

**Historic building recording
at Betts Farm, Stebbing Road,
Bardfield Saling, Essex
December 2013**



**report prepared by
Chris Lister**

**commissioned by
Andrew Stevenson Associates
on behalf of
Mr and Mrs Escott**

CAT project ref: 13/12e
NGR: TL 6906 2539 (c)
ECC HE code: BSBF13
Braintree Museum
accession code: requested



Colchester Archaeological Trust
Roman Circus House,
Circular Road North,
Colchester,
Essex, CO2 7GZ

tel.: 07436 273304
email: archaeologists@catuk.org

CAT Report 748
January 2014

Contents

1	Summary	1
2	Introduction	1
3	Aims	1
4	Building recording methodology	1
5	Historical background	2
6	Descriptive record	5
7	Discussion	7
8	Acknowledgements	8
9	References	8
10	Abbreviations and glossary	8
11	Archive deposition	9
12	Contents of archive	9
Appendices		
	Appendix 1: selected photographs.	11
	Appendix 2: full list of digital photographic record (images on accompanying CD)	19

Figures after p 19

EHER summary sheet

List of figures

- Fig 1 Chapman and André map of Essex, 1777 (Plate VII) with Betts Farm circled in red.
- Fig 2 1846 tithe map (ERO D/CT 307) showing Betts Farm.
- Fig 3 1st edition 6" OS map, 1875 (sheet XXIV).
- Fig 4 2nd edition 25" OS map, 1897 sheet XXIV.7).
- Fig 5 Revised edition 6" OS map, 1924 (sheet XXIV).
- Fig 6 Site location (surveyed buildings shown in grey).
- Fig 7 Block plan (surveyed buildings shown in grey).
- Fig 8 Floor plan of the brick barn and former loose boxes, with alterations shaded grey. The location and orientation of photographs included in this report are indicated by the numbered arrows.
- Fig 9 Brick barn: cross-section of truss B.
- Fig 10 Former loose boxes: cross-section of truss A.

1 Summary

A programme of building recording was carried out by the Colchester Archaeological Trust on a brick barn and a timber-framed structure at Betts Farm, Stebbing Road, Bardfield Saling, Essex in December 2013. The work was commissioned by Andrew Stevenson Associates on behalf of the owners, Mr and Mrs Escott. The survey structures are part of a complex of buildings at Betts Farm that include a 17th/18th-century farmhouse, a 17th century barn, an 18th century granary and an 18th/19th-century cart lodge, all of which are Grade II listed. The brick barn is dated 1897-1924 and was designed as a threshing barn of four bays. The timber-framed structure comprises three bays, the remnants of loose boxes for livestock and is dated 1846-75. Both are curtilage listed to the main complex.

2 Introduction (Fig 6)

This is the archive report on the historic building recording of a brick barn and a timber-framed structure (in response to an application for their conversion) at Betts Farm, Stebbing Road, Bardfield Saling, Essex. The work was carried out on behalf of Mr and Mrs Escott by Colchester Archaeological Trust (CAT) in December 2013. The site consists of a brick barn and attached former loose boxes, located at NGR TL 6906 2539, to the north-east of the historic farmstead of Betts Farm. This farmstead includes a 17th/18th-century farmhouse, (EHER 27518), a 17th-century barn (EHER 27520), an 18th-century granary (EHER 27521) and an 18th/19th-century cart lodge (EHER 27519), all of which are Grade II listed. The brick barn and the attached timber-framed structure are curtilage listed to the main complex.

A planning application (13/00128/LB) for the conversion of the structures to residential accommodation was submitted to Braintree District Council in February 2013. Given the impact of the proposed works on the historic integrity of the buildings, it was recommended that an historic building record be undertaken as a condition on 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 (Teresa O'Connor 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 archaeological investigation and recording of standing buildings or structures* (2008), *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 barn and loose boxes prior to conversion. The building recording was carried out to Level 3 (English Heritage, 2006).

In particular the record considered:

- Plan form of the site and its landscape setting.
- Assessment of the barn.
- Materials, method of construction, dimensions and architectural treatments.
- Date(s) of the structure.
- Date and significance of surviving technology.
- Function and internal layout, both original function and later adaptations.
- The context of the building within its immediate contemporary landscape.
- The significance and architectural merit of the building.

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 indicated 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 barn and the timber-framed structure. This includes the most complete truss, 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 including brickwork, 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 full photographic record, comprising digital photographs of both general shots and 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 1-5)

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 structures.

Betts Farm has a long history, with its origins probably in the 14th century. The Place-names of Essex (Reaney, 1935) suggests that Betts Farm was associated with John Bette, mentioned in the Ministers' Accounts of 1387, held in the National Archives. The first cartographic evidence is the Chapman and André map of Essex, 1777 (Fig 1). This depicts the farmhouse and a long linear structure located perpendicular to the road, presumably a barn. The listed 17th-century barn is omitted.



Fig 1 Chapman and André map of Essex, 1777 (Plate VII) with Betts Farm circled in red.

The tithe map for Bardfield Saling (ERO D/CT 307) shows greater detail (Fig 2).



Fig 2 1846 tithe map (ERO D/CT 307) showing Betts Farm.

The farmhouse is shown, as is the 17th-century barn, the 18th-century granary and the 18th/19th-century cart lodge fronting the road. The linear structure depicted on the Chapman and André map is shown to be a traditional Essex barn with two midstreys. The farm buildings form a courtyard pattern with the farmhouse. The tithe award from 1846 gives an alternative spelling for Betts Farm of *Bettes* and also refers to it as *Pages Farm*, although no other reference to this was found. In 1846 the farm was owned by Mary Fowke and rented to George Wills. The farm comprised seven fields, six arable and one pasture.

The 1st edition 6" Ordnance Survey map of 1875 (Fig 3) shows an increase in the number of buildings in the farmyard.



Fig 3 1st edition 6" OS map, 1875 (sheet XXIV).

A linear structure, aligned north-east to south-west, has been inserted between the midstreys of the long barn. This corresponds to the timber-framed building surveyed at the south-west corner of the brick barn and, along with several other small structures, forms two separate yard areas, completely altering the courtyard nature of the farmyard. The new layout remained unaltered for at least the next few decades, as shown by the 2nd edition 25" Ordnance Survey map of 1897 (Fig 4).

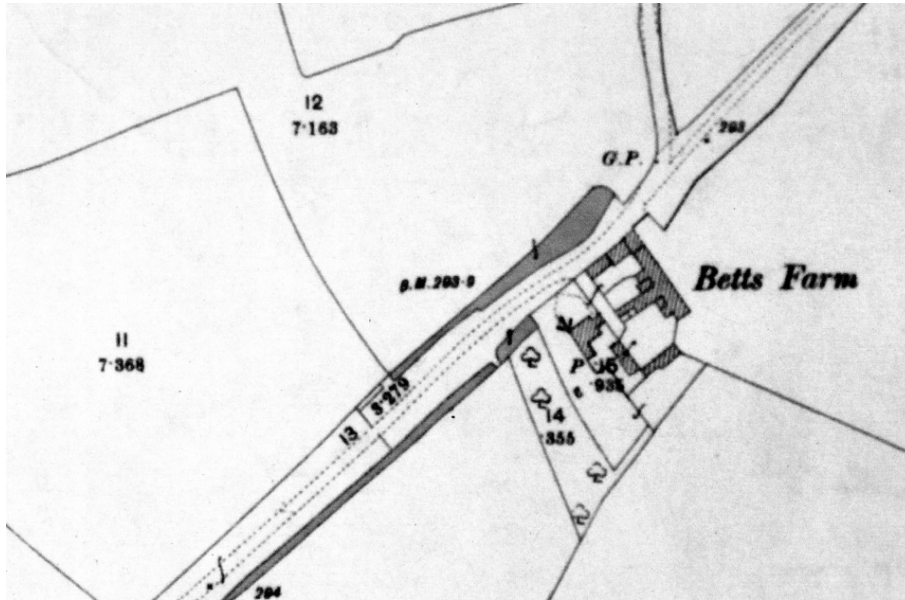


Fig 4 2nd edition 25" OS map, 1897 (sheet XXIV.7).

The 2nd edition 25" Ordnance Survey clearly shows three yards on the south-west side of the long barn, two to the north of the inserted timber-framed structure and one large yard south of this. Fences or walls have been added to the farmyard to restrict the movement of livestock housed in these yards. A sales catalogue for the auction of the Saling Grove estate by Castiglione and Scott in 1919 (ERO SALE B1572), included Betts Farm. It is described as a 'capital grain growing farm', let to John Rendall, comprising a granary, cow house, stable, horse yard, two bullock yards, loose boxes, barn, mixing house and cart lodge. This description suggests that the two joined yards on the 25" Ordnance Survey were the bullock yards and the larger yard to the south was the horse yard. The structure projecting south-west from the long barn was most likely used for the loose boxes.

In the years between the 2nd edition Ordnance Survey and the 1924 revision a significant change was made at Betts Farm (Fig 5).

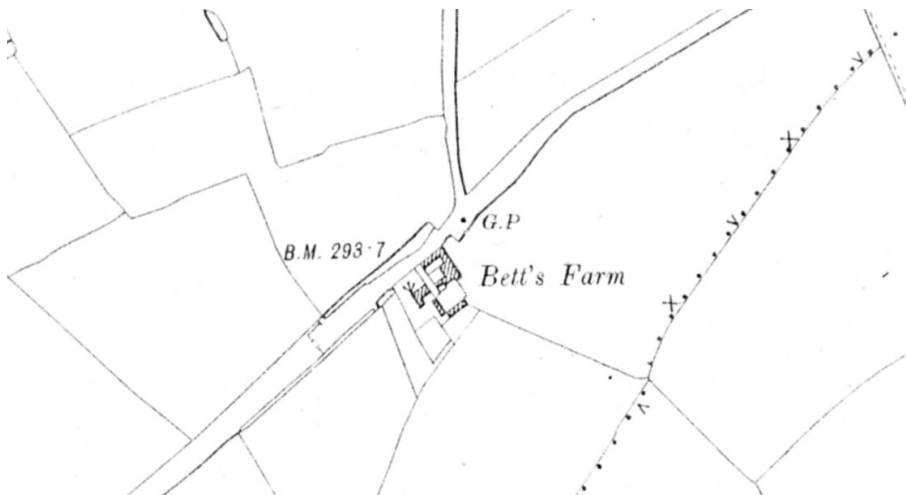


Fig 5 Revised edition 6" OS map, 1924 (sheet XXIV).

The long barn with the two midstreys, previously abutting the cart lodge, was demolished, to be replaced by a rectangular structure, the brick-built barn. This does not extend as far south as the original long barn but the 1924 map shows it as wider, indicating that part of the loose boxes must have been pulled down to make room for it.

6 Descriptive record (Figs 6-10)

Betts Farm is located on the south-east side of the road between Stebbing Green and Great Saling, to the south of the hamlet of Crow's Green in the parish of Bardfield Saling (Fig 6). The farmhouse is set back a little from the road in its own grounds to the south-west of the farm buildings. The farm buildings extend in a rough linear pattern from the edge of the road, with the 18th/19th-century cart lodge parallel to it and originally open to the road itself (Fig 7). The landscape around the farmyard is characterised by open arable fields, as depicted on the Chapman and André map of 1777 (Fig 1). During the Second World War, most of this land was converted to an American airbase, Andrews Field, the first such base to be built in England (Twinn, 1983). Although returned to agriculture after the war, part of the base is still in use as an airfield, with scattered buildings and a firing range remaining to indicate this recent land usage.

The brick barn (Figs 7-9)

The brick barn is a four-bay threshing barn, dating to 1897-1924, with a 20th-century timber garage attached to its north-west end and a timber-framed structure, formerly loose boxes, projecting from its south-west corner.

External description

The barn is a single-storey structure aligned north-west to south-east, 14.8m long x 6.15m wide (Plate 1). It is constructed from red brick with dimensions of 230 x 110 x 70mm, laid in Flemish bond, although the gables are in stretcher bond. Below the gable of the south-east elevation, the wall is constructed from Fletton bricks with dimensions of 220 x 105 x 70mm, laid in Flemish bond. Due to the attached garage it was not possible to ascertain if the lower portion of the north-west elevation is also constructed of Fletton bricks, although this seems likely. The gabled roof has a slate covering with plain barge boards and a turned finial at the apex of the north-west gable (Plate 2). Staining on the apex of the barge boards of the south-east gable indicates the location of a second finial.

The north-east elevation (Plate 1) has a pair of off-centre cart doors with iron strap hinges held on pintels. The cart door opening is the entire height of the wall, but the upper portion of this opening is boarded over, indicating the doors are replacements, although the hinges appear to have been re-used from the original doors. There are small iron hooks attached to the brickwork to hold the cart doors open (Plate 3). As these are attached to the brickwork by Phillips head screws (invented 1936), they cannot be an original feature, which suggests they are associated with the replacement doors. There is a second, smaller door to this elevation, raised off of ground level to shoulder height. This door is original to the structure and has similar iron strap hinges held on pintels as those on the cart doors. The height of the door indicates this would have been a pitching door.

The south-east elevation has an opening in the brickwork opposite the cart doors of the north-west wall (Plate 4). This opening has subsequently been blocked with horizontal weatherboarding, into which a small doorway is inserted. As the opening is in line with the cart doors on the opposite side of the building and is the same size and shape, it is logical to assume that this opening also originally had cart doors.

The south-east wall has the remains of lead flashing embedded with the mortar where the Fletton bricks meet the soft red bricks of the gable (Plate 5). This suggests a mono-pitch lean-to was originally located against the main building, although no further evidence for this was observed.

Internal description

The interior of the brick barn is an open space, without divisions, illuminated by modern strip lighting (Plate 6). At the time of the survey the barn was in use as a workshop for the owner's joinery business, and was cluttered with piles of timber and modern machinery. The interior showed that the walls sit on a brick plinth, 35cm wide, with piers rising from this at the corners and at intervals along each of the walls, dividing the barn into four bays.

The brickwork between these piers is the depth of a single brick, 23cm, and has been painted white, although there is no evidence to suggest the interior was ever rendered. A modern timber mezzanine is located above bays 3 and 4 (Plate 7). This has been inserted across the pitching door, making this original feature redundant. Boards have been attached to the rafters above the mezzanine, obscuring the roof.

Bays 1 and 2 are open to the roof and show that the rafters are closely-spaced, machine-sawn timbers rising from a wall plate on top of the brickwork to a ridge board. The rafters are carried on a single purlin to each pitch, the ends of which are bedded into the gable walls. The slate roof covering is supported on battens nailed directly to the rafters. There are only two trusses to the roof: these are found in bay 2 and are formed by the posts supporting the cart doors. The posts rise to the wall plate which supports straight tie beams, the bases of a pair of king bolt trusses. These provide intermediate support to the purlins. The trusses are strengthened by bolted knee braces (Plate 8). Three of the four doorposts are original and have flared bases, more than twice as wide as the main body of the post, but sawn from a single piece of lumber. The large size of the posts is explained by the presence of vertical recesses cut into the post bases (Plates 9 and 10). These recesses were intended to hold a threshold leap, a low gate installed during threshing to keep livestock out of the barn and the threshed grain from flying out into the farmyard. All three of the original posts have this recess which indicates both doorways had threshold leaps and identifies the function of the building as a threshing barn.

The floor is of concrete throughout, almost certainly a later addition, as the original floor would likely have been bare earth either side of the threshing floor, which was probably of hard bricks laid on their sides.

There is an opening in the south-west wall of bay 4, providing access to the former loose boxes.

The former loose boxes (Figs 7-8, 10)

The building converted from the remains of the loose boxes is a timber-framed, three-bay structure, dating to 1846-75, located at the south-west corner of the brick barn.

External description

The former loose boxes form a rectangular structure aligned north-east to south-west, 9.3m long x 5.6m (Plate 11). It is clad in black-painted, horizontal weatherboard and two walls sit on a brick plinth with dimensions of 215 x 110 x 70mm, laid in English bond. It has an asymmetrical gabled slate roof and the original open front, facing south-east, has been blocked, with a pair of outward opening doors inserted to the centre. Casement windows have been inserted into the gable and the north-west wall.

Internal description

The interior showed that the structure is a softwood timber-framed building, divided into three bays (Plate 12). The brick plinth is present only on the rear wall and the gable wall (the north-west wall and the south-west wall). The north-east wall is formed partially by the brick barn, whilst the original open-fronts to bays 1 and 3 have been infilled by timbers rising from a modern sill beam sitting directly on the concrete floor. The timber frame carried by the brick plinth comprises hand-sawn studs with primary bracing, straight to the frames of the gable end but arched to the frames of bays 2 and 3 (Plate 13). The individual shapes of these arched braces clearly derive from tree branches rather than timber sawn from the trunk of a tree, and perhaps indicate that the materials for the loose boxes were sourced from the farm itself, rather than being bought-in timber. The 1919 sales catalogue listed timber rights for the occupant of the farm, a potential source for the studs and braces.

In contrast to the studs and braces, the sill beam, wall plate and principal posts appear to be machine-sawn, as do the tie-beams. It is possible that, for economic reasons, the carcass of the structure was constructed from bought-in timber and the remaining timbers formed from lumber available on the farm.

There are simple pegged, face-halved scarf joints in the wall plate above the intermediate posts and a splayed scarf joint on the sill beam of the north-west wall. No carpenters' marks were observed on any of the timbers.

The trusses are of king bolt construction with a straight tie beam (Plate 12). On the north-west side the tie beams sit on top of the wall plate (Plate 14), whilst at the south-east

side the tie beams sit directly on top of the posts, with the wall plate carried by the tie beams (Plate 15). It is this arrangement that causes the asymmetrical roof pitch. At both sides the tie beams are strengthened by bolted knee braces with iron strapping to the tie beams. The principal rafters of the truss rise from the tie beams supporting two purlins to each pitch; these in turn carry sarking boards to which the slate roof covering is attached. The similarity of the trusses to those of the brick barn, combined with the slate roof covering, suggests the loose boxes were re-roofed when the brick barn was built. As the map evidence indicates the north-east end of the loose boxes was demolished to make way for the brick barn, it is logical to assume that some form of repair would have been required. The south-west gable supports this theory, as above the wall plate the gable studs are all machine-sawn timbers, rather than hand-cut. It is possible that the roof was originally half-hipped, a style that would have reflected the earlier buildings in the farmyard, such as the 17th-century barn (Plate 16).

7 Discussion

Betts Farm has an origin in the medieval period and appears to have been a working farm since its founding. The 17th-century date of the farmhouse and the small barn indicates at least one phase of rebuilding after the founding of the farm, with subsequent buildings added as needed, particularly in the 18th century, with the construction of the granary and the cart lodge. These buildings reflect the regional and national trend of the time, when an expansion in British agriculture was brought about by a significant population rise in the mid 18th century and high grain prices resulting from the Napoleonic wars. The long barn, with its two midstreys, functioned as the processing area for the farm's crop until the end of the 19th century.

Many farms were improved during the 'High Farming' years of the 1840s-1870s, particularly after an 1849 Act of Parliament that provided loans for investment in new buildings and equipment. This appears to have occurred on a small scale at Betts Farm, with the construction of the bullock yards, horse yard and the loose boxes prior to 1875. With this redevelopment Betts Farm was ahead of the regional trend. In the late 1870s, after several failed harvests and the collapse of grain prices in the face of cheap foreign imports, the 'High Farming' years came to an end and there was a depression in British farming. In response to this many farms diversified to include cattle on the farm, often a small dairy concern with the associated bullocks fattened on arable by-products in yards over winter and then sold in the spring for meat. The open fronts of the loose boxes, facing the horse yard, would have provided shelter for the horses during the winter months, when the farm's animals would have had less work to do; the yard allowed them to be exercised, rather than kept in their stable.

This dependency on cattle, possibly combined with a decline in the arable production on the farm, may have provided the impetus for the demolition of the long threshing barn and its replacement with the smaller brick barn. Although the use of brick in agricultural buildings at the end of the 19th century and the start of the 20th century is not uncommon, the design of the building echoes its timber predecessor, which is unusual. The position of the doorways clearly indicates that carts were driven into the barn from one side, unloaded and then driven out the opposite doorway. The recesses in the doorposts for the threshold leaps, indicate grain processing was taking place in the barn. Historically, threshing was an activity that took place over winter, when pairs of men would beat the crop with flails to separate the grain from the straw and chaff. The threshold leaps prevented grain from flying out into the farmyard and stopped livestock wandering in and eating the grain, whilst the tall cart doors would be held open to provide light and to create a cross breeze that assisted in winnowing the lighter chaff from the heavier grain when the threshed crop was thrown into the air. But by the end of the 19th century threshing was often a task carried out in the fields by a mechanical threshing machine, powered by a steam engine. Even before this practice became common place, hand or horse-powered threshing machines, in use since 1786, were often installed in the threshing barn. The brick-built threshing barn, therefore, is something of a dichotomy. On the one hand it represents an innovation in farm building design, a progression from timber to brick structures. On the other hand, this building, constructed from modern materials, has features usually associated with buildings two or three centuries older and lacks those features (drive-wheels, belts or a wheel-house) that were the necessary paraphernalia of the steam age. However, not all farms could afford the expense of steam power, or even the hand-powered machines that were

available. On some farms, flails were still in use as late as the 1930s (Harvey, 1980), often not for the processing of an entire crop but to provide foodstuff for livestock. This may have been the case at Betts Farm.

The brick barn and the earlier loose boxes do not have any particular architectural significance and there are no surviving fixtures and fittings of note. However, these structures form part of the architectural history of Betts Farm, a small farm in Essex with a medieval origin, and buildings spanning the 17th-20th centuries. The farm's function was to supply the local village with the food it needed to survive the year. This symbiotic relationship between farm and village existed for centuries until the advent of the railways, an expanding population and a global economic market, forced change onto Britain's farmers. The brick barn and the loose boxes are visual symbols of the response to this change, an attempt at economic survival at a time when an established way of life was giving way to a new one. Because of this, the structures can be considered as indicators of social change, as important as the midstreyled threshing barns which accompanied the population boom of the 17th and 18th centuries.

8 Acknowledgements

Colchester Archaeological Trust would like to thank Mr and Mrs Escott of Betts Farm for funding the building recording.

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

The building recording was carried out by Chris Lister.

The project was monitored by Teresa O'Connor 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>

CAT	2013	<i>Written Scheme of Investigation for Historic Building Recording at Betts Farm, Stebbing Road, Bardfield Saling, Essex</i>
DoE	2010	<i>Planning Policy Statement 5: Planning for the Historic Environment</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> , East Anglian Archaeology, Occasional Papers 14, ed by D Gurney
Harvey, N	1980	<i>The Industrial Archaeology of Farming in England and Wales</i>
IfA	2008	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
MoRPHE	2006	<i>Management of research projects in the historic environment</i> (English Heritage)
O'Connor, T	2013	<i>Brief for Historic Building Recording at Betts Farm, Stebbing Road, Bardfield Saling</i>
Reaney, P	1935	<i>The Place-names of Essex</i>
Twinn, P	1983	<i>The Church and Village of Bardfield Saling</i>

10 Abbreviations and glossary

brick-nogging	brick infill between the studs of a timber frame
CAT	Colchester Archaeological Trust
context	specific location on an archaeological site, especially one where finds are made
EHHER	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 Braintree Museum (accession code requested).

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 (1 A4 sheet)

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

© Colchester Archaeological Trust 2013

Distribution list

Mr and Mrs Escott, Betts Farm
Teresa O'Connor, Essex County Council Historic Environment Officer
EHER
Braintree Museum



Colchester Archaeological Trust

Roman Circus House
Circular Road North,
Colchester,
Essex CO2 7GZ

tel.: 07436 273304

email: archaeologists@catuk.org

checked by: Philip Crummy

date: 22/01/14

Appendices
Appendix 1
Selected photographs



Plate 1 Brick barn at Betts Farm, north-east elevation, with ?original pitching door and later cart doors - view south-west



Plate 2 Turned finial on apex of north-west gable – view south-west



Plate 3 Hook for holding open cart doors on north-west elevation – view south-west



Plate 4 South-west elevation of the barn, with the blocked cart door opening – view north-east



Plate 5 Remains of lead flashing between the Fletton bricks and soft reds of the gable on the south-east elevation of the brick barn, indicative of a mono-pitch lean-to - view north



Plate 6 Interior of the brick barn - view north



Plate 7 The interior of the brick barn, showing the modern mezzanine blocking the pitching door – view north-west



Plate 8 Bolted knee brace to truss B of bay 2 and brick pier of the wall – view north-east



Plate 9 Bay 2 of the brick barn, showing later cart doors attached to original doorposts, sawn from single timbers and incorporating flared bases - view north-east.



Plate 10 Flared base to truss B, with recess for threshold leap, damaged by the later cart door – view east



Plate 11 Former loose boxes, showing the asymmetrical roof and the blocked openings that would have faced the yard – view north



Plate 12 Interior of the converted loose boxes, with the blocked openings on the left and the rebuilt gable with the inserted casement window to the rear - view south-west



Plate 13 Former loose box, timber framing of bay 3 with arched primary bracing and scarf joint in wall plate – view north-west



Plate 14 Knee brace to north-west post of truss A, with tie beam sitting on top of wall plate - view south-west



Plate 15 Knee brace to south-east post of truss A, with tie beam carried on the head of the post and the wall plate supported by the tie beam - view east

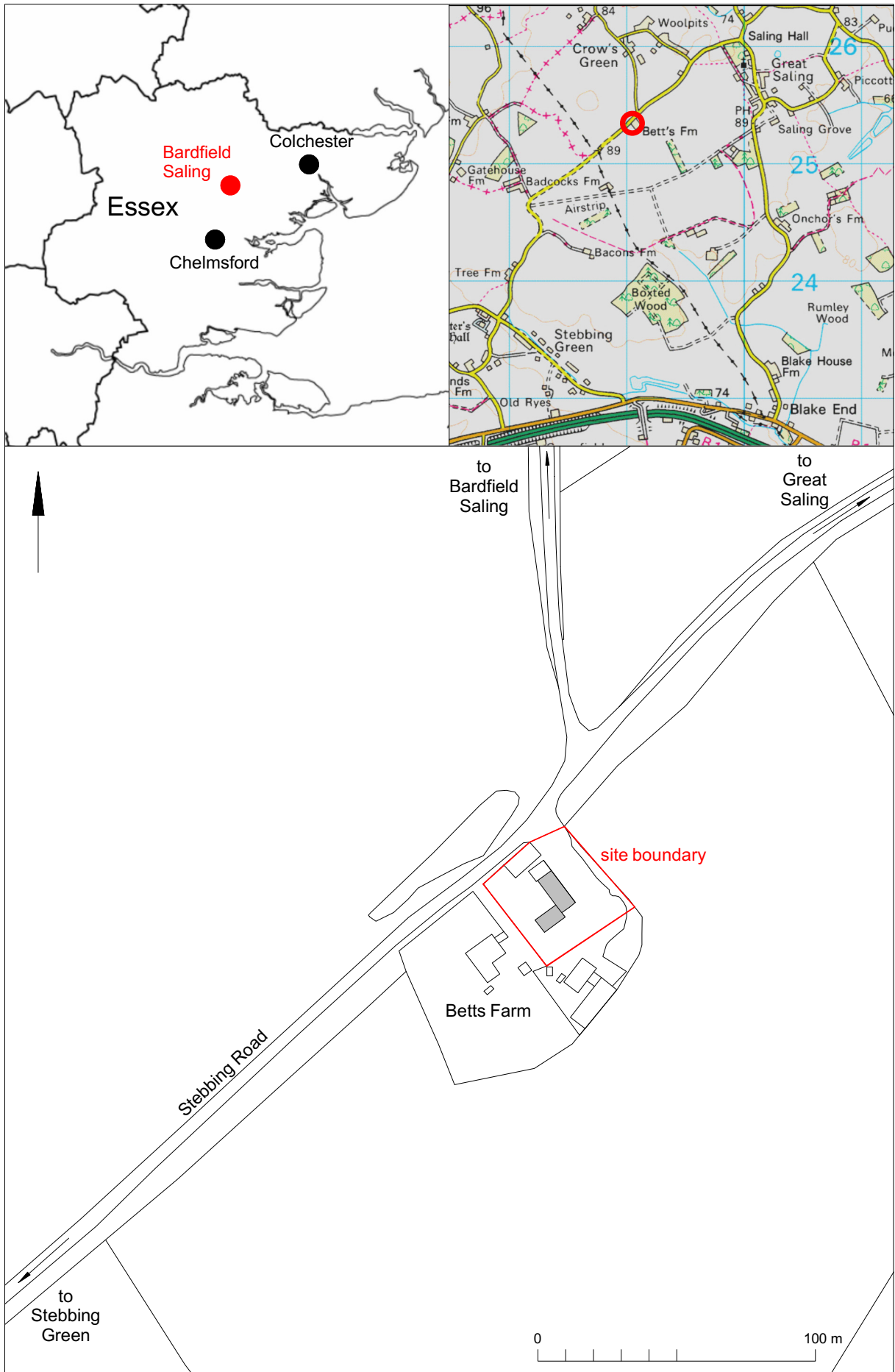


Plate 16 The listed 17th-century barn with half-hipped roof, possibly reflected by the original roof of the loose boxes - view south

Appendix 2

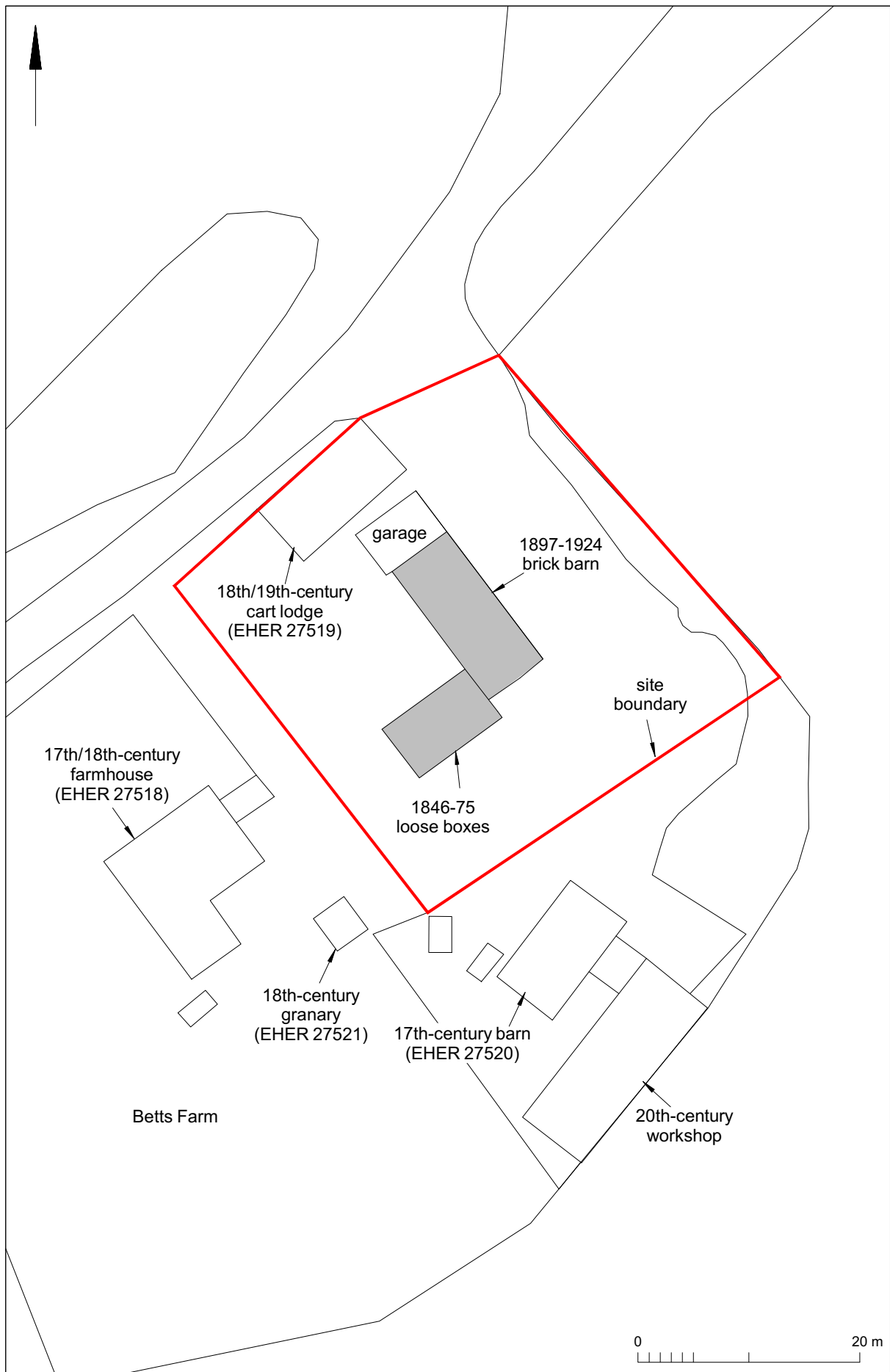
Full list of digital photographic record (images on accompanying CD)

- 001.jpg North-east elevation of the brick barn - view south-west.
002.jpg Timber lean-to garage on north-west end of brick barn - view south.
003.jpg Turned finial on north-west gable of brick barn - view south.
004.jpg South-east elevation of brick barn, with Fletton bricks below gable - view north-west.
005.jpg Original strap hinge on pintel, re-used on later barn door - view south-west.
006.jpg Hook for holding barn doors open, possibly original - view south-west.
007.jpg South-east gable constructed from soft red brick laid in stretcher bond, with the lower wall finished in Fletton bricks laid in rough Flemish bond. A layer of lead flashing between the different courses suggests a lean-to was originally attached to the end
008.jpg Corner of the brick barn showing the joints between the Fletton bricks and the soft reds to be original - view north-west.
009.jpg South-west elevation of the brick barn, with blocked cart door opening – view north-east.
010.jpg Timber lean-to garage at the north-west end of the brick barn - view north-east.
011.jpg South-east elevation of the cart lodge, with the openings infilled - view north-west.
012.jpg South-west and south-east elevations of the cart lodge - view north-east.
013.jpg North-west elevation of the cart lodge - view east.
014.jpg Brick plinth to north-west wall of cart lodge - view south-east.
015.jpg Modern infill to north-east wall of cart lodge - view south-west.
016.jpg Interior of brick barn - view north.
017.jpg Inserted mezzanine at south-east end of brick barn - view south-east.
018.jpg Interior of brick barn - view north-west.
019.jpg Replacement cart doors on original posts - view north-east.
020.jpg Replacement cart doors on original posts - view north-east.
021.jpg Jowled base to cart door post with recess for threshold leap - view south-east.
022.jpg Jowled base to cart door post with recess for threshold leap - view north.
023.jpg Original housing for door rail - view north.
024.jpg Knee brace to truss B of brick barn - view north-east.
025.jpg Knee brace to truss B of brick barn - view north.
026.jpg Infilled cart door opening in south-west wall - view south-west.
027.jpg Rafters and purlins of brick barn.
028.jpg Interior of the former loose boxes - view south-west.
029.jpg Interior of the former loose boxes - view south-west.
030.jpg Interior of the former loose boxes - view north-east.
031.jpg Interior of the former loose boxes, with the brick barn beyond - view north-east.
032.jpg Arched primary bracing in bay 3 of the former loose boxes - view north-west.
033.jpg Arched primary bracing in bay 2 of the former loose boxes - view north-west.
034.jpg Window inserted in wall of bay 1 of the former loose boxes - view north-west.
035.jpg Knee brace to truss A of the former loose boxes - view west.
036.jpg Knee brace to truss A of the former loose boxes - view south-west.
037.jpg Knee brace to truss B of the former loose boxes - view south-west.
038.jpg Knee brace to truss B of the former loose boxes - view north-west.
039.jpg Iron strapping to tie beam of truss A of the former loose boxes - view north-east.
040.jpg Truss B of the former loose boxes - view north-east.
041.jpg 17th-century barn at Betts Farm - view south-east.
042.jpg 17th-century barn at Betts Farm - view south.



© Crown copyright. All rights reserved. Licence number 100039294.

Fig 6 Site location (surveyed buildings shown in grey).



© Crown copyright. All rights reserved. Licence number 100039294.

Fig 7 Block plan (surveyed buildings shown in grey).

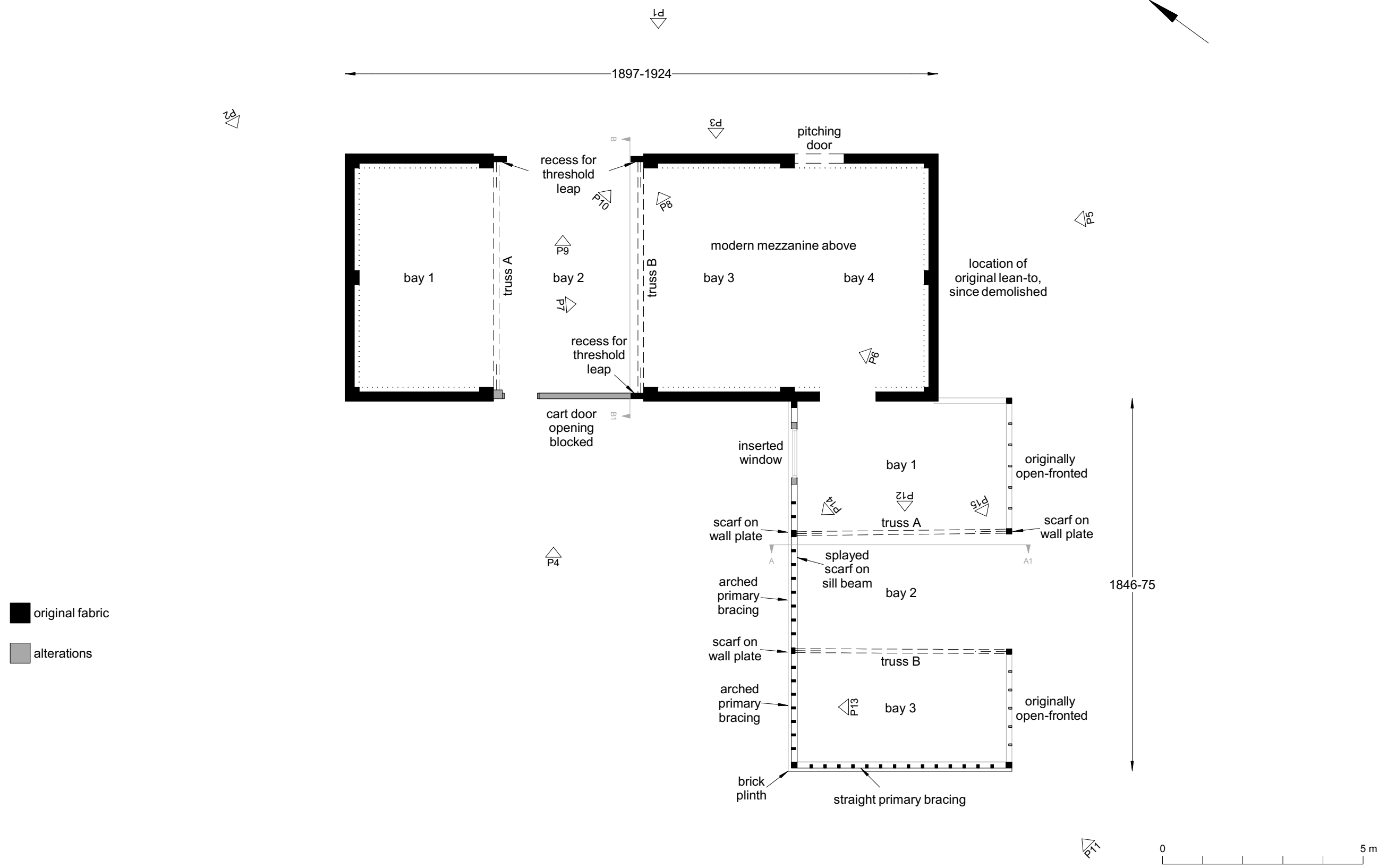


Fig 8 Floor plan of the brick barn and former loose boxes, with alterations shaded grey. The location and orientation of photographs included in this report are indicated by the numbered arrows.

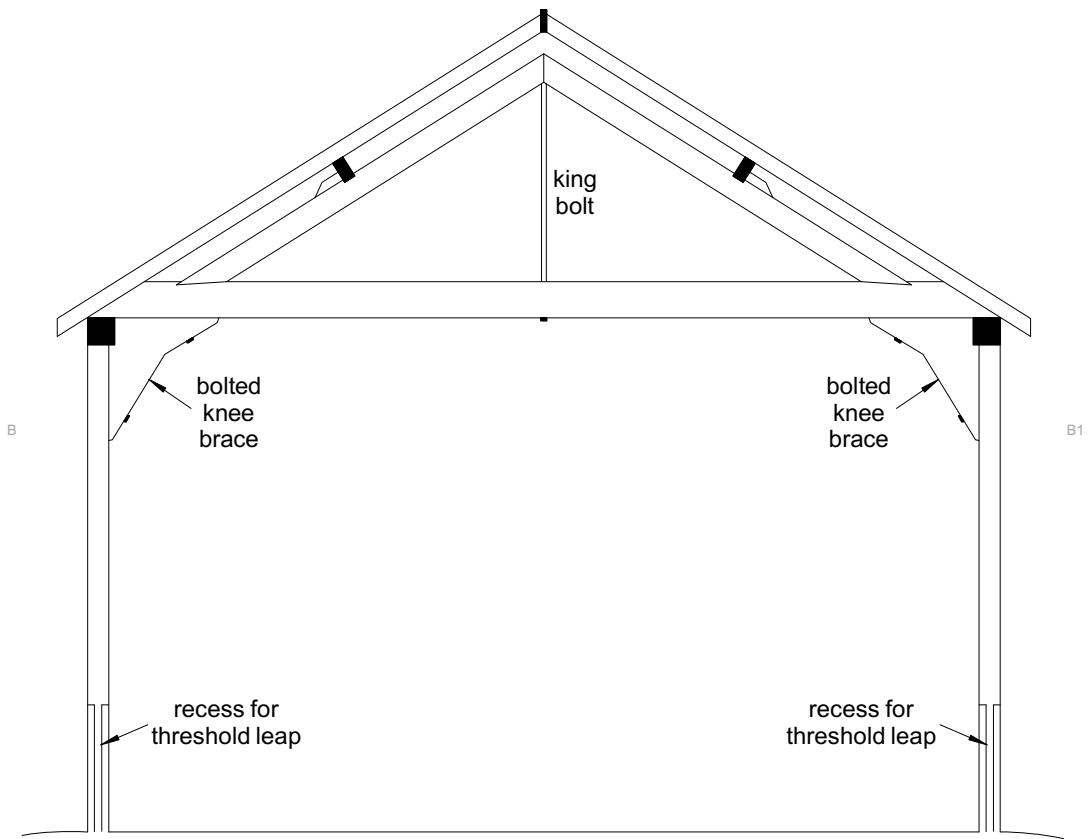


Fig 9 Brick barn: cross-section of truss B.

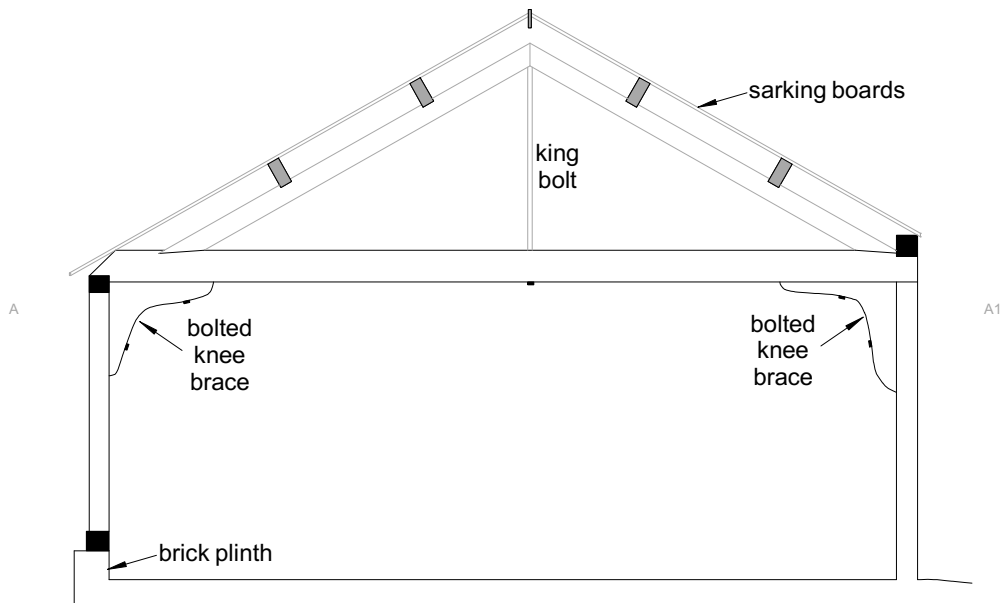


Fig 10 Former loose boxes: cross-section of truss A.



Essex Historic Environment Record/ Essex Archaeology and History

Summary sheet

Address: Betts Farm, Stebbing Road, Bardfield Saling, Essex	
Parish: Bardfield Saling	District: Braintree
NGR: TL 6906 2539 (c)	Site codes: CAT project – 13/12e ECC HEM code – BSBF13 Museum accession – requested
Type of work: Building recording	Site director/group: Colchester Archaeological Trust
Date of work: December 2013	Size of area investigated: n/a
Location of curating museum: Braintree Museum	Funding source: Client
Monitored by: Teresa O'Connor, Historic Environment Officer, Place Services, Essex County Council	
Further seasons anticipated? No	Related EHER numbers: 27518-21
Final report:	CAT Report 748
Periods represented:	19th-20th century
Summary: A programme of building recording was carried out by the Colchester Archaeological Trust on a brick barn and a timber-framed structure at Betts Farm, Stebbing Road, Bardfield Saling, Essex in December 2013. The work was commissioned by Andrew Stevenson Associates on behalf of the owners, Mr and Mrs Escott. The survey structures are part of a complex of buildings at Betts Farm that include a 17th/18th-century farmhouse, a 17th century barn, an 18th century granary and an 18th/19th-century cart lodge, all of which are Grade II listed. The brick barn is dated 1897-1924 and was designed as a threshing barn of four bays. The timber-framed structure comprises three bays, the remnants of loose boxes for livestock and is dated 1846-75. Both are curtilage listed to the main complex.	
Previous summaries/reports: none	
Keywords: farm, barn	Significance: *
Author of summary: Chris Lister	Date of summary: January 2014