

**A historic building survey and
archaeological evaluation by trial-trenching at
Belsteads Farm, Belsteads Farm Lane,
Little Waltham, Chelmsford, Essex**



**report prepared by
Leigh Alston, Emma Spurgeon, Adam Wightman**

**on behalf of
the Clifford Group of Companies**

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Part A: Historic building record

This report provides a written and photographic record at English Heritage (2006) Level 2 of a complex of former farm buildings. It is intended to fulfil a condition of planning permission for change of use and conversion to hotel accommodation (application CHL/02013/05) and has been prepared to a brief designed by the Historic Environment Management team of Essex County Council (Teresa O'Connor, October 2007) and an associated Written Scheme of Investigation (CAT, November 2007).

1 Introduction

This written report is accompanied by an Appendix on CD which contains a full photographic record in the form of 8.2 megapixel digital images (Appendix 1), but also includes prints of key features (Appendix 2). Each image is separately described in the written report. The site was surveyed on 6th November 2007 when the accompanying photographs were taken (wherever practical, a white metre rod with centimetre subdivisions has been included for scale purposes). Each of the three farm buildings within the scheme is identified by a unique number (1-3) as shown on the block plan of the site (figure 1 below). Two adjacent buildings, which fall outside the scope of the application but are discussed for the purpose of historic context, are also numbered for ease of reference (4-5).

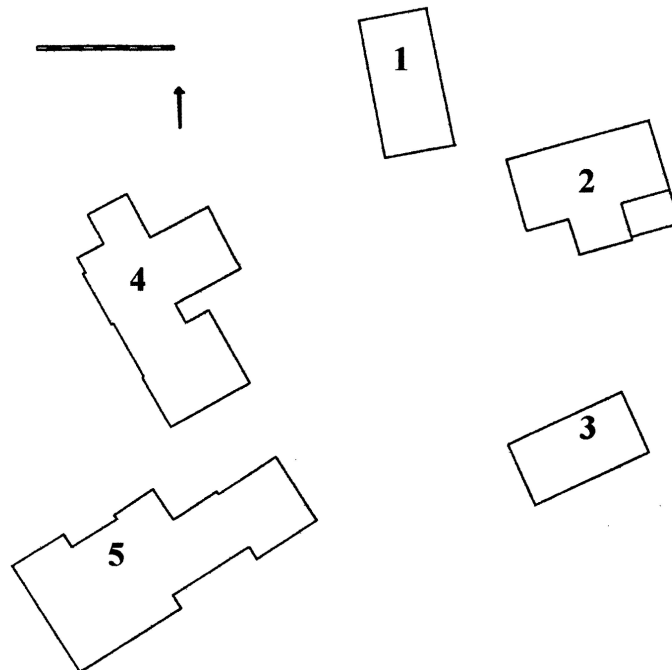


Fig 1 Block plan of farm buildings showing historic elements numbered as follows (12 metre scale)

1. Building 1: cart lodge (late-19th century timber open cart lodge of four bays)
2. Building 2: brick barn (mid-19th century brick barn with porch and granary)
3. Building 3: shelter shed (early-19th century timber open-sided shelter shed)
4. Building 4: farmhouse (early-17th century with 15th century cross-wing. Listed)
5. Building 5: timber-framed barn (early-16th century with later additions. Listed)

2 Summary

Belsteads Farm lies on high ground overlooking the Chelmer Valley at the eastern edge of Little Waltham parish, and is currently used as hotel accommodation for the golf course which surrounds it. The listed farmhouse is a timber-framed building of exceptional quality, dating chiefly from the 15th and 17th centuries, which preserves fine carved decoration, plaster fireplaces and a staircase of *circa* 1620. An adjacent listed barn to the south dates from the early-16th century and originally faced a yard in front of the house. The three unlisted buildings for which development is proposed, and which form the subject of this report, lie to the rear of the house in what appears to have been a new complex of animal yards constructed around 1830 in response to a regional movement towards agricultural diversification. The Ordnance Survey of 1921 shows no fewer than 9 distinct and apparently contemporary structures in this complex with at least four enclosed yards, most of which survived when an aerial photograph was taken in the 1970s (shown as A2.1, i.e. photo 1 of Appendix 2). Of these various buildings only three now remain, and the yards have been converted into a lawn and car park. The relevant structures are referred to as buildings 1, 2 and 3 for the purposes of this survey, as indicated in figure 1, but the farmhouse and listed barn are also numbered for ease of reference. Building 1 adjoins the road at the northern edge of the site and is a picturesque timber single-storied cart and implement lodge of the late-19th century that was initially open on all four sides (although its northern gable is now enclosed by corrugated iron). The building appears on the Ordnance Survey of 1895 but not that of 1875. Its posts appear to be earth-fast, and the structure now relies upon a series of secondary props. An interesting wooden roller attached to a tie-beam may have been intended to aid the storage of boards in the roof space.

Building 2 is a fine 19th century brick barn with three loading doors in its gables in addition to the usual pair of tall cart doors. An integral lean-to granary raised on brick piers lies in the south-eastern corner of its projecting porch and its front wall (and is probably contemporary with the addition of an identical granary to the southern wall of the 16th century barn). This barn is typical of those associated with mid-19th century animal yards, and was probably designed chiefly as a 'factory' for the conversion of grain into feed. It appears on the parish tithe map of 1837, which it cannot pre-date by more than a few years.

Building 3 is a timber shelter shed, open to the former cattle yard shown on the Ordnance Surveys but otherwise enclosed by vertical boarding attached to horizontal rails between its apparently earth-fast posts. This building, like the barn, appears on the tithe map of 1837 and is likely to have been constructed shortly before.

The chief historic significance of these three structures lies in the evidence they provide of the sophisticated nature of the largely demolished 19th century farm complex on the site.

3 Documentary and cartographic survey

Belsteads Farm lies on high ground above the River Chelmer near the eastern edge of Little Waltham parish, approximately 1.3 km from the Norman church of St Martin, and commands fine views of the valley to the west. Although formerly in primarily arable countryside it is now surrounded by a golf course and a large gravel car park, and operates as an hotel known as Channels Lodge. The listed farmhouse is the only building in the parish apart from the church to be mentioned by Pevsner (1965), who describes it as 'late-15th century, largely rebuilt in 1678' (building 4 in figure 1). The house has recently been restored, and this date now appears on the rebuilt upper section of its main chimney together with the initials FP. Neither the date nor the initials are apparent in the aerial photograph of the original chimney prior to restoration (photo A2.1) and their source is unknown. The 'F' is unbalanced, and may derive from the mis-reading of a 17th century 'I' (or 'J') which is often drawn with a central horizontal stroke. The house consists of a mid- to late-15th century northern parlour cross-wing which would have adjoined an open hall, but the hall was rebuilt in the 17th century and the parlour was extended to the rear and provided with an

additional closet wing to the north. The plaster fireplaces and carved corbel blocks of the 17th century work are of exceptional quality, but are likely to date from 1618 rather than 1678. The timber-framed barn to the south of the farmhouse (building 5 in figure 1) is a well-preserved early-16th century three-bay structure with its original crown-post roof, but was extended eastwards in the early-17th century and westwards in the 19th century.

A separate farm known as Channels, which lies just 75 metres to the south, includes a farmhouse which dates at least from the 16th century and now forms the club house of the golf course. Morant identifies this property as 'Twanhell alias Channels', which formed part of the St Edmund's Abbey Domesday estate in Little Waltham and Great Leighs (*History and Antiquities of Essex*, 1763). He cites Simon de Twanhull as the Abbey's tenant in 1274. Confiscated by the crown at the Reformation, the tenement was sold in 1553 to Roger Poole, Yeoman, of Belsteads in the same parish. Belstead Hall (alias Little Belstead Hall) is a separate manorial property lying 1km to the south, but Poole's acquisition presumably explains the transfer of its name to the site discussed here. The 'P' on the chimney of Belsteads farmhouse (building 4) is likely to commemorate an affluent descendant.

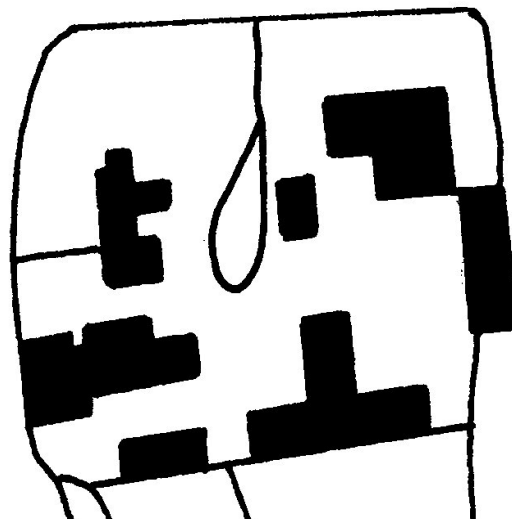


Fig 2 Plan of Belsteads Farm in 1837, redrawn from the tithe survey of that year (ERO D/CT).

By the time of the tithe map and apportionment of 1837 Belsteads Farm was owned by one Patrick King but occupied by his tenant Maurice William Bird. Figure 2 shows a redrawn detail of the farm complex at that period, which appears to show the brick barn (building 2) and probably the shelter shed (building 3), but not the cart lodge (building 1). Several other buildings are also shown, along with a pond in the centre of the farm yard between the brick barn and the farmhouse. This pond is now a declivity in a grass lawn. Where the 16th century barn faced north towards a yard in front of the farmhouse (possibly forming part of a fashionable 'base court' through which the house was approached), the brick barn faced south towards what appears to be a cattle yard. An almost identical situation is shown on a map of 1856 (ERO D/DU 738/10). The distinctive T-shaped outline of the buildings forming the southern boundary of this yard, which included the remaining shelter shed (3), can be recognised in the aerial photograph (A2.1) but only the shed now survives. The pantiled roofs and general appearance of the demolished buildings suggest they were of the same date as the shed, and, like the brick barn, were of very recent construction at the time of the 1837 tithe survey. The uniform new farmyard was designed to cater for the livestock which were introduced across Suffolk and Essex during the 1830s and 1840s to compensate for the falling price of cereal crops after the Napoleonic wars. This complex would have been among the first to appear, but formed part of a trend which swept the region during the 1840s and 1850s.

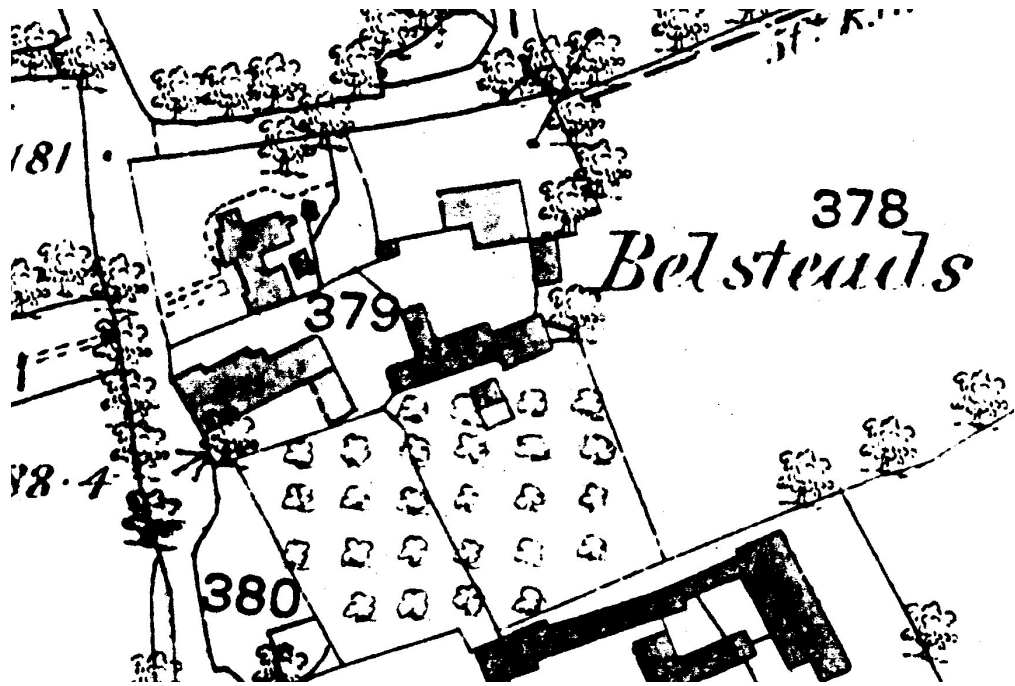


Fig 3 Belsteads Farm as shown on the First Edition Ordnance Survey of 1875

The farm layout had changed little by the First Edition Ordnance Survey of 1875 (fig 3 above), which also shows Channels Farm to the south. Another building had been added to east of the remaining shed (3), and appears from A2.1 to have been another open-sided animal shelter. The building which adjoins the south-eastern corner of the brick barn (2) resembles an enclosed cow shed in the same aerial view. A newly built open-sided shelter projects from the southern-eastern corner of the timber-framed barn (5), but the cart lodge (1) is still absent.

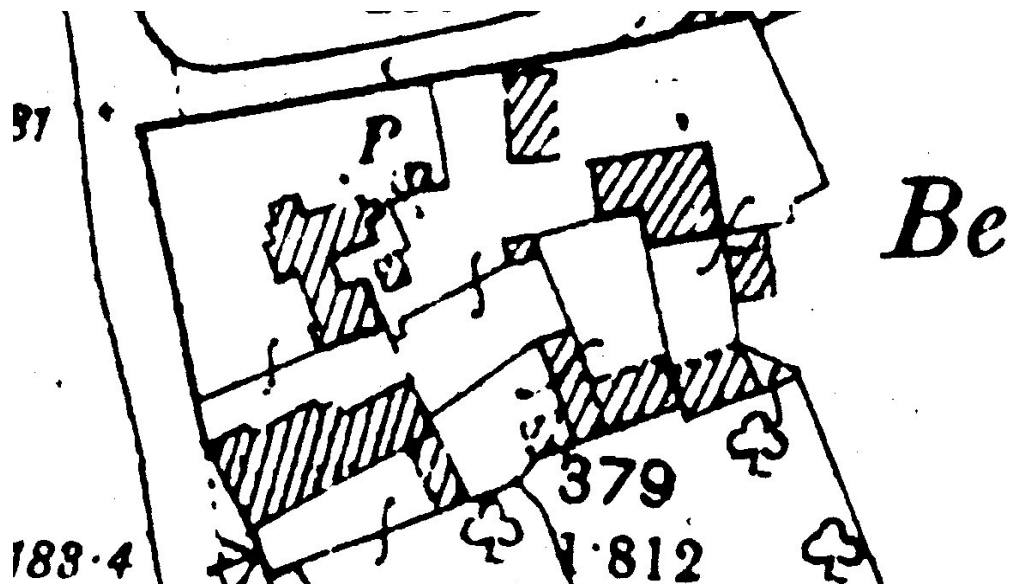


Fig 4 Belsteads Farm as shown on the Second Edition Ordnance Survey of 1895

The Second Edition Ordnance Survey of 1895 (fig 4 above) shows the newly built open cart lodge (1) to the north of the site for the first time, but is otherwise unchanged from 1875. This survey uses broken lines to indicate open-sided structures and shows both the remaining and the demolished shelter sheds to the south of the barn abutting different enclosed yards. These yards were probably for dairy and beef cattle respectively. The yard to the south-west adjoins the surviving

large horse pond and may have been a horse yard with part of the timber-framed barn employed as a stable (a common practice at the time). The cart lodge adjoins the road at the northern edge of the yard and may well have been accessible from this direction.

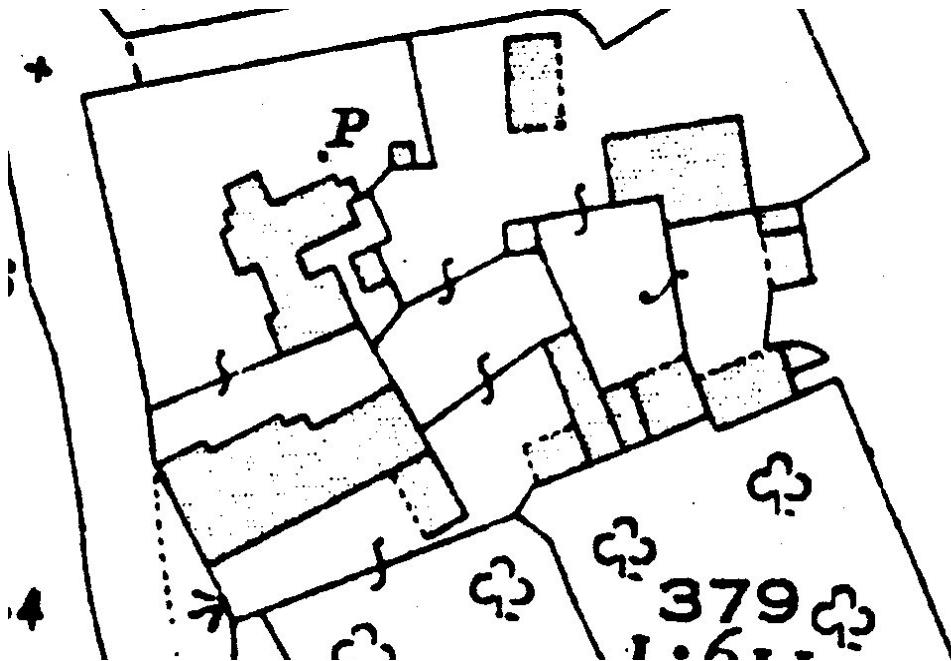


Fig 5 Belsteads Farm on the New (Third) Edition Ordnance Survey of 1921

The situation was largely unchanged by 1921 (fig 5 above), and probably remained so until the time of the aerial photograph, although the building adjoining the brick barn (2) is shown partly open-sided to the yard but partly enclosed in the manner of a fattening loose box (it appears to be fully enclosed in the photograph). A partition which may have formed another loose box appears to have been introduced at the western end of the remaining shelter shed (3), but no evidence if this now survives. The various animal yards shown in 1921 contain no fewer than five open-sided structures in addition to the cart lodge (1) and with its two granaries the site would have formed a typically ingenious 19th century complex. In addition to the domestic outbuildings behind the farmhouse and the various separate compartments in the timber-framed barn (5), the survey shows no fewer than 9 separate structures of which only 3 remain. The historic significance of the site has diminished accordingly, and the primary interest of the present buildings lies in the evidence they contain of the former presence here of a 'High Farming' complex; a complex built at an unusually early date in the 1820s or (more probably) the 1830s, and as sophisticated, albeit far smaller and less expensive, than many 'model' gentry farms of the 1850s and 1860s.

4 Descriptive record

The three buildings within the development area, i.e. a cart lodge, brick barn and open-sided shelter shed, as numbered 1-3 respectively in figure 1, are described separately. Each description refers to a measured ground plan upon which its area is defined by letters for ease of reference in both text and photographs (figures 6-8). The ground plans include scales in metres (top) and feet.

Building 1. Cart lodge (late-19th century)

Building 1 on the block plan (fig 1) is a timber structure of four equal bays that extends to 12.8 metres in overall length by 6.3 metres in width (42.25 feet by 20.75)

and is aligned on an approximately north-south axis. The building is currently open-sided to the south, west and east, but its northern gable, which adjoins a road boundary, is now enclosed by corrugated iron sheeting. The roof-plates rise 2 metres above the ground and are supported by apparently earth-fast oak posts of square section (15cm/6 ins) which are secured to the gable-plates and the central tie-beam by bolted knee-braces. These plates are of square-sawn elm with neatly cut face-halved-and-bladed scarf joints. The clasped-purlin hipped roof structure, which is covered with red pan-tiles and pitched at 40 degrees, consists largely of sawn softwood with nailed collars and a ridge-board. There is no evidence of any external cladding, apart from the ostensibly recent corrugated iron to the north. The building is largely intact, although various braces have been inserted to prevent collapse.

Buildings of this form are usually interpreted as cart lodges and found adjacent to roads or tracks at farm entrances. The location of this example at the rear of the farmhouse raises a possibility that it may have served as a shelter in a possible horse yard, alongside a pond which is shown on 19th century maps but has since disappeared. Such an interpretation is unlikely, however, unless cladding was attached to at least one wall to exclude the weather. Similar buildings are sometimes found in the dairy yards of Suffolk farms where they provided shelter for milk-maids, but the historic map evidence suggests it lay outside the cattle yards. The structure may well have been accessible from the adjacent road to the north and is best interpreted as a cart and implement lodge. It can be dated accurately to *circa* 1890 as it appears on the 1895 Ordnance Survey but not that of 1875, and its carpentry is entirely consistent with this period.

A wooden roller of similar form to that of a modern blind or roller towel is attached by iron spikes to the upper edge of the central tie-beam, as shown in photos A2.7-9. This extends to 1 metre in length and lies slightly to the west of the building's axis, as shown in figure 6. Attachments for a similar feature are visible in the southern tie-beam, but not the northern. Boards and other items were often stored above the tie-beams of open structures such as this, and these rollers, which appear to be original features, were presumably intended to assist in the process of loading and unloading. I am not aware of a comparable example elsewhere.

Building 2. Brick barn (mid-19th century)

Building 2 is a red brick barn which lies at the western edge of the site and was designed in part to shelter the cattle yards which it adjoined to the south (as shown on the Ordnance Surveys above). Its main range is aligned approximately east-west and extends to 14.3 metres in overall length by 6.7 metres in width (47 feet by 22). Its walls are 14 inches thick and laid in English bond internally and Flemish bond externally, with its bricks measuring a standard 6cm by 11cm by 23cm (2.5 ins by 4.5 ins by 9 ins). Its clasped-purlin roof structure contains nailed collars with a ridge-board and at approximately 50 degrees is more steeply pitched than the other 19th century buildings on the site and may have been thatched rather than pan-tiled; it is currently covered with corrugated iron. A porch projects by 3.3 metres (11 feet) from its southern wall, as shown in figure 7, and it was built with tall entrances in both its southern and rear elevations. Both the eastern and western gables also contain original loading doors that opened onto the internal galleries or grain platforms with which 19th century barns were often provided (the western gable contains a single door at high level, while the eastern contains upper and lower doors). The porch also contains an external door in its western side-wall for use when the main doors were closed, and a second door in its opposite, eastern side-wall which opens into a granary. With the exception of the granary door these various apertures were provided only with timber lintels and the surrounding brickwork is failing in consequence; the western gable is now secured by iron bands without which it would probably collapse.

The granary in the south-eastern corner of the building is an original feature that extends to 3 metres in width by 5 in length internally (10 feet by 17). It is contained in a lean-to in the angle of the porch and southern elevation, but its brick walls were a continuation of those which formed the main range. The floor was raised from the ground on brick piers, but the subsidence of these piers under the weight of the

walls has caused structural failure; the southern wall (J-K in fig 7) has in consequence collapsed and has recently been entirely renewed in studwork and weather-boarding, while the eastern gable has split vertically at the junction with the main wall (point H). The remains of a pair of boarded grain bins divided by a central partition can still be seen (as shown in fig 7), with grooves for missing vertically-sliding hatches in the end-post. Given the removal of the southern wall it is now impossible to determine whether the granary was entered only from the porch or possessed an additional external door to the yard (as would be likely).

Building 2 is an impressive example of a purpose-built 19th century barn that cannot pre-date its appearance on the tithe map of 1837 by more than a few years. Its brickwork, roof structure and layout are consistent with construction in the second quarter of the century. Barns of this period were designed as much to prepare and store animal feed as for traditional cereal storage, and this example contained a separate granary area together with internal platforms from which grain could be lowered into feed mills and crushers. It neatly illustrates the efficient combination of several functions in a single building that characterised the new, industrial approach to agriculture of the mid-19th century. It is notable that a similar but timber-framed lean-to granary, also raised on brick piers, was added at the same time to the southern elevation of the 16th century barn near the farmhouse (building 5).

Building 3. Shelter shed (mid-19th century)

Building 3 lies to the south of the site and initially formed the boundary of an enclosed yard which extended to the south-western angle of the brick barn and porch. It consists of a timber structure of four bays with an east-west axis and extends to 11.4 metres in length by 6 metres in width overall (37.5 feet by 19.75). Its northern elevation (N-O in fig 8), which rises 2.1 metres from ground to roof-plate, is completely open, but its gables and southern elevation are enclosed. This enclosure takes the form of vertical tarred boarding nailed to a pair of triangular-sectioned horizontal rails which are tenoned and housed to earth-fast posts. The joints of the upper rails are pegged, unlike those of the lower tier. The boarding is replaced by brickwork beneath the lower rails, but this is largely hidden by modern cement and may be a secondary alteration. The western gable has been completely renewed in recent years, and previously adjoined a seemingly contemporary structure on a north-south axis as shown in A2.1 and on the Ordnance Surveys above. Each of the three tie-beams is secured to its respective posts by bolted knee-braces, and the gabled roof is covered with pan-tiles. The wall timbers are of hewn oak, but the clasped-purlin roof with a ridge-board and nailed collars is of sawn softwood and is probably a late-19th century replacement of the original.

This building was evidently designed as the shelter of a cattle yard to the south of the barn, and until recently possessed a twin building to its east which served a second, adjacent yard. Its form and structure, with boarded walls and triangular rails, is typical of the region. The building, like the brick barn (2), it is likely to have been constructed in response to the diversification of local agriculture from cereal production into animal husbandry shortly before the tithe survey of 1837 upon which it appears.

5 Ground plans

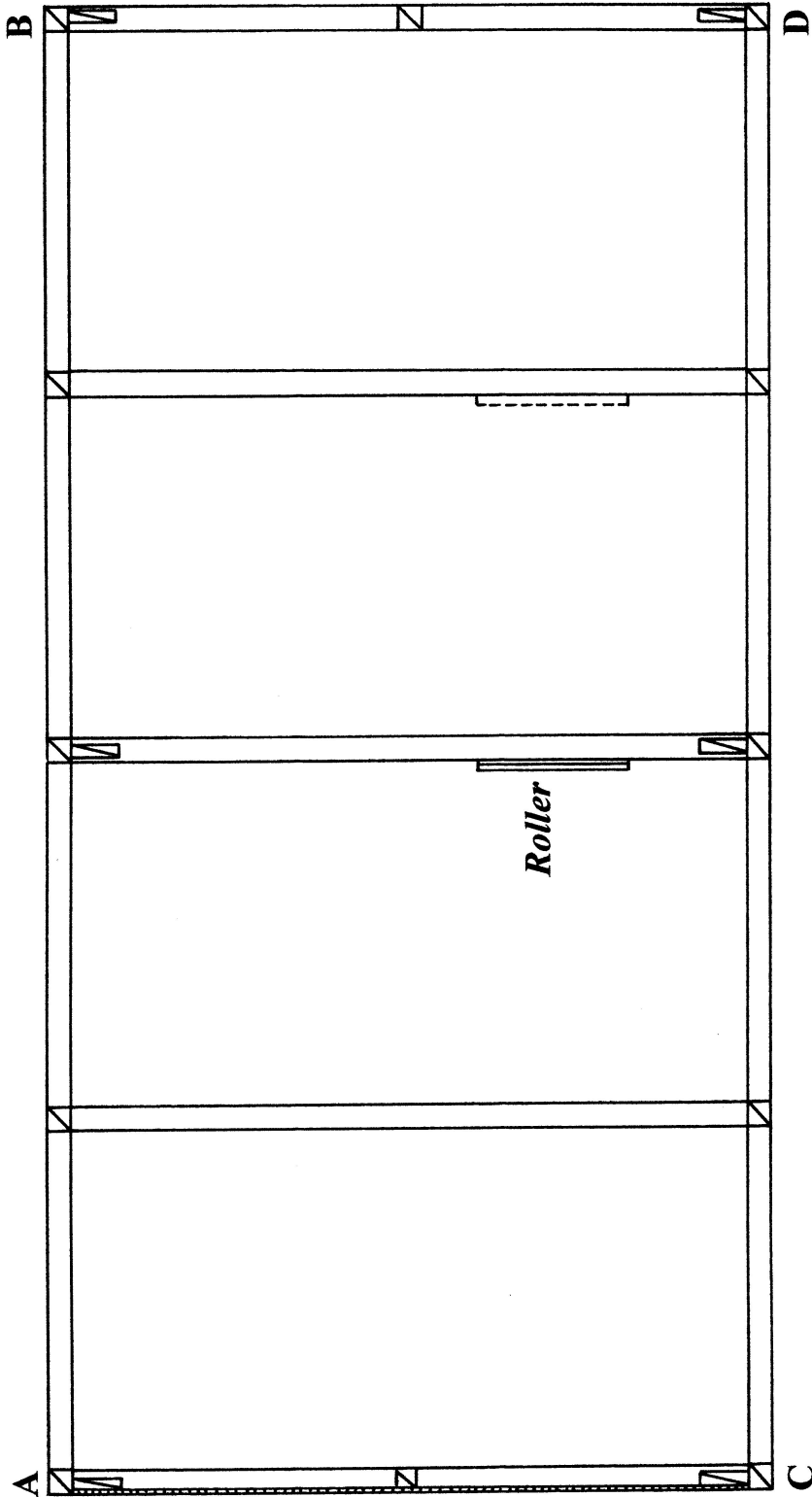


Figure 6. Ground Plan of Building 1

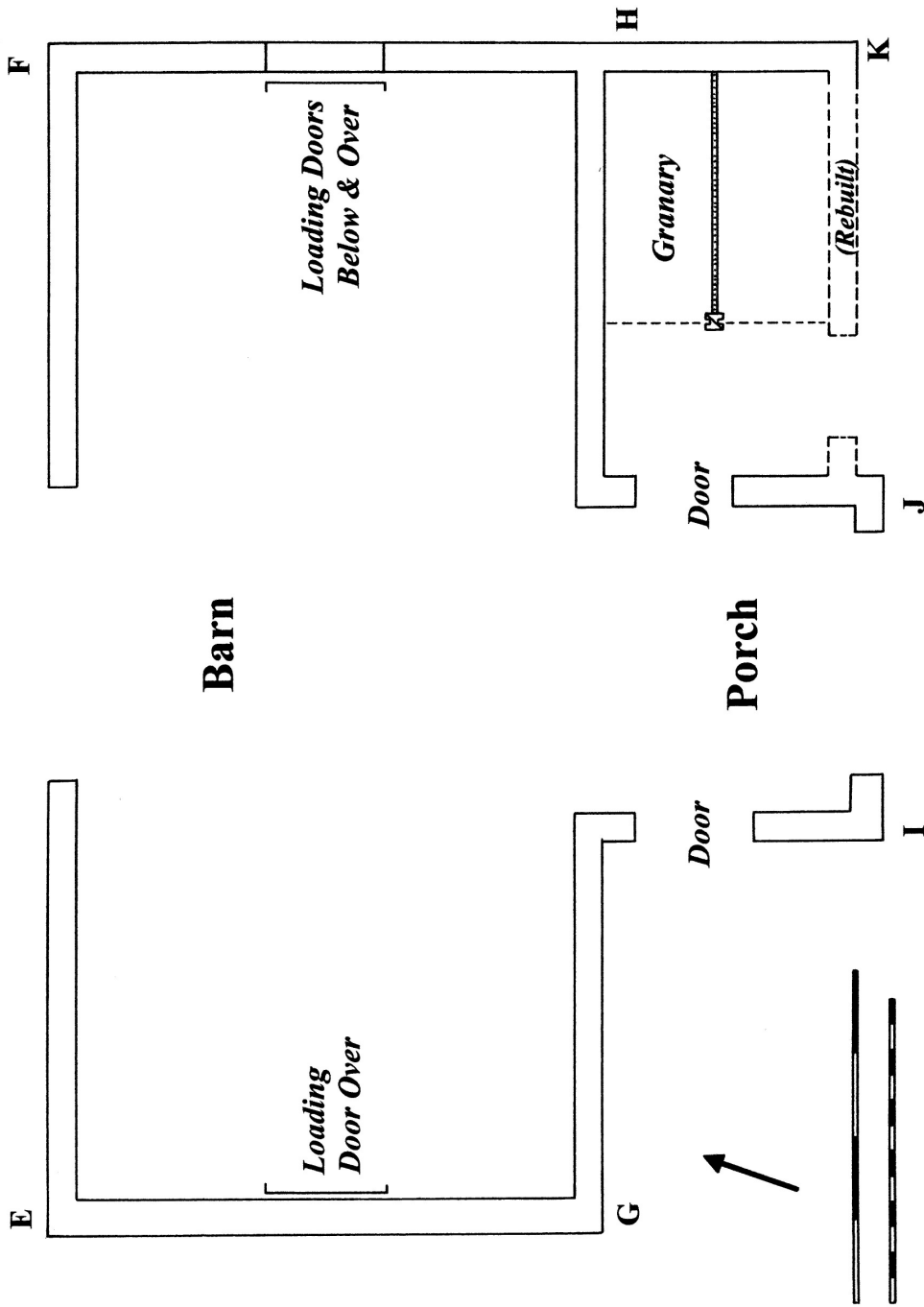


Figure 7. Ground Plan of Building 2

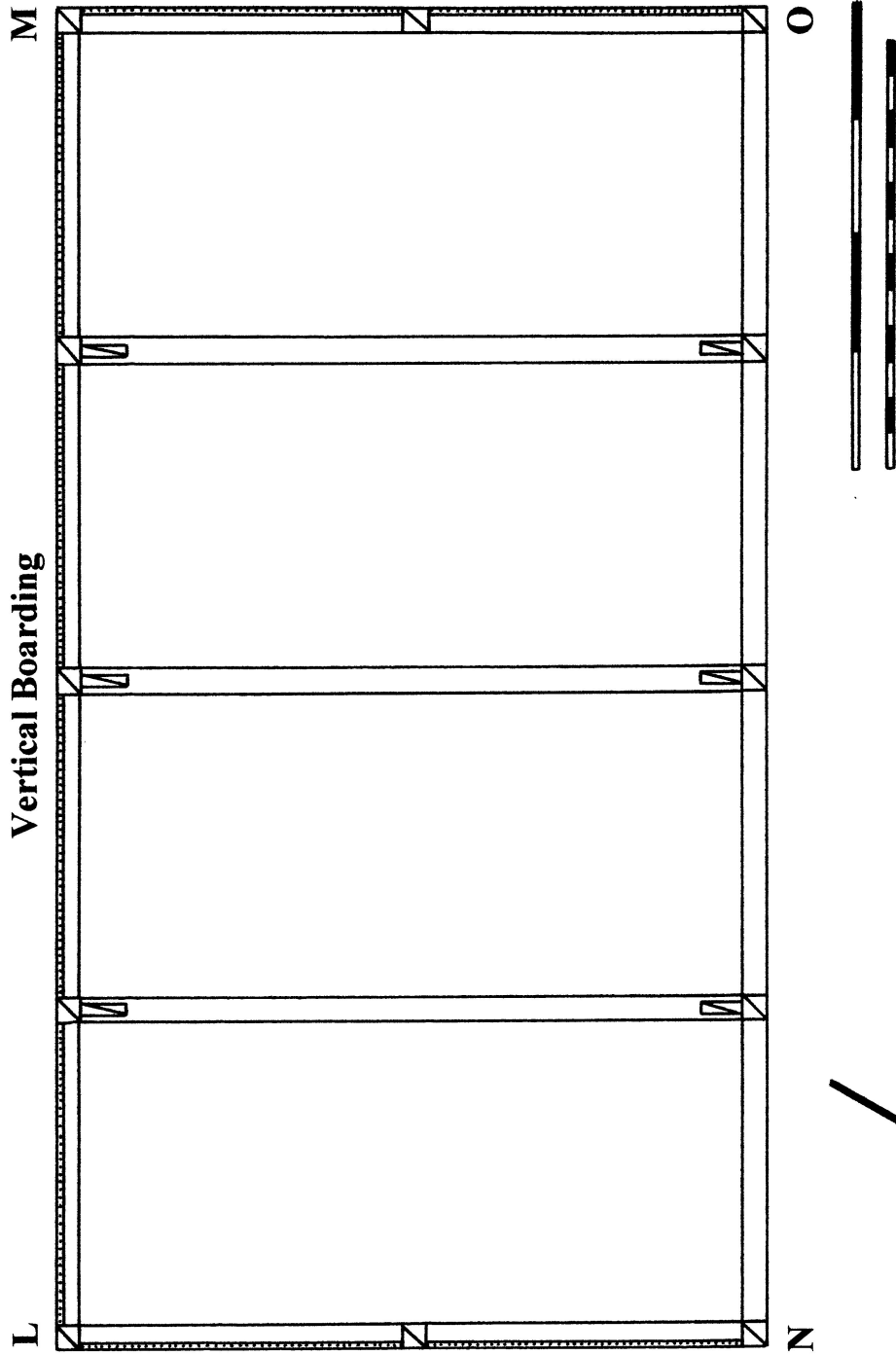


Figure 8. Ground Plan of Building 3

Appendix 1 (on accompanying CD): full photographic record

Part B: Archaeological evaluation by trial-trenching

by Adam Wightman and Emma Spurgeon

6 Archaeological background

Belsteads Farm farmhouse is a Grade II listed building (EHER no 30649) and thought to be of c 15th-century date with alterations and additions of the 17th century. The farmhouse is surrounded by a complex of farm buildings of historical interest, including a 16th-century Grade II listed timber-framed barn (EHER no 39410), a probable 19th-century brick barn, a cart-lodge and an open-fronted shelter shed; the combination of buildings is a good example of a post-medieval farm complex.

7 Report on the evaluation

by Emma Spurgeon

- 7.1** The site was subject to an archaeological evaluation in advance of the construction and conversion of the farm complex for hotel accommodation, with the aim of looking for evidence for early phases of the farm complex such as floor surfaces.
- 7.2** Three evaluation trenches were excavated (ie T1-T3; trench plan shown on Fig 9), to a total length of 28m. All were located within what was a gravelled car-park. All were excavated under archaeological supervision using a 360-degree mechanical excavator fitted with a toothless ditching bucket. The three trenches ranged in size from T1 (8m by 1.8m), and T2 (6m by 1.8m), to T3 (14m by 1.8m).
- 7.3** The trenches were excavated through four main horizons: a compacted gravelled car-park surface (L1), hogging (L2 in T3, L5 in T1 and T2), one to two post-medieval layers (L3 in T1 and T3, and L6 in T1 and T2), and natural boulder clay (L4). The hogging (L2 in T3) was dark orange in colour and very compacted and up to 250mm thick. The hogging in T1 and T2 (L5) was medium brown in colour and had larger, more sparsely distributed stones than in L2. This layer (L5) was up to 200mm thick in T1 and up to 320mm thick in T2. In both T1 and T3, there was a layer of dark orange-grey silty clay (L3) under the hogging, ranging in thickness from 220 to 240mm. In T2 under L5 was a layer of concrete 100mm thick which sloped downwards from east to west. In T1 and T2, the layer immediately overlying natural was L6. This was a dark grey-black silty clay which contained charcoal and post-medieval brick and tile (not retained), varying in thickness from 120 to 200mm.
- 7.4** The trenches were excavated to an overall depth of between 650mm and 700mm, so as to just cut into the natural boulder clay. Only two features were observed, ie a modern soakaway and a post-medieval pit (F1). The soakaway was 2m across. It lay at the northern end of T3, and appears to have related to the 19th-century barn which was next to the trench. An abundance of broken drain fragments around the soakaway indicates that the soakaway replaced an earlier drainage system for the barn. The post-medieval feature (F1) was filled with orange-grey clay. It lay in the centre of T1, and contained two upright wooden posts, with one slightly larger than the other (one was 150mm across and the other was 240mm across). Finds from F1 consisted of post-medieval tile and a single iron nail. Due to their proximity to the shelter shed, the uprights were possibly part of an earlier out-building, but no further evidence of such a building was observed.
- 7.5** *In general*, no significant archaeological material or features were observed during the course of the evaluation, and few finds were recovered. The sloping of the concrete in T2 and the thickness of the hogging and gravel suggest that the area was quite extensively landscaped when the car-park was created, which would explain the absence of archaeological material identified in the evaluation.
- 7.6 Finds**
One bag of post-medieval tile and an iron nail (1), from F1 in T3.

8 References

O'Connor, T, 2007 *Brief for Archaeological Trial-Trenching and Historic Building Recording at Belsteads Farm, Little Waltham, Chelmsford*, Chelmsford. Essex County Council brief

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Description of photographs in Appendix 1

Photo no.

- 1 Aerial view of site from west taken *circa* 1975 showing the farmhouse prior to restoration (with its original chimney) and several additional farm buildings now demolished. Buildings 1, 2 and 3 are visible from left to right.
- 2 General view of site from east showing buildings 3 on left and 2 on right.
- 3 General view of site from north-east showing building 2 in foreground.
- 4 General view of site from golf club car park to south-east showing buildings 1, 2 & 3 from left to right.
- 5 General view from north-west showing farmhouse (building 4) and listed barn (building 5) from adjacent road.
- 6 General view from north-west showing buildings 1, 2 & 3 from left to right.
- 7 General view from south-east across the golf club car park with buildings 3 to left and 2 to right. The farmhouse (with its 15th century parlour wing to the right) lies in the background.
- 8 General view from east showing building 3 on left and rear of farmhouse (4).
- 9 Cart Lodge (1). External gable D-B from south.
- 10 Cart Lodge (1). External elevation B-A from east.
- 11 Cart Lodge (1). External elevation from west.
- 12 Cart Lodge (1). Interior from south showing gable C-A.
- 13 Cart Lodge (1). Interior from north towards gable B-D. The diagonal props are recent.
- 14 Cart Lodge (1). Detail of softwood roof structure from south.
- 15 Cart Lodge (1). detail of bolted knee brace & scarf joint.
- 16 Cart Lodge (1). Wooden roller on central tie-beam from north.
- 17 Cart Lodge (1). Wooden roller on central tie-beam with 1 metre scale rod.
- 18 Cart Lodge (1). Detail of wooden roller attachment seen from north.
- 19 Barn (2). Exterior from south showing granary to right of porch.
- 20 Barn (2). Exterior from south-west showing loading door in gable E-G.
- 21 Barn (2). Exterior from south-west showing side-door in porch.
- 22 Barn (2). Exterior showing detail of upper loading door in gable E-G.
- 23 Barn (2). External rear elevation F-E from north.
- 24 Barn (2). Exterior of doors in rear elevation F-E.
- 25 Barn (2). Detail of strap hinge to door of rear elevation F-E.
- 26 Barn (2). External gable K-H from east (foliage hiding doors).
- 27 Barn (2). Exterior of brick barn with lean-to granary on brick piers in south-eastern corner.
- 28 Barn (2). Interior of granary from west with remains of two grain bins. The timber wall K-J to right is recent, apparently replacing original brickwork.
- 29 Barn (2). Interior of granary from south showing remains of grain bins.
- 30 Barn (2). Interior of granary from east showing door to porch.
- 31 Barn (2). Interior looking west to gable G-E with upper loading door.
- 32 Barn (2). Interior looking east to gable F-H with upper & lower loading doors.
- 33 Barn (2). Interior of eastern gable F-H showing loading doors.
- 34 Barn (2). Interior looking north to doors in rear elevation E-F.
- 35 Barn (2). Interior looking south to porch in elevation H-G, with doors to granary (left) and exterior (right) in respective side walls.
- 36 Barn (2). Interior of clasped-purlin roof structure from west.
- 37 Barn (2). Interior of porch looking east to granary door.
- 38 Barn (2). Interior of porch showing external door to west.
- 39 Barn (2). Detail of Flemish bond brickwork to exterior of rear wall F-E.
- 40 Barn (2). Detail of English bond brickwork to internal rear wall E-F.

- 41 Shed (3). Front external elevation N-O from north.
- 42 Shed (3). External gable O-M from west.
- 43 Shed (3). Rear external elevation M-L from south.
- 44 Shed (3). External gable L-N from east.
- 45 Shed (3). Interior from east looking to rebuilt gable M-O.
- 46 Shed (3). Interior from west looking to gable N-L.
- 47 Shed (3). Interior of rear elevation L-M showing two triangular-section rails.
- 48 Shed (3). Interior of south-eastern corner showing rail junctions with Post L.
- 49 Shed (3). Detail of bolted knee brace to rear elevation.
- 50 Shed (3). Detail of a typical junction of the upper triangular rails with a post of the rear elevation, showing pegged tenons.
- 51 Front of farmhouse (4) from west.
- 52 Detail of farmhouse chimney from west (upper part rebuilt with date 1678).
- 53 The façade of the 15th and 17th century farmhouse (4) from the north showing the front elevation of the early-16th century timber-framed barn (5) to right.
- 54 Pond to south-west of site from south-east, with timber barn (5) to right.
- 55 Southern elevation of timber barn (5) showing lean-to granary.
- 56 Exterior of timber barn (5) from north-west showing entrance to site.
- 57 Exterior of timber barn (5) from east showing 17th century addition to left.
- 58 Interior of southern wall of 17th century eastern addition to timber barn (5).
- 59 Interior of 16th century timber barn (5) from east showing crown-post roof.
- 60 Interior of rear, southern wall of timber barn (5) showing 16th century framing

Appendix 2: selected printed photographs



A2.1 Aerial view of site from west taken *circa* 1975 showing the farmhouse prior to restoration (with its original chimney, lacking any obvious initials or date) and several additional farm buildings now demolished. Buildings 1, 2 and 3 are visible from left to right. (photo in possession of current owner)



A2.2 General view of site from golf club car park to south-east showing buildings 1, 2 & 3 from left to right.



A2.3 General view from north-west showing buildings 1, 2 & 3 from left-to right. The farmyard shown in photo A2.1 is now a lawn with a car park beyond.



A2.4 General view from south-east across golf club car park with buildings 3 to left and 2 to right. The farmhouse (with 15th century parlour wing to right), lies in the background.



A2.5 Cart Lodge (1). External elevation from west.



A2.6 Cart Lodge (1). Interior from north towards gable B-D. The diagonal props are recent.



A2.7 Cart Lodge (1). Wooden roller on central tie-beam seen from north.



A2.8 Cart Lodge (1). Wooden roller on central tie-beam seen from north with 1 metre scale rod.



A2.9 Cart Lodge (1). Detail of wooden roller attachment seen from north



A2.10 Barn (2). Exterior of brick barn with lean-to granary on brick piers in south-eastern corner



A2.11 Barn (2). Interior of granary from west with remains of two grain bins. The timber wall K-J to right is recent, apparently replacing original brickwork.



A2.11 Barn (2). Interior looking south to porch in elevation H-G, with doors to granary (left) and exterior (right) in its respective side walls.



A2.11 Barn (2). Interior of clasped-purlin roof structure from west



A2.12 Shed (3). Front external elevation N-O from north



A2.13 Shed (3). Detail of a typical junction of the upper triangular rails with a post of the rear elevation, showing pegged tenons.



A2.14 The façade of the 15th and 17th century farmhouse (4) from the north showing the front elevation of the early-16th century timber-framed barn (5) to right. Included for site context.

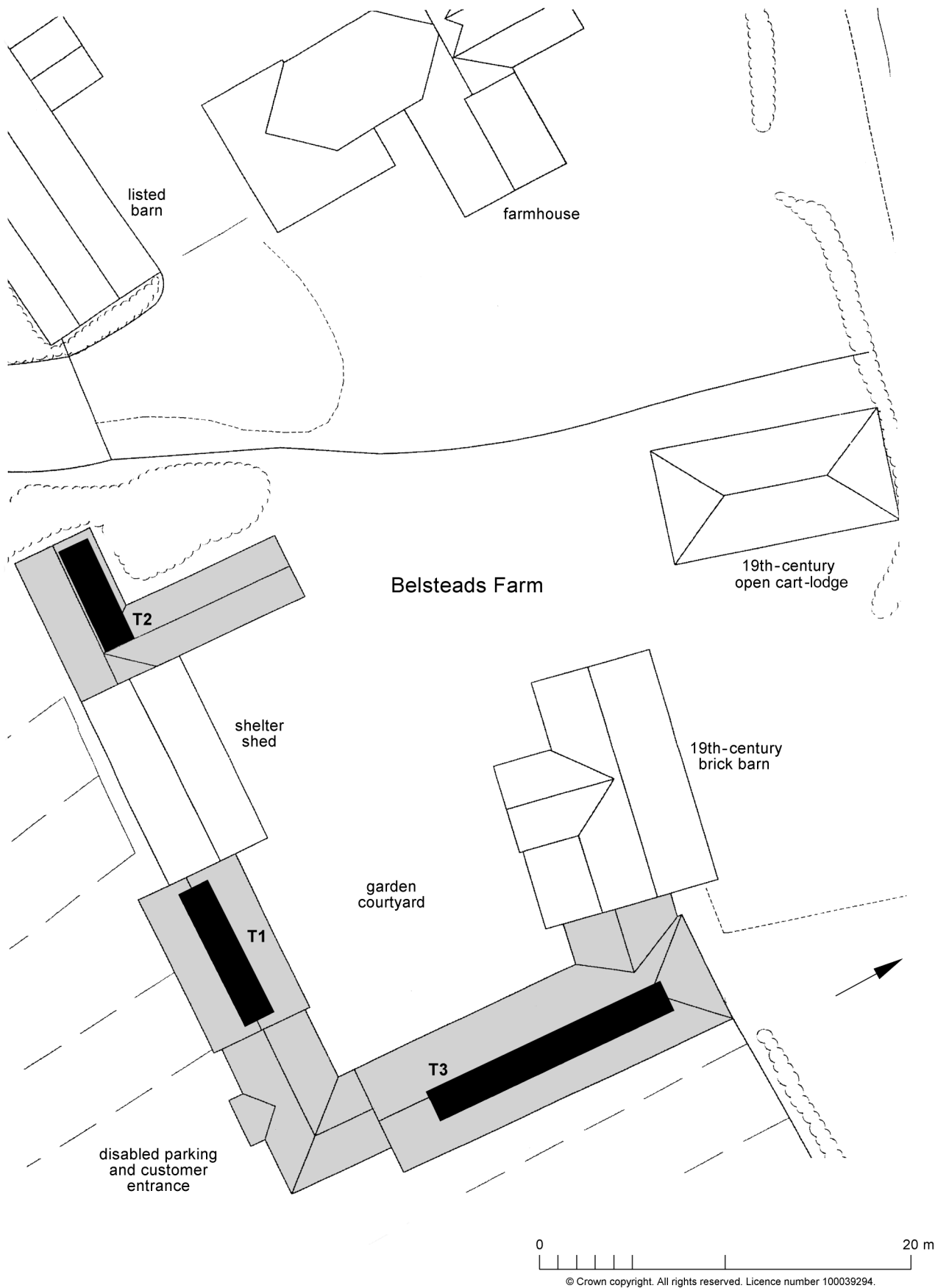
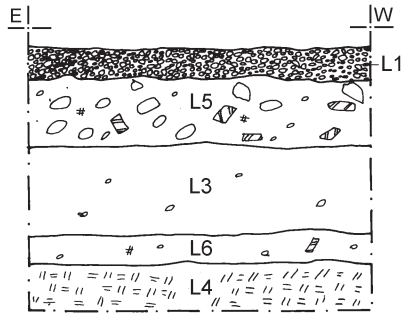
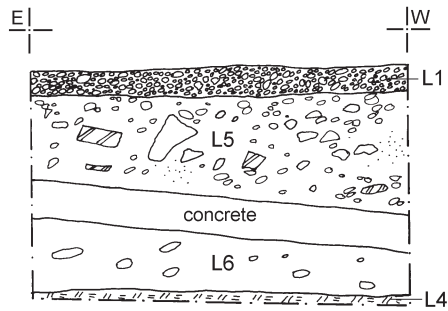


Fig 9 Location of trenches. (Proposed buildings are shaded.)

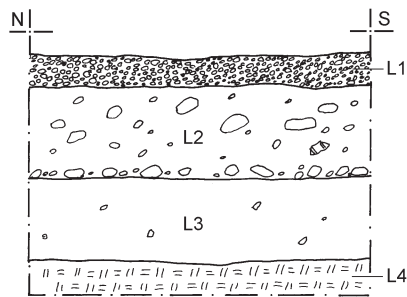
T1









T2



T3



-  sand
-  small stones
-  large stones
-  clay
-  charcoal
-  post-Roman brick and tile

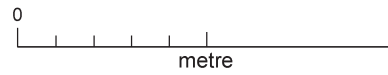


Fig 10 Sections.

**Essex Historic Environment Record/
Essex Archaeology and History**

Summary sheet

Site address: Belsteads Farm, Belsteads Farm Lane, Little Waltham, Chelmsford, Essex	
Parish: Little Waltham	District: Chelmsford
NGR: TL 7236 1129	Site code: HEM site code: LWBF 07 Museum accession code: CHMER 2007.283
Type of work: Building survey and archaeological evaluation by trial-trenching	Site director/group: Colchester Archaeological Trust
Date of work: November 2007	Size of area investigated: 3 trenches totalling 28m in length and 1.8m in width
Location of finds/curating museum: Chelmsford Museum	Funding source: Developer
Further seasons anticipated? No	Related EHER nos: 30649
Final report: CAT Report 447 and summary in EAH	
Periods represented:	
<p>Summary of fieldwork results: <i>Belsteads Farm farmhouse is a Grade II listed building (EHER no 30649) and thought to be of c 15th-century date with alterations and additions of the 17th century. The farmhouse is surrounded by a complex of farm buildings of historical interest, including a 16th-century Grade II listed timber-framed barn (EHER no 39410), a probable 19th-century brick barn, a cart-lodge and an open-fronted shelter shed; the combination of buildings is a good example of a post-medieval farm complex. The three 19th-century buildings were the subject of a written and photographic record at English Heritage (2006) Level 2.</i> <i>The site was subject to an archaeological evaluation.</i></p>	
Previous summaries/reports: None	
Authors of summary: Leigh Alston, Emma Spurgeon, Adam Wightman	Date of summary: December 2007