

**HISTORIC BUILDING SURVEY REPORT:
MANOR FARM, WEST WINCH, NORFOLK**

Planning Reference: 10/01911/EXF

NGR: TF 6331 1579

Oasis Reference: allenarc1-136528

AAL Site Code: WEWI 12



Report prepared for Maddox and Associates

By
Allen Archaeology Limited
Report Number 2012099

October 2012



Allenarchaeology



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Executive Summary

- Allen Archaeology Limited was commissioned by Maddox and Associates to undertake a building survey of barns prior to their conversion, at Manor Farm, West Winch, Norfolk.
- The buildings comprised two barns of probable early 19th century date. Barn 1 to the east side of the site comprised a threshing barn with a later extension to the west, and Barn 2, to the south comprised an animal feeding shed, with the later addition of a tack room/crew room to the west. 20th century corrugated steel farm buildings have also been added to the north of Barn 1 and south of Barn 2.

1.0 Introduction

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Maddox and Associates to undertake a building survey prior to the conversion and demolition of barns at Manor Farm, West Winch, Norfolk.
- 1.2 The methodology conforms to recommendations set by English Heritage in '*Understanding Historic Buildings: A guide to good recording practice*' (2006), and the guidelines set out in the Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (1996, revised 2001 and 2008).

2.0 Site Location and Description

- 2.1 West Winch is situated in the administrative district of King's Lynn and West Norfolk, approximately 5km south-southeast of central Kings Lynn. Manor Farm is located to the east of the village, on the east side of Main Road. The site centres on NGR TF 6331 1579.

3.0 Planning Background

- 3.1 A planning application was submitted to King's Lynn and West Norfolk Borough Council for the '*conversion of 2 agricultural buildings to 2 new dwellings and demolition of modern agricultural buildings at Manor Farm Barns, Main Road, West Winch, Norfolk*' (Planning Reference 08/00262/F). Subsequently, a planning application was submitted in November 2010 for an '*extension of time for the implementation of planning permission reference 08/00262/F*' (Reference 10/01911/EXF). Planning permission was granted subject to conditions, including the undertaking of a programme of building recording prior to development.
- 3.2 The approach adopted is consistent with the recommendations of Chapter 12: Conserving and Enhancing the Historic Environment of the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

4.0 Archaeological and Historical Background

- 4.1 Manor Farm is situated to the east of the historic core of West Winch, a settlement that appears in the Domesday Book of 1086 AD, at which time it was known as *Weswenick*, with the Winch element being an Old English name meaning 'pasture farm' (<http://kepn.nottingham.ac.uk/search>).
- 4.2 Immediately to the southwest of the barns is a medieval moated enclosure c.80m across with an entrance to the north. Some parch marks indicating earlier buildings are visible in the interior (Norfolk Historic Environment Record (hereafter NHER) Reference 3373). It is likely to represent a medieval precursor to the existing Manor Farm, which has a 19th century façade, although with possible earlier elements to the rear (NHER Reference 31737). The farmhouse is located to the west of the buildings that are the focus of the current survey.

5.0 Methodology

- 5.1 The building survey was undertaken by Mark Allen of Allen Archaeology on Thursday 25th October 2012. The weather was dry and overcast and light was generally good for external photographs. Very little natural light and no artificial light was available for the interior shot resulting in photographs becoming unavoidably dark despite the use of the flash and tripod where appropriate.
- 5.2 Photographs incorporated metric scales where appropriate, and all shots were located on plans of the buildings provided by the client (Figures 2 – 4). A selection of the photographs is included in this report (See Appendix 1), and a list of all shots taken is reproduced in Appendix 2 at the end of the report.
- 5.3 The works described below are based on the guidelines for a Level 2 Survey, as set out in the English Heritage document '*Understanding Historic Buildings: A guide to good recording practice*' (2006).

Photographs were taken of the following: -

- All external elevations
 - All internal elevations where possible, including internal walls and subdivisions
 - The roof structure of the buildings, internally and externally, where visible
 - The relationship of the structures to their surroundings
 - Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
 - A general internal photographic record of the building. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 5.4 Prior to the site visit, arrangements had been made to ensure that all buildings were accessible. However, it transpired that these arrangements had not been fulfilled and as such it was not possible to access all parts of Barn 1.

6.0 Results (Figures 2 – 4)

- 6.0.1 The results will focus on a basic written description of the form and layout of the two buildings, starting with the exterior followed by the interior (Figures 2 – 4).

6.1 Barn 1 (Figure 3)

- 6.1.1 Barn 1 is located to the east of the site and aligned north-northwest to south-southeast. In form it resembles a standard 19th century threshing barn, with a single storey extension on the west elevation. It is built in red brick English Bond with dentillation at the eaves, with a double

pitched roof of S-shaped ceramic tiles. A series of ventilation openings are visible along the apex of the roof, with two corrugated plastic skylights in the western pitch of the roof.

- 6.1.2 There are large double doors with metal strap hinges in the centre of the east elevation, typical of a threshing barn (Plate 1). To the south of the barn doors is an area of recent repair where a former extension has been demolished. Three new buttresses have also been added (Plate 2). Also in this elevation is a square opening with electric ventilation fan, and adjacent metal outlet pipe, probably an exhaust for internal farm machinery housed in the barn.
- 6.1.3 A small open fronted outbuilding abuts the south elevation, built in brick with a wooden and corrugated tin roof. A low wooden ramp runs up to the open front. Above, close to the apex of the roof is a square window or pitching hole with stone sill and lintel. This is flanked by two S-shaped metal tie plates (Plate 3).
- 6.1.4 A single storey extension has been added to the west elevation of the barn (Plate 4). In the south elevation of this extension are four small square openings, each with a ceramic roof tile at their base, which are most probably for ventilation. A blocked opening is also visible in this elevation and a further wooden door was hidden by a tree. At the base of the wall is a small area of coursed ironstone rubble.
- 6.1.5 The west elevation of the barn is painted white and has three sets of steel framed eight light hopper windows and three doorways (Plate 5). Steps lead up to the central doorway. At the north end of the elevation is an area of recent repair or alteration (Plate 6). This has a single stable door, and a low brick wall, with the upper part of the wall comprising wooden panelling.
- 6.1.6 To the north, Barn 1 is abutted by a group of 20th century steel frame farm buildings that partially overlap the west face of the building and extend to the west (Plate 7).
- 6.1.7 Most of Barn 1 was inaccessible during the site visit and as such only two rooms at the south end of the western extension could be surveyed. Room 1 had a concrete floor and whitewashed walls. The wooden joists for the floor of a loft space remained by the floor timbers had been removed. A steel water tank was visible within this loft space (Plate 8).
- 6.1.8 Room 2 retained few features of note. The walls had also been whitewashed and rendered and it again had a concrete floor. As in Room 1, the roof structure comprised a tie beam, with bracing strut and purlin supporting the overlying rafters (Plate 9). A pipe leads from the tank in Room 1 through Room 2, and into the adjacent room to the north.

6.2 Barn 2 (Figure 4)

- 6.2.1 Barn 2 is located in the south part of the site, aligned west-southwest to east-northeast. It is a single storey structure built in whitewashed, coursed ironstone rubble, with brick dressings around the openings and brick dentillation under the eaves. The roof is hipped and covered with S-shaped pantiles and half-round ridge tiles (Plate 10).

- 6.2.2 The north elevation, facing into the crewyard has five sets of hopper windows with rendered sills and lintels (Plate 11), identical to those on the west elevation of Barn 1, as well as a set of double wooden doors with bullnose bricks around the opening.
- 6.2.3 There is another doorway with bullnose bricks on the east elevation (Plate 12) and a recently bricked up window opening with remaining wooden frame and strap hinges (probably for a former shutter) on the south elevation (Plate 13).
- 6.2.4 The majority of the building appears to have functioned as an animal feeding barn, with a series of concrete feeding stalls along the south side of the building (Plate 14). Several of the concrete partitions have been removed. The building has a concrete floor, with a slurry trench to carry away waste in the western half of the building. The roof structure comprises king post roof trusses with diagonal bracing struts (Plate 15).
- 6.2.5 At the west end of the building is a small tack room/crew quarters with a small fireplace in the southwest corner and a small square wooden framed window in the south elevation (Plate 16).
- 6.2.6 A 20th century open fronted barn with corrugated steel roof abuts the south elevation of Barn 2, within which the unpainted ironstone walls of Barn 2 (Plate 17).
- 6.2.7 An ironstone boundary wall runs along the south edge of the site (Plate 18), with a single course of brickwork and half round concrete coping.

7.0 Discussion and Conclusions

- 7.1 The buildings that are the subject of the survey comprises a fairly standard group of brick farm buildings of early 19th century date. Based on the results of the survey and the analysis of readily available historic mapping, a provisional phasing of the buildings is shown in Figure 7.
- 7.2 Both structures are present on the Tithe Map of 1838, forming two sides of a central crewyard, with an additional building shown extending north from Barn 1, as well as a number of small outbuildings forming the northern range of the crewyard, and the farmhouse to the west.
- 7.3 Barn 1 is likely to have originally served as a threshing barn, with the typical large double doors evident on the east elevation. It is likely these were originally opposed by identical doors on the west elevation, but these were not visible externally due to the later extension, and it was not possible to access the interior of the building. This layout, with large opposing double doors allowed a throughflow of air over a threshing floor in the centre of the building, to help carry away chaff. Such buildings were generally constructed prior to c.1850, when the increased usage of mechanised threshing equipment meant the threshing floor became obsolete and the large barns were not needed for the storage of corn prior to threshing (Wade-Martins 1991). In date and form therefore, this building fits well with this interpretation. However, in this instance, the mapping suggests that the western extension had been added to the building by the time of the 1838 Tithe Map, indicating a date towards the beginning of the 19th century for the construction of Barn 1, and that it had ceased its original function by this time.

- 7.4 Barn 2 is likely to have originally served as an animal shelter, with a small room at its west end to store equipment and for farm labourers to rest. The historic mapping suggests that this room was added after the 1838 Tithe Map, but prior to the Ordnance Survey map of 1885.
- 7.5 Mapping shows few changes to the buildings themselves during the late 19th and early 20th centuries. An extension is shown on the south end of Barn 1 possibly in 1885, and definitely by the time of the 1905 Ordnance Survey map. The 1968 map however shows this in a different form to that on earlier mapping, and also in a different form to the current outbuilding, suggesting the current building was built after 1968.
- 7.6 A range of outbuildings formerly ran along the north side of the central crewyard, although these appear to have been replaced by the existing structures by the time of the 1968 map. The open fronted barn to the south of Barn 2 is also shown on the 1968 map for the first time.

8.0 Acknowledgements

- 8.1 Allen Archaeology Limited would like to thank Maddox and Associates for this commission.

9.0 References

English Heritage, 2006, *Understanding Historic Buildings: A guide to good recording practice*. English Heritage

IfA, 1996 (revised 2001 and 2008), *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Institute for Archaeologists

Wade-Martins, S., 1991, *Historic Farm Buildings*, Batsford, London

Appendix 1: Colour Plates



Plate 1 (Shot 1): East elevation of Barn 1, looking southwest



Plate 2 (Shot 5): South end of Barn 1, looking west-northwest, showing area of repair and extension to south end of the barn. Also note the ventilation fan and outlet pipe in this elevation



Plate 3 (Shot 6): South elevation of Barn 1 showing later outbuilding. Scales are 1m



Plate 4 (Shot 8): South elevation of Barn 1 showing possible ventilation holes and bricked up opening, looking north. Scale is 1m



Plate 5 (Shot 9): West elevation of Barn 1, looking northeast



Plate 6 (Shot 42): North end of west elevation of Barn 1, looking southwest



Plate 7 (Shot 10): 20th century farm buildings abutting Barn 1 to the north. Looking north



Plate 8 (Shot 34): Floor joists and water tank in Room 1 of Barn 1, looking north



Plate 9 (Shot 37): Roof structure in Room 2 of Barn 1 showing metal water pipe. Looking southeast



Plate 10 (Shot 11): Barn 2 looking southwest. Scale is 1m



Plate 11 (Shot 19): Hopper window in north elevation of Barn 2, looking north-northwest. Scales are 0.5m



Plate 12 (Shot 61): East elevation of Barn 2, looking west-southwest. Scale is 1m



Plate 13 (Shot 44): Blocked window in south elevation of Barn 2, looking north-northwest. Scales are 0.5m



Plate 14 (Shot 17): Interior of Barn 2, looking west. Scales are 1m



Plate 15 (Shot 22): Roof structure of Barn 2, looking west-southwest



Plate 16 (Shot 27): Tack room/crew room at west end of Barn 2, looking southwest towards fireplace. Scale is 1m



Plate 17 (Shot 32): Interior of 20th century barn on the south elevation, showing ironstone wall of Barn 2. Looking west. Scale is 1m



Plate 18 (Shot 7): Boundary wall to the south of Barn 1, looking east. Scale is 1m

Appendix 2: Photographic Archive List

Shot No	Facing	Type	Description
01	SW	Exterior	General view of east elevation of Barn 1
02	SSE	Exterior	North elevation of Barn 1
03	WSW	Exterior	Threshing barn doors on east elevation of Barn 1
04	WSW	Exterior Detail	Door on east elevation of Barn 1, detail of opening mechanism and hinges
05	NW	Exterior	General view of Barn 1 east elevation
06	E	Exterior	Lean to and ramp
07	E	Exterior	Boundary wall to south of Barn 1
08	NNE	Exterior	South elevation of Barn 1, showing bricked up opening
09	N	Exterior	West elevation of Barn 1
10	NNE	Exterior	20 th century farm buildings to north
11	SSW	Exterior	North elevation of Barn 2
12	WSW	Exterior	West end of courtyard
13	ENE	Interior	Inside of 20 th century farm buildings
14	ENE	Interior Detail	Reused roof beam used for post in additional shed
15	ESE	Exterior	View across courtyard
16	WSW	Exterior	East end of Barn 2
17	SW	Interior	Internal shot of Barn 2
18	SSE	Interior Detail	Blocked window in Barn 2
19	NNW	Interior Detail	Window in Barn 2
20	NNW	Interior Detail	Jottings in pencil in Barn 2
21	W	Interior	Internal shot of Barn 2
22	WSW	Interior Detail	Roof structure in Barn 2
23	NNW	Interior Detail	Sliding door in Barn 2
24	SSE	Interior Detail	Animal feeding bay in Barn 2
25	E	Interior	Internal shot of Barn 2
26	WSW	Interior Detail	Detail of loft in Barn 2
27	S	Interior	Tack room/crew room at western end of Barn 2
28	SSW	Interior Detail	Fireplace in Barn 2
29	SSE	Interior Detail	Window in Barn 2
30	ENE	Interior Detail	Beam with clothes hooks
31	W	Exterior	Barn 2 and 20 th century barn
32	W	Interior	Barn 2 south elevation inside 20 th century barn
33	ESE	Interior	Barn 1- Room 1
34	N	Interior Detail	Barn 1- Room 1, roof structure and water tank
35	NE	Interior	Barn 1- Room 2
36	SE	Interior	Barn 1- Room 2
37	SE	Interior Detail	Barn 1- Room 2, roof structure
38	ENE	Interior Detail	Barn 1- Room 2, window
39	NE	Exterior Detail	Barn 2- detail of raised door with loose concrete block steps
40	NNE	Exterior Detail	Barn 1- stable door
41	NE	Exterior Detail	Barn 1 drainpipe on west elevation
42	ESE	Exterior Detail	Barn 1 north end of west elevation
43	NNE	Exterior	Barn 1 general view
44	NNW	Exterior Detail	Barn 2 window in south elevation

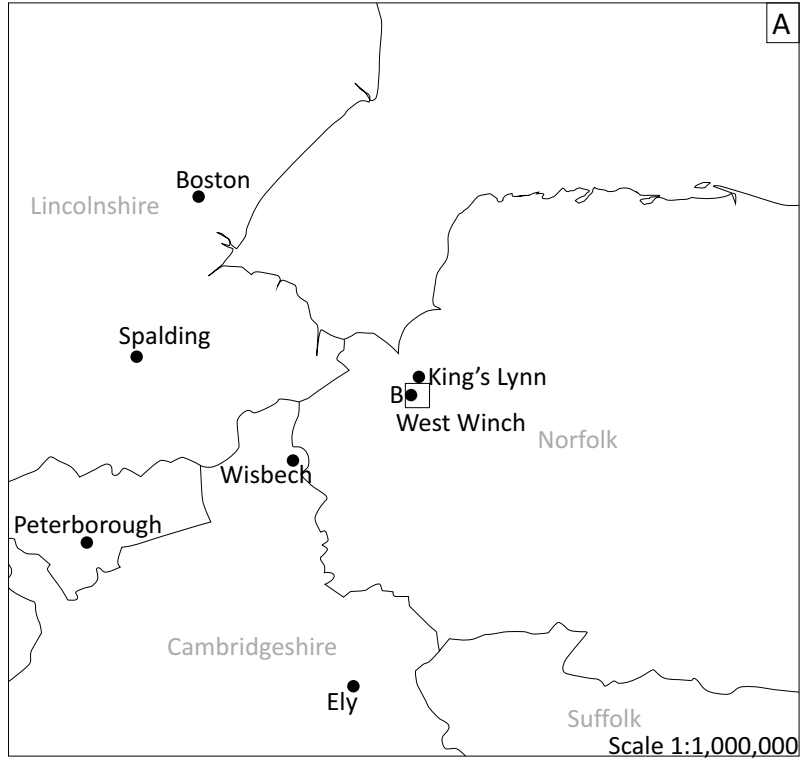
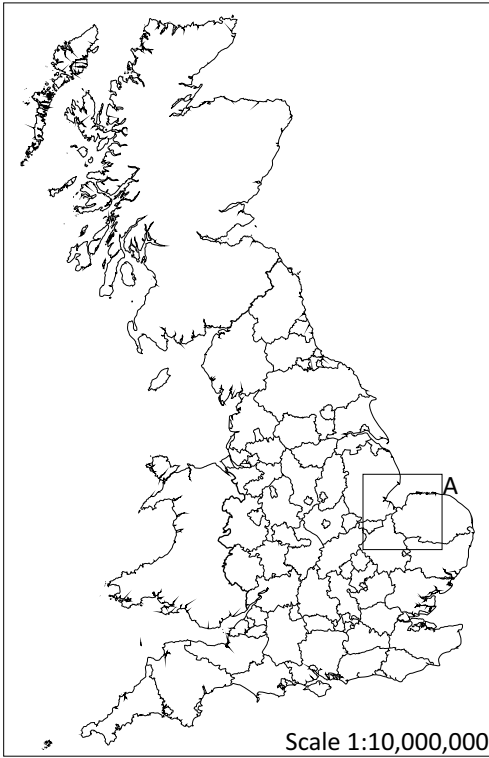


Figure 1: Site location outlined in red
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Site Code	WEWI 12
Scales	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	R Evershed
Date	29/10/12

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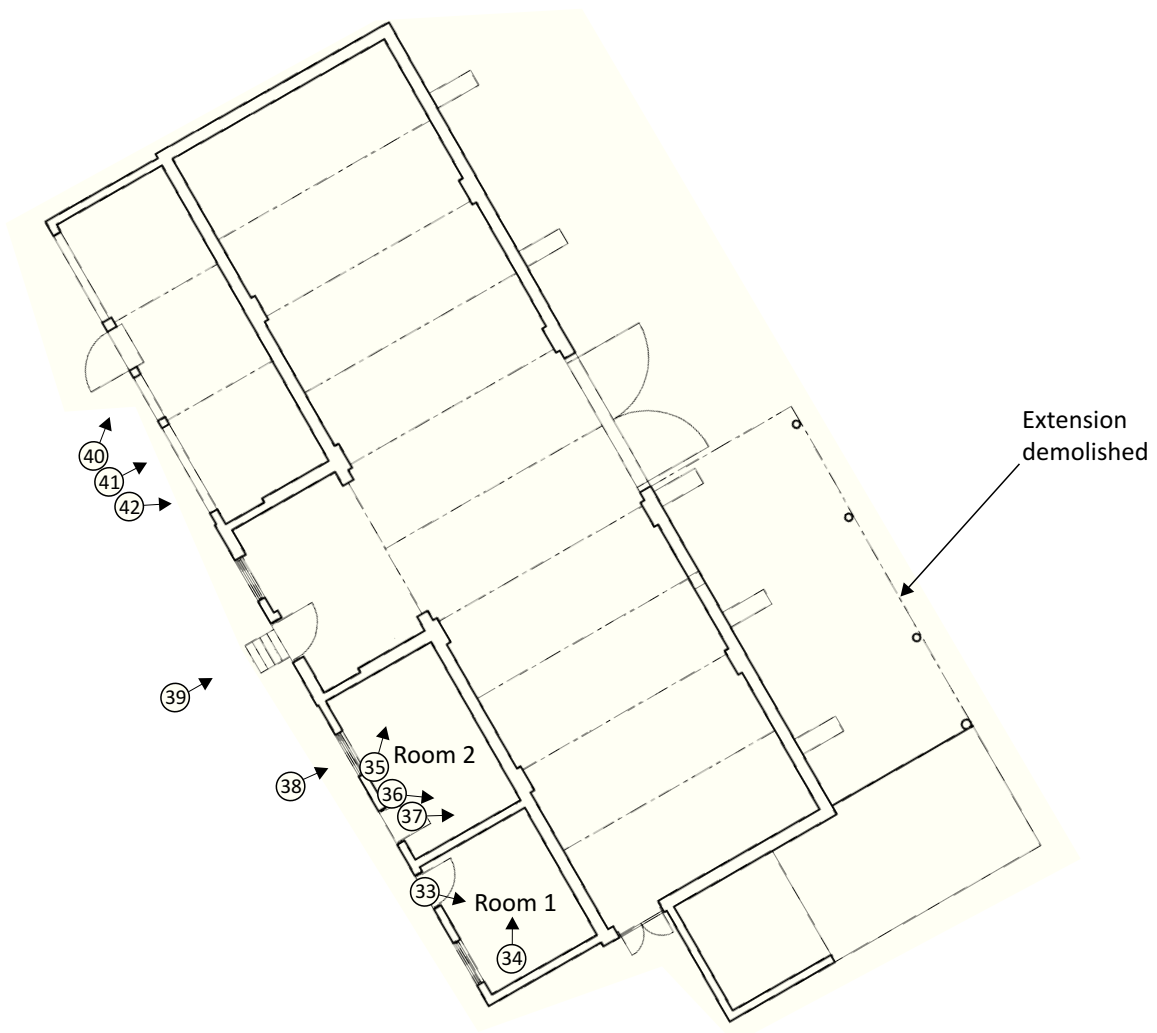
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Drawn by	Robert Evershed
Date	29/10/2012

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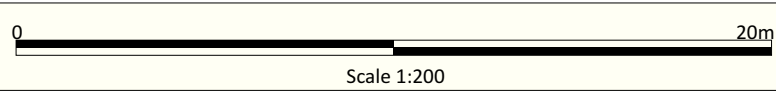
Figure 2: Plan of Manor Farm with the site outlined in red. Numbered arrows indicate location and orientation of photographs (base plan provided by Bidwells Property Consultants)



Extension demolished

Room 2

Room 1



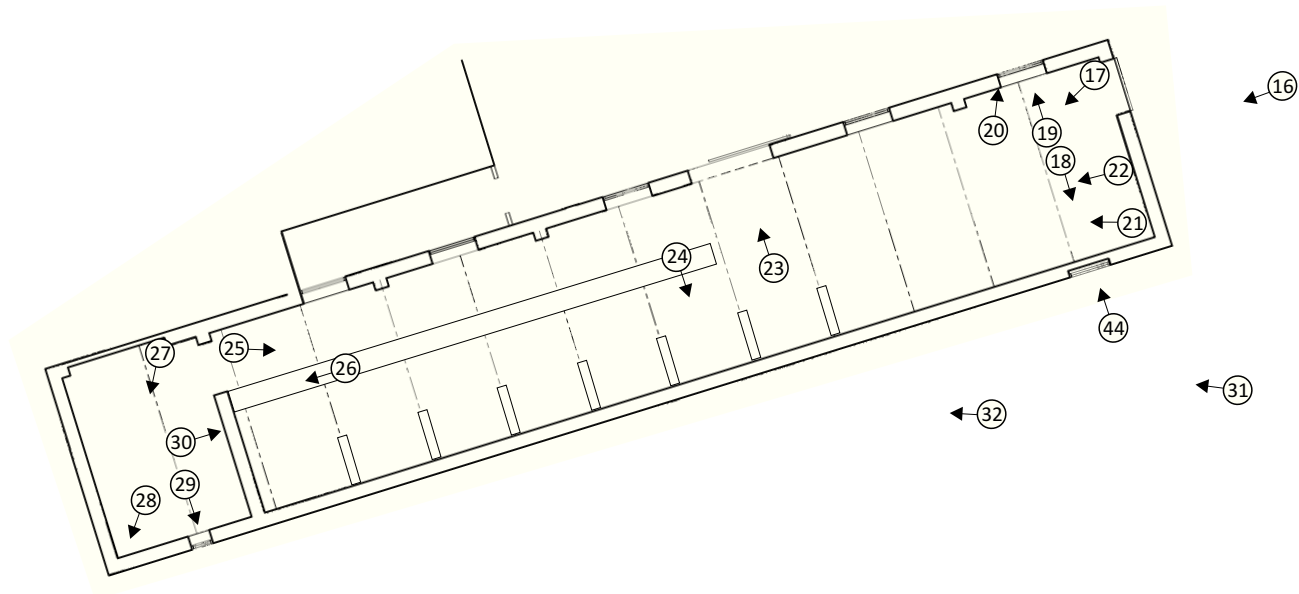
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Drawn by	Robert Evershed
Date	29/10/2012

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Figure 3: Plan of Barn 1 at Manor Farm. Numbered arrows indicate location and orientation of photographs (base plan provided by Bidwells Property Consultants)



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Scale	1:200 @A4
Drawn by	Robert Evershed
Date	29/10/2012

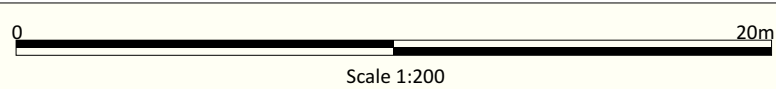


Figure 4: Plan of Barn 2 at Manor Farm. Numbered arrows indicate location and orientation of photographs (base plan provided by Bidwells Property Consultants)

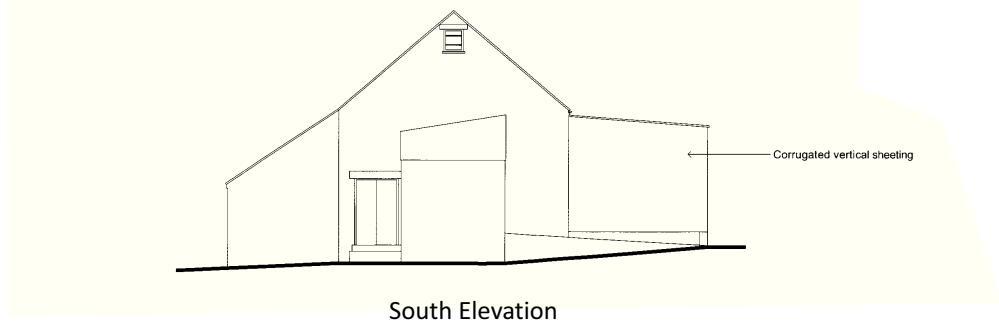
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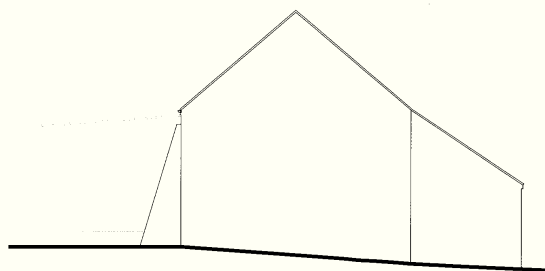
East Elevation



South Elevation



West Elevation



North Elevation



Site Code	WEW1 12
Scale	1:200 @ A4
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Date	31/10/12

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Figure 4: Elevations of Barn 1 at Manor Farm.
(base elevations provided by Bidwells Property Consultants)

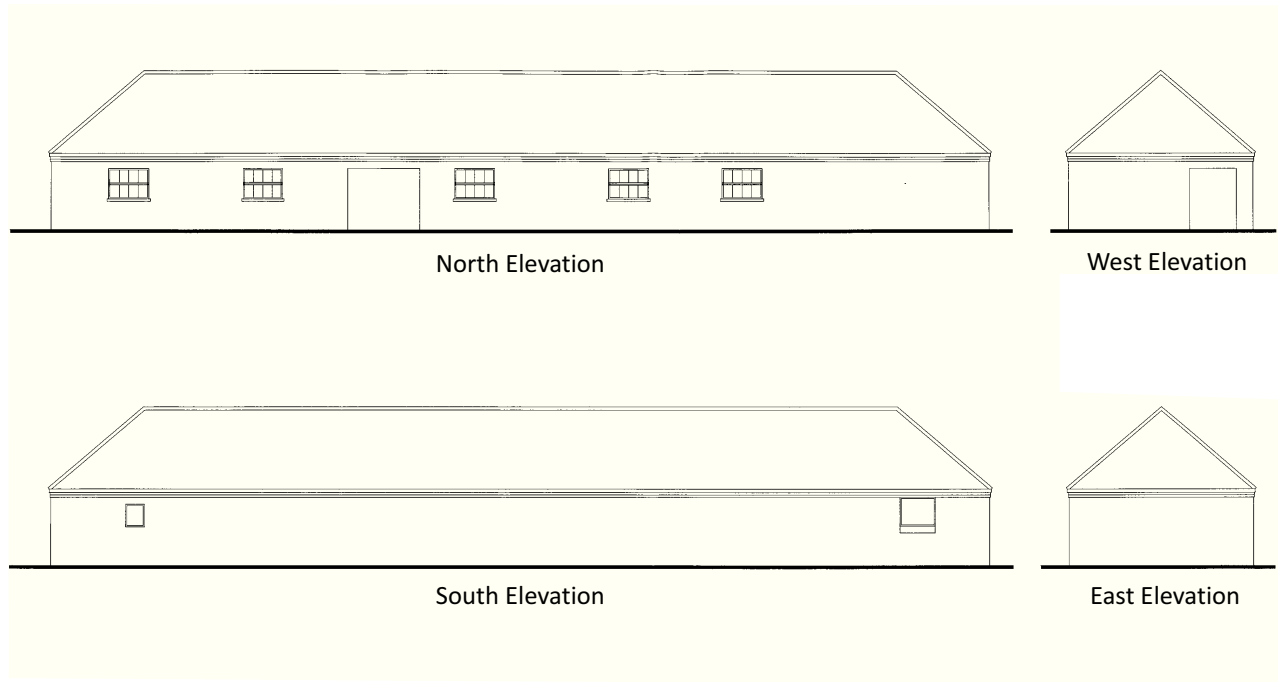


Figure 6: Elevations of Barn 2 at Manor Farm
 (base elevations provided by Bidwells Property Consultants)

Site Code	WEWI 12
Scale	1:200 @ A4
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Date	31/10/12

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KEY	
	Phase 5: Post-1968
	Phase 4: Pre-1968
	Phase 3: Pre-1885
	Phase 2: Pre-1838
	Phase 1: Early 19th century?

Site Code	WEWI 12
Scale	1:500 @A4
Drawn by	Robert Evershed
Date	29/10/2012



Figure 7: Provisional phasing of buildings at Manor Farm
 (base plan provided by Bidwells Property Consultants)

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