Barn at Gibbons Farm, Battisford, Suffolk

(Suffolk HER BAT 051)

Historic Building Record



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Barn at Gibbons Farm, Hascot Hill, Battisford, Suffolk

Historic Building Record

This report provides an archaeological record and analysis at Historic England (2016) Level 2 of a redundant barn at **TM** 06529 54386, and is intended to fulfil a condition of planning consent for conversion (DC/22/03948). It includes a full photographic record of 36 images but the building is not of sufficient scale or historic significance to warrant an additional archive of digital images. Each photograph includes a 2 m scale with half-metre divisions in red and white. The site is recorded as a farmstead on the Suffolk Historic Environment Record (BAT 051) and was inspected on 27^{th} September 2022.

Summary

Gibbons Farm lies in open countryside approximately 1 km east of St Mary's Church in Battisford. At the time of the parish tithe survey in 1842 it was a medium-scale tenanted arable holding of 64.5 acres on the local estate of the Earl of Ashburnham based at nearby Barking Hall. The property's current name probably derives from a James Gibbon who farmed in the vicinity during the mid-19th century. Most of the land was sold separately in the 20th century and the timber-framed and rendered early-17th century former farmhouse was extended and altered to such an extent that it is not listed. The redundant early- to mid-19th century timber-framed and weatherboarded threshing barn some 40 m to the north-west survives largely intact and includes two areas of ostensibly original elm cladding, although its pantiles probably replaced thatch. It also retains an original lean-to rear porch that was designed to extend the length of the missing threshing floor. Part of the building's eastern facade is adjoined by a late-20th century lean-to stable that protects the elm weatherboarding and incorporates an earlier flint-rubble wall but is otherwise of no historic significance. A linear range of farm buildings to the north has been partly demolished and rebuilt but preserves two flint-rubble sheds that may be contemporary. The barn retains a particularly impressive roof structure with two knee-braced A-frame trusses in each of its outer bays and two tiers of staggered butt-purlins that illustrate a transitional phase of carpentry between the fully arch-braced barns of the 18th century and the uniform softwood examples of the mid-19th. It is likely to date from *circa* 1820/30, despite its absence from the 1842 tithe map (which only partially revised another map of 1812), and also reflects the local cereal boom that followed the Napoleonic wars. The barn is accordingly of considerable historic interest.

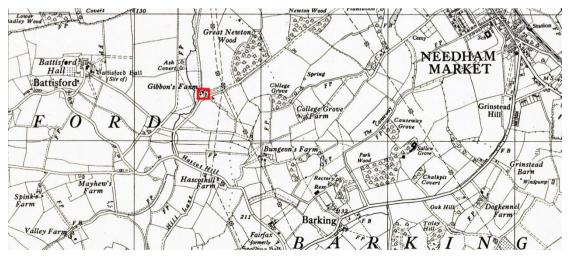


Figure 1. A location map of 1958 showing the site to the east of Battisford Hall.

Documentary Evidence and Map Regression



Figure 2. Current site plan highlighting the barn in red to the north-west of the former farmhouse with the grade II-listed Gibbons Farm Cottage in yellow to the south-east.

Gibbons Farm lies in open countryside approximately 1 km east of Battisford Hall and St Mary's Church. The site is reached from Hascot Hill to the south by a dedicated road that now terminates at neighbouring Gibbons Farm Cottage as shown in figure 2 but once continued to Needham Market 2 km to the north-east (figure 3). The former farmhouse is a three-cell timber-framed structure of the early-17th century that was briefly inspected for the purpose of this report but has been heavily altered and is not listed. Much of this alteration occurred in the late-20th century when the property was owned by a well-known Woodbridge antiques dealer, the late Tony Voss, who appears to have imported numerous historic fixtures and fittings including moulded window mullions from elsewhere. He may also have been responsible for inserting the loft in the former threshing barn some 40 m to the north-west of the house overlooking a picturesque valley to the west of the site. Gibbons Farm Cottage is listed at grade II as another early-17th century timber-framed three-cell house but was badly damaged by a thatch fire in January 2022. The barn adjoins a linear range of single-storied outbuildings that include some possibly contemporary 19th century structures to the east along with a modern bungalow that replaced the previous structures to the west (as itemised in figure 9). At the time of the Battisford tithe survey in 1842 the property was a medium-sized farm of 64.5 acres owned by the Earl of Ashburnham, lord of the manor of nearby Barking Hall, and occupied by Robert Smith. Approximately 25% of the land was pasture and the rest arable, but most was sold separately from the farmstead in the 20th century. The tithe map shows a similar site layout with a linear structure or structures in the position of the present sheds but the threshing barn is conspicuous by its absence (figure 5). On structural grounds this barn appears to date from circa 1820/30 and may have been present by 1842 as the tithe map is entitled 'A Map of the Parish of Battisford Suffolk From a survey made under the Battisford Tye Inclosure Act in 1812 – revised in 1842 by John McLachlan, Stowmarket'. The buildings are suspiciously identical on both maps and the 1842 revision may not have been very thorough. The 1812 map notes that ownership was then divided between Charles Boone Esquire and the Earl of Ashburnham who each married a joint heiress of the Crowley family of Badley and Barking Halls. Charles Boone died in 1819. The origin of the farm's name may be relatively recent: according to the census returns Robert Smith lived here with his wife, five children and a 13-year-old female servant in 1841, but he had left Battisford by 1861 when a James Gibbons was farming at an unnamed property in the parish. He had married his wife Phoebe in 1848.

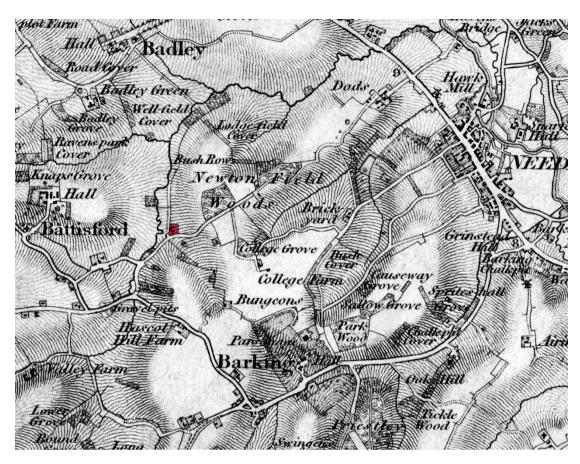


Figure 3. The one inch Ordnance Survey of 1838 showing the farm in red linked by a track to Dodd's Farm (now Hill House) in Needham Market to the north-east.

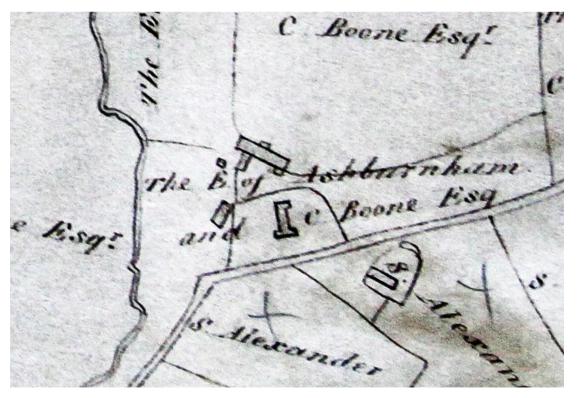


Figure 4. The 1812 enclosure map of Battisford showing a large building on an approximately east/west axis to the north of the farmhouse. The present barn lies in the position of the initial E in 'the E(arl) of Ashburnham' and is conspicuous by its absence.



Figure 5. A detail of the 1842 Battisford tithe map, which is described as a 'revision' of the 1812 map (Suffolk Record Office). The outline of the buildings is identical to that of 1812, with no trace of the barn which almost certainly existed by 1842 – so the tithe survey probably failed to properly update the older map. The meadow to the west was unimaginatively named 'First Meadow' (plot 389) with 'Spright Hill' to the north-east.

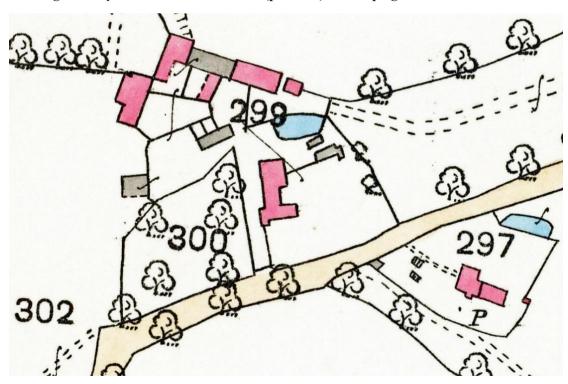


Figure 6a. The First Edition 25 inch Ordnance Survey of 1883, which does not name the farm. See detail below.

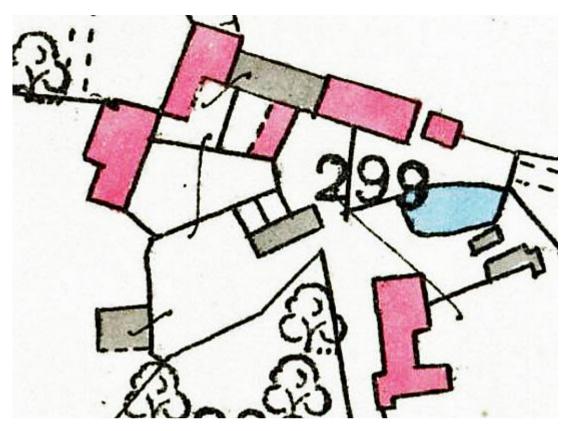


Figure 6b. A detail of the 1883 map. The threshing barn (1 in figure 9) is now clearly shown to the west of the site although the linear range of sheds to the north still had much the same outline as in 1812/1842, with small open-sided shelter-sheds projecting to flank an enclosed animal yard on the west. The building to the south-west was a cart lodge. Open elevations are indicated by broken lines and in theory weatherboarded and thatched buildings are coloured grey in contrast to the red of brick and tiled structures. This suggests the barn's thatch had already been replaced with pantiles, although the colour was applied by hand and is not infallible.

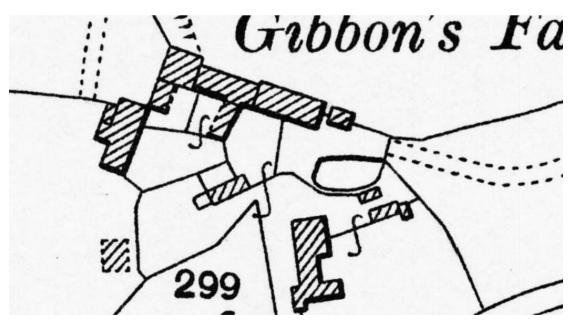


Figure 7. The 25 inch Ordnance Survey of 1902, which names the farm for the first time. The small lean-to shed in the north-western return angle of the barn and its porch was present in 1883 but is shown here more clearly.

Building Analysis

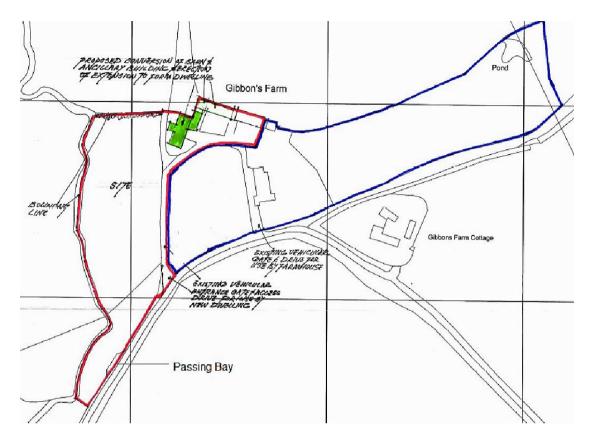


Figure 8
A current site plan outlining the proposed new property boundaries of the barn and house in red and blue with the barn and the adjoining modern stable in green.

Introduction and Listing Entry

The barn and its attached lean-to shed lie approximately 40 m to the north-west of the former farmhouse and are coloured green in figure 8. They lie in close proximity to a linear range of outbuildings itemised in figure 9 which they previously adjoined. These various additional buildings were not inspected in detail for the purpose of this report but are briefly addressed in figure 9 for the purpose of site context. The analysis of the barn and its lean-to is intended to be read in conjunction with the descriptive captions to the 36 illustrations which form a complete photographic record of the historic fabric.

No buildings on the site are listed but Historic England's entry for the neighbouring grade II-listed property known as Gibbons Farm Cottage is reproduced below for its historic context (no. 1033021 dated January 1988):

Battisford, Gibbons Farm Lane. Gibbons Farm Cottage

House, at one time two cottages; built early C17 as one house. 1 storey and attics. 3-cell plan with both cross entry and lobby entry. Timber-framed and plastered; some C18/early C19 cable pattern pargetting in panels. Thatched roof with one C19 gabled casement dormer. Two C18 or early C19 axial chimneys of red brick. Early C19 4-panelled door at lobby entrance and a boarded door at cross-entry. Plain C17 framing exposed in part; clasped purlin roof. An arched parlour fireplace exposed and a lintelled hall fireplace concealed.

Gibbons Farm Cottage was not inspected for the purpose of this report and was damaged by fire in January 2022. It was not part of Gibbons Farm at the time of the tithe survey in 1842, but formed a pair of labourers' cottages belonging to Samuel Maw of neighbouring 76-acre Valley Farm 0.5 km to the south-west. Maw also owned the land surrounding the cottage which suggests that two 17th century farms had been combined to achieve economies of scale.



Figure 9

The current Ordnance Survey plan of the site identifying each principal structure with a number for ease of reference in the text and photographic record. The greater width of the barn to the north of its western porch may indicate part of the probable lean-to shown on earlier maps but this did not survive at the time of inspection.

Key to Figure 9

- 1. An early-19th century timber-framed, weatherboarded and pantiled threshing barn with a central entrance facing the house to the east (8) and an integral rear porch on the west.
- 2. A late-20th century lean-to weatherboarded and pantiled stable containing three loose boxes that replaced a smaller open-sided shelter-shed shown on 19th century maps of which only the flint-rubble western wall now remains. This modern building has no historic significance and is not discussed further below.
- 3. A structure depicted on 19th century maps that no longer survived at the time of inspection having been replaced by a small boarded storage shed belonging to the adjacent modern bungalow (4).

- 4. A modern single-storied detached dwelling known as The Bungalow, Gibbons Farm, that replaced the farm building depicted in figure 9.
- 5. A flint-rubble shed with red-brick dressing and a pantiled roof, the steep pitch of which suggests it was initially thatched. Not inspected internally but possibly contemporary with the barn (1) and containing a central entrance door to the south flanked by windows in the manner of a stable.
- 6. A red-brick shed with a pantiled roof, the front (southern) elevation of which was rebuilt in the late-20th century to incorporate a large window and a garage-type door. Not inspected internally.
- 7. A small flint-rubble shed with red-brick dressing and a shallow-pitched pantiled roof. The internal walls contain integral horizontal timber rails for original vertical boarding and this building may have formed a tack room. The southern elevation contains an entrance door to the right and a higher hatch on the left that may have served a chaff box. The wall fabric and clasped-purlin roof structure ostensibly date at least from the mid-19th century but the historic Ordnance Surveys in figures 6 and 7 appear to show a slightly smaller predecessor on the site.
- 8. The former farmhouse. A substantially intact timber-framed and rendered three-cell building of standard layout with extensions to the rear (east) and north. Much altered in the late- $20^{\rm th}$ century and not listed. Not fully inspected.

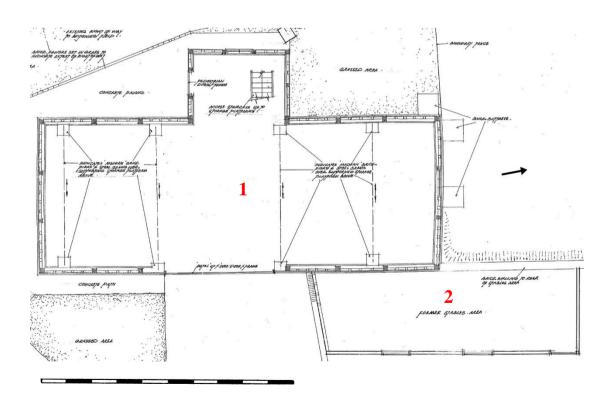


Figure 10 A ground plan of the barn (1) and its attached lean-to shed (2) by V E J Tricker. 10 metre scale.

The Threshing Barn (1)

Proportions, structure and date

The barn is a timber-framed and weatherboarded structure with a pantiled roof pitched at approximately 55 degrees which suggests it was designed for thatch. It extends to 6.25 m (20.5 ft) in total width by 15.8 m (52 ft) in length on a NNE/SSW axis (simplified to north/south for the purpose of this report). The walls rise to 4 m in height at their roof-plates above the internal floor of 20th century concrete (13 ft) and incorporate a 1.1 m tall plinth of flint-rubble dressed in red brick (illus. 6). An original lean-to rear porch projects by an additional 2.75 m or 9ft from the central bay. The frame consists chiefly of oak and elm with its ostensibly original elm weatherboarding surviving to the eastern wall of the northern bays and the western wall of the southern. The tenoned but unpegged wall studs are narrowsectioned and interrupted by diagonal primary braces that are themselves nailed rather than tenoned at each end. Many of these braces are curved as shown in illustration 28, although some are straight, and a number of timbers contain irrelevant carpentry features that demonstrate re-use from one or more older buildings (illus. 12). The central entrance bay of 3.6 m or 12 ft in length is flanked by tie-beams dovetailed to the tops of the roof-plates in the medieval manner but secured to the storey posts by original bolted knee-braces (e.g. illus. 36). The outer sections of the barn, in contrast, each contain two storey posts directly linked by knee-braces to the principal rafters in the absence of tie-beams (illus. 25). This was designed to increase headroom and means that the building can be regarded either as a three-bay structure with two intermediate wall posts in the outer bays or as a seven-bay barn with three narrow bays of 1.75 m or 5.75 ft at each end. The gable tie-beams are tenoned directly to the roof-plates at the same level with additional corner-ties above as shown in illustration 32. The roof structure consists of two tiers of staggered butt-purlins with additional knee-braces to the pegged collars of the intermediate outer trusses and internally nailed diagonal rafter braces at both gables. The ridge-boards appear to be original. Carpentry of this kind is typical of the second quarter of the 19th century in Suffolk, and such barns are often described as 'Napoleonic' (i.e. built in response to the high grain prices during and immediately after the Napoleonic wars, which considerably increased the amount of land under the plough). A date of circa 1820/30 is suggested, and the omission of the building from the 1842 tithe map is more likely to relate to the failure of the surveyor to fully update the 1812 enclosure map than to its absence. The structure is substantial and well-framed by the standards of its day, fully appropriate to a holding of 64 acres, and is likely to have been built by the Earl of Ashburnham's Barking Hall estate as landlord.

Layout and function

The barn was built as a traditional threshing barn although no evidence remains of the boarded or brick threshing floor in its central bay. It was entirely open to its roof and entered by full-height doors on the east with separate jambs inside the storey posts on each side. One of these jambs still survives above the modern loft as shown in illustration 29, but has been cut by the present garage-type door beneath. There are no mortices for studs in the eastern roof-plate of this entrance bay, but an unpegged central mortice held the vertical post to which the missing half-hung double doors would have been secured. The equivalent roof-plate in the rear western wall also lacks mortices where it adjoins the porch, which is an integral feature with tie-beams that are tenoned and pegged to the storey posts of the main structure. This porch was intended to lengthen the threshing floor and allow unladen carts to exit rather than as an entrance, and contained low doors of 2.1 m or 7 ft in width. An empty mortice for a central locking post is visible in the roof-plate and an original section of wall framing survives to the north along with a pegged original door jamb (illus. 18). The equivalent framing to the south has been removed, but the side walls of the porch are largely intact.

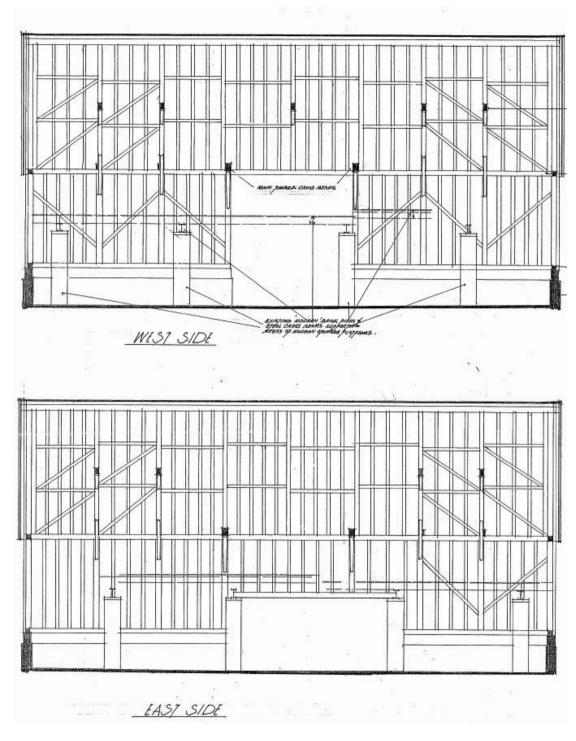


Figure 11
Internal elevations showing the key elements of the original frame but omitting the wall braces to the north of the eastern elevation (by V E J Tricker).

Later Alterations

The barn's original frame survives largely intact and in good condition, including its elegant roof structure, and while most of the weatherboarding has been renewed in softwood two substantial sections of original elm cladding remain *in situ* (to the north of the eastern entrance and south of the rear porch as shown in illustrations 10, 17 & 22). The eastern wall

has been cut by a modern garage door as shown in figure 11 and short sections of roof-plate have been lost or repaired, but in general the building is unusually complete. There is evidence of an inserted 20^{th} century loft in the northern section which was replaced by the present loft in the late- 20^{th} century (illus. 15). This present loft extends throughout the barn with a stair in the porch and is supported by RSJs on new brick piers. It was probably built by the previous owner, the late Tony Voss, who is likely to have used it as an antiques store. Several external buttresses supporting the plinth of the northern gable consist of Fletton brick and date from the mid- 20^{th} century.

Historic Significance

The threshing barn at Gibbons Farm is a substantial and largely intact early-19th century example that was almost certainly built in *circa* 1820/30 despite its absence from the 1842 tithe map. It retains a particularly impressive roof structure with knee-braced A-frame trusses in its outer bays and two tiers of staggered butt-purlins that illustrate a transitional phase of carpentry between the fully arch-braced structures of the 18th century and the uniform softwood barns of the mid-19th. The barn also reflects the cereal boom that followed the Napoleonic wars and is accordingly of considerable historic interest. The lean-to stable adjoining its eastern wall, in contrast, is a late-20th century addition of no historic significance beyond the extent to which it protects the probably original elm weatherboarding.

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Photographic record follows (pages 12-29)

Photographic Record (pages 12-29)



Illus. 1. A general view of the site from the east showing the barn (1) in the rear with the probably contemporary range of brick and flint-rubble farm building to the right (5-7) and the rear elevation of the early-17th century former farmhouse to the left (8).



Illus. 2. The former farmhouse from the north-west (included for site context). This timber-framed and rendered three-cell building dates from the early- $17^{\rm th}$ century but was heavily altered and extended in the late- $20^{\rm th}$ century and is not listed.



Illus. 3. The farm buildings from the south with the barn (1) and attached lean-to shed (2) on the left, the modern bungalow that replaced the previous farm building on the site (4) in the centre and the remaining 19th century sheds (5-7) on the right.



Illus. 4. The southern facades of the farm buildings to the east of the linear range, with the central entrance and flanking windows of the early-19th century flint-rubble apparent stable on the left (5). Its steeply pitched roof suggests it was initially thatched. The low central shed (6) has been largely rebuilt in 20th century brickwork to form a garage but the detached 19th century flint-rubble shed to the right is an unusual building originally lined with internal vertical boarding that may have formed a tack room with the hatch of an integral chaff box to the left of its entrance. (Included for site context.)



Illus. 5. The barn (1) from the east showing the pantiles that are likely to have replaced thatch and the tarred weatherboarding on a plinth of flint-rubble and brick. The present 'up-and-over' garage-type door occupies the position of the original full-height central entrance but extends further to the left. The lean-to former stable (2) on the right consists of modern softwood and dates only from the late-20th century, having replaced a smaller open-fronted shelter-shed shown on 19th century maps.



Illus. 6. A detail of the tarred 20th century softwood weatherboarding to the barn's eastern exterior (1) showing its original brick and flint-rubble plinth with modern brickwork to the jamb of the enlarged entrance on the right.



Illus. 7. The barn (1) from the south-west showing the 20th century window in the southern gable and the original central lean-to rear porch facing the meadow to the west. The steep pitch of the roof indicates it was designed for thatch.



Illus. 8. The rear western elevation of the barn (1) showing the ostensibly original elm weatherboarding to the northern bays on the right which contrasts with the 20th century external pine boarding elsewhere. The rear porch was built with 2.1 m or 7 ft wide doors that rose to its roof-plate but their position is blocked by the later cladding.



Illus. 9. The 20th century weatherboarding of the barn's northern gable (1) showing the 20th century brick buttresses added to the original flint-rubble plinth. The modern leanto stable (2) adjoining to the left incorporates the flint-rubble western wall of the shelter-shed shown on the historic Ordnance Surveys but structure 3 in figure 9 to the extreme left has been demolished and replaced by a modern cement-block wall and a small boarded shed. The hipped roof of the modern bungalow is visible beyond.



Illus. 10. The ostensibly original tarred elm external weatherboarded to the eastern exterior of the barn's northern bays, protected within the $20^{\rm th}$ century lean-to stable (2). The modern softwood rafters and studs of the latter are visible in the foreground.



Illus. 11. A general view of the barn's interior (1) as seen from the north, with the 20th century garage door in the eastern wall to the left. The barn contains a late-20th century loft of narrow-sectioned softwood joists supported by RSJs on brick piers which conceals the roof structure from ground level.



Illus. 12. A detail of the barn's rear (western) wall to the right in illustration 11 showing a modern brick pier supporting the loft and the empty mortices in both the storey post and the diagonal primary wall brace to the north of the porch which identify them as reused timbers. The braces interrupt the studs and are nailed rather than tenoned at both ends.



Illus. 13. The western interior of the barn (1) showing the modern loft stair in the central rear porch to the right and the brick piers supporting its RSJs in the southern bays to the left. The floor consists of 20th century concrete with no trace of the boarded or brick threshing floor that would have occupied the central bay.



Illus. 14. The eastern interior of the barn (1) showing the modern 'up-and-over' garage-type door which replaced the original entrance in the central bay and extends into the adjoining bay to the right, cutting the storey post and door jamb in illustration 29.



Illus. 15. The interior from the south of the northern bays of the barn (1) showing the late-20th century loft from which a number of joists have been removed. The truncated joists and wooden supporting rail of an earlier 20th century loft which the present structure replaced are visible on the western wall to the left.



Illus. 16. The interior of the barn's northern gable (1) showing its 20th century window and largely intact original framing with narrow-sectioned studs interrupted by nailed diagonal primary braces.



Illus. 17. A detail of the eastern interior of the barn's northernmost bay (1) showing its ostensibly original elm weatherboarding and narrow-sectioned studs interrupted by a diagonal primary brace in the typical 19th century manner. The rail and truncated joists of an earlier inserted loft are visible above the RSJ.



Illus. 18. The western interior of the rear lean-to porch (1) showing the original jamb of its doors pegged to the roof-plate on the right and a renewed softwood jamb in the original pegged mortice to the left. A mortice in the centre of the plate held the locking post of the doors and the iron hinges on each side evidently held a secondary vertically hinged hatch or shutter. The stud and diagonal brace to the right are also original.



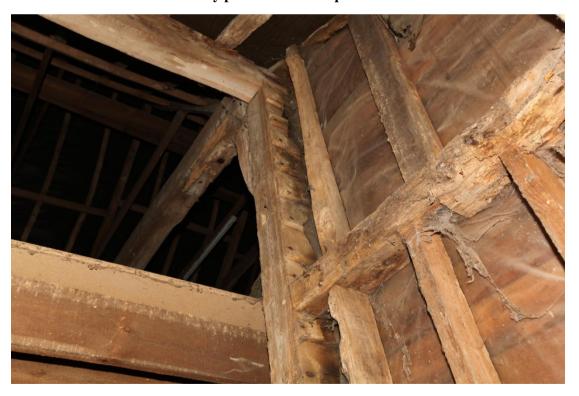
Illus. 19. The rear porch from the west (1), showing the garage-style entrance in the rear and the late- 20^{th} century domestic staircase serving the contemporary loft.



Illus. 20. The northern internal wall of the western lean-to porch (1), showing the narrow studs and diagonal primary brace of its original framing. The tie-beam is pegged and tenoned to the western roof-plate on the left and to the storey post of the barn's main span on the right.



Illus. 21. The southern internal wall of the western lean-to porch (1), showing the narrow studs and diagonal primary brace of its original framing, partly cut by a later window. The tie-beam is pegged and tenoned to the western roof-plate on the right and to the storey post of the main span on the left.



Illus. 22. A detail of the southern internal wall of the porch in illustration 21 showing its junction with the storey post of the main span (1). The horizontal tie-beam is pegged to the post and respected by the ends of the original elm weatherboards which continue externally but were protected by the porch from the application of tar. The adjoining roof-plate of the main structure at top left is devoid of mortices for studs or doors.



Illus. 23. The northern bays of the barn (1) with the original knee-braced tie-beam defining the central threshing bay in the foreground.



Figure 24. The northern internal gable of the barn (1) from the loft showing the original bolted knee-braces securing the two storey posts of the northern bays directly to the principal rafters in the absence of tie-beams (thereby increasing headroom). The steeply pitched roof structure consists of two tiers of staggered butt-purlins with knee-braces to the pegged collars and survives largely intact with evidence of some re-used material. Note the old break in the gable tie-beam to the left, apparently caused by water ingress.



Figure 25. The eastern interior of the barn's three narrow northern bays (1) showing the staggered butt-purlins of the roof structure and the intact wall studs interrupted by curved diagonal braces.



Figure 26. A detail of the largely original roof structure to the east of the northern bays (1). A small number of rafters have been renewed in light-coloured softwood and additional softwood collars inserted in the centres of each bay (lodged on the lower purlins and secured by vertical iron straps).



Illus. 27. The southern bays of the barn (1) seen from the central threshing bay with the latter's original knee-braced tie-beam in the foreground.



Illus. 28. The eastern interior of the barn's southern bays (1) showing the original knee-braces linking the principal rafters and storey posts with curved nailed primary braces in a style more usually associated with 18th century pegged examples. The softwood tie-beam to the right is a 20th century insertion and an original face-halved and bladed scarf joint is visible in the roof-plate to the left.



Illus. 29. The eastern roof-plate of the barn's central bay showing an original door jamb adjacent to the storey post on the right, pegged and tenoned to the plate. An empty pegged mortice for an identical jamb is visible to the left of the plate with an unpegged mortice for the locking post in the centre. The present wall studs are modern and lie above the garage door that cuts the post to the right and has caused the plate to bend beneath the central roof truss.



Illus. 30. The western interior of the barn's southern bays (1) showing their intact original framing and rafter knee-braces with the original elm weatherboarding. A face-halved and bladed scarf joint of typical post-medieval form is visible to the right.



Illus. 31. The southern internal gable of the barn above the loft showing its intact asymmetrical framing with two curved braced descending from the right and one to the left. Unlike the tie-beams of the threshing bay which are dovetailed to the roof-plates those of both gables are tenoned at the same level with their junctions strengthened by diagonal tie-beams as shown in illustration 32. The boarding above the gable tie-beam blocks a 20th century inserted window and there is no obvious evidence of original vents.



Illus. 32. A detail of the barn's south-western corner to the right in illustration 31 (1) showing the lack of jowl (swollen top) to the post and the tenoned and pegged junction of the gable tie on the left and the roof-plate to the right. The diagonal tie is original.



Illus. 33. The largely intact eastern roof structure above the central threshing bay (1) showing a small number of renewed softwood rafters and inserted nailed collars. The original timber consists of elm and oak. The upper collars of the three central principal trusses are pegged but not braced.



Illus. 34. The eastern roof structure of the southern bays of the barn as seen from the central threshing bay (1).



Illus. 35. The intact western roof structure above the rear lean-to porch showing the two arch-braced tie-beams flanking the central bay.



Illus. 36. A detail of the original bolted knee-brace to the south-eastern storey post of the threshing bay showing the distinctive colour and grain of the elm tie-beam with a face-halved and bladed scarf joint in the roof-plate to the right.