

**HISTORIC BUILDING SURVEY REPORT:**

**15 RAMSEY ROAD, RAMSEY FORTY FOOT, CAMBRIDGESHIRE**

Planning Reference: 15/02349/FUL AND 15/02350/LBC

NGR: TL 3075 8790

AAL Site Code: RAFF 17

CHET Event Number: ECB5319

OASIS Reference Number: allenarc1-308035



Report prepared for JSF Properties Limited

By  
Allen Archaeology Limited  
Report Number AAL 2018022

February 2018



Allenarchaeology



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## Document Control

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Version no.:	1.0	12/02/2018

## Executive Summary

- Allen Archaeology Limited was commissioned by JSF Properties Limited to undertake a programme of historic building recording as a condition of planning consent to convert agricultural buildings into residential use at 15 Ramsey Road, Ramsey Forty Foot in Cambridgeshire.
- The site is located in the northeast part of the village, east of Ramsey Road. The structures are not independently listed however Bridge Farm House is 12m northwest and the buildings may therefore fall within a curtilage listing.
- The Grade II listed farmhouse is of early 19<sup>th</sup> century date and it is highly likely the agricultural buildings are broadly contemporary. The 1888 Ordnance Survey map shows both the farmhouse and the barns in existence at that time. The barns are largely in their present form.
- The structures comprise two semi-detached agricultural buildings. To the west is a red brick barn in English bond with corrugated sheet roof, containing a stable, an animal shelter and store with a hay loft above. It is likely to date back to the early 19<sup>th</sup> century and be broadly contemporary with the earliest phases of the farmhouse to the northwest. The later addition to the east comprises a yellow Gault brick barn in Flemish garden wall bond and slate roof used this would have been used for storing crops.

## **1.0 Introduction**

- 1.1 Allen Archaeology Limited (AAL) was commissioned by JSF Properties Limited to undertake a programme of historic building recording as a condition of planning consent for conversion to residential use of agricultural buildings at 15 Ramsey Road, Ramsey Forty Foot in Cambridgeshire.
- 1.2 The fieldwork and reporting conform to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (HE 2016), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (ClfA 2014), a brief prepared by the Cambridgeshire Historic Environment Team (CHET) (Stewart 2017) and the specification prepared by this company (AAL 2018).
- 1.3 Upon completion of the project the documentary and photographic archive will be submitted to Cambridgeshire Museums Service, where it will be stored under Event Number: ECB5319.

## **2.0 Site Location and Description**

- 2.1 Ramsey Forty Foot is located 15km southeast of central Peterborough, in the administrative district of Huntingdonshire Council. The site is located in the northeast of the village, to the east of Ramsey Road, and centred on NGR TL 3075 8790.

## **3.0 Planning Background**

- 3.1 Planning permission has been granted to convert the barns into a dwelling (References 15/02349/FUL and 15/02350/LBC). As a condition of planning consent, a programme of historic building recording is required, prior to any alterations taking place.
- 3.2 The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

## **4.0 Archaeological and Historical Background**

- 4.1 The barns to be converted are in the grounds of the Grade II Listed Bridge Farm House (List Entry 1166697, Appendix 1) and as such it is assumed the barns are curtilage listed, although they are not specifically mentioned in the listing. Bridge House is an early 19<sup>th</sup> century brick dwelling with later 19<sup>th</sup> century additions. The barn is likely to be of a similar date, being shown on the 1888 Ordnance Survey map of the site in its current form.

## **5.0 Methodology**

- 5.1 The works described below are based on the guidance for a Level 2 survey, as set out in the Historic England document: '*Understanding Historic Buildings, A Guide to Good Recording Practice*' (HE 2016). The building survey was undertaken by the author who recorded all aspects of the relevant buildings prior to any conversion. The survey was carried out by the author on 29<sup>th</sup> January 2018. The weather was overcast with occasional showers. The light was generally good for the exterior shots, interior shots required a flash.

Where safely accessible, photographs were taken of the following:

- All external elevations
  - All internal elevations, 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 will be 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. Photographs will be taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 5.2 The loft was inaccessible and unsafe to enter. The northwest part of the red brick barn was also unsafe and only general shots were taken of this space. A boundary wall to the south hindered a good survey of the southwest elevation and only offered limited space for oblique photographs. The entire southeast elevation of the yellow brick barn was covered in ivy which offered limited views of the wall.
- 5.3 All images were captured using a digital SLR camera fitted with an APS-C sensor. ISO sensitivity did not exceed 3200 and jpeg compression was set to fine.
- 5.4 Metric scales of appropriate length and a tripod were used when required, with all photos annotated and linked to a floor plan provided by the client (Figure 2 and Figure 3). Elevation drawings and sections also provided by the client have been amended where appropriate (Figure 4).

## **6.0 Results**

- 6.1 The recorded structures comprise two semi-detached agricultural buildings. They lay approximately 12.5m southeast from the listed farmhouse. For the purpose of this report the main structures have been named Red brick barn and Yellow brick barn (Plate 1). Each main structure with associated storage will be described separately, starting with the exterior, followed by an interior account.



*Plate 1 (shot 2): General view of the barns. Looking southwest, 1m scale*

### **Red Brick Barn**

6.2 The red brick barn measures approximately 11.5m x 4.5m (Plate 2). It contains two animal shelters, a storage room and a hay loft. It is built in red, handmade bricks in English bond, bonded with a lime mortar. The bricks were most likely sourced locally, and the Ordnance survey map of 1888 show disused brickworks located only 200m east-northeast of the site. The double pitched roof is clad with corrugated metal sheets and there is a dentil course under the eaves. There may originally have been entrances from the northeast.



*Plate 2 (shot 9): Northeast-facing elevation. Looking south, 1m scale*

- 6.3 A large brick segment towards the northwest corner appears to have recently been repaired as well as having had something stored in front of have been attached to the wall and showing an outline in white paint (Plate 3). This may have been the position of an earlier opening.



*Plate 3 (shot 27): Bricked-up opening on northeast elevation. Looking south, 1m scale*

- 6.4 The northeast and opposing southwest elevation have, in antiquity, been strengthened by tie rods held together by S-shaped and I-shaped tie plates (Plate 4).



*Plate 4 (shot 10): S-shaped tie plates on southwest elevation. Looking south*

- 6.5 The existing doorways lead into the southeast animal shelter and the storage room (Plate 5). The doorframes are still in situ but the doors have been removed.
- 6.6 To the rear of the building, on the southwest elevation is a small square window with wooden frame and bars as well as two door openings (Plate 6). The original heck door to the southeast



animal shelter has been replaced by a plank and batten door on strap hinges with plain ends (Plate 7).



*Plate 5 (shot 11): Openings on northeast elevation also showing abutting barn to the left. Looking south, 1m scale*



*Plate 6 (shot 12): Window on the southwest elevation. Looking northwest, 1m scale*



*Plate 7 (shot 13): Door on southwest elevation. Looking southeast, 1m scale*

- 6.7 The loft has a large doorway on the northwest gable, although inaccessible during the survey. Above the doorway there is barge boarding and a small square window.



*Plate 8 (shot 38): Northwest elevation and loft opening. Looking southeast, 1m scale*

- 6.8 An animal shelter is located in the northwest of the barn. The ivy which covers much of the exterior has also intruded inside the building through the doorway. There is no door present (Plate 9).



*Plate 9 (shot 41): Doorway to northwest animal shelter. Looking southwest*

- 6.9 The space has of late been used as general storage (Plate 10 and Plate 11). The shelter has a central upright timber beam supporting a timber bressumer, above which there appears to be a mix of older and recently replaced timber joists, with wooden floor boards above. Large parts of the walls have been rendered. The general clutter in the room made it hard to distinguish any other fixtures or agricultural features.



*Plate 10 (shot 39): General view of northwest animal shelter. Looking northeast*



*Plate 11 (shot 40): General view of northwest animal shelter. Looking southeast*

- 6.10 The central part of the barn comprises a stable with two stalls (Plate 12). The partition wall to the north consists of a brick wall with an above wooden partition. The wooden partition has been bricked up from the northwest animal shelter (Plate 13). Below the earlier partition is a wooden feeding trough with tethering rings.



*Plate 12 (shot 15): General view of southeast animal shelter. Looking southwest, 1m scale*



*Plate 13 (shot 16): Representative view of the southwest stall showing wooden partition above the bricks. Looking northwest, 1m scale*

- 6.11 The loft floor joists have been attacked by woodworm and in some places these have been replaced. The plank floor above is tightly fitted although some holes exist (Plate 14).



*Plate 14 (shot 18): Ceiling and loft floor joists. Looking southwest*

- 6.12 The floor is of bricks laid on edge with two alternating orientations, and is worn and uneven (Plate 15).
- 6.13 The smallest room to the southeast has various nails nailed into the walls, perhaps to hold various tools in place or hang equipment (Plate 16). There were no larger fixtures or fittings to suggest it has been used as a tack room. If it was not used for storing tools it may have been used to store fodder or roots for feeding animals or other stock that needed to be kept under shelter.



*Plate 15 (shot 22): Representative view of brick floor. Looking southeast, 1m scale*



*Plate 16 (shot 29): General view of storage space. Looking southwest, 1m scale*

- 6.14 A small window into the adjoining Yellow brick barn was located towards the southeast corner suggesting there was a need for a direct link between these two buildings, emphasising the hypothesis that this was used as a storage (Plate 17).



*Plate 17 (shot 30): Window in storage room. Looking southeast*

- 6.15 The loft spans the entire length of the barn. It was only possible to survey through holes in the ceiling. It revealed a wooden partition half way across the loft with a lower floor towards the south. Remnants of hay suggests it has recently been used for storage (Plate 18 and Plate 19). The roof structure consist of principal rafters with above purlins on top of which the roof has been completely boarded. The walls are plastered.



*Plate 18 (shot 24): General view of the loft showing remanence of hay. Looking northwest*



*Plate 19 (shot 25): General shot of the loft showing rendered walls. Looking southeast*

### **Yellow Brick Barn**

- 6.16 The yellow brick barn measures approximately 9m x 4.5m. It has been built in handmade Gault bricks in Flemish garden wall bond (Plate 20). The double pitched roof is covered in slates. Located to the front and back are two large openings, opposing each other. The majority of the southeast elevation was covered in vegetation and could not be surveyed in any more detail (Plate 21).



*Plate 20 (shot 7): Northeast elevation. Looking southwest, 1m scale*





*Plate 21 (shot 8): Southeast elevation largely covered by vegetation. Looking northwest, 1m scale*

- 6.17 An inspection pit outside the northeast elevation showed a stepped foundation approximately 0.5m below the ground surface (Plate 22).



*Plate 22 (shot 37): Inspection pit revealing stepped foundation. Looking southwest, 1m scale*

- 6.18 The interior of the barn has no subdivisions, and there is no loft (Plate 23 and Plate 24). No other openings apart from the two doorways and the small window to the adjoining storage has been observed, blocked or otherwise. The floor is of concrete and the walls have been rendered from the floor halfway up (Plate 25).



*Plate 23 (shot 31): General view of the barn. Looking southeast, 1m scale*



*Plate 24 (shot 32): General view of the barn. Looking northwest, 1m scale*



*Plate 25 (shot 34): Opening on southwest elevation. Looking southwest, 1m scale*

## **7.0 Discussion and Conclusions**

- 7.1 Two main phases were identified in the surveyed buildings. The First Edition Ordnance Survey map of 1888 shows the farmhouse, the two barns and a rectangular building to the north (where there is now a bungalow), existing at this point in time (Figure 5). The same map also show the local disused brick works with kilns and local clay extraction c.200m to the northeast. It is likely bricks for the house and barns were sourced from here.
- 7.2 The red brick barn appears to be the earlier of the two, when examining the jointing between the two structures. The yellow Gault bricks abut the red bricks, which in places have been cut away to key the structures together.
- 7.3 The red brick barn was used as a combination barn with animal sheds to the west and storage to the east with a hay loft above. The historic map shows a small, square parcel of land directly south of the barns which may be a foldyard or a paddock for animals kept on the farm. The map also shows a small projection to the northwest which corresponds well with the large patch of repaired brickwork on the northwest corner of the red barn, potentially a porch.
- 7.4 During the mid to late 19<sup>th</sup> century it would appear that the farm expanded and found itself in need for a second barn, the yellow brick barn, probably to process or store straw. The lack of ventilation holes may also suggest that the building was only used to store crop that needed less ventilation and preferred darkness such as root vegetables.
- 7.5 It is uncertain when the barns fell out of use and were no longer used for their original purpose. Judging by the traces of hay in the loft and the relatively new roof, the animal shelter and stable may have been in use longer than the adjoining barn. The animal shelter to the northwest has of late been used as general purpose storage.

## **8.0 Effectiveness of Methodology**

- 8.1 The methodology was appropriate for the project and has allowed for a permanent record of the structures.

## **9.0 Acknowledgements**

- 9.1 Allen Archaeology Limited would like to thank JSF Properties Limited for commissioning this work and also for their help during the survey by providing extra lighting and additional photos.

## **10.0 References**

AAL 2018, *Specification for an historic building survey: 15 Ramsey Road, Ramsey Forty Foot, Cambridgeshire*, Allen Archaeology Limited

CIfA, 2014, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Reading: Chartered Institute for Archaeologists

Department for Communities and Local Government, 2012, *National Planning Policy Framework*, London: Department for Communities and Local Government

Historic England, 2016, *Understanding Historic Buildings: A guide to good recording practice*, London: Historic England

Stewart, G., 2017, *Brief for archaeological historic building recording*, CHET

### **Maps**

Ordnance Survey Plan 1888, 1:2,500 (Promap)

## Appendix 1: National Heritage List Entry for Bridge Farmhouse

Name: Bridge Farmhouse

List Entry Number: 1166697

Location: Bridge Farmhouse, 15, Ramsey Road

**County:** Cambridgeshire

**District:** Huntingdonshire

**District Type:** District Authority

**Parish:** Ramsey

Grade: II

Date first listed: 08-Jun-1983

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 54473

### Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List Entry Description

#### Details

TL 38 NW Ramsey, Ramsey Road 6/3 Ramsey Forty Foot No 15 (Bridge Farmhouse) II

Early C19 house with later C19 additions and alterations. Gable end to road. Gault brick. Roof of interlocking tiles with bargeboarding at gable ends. Two storeys. Two hung sashes with glazing bars in open boxing on first floor. Segmental headed arches to 2 similar windows on ground floor. Central doorway in semi-circular headed arch. Moulded architrave to panelled door.

Listing NGR: TL3073787928

## Appendix 2: Photographic archive

Photo Number	Direction	Interior/ Exterior	Structure	Description
1		Exterior	Both	General site shot from shared access
2		Exterior	Both	Northeast elevation
3		Exterior	Both	General site shot
4		Exterior	Red	Northeast elevation
5		Exterior	Yellow	Northeast elevation
6		Exterior	Both	Northeast elevation
7		Exterior	Yellow	Northeast elevation
8		Exterior	Yellow	Overgrown southeast elevation
9		Exterior	Red	Northeast elevation
10		Exterior	Red	S-shaped tie plates
11		Exterior	Red	Openings on northeast elevation
12		Exterior	Red	Window on southwest elevation
13		Exterior	Red	Door on southwest elevation
14		Exterior	Red	Door on southwest elevation
15		Interior	Red	General shot of stable
16		Interior	Red	Northwest stable stall
17		Interior	Red	Southeast stable stall
18		Interior	Red	Stable ceiling
19		Interior	Red	Stable ceiling replaced timber
20		Interior	Red	Stable southeast elevation
21		Interior	Red	Stable stall partition
22		Interior	Red	Stable floor
23		Interior	Red	Loft
24		Interior	Red	Loft
25		Interior	Red	Loft
26		Interior	Red	Stable window
27		Exterior	Red	Repaired bricks, former doorway?
28		Interior	Red	Storage room
29		Interior	Red	Storage room
30		Interior	Red	Window in storage room
31		Interior	Yellow	General interior of barn
32		Interior	Yellow	General interior of barn
33		Interior	Yellow	Blocked window to storage room
34		Interior	Yellow	Southwest wall and opening
35		Exterior	Yellow	Threshold
36		Exterior	Yellow	Metal door on northeast elevation
37		Exterior	Yellow	Inspection pit showing stepped foundation of barn
38		Exterior	Red	Northwest elevation
39		Interior	Red	Northwest animal shelter
40		Interior	Red	Northwest animal shelter
41		Interior	Red	Entrance to northwest animal shelter
42		Exterior	General	Setting shot from Ramsey Road
43		Exterior	General	Setting shot from Ramsey Road, looking towards Bridge Farm House
44		Exterior	General	Setting shot from Ramsey Road and pub
45		Exterior	General	Setting shot from Ramsey Road towards Forty Foot wide drain
46		Exterior	General	Setting shot from Ramsey Road
47		Exterior	General	Setting shot from Ramsey Road, barn shown in the background

### Appendix 3: OASIS Form

OASIS ID: allenarc1-308035

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#### Project details

Project name HISTORIC BUILDING SURVEY REPORT: 15 RAMSEY ROAD, RAMSEY FORTY FOOT, CAMBRIDGESHIRE

Short description of the project Allen Archaeology Limited was commissioned by JSF Properties Limited to undertake a programme of historic building recording as a condition of planning consent to convert agricultural buildings into residential use at 15 Ramsey Road, Ramsey Forty Foot in Cambridgeshire. The site is location in the northeast part of the village, east of Ramsey Road. The structures are not listed however Bridge Farm House 12m northwest is and may therefore fall within a curtilage listing. The Grade II listed farmhouse is of early 19th century date and it is highly likely the agricultural buildings are contemporary. The earliest readily available map from 1888 show both the farmhouse and the barns in existence at that time. The structures comprise two semidetached agricultural buildings. The red brick barn in English bond with corrugated sheet roof, contained a stable, an animal shelter, storage and a hay loft. It is likely to date back to the early 19th century and be contemporary with the farmhouse to the northwest. The farm appears to have expanded in the mid to late 19th century and there was the need for a second barn. The yellow Gault brick barn in Flemish garden wall bond and slate roof, abuts the red barn to the south. Two, opposing, large doors in the centre of the buildings suggests it may have functioned as a threshing barn. The barn to the north appears to have kept its original use until recently (now used as storage). The threshing barn would have changed its use some time ago, when is uncertain.

Project dates Start: 29-01-2018 End: 29-01-2018

Previous/future work No / Not known

Any associated project codes reference RAFF 17 - Sitecode

Any associated project codes reference 15/02349/FUL - Planning Application No.

Any associated project codes reference 15/02350/LBC - Planning Application No.

Type of project Building Recording

Monument type      AGRICULTURAL BUILDING Post Medieval

Monument type      AGRICULTURAL BUILDING Post Medieval

Significant Finds      N/A None

Methods techniques      & "Annotated Sketch","Photographic Survey"

Prompt      Planning condition

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Project location

Country      England

Site location      CAMBRIDGESHIRE HUNTINGDONSHIRE RAMSEY 15 Ramsey Road, Ramsey  
Forty Foot

Study area      0 Square metres

Site coordinates      TL 3075 8790 52.472964684905 -0.07479471722 52 28 22 N 000 04 29 W  
Point

---

Project creators

Name of Organisation      Allen Archaeology Limited

Project originator      brief Local Authority Archaeologist and/or Planning Authority/advisory body

Project originator      design AAL

Project director/manager      Chris Clay

Project supervisor      Maria Stockdale

---

Project archives

Physical Archive Exists?      No



Digital recipient      Archive      Cambridgeshire County Councils Historic Environment Team

Digital Archive ID      ECB5319

Digital Contents      "none"

Digital available      Media      "Images raster / digital photography", "Text"

Paper recipient      Archive      Cambridgeshire County Councils Historic Environment Team

Paper Archive ID      ECB5319

Paper Contents      "none"

Paper available      Media      "Miscellaneous Material", "Report"

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#### Project bibliography 1

Publication type      Grey literature (unpublished document/manuscript)

Title      HISTORIC BUILDING SURVEY REPORT:

Author(s)/Editor(s)      15 RAMSEY ROAD, RAMSEY FORTY FOOT, CAMBRIDGESHIRE

Date      2018

Issuer or publisher      AAL

Place of issue or publication      Lincoln

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Entered by      Maria Stockdale (m.stockdale@allenarchaeology.co.uk)

Entered on      2 February 2018



Figure 1: Site location outlined in red

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Site Code	RAFF 17
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	M Stockdale
Date	08/02/2018

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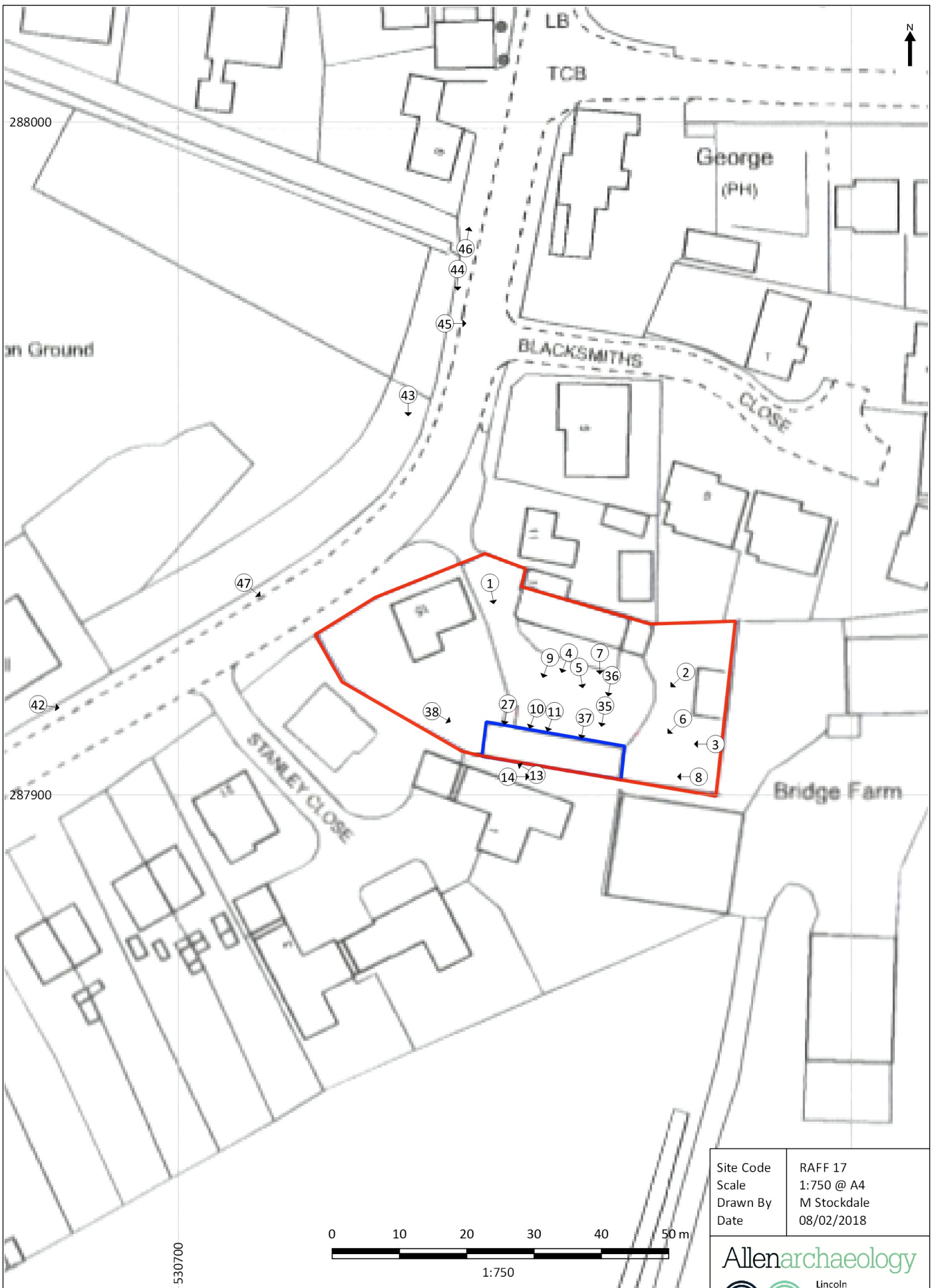


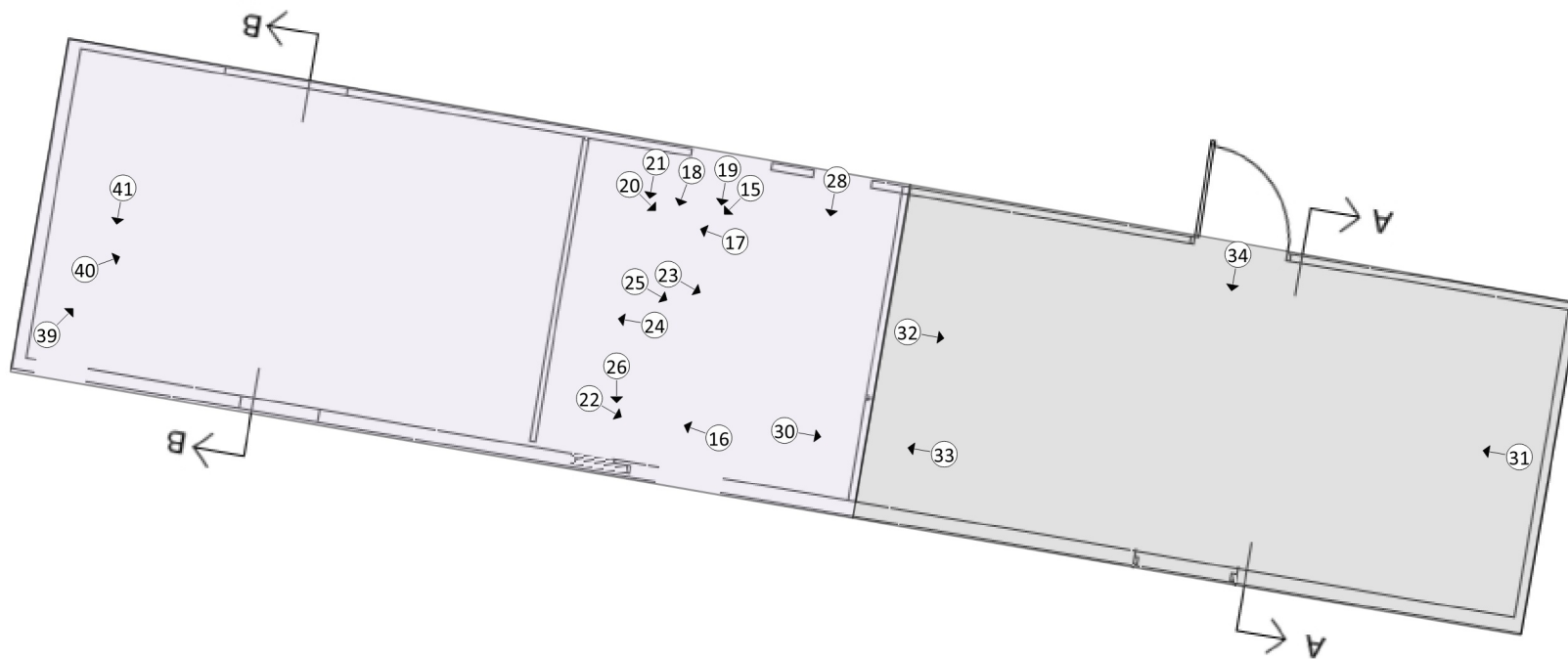
Figure 2: Site location showing location and direction of exterior photographs with the site outlined in red and the surveyed structures in blue. Base mapping provided by the client

Site Code	RAFF 17
Scale	1:750 @ A4
Drawn By	M Stockdale
Date	08/02/2018

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**Key**

- Phase 1 early 19th C
- Phase 2 mid to late 19th C

Site Code	RAFF 17
Scale	1:100 @ A4
Drawn By	M Stockdale
Date	08/02/2018

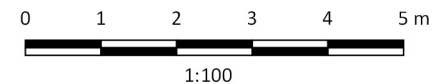
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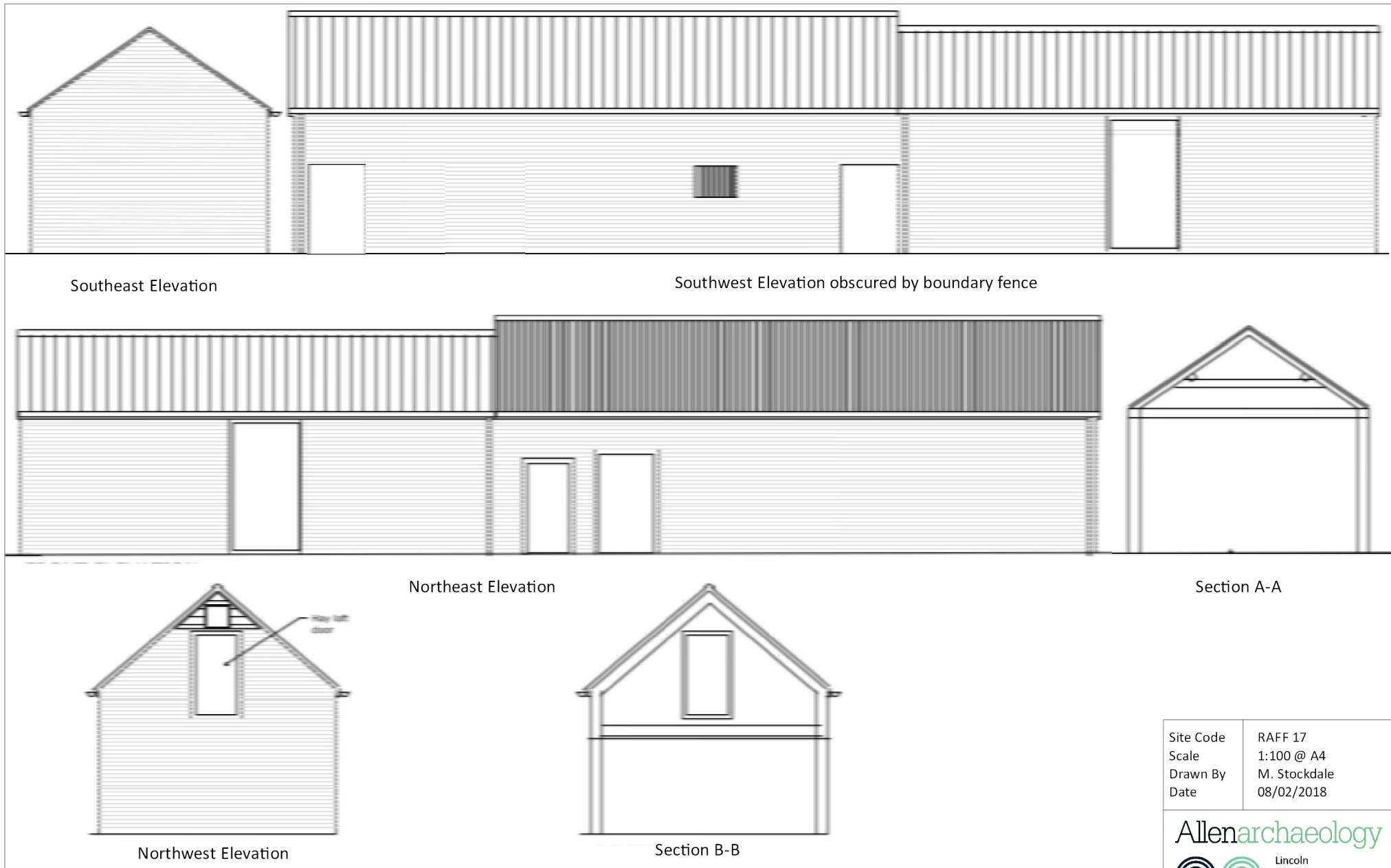


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Figure 3: Phased and amended plan of barns showing location and direction of internal photographs. Base mapping provided by the client





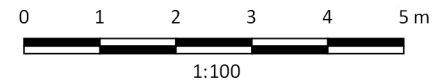
Site Code	RAFF 17
Scale	1:100 @ A4
Drawn By	M. Stockdale
Date	08/02/2018

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Figure 4: Amended elevation drawings, based on original survey drawings provided by the client



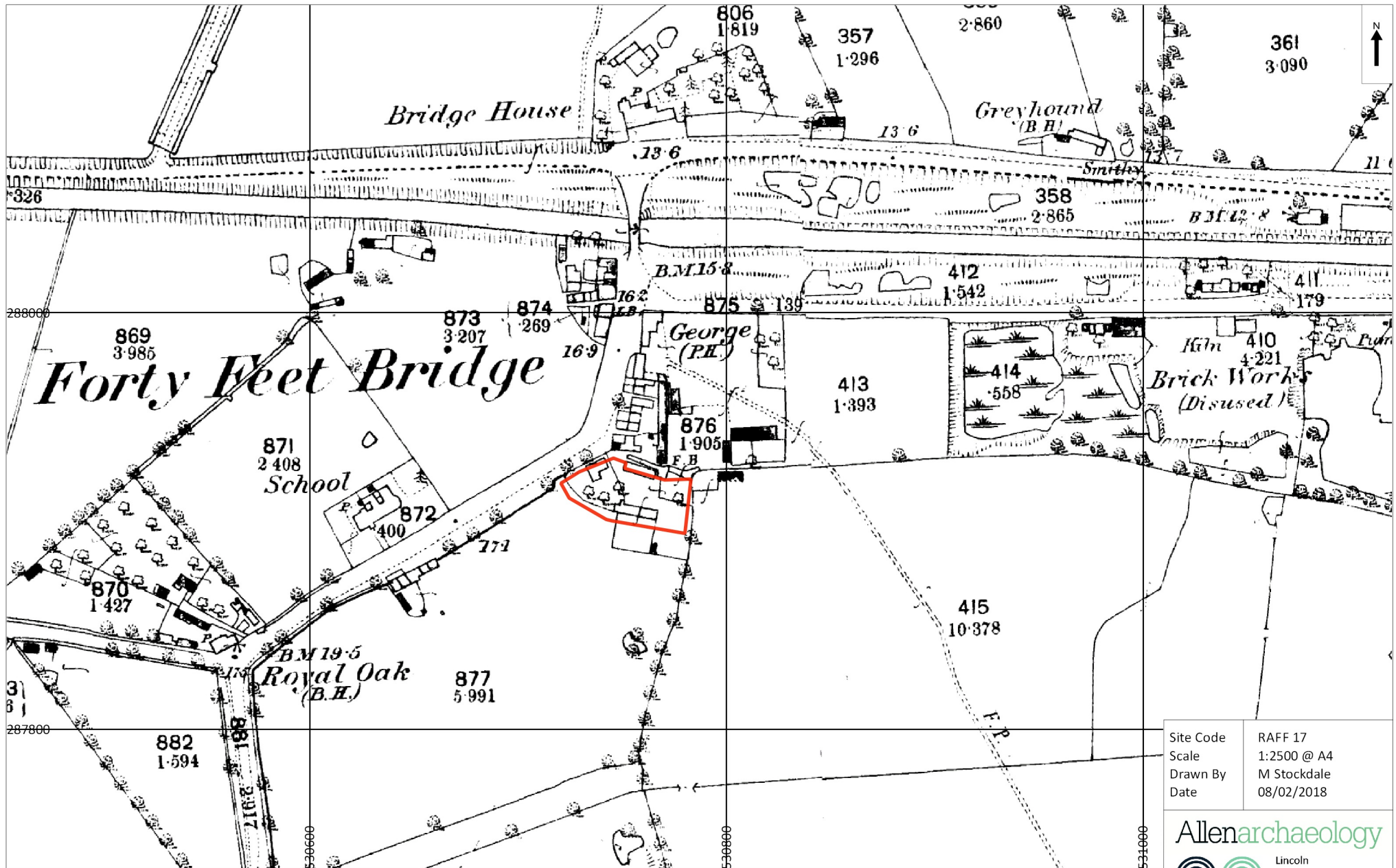
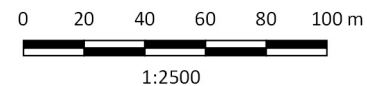


Figure 5: First Edition Ordnance Survey map of 1888 showing the site outlined in red



Site Code	RAFF 17
Scale	1:2500 @ A4
Drawn By	M Stockdale
Date	08/02/2018

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