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BANCROFT FARM, BLIND LANE,
HARE STREET, HERTFORDSHIRE

HISTORIC BUILDING RECORDING

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NGR: TL 31000 28525	Report No: 4209
District: East Hertfordshire	Site Code: AS 1549
Approved: Claire Halpin MfA	Project No: 4664
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OASIS SUMMARY SHEET

Project details			
Project name	<i>Bancroft Farm, Blind Lane, Hare Street, Hertfordshire</i>		
<i>In October 2012 Archaeological Solutions Ltd carried out historic building recording at Bancroft Farm in Hertfordshire in order to comply with a condition attached to planning permission.</i>			
<i>The recording revealed a complex development with the earliest structure dating to the probable late 17th century (Range 1), but in many respects the farm mirrors a typical development of an agricultural complex from that period to the 20th century. The modest nature of the farm is reinforced by the extensive reuse of so much earlier timber, but in buildings disposed around a courtyard in the manner advocated by improvers of farming and farm buildings in the 18th and 19th century.</i>			
<i>The second phase saw the addition of Ranges 3 and 4 which comprised open-fronted sheds, livestock areas and storage. Alteration has been extensive, notable in the 20th century, with a change to dairy farming when Range 4 was widened as both building were converted to milking parlours. Range 2 is more clearly 19th century and appears to replace earlier ranges located slightly to the west on the earlier maps.</i>			
<i>The 20th century also saw the enclosing of the south side of the courtyard with a Fletton brick range (Range 5) as well as the farmyard enclosed with a Dutch barn (Range 6). Modification for 20th century farming has also altered the original buildings greatly, which would probably not warrant listing, but they remain an interesting component of the local historic landscape.</i>			
Project dates (fieldwork)	<i>9th and 17th October 2012</i>		
Previous work (Y/N/?)	<i>N</i>	Future work	<i>TBC</i>
P. number	<i>4664</i>	Site code	<i>AS 1549</i>
Type of project	<i>Historic building recording</i>		
Site status	<i>Within Area of Archaeological Significance No. 425</i>		
Current land use	<i>Former agricultural and equestrian buildings</i>		
Planned development	<i>Demolition of atcost barn and stables and conversion of remaining buildings to residential units (holiday lets)</i>		
Main features (+dates)	<i>17th century barn with 18th / 19th century and later ranges</i>		
Significant finds(+dates)			
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Hertfordshire</i>	<i>Ardeley</i>
HER/ SMR for area	<i>Hertfordshire HER (HHER)</i>		
Post code (if known)			
Area of site	<i>835m²</i>		
NGR	<i>TL 31000 28525</i>		
Height AOD (max/ min)	<i>c. 130 m AOD</i>		
Project creators			
Brief issued by	<i>Alison Tinniswood of the Historic Environment Unit Hertfordshire County Council (HCC HEU)</i>		
Project supervisor (PO)	<i>Tansy Collins</i>		
Funded by	<i>York Brothers</i>		
Full title	<i>Bancroft Farm, Blind Lane, Hare Street, Hertfordshire. Historic Building Recording</i>		
Authors	<i>Thompson P. Collins, T. Prosser, L.</i>		
Report no.	<i>4209</i>		
Date (of report)	<i>November 2012</i>		

BANCROFT FARM, BLIND LANE, HARE STREET HERTFORDSHIRE

HISTORIC BUILDING RECORDING

SUMMARY

In October 2012 Archaeological Solutions Ltd carried out historic building recording at Bancroft Farm in Hertfordshire in order to comply with a condition attached to planning permission.

The recording revealed a complex development with the earliest structure dating to the probable late 17th century (Range 1), but in many respects the farm mirrors a typical development of an agricultural complex from that period to the 20th century. The modest nature of the farm is reinforced by the extensive reuse of so much earlier timber, but in buildings disposed around a courtyard in the manner advocated by improvers of farming and farm buildings in the 18th and 19th century.

The second phase saw the addition of Ranges 3 and 4 which comprised open-fronted sheds, livestock areas and storage. Alteration has been extensive, notable in the 20th century, with a change to dairy farming when Range 4 was widened as both buildings were converted to milking parlours. Range 2 is more clearly 19th century and appears to replace earlier ranges located slightly to the west on the earlier maps.

The 20th century also saw the enclosing of the south side of the courtyard with a Fletton brick range (Range 5) as well as the farmyard enclosed with a Dutch barn (Range 6). Modification for 20th century farming has also altered the original buildings greatly, which would probably not warrant listing, but they remain an interesting component of the local historic landscape.

1 INTRODUCTION

1.1 In October 2012, Archaeological Solutions Ltd (AS) carried out historic building recording at Bancroft Farm, Blind Lane, Hare Street, Hertfordshire (NGR TL 31000 28525; Figs.1-2). The recording was conducted in order to comply with a condition attached to planning permission for the demolition of existing "Atcost" type concrete-framed barn and 20th century stables; conversion of former agricultural / equestrian buildings into three holiday lets and one residential unit, together with the development of amenity space, car parking, refuse storage and cycle racks (Planning ref: 3/11/1131/FP).

1.2 The recording was carried out in accordance with a brief issued by Hertfordshire County Council Historic Environment Unit (HCC HEU) dated 8th November 2011 and a specification by prepared by AS dated 29th August 2012,

approved by HCC HEU. The project conformed to the English Heritage document *Understanding Historic Buildings; A guide to good recording practice, 2006* and also conformed to the Institute for Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2008). The recording was undertaken to Level 3 as defined in the English Heritage document. The brief also requires a programme of archaeological monitoring and recording and this will be the subject of a forthcoming report by AS.

1.3 The principal objectives were –

- the archaeological recording of the existing former agricultural / equestrian farm buildings in their current condition with additional recording / research as necessary to place the findings in context,
- the provision of an adequately detailed project report,
- the dissemination and publication of the project results, as appropriate.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to the impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs. 1 – 2)

2.1 Hare Street is a small hamlet lying 1.25km south-west of Cottered and 5km west of Buntingford in north-west Hertfordshire (NGR TL 31000 28525). The settlement includes a small number of buildings clustered around a crossroads, intersected by the course of the Roman road (now B1037), which also forms the boundary dividing Ardeley and Cottered parishes.

2.2 The site comprises a small complex of farm buildings in the western corner of the crossroads, with a farmhouse to the south-west. The early history of the site may represent an extension of what is now called Broom Manor on the opposing north side of the road, a historic farm complex dating from the 16th century or earlier, within the Cottered parish. Neither the assessment structures nor the nearby farmhouse are listed on the National Heritage List for England but the site falls within Area of Archaeological Significance No. 425.

2.3 The buildings are bounded by roads on the north (B1037) and east (Blind Lane), but are otherwise ranged on four sides of a courtyard as a series of low buildings with a barn at the north-west corner; this extends west beyond the yard as a short projection.

2.4 From the road, the buildings appear fairly modest and obscured by much vegetation, though this was in the process of removal at the time of the survey. Each distinct structure has been enumerated for ease of description (Fig. 2). Range 1 comprises a barn in the north-west corner. Range 2 encloses the west side of the courtyard extending from the south side of the barn, while Range 3 lies to the north and is contiguous with the eastern arm of the courtyard forming Range 4. A further range (Range 5) includes stables on the south side. Latterly, the open yard was in-filled with the Dutch-type 'atcost' barn of concrete construction (Range 6), which was in the process of dismantling during the survey.

3 METHODOLOGY

3.1 As part of project, information was sought from a variety of available sources in order to meet the objectives of the assessment.

Archaeological databases

3.2 The Hertfordshire Historic Environment Record (HHER) was consulted in order to identify any local archaeological finds or remains in the area that might be affected by the development. Sites of relevance are discussed in Section 4.

Historical & cartographic documents

3.3 The principal sources for this type of evidence were the Hertford Archives and Local Studies in Hertford. Relevant documents are reproduced as Figs. 3 – 7.

Secondary sources

3.4 The principal source for secondary material was the library resources at AS. Sources have been referenced appropriately in the bibliography.

Building recording

3.5 The site was visited on the 9th and 17th October 2012 in order to compile descriptions of the buildings and undertake the drawing and photographic work. The written description and analysis was carried out by Tansy Collins and Lee Prosser while the drawing work was completed by Kathren Henry. Existing plans and elevations provided by the client were checked and augmented with additional drawings produced where necessary. These are included as Fig. 9-11.

3.6 The photographic recording was carried out by Tansy Collins using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 1000D (10 megapixels) digital camera, duplicating the black and white photography. Where necessary, architectural detail was captured using 35mm black and white film and supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 9).

4 HISTORIC BACKGROUND

4.1 Close proximity with the adjoining Broom Manor and Broom Farm complex on the north side of the road may suggest that Bancroft Farm represents an expansion of an earlier holding. However the association is nowhere explicitly mentioned, although the agricultural buildings of Broom Farm now lie in common ownership and are noted as Bancroft Farm on the National Heritage List for England. The listing does not, however include the assessment buildings. This has caused some confusion in that the HER entry for site suggests that the buildings are listed, though they do not fall within the curtilage as normally understood. The HER does note the buildings as 'at risk'. Historically, the two complexes were named Harestreet Farm (assessment site) and Broom Farm, with 'Broom Manor' being a relatively recent coining.

4.2 Dury and Andrews' map of 1766 represents the earliest accurate cartographic source (Fig. 3). Although not detailed, it shows a fairly substantial complex at this point, including four discernible buildings, as well as buildings relating to Broom Farm on the opposite side of the road. This is of some interest as it may suggest the presence of an earlier farm complex at the site which bears no relation to the existing layout.

4.3 Bryant's map of 1822 (not reproduced) shows no further detail, but on the tithe map of 1839 (Fig. 4) a farmhouse is depicted with two L-shaped courtyard ranges

which correspond roughly with the existing outline, though the farmhouse has clearly changed. The apportionment indicates that James Smith owned much of the land in the area and occupied the principal farmhouse with Robert Smith occupying a cottage to the north. As Broom Farm lies in the adjoining parish, it is not depicted on this map.

4.4 A series of sales particulars survive relating to the farm as Harestreet Farm. However there was clearly a period of when both names were current, as the sales particulars of 1919 note the farm as 'Harestreet or Bancroft Farm'. These have been reproduced as Appendix 3, while a plan of the farm from one example has been illustrated below. The earliest of these dates from an auction in 1839 and indicates the farm held at least 60 acres of land. The farmhouse is described as roomy and including barns, stables, a cow-house, granary, piggeries and other outbuildings.

4.5 Although not available for reproduction at HALS, the 1877-78 Ordnance Survey map (OS) shows the buildings with greater accuracy (www.old-maps.co.uk). Range 1, the barn, is depicted with Ranges 3 and 4 to the east. Two units extend from the south side of the barn in the approximate position of Range 2, though apparently slightly to the west of the existing range. Smaller outbuildings are also visible. Most noteworthy is the replacement of the earlier farmhouse with a larger building positioned slightly to the south-west. These alterations are visible in much the same way on the subsequent 1898 OS map (Fig. 5), while Range 2 is more recognisable on its existing alignment. A pump is depicted in the farmyard and a small building is visible on the south side of the yard.

4.6 Sales particulars from 1901 were accompanied by a plan (Fig. 6) but this shows little extra detail, as it is based on the 1898 OS map. The accompanying description, however, confirms that the farmhouse has been replaced with what it notes as 'a modern brick-built and slated dwelling house' (Appendix 2). Those buildings within the farm complex are noted as a thatched barn, tiled cart-shed and dressing barn with asphalt floor. A range of tiled buildings includes a stable for four horses, cow house, two cattle shed, piggeries, henhouse etc, while a schedule of lands is also included. The tenant is noted as a Mr. D. Munt.

4.7 The most recent sale in the sequence, dated 1919 appears little different from the earlier examples. The farm was sold as one of three farms belonging to the late S.P. Woollatt Esq. The OS map produced shortly after this in 1923 (Fig. 7) depicts the farm layout much the same, although the farmhouse has been extended to the north with further narrow ranges. By 1975, the layout had developed much as is seen today (Fig. 8) with an addition range enclosing the south side of the farmyard, while the yard itself had been infilled by what must be the atcost-type Dutch barn existing today.

5 THE BUILDINGS

5.1 Range 1

Exterior

5.1.1 The barn is four bays long and occupies the north-west side of the complex. It is all weatherboarded over a brick dwarf wall of variable fabric and rises to a shallow-pitched corrugated sheet-metal roof (Plate 1).

5.1.2 From the north, evidence for repair and patching of the weatherboarding is visible, although some older fabric appears to survive at upper level. It is pierced by a nine-light transom and mullioned window of possible late 17th century date, displaying characteristic ovolo and fillet mouldings, which has been relocated from a domestic context (see below).

5.1.3 The west gable end adjoins the main entrance to the farm and is weatherboarded to the apex. In one small area, the weatherboarding has dislodged to expose the underlying fabric, which includes an historic wall-plate with later slender lower studwork, but mortices visible in the soffit for earlier more robust members.

5.1.4 The south face of the barn which projects beyond the courtyard is clad in crude weatherboarding but otherwise consists of a short pent-roofed extension with sliding steel doors, added to accommodate vehicles. This is modern and of no interest. The surviving original frontage is visible to the east where a full-height split door hung on pintles survives in poor condition. Redundant pintles to the west indicate a now lost second door.

Interior

General description

5.1.5 The barn has been divided into separate areas by a modern flimsy partition inserted to the west of the central truss, but otherwise the bay divisions can be discerned and are labelled on Fig. 9. The outer framing of the western two bays (Bays 1 and 2) is not visible, having been entirely lined out with softwood boarding, and the area widened on the south with the extension to create a vehicle garage.

5.1.6 The existing walls of these two bays consist of cement-rendered dwarf walls with close-set horizontal boarding above, while the small pent-roofed extension on the south is supported by a steel girder. The ceiling is lined out much as the walls with what appears to be reused floorboards but all of 20th century date.

5.1.7 The eastern bays and the eastern section of the second bay are well-expressed in the adjoining area, with oak or elm timber-framing set over a dwarf wall which is visible in most areas (Plate 2). Some areas are smothered in cement, and variation in the brick fabric is visible where sections of early brickwork survive. It is

immediately apparent that the roof above tie-beam level has been replaced and now comprises a flimsy softwood structure of fairly shallow pitch, although peg-holes in the tie-beams suggests an original queen post or strut roof. This barn may represent the timber and thatched corn barn noted on the historic sales particulars, though with some modification.

5.1.8 The two visible truss frames (Trusses 2 and 3) are expressed by principal posts rising to a tie-beam with inner braces. The posts have gently swelling jowls, and while the tie-beams are fairly waney, the inner braces are all properly pegged with a single peg, these on the inner face to Bay 3 and further evidence on the south side suggesting that the entrance to the barn always lay in this bay.

5.1.9 The wall framing differs from north to south; the northern panels consisting of staggered mid-rails and evenly-spaced upper and lower studs (Plate 3), while the south walling comprises full-height studs. The east wall represents the end of the original barn and retains a prick-post with in-line mid-rails supporting a similar studwork pattern as on the north.

Detailed description and inventory

5.1.10 Bays 1 and 2 as well as the first truss are not accessible for close study although elements are visible from the neighbouring area. Visible original fabric includes the wall-plates which extend into the east end of the barn.

5.1.11 In addition the east end of Bay 2 is exposed for approximately 1m, where on the south the timber-framing is supported on a high dwarf wall of 17th century or earlier brick. The sole-plate survives with a single full-height stud above to the wall-plate. By contrast, the corresponding north wall retains a stud at low level, partially encased in cement, but above, two-thirds of a window is exposed, with the remainder obscured by the modern partition. This appears to have a domestic origin, and though fairly fragmentary, retains transoms and mullion with ovolo-mouldings as well as a catch of possible late 17th or early 18th century date. Above this the wall-plate has a face-halved and bladed scarf joint, while the adjacent bay post preserves a mortice for a mid-rail, removed with the insertion of the window.

5.1.12 Truss 2 is as described above, but the north post here appears to be slightly splay-cut and extends full-height, while the southern example is slender and gently jowled, rising from a high sole-plate on the early brickwork noted above. There are good inner braces, with assembly marks on the east side of the south brace and post, both with chiselled numerals 'IIII'. The tie-beam preserves pegs for the original queen posts to the roof.

5.1.13 Bay 3 is the first fully-exposed bay. The north wall is the best preserved and although the lower framing is encased in cement, the studs may survive to their full extent. A single oak or elm mid-rail spans the bay and is staggered to the mid-rail of the adjoining Bay 4. However, an empty mortice in the bay post suggests that the original intention was for an in-line arrangement, modified during construction and never employed. It is slightly waney and retains some bark. Seven upper and lower studs, all pegged extend in-line, all of good squared timber but of varying scantling.

Many members appear to be reused and retain mortices for wattle poles, while a lower stud to the east is a reused window transom of late 16th or early 17th century date. This has a characteristic robust ovolo and fillet of that date with empty mortices on both side for saddle bars and mullions. The wall-plate above is fairly waney and has a face-halved and bladed scarf joint at the junction with Truss 3.

5.1.14 The south side of Bay 3 is almost entirely occupied by the span of the original double doorway supported by full-height studs as jambs, that to the west hard against the bay post but that to the east set in slightly. These preserve slots for a locking bar and the remains of a threshing leap. The original doors are lost and the opening has been reduced in sized with later timber and now contains a flimsy split door in poor condition. The wall-plate above has no stud mortices in the soffit and latterly a timber bolster, secured with coach bolts, has been applied to provide reinforcement.

5.1.15 Truss 3 is much as described above, with fairly slender principal posts on the north and south with gently swelling jowled heads, though both rise from a high dwarf wall and sole-plate. As noted above, the north post supports staggered mid-rails, although an empty mortice on the west suggests in-line mid-rails in the original design. The tie-beam is waney with evidence for the original queen post construction and slender long inner braces, both pegged but with no evidence of assembly marks.

5.1.16 Bay 4 comprises the final bay to the east. The north wall is well-preserved with an intermediate full-height post offset to the west which supports in-line mid-rails. Upper and lower studwork is much as the adjoining bay though here not so well-expressed and the studs are not pegged. In the upper register in the east corner the studwork has a short primary brace, while most members show signs of reuse and weathering.

5.1.17 Any earlier fabric on the south wall of this bay has been largely replaced. The original wall-plate survives though fairly weathered with few diagnostic features visible, but below the wall has been built up in later brickwork at the junction with Range 2. A section of 17th century brick dwarf wall survives but is fairly disturbed, but above, two full-height studs survive to the wall-plate.

5.1.18 The east gable wall retains good diagnostic features. The dwarf wall is of note as it appears to retain thin bricks of Tudor appearance, laid in English bond. This is interrupted to the south by a doorway giving access to Range 3. Otherwise there are principal corner posts which swell gently at the heads, though the south post has been mostly lost or embedded in later brickwork. The prick-post is of good evenly-sawn oak, double-pegged to both the sole-plate and wall-plate. In-line mid-rails are single-pegged to either side, both of oak or elm and fairly waney, while even-spaced and regular studwork lies above and below, much as on the north wall, though here mostly pegged. The corners of the upper registers retain short primary-braces. The doorway to the south has been inserted into the pre-existing fabric as mortices survive for earlier studs. The door nevertheless is early, probably 18th century in date and is described below in more detail. Otherwise, reused timber is evident in most areas with some cement infill at low level which does not appear to

have compromised the timber. To the north, short timber slips are nailed to the studs creating a crude ladder.

5.1.19 The only other feature of note within the barn is an iron drive-shaft set high on the north wall and supported on metal brackets. This appears late 19th century in date, probably related to some earlier threshing machinery.

Scantling

5.1.20 A number of timbers were measured although due to the variation are not representative of all timbers.

Principal bay post (Truss 2)	9" x 8" (229mm x 203mm)
Mid-rail	7" x 6" (178mm x 152mm)
Common stud	5" x 3" (127mm x 76mm)
Wall-plate	6" x 6" (152mm x 152mm)
Tie-beam	10" X 10" (254mm x 254mm)
Peg diameter	$\frac{3}{4}$ " (19mm)

5.2 Range 2

Exterior

5.2.1 This range forms the west side of the courtyard complex and extends laterally from the east end of Range 1. It is clad in good quality weatherboarding all now treated with tar, and has a pitched roof covered with cement tiles.

5.2.2 The northern three bays on the west are pierced by doorways to separate internal units and include, from the north, a standard boarded door, a wide boarded door and finally double-doors, built out and giving access to the third bay. The remainder of the elevation is pierced by a single fixed light.

5.2.3 The south gable end is plain with weatherboarding over a cement-rendered dwarf wall.

5.2.4 The opposing east elevation fronts onto the courtyard and is pierced with stable doors to the south three bays, all constructed of softwood and fairly modern (Plate 4). A Fletton brick support has been inserted to the south end.

Interior

5.2.5 The range extends through six bays and abuts the barn through the modern brick partition noted above. Most visible fabric is of a 19th century date, including timber-framing on the west side. This generally includes principal posts with short braces on either side to the wall-plate, the trusses completed with hand-sawn tie-beams and slender rafter-couples rise to a ridgeboard. A single purlin in each pitch has nailed on collars at the bay divisions. Almost all the timber is softwood, apart from the tie-beams which appear mostly to be reused. The structure is divided at

each bay division into distinct units and is described according to the numbered bays beginning at the north end (Fig. 9).

Bay 1

5.2.6 Apart from the brick wall on the north, exposed elements include the wall-plate on the west, which is well-preserved, with a short brace to the bay post. A second post here forms a jamb to a modern boarded door. The walls are otherwise cement-rendered apart from the south wall to Unit 2, which is weatherboarded above tie-beam level. Bay 2 is given access through this partition via a simple panelled and glazed door of 20th century date.

Bay 2

5.2.7 As with Unit 1, the west wall retains the original wall-plate with short braces to the bay posts on either side. Fairly ephemeral but contemporary timbers form the jambs to a wide boarded and ledged door which is early and may be original. Signs of scorching are visible, indicating localised fire damage.

5.2.8 The tie-beam from Unit 1 is visible from this side and is hand-sawn with a redundant mortice set off-centre for a large stud. The unit is lit from a single fixed pane on the east. The south side has a bead-moulded weatherboarded partition below the tie-beam to the adjoining unit.

5.2.9 This space contains a large steel steriliser. A manufacturer's plaque reads

'THE WOOLLEY WHIZZER
HEAT STORAGE
ELECTRIC STERILIZER
PROV. PATENT 23723'

This was produced by W Woolley and Co Ltd of 2 Gates, Tamworth, who had a number of pending patents in 1949 relating to sterilisation and heating units (information from Graces Guides website).

Bay 3

5.2.10 This bay is the least altered and has exposed fabric on all sides. The area was formerly open-fronted on the west, now extended and enclosed by a pent-roofed porch holding double doors; these were in a state of collapse at the time of the survey. The tie-beams on the north and south are reused; that on the north waney with nailed-on braces but on the south marking an original partition of primary-braced studwork which utilises heavily weathered reused timber (Plate 5). The east wall is similarly of primary-braced framework.

Bay 4

5.2.11 The final bays provide stabling including three stalls, each reached through modern boarded stable doors from the courtyard. Internally, Bay 4 is

weatherboarded on the north, while on the south, modern boarding partly encloses a ledged and braced stable door. Timber-framing is expressed on the east and west and comprises primary-braced studwork of fairly slender scantling. A good cast-iron feeding trough lies in the south-west corner supported on brickwork.

Bay 5

5.2.12 As with the adjoining bay a modern stable door gives access. The form is much as the adjoining bay with slender studwork on the east and west, infilled with concrete at lower level. The space is lit by a fixed light on the west with thin horizontal metal bars. The partition on the south to the final bay is marked by the original tie-beam with horizontal boarding and other waney pieces nailed across with brickwork at low level and a corner trough on the south-west.

Bay 6

5.2.13 The final bay is much as before with timber-framing on the west and east, the lower portions infilled with concrete. The south gable is similarly framed with primary-braced studwork below the wall-plate; this all painted, with similar slender studs above, notched over the back of a nailed-on collar. As before, a corner trough lies on the south-west.

5.3 Range 3

Exterior

5.3.1 One of two former milking sheds, the building extends east of Range 1 and is largely weatherboarded over a high dwarf wall covered with cementitious render. The roof is pitched but varies from the barn in being slightly steeper and covered with corrugated asbestos sheeting. The roof terminates at the east end with a hip to the corner of the complex where Range 4 extends to the south.

5.3.2 The elevation fronting the road is pierced by widely-spaced fixed timber windows, while the inner, courtyard face has a series of timber windows, each with three bottom-hung lower panes and three fixed upper panes. Most of the weatherboarding on the south has been removed, exposing the underlying timber frame and revealing that the western bays were once open-fronted, while those to the east are enclosed with slender primary-braced studwork, all infilled at low level with concrete (Plate 6). Otherwise two doorways give access to the interior, though the doors have been removed.

Interior

General description

5.3.3 Ten bays abut the barn to the west and terminate with a hipped roof at the eastern end. With conversion for livestock, the interior was remodelled and given a poured concrete floor with narrow drainage gullies and troughs on the north side, divided into stalls with low concrete walls. These and the floor were being removed

during the survey to reveal a badly decayed sole-plate on the south, lying in places on a dwarf wall of slender 19th century brick pammments (Plate 7).

5.3.4 The outer wall structure and roof are generally constructed of oak though the scantling and quality of the timbers vary, with a high proportion clearly recycled from elsewhere. The timber throughout has been white-washed in line with 20th century hygiene regulations. Despite the variation in fabric, the walls are of fairly consistent primary-braced timber-framing on both sides but with characteristic short bracing on the south in the once open-fronted bays, and all infilled at lower level with concrete, consistent with the later function of the building.

5.3.5 The roof construction is notable and has been constructed independently of the lower wall framing, i.e. the trusses do not lie over the principal robust posts below although this is not an unusual feature in agricultural buildings of the late 18th and 19th centuries. The trusses include tie-beams with raking struts to a single purlin in each pitch, with regularly-spaced slender rafter-couples riding over to a ridgeboard. Most tie-beams have lower inner braces, those on the south seem nailed on in a fairly flimsy manner, but on the north a few surviving braces appear properly nailed and notched over in the 19th century manner. Some evidence for internal partitions survives above the tie-beams at intervals along the length of the building, but all fabric relating to this has been removed below this level. A number of trusses also have nailed-on collars, while secondary purlins have been laid over the back of the rafters and now support the corrugated asbestos sheeting.

Detailed description

5.3.6 The range is described below in more detail, beginning at the west end where it abuts the earlier fabric of the barn. From the barn, a large, vertically-boarded oak door of probable 18th date survives, with strap hinges hung on pintles. Otherwise the wall preserves a section of lower render with weatherboarding above.

5.3.7 Generally, the north wall of the range is divided into bays, although as noted the tie-beams do not rest over the principal posts. Although not of an even size, each wall panel includes studwork of varying scantling with most principals braced with downward primary braces to both sides, and while none of the members are pegged they are consistent and all appears to be original.

5.3.8 The north walls of Bays 1, 4, 7 and 10 have the fixed lights noted from the exterior, but otherwise the timber frame appears to be infilled with lath and plasterwork. Alteration is visible on this side where the framing has been underbuilt in Fletton brickwork covered with a cementitious render over an earlier, 19th century dwarf wall.

5.3.9 The opposing south wall has been remodelled, but it is clear that the four western bays (Bays 1-4) were originally open-fronted as they preserve short, stubby braces from the bay posts to the wall-plates, characteristic of that function. Remodelling has seen the bays infilled with concrete as well as the insertion of windows and doors. To the east, the remaining bays retain the same primary-braced

framing as on the north side, with windows which appear to have been inserted through the pre-existing studwork. These are as noted from the exterior.

5.3.10 The tie-beams are of varying quality, but as noted almost all appear to be reused from earlier buildings. In Bays 1 and 3, for example, distinctive mortices suggest that those beams were originally floor joists, now re-set upside down but retaining diminished haunches to the mortices in 17th century style, with one upper edge chamfered with surviving early 17th century bulbous stops on the north side. These two members may have formed a single beam which was then sawn in half to provide two tie-beams. In Bays 5-8 the members retain mortices for a principal post and close studding, together with notches on the rear face for rafters which indicate that these were once wall-plates, while the tie-beam of Bay 8 retains a wattle groove which suggests reuse from a medieval context. Similar reuse is discernible in many of the studs and principal posts.

5.3.11 Upper studwork above the tie-beams between Bays 4 and 5, 7 and 8, 8 and 9 suggests these trusses were partitioned at one point, the studs notched over nailed-on collars.

5.3.12 The final bay at the east end continues the primary-braced framing system. On the south this is pierced with a doorway to the adjoining range (Range 4) containing a low horizontal boarded gate. The east wall has a 19th century boarded stable door. Above, a wall-plate supports the hip of the roof.

5.3.13 Although the scantling of the timber used varies considerably due to the high level of reuse, one or two measurements were taken of the more standard members. These include:

Wall-plate	5½" x 7½" (140mm x 191mm)
Braces to the open-fronted bays	7" x 3" (178mm x 76mm)

5.4 Range 4

Exterior

5.4.1 The form of this range is similar to that of Range 3 and has also been converted to a milking parlour. The exterior is clad in mixed weatherboarding with areas of cement render on the east side along with a boarded split door (Plate 8).

5.4.2 The inner west face presents a fairly unremarkable elevation to the courtyard but is representative of a widening of the building, which is discussed in more detail below. This side now comprises timber posts with horizontal members, all formerly weatherboarded, with a section of Fletton brickwork at the south end. Window apertures are set at intervals, now all lost apart from one example at the south end, where it is set within Fletton brickwork.

Interior

5.4.3 At the north end, the building abuts Range 3 and is clearly of contemporary date but constructed with slight variation (Plate 9). The range spans six bays but alteration is visible, most notably the widening of the building in the 20th century by entirely removing the courtyard face and extending the range by some 12 inches by the insertion of secondary tie-beams and an entirely new frontage. Nevertheless stumps of the original principal posts and wall-plates survive to illustrate the earlier form (Plate 10).

5.4.4 The original construction was all of primary-braced studwork with tie-beams which rest on the principal posts in a more consistent manner than seen in Range 3. To either side of the principals, downward braces descend to the sole-plate and while the studs here are more closely-spaced than in Range 3, the form is otherwise identical including the reuse of much timber from a 17th century or earlier building. The original tie-beams are waney and have notched and nailed raking struts of oak or elm which rise to a single purlin in each pitch. Several of the tie-beams are also reused, including a reused wall-plate with notches for external rafters.

5.4.5 On the west, the pattern of mortices in the original wall-plate indicates that the northern three bays were open-fronted, now retaining only empty mortices for short braces to the principal posts to illustrate the form. Although the wall-plate for the southern three bays largely does not survive, evidence for a partition between the third and fourth bays suggests the southern bays comprised enclosed units. In addition, further residual studwork above the tie-beam between Bays 5 and 6 suggest a partition in this position.

5.4.6 Fabric relating to the widening of the building includes secondary tie-beams inserted alongside the original examples to extend their span. These are all mechanically-sawn with straight braces on the west to regular splay-cut jowled posts set approximately 30cm beyond the original extent of the building, the bay panels infilled with horizontal members to take the windows in Bays 1, 4 and 6. This system only varies in Bay 4 which is pierced by a doorway and Bays 4 and 5 which are infilled with Fletton brickwork.

5.4.7 The south end wall of the range is of similar primary-braced studwork as on the east side.

5.5 Range 5

Exterior

5.5.1 The south side of the courtyard is occupied by a Fletton brick range of mid-20th century date with a mono-pitched roof (Plate 11). The brickwork is now all painted. Originally, the structure was mostly open-fronted to the yard, the roof supported on full-height Fletton pillars which defined three open bays, with a small stable at the west end. This has a boarded split door and a small metal-framed two-light casement window, each light having three panes.

5.5.2 The structure was converted at some point after this with further stalls creating by enclosing the open-fronted elements with blockwork to approximately 1.2m and adding gates.

Interior

5.5.3 The range is now divided internally into four stalls. The western stall is original and divided from the remainder of the range by a three-quarter height painted brick wall and retaining a trough in the south-east corner.

5.5.4 The three units to the east are divided by Fletton brick piers and horizontal tubular steel bars, but otherwise there is little of interest visible.

5.5.5 The corrugated sheeting of the roof is supported on I-beam rafters, with three L-section metal purlins.

5.6 Range 6

5.6.1 The whole courtyard was latterly infilled by a Dutch barn of 'atcost' type construction, with reinforced concrete trusses forming the principal structure (Plate 12). The roof was of shallow pitch and clad in corrugated sheeting. This was being removed at the time of the survey and was of little historic interest.

6 DISCUSSION

6.1 The complex at Bancroft Farm represents a number of sequential phases of work and expansion of what was either a fairly modest farm or perhaps an ancillary expansion of the agricultural complex adjoining.

6.2 The surviving buildings can be phased chronologically. The barn (Range 1) which lies in the north-west corner is now of four bays but may once have been longer. Much of the timber has been recycled from earlier buildings, one at least which can be placed in the late 16th century or early 17th century date and from a domestic context. The variation in construction on the north and south with the mid-rail system on the north but absent on the south is not uncommon to barns of this period. This accords well with the diagnostic features of the building. The use of swelling jowls and slender braces to the trusses, as well as the short undeveloped primary-bracing at the corners all suggests a late 17th century date. Most interesting is the reuse of early brick seen on the east wall. It is clear that the barn was fairly well-constructed using limited materials but has suffered much modification including the loss of the original roof and usual 20th century interventions in cement, which has served to accelerate decay and compromise the structure.

6.3 The second phase of building saw the addition of two long ranges to the east (Ranges 3 and 4) of ten bays and six bays respectively which originally comprised open-fronted sheds for carts and similar, livestock areas and storage. These ranges appear to correspond with the historic sales particulars. In terms of construction both ranges bear many hallmarks of a late 18th century or early 19th century date.

They are present by the time of the tithe survey in 1839 and bear the fully-developed primary-braced system of construction which places them in the previous 50 years, while minor details such as the inconsistency of the framing in Range 3 with apparent disregard for structural integrity by placing the tie-beams over the wall-plates irrespective of whether a robust stud lay beneath, indicates the confidence in construction of the later period. However, the ranges appear fairly crude by the extensive reuse of timber for the studs and tie-beams, though this may reflect economy, while new timber, principally softwood, was reserved for the wall-plates and primary-braces.

6.4 Alteration has been extensive, most notably in the 20th century when a change to dairy farming saw Range 4 apparently widened at great effort in order to gain a marginal extra width, as both buildings were converted to milking parlours. Concrete floors, stalls as well as the infilling of the outer studwork reflect stringent regulation introduced in the inter- and post-war periods.

6.5 The west wing of the courtyard (Range 2) latterly formed stabling and is more clearly 19th century, as it employs more homogenous slender softwood pieces for the framing, while physical observations suggest a later date for construction than Ranges 3 and 4. A range visible on the tithe map, but misaligned with the existing building suggests that this replaces an earlier building, or more likely two small units positioned further west and extending from the centre of the barn. By 1898, this has been removed and replaced with a range to the east, recognisable as Range 3. A proportion of the timber used here again derives from a building of medieval date, and although is a fairly normal occurrence, adds interest to a fairly standardised agricultural building of later 19th century date.

6.6 Along with the conversions of Ranges 3 and 4, the 20th century saw the enclosing of the south side of the courtyard with a Fletton brick range (Range 5) housing one probable stable at the west end with the remainder lying open-fronted to the yard. This was then converted by enclosing the open-fronted bays to provide for additional stabling. At some point in the mid-20th century the yard was enclosed with the Dutch barn.

7 CONCLUSION

7.1 Historic building recording at Bancroft Farm revealed a complex development with the earliest structure dating to the probable late 17th century, but in many respects the farm mirrors a typical development of an agricultural complex from that period to the 20th century. The modest nature of the farm is reinforced by the extensive reuse of so much earlier timber, but in buildings disposed around a courtyard in the manner advocated by improvers of farming and farm buildings in the 18th and 19th century. The original farmhouse, which may have been of considerable age, was replaced in the later 19th century on a new site. Modification for 20th century farming has also altered the original buildings greatly, which would probably not warrant listing, but they remain an interesting component of the local historic landscape.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) and RCHME standards. Archive records will be deposited at HALS. The archive will be quantified, ordered, indexed, cross referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank York Brothers for funding the project and Peter Newson Associates for commissioning the project on behalf of their client.

AS is also grateful to Dr. Isobel Thompson of HCC HEU for providing the HER information as well as the staff at the Hertfordshire Archives and Local Studies

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of HCC HEU

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SSEW 1983 *Soil Survey of England and Wales: Soils of South East England (sheet 4)*. Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

WEB SITES

Heritage Gateway

<http://www.heritagegateway.org.uk/gateway/>

Soils Worldwide

<http://www.soilsworldwide.net/index.php/SoilPIC>

Graces guides

http://www.gracesguide.co.uk/Main_Page

APPENDIX 1 HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

Site name and address:	<i>Bancroft Farm, Blind Lane, Hare Street</i>
County: Hertfordshire	District: <i>East Hertfordshire</i>
Village/Town:	Parish: <i>Ardeley</i>
Planning application reference:	3/11/1131/FP
Client name/address/tel:	<i>York Brothers</i>
Nature of application:	<i>Demolition of atcost barn and stables and conversion of remaining buildings to residential units (holiday lets)</i>
Present land use:	Empty, former agricultural complex
Size of application area:	Size of area investigated: 835m ²
NGR (8 figures):	<i>TL 31000 28525</i>
Site Code:	<i>AS 1549</i>
Site director/Organisation:	Archaeological Solutions Ltd
Type of work:	Historic building recording
Date of work:	9th and 17th October 2012
Location of finds/Curating museum:	HALs
Related SMR Nos: -	Periods represented: 17 th century to present
Relevant previous summaries/reports: -	-
Summary of fieldwork results:	<p><i>In October 2012 Archaeological Solutions Ltd carried out historic building recording at Bancroft Farm in Hertfordshire in order to comply with a condition attached to planning permission.</i></p> <p><i>The recording revealed a complex development with the earliest structure dating to the probable late 17th century (Range 1), but in many respects the farm mirrors a typical development of an agricultural complex from that period to the 20th century. The modest nature of the farm is reinforced by the extensive reuse of so much earlier timber, but in buildings disposed around a courtyard in the manner advocated by improvers of farming and farm buildings in the 18th and 19th century.</i></p> <p><i>The second phase saw the addition of Ranges 3 and 4 which comprised open-fronted sheds, livestock areas and storage. Alteration has been extensive, notable in the 20th century, with a change to dairy farming when Range 4 was widened as both building were converted to milking parlours. Range 2 is more clearly 19th century and appears to replace earlier ranges located slightly to the west on the earlier maps.</i></p> <p><i>The 20th century also saw the enclosing of the south side of the courtyard with a Fletton brick range (Range 5) as well as the farmyard enclosed with a Dutch barn (Range 6). Modification for 20th century farming has also altered the original buildings greatly, which would probably not warrant listing, but they remain an interesting component of the local historic landscape.</i></p>
Author of summary:	Date of Summary: November 2012

Tansy Collins	
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APPENDIX 2

BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: Bancroft Farm, Blind Lane, Hare Street					NGR: TL 31000 28525		
County: Hertfordshire				Museum Collecting Area: HALs			
Site Code: AS 1549				Project Number: 4664			
Date of Work: October 2012				Related Work: -			
Brief/s				Specification/s			
Date		Present		Date		Present	
08.11.2012		Yes		29.08.2012		Yes	
Site Records (Description)							
14 sheets A4 notes							
Site Drawings (Give Details of Formats & Size)							
Architect's Drawings:							
4 sheets A3 and 1 sheet A4 architects drawings - annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings on CD	
Reports							
Report No		Report Type				Present	
4209		Historic building recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	1-15	Yes
2	120mm	1-12	Yes	Yes			
3	120mm	1-5	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printout in archive folder							
Digital Photographs (Give Details):							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.							

APPENDIX 3 SALES PARTICULARS

HERTS.

AT YARDLEY AND COTTERED,
NEAR BUNTINGFORD, AND
LITTLE BERKHAMSTEAD, NEAR HERTFORD.

PARTICULARS
OF A VERY

DESIRABLE FREEHOLD FARM,
CALLED **HARE STREET FARM,**
CONTAINING

ACRES.	ROODS.	POLES.
60	2	34

OF EXCELLENT PASTURE AND ARABLE LAND,
All but 0s. 2s. 14p. lying in conveniently divided Old Inclosures, thickly surrounded with Thriving and Ornamental Timber.

A ROOMY FARM HOUSE,
BARNs, STABLES, COW-HOUSE, GRANARY, PIGGERIES, AND OTHER OUT-BUILDINGS.

ORCHARD, GARDENS, AND YARD,
A TENEMENT WITH GARDEN AND OUT-BUILDINGS,
AND
THREE COTTAGES FOR LABORERS.

Situate in the Parishes of YARDLEY and COTTERED; a good Sporting Country, 3 miles from Buntingford; 9 miles from Royston; 6 miles from Baldock; 12 miles from Ware; and 33 miles from London.

ALSO, OF

HALF AN ACRE OF LAND,
WITH VALUABLE COMMON RIGHTS,
AT LITTLE BERKHAMSTEAD, NEAR HERTFORD,
WHICH WILL BE SOLD BY AUCTION, BY

COCKETT AND NASH

AT THE GEORGE INN, BUNTINGFORD,
On Friday, the 9th day of August, 1839, at One o'Clock in the Afternoon.
By Direction of the Devisee in Trust, under the will of Ms. ROBERT SMITH, Deceased.

TO VIEW, APPLY AT THE FARM HOUSE, WHERE PARTICULARS MAY BE HAD.

Particulars and Conditions of Sale may be had at the place of Sale; the Bell, Puckeridge; Feathers, Wadesmill; George Hotel, Bishop's Stortford; Bull, Ware; White Lion, Stevenage; White Horse, Baldock; Bull, Cambridge; of Mr. Sworder, Solicitor, Hertford; Mr. Nottley, Solicitor, 5, Crown Court, Threadneedle Street; Mr. T. B. Cox, Solicitor, 24, Poultry; Mr. N. Cobham, Solicitor, Ware, Herts.; Mr. Sadgrave, Solicitor, 52, Mark Lane; and of the Auctioneers, at Royston, Herts.

The Royston Press: J. Warren, Bookseller, Binder, &c.

3.1 Extract from the 1839 sales particulars (HALS ref: D/EHr/T6)

POSSESSION AT MICHAELMAS NEXT.

PARTICULARS.

Woollatt £1070

THE ESTATE CONSISTS OF THE DESIRABLE SMALL
FREEHOLD ACCOMMODATION FARM,

Situate in the Parishes of ARDLEY and COTTERED, comprising

70 ACRES, more or less,

OF VALUABLE

OLD PASTURE and CAPITAL CORN GROWING LAND,

IN A GOOD STATE OF CULTIVATION, KNOWN AS

HARE STREET FARM,

WITH

CONVENIENT HOMESTEAD AND PREMISES,

INCLUDING

A Modern Brick-built and Slated DWELLING HOUSE,

Having 6 Bedrooms, 2 Front Sitting Rooms, Kitchen, and Dairy, together with Tiled Bake Office and Wood Shed adjoining; small Garden in front enclosed from the road by a palisade fence, and a WELL PLANTED ORCHARD adjoining.

THE FARM HOMESTEAD

Consists of a Thatched Barn, Tiled Cart Shed, Dressing Barn with Asphalte Floor, RANGE OF TILED BUILDINGS, including Stable for 4 Horses, Cow House, 2 Cattle Sheds, Piggeries, Henhouse, etc., and 2 large Cattle Yards; also detached Tiled Granary.

SCHEDULE OF LANDS.

IN ARDLEY PARISH.

No. on Ordnance Map.	Cultivation.	Contents.	
		A.	R. P.
1	Grass	4	0 9
2	Grass	2	2 13
40	Grass	2	1 38
41	Homestead	0	2 19
42	Orchard	0	1 25
43	Grass	3	3 27
44	Arable	24	1 38
80	Arable	29	1 1

IN COTTERED PARISH.

245	Grass (Tithe Free)	2	0 31
		70	0 1

The Property is conveniently situate at HARE STREET, ARDLEY, at the junction of 4 roads, one of which runs through the centre of the land, about 1 mile from the village of Ardley, $\frac{3}{4}$ mile from the village of Cottered, $3\frac{1}{4}$ miles from Buntingford Station on the Great Eastern Railway, 5 miles from Baldock Station (Great Northern Railway), and 11 miles from the capital Market Town of Hitchin.

The premises are supplied with water from a Well in the Orchard.

The Farm is in the occupation of Mr. D. Munt at a rental of

£80 PER ANNUM,

but whose tenancy expires at Michaelmas next, when possession of the Farm will be given, subject to the rights of the outgoing Tenant to the use of the Barn and Yards, etc., for threshing and disposing of the present growing crops.

The Vendor's Fixtures in the Dwelling House will be included in the Sale, but the Purchaser is to pay the sum of £83 for the Growing Timber upon the Property and also the amount of the outgoing Tenant's valuation in accordance with the Terms upon which he holds.

The Land in Cottered is Tithe free. The present annual value of the Tithe in Ardley Parish paid by the Landlord is £18 17s. 1d., and Land Tax £2 17s. 6d.

The plans and quantities are taken from the 2nd Edition 1898 Ordnance Map, they are believed to be correct, and shall be taken as such by the purchaser, but their accuracy is in no way guaranteed.

The Agreement under which the Tenant holds or a copy thereof will be produced at the sale, and can be seen 14 days previous thereto at the office of Messrs. ROOKS, SPIERS, WALES and WARD, 16, King Street, Cheapside, London, E.C.

3.1 Extract from the 1901 sales particulars (HALS ref: D/ERY/B17)

LOT 2.

(Coloured Green on Plan.)

THE VERY DESIRABLE

Small Farm

KNOWN AS

BANCROFT OR HARE STREET FARM

situate in the Parishes of Cottered and Ardeley, about one mile from the Village of Cottered, 4 miles from Buntingford Station on the G.E.R., and 7 miles from Baldock and Stevenage, and 10 miles from Hitchin, all on the G.N.R.

Comprising the Brick and Slated

Pleasantly Situated Modern House

containing Porch Entrance; Hall with fireplace; Dining Room, 15 ft. by 12 ft., with bay window and well fire; Drawing Room, 22 ft. by 14 ft. 9 in. (exclusive of bay), with bay window and French window opening into Garden, and fitted with well fire; Pantry; Kitchen with range; Washhouse with sink; four comfortable Bedrooms; Dressing Room; Servants' Room, and Bathroom fitted with geyser; the House is approached from the Road by a Carriage Drive, and stands in its

Well Planned Gardens

with Tennis Lawn, &c.

Yard and Stabling

comprising three-stall Stable, Store and Closet, Good Well and Soft Water supply.

The Farm Buildings

Timber and Thatched Corn Barn, Boarded and Tiled Building used as Open Shed, Chaise House, Garage and Barn with asphalt floor, lean-to Pigsty, Boarded and Pantiled Building used as four-bay Open Shed, Cart Horse Stabling and Cow House, Boarded and Pantiled Building used as three-bayed Open Shed, Pigsty and Cow House, Brick, Boarded and Tiled Granary, and corrugated Hen House in Meadow; also a Brick-built and Slated COTTAGE containing six Rooms, with Barn, Closet and Pigsty; also Garden ground, together with about

72a. Or. 14p.

OF

ARABLE AND PASTURE LAND

in suitable enclosures.

£1750
£24/4/- per ac
Commuted Tithe
7/6 per ac
Capitalised at
21 1/2% purchase
£8.2.9
(Land Tax re not deducted)

NO. ON PLAN.	SCHEDULE. DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF ARDELEY.				
1	Grass	4	0	9
2	Do.	2	2	13
40	Do.	2	1	38
41	Homestead		2	19
42	Orchard		1	25
43	Grass	3	3	27
44	Arable	24	1	38
80	Do.	29	1	1
PARISH OF COTTERED.				
245	Grass	2	0	31
246	Grass and Cottage (Conveyance Area)	2	0	13
TOTAL A. . .		72	0	14

Bounded by property belonging to HOWARD CARTER, Esq., PEARSON'S CHARITY TRUSTEES, Sir JAMES CANTLIE and Lots 1, 3 and 4.
Land Tax about £3 10s. od.
Apportioned amount of Commuted Tithe Rent Charge (Vicarial and Rectorial) £28 12s. od.

3.1 Extract from the 1919 sales particulars (HALS ref: D/ERY/B24)

PLATES



Plate 1 North elevation of Ranges 1 and 3, taken from the north-west (DP 3)



Plate 2 Eastern bays of Range 1, taken from the east (DP 32)



Plate 3 North side of Bay 3 (Range 1), taken from the south (DP 42)



Plate 4 East elevation of Range 2, taken from the south (DP 9)



Plate 5 South side of Unit 3 (Range 2), taken from the north-west (DP 15)



Plate 6 South elevation of Range 3 from within Range 6, taken from the south (DP 10)



Plate 7 View of Range 3 after the removal of the concrete stall partitions, taken from the west (DP 47)



Plate 8 East elevation of Range 4, taken from the north-east (DP 3)



Plate 9 North end of Range 4, taken from the south (DP 23)



Plate 10 West side of Bays 1 and 2 (Range 4) showing the widening of the range, taken from the north (DP 25)



Plate 11 North and west elevation of Range 6, taken from the north-west (DP 13)



Plate 12 Interior of Range 6 with the west elevation of Range 4, taken from the west (DP 11)

PHOTOGRAPHIC INDEX



DP 1

North elevation of Range 3 showing reused 17th century window, taken from the north



DP 2

North elevation of Ranges 1 and 3, taken from the north-west



DP 3

East elevation of Range 4, taken from the north-east



DP 4

South elevation of Range 1 (west end), taken from the south-west



DP 5

South elevation of Range 1 (east end), taken from the south-west



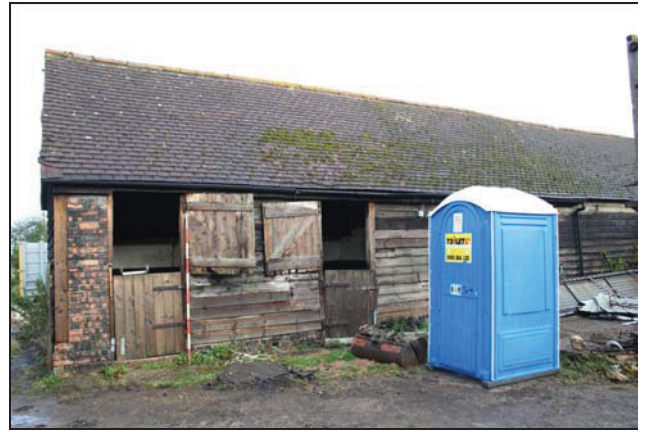
DP 6

West elevation of Range 2, taken from the north-west



DP 7

View of the west end of the courtyard showing the atcost barn (Range 6), taken from the south



DP 8

East elevation of Range 2, taken from the east



DP 9

East elevation of Range 2, taken from the south



DP 10

South elevation of Range 3 from within Range 6, taken from the south



DP 11

Interior of Range 6 with the west elevation of Range 4, taken from the west



DP 12

North elevation of Range 5, taken from the north



DP 13

North and west elevation of Range 6, taken from the north-west



DP 14

West end of Range 1 (Bays 1 and 2), taken from the east



DP 15

South side of Unit 3 (Range 2), taken from the north-west



DP 16

Interior of Range 3, taken from the west



DP 17

Roof structure of Range 3, taken from the west



DP 18

Window on the south side of Bay 7 (Range 3) taken from the north-west



DP 19

Livestock stall on the north side of Bay 9 (Range 3), taken from the south



DP 20

South side of Bays 8 and 9 (Range 3), taken from the north



DP 21

North side of Bay 8 (Range 3), taken from the south



DP 22

South side of Bay 10 (Range 3), taken from the north



DP 23

North end of Range 4, taken from the south



DP 24

South end of Range 4, taken from the north



DP 25
West side of Bays 1 and 2 (Range 4) showing the widening of the range, taken from the north



DP 26
Window on the west side of Bay 5 (Range 4), taken from the north-west



DP 27
South elevation of Range 3 (central section), taken from the south-west



DP 28
Assembly mark on a stud on the south side of Bay 8 (Range 3), taken from the south



DP 29
View of the eastern division between the stalls in Range 5, taken from the north-west



DP 30
Western unit in Range 5, taken from the north-west



DP 31
West side of Bay 6 (Range 2), taken from the east



DP 32
Southern gable end of Range 2, taken from the north-east



DP 33
Roof form of Range 2, taken from the south-east



DP 34
South side of Bay 5 (Range 2), taken from the east



DP 35
Electric steriliser in Bay 2 (Range 2), taken from the north-west



DP 36
Manufacturers plaque on the electric steriliser in Bay 2 (Range 2), taken from the north



DP 37

North wall of Bays 3 and 4 (Range 1), taken from the south-east



DP 38

Eastern bays of Range 1, taken from the east



DP 39

View of the roof structure of Range 1, taken from the east



DP 40

South side of Bay 3 (Range 1), taken from the north-west



DP 41

East wall of the barn (Range 1), taken from the west



DP 42

North side of Bay 3 (Range 1), taken from the south



*DP 43
Reused early window transom on the north side of
Bay 3 (Range 1), taken from the south-east*



*DP 44
Assembly marks on the south side of the truss
between Bays 2 and 3 (Range 1), taken from the
east*



*DP 45
North side of Bay 4 (Range 1), taken from the south*



*DP 46
18th century door on the east wall of the barn
(Range 1), taken from the east*



*DP 47
View of Range 3, taken from the west*



*DP 48
South side of Bays 1 and 2 (Range 3), taken from
the north*



DP 49

South elevation of Bays 3 and 4 after removal of the concrete infill (Range 3), taken from the south



DP 50

Assembly marks on the south side of the truss between Bays 3 and 4 (Range 3), taken from the south



DP 51

South side of Range 3, taken from the north-east



DP 52

Roof structure of Range 3, taken from the west



DP 53

East end of Range 3 looking into Range 4 after removal of timber elements, taken from the north



DP 54

Face-halved and bladed scarf joint in the north wall-plate of Bay 3 (Range 1), taken from the south



DP 55

Window on the west side of Bay 5 (Range 4), taken from the north-east



DP 56

Face-halved and bladed scarf joint in the west wall-plate of Bay 5 (Range 4), taken from the east



DP 57

Face-halved and bladed scarf joint in the north wall-plate of Bay 3 (Range 3), taken from the south



DP 58

Bulbous chamfer stop on the east end of the reused tie-beam between Bays 1 and 2 (Range 3), taken from the east



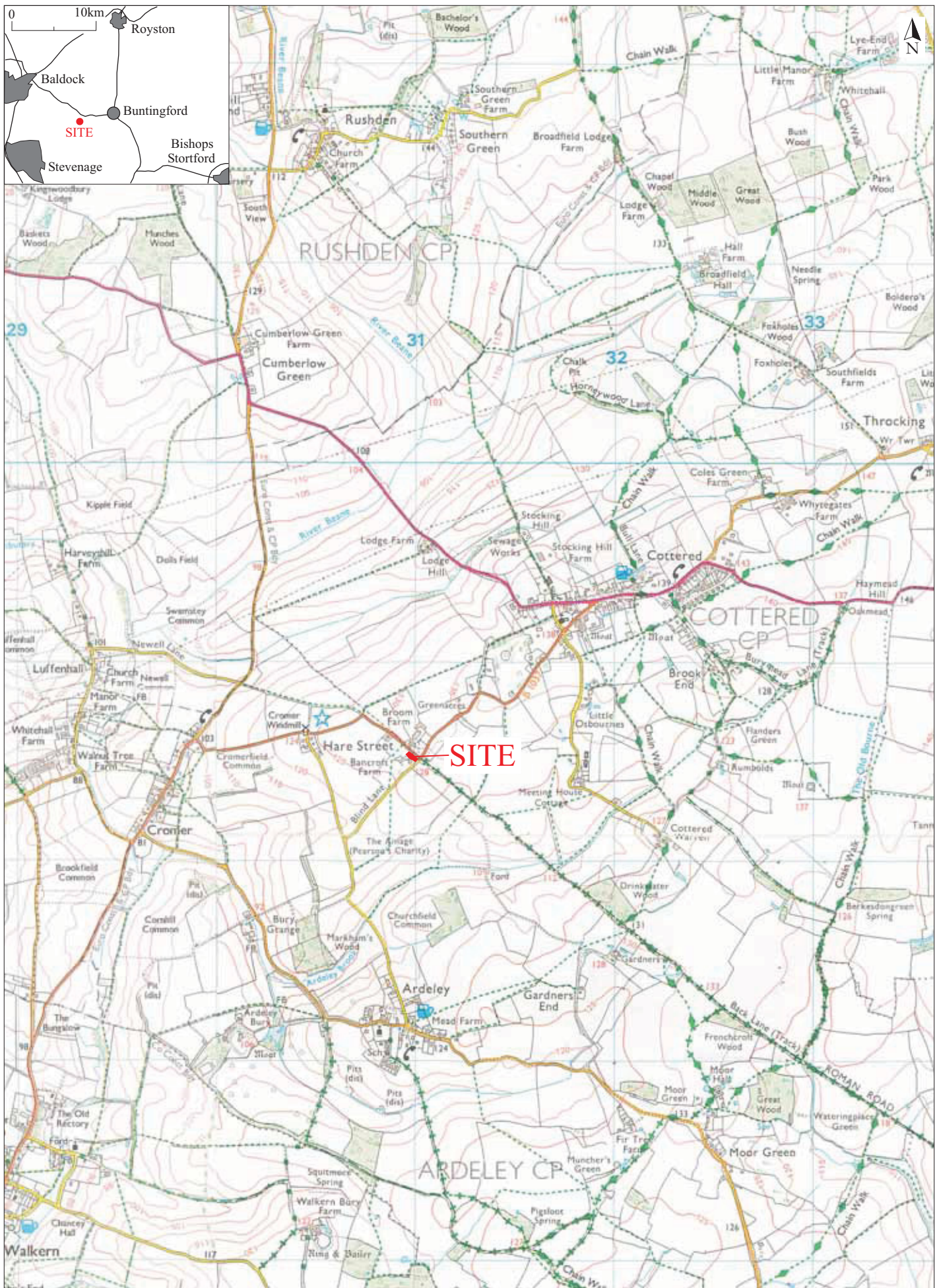
DP 59

Transom and mullion window on the north side of Bay 2 (Range 1), taken from the south



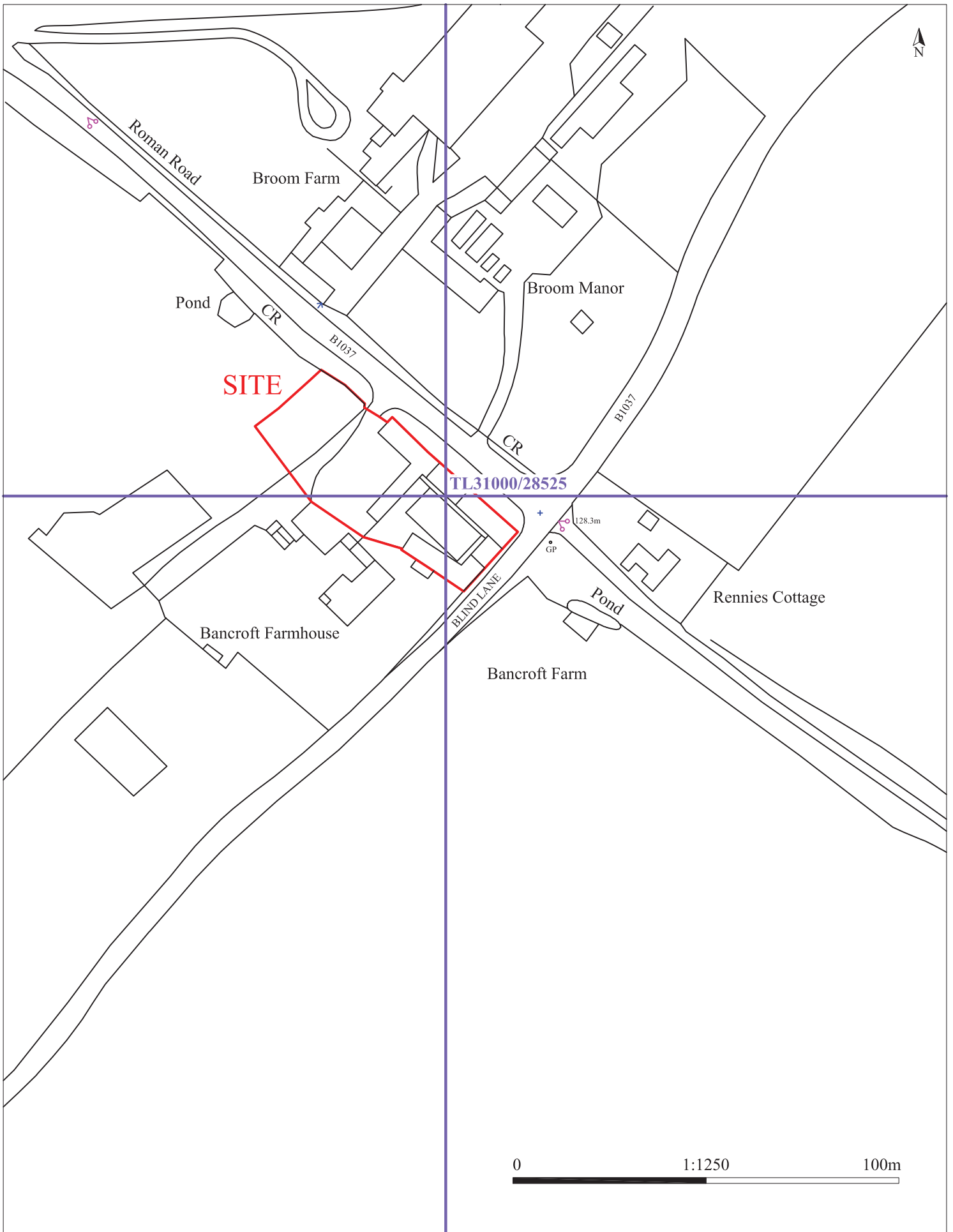
DP 60

Early catch of the transom and mullion window on the north side of Bay 2 (Range 1), taken from the south



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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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Fig. 2 Detailed site location plan
 Scale 1:1250 at A4

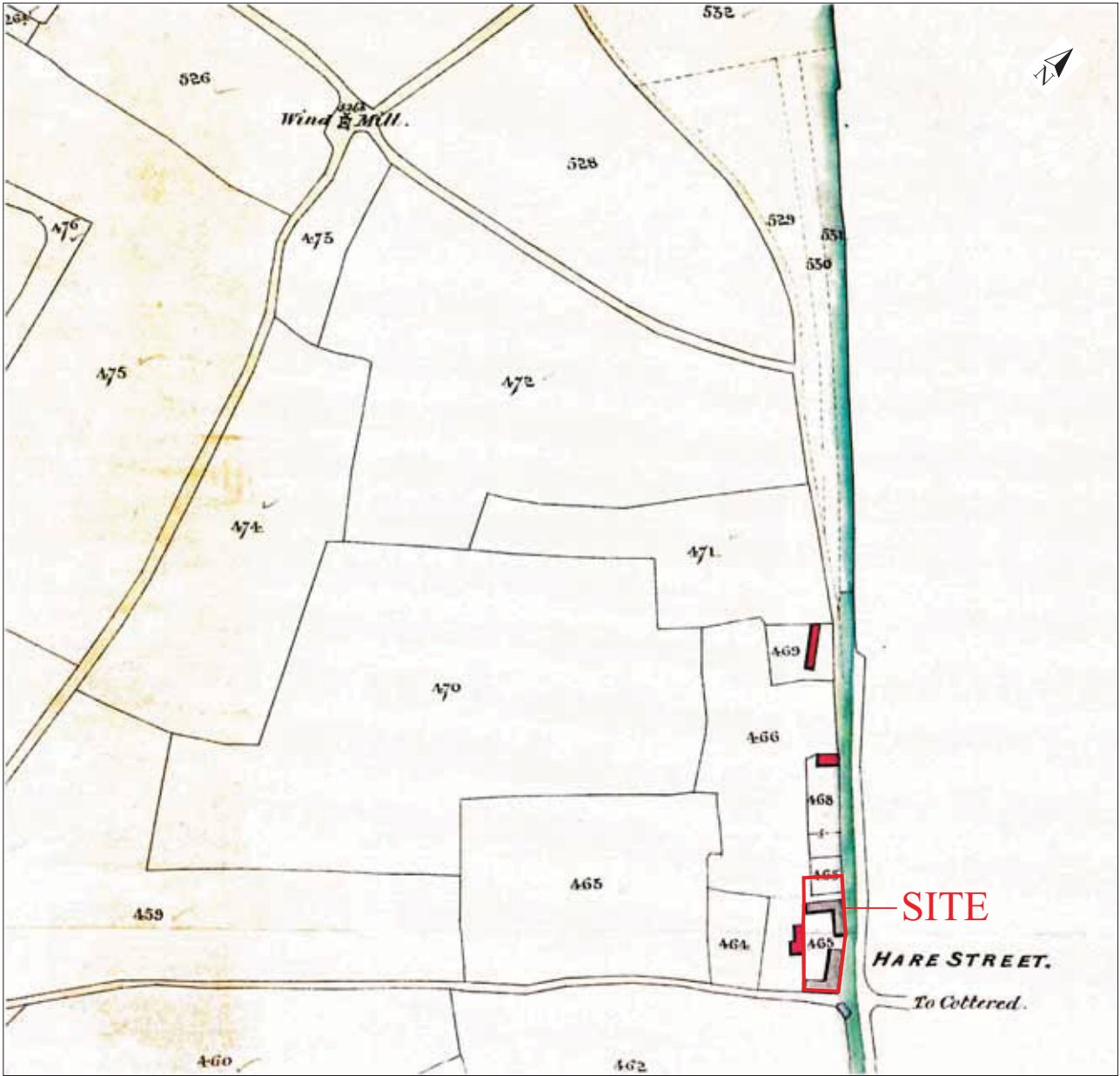


SITE

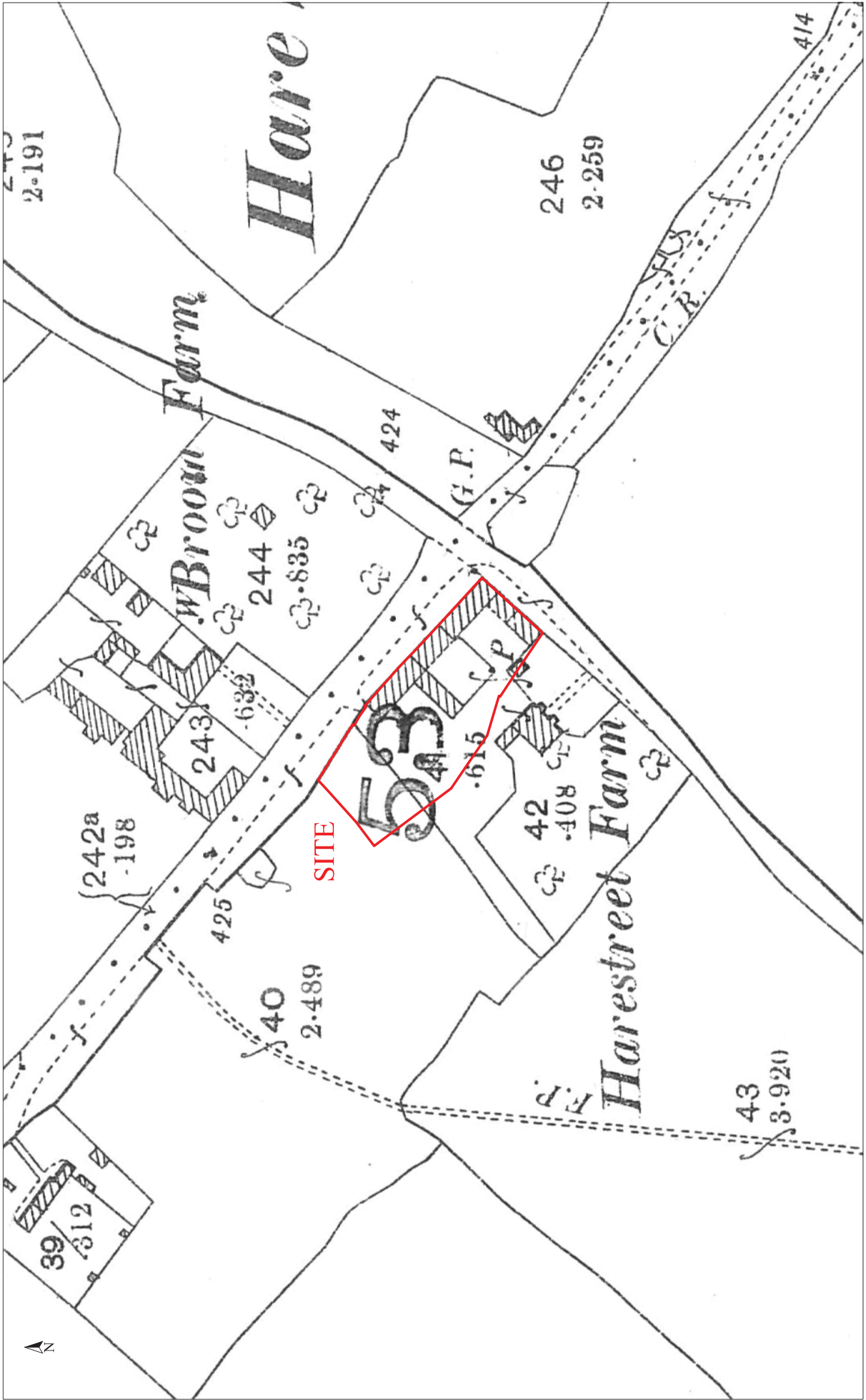
Archaeological Solutions Ltd

Fig. 3 Dury and Andrews' map

Date: 1766



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Fig. 4 Tithe map, 1839
Not to scale

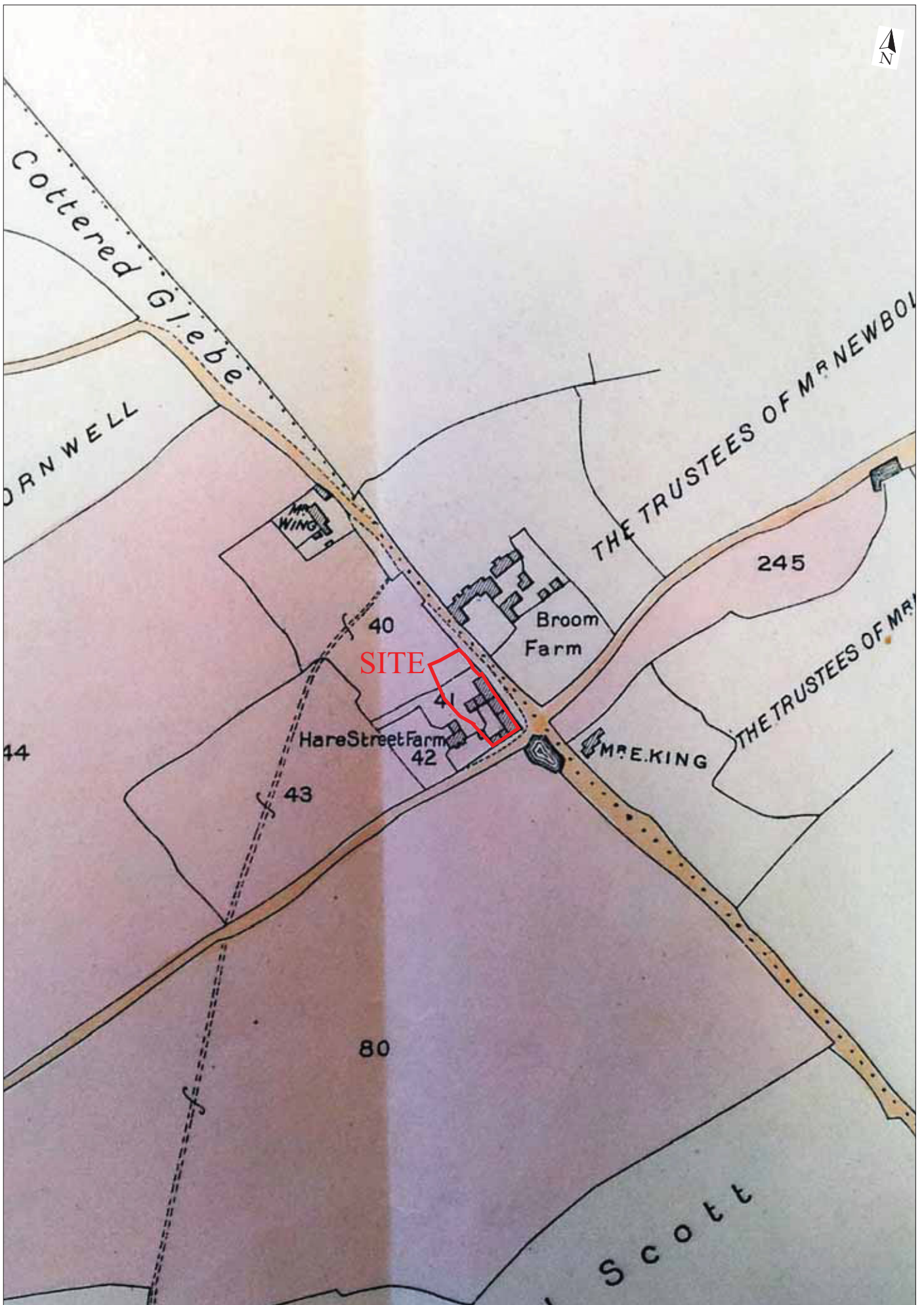


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Fig. 5 OS map, 1898

Scale 1:1250 at A4

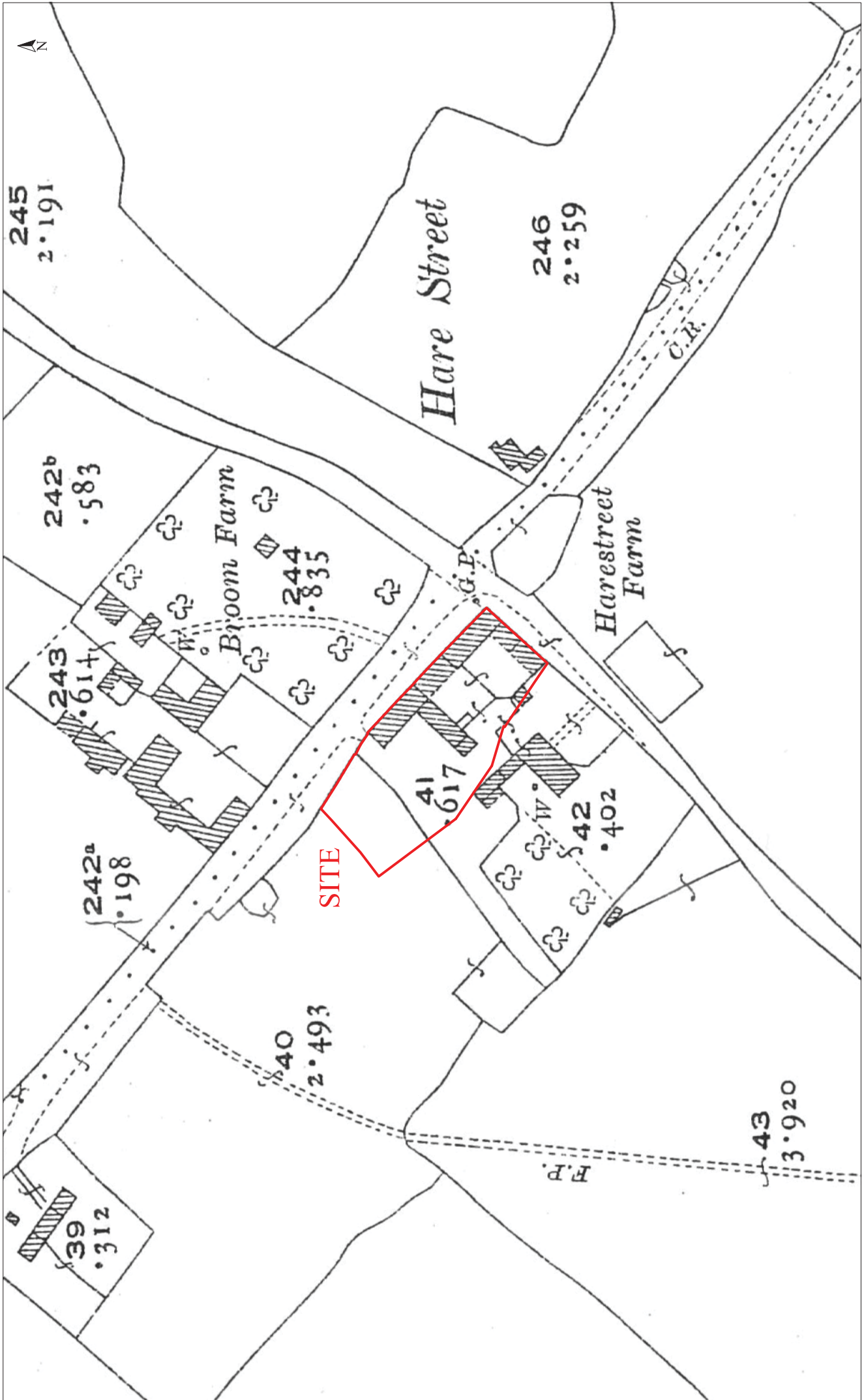
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Fig. 6 Plan from sales particulars, 1901

Not to scale

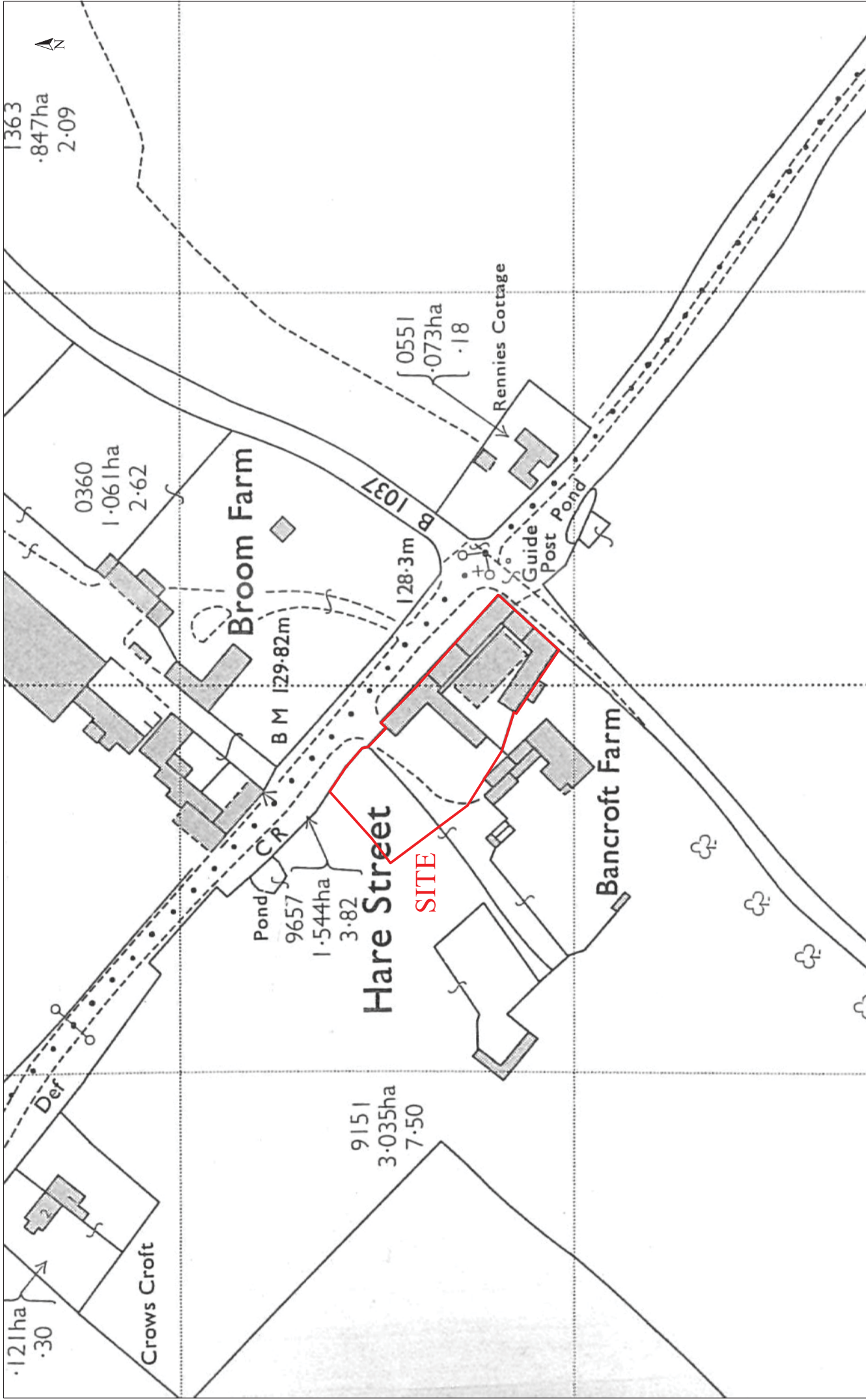


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Fig. 7 OS map, 1923

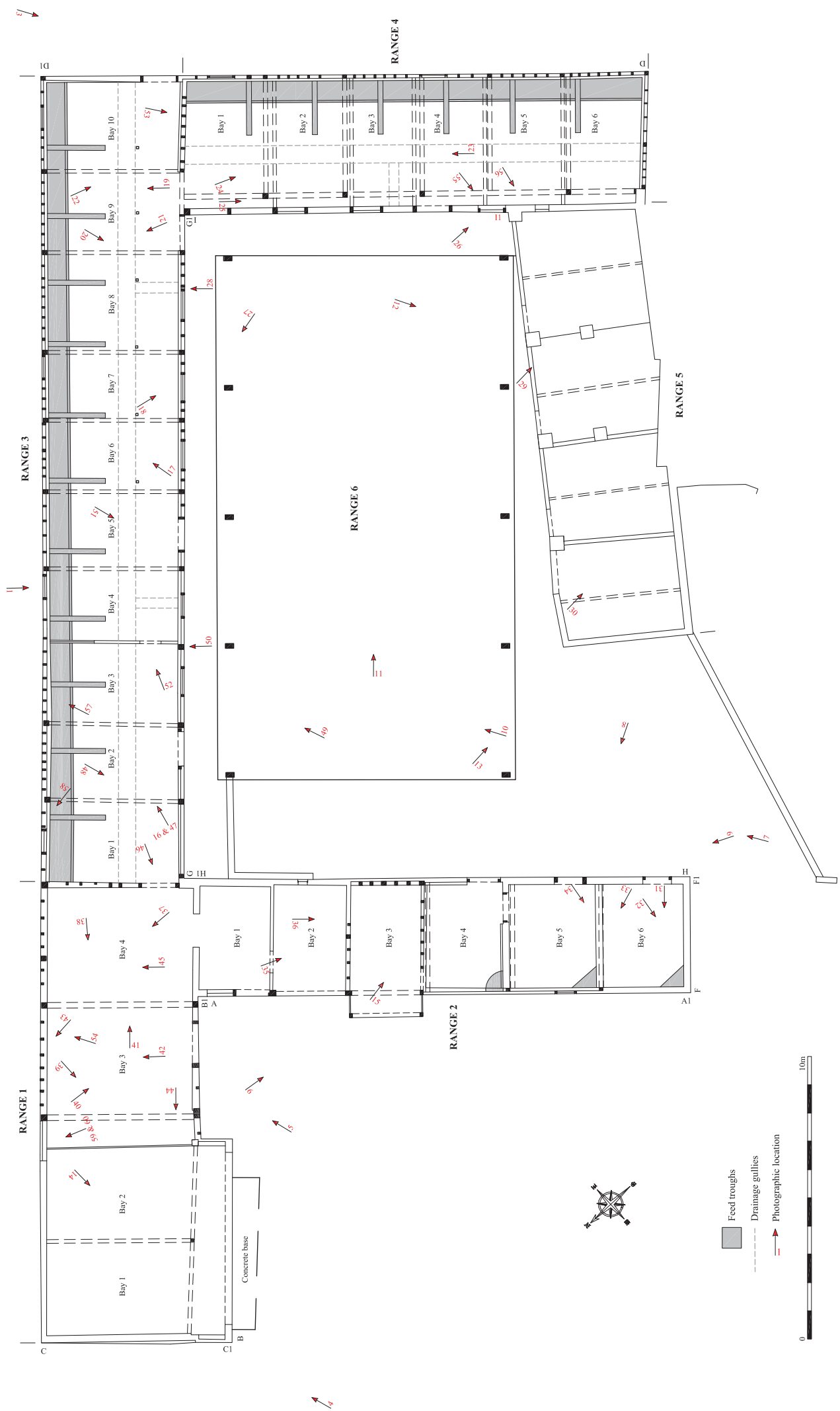
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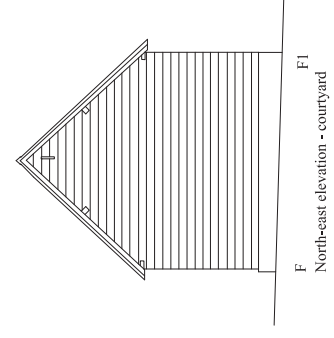
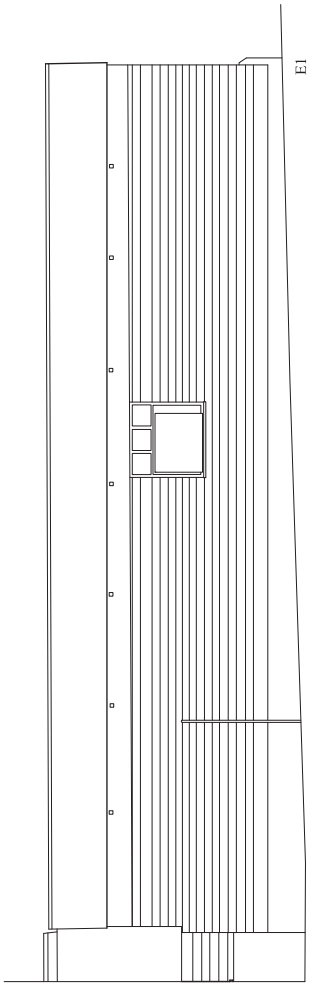
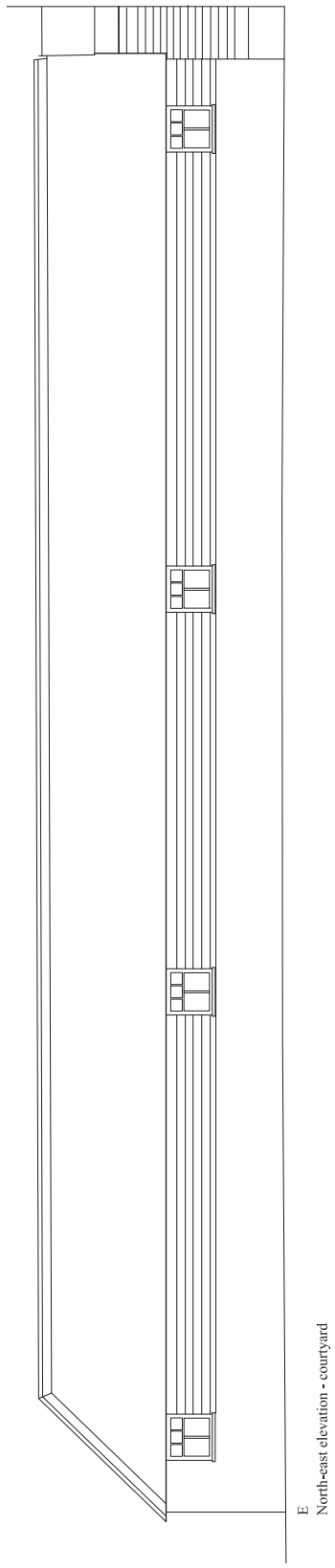
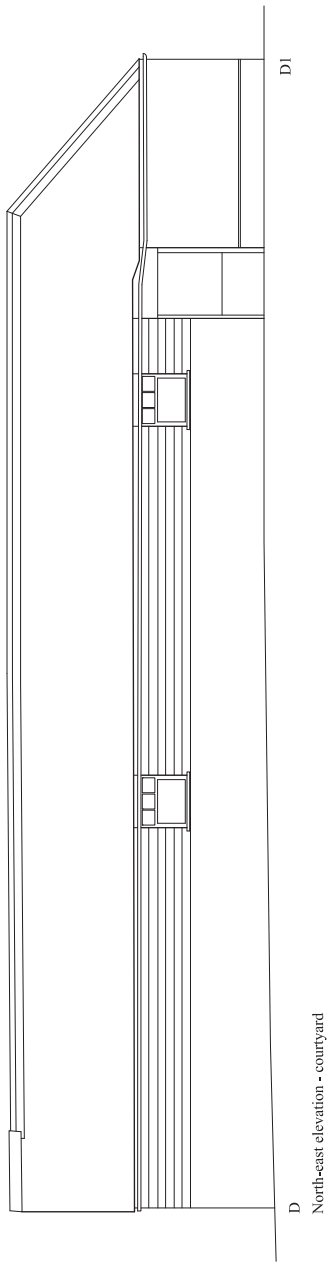
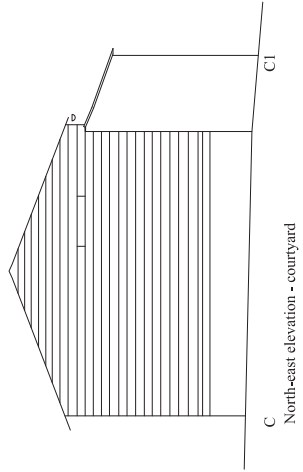
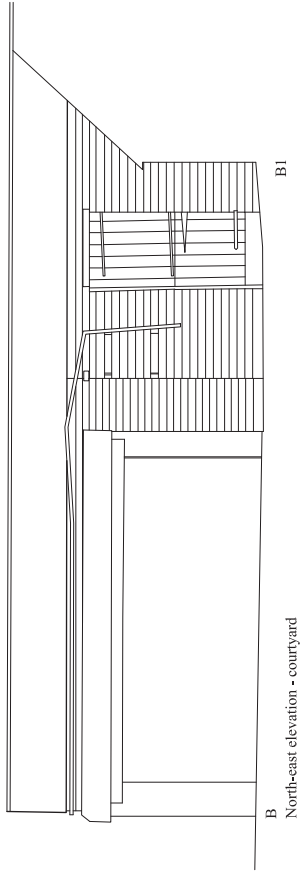
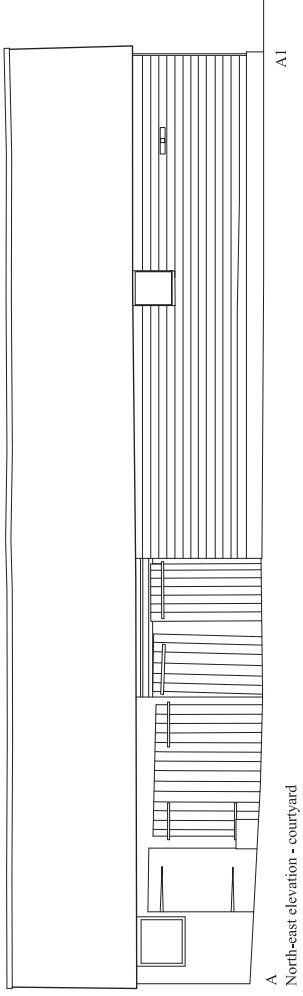


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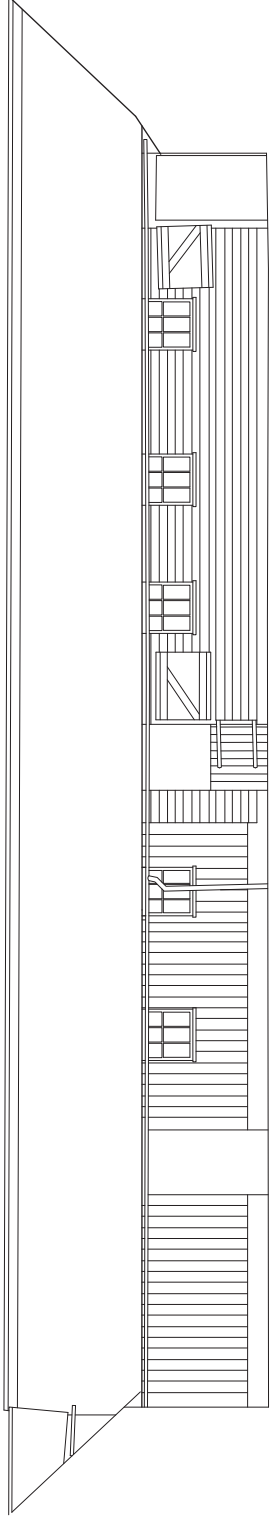
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Fig. 8 OS map, 1975
 Scale 1:1250 at A4



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Fig. 9 Floor plan
 Scale 1:125 at A3

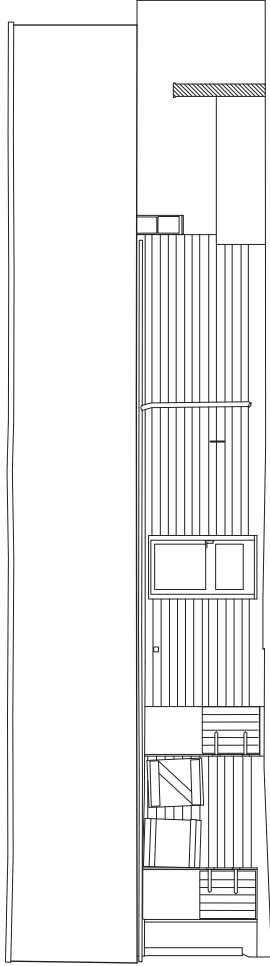


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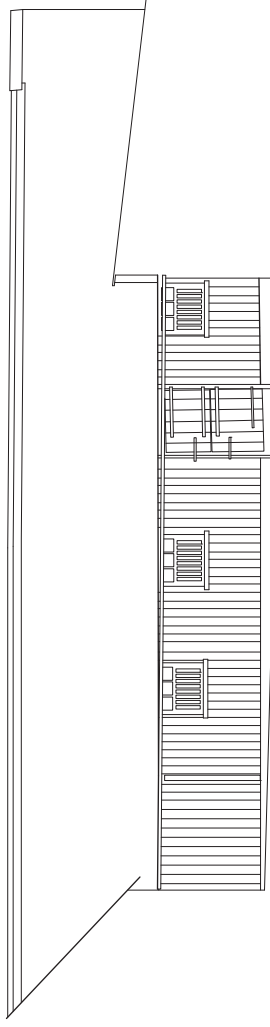
G1

G North-east elevation - courtyard



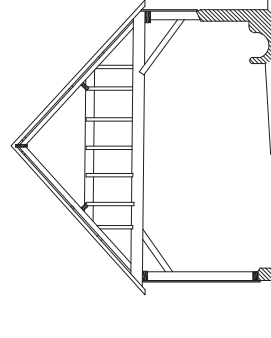
H1

H North-east elevation - courtyard



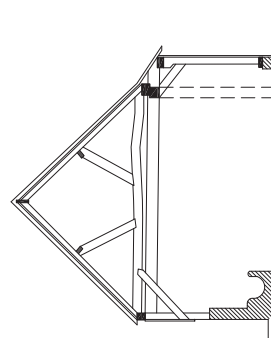
I1

I North-east elevation - courtyard



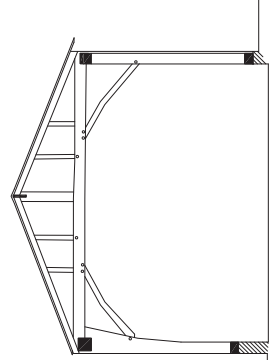
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Cross-section - Building 1



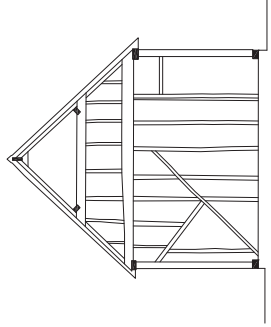
K

Cross-section - Building 1



L

Cross-section - Building 1



M

Cross-section - Building 1

