

**Historic building record of
cart lodge/granary and stable,
Gosling's Farm, Sheepcotes Lane,
Bradwell juxta Coggeshall, Braintree, Essex**



**report written by
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for the
Colchester Archaeological Trust
on behalf of
Mr and Mrs Paul Hales**

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Summary sheet

Additional material:

16 black/white photographic prints
and a DVD of 44 digital images

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- Fig 1 Tithe map of 1839, showing Gosling's Farm (ERO D/CT 45).
- Fig 2 First edition O.S. map of 1875, scale 1:2,500 (ERO, sheet 34.4).
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- Fig 8 Cart lodge/granary and stable: ground-floor plan as it is now.
- Fig 9 Cart lodge/granary: cross-section.
- Fig 10 Cart lodge/granary: long section.

Historic building record

This report provides a written and photographic record at English Heritage (2006) Level 3 of a cart lodge/granary and stable at NGR TL 8143 2136. It has been prepared to a brief written by Essex County Council's Historic Environment Management team (Teresa O'Connor, dated August 2010) and is intended to fulfil a condition of planning permission for conversion (application no 10/00236/LBC). The cart lodge/granary is a Grade 2 listed building.

Background

Gosling's Farm consists of a complex of agricultural and residential buildings around a farmyard which dates to before 1870 and includes the cart lodge/granary and stable, and is bounded on one side by Sheepcotes Lane. The complex is an 'East Anglian farmstead' (1750-1914) which is a 'crucial, but under-studied component of the East Anglian Landscape' which was an area of 'major international importance in the development of the "Victorian High Farming" tradition ...' (ECC brief). These farms and the buildings which they consist of are therefore important and need to be recorded in order to preserve by record their history prior to conversion.

Gosling's Farm farmhouse (Plate 1) is a Grade II listed house:

'... C17, altered in late C19. Timber framed, plastered, roofed with handmade red plain tiles. 4 bays facing SW with axial stack in second bay from left end, internal stack at left end and C19 external rear stack in right end bay; 2-bay original wing to rear of main stack ...' (from Images on England online).

The cart lodge/granary is also listed:

'... Cart lodge with granary over. Late C18/early C19. Red brick in Flemish bond, and timber framed and weatherboarded, roofed with handmade red plain tiles. 4 bays open to NE on ground floor, with vertical boarding above. Rear and end walls of brick. External stair at NW end. One storey with loft. Bays framed with interrupted tiebeam construction. Transverse beams original, joists and floorboards renewed. Clasped purlin roof ...' (from ECC brief).

Introduction

The clients Mr and Mrs Paul Hales wish to convert a cart lodge/granary and stable built in the mid 19th century into domestic accommodation with one bay of the cart lodge enclosed to make a porch and the other bays used as car ports. The granary and the stable are being converted to domestic use. The cart lodge/granary was recorded in detail on the 2nd October 2010, with measured long sections and cross-sections and detailed records of materials and methods of construction. All the other farm buildings in the farmyard complex were described as to their materials, method of construction and date. Copies of historic maps were obtained from the Essex Record Office to help date all the buildings in the farm complex. This report was produced in response to a brief issued by Essex County Council in August 2010.

The report is accompanied by a DVD containing a photographic record in the form of 44 digital images (Appendix 1), but also includes printed photographs of selected features to illustrate the text (Appendix 2). Each image is described in the 'List of the digital images'.

Historical context: documentary and cartographic record

The ERO holds a document of 1695 (deed of farm-house called Gosling House and land, field-names given, at Bradwell-juxta-Coggeshall and Pattiswick (D/DQt/188 - SEAX).

The cart lodge/granary and attached stable are not shown on the Tithe map of 1839 (Fig 1) but they are shown on the O.S. maps of 1875, 1881 and 1922 (Figs 2-4), so they must have been built between 1839 and 1875.

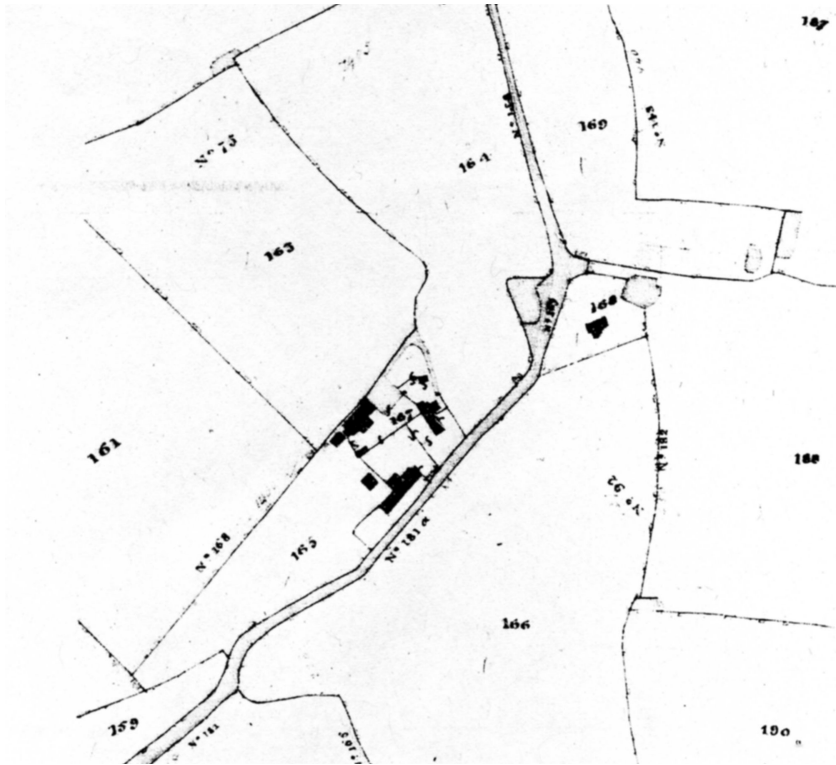


Fig 1 Tithe map of 1839, showing Gosling's Farm (ERO D/CT 45).

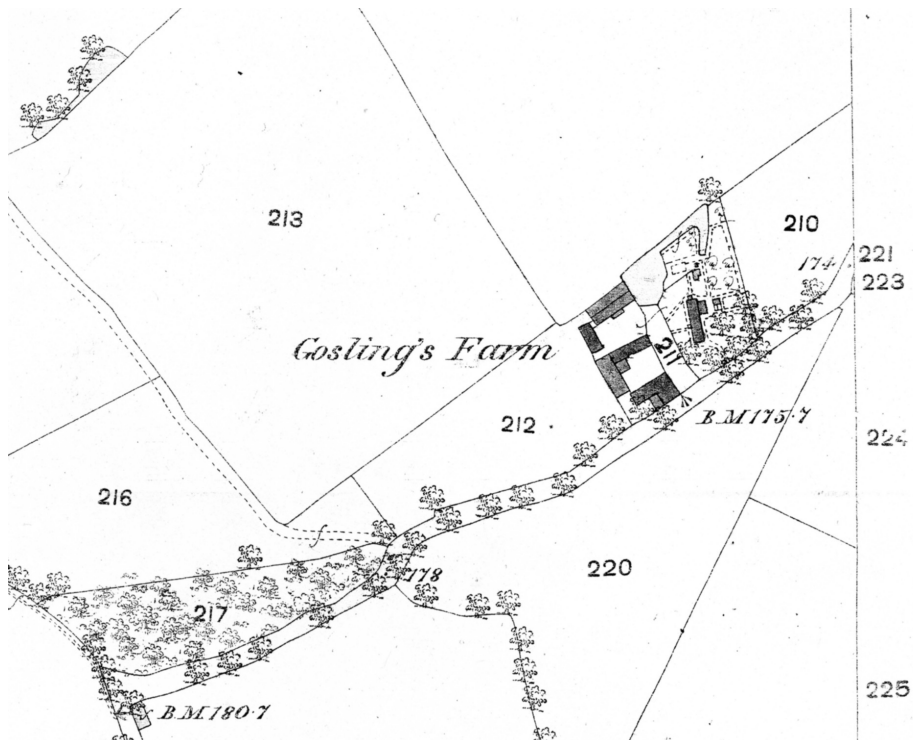


Fig 2 First edition O.S. map of 1875, scale 1:2,500 (ERO, sheet 34.4), showing Gosling's Farm.

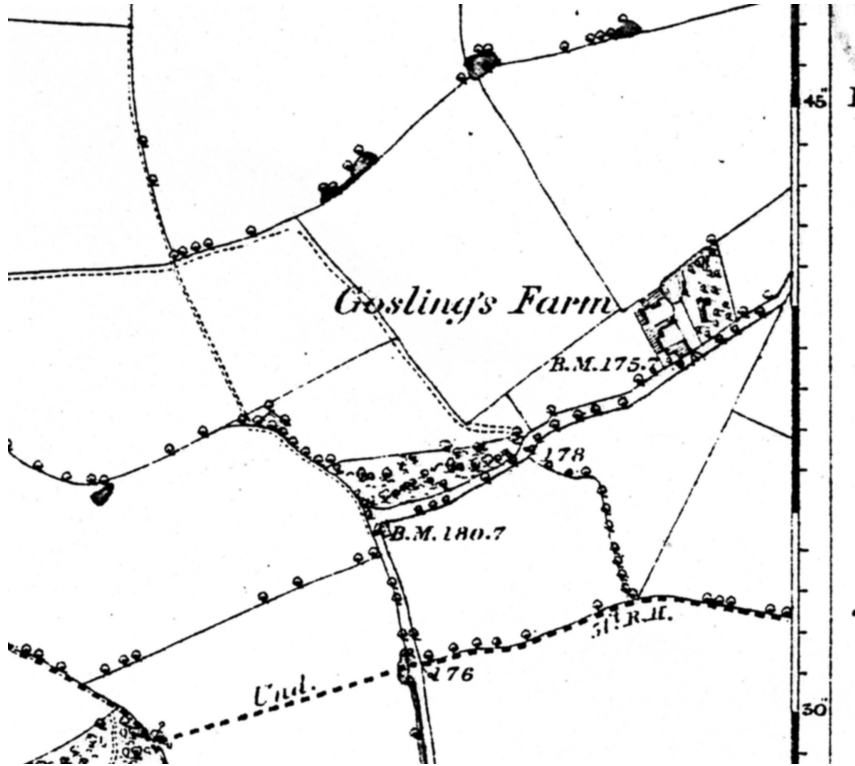


Fig 3 First edition O.S. map of 1881, scale 1:10,560 (6"; ERO, sheet 34), showing Gosling's Farm.

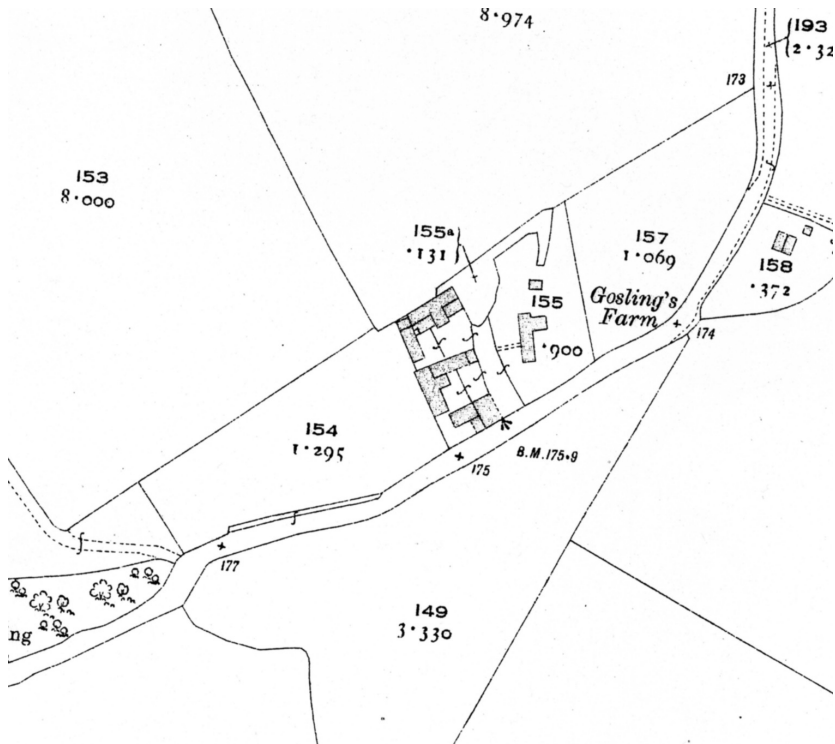


Fig 4 New series O.S. map of 1922, scale 1:2,534 (25"; ERO, sheet 35-2), showing Gosling's Farm.

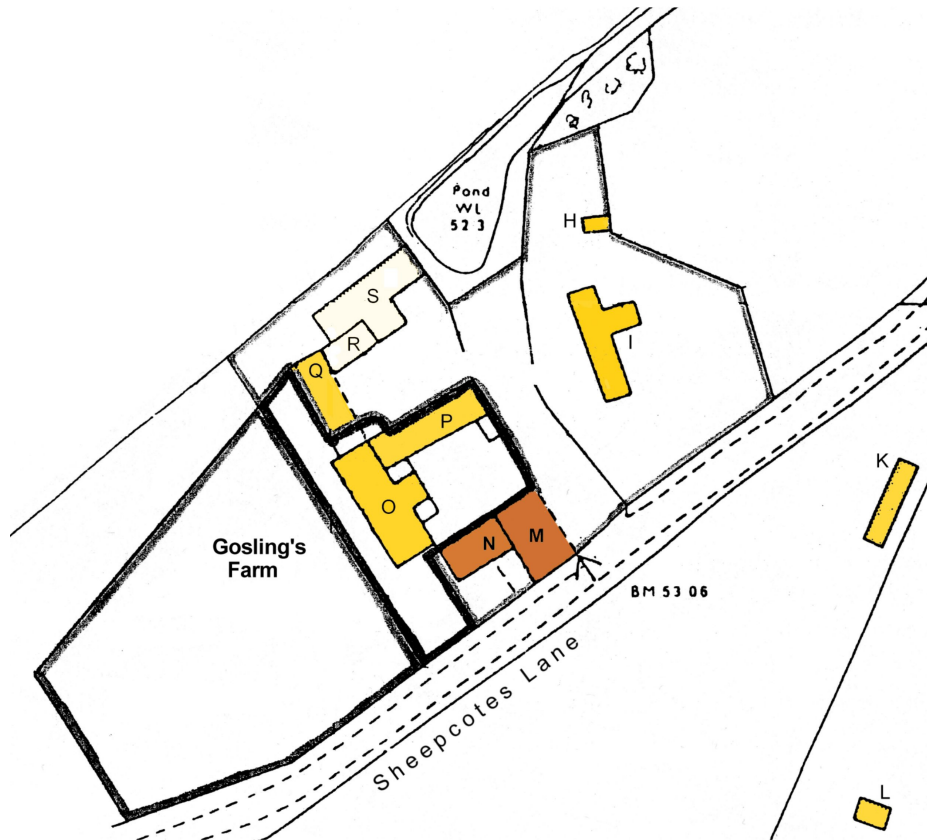


Fig 5 Plan of Gosling's Farm. (Orange buildings are the main subject of the report; yellow buildings are other buildings which are still standing; R and S are no longer standing.)

Key

- H timber and pantile shed, ?C20
- I timber-framed farm-house with clay-tiled roof, C17
- J originally two cottages, C19
- K C20
- L C20
- M brick, timber and pantile cart lodge/granary, built 1839-76
- N brick, timber and and pantile stable attached to cart lodge/
granary, built 1839-76
- O large timber barn with midstrey, built 1839-76, now converted
into a house
- P brick and pantile building attached to barn, built 1839-76
- Q brick, timber and pantile cart lodge, built 1839-76
- R lean-to building attached to barn post-1839; probably timber
- S timber barn with brick base and frogged bricks, built 1839-76
(ruined by fire and wind damage 1987)

Plan form of site and landscape setting (Figs 5-6)

(All building letter codes refer to Figs 5-6.)

The cart lodge/granary (building **M**) is a rectangular building open on the north-eastern side with spaces for four carts or other agricultural machines on the ground floor. The granary above was originally accessed by door and external staircase on the north-western side. One assumes that there were eight grain bins, four to the front and four to the rear, with a central passage leading to the external door. Attached to the rear of the cart lodge/granary is a brick building of four bays (building **N**). This building was a stable, probably for four horses. Its door opened to the south-east, giving the horses direct access to the adjoining road.

Gosling's Farm is in a very rural setting. The only buildings nearby are part of the existing farm or were part of it within the last 30 years. The buildings of the present farm, besides the cart lodge/granary and stable, are as follows.

The farm-house (**I**), slightly to the north-east, is a timber-framed building with a clay-tile roof. The house is mainly 17th century but may have earlier origins. The projecting extension at the rear is said to have been used as a dairy within the last 100 years. This extension has a bridging joist with lambs tongue stop with a nick; this feature usually dates to the 17th century.

Next to the farm-house is a small timber-framed shed with a pantile roof (**H**). To the north of the cart lodge, near to the property boundary, is the brick base (**S**) of a timber-framed barn, which suffered a fire and then wind damage in the great storm of 1987. This barn consisted of three bays with a large porch facing south-east. The brick base is made of frogged bricks, so presumably the barn was built after about 1850. Almost touching the south-western corner of this barn is a four-bay cart lodge of brick with a pantile roof and timber posts (**Q**). It has a side purlin roof. The tie beams are re-used timbers. The building looks mid 19th century.

Adjoining the cart lodge to the south-east is a large timber-framed barn (**O**). This barn is not shown on the tithe map of 1839, so it must date to between 1839 and 1875, the date of the first 25-inch O.S. map. This barn has been converted into a house and is in separate ownership. It has a large porch/midstrey facing north-east. Abutting the north-eastern corner of the barn is a brick building with a pantile roof (**P**). This is clearly a 19th-century agricultural building but its original function is unknown.

If we compare the 1839 tithe map with the first edition 25-inch O.S. map of 1875, we can see that there are major changes. In 1839, the following existing buildings were present: the farm-house, Goslings Cottage 200 m to the north-east, and, on the north-western boundary of the farmyard, the barn which subsequently suffered fire and wind damage. There was also a large barn parallel to the road but set back from it by about 6 m, and a small square building just behind this barn. The stable attached to the back of the cart lodge probably incorporates some re-used timbers from this third, large barn. This third, large barn, the adjacent cart lodge and the brick building attached to the barn to the north are not shown on the tithe map of 1839 and so must have been built between that date and 1875. If we look at the 1875 and 1922 O.S. maps, it can be clearly seen that the barn (**S**) on the north-western boundary had a lean-to attached to either side of the porch/midstrey. On the 1922 map, it can be seen that Goslings Cottage (**J**) was then two dwellings.

Building analysis (Figs 7-10)

Cart lodge/granary and stable (Figs 7-10; Plates 2-5)

Materials, method of construction, dimensions and architectural treatments

The outer walls of the cart lodge/granary are made of red brick. The main timber frame and the roof are made of pine. The roof is covered in black pantiles. The attached stable is made of red brick, pine, re-used oak and black pantiles. The re-used oak beams have many redundant pegged mortices, suggesting that they may have come from an earlier building on the site.

The granary walls are made of brick in Flemish bond on all sides except the

front. The walls are 13 inches thick with an offset about two feet above the ground. The timber frame consists of three trusses of pine. In each truss there is a front post rising from a pad about six inches high to the top plate. On the ground floor, a central post rises from the concrete floor to the main bridging joist. At the rear, a brick wall rises from the ground to the top plate. On the first floor, the tie beam of each truss is interrupted by two posts which form a doorway. Each door post is pegged to a piece of tie beam. The door posts are attached at the bottom to the main bridging joist and at the top to a parallel beam which is pegged into a rafter at either end. This means that the door frame forms part of the tie beam. About two feet above the door frame is a deep collar of the side purlin roof. The side purlin roof is of four bays with six rafters to each bay. The roof has a ridge piece. The bricks are unpainted. The pine frame is untreated except on the front elevation where it is covered in tar.

Date of the structure and later phases

The cart lodge/granary and attached stable are not shown on the tithe map of 1839 but are shown on the first edition 25-inch O.S. map of 1875, so the buildings must, therefore, have been built between those two dates. At some stage, probably after WW2, the granary was converted into a hen house and the grain bins were removed. In the front wall, new boarding was inserted with a glazed four-light window in each bay. It may have been at this time or later that the north-western external staircase was removed and the doorway converted into a window. At the same time, the window opening in the south-eastern gable of the granary was replaced by a modern window. When this part of the building was a granary, this opening had probably been slatted or had a lattice to allow air in but not birds. The hen droppings must have caused the upper floor to rot. Part of the floor was replaced by a new floor with new floor joists on hangers. It was probably at the same time that a new internal staircase was created in an enclosed lobby in the end bay of the cart lodge.

The attached single-storeyed stable probably stopped being used to house horses after WW2. It may have become a workshop for maintaining farm machinery. For the last 20 years, the three bays to the east have been used as a workshop and for light domestic storage, while the fourth bay has been separated by a partition and a door to create a domestic office. All the windows and the one outside door on the south-eastern side have been replaced in the last 20 years.

In the angle between the cart lodge and the stable, there is a small building which is shown on the O.S. 25-inch maps of 1875 and 1922. This stands in front of the only external door to the stable, so it may have been some sort of porch.

There is a brick wall attached to the northern corner of the cart lodge/granary. (Plate 6).

Function and internal layout - discussion of original function and later adaptations

The original function of the ground-floor cart lodge would have been to house farm carts and other agricultural machines such as reaper binders. Farm carts had to be kept under cover in the summer to protect the paint and varnish from damage by the sun. In the winter, the carts had to be protected from rot by the rain. The open side faced the north-east as this was away from the prevailing winds.

The first-floor granary was for storing grain after it had been threshed. It would have been flailed either on the threshing floor between the opposing doors of the barns or, later on, after about 1880, by travelling threshing contractors using threshing machines towed by traction engines. Putting the granary on the first floor and giving it an outside staircase was an attempt to cut down on predation by vermin such as rats and mice. The eight grain bins probably each had a small removable door facing the passage to allow the farm-workers carrying sacks of grain to walk into the bin and empty their sacks throughout its length. This arrangement can also be seen in the granary

at Crossing Temple. The stable would have been used for housing four horses for either ploughing or pulling carts. The one external door on the south-eastern side would have given the horses direct access to the road. The four stables probably faced one long wall with the wall behind them used to store their tack.

After about 1870, grain prices collapsed due to cheap imported grain from Australia and Canada. This meant that British farmers diversified into other types of farming, such as cattle or dairying. It is known that, by the mid 20th century, Gosling's Farm was mainly a dairy farm. If the farm was no longer growing large amounts of grain, then it would no longer have needed the granary. This is probably the reason why the granary was converted into a hen house. If the farm was no longer growing grain, then it would not have needed heavy horses for ploughing and pulling carts, so the stables could be used for other purposes. In any case, horses would have been replaced by tractors after WW2.

Historical significance and architectural merit of the building

The cart lodge/granary is well built with good materials, ie red brick, pine frame and black pantiles on the roofs. The cart lodge can be clearly seen from the road and its sturdy, attractive agricultural appearance is probably much appreciated by local people and passers-by. It is a well-designed functional building without any fussy, unnecessary decoration. Although 19th-century granaries are not uncommon, this is a good example, especially when you take into account the unusual interrupted tie beam structure of the granary.

The local/regional/national/international significance of the site and its component parts

The farm complex is a fairly common example of a farm with an early farm-house with 19th-century farm buildings. The buildings are of local significance but not of national or international significance. The 17th-century farm-house, although much altered, is also of local significance. The 19th-century farm buildings, including two cart lodges and the barn now converted into a house, are good examples of their type but are also of only local significance.

Acknowledgements

The report was compiled and edited by Jill Adams.

Appendix 1: full photographic record (on accompanying DVD)

List of the digital images

(Plates 1-10 plus Plate 24 included in report, Plates 1-44 included on DVD)

- Plate 1 17th-century farm-house (I), viewed from the south-west.
- Plate 2 19th-century cart lodge/granary (M), viewed from the south-east.
- Plate 3 19th-century cart lodge/granary (M) and single-storey stable (N), viewed from the south-west.
- Plate 4 19th-century stable (N) attached to rear of cart lodge/granary (M), viewed from the south.
- Plate 5 19th-century cart lodge/granary (M), showing gable with window, viewed from the south-east.
- Plate 6 19th-century brick wall attached to northern corner of cart lodge/granary (M), viewed from the south-east.
- Plate 7 19th-century brick building (P) north-west of cart lodge/granary (M), viewed from the east.
- Plate 8 Base of ruined barn (S) on northern boundary of farm, viewed from the south.
- Plate 9 19th-century cart lodge (Q) between ruined barn (S) and house converted from barn to south (O), viewed from the east.
- Plate 10 19th-century brick building (P) attached to the house converted from barn (O), viewed from the north.
- Plate 11 Roof of cart lodge (Q).
- Plate 12 Top plate and front post of cart lodge (Q).
- Plate 13 Re-used tie beam of cart lodge (Q).
- Plate 14 Timber gable of roof of cart lodge (Q).
- Plate 15 Brick base of ruined barn (S) on northern boundary of farmyard, viewed from the south.
- Plate 16 View across base of ruined barn (S) on northern boundary of farmyard, viewed from the south.
- Plate 17 Detail of frogged bricks of ruined barn (S) on northern boundary of farmyard.
- Plate 18 Cart lodge/granary (M) and stable (N), viewed from the south-west.
- Plate 19 Detail of brick wall on north-western side of stable (N) attached to cart lodge/granary (M), viewed from the west.
- Plate 20 Brick building attached to the house converted from barn (O), viewed from the south-east.
- Plate 21 North-western brick wall of cart lodge/granary (M), showing former outside door to stairs, viewed from the north-west.
- Plate 22 Wall of stable (N) attached to cart lodge/granary (M), viewed from the north.
- Plate 23 Wall of cart lodge (Q) next to house converted from barn (O), viewed from the south.
- Plate 24 House converted from barn (O), viewed from the south-west.
- Plate 25 House converted from barn (O), showing midstrey, viewed from the north-east.
- Plate 26 Stable (N) attached to cart lodge/granary (M), showing side purlin roof with ridge piece.
- Plate 27 Stable (N) attached to cart lodge/granary (M), showing re-used tie beam with pegged mortice.
- Plate 28 Stable (N) attached to cart lodge/granary (M), showing top plate made from re-used timber with pegged mortice.
- Plate 29 Stable (N) attached to cart lodge/granary (M), showing tie beam made from re-used timber with pegged mortices.
- Plate 30 Stable (N) attached to cart lodge/granary (M), showing simple scarf joint in top plate.
- Plate 31 Upper floor of cart lodge/granary (M), showing interrupted tie beams forming doorways.

- Plate 32 Upper floor of cart lodge/granary (M), showing top timber of doorway and roof collar.
- Plate 33 Upper floor of cart lodge/granary (M), showing interrupted tie beams and roof.
- Plate 34 Upper floor of cart lodge/granary (M), showing detail of joint of interrupted tie beam.
- Plate 35 Upper floor of cart lodge/granary (M), showing rafters, side purlin and later braces.
- Plate 36 Upper floor of cart lodge/granary (M), showing post of door frame and pegged collar.
- Plate 37 Upper floor of cart lodge/granary (M), showing interrupted tie beam with pegged tenon.
- Plate 38 Upper floor of cart lodge/granary (M), showing upper part of door frame and collar above it.
- Plate 39 Upper floor of cart lodge/granary (M), showing later windows in front wall.
- Plate 40 Ground floor of cart lodge/granary (M), showing posts supporting upper floor.
- Plate 41 Ground floor of cart lodge/granary (M), showing detail of pegged post.
- Plate 42 Ground floor of cart lodge/granary (M), showing rear brick pilaster with pad to support joist.
- Plate 43 Ground floor of cart lodge/granary (M), showing junction of front post, mid plate and joist, viewed from the south-east.
- Plate 44 Upper-floor front wall of cart lodge/granary (M), showing boarding and later window, viewed from the north-east.

Appendix 2: selected printed photographs
(Plates 1-10 plus Plate 24)



Plate 1 17th-century farm-house (I), viewed from the south-west.



Plate 2 19th-century cart lodge/granary (M), viewed from the south-east.



Plate 3 19th-century cart lodge/granary (M) and single-storey stable (N), viewed from the south-west.



Plate 4 19th-century stable (N) attached to rear of cart lodge/granary (M), viewed from the south.



Plate 5 19th-century cart lodge/granary (M), showing gable with window, viewed from the south-east.



Plate 6 19th-century brick wall attached to northern corner of cart lodge/granary (M), viewed from the south-east.



Plate 7 19th-century brick building (P) north-west of cart lodge/
granary (M), viewed from the east.



Plate 8 Base of ruined barn (S) on northern boundary of farm, viewed
from the south.



Plate 9 19th-century cart lodge (Q) between ruined barn (S) and house converted from barn (O) to south, viewed from the east.



Plate 10 19th-century brick building (P) attached to the house converted from barn (O), viewed from the north.



Plate 24 House converted from barn (O), viewed from the south-west.

Appendix 3: index to the 16 black/white photographic prints

- Print 1 buildings M and N, viewed from south
- Print 2 building M, viewed from east
- Print 3 building M - loading door, viewed from north-west wall
- Print 4 building M - north-west wall, viewed from north-west wall
- Print 5 building M - south-east wall, viewed from south
- Print 6 building M - roof
- Print 7 building M - upper floor
- Print 8 building M - roof
- Print 9 building M - upper floor
- Print 10 building N - viewed from south
- Print 11 building N -
- Print 12 building N - roof
- Print 13 building O - viewed from north-east
- Print 14 building P - viewed from south-east
- Print 15 building Q - viewed from north-east
- Print 16 building I - viewed from north-east

Distribution list

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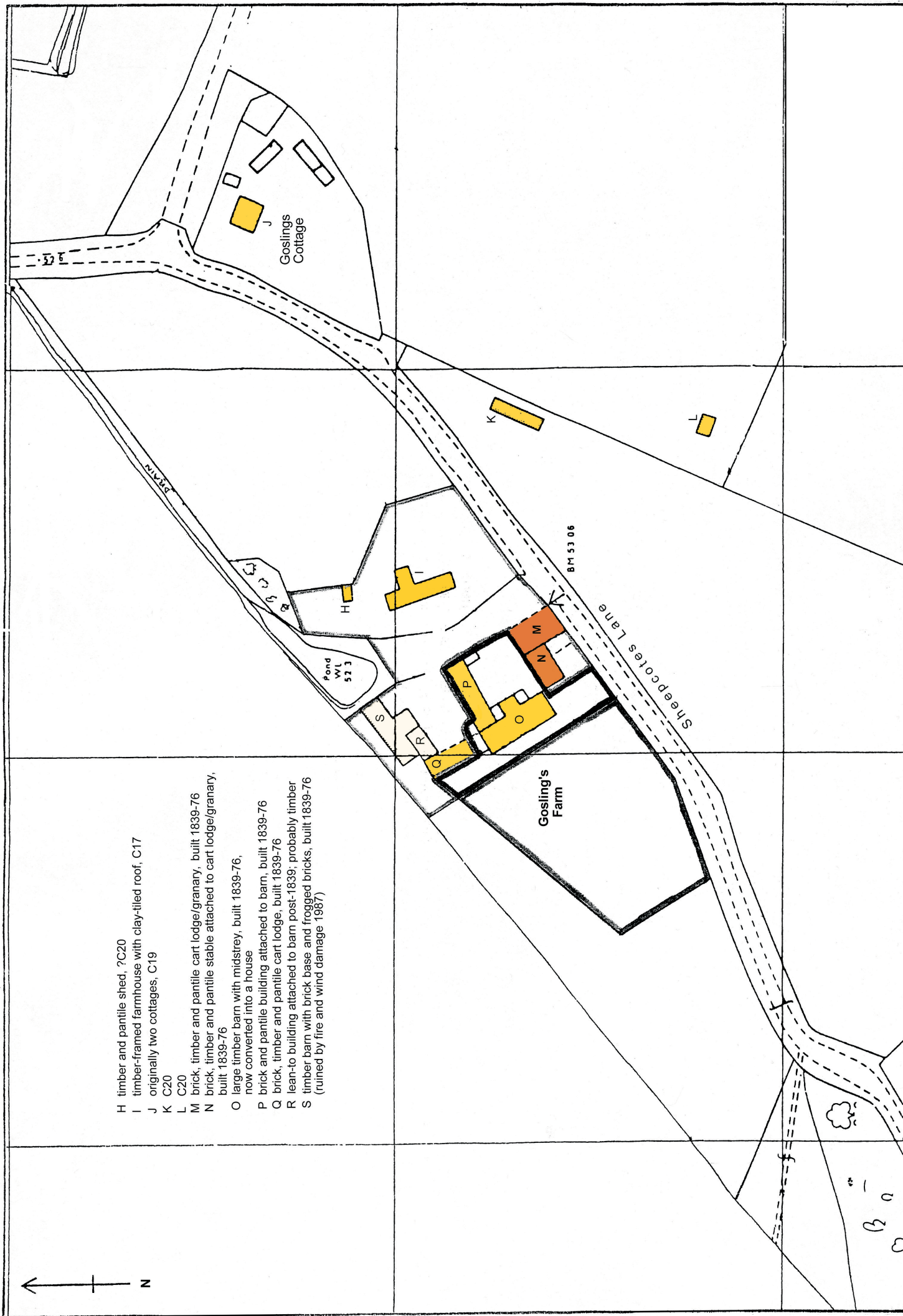


Fig 6 Gosling's Farm.

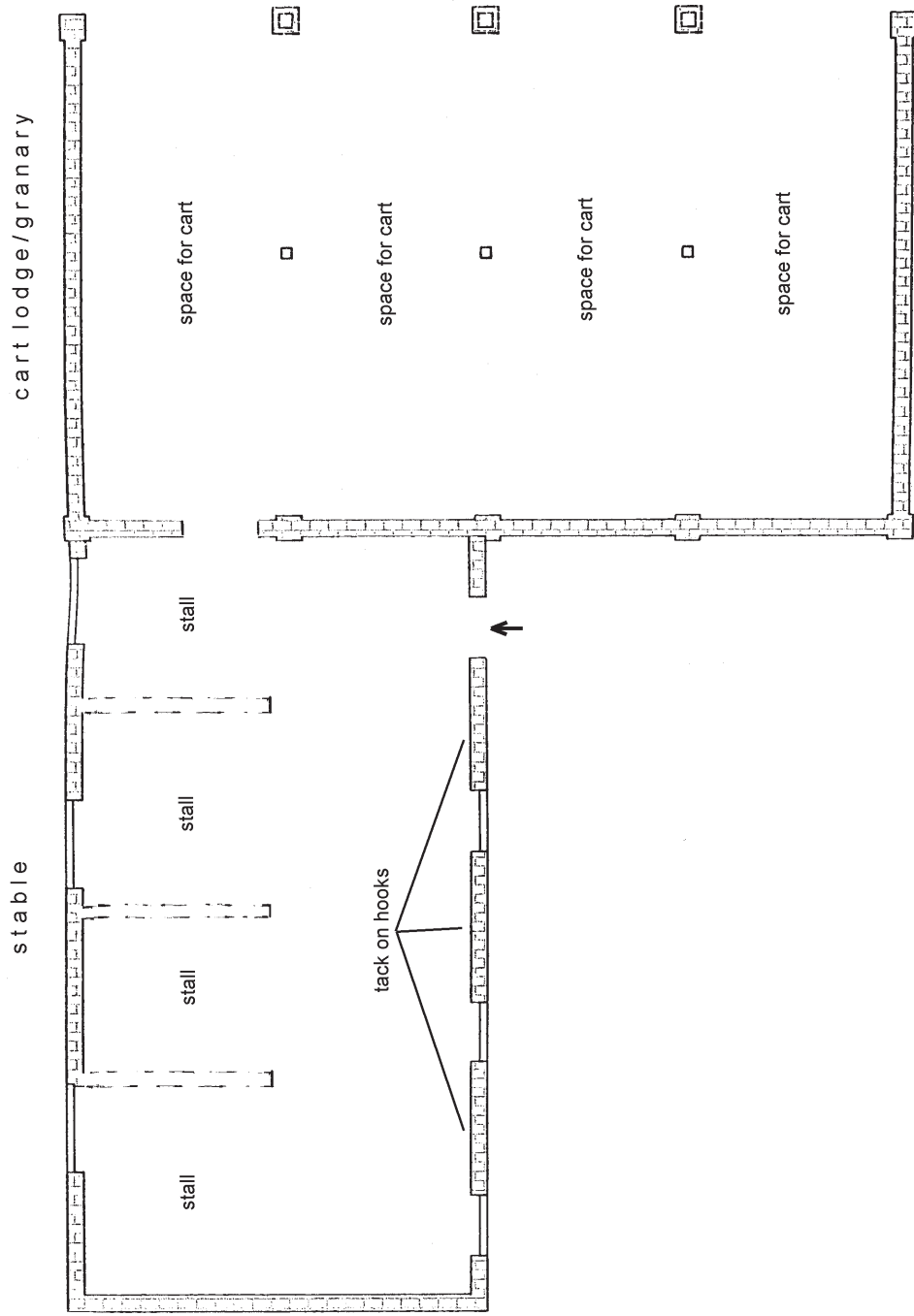


Fig 7a Cart lodge/granary and stable: ground-floor plan as originally used.

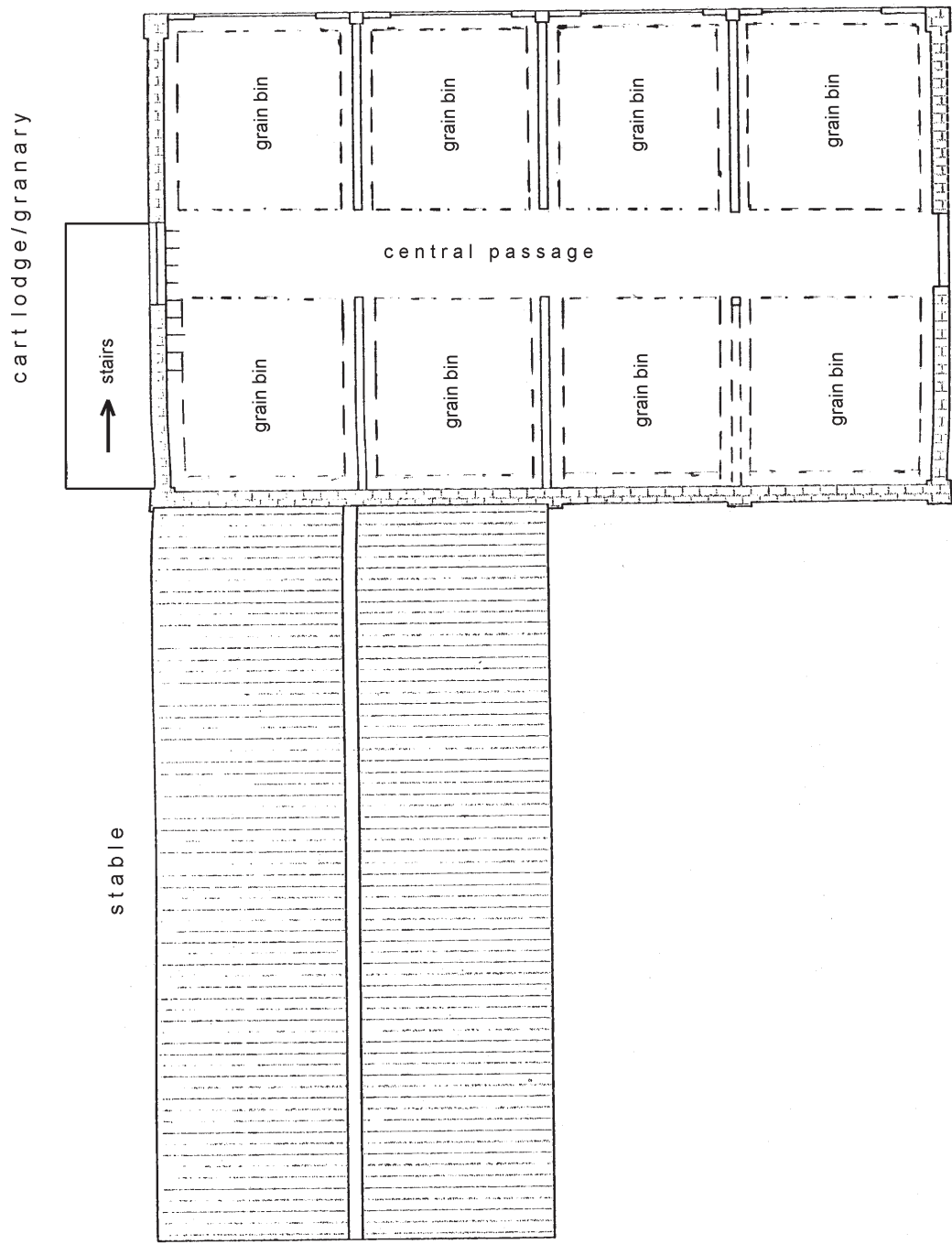


Fig 7b Cart lodge/granary and stable: first-floor plan as originally used.

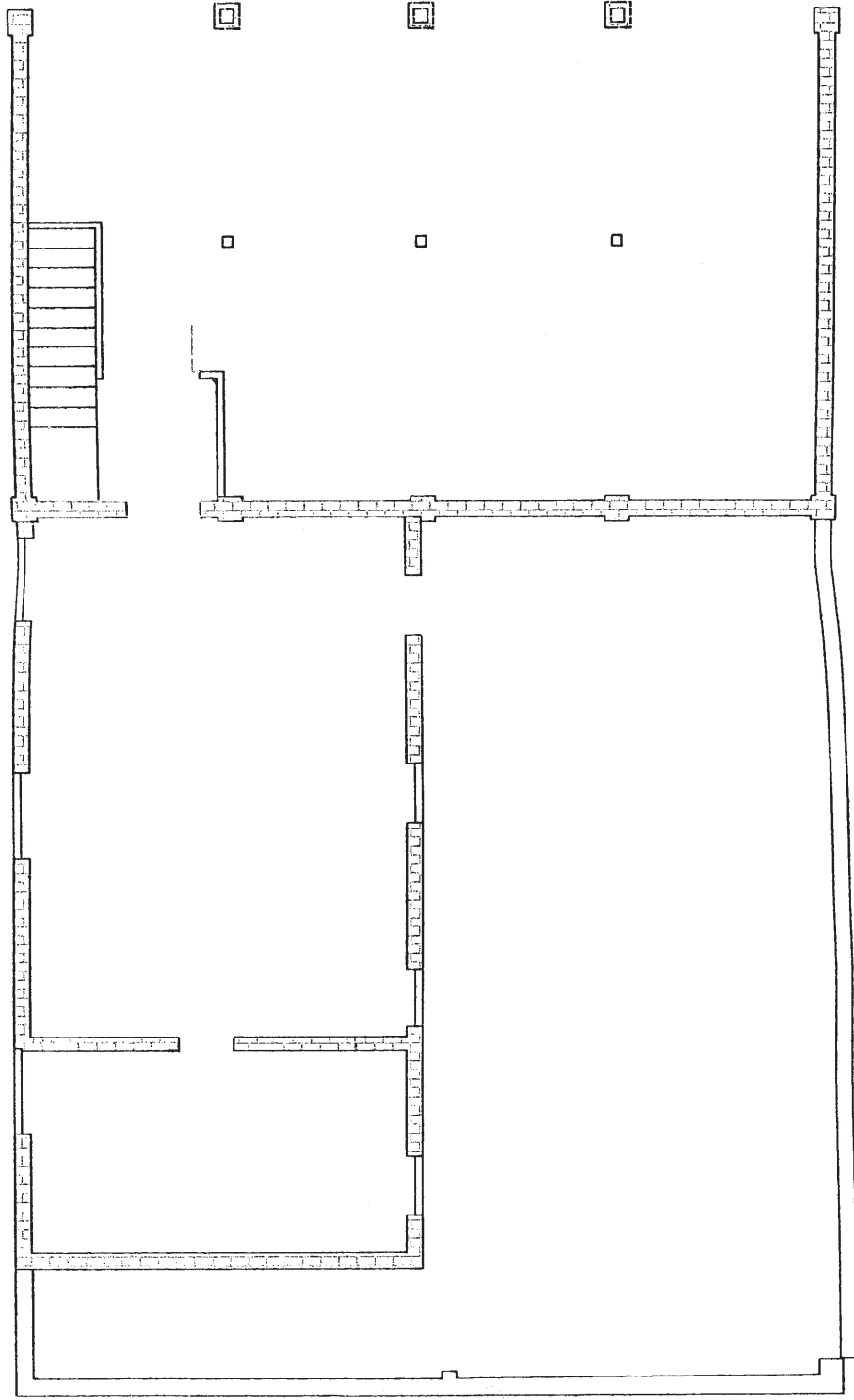


Fig 8 Cart lodge/granary and stable: ground-floor plan as it is now.

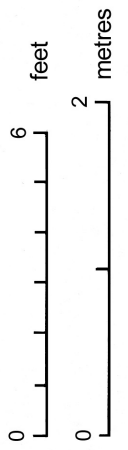
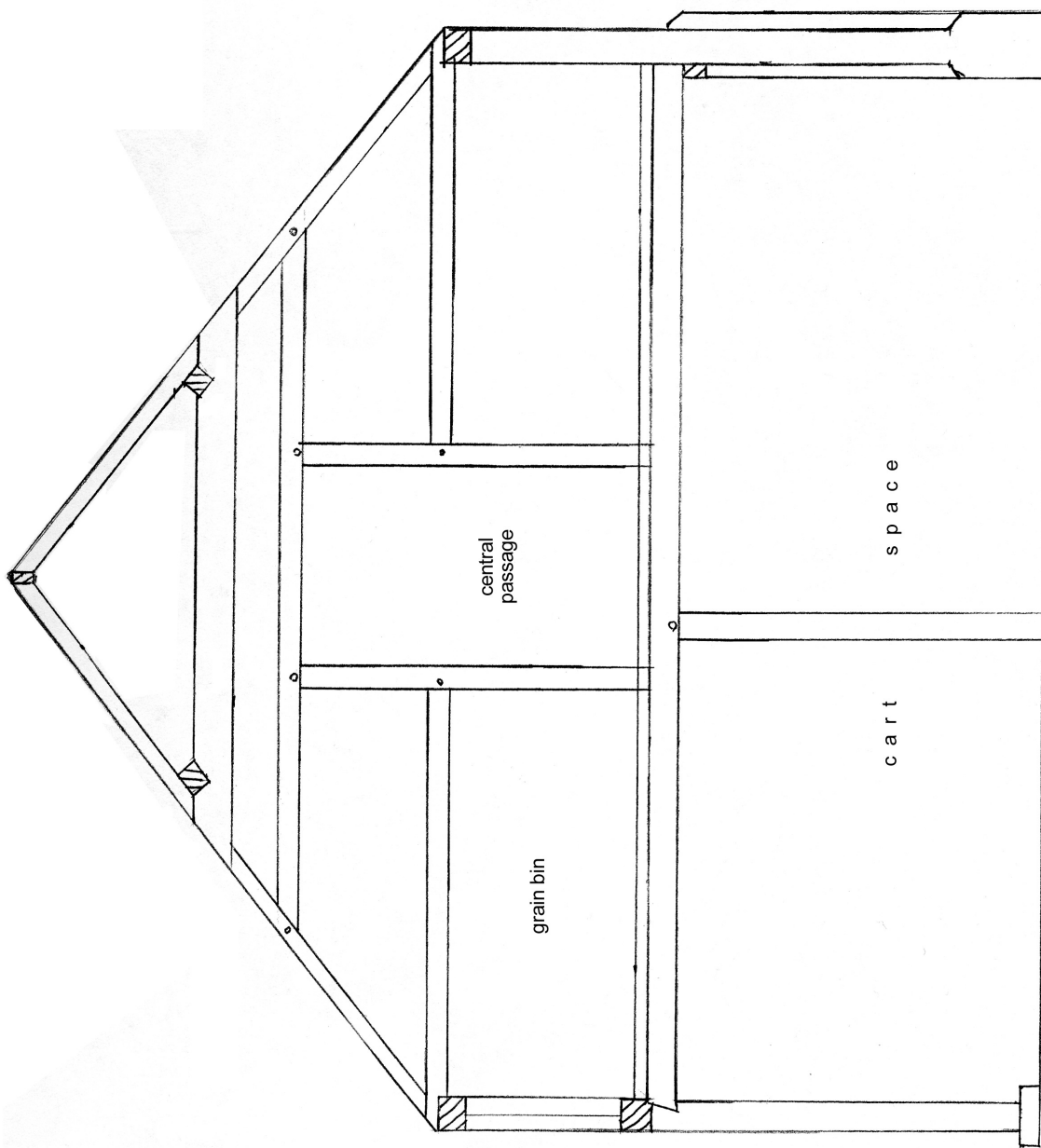


Fig 9 Cart lodge/granary: cross-section.

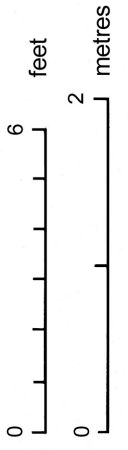
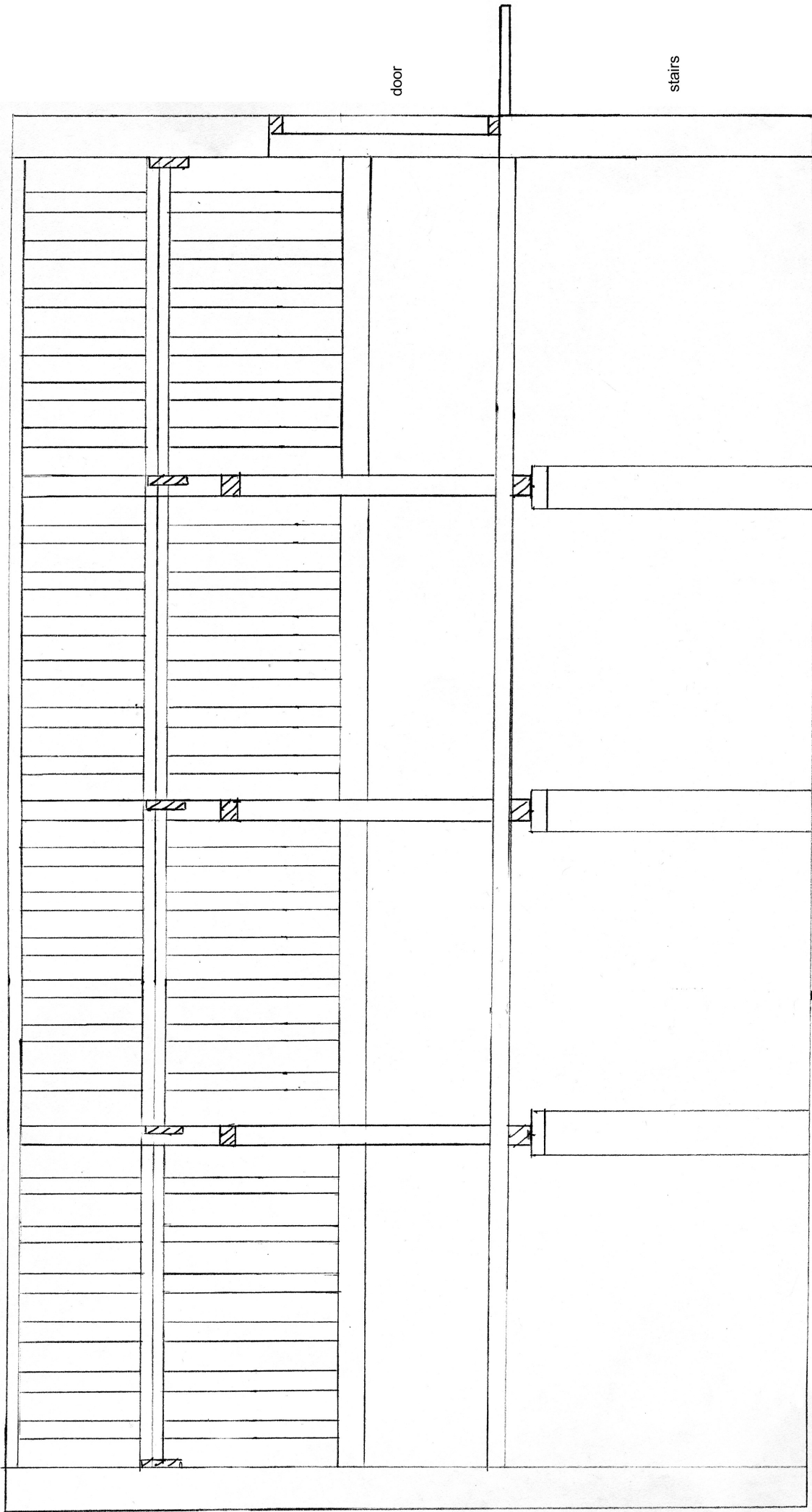


Fig 10 Cart lodge/granary: long section.

Essex Historic Environment Record/ Essex Archaeology and History

Summary sheet

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|---|--|
| Site address: Gosling's Farm, Sheepcotes Lane, Bradwell juxta Coggeshall, Braintree, Essex | |
| Parish: Bradwell juxta Coggeshall | District: Braintree |
| NGR: TL 8143 2136 | Site codes: CAT - 10/9f ECC - BGF10 Museum accession - (pending) |
| Type of work: Building recording on a cart lodge/granary and stable | Site director/group: Colchester Archaeological Trust |
| Date of work: 2nd October 2010 | Size of area investigated: - |
| Location of curating museum: Braintree Museum | Funding source: Developer |
| Further seasons anticipated? No | Related EHER nos: - |
| Final report: CAT Report 572 | |
| Periods represented: post-medieval, modern | |
| <p>Summary of building survey: <i>The cart lodge/granary is a Grade 2 listed building. The early map evidence shows that the cart lodge/granary and attached stable were built between 1839 and 1875. Probably after WW2, the granary was converted into a hen house and the grain bins were removed. In the front wall, new boarding was inserted with a glazed four-light window in each bay. It may have been at this time or later that the north-western external staircase was removed and the doorway converted into a window. At the same time, the window opening in the south-eastern gable of the granary was replaced by a modern window. Part of the floor was replaced by a new floor with new floor joists on hangers. It was probably at the same time that a new internal staircase was created in an enclosed lobby in the end bay of the cart lodge.</i></p> <p><i>The farm complex is a fairly common example of a farm with an early farm-house with 19th-century farm buildings. The buildings are of local significance but not of national or international significance. The 17th-century farm-house, although much altered, is also of local significance. The 19th-century farm buildings, including two cart lodges and the barn now converted into a house, are good examples of their type but are also of only local significance.</i></p> | |

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|--|---|
| Previous summaries/reports: None | |
| Keywords: cart lodge/granary, stable, post-medieval, modern | Significance: * |
| Author of summary: G M Adams | Date of summary: January 2011 |