

Berrybrook Farm, Sedgehill and Semley

A Historic Buildings Study
Report No. B16172
December 2018/January 2019

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1 INTRODUCTION

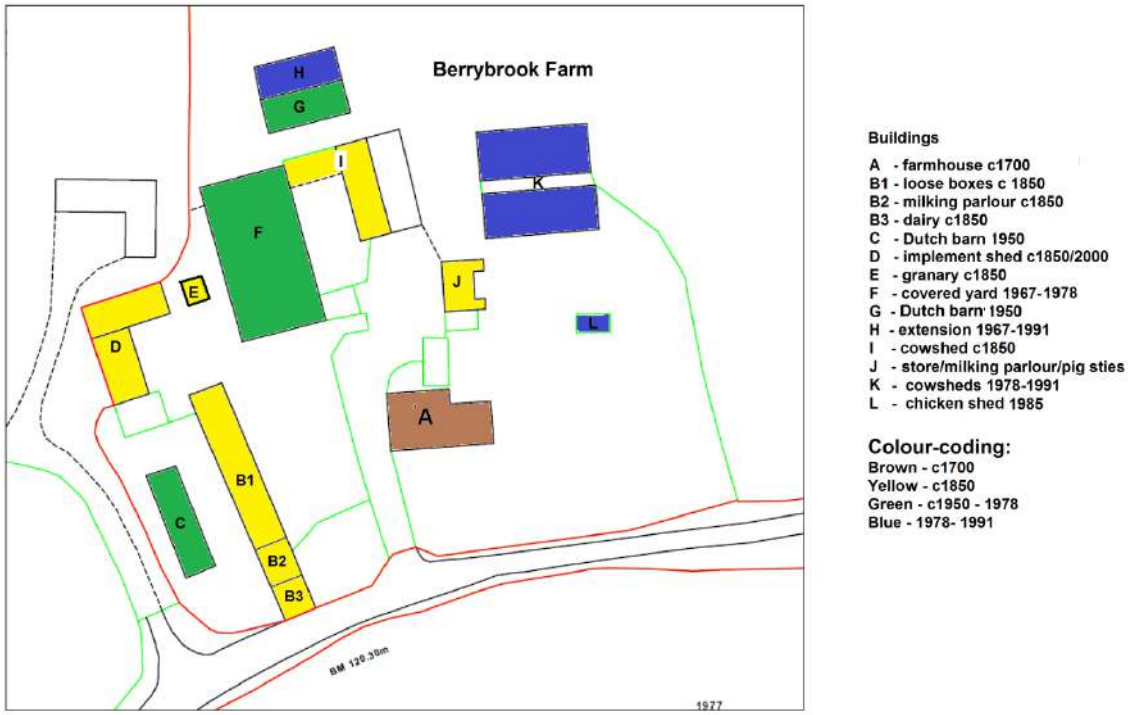
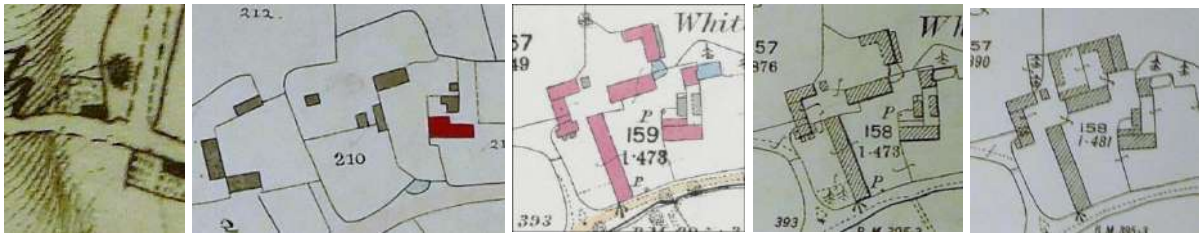


Fig. 1 Key to buildings

Berrybrook is a historic dairy farm, the site dating from at least the late C17/early C18. In 1838 there was a loose courtyard arrangement formed between a long cowshed to the west, a barn (now gone) to the north, and the farmhouse and domestic ranges to the east. None of the farm buildings are listed dating from c1850. The farmhouse was built in the period spanning the late 17th century and the beginning of the 18th century reusing 16th or 17th century beams from a timber-framed house. The house was substantially-built, with chamfered mullioned windows, fireplaces at either end and an elm full-height stair leading to a cheese room in the attic. The north-facing lean-to at the rear is likely to have been used as a dairy in the early 19th century. During the 19th century much of the interior was refurbished including the upper floors and roof. This perhaps coincided with the renewal and addition of new farm buildings c1850.

2 SUMMARY OF MAIN POINTS

- Original building dating from c1700 as a good-sized yeoman farmhouse
- Site of Berrybrook farm divided between White Marsh Farm and Berrybrook Farm from at least 1780
- The owner of Berrybrook Farm, James Bracher Snr, lived at what is now Sedgehill House
- No outbuildings surviving pre-c1850
- Farmhouse extensively repaired and re-roofed, and new brick outbuildings added c1850



1773 1838 1886 1901 1925

Fig. 2 Evolution of Berrybrook Farm

3 INSTRUCTION

In accordance with instruction by Gabrielle Crump, Wiltshire Council, a historical appraisal of Berrybrook Farm, Sedgehill, Sedgehill & Semley was undertaken in December 2018. The results, incorporated in the following report, present a photographic and textual record of the building as it now stands, supported by survey drawings, map and documentary evidence where relevant. This is followed by cautious archaeological interpretation.
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4 PURPOSE OF DOCUMENT

The farmhouse is listed grade II. Though all the outbuildings are unlisted, this report is intended to provide supporting information where required in accordance with the National Planning Policy Framework[1] paragraph 128 which states:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

5 ACKNOWLEDGEMENTS

Building Recorders: Report prepared by Dorothy Treasure, Alyson Curtis, Paul Jack & Peter Filtness, at Wiltshire Buildings Record, Wiltshire & Swindon History Centre, Cocklebury Road, Chippenham, Wiltshire SN15 3QN Tel. 01249 705508 email to: dorothytreasure@wiltshire.gov.uk

Documentary Research: Louise Purdy at Wiltshire Buildings Record

Survey Drawings: Of the farmhouse kindly supplied by Gabrielle Crump. All other drawings are sketches taken on the day by Wiltshire Buildings Record.

[1] Department for Communities and Local Government, 27th March 2012

6 DESIGNATIONS

Berrybrook Farm is in the centre of the National Character Area 133 – Blackmoor Vale and the Vale of Wardour as identified by Historic England[2]. Its loose courtyard arrangement, lack of early farm buildings and evidence of dairying activity in the farmhouse all point to Berrybrook being typical to this character area.
The area is characterised by small nucleated settlements intermixed with dispersed farmsteads and hamlets. Increasing specialisation from the late 16th and 17th centuries resulted in a contraction of arable in favour of dairying, the area specialising in butter production, cattle grazing and sheep. Loose courtyard plans and regular multi-yards predominate.
Stone was widely used for walling across the area. Clay tiles including plain tiles, pantiles and patent Roman tiles from Somerset were used.

There is a low survival of pre-1700 working farm buildings in this area; 14% of recorded farmsteads have a pre-1700 farmhouse and 2% have a pre-1700 working building. Berrybrook Farm is a typical example with all its farm buildings dating from c1850 or later.

The Photo Image Project (2006) recorded a medium proportion in this National Character Area of listed working farm buildings converted to non-agricultural use (31.5%, the national average being 32%). The project also noted an above-average percentage (10.8%, the national average being 7.5%) of listed working buildings showing obvious signs of structural disrepair.

7 FARMSTEAD CHARACTERISATION

Nearby Semley was used as a case study in determining the nature of farming in this character area:

Semley lies on Kimmeridge Clay and so this area has always been poorly drained pasture with woodland on higher ground and dairying predominated. The small to medium sized irregular fields across the area indicate piecemeal enclosure from woodland and common that was probably largely complete by the 14th century. Within the blocks of enclosures are scattered farmsteads and cottages that probably represent former farmstead sites…
Most of the farmsteads were rebuilt in the 19th century as small farms were amalgamated. The survival of areas of common land is an important characteristic of this area; the network of lanes typically having wide verges often opening out into small remnants of common pasture to the west and south on Gutch Common.

[2] http://www.wshc.eu/images/Archaeology/NCA-133-Blackmoor-Vale-and-Vale-of-Wardour-Statement.pdf

8 EVOLUTION

Late 17th century/early C18

Berrybrook farmhouse is a substantial vernacular building following the local tradition of central unheated service plans. Unusually, Berrybrook has two central service rooms; one larger main room, and another smaller room containing the staircase. This plan type has heated end living rooms with an unheated central room that was used as cold storage. Sometimes the storage room is later converted to a spacious entrance hall, as at Blundells, the Square, Tisbury. Pitts Farmhouse is another similar example of this plan, and Higher Sweetwell (both also in Sedgehill) may have originated as a central unheated plan. Similar houses are found in Semley, Kilmington, Tisbury and sporadically throughout Wiltshire, all dating from the later 17th – earlier 18th century.

It is not possible to determine what the farmyard layout was at this time as none of the original buildings excepting the farmhouse survive. The layout of the pre-1838 farmyard, as seen on the Sedgehill tithe award of that date shows two small loose courtyard layouts attached to each farmhouse.

Mid C19

Both farms were in the possession of James Bracher in 1838. At that time Bracher lived at the farmhouse that is now Sedgehill house. There is no indication that the present Berrybrook farmhouse was occupied at that time. There are no records which explicitly state that the farmhouse was renovated, but from the physical evidence, there was a re-roofing using old timbers together with new machined laths to line the interior. Much of the matchboard linings throughout and narrow planked doors date from this period. Dairying activity moved from a c1800 lean-to at the rear into a purpose built dairy near to the house of c1850 (initially building J, and then building B). A doorway was made through the rear wall in order to communicate with the lean-to dairy. The large inglenook was partitioned into a smaller hearth and a storage recess or perhaps smoking chamber.

The farmhouse refurbishment appears to have been part of a general rebuilding of the yard, which concentrated the activity around the current farmhouse. In 1861 the farmhouse, then known as Whitemarsh, was occupied by an agricultural labourer and his family. This *may* suggest that the house had become habitable after being unoccupied.

Current

Very little has altered in the farmhouse, which retains its c1850 layout. A partition wall was built (or rebuilt) opposite the front door in c1900. This room must have acted as a roomy hall/unheated service room originally. The parlour fireplace was rebuilt during the 20th century. During the later 20th century the east gable end was partially taken down and rebuilt in 1993. Historic movement in the physical fabric is represented by metal cramps in the front wall on the west side.

The farmyard has retained its core of the older c1850 buildings which were adapted to modern uses. The long cowshed (B) has until recently been used as a milking parlour, and building D was a c1850 stable range with loft over until rebuilt as a portal-frame implement shed, retaining the existing rear walls in c2000. A c1850 probable storage barn and probable open-fronted cow shed was removed by 1978 and replaced with the present covered yard (F), together with a Dutch barn[3] (G). Additional cow housing (K) was added between 1978 and 1991[4].

[3] Ordnance Survey, c1978 edition
[4] Air Photograph of 1991 seen at Berrybrook Farmhouse

9 DESCRIPTION

EXTERIOR

Front (south) elevation



Fig. 3 Main elevation. The staddle stones once supported a granary

The main elevation is of coursed, squared stone, mainly greensand, with some limestone, giving a slightly chequered appearance. It is of two full storeys with an attic lit at the gable ends. The steep red clay-tiled roof very likely replaced thatch. Both chimney stacks have been rebuilt; the west around 1940[5], the east during the stabilisation of the gable end in 1993[6] **(fig. 7)**. The plain chamfered front doorway is offset into a central unheated service room **(fig. 4)**. The flat canopy on wrought iron brackets is a replacement for the original, said to be similar. A photograph of 1986 shows it[7] as it is now. There is a deep recess on the left jamb typical of those made to receive a bar across. The original fenestration is in two- and three-light reserved chamfered mullioned frames containing square leaded casements typical for the southern parishes of Wiltshire at this date. The leading appears to have been replaced, possibly during a refurbishment. At either end of the ground floor are replacement windows of c1900[8], rather larger than the original, under segmental header brick arches. These once held leaded lights but were replaced around 1980 with the present timber casements[9]. The original moulded jambs from the previous windows remain as part of the frame. Two of the upper windows retain wrought iron quadrant stays.

[5] Verbal reference – David Forward
[6] Date scribed into wet render on back of gable
[7] Listed Building photographs accompanying resurvey of Wiltshire 1984-6 held by WBR
[8] The mortar used contains pulverised ash mortar typically used in the second half of the 19th century and early 20th century
[9] Verbal reference – David Forward





Fig. 4 Central entrance ***Fig. 5 Upper window with replacement leading***

There has been historic structural movement at either end of the house. At the west end some of the stonework has been cramped together with iron **(fig. 6).** The east gable end was also unstable and has been rebuilt since 1986 **(fig. 7)**.





Fig. 6 Two iron cramps across a structural crack ***Fig. 7 East gable end***

East gable end

The stonework is as above. The ground floor window is an earlier C20 replacement with concrete replacing the timber lintel over. The upper window was also replaced after the gable end was stabilised.

North Elevation



Fig. 8 Rear (north) elevation

This more hidden elevation is constructed of smaller, coursed rubblestone except for part of the top-most course at the north-west end, which is of brick, but difficult to see clearly[10]. All the windows are replacement timber casements. There is no evidence that these were ever stone mullions, and it is not unusual to find cheaper fenestration at the rear. There is an area of the upper wall on the east side which has ragged joints perhaps for a removed window directly above the blocked door **(fig. 9)**. This door led to a short-lived post office in the parlour, believed to have been there in the 1930s and gone by the end of that decade[11].

Adjacent to the lean-to is the original rear door, set in a deeply-splayed opening **(fig. 10)**. The present door of narrow planks appears to be mid-later C19, with a central pane.

Against the west side is a Flemish bond brickwork lean-to with a shallow clay-tiled roof and replacement timber casements[12]. The window to the right of the door **(fig. 11)** may have replaced a narrower, deeper window approximately 20 years ago, (which itself replaced a window that was inserted about 50 years ago[13]) as the bricks have been cut back and also added below the window. The old window to the left of the back door has pintles for old metal casements. The blocked door to the left of the left-hand window appears to have been an exterior entrance to the WC made around 1900, now accessed from inside **(fig. 9)**. This door must have been blocked up again by the mid-C20.

[10] This may relate to the 19th century re-roofing
[11] Verbal reference – David Forward
[12] Replaced within living memory – David Forward
[13] Verbal reference – David Forward





Fig. 9 Blocked east doorway and possible blocked upper window (outlined)
Fig. 10 Original back door position



Fig. 11 Remodelled kitchen window and probable blocked window just visible below eaves of main house

INTERIOR

GROUND FLOOR

Living Room

Ceiling:		Lath and plastered with roughly chamfered beam placed axially in the room. Moulded stops at either end. Typical of 17th century/early 18th century.
Walls:		Plastered/plain.
Floor:		Solid/carpeted.
Doors:	**D1**	(from outshut) Good 4½ plank and batten door hung on t-strap hinges that has been rehung.
	D2	(from corridor) Multi-planked C19 tongue and grooved door with thumb latch. Plain architrave surround.
Window:	**W1**	3-light softwood window with central opening casement. Replaced a square leaded C19 casement in c1980.[14]
Fireplace:		The chimney breast has had the plaster removed, exposing the rubble stonework. This is a large opening taking up the majority of the west wall **(fig. 12)**. The lintel is made up of a reused timber with redundant mortices spanning an opening lined with brick. The square hole is said to have been made within living memory in an attempt to cure a smoking problem[15]. The opening is also divided in brick which provided a splayed hearth with bread oven **(fig. 13)** and a log recess to the right. As the recess was full, it was not possible to inspect the wall on which the segmental-headed opening backs onto.
Other Details:		Cupboard with matchboard doors **(fig. 15)** to right of door in former splayed window. 19th century date.



Fig. 12 Living room fireplace



Fig. 13 Bread oven

[14] Verbal reference: David Forward
[15] Verbal reference: David Forward





Fig. 14 Interior of bread oven ***Fig. 15 Matchboard-fronted cupboard***

Passage to front door





Fig. 16 Passage looking east to parlour ***Fig. 17 Chamfered mullioned window (W2)***

Ceiling: Lath and plastered. Half – beam with wide chamfer and step and concave stop nearer to the stair. Plain chamfered without stops closer to the main living room.

Walls: As above. Inner wall to service room is of stud with a borrowed later 19th century light. The square rod thrust bars are still extant, but the glazing is modern and in single sheets. The outer wall shows a slight batter.

Floor: Solid/carpet.



Fig. 18 Front door (D3) inside skin



Fig. 19 Sunk strap hinge

Door: D3 (front) Double-skin door on strap hinges wrapped to pintles. 19th century iron rim lock. Remains of 19th century bolts.
Door to stair missing.

Window: W2 2-light in painted chamfered stone frame. Both fixed. 4 thrust bars of square rod. Square leaded rectangular panes. Glass mostly replaced. **(fig. 17)**

Stair: Enclosed between parlour and inner room. Quarter turn at bottom and top. Elm plank construction lined with matchboarding to walls.

Main service room




Fig. 20 Former window remodelled as a doorway
Fig. 21 Stud partition to small service room




Figs. 22 & 23 Part of inserted wall and borrowed light separating central service room from front door

Ceiling: Wide-chamfered beam, painted, with original lath and plaster to west, replacement to east.

Walls: The Flemish-bond brick wall facing the front door is built up to the underside of the beam. At the top of the wall is a wide plank, typical of the high shelves for plates etc. found as part of Arts and Crafts interiors in the late C19 **(figs. 22 & 23)**. Brick wall partition to the main living room possibly replacing rotten studs. The present opening into the rear added range has been made through a former window. The wall here is 55cm thick. The lath and plaster has been removed from the partition with the first inner room (east side) to expose the studs.

Floor: Red quarry tiles under the carpet.

Door: **D4** Irregularly-planked door on t-strap hinges.

Inner room next to stair





Fig. 24 Small service room looking to north
Fig. 25 Machined c1850 laths across stud partition to larger service room

Ceiling: Lath and plastered. One plastered beam out of the round against the inner wall **(fig. 26)**.

Walls: Lath and plastered. Where there are gaps in the plasterwork it is possible to see that the plaster is constructed of machined laths onto old studs **(fig.)**. One diagonal brace visible. The studding is set on a sill plate supported on a low plinth.

Floor: Old red quarry tiles.

Doors: **D5** Low door of approximately 5' height fitting under stair **(fig. 26)**. Narrow softwood planks on blacksmith-wrought t-strap hinges. Plain frame.

D6 The room is lit by a pane of glass in a narrow planked door of mid-later C19.





Fig. 26 Low door under stair ***Fig. 27 Waney beam in south-west corner***

Parlour





Fig. 28 Parlour (1) looking to gable end ***Fig. 29 Parlour (1) doorway to corridor***

Ceiling: Lath and plastered. Painted beam with 3" chamfer and step and concave stops, lying axially from chimney breast to partition with inner service room.
Walls: Plastered/papered and painted. 20th century plain skirting board with bull-nosed moulding.
Floor: Solid/carpet.
Door: D7 4-panel on T-strap hinges. Plain beaded surround.
Windows: W3 Front: Replacement timber 3-light casement, central opening. Matchboarded window seat of 19th century.
W4 Gable end: 2-light older casement, perhaps late 19th century/early 20th century.





Fig. 30 Stone fireplace with support for corner hearth of upper fireplace
Fig. 31 Scratched initials in fireplace lintel

Fireplace: Altered. David Forward recalls that the present stone lintel was longer but had cracked across. The right-hand end was removed and rebuilt and the jamb was moved inwards to support the remaining length of lintel **(fig. 30)**. The soffit of the lintel has an ovolo moulding and scratched initials 'HHH' **(fig. 31)**. To the right of the fireplace is now a storage recess, and the right return has disturbed stonework that may have accommodated an inglenook seat. The upper flue appears to have been rebuilt across a corner.

Outshut





Fig. 32 Outshut looking east to utility ***Fig. 33 Detail of truss***

This lean-to area is divided into a kitchen (west end) and utility (east end) containing a WC. There was once a wide door in the partition between the two areas, now gone. The WC once had an exterior door as was common around c1900 that was subsequently blocked up **(fig. 8)**. It was very likely used as a dairy during the 19th century.





Fig. 34 Kitchen end to west ***Fig. 35 Segmental-headed doorway into back of fireplace***

Ceiling:		Modern tiles to underside of roof slope.
Walls:		Painted brick, partly plastered. Segmental-headed door-sized recess backing onto main stack, perhaps once containing shelves **(fig. 35)**. It is possible that this was an access for a fireplace feature such as copper boiler, now gone.
Floor:		Good rectangular flagstones. Raised floor at kitchen end.
Doors:	**D8**	(exterior) Later replacement plank and batten door.
Windows:	**W5-8**	(20th century replacement timber casements. East window is of early 20th century date.
WC:		A c.1900 construction once accessed from an exterior doorway. Brick partition wall. Early C20 toilet with high cistern still extant.
Roof:		Thin purlin with short strut from painted tie beam constructed out of the round.

FIRST FLOOR

Bedroom (F1)



Fig. 36 South wall



Fig. 37 End of axial beam

This bedroom is reached from the west end of the corridor through a plank and batten door of early-mid 19th century.





Figs. 38 & 39 c1900 metalwork to window 9

Ceiling: Lath and plastered. An axial beam **(fig. 37)** which appears to be oak is lodged in the chimney breast and jointed to a transverse beam at the east wall, where it rests on an additional timber pad. A plank added to the soffit was probably for reinforcement. Both beams are painted. An unpainted section behind the partition at the stack end is without chamfers whereas the rest has quite a wide chamfer (approx. 5.5 inch/14cm). This suggests the beam may not be in its original position and is perhaps reused. The transverse beam has diagonal saw marks suggesting it was converted using a pit-saw.

Walls: Low narrow-chamfered skirting boards. Boxed feature north-west corner, reason unknown.

Floor: The floor is of good wide elm floor boards (approx.12 inch/30cm).

Doors: D9 The door is constructed with 4 irregular planks with a small bead down one edge, ledged and braced. Thumb latch. Hung on 2 round-ended T-strap hinges on a plain frame. The beaded architrave on the outer face is typical of the period.

D10 The enclosed west gable end is accessed through a plank and batten door which is probably contemporary. It is constructed with narrow irregular planks (without bead).

Window: W9 On the south wall the room is lit by a 3-light stone window with plain chamfered mullions set into a splayed opening. The leaded lights are rectangular; the central casement flanked by fixed casements. External quadrant stay and turnbuckle catches with oval back plates. Saddle bars tied with wire. 2 stanchions to each of the fixed lights **(fig. 38 & 39)**.

Chimney stack: The substantial stone chimney stack is hidden behind an inserted softwood board partition, probably added c.1900. The boards are visible on the inner face. Viewed from inside, patches of lime plaster remain on the chimney breast and stone walls. The chimney breast is stepped, forming a useful shelf. No fireplace opening was evident (note close inspection was not possible).

Other Details: Interestingly, there is a small blocked single-light window on the west wall of the south chimney recess. It is possible it was to illuminate former stairs which could originally have been located here.

Bedroom (F2)



Fig. 40 Looking north-west



Fig. 41 Looking south-west

Ceiling: The ceiling is lath and plastered. A chamfered axial beam (approx.2.75inch/7cm chamfer) runs to a very waney-edged transverse beam at top of the east wall **(fig. 41)**.

Walls: Separated from the corridor by a 19th century partition which has beaded boards set vertically, and a chamfered mid-rail **(fig. 41)**.

Floor: The floor is of softwood boards (6.5inch wide), typical of 19th century. Low narrow-chamfered skirting.

Door: D11 The room is accessed through a 19th century 2-panel door with plain recessed panels on the inner face and applied mouldings on the outer face. Metal rim lock with plastic knob handles. Hung on butt hinges onto plain frame.

Window: W10 On the north wall a 20th century 2-light timber window is set into a splayed opening. The right casement has spiral-ended stay and catch. The window ledge is boarded, with a bead.

Other Details: The airing cupboard with flush-panel door was inserted in the later 20th century.

Bedroom (F3)



Fig. 42 Looking south-east



Fig. 43 Looking south-west



Fig. 44 Splayed backplate and turnbuckle

Ceiling:		The plastered ceiling has a boxed axial beam running into the chimney breast **(fig. 42)**.
Walls:		As above.
Floor:		As above.
Door:	**D12**	Reached at the east end of the corridor through a good plank and batten door of early-mid 19th century. It is constructed with 3 wide planks, beaded, and is ledged but not braced. Rim lock with brass knob handles. Strap hinges hung on plain frame with beaded architrave on outer face as F1.
Window:	**W11**	The 3-light window on the south wall is as W9, except the turnbuckle catches are spiral-ended **(fig. 44)**, the back plates are round-ended and it is without stanchions. Ledge as above.
Fireplace:		In the angle of the corner is a possible corner fireplace, now blocked **(fig. 42)**.

Corridor (F4)





Fig. 45 Door dividing corridor ***Fig. 46 W12***

Ceiling: The ceiling is probably lath and plaster, as above.

Walls: The west wall at the top of the stairs is a boarded partition with F2 (beaded), the boards set horizontally. Low skirting, as above.

Floor: As above.

Door: D13 A wide plank and batten door of early-mid 19th century closes off the corridor west of the stair landing. The door is constructed with 4 broad planks, beaded. Thumb latch and rim lock. Strap hinges as above.

Window: W12 At the south wall, the mullioned window is as above except 2-light fixed casements, with saddle bars and without stanchions. A boarded partition (beaded) contemporary with the door divides the window so that each light serves each side of the partition.

Attic Stair: The attic stairs are reached through a good plank and batten door **(D14)** of early-mid 19th century, as D12 except with a wooden latch and fastener, and wooden fingerhold handle on inner face. Strap hinges as above.

Bathroom (F5)



Fig. 47 Bathroom entrance



Fig. 48 Bathroom interior

Reached by a step up from the stairs through a 19th century 2-panel door **(D15)** as D12 except with a spring latch with brass knob handles. 20th century window **(W13)** within splayed opening as W10. The ceiling is covered with 20th century polystyrene tiles.

ATTIC FLOOR

The treads and risers to the attic stair **(fig. 49)** were originally all elm, but the lower part has been replaced with sawn softwood in the earlier 19th century. The partition to the first floor corridor is lined with good elm planks **(fig. 50)**. On the north side the wall is lath and plastered with red ox hair **(fig. 51)**. The exposed beam on the stair well has redundant mortices from a previous use **(fig. 52).**





Fig. 49 Attic stairs of elm

Fig. 50 Wide elm board partition to stair





Fig. 51 Plaster with red ox hair visible on attic stair
Fig. 52 Beam with redundant mortices on attic stair

At attic level, the stair is guarded by a plain stick balustrade added in the 19th century. The stair lands in the main attic chamber, which is lined with machined laths and plastered with a ceiling. The eaves and end walls are boxed in with unpainted 19th century matchboarding **(fig. 53)**, also used to separate the main attic room from the smaller room to the east. The partition's door is missing, but would have been tongue and grooved and hung on strap hinges with an iron or timber latch. The west gable end window **(W14)** is a 2-light timber casement, probably of the early 20th century.

At the east end in the smaller room the gable wall has been repaired with concrete block **(fig. 55).** A new 2-light timber casement **(W15)** replaces the original. According to a date inscribed in the render when it was wet, this work was carried out in 1993. The apex of the roof was visible where the lath and plaster has gone revealing a mid-19th century construction of squared rafters and plank ridge **(fig. 57).** The roof is in 4 uneven bays made

up of whitewashed reused timbers. By the redundant mortices visible, the building(s) these were taken from was timber-framed, with pegged mortice and tenon joints **(figs. 54).** When the farmhouse was re-roofed in the mid-19th century it appears that the original butt purlins were removed and new through purlins notched into the backs of the existing trusses to carry new rafters. Being a dairy farm, it is likely that the whitewashed attic rooms were originally used to store cheese. None of the rack and tack shelving survives.



Fig. 53 Attic looking west





Figs. 54 Principal rafters of reused timbers

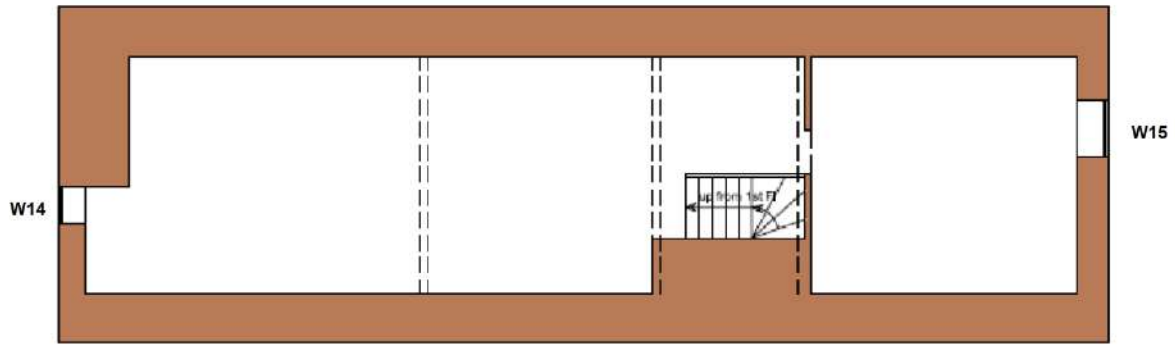


Fig. 55 East attic room showing extensive repair to stabilise the east gable end

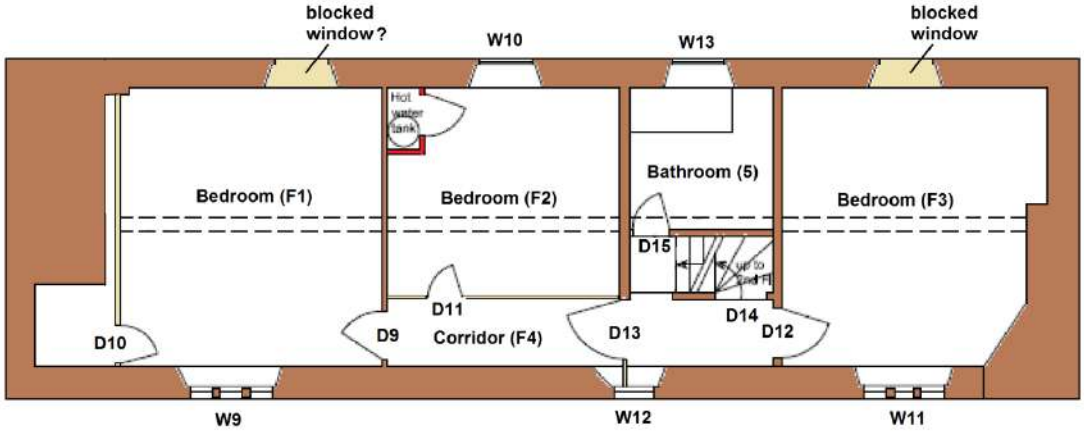




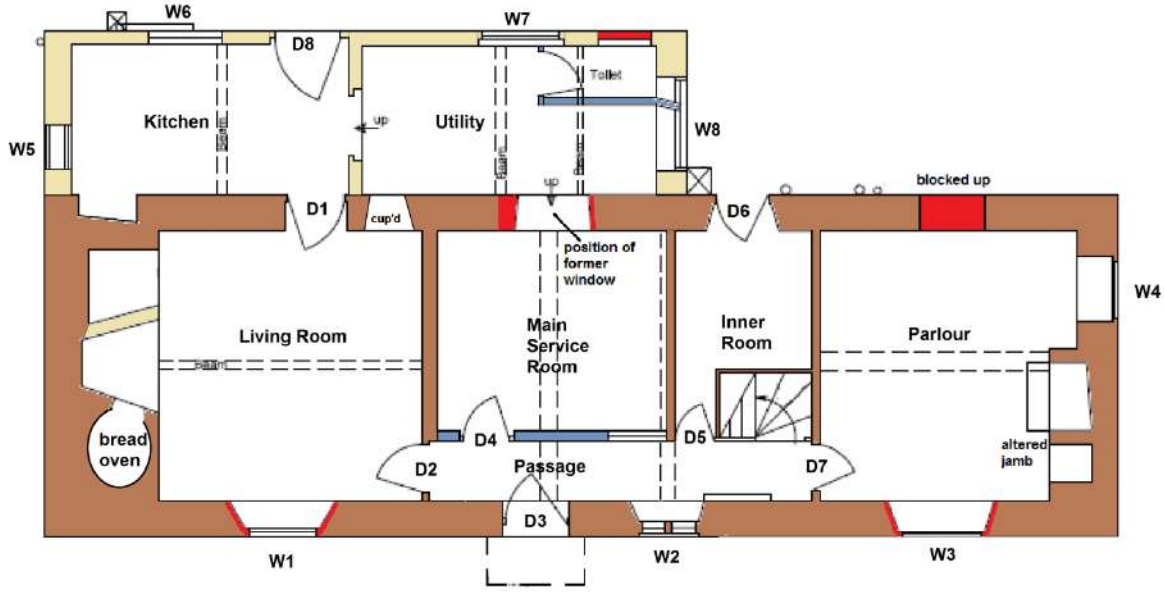
Fig. 56 January 1993 date inscribed in the render of the chimney stack
Fig. 57 Apex of roof above ceiling showing original truss with 19th century rafters



Second Floor



First Floor



Ground Floor

Annotated floor plans

Loose boxes/milking parlour/dairy (B1, B2 & B3)

Exterior
This is a single build of English bond brick with Welsh slate roof originally containing individual loose boxes, stalls and stores, later partially converted to a milking parlour and dairy.



Fig. 58 Main east elevation

The main **east** elevation is built into a slope rising to the north. Original openings are under double-header segmental arches, and later openings under concrete lintels cut into the wall and skimmed with cement. Original doors are all narrow planked double-skin split doors on spear-ended strap hinges to pintles, secured by screws. Later doors are hung on cast strap hinges with shouldered ends. The original windows are cast iron with upper top-hung vents.

The **north** gable has a large arch for **garaging** a vehicle. Replacement doors with pintles.

The **west** elevation is as the east. The main feature is a gabled loft entrance with recessed replacement door with lead-flashed corners. Replacement sliding door to dairy at the south end. Stone platform for standing milk churns. At north end of platform is the housing for cooling equipment in the dairy.





Fig. 59 North gable end ***Fig. 60 South gable end***

The south elevation rises from a greensand rubble base. The upper brickwork contains a traditional hit-and-miss ventilator, very likely original.

Interior divided into sections A-G

A – Store
Small whitewashed internal area suggesting the partition wall may have been added. In addition the window is split, lighting both A and adjoining area B. Modern concrete floor sloping to front part of feed trough against rear (west) wall. Opening to loft above. Replacement planked doors.





Fig. 61 Interior of cubicles (C) showing feed troughs
Fig. 62 Interior of (F)

The interior of **B** is as above. Further evidence that the partition wall has been inserted later in the ceiling, which is typically herringbone-strutted sawn whitewashed timber. Some joists were originally trimmed for openings, now infilled, as is a doorway against the front wall.

The interior of **C** has a large replacement metal-reinforced window in original chamfered timber frame. A pipe has been put through at ceiling level. Replacement door. **D** is also as above.
E is as above. A central manure channel is still extant.
F contains an inserted mid-20th century milking parlour with 12 stalls. All machinery still intact with concrete partitions, plinths and gates. Old struck floor of blue brick. **G** contains the dairy office and collection point for milk.





Fig. 63 Interior of Dairy (G) ***Fig. 64 Loft over ground floor***

The loft is reached by an exterior ladder to the loft entrance. The roof has modified king strut trusses with raking struts for headroom. There was previous access from loft hatches from the ground floor.

Dutch Barn (C)



Fig. 65 Dutch barn (C)

This building, to the rear (west) of the brick milking parlour is a 4-bay bolted steel portal-framed Dutch barn with two open sides. The segmental tensioned iron roof is supported on iron I-posts. Clad with old corrugated iron. Earth floor. Guttering with metal downpipes to all corners. Built around 1950.

Implement Shed (D)





Fig. 66 Tractor/implement shed (D) ***Fig. 67 Interior***

Metal portal-framed tractor/implement shed of 7 bays built c2000 backing onto remaining walls of c1850 former brick stable block. Structure supported on I-profile posts and trusses. Building is open on internal elevations. The north wall, part of the return wall and the east gable end is of English garden wall bond brickwork (4 rows of stretchers to 1 row of headers). Part of the structure is concrete block clad with reclaimed brick. The rest of the west wall is made up of modern concrete block. Large blocked window in rear wall facing Sedgehill house. Concrete floor.

Roof of I-beams with round tension rods in south end bay. Roof of corrugated, ventilated iron sheet with deep overhanging eaves.

Granary (E)





Fig. 68 Granary, south and east elevations ***Fig. 69 North elevation***







Fig. 70 Corner staddle ***Fig. 71 Tile from roof*** ***Fig. 72 Removed tiles still on site***

General
The building faces south and is set on gently sloping levels rising to the north.
The building is of timber construction throughout, with all timbers machine-sawn with a circular saw, and nailed jointing throughout.
The building has a square plan with internal dimensions 12'6" x 12'6", set on nine stone staddle stones which raise the structure 26" off the ground. The building is clad externally with feather-edge boards. Internally the frame is also clad. The present roof covering is lightweight metal sheeting profiled to imitate tiles, but the owner reports that until recently the covering was plain clay tile. At the time of inspection these tiles were stored on site nearby; they are 10 x 6" plain clay single-nib tile, without manufacturer's name.

There is a single entry door central in the south elevation, and two windows on the north elevation. There is no other fenestration. At the time of inspection, the lower window was closed by a top-hung timber boarded hatch to match the adjacent wall cladding. This window has two unglazed lights, each of which also contains an iron rod (bar-mullion) set diamond fashion, presumably for added security. The upper window is also two-light and is glazed with iron casements each with three horizontal iron glazing bars, but has no iron rods and no outer hatch.

In detail
The **ground floor structure** comprises 7 x 6" sill beams running around all 4 walls, with an axial (north-south) beam of similar dimension. The ground floor joists are oak, 4 x 3" and run east-west. They are traditionally housed into the side sill beams and the axial beam, although this floor structure has failed on the east side resulting in the ground floor above partially collapsing into the void below. The nine staddle stones support the four corners and the five mid-points of the beams.

The **wall construction** comprises 4 x 3½ "oak studs, clad externally with feather-edge boards, now mostly 6", but some (original?) 11" boards. The internal cladding uses half-tongue boards, in widths range from 8½" to 9" and 10", nailed to the frame behind. The north and south gable walls are unclad internally above tiebeam level. The ground and first floors have 6½" floor-boards.
The entry door has five planks, braced and ledged.





Fig. 73 Interior partition ***Fig. 74 Interior structure***

The **ground floor space** is divided into a front part and a rear part by a partition sited below a central cross-beam (east-west). The partition rises to chest-height, not quite reaching the cross-beam height. It is clad both sides, as is the whole granary, by half-tongue boarding. The rear part of the ground floor is undivided. The front part contains a central walkway from which a moveable step ladder with 9 treads rises steeply to the first floor above. To the west of the walkway the front space is divided into two bins by a short east-west partition, clad south side only. The eastern part of the ground floor is undivided. This use of partitions therefore divided the ground floor into 4 separated spaces - one large, one medium, and two small. This gives the farmer a range of storage options and might reflect the harvests of different crops.
All the partitioning appears to be a later addition or replacement as it is supported from lightweight stud posts roughly nailed to the floor joists above.
The central east-west cross-beam is oak, 7½ x 7½ “. The first-floor joists, 4 x 3”, are not traditionally jointed into it (unlike with the ground floor joists), but are carried on chamfered ledger beams nailed to both sides of the cross-beam. The first-floor joists themselves are carefully shaped with chamfers both sides and small runout stops.

At **first floor level** the wall plate is some 39” above the floor level, allowing ample room for a person to stand. The walls are boarded to wall-plate level, the cladding matching that of the ground floor space, but on the two gable walls (north and south) the wall boarding extends only to the tiebeam height, which equates to wall-plate height.





Fig. 75 Jowled post supporting beam ***Fig. 76 Roof structure***

Roof structure

The roof pitch is approx. 45 deg, pitched side-to-side, with half-hips to the front (south) and rear (north) gables.

There are roof trusses on both the gable walls, rising up to half-hip height, and these trusses are integral with the stud framing of these walls. The truss principals are oak, 9 x 3½" at tie level, diminishing slightly to 8 x 3½" at half-hip height. The tiebeams are oak, 5 x 4". The principals carry one tier of purlins. The purlins are oak, 5 x 5. The wall studs on the two truss walls act as collars, and there are three proper collars running between and equidistant along the purlins, birdsmouthed over them and nailed. The middle collar carries a (later?) central king-strut and an upper collar between its common rafters. Thin plank ridgepiece. There are long straight thin windbraces on 3 of the 4 corners (the NW is omitted), rising from the wall-plate to the purlin (ie, they rise from near the middle of the bay upwards to the truss, not the traditional pattern of rising from the foot of a truss upwards to the middle of the bay). All joints are nailed, but interestingly the granary uses jowelled posts for the 4 corner posts, serving the two roof trusses. These jowls appear to be traditionally formed from the posts themselves, not nailed on. The first-floor crossbeam running east-west across the building, well below tiebeam height, is supported by the framing of the west wall using has a nailed-on jowl, as might be expected. But at its eastern end, the support is from a jowl which does appear to be integral with the wall post and not nailed-on. (This suggests that the wall post above the beam must be itself nailed on).

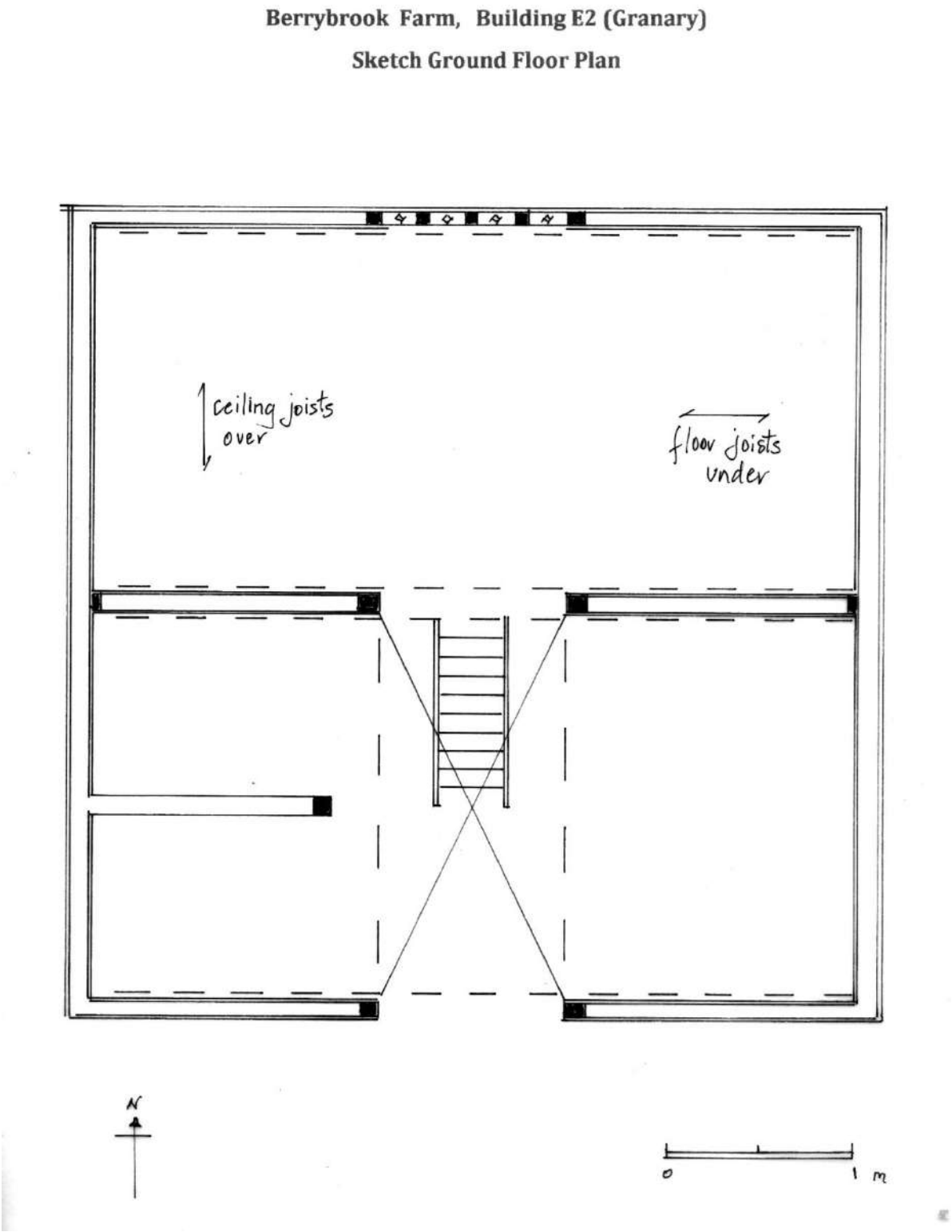


Fig. 77 Sketch ground floor plan by Peter Filtness

Berrybrook Farm, Building E2 (Granary), Elevation of north wall (internal)

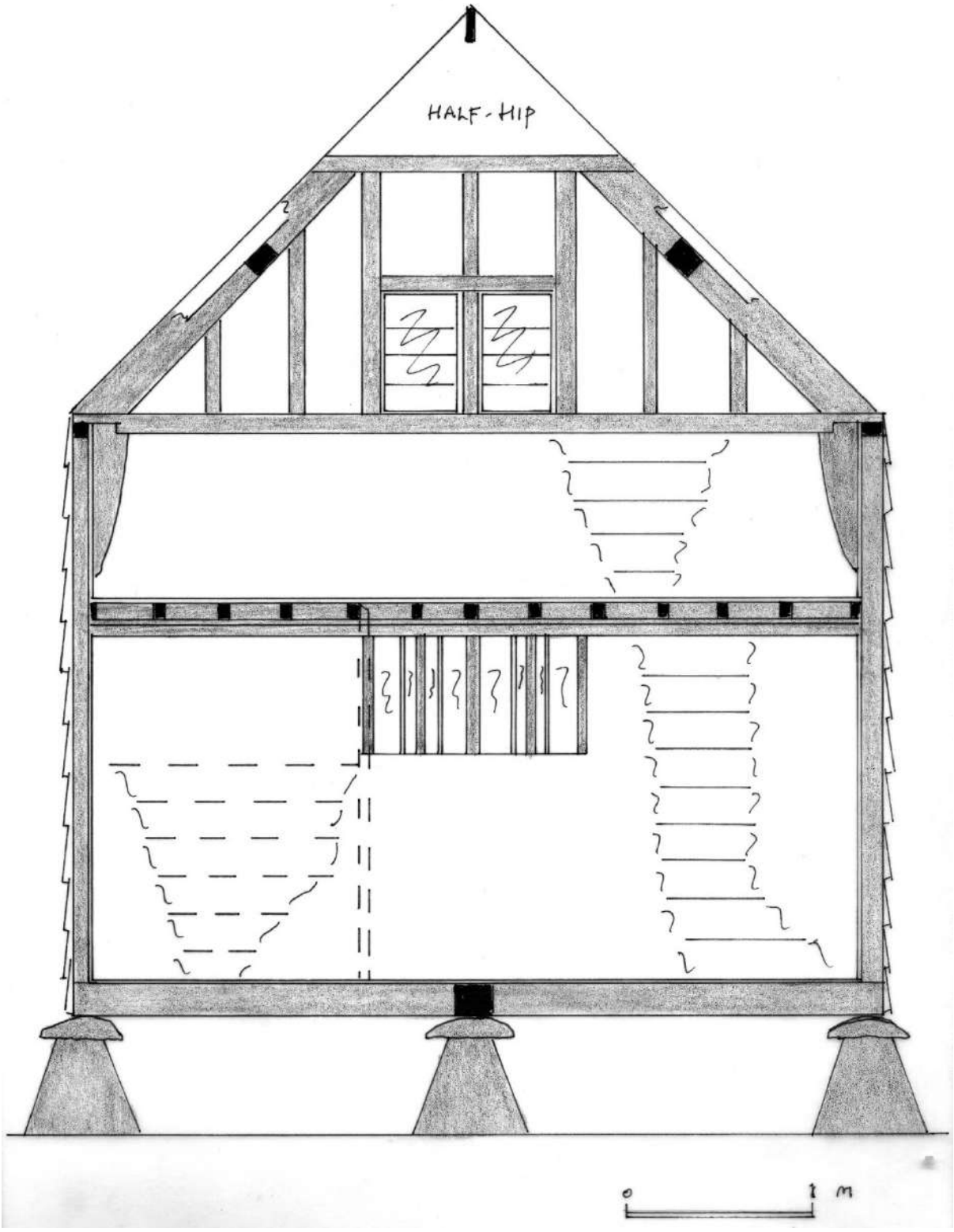


Fig. 78 Sketch north elevation wall by Peter Filtness

Covered yard (F)





Fig. 79 Entrance to south ***Fig. 80 Interior***

Built after 1967. Agriweld portal-frame building with cubicles for 96 cattle. 6 wide-span bays supporting corrugated ?asbestos roof. Contains metal piping partitions on raised concrete platforms. Concrete block walls and corrugated ?asbestos cladding to upper part. In 1956 the Friesian herd was kept here.

Corrugated iron open-fronted hay store of c1950 (G) with addition lean-to roof added after 1978 (H)





Fig. 81 View from east ***Fig. 82 View from west***

L-shaped cow shed (I)





Figs. 83 & 84 Interior elevations



Fig. 85 South gable end



Fig. 86 Interior

The L-shaped cow shed faces a sloping concreted yard with drain. Evidence suggests both structures were open-fronted originally.

The open-fronted shed facing south (Building A) is 4 bays long, and the partly enclosed shed facing west (Building B) is 3 bays. The roof is clad with clay triple Roman tiles and ridge tiles. Rafter ends project beyond the wallplate, and the purlins project at the south gable of B. The rear walls and south gable of B are constructed with bricks laid in English bond. They appear to be handmade, originally set in lime mortar. The west gable of A, adjoining a later building, is concrete block to half-hip level. The south gable of B has plain barge boards.

The open front of A is supported on 2 original timber posts of the 19th century. Each post has a nailed pillowbrace supporting the wallplate. The posts are decorated with narrow chamfered arises to angled stops. Evidence suggests A was subsequently enclosed, as each post has redundant joints and the right (east) post has the remains of a pintle hinge and frame for a former door. The rear (north) wall has a plank and batten door (6 planks wide), braced, with latch, hung on 2 strap hinges with decorative base plate and shaped ends.

B has an open-fronted south bay; the remainder of the front has been enclosed with concrete blocks, door and windows. Wide plank and batten split half door, braced, with latch and hinges as door in A. 4 x 3-light windows with projecting clay-tiled sills containing a (rusty) metal frame and remnants of glazing. One original 19th century timber post survives at the south bay, as posts in A. Attached is part of a door frame with 2 pintle hinges. The apparently lost posts have been replaced by concrete corbels on concrete block piers, which project slightly on the front elevation. The corner corbel supports truss T3 & 4 and the hip rafter and the other supports T5. Pitching window in the south gable wall has a timber lintel and frame, the opening now blocked with boards. Possible curved braces along the front of B seen through the external openings, but unable to verify if they are braces rather than storage due to details being obscured internally.

The roof structure is whitewashed, probably machined softwood. There are 6 trusses (numbered T1-6 on the sketch plan). T1-T2 and T4-6 are raking queen post trusses comprising tie-beam bolted to a common rafter, with raking posts nailed to purlin and tie-beam. Single row of purlins, scarfed, as are the wallplates. Narrow plank ridge. The tie-beams rest on the wallplates except front end of T4 and T5, each now supported on a concrete corbel and T6, now propped at the rear. T3 is different to the rest and could be a replacement truss. A king post truss with raking struts, it comprises a pole-type tie-beam, possibly elm, with raking struts resting on the purlins and an additional horizontal strut between the purlins.

The interior walls are part rendered for livestock and the concreted floor has a drainage channel and rear raised platform (except south bay of B). There was a partition at T5, the remaining studs now partly covered with plastic sheeting.

The south bay of B was partitioned at T6, evidenced by holes in the brickwork and post. Here, the rear (west) wall and roof are lined with softwood boards, and the concrete floor has a block pattern with narrow drainage channels arranged in a grid pattern. Entry into the south bay was apparently through a door on the front, now lost.

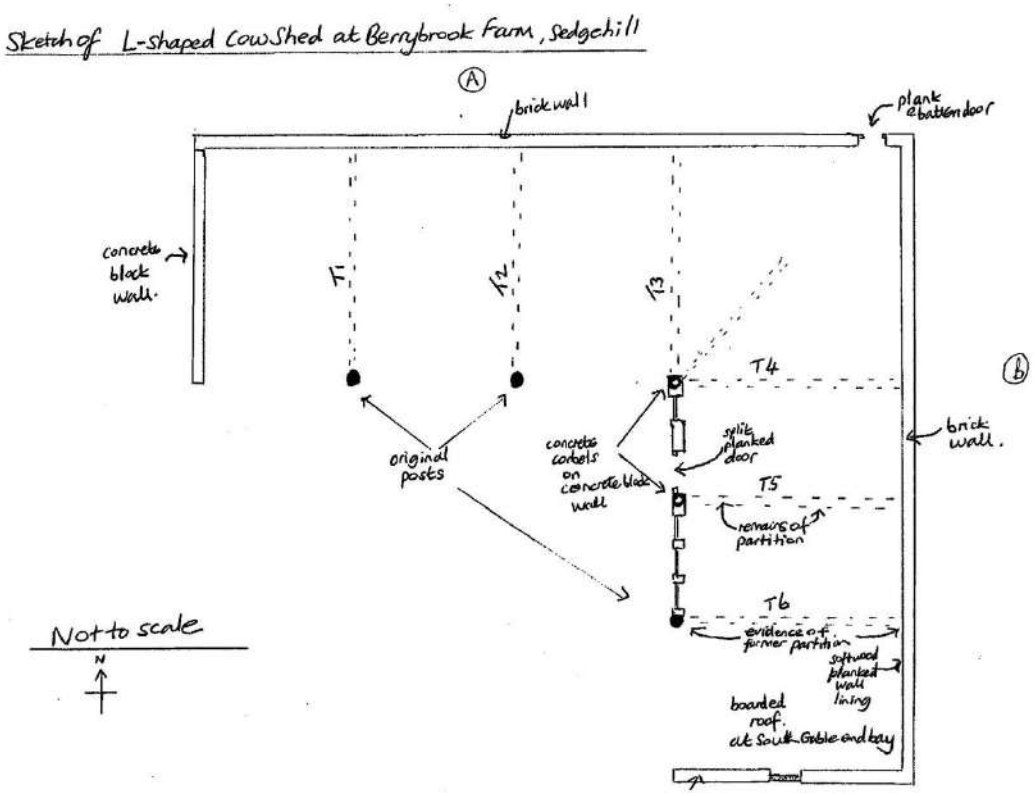


Fig. 87 Sketch floor plan of L-shaped cow shed by Alyson Curtis

Cow House (J)



Fig. 88 West elevation

This 3-bay brick and local squared stone cowshed with double-pitched pantile roof has been much altered c1985 by the present tenants. The current wide entrance was a domestic doorway with a split stable door widened to the present proportions. Either side of the door were windows that were blocked up in c1985. At either gable end are low-set doorways, purpose unknown. At the rear are two brick-built lean-to earth closets **(fig.)** which appear on the 1886 OS map.



Fig. 89 North gable



Fig. 90 South gable





Fig. 91 Rear elevation with two later-added earth closets ***Fig. 92 Footprint of missing wall***

The interior of the cowshed is somewhat obscured by lumber, but was divided into 7 stalls where cows were tied for milking. The timbers have been salvaged from another building, and have the date '1815' carved into a tie-beam with a race knife. A further tie has letters and an 18.. date.





Fig. 93 King post trusses ***Fig. 94 1815 date on left tie beam facing entrance***



Fig. 95 Obscured letters and dates on tie beam to right of entrance





Fig. 96 Added buttress to south gable
Fig. 97 Lean-to adjoining on south said to have been built in the 1950s.

The timber shed to the east of the farmhouse **(K)** was put up in 1985 by David Forward to keep chickens. It had been moved from a nearby location.

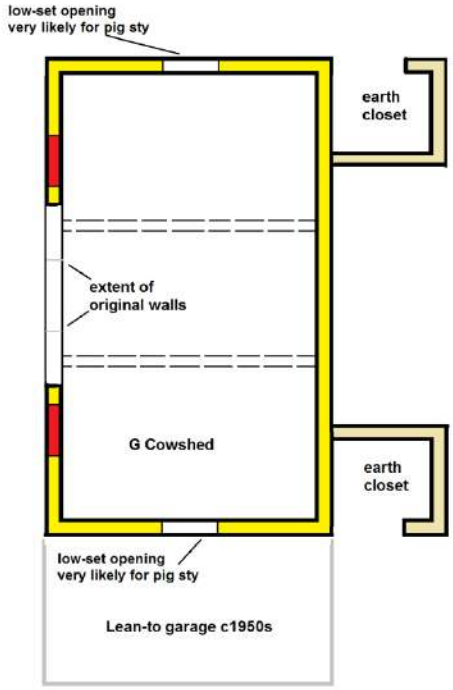


Fig. 98 Sketch floor plan of cowhouse (J) by D Treasure

Double Yard (K) built between 1978-1991





Figs. 99 & 100 Double cow yard

Building immediately to north of farmhouse (L)



Fig. 101 Collapsed building to north of farmhouse