

JOHN MOORE HERITAGE SERVICES

The survey of a barn
at
KINGFISHER COTTAGE, WESTBROOK,
Boxford
BERKS



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SURVEY OF A BARN AT KINGFISHER COTTAGE, WESTBROOK, BOXFORD, BERKS

Introduction

This report records the fabric of a barn at Kingfisher Cottage, Westbrook, Boxford, Berkshire (NGR SU 4259 7234) and was commissioned to fulfil a condition of Planning Consent (04/00246/HOUSE). The record was carried out on 3/7/07 by Kirsty Rodwell in accordance with a Written Scheme of Investigation prepared by John Moore Heritage Services to a minimum Level 1 standard in conformation with English Heritage (2006) guidelines and the Institute of Field Archaeologists Guidance (2001). Neither Kingfisher Cottage nor the adjoining barn is listed but they lie within a Conservation Area and adjoin a Site of Special Scientific Interest in the Lambourn valley.

Westbrook lies to the north of the main part of the village on the opposite side of the river and Kingfisher Cottage, an adjunct to Westbrook Farm, faces south across the valley (Fig 1). The barn is situated to the west of the house, separated by a narrow passage, and is terraced into the hillside.

Description (Figs 2-5)

The barn is open-fronted to the south and four bays long. It has a timber-frame set on a brick plinth wall with modern weatherboard cladding and a corrugated iron roof, half-hipped at the ends. There is a modern concrete floor with a raised strip along the north side. The two western bays have been fully enclosed with modern partitions to form a secure storage space. The timber frame is elm and of pegged construction with three open trusses (T1-3). The posts on the south side were set originally on pyramidal stone base blocks and were full-height with jowled heads and three-way curved braces; two of the base blocks are replaced and one of the posts reduced in length. The posts on the north side are shorter, tenoned into a cill beam set on the brick plinth wall, without jowled heads and braced to the tie beam only.

The principals are yoked and nailed at the apex with a ridge board and one tier of edge-set purlins braced by raking queen posts. There are chisel-cut carpenters' marks on the east face of the trusses which do not form a consistent sequence. The north

wall-frame is infilled with a single tier of studwork between the cill beam and the wall plate, which has scarf joints at intervals. The gables have a double tier of studs bisected by the wall plates and there are straight corner braces. The majority of timbers are original but several curved braces are missing, particularly from T3.

Conclusion

Constructional details date the building to the 19th century; it was in existence by 1882 (first edition OS map). The brick plinth walls and timber frame are original features, with limited repairs and replacements; the concrete floor, weatherboarding, internal partition and roof covering are modern. Buildings of this type were often used to house livestock and the raised strip along the north wall probably marks the site of a manger.

References

English Heritage 2006 *Understanding Historic Buildings: A guide to good recording*

Institute of Field Archaeologists 2001 Standard and Guidance for the archaeological investigation and recording of standing buildings or structures

John Moore Heritage Services, July 2007, *Kingfisher cottage, Boxford, Historic building record, written scheme of investigation*

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Barn at Kingfisher Cottage, Westbrook, Boxford

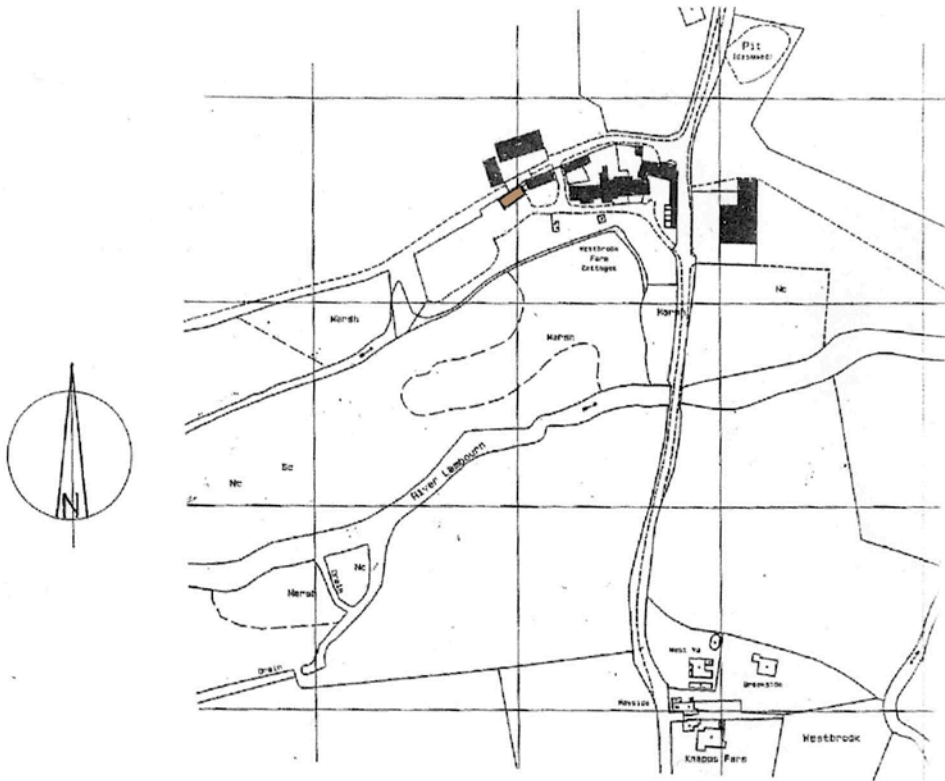


Fig 1

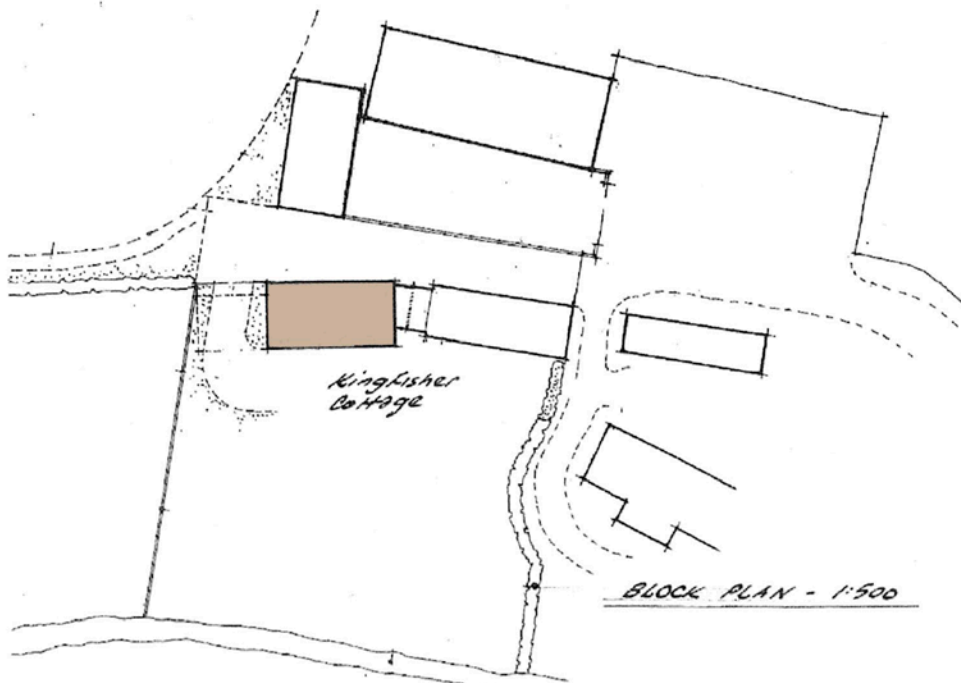
Location map

1:2500

Site plan

Arthur J Hedges - Planning

1:500 (barn in brown)



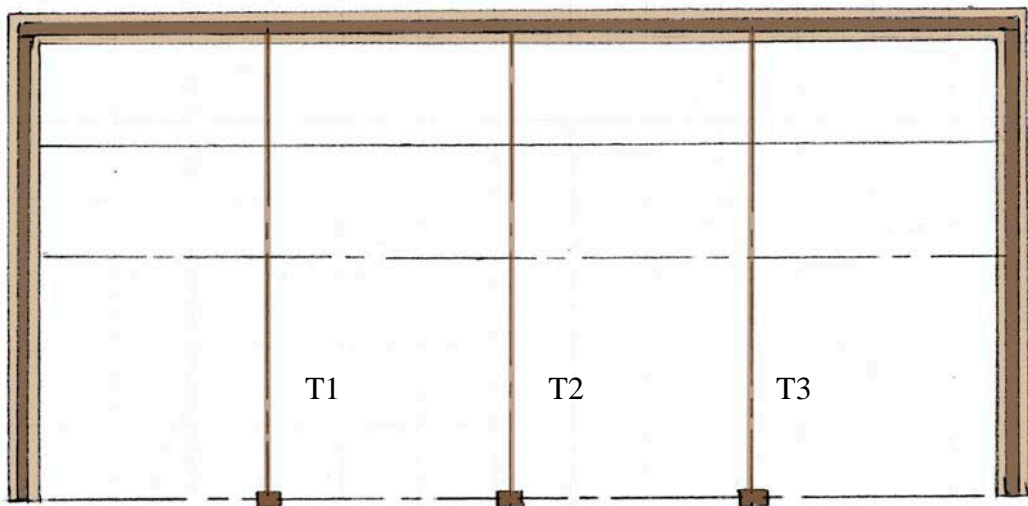
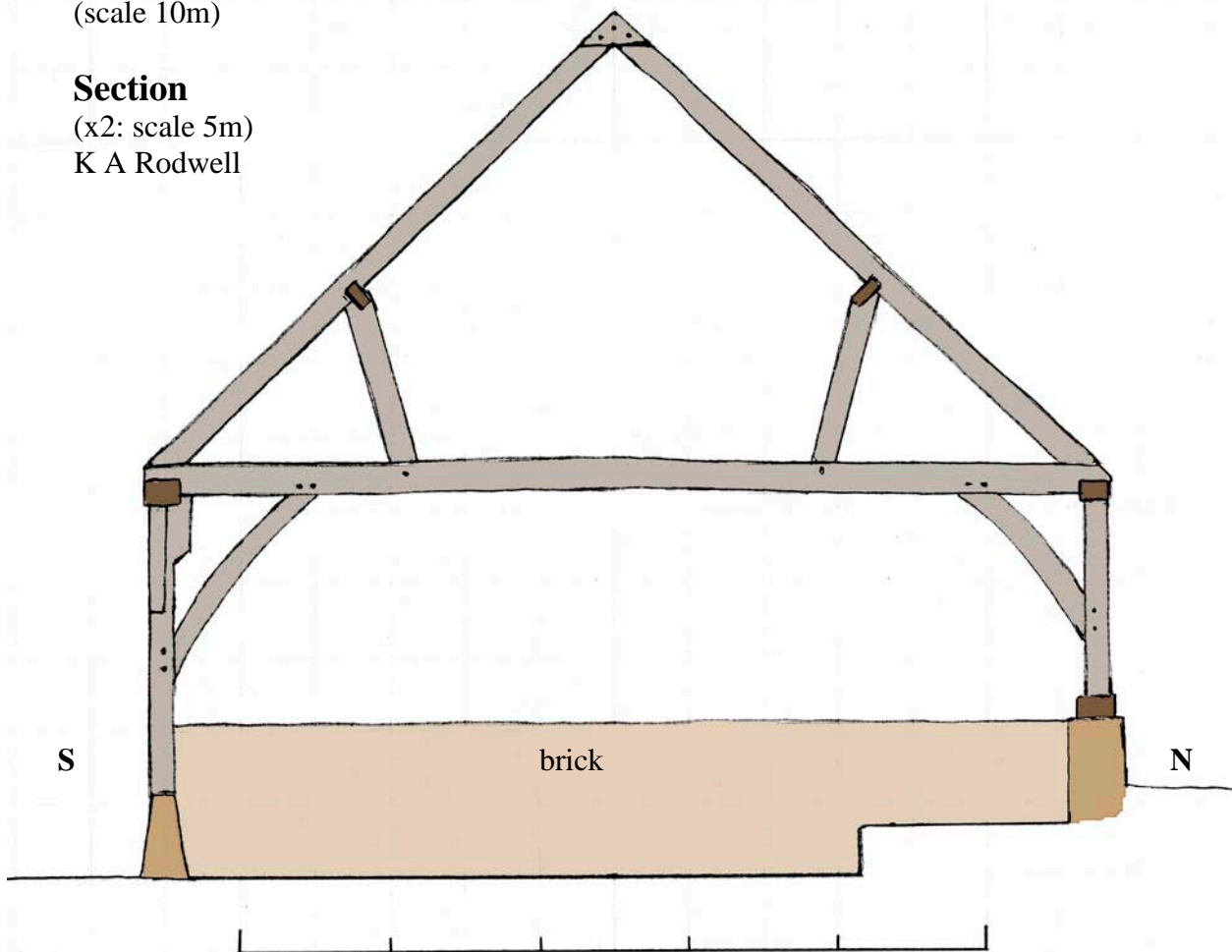


Fig 2

Plan
(scale 10m)

Section
(x2: scale 5m)
K A Rodwell



Barn at Kingfisher Cottage, Westbrook, Boxford



Fig 3 Exteriors
(clockwise from top)

From the north-east

From the north-west

From the south-west

From the south-east

From the south



Barn at Kingfisher Cottage, Westbrook, Boxford



Fig 4 Interior

(clockwise from top)

Truss 1 and north-west corner

Truss 1 and west end of roof

Truss 2 north side

Truss 2 south side

Truss 1 and south-west corner



Fig 5 Interior
(clockwise from top)

Jowled post detail, truss 2

Truss 3 and east end of roof

Post detail, truss 3 with braces to wall plate

Detail of stone post base, truss 3

Truss 3 and south-east corner

