

Cross Farm Barns, Church Street, Yetminster, Dorset.

An Historic Building Evaluation



Cross Farm Barns, Church Street, Yetminster, Dorset.

An Historic Building Evaluation

for

Mr Cathal McCosker

by



Brickfield Offices, Maperton, Wincanton, Somerset. BA9 8EG.

T: 01963 824696

E: mail@contextone.co.uk

W: www.contextone.co.uk

COAS reference: C1/SBF/13/CCY

West Dorset Council planning reference: 1/D/11/001247

National Grid Reference: centred on NGR ST 59489 10770

OASIS reference: contexto1-160278

COAS project team:

Project Director: Richard McConnell

Fieldwork Manager: Stuart Milby

Post-excavation Manager: Dr Cheryl Green

Fieldwork: Dr Cheryl Green and Tara Fairclough

Report: Dr Cheryl Green

Illustration: Tara Fairclough

December 2013

Context One Archaeological Services Ltd shall retain the copyright of any commissioned reports, tender documents or other projected documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Design/Specification/Written Scheme of Investigation.

Contents

Non-technical summary.....	i
1. Introduction.....	1
2. Site location and topography.....	1
3. Historical and archaeological background.....	4
4. Methodology.....	4
5. Results.....	5
6. Discussion.....	8
7. COAS acknowledgements.....	9
8. Bibliography.....	9

Illustrations

Figure 1. Site setting.....	2
Figure 2. Detailed site setting showing photographic viewpoints and phasing.....	3
Figure 3. Historic elevations of buildings 1 & 2.....	9

Plates

Plate 1. B1 exterior south elevation showing partial conversion of the eastern end (from S).....	6
Plate 2. B1 interior showing conversion of east end outside of the Site (from W).....	6
Plate 3. B1 interior south elevation, east end (from N).....	6
Plate 4. B1 interior north elevation, east end (from S).....	6
Plate 5. B1 interior west elevation & B2 north elevation (from E).....	6
Plate 6. B1 interior west elevation (from E).....	6
Plate 7. B1 interior north elevation showing junction in masonry (from S).....	7
Plate 8. B1 interior showing junction between west elevation & B2 north elevation (from NNE).....	7
Plate 9. B2 exterior east elevation (from E).....	7
Plate 10. B2 exterior south elevation (from S).....	7
Plate 11. B2 exterior west elevation, south end (from W).....	7
Plate 12. Exterior west elevation of B2 (north end) & B1 with abutting masonry of B3 interior west elevation (from W).....	7
Plate 13. B2 north elevation forming interior south elevation of B1 (from N).....	8
Plate 14. B2 interior north elevation forming south elevation of B1 (from S).....	8
Plate 15. B2 interior south elevation (from N).....	8
Plate 16. B3 exterior south elevation (from S).....	8
Plate 17. B3 interior west elevation against B1 (from W).....	8
Plate 18. B3 interior with B4 to S (from E).....	8
Plate 19. B4 interior with B3 beyond roof gable (from S).....	8
Plate 20. B4 exterior east elevation (from E).....	8
Plate 21. B4 exterior east elevation, south end (from SE).....	10
Plate 22. B4 exterior south elevation (from SW).....	10
Plate 23. B4 interior south elevation (from NE).....	10
Plate 24. B4 interior (from SSW).....	10
Plate 25. B5 exterior north elevation (from N).....	10
Plate 26. B5 exterior north elevation, blocked opening & window above (from N).....	10
Plate 27. B5 interior west elevation (from E).....	11
Plate 28. B5 interior east elevation (from W).....	11
Plate 29. B5 interior south elevation, blocked doorway (from N).....	11

Plate 30. B5 exterior south elevation, blocked doorway (from S).....	11
Plate 31. B6 exterior north elevation (from E).....	11
Plate 32. B6 exterior west elevation (from W).....	11
Plate 33. B7 exterior east elevation, south end (from NNW).....	11
Plate 34. B8 exterior south elevation (from NW).....	11
Plate 35. Possible trough base at south end of B2 (from W).....	12
Plate 36. GTH photograph showing thatch remaining on B2 (from SWW).....	12
Plate 37. Panorama of eastern farmyard: from left - B2, B1, converted part of B1, listed barn, Court Farm House and B5.....	12
Plate 38. Panorama of western farmyard: from left - B8, B4, B3, B2, B5, B6 & B7.....	12

Non-technical summary

Context One Archaeological Services Ltd (COAS) carried out a programme of historic building recording and limited archaeological monitoring and recording of barns at Cross Farm, Church Street, Yetminster, Sherborne, Dorset, on 7 November 2013. The project was commissioned and funded by Mr Cathal McCosker.

The work was required in mitigation of a development proposal to convert and extend former agricultural buildings on the Site to form a dwelling and erect a garage. It was determined that a reasonable archaeological response would be to carry out a new photographic survey of the existing buildings to supplement an historic building survey carried out by Greenslade Taylor Hunt (October 2011) accompanied by investigations around the area of a former water pump/well. The request for archaeological work follows advice given by Central Government as set out in the National Planning Policy Framework (DCLG 2012). The historic building survey conformed to a Level 2 survey as set out in Understanding Historic Buildings - A guide to good recording practice (English Heritage, 2006).

Although the buildings have undergone some degradation since 2011, the buildings were more accessible during the present survey as a result of recent clearance work. The survey has revealed that the early 19th century farmyard was bounded to the west by a large open-sided barn with a first floor, possibly present by 1809, and to the north by a similar barn which was certainly present by 1840. By 1888 the northern side of the farmyard was occupied by a large barn which appears to have incorporated part of the earlier structure and encompassed the northern end of the earliest barn. The southern side of the farmyard was completed by the addition of a large threshing barn. The late 19th century farmyard on the western side of the earliest barn was formed by the addition of a small pig sty or sheep pen to the north and a curved open-sided cattle shed or sheep pen to the west. All five of the historic buildings have undergone alterations with the blocking or alteration of original openings. The complex continued to expand during the 20th century with the addition (and sometime the removal) of ancillary structures, a large open-sided shelter and a small brick-built structure.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out a programme of historic building recording and limited archaeological monitoring and recording of barns at Cross Farm, Church Street, Yetminster, Sherborne, Dorset (the 'Site'), on 7 November 2013. The project was commissioned and funded by Mr Cathal McCosker.
- 1.2 The work was required in mitigation of a development proposal to convert and extend former agricultural buildings on the Site to form a dwelling and erect a garage (West Dorset planning application ref. 1/D/11/001247). The request for archaeological work follows advice given by Central Government as set out in the *National Planning Policy Framework* (DCLG 2012).
- 1.3 Condition 8 of the Approval of Planning Permission issued by West Dorset District Council on 6 October 2013 stated:

“The development shall not take place within the area indicated until the developer has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation which shall have been submitted to, and been approved in writing by the Planning Authority. This scheme shall cover archaeological fieldwork (including investigation of the potential pump/well site immediately west of the main barn), together with post-excavation work and publication of the results.

REASON: The area is of archaeological importance and the archaeology should be preserved by record in accordance with policy SA24.”

- 1.4 The programme comprised five elements: the compilation of a Written Scheme of Investigation (WSI); photographic survey of the existing buildings to supplement an historic building survey carried out by Greenslade Taylor Hunt (October 2011); limited monitoring and recording around the area of the former water pump/well; the production of an illustrated report; and project data archiving. The WSI was approved by Mr Steve Wallis (Senior Archaeologist, Dorset County Council) prior to the commencement of the archaeological work.

2. Site location and topography

- 2.1 Cross Farm is located at the eastern end of High Street in the centre of Yetminster, Dorset (**Figure 1**). The Site (centred on NGR SY 69034 72549) occupies an area of land in the heart of the village with the churchyard belonging to St Andrew's Church to the south. The agricultural complex is located at the eastern end of the Site with Church Farm House immediately to the east and a further barn which once belonged to the complex to the north. The remainder of the Site is laid to grass with a track providing access from High Street to the agricultural complex. The buildings occupy level ground at an average height of c. 63m above Ordnance Datum (aOD).

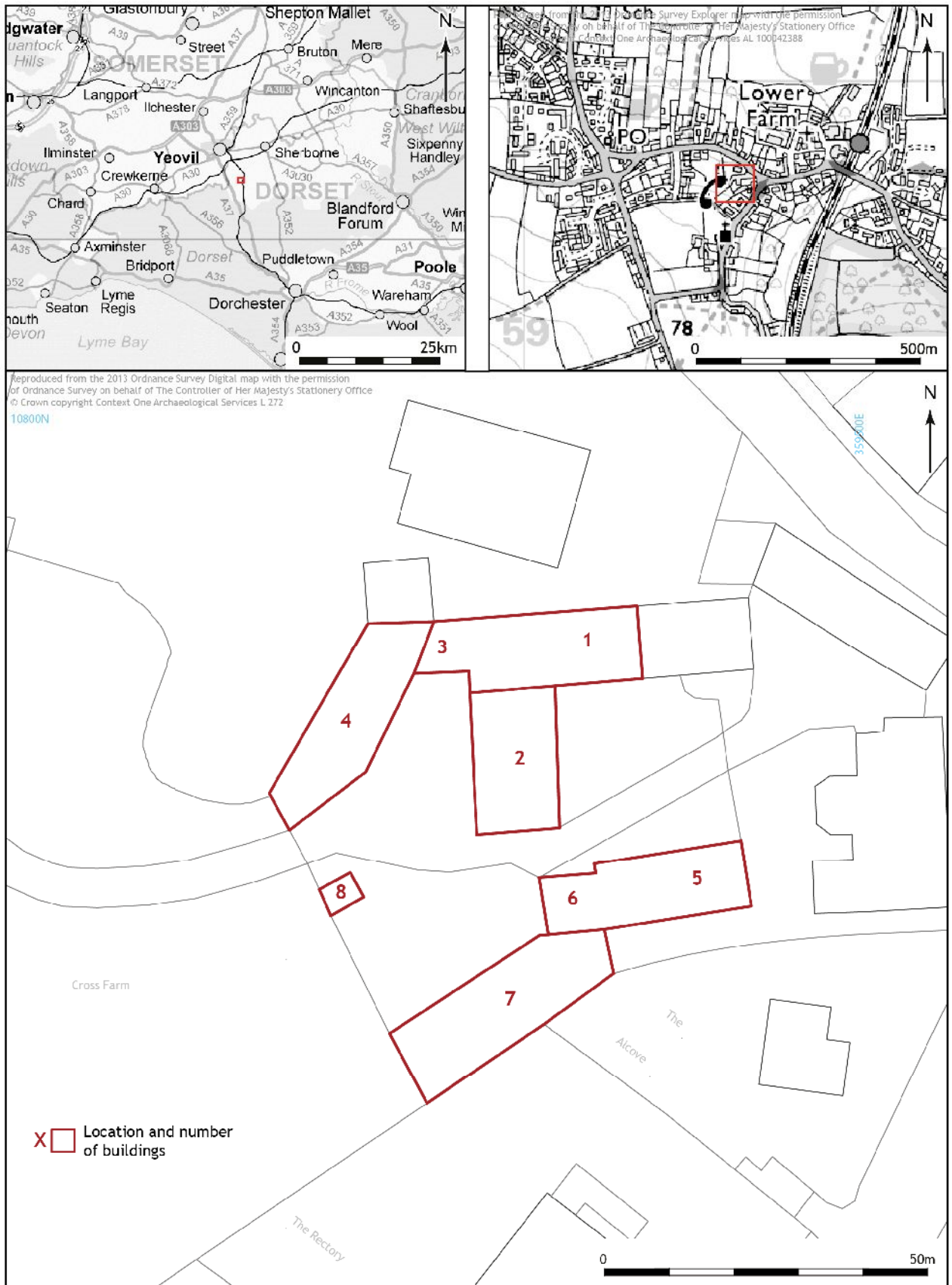


Figure 1. Site setting

Reproduced from the 2013 Ordnance Survey digital mapping with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Context One Archaeological Services L 272

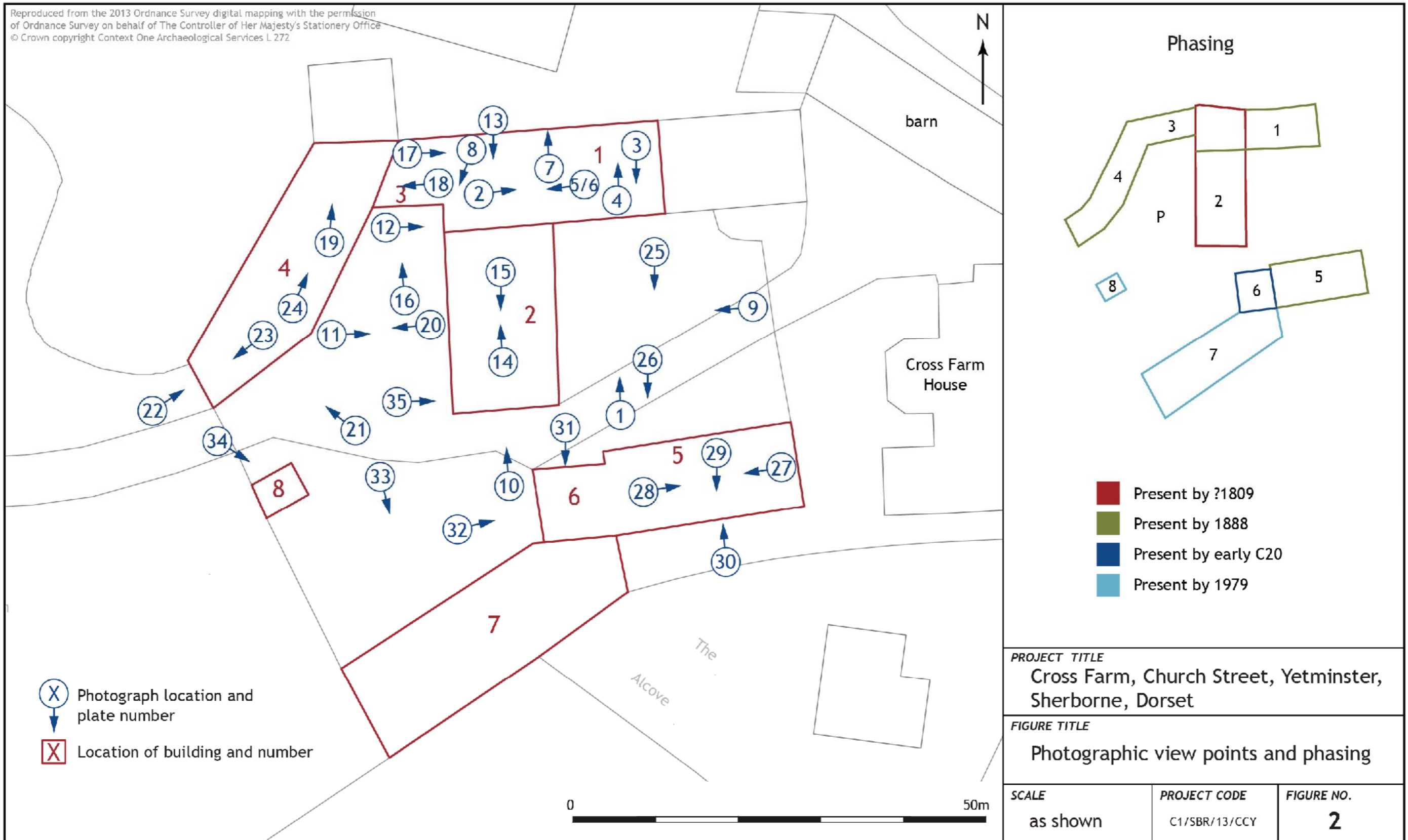


Figure 2. Detailed site setting showing photographic viewpoints and phasing

3. Historical and archaeological background

- 3.1 The archaeological and historical background for the Site is set-out in the Historic Building Survey conducted by Greenslade Taylor Hunt (GTH) and submitted as part of the planning application (15 August 2011). This included an examination of Ordnance Survey maps dating from 1809, aerial photographs and readily available documentary evidence from online resources. The results of this assessment are summarised below. During the survey by GTH the individual buildings were assigned unique numbers and were all called 'Barns'. Only numbers 1-5 relate to historic agricultural buildings and therefore for the purposes of this report all the structures have been re-named as 'Buildings' while retaining the numbering system used by GTH.
- 3.2 The Grade II Listed Court Farm House (Listed no. 1154369) to the east of the Site (**Figure 2**) is thought to date to the early 17th century with 18th century alterations. It is present on the 1809 Ordnance Survey first series map which also appears to show a building in the approximate location of Building 2 (**Phasing, Figure 2**), although the map is very unclear. The 1840 tithe map clearly shows Building 2 and a further building along the centre of the north boundary which appears to occupy an area now partly encompassed by Building 1. This may relate to the Grade II Listed barn immediately north of Court Farm House (Listed no. 1303854) (**Figure 2**); the listing states this is probably 18th century however it is not apparent until the 1888 Ordnance Survey map.
- 3.3 By 1888 there had been considerable alterations to the Court Farm complex. The building along the north boundary had been replaced or extended (Building 1), the western end of which runs across the northern end of Building 2 (**Phasing, Figure 2**). Building 3 had been constructed to the west of Building 1 with the adjacent Building 4 running diagonally towards the south-west. To the south of Building 4 was a further long building and a pump/well indicated within the yard to the west of Building 2 (**P on Phasing, Figure 2**). By this time, the yard complex on the eastern side of Building 2 had also been completed by the construction of Building 5.
- 3.4 No significant changes are evident on the 1903 Ordnance Survey map, although the building to the south of Building 4 is no longer present. By 1929, the Ordnance Survey map shows the addition of ancillary structures to the southern end of the east elevation of Building 4 and to the western end of Building 5 (labelled Building 6). The former structure had been removed by 1974, by which time the small building to the south of Building 4 (labelled Building 8) and the large open-sided building to the south-west of Building 6 (labelled Building 7) had been added.

4. Methodology

- 4.1 The programme of archaeological work was carried out in accordance with codes, standards and guidelines set out by the Institute for Archaeologists (IfA 1985, rev. 2012; 1990, rev. 2008; 1994, rev. 2008). Current Health and Safety legislation and guidelines were followed on site. The historic building survey broadly conformed to a Level 2 survey as set out in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage, 2006). This states;

“Level 2 is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.”

- 4.2 A detailed photographic survey of the existing buildings was carried out with each viewpoint including a scale where possible. The photographic survey set the agricultural complex in context with general shots illustrating form and setting. All elevations (internal and external) were photographed where possible. Evidence for structural alterations, phasing and significant historic features were photographed. The images consisted of digital images taken with a Nikon D40X 10.1 megapixel digital SLR camera fitted with an 18-55mm lens. Images were captured on a 4GB SD card in the field and were subsequently transferred to the COAS online server for storage.

- 4.3 The descriptions of the buildings recorded by GTH were checked and found to be accurate. Evidence of structural alterations, phasing and significant historic features were noted. Measured elevation drawings of Buildings 1 and 2 produced by GTH were utilized for annotating blocked features and have been reproduced in this report (**Figure 3**).
- 4.4 The site of the former water pump/well subject to archaeological monitoring and recording was assessed in order to determine whether any remains survived above ground.

5. Results

- 5.1 Photographs have been selected to illustrate all accessible elevations and features of historic significance. The complete set of photographs will be archived with Dorset County Council and with the Archaeology Data Service (ADS).
- 5.2 The original openings in Building 1 extended through the ground floor and first storey (**Plates 1 & 4**); as for Building 2, these were wider at first floor level (**Figure 3, Plates 9, 10, 11 & 12**). Most of these openings had been completely blocked with rubble however some had been modified to create first floor windows. There is evidence that the western end of Building 1 originally formed the northern end of Building 2:
- in the north wall of Building 1 a slight change in alignment and a junction in the masonry is aligned with the east wall of Building 2 (**Figure 2; Plate 7**)
 - the pattern of blocked openings in the west elevation of Building 2 continued into the west elevation of Building 1 (**Plate 12**), although it was not possible to ascertain if this extended all the way to the north wall of Building 1. Unfortunately, the construction of Building 3 obscures the external fabric (**Plates 16 & 17**) and the masonry is too disturbed internally (**Plate 6**).
 - the north wall of Building 2 is a later insert (**Figure 2; Plates 5, 8, 9, 13 & 14**)
- 5.3 The northern end of Building 4 as shown in plan was once the western end of Building 3. This is evident from:
- the continuation of the north wall of Building 3 (**Plate 18**)
 - the roof above the western end of Building 3 is a simple lean-to in contrast with the high A-frame roof of Building 4 (**Plates 18 & 19**)
- Protruding timbers in the north elevation of Building 3 indicate the presence of a very low ceiling implying a shallow roof space (**Plates 17 & 18**).
- 5.4 Building 4 was originally open-fronted and is now in-filled with concrete blocks (**Plates 20 & 21**). The stub of a rubble wall at the southern end of the west elevation indicates the presence of a boundary wall or perhaps an attached building (**Plate 22**). The 6 A-frame trusses (**Plates 23 & 24**) supported a thatched roof as evident from modern packing materials between the wall plate and corrugated iron roofing (**Plate 22**). The half-hip at the southern end of the building has been replicated by the corrugated tin (**Plate 21**).
- 5.5 Building 5 is intact including the roof (**Plate 25**) supported on two A-frame trusses (**Plates 27 & 28**). The large doorway in the south elevation has been blocked (**Plate 29 & 30**); this is slightly off-set from the intact doorway in the north elevation. The stone at the base of the jamb has a vertical hole for a large bolt return showing that the opening once had a large pair of doors. Towards the west end of the north elevation, the large ornate hinges of the window frame are still *in situ*; beneath the window there is a blocked opening reminiscent of those in Buildings 1 and 2 (**Plate 26**).
- 5.6 Building 6 is a modern lean-to constructed against Building 5 (**Plates 31 & 32**) and retaining two animal pens. Building 7 is a large modern open-sided shelter (**Plate 33**) and Building 8 is a small modern brick-built structure (**Plate 34**).
- 5.7 The yard area where the pump/well is indicated on the 1888 Ordnance Survey map is now covered in concrete; this has been in place for some decades and therefore no evidence was visible above ground. However, at the south-west corner of the south elevation of Building 2 a soil-filled void was

explored and was found to contain two narrow brick walls aligned east-west with limestone paving slabs in between and on the northern side of the northernmost wall (Plate 34). This is probably the base of a water trough.

- 5.8 The photographic survey carried out by GTH shows the roof of Building 2 prior to collapse with remnants of thatch still visible (Plate 36).



Plate 1. B1 exterior south elevation showing partial conversion of the eastern end (from S)



Plate 2. B1 interior showing conversion of east end outside of the Site (from W)



Plate 3. B1 interior south elevation, east end (from N)

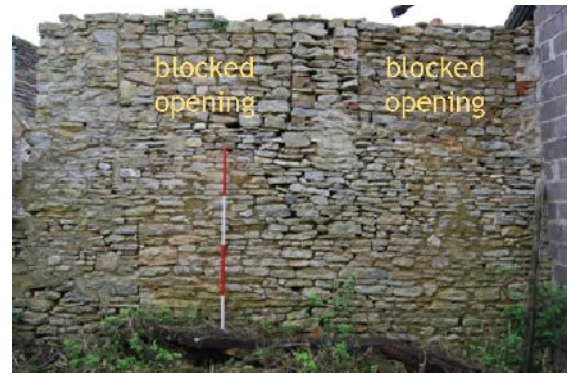


Plate 4. B1 interior north elevation, east end (from S)



Plate 5. B1 interior west elevation & B2 north elevation (from E)



Plate 6. B1 interior west elevation (from E)



Plate 7. B1 interior north elevation showing junction in masonry (from S)



Plate 8. B1 interior showing junction between west elevation & B2 north elevation (from NNE)



Plate 9. B2 exterior east elevation (from E)



Plate 10. B2 exterior south elevation (from S)



Plate 11. B2 exterior west elevation, south end (from W)

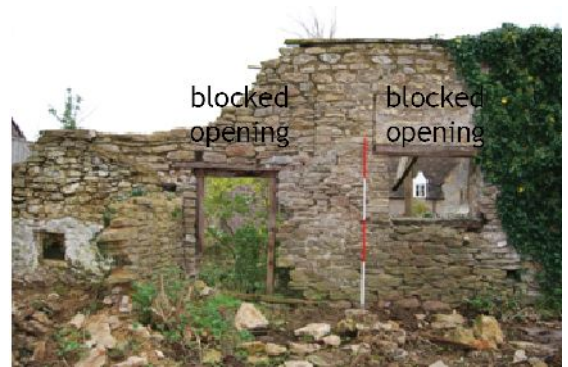


Plate 12. Exterior west elevation of B2 (north end) & B1 with abutting masonry of B3 interior west elevation (from W)



Plate 13. B2 north elevation forming interior south elevation of B1 (from N)



Plate 14. B2 interior north elevation forming south elevation of B1 (from S)



Plate 15. B2 interior south elevation (from N)



Plate 16. B3 exterior south elevation (from S)



Plate 17. B3 interior west elevation against B1 (from W)



Plate 18. B3 interior with B4 to S (from E)



Plate 19. B4 interior with B3 beyond roof gable (from S)



Plate 20. B4 exterior east elevation (from E)



Figure 3. Historic elevations of buildings 1 & 2

Cross Farm Barns, Church Street, Yetminster, Dorset.



Plate 21. B4 exterior east elevation, south end (from SE)



Plate 22. B4 exterior south elevation (from SW)



Plate 23. B4 interior south elevation (from NE)



Plate 24. B4 interior (from SSW)



Plate 25. B5 exterior north elevation (from N)



Plate 26. B5 exterior north elevation, blocked opening & window above with hinges (from N)



Plate 27. B5 interior west elevation (from E)



Plate 28. B5 interior east elevation (from W)

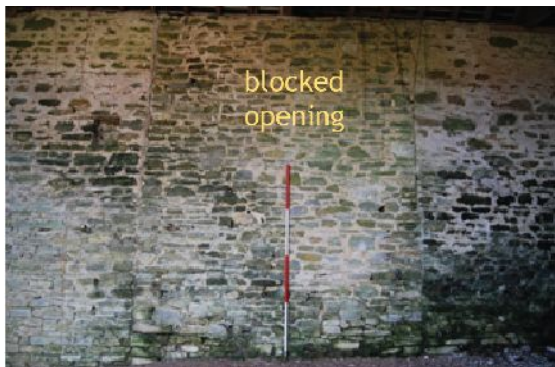


Plate 29. B5 interior south elevation, blocked doorway (from N)



Plate 30. B5 exterior south elevation, blocked doorway (from S)



Plate 31. B6 exterior north elevation (from E)



Plate 32. B6 exterior west elevation (from W)



Plate 33. B7 exterior east elevation, south end (from NNW)



Plate 34. B8 exterior south elevation (from NW)



Plate 35. Possible trough base at south end of B2 (from W)



Plate 36. GTH photograph showing thatch remaining on B2 (from SWW)



Plate 37. Panorama of eastern farmyard: from left - B2, B1, converted part of B1, listed barn, Court Farm House and B5



Plate 38. Panorama of western farmyard: from left - B8, B4, B3, B2, B5, B6 & B7

6. Discussion

- 6.1 Building 2 appears to have been present by 1809 and certainly by 1840; the historic building recording has confirmed this was the earliest building in the complex, possibly even pre-dating the Grade II listed barn to the north of Court Farm House. The latter is not apparent until the 1888 Ordnance Survey map despite being listed as probably 18th century in date. The eastern part of Building 1 may possibly be contemporary with Building 2 as indicated by the style of the blocked openings, although map regression analysis does not show this building until 1840. This was either re-built or, more likely, extended to the west by 1888. Nevertheless, the western end of Building 1 encompassed the northern end of Building 2, with the current north wall of Building 2 presumably inserted as part of the alterations thereby reducing the length of the original structure. The full-storey blocked openings in Building 2 and part of Building 1 indicate these were open-sided structures. The roofs were supported on the stone piers surviving on either side of the blockings and the splays of the piers supported first floors which were undoubtedly used for storage.
- 6.2 The remaining historic buildings (Buildings 3, 4 & 5) had been constructed by 1888, reflecting intensification in farming practice in the late 19th century. The openings of Buildings 1 and 2 may have been blocked or altered during these alterations, the addition of new buildings perhaps allowing a change in use to the existing structures. Building 5 was constructed along the south side of the eastern farmyard (Plate 37). With high doors along each side wall (although slightly offset) and evidence of a storage platform at one end this is likely to have been a threshing barn, however the blocking of one doorway indicates a change in use, the height of the building rendering it

suitable for the storage of farm machinery. The low ceiling of Building 3 indicates a pig sty or sheep pen and the original open-front of Building 4 may indicate a cattle shed or sheep pen. The construction of Buildings 3 and 4 to the west of Buildings 1 and 2 created a western farmyard area (Plate 38). Buildings 6, 7 and 8 are 20th century reflecting a need for additional storage and animal pens.

- 6.3 No upstanding evidence of the pump/well in the western farmyard have survived and given the presence of a thick concrete yard it is considered unlikely that any remains survive below ground level.

7. COAS acknowledgements

- 7.1 We would like to thank the following for their contribution to the successful completion of this project:

Cathal McCosker
 Tom Kinver (Kinver Kreations Ltd)
 Gary Evans (Kinver Kreations Ltd)
 Steve Wallis (Senior Archaeologist, Dorset County Council)

8. Bibliography

- | | |
|---|---|
| Department for Communities and Local Government (DCLG) 2012 | <i>National Planning Policy Framework</i> , London: Her Majesty's Stationery Office |
| Institute of Field Archaeologists (IfA), June 1985 (rev. November 2012) | <i>Code of Conduct</i> . Reading: IfA |
| English Heritage 2006 | <i>Understanding Historic Buildings - A guide to good recording practice</i> . English Heritage |
| Institute for Archaeologists (IfA), September 1990 (rev. October 2008) | <i>Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology</i> . Reading: IfA |
| Institute for Archaeologists (IfA), October 1994 (rev. October 2008) | <i>Standard and Guidance for an Archaeological Watching Brief</i> . Reading: IfA |