

Archaeological Services & Consultancy Ltd

HISTORIC BUILDING RECORDING: CHURCH HALL FARM BARN BROXTED ESSEX

NGR: TL 5798 2741

on behalf of Point 3 Design



Calli Rouse BA AIfA

July 2013

ASC: 1601/BCE/2



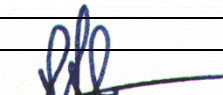
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<i>Civil Parish:</i>	Broxted		
<i>NGR (to 8 figs):</i>	TL 5798 2741		
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<i>Planning proposal:</i>	Barn conversion for residential use		
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<i>Planning application ref/date:</i>	UTT/0552/10/LB		
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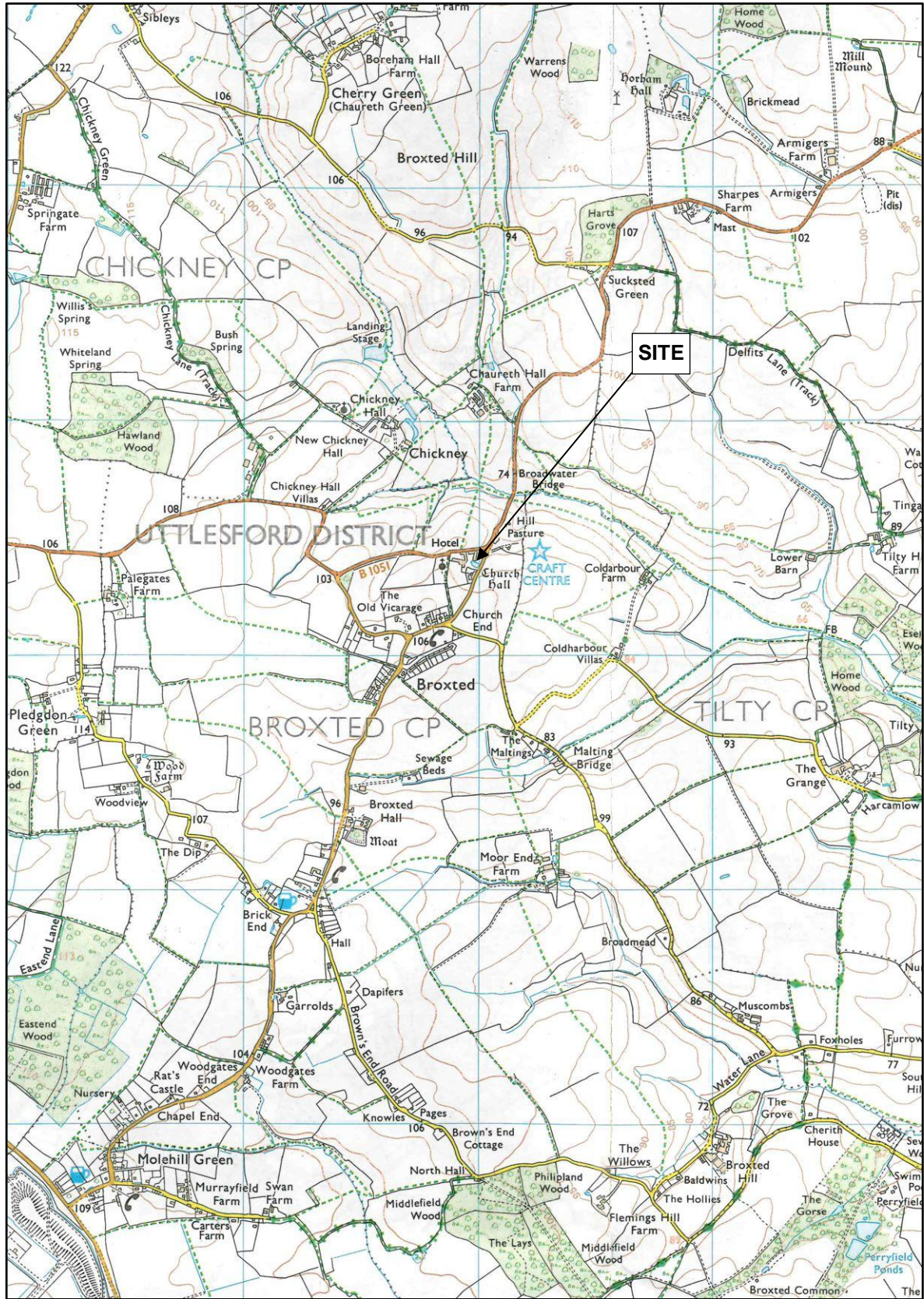


Figure 1: General location (scale 1:25,000)

Summary

During May 2013, historic building recording of Church Hall Farm Barn, Broxted, Essex, ahead of the conversion of the barn for residential use. The barn has previously been awarded Grade II Listed status, and is considered a fine example of an early 15th century agricultural building that may have been part of a medieval manorial complex. The results of the building recording agree with the Listing description, and suggest that the barn may have been a tithe barn, prior to the insertion of a concrete floor and the barn's use as a cart shed in the early 20th century.*

1 Introduction

1.1 In May 2013 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording at Church Hall Farm Barn, Broxted, Essex. The project was commissioned by *Point 3 Design*, and was carried out according to a project design prepared by ASC (Rouse 2012), and approved by the Historic Environment Officer of *Essex County Council*, archaeological advisor (AA) to the local planning authority (LPA), *Uttlesford District Council*. The relevant planning application reference is UTT/0552/10/LB.

1.2 *Planning Background*

These archaeological works have been required under the terms of the *National Planning Policy Framework* (NPPF), as a condition of planning permission for development involving buildings on the site.

1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The development site is located within the Essex district of Uttlesford, to the north east of the settlement of Broxted, at NGR TL 5798 2741 (Fig. 1).

The development site is located to the southeast of the junction of the B1051 and an unnamed road. Access to the site is to the south of the barn, from the unnamed road. The site is immediately surrounded by car parking, and areas of grass and trees. To the west of the site is the Whitehall Hotel (Fig. 2).

1.5.2 Topography & Geology

The soils of the area belong to the Hanslope Association, which are characterised as *slowly permeable calcareous clayey soils*. Some *slowly permeable non-calcareous clayey soils*. Slight risk of water erosion over chalky till (Soil Survey 1983, 411d). The underlying geology comprises Quaternary till (BGS, Sheet 222).

1.5.3 Proposed Development

The proposed development comprises the conversion of the barn to residential use (Fig. 3).

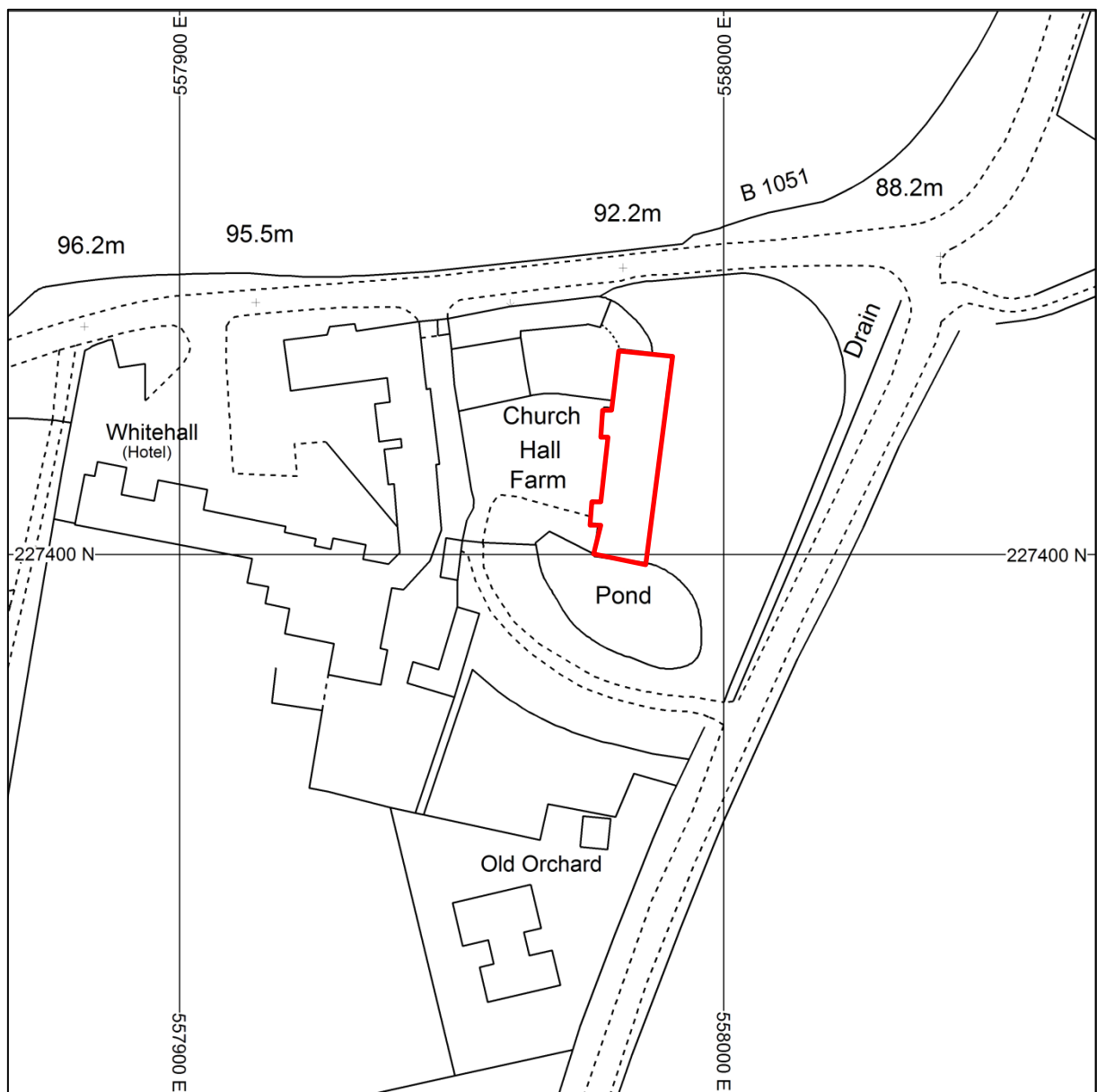


Figure 2: Site plan (scale 1:1250)

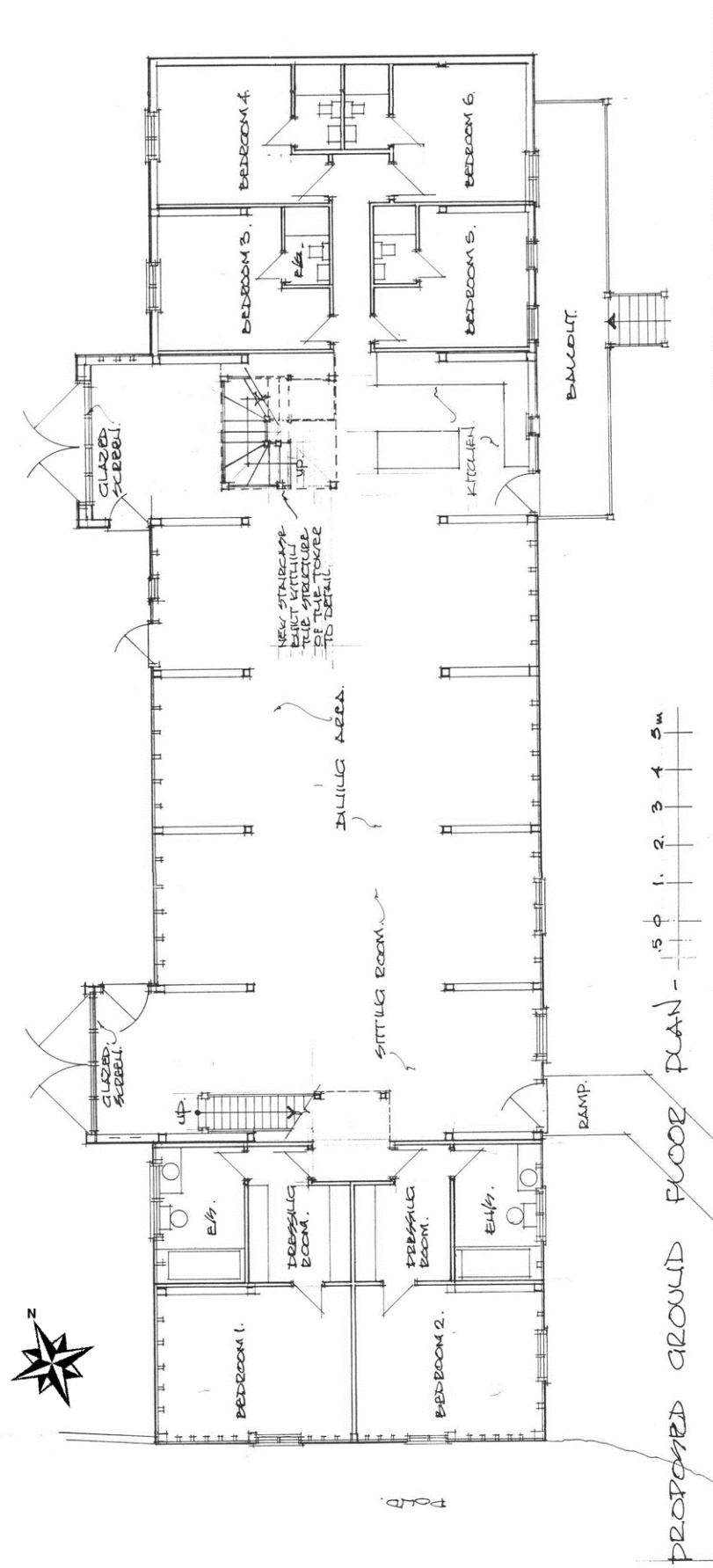


Figure 3: Proposed development (scale as shown)

2 Aims & Methods

2.1 Aims

As described in the project design, the aims of the project were:

Building Recording:

- To make a detailed record of the barn prior to conversion
- To make a summary record of the other buildings on site so that the barn can be placed in context

Watching Brief (to be covered in a separate report):

- To consider evidence relating to the origins and development of the site as a medieval manor
- To consider the relationship of below ground evidence to the upstanding buildings
- To consider any evidence for earlier buildings, yard surfaces, earlier floors etc.

2.2 Standards

The work conforms to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2010) and *Standard & Guidance Notes* (IFA 2008), to current English Heritage guidelines (EH 2006), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The work was carried out according to the project design, which described:

- A programme of historic building recording to English Heritage Level 3 (EH 2006).
- The monitoring of any groundworks associated with the scheme by a professional archaeologist.

2.4 Constraints

Access to the eastern half of Bay 1 was not available during the building recording. It was also not possible to obtain a copy of a plan dated to 1713 held at the Essex Record Office due to copyright laws.

3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Essex Record Office (ERO) and other readily available sources, including ASC's own library.

3.2 *Pre-Medieval* (Before 1066)

The archaeology of the area surrounding the development site is not well understood. Prehistoric flint cores, flakes and scrapers have all been found within the parish of Broxted, although none are recorded within the immediate vicinity of the site (HER19439, HER45293). Remains suggesting settlement during both the Bronze Age and Iron Age, in the form of ditches and pits, have also been found in within the parish, although again, not in the immediate site environs (HER45571, HER45597).

The site lies within a wider Roman landscape, with activity and settlement known from sites at Braughing in Hertfordshire, Great Dunmow, Thaxted and Saffron Walden (Drury & Rodwell 1980). It is therefore possible that the area surrounding the site was utilised during the Roman period, and the lack of evidence for this stems from a lack of fieldwork, as opposed to a lack of activity.

3.3 *Medieval* (1066-1500)

Farming during this period typically comprised land organised around manors, which was then divided between and worked by local peasants, who then paid rent, either in the form of labour or crops, to the lord of the manor. In addition to this, a tithe (one tenth of local produce) was also required to be given to the church. Following the dissolution of the monasteries (1536 and 1541) the right to receive tithes passed to private landlords.

There is very little readily available information regarding the early history of Broxted. The Domesday Survey records the settlement as being part of the Hundred of Dunmow, within the lands of St Aethelthryth of Ely. It comprised 6 ploughs, woodland for 250 pigs, and 30 acres of meadow (Williams & Martin 2002). The entry refers to the value of the settlement both before and after the Norman Conquest of 1066, suggesting that the settlement here has its origins in the Saxon period, although there is no archaeological or historical evidence to support this. The church of St Mary the Virgin is located c.0.15km to the west of the development site. It is a Grade II* Listed Building, and parts of its construction, such as the chancel, date to the 13th century. It has been suggested that as Church Hall Farm is located a distance from the hamlet of Broxted, and its close proximity to St Mary's Church may indicate that the site was formerly a manorial complex (Garwood 2012).

3.4 *Post-Medieval* (1500-1900)

There does not appear to have been a large amount of expansion in the area of Broxted during the post medieval period. The extent of the settlement prior to this is not well understood, but it seems that development was concentrated to the east of the church, and to the south, at what is now Church End. Church Hall itself dates to the 16th century and incorporates a 17th century brewhouse, while the Listing description of the subject building dates it to the early 15th century, and several other buildings within

the settlement such as Thatched Cottage and The Barn House, located to the south east of the subject building, also date to this period.

As discussed below, the earliest surviving document referring to Church Hall Farm Barn is a 1713 plan, labelled the “Mannor of Church Hall all’s Chawreth Hall being parcel of the Possession of Mrs Mary Coffyn, Spinster”. Further information with regards to Mrs Mary Coffyn was not readily available, but papers held at the ERO relating to the estate of the Reverend Peter Beauvoir suggest that Church Hall has been in the Beauvoir family since c.1736, where it was mentioned in relation to an Osmond Beauvoir.

The ERO holds a collection of papers dated 1879, and titled “Schedule of Deeds relating to Church Hall Essex handed over by Mr Richard Benyon and his trustees to Lord Maynard’s trustees”. Richard Benyon was the great grandson of the aforementioned Rev. Peter Beauvoir, to whom the Reverend’s estate passed upon his death in 1822. At this time he also adopted the name Richard Benyon De Beauvoir. This collection of papers contains a reference to the tenancy of Church Hall being passed from a Mr Balls to Edward Stock in April 1781. Following the death of Edward Stock in 1815, Church Hall passes to Mr John White, a farmer. Mr White was still the tenant at the time of the Tithe map (1839), which records the site as a house, buildings and yards.

3.5 *Modern* (1900-present)

As the cartographic evidence below will show, the development site and its environs have remained largely unchanged during the Modern period. The ERO contains a set of sales particulars dating to 1931, which refer to Church Hall as an “Attractive Small Farmhouse”, with a 9 bay thatched open cart shed, weatherboarded. The description of the barn as ‘open’ suggests that the tower and stairs had not been inserted at this point, implying they were inserted during the mid-20th century. The other internal partitions and floors may have been inserted at the same time.

3.6 *Cartographic Evidence*

The earliest available pictorial representation of the site dates to 1713, as discussed above. The buildings are drawn in perspective view and at an unknown scale, but the barn appears to only have the northern midstrey at this point, and is shown as a standalone building, with the building that currently butts up against the northern end of the barn yet to be built. The next readily available map to show the site is the Tithe map (Fig. 4) which dates to 1839. This map is at a small scale, but clearly shows the barn with both midstreys in place, and does not appear to show the pond that currently exists at the southern end of the barn, and shows that the barn is still a standalone structure. By the publication of the First Edition Ordnance Survey (OS) map in 1876, both the pond and the adjacent building to the north have been constructed (Fig. 5). Subsequent OS maps dating from the end of the 19th century through to the current day (Figs. 2, 6-7) show that the barn has remained unchanged in plan form since its depiction in 1876.

3.7 **Listed Building Description**

The barn is a Grade II* Listed Building, and is described as follows:

Barn to east of Church Hall TL 52 NE 4/19 20.2.67 II GV 2. Early C15 aisled barn, timber framed and weatherboarded with red plain tile half hipped roof. Nine bays long with arch bracing to tie beams, crown post roof, with down bracing to tie beams, alternate sides only. Jowled main posts, braced to tie beam. Scarfs are face halved and tabled, laterally keyed, with 2 face pegs and one bladed abuttment. Two midstreys on west side. IoE number 122024.*

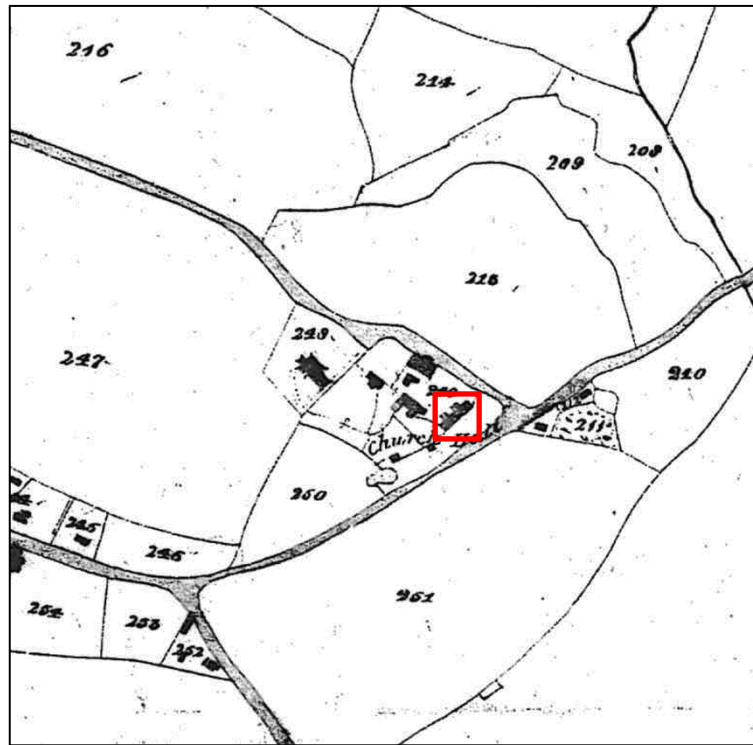


Figure 4: Extract from 1839 Tithe map (*not to scale*)

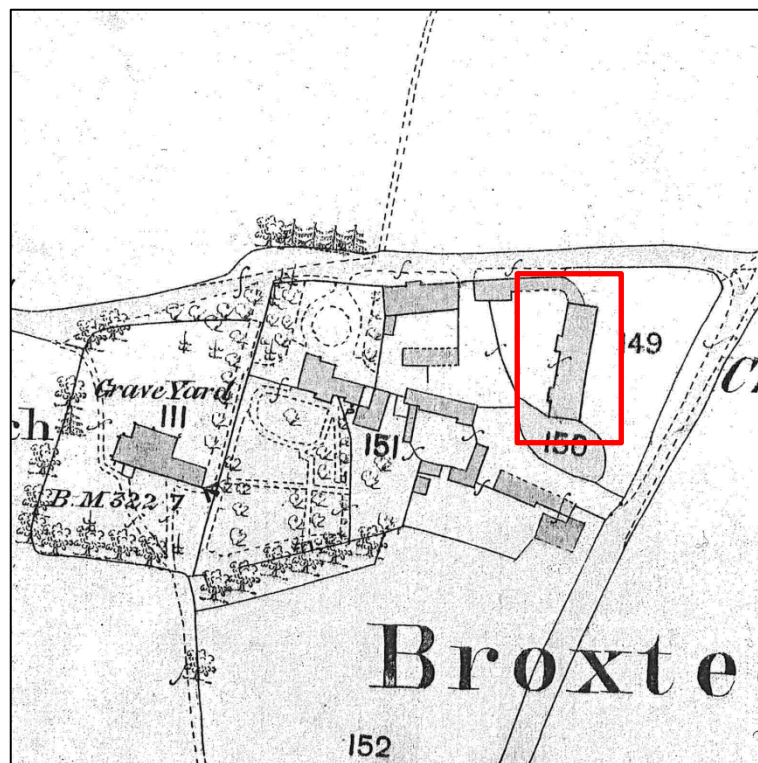


Figure 5: Extract from First Edition (1876) Ordnance Survey map (*scale 25 inches to 1 mile*)

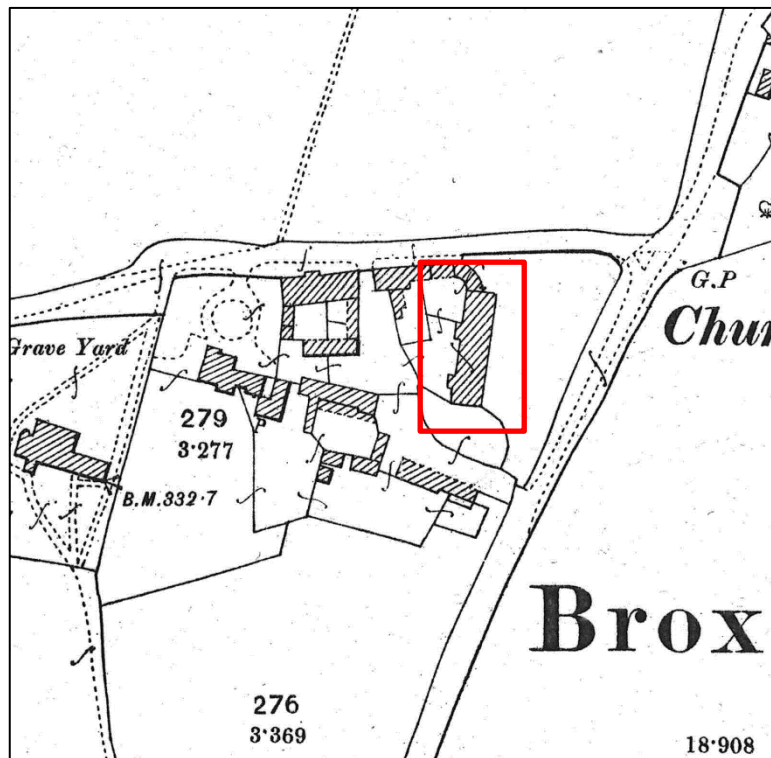


Figure 6: Extract from Second Edition (1897) Ordnance Survey map (scale 25 inches to 1 mile)

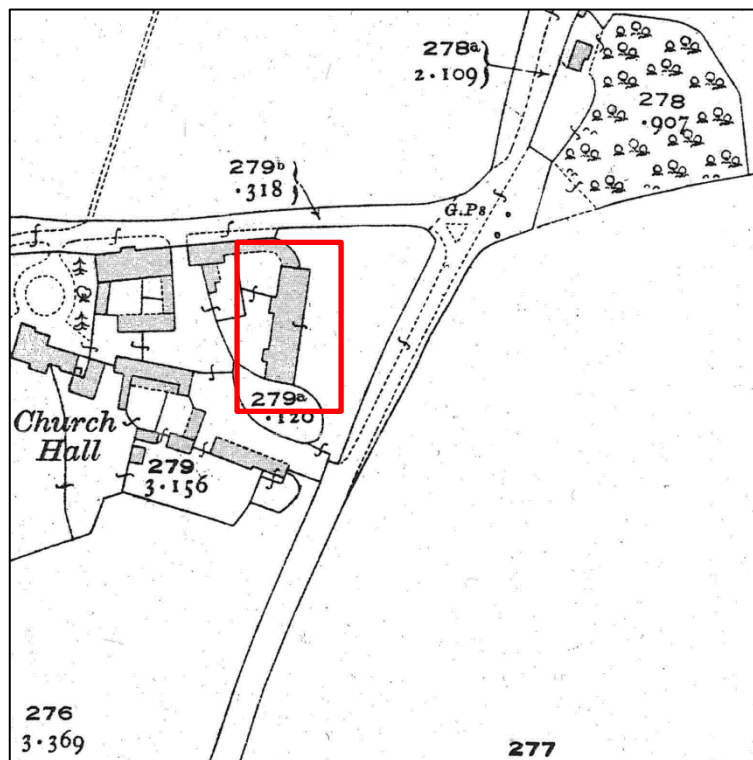


Figure 7: Extract from 1920 Ordnance Survey map (scale 25 inches to 1 mile)

4 Description

4.1 *General*

Church Hall Farm Barn is aligned north-north-east/south-south-west, but for the purposes of this report, it is assumed that the barn is aligned north-south. The exterior of the barn is covered by weatherboarding, and it has a tiled roof. The floor is concrete throughout.

4.2 *Layout* (Fig. 8)

The building is a fully aisled barn (Plate 1), comprising 9 bays, with two midstreys, located in Bays 3 and 7, both on the western side of the barn (Plate 2). A set of modern stairs has been inserted into the middle of Bay 3, leading to a first floor over Bays 1 and 2, and then on to a small second floor, which is visible from the outside as a tower. The ground floor of Bays 1 and 2 has been subdivided into four rooms, with bathroom and kitchen facilities.

4.3 *Exterior* (Fig. 12)

The half-hip and gable roof is constructed in red tile, while the exterior weatherboarding is stained black (Plate 2). The south elevation is adjacent to a pond (Plate 3). The ground level is significantly higher on the west and north sides of the barn, and the timber framing is supported by a c.1.2m high red brick wall set in a Flemish bond with buttresses spaced every c.2m (Plate 4).

At the southern end there are two inset windows, both covered with black weatherboarding, and a higher six-light window set flush with the boards (Plate 3). The lower western window has a diagonal section of weatherboarding across its opening. The western elevation contains the two midstreys. The southern midstrey houses larger double doors than the northern midstrey (Plate 2). The modern inserted tower is located to the rear of the northern midstrey. There is a two-light eight pane modern window at the top of both the east and west faces of the tower. To the south of the northern midstrey is a small rectangular shuttered window, and a plank door with a step up to the south of that. To the south of the southern midstrey is a further shuttered double window. The eastern elevation contains nine windows of varying sizes (Plates 5 & 6). All are glazed, apart from the second window from the south, which is shuttered. There are also four wooden doors in this elevation. There is a concrete ramp leading up to the southernmost door, and a wooden platform with steps up to it at the northern end, covering Bays 1-3. The northern elevation of the building is obscured by a thatched cottage which abuts the barn (Plate 5).

4.4 *Construction* (Figs 9-11)

The barn is of timber framed construction on a brick supporting dwarf wall, most of which has now been covered with concrete render. The barn is covered by a tiled crown post roof, with braces on the north and south sides to the collar beam, unless otherwise stated, and a collar purlin above (Plate 7).

Bay 1

The timber framing of Bays 1 and 2 at ground floor level is largely obscured by the modern subdivision, and the northern gable end is obscured at first floor level by

timber boards (Plate 8). At ground floor level four timbers are visible in the north wall of Bay 1, the westernmost of which has three empty mortice holes (Plate 9). These timbers sit on a 0.16m deep sole plate, which in turn sits on a 0.08m deep brick plinth, partially covered by concrete. Original timber framing is also visible in the west wall, although a modern timber window has been inserted into the centre of the bay (Plate 10). The sole plate and brick plinth are as previously described. No further timber framing was visible in the bay, and the eastern side was inaccessible at the time of the fieldwork.

Truss 1

This truss has a brace to the east of the crown post, gunstock jowl posts and braces to both sides. Both aisle elevations in this truss retain a single diagonal brace at ground floor level (Plate 8).

Bay 2

The western elevation of Bay 2 (Plate 11) contained all original timbers, with the northernmost principal post containing three complete empty mortices, and one possible partial empty mortice that was truncated by the wall plate. The southern principal post has one large empty mortice close to its top. The eastern elevation retains four original posts (Plate 12), and the northern principal post, although this is largely obscured by plaster. There is a modern timber window to the north, which cuts two of the remaining posts, and a modern stable door with a three course brick step in front of it to the south. There is an edge halved scarf joint in the sole plate, beneath the window.

Truss 2

This truss has a gunstock jowl arcade post to the west, and a slightly tapered jowl arcade post to the east. There are concave braces on both sides of the truss. The eastern aisle elevation in this truss retains a diagonal brace at ground floor level, and a single stud above the midrail (Plate 13). The sole plate and brick dwarf wall extend to the inner edge of the arcade post. The western aisle elevation is obscured by modern boarding.

Bay 3

This bay has a midstrey to the west. The northwestern elevation of this bay retains all of its original timbers, although some are partially obscured by weatherboarding. The middle stud below the midrail contains the seating for a brace. The western principal post contains an empty mortice *c.*1.5m from its base. The sole plate measures 0.18m, and sits on a brick dwarf wall, which narrows from 0.27m to 0.06m, from west to east. The western elevation of the Bay 3 contains the doors to the midstrey (Plate 14). These are modern insertions, with a section of modern timbers above. Immediately to the south of the doors is an inverted tapered jowl post, with a mortice hole 1.68m from ground level, used to support the tie beam. The northern principal post in this elevation is also an inverted tapered jowl post. The tie beam itself and the timbers above it are all original, as is the collar beam. There are three mortices visible on the underside of the tie beam, at its southern end. The tie beam is joined to the wall plates on either side by an iron tie, and there are a variety of modern timbers, ropes and ironwork connecting this elevation to the modern tower insertion in the centre of the barn. The southwestern elevation of this bay again appears to be made of original timbers (Plate 15). It has a substantial principal post, measuring 0.35m in width. To

the west of the wall post is a plank and batten door, which is not visible from the outside. Both the wall post and the door rest on a 0.15m deep sole plate, which in turn sits on a 0.22m brick dwarf wall. These do not extend past the end of the wall post. The aisle plate is supported along its length by a narrow, modern timber. The wall plate has several empty mortices along its underside. It has broken over the principal rafter and is held together by a wooden tie. The eastern elevation in this bay has a modern stable door at its southern end, and a central modern window (Plate 16). The rest of the elevation is largely plastered over, with only one partially exposed timber to the north of the door, and two further partially exposed timbers either side of the window. The sole plate here sits on top of a further timber, which measures 0.11m. The north east elevation in this bay is covered by weatherboarding, while the south east will be discussed as part of Bay 4.

Truss 3

This truss has a brace on the east side to the tie beam (Plate 17). As with Truss 2, there are concave braces on either side of the truss, with slightly sloping arcade jowl posts. The section of the midstrey attached to this truss has already been described above. The ground floor section of the western aisle elevation does not retain any timbers, and a single stud survives above the midrail (Plate 13). The eastern aisle elevation retains a diagonal brace, with a single supporting stud (Plate 18). No studs are present above the midrail. There is an offset rafter reaching from the midrail to the arcade post.

Bay 4

The west elevation of Bay 4 has original studs and principal posts, with a modern door inserted to the south and a modern window in the centre (Plate 19). Below these the sole plate measures 0.16m, beneath which is a layer of concrete, possibly concealing a brick dwarf wall. The wall plate is obscured by the insertion of a modern floor. The east elevation of this bay also has original studs and principal posts (Plate 20). From north to south, the first, third and sixth studs have seatings for braces. The sole plate measures 0.17m, and sits on a concrete layer, as in the west elevation. The wall plate consists of a re-used timber with several empty mortices along its underside. There are two modern square windows inserted into this elevation.

Truss 4

This truss has a brace on the west side to the tie beam (Plate 21). There is a concave brace on the west side, and an empty mortice for a brace to the east. The eastern arcade post has a gunstock jowl, while that to the west has a sloping jowl. The western aisle elevation retains a diagonal brace, and the sole plate and concrete rendered dwarf wall extend to the western arcade post (Plate 22). The upper level of the aisle elevation is obscured by a modern insertion. The eastern aisle elevation has a diagonal brace in its lower section (Plate 23). The sole plate extends to the eastern arcade post, and has three mortices cut into either side. It is supported at either end by two courses of brick, presumably the remnants of the dwarf wall. The midrail has come away from the arcade post, and the tenon is clearly visible. There is an offset rafter reaching from the midrail to the arcade post.

Bay 5

The west elevation of Bay 5 comprises original timbers, with no modern insertions of doors or windows (Plate 24). The sole plate and the wall below are largely obscured

by concrete render. The wall plate is largely obscured by the inserted floor mentioned in Bay 4, but a scarf joint is partially visible behind a wooden brace attached across the centre of the wall plate. The east elevation of this bay comprises original timbers, and again has no inserted modern openings (Plate 25). Several of the studs show signs of re-use with notches cut into them, and the southernmost principal post has an empty seating for a brace close to its base. Both the sole plate and wall plate have scarf joints at their northern ends, and the wall plate has an iron tie reinforcing the two pieces of wood. One course of the brick dwarf wall is visible below the sole plate.

Truss 5

Unlike the previous trusses, Truss 5 has no brace to the tie beam, and no obvious fittings to imply a brace has been removed (Plate 26). The eastern arcade post has a sloping jowl, while the western arcade post has only a very slight jowl. There is a concave brace to the west. The western aisle elevation has a sole plate and brick dwarf wall that extend to the western arcade post (Plate 27). Above this is a diagonal brace. The mid rail is attached to the arcade post and the wall of the barn by iron ties. There is also an empty notch in the southern face of the mid rail. There is an offset rafter reaching from the midrail to the arcade post. The eastern aisle elevation also has a sole plate and brick dwarf wall that extend to the eastern arcade post (Plate 28). A test pit has been excavated in to the floor of the barn to the north of this elevation, showing that the wall extends at least three further courses of brick below the current floor level. There is a large mortice visible in the northern face of the sole plate. This side also has a diagonal brace, and two courses of weatherboarding. The brace is jointed to the midrail with an oblique mortice and tenon joint, with extra support provided by a 'jowl', presumably to try to counteract sideways motion. There is an offset rafter reaching from the midrail to the arcade post.

Bay 6

The western elevation of Bay 6 is constructed of original timbers, with no modern insertions of doors or windows (Plate 29). The sole plate is largely obscured by concrete render, as is the majority of the brick wall below. In this elevation there are two courses of bricks above the sole plate, apart from at the southern end where there are at least six bricks between the southernmost stud and the principal post. The eastern elevation is constructed in original timbers, with some modern supports obscuring the original studs (Plate 30). There is a modern window inserted in the centre of the bay, behind the central stud, with modern timbers filling the gaps left between the edge of the window and the studs either side. There is a modern timber nailed to the stud to the north of the window which reaches the floor below the sole plate and the brick dwarf wall. The lower part of this elevation between the studs is infilled with brick, set in no particular bond. There is a joint in the wall plate between the third and fourth studs from the north. Unlike in previous bays, the sole plate for the eastern aisle in Truss 6 is not directly beneath the southern principal post.

Truss 6

This truss again has no braces to the tie beam, and no obvious fittings to imply they have been removed (Plate 31). Both arcade posts have slight jowls, and concave braces. There is an empty mortice on the north face of the western arcade post, just below the height of the aisle midrail. The eastern aisle elevation has a brick dwarf wall and sole plate that extend to the eastern arcade post (Plate 32). These slope down from east to west, until the wall is not visible above the current floor level. Above this

there is a diagonal brace, with three studs, two above and one below the brace. The two above the brace appear to be original. Two modern shelves and some modern boarding with a rectangular opening have been added to this elevation. The midrail contains the seating for a brace at its eastern end. There is an offset rafter reaching from the midrail to the arcade post. The western aisle elevation is adjacent to the southern midstrey (Plate 33). The sole plate is obscured by concrete render, but appears to be overlain by a course of bricks, and stretches to the western arcade post. There is a diagonal brace, and a central stud, the top of which is housed within a lap joint. The joint of the midrail with the arcade post has been reinforced by a wooden tie, attached with nails. There is some weatherboarding present on the lower part of the southern face of this elevation.

Bay 7

This bay contains the second midstrey within the barn. The western elevation in this bay is dominated by a set of modern double doors, which presumably replace an earlier set of doors (Plate 34). Above the doors is a gap, caused by the list of the barn compared to the relatively straight angles of the modern door. This gap decreases in size from south to north, and is infilled by modern timber and occasional pieces of tile. Either side of the doors are the original principal posts. Both are partially obscured by the adjacent north and south elevations, but some evidence of possible re-use can be found on the south post, which a notch cut into its north face *c.*1.9m up from the ground. Above the inserted doors, the tie beam, studs and collar beam are original. The tie beam is reinforced at both ends by iron ties, and there is an iron chain around the tie beam. The eastern elevation in this bay contains a modern plank and baton door to the south, and a modern window to the north (Plate 35). There are two exposed original timbers close to the window, and one horizontal timber between the door and the window. The rest of the elevation is covered by plaster, apart from a small area of exposed brick to the south of the window. The sole plate has been cut to house the inserted door, and is obscured by a modern timber. The wall plate is visible over the door, but is obscured in the rest of the elevation by an inserted internal roof.

Truss 7

This truss again has no braces to the tie beam, and no obvious fittings to imply they have been removed (Plate 36). The eastern arcade post has a gunstock jowl, while the western arcade post has only a slight jowl. The truss has concave braces on both sides, and an iron tie on the west aisle midrail. The western aisle elevation is adjacent to the southern midstrey (Plate 37). The sole plate is made up of a number of different timbers, attached to the sole plate in the midstrey by an iron tie. The brick wall underneath is obscured by concrete render. Above this are a diagonal brace and a central stud. The mid rail sits in the central stud in what appears to be a single notched joint. The mid rail is attached to the arcade post with an iron tie. The eastern aisle elevation has a sole plate and concrete-rendered dwarf wall which extend to the arcade post (Plate 38). Above this is a diagonal brace. There are two short posts to the west of the brace, both supporting weatherboarding which obscure the lower part of the northern elevation. There is further boarding present in the upper part of the elevation. There is an offset rafter reaching from the midrail to the arcade post.

Bay 8

The western elevation of Bay 8 comprises mostly original studs and principal posts, with two modern windows with wooden shutters inserted at its northern end (Plate

39). The second stud from the north is a replacement, presumably put in at the same time as the windows. The windows cut four of the five studs in the elevation. There is a joint in the wall plate above the second stud from the south which is obscured by a wooden tie, attached to the wall plate by wooden pegs. The gaps between the studs are filled with plaster, and there is a c.0.15m plaster ledge stretching from the middle stud into Bay 9 to the south. The sole plate is partially obscured by concrete render, while the dwarf wall is not visible at all. The eastern elevation retains all its original timbers (Plate 40). The northern and southern studs both contain empty brace seatings. There is a modern window with wooden shutters inserted into the centre of the elevation, cutting the middle three studs. There is a partially obscured joint, possibly an edge halved scarf joint, in the sole plate between the first and second studs from the north, and a further joint, again possibly an edge halved scarf joint, in the wall plate between the northern principal post and the first stud. There is a plaster ledge similar to that discussed in the western elevation along the entire elevation, obscuring the lower parts of the second and third studs from the north. As with the western elevation, the sole plate is partially obscured by concrete render, while the dwarf wall is not visible at all.

Truss 8

This truss has a brace on the west side to the tie beam (Plate 41). The eastern arcade post has an ogee jowl, while the western one only has a slight jowl. There are concave braces on either side of the truss. To the east there is an inserted timber that runs parallel to the purlin, joining this truss to the wall plate in the gable end. This timber is fixed to the top of the tie beam by what appears to be a single notched joint, and is given extra support by a wooden tie on the south side. This timber will be further discussed below. The western aisle elevation contains a sole plate that extends to the arcade post, but the dwarf wall has been removed, leaving the arcade post and sole plate resting on a brick plinth (Plate 42). The elevation has a diagonal brace, and three modern timbers, presumably inserted to counter sideways movement. There is an offset rafter reaching from the midrail to the arcade post, attached to the main rafters by a wooden tie and nails. In the eastern aisle elevation, the sole plate and dwarf wall extend to the arcade post (Plate 43). The wall is covered by concrete render. There is a diagonal brace reaching to the midrail. There is an offset rafter reaching from the midrail to the arcade post.

Bay 9

The western elevation of Bay 9 comprises original timbers (Plate 44). There is a possible face halved scarf joint in the sole plate, just to the north of the northernmost stud. The plaster ridge noted in Bay 8, above, continues in this bay to the gable end, obscuring the lower part of each stud. The sole plate is partially obscured by concrete render, while the supporting wall is completely obscured. The eastern elevation comprises original timbers, with a modern window with wooden shutters inserted in the centre of the bay, cutting the three central studs (Plate 45). There is an empty brace seating at the base of the northern principal post, and another empty seating, possibly for a half lap joint, in the second stud from the north, directly below where the stud was cut to insert the modern window. The plaster ledge is present in this elevation too, obscuring the base of all the timbers, apart from the northern principal post and the northernmost stud. There are two empty mortices on the northern face of the southern principal post.

The southern gable end contains a mixture of original and replacement timbers (Plate 46). There are three windows in this elevation, two below the mid rail and one above. The one above may be original, while the two below are modern insertions with wooden shutters. The east and west arcade posts have braces to their respective arcade posts in Truss 8. The central principal post has a corresponding empty mortice, and peg holes either side. Both arcade posts are tied to their respective midrails, on the eastern side by a wooden tie with pegs, and on the west by an iron tie. The central four sections of this elevation all have west to east down braces, although the brace in the lower west section has been cut by the insertion of the modern window. The brace in the lower east section has four empty mortices along its length. There is the suggestion of a ladder in the western sections of the elevation, to the east of the western window, and leading possibly into the section above and to the window there. The studs in this section of the elevation are misaligned and do not match above and below the brace, suggesting it has been rebuilt. The brick dwarf wall is covered by concrete render, which also partially obscures the sole plate. The extra timber noted in Truss 8 is attached to the top of the midrail by a single notched joint, which is reinforced by an iron tie (Plate 47).

4.5 **Roof** (Fig. 10)

As previously discussed, the roof is of crown post construction (Section 4.3) (Plate 7). At each truss the tie beam sits on top of the trenched purlin – each arcade post has a notch carved on its outside to accommodate the purlin. In Bay 5 there are two face halved scarf joints in the eastern purlin (Plate 48), and another on the same side at the southern end of Bay 7 (Plate 49). On the western side the purlin has a further face halved scarf joint in the centre of Bay 6 (Plate 50), and another at the northern end of Bay 5 (Plate 51). There are straight or concave braces at the northern and southern ends of each bay from the purlin to the arcade post. There is an absence of principal rafters throughout the building. The common rafters are a mix of original timbers and modern additions, and stretch from the wall plate to the purlin, and then a separate rafter stretches from the purlin to the ridge board at the apex of the roof (Plate 52). All the rafters sit on a course of bricks that tops the wall plate, and all are held in place by concrete mortar, implying that the barn has been re-roofed.



Plate 1: General interior view, looking south from platform



Plate 2: West elevation, looking east



Plate 3: South elevation, looking north



Plate 4: East elevation: detail of brick buttress, looking north west



Plate 5: North end of east elevation, looking west



Plate 6: South end of east elevation, looking north west



Plate 7: Roof detail of Trusses 4 and 5, looking southwest



Plate 8: Truss 2, looking north



Plate 9: Bay 1, north elevation, looking north



Plate 10: Bay 1, west elevation, looking west



Plate 11: Bay 2, west elevation, looking west



Plate 12: Bay 2, east elevation, looking east



Plate 13: Bay 3, north elevation of midstrey, looking north



Plate 14: Bay 3, west elevation of midstrey, looking west



Plate 15: Bay 3, south elevation of midstrey, looking south



Plate 16: Bay 3, east elevation, looking east



Plate 17: Truss 3, looking north



Plate 18: Eastern aisle, Truss 3, looking north



Plate 19: Bay 4, west elevation, looking west



Plate 20: Bay 4, east elevation, looking east



Plate 21: Truss 4, looking north



Plate 22: Western aisle, Truss 4, looking north



Plate 23: Eastern aisle, Truss 4, looking north



Plate 24: Bay 5, west elevation, looking west



Plate 25: Bay 5, east elevation, looking east



Plate 26: Truss 5, looking north



Plate 27: Western aisle, Truss 5, looking north



Plate 28: Eastern aisle, Truss 5, looking south



Plate 29: Bay 6, west elevation, looking west



Plate 30: Bay 6, east elevation, looking east



Plate 31: Truss 6, looking south



Plate 32: Eastern aisle, Truss 6, looking south



Plate 33: Bay 7, north elevation of south midstrey, looking north



Plate 34: Bay 7, midstrey, looking west



Plate 35: Bay 7, east elevation, looking east



Plate 36: Truss 7, looking south



Plate 37: Bay 7, south elevation of south midstrey, looking south



Plate 38: Eastern aisle, Truss 7, looking north



Plate 39: Bay 8, west elevation, looking west



Plate 40: Bay 8, east elevation, looking east



Plate 41: Truss 8, looking south



Plate 42: Western aisle, Truss 8, looking south



Plate 43: Eastern aisle, Truss 8, looking south



Plate 44: Bay 9, west elevation, looking west



Plate 45: Bay 9, east elevation, looking east



Plate 46: Southern gable end, looking south



Plate 47: View of extra purlin above Bay 9, looking east



Plate 48: Bay 5, showing face halved scarf joints in purlin, looking east



Plate 49: Bay 7, showing face halved scarf joint in purlin, looking east



Plate 50: Bay 6, showing face halved scarf joint in purlin, looking west



Plate 51: Bay 5, showing face halved scarf joint in purlin, looking west



Plate 52: Bay 6, roof construction, looking west

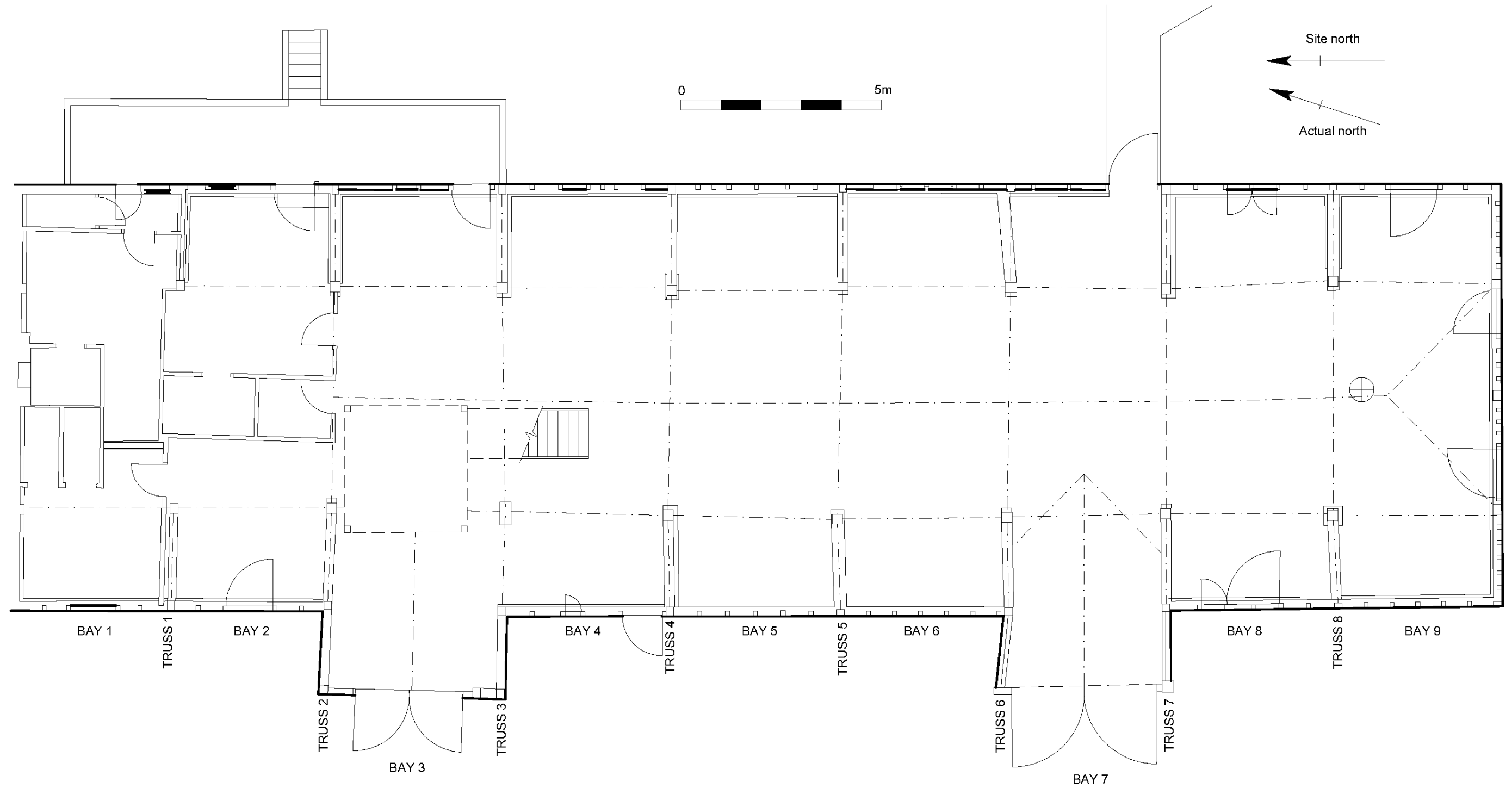


Figure 8: Floor plan (scale 1:100)

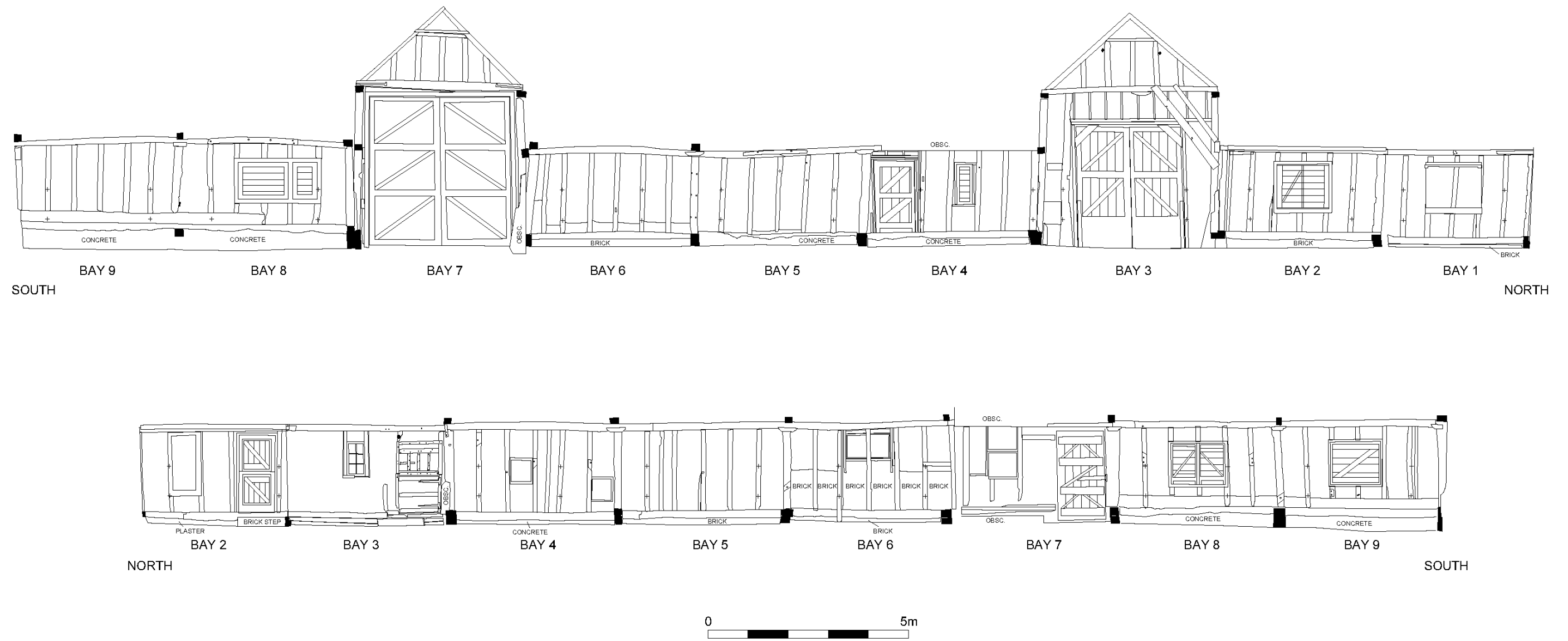


Figure 9: Internal elevations (scale 1:100)

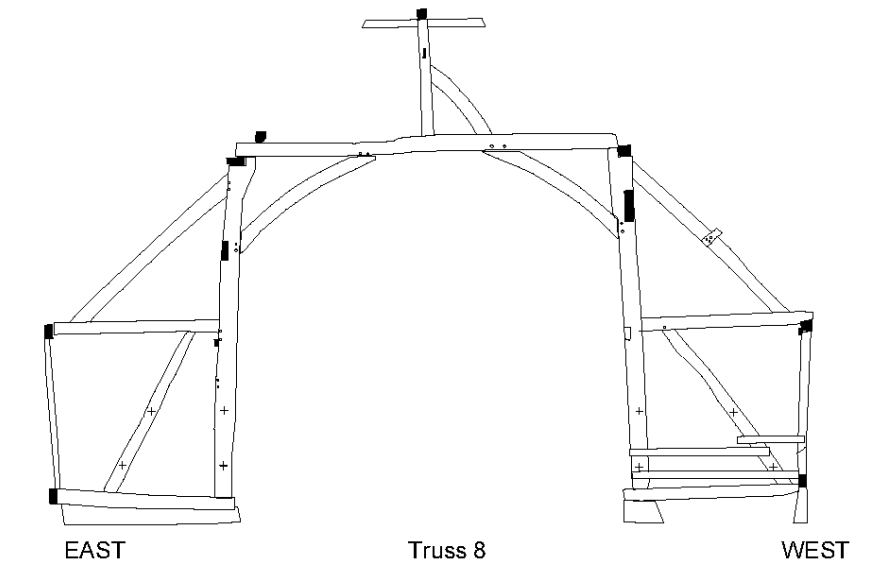
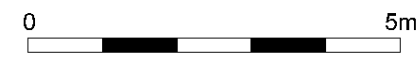
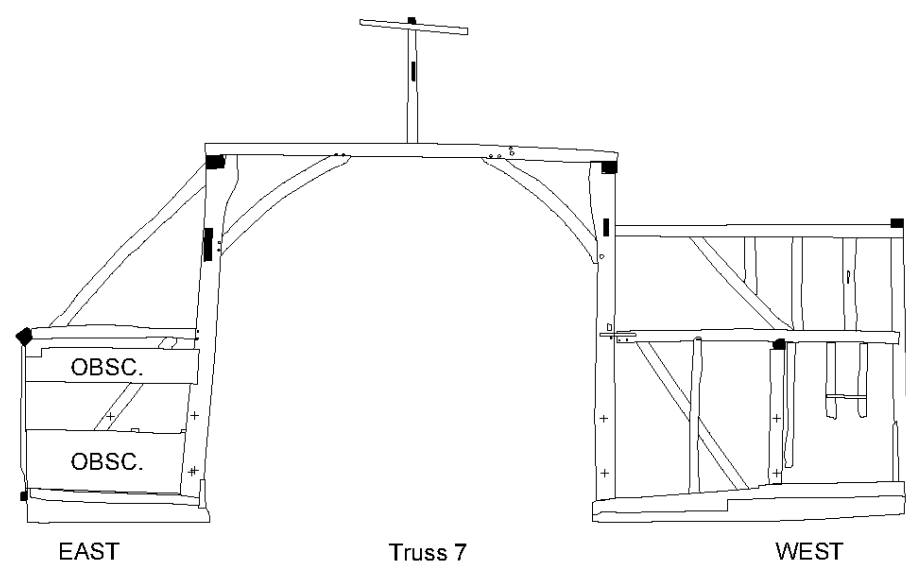
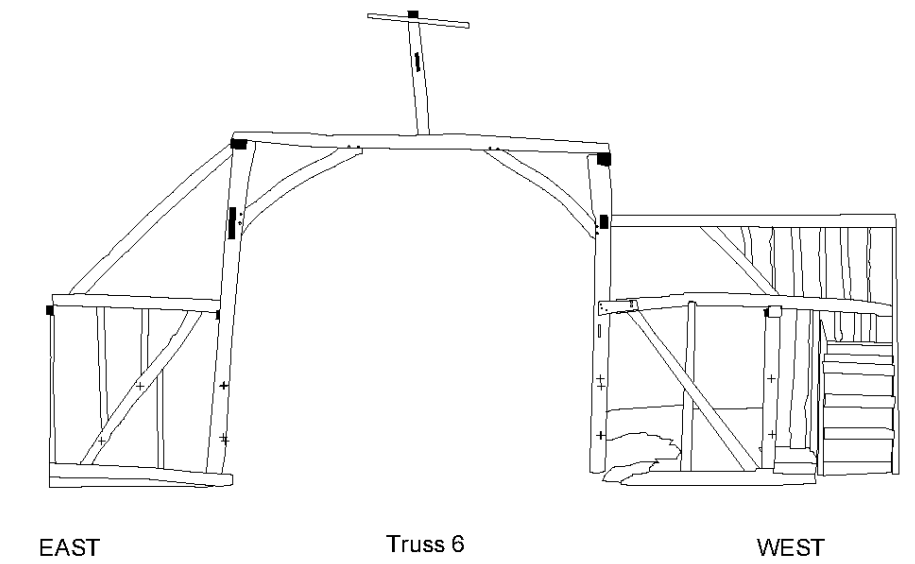
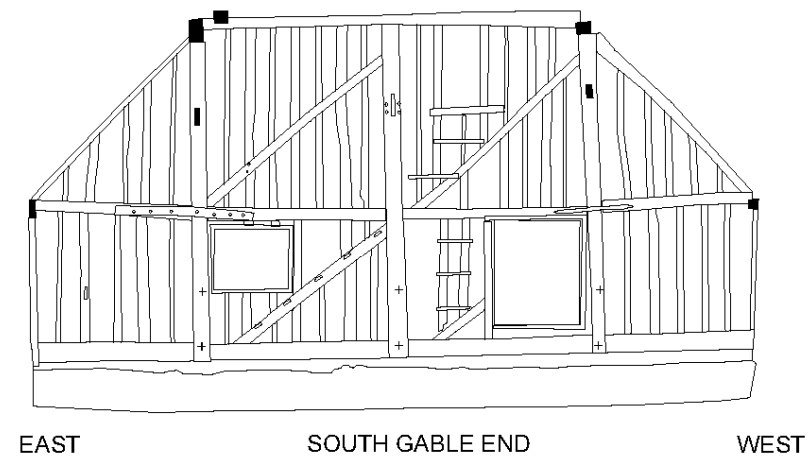
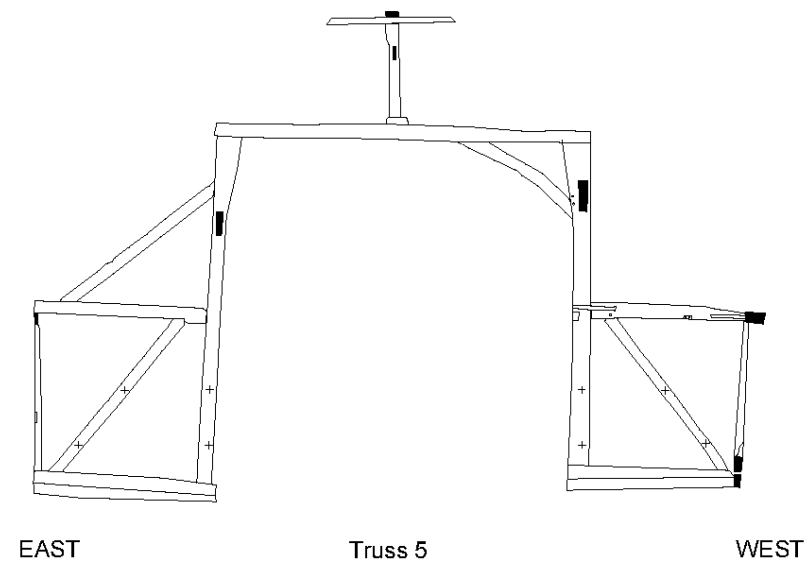
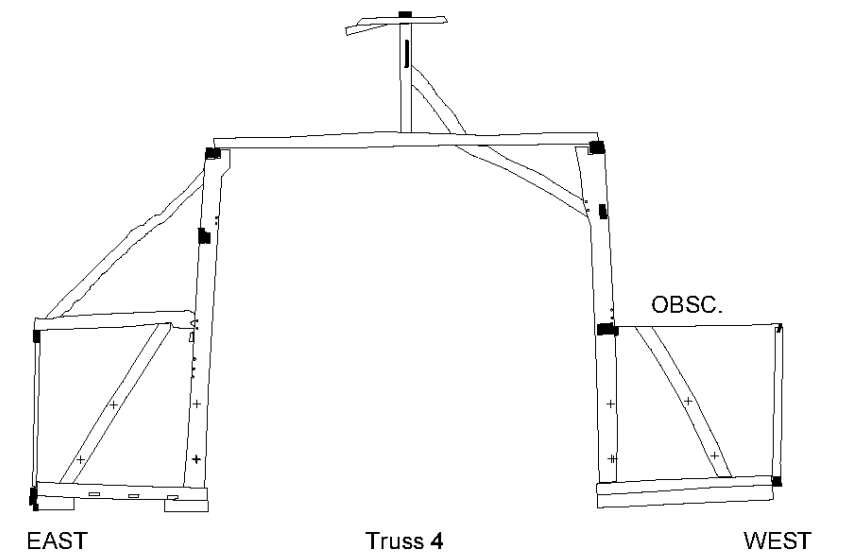
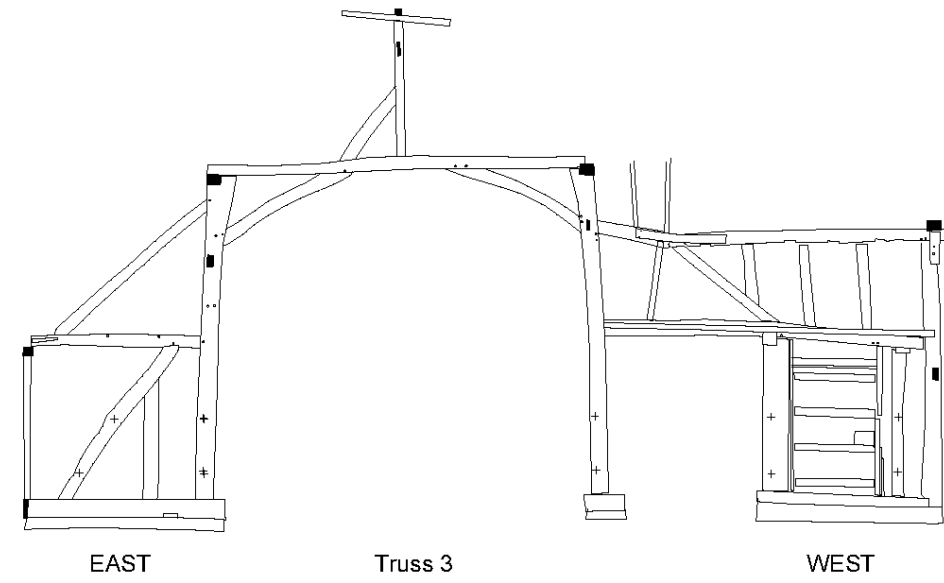


Figure 10: Trusses and aisle elevations (scale 1:100)

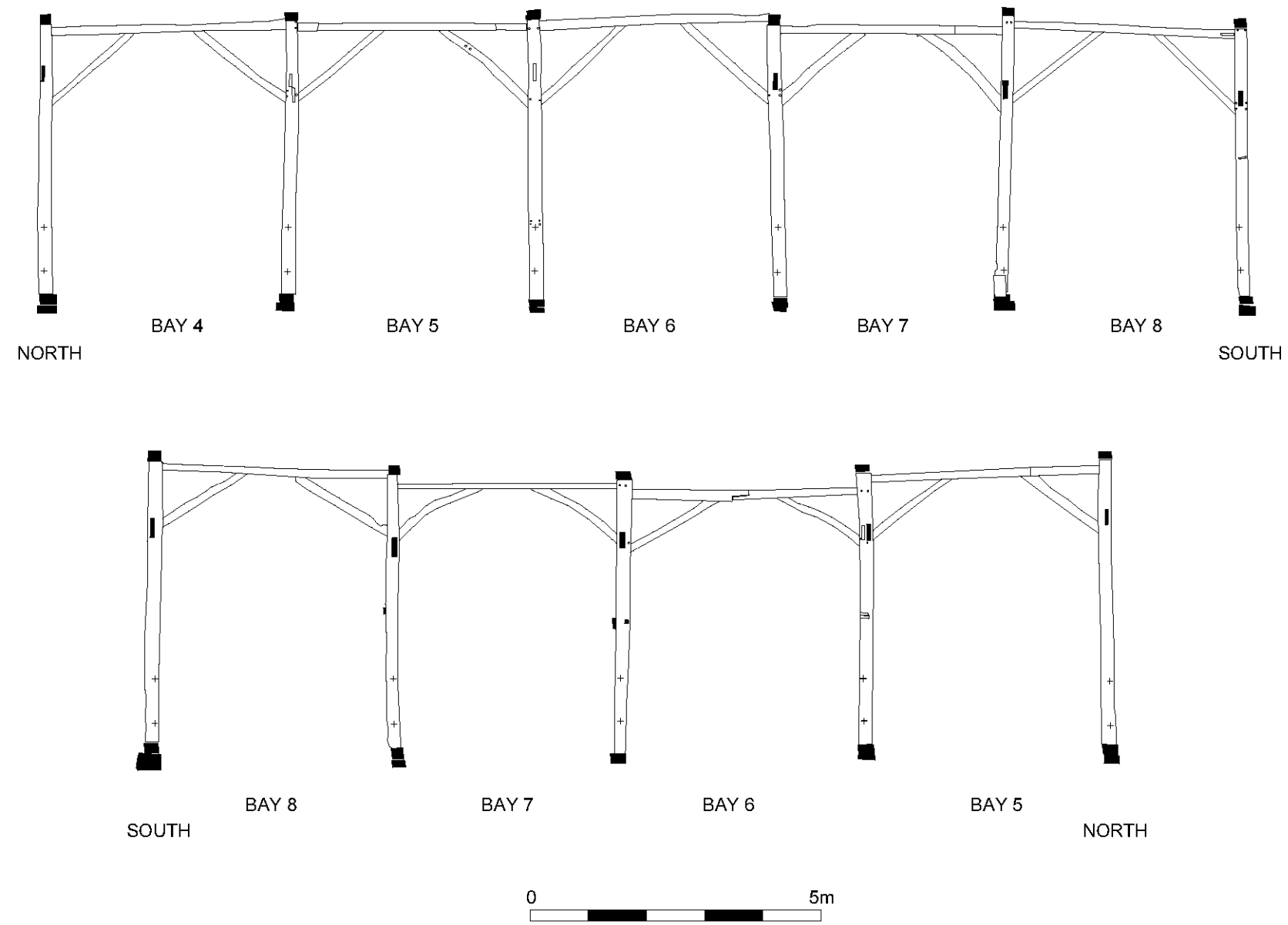
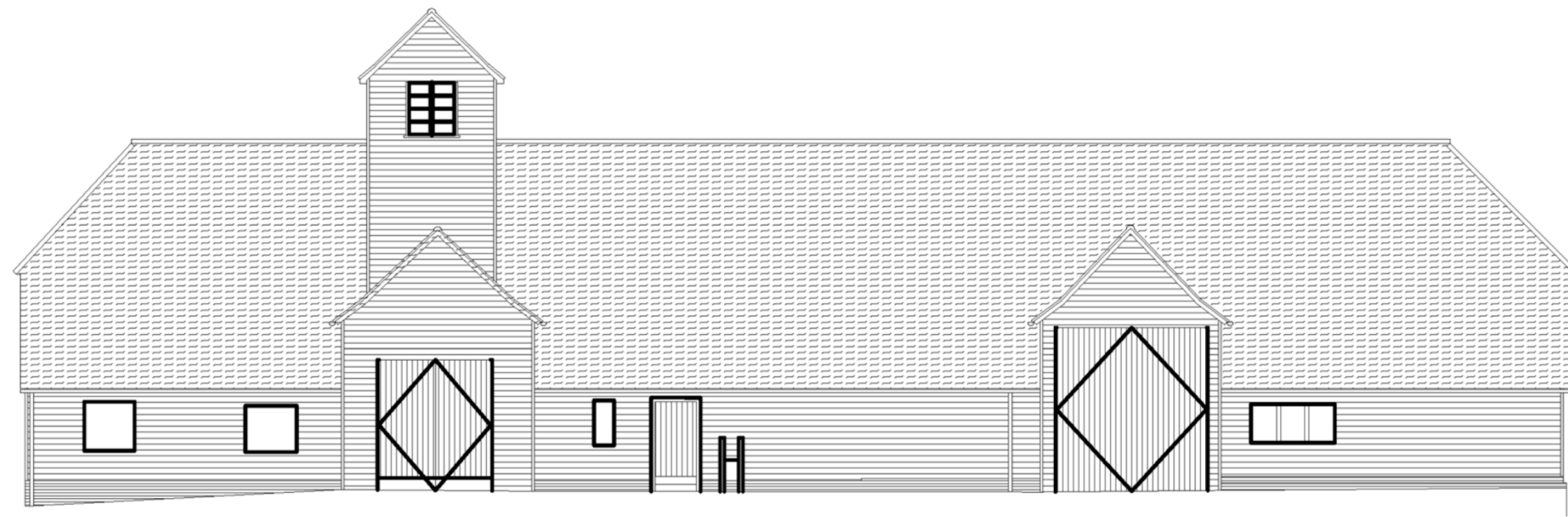
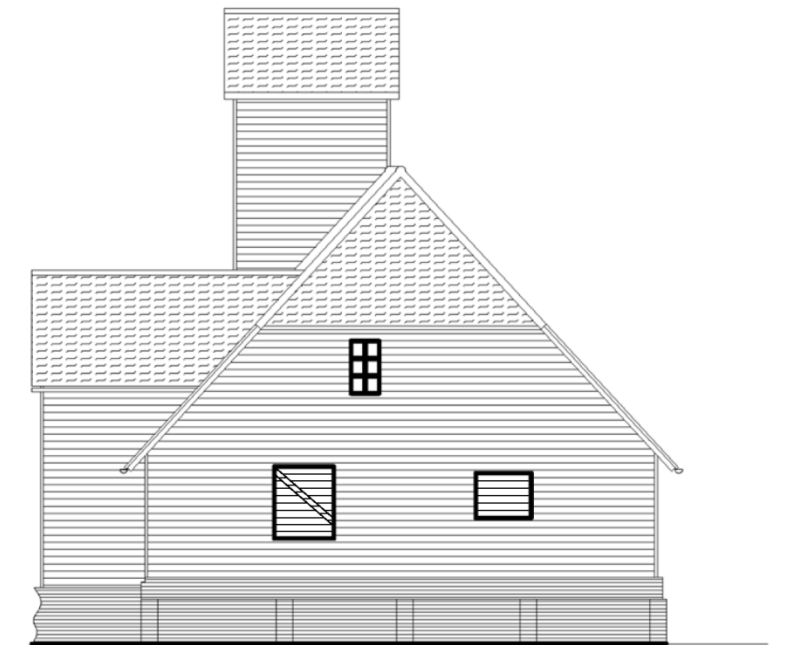


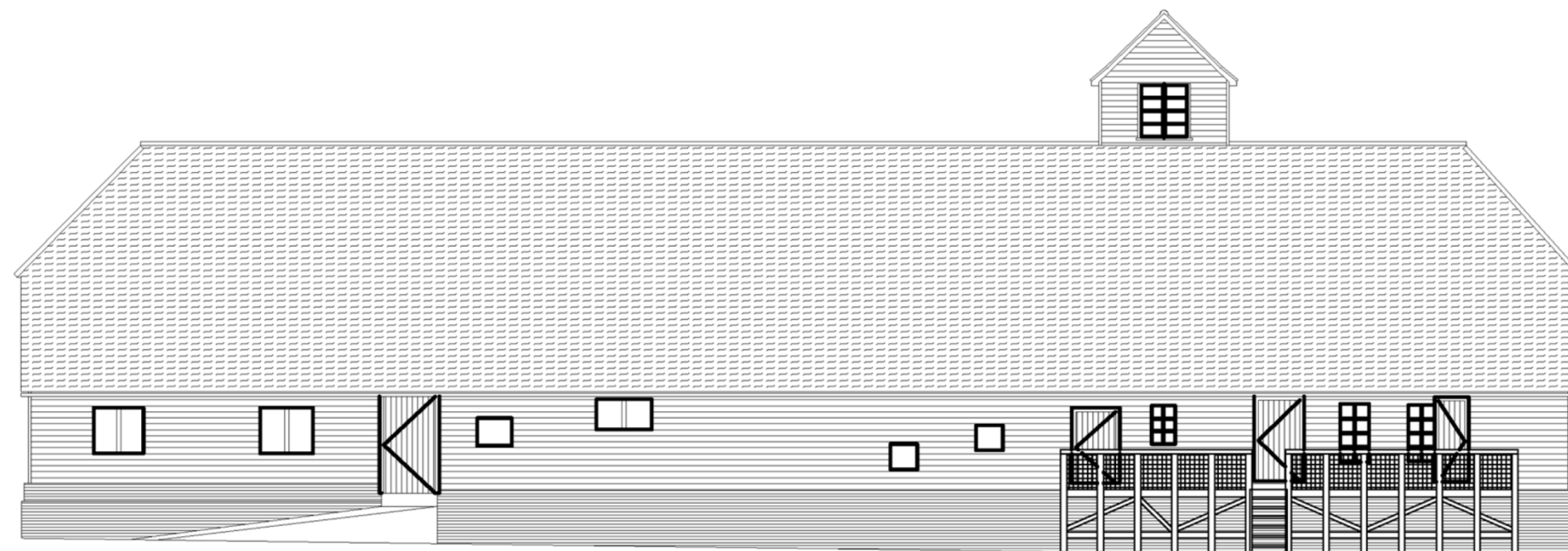
Figure 11: Aisle trusses (scale 1:100)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Figure 11: External elevations (scale 1:150)

5 Conclusions

- 5.1 Church Hall Farm Barn has already been recognised as being of special architectural and historic interest by English Heritage, and has been given Grade II* status. An early 15th century date has already been assigned to the barn by English Heritage, due to its use of a crown post roof, with a collar purlin, and a reliance on mortice and tenon joints for its main structural components (Brunskill 1999).
- 5.2 The original function of the barn is unknown. The lack of opposing doors, or any evidence for their previous existence, on the eastern side of the barn seems to preclude its use as a threshing barn. The modern concrete floor obscures the original floor level and composition, but the level may be inferred from the height of the external brick wall evident on the south and east elevations of the barn. This may mean that the barn had an original internal space much larger than that currently available, something which may come to light during the subsequent watching brief to be carried out during conversion works. The reference to the barn as a cart shed in 1931 (Section 3.5) may suggest when the concrete floor was inserted.
- 5.3 The barn is set within a group of Grade II and II* buildings, making for an attractive rural complex. As has been discussed in Section 3.3, above, the adjoining buildings in the complex have been dated to 16th and 17th centuries, while the Church contains elements that date from the 13th century. It has been suggested that the Church Hall complex may be manorial, due to its proximity to the church. The early construction date for the barn may imply that substantial re-building of the complex took place from the 16th century onwards, and the barn itself is the only surviving element of the earlier medieval manorial complex. If the complex is indeed manorial, the barn may have been used to store the tithes gathered from the surrounding farmland.

6 Acknowledgements

The project was commissioned by Point 3 Design. The writer is grateful to Jeremy Flavell of Point 3 Design for his assistance. The project was monitored by Richard Havis of Essex County Council on behalf of the local planning authority.

The project was managed for ASC by Bob Zeepvat BA MI(A). Fieldwork was led by Calli Rouse BA AIA, assisted by Bob Zeepvat. The report was prepared by Calli Rouse and edited by Bob Zeepvat.

7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with Uttlesford Museum.

8 References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- Garwood A 2012 *Historic Building Recording and Archaeological Monitoring at Church Hall, Broxton* Essex County Council brief
- IFA 2010 Institute for Archaeologists' *Code of Conduct*.
- IFA 2008 Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA (various dates) Institute for Archaeologists' *Standards & Guidance* documents (*Desk-Based Assessments 2011, Investigation and Recording of Standing Buildings 2008*).
- Rouse, C 2013 *Project Design for Historic Building Recording and Watching Brief at Church Hall Farm Barn, Broxton, Essex* ASC/1601/BCE/1

Books and Historical Sources:

- Brunskill, R.W. 1999 *Timber Building in Britain* Orion Group
- Drury P J & Rodwell W 1980 *Settlement in the later Iron Age and Roman periods* in Buckle D G (ed.) "Archaeology in Essex to AD 1500" Council for British Archaeology
- Williams, A & Martin, G.H. 2002 *Domesday Book: A Complete Translation* Penguin Classics

Maps

- 1839 Broxton Tithe Map (SEAX Ref: D/CT 55B)
- 1876 First Edition Ordnance Survey Map, 25 inches to 1 mile, Sheet 14-15
- 1897 Second Edition Ordnance Survey Map, 25 inches to 1 mile, Sheet 14-15
- 1920 Ordnance Survey Map, 25 inches to 1 mile, NS Sheet 24-10

Pictorial Sources

- 1713 "Description of the Mannor of Church Hall al's Chawreth Hall being parcel of the Possession of Mrs Mary Coffyn, Spinster. By William Cole" (SEAX Ref: D/DBe P8)

Appendix 1: List of Photographs

SITE NO/CODE: 1601/BCE			Site Name: Church Farm Barn, Broxton, Essex
Shot	B&W	Digital	Subject
Building Recording:			
1	1/26	01	West elevation, from north-west
2	1/25	02	West elevation, from west
3	1/24	03	Old car
4	1/23	04	West elevation from south-west
5	1/22	05	East elevation, north end, from north-east
6	1/21	06	East elevation, north end, from east
7	1/20	07	East elevation, south end, from south-east
8	1/19	08	South elevation from south
9	1/18	09	East elevation: detail of brick pier
10	1/17	10	Bay 4W from east
11	1/16	11	Bay 5W from east
12	1/15	12	Bay 6W from east
13	1/14	13	Bay 7W (south midstrey): north side, from south
14	1/13	14	Bay 7W (south midstrey): north side, from south
15	1/12	15	Bay 7W (south midstrey): south side, from north
16	1/11	16	Bay 7W (south midstrey): south side, from north
17	1/10	17	Bay 7W (south midstrey): doors and gable, from east
18	1/09	18	Bay 8W from east
19	1/08	19	Bay 9W from east
20	1/07	20	South wall, detail of far west panel
21	1/06	21	South wall, detail of centre west panel
22	1/05	22	South wall, detail of centre east panel
23	1/04	23	South wall, overall view from north
24	1/03	24	South wall, detail of far east panel
25	1/02	25	Bay 9E from west
26	1/01	26	Bay 8E from west
27	2/36	27	Bay 7E from west
28	2/35	28	Bay 6E from west
29	2/34	29	Bay 5E from west
30	2/33	30	Bay 4E from west
31	2/32	31	Bay 3E from west
32	2/31	32	General view of interior, looking south
33	2/30	33	Truss 4/5, detail, from north-east
34	2/29	34	General view of interior, looking north
35	2/28	35	Bay 6W, roof
36	2/27	36	Truss 5/6, detail looking north-west
37	2/26	37	Bay 6W, detail of scarf joint in purlin
38	2/25	38	Bay 3W (north midstrey): south side from north
39	2/24	39	Bay 3W (north midstrey): doors and gable
40	2/23	40	Bay 3W (north midstrey): doors and gable
41	2/22	41	Bay 2W from east
42	2/21	42	Bay 3W (north midstrey), north side from south
43	2/20	43	Bay 2E, from west
44	2/19	44	Bay 1W, general view from south-east
45	2/18	45	Bay 1W from east

Shot	B&W	Digital	Subject
46	2/17	46	Bay 1W, north wall from south
47	2/16	47	General view of interior, looking south from platform
48	2/15	48	Truss 4/5, detail of kingpost from north
49	2/14	49	Truss 1/2, upper part from south
50	2/13	50	Truss 1/2, detail of east side
51	2/12	51	Bay 8E, overall view from west
52	2/11	52	Bay 9E, overall view from west
53	2/10	53	Bay 7E, overall view from west
54	2/09	54	Bay 6E, overall view from west
55	2/08	55	Bay 5E, overall view from west
56	2/07	56	Bay 4E, overall view from west
57	2/06	57	Bay 9W, overall view from east
58	2/05	58	Bay 8W, overall view from east
59	2/04	59	Bay 7W, overall view from east
60	2/03	60	Bay 6W, overall view from east
61	2/02	61	Bay 5W, overall view from east
62	2/01	62	Bay 4W, overall view from east
63	3/36	63	Truss 8/9W, from north
64	3/35	64	Truss 5/6W, from south
65	3/34	65	Truss 4/5W, from south
66	3/33	66	Truss 8/9E, from north
67	3/32	67	Truss 7/8E, from south
68	3/31	68	Truss 6/7E, from north
69	3/30	69	Truss 5/6E, from north
70	3/29	70	Truss 3/4E, from south
71	3/28	71	Truss 4/5E, from north
72	3/27	72	Truss 8/9, from north
73	3/26	73	Truss 7/8, from north
74	3/25	74	Truss 6/7, from north
75	3/24	75	Truss 4/5, from south
76	3/23	76	Truss 3/4, from south

A CD containing copies of digital photos is included in the back cover of this report

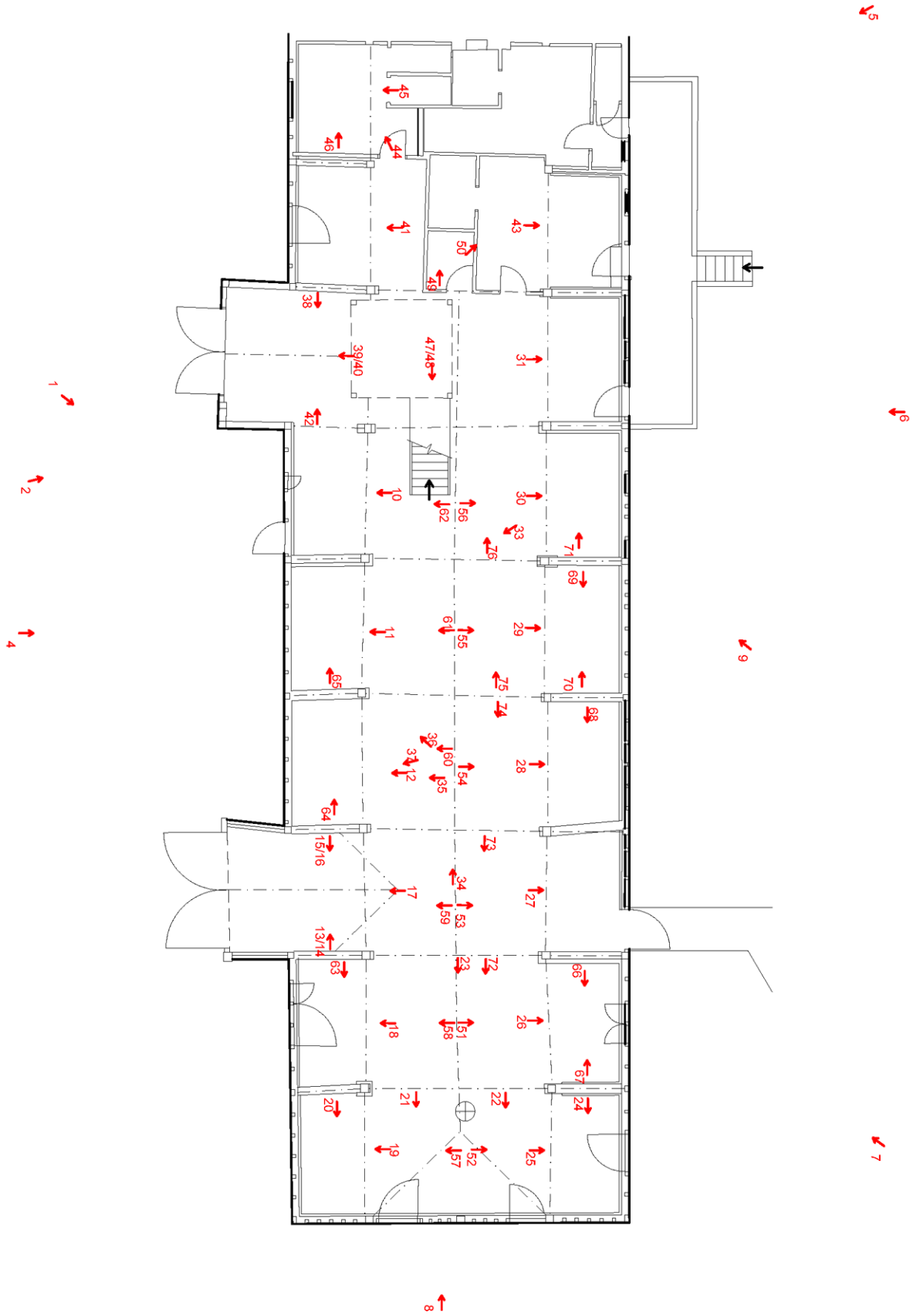


Figure 12: Photo plan (not to scale)

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Church Farm Barn, Broxted, Essex	OASIS reference:	Archaeol2-145867
Short Description:	During May 2013, historic building recording of Church Hall Farm Barn, Broxted, Essex, ahead of the conversion of the barn for residential use. The barn has previously been awarded Grade II* Listed status, and is considered a fine example of an early 15th century agricultural building that may have been part of a medieval manorial complex. The results of the building recording agree with the Listing description, and suggest that the barn may have been a tithe barn, prior to the insertion of a concrete floor and the barn's use as a cart shed in the early 20th century.		
Project Type:	Building recording		
Previous work:	no	Site status:	Listed Grade II*
Current land use:	Agricultural building (disused)	Future work:	unknown
Monument type:	Agricultural building	Monument period:	Medieval
Significant finds:	-		
PROJECT LOCATION			
County:	Essex	OS reference: (8 figs min)	TL 5798 2741
Site address: (+ postcode if known)	Church Farm Barn, Broxted, Essex		
Study area: (sq. m. / ha)	c.418sqm	Height OD: (metres)	c.85
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	Richard Havis (Essex CC)	Project design originator:	Calli Rouse
Project Manager:	Bob Zeepvat BA MIFA	Director/Supervisor:	Calli Rouse
Sponsor / funding body:	Point 3 Design		
PROJECT DATE			
Start date:	8 th May 2013	End date:	9 th May 2013
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Uttlesford Museum	-	
Paper:		Brief, WSI, site record sheets, plans, photos, report	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording: Church Hall Farm Barn, Broxted, Essex		
Serial title & volume:	ASC Ltd Report ref. 1601/BCE/2		
Author(s):	Calli Rouse BA AlFA		
Page nos	1-40	Date:	01/07/2013