



ALBYNS FARM Havering

London Borough of Havering

Standing Building Survey

June 2008



MUSEUM OF LONDON

Archaeology Service

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Museum of London Archaeology Service

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SUMMARY (non technical)

The Museum of London Archaeology Service was commissioned by Rob Cox of Shrub Tub Ltd to analyse and record a standing building at Albys Farm, South End Road, Rainham, in the London Borough of Havering. The building is to undergo a programme of alterations in order to convert it to a house, and the archaeological investigation and a subsequent report were required as a condition of planning consent for the redevelopment. The investigation took place in April 2008.

The barn was constructed in three broad phases; Phase 1 was the four-bay barn with a projecting wagon entrance, constructed in the 17th or early 18th centuries, Phase 2 was the southern extension with catslide roof, constructed shortly after Phase 1 and providing additional storage space and allowing for the re-arrangement of the internal spaces. Phase 3 was constructed in the late 19th century and allowed for the storage of machinery and vehicles associated with the increased mechanisation of farming. The building has undergone a number of changes to its external appearance, with the removal of brick cladding and nogging to external walls, the renewal of timber weatherboarding and the removal of the thatched roof covering and its replacement with pantiles.

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1 Introduction

1.1 Site background

The building surveyed was situated at Albys Farm, on the east side of South End Road, Rainham. Ordnance Survey national grid reference to the approximate centre of the site: 552944 183945). Ground level at Albys Farm in the stock yard in front of the building was at 5m OD. The Museum of London site code, by which the records are indexed and archived, is ALF08.

The building was previously briefly described in Nikolaus Pevsner's *Buildings of England* series (London 5: East):

Albys, South End Road. Very trim former farmhouse; an L-shaped timber-framed house of the C16-C17 with C18 brick-faced S entrance front. Central doorway with fanlight and pediment on brackets. Attractive outbuildings, weather-boarded with pantile roofs, including an C18 timber-framed barn (Cherry et al 2005, 181).

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Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MoLAS, correct at the time of writing. Further archaeological investigation, or more information about the nature of the present building may require changes to all or parts of the document.

1.2 Planning and legislative framework

The legislative and planning framework in which the archaeological exercise took place was summarised in the *Method Statement* which formed the project design for the survey (MoLAS, 2008a).

The site was not a Scheduled Monument.

The building was statutorily listed as a building of special architectural or historic interest Grade II in 1979; the listing entry is as follows:

SOUTH END ROAD 1. 5017 Hornchurch Timber-framed barn to east of Albys Farmhouse TQ 58 SW 11/2A II 2. C18 timber-framed barn; 4 bays with a gabled wagon entrance on the south side. Cladding partly weatherboarding, partly brick nogging. Tie-beam roof trusses with raking queen-posts and arch braces to the tie beams, thatched (www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=201656&resourceID=5).

The building is not in a Conservation Area, but is in an Archaeological Priority Zone, as designated by the London Borough of Havering.

1.3 Planning background

Proposed alterations to the timber-framed barn at Albys Farm, Rainham, in the London Borough of Havering (Fig 1), will entail a number of alterations to the building, namely the removal of the fireplace in the north wall and the timber weatherboarding, and the insertion of a floor at 1st floor level through much of the property.

1.4 Origin and scope of this report

The archaeological work of analysis and recording, and the production of this report, were commissioned from the Museum of London Archaeology Service (MoLAS) by Rob Cox of Shrub Tub Ltd. The work was carried out in accordance with the *Method Statement* (MoLAS, 2008a).

The report has been prepared within the terms of the relevant standards specified by the Institute of Field Archaeologists (IFA 2001) and corresponds approximately to the form of record and reporting at 'Level 2', in the specifications, *Understanding Historic Buildings; a guide to good recording practice*, recommended by English Heritage (EH 2006).

This report presents the results of an analytical survey carried out on the site for an aggregate total of three days in April 2008, combined with the available results of documentary research.

1.5 Research aims and method of work

The research aims of this archaeological work were defined in the *Method Statement* (MoLAS 2008a) and outline *Brief*, in consultation with English Heritage and in conformity with applicable planning policies and English Heritage guidelines (Archaeological Guidance Paper No. 3, revised June 1998).

In line with the terms of the outline *Brief*, the proposed archaeological work was limited to the standing building, and had the following four main components:

- The existing building was investigated and an archaeological record of it made in its present condition, by means of photography and surveying, accompanied by explanatory notes. The record contained and displayed evidence for the construction, development and function of the building.
- A brief survey of documentary sources for the history and use of the building was carried out, and relevant information extracted to provide a background introduction to the building, date its construction and explain its subsequent development.
- Report the results in a suitable form.
- Archive the records.

The overall aim of the programme of work was to secure 'preservation by record' of those aspects of the standing building and the site that were of architectural, archaeological and historical interest. The work corresponds to the form of record and reporting at Level 2 in the specifications *Understanding Historic Buildings: a guide to good recording practice* (EH 2006).

1.6 Organisation of this report and conventions used

The construction of the barn can be divided into three broad phases, which are discussed in this report. These are:

- Phase 1. This comprises the earliest part of the barn, probably constructed in the 17th or early 18th century and four bays in length. The trusses are designated with the letters A to E, truss A being the western gable end of Phase 1, and truss E being the eastern gable end. Each of the bays between the trusses has been designated with the letters W to Z, so bay W, at the western end of the structure, is situated between trusses A and B, and bay Z, at the eastern end, is situated between trusses D and E.

- Phase 2. This comprises the catslide roof and wagon entrance on the southern side of the building. This addition was probably made a relatively short period after Phase 1 was constructed. After the catslide roof was constructed, an animal byre, or stable, was constructed in the south-east corner. The catslide roof was largely rebuilt, especially at its eastern end, in the early 1980s.
- Phase 3. This comprises the late 19th century extension at the western end of the barn.

All dimensions are given in metres or millimetres, except possibly for certain brick and timber sizes, and heights are given where appropriate in metres above Ordnance Datum (mean sea level), abbreviated ‘m OD’.

Table 1: abbreviations used in this report

BGS	British Geological Survey
DCMS	Department of Culture, Media and Sport
DoE	Department of the Environment
English Heritage	English Heritage
GLAAS	Greater London Archaeological Advisory Service
MoLAS	Museum of London Archaeology Service
MoLSS	Museum of London Specialist Services
OD	Ordnance Datum (mean sea level at Newlyn, Cornwall)
OS	Ordnance Survey
PFA	Pulverised fly ash
RCHME	Royal Commission on Historical Monuments, England
RSJ	Rolled steel joist
VCH	Victoria County History

2 Topographical and historical background

2.1 Geology and natural topography

The site is located on Thames Gravels, to the east of the Beam River and approximately 570 metres north-west of the Ingrebourne River, which both flow into the Thames. Ground level at the site was approximately 5m OD.

2.2 Development, function and occupants of the standing buildings

The timber-framed barn which is the subject of this standing building survey is situated on the northern side of a stock yard at Albys Farm, formerly a farm but now a private home and depot for commercial vehicles. Former stables constructed of brick are located on the eastern and southern sides of the yard, and set back from the western side of the yard is the former farmhouse, a grade II listed building. The listed building description describes the house as follows:

C16-C17 timber-framed building, re-fronted in the C18 and altered in the C20. 'L' shaped plan with the main front facing south. Red brick, 2 storeys, 3 bays wide with C20 windows, central doorway having an C18 surround with moulded architrave, fanlight and a pediment on shaped console brackets. The west end is weatherboarded and the wing extending to the north is plastered. The interior has extensive exposed timber-framing and the roof timbers are substantially C17. Roofs tiled.

(www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=201655&resourceID=5)

The name Albys derives from the family name of Albyn, documented in Hornchurch from the 13th century onwards (Reaney 1935, 115). A rather unclear documentary reference of 1385 to Albys in Hornchurch may refer to the farm, or at least to the land later associated with the farm. Documentary references are complicated by the fact that the Albyn family also gave their name to another Albys, a manor in the parish of Stapleford Abbots, Essex, which is 11km to the north of Hornchurch and not to be confused with Albys in Hornchurch.

The earliest available map which shows the present barn is Chapman & André's map of Essex of 1777 (Fig 4), however the schematic nature of the depiction of buildings is such that it is difficult to determine the outline plan of the farm at that time, however at least part of the complex of buildings was assigned the name 'Sockets', which was probably corrupted to become 'Scotts', which is shown on later mapping.

The earliest document examined dealing with Albys, Hornchurch, is a deed dated 1 April 1597 (ERO: D/DU 296/1). The deed records the sale, for £700, of land and buildings in three places in the parish of Hornchurch. Two brothers, Henry and Thomas Jackman, and the son, Edward, of their deceased eldest brother, John, sold the land to Oliver Style, all of them being described as 'gentlemen' and 'of London'. The main part of the sale was of 'a farm in Hornchurch called Albys, alias Albanes, alias Aldwynes... in the tenure of John Wraight, and the closes and fields adjoining, land part of the manor of Suttons, part of the possessions of New College in Oxford, called Paradise, being on the north and on the west two pieces of land called Long Field and Seldons, in tenure of William Wraighte, and a foot-way leading to Sutton manor on the west side, and a way called Brookesway leading between the premises and a messuage and land of Mr Porter on the south, and the watercourse which divides the premises from Barwicke Park, held by Sir Robert

Sowthwell, on the east, some of these lands adjoining being called the Hopyard, Barnefield, Bramelye Field, Well Downe, Stony Fall, and Brookes...'

In addition to the text of the deed, 'for the better knowledge and understanding of the premises' a 'survey or platfourme' was made by 'Ralph Treswell, citizen of London', 'showing the houses and lands.' Treswell was a celebrated land surveyor of the time, whose plans of properties in London are among the earliest accurate plans of their kind. Unfortunately the survey is no longer attached to the text of the deed, and must be presumed lost. The written description is detailed enough to suggest how it may refer to the present site, especially when considered in conjunction with the 1849 tithe map (Fig 5) on the assumption that field boundaries were unlikely to have been altered radically in the intervening time. 'Long Field' and 'Seldons', on the north and west, may be fields 381 and 382 on the tithe map, while 'the foot-way leading to Sutton manor on the west side' is almost certainly the public path running roughly from south to north just to the west of the present site. This path led to the west side of Suttons Farm, before the farm was demolished and the path was stopped up for the creation of Hornchurch airfield in the 20th century. 'Brookesway' was presumably the road running east of Albys, towards the Ingrebourne, beyond which still lie Berwick Ponds and Berwick Ponds Farm, Berwick Manor and Berwick Manor Farm. The tithe map shows at least six fields, among those numbered 387 to 395, that could correspond to those named in the deed.

The tithe map of 1849 (Fig 5) shows the present building clearly, and indicates that a larger extension stood at the western end of the barn, in the place of the present late 19th century structure. This projected further north, resulting in an 'L'-shaped structure.

The land had previously been bought by Edward Jackman, 'late citizen and alderman of London, father of the said John, Henry and Thomas', from 'William Hunynge, Esq', and the sale in 1597 excluded a wood 'called Hunynges Grove'. Another subsequent, but undated, deed (ERO: D/DB T1078/8) refers to the sale of two farms, one of which was Albins Farm, in Hornchurch, and a wood called 'Humming's Grove', the latter presumably a later version of Hunynge's Grove.

By 1658 the land at Albys, Hornchurch, had passed into the hands of the Abdy family, an Essex gentry family also associated with Albys Manor, Stapleford Abbots. A deed of 20 February 1658 (ERO: D/DAc 147) records the lease by Robert Abdy 'of Albins Hornchurch', of land elsewhere at an annual rent of '£100 and three barrels of sweet oysters'.

In 1702 the will of Thomas Clarke 'of Albins Hornchurch, gentleman' disposed of three different parcels of land, including 'the messuage of Albins at South End, Hornchurch' (ERO: D/DB T1076/17).

A series of papers from 1750 to 1762 relates to 'Albans Farm in the South End of Hornchurch' (ERO: D/DU 651/116). The estate is given as 60 acres (24ha), and in 1762 Alice Sackett of St Dunstan, Stepney, the widow of Thomas Sackett, late of Hornchurch, gentleman, deceased, was bound to Thomas Wright of Hornchurch, gentleman, in the sum of £1140 to observe and perform various specified covenants.

In 1771 a deed attempted to sort out a dispute that had arisen between the two nephews of Thomas Wright, 'gentleman, deceased' (ERO: D/DU 651/121). Thomas Wright had evidently bequeathed by his will of 11 October 1764 several parcels of land to his nephews, including Albins Farm and Suttons Farm, and the deed clarified the division of the inheritance. The nephews were presumably the sons of Wright's sisters, as their names were Thomas Hollman and Burchett Whennell, the latter nephew taking Albins. The name Wright in 18th-century spelling is close enough to the name Wraighte, in the 1597 deed, to

suggest the possibility that the same family were tenants and actually farming the land more or less all the time.

At present the name Albys is applied to a house and adjacent outbuildings, including the barn in the present assessment, situated on the north side of South End Lane. This has been the case since at least 1866, when this identification appears on the Ordnance Survey 1:2500 map (1870; Fig 6). The 1866 map also shows to the south-west another house, on the south side of the road, identified on this and subsequent maps as 'Scotts'. The 1849 tithe map for the parish of Hornchurch (ERO: D/CT 186; Fig 5) identifies these two sets of buildings differently; the house and barn known as Albys is called 'Pittmans', while the name 'Albys' is given to the house later known as Scotts. The tithe apportionment does not survive, but the numbers by which the fields and land parcels are identified on the map are in two distinctly different series north and south of the road, tending to confirm that the respective apportionments, and therefore the two properties, were in different hands.

The possibility arises, therefore, that formerly Albys was the name of the house to the south of the road, and the buildings now known as Albys only acquired this name at some time between 1849 and 1866. Unfortunately the house to the south of the road, which was still in existence in the 1940s, no longer survives. Alternatively it may be that all these buildings were originally part of Albys, and the name Pittmans was applied to the part north of the road, including the barn, for only a relatively short time.

The name Pittmans must derive from a surname, presumably that of the farmer in occupation in 1849 or at some earlier time. No other document has been found that refers to this or any other property in Hornchurch by this name, which suggests that the alternative explanation, that Pittmans was actually a relatively short-lived name for the house and barn north of the road, is likely to be correct.

The land at Albys was originally part of the manor of Sutton, which had been in the hands of the king from before the Norman Conquest in 1066; the parish of Hornchurch, the northern part of which included Romford until the early 20th century, was coterminous with the royal palace and liberty of Havering-atte-Bower, an Anglo-Saxon royal manor (VCH 1978, 25–6). In the 12th century Henry II gave Sutton manor, presumably including Albys, to support a priory founded at Hornchurch. Unusually this religious house was dissolved in 1391 and the land acquired by William of Wykeham, Bishop of Winchester, to endow a new college at Oxford, called New College. Thereafter the college seems to have owned at least Suttons Farm, if not Albys, until the early 20th century. In 1846–9 the college owned 930 acres (376ha) in the parish of Hornchurch, including 460 acres (186ha) at Suttons, but had sold all its land by 1934, either for housing or for a municipal recreation ground.

'From the 17th to the 19th centuries Hornchurch was a residential area much favoured by the gentry, for whom many of the older houses were improved or rebuilt, and some new ones built. Otherwise the settlement pattern changed little until the early 19th century, when agricultural prosperity tended to attract farmers rather than gentry, and at the same time a brewery, and an iron-foundry making farm machinery, were opened' (ibid, 26). The history of Albys Farm seems to exemplify these developments, having been a gentry residence from at least the time of the 1597 lease, until some time probably early in the 19th century, when the house and barn to the north of the road were managed separately and renamed Pittmans. By 1866 the latter had reverted to the name Albys, while the house to the south of the road acquired the name Scotts. A likely occasion for the construction of a barn near the house north of the road would have been soon after the change of ownership documented in 1597, or perhaps after another subsequent change of ownership.

The biggest changes in the local landscape occurred around the end of the 19th century and in the 20th century. The London Tilbury and Southend Railway opened a station at Hornchurch in 1885, an arterial road between London and Southend was built in 1925 north of Hornchurch, and London Transport stations were opened at Elm Park, south of Hornchurch village, and at Upminster by 1937. All these developments encouraged the sale of land for suburban housing in most of the parish, with the conspicuous exception of the area around Albys Farm. This area remained unbuilt-on because, in 1915, the RAF acquired Suttons Farm, north of Albys Farm, for a military airfield 'to defend London from Zeppelins' (VCH 1978, 31). Having been closed in 1919 the airfield was reopened in 1924, when the Air Ministry bought more land. The airfield was situated immediately to the north of Albys; a plan of 1942, revised to 1945 (ERO: T/M 487/3), shows that the north wall of the barn at Albys was incorporated in the southern boundary of the airfield. The airfield was grass, with three broad 'flightways', each about 3,000 feet (900m) long, No 1 running from south-south-west, just east of Albys, to north-north-east, while the other two ran roughly from west to east, to the north of Albys. Nearly all the airfield buildings and installations were concentrated further to the north, on the east side of what is now Station Road, part of which was stopped up, although hangars and stores were distributed around the edge of the airfield. The latter included a hangar just to the north of Albys barn, and an isolated area of stores to the south-east. The airfield played a notable part in the Battle of France and the Battle of Britain in 1940. Flying ceased in 1944, although the Air Ministry retained the land until 1963. The VCH describes how the western half of the airfield had been built on in the ensuing 15 years, while the eastern half was being quarried for gravel.

Kelly's *Directory of Essex, Hertfordshire and Middlesex* for 1894 and 1910 indicate that the farmer at Albys Farm at the turn of the 20th century was one Samuel Bonnett. The 2nd edition Ordnance Survey map of 1897 (Fig 7) shows the farm in detail, and indicates that by this date the large projecting extension at the west end of the barn had been removed, and replaced by a smaller structure. An undated photograph from the mid-twentieth century (Fig 8) shows the barn prior to its refurbishment in the 1980s. The photograph shows that all parts of the barn were roofed with corrugated iron, although the oldest part of the barn still retained its original thatching below the corrugated iron sheeting. The west end of Phase 1 of the barn was clad with timber weatherboarding, with an aperture for a hay loft; the southern end of this wall, and the southern side of the barn appears to have been clad with brick nogging. The extension on the western side of the barn was a tall structure, open to the south, which appeared to be used for the storage of farm machinery and equipment.

3 The standing building survey

3.1 Methodology

All archaeological analysis and recording during the investigation on site was done in accordance with the outline *Brief and Method Statement* (MoLAS 2008a), the Museum of London *Archaeological Site Manual* (1994) and MoLAS *Health and safety policy* (2008b). The location and exterior of the standing building was determined in outline on the modern Ordnance Survey plan.

A measured scale plan of the ground floor of the building was drawn by hand on site, together with measured scale drawings of selected elevations. Based on these site drawings, one plan has been plotted (Fig 2). One sectional elevation (Fig 3) was drawn to scale on site. The original drawings were at a scale of 1:50.

The site records comprise a total of 6 site drawings, 30 photographic images in 35mm format, and notes on the documentary evidence. No objects or samples were collected, except as noted below. The site records will be deposited and indexed in due course in the Museum of London archaeological archive under the site code ALF08.

3.2 Archaeology of the buildings

3.2.1 Phase 1: the four-bay barn

The earliest part of the structure is the four-bay barn, clad with black-stained weatherboarding and a pantiled roof (Fig 9 & Fig 10). The barn comprises trusses A-E and bays W-Z. A brick plinth wall, which carries the oak timber frame, is laid in Flemish bond, of which seven courses are visible at the western end of the building (Fig 11). Phase 1 of the barn is of box frame construction; a sill beam, laid on top of the brick plinth wall, supports ten posts, none of which are jowled, on which the wall plate is carried. The north and east external walls, and the former external walls on the south and west sides have mid rails between each post, with timber studs between the sill beam, mid rails and wall plate. Downward braces are positioned above the mid rails on all sides of the structure, and the northern and southern wall plates are each composed of two long lengths of oak, with a face halved and bladed scarf joint near the approximate centre of each wall plate.

The roof trusses are carried on the wall plate above each post. The trusses are of two types; trusses B and C are tie beam roof trusses with raking queen posts and arch braces to the tie beams, whereas truss D is a modified version, with vertical queen posts and a queen post tie beam with clasped purlins over (Fig 12). The timbers used in the construction of truss D are more slender than those in trusses B and C, but are similar to those used in truss E, the eastern gable end of the barn.

The southern ends of Bays Y and Z were altered by the construction of an animal byre or stable in the eastern side of phase 2 (Fig 13). The southern end of bay X is occupied by the formerly projecting gabled porch of the wagon entrance. The eastern and western sides of the porch were later abutted by the catslide roof lean-tos of Phase 2. A pair of bolted oak knees over the porch may be a later addition to strengthen the structure, or may be contemporary with the construction of the barn, and would date to the 18th century onwards. The northern end of bay X has been altered by the addition of a brick fireplace

and chimney stack (Fig 14). The fireplace was constructed on a rough concrete plinth, dating its construction to the early-mid 20th century. The construction of the fireplace necessitated the raising of the mid rail, the replacement of the lower studs and the shortening of the upper studs and braces (Fig 15). The barn was used as a blacksmith's workshop during the 20th century and the chimney stack was partially demolished in the 1980s (Rob Cox, pers com).

A mezzanine floor was inserted into bay W, supported by a roughly hewn beam of elm. The floor boards and joists were a mixture of hand and machine sawn softwood of later 19th century character; an opening was made in the western gable end in order to use this upper level as a hayloft.

3.2.2 Phase 2: the catslide roofed extension to the south

This was an early addition to the structure, with the oak timber posts and studs at the western end of the structure appearing to date to the 18th century. The eastern side had been recently rebuilt, perhaps during the restoration works in the 1980s. The rafters and studs were second hand and ranged in date from the 18th to the early 20th centuries, some with merchants marks scribed on. After the construction of the eastern end of phase 2 the sill beam and timber studs at the southern end of Bays Y and Z were moved north by approximately 1.2 metres in order to incorporate an animal byre or stable. A photograph of the barn in the mid-20th century shows that the exterior of phase two was clad with brick (Fig 8). This was removed and replaced with machine cut softwood planks during the restoration work in the 1980s.

3.2.3 Phase 3: the late 19th century extension

The 2nd edition Ordnance Survey map from the 1890s shows the present structure, originally a separate barn for storing machinery. The frame was constructed of softwood with iron bolts to secure the timbers rather than more complex joints, and sat on a brick plinth wall. Like Phases 1 and 2, the structure is clad with softwood planks and has a pantile roof; in the mid-twentieth century, the barn was roofed with corrugated iron. The photograph taken in the mid-20th century shows that the southern side of the barn was open; the timbers on the northern side of the frame indicate that there was originally a set of doors on this side too. When the RAF acquired Suttons Farm, immediately to the north, for the development of RAF Hornchurch, the north wall of the barn became the southern boundary of the airfield, rendering any door on the northern side of the barn redundant. Flying ceased in 1944; prior to this an aeroplane is supposed to have crashed into the barn, destroying the roof of phase 3 (Rob Cox, pers com). No visible repairs to the roof could be seen during the survey, although extensive repairs were undertaken throughout the barn during the 1980s.

3.2.4 Discussion

The barn was constructed in three broad phases, the earliest being the four bay barn, perhaps constructed around the same time as Albys Farmhouse in the early 17th century; a larger barn, using similar construction techniques, is the Granary at Cressing Temple, in Essex, although the building had jowled posts, where the top of the post swells to accommodate the housings for the wall plate and tie beam. A lack of jowled posts is a feature of buildings from the 17th century onwards, so the first phase of the barn may date to the late 17th or early 18th century on stylistic grounds.

An early addition was made to the south of the barn, in the shape of the southern outshot, providing additional working and storage space and allowing the re-arrangement of the

interior of the barn, with the addition of an animal byre or stable. Other additions were made, such as the insertion of the mezzanine floor in bay W, providing a dry area for the storage of hay. The late 19th century western extension was the final structure to be added, allowing the storage of machinery as farming became increasingly mechanised.

The external appearance of the barn has been altered greatly; at least three phases of timber weatherboarding has been applied to the exterior of the barn; the latest phase is machine cut softwood, but the earliest phase of weatherboarding is likely to have been sawn elm or oak. The southern extension was clad at least partly in brick, described as brick nogging in the listed building description. Nogging is the term used to describe brickwork which fills the spaces between the posts and studs in a timber frame, rather than cladding, which would be a brick skin applied to the exterior of the building. No mortar remained adhering to the timber frame and little pictorial evidence has been located which confirms the original appearance of this part of the building. Phases 1 and 2 of the barn were originally thatched, later covered with corrugated iron sheeting. The thatch and iron sheeting was removed in the 1980s and replaced with pantiles.

4 Potential of the archaeology

4.1 Original research aims

It has proved possible to reconstruct in outline, at least, the history of the building on the present site, both from archaeological investigation of its fabric and from documentary sources. More documentary evidence may exist for the construction, modification and function of the building, and for the occupants and owners of the site, from sources such as rate books, census returns, sales particulars, land tax assessments, photographs and other documents.

4.2 Significance of the data and potential new research aims

The standing building is undoubtedly of significance for the history of the immediate locality and the region, as a grade II listed structure, but nothing was found to suggest that it is of wider national importance. The academic requirement to publish the results of the investigation will therefore be met by reporting the results in summary form in appropriate professional journals and in the annual fieldwork round-up in the *London Archaeologist*. A broad corpus of timber-framed buildings exists in Essex, but little work in the dating of 17th century and later buildings has been carried out. The barn at Albys Farm has the potential to supply a date by tree-ring dating as part of any future research into post-medieval timber-framed buildings in Kent.

4.3 Salvaged fixtures, fittings and materials

There was no archaeological requirement to salvage any of the materials or fittings.

5 Publication and archiving

Information on the results of the survey will be made publicly available by means of a database in digital form, to permit inclusion of the site data in any future academic researches into the development of London.

The site archive containing original records and finds will be stored in accordance with the terms of the *Method Statement* (MoLAS, 2000b) with the Museum of London within 12 months of the end of the survey.

In view of the potential of the material (Sections 5) and the relatively limited significance of the data (Section 4.2) it is suggested that a short note on the results of the watching brief should appear in the annual round up of the *London Archaeologist*

6 Acknowledgements

The archaeological survey and this report were commissioned by Shrub Tub Ltd, whom the project manager and authors wish to thank. They are grateful especially to Rob Cox of Shrub Tub Ltd and Mr Ahern for facilitating access to the building, and to the staff of the Essex County Records Office and London Metropolitan Archive for supplying historic maps and photographs.

Archaeological analysis and recording, and pencil drawings, were by Emma Dwyer, Patrizia Pierazzo and Andrew Westman. The archaeological photographs of the standing building were taken by Maggie Cox. Documentary research was undertaken by Patrizia Pierazzo and Andrew Westman, who wrote the section on the historical background. The figures were compiled by Sandra Rowntree and Damian Goodburn provided specialist analysis of the worked timber.

7 Bibliography and references

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8 NMR OASIS archaeological report form

OASIS ID: molas1-43859

Project details

Project name Timber-framed barn at Albys Farm, Rainham, Essex

Short description of the project The Museum of London Archaeology Service was commissioned by Rob Cox of Shrub Tub Ltd to analyse and record a standing building at Albys Farm, South End Road, Rainham, in the London Borough of Havering. The building is to undergo a programme of alterations in order to convert it to a house, and the archaeological investigation and a subsequent report were required as a condition of planning consent for the redevelopment. The investigation took place in April 2008. The barn was constructed in three broad phases; Phase 1 was the four-bay barn with a projecting wagon entrance, constructed in the 17th or early 18th centuries, Phase 2 was the southern extension with catslide roof, constructed shortly after Phase 1 and providing additional storage space and allowing for the re-arrangement of the internal spaces. Phase 3 was constructed in the late 19th century and allowed for the storage of machinery and vehicles associated with the increased mechanisation of farming. The building has undergone a number of changes to its external appearance, with the removal of brick cladding and nogging to external walls, the renewal of timber weatherboarding and the removal of the thatched roof covering and its replacement with pantiles.

Project dates Start: 15-04-2008 End: 17-04-2008

Previous/future work No / Not known

Any associated project reference codes ALF08 - Sitecode

Type of project Building Recording

Site status Listed Building

Current Land use Industry and Commerce 4 - Storage and warehousing

Monument type TIMBER-FRAMED BARN Post Medieval

Methods techniques & 'Measured Survey', 'Photographic Survey'

Prompt Direction from Local Planning Authority - PPG15

Project location

Country England
Site location GREATER LONDON HAVERING HORNCHURCH Timber-framed barn,
Albys Farm
Postcode RM13
Study area 250.00 Square metres
Site coordinates TQ 5294 8394 51.5331134407 0.205276743120 51 31 59 N 000 12 19 E
Point
Height OD Min: 5.00m Max: 5.00m

Project creators

Name of MoLAS
Organisation

Project originator brief Greater London Archaeology Advisory Service

Project originator design MoLAS

Project director/manager Mark Beasley

Project supervisor Emma Dwyer

Type of Developer
sponsor/funding
body

Name of Shrub Tub Ltd
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive LAARC
recipient

Digital Archive ID ALF08

Digital Media 'Text'
available

Paper Archive LAARC
recipient

Paper Archive ID ALF08

Paper Media 'Drawing','Photograph','Plan','Report','Section','Survey '
available

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title Albys Farm, Havering: a standing building survey

Author(s)/Editor(s) Dwyer, E, Goodburn, D, Westman, A

Date 2008

Issuer or publisher MoLAS

Place of issue or London
publication

Description A4 paper report and pdf

Entered by Emma Dwyer (edwyer@molas.org.uk)

Entered on 12 June 2008

9 Appendix 1: Timber Specialist Report

By DM Goodburn BA PhD AIFA

Ancient Woodwork Specialist, Museum of London Archaeology Service

9.1 Scope of the report

These brief notes are intended to act as a supplement to the main site report. They concern details of the carpentry employed in the structure rather than the dimensions of the building, its main layout and broad constructional phasing and known history which is dealt with in the main report and only briefly referred to here. During the course of the site visit key features were recorded by means of notes and annotated sketches. For other methodological information see the main report.

9.2 Raw materials

It is possible for the experienced eye to visually identify many common types of constructional timbers to species groups or sometimes species. However other types of timber require botanical analysis to subdivide them, such as most 'softwoods' (Pines, Spruces etc) which in historic situations can rarely be visually identified. In Albys barn the main phase 1 frame of the 4 bay barn with porch was built of oak (one of the two natives or their hybrid- commonly called 'oak'). The oak varied in quality including some waney and crooked material with strongly curved material being used for braces and a pair of 'knees' over the main porch door.

Some parts of the broad phase 2 outshot extensions to the south were framed in oak, some of which was reused (south-west section possibly older?). However, the bulk of the timber used for the rafters and studs etc was second hand, hand worked softwood of c. 18th to earlier 19th century date. Some of this material included items with merchants marks scribed in it, and some was clearly recently fitted. The floor fitted in bay W was supported by a crudely hewn bridging beam of elm (Fig 3) at the east end, and the boards and joists were a mix of hand and machine sawn softwood of later 19th century character.

The phase 3 extension of probably very late 19th to early 20th century date at the west end was made of softwood probably Baltic 'Scots pine' as were late repairs to the phase 1 frame particularly at the east end.

9.3 Methods of timber conversion used

The phase 1 timbers were made by a combination of smooth regular hewing with axes and pit-sawing, methods common in the south-east of England from the 16th century onward. The bulk of the phase 2 timbers were worked in a similar way squared with axes and then pit sawn except some of the latest elements in the floor over bay W (above). The Phase 3 timbers were machine sawn with a mix of reciprocating and circular saws.

9.4 Features of frame layout

These are principally discussed in section 3.2 but the most diagnostic features are also noted here. The roof trusses of phase 1 of the barn have two forms; clasped purlins with queen struts (Fig 3) and clasped purlins over a form of queen post tie-beam for the other (Fig 12). The lack of jowl swellings to the tops of the posts missing out the teazle tenon jointing into the tie-beams is commonly thought a feature of either 12th and 13th century or 17th century and later buildings in this region (D. Andrews, Essex Historic Buildings Officer Pers Com) but the tight dating of the later buildings is currently generally lacking. The timber conversion, jointing lay out and condition of the timbers rules out the early high medieval dating of this barn.

9.5 Jointing

Various common forms of mortice and tenon jointing were used through out the phase 1 structure. Most of the minor stud tenons were not pegged, only the main wall posts. A well preserved 'face halved and bladed' scarf was found in both the wall plates. Hewett has found this joint in timber buildings from the late 16th century to Victorian periods (1980:269). The use of a pair of bolted on oak knees over the main barn porch is generally found in buildings on the 18th century in SE England (eg. Hewett 1980:256 in the House Mill at Bow on the R Lea/ Photo 144/01/007).

The phase 2 outshots had studs fitted using nailed mitre laps a classic feature of 18th century carpentry in the SE but also found in very late 17th century work in London such as in the Middle Temple Gate House phase of the 1690's.

9.6 Evidence for cladding

The barn is now largely clad in tarred, machine cut, softwood weather boards. The existence of three phases of nails in the outward faces of the studs suggests at least two earlier phases of board cladding. It is likely that the oldest phase was of sawn elm or oak weather boarding.

9.7 Suggested date range on the basis of the carpentry style and materials

Taken altogether the carpentry details such as the timber conversion, use of bolted knees etc, of phase 1 of the barn is suggestive of a date in the late 17th or more likely 18th centuries. Some of the largest phase 1 timbers such as the oak bay and corner posts may have just enough tree- rings (45 +) to attempt tree-ring dating by coring at a later date.

9.8 Bibliography

Hewett, C, 1980 *English Historic Carpentry* Phillimore, Chichester.

10 Appendix 2: list of archaeological photographs

Image number	Description
144/08/01	Interior of barn, animal byre or stabling in south-east corner, looking south-east
144/08/02	Interior of barn, looking west
144/08/03	Interior of barn, looking east
144/08/04	Interior of barn, south facing internal elevation, looking north-west
144/08/05	Interior of barn, detail of animal byre or stable, looking north
144/08/06	Interior of barn, detail of door jamb and studs at the south end of Bay X, looking north-west
144/08/07	Interior of barn, detail of knee in gable of wagon entrance, looking south
144/08/08	Interior of barn, detail of west end of phase 1 of the barn, showing the inserted timber platform, looking east
144/08/09	Interior of barn, detail of carpenters marks on the mid rail and studs at the south end of Bay W, looking north
144/08/10	Interior of barn, detail of the arched brace and raised mid rail in Bay X, looking north-east
144/08/11	Interior of barn, detail of the south wall of Bay W, looking north
144/08/12	Interior of barn, detail of the south wall of Bay W, looking north
144/08/13	Interior of barn, gable end of Bay W, looking east
144/08/14	Interior of phase 3 of the barn, looking north-west
144/08/15	Interior of barn, detail of wagon entrance, looking south
144/08/16	Interior of barn, detail of reused studs at west end of the catslide roof, looking east
144/08/17	Interior of barn, detail of West Ham United FC badge carved into south arched brace in truss D, looking west
144/08/18	Interior of barn, inserted brick fireplace in north wall of Bay X, looking north
144/08/19	Exterior of barn, east and north external walls, looking north-west
144/08/20	Main south-facing elevation of Albys Farmhouse, looking north-west
144/08/21	Exterior of barn, south-facing external face of phase 3 of barn, looking north
144/08/22	Exterior of barn, catslide roof and wagon entrance in the south-facing external elevation of the barn, looking north-west
144/08/23	Exterior of barn, catslide roof and wagon entrance in the south-facing external elevation of the barn, looking north-east
144/08/24	Exterior of barn, catslide roof and wagon entrance in the south-facing external elevation of the barn, looking north-east
144/08/25	Interior of the west end of the catslide extension, D Goodburn at work, looking west
144/08/26	Interior of the west end of the catslide extension, D Goodburn at work, looking west
144/08/27	The standing building recording team at work
144/08/28	Exterior of the barn, the north-facing external elevation, looking south-east
144/08/29	Exterior of the barn, the north-facing external elevation, looking south
144/08/30	Exterior of the barn, the north-facing external elevation, looking south

11 Appendix 3: list of working drawings made on site

Drawing	Description
1	Ground floor plan of the barn, west end (phase 3 extension) 1:50
2	Ground floor plan of the barn, centre 1:50
3	Ground floor plan of the barn, east end 1:50
4	East facing elevation of truss B 1:50
5	Annotated sketch elevation of the west-facing elevation of truss A
6	Annotated sketch plan of barn

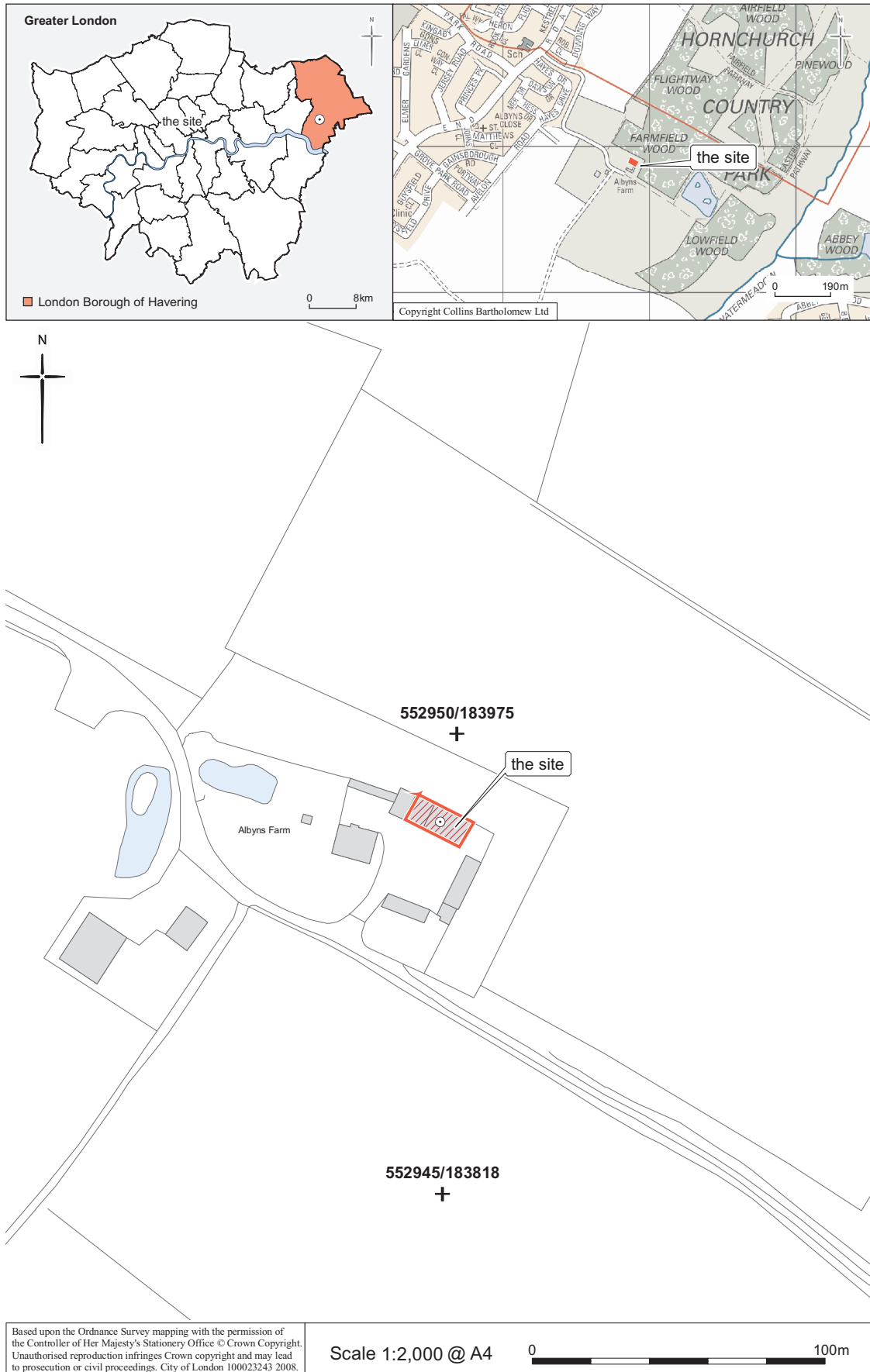


Fig 1 Location map

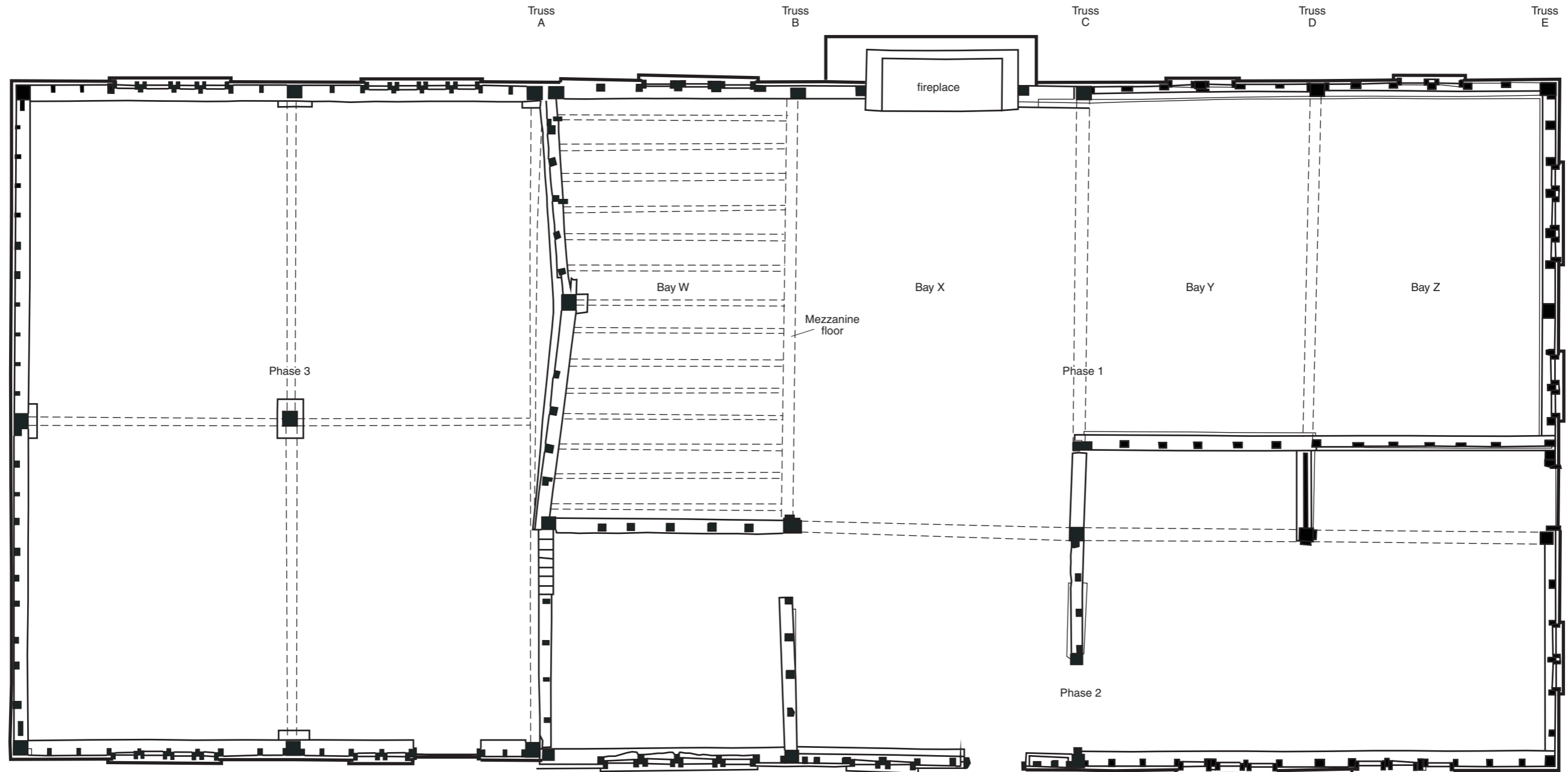


Fig 2 Ground floor plan

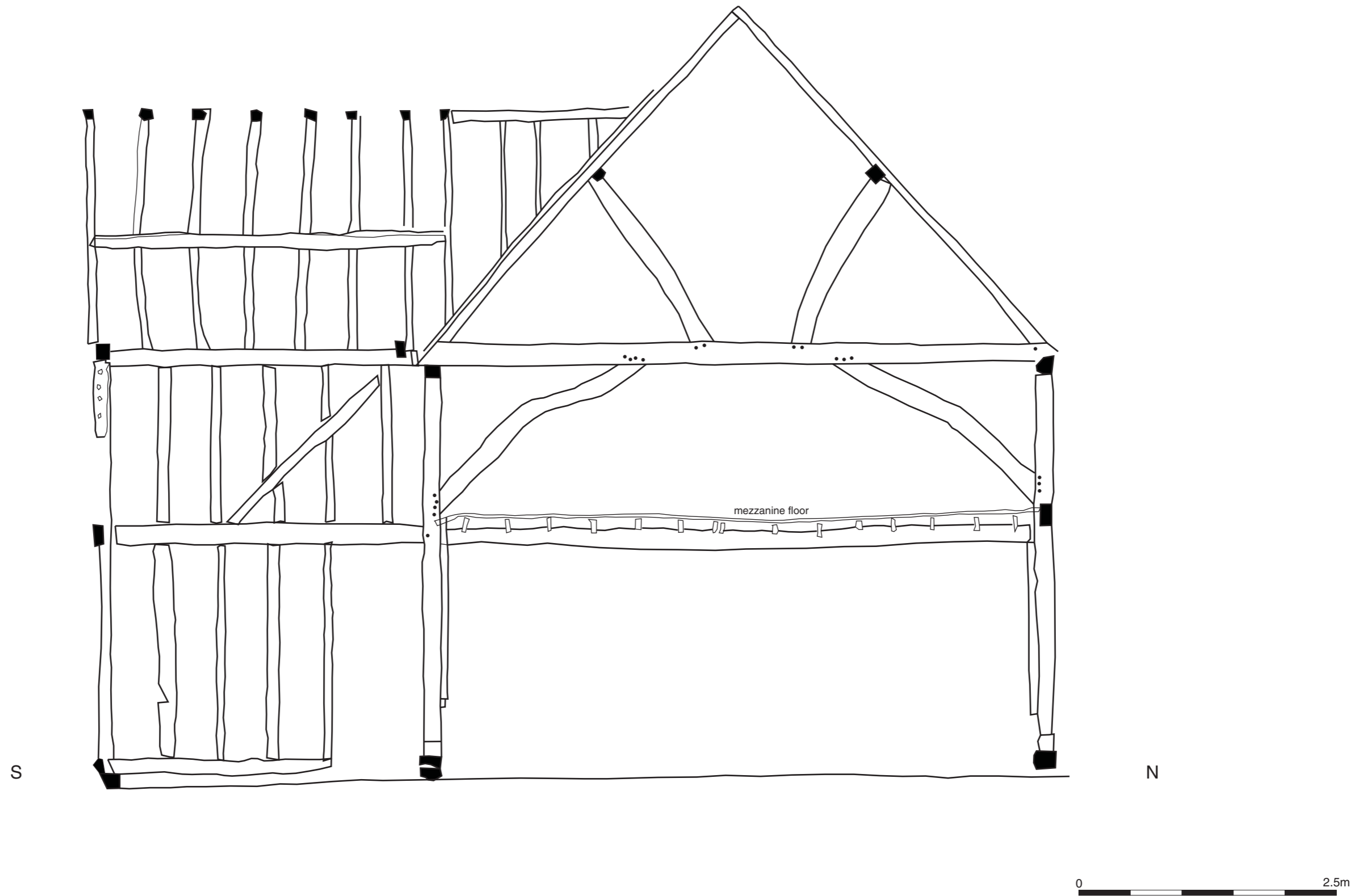


Fig 3 East-facing sectional elevation of truss B

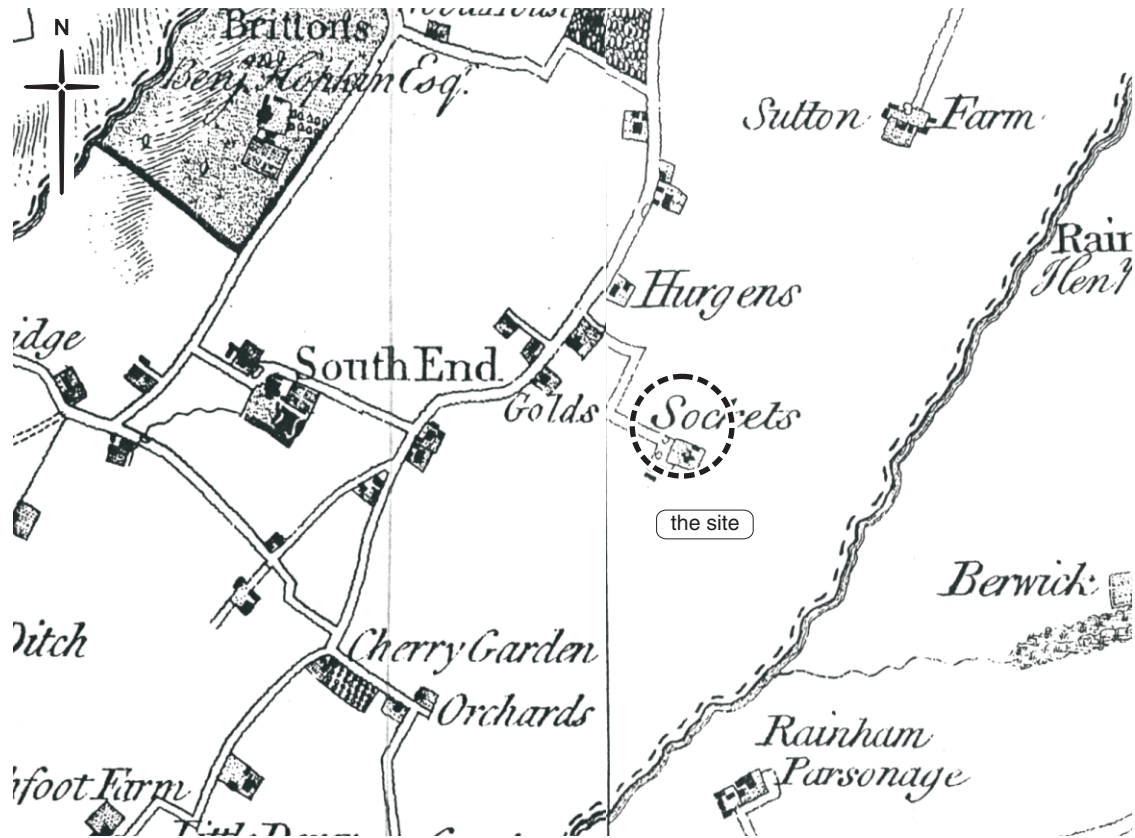


Fig 4 Chapman & André's map of Essex, 1777

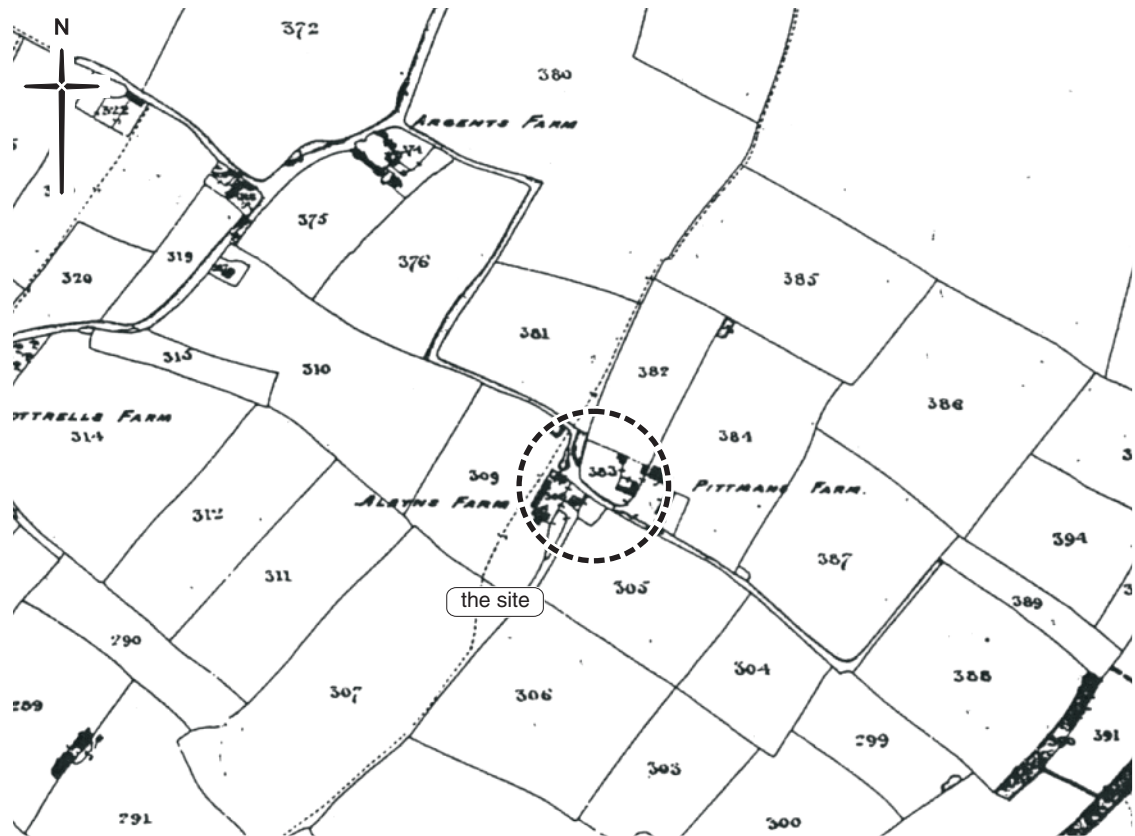


Fig 5 Tithe map of the parish of Hornchurch, 1849

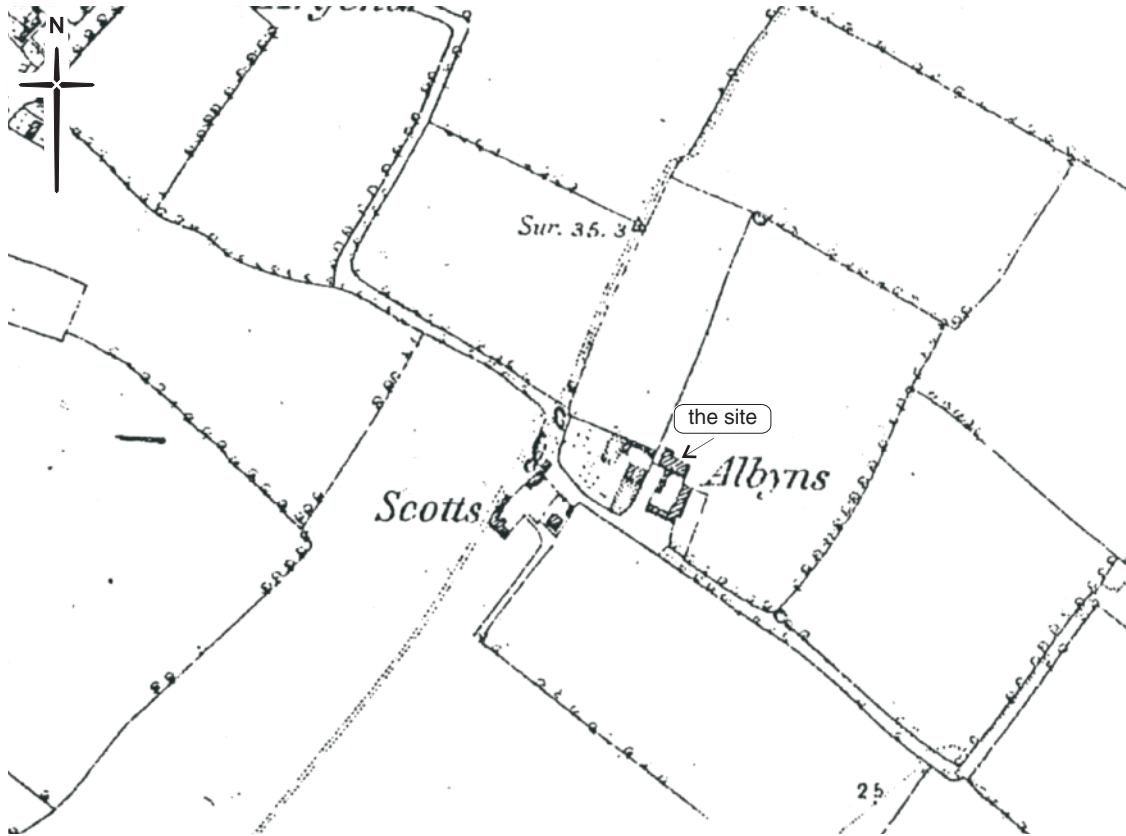


Fig 6 1st edition Ordnance Survey 25":1 mile map, c1870-75

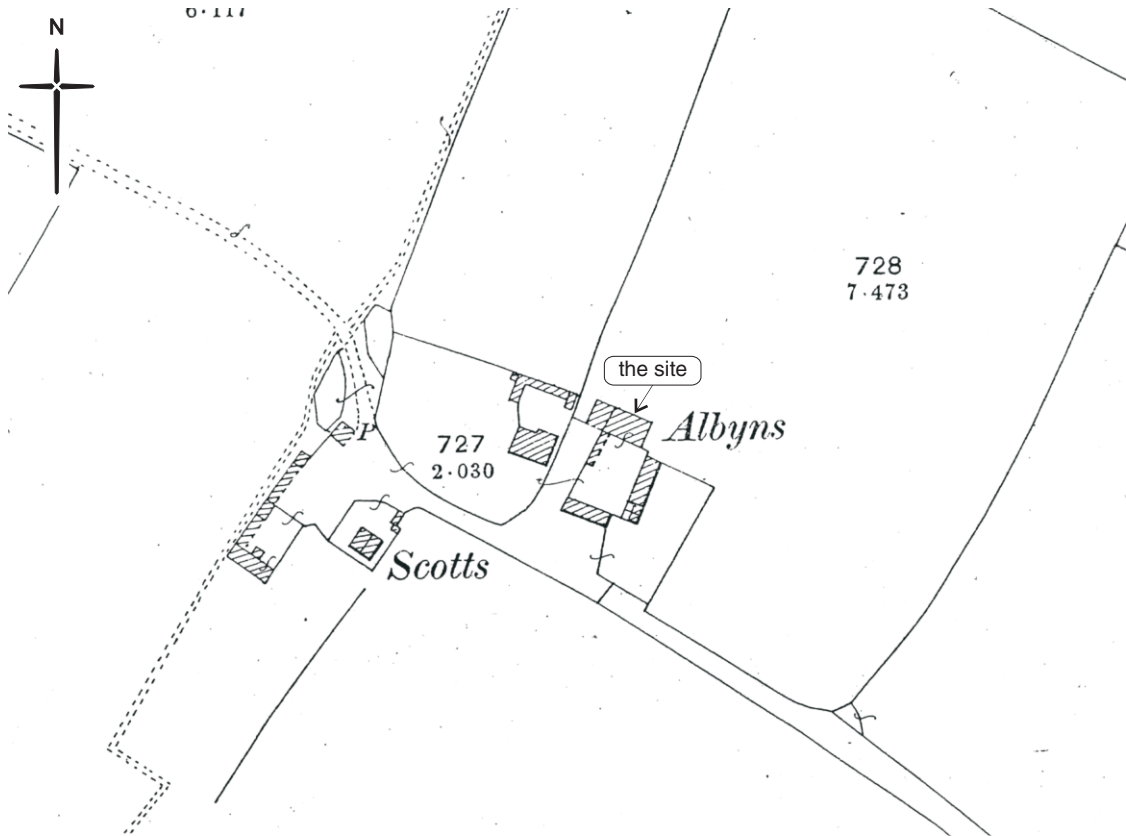


Fig 7 2nd edition Ordnance Survey 25":1 mile map, 1897



Fig 8 The barn at Albys Farm in the mid 20th century



Fig 9 The wagon entrance and catslide roof in the south-facing facade of the barn



Fig 10 The north-facing external facade of the barn



Fig 11 The west gable end of phases 1 and 2 of the barn



Fig 12 The roof trusses C and D, looking east



Fig 13 The animal byre or stable in the south-east corner of the barn



Fig 14 The fireplace inserted into the north wall of Phase 1 of the barn



Fig 15 Detail of the raised midrail above the fireplace and the face-halved and bladed scarf joint in the wall plate



Fig 16 Carpenter's marks on a midrail and studs in the south wall of phase 1 of the barn