

Colchester Archaeological Trust



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**Historic building recording at Wakerings Farm,
Leighs Road, Great Leighs, Essex, CM3 3NH**



**CAT project ref.: 2023/06L
ECC code: GLWF23a**

**Historic building recording at Wakerings Farm,
Leighs Road, Great Leighs, Essex, CM3 3NH**

July 2023

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Contents

1	Summary	1
2	Introduction	1
3	Aims	1
4	Methodology	2
5	Historical background	2
6	Building recording descriptive record	7
7	Discussion	32
8	Acknowledgements	33
9	References	34
10	Abbreviations and glossary	35
11	Contents of archive	35
12	Archive deposition	35

Appendix 1	Full digital photographic record	36
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Figures	after p80
---------	-----------

OASIS data collection form

List of maps

Map 1	Extract of the Chapman and André map from 1777. Wakerings Farm highlighted in red.	3
Map 2	Extract of Joseph Dawson's map of Great Leighs (1787, ERO D/DBw P1). The Bailey Barn highlighted in green, the Road barn highlighted blue and the Field Barn highlighted yellow.	3
Map 3	Extract of the 1838 tithe map. The Bailey Barn highlighted in green, the Road Barn highlighted blue and the Field Barn highlighted yellow.	4
Map 4	Extract of the first edition 6-inch OS map (1874). The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.	4
Map 5	Extract of the 1895 25-inch OS map. The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.	5
Map 6	Extract of the 1919 25-inch OS map. The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.	5
Map 7	Extract of the 1946 6-inch OS map. The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.	6
Map 8	Extract of the 1951 National Grid OS map. The Bailey Barn highlighted green, the Road Barn in blue, the Pond Barn in red and the Field Barn in yellow.	6
Map 9	Extract of the 1965 National Grid OS map. The Bailey Barn highlighted green, the Road Barn in blue, the Pond Barn in red and the Field Barn in yellow.	6

List of photographs reproduced in text

Cover: Wakerings Farm sign.

Photograph 1	South-east elevation of Bailey Barn. Photograph taken facing north-west.	7
Photograph 2	South-east elevation of Bailey Barn, detail of threshold-leap. Photograph taken facing north-west.	8
Photograph 3	North-east elevation of Bailey Barn. Photograph taken facing south-west.	8
Photograph 4	North-west elevation of Bailey Barn. Photograph taken facing south-east.	9
Photograph 5	South-west elevation of Bailey Barn. Photograph taken facing north-east.	9
Photograph 6	Interior of Bailey Barn (threshing barn). Photograph taken	10

	facing north-east.	
Photograph 7	Interior of Bailey Barn (threshing barn). Photograph taken facing south-west.	10
Photograph 8	Interior of Bailey Barn, detail of jowl on northern corner post of bay 1 (threshing barn). Photograph taken facing north.	11
Photograph 9	Interior of Bailey Barn, south-east wall of bay 2 showing concealed tension bracing (threshing barn). Photograph taken facing south-east.	11
Photograph 10	Interior of Bailey Barn, detail of scarf-joint in south-east wall-plate of bay 1 (threshing barn). Photograph taken facing south-east.	12
Photograph 11	Interior of Bailey Barn, detail of iron strap at base of south-east intermediate post between bays 2 and 3 (threshing barn). Photograph taken facing south.	12
Photograph 12	Interior of Bailey Barn, detail of empty mortices and scarf-joint in south-east wall-plate of bay 3. (threshing barn). Photograph taken facing south south-east.	13
Photograph 13	Interior of Bailey Barn, south-west wall of bay 5 (threshing barn). Photograph taken facing south-west.	13
Photograph 14	Interior of Bailey Barn, north-east wall of midstrey (threshing barn). Photograph taken facing east.	14
Photograph 15	Interior of Bailey Barn, detail of notch in girding beam and carpenter's marks (in green) in north-east wall of midstrey (threshing barn). Photograph taken facing north north-east.	14
Photograph 16	Interior of Bailey Barn, detail of empty mortices in south-west wall-plate of midstrey (threshing barn). Photograph taken facing south-east.	15
Photograph 17	Interior of Bailey Barn (building 1). Photograph taken facing north.	16
Photograph 18	Interior of Bailey Barn (building 2). Photograph taken facing north.	16
Photograph 19	Interior of Bailey Barn, detail of scarf-joint in purlin on north-east roof pitch (building 2). Photograph taken facing north-east.	17
Photograph 20	South-eastern and south south-eastern elevation of Road Barn. Photograph taken facing north.	18
Photograph 21	South-western elevation of Road Barn. Photograph taken facing north-east.	18
Photograph 22	North-western elevation of Road Barn. Photograph taken facing south-east.	19
Photograph 23	Interior of Road Barn (building 3). Photograph taken facing south-west.	19
Photograph 24	Interior of Road Barn, detail of empty mortices in tie-beam (building 3). Photograph taken facing north north-east.	20
Photograph 25	Interior of Road Barn, detail of side-halved scarf-joint (building 3). Photograph taken facing north north-west.	20
Photograph 26	Interior of Road Barn (building 3). Photograph taken facing north-east.	21
Photograph 27	Interior of Road Barn, detail of side-bridled scarf-joint in the south-eastern wall-plate (building 5). Photograph taken facing south-east.	21
Photograph 28	Interior of Road Barn, detail of knee-brace in north-eastern wall and a jowled timber as a purlin (building 5). Photograph taken facing north-east.	22
Photograph 29	North-east elevation of Pond Barn. Photograph taken facing south-west.	22
Photograph 30	South-east elevation of Pond Barn. Photograph taken facing north-west.	23
Photograph 31	South-west elevation of Pond Barn. Photograph taken facing north.	24
Photograph 32	Interior of Pond Barn (building 7). Photograph taken facing north-west.	24
Photograph 33	Interior of Pond Barn, detail of splayed scarf joint and 'II'	25

	carpenter's mark (in green) on ridge board (building 7). Photograph taken facing south-west.	
Photograph 34	Interior of Pond Barn, detail of cubic volume mark (in green) on north-eastern wall-plate (building 7). Photograph taken facing north-east.	25
Photograph 35	Interior of Pond Barn, detail of iron tie-beam strap and side-halved scarf joint in wall-plate, south-west wall (building 7). Photograph taken facing south-west.	26
Photograph 36	Interior of Pond Barn, detail of brick floor (building 7). Photograph taken facing north-west.	26
Photograph 37	Interior of Pond Barn (building 8). Photograph taken facing south-west.	27
Photograph 38	Interior of Pond Barn, detail of Baltic Timber mark on collar (building 8). Photograph taken facing north-west.	27
Photograph 39	North-east elevation of Field Barn. Photograph taken facing south-west.	28
Photograph 40	Detail of knee-brace on north-east elevation of Field Barn. Photograph taken facing south-west.	28
Photograph 41	South-west elevation of Field Barn. Photograph taken facing north.	29
Photograph 42	Interior of Field Barn (building 9). Photograph taken facing east.	30
Photograph 43	Interior of Field Barn, detail of cubic volume mark (in green) (building 9). Photograph taken facing north-east.	30
Photograph 44	Interior of Field Barn (building 10). Photograph taken facing north.	31
Photograph 45	Interior of Field Barn, detail of iron strap (building 10). Photograph taken facing west.	31
Photograph 46	Interior of Field Barn, detail of scarf-joint on the south-east wall-plate (building 10). Photograph taken facing south-east.	32

List of figures

- Fig 1 Site location showing locations of recorded buildings.
- Fig 2 Bailey Barn floor plan. Location and directions of photographs reproduced in the text shown.
- Fig 3 South-east elevation of the Bailey Barn.
- Fig 4 North-east elevation of the Bailey Barn.
- Fig 5 North-west elevation of the Bailey Barn
- Fig 6 South-west elevation of the Bailey Barn.
- Fig 7 Road Barn floor plan. Location and direction of photographs reproduced in the text show.
- Fig 8 South-east and south south-east elevations of the Road Barn.
- Fig 9 South-west and south south-west elevations of the Road Barn.
- Fig 10 North north-west and north-west elevations of the Road Barn.
- Fig 11 Pond Barn floor plan. Location and direction of photographs reproduced in the text shown.
- Fig 12 East north-east elevation of the Pond Barn.
- Fig 13 South south-east and south-east elevations of the Pond Barn.
- Fig 14 North-east and north-west elevations of the Pond Barn.
- Fig 15 West south-west elevation of the Pond Barn.
- Fig 16 Field Barn floor plan. Location and direction of photographs reproduced in the text shown.
- Fig 17 North-east and north-west elevations of the Field Barn.
- Fig 18 South-west and south-east elevations of the Field Barn.
- Fig 19 Truss cross-sections.

1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at Wakerings Farm, Leighs Road, Great Leighs, Essex in July 2023. The recording detailed a complex of four agricultural ranges, the oldest of which was a five-bay threshing barn. The carpentry techniques used in the barn indicate a construction date no later than the 16th century. The timber-frame comprises all hand-sawn timbers, with jowled posts and concealed tension bracing. A midstrey was added to the barn in the mid 19th century. Cartographic evidence indicates that throughout the 18th, 19th and 20th centuries, the building complex at Wakerings Farm was repeatedly added to, extended and rebuilt, indicative of a farm that was flourishing and evolving to keep up with the constantly changing demands of the farming industry.

2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out at Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH. The recording work was commissioned by David Bailey (PNT Property) on behalf of PNT SPV 1 Ltd and was carried out by Colchester Archaeological Trust (CAT) on 5th and 6th July 2023. The site is located at NGR TL 73438 14464 (Fig 1).

A planning application (planning ref. 22/02289/FUL and 22/02290/LBC) was submitted to Chelmsford City Council in February 2023 for the *Proposed extension to and conversion of Barn 3 (Bailey Barn) to create new residential unit. Demolition and reconstruction of Barn 5 (Field Barn) to create new garage/outbuilding ancillary to Barn 6 (Pond Barn) and associated landscaping and vehicular parking.*

In response to this application, the Place Services Historic Environment Advisor (HEA) recommended to the council that a Historic England building recording be made of all the barns (except the modern barn) prior to any demolition or conversion works (ECC 2023). This recommendation was given based on the historic provenance of Wakerings Farm and follows the guidance in the flows better National Planning Policy Framework (MHCLG 2021).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2023) and agreed with the HEA. All work was carried out in accordance with this WSI.

All work was carried out according to standards and practices contained in the Chartered Institute for Archaeologists' *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2014a), *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2014b), *Management of research projects in the historic environment* (Historic England 2015), *Standards for field archaeology in the East of England* (EAA 14) and *Research and Archaeology Revised: A Revised Framework for the East of England* (EAA 24). In addition, the guidelines contained in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) were followed.

3 Aims

The aim of the building recording was to provide a detailed record and assessment of the historic buildings prior to any renovation or demolition work. 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 buildings at a scale of 1:100.
- A description of the buildings. 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 1)

The following background includes extracts from the Essex Historic Environment Record (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk> and the Essex Records Office).

The buildings detailed in this report comprise a complex of farm buildings which include a five-bay threshing barn. The buildings are located within the historic farmstead of Wakerings Farm, adjacent to the 15th-century Wakerings Farmhouse (NHLE No. 1122110, EHER 30506).

The first cartographic evidence of Wakerings Farm is on the Chapman and André map from 1777 (Map 1). The farm is depicted as three buildings: the Bailey Barn furthest south, the farmhouse furthest north and an unidentified building to the east.

A 1787 map of Great Leighs by Joseph Dawson (Map 2) shows Wakerings Farm in greater detail. Wakerings Farmhouse is depicted, along with the Bailey Barn, and the precursors to the Road Barn and Field Barn. The building to the east of the farmhouse, depicted on the Chapman and André map, is no longer present.



Map 1 Extract of the Chapman and André map from 1777. Wakerings Farm highlighted in red.



Map 2 Extract of Joseph Dawson's map of Great Leighs (1787, ERO D/DBw P1). The Bailey Barn highlighted in green, the Road barn highlighted blue and the Field Barn highlighted yellow.

By the 1836 tithe map (Map 3), the Bailey Barn has been extended in three directions, adding to the threshing barn. One of the buildings in the location of the Road Barn has been demolished and replaced with a smaller building. The building in the location of Field Barn appears to remain unchanged.



Map 3 Extract of the 1838 tithe map. The Bailey Barn highlighted in green, the Road Barn highlighted blue and the Field Barn highlighted yellow.

From the 1st edition 6-inch OS map (1874, Map 4), the Bailey Barn has been extended to the north-east and the midstrey is now a prominent feature on the south-east elevation of the threshing barn. The Road Barn has been extended to the south-east. The biggest change to the complex at this time is the addition of the Pond Barn. The Field Barn remains unchanged.



Map 4 Extract of the first edition 6-inch OS map (1874). The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.

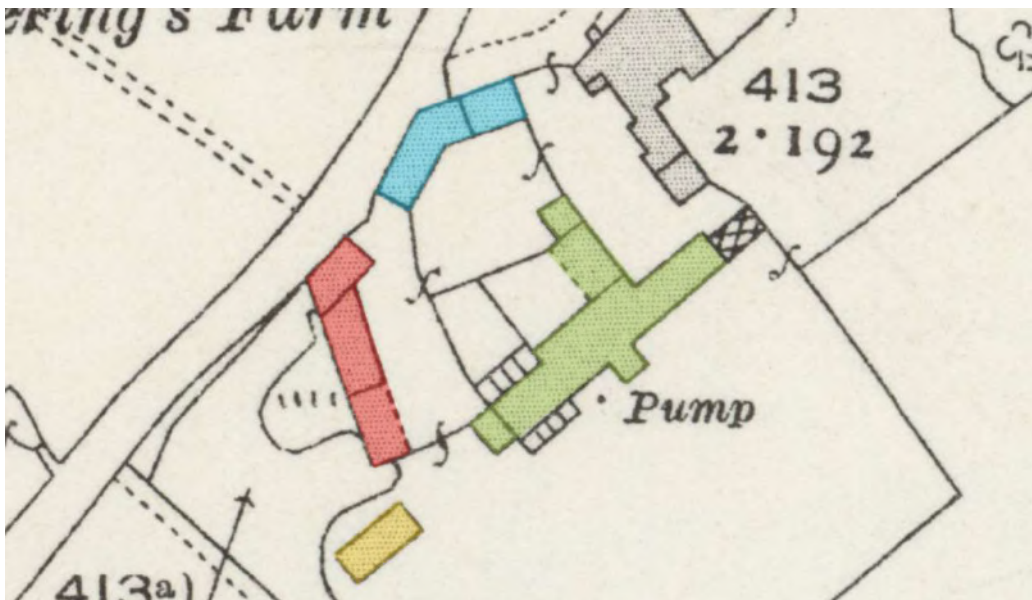
The 1895 25-inch OS map (Map 5) shows more detail of the buildings at Wakerings Farm. The Bailey Barn has a sprawling complex of extensions, in the same configuration as those shown on the first edition OS map. The north-eastern elevation of the Pond Barn is shown as being open-fronted. The building at the front of the plot has been replaced with building 3 of the Road Barn. It is an obtuse L-shape, the same as its current floor plan, with an open-fronted portion to the east. The same construction techniques can be seen in the roofs of building 3 of the Road Barn, building 10 of the Field Barn and buildings 1 and 2 of the Bailey Barn, an indication

they were probably all rebuilt (or at least re-roofed) between 1874 and 1895 when building 3 was constructed.



Map 5 Extract of the 1895 25-inch OS map. The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.

The 25-inch OS map dating from 1919 (Map 6) shows very few changes to the farm buildings. The north-western extension to the Bailey Barn (building 2) is now shown as being open-fronted while the Road Barn and much of the Pond Barn has now been enclosed.



Map 6 Extract of the 1919 25-inch OS map. The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.

Whilst the 6-inch OS map from 1946 (Map 7) shows the farm in much less detail, the configuration of the buildings remains the same.

On the 1951 National Grid OS map (Map 8), both the Road Barn and the Field Barn have been extended in a south-eastern direction. The Bailey Barn appears to have changed shape, but this may be due to the lack of detail in the map. The 1965 National

Grid OS map (Map 8) seems to show the farm in the same configuration but in less detail.



Map 7 Extract of the 1946 6-inch OS map. The Bailey Barn highlighted green, the Road Barn highlighted blue, the Pond Barn highlighted red and the Field Barn highlighted yellow.



Map 8 Extract of the 1951 National Grid OS map. The Bailey Barn highlighted green, the Road Barn in blue, the Pond Barn in red and the Field Barn in yellow.



Map 9 Extract of the 1965 National Grid OS map. The Bailey Barn highlighted green, the Road Barn in blue, the Pond Barn in red and the Field Barn in yellow.

6 Building recording descriptive record (Figs 2-19)

A complex of farm buildings was recorded at Wakerings Farm. These have been divided into four barns: the Bailey Barn, the Road Barn, the Pond Barn and the Field Barn. These have then been subdivided into buildings (see the floor plan figures for building numbers).

The Bailey Barn (Figs 2-6, 19)

The Bailey Barn comprises three buildings: a five-bay threshing barn, building 1 and building 2. The main range of the barn is aligned north-east/south-west with a midstrey projecting to the south-east and building 2 projecting to the north-west. It is approximately 26.2m by 19.9m covering an area of roughly 210m².



Photograph 1 South-east elevation of Bailey Barn. Photograph taken facing north-west.

Exterior

The roof of the threshing barn is gabled at both ends and clad in corrugated asbestos. The roof of the midstrey is also gabled and clad in corrugated asbestos. Buildings 1 and 2 also have gabled roofs but instead are clad in ceramic S-tiles. A concrete vent is present at the apex of building 1's roof.

The threshing barn is supported on a red brick plinth. The bricks measure 210 x 105 x 60mm and are laid in mix of English and Stretcher bond. The plinth is only visible on the north-west and south-west elevations. The vast majority of the threshing barn is clad in timber weatherboard.

A red brick plinth is visible on the north-east elevation of building 1. The bricks are laid in Stretcher-bond and measure 220 x ?? x 60 mm. Building 2 also has a brick plinth laid in Stretcher-bond (brick dimensions: 220 x 100 x 55 mm).

The midstrey projects from the south-east elevation of the threshing barn and is dominated by a set of full-height barn doors. They are vertically-planked and secured with iron strap hinges. At the bottom of the doors is a timber threshold leap. The rest of the barn is largely featureless on this elevation – bar one single-light timber-framed casement window to the south-west of the midstrey.



Photograph 2 South-east elevation of Bailey Barn, detail of threshold-leap.
Photograph taken facing north-west.

On the south-east elevation, building 1 is clad in weatherboard and has three eight-light windows. All are metal-framed with a top awning opening. A single vertically-planked timber door is also present on this elevation.

Much of the north-east elevation was obscured as it forms the boundary with the neighbouring property. From what could be observed, building 1 is clad in weatherboard with a single eight-light metal-framed awning window.



Photograph 3 North-east elevation of Bailey Barn. Photograph taken facing south-west.

The threshing barn has a set of large barn doors central to the north-west elevation. The doors are vertically-planked and secured with iron strap hinges. At the top of the

elevation, the weatherboarding has been removed and replaced with laths and plaster. The north-west elevation of building 1 was obscured. The north-west elevation of building 2 has a single-light window in the gable and a Stretcher-bond brick plinth (brick dimensions: 220 x 100 x 55 mm).



Photograph 4 North-west elevation of Bailey Barn. Photograph taken facing south-east.

There is scarring from the removal of an outshot on the south-west elevation of the barn. In the centre of this scarring is a single vertically-planked timber door. Building 2 is open-fronted on this elevation, supported on two timber posts. The top of the elevation is clad in corrugated iron sheeting.



Photograph 5 South-west elevation of Bailey Barn. Photograph taken facing north-east.

Interior

The floor of the threshing barn comprises poured concrete and the roof is a modern replacement constructed from machine-cut timbers.



Photograph 6 Interior of Bailey Barn (threshing barn). Photograph taken facing north-east.



Photograph 7 Interior of Bailey Barn (threshing barn). Photograph taken facing south-west.

The threshing barn has been divided into five bays, labelled bay 1-5 from north-east to south-west (see fig 2), the central of which is the widest. The main range of the barn (from tie-beam down) is constructed from hand-sawn timbers, held together with timber-pegs, while the midstrey is combination of machine-cut and hand-sawn timber.



Photograph 8 Interior of Bailey Barn, detail of jowl on northern corner post of bay 1 (threshing barn). Photograph taken facing north.

The timber wall-framing of the barn comprises tie-beams, some of which have later added iron straps, supported by curved braces rising from the intermediate-posts. The intermediate-posts and corner-posts have a plain jowl at the top. At the post-head, the posts have a single tenon extending above the jowled face, inserted into a mortice on the underside of the tie-beam. At the rear of the post-head, a second tenon is present, in perpendicular direction to the front tenon, which is inserted into a mortice on the underside of the wall-plate. Each bay of the barn has a girding beam separating the registers, which are interrupted by the intermediate and corner-posts. Concealed tension bracing is present in the upper register of the frame in every bay except in bay 3.



Photograph 9 Interior of Bailey Barn, south-east wall of bay 2 showing concealed tension bracing (threshing barn). Photograph taken facing south-east.



Photograph 10 Interior of Bailey Barn, detail of scarf-joint in south-east wall-plate of bay 1 (threshing barn). Photograph taken facing south-east.

In bay 1 of the threshing barn, there are two side-halved and bridled scarf-joints – one in the south-east wall-plate and one in the north-west wall-plate. There is evidence of reuse on a stud in the north-east wall. There are two inserted doors in the north-east wall.

Bay 2 has a side-halved scarf-joint in both sill-beams. However, due to the dilapidated state of the wood, it is difficult to tell the exact type of scarf-joint. There is a reused stud in the north-west wall. The south-east intermediate-post, between bays 2 and 3, also shows sign of reuse and has an inserted iron strap at its base.



Photograph 11 Interior of Bailey Barn, detail of iron strap at base of south-east intermediate post between bays 2 and 3 (threshing barn). Photograph taken facing south.

Bay 3 is widest of the five bays and would have originally had a threshing floor, likely made from brick. The north-west wall is dominated by a set of double timber doors with a reused doorpost. The south-eastern wall-plate has a side-halved and bridled scarf-joint along with several empty mortices. Both south-eastern intermediate posts also have empty mortices. These mortices are evidence that part of the wall-frame was removed to construct the midstrey.



Photograph 12 Interior of Bailey Barn, detail of empty mortices and scarf-joint in south-east wall-plate of bay 3 (threshing barn). Photograph taken facing south south-east.



Photograph 13 Interior of Bailey Barn, south-west wall of bay 5 (threshing barn). Photograph taken facing south-west.

Bay 4 of the threshing barn has a side-halved and bridled scarf-joint in the north-west wall-plate and a single inserted window in the south-east wall.

Bay 5 has a blocked inserted doorway in the south-west wall. In the upper register of the same wall, the south-eastern concealed tension brace has been removed and a diagonal wind-brace inserted.



Photograph 14 Interior of Bailey Barn, north-east wall of midstrey (threshing barn). Photograph taken facing east.



Photograph 15 Interior of Bailey Barn, detail of notch in girthing beam and carpenter's marks (in green) in north-east wall of midstrey (threshing barn). Photograph taken facing north north-east.

The midstrey is later addition to the barn. The frame comprises diagonal wind-bracing, which cuts off the girthing beams, with no sill-beam. Many of the timbers have signs of reuse, evidenced by empty mortices and notches in the timber. Several carpenter's marks are present on the studs of the midstrey including a 'II', 'III', 'VI' and 'XIII'. As the

carpenter's marks are not sequential in nature, they are likely another sign the timbers are reused. The door posts are secured with iron straps at the base.



Photograph 16 Interior of Bailey Barn, detail of empty mortices in south-west wall-plate of midstrey (threshing barn). Photograph taken facing south-east.

The roof of building 1 is constructed from machine-cut timbers. The tie-beams are secured in place with iron straps, which are fixed with iron staples, and king-bolts. There is a single purlin on each roof pitch, clasped by inclined struts which rise from the tie-beams. It can be assumed the structure also comprises pairs of rafters, which rise from the wall-plates, to meet at the ridge-board, but this is obscured by the modern ceiling covering.

Building 1 has a poured concrete floor. The upper half of the walls are clad in timber-sheets painted white while the lower half is sheathed in concrete, obscuring the timber-frame. There is an inserted dividing wall, built from timber and chicken wire, in the centre of the space. Building 1 has four probable replacement windows and two doors.



Photograph 17 Interior of Bailey Barn (building 1). Photograph taken facing north.

The roof of building 2 mirrors the construction of building 1 but with the rafters exposed. There is a splayed scarf-joint in each purlin. Building 2 has a dirt floor with concrete feeding troughs on the north-east and south-east wall. Two posts in the south-west wall show signs of reuse as well as some of the studs in the north-west gable. There is an inserted window in the north-west gable and an inserted door in the north-east wall.



Photograph 18 Interior of Bailey Barn (building 2). Photograph taken facing north.



Photograph 19 Interior of Bailey Barn, detail of scarf-joint in purlin on north-east roof pitch (building 2). Photograph taken facing north-east.

Road Barn (Fig 7-10, 19)

The Road Comprises buildings 3-6. The barn is a rough C-shape and covers an area of approximately 200m².

Exterior

The roof of building 3 is gabled at both ends and clad in ceramic S-tiles. Buildings 4-6 share a mono-pitch roof, clad in corrugated iron sheets, sloping to the south-east.

Building 3 is supported on a plinth of red brick (brick dimensions: 220 x 110 x 65mm) laid in Flemish-bond. Buildings 4, 5 and 6 share a plinth along the north-east elevation, comprising frogged red bricks (brick dimensions: 220 x 110 x 60mm) laid in Stretcher-bond. Between buildings 4 and 5 and buildings 5 and 6 are brick plinths laid in English-bond. The south-west elevation of building 5 has a plinth constructed from shallow-frogged red bricks (brick dimensions: 220 x 105 x 65mm) laid in Flemish-bond. Unless open-fronted, all elevations of the road barn are clad in black weatherboard.

The south-east elevation has a replacement six-light timber-framed window and a blocked window opening. There is a single vertically-planked replacement timber door.

The south south-east elevation has a blocked window, a replacement six-light timber-framed window and a replacement three-light window. There are two doors present on this elevation – a replacement vertically-planked timber door and a replacement vertically-planked timber stable-door.

The south south-west elevation is plain weatherboard with evidence of a blocked doorway. The south-west elevation is open-fronted and supported on a series of timber-posts. The top of the elevation is clad in corrugated iron sheets.



Photograph 20 South-eastern and south south-eastern elevation of Road Barn, Photograph taken facing north.



Photograph 21 South-western elevation of Road Barn. Photograph taken facing north-east.

Between the north-west and north north-west elevations, there are five inserted timber-framed windows. Four are six-light with a top awning opening and the fifth a two-light fixed-window with a timber vent.



Photograph 22 North-western elevation of Road Barn. Photograph taken facing south-east.

Interior

The timber-frame of building 3 consists of reused hand-sawn and machine-cut timbers. The roof structure comprises pairs of rafters, which rise from the wall-plates to meet at a ridge-board. There is a single clasped purlin on each roof-pitch, supported by inclined struts which rise from the tie-beams. The tie-beams also have a king-bolt and iron straps. There are also occasional collars high in the rafters. The rest of the exposed timber-frame comprises studs with diagonal through-bracing.



Photograph 23 Interior of Road Barn (building 3). Photograph taken facing south-west.



Photograph 24 Interior of Road Barn, detail of empty mortises in tie-beam (building 3). Photograph taken facing north north-east.

Several of the timbers in the frame have signs of reuse including studs, posts and a tie-beam. There are several face-halved and bladed scarf-joints in the north-west, north north-west and south south-east wall-plates. The north-western purling has a single splayed scarf-joint while the south south-eastern purlin has two.



Photograph 25 Interior of Road Barn, detail of side-halved scarf-joint (building 3). Photograph taken facing north north-west.

Building 3 has ten windows in total, which are a combination of inserted, replacement and boarded-up. There are three replacement doors and two sealed doorways. The floor is poured concrete and the lower half of the walls is sheathed in concrete. Along the north-west wall is a concrete trough. There are two inserted concrete walls in the dog-leg of the building.



Photograph 26 Interior of Road Barn (building 3). Photograph taken facing north-east.

The cartographic evidence indicates that buildings 4-6 are mid 20th century in date. The frames of the buildings incorporate a quantity of reused timbers, some of which have original scarf-joints, along with modern machine-cut timbers. In the wall-plate between buildings 4 and 5 is a side-halved and bridled scarf-joint laid on its side. Scarf-joints are also present some of the wall-plates, sill-beams and purlins. Some of the beams used have jowls, an indication they were originally used a posts. The north-east wall of building 5 has two reused knee-braces.



Photograph 27 Interior of Road Barn, detail of side-bridled scarf-joint in the south-eastern wall-plate (building 5). Photograph taken facing south-east.



Photograph 28 Interior of Road Barn, detail of knee-brace in north-eastern wall and a jowled timber as a purlin (building 5). Photograph taken facing north-east.

Pond Barn (Fig 11-15, 19)

The Pond Barn comprises buildings 7 and 8. The barn is a rough L-shape that covers approximately 165m².

Exterior

The roof of the Pond Barn is gabled at both ends. The roof over building 7 is clad in ceramic S-tiles while over building 8 it is clad in corrugated asbestos. Building 7 is supported on a plinth comprising red brick (brick dimensions: 235 x 110 x 65mm) laid in English-bond.



Photograph 29 North-east elevation of Pond Barn. Photograph taken facing south-west.

On the east north-east elevation, building 7 is clad in black weatherboard while building 8 has vertical weatherboard and render. Building 7 has two three-light fixed windows, although it was not obvious if these are insertions or replacements. Two vertically-planked doors are also present on this elevation of building 7, one of which is above ground level. Building 8 also has two doors, one of which a stable-door, and both located above ground level. There is a wide opening on building 8, indicating it was once completely open-fronted. There is also evidence a central post has been removed.

The south-east elevation is also clad in black weatherboard. It has two vertically-planked timber doors with a stable-opening. The south south-east elevation is a mixture of red (brick dimensions: 220 x 110 x 60mm) and yellow (225 x 110 x 60mm) bricks laid in English-bond. The gable-end was originally weatherboarded but most has come away revealing the frame beneath.



Photograph 30 South-east elevation of Pond Barn. Photograph taken facing north-west.

The north-east and north-west elevations are also red and yellow brick laid in English-bond. The gable-end of the north-east elevation is clad in black weatherboard with timber barge-boards and an inserted three-light awning window.

The west south-west elevation is again a mixture of red and yellow brick laid in English-bond. The elevation is largely plain brick with a single small timber door.



Photograph 31 South-west elevation of Pond Barn. Photograph taken facing north.

Interior

Over half of the roof the Pond Barn has been rebuilt in modern machine-cut timbers. What remains of the original roof structure comprises pairs of rafters, which rise from the wall-plates to meet at a ridge-board. Each tie-beam has a corresponding collar, which clasps a single purlin on each roof pitch, and an upper collar. The tie-beams are secured with iron straps. The original roof structure comprises a combination of hand-sawn and machine-cut timbers, some of which show signs of reuse.



Photograph 32 Interior of Pond Barn (building 7). Photograph taken facing north-west.

The north-east, north-west and west south-west walls of building 7 are constructed from a mixture of red and yellow brick laid in English-bond while the rest are timber-framed. The south-east wall has been rebuilt from modern timbers and a timber-frame

inserted between the intermediate posts of the east north-east wall. The south south-east wall is inserted.

There is a Baltic timber mark present on the southern-most tie-beam as well as a possible mark on the eastern purlin. A cubic volume mark is present on the north-eastern wall-plate. A splayed scarf-joint is present in both original purlins, as well in the ridge-board. A 'II' carpenter's mark has been slashed into the ridge-board scarf-joint. A face-halved and bladed scarf-joint is present in both the eastern and western wall-plates.



Photograph 33 Interior of Pond Barn, detail of splayed scarf joint and 'II' carpenter's mark (in green) on ridge board (building 7). Photograph taken facing south-west.



Photograph 34 Interior of Pond Barn, detail of cubic volume mark (in green) on north-eastern wall-plate (building 7). Photograph taken facing north-east.



Photograph 35 Interior of Pond Barn, detail of iron tie-beam strap and side-halved scarf joint in wall-plate, south-west wall (building 7). Photograph taken facing south-west.

Much of the floor of building 7 is poured concrete, except an area which comprises red bricks laid flat. The building has been divided into animal pens by modern breeze-block partition walls.



Photograph 36 Interior of Pond Barn, detail of brick floor (building 7). Photograph taken facing north-west.

Building 8 was originally opened-fronted and is constructed from a combination of brick and timber-framing. While a large opening is still present in the east north-east wall, either side of this a wall has been inserted. To the north of the opening the timber-frame has been infilled with concrete while to the south vertical timber cladding has

been added. The central intermediate-post has also been removed from this wall. A Baltic timber mark is present on a collar and a cubic volume mark is present on a tie-beam. There are blocked openings in the north north-west and west south-west walls. The lower half of the north north-west wall is sheathed in concrete.



Photograph 37 Interior of Pond Barn (building 8). Photograph taken facing south-west.



Photograph 38 Interior of Pond Barn, detail of Baltic Timber mark on collar (building 8). Photograph taken facing north-west.

Field Barn (Fig 16-19)

The Field Barn comprises two separate buildings (buildings 9 and 10) arranged in an L-shape. The barn covers an area of roughly 116m².

Exterior

The roofs of both buildings are gabled at each end. Building 9's roof is clad in corrugated iron sheets while building 10's roof is clad in ceramic S-tiles. Both buildings are supported on red brick plinths, neither of which were visible from the exterior of the buildings.



Photograph 39 North-east elevation of Field Barn. Photograph taken facing south-west.



Photograph 40 Detail of knee-brace on north-east elevation of Field Barn. Photograph taken facing south-west.

Building 9 has a set of large double-doors central to the north-east elevation, which are secured with a large strap hinges. The gable above is clad in corrugated iron sheets. To either side of the doors is a three-quarter height breeze-block wall, rendered in

concrete. Two knee-braces are also visible on this elevation. Building 10 is open on the north-east elevation. The gable-end is clad in black weatherboard.

The south-east elevation of building 9 comprises breeze-block walls with concrete render, which have been used as infill between the corner and intermediate posts. The south-east elevation of building 10 was largely obscured by vegetation but is surmised to be clad in black weatherboard.



Photograph 41 South-west elevation of Field Barn. Photograph taken facing north.

Both buildings are clad in weatherboard on the south-west elevations. Building 9 has two windows on this elevation. Both are in a dilapidated state but are timber-framed and would have had at least eight-lights. The frames were in too bad of a state to ascertain an opening mechanism. The gable-end of building 9 is clad in corrugated iron sheets. Building 10 has one single-light fixed window.

The north-west elevation of building 10 is clad in weatherboard and has no openings.

Interior

The roof of building 9 comprises pairs of rafters, which rise from the wall-plates, to meet at the apex of the roof. The tie-beams have a timber king-post and evidence of iron straps (which have been removed). There are four inclined struts – two which rise from the king-post and two which rise from the tie-beam. There are four through-purlins on each roof pitch along, which are supported on cleats, with diagonal wind-bracing. The central tie-beam has a cubic volume mark. All of the timbers used in the roof and frame of building 9 are machine-cut.



Photograph 42 Interior of Field Barn (building 9). Photograph taken facing east.



Photograph 43 Interior of Field Barn, detail of cubic volume mark (in green) (building 9). Photograph taken facing north-east.

All four corner-posts and both intermediate-posts are all concrete. The north-east and south-east walls of building 9 comprise breeze-blocks while the south-west is timber and the north-west wall is open. The timber-frame of the south-west wall comprises machine-cut timbers with through-bracing and knee-braces. The floor of building 9 is poured concrete.

The roof of building 10 is constructed from a combination of machine-cut and hand-sawn timbers. It comprises pairs of rafters which meet at a ridge-board at the roof's apex. These are supported by a single purlin on each roof pitch, which are clasped by inclined struts, which rise from the tie-beams. The tie-beams are secured with iron straps and have a king-bolt.



Photograph 44 Interior of Field Barn (building 10). Photograph taken facing north.



Photograph 45 Interior of Field Barn, detail of iron strap (building 10). Photograph taken facing west.

The timber-framed walls of building 10 are built from a mixture of hand-sawn and machine-cut timbers, a small quantity of which have signs of reuse. The frame comprises equally spaced studs with through-bracing. Water-damage to the south-east wall has caused the frame to start collapsing but has uncovered the brick-plinth. The bricks are laid in header bond and measure ? x 110 x 65mm. There is a side-halved and bridled scarf-joint in the south-east wall-plate and the north-west sill-beam. A splayed scarf-joint is present in both purlins. The floor of building 10 is poured concrete.



Photograph 46 Interior of Field Barn, detail of scarf-joint on the south-east wall-plate (building 10). Photograph taken facing south-east.

7 Discussion

Unsurprisingly, the threshing barn is the oldest and largest building in the complex recorded at Wakerings Farm. Historically, barns were the most important structure on a farm, due to the role they played in crop storage and the processing of grain and were therefore usually well-built and maintained to ensure their longevity. A 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, 4 and 5. It would be stored in the barn until such time it was needed for fodder or bedding.

Whilst timber-framed buildings can be difficult to accurately date, especially later buildings, many of the carpentry techniques used in the main range of the threshing barn can be used to assign a construction date of 16th century or earlier. All of the original timbers in the frame of the threshing barn are hand-sawn. The use of concealed tension bracing in the timber-frame is a technique that fell out of use by the 17th century when diagonal through-bracing became the favoured method of bracing a timber structure. The use of curved timbers was popular in the 15th and 16th centuries, such as those in the threshing barn, after which time structural timbers became straighter and more regular in size.

The post-head assembly used to construct the barn comprises a jowled post, a tie-beam and wall-plate. The arrangement of tenons, mortices and pegs is a variation of that seen in buildings dating from the 14th to the 16th centuries (Hewitt, 1980). Jowls, carved at the top of the corner and intermediate-posts, were widely used by barn carpenters from the 14th until the middle of the 16th century. By the end of the 16th century, the use of this feature sharply declined (ECC 1983). Several side-halved and bridled scarf-joints are present in the wall-plate of the threshing barn. This style of

scarf-joint is generally dated from the late 14th century till the mid 17th century. The relatively long halving of the timber and the use of a single wooden peg per bridge indicate these joints can probably be dated somewhere between the 15th and 16th centuries.

Historic mapping demonstrates that the threshing barn was extended, in three directions, in the late 17th/early 18th century. Soon after, a midstrey was added to the south-eastern elevation, with the cartographic evidence giving a construction date of between 1839 and 1874. Along the underside of the south-eastern wall-plate of bay 3 of the threshing barn are a number of evenly spaced empty mortices, evidence of the removal of the timber walling for the construction of the midstrey. The addition of a midstrey to the barn is indicative of a thriving arable farmstead, it would have allowed the threshing floor to have been lengthened allowing for a greater volume of grain to be processed. It would have also offered greater protection (from poor weather) to the threshing floor and allowed the last cart of the day to be left under cover, ready to be unloaded the following morning.

During the same time-frame that the midstrey was added to the barn, the Pond Barn was added to Wakerings Farm. Likely constructed as an open-fronted cart-lodge with tool-storage, the addition of the Pond Barn is again very suggestive of a farm processing a large quantity of grain.

It is difficult to assign firm construction dates to the Road Barn, Field Barn and buildings 1 and 2 of the Bailey Barn. Buildings are present in the locations of all three on almost all available historic maps from the tithe map onwards. The roof construction used in these buildings, however, indicates they more likely Victorian or later in date. The use of a wrought iron king-bolt definitely speaks to a construction date during or post the industrial revolution. It seems most plausible the buildings were all rebuilt between 1874 and 1895 when building 3 of the Road Barn seems to have been constructed.

The mid-19th century was a period known as the 'High Farming' years in British agriculture, a time of increased output and prosperity brought about by affordable imported artificial fertilisers, manure and feeds. These, combined with an Act of Parliament in 1849 that provided loans for the construction of farm buildings, led to a boom in agriculture in Britain. The 'High Farming' years came to an end in the 1870's, after several years of poor weather and failed harvests and the collapse of grain prices in the face of cheap foreign imports. Initially, this brought about a depression in British farming. Luckily for Britain's farmers this was offset against a rising urban demand for milk and many of the eastern regions ailing arable farms diversified into small-scale dairy farming, turning their valueless wheat fields over to pasture and exploiting cheap foreign grain as feed. It seems likely the reconstruction of the Road Barn, Field Barn and buildings 1 and 2 of the Bailey Barn were to allow Wakerings Farm to move away from arable farming and expand into dairy farming.

The outward appearance of Wakerings Farm may appear to be largely Victorian but, hidden amongst the later buildings and outshots, is in fact a much earlier barn. The buildings surveyed at Wakerings Farm tell the story of a medieval farmstead that evolved and grew with the ever-changing agricultural landscape of East Anglia. Wakerings Farm proves the importance of investigating the structures in historic farmsteads, to expose and record the dwindling stock of historic agricultural buildings before they are salvaged and given new purpose.

8 Acknowledgements

Colchester Archaeological Trust would like to thank David Bailey (PNT Property) and PNT SPV 1 Ltd for commissioning and funding the historic building recording. The recording was carried out by Sarah Veasey with Xander Smith.

Figures are by Sarah Veasey, based on on-site recording and original architects' drawings by Edward Parsley Associates. 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>

CAT	2023	<i>Written Scheme of Investigation (WSI) for a historic building recording and archaeological monitoring at Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH</i> by S Veasey
CIfA	2014a (updated 2019)	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
CIfA	2014b (updated 2019)	<i>Standard and guidance for archaeological investigation and recording of standing buildings or structures</i>
MHCLG	2021	<i>National planning policy framework</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> East Anglian Archaeological occasional papers 14 by D. Gurney
EAA 24	2011	<i>Research and Archaeology Revisited: A Revised Framework for the East of England</i> , East Anglian Archaeological occasional papers 24 by M Medlycott
ECC	1983	<i>The Essex Countryside Historic Barns: A Planning Appraisal</i>
ECCPS	2023	<i>Brief for Archaeological Monitoring and Building Recording at Wakerings Farm, Buildings at Leighs Road, Great Leighs</i> by M Baister
ERO D/DW P1	1787	<i>Map of Great Leighs, Farm call'd Wakerings for Thomas Bell by Jos Dawson. 20 in. to 1 mile 20" x 23". 95a. in S. of parish. Field-names; of adjacent owners. Farm buildings drawn in perspective view</i>
Hewitt, C A	1980	<i>English Historic Carpentry</i>
Historic England	2015	<i>MoRPHE: Management of Research Projects in the Historic Environment</i>
Historic England	2016	<i>Understanding Historic Buildings. A guide to good recording practice</i>

10 Abbreviations and glossary

beam	horizontal members in timber-frames
carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
CIfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof 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
header	a brick laid at right-angles to the face of the wall, i.e widthways
medieval	period from AD 1066 to c 1500
modern	period from the 19th century onwards to the present

NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, http://oasis.ac.uk/pages/wiki/Main
post	in wall frames horizontal members which rise the full height of the frame, being either principal posts at the bay divisions or intermediate posts within the bay
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
sill-beam	the beam at the foot of a timber-framed wall from which rise all the studs (and usually the posts)
stud	in wall frames the upright smaller section timbers between the main posts of the frame
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
string course	a raised horizontal band or course of bricks on a building
stud	in wall frames the upright smaller section timbers between the main posts of the frame
tie-beam	beam tying together the post-heads of a timber-framed wall or the upper surfaces of a solid wall
truss	a frame consisting of several pieces of timber, jointed and triangulated in order to retain its shape under load
Victorian	the reign of Queen Victoria, from 1837 to 1901
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 paper and digital 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 (ADS).

12 Contents of digital archive

The CAT WSI
The report (CAT Report 1972)
Digital plans
Site digital photos and log

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Distribution list

David Bailey (PNT Property)
Mark Baister, ECCHEA
EHER

Appendix 1:

Full digital photographic record

GLWF23a_Photo	North-east elevation of Field Barn. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Field Barn. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Field Barn. Photograph taken facing south-west.
GLWF23a_Photo	Detail of knee-brace on north-east elevation of Field Barn. Photograph taken facing south-west.
GLWF23a_Photo	Detail of doors on north-east elevation of Field Barn. Photograph taken facing south-west.
GLWF23a_Photo	Detail of door hinges on north-east elevation of Field Barn. Photograph taken facing south-west.
GLWF23a_Photo	South-east elevation of Field Barn. Photograph taken facing west.
GLWF23a_Photo	South-west elevation of Field Barn. Photograph taken facing north.
GLWF23a_Photo	Detail of window on south-west elevation of Field Barn. Photograph taken facing north.
GLWF23a_Photo	Detail of window on south-west elevation of Field Barn. Photograph taken facing north.
GLWF23a_Photo	South-west elevation of Field Barn. Photograph taken facing north.
GLWF23a_Photo	South-west elevation of Field Barn. Photograph taken facing north.
GLWF23a_Photo	Detail of window opening on south-west elevation of Field Barn. Photograph taken facing north-east.
GLWF23a_Photo	North-west elevation of Field Barn. Photograph taken facing south.
GLWF23a_Photo	Interior of Field Barn (building 9). Photograph taken facing west.
GLWF23a_Photo	Interior of Field Barn (building 9). Photograph taken facing north.
GLWF23a_Photo	Interior of Field Barn (building 9). Photograph taken facing east.
GLWF23a_Photo	Interior of Field Barn (building 9). Photograph taken facing south.
GLWF23a_Photo	Interior of Field Barn, detail of roof truss (building 9). Photograph taken facing south.
GLWF23a_Photo	Interior of Field Barn, detail of window (building 9). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Field Barn, detail of window (building 9). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Field Barn, detail of cubic volume mark (building 9). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Field Barn, detail of removed tie-beam strap (building 9). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Field Barn, detail of knee-brace in south-west wall (building 9). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Field Barn (building 10). Photograph taken facing east.
GLWF23a_Photo	Interior of Field Barn (building 10). Photograph taken facing north.
GLWF23a_Photo	Interior of Field Barn (building 10). Photograph taken facing west.
GLWF23a_Photo	Interior of Field Barn (building 10). Photograph taken facing south.
GLWF23a_Photo	Interior of Field Barn, detail of roof truss (building 10). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Field Barn, detail of iron strap (building 10). Photograph taken facing west.
GLWF23a_Photo	Interior of Field Barn, detail of splayed scarf joint in purlin (building 10). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Field Barn, detail of side-halved scarf joint on the south-east wall-plate (building 10). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Field Barn, detail of side-halved scarf joint on the north-west sill-beam (building 10). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Field Barn, detail of reused rafter. (building 10). Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Pond Barn. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Pond Barn. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Pond Barn, detail of door. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Pond Barn, detail of door. Photograph taken facing north-west.
GLWF23a_Photo	North-east elevation of Pond Barn. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of door. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of opening. Photograph taken facing west south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of door. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of window. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of door. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of window. Photograph taken facing south-west.

GLWF23a_Photo	North-east elevation of Pond Barn, detail of door. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Pond Barn, detail of window. Photograph taken facing south-west.
GLWF23a_Photo	North-west elevation of Pond Barn. Photograph taken facing south-east.
GLWF23a_Photo	South-west elevation of Pond Barn. Photograph taken facing north.
GLWF23a_Photo	South-west elevation of Pond Barn. Photograph taken facing north-east.
GLWF23a_Photo	South-west elevation of Pond Barn, detail of door. Photograph taken facing north-east.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing north.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing east.
GLWF23a_Photo	Interior of Pond Barn, detail of wooden trough area (building 7). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn, detail of window (building 7). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Pond Barn, detail of door (building 7). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing north.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing east south-east.
GLWF23a_Photo	Interior of Pond Barn (building 7). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn, detail of concrete and breeze-block trough (building 7). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn, detail of iron tie-beam strap and side-halved scarf joint in wall-plate, south-west wall (building 7). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn, detail of splayed scarf joint in purlin (building 7). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn, detail of weatherboarding on south-east wall (building 7). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn, detail of reused door-post (building 7). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn, detail of brick floor (building 7). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn, detail of cubic volume mark on north-eastern wall-plate (building 7). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Pond Barn, detail of reused door-post (building 7). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn, detail of modern replacement roof at northern end (building 7). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Pond Barn, detail of Baltic Timber mark on purlin on north-eastern roof pitch (building 7). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Pond Barn, detail of splayed scarf joint and 'll' carpenter's mark on ridge board (building 7). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn, detail of Baltic Timber mark on tie-beam (building 7). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn (building 8). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn (building 8). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Pond Barn (building 8). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn (building 8). Photograph taken facing south-west.
GLWF23a_Photo	Detail of blocked doorway in south-west wall of pond barn (building 8). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Pond Barn, detail of roof truss (building 8). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn, detail of reused tie-beam (building 8). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Pond Barn, detail of iron tie-beam strap (building 8). Photograph taken facing south.
GLWF23a_Photo	Interior of Pond Barn, detail of Baltic Timber mark on collar (building 8). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn, detail of cubic volume mark on tie-beam (building 8). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn, detail of reused door-post (building 8). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Pond Barn, detail of empty mortice from post removal in north-east wall (building 8). Photograph taken facing north.
GLWF23a_Photo	North-east elevation of Pond Barn. Photograph taken facing south-west.
GLWF23a_Photo	South-east elevation of Bailey Barn. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn, detail of doors. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn, detail of window. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn, detail of threshold-leap. Photograph taken facing north-west.

GLWF23a_Photo	South-east elevation of Bailey Barn, detail of window. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn, detail of door. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn, detail of window. Photograph taken facing north-west.
GLWF23a_Photo	South-east elevation of Bailey Barn, detail of window. Photograph taken facing north-west.
GLWF23a_Photo	North-east elevation of Bailey Barn. Photograph taken facing south-west.
GLWF23a_Photo	North-east elevation of Bailey Barn, detail of window. Photograph taken facing south-west.
GLWF23a_Photo	South-west elevation of Bailey Barn. Photograph taken facing north-east.
GLWF23a_Photo	South-west elevation of Bailey Barn, detail of door. Photograph taken facing north-east.
GLWF23a_Photo	South-west elevation of Bailey Barn, detail of brick plinth. Photograph taken facing north-east.
GLWF23a_Photo	North-west elevation of Bailey Barn. Photograph taken facing south-east.
GLWF23a_Photo	North-west elevation of Bailey Barn, detail of doors. Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn (building 1). Photograph taken facing east.
GLWF23a_Photo	Interior of Bailey Barn (building 1). Photograph taken facing north.
GLWF23a_Photo	Interior of Bailey Barn (building 1). Photograph taken facing west.
GLWF23a_Photo	Interior of Bailey Barn, detail of roof truss (building 1). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of iron tie-beam strap (building 1). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of windows (building 1). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of window (building 1). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of door and window (building 1). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of door (building 1). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn (threshing barn). Photograph taken facing south.
GLWF23a_Photo	Interior of Bailey Barn (threshing barn). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn (threshing barn). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, north-west wall of bay 1 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, north-east wall of bay 1 (threshing barn). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, south-east wall of bay 1 (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of side-halved and bridled scarf joint in south-east wall-plate of bay 1 (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused stud in north-east wall of bay 1 (threshing barn). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of jowl on northern corner post of bay 1 (threshing barn). Photograph taken facing north.
GLWF23a_Photo	Interior of Bailey Barn, detail of side-halved and bridled scarf joint in north-west wall-plate of bay 1 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, south-east wall of bay 2 (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, north-west wall of bay 2 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused stud in north-west wall of bay 2 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of side-halved scarf joint in north-west wall of bay 2 (threshing barn). Photograph taken facing north.
GLWF23a_Photo	Interior of Bailey Barn, detail of iron strap at base of south-east intermediate post between bays 2 and 3 (threshing barn). Photograph taken facing south.
GLWF23a_Photo	Interior of Bailey Barn, detail jowl on north-west intermediate post between bays 1 and 2 (threshing barn). Photograph taken facing south.
GLWF23a_Photo	Interior of Bailey Barn, detail of north-west wall of bay 3 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused door post in north-west wall of bay 3 (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused door post in north-west wall of bay 3 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, detail side-halved and bridled scarf joint in south-east wall-plate of bay 3. (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of empty mortices in south-east wall-plate of bay 3. (threshing barn). Photograph taken facing south south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of empty mortice in south-east intermediate post between bay 2 and 3. (threshing barn). Photograph taken facing north-east.

GLWF23a_Photo	Interior of Bailey Barn, detail of empty mortice filled with brick in south-east intermediate post between bay 3 and 4. (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, north-west wall of bay 4 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, south-east wall of bay 4 (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of side-halved and bridled scarf joint in north-west wall-plate of bay 4 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, south-east wall of bay 5 (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, north-west wall of bay 5 (threshing barn). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, south-west wall of bay 5 (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of modern roof construction (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of iron tie-beam strap (bay 5, threshing barn). Photograph taken facing east.
GLWF23a_Photo	Interior of Bailey Barn, south-east wall of midstrey (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, north-east wall of midstrey (threshing barn). Photograph taken facing east.
GLWF23a_Photo	Interior of Bailey Barn, south-west wall of midstrey (threshing barn). Photograph taken facing south.
GLWF23a_Photo	Interior of Bailey Barn, detail of empty mortice in north-east door-post in midstrey (threshing barn). Photograph taken facing east.
GLWF23a_Photo	Interior of Bailey Barn, detail of empty mortice in south-west door-post in midstrey (threshing barn). Photograph taken facing south.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused stud in north-east wall of midstrey (threshing barn). Photograph taken facing north north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused girding beam in north-east wall of midstrey (threshing barn). Photograph taken facing north north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused stud in north-east wall of midstrey (threshing barn). Photograph taken facing north north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of carpenters marks 'XIII' and 'VI' on wind-brace and studs in north-east wall of midstrey (threshing barn). Photograph taken facing north north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of iron straps at base of north-east door-post in midstrey (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of empty mortices in south-west wall-plate of midstrey (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused wall-plate in south-west wall (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused stud in south-west wall (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of 'II' carpenter's marks on stud in south-west wall (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of 'II' carpenter's marks on reused stud in south-west wall (threshing barn). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of threshold leap in south-east wall of midstrey (threshing barn). Photograph taken facing south-east.
GLWF23a_Photo	Interior of Bailey Barn (building 2). Photograph taken facing south.
GLWF23a_Photo	Interior of Bailey Barn (building 2). Photograph taken facing north.
GLWF23a_Photo	Interior of Bailey Barn (building 2). Photograph taken facing east.
GLWF23a_Photo	Interior of Bailey Barn, detail of window (building 2). Photograph taken facing north-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of iron tie-beam strap (building 2). Photograph taken facing north.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused studs in northern gable-end (building 2). Photograph taken facing north.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused north-western corner-post (building 2). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of reused intermediate post in north-western wall (building 2). Photograph taken facing south-west.
GLWF23a_Photo	Interior of Bailey Barn, detail of splayed scarf joint in purlin on north-east roof pitch (building 2). Photograph taken facing north-east.
GLWF23a_Photo	Interior of Bailey Barn, detail of roof truss (building 2). Photograph taken facing south-east.
GLWF23a_Photo	North-western elevation of Road Barn. Photograph taken facing south-east.
GLWF23a_Photo	Western elevation of Road Barn, detail of window. Photograph taken facing east.
GLWF23a_Photo	North-western elevation of Road Barn, detail of window. Photograph taken facing south-east.
GLWF23a_Photo	North-western elevation of Road Barn, detail of window. Photograph taken facing south-east.
GLWF23a_Photo	Northern elevation of Road Barn. Photograph taken facing south.

GLWF23a_Photo	GLWF23a_Photo	Northern elevation of Road Barn, detail of window. Photograph taken facing south.
GLWF23a_Photo	GLWF23a_Photo	Northern elevation of Road Barn, detail of window. Photograph taken facing south.
GLWF23a_Photo	GLWF23a_Photo	South-western elevation of Road Barn. Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	South-east elevation of Road Barn. Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Southern elevation of Road Barn, Photograph taken facing north.
GLWF23a_Photo	GLWF23a_Photo	South-eastern elevation of Road Barn, detail of door. Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	South-eastern elevation of Road Barn, detail of window. Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Southern elevation of Road Barn, detail of window and door. Photograph taken facing north.
GLWF23a_Photo	GLWF23a_Photo	Southern elevation of Road Barn, detail of window. Photograph taken facing north.
GLWF23a_Photo	GLWF23a_Photo	South-western elevation of Road Barn. Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 6). Photograph taken facing north north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 6). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of side-halved scarf-joint in north-eastern wall-plate (building 6). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of tie-beam L-plate (building 6). Photograph taken facing east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of splayed scarf-joints in purlins (building 6). Photograph taken facing east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 5). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 5). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of knee-brace in north-eastern wall (building 5). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of side-bridled scarf-joint in the south-eastern wall-plate (building 5). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of side-halved scarf-joint in south-eastern sill-beam (building 5). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 4). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 4). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 4). Photograph taken facing south-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 4). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing south-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing south-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing south-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn (building 3). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of blocked window (building 3). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 3). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 3). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 3). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 3). Photograph taken facing north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 3). Photograph taken facing south-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of blocked doorway (building 3). Photograph taken facing east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of door (building 3). Photograph taken facing south south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of window (building 3). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of blocked window and door (building 3). Photograph taken facing south-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of roof truss (building 3). Photograph taken facing north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of tie-beam strap (building 3). Photograph taken facing south-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of empty mortices in tie-beam (building 3). Photograph taken facing north north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of roof truss (building 3). Photograph taken facing east north-east.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of side-halved scarf-joint in wall-plate (building 3). Photograph taken facing north north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of empty mortices from inserted window (building 3). Photograph taken facing north north-west.
GLWF23a_Photo	GLWF23a_Photo	Interior of Road Barn, detail of scarf-joint in wall-plate (building 3). Photograph taken facing north north-west.

GLWF23a_Photo­graph_223.JPG Interior of Road Barn, detail of reused post (building 3). Photograph taken facing north north-west.
GLWF23a_Photo­graph_224.JPG Interior of Road Barn, detail of reused post (building 3). Photograph taken facing north-west.
GLWF23a_Photo­graph_225.JPG Interior of Road Barn, detail of side-halved scarf-joint (building 3). Photograph taken facing north north-west.
GLWF23a_Photo­graph_226.JPG Interior of Road Barn, detail of splayed scarf-joint in purlin (building 3). Photograph taken facing north-west.
GLWF23a_Photo­graph_227.JPG Interior of Road Barn, detail of side-halved scarf-joint in wall-plate (building 3). Photograph taken facing south south-east.
GLWF23a_Photo­graph_228.JPG Site shot
GLWF23a_Photo­graph_229.JPG Site shot
GLWF23a_Photo­graph_230.JPG Site shot
GLWF23a_Photo­graph_231.JPG Site shot
GLWF23a_Photo­graph_232.JPG Wakerings Farm Sign











GLWF23a_PhotoGraph_031Interior of Field Barn, detail of splayed ...



GLWF23a_PhotoGraph_032Interior of Field Barn, detail of side-hal...



GLWF23a_PhotoGraph_033Interior of Field Barn, detail of side-hal...



GLWF23a_PhotoGraph_034Interior of Field Barn, detail of reused r...



GLWF23a_PhotoGraph_035South-east elevavtion of Pond Barn. Ph...



GLWF23a_PhotoGraph_036South-east elevavtion of Pond Barn. Ph...



GLWF23a_PhotoGraph_037South-east elevtion of Pond Barn, det... GLWF23a_PhotoGraph_038South-east elevtion of Pond Barn, det... GLWF23a_PhotoGraph_039North-east elevtion of Pond Barn. Ph...



GLWF23a_PhotoGraph_040North-east elevtion of Pond Barn, det... GLWF23a_PhotoGraph_041North-east elevtion of Pond Barn, det... GLWF23a_PhotoGraph_042North-east elevtion of Pond Barn, det...















GLWF23a_PhotoGraph_079Detail of blocked doorway in south-we...

GLWF23a_PhotoGraph_080Interior of Pond Barn, detail of roof trus...

GLWF23a_PhotoGraph_081Interior of Pond Barn, detail of reused t...



GLWF23a_PhotoGraph_082Interior of Pond Barn, detail of iron tie-...

GLWF23a_PhotoGraph_083Interior of Pond Barn, detail of Baltic Ti...

GLWF23a_PhotoGraph_084Interior of Pond Barn, detail of cubic vo...



GLWF23a_PhotoGraph_085Interior of Pond Barn, detail of reused ...

GLWF23a_PhotoGraph_086Interior of Pond Barn, detail of empty ...

GLWF23a_PhotoGraph_087North-east elevation of Pond Barn. Ph...



GLWF23a_PhotoGraph_088South-east elevation of Bailey Barn. P...

GLWF23a_PhotoGraph_089South-east elevation of Bailey Barn. P...

GLWF23a_PhotoGraph_090South-east elevation of Bailey Barn, d...









GLWF23a_PhotoGraph_109Interior of Bailey Barn, detail of window... GLWF23a_PhotoGraph_110Interior of Bailey Barn, detail of window... GLWF23a_PhotoGraph_111Interior of Bailey Barn, detail of door an...



GLWF23a_PhotoGraph_112Interior of Bailey Barn, detail of door (b... GLWF23a_PhotoGraph_113Interior of Bailey Barn (threshing barn)... GLWF23a_PhotoGraph_114Interior of Bailey Barn (threshing barn)...



GLWF23a_PhotoGraph_115Interior of Bailey Barn (threshing barn).... GLWF23a_PhotoGraph_116Interior of Bailey Barn (threshing barn).... GLWF23a_PhotoGraph_117Interior of Bailey Barn, north-west wall ...



GLWF23a_PhotoGraph_118Interior of Bailey Barn, north-east wall ... GLWF23a_PhotoGraph_119Interior of Bailey Barn, south-east wall ... GLWF23a_PhotoGraph_120Interior of Bailey Barn, detail of side-ha...



GLWF23a_PhotoGraph_121Interior of Bailey Barn, detail of reused... GLWF23a_PhotoGraph_122Interior of Bailey Barn, detail of jowl on... GLWF23a_PhotoGraph_123Interior of Bailey Barn, detail of side-ha...



GLWF23a_PhotoGraph_124Interior of Bailey Barn, south-east wall ... GLWF23a_PhotoGraph_125Interior of Bailey Barn, north-west wall ... GLWF23a_PhotoGraph_126Interior of Bailey Barn, detail of reused...



GLWF23a_PhotoGraph_127Interior of Bailey Barn, detail of side-ha...

GLWF23a_PhotoGraph_128Interior of Bailey Barn, detail of iron str...

GLWF23a_PhotoGraph_129Interior of Bailey Barn, detail jowl on n...



GLWF23a_PhotoGraph_130Interior of Bailey Barn, detail of north-w...

GLWF23a_PhotoGraph_131Interior of Bailey Barn, detail of reused...

GLWF23a_PhotoGraph_132Interior of Bailey Barn, detail of reused...



GLWF23a_PhotoGraph_133Interior of Bailey Barn, detail side-halv... GLWF23a_PhotoGraph_134Interior of Bailey Barn, detail of empty ... GLWF23a_PhotoGraph_135Interior of Bailey Barn, detail of empty ...



GLWF23a_PhotoGraph_136Interior of Bailey Barn, detail of empty ... GLWF23a_PhotoGraph_137Interior of Bailey Barn, north-west wall ... GLWF23a_PhotoGraph_138Interior of Bailey Barn, south-east wall ...



GLWF23a_PhotoGraph_139Interior of Bailey Barn, detail of side-ha... GLWF23a_PhotoGraph_140Interior of Bailey Barn, south-east wall ... GLWF23a_PhotoGraph_141Interior of Bailey Barn, north-west wall ...



GLWF23a_PhotoGraph_142Interior of Bailey Barn, south-west wall ... GLWF23a_PhotoGraph_143Interior of Bailey Barn, detail of moder... GLWF23a_PhotoGraph_144Interior of Bailey Barn, detail of iron tie...



GLWF23a_PhotoGraph_145Interior of Bailey Barn, south-east wall ... GLWF23a_PhotoGraph_146Interior of Bailey Barn, north-east wall ... GLWF23a_PhotoGraph_147Interior of Bailey Barn, south-west wall ...



GLWF23a_PhotoGraph_148Interior of Bailey Barn, detail of empty ... GLWF23a_PhotoGraph_149Interior of Bailey Barn, detail of empty ... GLWF23a_PhotoGraph_150Interior of Bailey Barn, detail of reused...



GLWF23a_PhotoGraph_151Interior of Bailey Barn, detail of reused... GLWF23a_PhotoGraph_152Interior of Bailey Barn, detail of reused... GLWF23a_PhotoGraph_153Interior of Bailey Barn, detail of carpen...



GLWF23a_PhotoGraph_154Interior of Bailey Barn, detail of iron str... GLWF23a_PhotoGraph_155Interior of Bailey Barn, detail of empty ... GLWF23a_PhotoGraph_156Interior of Bailey Barn, detail of reused...



GLWF23a_PhotoGraph_157Interior of Bailey Barn, detail of reused... GLWF23a_PhotoGraph_158Interior of Bailey Barn, detail of 'I' carp... GLWF23a_PhotoGraph_159Interior of Bailey Barn, detail of 'I' carp...



GLWF23a_PhotoGraph_160Interior of Bailey Barn, detail of thresh... GLWF23a_PhotoGraph_161Interior of Bailey Barn (building 2). Pho... GLWF23a_PhotoGraph_162Interior of Bailey Barn (building 2). Pho...



GLWF23a_PhotoGraph_163Interior of Bailey Barn (building 2). Pho...

GLWF23a_PhotoGraph_164Interior of Bailey Barn, detail of window...

GLWF23a_PhotoGraph_165Interior of Bailey Barn, detail of iron tie...



GLWF23a_PhotoGraph_166Interior of Bailey Barn, detail of reused...

GLWF23a_PhotoGraph_167Interior of Bailey Barn, detail of reused...

GLWF23a_PhotoGraph_168Interior of Bailey Barn, detail of reused...





GLWF23a_PhotoGraph_175Northern elevation of Road Barn. Phot...

GLWF23a_PhotoGraph_176Northern elevation of Road Barn, detai...

GLWF23a_PhotoGraph_177Northern elevation of Road Barn, detai...



GLWF23a_PhotoGraph_178South-western elevation of Road Barn....

GLWF23a_PhotoGraph_179South-east elevation of Road Barn. Ph...

GLWF23a_PhotoGraph_180Southern elevation of Road Barn, Phot...





GLWF23a_PhotoGraph_187Interior of Road Barn (building 6). Phot...

GLWF23a_PhotoGraph_188Interior of Road Barn, detail of side-hal...

GLWF23a_PhotoGraph_189Interior of Road Barn, detail of tie-bea...



GLWF23a_PhotoGraph_190Interior of Road Barn, detail of splayed...

GLWF23a_PhotoGraph_191Interior of Road Barn (building 5). Phot...

GLWF23a_PhotoGraph_192Interior of Road Barn (building 5). Phot...









GLWF23a_PhotoGraph_211Interior of Road Barn, detail of window ... GLWF23a_PhotoGraph_212Interior of Road Barn, detail of blocked... GLWF23a_PhotoGraph_213Interior of Road Barn, detail of door (b...



GLWF23a_PhotoGraph_214Interior of Road Barn, detail of window ... GLWF23a_PhotoGraph_215Interior of Road Barn, detail of blocked... GLWF23a_PhotoGraph_216Interior of Road Barn, detail of roof tru...







GLWF23a_PhotoGraph_226Interior of Road Barn, detail of splayed... GLWF23a_PhotoGraph_227Interior of Road Barn, detail of side-hal...

GLWF23a_PhotoGraph_228Site shot



GLWF23a_PhotoGraph_229Site shot

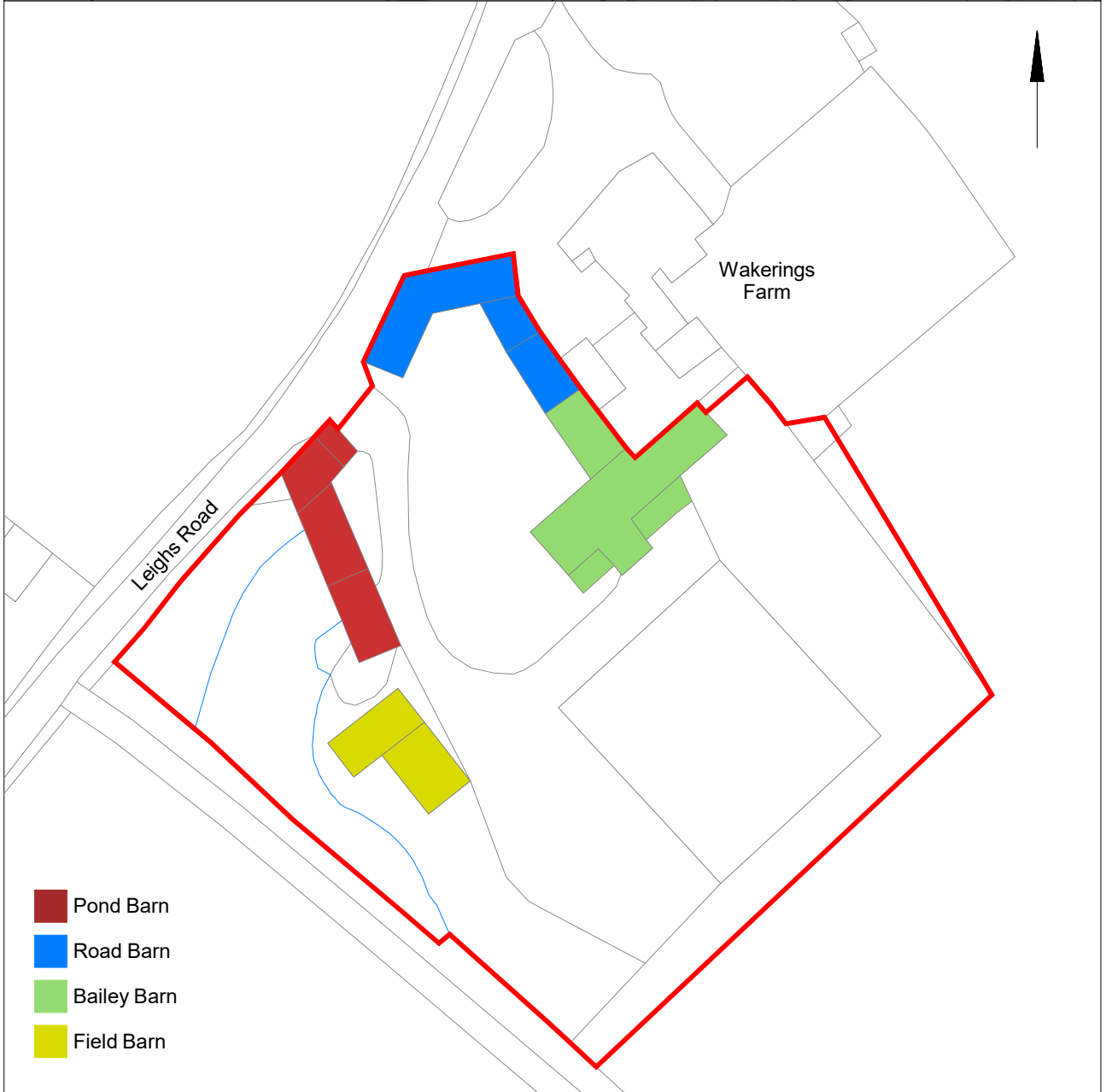
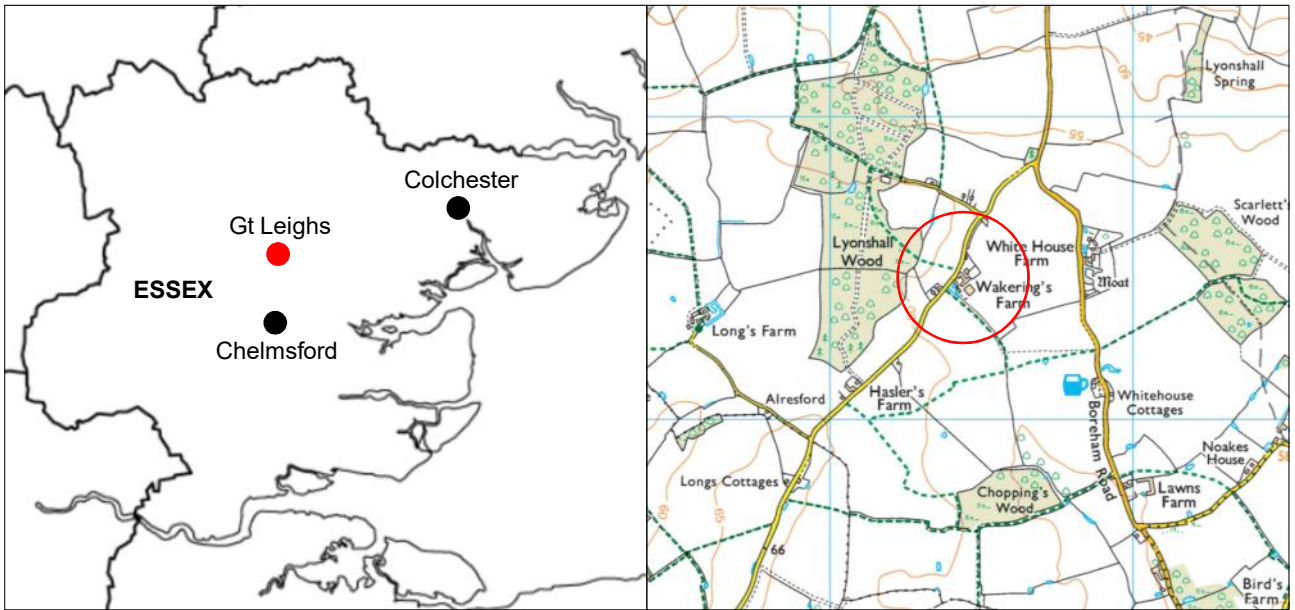
GLWF23a_Wakerings-Farm-Great-Leighs_HBR_Archive
GLWF23a_PhotoGraph_230Site shot

GLWF23a_PhotoGraph_231Site shot



GLWF23a_PhotoGraph_232Wakerings Farm Sign





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Fig 1 Site location showing locations of recorded buildings.



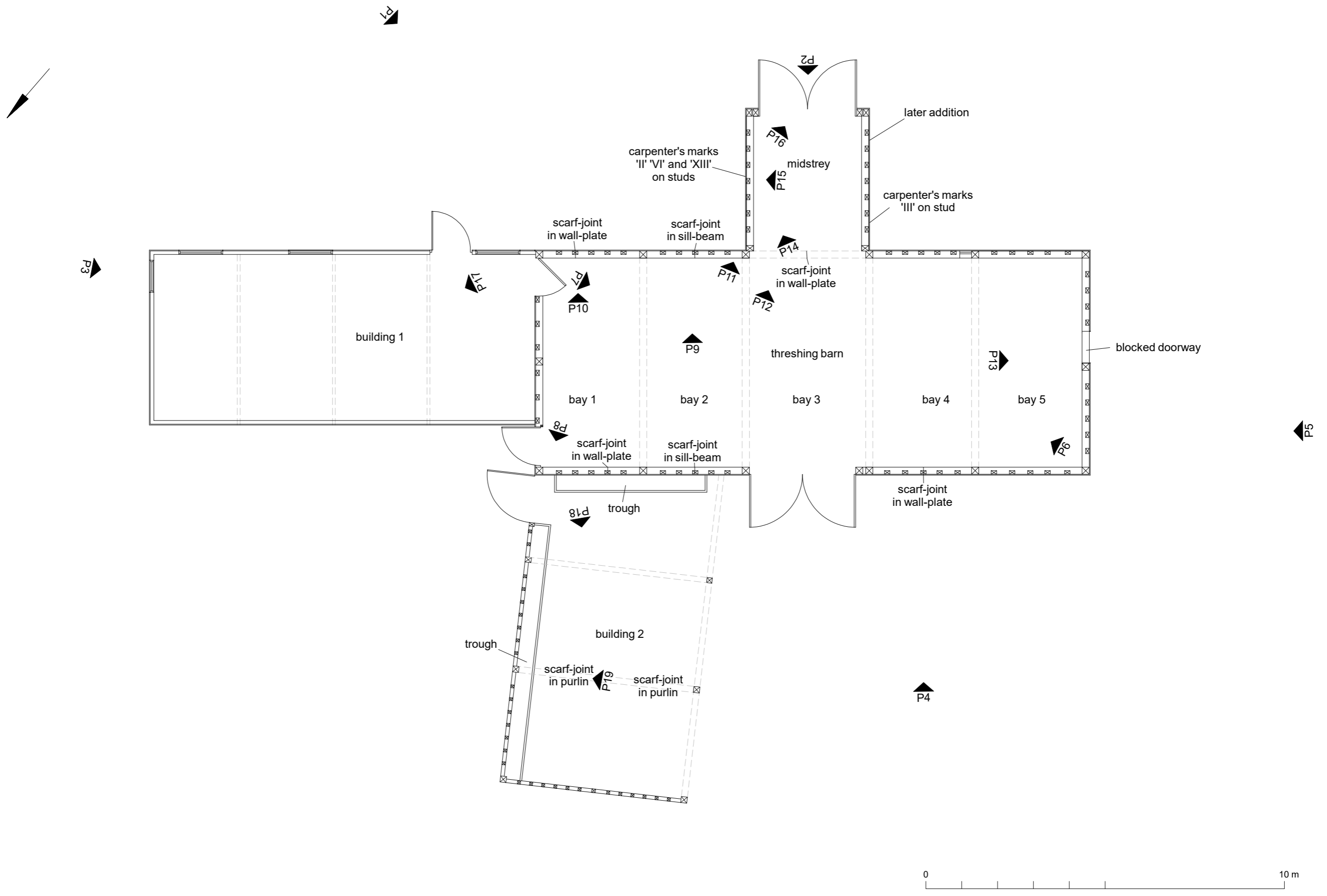


Fig 2 Bailey Barn floor plan. Location and direction of photographs reproduced in the text shown.

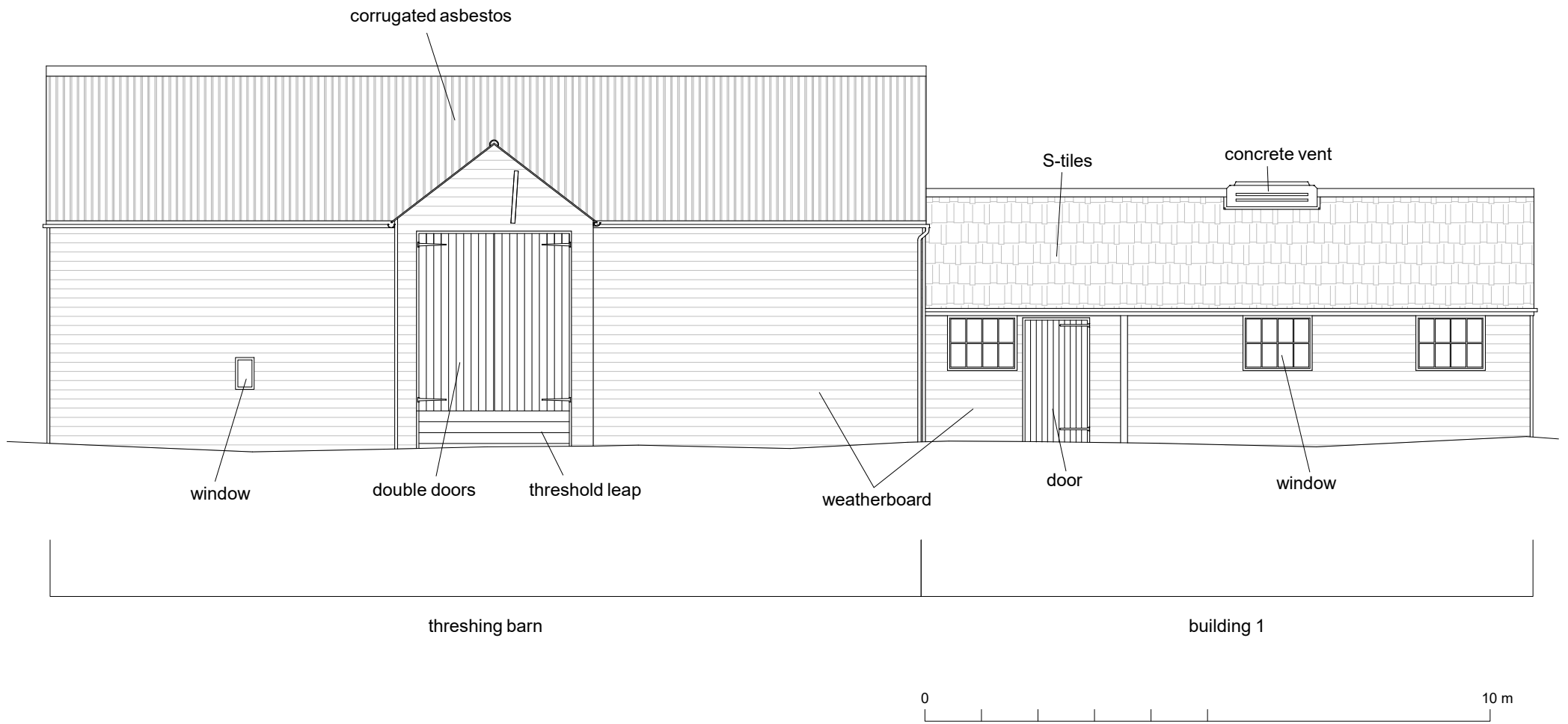


Fig 3 South-east elevation of the Bailey Barn.

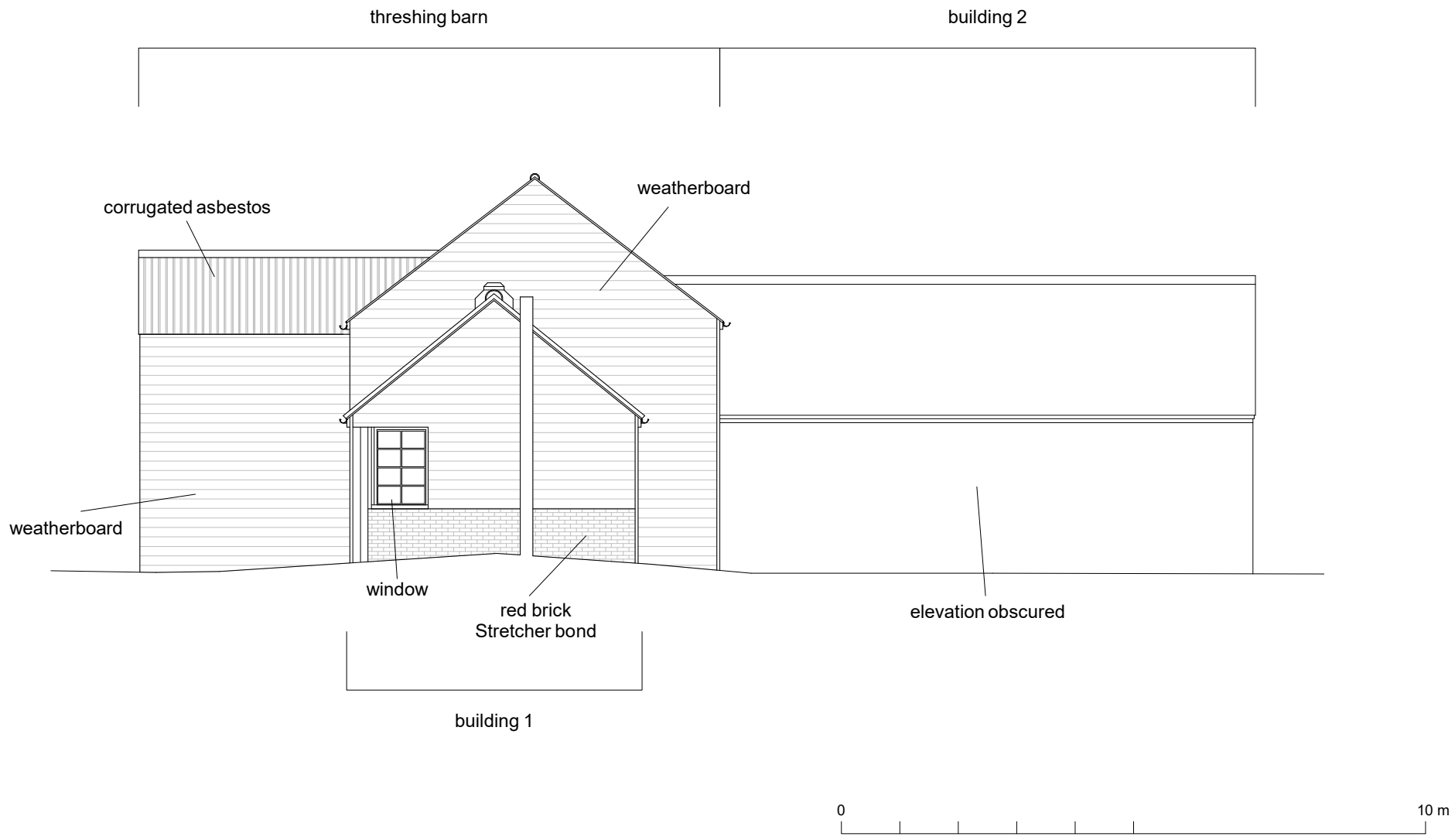


Fig 4 North-east elevation of the Bailey Barn.

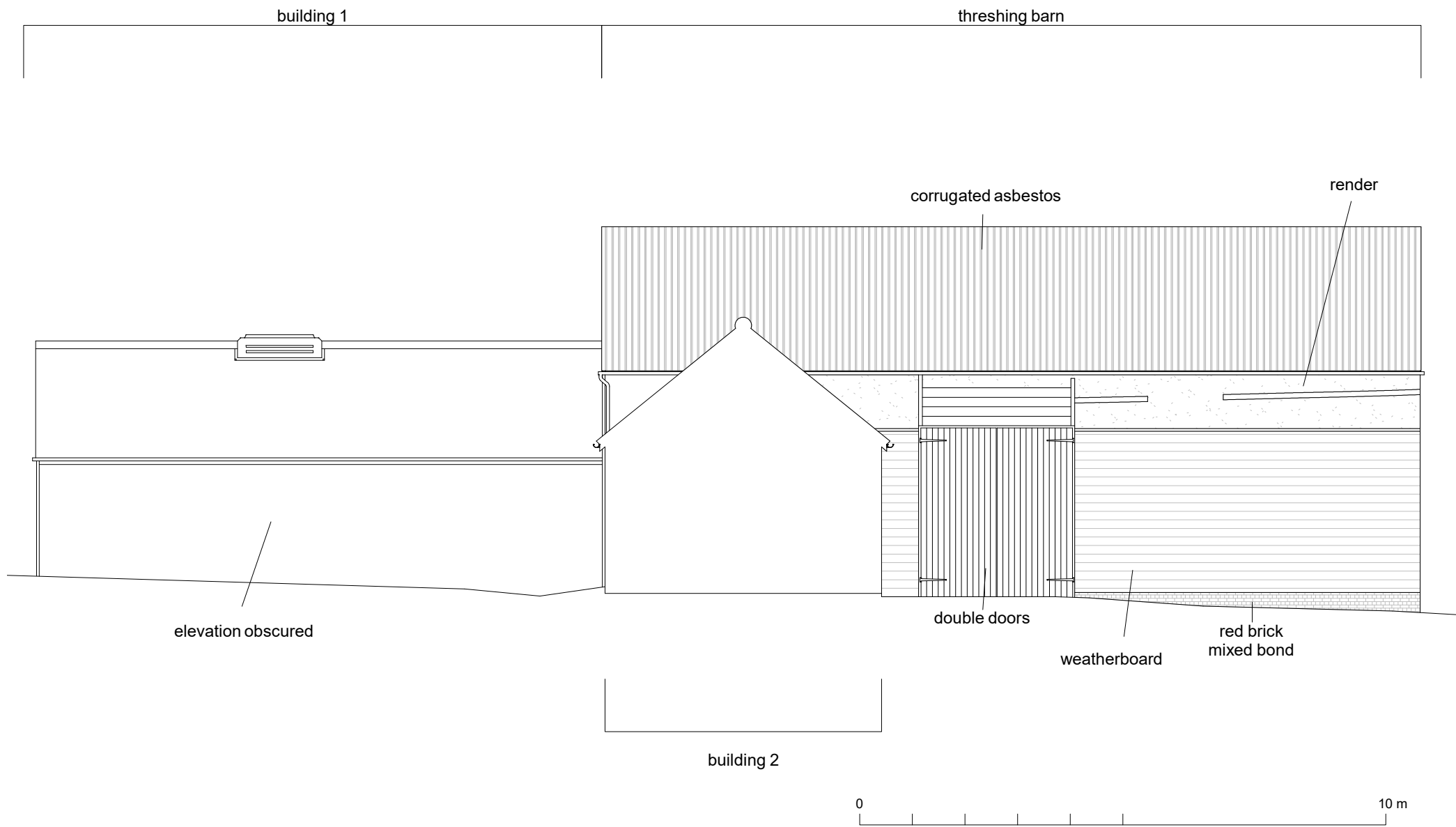


Fig 5 North-west elevation of the Bailey Barn.

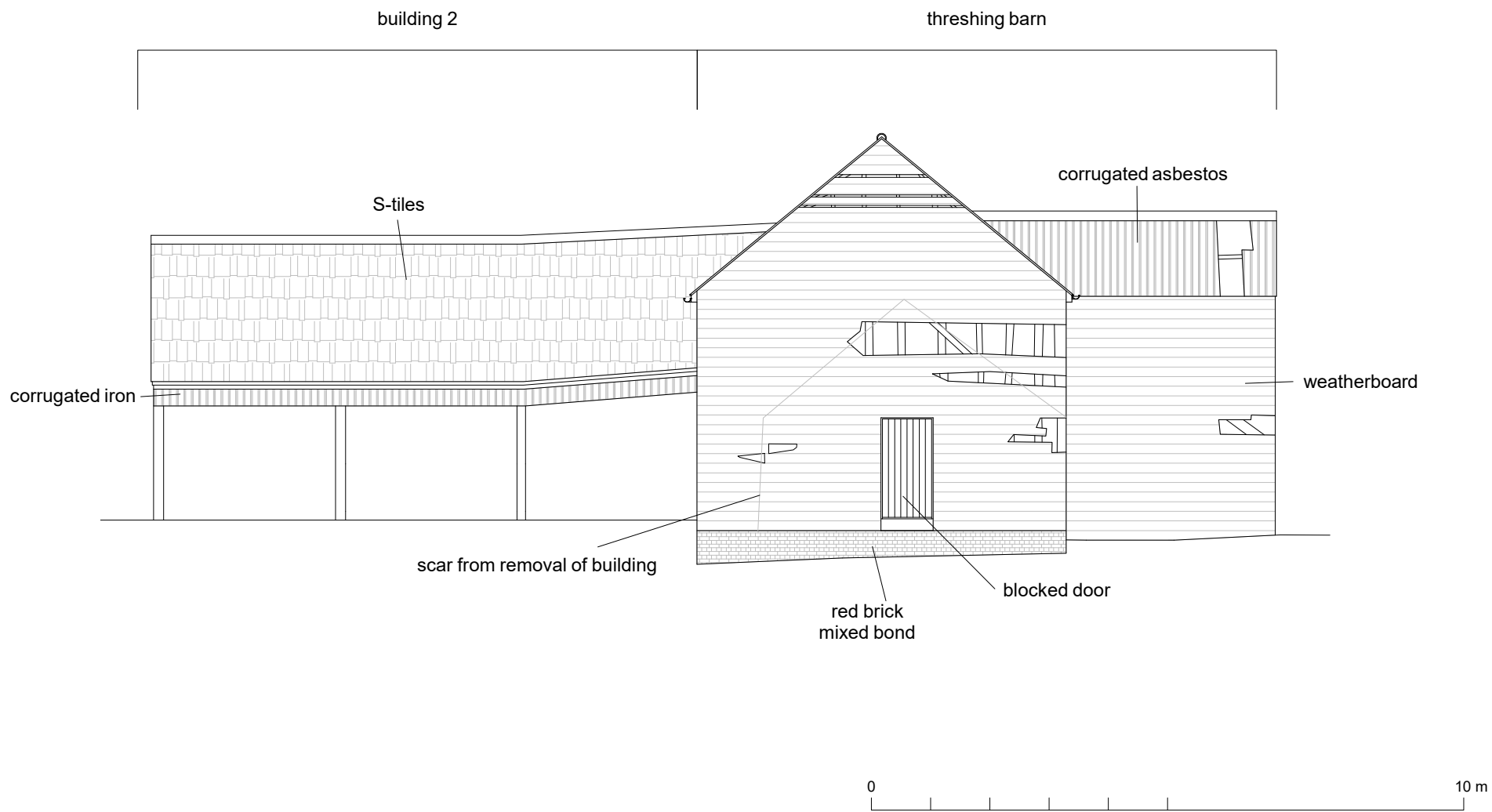


Fig 6 South-west elevation of the Bailey Barn.

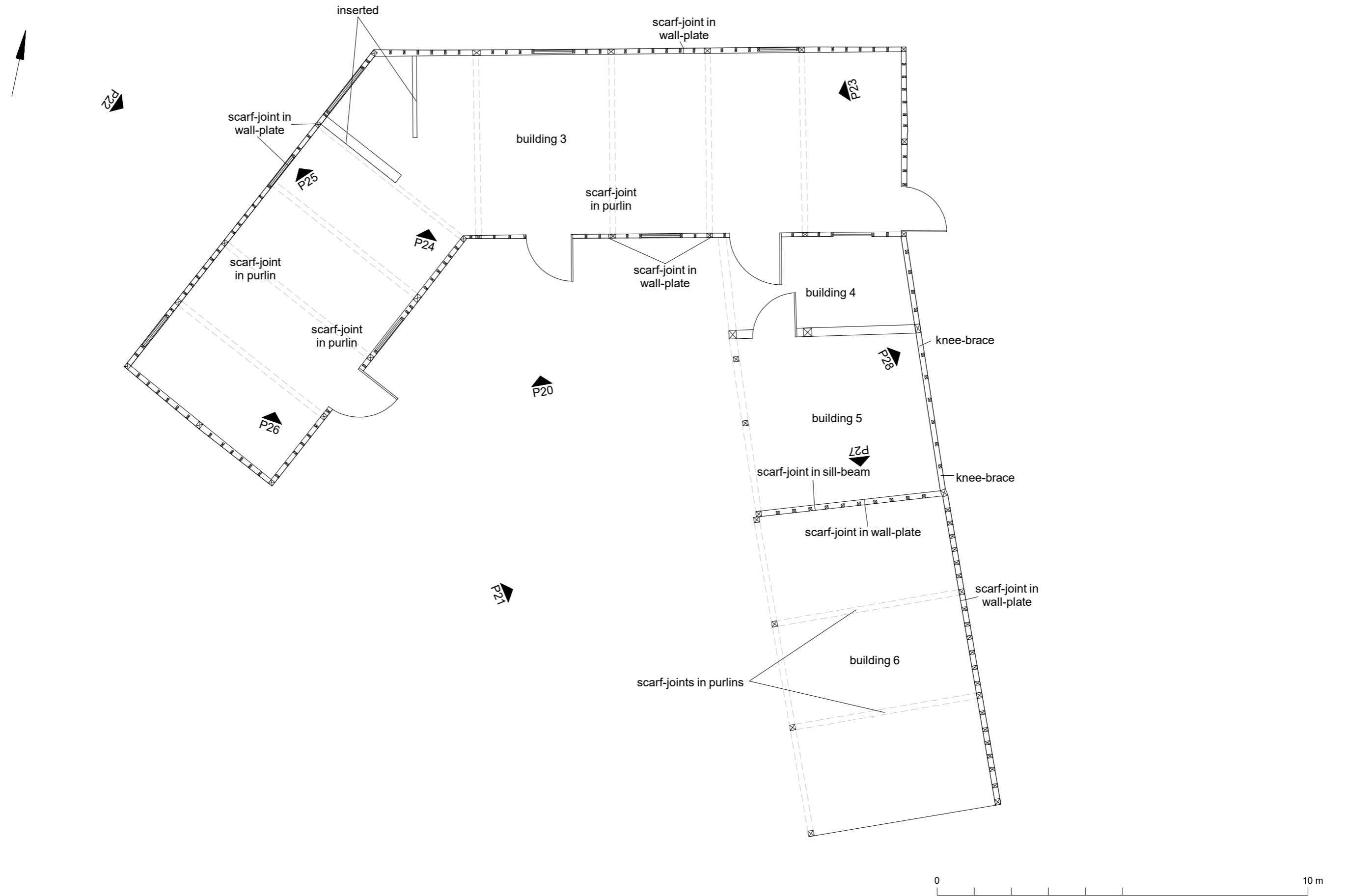
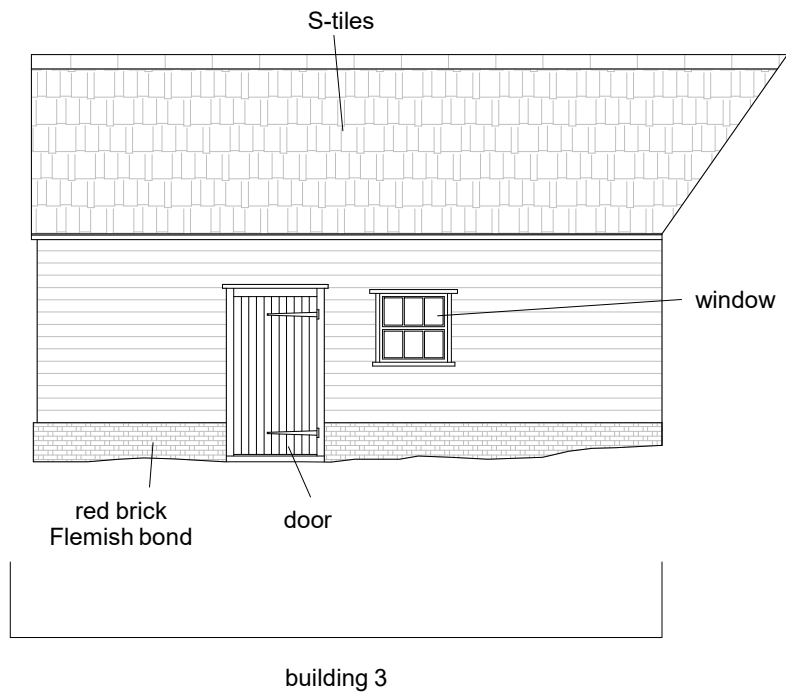


Fig 7 Road Barn floor plan. Location and direction of photographs reproduced in the text shown.

South-east elevation



South south-east elevation

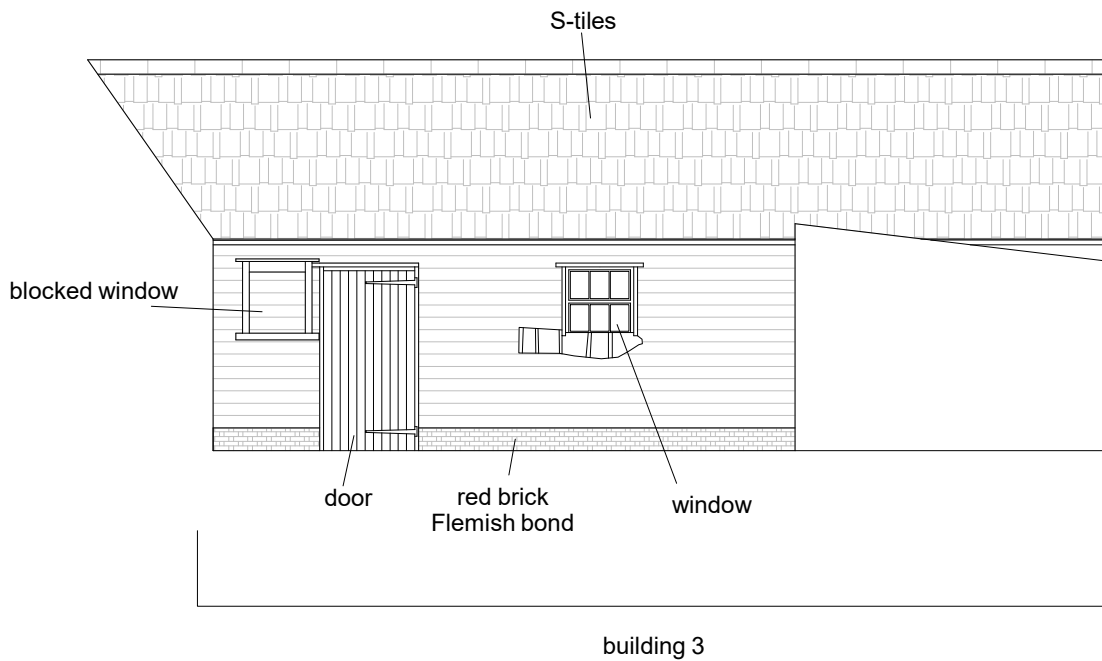
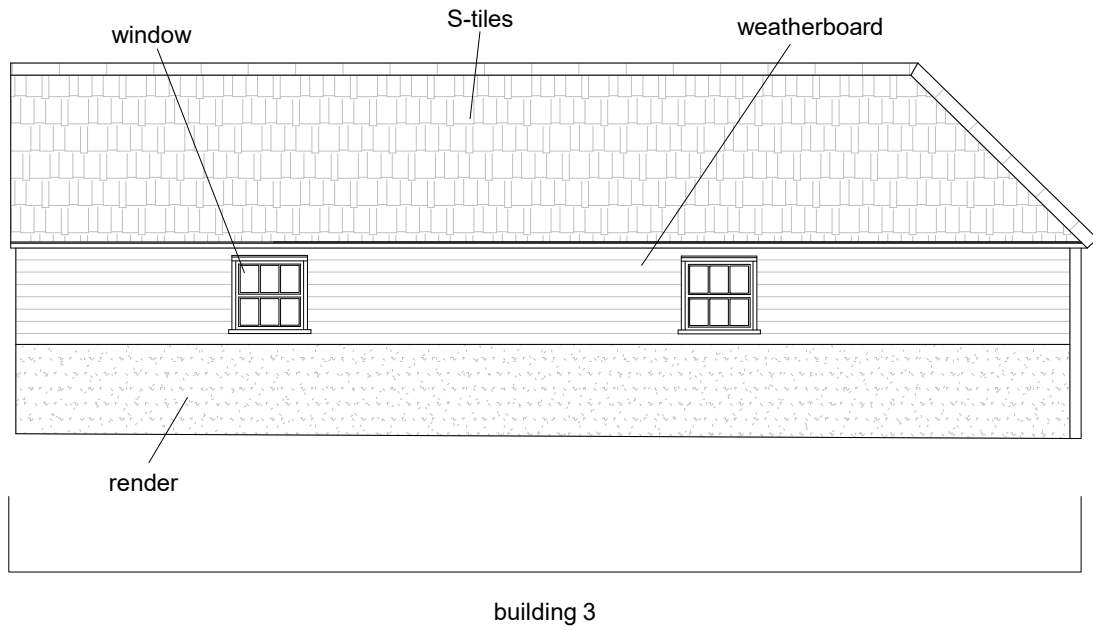


Fig 8 South-east and south south-east elevations of the Road Barn.

North north-west



North-west

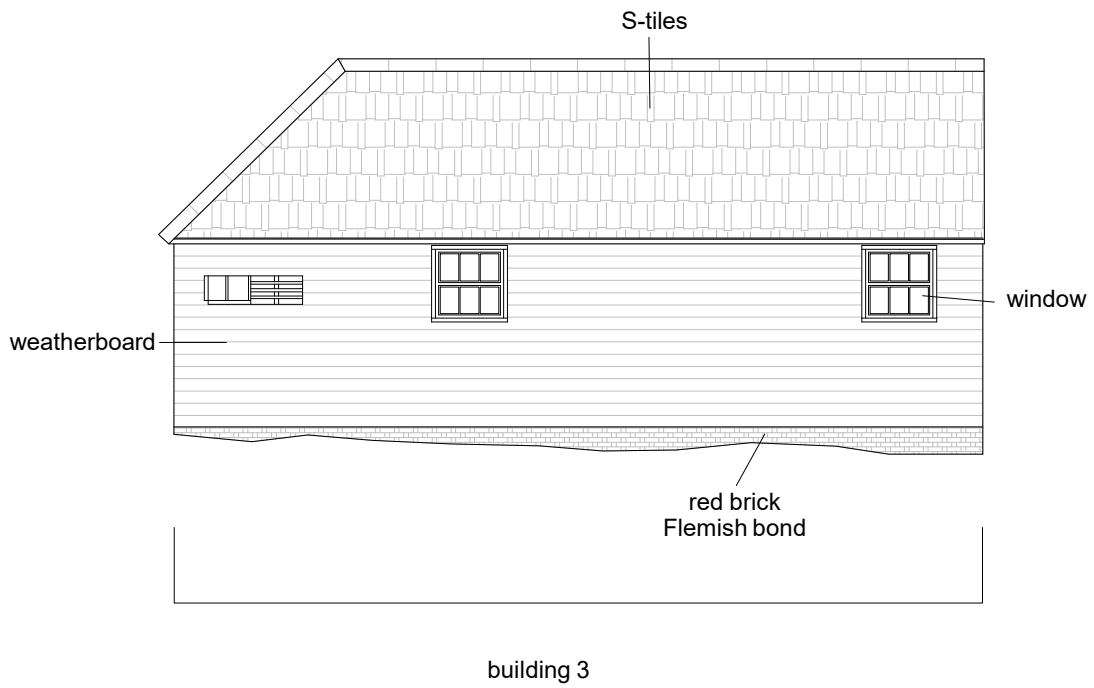
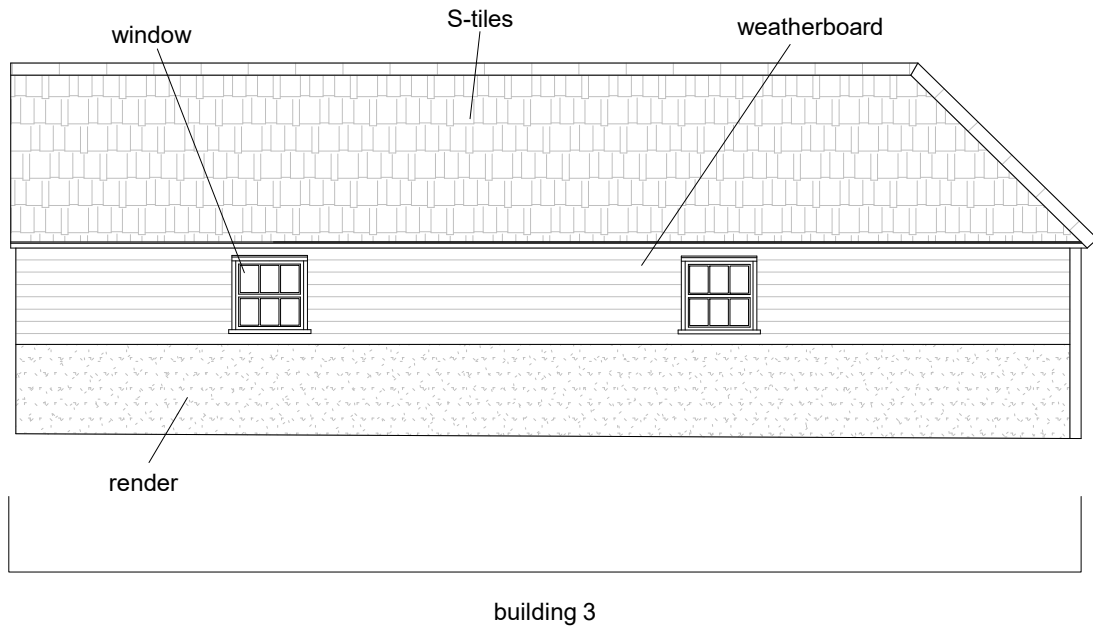


Fig 10 North north-west and north-west elevations of the Road Barn.

North north-west



North-west

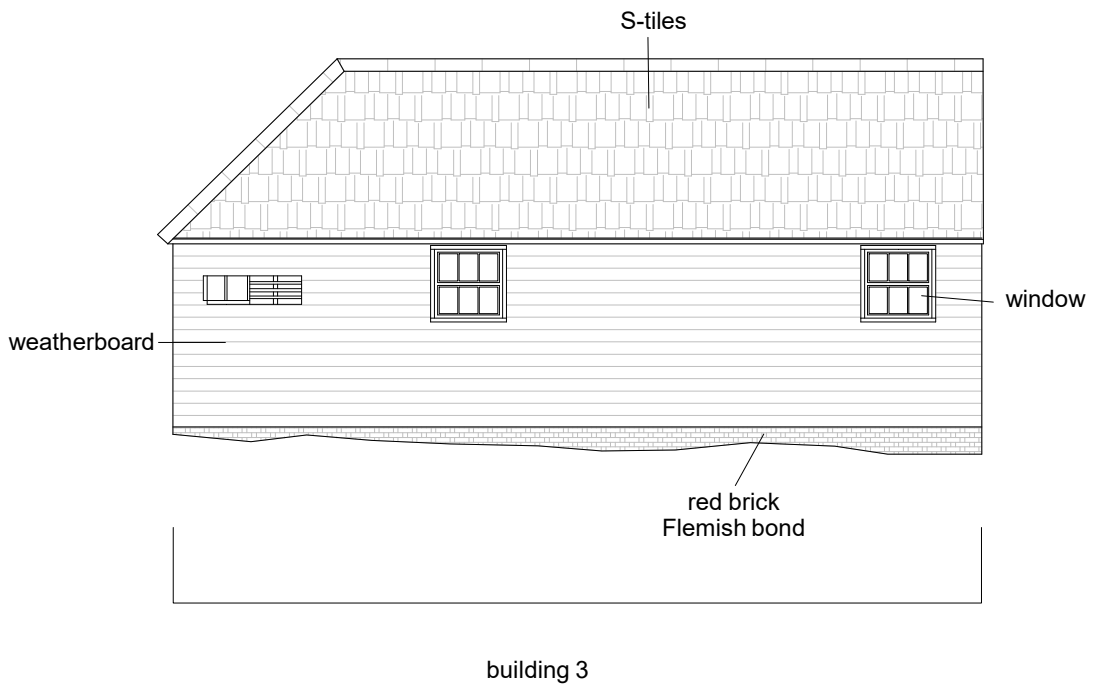


Fig 10 North north-west and north-west elevations of the Road Barn.

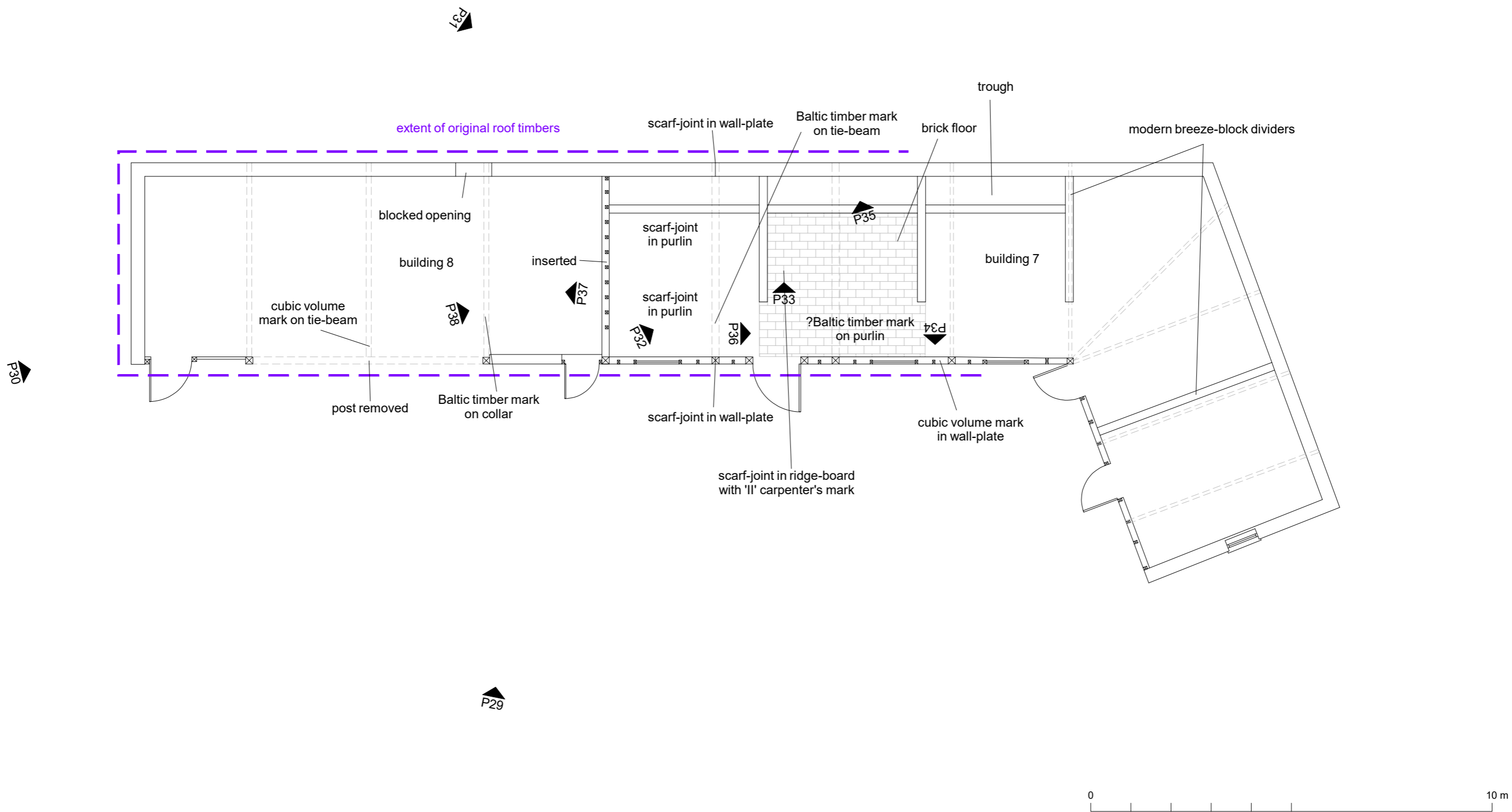


Fig 11 Pond Barn floor plan. Location and direction of photographs reproduced in the text shown.

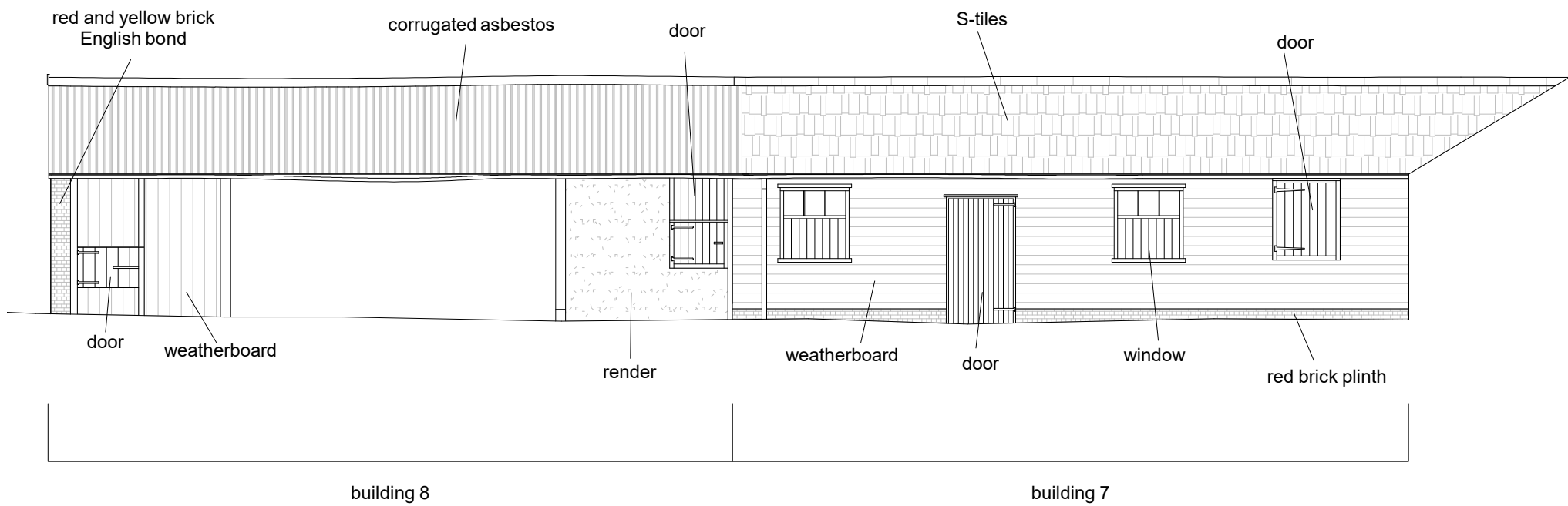
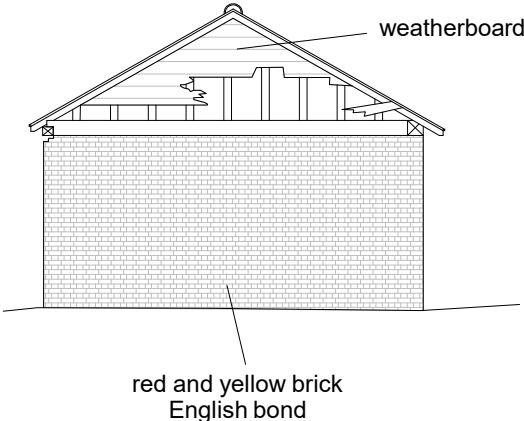


Fig 12 East north-east elevation of the Pond Barn.

South south-east



South-east

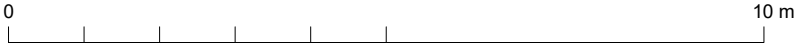
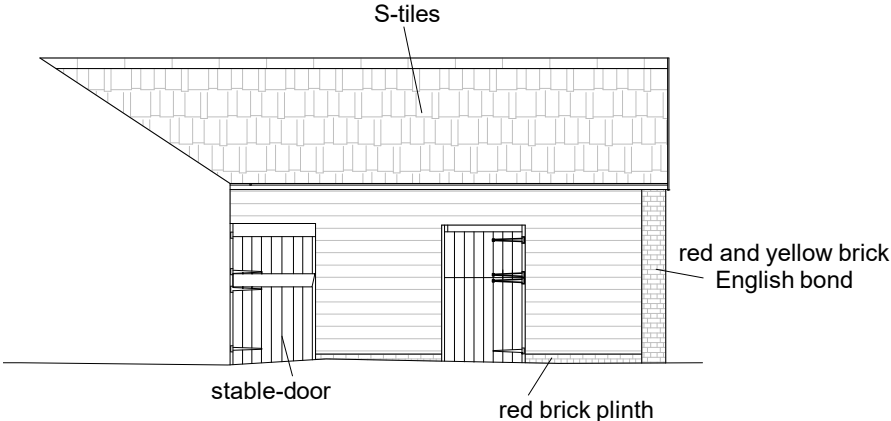
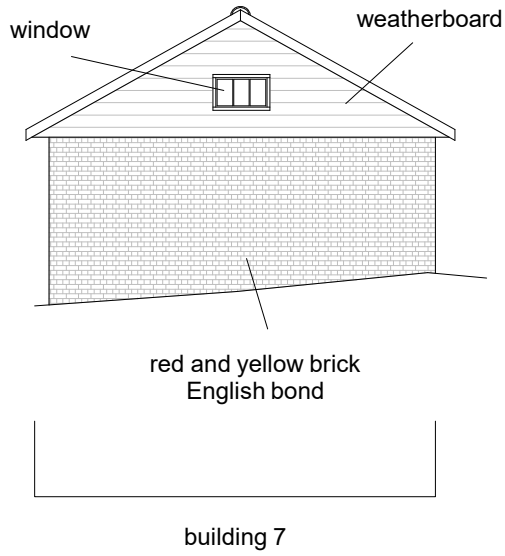


Fig 13 South south-east and south-east elevations of the Pond Barn.

North-east



North-west

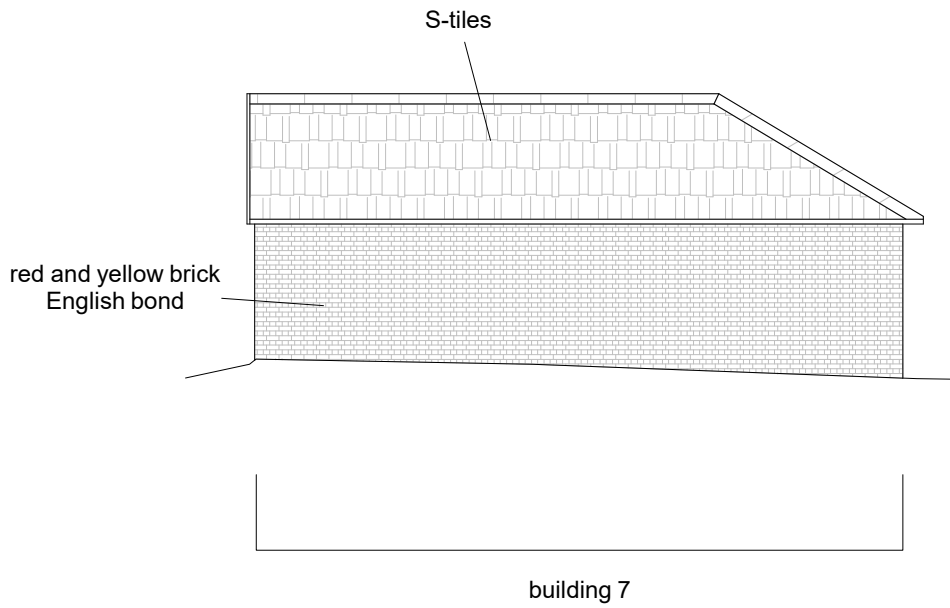


Fig 14 North-east and north-west elevations of the Pond Barn.

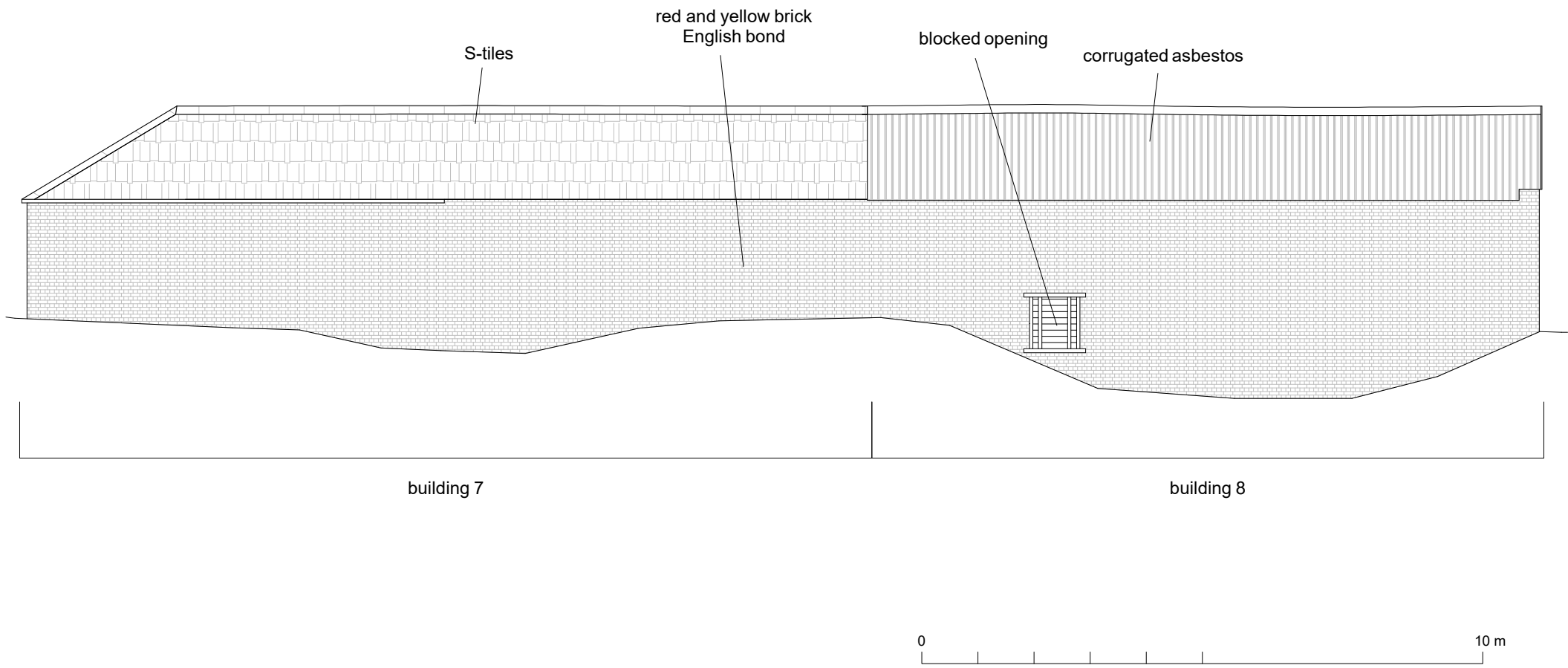


Fig 15 West south-west elevation of the Pond Barn.

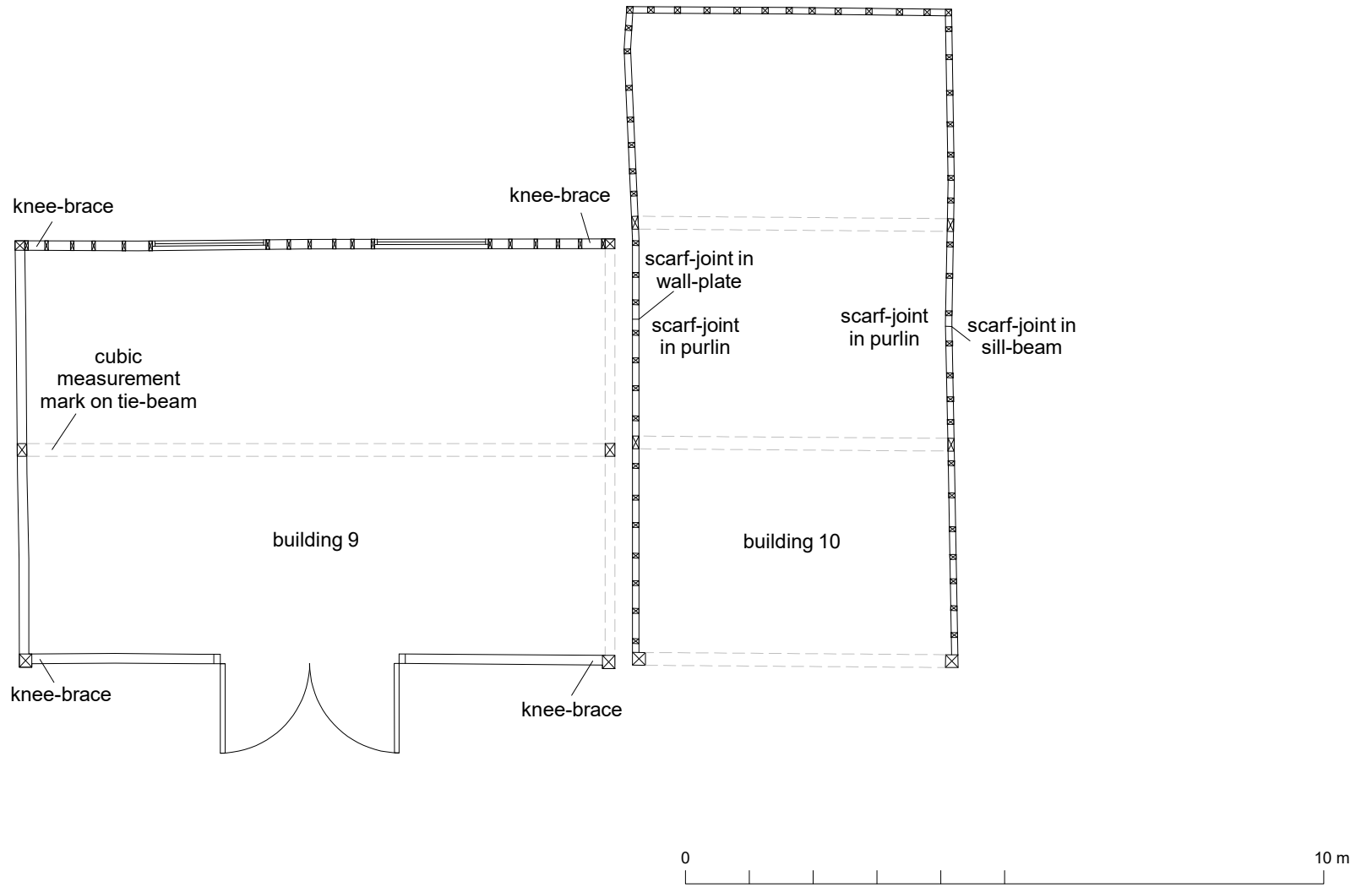
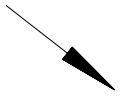
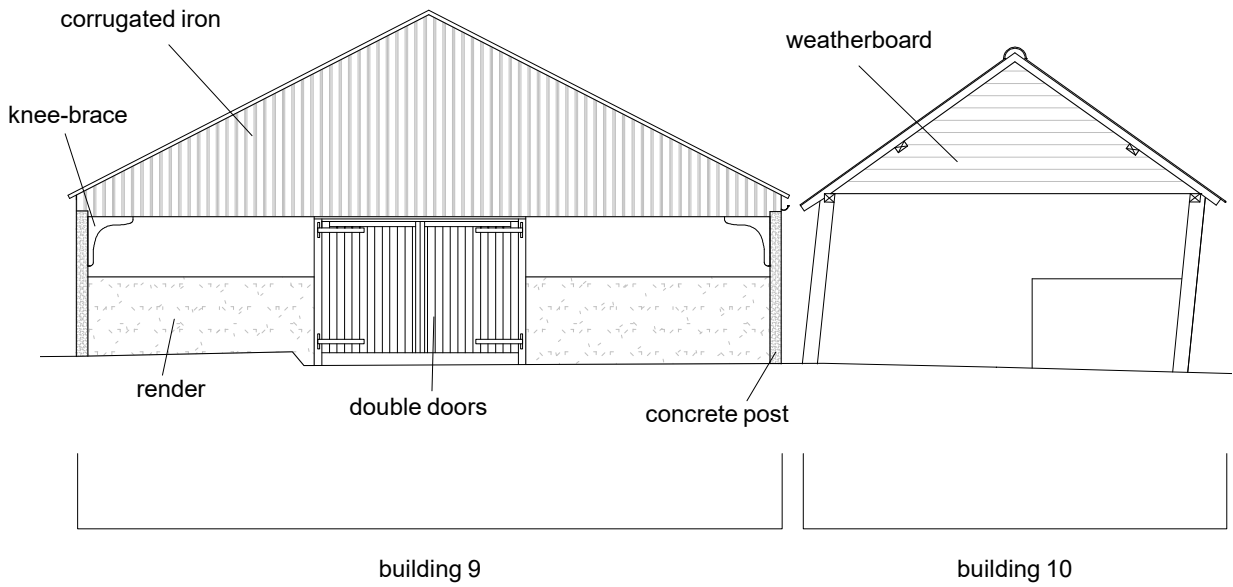


Fig 16 Field Barn floor plan. Location and direction of photographs reproduced in the text shown.

North-east



North-west

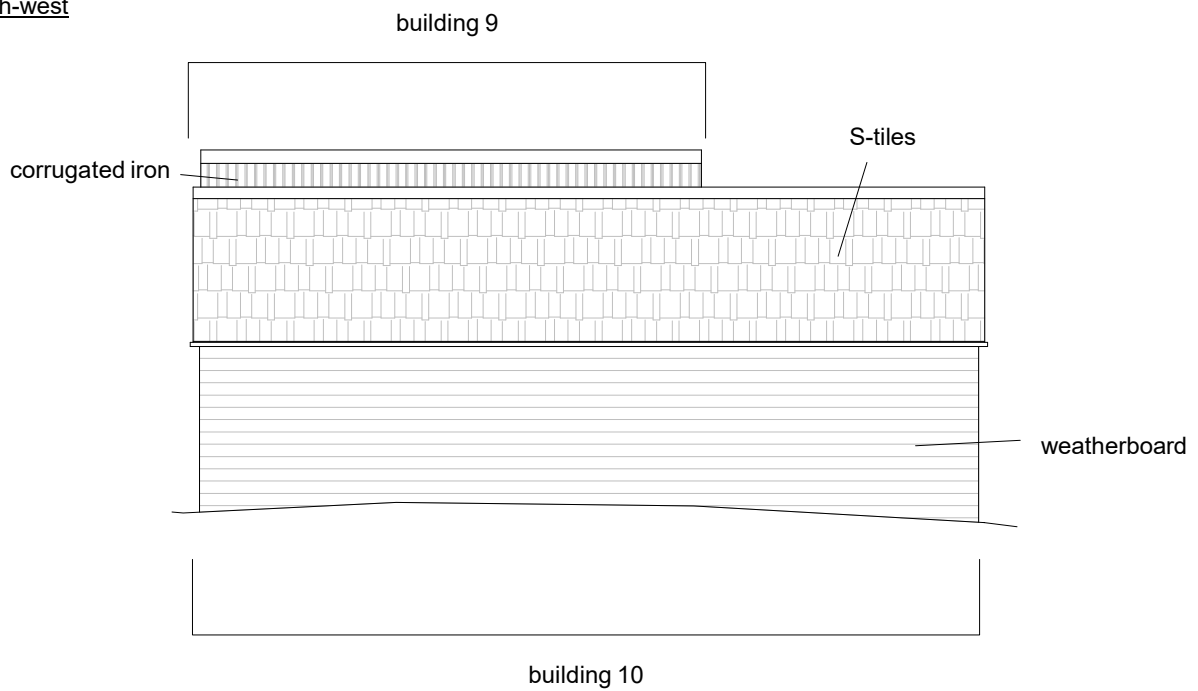
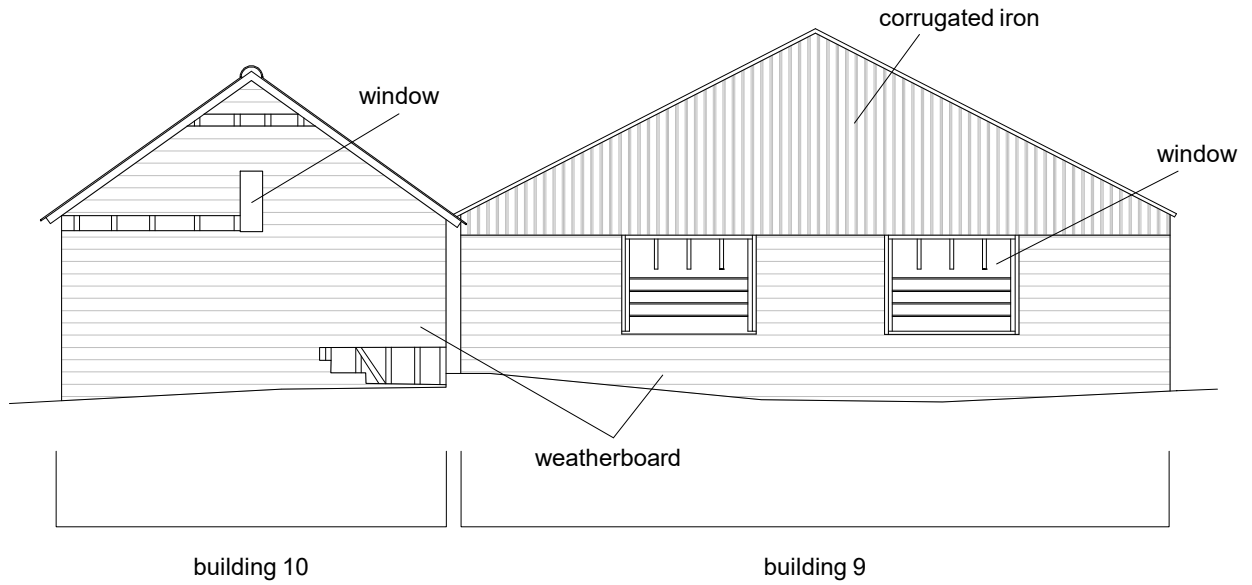


Fig 17 North-east and north-west elevations of the Field Barn.

South-west



South-east

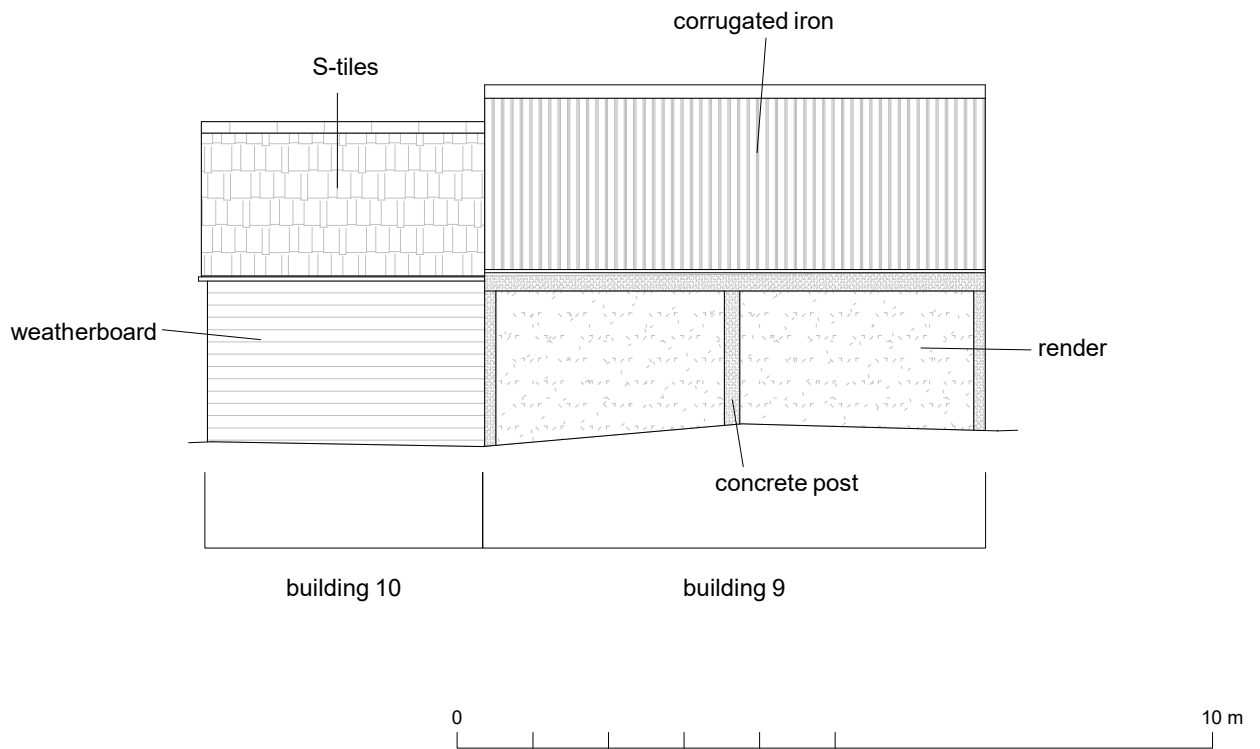


Fig 18 South-west and south-east elevations of the Field Barn.

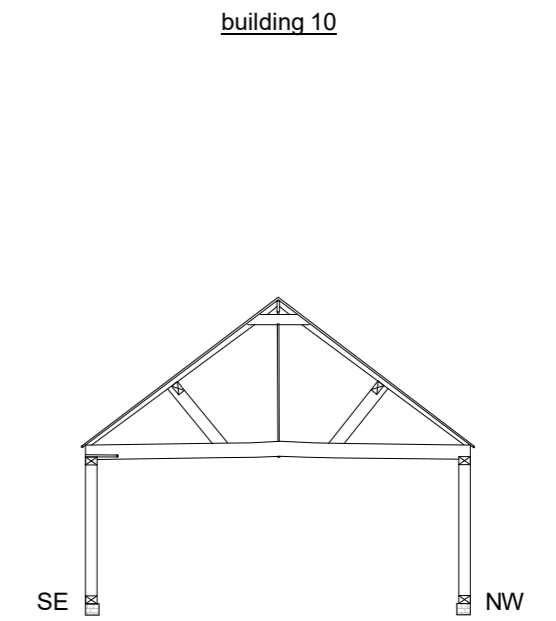
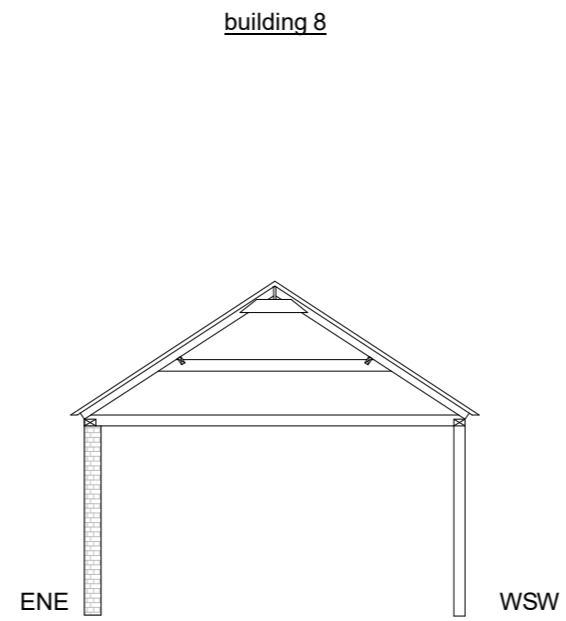
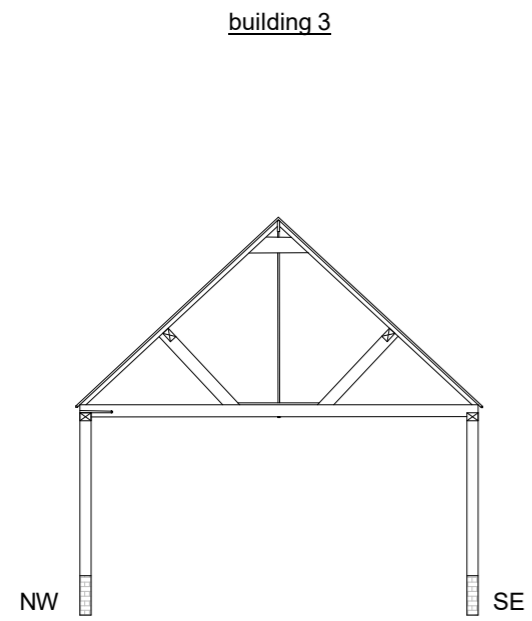
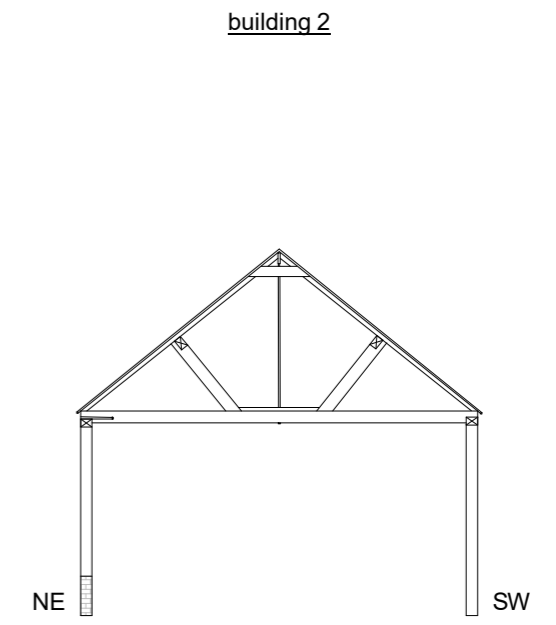
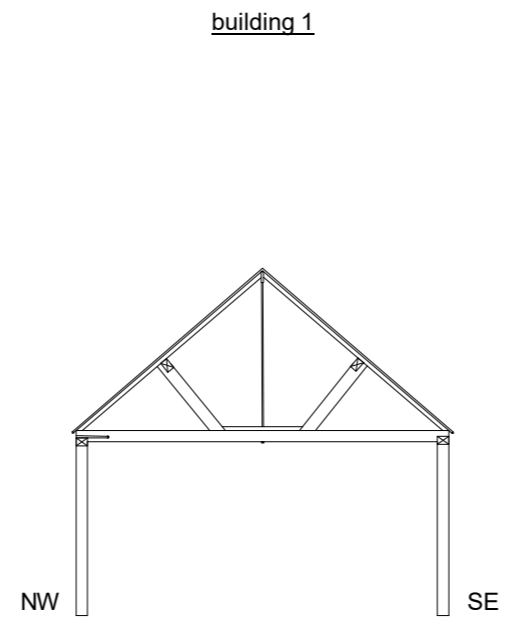
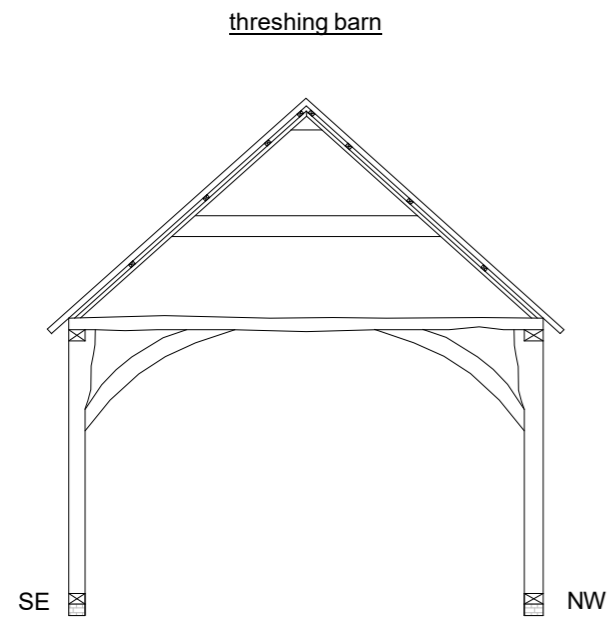


Fig 19 Truss cross-sections.

OASIS Summary for colchest3-517044

OASIS ID (UID)	colchest3-517044
Project Name	Historic building recording at Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH
Sitename	Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH
Sitecode	
Project Identifier(s)	2023/06L
Activity type	Analytical Buildings Record (Level 3)
Planning Id	22/02290/LBC, 22/02289/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	05-Jul-2023 - 06-Jul-2023
Location	Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH NGR : TL 73438 14464 LL : 51.801919952476986, 0.514014793243374 12 Fig : 573438,214464
Administrative Areas	Country : England County : Essex District : Chelmsford Parish : Great and Little Leighs
Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the historic buildings prior to any renovation or demolition work. The building recording was carried out to Level 3 (Historic England 2016) which is defined as:</p> <p>“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> <p>In particular the record considered:</p> <ul style="list-style-type: none"> • 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.

Project Results	A programme of historic building recording was carried out by Colchester Archaeological Trust at Wakerings Farm, Leighs Road, Great Leighs, Essex in July 2023. The recording detailed a complex of four ranges of agricultural buildings, the oldest of which was a five-bay threshing barn. The carpentry techniques used in the barn indicate a construction date no later than the 16th century. The timber-frame comprises all hand-sawn timbers, with jowled posts and concealed tension bracing. A midstrey was added to the barn in the mid 19th century. Cartographic evidence indicates that throughout the 18th, 19th and 20th centuries, the building complex at Wakerings Farm was repeatedly added to, extended and rebuilt, indicative of a farm that was flourishing and evolving to keep up with the constantly changing demands of farming industry.
Keywords	Threshing Barn - POST MEDIEVAL - FISH Thesaurus of Monument Types Cart Shed - Victorian - FISH Thesaurus of Monument Types Agricultural Building - Victorian - FISH Thesaurus of Monument Types
Funder	Private individual
HER	Essex HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	HER Event No - GLWF23a
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;