

# Colchester Archaeological Trust



**CAT Report 2052  
Issued May 2024**

**Historic building recording at Wells Farm, Ivy Barn  
Lane, Margarett, Essex, CM4 0PU**

**March 2024**



**CAT project ref.: 2024/02o  
ECC code: MGWF24**

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Lane, Margareting, Essex, CM4 0PU**

**March 2024**

**NGR: TL 64802 02431**

**Planning district.: Chelmsford  
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## 1 Summary

*A programme of historic building recording was carried out by Colchester Archaeological Trust at Wells Farm, Ivy Barn Lane, Margaretting, Essex in March 2024. Two buildings were surveyed which represent the remains of a thriving historic farmstead. The oldest of the structures recorded was a four-bay threshing barn, the frame of which contained some unusual scarf-joints and numerous carpenter's marks. The brickwork and some of the carpentry techniques in the frame indicate a construction date in the 17th century for the threshing barn. Map regression of the farmstead shows how the farm buildings changed and expanded over a 200-year period. However, many of these structures have subsequently either been demolished or substantially rebuilt.*

## 2 Introduction (Fig 2)

This is the archive report of an historic building recording carried out at Wells Farm, Ivy Barn Lane, Margaretting, Essex. The work was commissioned by Paul Calder (Real8 Group) on behalf of Real8 Group and was carried out by Colchester Archaeological Trust (CAT) on 12th March 2024. The site is located at NGR: TL 64802 02431 (Fig 1).

A planning application (23/01372/FUL) was submitted to Chelmsford City Council in October 2023 proposing the *Conversion of existing barns to create 3 new dwellings with associated parking and landscaping*.

In response to this application, the Essex County Council Place Services (ECCPS) Historic Environment Advisor (HEA) recommended that a Historic England building recording be made of the structures prior to their conversion (ECC 2024). This recommendation was given due to the historic origins of the buildings. The recommendation was based on the National Planning Policy Framework (MHCLG 2023).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2024) and agreed with the HEA. All work was carried out in accordance with this WSI.

In addition to the project brief and WSI, all fieldwork and reporting was undertaken in accordance with:

- *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2015),
- Professional standards of the Chartered Institute for Archaeologists, including its *Code of Conduct* (CIfA 2020a-c, 2022),
- East of England standards and frameworks published by East Anglian Archaeology (Brown & Glazebrook 2000, Gurney 2003, Medlycott 2011) and the recent review updates on <https://researchframeworks.org/eoe/>
- *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016)
- Relevant health and safety guidelines and requirements (CAT 2023).

## 3 Aims

The aim of the building recording was to provide a detailed record and assessment of the buildings prior to conversion. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:

*“Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.*

*The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group."*

In particular, the record considered:

- Plan and form of the site.
- Materials and method of construction.
- Date(s) of the structure(s).
- Original function and layout.
- Original and later fixtures and fittings.
- The significance of the site in its immediate local context.

## **4 Methodology**

The following are included in this report:

- A documentary, cartographic and pictorial survey of the evidence pertaining to the history and evolution of the site.
- A large-scale block plan of the site.
- Annotated and phased floor-plan of the building at a scale of 1:100.
- A description of the building. The description addresses features such as materials, dimensions, method of construction and phasing.
- A photographic record comprising digital photographs of both general shots and individual features. Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text. The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 1).

## **5 Historical background** (Fig 2)

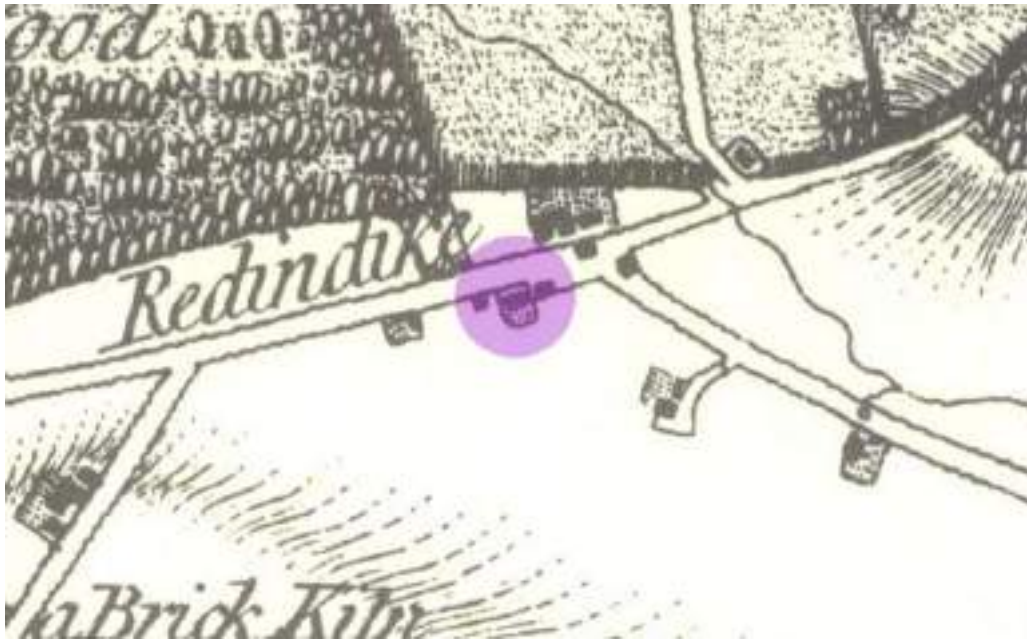
The following archaeological background includes extracts of the ECC Brief (ECCPS 2024) and Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

The structures detailed in this report comprise two large agricultural buildings. Building 1 is a threshing barn with three lean-tos and a carport while building 2 includes the cowshed, brick building and a barn.

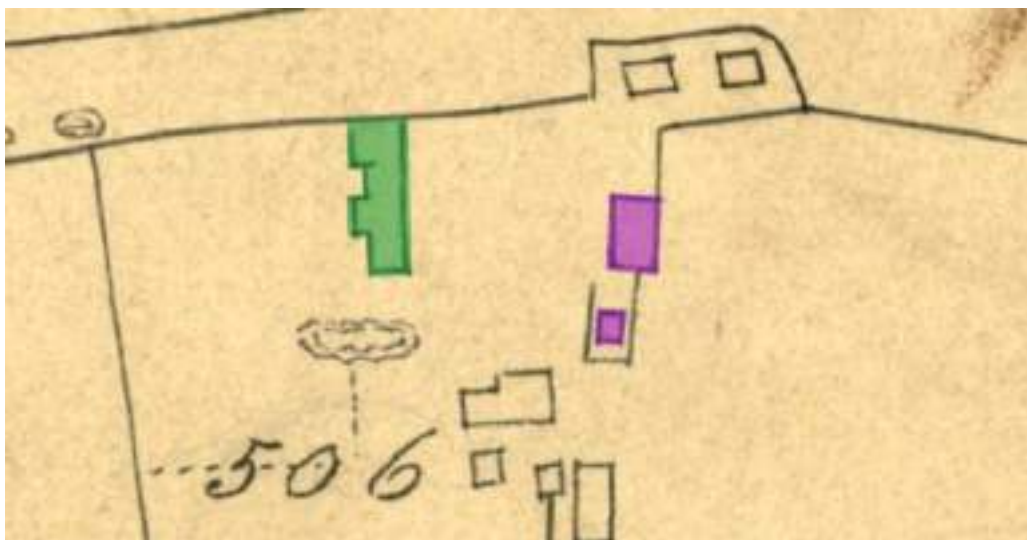
The earliest cartographic record identified of buildings on the site is the Chapman and André map from 1777 (Map 1). Three rectangular structures are present on the map, the eastern of which possibly represents the threshing barn, the central the farmhouse and the western structure possibly the beginnings of building 2.

The tithe map (Map 2) from 1839 depicts the farm in more detail. The threshing barn is shown as rectangular in shape with the origins of the carport to the south. An F-shaped building in the location of building 2, part of which may represent the brick building in building 2.

By the 1st edition OS map from 1874 (Map 3), the farm buildings have been extended. Both complexes have been expanded to the north while building 2 has also been extended to the south, creating two sprawling agricultural buildings.



**Map 1** Extract of the 1777 Chapman and André map, Wells Farm highlighted in purple.



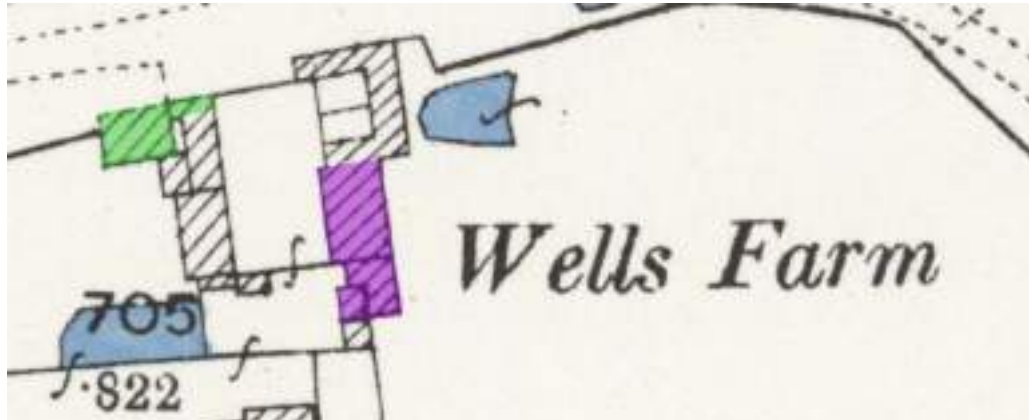
**Map 2** Extract of the 1839 tithe apportionment map. Building 1 highlighted in purple and the precursor to building 2 highlighted in green.



**Map 3** Extract of the 1st edition 6-inch OS map from 1874. Building 1 highlighted in purple and building 2 highlighted in green.

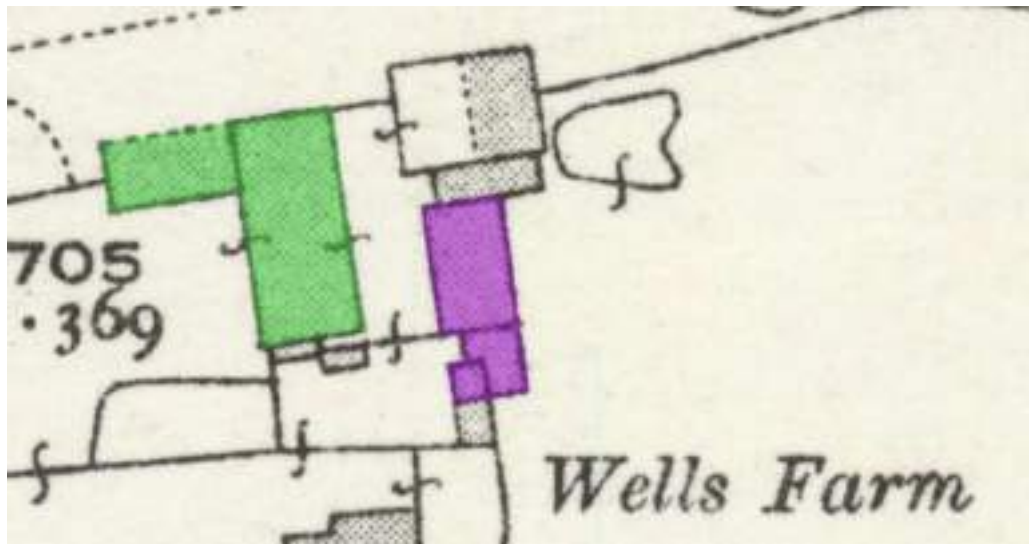


The 1895 25-inch OS map (Map 4) shows Wells Farm in more detail. The threshing barn and the carport have now been connected by the addition of an L-shaped building. There is also a small extension on the southern elevation of the carport. Building 2 is shown as a series of buildings, most of which are no longer extant, with the barn depicted as being open-fronted on its northern elevation.



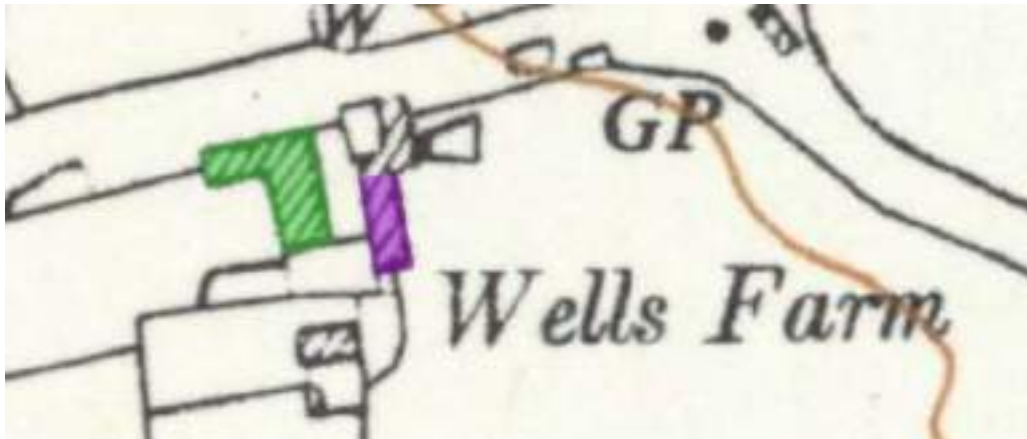
**Map 4** Extract of the 1895 25-inch OS map. Building 1 highlighted in purple and building 2 highlighted in green.

The farm has changed again by the time the 1918 25-inch OS map (Map 5) was surveyed. The northern extension to building 1 has been partially replaced with a rectangular structure and courtyard. The rest of the building remains unchanged. Building 2 is now shown with a floorplan much more reminiscent of its current layout as many of the components of the north/south range of the building have been replaced with the cowshed. The barn component of building 2 is still depicted with an open-front to the north.

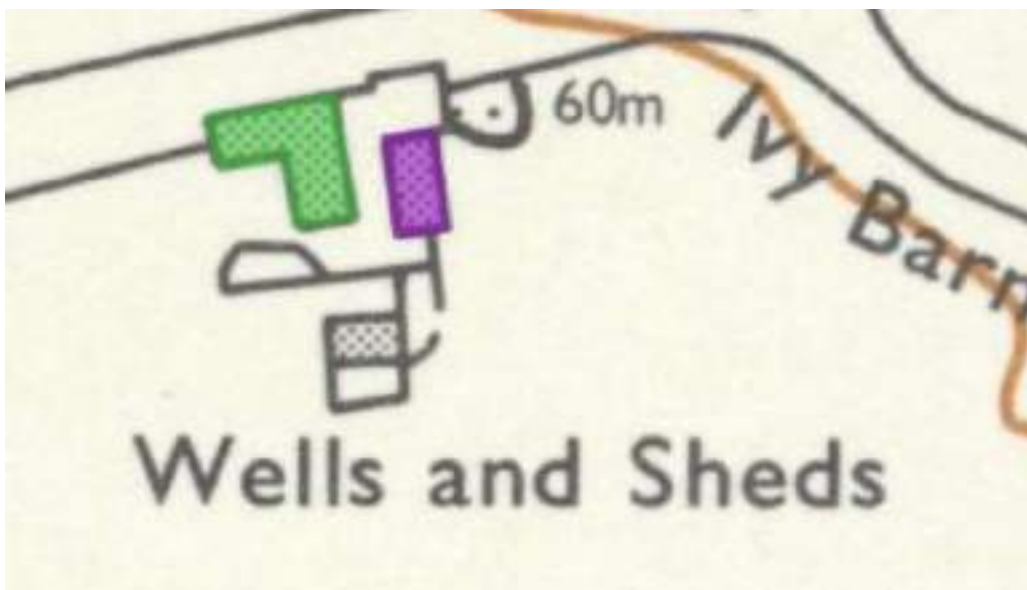


**Map 5** Extract of the 1919 25-inch OS map. Building 1 highlighted in purple and building 2 highlighted in green.

The National Grid OS map from 1959 (Map 6) shows the farm in much the same layout as the 1918 OS map, but in much less detail, while the 1973 National Grid OS map (Map 7) shows the farm in its current layout, with the northern extension of building 1 no longer represented. The farmstead is now labelled as Wells and Sheds.



**Map 6** Extract of the 1959 National Grid OS map. Building 1 highlighted in purple and building 2 highlighted in green.



**Map 7** Extract of the 1973 National Grid OS map. Building 1 highlighted in purple and building 2 highlighted in green.

## 6 Building recording descriptive record (Figs 1-7)

Two building complexes were recorded at Wells Farm. The first (building 1) comprised a threshing barn with three lean-tos and a carport while the second structure (building 2) was formed from a cowshed with a barn and brick building. See Figs 1, 2 and 7 for building locations.

### **Building 1**

Building 1 is on a rough north/south alignment and comprises a four-bay threshing barn, with a midstrey projecting from the western elevation, three lean-tos and a carport. The complex is largely rectangular in shape and measures approximately 23m by 10m.

### **Exterior**

The threshing barn and its midstrey both have gabled roofs clad in peg-tile with ceramic ridge-tiles. The pan-tile roof of the carport is gabled at the northern end and hipped at the southern, with a catslide extending to the west. All three lean-tos have catslide roofs either covered with slate or pan-tiles.

All the structures of building 1 are timber-framed and supported on red brick plinths. The plinth of the barn is laid in English bond (brick dimensions 220 x 100 x 65mm) and

is 2-2.5m high depending on ground-level. The plinths of both lean-tos 1 and 2 are laid in Flemish bond (lean-to 1 brick dimensions 220 x 105 x 65mm, lean-to 2 brick dimensions 215 x 105 x 65mm) on the western elevation but English bond on the northern and southern elevations. Lean-to 1 has an area of repair to the Flemish bond brickwork (brick dimensions 215 x 105 x 65mm). The brick plinth of lean-to 3 (brick dimensions 210 x 105 x 65mm) is laid in Stretcher bond and is only visible on the southern elevation.

The plinth of the carport has two different types of brick bonding; the oldest sections of the plinth are laid in English bond (brick dimensions 220 x 100 x 65mm) while the modern additions are laid in Flemish bond (brick dimensions 225 x 110 x 65mm).

Most building 1's elevations are clad with black weatherboard, except the midstrey which has a combination of weatherboarding and render.



**Photograph 1** Western elevation of building 1. Photograph taken facing north-east.

The midstrey projects from the western elevation of the threshing barn and is flanked by lean-tos 1 and 2. In the centre of the midstrey is a set of replacement barn doors, constructed from sheets of plywood. All three lean-tos have a single vertically-planked door. The door on lean-to 2 is the lower section of a stable door while lean-to 3 has a reused doorpost. The carport is open on this elevation with exposed modern timber-framing.



**Photograph 2** Detail of barn doors on western elevation of threshing barn. Photograph taken facing east.

On the northern elevation, the threshing barn's plinth is partially sheathed with concrete. A modern vent is set into the brickwork of lean-to 1. Much of the northern elevation was obscured by an overgrowth of foliage but it is assumed to be featureless.



**Photograph 3** Northern elevation of building 1. Photograph taken facing south-east.

Set into the centre of the eastern elevation of the threshing barn is a pair of vertically-planked timber barn doors, which have been boarded up. Either side of this, two brick buttressed have been added, which are covered in a layer of concrete.



**Photograph 4** Eastern elevation of building 1. Photograph taken facing west.



**Photograph 5** Detail barn doors on eastern elevation of threshing. Photograph taken facing west.

Five windows are set into the eastern elevation of lean-to 3, four single-light fixed windows along with an 18-light window, with both awning opening and casement openings.

The southern elevation of the complex is plain weatherboard.



**Photograph 6** Southern elevation of building 1. Photograph taken facing north.

***Interior***

***Threshing barn***

The threshing has four bays and a midstrey, labelled on Fig 2 as bay 1-4 from north to south. Bays 1 and 2 are roughly the same width as are bays 3 and 4. A mezzanine level has been inserted into bays 1 and 4, both accessed by a set of steel stairs. In bays 1, 2, 4 and the midstrey, additional tie-beams have been inserted, these have not been taken into consideration when numbering the bays. The floor of the threshing barn is poured concrete.



**Photograph 7** Interior of threshing barn. Photograph taken facing north-east.

The roof of the barn is gabled at both ends and in the midstrey. It comprises pairs of rafters which rise to meet at a ridge-board. In bays 1 and 4, there is a diagonal wind-brace on both roof pitches. There are two purlins on each roof pitch in bays 1-4, but

only a single purlin per roof pitch in the midstre, which are clasped by collars over the original tie-beams and by inclined struts which rise from the inserted ones. The rafters, purlins and wind-bracing appear to be modern replacements.

The original tie-beams have hand-sawn straight braces, with timber pegs securing them, whilst the inserted ones have machine-cut straight bracing with iron nails. The wall-framing has diagonal through-bracing. The timber across the barn is a mix of hand-sawn and machine cut.



**Photograph 8** Interior of threshing barn. Photograph taken facing south-west.



**Photograph 9** Detail of scarf-joint in wall-plate of bay 1 of threshing barn. Photograph taken facing west.

Bay 1 has a reused timber for the northern wall-plate and an inserted tie-beam roughly central to the bay. Both the original and inserted tie-beams have iron straps. In the

western wall there is lath and plaster infill between the studs. Three scarf-joints are present in bay 1, a face-halved and bladed joint in the eastern and western wall-plates and a straight bridling of three-quarters with squinted abutments and an over-lipped face joint in the western sill-beam.



**Photograph 10** Detail of inserted tie-beam with straight brace and iron strap, in bay 1 of threshing barn. Photograph taken facing north-east.

In bay 2, the inserted tie-beam has an iron strap on the western side. The western sill-beam is a reused timber and has a straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joint. The eastern sill-beam also has this type of scarf-joint. In the western wall, there is a bond-timber in the brickwork of the plinth.

The doorway set into the eastern wall of bay 3 appears to be original with replacement doors. The sill-beam above the doorway has two straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joints, with a third closer towards bay 4. The wall-plate between bay 3 and the midstrey has redundant rafters attached and with an iron kingpost, these features do not interact with the rest of the barns structure so may represent the remains of an earlier roof. The tie-beam between bay 3 and 4 has an iron strap on both the eastern and western ends.

In bay 4, two additional tie-beams have been inserted. The northern-most one almost abuts the gable end and does not have any supporting intermediate posts or bracing; it is also a reused timber. The central inserted tie-beam has an iron strap on the western end. A hole has been broken through the brick plinth in the south-western end of the bay to form a crude entrance into lean-to 3. The western wall has lath and plaster infill.





**Photograph 11** Eastern wall of bay 3 of threshing barn. Photograph taken facing east.



**Photograph 12** Detail of scarf-joint in bay 4 of threshing barn. Photograph taken facing south-west.



**Photograph 13** Western wall of bay 4 of threshing barn. Photograph taken facing west.

In the midstrey, the doorway set into the western wall would have originally been the full height of the wall but has been halved in height. The corner posts either side of the door are reused timbers, and the gable end tie-beam has iron straps on both ends. An original doorway has been blocked off in the brick plinth of the southern wall and another doorway has been inserted in the northern wall. The timber-framing of both the northern and southern walls have lath and plaster infill. The intermediate-post on the southern wall displays signs of reuse. A tie-beam has been inserted into the centre of the midstrey.



**Photograph 14** Interior of midstrey of threshing barn. Photograph taken facing south-east.



**Photograph 15** Detail of doorway in midstrey of threshing barn. Photograph taken facing west.



**Photograph 16** Detail of blocked doorway in midstrey of threshing barn. Photograph taken facing south.

### ***Lean-to 1***

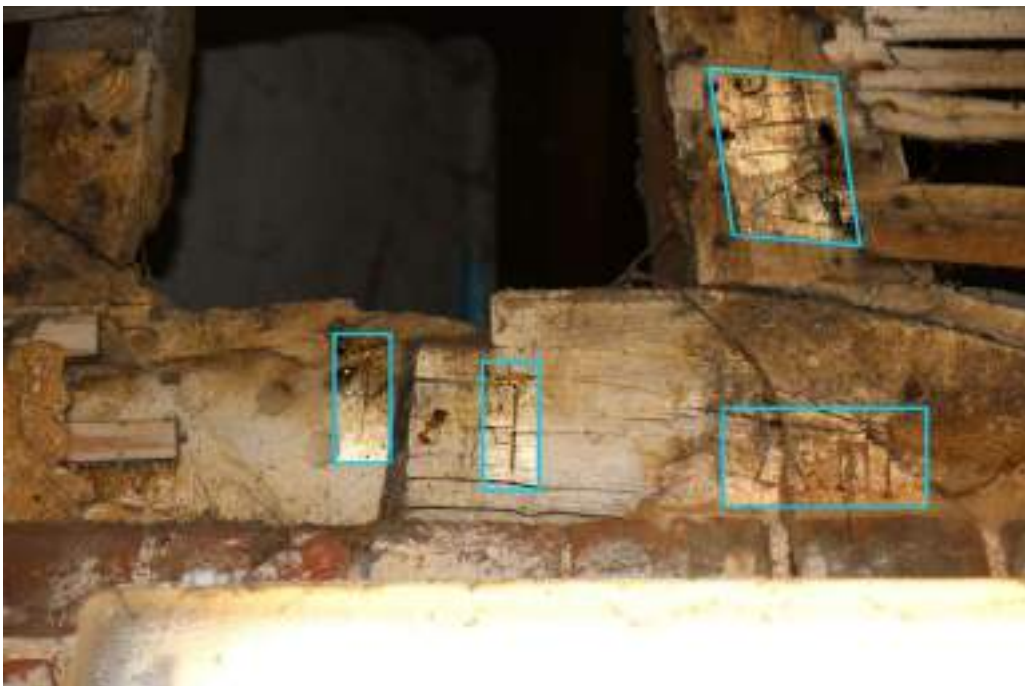
In lean-to 1, the roof is constructed from single rafters rising from the wall-plate to meet the wall of the barn, which are supported by a single purlin. Two tie-beams cross the room with iron-straps on their eastern faces. The timber-framing comprises a combination of hand-sawn and machine-cut timbers. The doorway set in the western wall appears to be original with a replacement door. The doorway in the southern wall is inserted, abutting the corner post of the midstrey of the threshing barn. The floor is poured concrete.



**Photograph 17** Interior of lean-to 3. Photograph taken facing south-west.

Above the exposed brick plinth, the eastern and southern walls are covered with lath and plaster. Due to the dilapidated state of the plaster, a number of the threshing barns carpenter's marks and scarf-joints can be seen within lean-to 1.

The sill-beam of the eastern wall has two straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joints, with a 'I' carpenter's mark either side of the northern joint. The intermediate-post in the eastern wall has the mark 'IIIV' with a corresponding carpenter's mark on the sill-beam. There is also a 'IIX' on second stud from the south. Above the inserted doorway, the sill-beam has two 'III' carpenter's marks, either side of a straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joint.



**Photograph 18** Detail of scarf-joint and carpenter's marks visible in lean-to 1. Photograph taken facing east.

### **Lean-to 2**

In lean-to 2, the roof comprises single rafters rising from the wall-plate and supported by a single purlin. There is a single tie-beam central to the lean-to, which displays signs of reuse in the form of empty mortices. The frame of lean-to 1 is a mix of both hand-sawn and machine-cut timber. The floor is poured concrete.

The northern and eastern walls are covered with lath and plaster, damage to which has revealed several carpenter's marks on the frame of threshing barn, similar to lean-to 1.

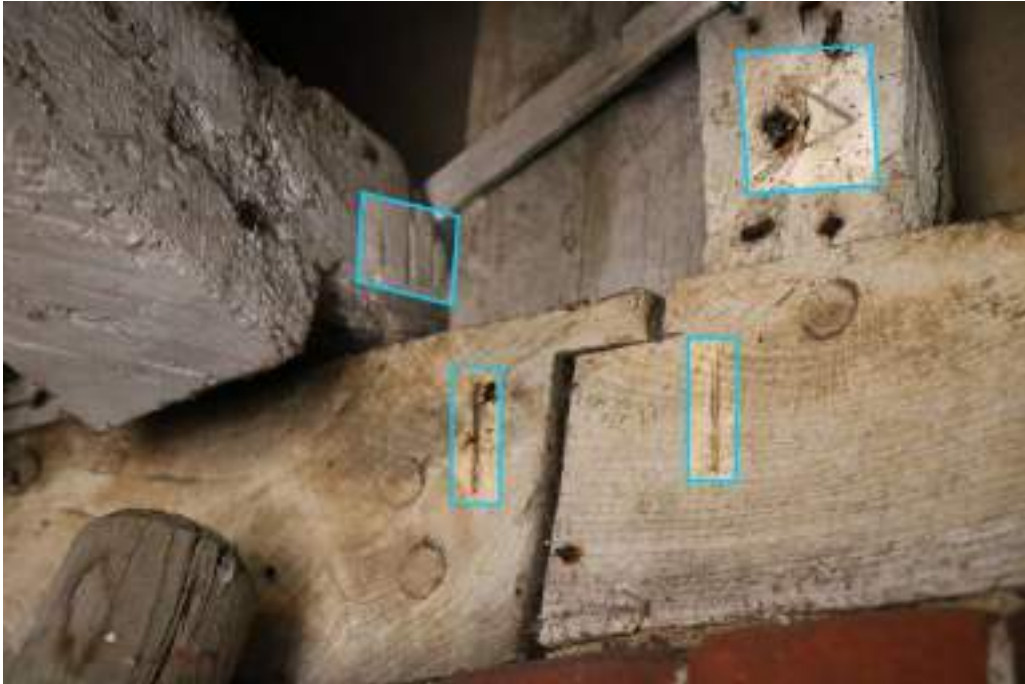


**Photograph 19** Interior of lean-to 2, showing lath and plaster wall. Sill-beam scarf-joint and carpenter's marks highlighted in blue. Photograph taken facing north-east.

The northern sill-beam has a straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joint with 'II' carpenter's mark either side.

From north to south, the studs of the eastern wall have a series of carpenter's marks: 'V' on the first stud, 'III' on the next two studs, 'V' on the subsequent two and 'II' on the final stud. The diagonal wind-brace has a 'IIV' carpenter's mark. The sill-beam has a straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joint beside the tie-beam and forth stud, all of which also have corresponding carpenter's marks. Either side of the scarf-joint is a 'I' carpenter's mark, while the tie-beam has a 'III' carpenter's mark.

The southern sill-beam has a side-halved scarf-joint.



**Photograph 20** Detail of scarf-joint and carpenter's marks visible in lean-to 2. Photograph taken facing east.

### ***Lean-to 3***

The roof of lean-to 3 is largely mono-pitched and constructed from single rafters, which rise from the wall-plate to meet the western wall of the carport, with a single purlin. Diagonal braces rise from the tie-beams to clasp the purlin. Two tie-beams cross the room where it connects with the carport, neither is the height of the wall-plate. Where the room bridges the space between threshing barn and the carport, the roof comprises pairs of rafters meeting at a ridge board. The single purlin from the mono-pitch roof continues to this part of the roof. Most of the timber used for lean-to 3 is machine-cut. The floor is poured concrete.



**Photograph 21** Interior of lean-to 3. Photograph taken facing south-west.

Much of the walls of lean-to 3 are plastered, obscuring the framing beneath. The timber-framing of the western wall (the wall shared with the carport) has been exposed, which has brick infill. There is a reused timber stud in the western wall, below this is a side-halved scarf joint in the sill-beam.

In the sill beam of the northern wall there is a side-halved scarf joint. The doorpost in the northern western wall is a reused timber. The windows appear to be original to the construction of the building.

### **Carport**

The roof of the carport is gabled in the north and hipped in the south. It is constructed from pairs of rafters, rising from the wall-plate and meeting at the ridge board. The rafters are supported by purlins, which are in turn clasped by collars, independent of the tie-beams, and by inserted inclined struts rising from the tie-beams. The collars have lap-dovetailed joints at either end. All of the tie-beams have iron straps. An upper collar is present above both collars.

The structure of the timber walls is obscured by render and modern fixtures; however, a single diagonal wind-brace is visible through the render in the north wall. The roof timbers comprise a combination of hand-sawn and machine-cut timber. The floor of the carport is laid with modern bricks, some in a herringbone pattern and others laid flat.



**Photograph 22** Interior of carport. Photograph taken facing north-east.



**Photograph 23** Detail of carport roof construction. A collar with lap-dovetailed joints highlighted in blue. Photograph taken facing north.



**Photograph 24** Detail of exposed wind-brace in carport. Wall-plate scarf-joint highlighted in blue. Photograph taken facing north-west.

The majority of the rafters are reused timbers, as are the two collars and two of the tie-beams. A Baltic timber mark is present on one of the tie-beams.





**Photograph 25** Detail of reused tie-beam, with Baltic timber mark, in carpenter.

The hip at the southern end of the roof and the catslide to the west are both modern additions. The removal of the southern wall, for the construction of the hipped roof, has left a series of empty mortices on the underside of the southern-most tie-beam. Above this is the remaining gable collar. A change in the brick-bonding in the plinth and the addition of an iron beam are evidence for the addition of the catslide roof.

Both the northern and southern sill-beams have a side-halved scarf-joint and have signs of reuse.

### **Building 2**

The building is L-shaped in plan, roughly aligned north-west/south-east and the cowshed, brick building and small barn. The building is roughly 26m at its widest and 24m at its longest point.

### **Exterior**

The roof of the cowshed is gabled at both ends and clad in S-tiles with ceramic ridge-tiles. The brick building and small barn also both have gabled roofs with ceramic ridge tiles but clad with peg-tiles and pan-tiles, respectively.

The timber frame of the cowshed is supported on a red brick plinth (brick dimensions 225 x 105 x 65mm) laid in a Flemish bond across all elevations, except on the western elevation where the top three courses have been re-laid in English bond. The plinth is painted black along the eastern elevation. The small barn is also supported on a plinth of Flemish bond red brick (brick measurements 225 x 105 x 65mm). On the southern elevation the brick plinth is much shorter and has a single course of headers as the top course. All elevations of both structures are clad in weatherboard.

The brick building is constructed from red bricks (brick dimensions 225 x 105 x 65mm) laid in Flemish bond.

Along the eastern elevation, the cowshed has six six-light windows. Of these, two are timber-framed (the central window and the second from southernmost) whilst the rest are metal-framed. On the northern-most end of the cowshed is a single, vertically-planked door with a three-light fixed window directly above it. A single wooden post is set into the brickwork of the building between the third and fourth windows. The brick building has two six-light timber-framed awning windows.



**Photograph 26** Eastern elevation of building 2. Photograph taken facing north-west.



**Photograph 27** Eastern elevation of brick building. Photograph taken facing south-west.

On the southern elevation of the cowshed is an off-centre a pair of vertically-planked timber barn doors, directly above which is a large eight-light fixed timber-framed window. The upper four lights follow the shape of the pitch of the roof. The southern elevation of the small barn also has a set of vertically-planked double doors, either side of which are two single-light fixed windows.



**Photograph 28** Southern elevation of building 2. Photograph taken facing north.

The western elevation of the cowshed has a pair of vertically-planked timber barn doors set on the northern end, flanked by two metal-framed six-light windows. A third metal-framed six-light window is located halfway towards the southern end of the elevation. The brick plinth breaks either side of the doorway with a small section of weatherboard bridging the gap. The western elevation of the small barn is featureless.

On the northern elevation, the brick building has three six-light timber-framed fixed windows. The small barn is plain weatherboarding on this elevation.



**Photograph 29** Western elevation of building 2. Photograph taken facing east.



**Photograph 30** Northern elevation of building 2. Photograph taken facing south.

**Interior**  
**Cowshed**

The cowshed has seven bays, labelled 1-7 from south to north. All are roughly the same width. The floor of the building was poured concrete.



**Photograph 31** Interior of cowshed. Photograph taken facing north-west.

The roof of the building is gabled and comprises pairs of rafters rising from the wall plates meeting at a ridge-board. Each tie-beam has a pair of corresponding principal rafters. Three purlins are present on each roof pitch which are supported by cleats on the principal rafters. A diagonal wind-brace is present on both roof pitches across bays

1 and 2 as well as bays 6 and 7. A timber king-post and two inclined struts project from each tie-beam. Each tie-beam is formed from two lengths of timber joined in the centre with a timber fish plate, all of which have iron straps (however, no pattern to which side they are applied to). A supporting joist runs the length of bays 1-6 under the centre of the tie-beams, supported by central posts (unless otherwise stated). All timber in the cowshed is machine cut.



**Photograph 32** Detail of cowshed roof construction. Photograph taken facing north-west.

In the southern wall of bay 1 is a set of double doors above which is a set of fixed windows. Empty mortices above the doorway indicate the wall-plate is reused. The metal-framed window in the eastern wall is also inserted. There are three side-halved scarf-joints in the wall-plate, one above the inserted window in the eastern wall, another above the doorway and the third in the south-western side of the southern wall-plate.

In bay 2, the timber-framed window set in the eastern wall is a replacement in an original opening.

Both windows present in bay 3 are inserted, indicated by empty mortices. The wall plates above both have simple side-halved scarf-joints.

In bay 4, the timber-framed window set in the eastern wall is a replacement while the metal-framed window in the western wall is inserted, again indicated by empty mortices. The wall-plate above the inserted window on the western wall has a side-halved scarf-joint. The lowest purlin on the eastern pitch has a splayed scarf-joint.



**Photograph 33** Detail of doors and windows in bay 1 of cowshed. Photograph taken facing south.



**Photograph 34** Interior of cowshed, bay 4. Photograph taken facing east.

In bay 5, the metal-framed window in the eastern wall is inserted, again indicated by empty mortices. The doorway in the western wall is a replacement, indicated by a gap in the plinth and a lack of empty mortices in the wall plate above. The replacement door is smaller than the original opening.

In bay 6, the metal-framed window in the eastern wall is inserted, as indicated by empty mortices. In the eastern side of the bay, a modern toilet block has been inserted. There is possibly a boarded-up doorway on the eastern wall in this bay, however, there is no visible change in the brickwork or weatherboarding on the exterior to support this.

Bay 7 has been partitioned with timber walls along the centre of the bay and between it and bay 6. An open doorway between the cowshed and the small barn has been inserted in the western wall. Additionally, the northern wall plinth is roughly double the size of the other 3 walls.



**Photograph 35** Detail of opening between cowshed and small barn. Photograph taken facing west.

The walled off section of bay 7 forms a utility room. It has a stepped down floor level and its interior is wholly modern. The floor is laminate, and a modern wall divides the space into the corridor and the kitchen/utility space. A suspended ceiling encloses the rooms. There is an exterior door in the eastern wall and an inserted interior door in the northern wall leading into the brick building.

### ***Brick Building***

The brick building comprises two rooms, the western, room 1, slightly larger than the eastern, room 2. The walls are the same brick as the exterior while the floor is modern carpet. An inserted stud wall divides the rooms.

The roof is constructed from machine cut timber and consists of pairs of rafters rising to meet at a ridge-board, supported by a single clasped purlin on each roof pitch. The purlins are clasped by a series of collars. Upper collars are present alternating between the collars below. The tie-beams themselves are independent of the collars, except one which supports the collar above with inclined struts. This is a modern replacement. A suspended ceiling partially obscures the roof construction.

Room 1 has two timber-framed windows set into the northern wall, both covered by iron rails. A doorway is present between the brick building and the cowshed and another between room 1 and 2.

Room 2 shares the doorway with room 1 and has three timber-framed windows, one set into the northern wall, the other two in the eastern. All three are covered by iron railings.



**Photograph 36** Detail of roof construction of brick building. Photograph taken facing north-west.



**Photograph 37** Interior of room 1 of brick building. Photograph taken facing north-west.



### **Small Barn**

The small barn has five bays, labelled 1-5 from west to east. All are roughly the same width. The floor of the building is poured concrete.

The roof of the small barn is gabled at both ends and comprises pairs of rafters rising from the wall-plates and meeting at a ridge-board. The rafters are supported by a single clasped purlin on each pitch, clasped by collars with corresponding upper collars. The purlins are also clasped by inclined struts rising from the tie-beams. The tie-beams are each supported by a central post, with straight braces on both the central and intermediate posts. Both gable ends have gable collars and upper gable collars.

The roof has diagonal wind-bracing above and below the purlin on the northern pitch of Bays 1, 2, 3 and 5 and the southern pitch of Bay 5 but only the upper section of the southern pitch in Bay 2. All walls have diagonal through-bracing, except the southern wall of Bay 3.



**Photograph 38** Interior of barn. Photograph take facing south-west.

The tie-beam and central-post assembly between bays 2-3, 3-4 and 4-5 all have bolsters between the centre posts and the tie-beams. Between Bays 2-3, the bolster is a simple timber whilst those between bays 3-4 and 4-5 have minor decorative carving, in the form of gentle rounding on either end of the timber.



**Photograph 39** Interior of small barn. Photograph taken facing south-east.

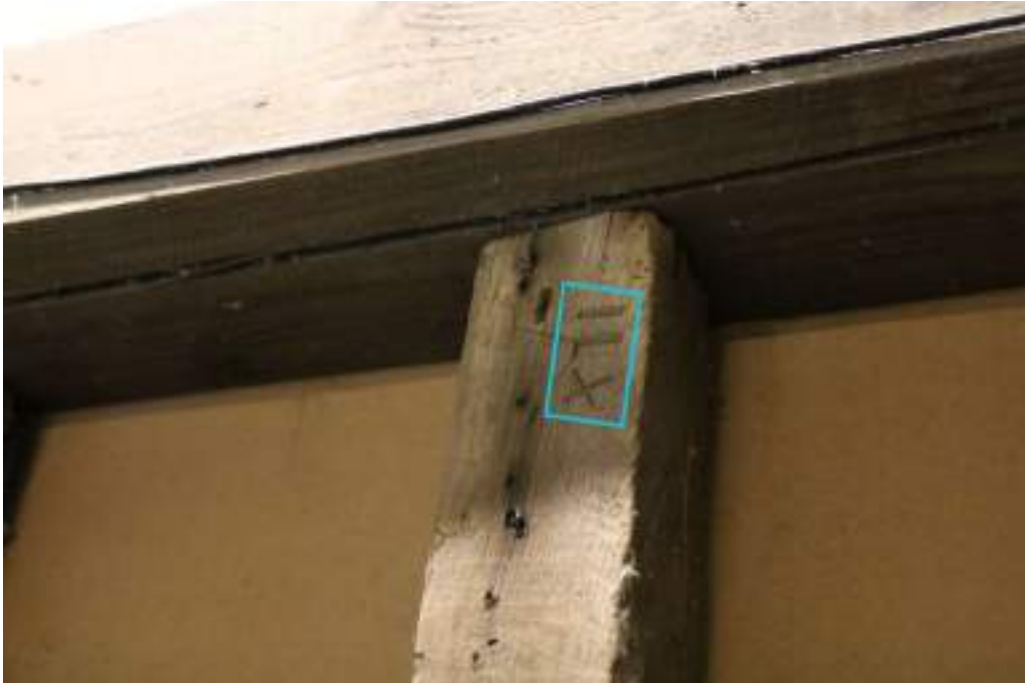
The timbers in the frame are a mixture of hand-sawn and machine-cut while the roof is wholly machine-cut timbers. The brick plinth is not visible in the eastern wall or the southern wall in bays 4 and 5, suggesting that the small barn may have been partially rebuilt or raised at some point.



**Photograph 40** Detail of Baltic timber mark on intermediate-post of bay 1 of small barn. Photograph taken facing west.

In bay 1, the timber-framed window in the southern wall is a replacement. There is an iron strap on the wall-plate in the south-western corner of the bay. In the western wall, eight of the upper studs, the northern wind-brace, the wall-plate and the sill-beam are all reused timbers (all hand-sawn). Also in the western wall, there is a Baltic timber mark on the intermediate post, a "XII" carpenter's mark on the second stud north of the

intermediate post (out of sequence so probably evidence of reuse) and the sill-beam has a cubic volume mark as well as a side-halved scarf-joint.



**Photograph 41** Detail of carpenter's mark on stud in bay 1 of small barn. Photograph taken facing west.



**Photograph 42** Detail of cubic volume mark on sill-beam in small barn. Photograph taken facing north-west.

In bay 2, there is a short iron strap on the tie-beam between bays 1-2 where it meets the southern wall-plate. There is no straight brace between the intermediate post and the tie-beam between bays 2 and 3, also on the southern wall. The tie-beam and intermediate post are both reused timbers. There is a simple scarf-joint in the sill-beam below the bay 2-3 intermediate post, as well as one in the wall-plate above it. An iron strap covers this joint. The sill beam also has a side-halved scarf-joint beneath the

intermediate post between bays 2-3 on the northern wall. The timber-framed window a replacement.



**Photograph 43** Detail of reused tie-beam between bays 2 and 3 of small barn. Photograph taken facing north-east.

In bay 3, an iron strap covers a presumed scarf-joint on the wall-plate, above the intermediate post between bays 2 and 3 in the northern wall. There is a horizontal brace from the intermediate post to the second stud, it is similar in form to the additional bracing between the centre posts and tie-beams between bays 3-4 and 4-5. The doorway in the southern wall is inserted, as evidenced by the empty mortices in the wall-plate above.



**Photograph 44** Detail of doors in bay 3 of small barn, also showing the differing plinth heights either side. Photograph taken facing south.



**Photograph 45** Detail of scarf-joint in wall-plate of bay 5 of the small barn.  
Photograph taken facing south.

In bay 4, there is a side-halved scarf-joint, with squinted abutments, on the northern wall-plate under the tie-beam between bays 4 and 5. The southern intermediate post between bays 4 and 5 is a re-used timber, as is the southern inclined strut between those bays. The sill-beam also displays signs of reuse and has a replaced section beneath the intermediate post between bays 4 and 5, with a side-halved scarf-joint on its western side, with a simple scarf-joint on the eastern. The timber-framed window is a replacement.

In bay 5, the south-eastern corner-post is a reused timber, as is the sill-beam and a number of studs in the eastern gable wall. The doorway between the small barn and the cowshed is inserted, evidenced by the empty mortices in the wall-plate. The wall-plate in the southern wall has a side-halved scarf-joint. The timber-framed window in the southern wall is a replacement.

## 7 Discussion

*by Sarah Veasey*

Two buildings were recorded at Wells Farm, one of which had a timber-framed threshing barn at its core. Unsurprisingly, the threshing barn represents the oldest agricultural building present on the farm. Before the construction of the cowshed, it would likely have also been the largest of the buildings in the complex.

Historically, barns were the most important building on a farmstead due to the role they played in the processing and storage of crops. For this reason, they were generally sturdy structures that were well-maintained to ensure their longevity. The threshing barn would have originally been constructed for the processing and storage of a grain crop. A grain crop, whether wheat, oats, barley or rye, is called corn and requires processing to be used. The grains need to be separated from the stalks and chaff needs to be removed from the grains. This process, called threshing, was traditionally carried out by hand-flail. The barn would have had two large sets of doors opposite each other, in the midstrey and bay 3 which, when open, would have allowed a cross draught to winnow the chaff from the grain on the threshing floor. A threshold leap is present at the base of these doors, to prevent farm animals walking into the barn during this process. The grain would be taken out of the barn to be stored in a granary while the by-product of the threshing, the straw, would be piled high on either side of

the threshing floor in bays 1, 2 and 4. It would be stored in the barn until such time it was needed for fodder or bedding.

The Chapman and André map from 1777 provides the earliest cartographic evidence for buildings at Wells Farm. Three structures are represented on the map, the eastern of which likely symbolizes the threshing barn, indicating a construction date of pre-1777. Some of the construction techniques employed in the frame of the threshing barn can be used to further define the construction date.

The wall-framing of the barn utilizes diagonal through-bracing, a carpentry technique not common until after the end of the 16th century (ECC 1979). The scarf-joints used in the wall-plate of the threshing barn are a technique that first came into use around the middle of the 16th century but continued to be used until the 19th century. The relatively long halving of the joints indicate they are likely to be from earlier in this time frame. The use of English bond for the plinth also offers a construction date for the threshing barn. English bond is generally accepted as the earliest regular form of brick bonding and was most widely used during the 17th century, after which Flemish bond took over as the prevailing bond type (Yorke 2011). These three characteristics of the threshing barn's structure suggest a construction date sometime during the 17th century.

Unusually, the barn also uses scarf-joints that were predominantly used during the medieval period, a joint with straight bridling of three-quarters with squinted abutments and an over-lipped face (Hewett 1980). The use of this joint has two possible explanations: the sill-beam is reused and has been salvaged from an earlier medieval barn or it was purposely chosen as the lip over face arrangement has been suggested to prevent the ingress of moisture into the joint. During the recording, the grassy areas around both buildings were completely sodden and several of the access roads were flooded. It is plausible a medieval barn stood on the site but, due to persistent flooding of the area, it was rebuilt during the 17th century. This would also explain the extreme height of the brick plinth supporting the threshing barn, as building the barn on a tall plinth would have prevented damage to the frame from any surrounding ground water. Due to the number of reused timbers in the frame of the threshing barn, rebuilding seems most plausible.

Whilst the western walls of lean-tos 1 and 2 are a later in date than the threshing barn, the northern and southern walls are contemporary in construction. This could suggest that when originally constructed, the barn had a walled courtyard area, which has subsequently been demolished and the walls partially repurposed as lean-tos, or that the threshing barn was constructed with two lean-tos or animal pens which have since been partially rebuilt. The simple structure of the western walls of lean-tos 1 and 2 make it difficult to assign a construction date, but the small, regular sized timber suggest they are likely to be fairly modern.

The carport was probably constructed shortly after the threshing barn, perhaps originally as a small cart shed or animal store. The bricks used for the plinth are a similar size and laid in the same bond as those used for the threshing barn. Although most of the wall-framing of the carport was obscured, from what could be seen from inside lean-to 3, as with the threshing barn, diagonal through-bracing has also been used. The scarf joints used in the sill-beam, however, differ from those used in the barn. The carport utilises simple side-halved scarf joints rather than the more complex straight bridling of three-quarters with squinted abutments and an over-lipped face scarf-joint seen in the sill-beam of the threshing barn.

The presence of a Baltic timber mark in the roof of the carport can also be used to help with a construction date. The importing of timber into Britain began in the 17th century but increased dramatically during the 19th century (Vandenabeele et al. 2016). The small number of marks identified in the building suggests the building was raised whilst import levels were still relatively low. The collars in roof of the carport are hand-sawn and have lap-dovetail joints at either end, a technique found in timber-frames in the

mid to late 17th century (ECC 1979). Although the carport has suffered some modernisation, it seems the bones of a late 17th century structure still remain.

Although an L-shaped building appears on the 2nd edition OS map in the location of lean-to 3, it has been largely rebuilt and little evidence of the original building survives.

A building is depicted on the 1777 Chapman and André map in the location of building 2, although it is impossible to tell if this represents any of the structures incorporated into the structure. The brick building appears to be the oldest of the three components and is potentially part of the small complex depicted on the 1839 tithe apportionment map. The use of Flemish bond and the bricks used for structure are, unfortunately, not overly helpful in providing an exact construction date. Flemish bond became the prevailing brick bond use in the 18th century and stayed in favour until the late 19th century when cavity walls were introduced. The size and colouring of the bricks are consistent with bricks produced through the 18th, 19th and 20th centuries. The roof of the brick building is constructed entirely from machine-cut timbers and appears to be a modern replacement.

By the 1874 OS map, the building 2 has expanded and the beginning of the small barn constructed. Much of the frame of the small barn appears to have been rebuilt, it comprises a combination of machine-cut timbers and reused hand-sawn timbers. The plinth of the small barn is taller in certain areas and the roof is a modern replacement. It seems most likely that the plinth and frame of the small barn have both been replaced or repaired in a piecemeal-fashion, leading to a barn that may have origins in the mid-19th century but is no longer an accurate representation of its earliest form.

Using cartographic evidence, the construction of the cowshed can be dated to between 1895 and 1918. The large frame consists of sturdy, machine-cut timbers, as is to be expected from a building of this period. The presence of the timber-post in the eastern elevation could suggest that the plinth of the cowshed has been repurposed from the buildings depicted on the earlier OS maps.

These two buildings at Wells Farm are part of a once busy farmstead; despite many of the buildings depicted no longer existing, the cartographic evidence indicates the farm was continually changing and expanding, reflecting the rising fortunes of English agriculture particularly during the 19th century. While most of the structures recorded at Wells Farm are no longer represented in their original form, within the core of the complex is a 17th century threshing barn; the structure most historic farmsteads in East Anglia have evolved from. Despite the redundant nature of the threshing barn in modern agriculture, the conversion of the barn at Wells Farm should ensure its survival for years to come.

## 8 Acknowledgements

Colchester Archaeological Trust would like to thank Paul Calder (Real8 Group) and Real8 Group for commissioning and funding the historic building recording. The recording was carried out by Sarah Veasey and Xander Smith. Figures are by Xander Smith, based on original architect's drawings by Brandon Surveys. The project was monitored by Mark Baister for Essex County Council.

## 9 References

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

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		<i>recording at Wells Farm, Ivy Barn Lane, Margaretting, Essex, CM4 0PU by S Veasey</i>
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CIfA	2020b	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials. Published 2014, revised 2020</i>
CIfA	2020c	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
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## 10 Abbreviations and glossary

beam	horizontal members in timber-frames
bolster	a piece of timber acting as a spreader, collecting loads and concentrating them on to the head of a post
bond timber	a length of timber incorporated into a brick wall for strength
carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
catslide roof	a roof continuing down beyond the main wall-plate to cover and outshot or extension
CIfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof structure spanning between a pair of inclined timbers (such as rafters)
cubic volume mark	marks scratched, incised or chiselled into timber indicating the cubic volume of the original timber baulk
EHHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
English bond	a brickwork bond created from alternate courses of headers and stretchers
Flemish bond	a brickwork bond created from alternating headers and stretchers within a single course
HE	Historic Environment
mono-pitched roof	a single pitched roof surface.
NGR	National Grid Reference
OASIS	<b>O</b> nline <b>A</b> ccess to the <b>I</b> ndex of <b>A</b> rchaeological <b>I</b> nvestigations, <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>
post	vertical members in timber-frames



purlin	a longitudinal timber giving support to the common rafters of a roof and normally set at right-angles to the slope of the rafters
rafter	an inclined timber following the slope of the roof
ridge-board	a plank-like timber running below the apex of the roof and receiving the ends of the rafters
stretcher	a brick laid parallel to the face of the wall, i.e. lengthways
stretcher-bond	a brickwork bond where each course consists of only stretchers – indicating a cavity wall
stud	in wall frames the upright smaller section timbers between the main posts of the frame
wall-plate	a timber running horizontally along the top of a wall to receive the ends of common rafters
wind-brace	diagonal roof braces designed to connect the rafters together and prevent racking

## 11 Archive deposition

The archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with the Archaeological Data Service.

## 12 Contents of digital archive

The CAT WSI  
The report (CAT Report 2052)  
Digital plans  
Site digital photos and log

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### Distribution list

Real8 Group  
Mark Baister, ECCHEA  
EHER



MGWF24\_Phograph\_001  
Interior shot of cowshed. Photograph taken facing north-west.



MGWF24\_Phograph\_002  
Interior shot of cowshed. Photograph taken facing south-east.



MGWF24\_Phograph\_003  
Interior shot of cowshed roof construction. Photograph taken facing north-west.



MGWF24\_Phograph\_004  
Interior shot of cowshed, bay 1. Photograph taken facing west.



MGWF24\_PhotoGraph\_005

Interior detail shot of door and window in cowshed, bay 1. Photograph taken facing south.



MGWF24\_PhotoGraph\_006

Interior detail shot of metal framed window in cowshed, bay 1. Photograph taken facing east.



MGWF24\_PhotoGraph\_007

Interior detail shot of side-halved scarf-joint in cowshed, bay 1. Photograph taken facing south.



MGWF24\_PhotoGraph\_008

Interior detail shot of side-halved scarf-joint in cowshed, bay 1. Photograph taken facing south.



MGWF24\_PhotoGraph\_009  
Interior shot of cowshed, bay 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_010  
Interior detail shot of timber framed window in cowshed, bay 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_011  
Interior detail shot of inserted metal framed window in cowshed, bay 3. Photograph taken facing east.



MGWF24\_PhotoGraph\_012  
Interior shot of simple scarf-joint in wall-plate of cowshed, bay 3. Photograph taken facing east.



MGWF24\_PhotoGraph\_013  
Interior shot of cowshed, bay 3. Photograph taken facing west.



MGWF24\_PhotoGraph\_014  
Interior detail shot of inserted metal framed window in cowshed, bay 3. Photograph taken facing west.



MGWF24\_PhotoGraph\_015  
Interior shot of cowshed, bay 4. Photograph taken facing east.



MGWF24\_PhotoGraph\_016  
Interior detail shot of splayed scarf-joint in lower purlin of cowshed, bay 4. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_017  
Interior shot of timber framed window of cowshed, bay 4. Photograph taken facing east.



MGWF24\_PhotoGraph\_018  
Interior shot of inserted metal framed window in cowshed, bay 4. Photograph taken facing west.



MGWF24\_PhotoGraph\_019  
Interior shot of cowshed, bay 5. Photograph taken facing east.



MGWF24\_PhotoGraph\_020  
Interior detail shot of replacement door in cowshed, bay 5. Photograph taken facing west.



MGWF24\_PhotoGraph\_021  
Interior shot of cowshed, bay 6. Photograph taken facing west.



MGWF24\_PhotoGraph\_022  
Interior detail shot of inserted metal framed window in cowshed, bay 6. Photograph taken facing west.



MGWF24\_PhotoGraph\_023  
Interior shot of cowshed, bay 7. Photograph taken facing west.



MGWF24\_PhotoGraph\_024  
Interior detail shot of replacement timber and scarf-joints of wall-plate in cowshed, bay 7. Photograph taken facing west.



MGWF24\_PhotoGraph\_025

Interior detail shot of scarf-joint in wall-plate of cowshed, bay 7. Photograph taken facing north.



MGWF24\_PhotoGraph\_026

Interior detail shot of iron strap on tie-beam in cowshed. Photograph taken facing north.



MGWF24\_PhotoGraph\_027

Interior shot of utility room in cowshed, bay 7. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_028

Interior shot of utility room in cowshed, bay 7. Photograph taken facing south-east.





MGWF24\_PhotoGraph\_029  
Interior shot of brick building, room 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_030  
Interior shot of brick building, room 1. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_031  
Interior detail shot of timber framed window in brick building, room 1. Photograph taken facing north.



MGWF24\_PhotoGraph\_032  
Interior detail shot of roof construction in brick building. Photograph taken facing north-west.



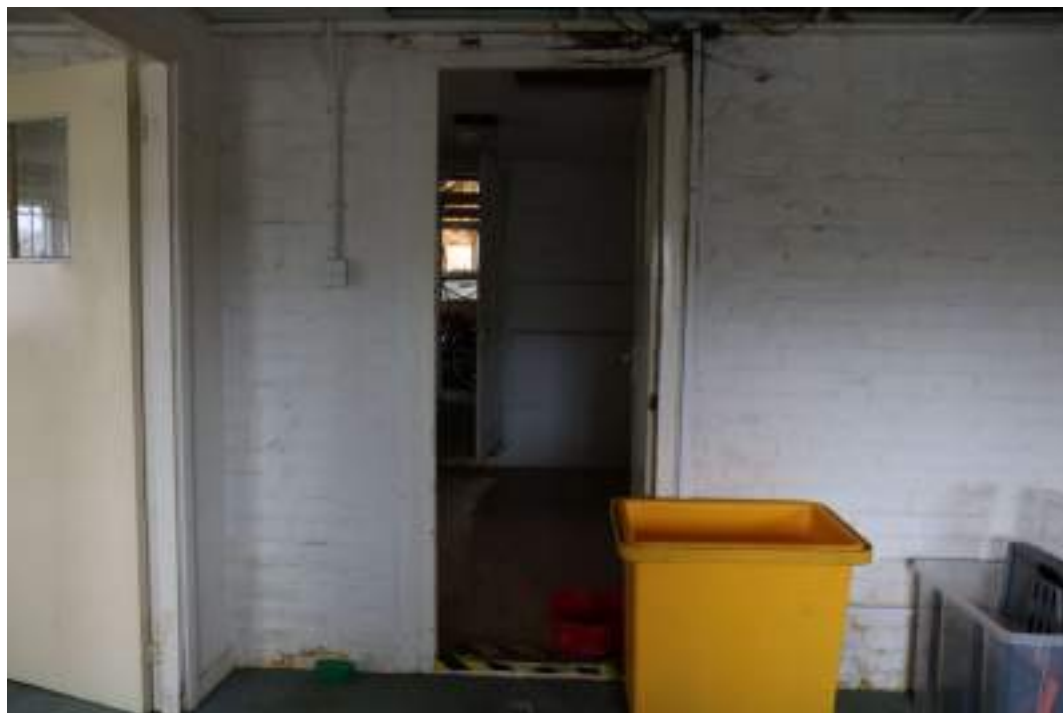
MGWF24\_PhotoGraph\_033  
Interior shot of brick building, room 2. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_034  
Interior shot of brick building, room 2. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_035  
Interior detail shot of timber framed window in brick building, room 2. Photograph taken facing north



MGWF24\_PhotoGraph\_036  
Interior detail shot of doorway between brick building room 1 and Cowshed utility room. Photograph taken facing south.



MGWF24\_PhotoGraph\_037  
Interior shot of small barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_038  
Interior shot of small barn. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_039  
Interior shot of small barn bay 1. Photograph taken facing south.



MGWF24\_PhotoGraph\_040  
Interior detail shot of timber framed window small barn, bay 1. Photograph taken facing south.



MGWF24\_PhotoGraph\_041

Interior detail shot of iron strap in small barn, bay 1. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_042

Interior detail shot of reused timber sill-beam in small barn, bay 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_043

Interior detail shot of reused timber wind-brace in small barn, bay 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_044

Interior detail shot of reused timber tie-beam in small barn, bay 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_045

Interior detail shot of reused timber studs in small barn, bay 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_046

Interior detail shot of Baltic timber mark on intermediate post in of small barn, bay 1. Photograph taken facing west.



MGWF24\_PhotoGraph\_047

Interior detail shot of cubic volume mark on sill-beam in small barn, bay 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_048

Interior detail shot of side-halved scarf-joint of reused timber sill-beam in small barn, bay 1. Photograph taken facing west.



MGWF24\_PhotoGraph\_049

Interior detail shot of carpenters mark on stud in small barn, bay 1. Photograph taken facing west.



MGWF24\_PhotoGraph\_050

Interior shot of small barn, bay 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_051

Interior detail shot of timber framed window in small barn, bay 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_052

Interior shot of roof construction in small barn, bay 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_053

Interior detail shot of simple scarf-joint of sill-beam in small barn, bay 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_054

Interior detail shot of iron strap over simple scarf-joint above intermediate post in small barn, bay 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_055

Interior detail shot of reused timber tie-beam between bays 2 and 3 of small barn. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_056

Interior detail shot of iron strap on tie-beam between bays 1 and 2 in small barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_057

Interior detail shot of side-halved scarf-joint on sill-beam between bays 2 and 3 of small barn. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_058

Interior detail shot of timber bracing in bay 3 and iron strap across wall-plate between bays 2 and 3 in small barn. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_059

Interior shot of small barn, bay 3. Photograph taken facing south.



MGWF24\_PhotoGraph\_060

Interior detail shot of empty mortices indicating inserted doorway in small barn, bay 3. Photograph taken facing south-east.





MGWF24\_Phograph\_061  
Interior shot of small barn, bay 4. Photograph taken facing north.



MGWF24\_Phograph\_062  
Interior detail shot of scarf-joint on wall-plate under tie-beam between bays 4 and 5, small barn. Photograph taken facing north-east.



MGWF24\_Phograph\_063  
Interior detail shot of reused timber intermediate post between bays 4 and 5, small barn. Photograph taken facing south-west.



MGWF24\_Phograph\_064  
Interior detail shot of reused timber inclined strut between bays 3 and 4 in small barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_065

Interior detail shot of reused timber sill-beam in small barn, bay 4. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_066

Interior detailed shot of replaced timber in sill-beam of small barn, bay 4. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_067

Interior shot of small barn, bay 5. Photograph taken facing south.



MGWF24\_PhotoGraph\_068

Interior detail shot of side-halved scarf-joint of wall-plate in small barn, bay 5. Photograph taken facing south.



MGWF24\_PhotoGraph\_069  
Interior detail shot of reused timber corner-post of small barn, bay 5. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_070  
Interior shot of roof construction in barn, bay 5. Photograph taken facing south.



MGWF24\_PhotoGraph\_071  
Interior shot of small barn, bay 5. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_072  
Interior detail shot of reused timber sill-beam in the small barn, bay 5. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_073

Interior detail shot of reused timber stud in small barn, bay 5. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_074

Interior detail shot of inserted entrance/removed wall between small barn and cowshed, Photograph taken facing east.



MGWF24\_PhotoGraph\_075

Interior detail shot of empty mortices indicating removed wall in small barn, bay 5. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_076

Interior shot of lean-to 2. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_077  
Interior shot of lean-to 2. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_078  
Interior detail shot of laths and plaster wall in lean-to 2. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_079  
Interior detail shot of scarf-joint and carpenter's marks on sill-beam of lean-to 2. Photograph taken facing north.



MGWF24\_PhotoGraph\_080  
Interior detail shot of carpenter's mark on stud in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_081

Interior detail shot of carpenter's mark on stud in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_082

Interior detail shot of carpenter's mark on diagonal wind-brace in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_083

Interior detail shot of scarf-joint of sill beam and carpenter's marks on sill-beam, stud and tie-beam in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_084

Interior detail shot of carpenter's mark on stud in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_085

Interior detail shot of carpenter's mark on stud in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_086

Interior detail shot of Laths and plaster wall in lean-to 2. Photograph taken facing east.



MGWF24\_PhotoGraph\_087

Interior detail shot of side-halved scarf-joint of sill-beam in lean-to 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_088

Interior detail shot of reused timber tie-beam in lean-to 2, Photograph taken facing north-east.



MGWF24\_PhotoGraph\_089  
Interior shot of carport. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_090  
Interior shot of carport. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_091  
Interior detail shot of side-halved scarf-joint of sill-beam in carport. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_092  
Interior shot of roof structure of carport. Photograph taken facing north.





MGWF24\_PhotoGraph\_093

Interior detail shot of empty mortices in southern tie-beam of carport, indicating removal of wall. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_094

Interior detail shot of iron straps on tie-beams of carport. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_095

Interior detail shot of reused timber tie-beam and Baltic timber mark in carport. Photograph taken facing vertically.



MGWF24\_PhotoGraph\_096

Interior detail shot of side-halved scarf-joint of sill-beam in carport. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_097  
Interior detail shot of reused timber sill-beam in carport. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_098  
Interior detail shot of wind-brace in carport. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_099  
Interior detail shot of reused timbers of rafters in carport. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_100  
Interior detail shot of reused timber sill-beam in carport. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_101  
Interior detail shot of open western side of carport. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_102  
Interior shot of threshing barn. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_103  
Interior shot of threshing barn. Photograph taken facing south-west.



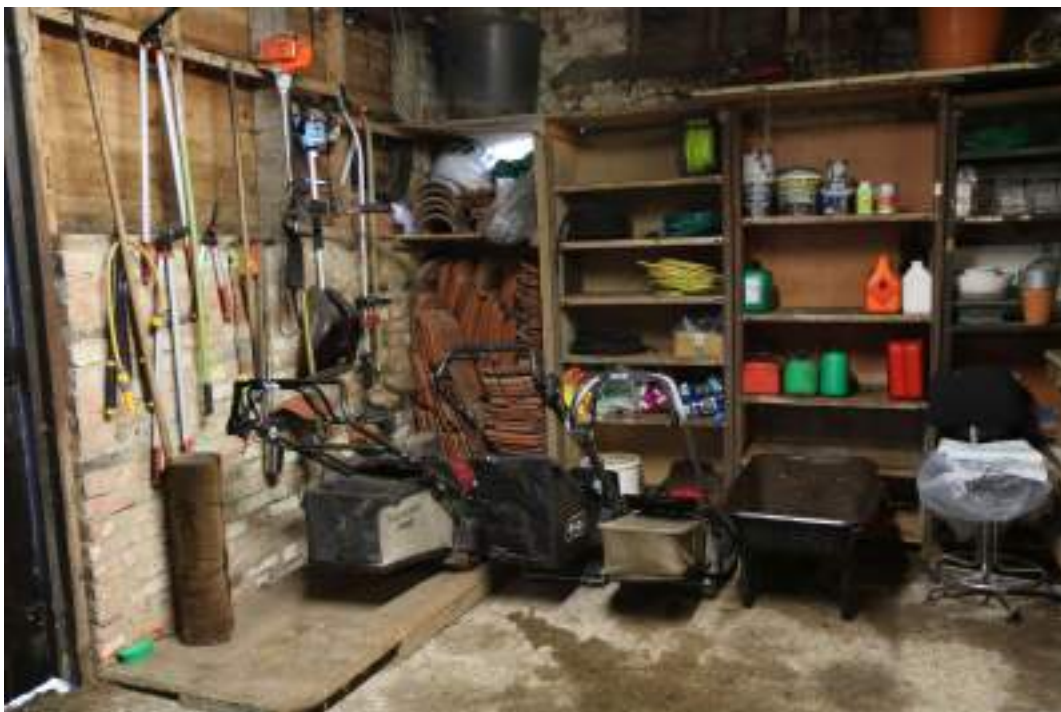
MGWF24\_PhotoGraph\_104  
Interior shot of threshing barn. Photograph taken facing north-west.



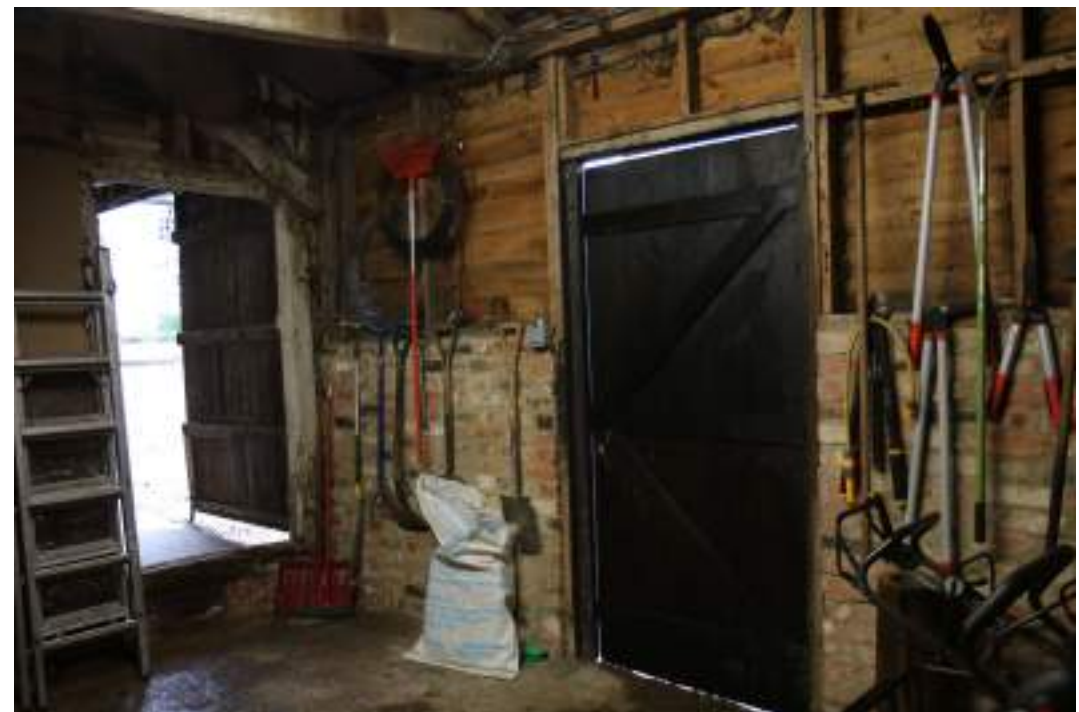
MGWF24\_Phograph\_105  
Interior shot of threshing barn. Photograph taken facing north-east.



MGWF24\_Phograph\_106  
Interior shot of threshing barn. Photograph taken facing south-east.



MGWF24\_Phograph\_107  
Interior shot of lean-to 1. Photograph taken facing north-west.



MGWF24\_Phograph\_108  
Interior shot of lean-to 1. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_109

Interior detail shot of lath and plaster wall in lean-to 1. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_110

Interior detail shot of scarf-joint in sill-beam and carpenter's marks on sill-beam and intermediate post in lean-to 1. Photograph taken facing east.



MGWF24\_PhotoGraph\_111

Interior detail shot of scarf-joint in sill-beam and carpenter's mark on stud in lean-to 1. Photograph taken facing east.



MGWF24\_PhotoGraph\_112

Interior detail shot of laths and plaster wall in lean-to 1. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_113  
Interior detail shot of scarf-joint and carpenter's mark on sill-beam in lean-to 1. Photograph taken facing south.



MGWF24\_PhotoGraph\_114  
Interior shot of threshing barn plinth. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_115  
Interior shot of bay 1 in threshing barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_116  
Interior detail shot of roof construction in bay 1 threshing barn. Photograph taken facing west.



MGWF24\_Phograph\_117  
Interior shot of bay 1 and 2 in threshing barn. Photograph taken facing east.



MGWF24\_Phograph\_118  
Interior detail shot of roof construction in bay 1 of threshing barn. Photograph taken facing east.



MGWF24\_Phograph\_119  
Interior detail shot of inserted tie-beam and intermediate-post in bay 1 of threshing barn. Photograph taken facing north-east.



MGWF24\_Phograph\_120  
Interior detail shot of reused timber tie-beam in bay 1 of threshing barn. Photograph taken facing north.



MGWF24\_PhotoGraph\_121

Interior detail shot of iron strap on tie-beam in bay 1 of threshing barn. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_122

Interior detail shot of timber pegs in original tie-beam between bays 1 and 2 of threshing barn. Photograph taken facing south.



MGWF24\_PhotoGraph\_123

Interior detail shot of iron nails in inserted tie-beam in bay 1 of threshing barn. Photograph taken facing north-west



MGWF24\_PhotoGraph\_124

Interior detail shot of side-halved and bridled scarf-joint on wall-plate between bay 1 and 2 of threshing barn 1. Photograph taken facing south-east.





MGWF24\_PhotoGraph\_125

Interior detail shot of side-halved and bridled scarf-joint on wall-plate in bay 1 of threshing barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_126

Interior detail shot iron strap on inserted tie-beam in bay 2 of threshing barn. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_127

Interior detail shot of scarf-joint in sill-beam in bay 2 of threshing barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_128

Interior detail shot of scarf-joint in sill-beam of bay 2 of Barn 1. Photograph taken facing West.



MGWF24\_PhotoGraph\_129

Interior detail shot of degraded side-halved scarf-joint of sill-beam in bay 2 of threshing barn. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_130

Detail of '11' carpenter's mark in straight brace between bays 2 and 3. Photograph taken facing north.



MGWF24\_PhotoGraph\_131

Interior shot of bay 2 and 3 of threshing barn. Photograph taken facing east.



MGWF24\_PhotoGraph\_132

Interior detail shot of roof construction in bay 3 of threshing barn. Photograph taken facing east.



MGWF24\_Phograph\_133  
Interior shot of bay 3 and midstrey of threshing barn. Photograph taken facing west.



MGWF24\_Phograph\_134  
Interior detail shot of roof construction in bay 3 and midstrey of threshing barn. Photograph taken facing west.



MGWF24\_Phograph\_135  
Interior detail shot of side-halved and bridled scarf-joint on sill-beam above doorway in bay 3 of threshing barn. Photograph taken facing east.



MGWF24\_Phograph\_136  
Interior detail shot of side-halved scarf-joint on sill-beam above doorway in bay 3 of threshing barn. Photograph taken facing east.



MGWF24\_PhotoGraph\_137

Interior detail shot of face halved scarf-joint with bladed abutments in wall-plate of bay 3 in threshing barn. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_138

Interior detail shot of iron strap on tie-beam between bay 3 and 4 in threshing barn. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_139

Interior detail shot of reused timber tie-beam between bay 3 and midstry of threshing barn. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_140

Interior detail shot of iron strap on tie-beam between bay 3 and 4 of threshing barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_141

Interior detail shot of carpenter's mark on intermediate post in bay 3 of threshing barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_142

Interior detail shot of side-halved scarf-joint on sill-beam in bay 3 of threshing barn. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_143

Interior shot of bay 4 of threshing barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_144

Interior detail shot of roof construction in bay 4 of threshing barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_145  
Interior shot of bay 4 in threshing barn. Photograph taken facing east.



MGWF24\_PhotoGraph\_146  
Interior detail shot of roof construction in bay 4 of threshing barn. Photograph taken facing east.



MGWF24\_PhotoGraph\_147  
Interior detail shot of reused timber tie-beam in bay 4 of threshing barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_148  
Interior detail shot of iron strap on inserted tie-beam and intermediate post in bay 4 of threshing barn. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_149

Interior detail shot of roof construction in bay 4 of threshing barn. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_150

Interior detail shot of laths and plaster wall in midstrety of threshing barn. Photograph taken facing south.



MGWF24\_PhotoGraph\_151

Interior detail shot of laths and plaster wall in midstrety of threshing barn. Photograph taken facing north.



MGWF24\_PhotoGraph\_152

Interior detail shot of roof construction in midstrety of threshing barn. Photograph taken facing south.



MGWF24\_Phograph\_153

Interior detail shot of reused timber tie-beam between midstrey and threshing barn. Photograph taken facing east.



MGWF24\_Phograph\_154

Interior detail shot of roof construction in midstrey of threshing barn. Photograph taken facing east.



MGWF24\_Phograph\_155

Interior detail shot of reused timber corner-post in midstrey of threshing barn. Photograph taken facing south.



MGWF24\_Phograph\_156

Interior detail shot of reused timber corner-post in midstrey of threshing barn. Photograph taken facing north-west.





MGWF24\_PhotoGraph\_157  
Interior detail shot of doorway of midstrey in threshing barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_158  
Interior detail shot of blocked doorway in midstrey of threshing barn. Photograph taken facing south.



MGWF24\_PhotoGraph\_159  
Interior shot of lean-to 3. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_160  
Interior shot of lean-to 3. Photograph taken facing north.



MGWF24\_PhotoGraph\_161  
Interior detail shot of wall construction lean-to 3. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_162  
Interior detail shot of window in lean-to 3. Photograph taken facing east.



MGWF24\_PhotoGraph\_163  
Interior detail shot of scarf-joint in northern sill-beam of lean-to 3. Photograph taken facing north.



MGWF24\_PhotoGraph\_164  
Interior detail shot of side-halved scarf-joint in sill-beam in lean-to 3. Photograph taken facing north.



MGWF24\_PhotoGraph\_165

Interior detail shot of reused timber door-post in lean-to 3. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_166

Western elevation of building 1. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_167

Western elevation of building 1. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_168

Western elevation of lean-to 1. Photograph taken facing east.



MGWF24\_PhotoGraph\_169  
Detail shot of door on western elevation of lean-to 1. Photograph taken facing east.



MGWF24\_PhotoGraph\_170  
Detail shot of barn doors on western elevation of threshing barn. Photograph taken facing east.



MGWF24\_PhotoGraph\_171  
Detail shot of doors on western elevation of lean-to 2 and 3. Photograph taken facing east.



MGWF24\_PhotoGraph\_172  
Western elevation of carport. Photograph taken facing east.



MGWF24\_PhotoGraph\_173

Detail shot of reused timber door-post in western elevation of lean-to 3. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_174

Eastern elevation of building 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_175

Eastern elevation of building 1. Photograph taken facing west.



MGWF24\_PhotoGraph\_176

Detail shot of barn doors on eastern elevation of threshing barn. Photograph taken facing west.



MGWF24\_PhotoGraph\_177  
Detail shot of windows on western elevation of lean-to 3. Photograph taken facing west.



MGWF24\_PhotoGraph\_178  
Detail shot of window on eastern elevation of lean-to 3. Photograph taken facing west.



MGWF24\_PhotoGraph\_179  
Northern elevation of building 1. Photograph taken facing south-east.



MGWF24\_PhotoGraph\_180  
Southern elevation of building 1. Photograph taken facing north.



MGWF24\_PhotoGraph\_181  
Southern elevation of building 1. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_182  
Eastern elevation of building 2. Photograph taken facing north-west.



MGWF24\_PhotoGraph\_183  
Eastern elevation of building 2. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_184  
Detail shot of windows on eastern elevation of brick building. Photograph taken facing south-west.



MGWF24\_PhotoGraph\_185  
Detail shot of door on eastern elevation of cowshed. Photograph taken facing west.



MGWF24\_PhotoGraph\_186  
Detail shot of windows on western elevation of cowshed. Photograph taken facing west.



MGWF24\_PhotoGraph\_187  
Detail shot of wooden post in eastern elevation of cowshed. Photograph taken facing west.



MGWF24\_PhotoGraph\_188  
Western elevation of building 2 (cowshed). Photograph taken facing East.





MGWF24\_PhotoGraph\_189  
Detail shot of window in western elevation of cowshed. Photograph taken facing east.



MGWF24\_PhotoGraph\_190  
Detail shot of doors and windows in western elevation of cowshed. Photograph taken facing east.



MGWF24\_PhotoGraph\_191  
Detail shot of window in western elevation of cowshed. Photograph taken facing east.



MGWF24\_PhotoGraph\_192  
Detail shot of brick plinth on western elevation of cowshed. Photograph taken facing east.



MGWF24\_PhotoGraph\_193  
Western elevation of building 2. Photograph taken facing north-east.



MGWF24\_PhotoGraph\_194  
Southern elevation of building 2. Photograph taken facing north.



MGWF24\_PhotoGraph\_195  
Detail shot of windows in southern elevation of small barn. Photograph taken facing north.



MGWF24\_PhotoGraph\_196  
Detail shot of doors in southern elevation of small barn. Photograph taken facing north.



MGWF24\_PhotoGraph\_197  
Detail of windows and door on southern elevation of cowshed. Photograph taken facing north.



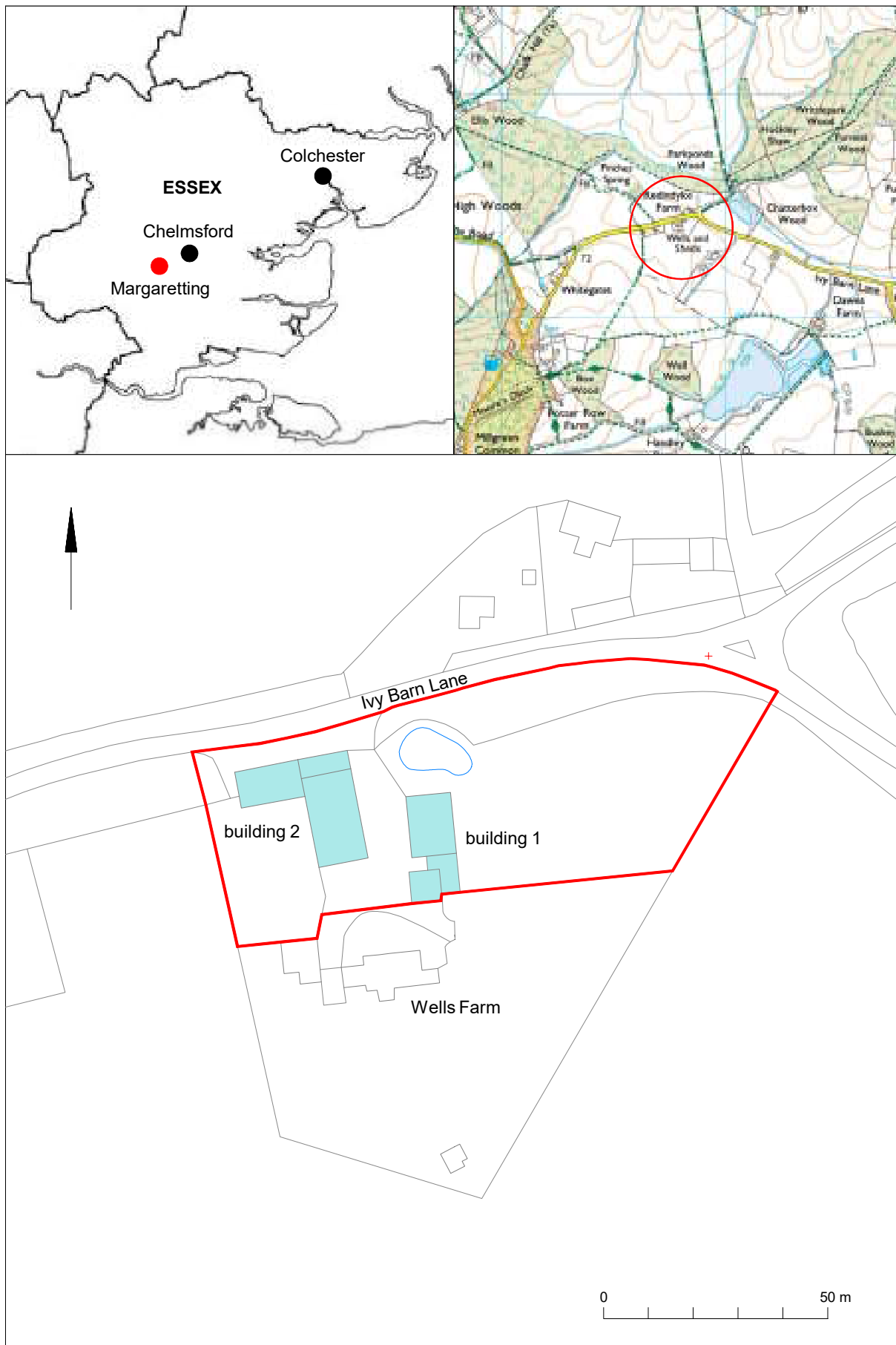
MGWF24\_PhotoGraph\_198  
Northern elevation of building 2. Photograph taken facing south.



MGWF24\_PhotoGraph\_199  
Detail shot of window on northern elevation of brick building. Photograph taken facing south.

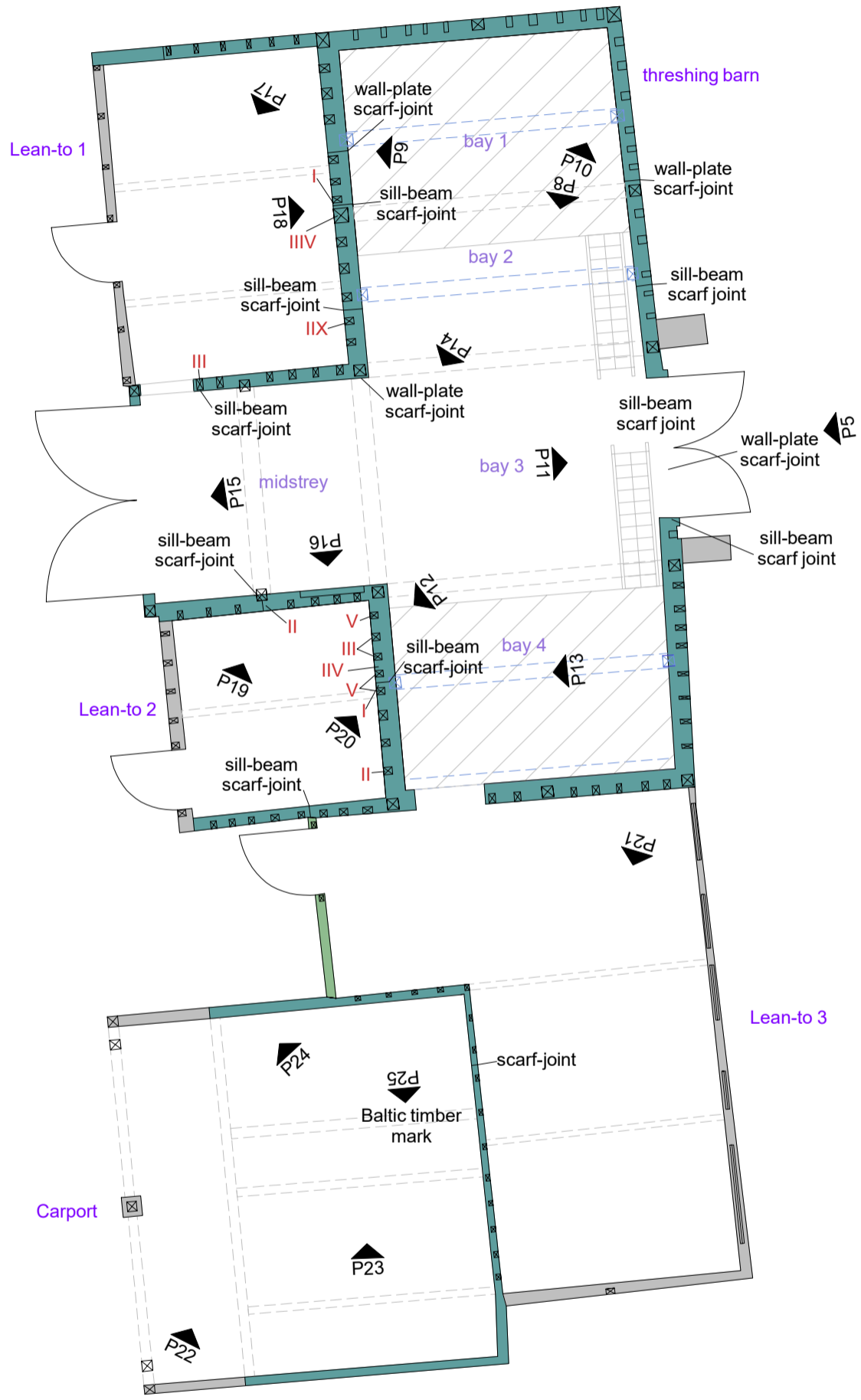
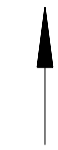


MGWF24\_PhotoGraph\_200  
Site shot. Photograph taken facing south-west.



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Fig 1 Site location with structures recorded shown in blue.



- carpenter's mark
- inserted tie-beam
- pre-1777
- 1874-1895
- modern



Fig 2 Building 1 floor plan. Location and direction of photographs reproduced in the text shown.

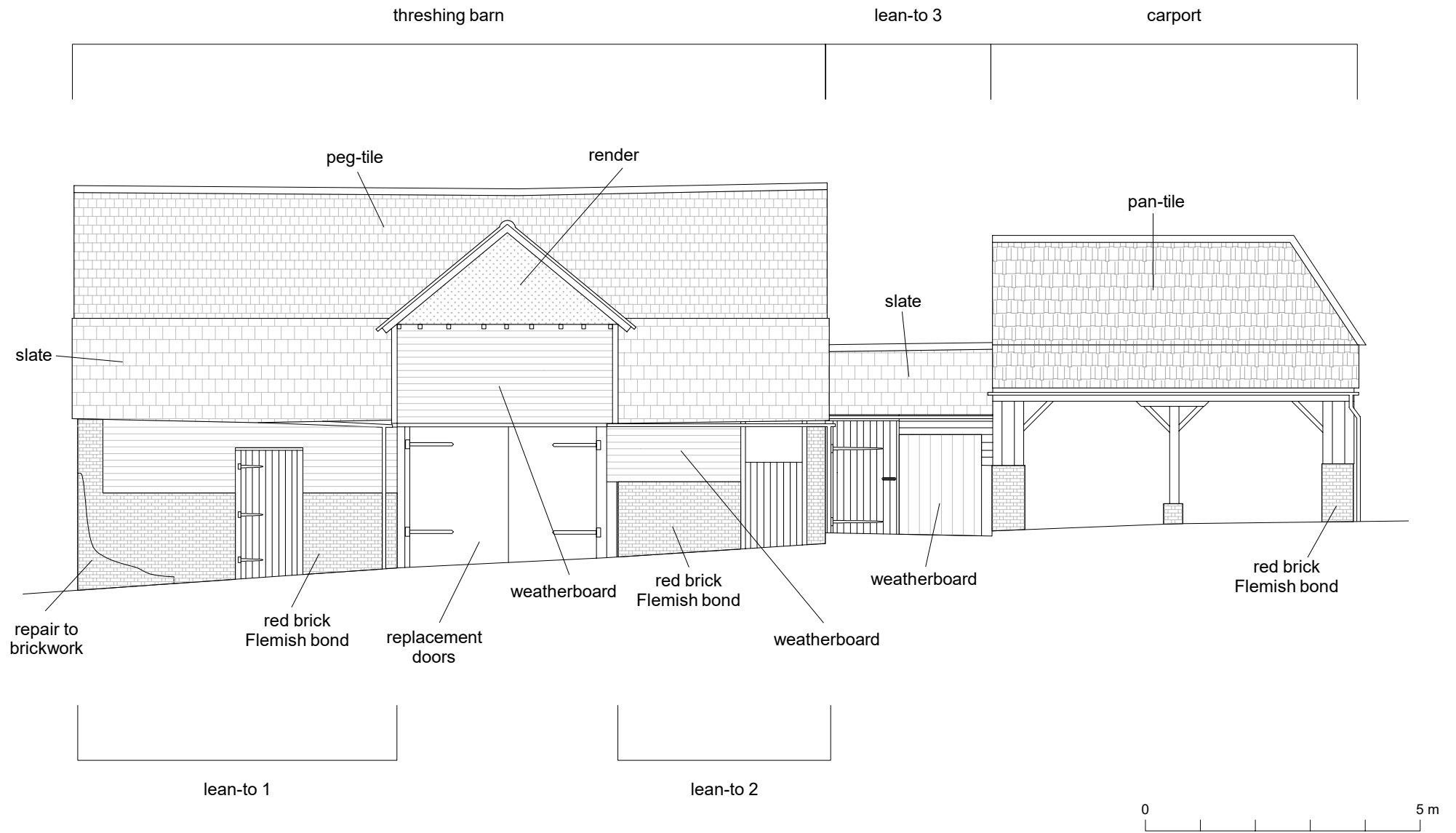


Fig 3 Western elevation of building 1.

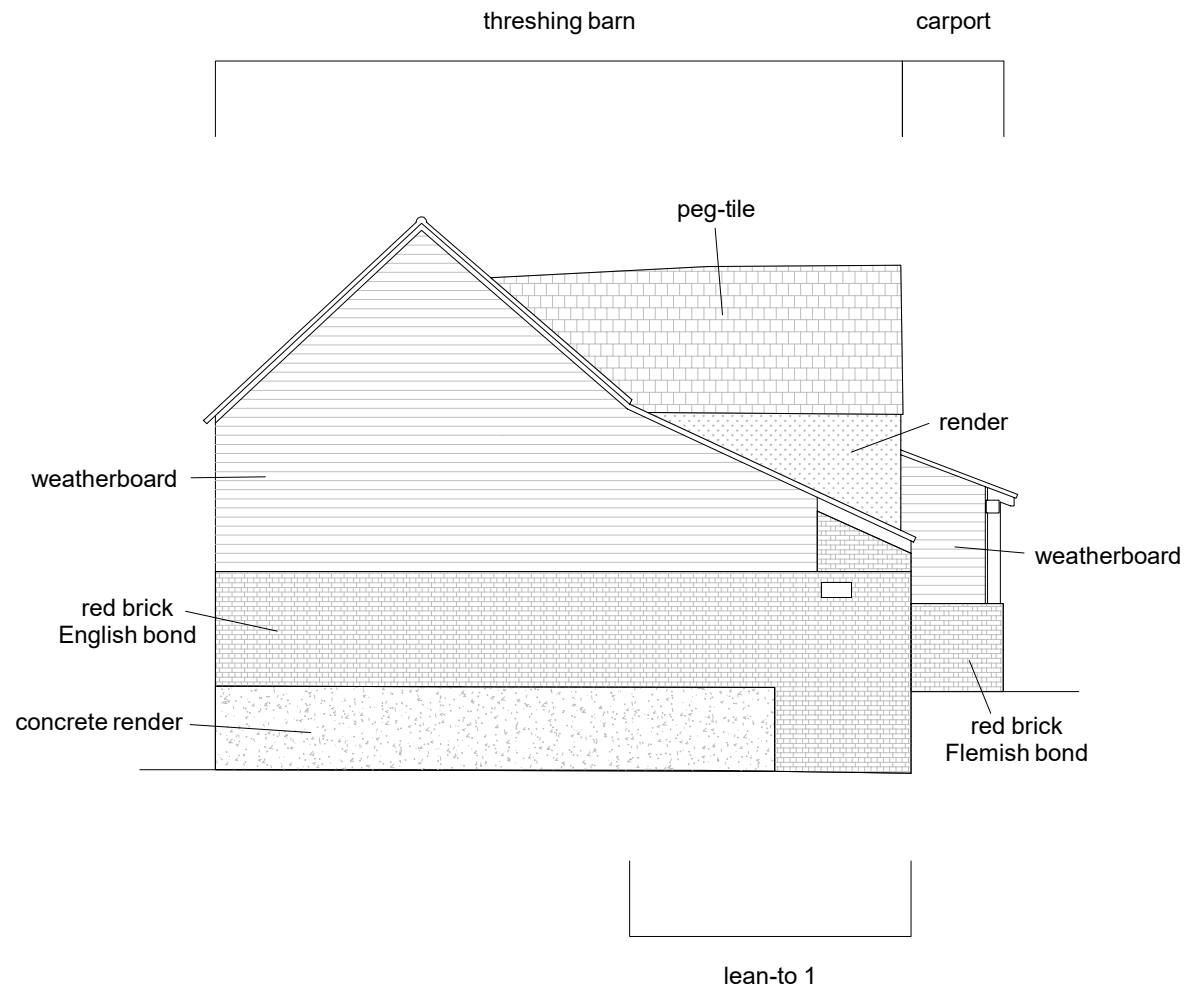


Fig 4 Southern elevation of building 1.

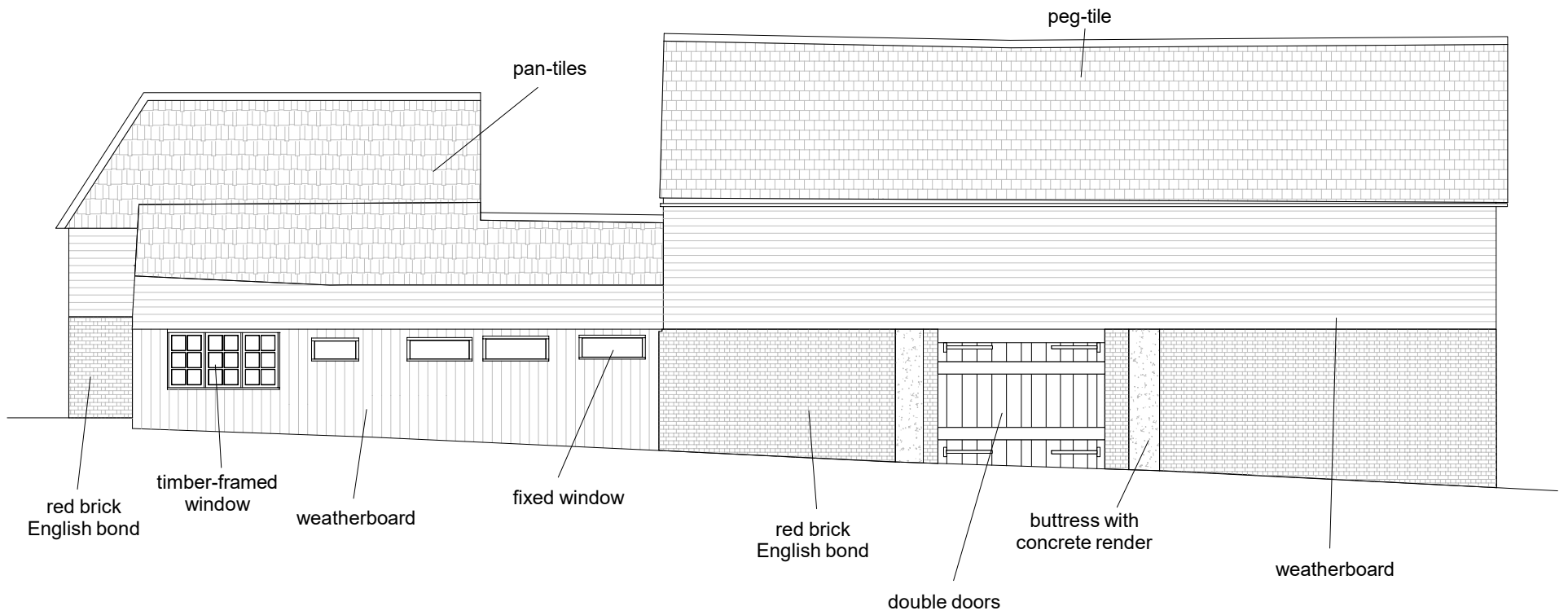


Fig 5 Eastern elevation of building 1.



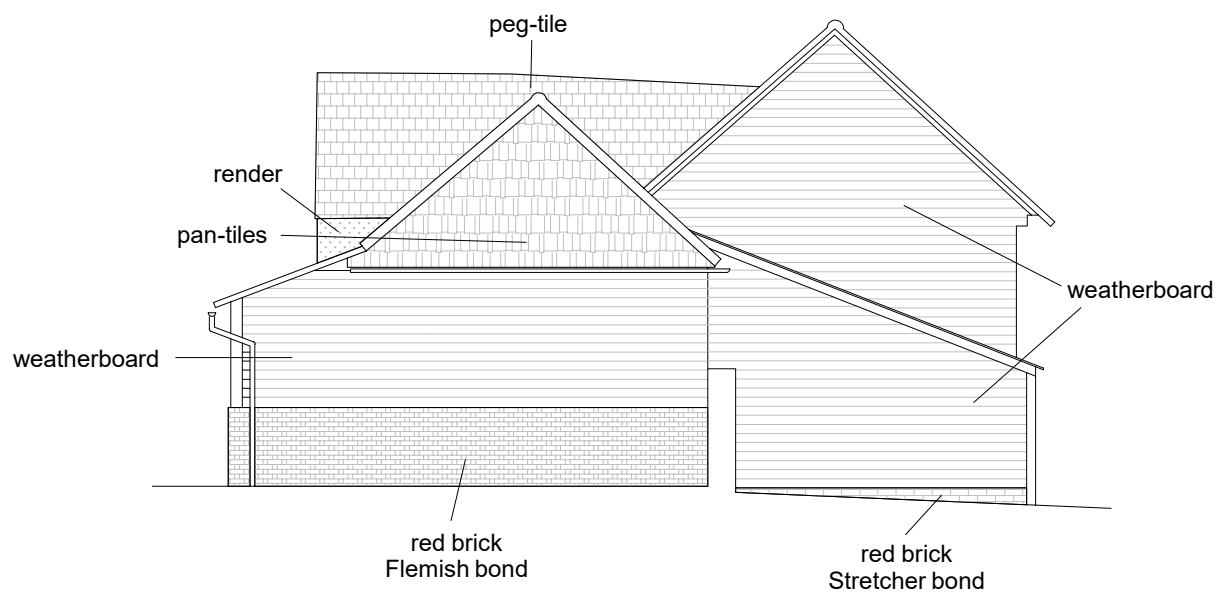


Fig 6 Northern elevation of building 1.

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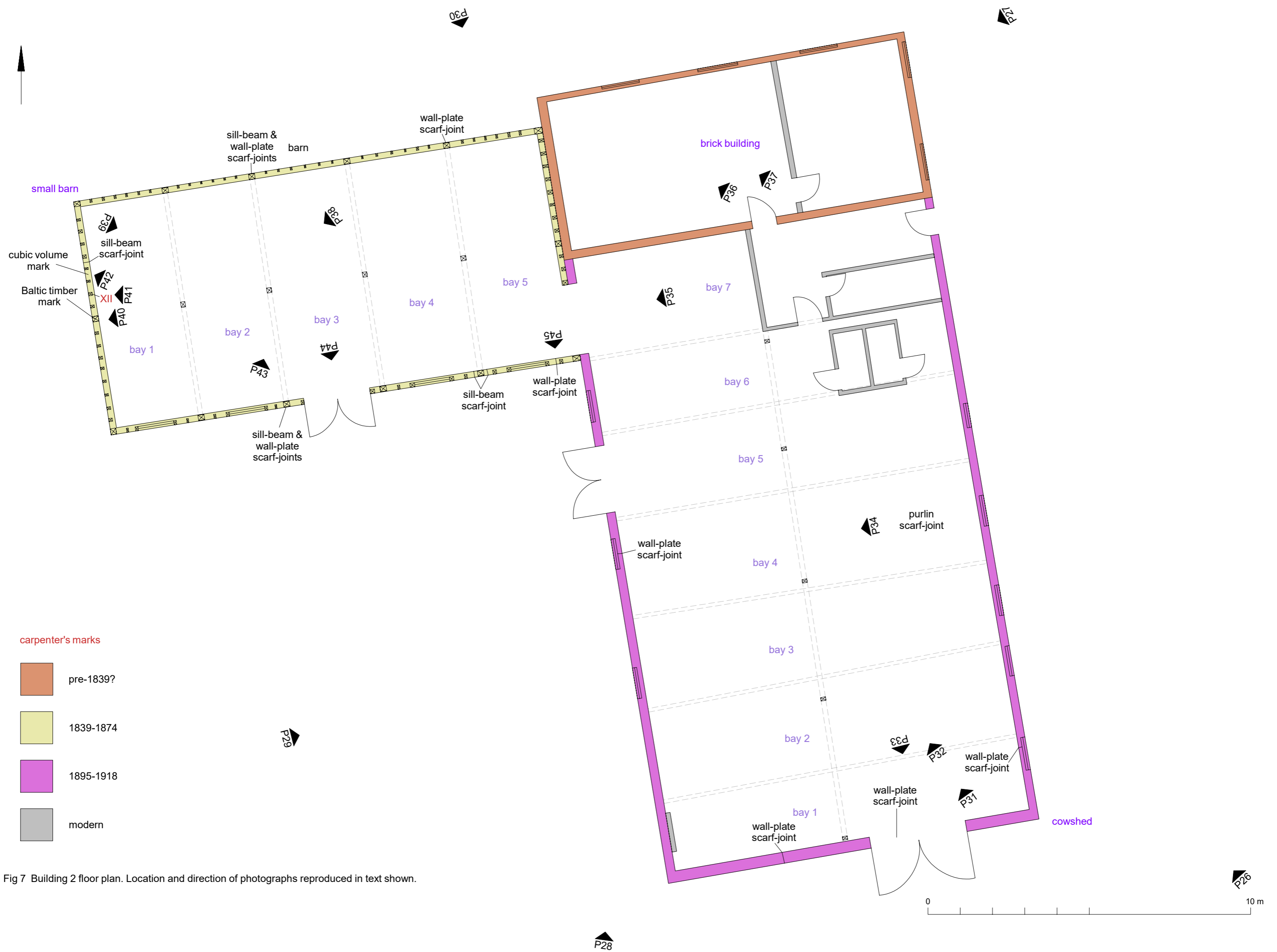


Fig 7 Building 2 floor plan. Location and direction of photographs reproduced in text shown.

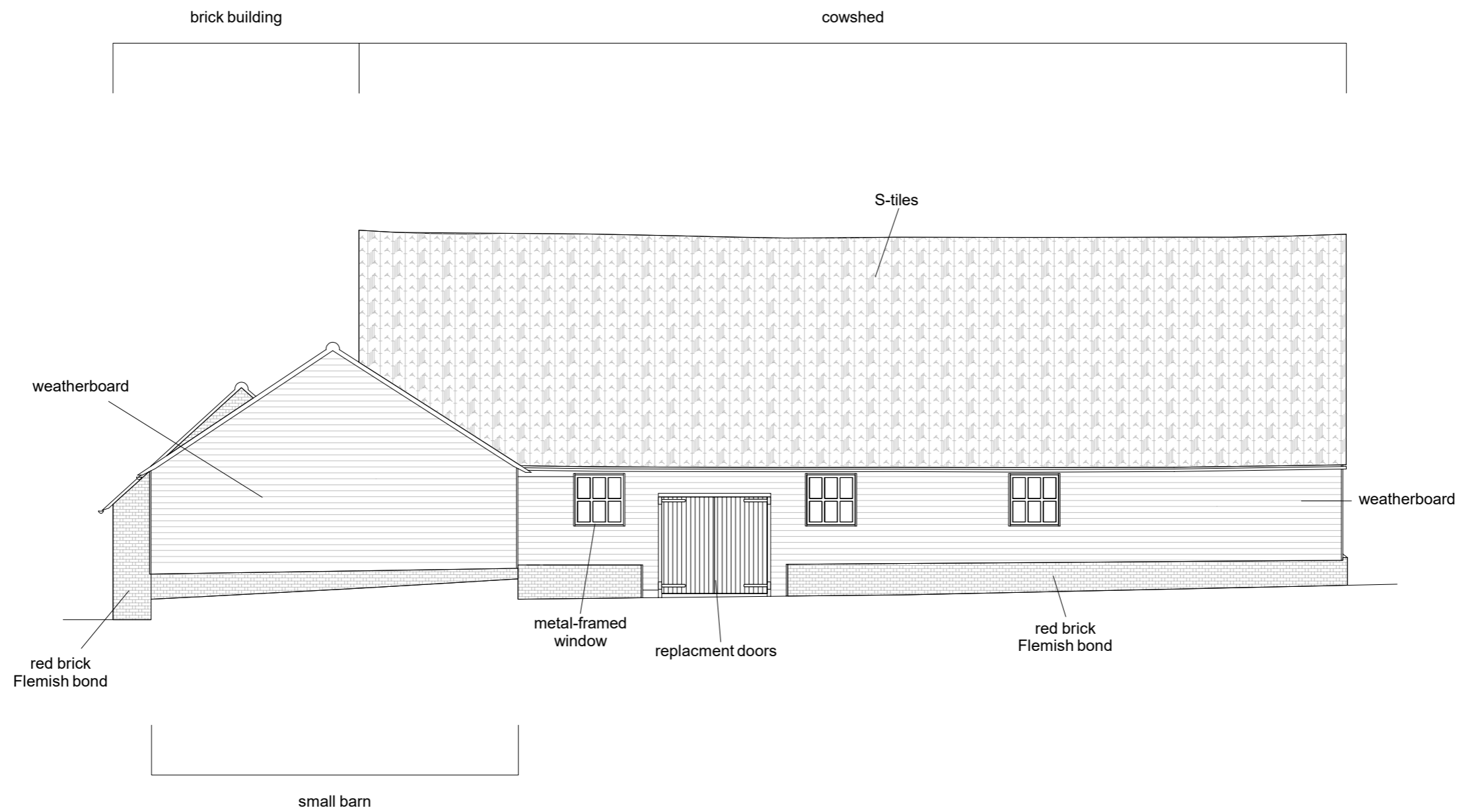


Fig 8 Western elevation of building 2.

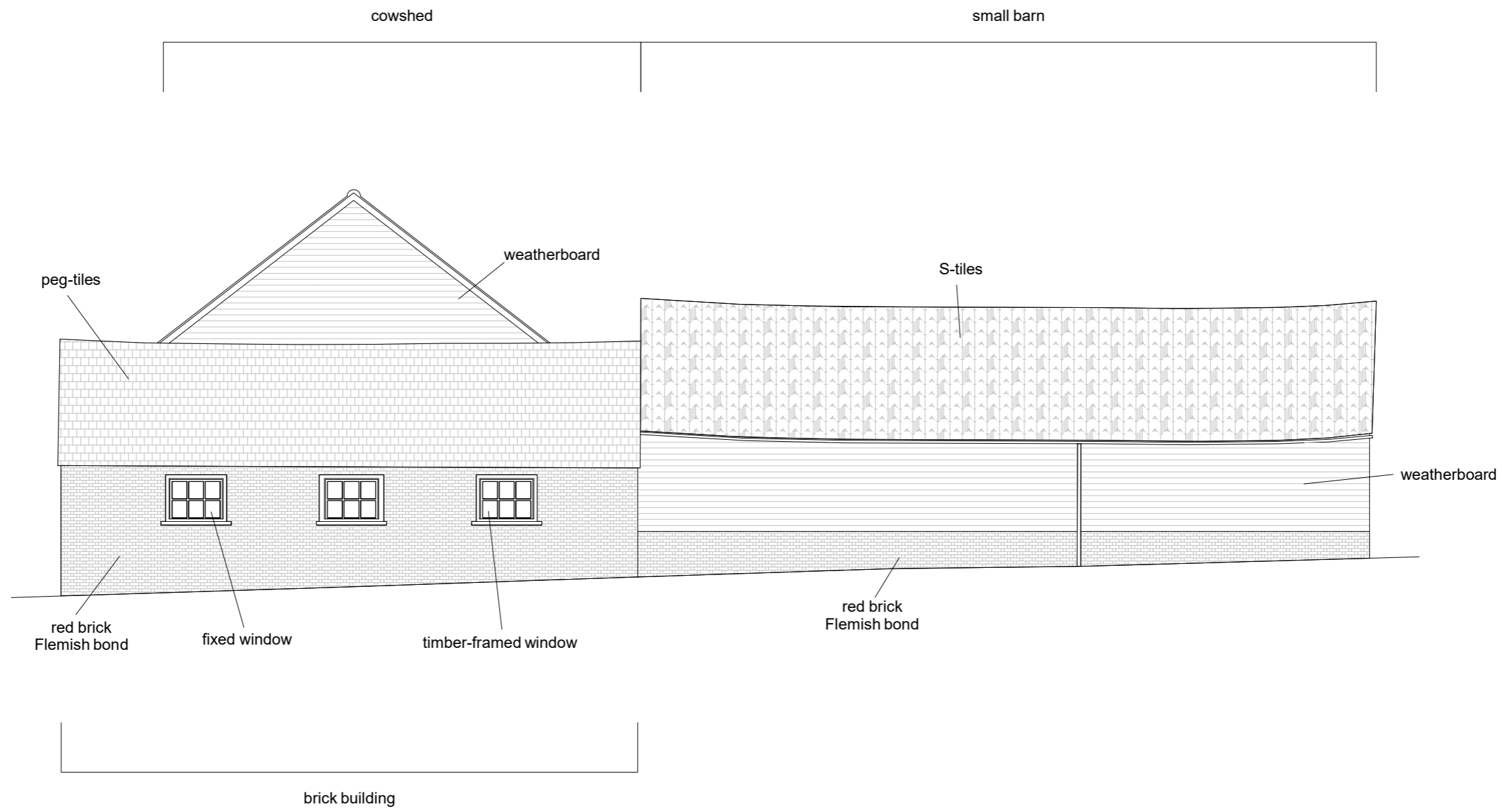


Fig 9 Northern elevation of building 2.

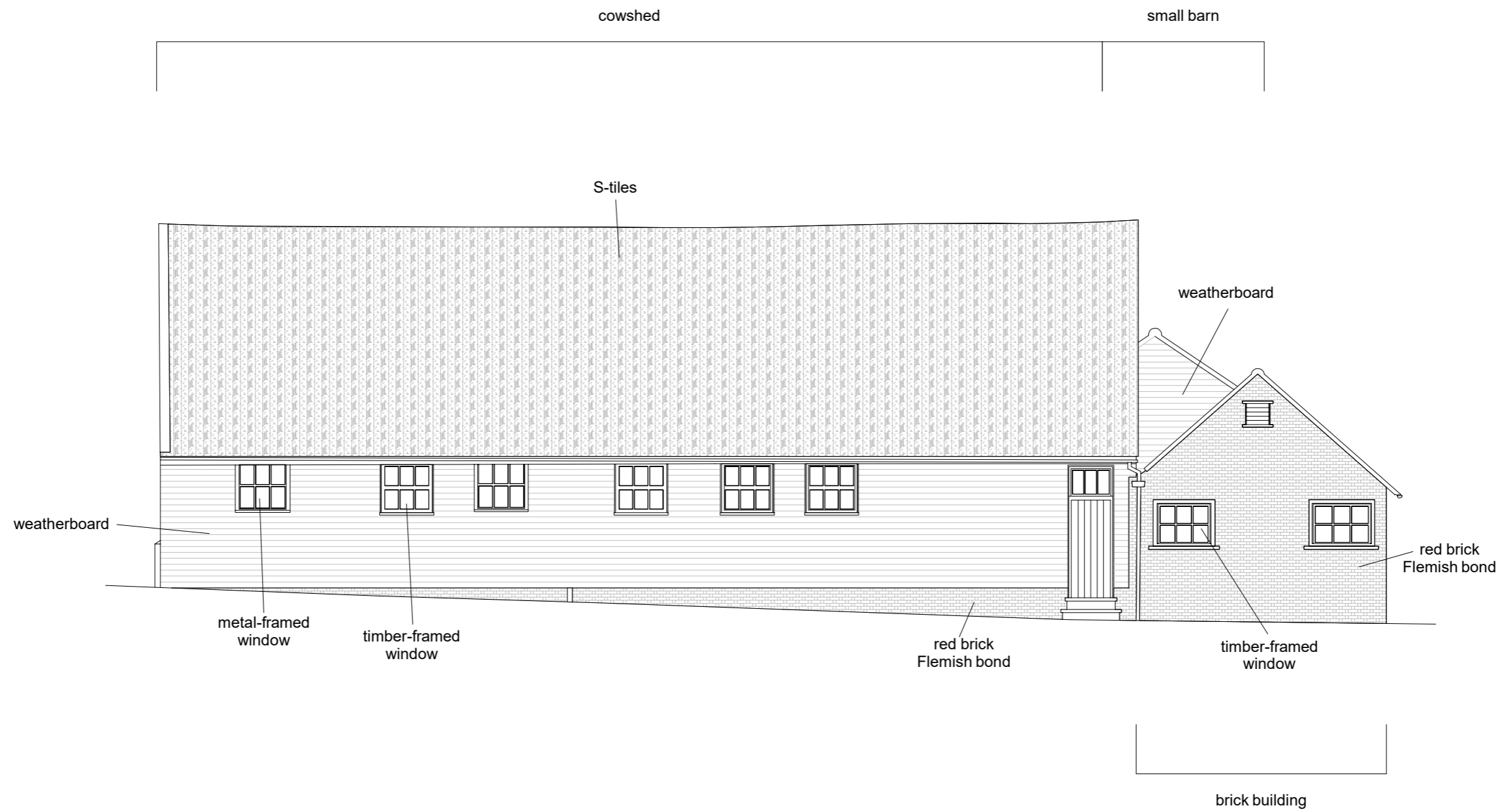
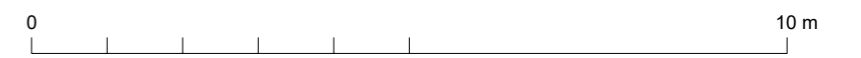


Fig 10 Eastern elevation of building 2.



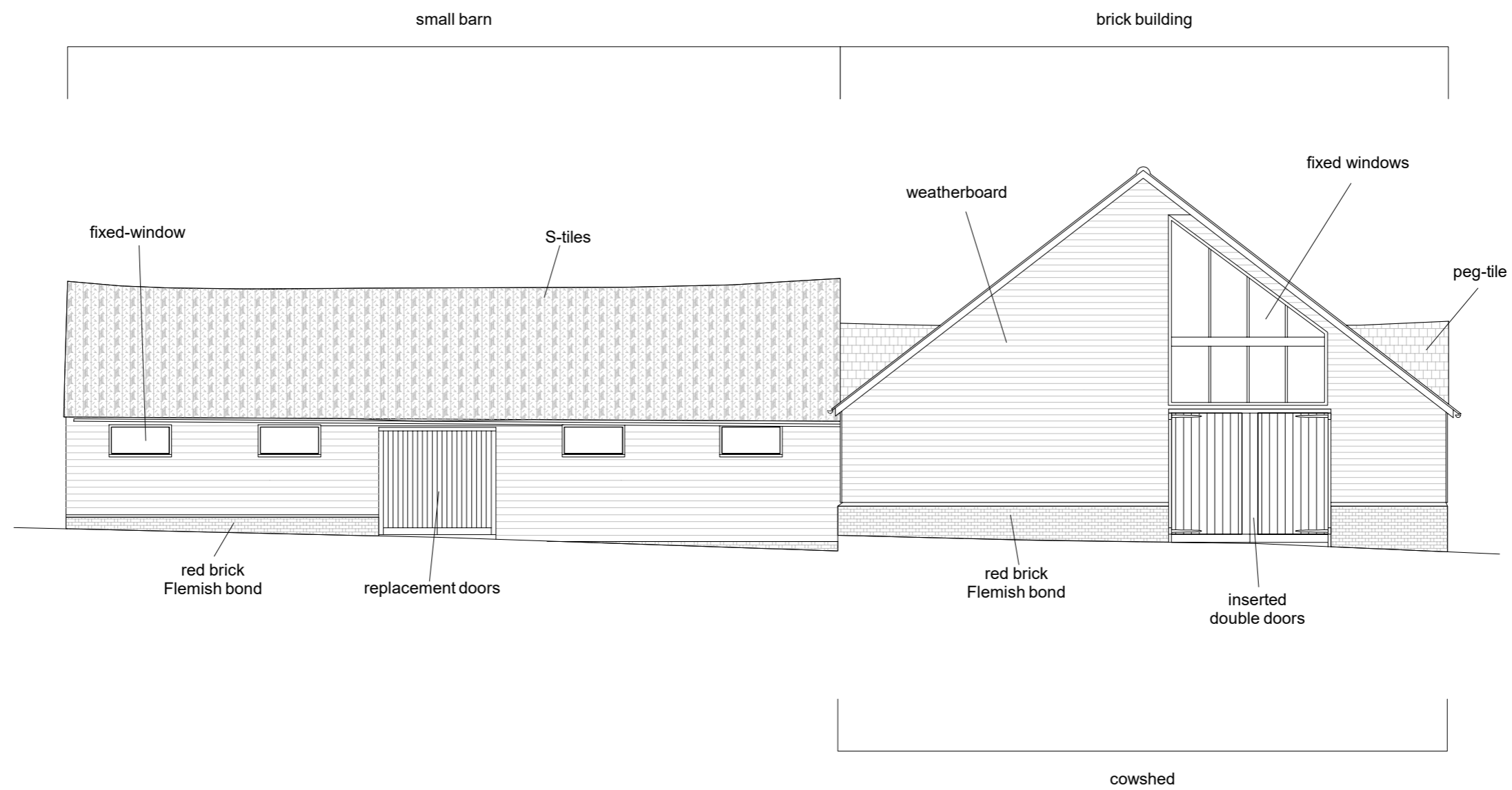


Fig 11 Southern elevation of building 2.

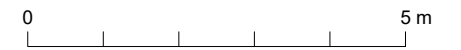
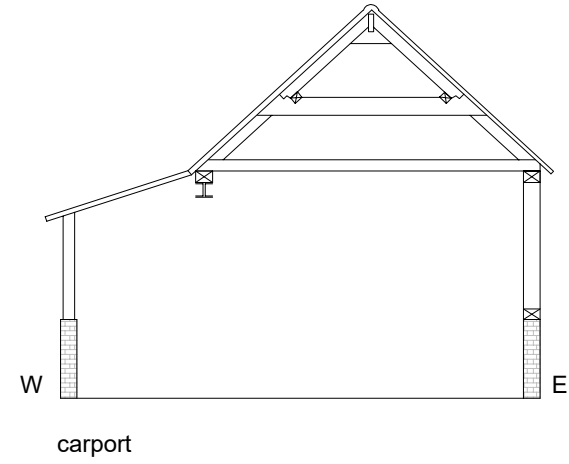
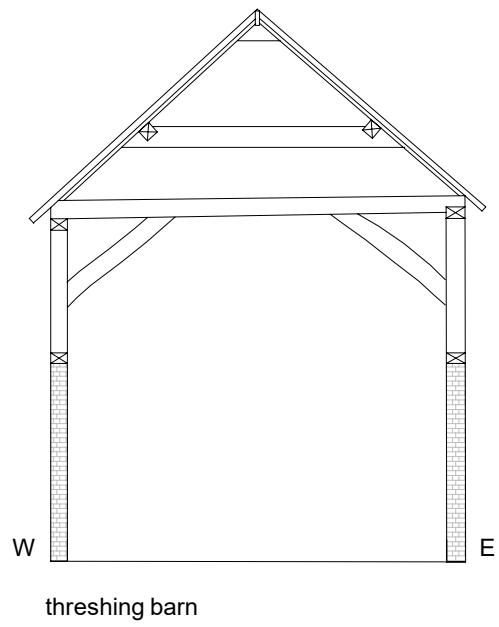


Fig 12 Truss cross-sections.

# OASIS Summary for colchest3-523293

OASIS ID (UID)	colchest3-523293
Project Name	Historic building recording at Wells Farm, Ivy Barn Lane, Margaretting, Essex, CM4 0PU
Sitename	Wells Farm, Ivy Barn Lane, Margaretting, Essex
Sitecode	
Project Identifier(s)	2024/02o
Activity type	Analytical Buildings Record (Level 3)
Planning Id	23/01372/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	12-Mar-2024 - 12-Mar-2024
Location	Wells Farm, Ivy Barn Lane, Margaretting, Essex NGR : TL 64802 02431 LL : 51.6964339596613, 0.383186855899703 12 Fig : 564802,202431
Administrative Areas	Country : England County/Local Authority : Essex Local Authority District : Chelmsford Parish : Margaretting
Project Methodology	<p>. The building recording was carried out to Level 3 (Historic England 2016) which is defined as: "Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.</p> <p>The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group."</p>
Project Results	<p>A programme of historic building recording was carried out by Colchester Archaeological Trust at Wells Farm, Ivy Barn Lane, Margaretting, Essex in March 2024. Two buildings were surveyed which represent the remains of a thriving historic farmstead. The oldest of the structures recorded was a four-bay threshing barn, the frame of which contained some unusual scarf-joints and numerous carpenter's marks. The brickwork and some of the carpentry techniques in the frame indicate a construction date in the 17th century for the threshing barn. Map regression of the farmstead shows how the farm buildings changed and expanded over a 200-year period. However, many of these structures have subsequently either been demolished or substantially rebuilt.</p>



Keywords	Threshing Barn - POST MEDIEVAL - FISH Thesaurus of Monument Types Barn - POST MEDIEVAL - FISH Thesaurus of Monument Types Agricultural Building - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	Private individual
HER	Essex HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	HER Event No - MGWF24
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;

Report generated on: 16 May 2024, 11:45