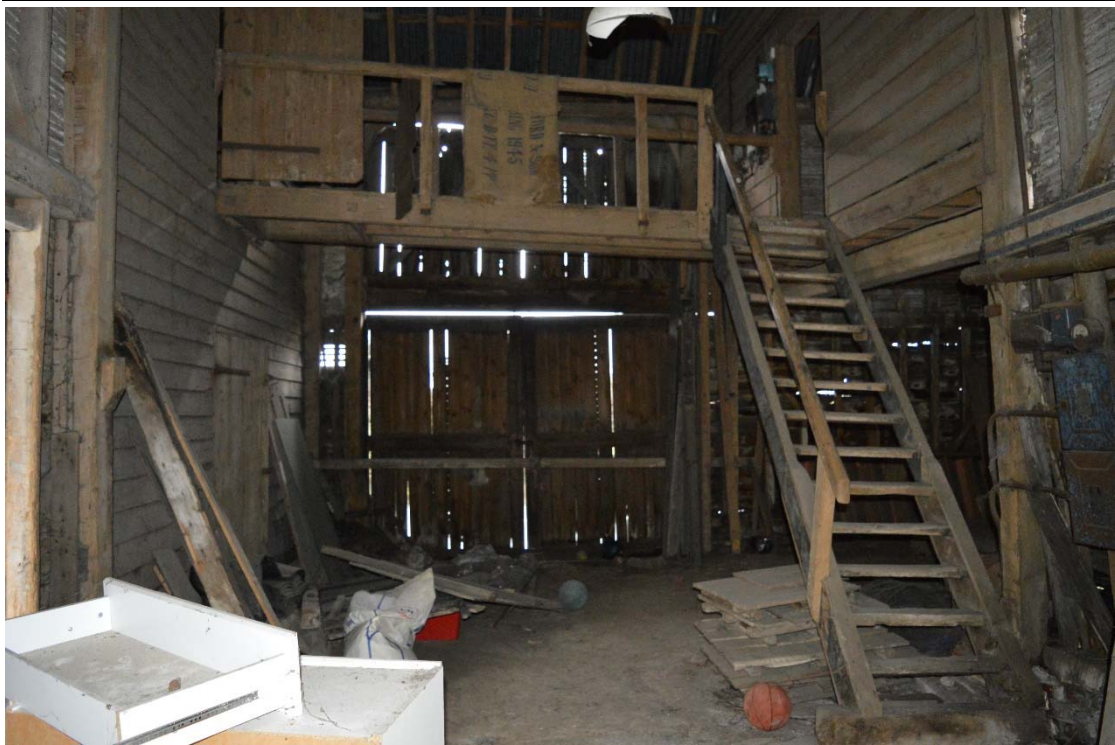


Plate 9: Barn threshing bay and gangway, looking east (HRWF\_026)



Plate10: Ground floor of barn, Bays 1 and 2, looking north-east (HRWF\_031)



Plate 11: Merchant's marks on barn binding joist between Bays 1 and 2, looking south-west (HRWF\_035)



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Plate 16: First floor of barn, gantry trap door and hoist in Bay 3, looking north (HRWF\_052)



Plate 17: First floor of barn, part of Bay 6 converted into store room, looking south-west (HRWF\_060)



Plate 18: South elevation of stable, backing onto presumed moat (HRWF\_004)



Plate 19: North elevation of stable facing into yard (HRWF\_014)

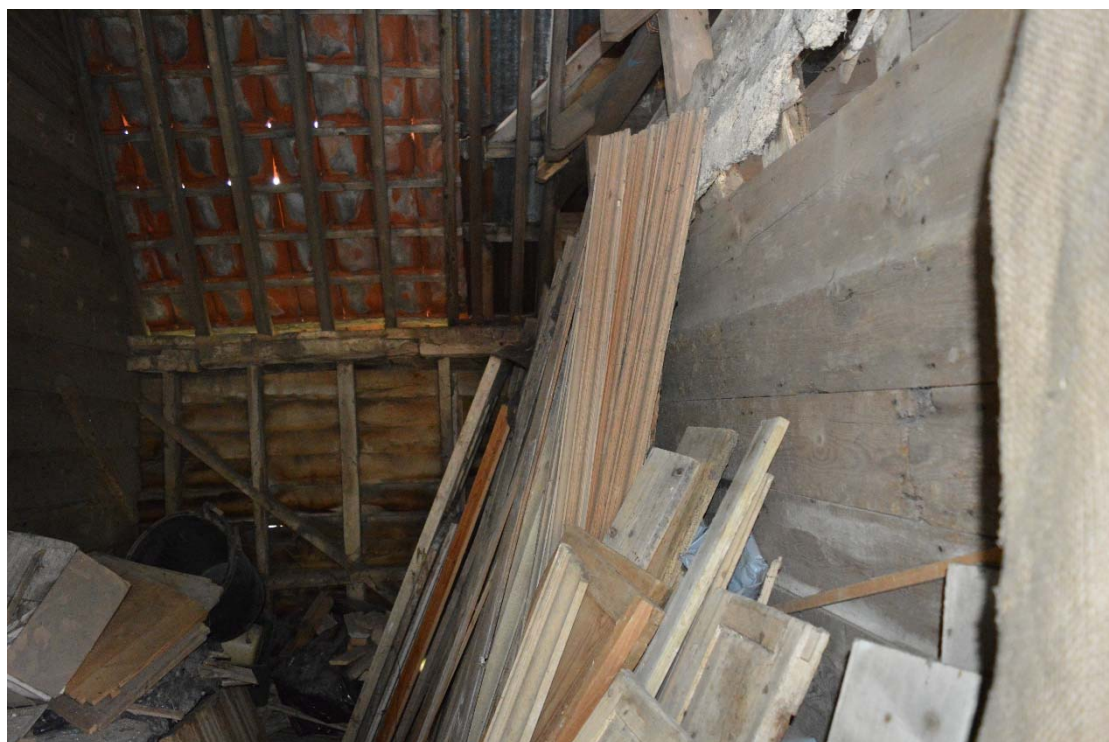


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Plate 21: Interior of stable, Bay 3, looking west (HRWF\_067)



Plate 22: Interior of stable, Bay 3. Remains of daub partition, looking south-east (HRWF\_065)



Plate 23: Manger in Bay 2 of the stable, looking south (HRWF 23\_64)



Plate 24: Interior of lean-to to the east of the stable, looking south (HRWF\_063)



Plate 25: Interior of stable, Bay 5. Stud wall built with rough, large scantling timber, looking south-east (HRWF\_073)



Plate 26: Interior of stable, Bay 5, looking west (HRWF\_074)

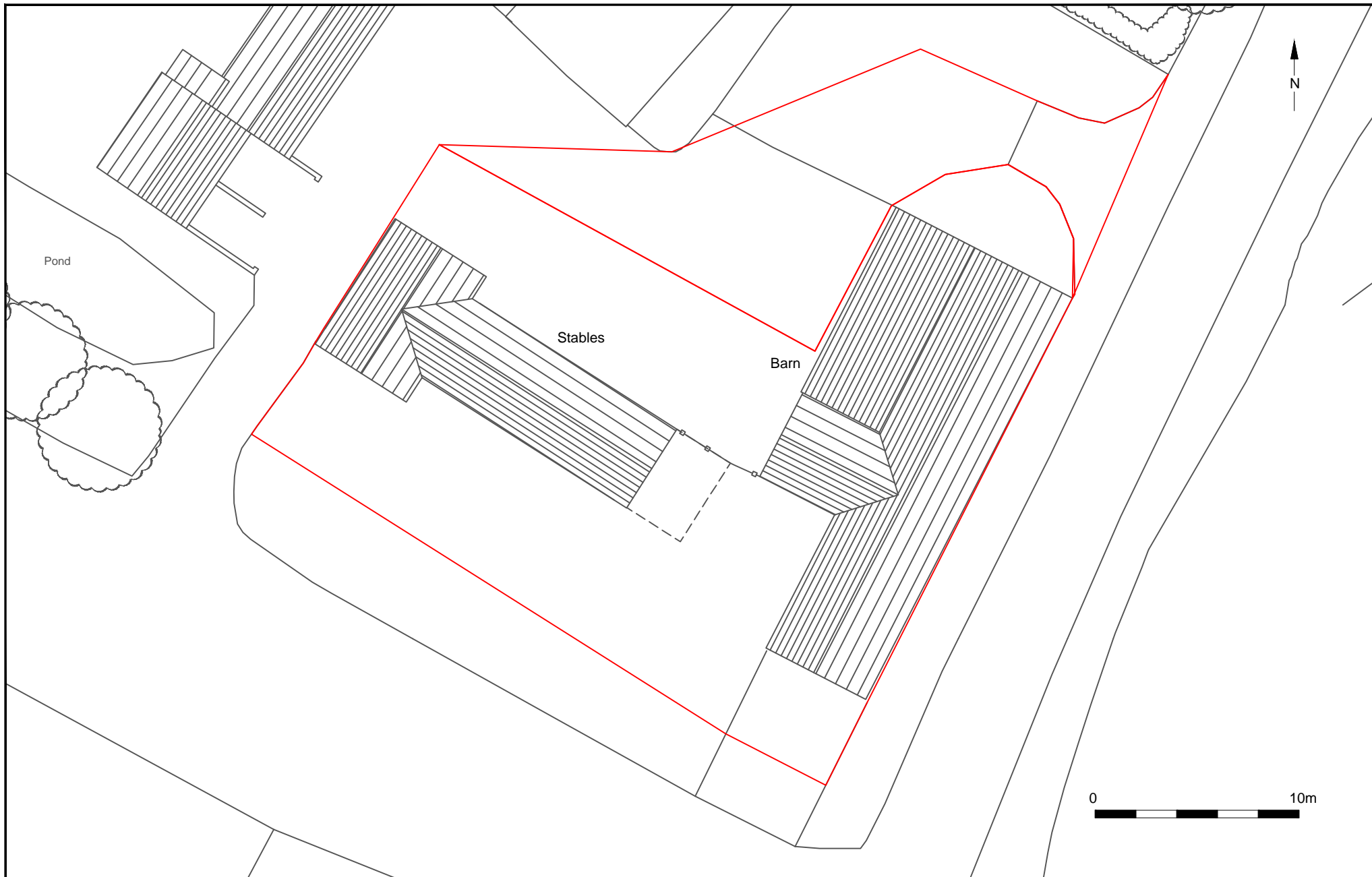


Plate 27: Interior of stable, Bay 5 roof, looking south (HRWF\_072)



© Archaeology South-East		Ware Farm, Dunmow Road, High Roding, Essex	Fig. 1
Project Ref: 160074	Feb 2016	Site location	
Report Ref: 201675	Drawn by: CPC		





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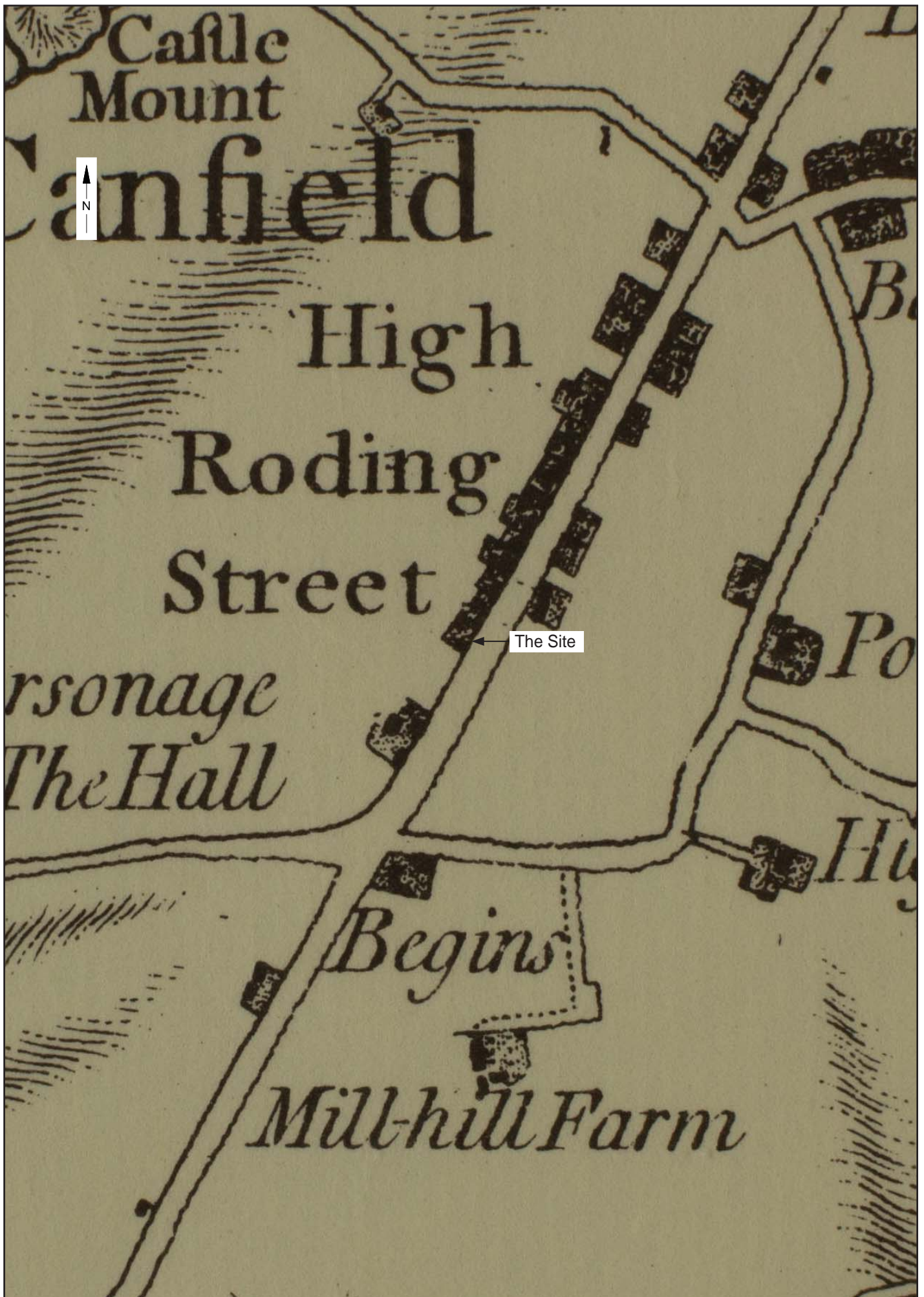
Ware Farm, Dunmow Road, High Roding, Essex

Project Ref: 160074  
Report Ref: 201675

March 2016  
Drawn by: CPC

Site plan

Fig. 2



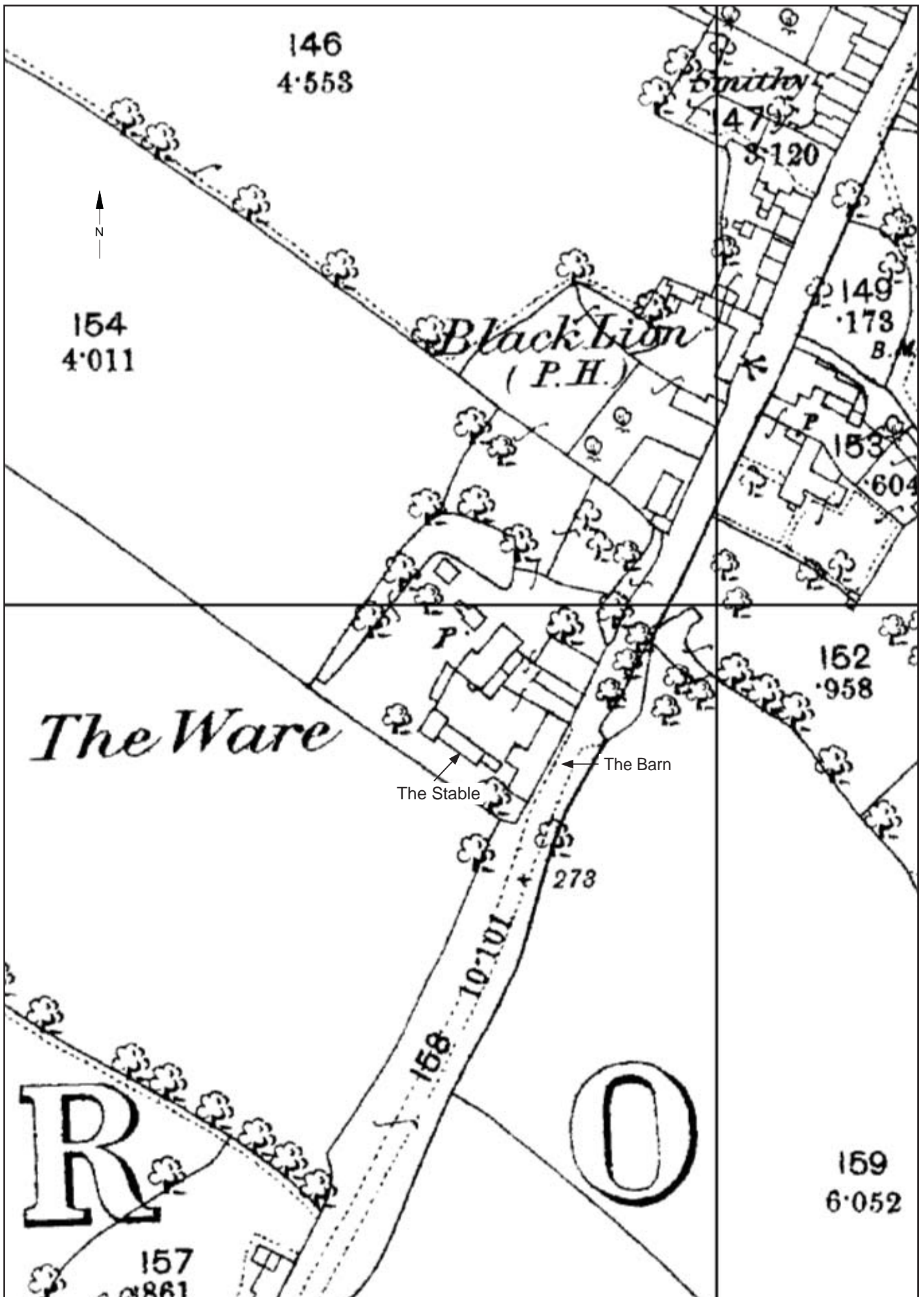
© Archaeology South-East		Ware Farm, Dunmow Road, High Roding, Essex	Fig. 3
Project Ref: 160074	March 2016	Chapman and Andre's Map of Essex (ERO: D/DBY P9)	
Report Ref: 201675	Drawn by: CPC		



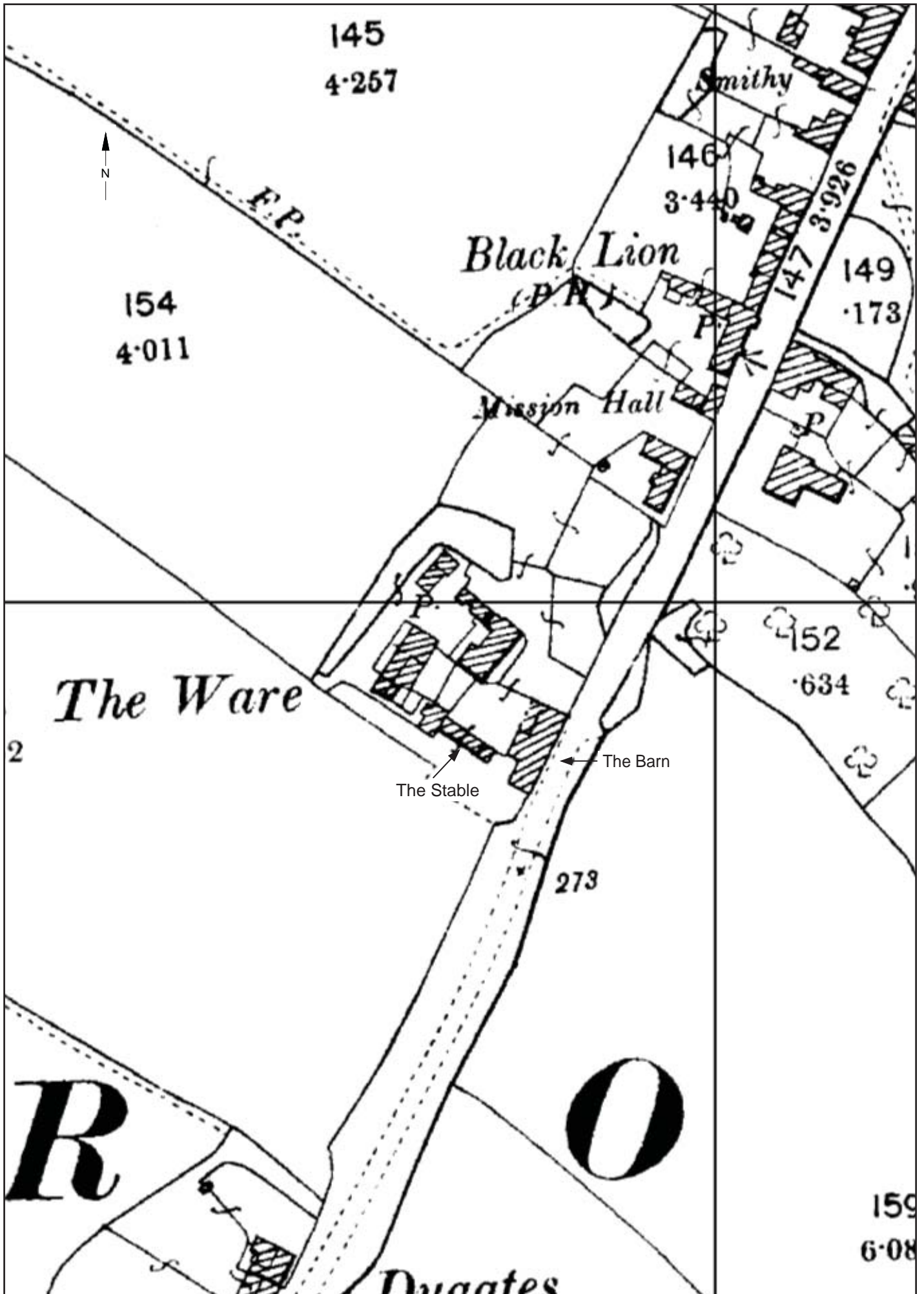
© Archaeology South-East		Ware Farm, Dunmow Road, High Roding, Essex	Fig. 4
Project Ref: 160074	March 2016	1840 Estate Map (ERO: D/DU 193/1)	
Report Ref: 201675	Drawn by: CPC		



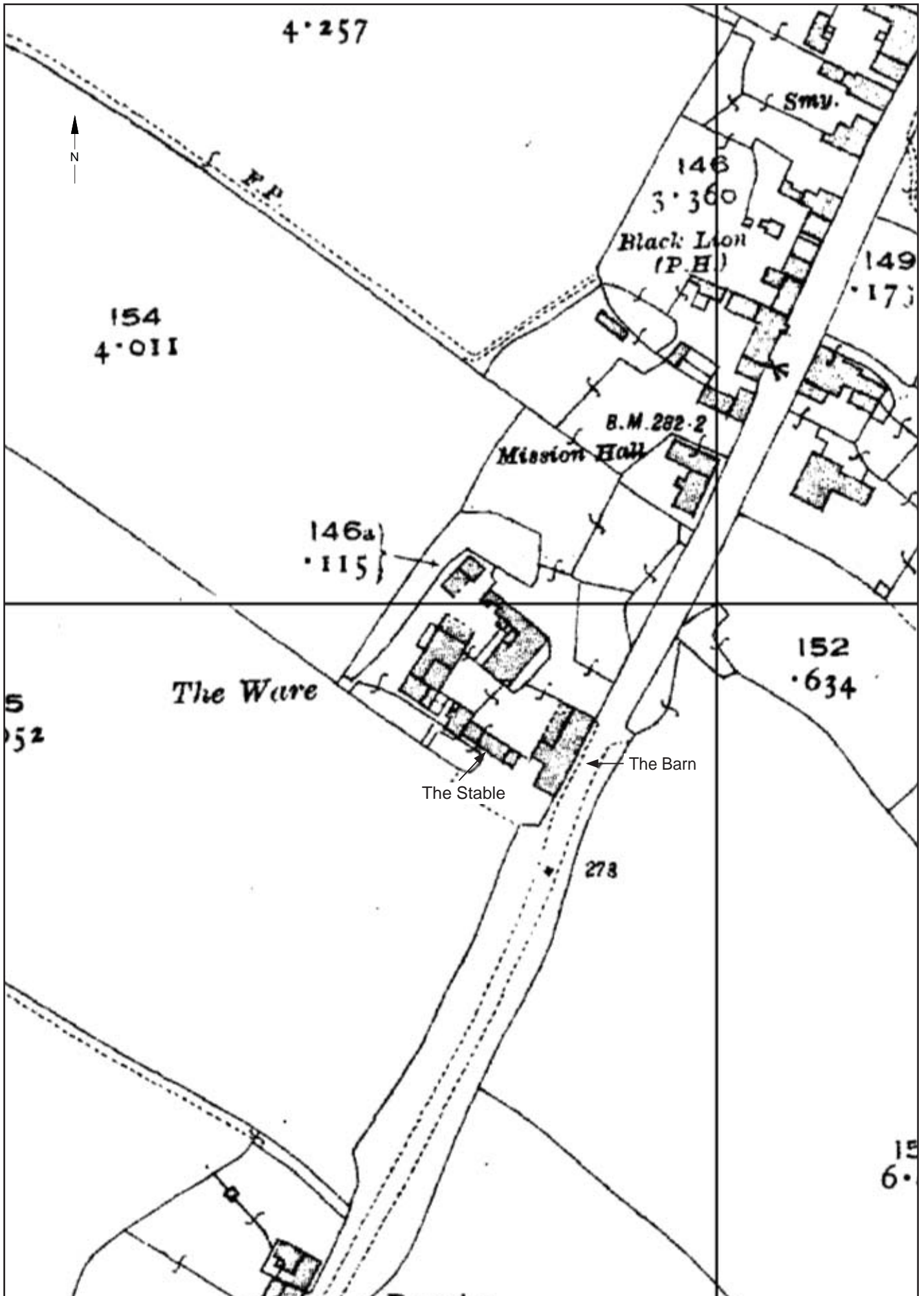
© Archaeology South-East		Ware Farm, Dunmow Road, High Roding, Essex	Fig. 5
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Report Ref: 201675	Drawn by: CPC		



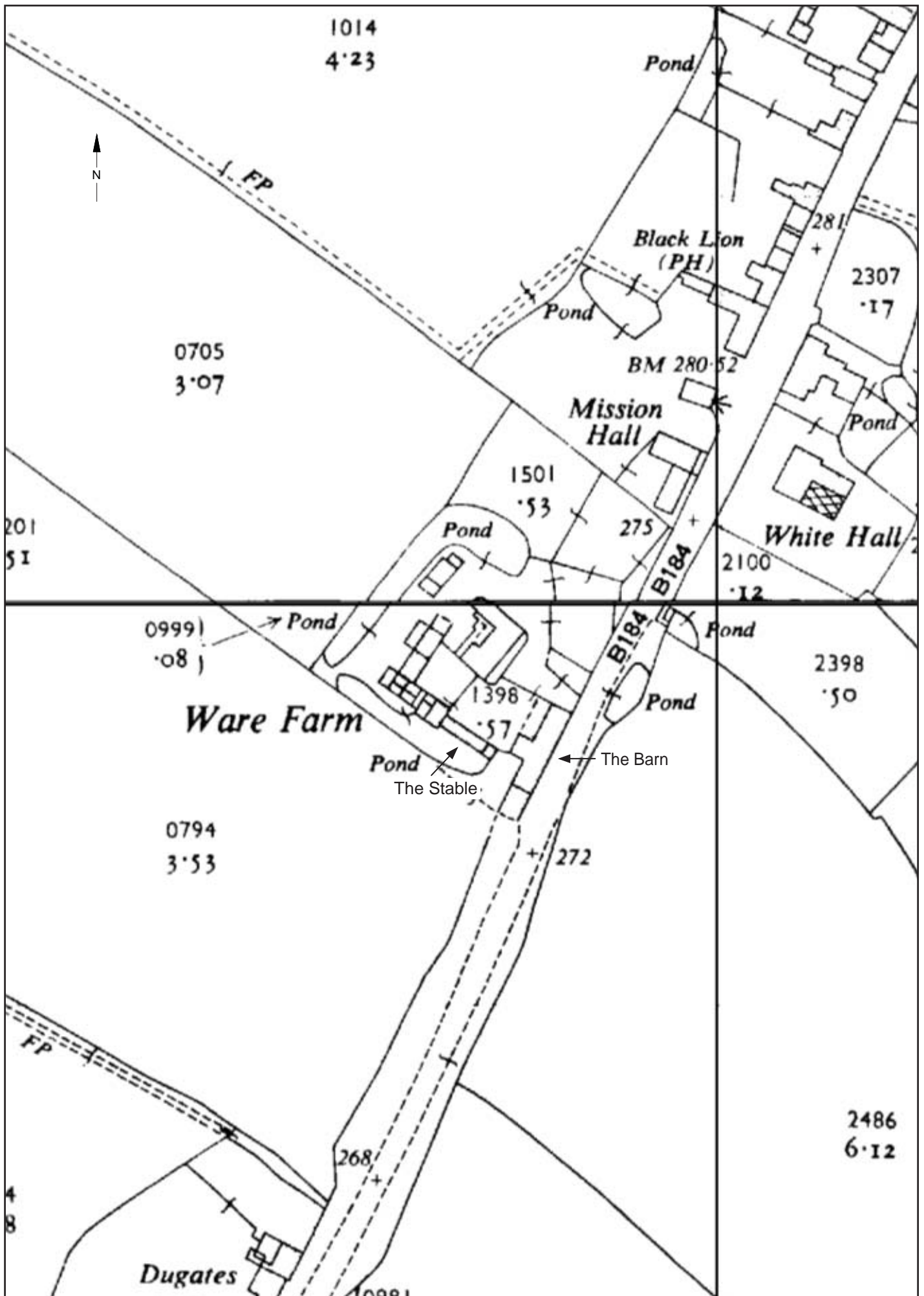
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Project Ref: 160074	March 2016	1875 OS Map	
Report Ref: 201675	Drawn by: CPC		



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Project Ref: 160074	March 2016	1897 OS Map	
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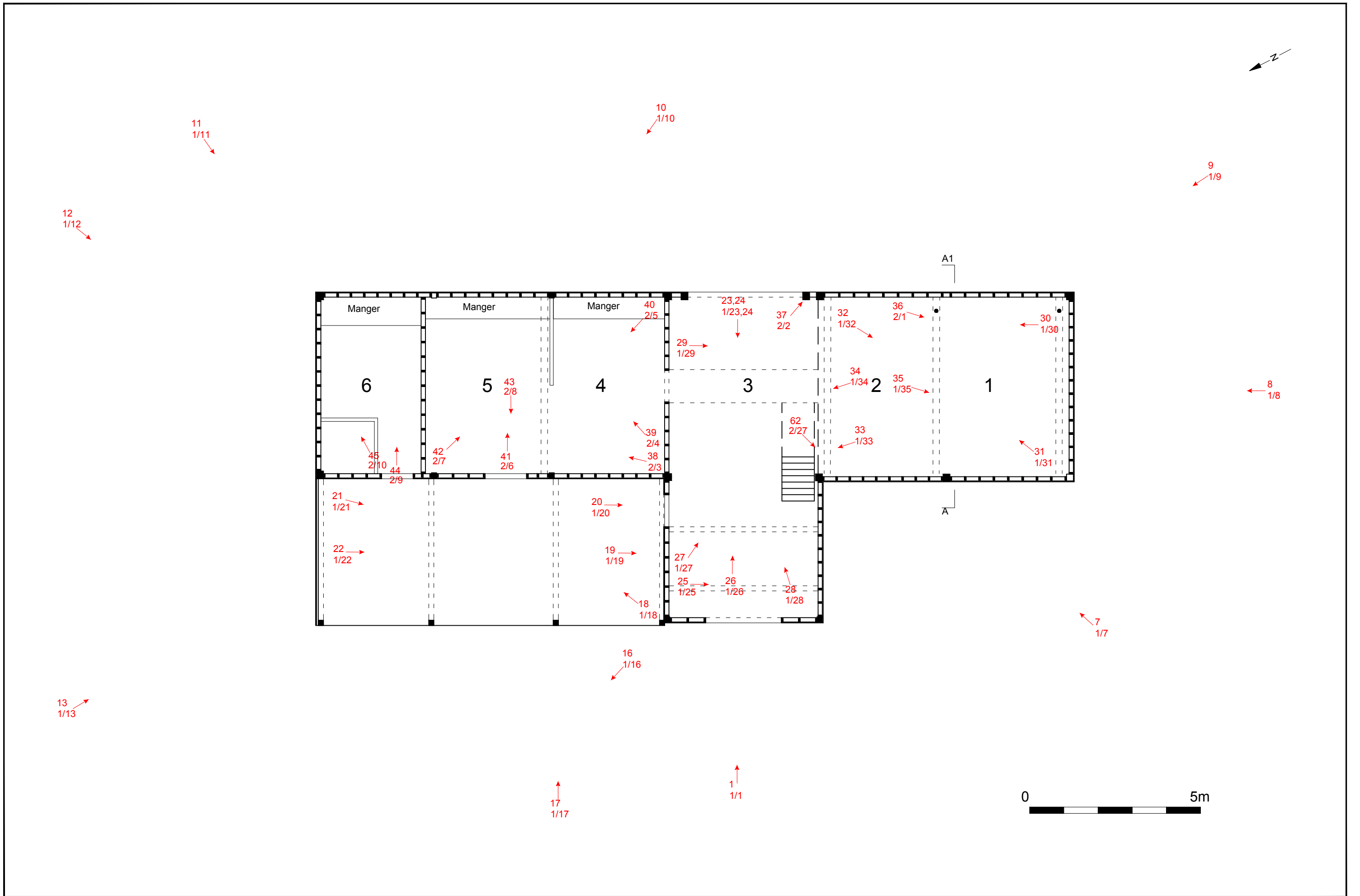


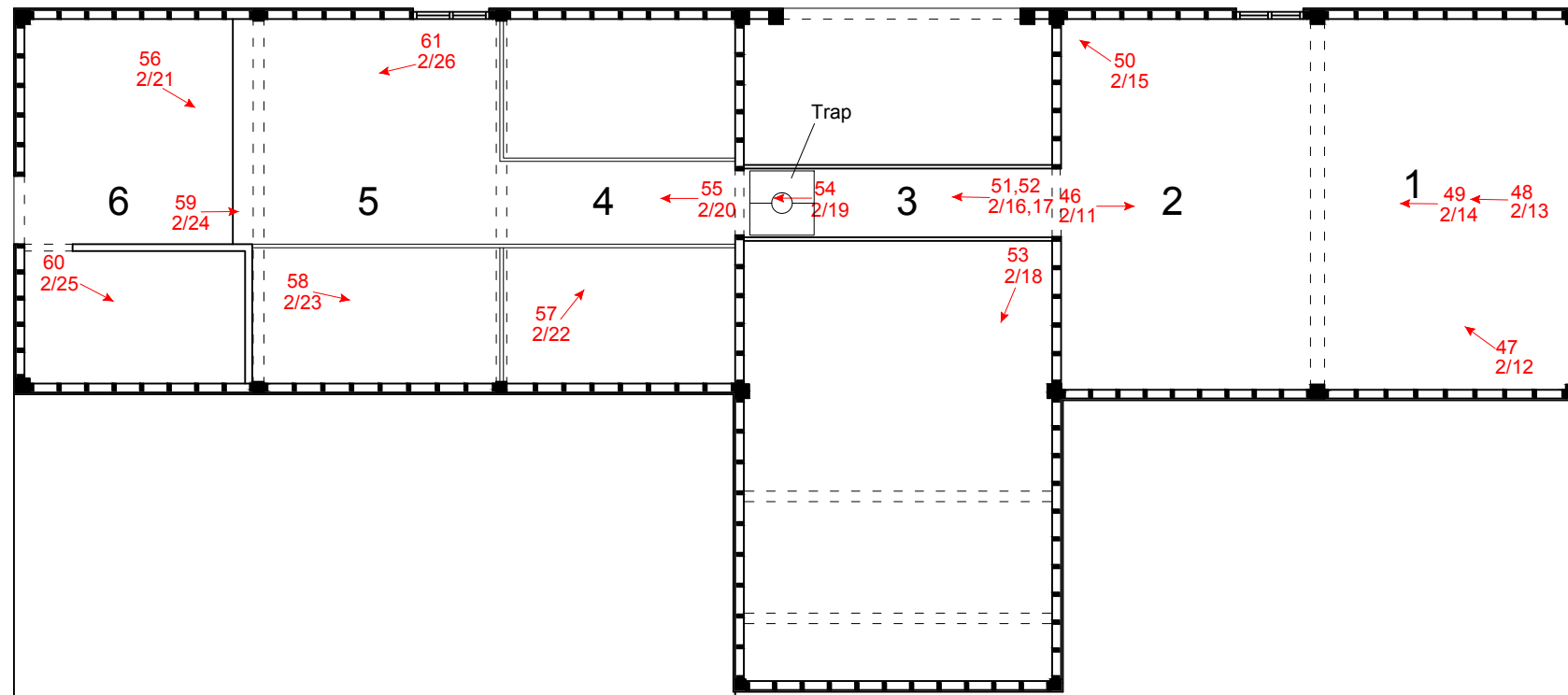
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Project Ref: 160074	March 2016	1920 OS Map	
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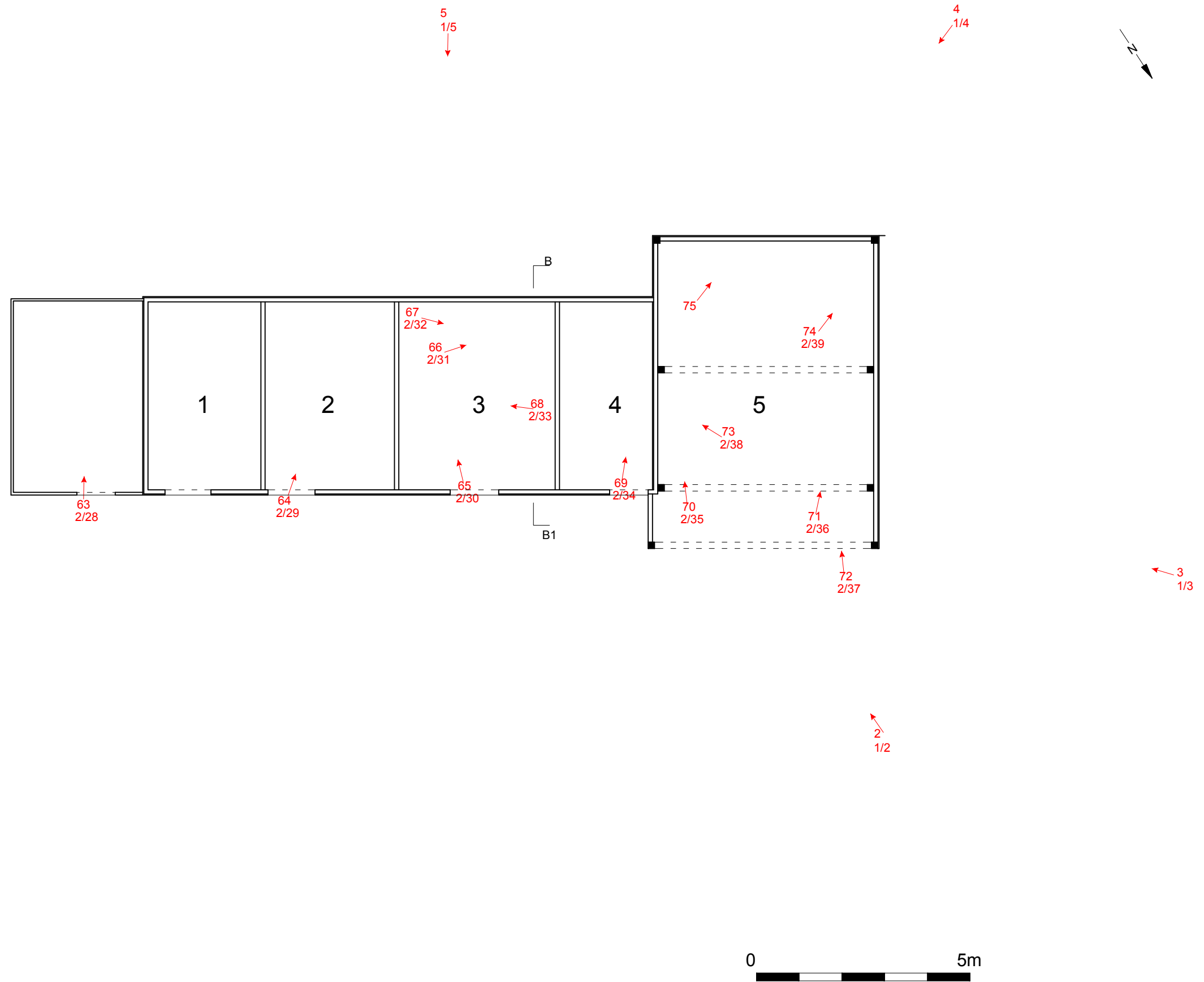


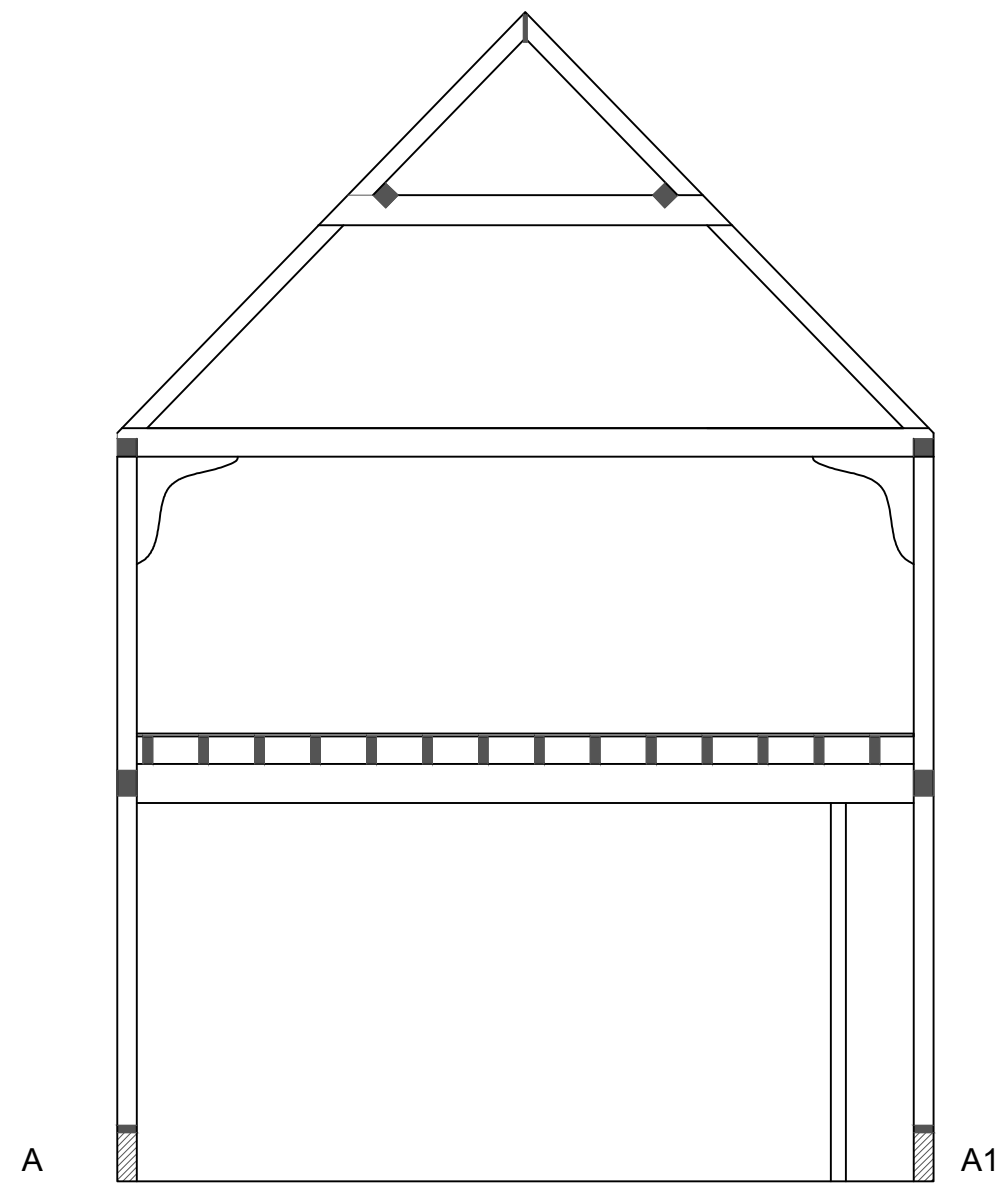
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Report Ref: 201675	Drawn by: CPC		



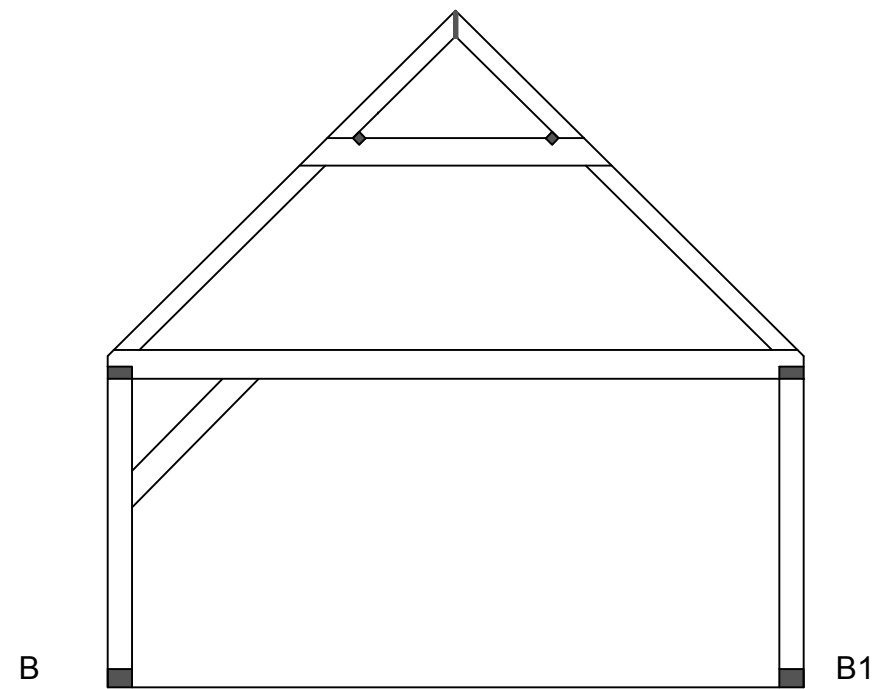








Barn



Stable



## Appendix 1 Listing Description

### WARE FARMHOUSE

#### List Entry Summary

Name: WARE FARMHOUSE

List entry Number: 1141246

#### Location

WARE FARMHOUSE, THE STREET

County: Essex

District: Uttlesford

District Type: District Authority

Parish: High Roothing

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Oct-1983

#### Details

TL 60 17 HIGH RODING THE STREET

4/17 Ware Farmhouse

#### GV II

Hall house, early C16, altered in late C16, extended in C19 and C20. Timber- framed, plastered and weatherboarded, roof tiled. Hall of 2 bays aligned NE-SW, with parlour/solar crosswing of 3 bays at SW end, jettied to SE. Service end missing. Chimney stack inserted in NE bay of hall and floor inserted in late C16. C19 and C20 extensions to NW and NE. Three external chimney stacks. 2 storeys and single-storey with attics, roof of crosswing half-hipped. Ground floor, 3 C20 casement windows and C20 gabled porch; first floor, one C20 casement window above jetty, one in gabled dormer. Framing partly exposed internally. Jowled storey posts, curved tension bracing trenched to inside of studs. One arched brace to central tiebeam of hall. Doorhead in hall/parlour partition with flat arch. Roof of hall rebuilt as clasped purlin construction. Roof of crosswing originally of crownpost construction, but crownpost on SE tiebeam missing, others not visible. Exceptionally large binding-joint between middle and SE bays of hall, with text 'Memento mori' painted in white letters on brown ground on SE side of it, C18 or early C19 lettering. Common joists of square and near-square section. Brickwork of inserted stack in hall fully exposed. RCHM 18.

Listing NGR: TL6014616989

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## Appendix 2 OASIS Data Collection Form

**OASIS ID: archaeol6-245612**

Project details

Project name Ware Farm, Dunmow Road, High Roding, Essex, HISTORIC BUILDING RECORDING

Short description of the project

In February 2016 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the barn and stable of Ware Farm, High Roding, Dunmow, Essex, CM6 1NT, (hereafter 'the site'; centred NGR: 560146 216989). The work was commissioned by Susan Deluca on behalf of the owner Vanessa Jane Post, to satisfy a condition attached to planning permission (planning refs: UTT/15/3500, UTT/13/3501/LB) relating to the proposed conversion of the barn to provide bed and breakfast accommodation. The site comprises a barn and stable, which together with the farmhouse and other auxiliary buildings form a complex of buildings arranged around a yard adjacent to The Street, the main road in High Roding. The barn and stable are now used primarily for storage. The framing of the barn is characteristic of late 18th or early 19th century construction techniques. The barn was constructed as a traditional six-bay threshing barn and was converted in the mid-19th century to use as a granary and cow house. Elements of the stable appear to date to the mid-/late 18th century, although it has witnessed at least one, or possibly two substantial phases of alteration/repair. The original function of the early building is unknown but its western bay was probably an open shelter for cattle.

Project dates Start: 21-02-2016 End: 15-03-2016

Previous/future work No / No

Type of project Building Recording

Site status Listed Building

Significant Finds NONE None

Methods & techniques "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"

Prompt National Planning Policy Framework - NPPF

Project location

Country England

Site location ESSEX UTTLESFORD HIGH ROOTHING Ware Farm

Postcode CM6 1NT

Study area 2122 Square metres

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Site coordinates	TL 60146 16989 51.828049533161 0.324253864593 51 49 40 N 000 19 27 E Point
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	Private Client
Project design originator	Archaeology South-East
Project director/manager	Amy Williamson
Project supervisor	Christopher Curtis
Type of sponsor/funding body	Private
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Saffron Walden Museum
Digital Archive ID	HRWF16
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Saffron Walden Museum
Paper Archive ID	HRWF16
Paper Media available	"Drawing","Photograph","Plan","Report","Section"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Ware Farm, Dunmow Road, High Roding, Essex, Historic Building Record
Author(s)/Editor(s)	Christopher Curtis
Other bibliographic details	Report no. 201675
Date	2016
Issuer or publisher	Archaeology South-East
Place of issue or publication	Portslade
Entered by	Amy Williamson (amy.williamson@ucl.ac.uk)
Entered on	15 March 2016



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HRWF (3).JPG



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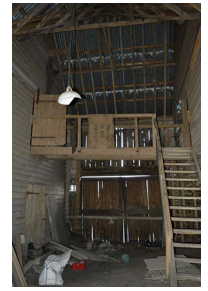
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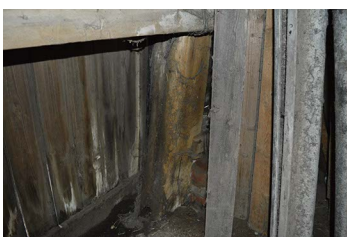
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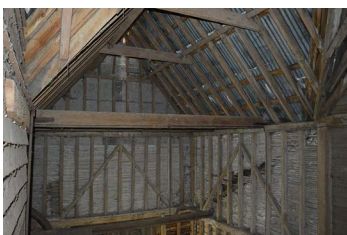
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HRWF (74).JPG



HRWF (75).JPG

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