

**Historic building recording
at Old Lodge Farm,
White Hart Lane,
Springfield, Essex
May 2013**



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**commissioned by
Andrew Stevenson Associates
on behalf of
Jones Projects Ltd**

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1 Summary

A programme of building recording was carried out by the Colchester Archaeological Trust on a complex of farm buildings at Old Lodge Farm, White Hart Lane, Springfield, Essex in May 2013. The work was commissioned by Andrew Stevenson Associates on behalf of Jones Projects Ltd. The farm buildings are arranged in a loose courtyard plan with the farmhouse to the north-west. The complex includes three large threshing barns dating from the 17th-19th century, an 18th-century stable/granary (all of which are Grade II listed) and associated outbuildings dating from the 19th-20th century.

The farm has its origins as a former park-keeper's lodge in one of the deer parks of the New Hall estate (the former Honour of Beaulieu) which was granted to the Canons of Waltham Abbey in 1062.

2 Introduction (Fig 5)

This is the archive report on the historic building recording of structures (in response to an application for their conversion) at Old Lodge Farm, White Hart Lane, Springfield, Essex. The work was carried out on behalf of Jones Projects Ltd by Colchester Archaeological Trust (CAT) in May 2013. The site consists of a complex of farm buildings arranged in a loose courtyard plan, located at NGR TL 7289 0990. The farmhouse is Grade II listed and has a grey gault brick front to an earlier timber-framed and tiled building (EHER 30844). The farm buildings include three large timber threshing barns, the earliest of which dates from the late 17th-early 18th century (structure 3, EHER 31030), with the next oldest dating from the mid 18th century (structure 2, EHER 31029) and the latest dated to 1802 (structure 1, EHER 31028). There is also a brick stable/granary dating from the early-mid 18th century (structure 4, EHER 31031). All of these structures are Grade II listed. Additional structures include a cart lodge, covered animal pens, stable block and outbuildings dating from the 19th-20th century (structures 5-10).

Two planning applications (11/01751/FUL and 11/01752/LBC) for the conversion of structures 1-4 to residential accommodation, along with the demolition of the additional structures, was submitted to Chelmsford Borough Council in December 2011. Given the impact of the proposed works on the historic integrity and the historical interest of the site, a full archaeological condition was attached to the planning consent. This condition was based on the advice given in the National Planning Policy Framework.

A brief detailing the required work (historic building recording) was written by the Historic Environment Officer (Alison Bennett HE 2013). All work was carried out in accordance with a WSI (Written Scheme of Investigation) produced by CAT in response to the HE Officer's brief and agreed with the HE Officer (CAT 2013).

All work was carried out according to standards and practices contained in the Institute for Archaeologists *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2008) and *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2008a), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14).

3 Aims

The aim of the building recording was to provide a detailed record and assessment of the farm buildings prior to conversion (structures 1-4). The building recording was carried out to Level 3 (English Heritage, 2006). A photographic survey was made of the buildings scheduled for demolition (structures 5-10).

In particular the record considered:

- Plan form of the site.
- Materials and method of construction.
- Date(s) of each structure.
- Function and internal layout of each component.

- Fixtures and fittings (contemporary and later additions/adaptations).
- Phasing.
- The context of the farm within its immediate contemporary landscape.

4 Building recording methodology

The following are included in this report:

- A brief documentary and cartographic survey of the evidence pertaining to the history and evolution of the site.
- A large-scale block plan of the site based on pre-existing architect's drawings. The position of each structure has been given a number noting date and function.
- A fully phased floor plan using the English Heritage (2006) Level 3 conventions at scale 1:100 of all buildings scheduled for conversion. Doors, windows, partitions, truss positions and any surviving fixtures/fittings are shown, together with evidence of phasing. The plans show all major structural additions to the building/yards and any internal divisions, particularly where the alterations are associated with a change of function.
- A cross-section using the English Heritage (2006) Level 3 conventions of the barns. These include a truss, that least impacted by modern alterations, with the location of this noted on the plan.
- A detailed description of each structure. The description addresses features such as materials, dimensions, method of construction, joinery, spatial configuration, phasing, reused timbers, carpentry marks/graffiti and any evidence of original fixtures and fittings.
- A discussion of the history and development of the buildings, including their design, date, form and function and any significant modifications/reuse.
- A brief overview of farming and how changes during the 18th and 19th century influenced the plan form.
- A full photographic record, comprising digital photographs of both general shots and details of individual buildings/features (external and internal). Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text (Appendix 1). The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 2).

5 Historical background (Figs 1-4, 5)

A documentary and cartographic search was undertaken at the Essex Records Office (ERO) to assess the evidence pertaining to the history and the evolution of the farm buildings.

Old Lodge Farm is a traditional farmstead in the parish of Springfield. It lies within the 17th-century deer park called the New or Little Park (HER 47229), one of four such parks associated with New Hall estate in the parish of Boreham, the others being the Great or Old Park, the Red Deer Park and the Dukes Park. Each park had a park-keeper's lodge and Old Lodge farmhouse is one of these. The history of Old Lodge Farm is inextricably linked to that of New Hall estate, granted to the Canons of Waltham Abbey in 1062. Seized during the English Civil War by Oliver Cromwell for the paltry sum of five shillings, the estate's grandeur was revived after the Restoration in 1660. General Monck, Duke of Albermarle, became the owner and there was a return to the hunting and feasting of the pre-war years. Royal guests, including Charles II, the Prince of Orange and James II all came for the hunt and were entertained at New Hall. But with the death of the second duke in 1688, the estate went into decline. His widow went mad, New Hall fell into ruin and the estate was eventually purchased by Benjamin Hoare Esq in 1733. He promptly sold New Hall to John Olmius, Lord Waltham and, shortly after, the house collapsed. Although Lord Waltham rebuilt New Hall in the Georgian Style much of the parkland was turned over to agriculture. Evidence for this comes from rental particulars dated 1730-70 (ERO D/DQt

132). This document records the lease by Benjamin Hoare, of lands from the Honour of Beaulieu (the earlier name for New Hall estate) which include a farm called Old Lodge, valued at £80. However, this property does not appear on the 1777 Chapman and André map of Essex (Fig 1). This map shows no reference to Old Lodge Farm or indeed any structures where the farm should appear. New Hall estate, with its extensive grounds and grand approach avenue of elm trees is depicted, as are Belstead Hall to the north-west and Nabbots Farm to the south-west, but the area where Old Lodge Farm is located is shown as open ground. However, only one of the four park lodges (Bulls Lodge) is shown on the Chapman and André map, the other two (New Lodge and Dukes Lodge) are also omitted.

New Hall estate was sold by the heirs of Lord Waltham in 1798 to nuns from the order of the Holy Sepulchre. A lease from 1801 (ERO D/DQ 54/34) shows that at least some of the estate's land had been sold off and was being rented out by the new owners. The lease records the rental of fields surrounding Old Lodge, held by the Reverend William Walford, to one John Seabrook for the period of one year. John Seabrook would go on to have a much longer association with Old Lodge Farm.

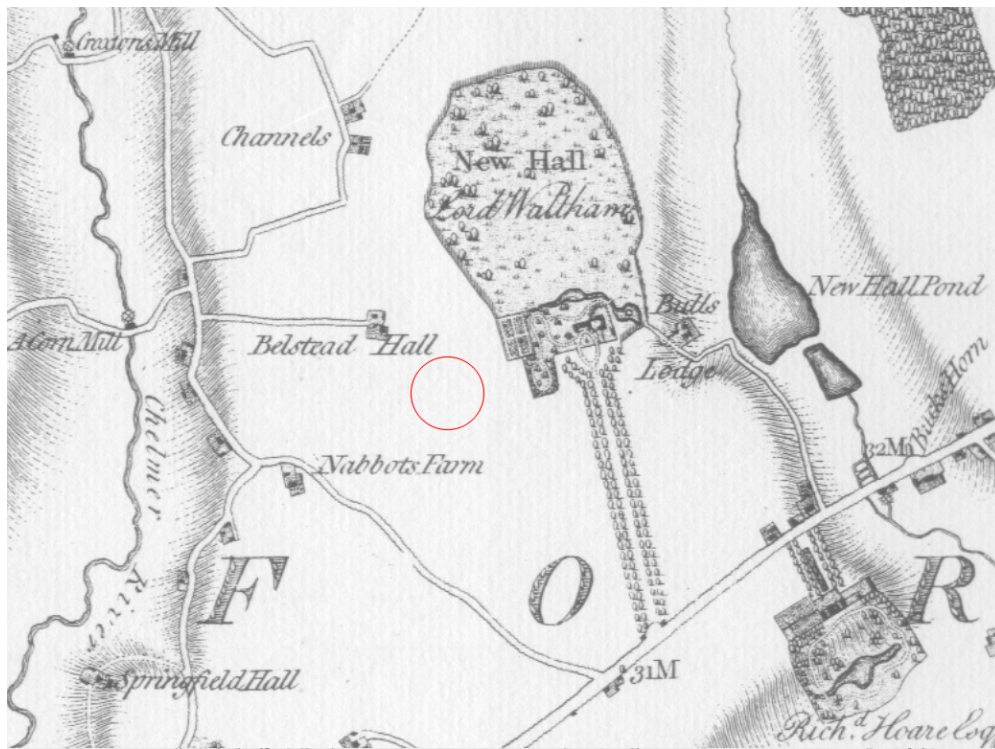


Fig 1 Chapman and André map of Essex, 1777 (Plate XIII) with the site of Old Lodge Farm circled in red.

Old Lodge Farm appears on the 1839 tithe map for Springfield (ERO D/CT 322), although it is not referred to by name (Fig 2). The map shows the farmhouse, barns 1-3, stable/granary 4 and outbuildings 9 and 10. Barn 1 is depicted with the midstrey and extensions to the north-west and south-east corners. Barn 2 is shown with the midstrey and barn 3 is depicted with the midstrey and lean-tos on either side of the midstrey. Additional structures are shown filling in the area between barns 1 and 2 and forming a yard on the south side of barn 2. Stable/granary 4 is shown with small extensions to the south and west walls. Outbuildings 9 and 10 are shown as linear structures and there are two additional buildings to the east of barn 1.

The tithe award for 1839 lists the owner and occupier of Old Lodge Farm as John Seabrook, presumably the same man who rented some of the fields in 1801. The land associated with Old Lodge Farm amounted to 31 parcels, mainly of arable fields with some limited pasture (Fig 6).



Fig 2 1839 tithe map (ERO D/CT 322).

The 1st edition 6" Ordnance Survey of 1874 (Fig 3) describes the farm as Old Lodge and shows little variation to the tithe map. Additional structures have been added to the corners of barn 1, making this roughly rectangular in plan. Extensions have been added to the east of the midstrey of barn 2 and to the east end of the barn itself, and the structure to the north of the midstrey of barn 3 has been extended.

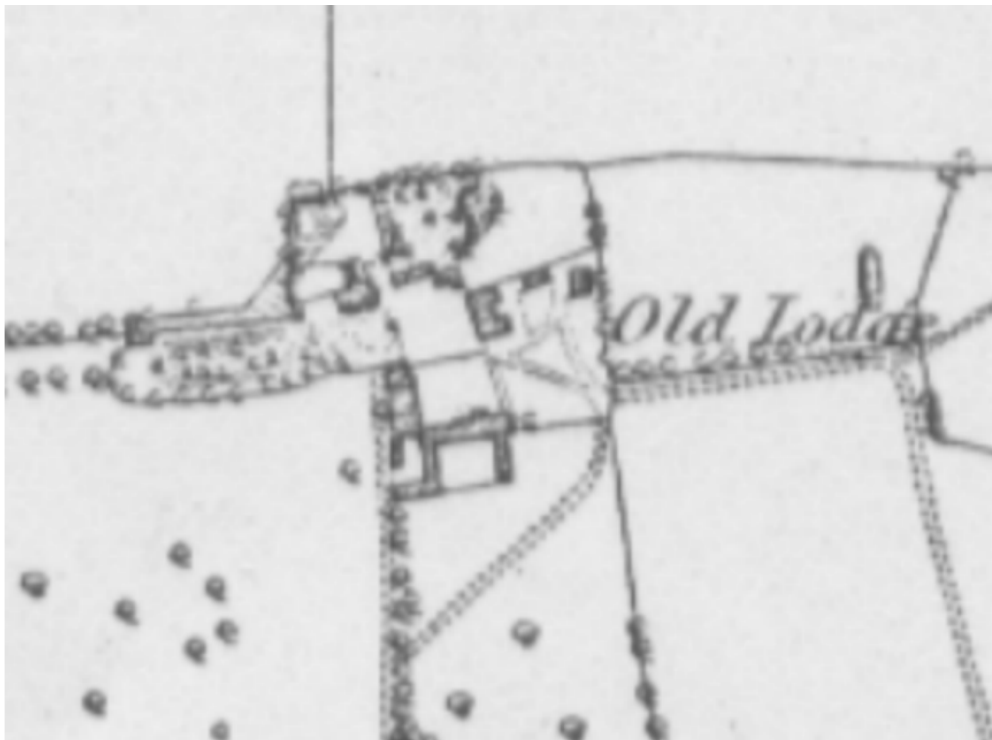


Fig 3 1st edition 6" OS map, 1874 (sheet 44).

There is little change between the time of the 1st edition map and the 2nd edition 6" Ordnance Survey of 1897 (Fig 4). Barn 3 has an additional structure at the north end but the rest of the farm buildings appear the same.



Fig 4 2nd edition 6" OS map, 1897 (sheet 44 SW).

A sales catalogue for Old Lodge Farm (ERO SALE/B3495) was produced by the auctioneers GB Hilliard and Son of Chelmsford in 1909. This records that the farm was for sale as a result of the death of the owner, John Albert Copeland, and that it had previously been let to Silas Pledger since 1879. The farm clearly passed out of the hands of John Seabrook at some point between 1839-79, although the heirs of John Seabrook went on to become successful and famous fruit tree specialists just over the parish border in Boreham (Burgess and Rance 1988). The catalogue describes the farm thusly: *'Outbuildings and Premises Comprise Range of Poultry Houses with Yard and enclosed Wood Yard (structure 10). A Range of Nag Stables and Chaisehouse with Harness Place and Loose Box (structure 9). The Farm Buildings Include Three Large Barns (Timber and Slated) with Granaries and Lean-to Shed; Cowhouse, Cart Horse Stables, Bullock Sheds with Warm Sunny Yards, Piggeries, Cart Lodge etc; and there are Two Good Stackyards and Pond of Water'*. This clear separation of outbuildings and farm buildings suggests that structures 9 and 10 may be the poultry house and nag stable, located conveniently close to the farmhouse. It also provides a loose date for the re-roofing of the barns as these would have originally been thatched.

A second sales catalogue for Old Lodge Farm dates from 1930 (ERO SALE/B360). Once again the property was offered for sale by GB Hilliard and Sons, this time for the estate of Silas Pledger. The tenant of Old Lodge Farm since 1879, he obviously purchased the farm in 1909. The catalogue states the land is in an excellent state of cultivation having been farmed by Silas Pledger for the last fifty years, and that: *'The Premises Comprise: Two Closets, Range of Poultry Houses with yard and Wood Shed, Two-Stall Stable, Chaisehouse or Garage, Harness Place and Loose Box. Brick and Tiled CART HORSE STABLE for Six Horses with Harness Place and Loft over (structure 4). Timber and Slated BARN with Two Granaries, Two Horse Boxes and Binder Shed (structure 1). A Second Timber and Slated BARN with Granary, Loose Box and Stable for Three Horses (structure 2). Enclosed Horse Yard with Open Thatched Shed. THREE EXCELLENT BULLOCK SHEDS, fitted with Mangers, Three Boxes and WARM SUNNY YARDS to hold about 50 BULLOCKS. Timber and Thatched Cowhouse for 10 Cows with Five Calves' Places. A*

Third Timber and Slated Barn with Two Granaries and Shed at end (structure 3). Drill Shed, Cart Lodge etc. Two Good Stackyards and Pond of Water'.

The plan form of the farm remained the same until the middle of the 20th century. Later editions of the Ordnance Survey show a cart lodge (structure 5) was added in the period 1938-55 and that the animal yards and sheds were replaced by concrete and asbestos barns (structures 6 and 7) by the late 1970s. A stable block (structure 8) was added at the south end of barn 3, probably replacing the thatched cowhouse. Similarities in construction with the cart lodge indicate this may also date to 1938-55.

6 Descriptive record (Figs 5-14)

Old Lodge Farm is located on the north-west side of White Hart Lane, accessed by a private drive (Fig 5). New Hall is c600m to the north-east and the landscape around the farmyard is characterised by open arable fields, apart from the area to the south-east where former fields have been sold off for the housing development of Beaulieu Park.

The farm buildings comprise ten distinct structures constructed in approximately nine phases. These structures have been identified by a number in the following text which corresponds to those on the block plan (Fig 5).

Structure 1 (Figs 5, 7, 11, 12)

Structure 1 comprises a five-bay threshing barn (1a), a lean-to granary (1b/1c), and three lean-tos (1d-f), constructed in three phases. Barn 1a is dated to 1802, granary 1b/c and lean-to 1e are dated 1802-39 and lean-tos 1d and 1f are dated 1840-74.

Barn 1a

External description

Barn 1a is a rectangular timber-framed structure, 6.8m wide x 19.5m long, with a half-hipped slate roof. It is aligned north-west to south-east and clad in black-painted horizontal weatherboarding (Plate 1). There is a midstrey projecting from the south-west elevation with a hipped slate roof, full height barn doors and a threshold leap. Lean-to structures flank the midstrey. The entire structure sits on a plinth constructed from red brick with dimensions of 232 x 110 x 70mm laid in English bond. The south-east elevation has a large inserted modern doorway. The north-east elevation has a centrally located doorway, complete with threshold leap and a pitching door above (Plate 2). Lean-to structures flank this doorway. The list entry for this barn states that it is dated 1802, but no evidence for this was observed during the survey.

Internal description

The interior of the barn was heavily cluttered at the time of the survey with the plinth and a portion of the lower register obscured by iron sheeting (Plate 3). The barn is divided into five bays, four of equal size with the central bay slightly wider, reflecting its function as the threshing floor. The floor throughout the barn is of modern concrete, although the central bay is higher than those to the sides which may indicate the presence of a brick threshing floor beneath.

The timber frame is of hand-sawn oak and comprises a sill beam measuring 190mm x 110mm with straight cut principal posts of 180mm x 180mm and intermediate studs of 90mm x 90mm. The wall frames are divided into upper and lower registers by joggled girding beams with dimensions of 160mm x 160mm which are single-pegged to the posts. In both registers straight braces fall from each principal post, passing through the studs. The studs of the upper register and gable of the north-west wall are all replacement machine-cut timbers, and the wall plate itself has been reinforced with iron strapping and has a secondary beam bolted to it. The entire south-east wall has replacement machine-cut studs and there is a secondary beam bolted to the wall plate. The wall plate is constructed from roughly equal length timbers with edge-halved scarf joints in bays 2 and 4. The barn doors in bay 3, opposite the midstrey doors, are replacements for earlier doors. The original girding beam has been replaced and also heightened, requiring pillows to be placed on the tops of the original door posts to fill the gaps. A pitching door has been inserted above this replacement girding beam (Plate 3).

The roof trusses of the outer bays are carried on bolted knees and have a collar beam double-pegged to the principal rafters. The trusses flanking the threshing floor have lightly curved braces, double-pegged to post and tie beam (Plate 4). These trusses also have queen posts single-pegged to tie beam and collar. The roof has staggered butt purlins strengthening the rafters which support sarking boards. Wind braces are present in the roof above bay 5 but not at the other end of the barn, which suggests these are a later addition.

The midstrey has bolted knee braces supporting the wall plate and there is a doorway in each of the side walls. These doorways provide access to the later granary 1c and the lean-to 1d. There are no exposed mortices in the underside of the girding beams which indicates the openings were created at the same time as the wall frame of the midstrey.

Chiselled carpenters' marks appear on trusses B and C. Truss B has an 'I' at the joint with the post and brace on the midstrey side and an 'II' at the joint with the post and brace on the other side. Truss C has an 'IIII' at the joint with the post and brace on the midstrey side and an 'III' at the joint with the post and brace on the other side (Plate 5).

Granary 1b/c

External description

Granary 1b/c is a single storey lean-to on the north-west corner of barn 1a, measuring 7.5m long x 2.4m wide. It is clad in black-painted horizontal weatherboarding and has a mono-pitch slate roof (Plate 6). The granary is elevated on three piers of red brick with dimensions of 225 x 110 x 68mm and is divided into two compartments, 1b and 1c. There is an original plank door with strap hinges providing external access to granary 1b and a small hatch in the wall of granary 1c which has identical-shaped hinges to those on the door.

Internal description

The interior of granary 1b shows that the structure is timber-framed with horizontal tongue and groove cladding to the level of the eaves, and conceals the original weatherboarding on the side of barn 1a. The interior of the second granary compartment, 1c (accessed from the midstrey), has the same tongue and groove cladding. The hatch in the exterior wall conceals an unglazed opening with an iron mullion.

Lean-to 1d

External description

Lean-to 1d is a single-storey structure with a slate mono-pitch roof on the south-west corner of barn 1a, measuring 7.5m long by 3.4m wide. It is clad in black-painted horizontal weatherboarding and has a plank door hard against the midstrey. The structure sits on a red brick plinth with dimensions of 230 x 110 x 70mm laid in Flemish bond (Plate 7). The plinth on the south-east end is two courses taller than on the longer south-west side, indicating that the latter is an insertion. A gap below the eaves exposes two large posts that divide the length of the structure into thirds. This suggests that the plinth, door and weatherboarding are later additions to an open-fronted shed.

Internal description

The interior shows that the lean-to is timber-framed, with the frame of the short end constructed differently to that of the long side (Plate 8). The frame of the short end has eight hand-sawn and equally-spaced studs between the barn and the corner post, with straight braces falling from the central post. The wall plate of the short end has the same dimensions as the wall plate and intermediate posts of the long side. However, the studs between the intermediate posts along the long side are machine-cut, supporting the theory that the long side was originally open-fronted. Horizontal battens are attached to the interior of the lean-to, presumably to protect the frame from damage. The lean-to conceals the original weatherboarding of the barn.

Lean-to 1e

External description

Lean-to 1e is a single-storey structure with a slate mono-pitch roof on the south-east corner of barn 1a, measuring 7.7m long x 3.6m wide (Plate 3). The exterior is clad in black-painted horizontal weatherboarding and there are full height double doors on the south-

east end. The short end sits on a plinth with thirteen courses of red brick with dimensions of 230 x 98 x 75mm, whilst the long side has only four visible courses.

Internal description

Lean-to 1e has a timber frame constructed from machine-cut studs with protective horizontal timber battens nailed to the frame. The shared wall with barn 1a has the original weatherboarding.

Lean-to 1f

External description

Lean-to 1f is a single-storey structure with a slate mono-pitch roof on the north-east corner of barn 1a, measuring 6.8m long x 3.6m wide (Plate 9). The north-west end, from ground to eaves, is of red brick with dimensions of 230 x 110 x 70mm, laid in Flemish bond. The other walls are clad in black-painted horizontal weatherboarding and sit on a low brick plinth. There are double doors in the south-east end.

Internal description

The interior shows that the external wall is timber-framed, constructed from hand-sawn posts and studs. There are straight braces falling from the intermediate posts which pass through the studs. As with the other structures attached to barn 1a, the lean-to conceals the original weatherboarding of the barn. The roof has lightly-cambered bridging beams supporting the rafters (Plate 10).

Structure 2 (Figs 5, 8, 13)

Structure 2 comprises a five-bay threshing barn (2a), the remains of an outbuilding (2b), and a lean-to granary (2c/d), constructed in two phases. Barn 2a is dated to the mid 18th century and outbuilding 2b and granary 2c/d were constructed by 1839. Modern covered animal pens (structure 6) are located against the south and west walls of structure 2 and have replaced buildings noted on the maps cited in Section 5 above.

Barn 2a

External description

Barn 2a is a rectangular timber-framed structure, 6.6m wide x 18.7m long, aligned roughly east to west. It has a half-hipped slate roof and is clad in black-painted horizontal weatherboarding (Plate 11). There is a midstrey projecting from the north elevation with a gabled slate roof, full height barn doors on strap hinges and the slots for a threshold leap. A lean-to structure flanks the midstrey to the east. The barn sits on a brick plinth which is only just visible above ground level. Exceptions to this are the south walls of bays 1 and 2 where the foundation and lower wall frame have been replaced by concrete blocks, and the south wall of bays 4 and 5 where there is an elevated plinth constructed from red brick with dimensions of 220 x 107 x 61mm laid in Flemish bond. The south elevation has a centrally located doorway, complete with threshold leap and a pitching door above. Both ends of the barn have a small hatch with strap hinges centrally located beneath the eaves (Plate 17). There is a low, wide plank door in the west end and a plank door with strap hinges in the south wall of bay 5.

Internal description

The interior of barn 2a was empty at the time of the survey and appears to have been unused for some time (Plate 12). The barn is divided into five bays, four of equal size with the central bay slightly wider, reflecting its function as the threshing floor. The 1990 list entry for the barn recorded that the threshing floor was of York stone, but this has since been replaced by concrete.

The timber frame is of hand-sawn oak and comprises a sill beam measuring 180mm x 160mm, although much of this is obscured by the barn floor. Straight cut principal posts of the same dimensions and intermediate studs of 150mm x 90mm rise from the sill beam. The frame is a mix of original and reused timbers. The wall frames are divided into upper and lower registers by girding beams with dimensions of 160mm x 160mm which are double-pegged to the posts. In both registers straight braces fall from each principal post, passing through the studs. The wall plate is constructed from roughly equal length timbers

with edge-halved scarf joints in each bay. The upper registers of bays 1 and 2 have the original render. The barn doors in bay 3, opposite the midstrey doors, have flared bases to the door posts with slots holding a threshold leap. The original girding beam has been replaced and a pitching door has been inserted above it (Plate 13).

The roof trusses have lightly curved braces, double-pegged to the posts and triple-pegged to the tie beams, with inclined queen struts single-pegged to the tie beams and principal rafters and a high collar beam double-pegged to the rafters (Plate 14). The roof has staggered butt purlins strengthening the rafters, supporting battens to which slates are attached. Some of the rafters in bay 1 are fire-blackened, indicating re-use, possibly from a medieval hall (Plate 15).

The midstrey has short straight braces supporting the wall plate above the doors which are double-pegged to the posts and triple-pegged to the wall plate. Doorways have been inserted in each side wall. The one to the east provides access to the later granary 2c/d, whilst the one to the west opens onto the farmyard. The barn doors are later replacements but the posts have the original slots for the threshold leap.

Chiselled carpenters' marks appear on each of the trusses. Truss A has an 'I' at the joint with each post and brace and an 'I' at the joints with the tie beam and braces. Truss B has an 'II' at these locations and also an 'III' on one of the joints of the tie beam and queen struts. Truss C has an 'III' at the joint of each post and brace and an 'IIII' on both joints of the tie beam and queen struts. Truss D has an 'IIII' at the joint with the post and brace on the midstrey side and an 'II' at the joint of the tie beam and queen strut on the midstrey side (Plate 16).

Outbuilding 2b

External description

Outbuilding 2b is a small, single storey structure 2.4m wide x 2.6m long at the east end of granary 2c/d (Plate 17). It is in a ruinous state but it can be seen that two sides are clad in black-painted horizontal weatherboarding, whilst the side to the south is open, although there appears to have been a gate to this opening. There is a small door in the north wall. The roof is covered with modern ceramic profile tiles carried on machine-cut timbers. The structure sits on a low brick plinth.

Granary 2c/d

External description

Granary 2c/d is a single storey lean-to on the north side of barn 2a, measuring 7.1m long x 2.2m wide. It is clad in black-painted horizontal weatherboarding and has a mono-pitch slate roof (Plate 18). The granary is elevated on five piers of red brick with dimensions of 220 x 104 x 65mm and is divided into two compartments, 2c and 2d. There is an original plank door with strap hinges providing access to granary 2c and a small hatch in the wall of granary 2d which has identical-shaped hinges to those of the door.

Internal description

The interior of granary 2c shows that the structure is timber-framed with lap cladding to the level of the eaves. The granary conceals the original weatherboarding on the lower register of barn 2a and also the lathe and plaster of the original rendering on the upper register. The plank door has a wooden lock housing which, if not original, appears to be early in date (Plate 19). The interior of the second granary compartment, 2d, has the same lap cladding to the walls. The hatch in the exterior wall conceals an unglazed opening with an iron mullion, very similar to that in granary 1c.

Structure 3 (Figs 5, 9, 14)

Structure 3 comprises a five-bay threshing barn (3a), a shelter shed (3b), a lean-to granary (3c), a lean-to (3d) and a lean-to stable (3e), constructed in four phases. Barn 3a is dated to the late 17th-early 18th century, the shelter shed 3b and lean-to granary 3c were constructed by 1839, the lean-to 3d was added 1840-74 and the lean-to stable 3e was built 1875-97. A modern covered animal pen (structure 7) is attached to shelter shed 3b and a range of modern stables (structure 8) extends from the south elevation of barn 3a. These modern structures have replaced earlier buildings that are visible on the maps cited in Section 5 above.

Barn 3a

External description

Barn 3a is a rectangular timber-framed structure, 7m wide x 19.3m long, aligned roughly north to south. It has a half-hipped slate roof and is clad in black-painted horizontal weatherboarding (Plate 20). There is a midstrey projecting from the east elevation with a gabled slate roof, full height barn doors on strap hinges and the slots for a threshold leap. The gable of the midstrey has arched openings for pigeons. South of the midstrey is an open-fronted shelter shed and there are lean-to structures on the north of the midstrey and a lean-to stable at the north end of the barn. The barn sits on a brick plinth which is only just visible above ground level, constructed from red brick laid in Flemish bond but with much subsequent repair. The west elevation has a centrally located doorway with threshold leap and a pitching door above. The south end of the barn has a small opening centrally located beneath the eaves and a doorway at ground level providing access to bay 1 (Plate 21).

Internal description

The interior of barn 3a was quite cluttered with rubbish and old farm equipment, including a horse-drawn seed drill (Plate 22). The barn is divided into five bays, four of equal size with the central bay slightly wider, reflecting its function as the threshing floor (Plate 23). The 1990 list entry for the barn recorded that the threshing floor was of York stone, but this has since been removed and the floor is compacted bare earth.

The timber frame is of hand-sawn oak and comprises a sill beam measuring 200mm x 160mm with straight cut principal posts of the same dimensions and intermediate studs of 110mm x 80mm rising from the sill beam. The frame is a mix of original and reused timbers. The wall frames are divided into upper and lower registers by girding beams with dimensions of 200mm x 160mm which are single-pegged to the posts. In the lower registers a single straight brace falls from the outer principal posts, passing through the studs, whilst in the upper register straight braces fall from each post. The wall plate of the west wall comprises four timbers of unequal length linked by face-halved scarf joints with bladed abutments. The east wall plate is formed by two long timbers spanning the outer bays and linked to a timber spanning bay 3 by face-halved scarf joints with bladed abutments. In sharp contrast the wall plates of either end are formed by reused tie beams with cambered tops (Plate 24). The upper registers of the north wall and the east walls of bays 4 and 5 have the original lath and plaster render, although this is not visible from outside. The barn doors in bay 3, opposite the midstrey doors, have flared bases to the door posts with slots holding a threshold leap. The original girding beam has been replaced and a pitching door has been inserted above it (Plate 25).

The roof trusses have cranked braces, double-pegged to the posts and triple-pegged to the tie beams, with inclined queen struts single-pegged to tie beam and principal rafter, and a high collar beam single-pegged to the rafters (Plate 26). The roof has staggered butt purlins strengthening the rafters, supporting battens to which the roof slates are attached. Straight wind braces are present in the roof pitches of bays 1 and 5. The tie beams of trusses B and C are square in section whilst trusses A and D are reused and have cambered tops, identical to the wall plates of the north and south wall frames.

The midstrey has short curved braces supporting the wall plate above the doors which are single-pegged to the wall plate (Plate 27). The braces were originally single-pegged to the posts as well but these pegs have been replaced by iron bolts. The barn doors are later replacements but the posts, which are flared at the bases, have the original slots for the threshold leap. Two doorways have been inserted into the north midstrey wall, one providing access to granary 3c, the other opening onto the farmyard (Plate 23). A pigeon loft has been inserted into the gable, complete with nesting boxes (Plates 28, 29)

Barn 3a has a wealth of chiselled carpenters' marks on the trusses (Plate 30). Truss A has an 'IIII' at the joint with each post and brace and a 'V' at the joints with the tie beam and principal rafters. There is an additional 'V' at the joint with the tie beam and the west queen strut. Truss B has an 'III' at the joint with each post and brace, an 'IIII' on each joint at the tie beam and queen strut, an 'IIII' at the joint with the tie beam and principal rafter on the west side and an 'IIII' on the joint at the collar and principal rafter on the west side. Truss C has an 'II' at the joint of each post and brace. Truss D has an 'I' at the joint with each post and brace and an 'II' at both joints of the tie beam and principal rafters.

Shelter shed 3b

External description

Shelter shed 3b is a single storey, open-fronted lean-to on the east side of barn 3a, measuring 7.2m long x 4.1m wide. The south wall is clad in black-painted horizontal weatherboarding and sits on a brick plinth (Plate 21). It has a mono-pitch roof covered in plastic sheeting, although presumably this has replaced slates. The open front is supported on iron I-beams with concrete buffers, rather than on timber posts.

Granary 3c

External description

Granary 3c is a single storey lean-to on the east side of barn 3a, measuring 3.5m long x 2.1m wide. It is clad in black-painted horizontal weatherboarding and has a mono-pitch slate roof which it shares with lean-to 3d (Plate 31). The granary is elevated on three piers of red brick with dimensions of 220 x 104 x 65mm. There is a small hatch below the eaves with strap hinges.

Internal description

The interior of granary 2c shows that the structure is timber-framed with tongue and groove cladding to the level of the eaves. The granary conceals the original weatherboarding on the lower register of barn 3a and the lathe and plaster of the original rendering on the upper register.

Lean-to 3d

External description

Lean-to 3d is a single storey structure on the east side of barn 3a adjoining granary 3c, measuring 3.7m long x 2.1m wide. It is clad in black-painted horizontal weatherboarding and shares a mono-pitch slate roof with the granary (Plate 31). The lean-to sits on a brick plinth that has been built up against the end pier of the granary. Lean-to 3d is irregular in plan, with the north wall angled to join up with one of the farmyard walls. There is a plank door with strap hinges in this angled wall.

Internal description

The interior of lean-to 3d shows the structure to be timber-framed and clearly built after the granary. As with the granary, the lean-to conceals the original weatherboarding on the lower register of barn 3a and the lathe and plaster render on the upper register.

Stable 3e

External description

Stable 3e is a single storey lean-to located across the length of barn 3a at the north end. The north wall is red brick in Flemish bond to the eaves, with the west wall half brick and half timbered (Plate 32), and the east wall timber-framed and clad in black-painted horizontal weatherboarding. The roof is of asbestos profile boards. A doorway is located in the east wall and a four light metal-framed window has been inserted above and to the left of this.

Internal description

It was not possible to gain access to the interior of the stable but visual examination through the weatherboarding at the rear showed the interior to have a cobbled floor and a hay rack attached to the exterior wall of barn 3a (Plate 33). The stable also concealed the original weatherboarding to the lower registers of the barn and the lath and plaster render to the upper registers.

Structure 4 (Figs 5, 10)

Structure 4 is a dual-function building and comprises a single storey stable with granary above (4a) and two lean-tos (4b and 4c), constructed in three phases. Stable/granary 4a is dated to the early-mid 18th century, whilst the lean-tos were constructed by 1839. The list entry for the structure suggests an 18th-century date for lean-to 4b and an early 19th-century date for lean-to 4c.

Stable/granary 4a

External description

Stable/granary 4a is a two storey rectangular brick building aligned north-east to south-west, measuring 8.6m long x 4.8m wide (Plate 34). At the time of the survey the building was structurally unsafe with substantial cracking clearly evident. The fabric has been repaired and patched multiple times (including the complete rebuilding of both gables) and buttresses have been added to the north-east corner. Despite these repairs it was possible to ascertain that the original fabric was of red brick with dimensions of 238 x 114 x 55mm, laid in Flemish bond. The gabled roof is of plain tiles. The south-east elevation has a centrally located doorway surmounted by a brick arch, which is a later insertion. This is flanked by lean-to 4c and a square wooden-framed window. The north-west elevation is plain brickwork apart from the presence of two small modern vents and the brick buttresses. The north-east elevation has a large window that has been converted from an earlier doorway and a smaller window in the gable (Plate 35). The south-west elevation has lean-to 4b attached to the stable and an elevated plank door providing access to the granary loft (Plate 36). The doorpost closest to the centre of the gable rises eight courses of brick higher than the lintel and has a pattern of rust-stained holes. This would have been the anchor point for a hoist used for raising sacks of grain to the loft.

Internal description

Structure 4a has a stable on the ground floor and a granary loft above. The stable interior was cluttered with rubbish and debris at the time of the survey and the conversion of the building to a workshop has removed any original fittings related to the stable (Plate 37). The interior showed that there was an original entrance to the stable in the south-west wall, concealed on the exterior by lean-to 4b. This doorway has a timber lintel and was originally 1.22m (exactly 4 feet) wide but the lower part has subsequently been made narrower. Opposite this entrance, in the north-east wall, is a large window which has been inserted into the bricked-in opening of an identical doorway. The timber lintel for this doorway is preserved above the window opening. The south-east wall has an original square window as well as the modern entrance to the stable and a doorway into lean-to 4c. The square window has a timber lintel identical to those over the original entrances and an identical timber lintel can be seen above the inserted doorway to lean-to 4c, suggesting there was originally a window at this location. It is likely that the insertion of the modern entrance to the stable has replaced a third window and indicates that the stable would have had three stalls with a passage behind. The presence of a similar lintel in the south-west corner of the stable where the wall has collapsed indicates there was a window beneath the door to the granary loft. The original flooring has been replaced with concrete.

The granary floor is supported on two chamfered bridging beams with dimensions of 340mm x 340mm, which in turn carry closely-spaced joists with dimensions of 120mm x 170mm. Due to the instability of the building it was not possible to access the granary loft, however, the list entry states that the roof of the granary has coupled rafters with looped purlins.

Lean-to 4b

External description

Lean-to 4b is a single storey structure on the south-west end of stable/granary 4a (Plate 34). It projects 2.5m out and is 3m wide. The lean-to is in a ruinous state, with many patches of repair to the brick work, but it is possible to see that the original construction was of red brick with dimensions of 230 x 109 x 60mm laid in Flemish bond. There are no indications of windows or doorways in any of the exterior walls, although most of the north-west corner has collapsed, which may be the result of structural weakening caused by such an opening (Plate 36). The roof is a steep mono-pitch of plain tiles carried on timber battens.

It would appear that lean-to 4b was constructed around the original entrance in order to create an additional storage room, perhaps for a feed store or harness place.

Lean-to 4c

External description

Lean-to 4c is a single storey structure on the south-east wall of stable/granary 4a (Plate 34). It is rectangular in plan, 4.6m long x 3.3m wide, and is constructed of red brick with

dimensions of 230 x 110 x 68mm laid in Flemish bond. There is an off-centre doorway in the south-east wall and the roof is a steep mono-pitch covered in slate.

The interior is unremarkable and the lean-to probably functioned as additional storage space for the stable.

The remainder of the structures (5-10) were subject to a photographic survey at English Heritage Level 2.

Structure 5 is an eight-bayed cart lodge dated to 1938-55. It has machine-cut timbers and is clad in corrugated iron (Plate 38).

Structures 6 and 7 are covered livestock pens constructed from pre-cast concrete and asbestos sheeting (Plates 39, 40). They are dated to 1976-79.

Structure 8 is a stable block dated to 1938-55, with roof trusses of similar design as cart lodge 5 (Plate 41). Its construction comprises a frame of machine-cut timbers on a plinth of concrete blocks. The roof is of corrugated asbestos sheeting.

Structure 9 is probably the former nag stables and chaise house constructed by 1839 (Plate 42). It is of timber-frame construction with a plain tile roof and is extremely dilapidated, with the north-east end completely collapsed.

Structure 10 is probably the former poultry house constructed by 1839 (Plate 43). It is a timber-framed building with brick floors divided into four compartments, each with a plank door held on ornate strap hinges and an opening beneath the eaves (Plates 44, 45).

7 Discussion

Unlike many Essex farms with timber-framed barns, the origins of Old Lodge Farm do not hark back to a medieval manor or moated farmstead. Instead, Old Lodge Farm evolved from the managed landscape of the private deer park of New Hall estate in the 17th century, to a dispersed pattern of agricultural tenancies in the early 18th century. Barn 3a was constructed at the start of this evolution, a single threshing barn reflecting the small scale nature of the farm at that time. The 18th century was an age of expansion for Essex agriculture, largely because of the growing London market and the increased demand for grain brought about by the huge population rise from 1750 onwards. Towards the end of the 18th century, higher grain prices resulting from the Napoleonic Wars made cereal production more favourable to many landowners. Springfield and Old Lodge Farm, located on the London Road, were ideally placed to exploit this, and improvements to the River Chelmer by the late 1790s meant grain could be sent more cheaply to London.

The lease of Old Lodge Farm by Benjamin Hoare in 1733 shows the continuation of this process. More land was converted to agricultural use, resulting in the addition of stable/granary 4a and barn 2a. The York stone threshing floors and the brick built stable/granary suggest that, although not laid out as a model farm, there was an intention by the landowners to attract tenants with the most up to date features possible. Brick was most commonly used for farm buildings on estates with high rental values (Lucas 1997, 77). The sale of more estate land, this time by the nuns of the Holy Sepulchre, around 1800, further increased the size of Old Lodge Farm. The one year lease to John Seabrook in 1801 and his subsequent purchase of the farm indicates it was he who constructed barn 1a in 1802. The need for a third threshing barn is shown by the tithe map of 1839 (Fig 6). This shows the huge emphasis on arable production at Old Lodge Farm, with only a small amount of the fields given over to provide grazing and fodder for the farm animals.

Originally the barns would have been half-weatherboarded, with the upper registers rendered, evidence for which can be seen in both barn 2a and 3a. The roofs would have been thatched and the small hatches below the eaves of barn 2a may cover earlier owl holes, openings for owls to enter the barn and prey on vermin eating the crop (Brunskill 1982, 43). The thatch was replaced by Welsh slate, made economically viable by the growth of the rail network in the mid 19th century. The pigeon loft in the gable of barn 3a is not a traditional dovecote for the rearing of squabs and the collection of eggs for food.

Although it has nesting boxes, the design of the loft does not have the characteristics of an historical dovecote and resembles instead a pigeon-fanciers loft.

The years between the 1840s-1870s are known as the 'High Farming' period and are characterised by increased output brought about by the availability of imported artificial fertilisers, manure and feeds. The improvement and expansion of infrastructure provided a wider market for crops. An Act of Parliament in 1849 provided loans for investment in new farm buildings and many farms embarked on programmes of renewal and investment.

The 'High Farming' years came to an end in the late 1870s after several seasons of poor weather and failed harvests and the collapse of grain prices in the face of cheap foreign imports. This brought about a depression in British farming. Luckily for Britain's farmers this was offset against a rising urban demand for milk and many of the eastern region's ailing arable farms diversified into small-scale dairy and cattle farming, turning their valueless wheat fields over to pasture and exploiting the cheap foreign grain as feed (Harvey 1984, 165). There are indicators that this is what happened at Old Lodge Farm. The sales catalogues mention bullock yards and cow sheds existing by the early 20th century and the map evidence suggests these were in place by the last quarter of the 19th century. This farming trend continued well into the 20th century with the covered animal pens (structures 6 and 7).

Old Lodge Farm is not unique but is an important example of Essex farming. Although the farm itself does not have medieval origins, it evolved from a medieval estate with significant historical connections. The York stone floors of the earliest barns and the brick built stable/granary are good examples of how Essex estates sought to attract high value tenancies in the 17th/18th centuries, and can be considered the precursor to the model farm movement. The structures on the farm, and the historical records associated with them, provide a time line of Essex farming through a period of agricultural revolution and change. This time line charting the rise, fall and ultimate decline of farming at Old Lodge can be taken as a snapshot of Essex farming in general. The dispersal of large estates into smaller agricultural entities after the English Civil war has come full circle, with many of these small farmsteads subsumed into 'super farms', estates with no need for the historic farm buildings scattered across the landscape. Although many decry the conversion of historic farm buildings, such conversions are a new chapter in the history of these buildings and provide a lifeline to ailing structures that would otherwise fall into ruin.

8 Acknowledgements

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Plans are based on surveys carried out by Andrew Stevenson Associates.

The building recording was carried out by Chris Lister and Mark Baister.

The project was monitored by Alison Bennett on behalf of Essex County Council Place Services Historic Environment.

9 References

Note: all CAT reports, except for DBAs, are available online in .pdf format at <http://cat.essex.ac.uk>

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10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
context	specific location on an archaeological site, especially one where finds are made
EHER	Essex Historic Environment Record, held by the ECC
feature	an identifiable thing like a pit, a wall, a floor; can contain 'contexts'
HE	Historic Environment
IfA	Institute for Archaeologists
layer	distinct or distinguishable deposit of soil
medieval	period from AD 1066 to Henry VIII
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
post	in wall frames vertical members which rise the full height of the frame, being either main posts at the bay divisions or intermediate posts within the bay
post-medieval	after Henry VIII to around the late 18th century
purlin	longitudinal roof timbers, intermediate between wall-plate and ridge, carried by roof trusses and giving support to rafters

11 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Circular Road North, Colchester, Essex CO2 7GZ, but it will be permanently deposited with Chelmsford Museum under accession code CHMER 2013.077.

12 Contents of archive

One A4 document wallet containing:

1 Introduction

- 1.1 Copy of ECC brief
- 1.2 Copy of WSI produced by CAT
- 1.3 Risk assessment
- 1.4 Copies of existing plans and elevations (4 A4 sheets)

2 Site archive

- 2.1 Digital photographic record.
- 2.2 Digital photographic contact sheet.
- 2.3 Attendance register
- 2.4 Site photographic record on CD

3 Research archive

- 3.1 Client report

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Appendices
Appendix 1
Selected photographs



Plate 1 South-west elevation of structure 1, with granary 1b/c to the left, the midstrey of barn 1a and lean-to 1d to the right - view north-east



Plate 2 North-east elevation of structure 1, showing rear barn doors and pitching door of barn 1a with lean-to 1f to the left and lean-to 1e to the right – view south-west



Plate 3 Interior of barn 1a – view north-west



Plate 4 Interior of barn 1a showing trusses B and C with curved bracing and queen posts and truss D with knee braces – view south-east



Plate 5 Carpenters' marks on posts and braces of trusses B (top) and C (bottom)



Plate 6 Granary 1b/c – view north-east



Plate 7 Lean-to 1d, showing infilled open front – view north-east



Plate 8 Interior of lean-to 1d, showing the differences between the framing of the short end and long side – view south



Plate 9 Lean-to 1f - view north-west



Plate 10 Interior of lean-to 1f, showing the timber frame and lightly-cambered bridging beams – view north-east



Plate 11 North elevation of structure 2, showing the threshing barn 2a and outbuilding 2b and granary 2c/d to the left of the midstrey – view south



Plate 12 Interior of barn 2a - view west



Plate 13 Barn 2a, showing jowled bases to rear barn doors, threshold leap and inserted pitching door – view south



Plate 14 Barn 2a, showing truss B with lightly curved braces, inclined queen struts and joggled purlins - view east



Plate 15 Barn 2a, detail of fire-blackened and reused timbers in roof of bay 1



Plate 16 Barn 2a, chiselled carpenters' marks 'III' on tie beam and strut of truss C



Plate 17 Outbuilding 2b at east end of barn 2a, not also the small hatch under the eaves of the barn - view west



Plate 18 Granary 2c/d - view south



Plate 19 Detail of original lock housing on door to granary 2c



Plate 20 Structure 3 – view south-west



Plate 21 South elevation of barn 3a, with shelter shed 3b to the right and stable block 8 to the foreground – view north-west



Plate 22 Disused horse-drawn seed drill, barn 3a - view north-west



Plate 23 Interior of barn 3a - view north-east



Plate 24 Barn 3a, showing the reused tie beam in place of the wall plate – view north-west



Plate 25 Barn 3a, showing rear barn doors with replacement girding beam and threshold leap – view west



Plate 26 Barn 3a detail of roof truss – view south



Plate 27 Barn 3a, showing midstrey – view east



Plate 28 Barn 3a, showing exterior and interior of midstrey with pigeon loft in gable



Plate 29 Barn 3a, showing nesting boxes in the midstrey pigeon loft



Plate 30 Barn 3a, examples of carpenters' marks on trusses



Plate 31 Granary 3c and lean-to 3d, with stable 3e to the far right – view west



Plate 32 Stable 3e – view south-east



Plate 33 Interior of stable 3e, showing remnants of the cobbled floor and the hay rack – view east



Plate 34 Structure 4 – view north-east



Plate 35 Stable/granary 4a, showing converted doorway, rebuilt gable and later buttress – view south-west



Plate 36 Stable/granary 4a with lean-to 4b and elevated doorway to granary loft – view east



Plate 37 Interior of stable 4a – view south-west



Plate 38 Structure 5, interior of cart lodge – view north



Plate 39 Structures 6 and 7, covered livestock pens – view south-west



Plate 40 Interior of covered livestock pen 6 – view south-east



Plate 41 Structure 8, stable block – view south-west



Plate 42 Structure 9, former nag stable and chaise house – view north-west



Plate 43 Structure 10, former poultry house – view north



Plate 44 Interior of structure 10, showing timber frame and brick floor - view north-east



Plate 45 Structure 10, ornate strap hinges to plank door – view north-east

Appendix 2

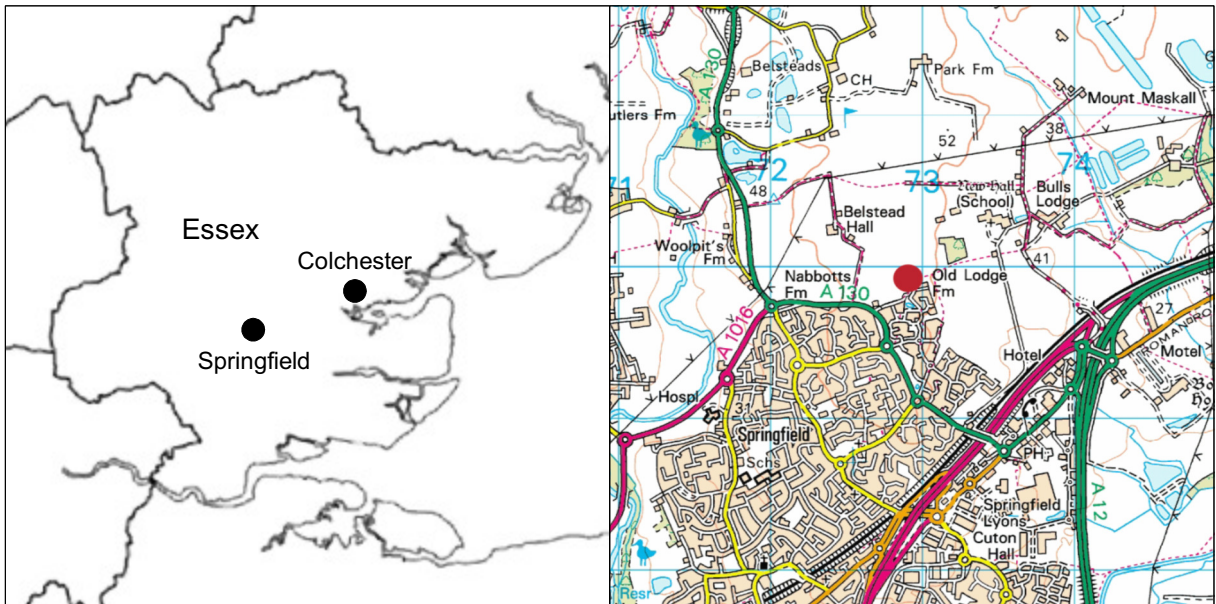
Full list of digital photographic record (images on accompanying CD)

- 001.jpg Structure 1, south-west elevation of barn 1a with attached granary 1b/1c to the left of midstrey and lean-to 1d to the right - view north-east.
- 002.jpg Structure 1a, midstrey doors and threshold leap of barn - view north-east.
- 003.jpg Structure 1a, threshold leap of midstrey - view north-east.
- 004.jpg Structure 1b, attached granary - view north-east.
- 005.jpg Structure 1b, door to granary - view northeast.
- 006.jpg Structure 1d, lean-to shed - view north-east.
- 007.jpg Door to lean-to shed 1d - view north-east.
- 008.jpg Structure 1 north-east elevation, with lean-to shed 1e to the right and lean-to shed 1f to the left - view south-west.
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169.jpg Structure 10, detail of door - view north-west.
170.jpg Mobile hen house - view north-east.
171.jpg Old Lodge Farm - view north-west.



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Fig 5 Site location and block plan.

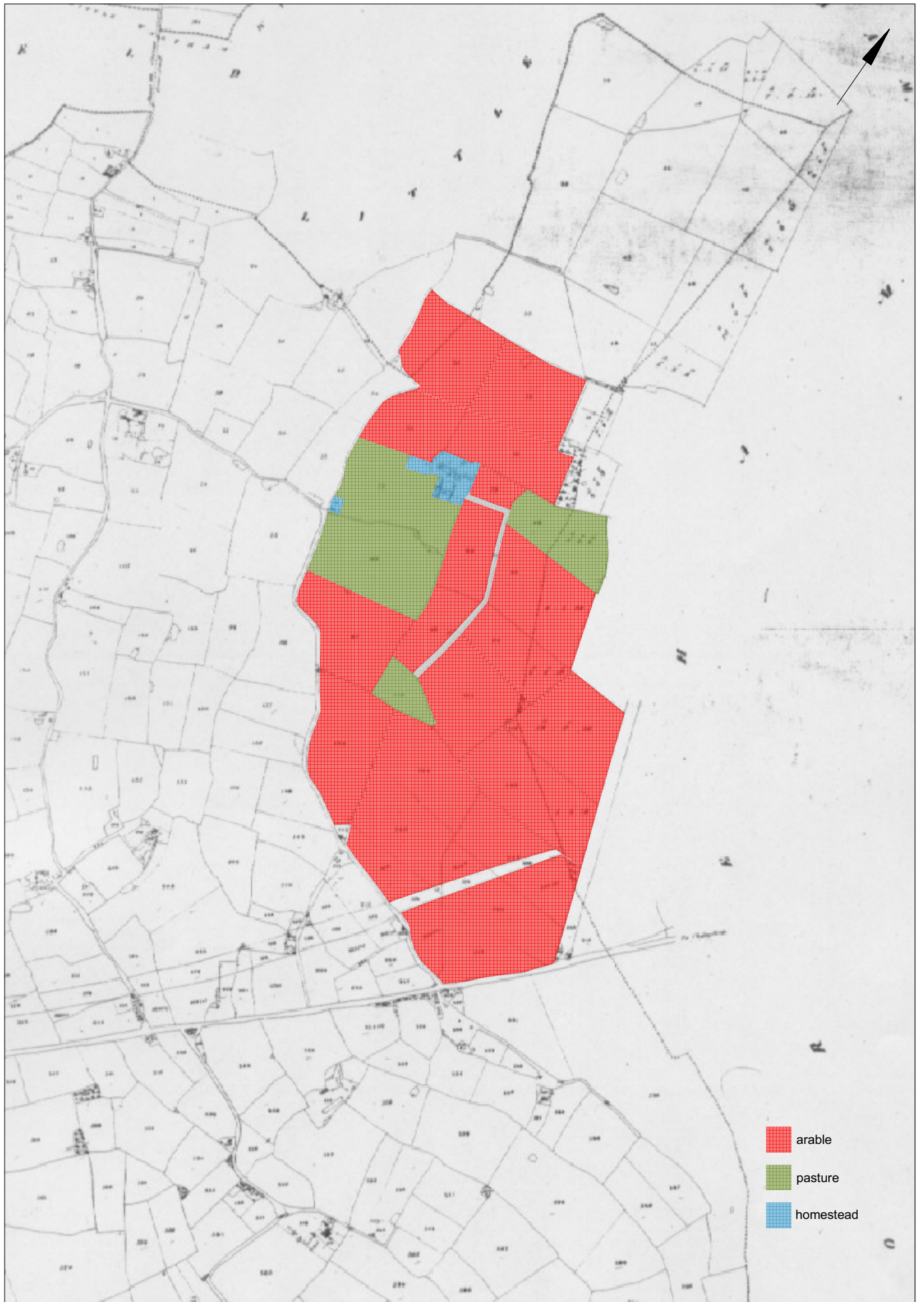


Fig 6 1839 tithe map of Springfield, showing the land associated with Old Lodge Farm (ERO D/CT 322).

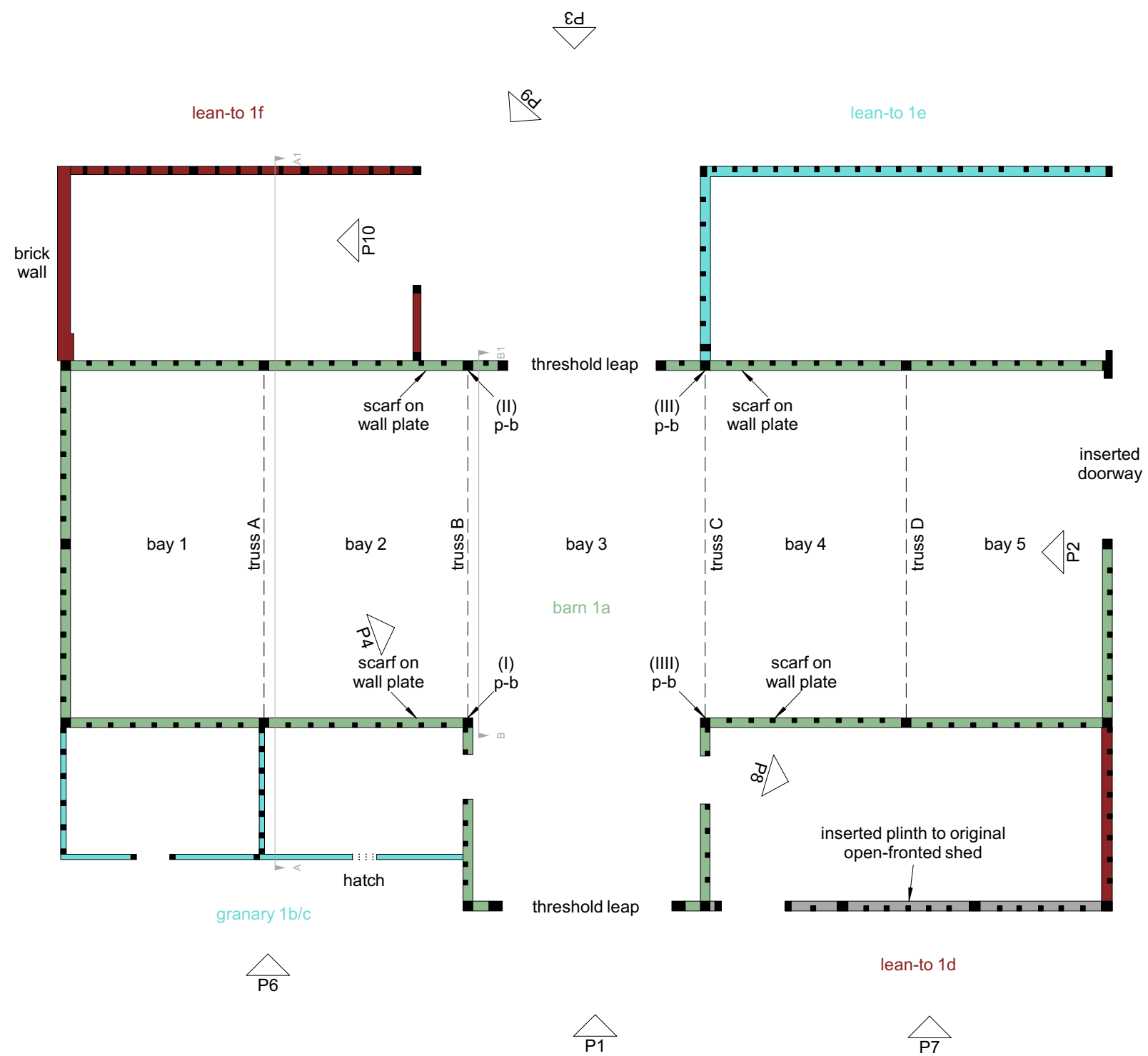


Fig 7 Structure 1, floor plan showing location and orientation of photographs included in the report.

1802
 by 1839
 1840-74
 alterations
 (I) = carpenters' marks
 p = post
 b = brace

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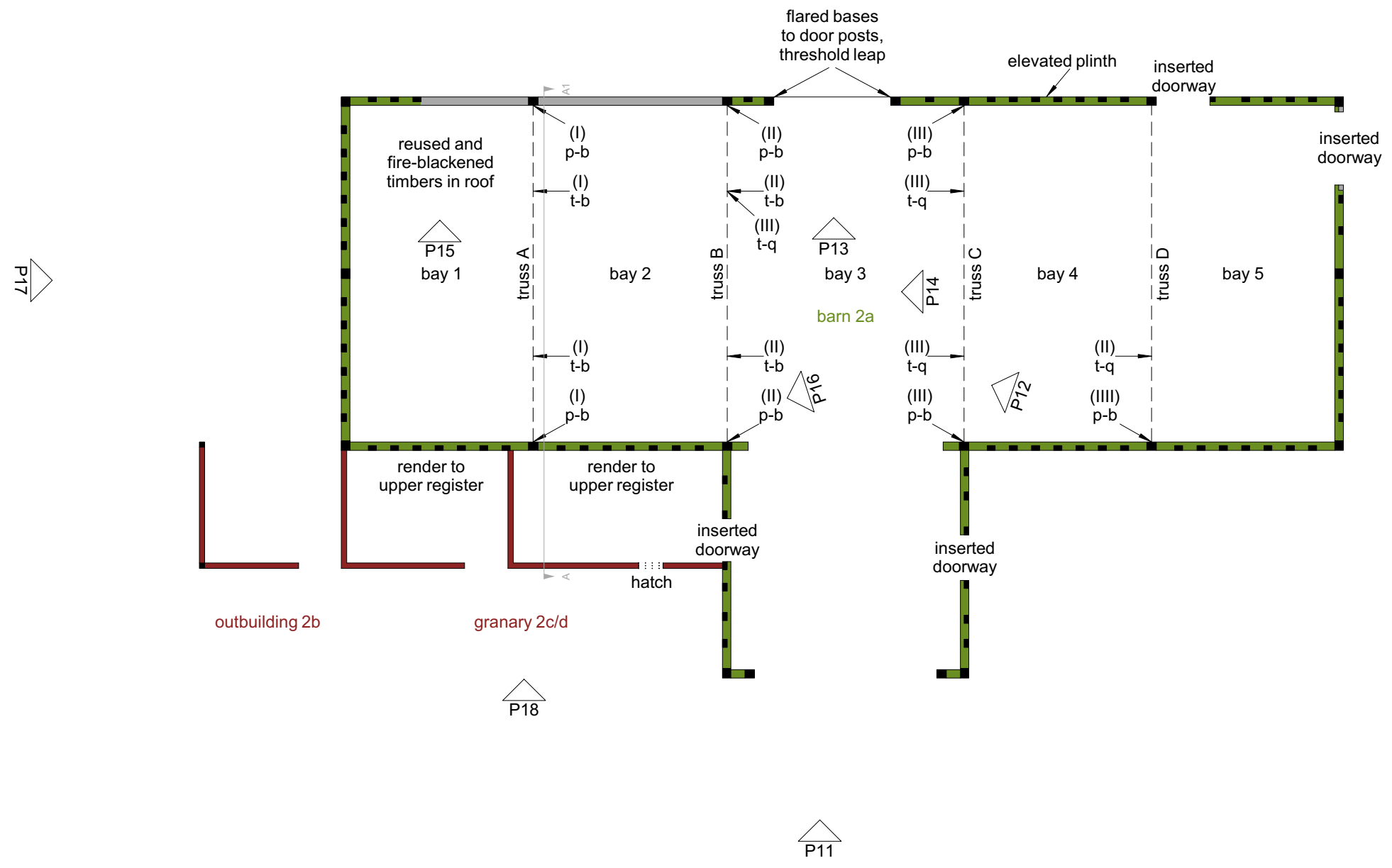


Fig 8 Structure 2, floor plan showing location and orientation of photographs included in the report.



mid 18th century
 1840-74
 alterations
 (I) = carpenters' marks
p = post
b = brace
t = tie beam
q = queen strut

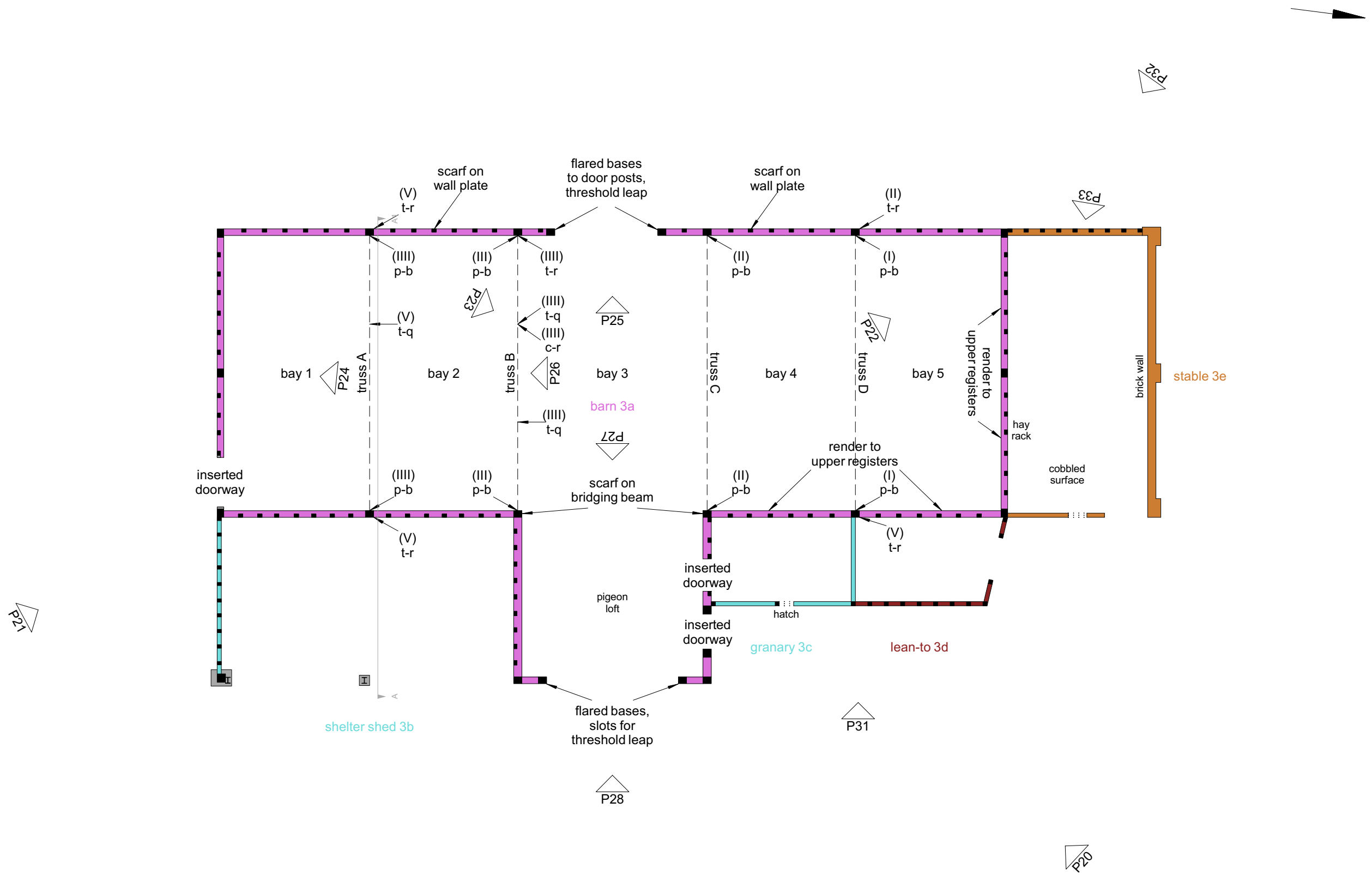


Fig 9 Structure 3, floor plan showing location and orientation of photographs included in the report.

late 17th-early 18th century
 by 1839
 1840-74
 1875-97
 alterations
 (l) = carpenters' marks
 p = post
 b = brace
 t = tie beam
 q = queen strut
 r = rafter
 c = collar

0 5 m

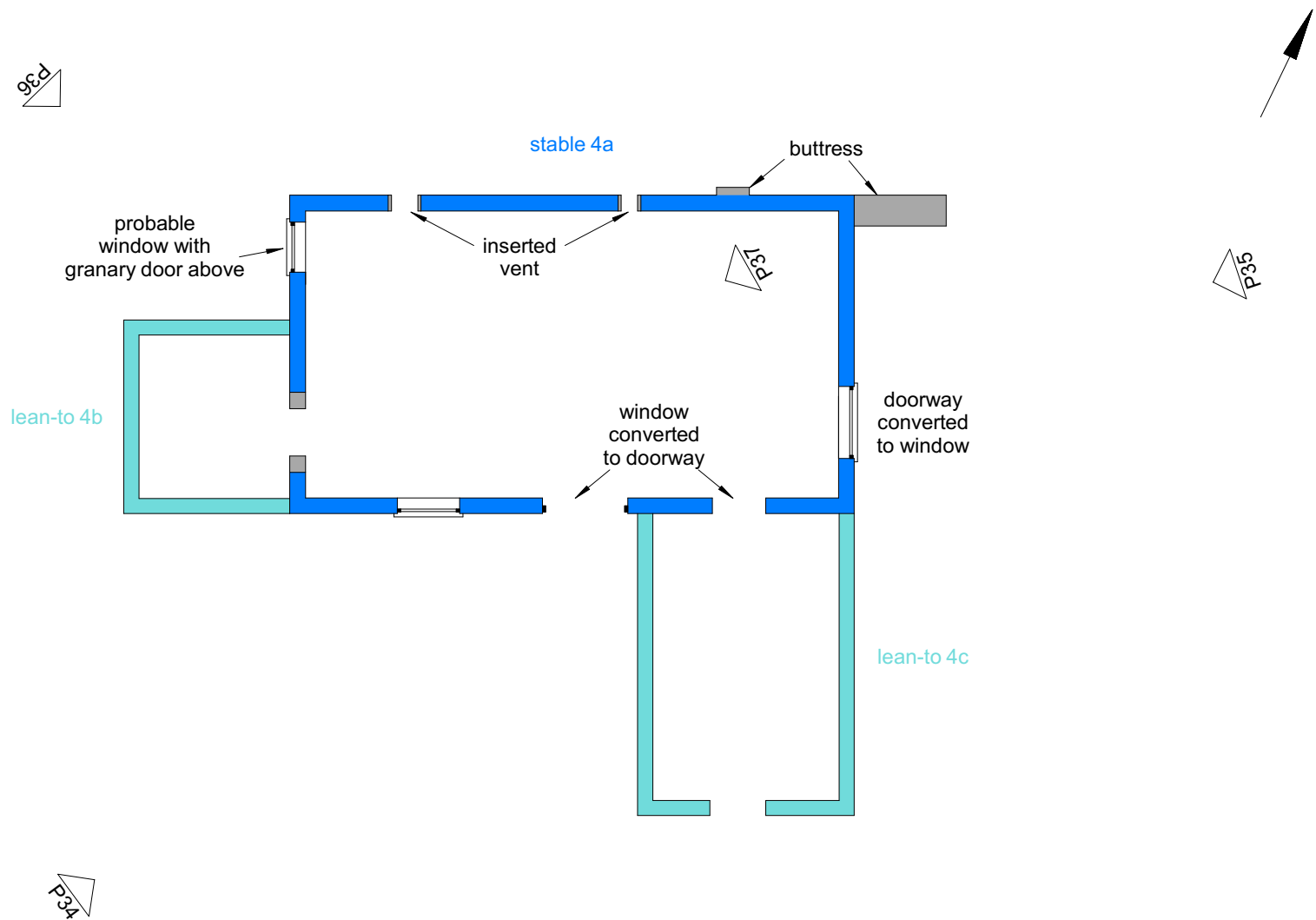
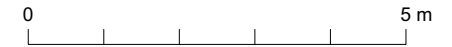


Fig 10 Structure 4, floor plan showing location and orientation of photographs included in the report.



■ early-mid 18th century
 ■ by 1839
 ■ alterations

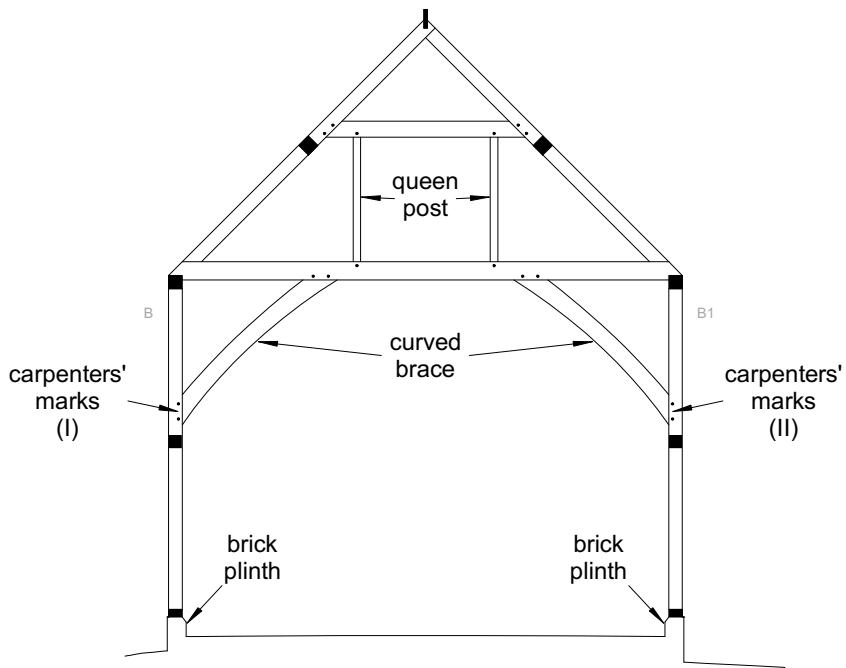


Fig 11 Barn 1a, cross-section of truss B.

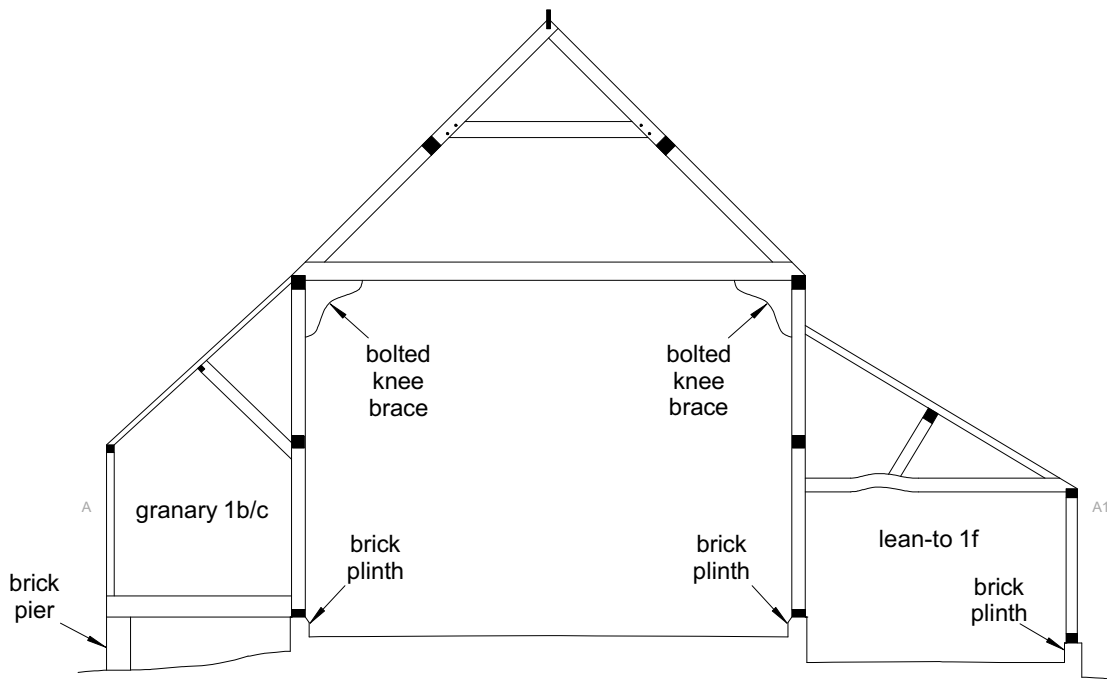


Fig 12 Barn 1a, cross-section of truss A.



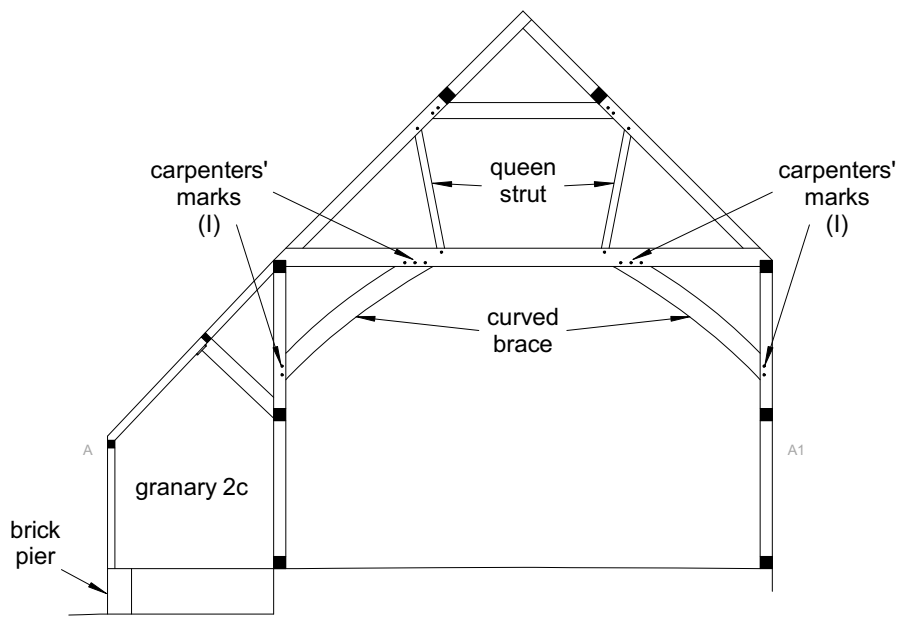


Fig 13 Barn 2a, cross-section of truss A.

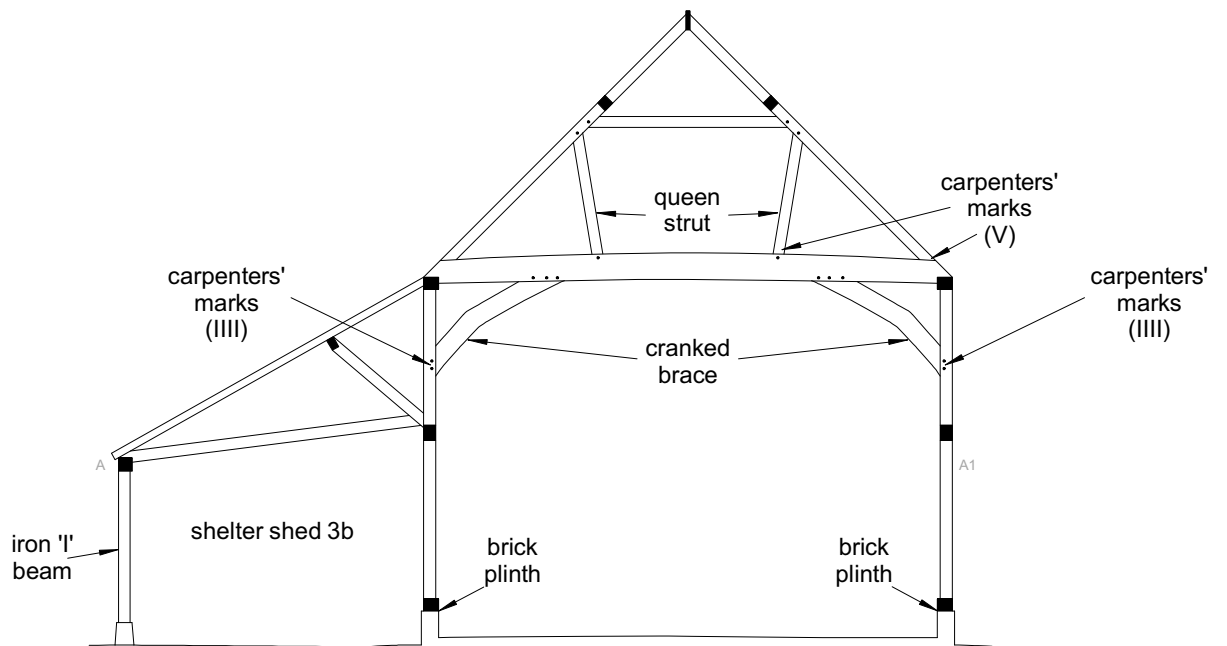


Fig 14 Barn 3a, cross-section of truss A.



Essex Historic Environment Record/ Essex Archaeology and History

Summary sheet

Address: Old Lodge Farm, White Hart Lane, Springfield, Essex	
Parish: Springfield	District: Chelmsford
NGR: TL 7289 0990 (c)	Site codes: CAT project – 13/04i ECC HEM code – SFOLF13 Museum accession – 2013.077
Type of work: Building recording	Site director/group: Colchester Archaeological Trust
Date of work: May 2013	Size of area investigated: n/a
Location of curating museum: Chelmsford Museum	Funding source: Client
Monitored by: Alison Bennett of Essex Historic Environment	
Further seasons anticipated? No	Related EHER numbers: 30844, 31028, 31029, 31030, 31031, 47229
Final report:	CAT Report 705
Periods represented:	17th-20th century
<p>Summary: <i>A programme of building recording was carried out by the Colchester Archaeological Trust on a complex of farm buildings at Old Lodge Farm, White Hart Lane, Springfield, Essex in May 2013. The work was commissioned by Andrew Stevenson Associates on behalf of Jones Projects Ltd. The farm buildings are arranged in a loose courtyard plan with the farmhouse to the north-west. The complex includes three large threshing barns dating from the 17th-19th century, an 18th-century stable/granary (all of which are Grade II listed) and associated outbuildings dating from the 19th-20th century.</i></p> <p><i>The farm has its origins as a former park-keeper's lodge in one of the deer parks of the New Hall estate (the former Honour of Beaulieu) which was granted to the Canons of Waltham Abbey in 1062.</i></p>	
Previous summaries/reports: none	
Keywords: farm	Significance: *
Author of summary: Chris Lister	Date of summary: June 2013