

Colchester Archaeological Trust



**CAT Report 1888
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**Historic building recording at Thrift Farm,
Moulsham Thrift, Chelmsford, Essex, CM2 8BP**



**CAT project ref.: 2022/08i
ECC code: CFTF22**

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October 2022

NGR: TL70050 04567

Planning ref.: 20/00688/FUL

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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	21
8	Acknowledgements	23
9	References	23
10	Abbreviations and glossary	24
11	Contents of archive	25
12	Archive deposition	25

Appendix 1	Full digital photographic record	26
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Figures	after p52
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OASIS data collection form

List of maps

Map 1	John Speed's 1610 map of Essex showing Chelmsford and the approximate location of the buildings (highlighted blue).	3
Map 2	An extract from the 1777 Chapman and André map of Essex with the approximate location of Thrift Farm highlighted in blue.	3
Map 3	Extract from the 1838 Tithe Apportionment map with the approximate location of the farm highlighted in blue.	4
Map 4	Extract from Frederic Chancellor's 1865 plan (ERO D/F 8/595). The rough area of the buildings detailed in this report highlighted in blue.	4
Map 5	An extract from the 1867 sales catalogue. The farm buildings of Thrift Farm highlighted blue.	5
Map 6	An extract from the 1881 Ordnance Survey map showing the location of the farm (highlighted in blue).	5
Map 7	An extract from the 1896 Ordnance Survey map showing the location of the farm (highlighted in blue).	6
Map 8	Extract from the 1921 Ordnance Survey map showing the location of the farm highlighted in blue.	6
Map 9	Extract from the 1947 Ordnance Survey map showing the location of the farm highlighted in blue.	7

List of photographs reproduced in text

	Cover: Western elevation of barn. Photograph taken facing south-east.	
Photograph 1	Eastern elevation of barn. Photograph taken facing west north-west.	8
Photograph 2	Possible original weather-boarding on eastern elevation of barn (in store 6). Photograph taken facing south-west.	8
Photograph 3	Northern and eastern elevations of northern range (store 9 and 12). Photograph taken facing west.	9
Photograph 4	Western elevation of barn. Photograph taken facing south.	10
Photograph 5	Eastern and southern elevations of stores 1, 2 and 4. Photograph taken facing north.	10
Photograph 6	Southern elevation of interior courtyard. Photograph taken facing north..	11
Photograph 7	Northern elevation of the interior courtyard. Photograph taken facing west.	11
Photograph 8	Interior of barn. Photograph taken facing north-east.	12
Photograph 9	Interior of barn. Photograph taken facing south-west.	12
Photograph 10	Detail of scarf-joints in purlin in eastern roof pitch between bays 2 and 3 of the barn. Photograph taken facing south-east.	13

Photograph 11	Detail of shallow-frogged bricks in floor of bay 3 of barn. Photograph taken facing south.	13
Photograph 12	Southern wall of barn. Photograph taken facing south.	14
Photograph 13	Detail of carpenters mark 'II' on gable-tie and wall-plate in north-west corner of bay 1 in barn. Photograph taken facing north.	14
Photograph 14	Detail of carpenters mark 'V' on sill-beam on western wall of bay 2 in barn. Photograph taken facing north.	15
Photograph 15	Detail of scarf-joint in wall-plate of western wall of bay 3 of barn. Photograph taken facing south-west.	15
Photograph 16	Detail of wooden blocks adjacent to barn door on eastern wall.	16
Photograph 17	Detail of inserted loft level in bay 5 of barn. Photograph taken facing north.	17
Photograph 18	Detail of iron strap on sill-beam of northern wall of bay 5 of barn. Photograph taken facing north.	17
Photograph 19	Detail of Baltic timber mark on post of eastern wall between bays 4 and 5. Photograph taken facing south-east.	18
Photograph 20	Interior of store 5. Photograph taken facing north-west.	19
Photograph 21	Detail of scarf-joint in purlin on the northern pitch of the room of the store 5. Photograph taken facing north.	19
Photograph 22	Detail of iron-strap on tie-beam of store 5. Photograph taken facing north-west.	20
Photograph 23	Interior of store 9. Photograph taken facing north-west.	21
Photograph 24	Detail of removed tie-beam in store 9. Photograph taken facing north.	21

List of figures

- Fig 1 Site location. Buildings recording highlighted in blue.
- Fig 2 Floor plan. Location and direction of photographs reproduced in the text shown.
- Fig 3 Eastern elevation.
- Fig 4 Northern elevation.
- Fig 5 Western elevation.
- Fig 6 Southern elevation.
- Fig 7 Souther courtyard elevation.
- Fig 8 Northern courtyard elevation.
- Fig 9 Barn truss cross-section.

1 Summary

A programme of historic building recording was carried out by Colchester Archaeological Trust at Thrift Farm, Moulsham Thrift, Chelmsford, Essex, CM2 8BP in October 2022. The HER records Thrift Farm as being designed and constructed in 1865 by locally renowned architect, Frederic Chancellor. This is, however, incorrect. While it was constructed sometime between 1865 and 1867, Thrift Farm is not included on plans produced by Chancellor.

The oldest buildings on the site appears to be the large barn and a cart-lodge, both mid-19th century in date. The construction of a large barn is unusual for the time period – mechanisation of the threshing process in the Victorian period meant farm buildings were changing and barns were less likely to be constructed. The expansion of the rest of complex of buildings can be tracked using cartographic evidence.

2 Introduction (Fig 1)

This is the archive report of a historic building recording carried out at Thrift Farm, Moulsham Thrift, Chelmsford, Essex, CM3 8BP. The recording work was commissioned by Rob Masefield (RPS) on behalf of RPS and was carried out by Colchester Archaeological Trust (CAT) on 11th October 2022. The site is located at NGR TL 70050 04567 (Fig 1).

A planning application (planning ref. 20/00688/FUL) was submitted to Chelmsford City Council in May 2020 for the *conversion of former agricultural buildings to one residential unit, single storey extension, demolition of existing storage buildings with associated parking and landscaping and the installation of a new gate and fence, hard surfacing and alterations to access road.*

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 the complex prior to its conversion (ECC 2022). This recommendation was given based on the buildings historic provenance. The recommendation was based on the National Planning Policy Framework (MHCLG 2021).

A Written Scheme of Investigation (WSI) for the building recording was prepared by Colchester Archaeological Trust (CAT 2022) 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 building and a suitable lower-level recording on any later extensions or lean-tos. 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)

By Dr Pip Parmenter

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 (ERO)).

John Speed's 1610 map of Essex (Map 1) shows Chelmsford. It shows the area in which Thrift Farm would be built, between the Rivers Wid and Chelmer, but is not detailed enough to show the location of any buildings within the area. The river Wid is c. 800m to the west of Thrift Farm and the River Chelmer is 2km to the north. An earlier map of Chelmsford was drawn by Walker in 1594, but this did not extend far enough to the south to depict the area of Thrift Farm. The Chapman and André map of Essex from 1777 (Map 2) shows the area in greater detail, with Moulsham Hall to the north, Tile Kiln Farm to the south-east and Thrift Wood immediately to the west but doesn't indicate that there had been any development on the site by this time.

The Tithe Apportionment Map (Map 3), produced in 1838, depicts in detail the area within which Thrift Farm would be built. Even by the mid-19th century, this part of

Chelmsford was undeveloped. Thrift Farm falls within parcel 548 – an arable field called “Upper Stumps”, owned by John Attwood and farmed by John Speakman.

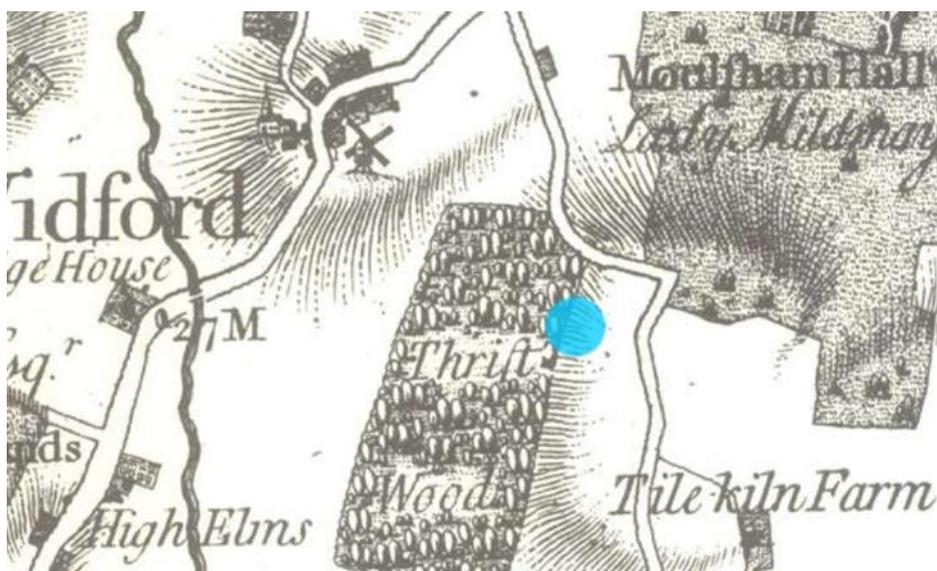
The EHER records Thrift Farm as: *Site of model farm dated to 1865 and designed by Frederick Chancellor. Now demolished.*

This listing was based on an 1865 plan of a model farm designed by Frederic Chancellor held by the ERO (Map4, D/F 8/595), which an English Heritage survey in 1997 misinterpreted this as a plan of Thrift Farm. Although the plan does show the area of Thrift Farm it is yet to be constructed. The plan is actually of Bexfield Farm, located to the south.

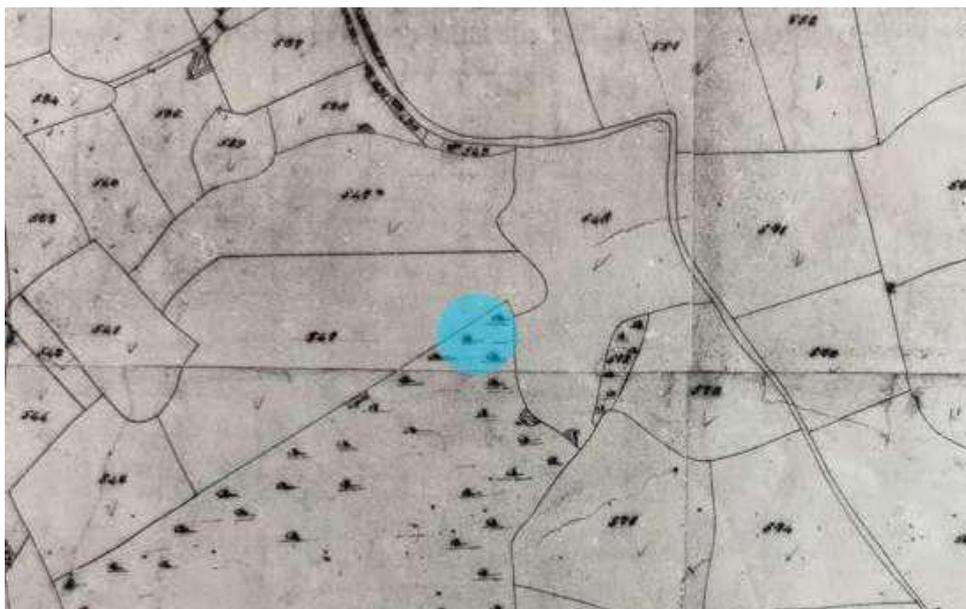
The farm is first depicted on a map when was listed for sale in 1867 as part of the sale of Bexfield Farm and associated arable land. This places the construction of Thrift Farm between 1865 and 1867. The sales catalogue lists it as a homestead, surrounded by arable land, woodland, and plantation wood. The map included in the sales catalogue shows the barn and cart-lodge and a yard in the location of the complex being recorded.



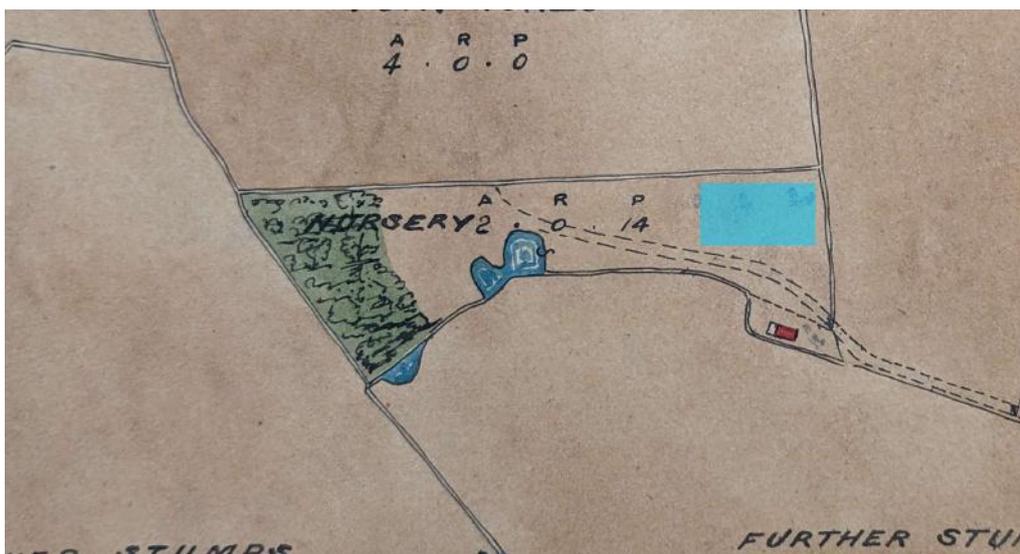
Map 1 John Speed's 1610 map of Essex showing Chelmsford and the approximate location of the buildings (highlighted blue).



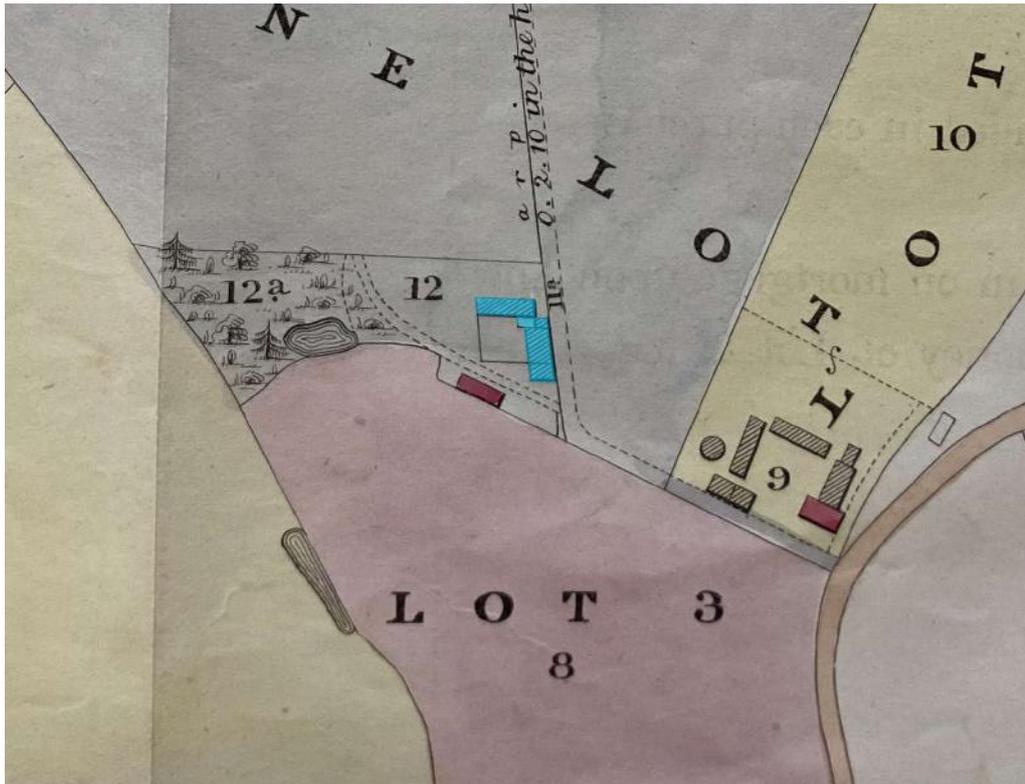
Map 2 An extract from the 1777 Chapman and André map of Essex with the approximate location of Thrift Farm highlighted in blue.



Map 3 Extract from the 1838 Tithe Apportionment map with the approximate location of the farm highlighted in blue.



Map 4 Extract from Frederic Chancellor's 1865 plan (ERO D/F 8/595). The rough area of the buildings detailed in this report highlighted in blue.



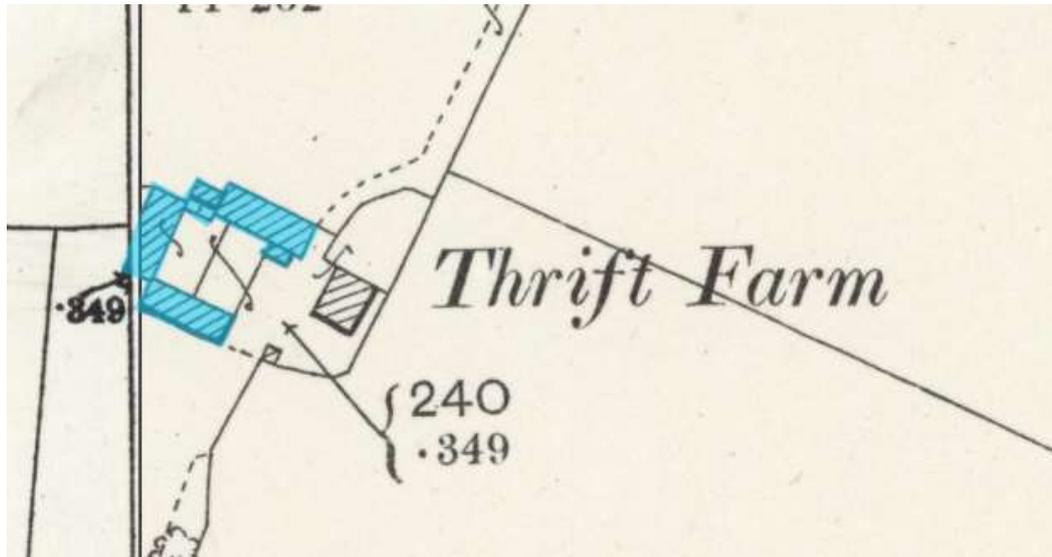
Map 5 An extract from the 1867 sales catalogue (ERO SALE/B4847). The farm buildings of Thrift Farm highlighted blue.



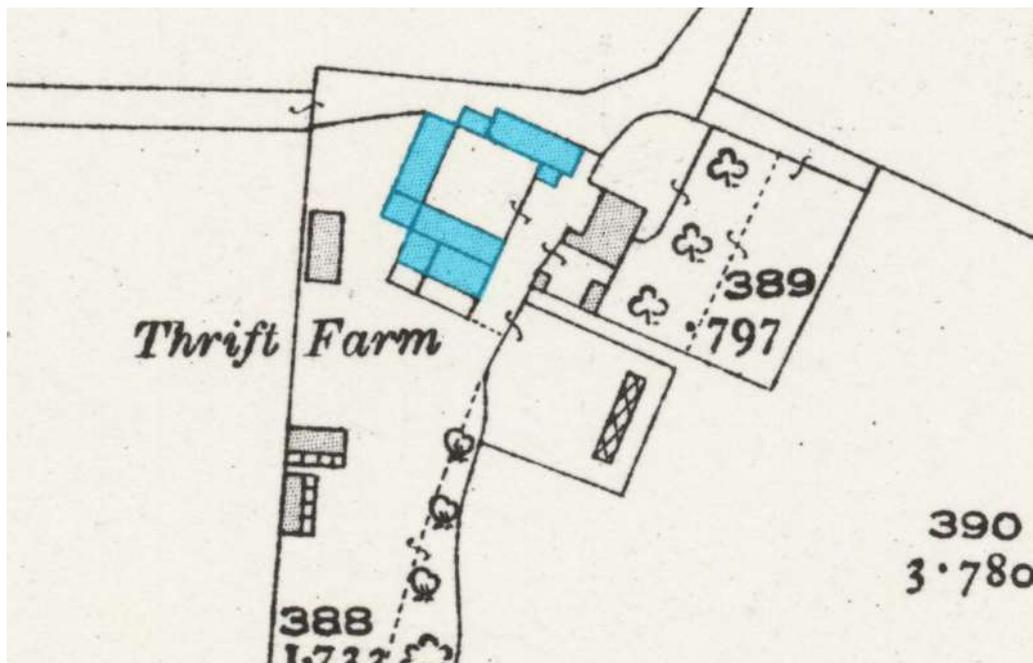
Map 6 An extract from the 1881 Ordnance Survey map showing the location of the farm (highlighted in blue).

Thrift Farm is visible in the 1881 Ordnance Survey map, which shows a C-shaped building with a trackway leading up to it. The southern wing of the building must have been added after 1867. The Wood Street Pottery is accessed by the same trackway. Moulsham Thrift Wood is just to the west of Thrift Farm, and a Chelmsford Water Works reservoir to the north-east. The area, which was labelled as Moulsham, is well

to the south of the centre of Victorian Chelmsford. There are very few changes to the immediate vicinity of Thrift Farm on the 1896 Ordnance Survey map.

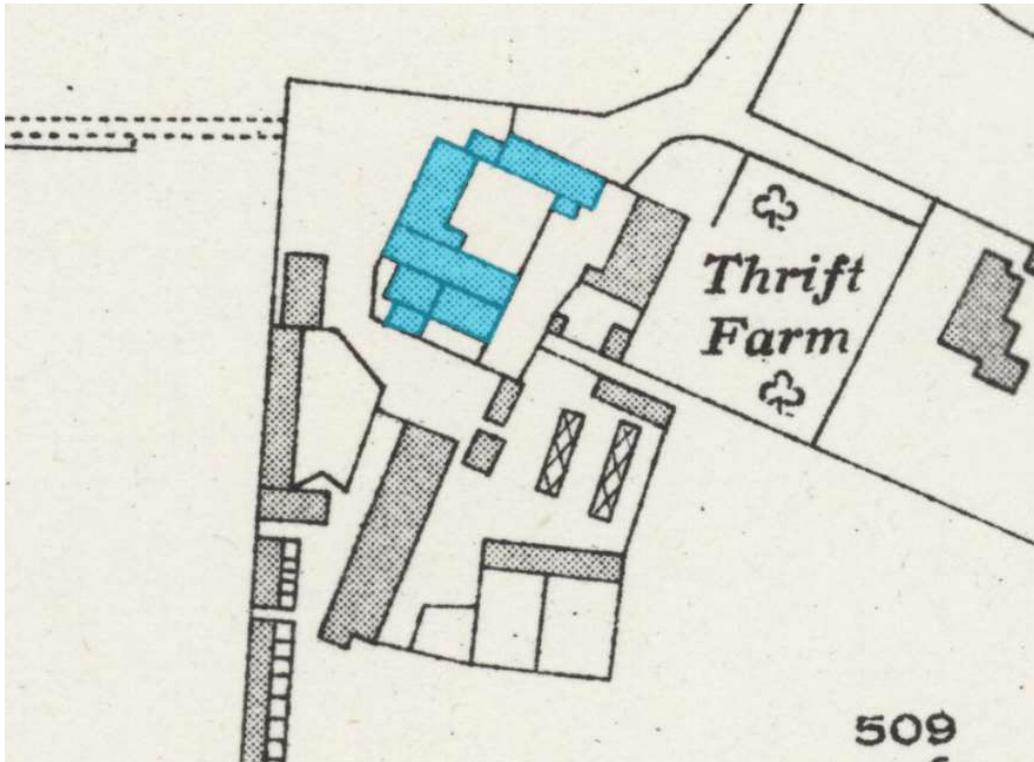


Map 7 An extract from the 1896 Ordnance Survey map showing the location of the farm (highlighted in blue).



Map 8 Extract from the 1921 Ordnance Survey map showing the location of the farm highlighted in blue.

The 1921 OS map clearly shows the buildings of Thrift Farm. The C-shaped building seems to have been added to at this point, with multiple outbuildings around it. Moulsham Thrift Wood still exists to the west, and a golf course has been established to the north-west. Two domestic houses have been constructed on Wood Street – the first domestic structures on the road. By 1946, Wood Street was lined with domestic properties. Longstones Avenue has been added to the corner of Wood Street and the area is beginning to be subsumed by Chelmsford's urban sprawl.



Map 9 Extract from the 1947 Ordnance Survey map showing the location of the farm highlighted in blue.

Although recorded as replacing the earlier farm complex, the current farm structures form a complete group visible on the 1st edition OS map (see Map 1), and it is highly likely the barn and cart-lodge are the original farm buildings

6 Building recording descriptive record (Figs 2-9)

The buildings surveyed for this report included a timber-framed barn and a series of outbuildings, arranged in a C-shape around a courtyard. The barn is aligned north-north-east/south-south-west and measures approximately 14m by 6m. The whole complex of buildings covers an area of roughly 468m². The northern and southern wings have been sub-divided into stores and labelled on Fig 2 for ease of description.

Exterior

The barn is supported on a red brick plinth (brick dimensions 230 x 110 x 65mm). The upper four courses are laid in Flemish-bond, the 5th course are chamfered bricks and the lower courses are laid in English bond. This difference in brick bonding may be an indication that the barn has been raised at some point. The roof is gabled at both ends and clad in slate with ceramic ridge tiles.

The main range (store 5) of the southern wing is gabled at both ends and clad in S-tiles. Stores 1-4 and 6 have mono-pitched roofs clad in corrugated metal sheets.

The roof over stores 9 and 12 (northern wing) is gabled at both ends with a catslide over store 11 and clad in ceramic S-tiles. A red brick plinth (brick dimensions 205 x 115 x 65mm) is visible on the north and south elevations of store 9 and 12. Store 8 has a flat roof clad in corrugated sheets while stores 7 and 10 do not have roofs.

The eastern elevation (Fig 3) of the barn has a set of large central vertically-planked doors, which are replacements in the original opening. They mimic oversized stable doors and, unusually, open inwards. There are three pintles either side of the doors from the original barn doors. To the south of the doors, some possibly original weatherboarding survives behind store 6.



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



Photograph 2 Possible original weather-boarding on eastern elevation of barn (in store 6). Photograph taken facing south-west.

The southern wing is a combination of pebble-dash render, red brick and black weatherboard on the eastern elevation. Store 5 is red brick in a rough English bond (brick dimensions 225 x 115 x 65mm) with the gable-end rebuilt in stretcher bond. To the north of store 5, there is a small boundary wall built in darker red bricks with a curved top. There is a layer of pebble-dash render over store 5 and the boundary wall, probably as some sort of repair work. Stores 2 and 4 are clad in black weatherboard. Store 2 has a single vertically-planked door and a three-light fixed window.



Photograph 3 Northern and eastern elevations of northern range (store 9 and 12). Photograph taken facing west.

The eastern elevation of the northern wing is clad in marine plywood and pebble-dash. It has a single vertically-planked door on store 11.

The majority of the northern elevation (Fig 4) is clad in black weatherboard. There is a boarded-up opening in the upper-register of the barn. To the west of this, on store 1, is an eight-light window vertical awning window.

On this elevation, the northern wing is fairly plain, bar a triple-door at the eastern end and a brick wall at the western end. Unfortunately, the door was obscured on the day of recording, but it is either a folding door with an adjacent single door or cart doors with an adjacent pedestrian door.

Store 7 is constructed of yellow London stock bricks (brick dimensions 223 x 40 x 60mm) laid in Flemish bond. On the northern elevation the brickwork is supported by four buttresses, including a clasped buttress on the northern corner.

The western elevation (Fig 5) comprises black weatherboard, pebble-dash and brick. The barn is clad in weatherboard with a set of central replacement double doors. Above these are three re-used Crittall windows. They are four-over-six-light windows with the metal frame painted white. The outer two windows have the awning in the bottom six lights while the central window has it in the top four lights, all of which open on a central pivot. The double doors and Crittall windows are located in an original full-height opening. To the south of this, the brick plinth has been repaired with concrete render.

Store 1 is also clad in weatherboard, with two boarded-up openings, while store 5 is rendered in pebble-dash and has a vertically-planked door and a two-light window.

Store 7 has two buttresses on this elevation, including the corner buttress, and a possible window opening surrounded by decorative brick work.



Photograph 4 Western elevation of barn. Photograph taken facing south

The southern elevation (Fig 6) is completely clad in black weatherboard. Store 1 has a set of double-doors while store 4 has four single stable doors. Store 2 is featureless on this elevation and much of the barn is obscured by the southern wing.



Photograph 5 Eastern and southern elevations of stores 1, 2 and 4. Photograph taken facing north.

The southern elevation of the courtyard (Fig 7) is mainly clad in black weatherboard and has three stable doors: one on store 8 and two on store 9. Store 10 is constructed of red brick, with occasional yellow stock bricks, laid in a Flemish-bond. It is enclosed and around 1.15m tall. Store 11 is finished in pebble-dash render.



Photograph 6 Southern elevation of interior courtyard. Photograph taken facing north.

The northern elevation of the courtyard (Fig 8) is rendered in pebble-dash at the south-east end and the rest clad in black weatherboard. Three doors, two on store 5 and one on store 6, and three windows, all on store 5, are present on this elevation. The doors are all stable doors. The southern-most window is a nine-light fixed window with a timber frame while the remaining two are metal-framed six-light awning windows. Store 6 also has two unglazed window openings.



Photograph 7 Northern elevation of the interior courtyard. Photograph taken facing west.

Interior

The floor of all of the buildings was poured concrete. Stores 3, 11 and 12 were inaccessible at the time of recording. Access to stores 4 and 8 was very limited.

The barn has five bays, labelled 1-5 from south to north. The outer four are roughly equal in width and the central bay is slightly wider.



Photograph 8 Interior of barn. Photograph taken facing north-east.



Photograph 9 Interior of barn. Photograph taken facing south-west.

The roof of the barn is gabled and comprises pairs of principal rafters rising from the wall-plate and meeting at a ridge-board. The rafters support four through purlins on each roof pitch. Every purlin has a splayed scarf joint, either between bays 2 and 3 or bays 3 and 4, arranged in an off-set pattern. There are four tie-beams, from which inclined struts rise to meet the principal rafters, with a central iron king bolt. The tie-beams are supported by knee-braces held in place with four bolts. In bays 1 and 5, there is a wind-brace present on both roof pitches. All of the timbers are machine-cut.

In bay 3 of the barn, the edge of the brick threshing floor is visible beneath the concrete. It appears to be constructed from red bricks with shallow frogs laid flat.



Photograph 10 Detail of scarf-joints in purlin in eastern roof pitch between bays 2 and 3 of the barn. Photograph taken facing south-east.



Photograph 11 Detail of shallow-frogged bricks in floor of bay 3 of barn. Photograph taken facing south.

Bay 1 is the southern-most bay of the barn. The brick plinth and sill-beam have been cut through to insert a doorway in this wall, which leads to store 5. All of the studs between the gable-tie and the sill-beam and the sill-beam to the east of the door have been replaced. There is an iron strap on the southern sill-beam to secure it to the western sill beam. There is a side-halved scarf joint in the eastern sill-beam in bay 1.

Chiselled carpenters' marks 'II' are located in the north-west corner of this bay, on the gable-tie and on the wall-plate.



Photograph 12 Southern wall of barn. Photograph taken facing south.



Photograph 13 Detail of carpenters' mark 'II' on gable-tie and wall-plate in north-west corner of bay 1 in barn. Photograph taken facing north.



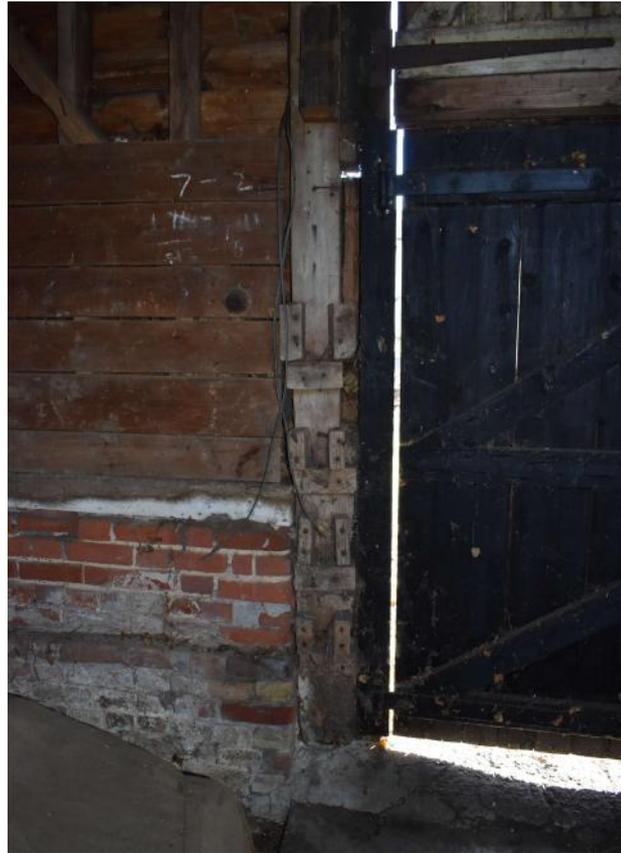
Photograph 14 Detail of carpenters' mark 'V' on sill-beam on western wall of bay 2 in barn. Photograph taken facing north.

Bay 2 has the carpenters' mark 'V' chiselled into the western sill-beam, next to the post between bays 2 and 3.

Bay 3 is the central bay of the barn. The eastern wall is dominated by a pair of replacement barn doors. The western wall contains a smaller pair of replacement barn doors above which three Crittall windows are located. On the posts either side of both sets of doors are blocks of timber arranged in several U-shapes. These may have been used to put up barriers to separate areas of the barn. There is also a face-halved and bladed scarf joint in the wall-plate of the western wall. This is also the only bay which does not have through bracing in the walls.



Photograph 15 Detail of scarf-joint in wall-plate of western wall of bay 3 of barn. Photograph taken facing south-west.



Photograph 16 Detail of wooden blocks adjacent to barn door on eastern wall. Photograph taken facing north-east.

In bay 4 there is a single face-halved and bladed scarf joint in the eastern wall-plate.

Bay 5 is the northern-most bay of the barn. There is an inserted loft level on the western side of bay and evidence this level once spanned the entire footprint of bay 5. In the northern wall there is evidence of an inserted, and now blocked, opening. Similarly to the sill-beam in bay 1, iron straps have been used to secure the sill-beam in the corners of bay 5. A side-halved scarf joint is located in the eastern sill-beam of bay 5. Also visible on the eastern wall is a Baltic timber mark on the post between bays 4 and 5.



Photograph 17 Detail of inserted loft level in bay 5 of barn. Photograph taken facing north.



Photograph 18 Detail of iron strap on sill-beam of northern wall of bay 5 of barn. Photograph taken facing north.



Photograph 19 Detail of Baltic timber mark on post of eastern wall between bays 4 and 5. Photograph taken facing south-east.

The roofs of stores 1, 2, 3 and 4 are flat and constructed from machine-cut timber joists.

Store 1 is the latest datable outbuilding at Thrift Farm: mapping dates its construction to after 1947. The walls are constructed using a combination of materials, including re-used railway sleepers. There is a set of double-doors on the southern wall, a window on the northern wall and two boarded up windows on the western wall.

The walls of store 2 are mainly timber except an area of the western wall which is clad in corrugated metal. There is a door and window on the eastern wall. Store 2 was constructed sometime between 1921 and 1947.

Construction of stores 3 and 4 can be dated to between 1896 and 1921. Access to store 4 was limited due to collapse of the roof. From what could be observed, the north wall is constructed from red brick laid in Flemish bond while the eastern and southern walls were timber. Concrete walls have been used to divide the building into stables.

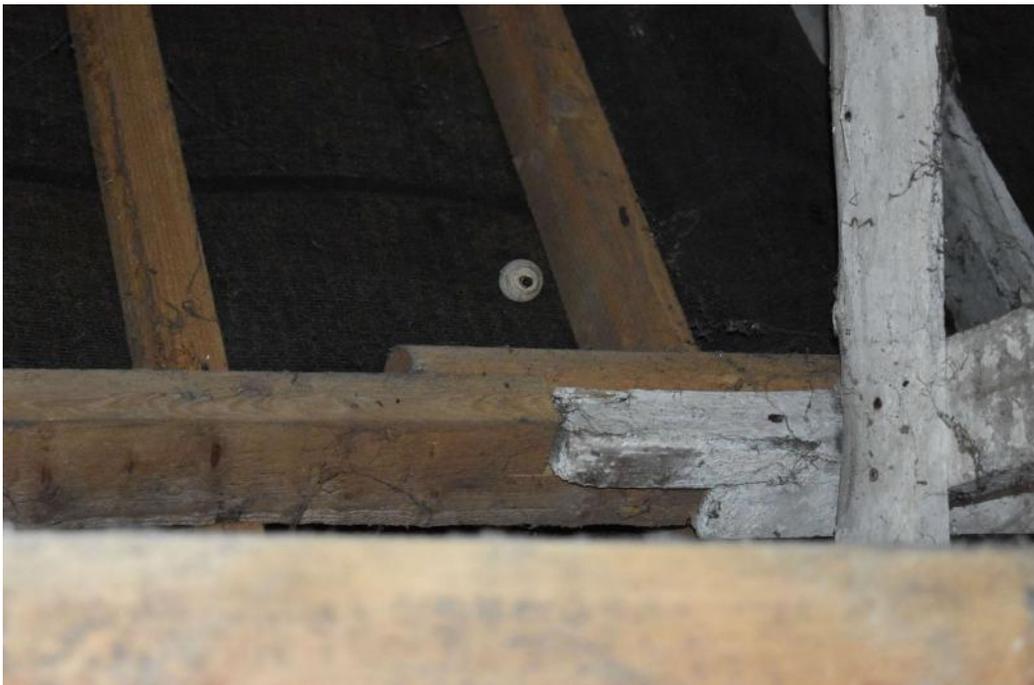
Store 5 has been divided into eight animal pens, using breeze-blocks (see Fig 2). Pens 1-6 are in the original part of the building while pens 7 and 8 are located in a later extension. Historic mapping indicates it was originally constructed between 1867 and 1881 and then extended between 1896 and 1921.

The roof of the original section of store 5 is constructed of pairs of rafters that rise from the brick wall in the south and the wall-plate in the north and meet at a ridge-board. Brick nogging has been used to fill the gaps between the feet of the rafters on the southern wall. There is a single purlin on each roof pitch which is clasped by an inclined strut, which rise from the tie-beams. The struts are supported by a lower collar and there is an upper collar just below the ridge-board. There are six equally-spaced tie-beams, which have been secured using iron straps. There is a wind-brace on the southern roof pitch above pens 1 and 6, the original ends of the building. The roof of the later extension mirrors this construction, minus the tie-beam straps and using different sized timbers.

Several side-halved and side-halved and bridled scarf joints have been used to join the wall-plate and purlins of the original part of store 5 to the extension.



Photograph 20 Interior of store 5. Photograph taken facing north-west.



Photograph 21 Detail of scarf-joint in purlin on the northern pitch of the roof of the store 5. Photograph taken facing north.

The original section of the southern wall and the eastern wall are red brick with patchy white paint. The later part of the southern wall, the western wall and most of the northern wall are rendered and painted white. The western section of the northern wall is formed by the brick plinth and exposed timber frame of the barn. Timber posts are visible within the original section of the northern wall, an indication this wall was likely open when constructed.

There are two doors and three windows on the northern wall, one door and one window on the western wall and one door and two windows (one of which is boarded up) on the southern wall. There is also a blocked window opening on the northern wall.



Photograph 22 Detail of iron-strap on tie-beam of store 5. Photograph taken facing north-west.

Store 6 is small timber structure, likely an animal pen, with a door and unglazed window opening on the northern wall. It has a (now collapsed) flat roof constructed from timber joists. It was erected between 1896 and 1921.

Store 7 has a window opening on the western wall while the northern wall is plain. There is no roof structure over store 7. Store 7 does not appear on historic mapping so must have been constructed after 1947.

The north and south walls of store 8 are timber while the east is red brick and timber and west is red brick, all with a concrete render on the lower half. There is a door on the southern wall. The roof is flat. Store 8 appears to have replaced a small stable which was part of the original complex of buildings.

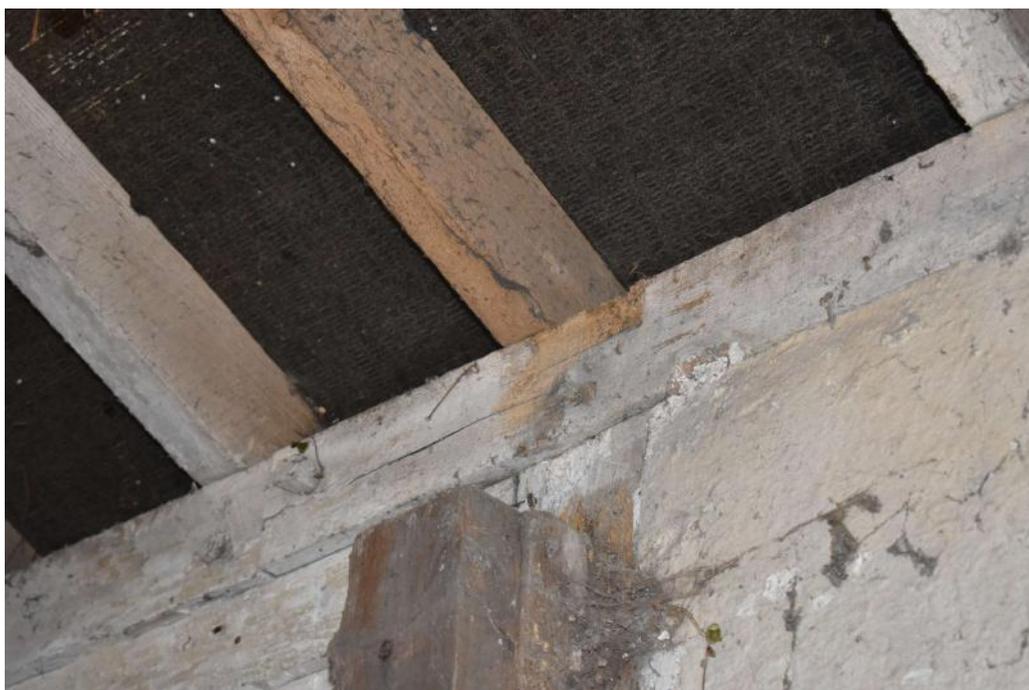
The roof of store 9 is formed from pairs of rafters that rise from the wall-plate and meet at a ridge-board. There is a single purlin on each roof pitch which are clasped by regular spaced collars. Upper collars are also present. The wall-plate carries two tie-beams, with evidence of a third and central tie-beam having been removed. There are two wind-braces in the roof: one on each pitch either side of the eastern-most tie-beam.

The walls of store 9 are mostly rendered with areas of wooden cladding. It appears that the southern wall was original closed and that the two windows (now boarded over) and two doors are all inserted. This indicates that the northern wall was probably originally open, and stores 9 and 12 were the original open-fronted cart-lodge.

The walls of store 10 are featureless and it has no roof. It first appears on mapping after 1896. Store 11 is 1947 or later in date.



Photograph 23 Interior of store 9. Photograph taken facing north-west.



Photograph 24 Detail of removed tie-beam in store 9. Photograph taken facing north.

7 Discussion

The EHER lists Thrift Farm as a model farm designed by Frederic Chancellor and built in 1865, then later demolished and replaced. However, plans attributed to Chancellor from 1865 dispute this claim. Firstly, the layout of Thrift Farm is certainly not one of a model farm and while the barn and cart-lodge (stores 9 and 12) are original Victorian farm buildings, they are not included on Chancellors plans of the area.

Model farms were constructed during this period to embrace the advancements brought about by the Industrial Revolution and apply them to an agricultural context. They were usually designed by an architect and involved the creation of an organised

and structured farmstead, carefully planned to increase efficiency. Thrift Farm doesn't fill any of requirements of being a model farm. The original lay out, as can be seen in the 1867 sales catalogue plan (Map 4), is only a barn, a cart-lodge (stores 9 and 12) and a small outbuilding (probably a stable). At this time, most model farm designs were much larger and tended to incorporate shelter for cattle with only a much smaller barn not intended for threshing.

Although the barn and cart-lodge are not included on Chancellors 1865 plan when used in conjunction with the 1867 sales catalogue, construction of Thrift Farm can be placed between 1865 and 1867.

As well as using cartographic evidence to date the barn and cart-lodge, the Baltic timber mark identified on the post between bays 4 and 5 is also indicative of the 19th-century date. The importing of timber into Britain from the Baltic began in the 17th century but increased dramatically during the 19th (Vandenabeele et al 2016). The decline of local oak and other hardwood timbers in Britain was mainly due to an increase in shipbuilding and the economic pressures and needs of the Industrial Revolution. Because suitable trees take a significant time to mature in densely populated countries like Britain, land could usually be far more profitably used for farming rather than producing timber. The production of timber is a much more viable industry in the more sparsely-populated countries around the Baltic Sea.

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. Also at this time, because of developments made during of the Industrial Revolution, the threshing process was becoming increasingly mechanised (Brunskill 1994) and required less time, space and manpower. A grain crop, whether wheat, oats, barely or rye, is called corn and requires processing to be used. The grains need to be separated from the stalks and the chaff needs to be removed from the grains. This process, called threshing, was traditionally carried out by hand-flail inside a large threshing barn. By the late 19th century, threshing barns were no longer the integral part of the agricultural landscape that they had once been.

At first, it could seem incongruous or perhaps even old fashioned, then, that a somewhat traditional threshing barn would be constructed at Thrift Farm as mechanisation was beginning to take hold and farm layouts were becoming more structured. It seems more than likely the barn represents a landowner trying to cash in on the upturn in arable agriculture. At this time, the county of Essex was still predominantly rural and a place where labour continued to be cheap. This therefore meant there was less incentive to replace manpower with machinery (Wade Martins 2002) and it was not unheard of to erect a threshing barn. Although falling in numbers, traditional threshing barns were constructed well into the 19th century in East Anglia, mid- to late-19th-century examples are found in Alphamstone (CAT Report 767), Wakes Colne (CAT Report 1131), Wickham St Paul (CAT Report 1136) and Blackmore End (CAT Report 1448) in Essex, and one was even constructed as late as 1894 in Mendlesham, Suffolk (Harvey 1980).

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. 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 the cheap foreign grain as feed (Harvey 1984).

It seems likely this slump in British farming caused the newly-constructed Thrift Farm to have to diversify. Less than 20 years after the initial construction, store 5 was added

to the complex. This store was originally open-fronted and likely used for cattle allowing Thrift farm to start dairy farming.

Instead of a demolished model farm, it seems as though the evidence uncovered in this investigation actually points to farmstead with origins in the Victorian period which had to adapt and change over the years. Unusually for this time, a large threshing barn was one of the first buildings built. This would have been a large investment in arable farming just prior to a time when decline in British agriculture meant farms having to restructure and move over to pastoral farming instead. It seems as though Thrift Farm took this in its stride and after constructing store 5 continued to thrive and expand. The expansion of Chelmsford to the north in the later part of the 19th century may have provided a local market for the dairy products (most likely limited to milk) that the farm was producing.

On the face of it, the barn and cart-lodge do not have any particular architectural merit, but as Victorian agricultural buildings they are part of a decreasing architectural resource. Much of the research on built heritage focuses on older buildings, which are becoming better understood than early modern ones, which tend to be dismissed. Farm buildings are under particular threat of loss from the historical record due to farmsteads becoming redundant and their buildings sought after for residential conversion. Any opportunity to ensure the recording of the largely unlisted post-1840 building stock is to be welcomed (Andrew 2022).

8 Acknowledgements

Colchester Archaeological Trust would like to thank Rob Masefield (RPS) for commissioning and RPS for funding the historic building recording. The recording was carried out by Chris Lister and Sarah Veasey.

Figures are by Sarah Veasey, based on original architects' drawings by Robert Hutson Architects. The project was monitored by Mark Baister for Essex County Council. The text was reviewed by Philip Crummy, director of CAT.

9 References

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

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CAT	2022	<i>Written Scheme of Investigation (WSI) for a historic building recording and archaeological monitoring and recording at Thrift Farm, Moulsham Thrift, Chelmsford, CM2 8BP</i> by E Holloway
CAT Report 767	2014	<i>Historic building recording at King's Farm Barn, Bishops Lane, Alphamstone, Essex : March 2014</i> by C Lister
CAT Report 1131	2017	<i>Historic building recording at Sturgeon's Farm, Middle Green, Wakes Colne, Colchester, CO6 2BN: May 2017</i> by M Baister
CAT Report 1136	2017	<i>Historic building recording at Nagg's Farm, Old Road, Wickham St Paul, Braintree: June 2017</i> by M Baister
CAT Report 1448	2019	<i>Historic building recording at Hyde Farm Barn, Gosfield Road, Blackmore End, Essex, CM7 4DR: May 2019</i> by M Baister
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
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ERO SALE/B4847	1867	<i>Sale catalogue</i>
Harvey, N	1980	<i>The Industrial Archaeology of Farming in England and Wales</i>
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10 Abbreviations and glossary

carpenter's marks	symbols scratched, incised or chiselled into timbers to assist in assembly
CAT	Colchester Archaeological Trust
ClfA	Chartered Institute for Archaeologists
collar	a horizontal timber in a roof spanning between a pair of inclined timbers (such as rafters)
EHER	Essex Historic Environment Record, held by the ECC
ERO	Essex Records Office
Flemish-bond	a brickwork bond created from alternating headers and stretchers within a single course
Georgian	the reigns of kings George I - IV and William IV, from 1714 to 1837
HE	Historic Environment
header	a brick laid at right-angles to the face of the wall, i.e widthways
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
OASIS	O nline A cces S to the Index of Archaeological Investigation S , 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
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
string course	a raised horizontal band or course of bricks on a building
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
vernacular	a style of architecture used in the construction of domestic and functional buildings for ordinary people, as opposed to public or monumental buildings
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

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 1888)
Digital plans
Site digital photos and log

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Distribution list

RPS
Mark Baister, ECCHEA
EHER

Appendix 1:

Full digital photographic record

CFTF22_Photograph_001.JPG	Eastern elevation of barn. Photograph taken facing west north-west.
CFTF22_Photograph_002.JPG	Northern elevation of the interior courtyard. Photograph taken facing west.
CFTF22_Photograph_003.JPG	Southern elevation of interior courtyard. Photograph taken facing north.
CFTF22_Photograph_004.JPG	Eastern elevation of southern range (store 5). Photograph taken facing north-west.
CFTF22_Photograph_005.JPG	Exposed brickwork and timber post of eastern elevation of southern range (store 5).
CFTF22_Photograph_006.JPG	Northern and eastern elevations of northern range (store 9 and 12). Photograph taken facing west.
CFTF22_Photograph_007.JPG	Eastern elevation of northern range (store 11 and 12). Photograph taken facing north-west.
CFTF22_Photograph_008.JPG	Detail of doors on northern elevation of northern range (store 12). Photograph taken facing south south-west.
CFTF22_Photograph_009.JPG	Detail of brick plinth of northern elevation of northern range (store 9). Photograph taken facing south-west.
CFTF22_Photograph_010.JPG	Eastern elevation of store 6 in courtyard. Photograph taken facing north-west.
CFTF22_Photograph_011.JPG	Detail of double doors on eastern elevation of barn. Photograph taken facing north-west.
CFTF22_Photograph_012.JPG	Detail of brick plinth of main barn. Photograph taken facing north north-west.
CFTF22_Photograph_013.JPG	Detail of original pintle on barn doors (eastern elevation). Photograph taken west.
CFTF22_Photograph_014.JPG	Possible original weather-boarding on eastern elevation of barn (in store 6). Photograph taken facing south-west.
CFTF22_Photograph_015.JPG	Detail of door to store 6 in courtyard. Photograph taken facing south south-west.
CFTF22_Photograph_016.JPG	Eastern elevation of store 2. Photograph taken facing west.
CFTF22_Photograph_017.JPG	Detail of window on eastern elevation of store 2. Photograph taken facing west.
CFTF22_Photograph_018.JPG	Detail of door eastern elevation of store 2. Photograph taken facing west.
CFTF22_Photograph_019.JPG	Eastern and southern elevations of stores 1, 2 and 4. Photograph taken facing north.
CFTF22_Photograph_020.JPG	Detail of door of store 4. Photograph taken facing north-east.
CFTF22_Photograph_021.JPG	Detail of door of store 4. Photograph taken facing north-east.
CFTF22_Photograph_022.JPG	Detail of door of store 4. Photograph taken facing north-east.
CFTF22_Photograph_023.JPG	Detail of door of store 4. Photograph taken facing north-east.
CFTF22_Photograph_024.JPG	Interior of store 4. Photograph taken facing north-west.
CFTF22_Photograph_025.JPG	Interior of store 4. Photograph taken facing north-east.
CFTF22_Photograph_026.JPG	Southern elevation of store 1 and 2. Photograph taken facing north.
CFTF22_Photograph_027.JPG	Interior of store 2. Photograph taken facing north-east.
CFTF22_Photograph_028.JPG	Interior of store 2. Photograph taken facing south-west.
CFTF22_Photograph_029.JPG	Interior of store 1. Photograph taken facing north-east.
CFTF22_Photograph_030.JPG	Interior of store 1. Photograph taken facing north.
CFTF22_Photograph_031.JPG	Interior of store 1. Photograph taken facing south.
CFTF22_Photograph_032.JPG	Detail of window on northern wall of store 1. Photograph taken facing north.
CFTF22_Photograph_033.JPG	Detail of boarded up window opening on western wall of store 1. Photograph taken facing west.
CFTF22_Photograph_034.JPG	Detail of boarded up window opening on western wall of store 1. Photograph taken facing west.
CFTF22_Photograph_035.JPG	Detail of re-used railway sleepers in eastern wall of store 1 Photograph taken facing north-east.
CFTF22_Photograph_036.JPG	Western elevation of store 1. Photograph taken facing north-west.
CFTF22_Photograph_037.JPG	Detail of boarded up window opening on western elevation of store 1. Photograph taken facing east.
CFTF22_Photograph_038.JPG	Detail of boarded up window opening on western elevation of store 1. Photograph taken facing east.
CFTF22_Photograph_039.JPG	Western elevation of store 5. Photograph taken facing south-east.
CFTF22_Photograph_040.JPG	Detail of door on western elevation of store 5. Photograph taken facing west.
CFTF22_Photograph_041.JPG	Detail of window on western elevation of store 5. Photograph taken facing east.
CFTF22_Photograph_042.JPG	Western elevation of barn. Photograph taken facing south-east..
CFTF22_Photograph_043.JPG	Detail of inserted window on western elevation of barn. Photograph taken facing south-east.
CFTF22_Photograph_044.JPG	Detail of doors and inserted window on Western elevation of barn. Photograph taken facing south-east.
CFTF22_Photograph_045.JPG	Western elevation of store 7. Photograph taken facing south-east.
CFTF22_Photograph_046.JPG	Detail of brick wall of store 8. Photograph taken facing south-east.
CFTF22_Photograph_047.JPG	Northern and western elevation of store 7. Photograph taken facing south-east.
CFTF22_Photograph_048.JPG	Western elevation of barn. Photograph taken facing south.
CFTF22_Photograph_049.JPG	Detail of boarded up inserted pitching door on barn. Photograph taken facing south-west.
CFTF22_Photograph_050.JPG	Northern elevation of store 8. Photograph taken facing south.
CFTF22_Photograph_051.JPG	Northern elevation of southern elevation (store 5). Photograph taken facing south.
CFTF22_Photograph_052.JPG	Detail of door on northern elevation of store 5. Photograph taken facing south.
CFTF22_Photograph_053.JPG	Detail of window on northern elevation of store 5. Photograph taken facing south.
CFTF22_Photograph_054.JPG	Detail of window on northern elevation of store 5. Photograph taken facing south-west.
CFTF22_Photograph_055.JPG	Detail of window on northern elevation of store 5. Photograph taken facing south south-west.

CFTF22_Photograph_056.JPG	Detail of door on northern elevation of store 5. Photograph taken facing south-west.
CFTF22_Photograph_057.JPG	Southern elevation of northern range (stores 8, 9 and 10). Photograph taken facing north-east.
CFTF22_Photograph_058.JPG	Detail of door on southern elevation of store 8. Photograph taken facing north-east.
CFTF22_Photograph_059.JPG	Detail of door on southern elevation of store 9. Photograph taken facing north-east.
CFTF22_Photograph_060.JPG	Detail of door on southern elevation of store 9. Photograph taken facing north-east.
CFTF22_Photograph_061.JPG	Interior of store 5. Photograph taken facing south-east.
CFTF22_Photograph_062.JPG	Detail of animal-pen doors in store 5. Photograph taken facing west.
CFTF22_Photograph_063.JPG	Roof structure of store 5. Photograph taken facing south-east.
CFTF22_Photograph_064.JPG	Interior of store 5. Photograph taken facing north-west.
CFTF22_Photograph_065.JPG	Detail of interior door on southern wall of store 5. Photograph taken south-west.
CFTF22_Photograph_066.JPG	Detail of concrete trough in store 5. Photograph taken facing north-east.
CFTF22_Photograph_067.JPG	Detail of window on northern wall of store 5. Photograph taken facing north-east.
CFTF22_Photograph_068.JPG	Detail of internal window on southern wall of store 5. Photograph taken facing south.
CFTF22_Photograph_069.JPG	Detail of internal window on southern wall of store 5. Photograph taken facing south.
CFTF22_Photograph_070.JPG	Detail of door on western wall of store 5. Photograph taken facing north-west.
CFTF22_Photograph_071.JPG	Detail of scarf joint in wall-plate of the northern wall of the store 5. Photograph taken facing north-east.
CFTF22_Photograph_072.JPG	Detail of scarf-joint in purlin on the southern pitch of the roof of the store 5. Photograph taken facing south.
CFTF22_Photograph_073.JPG	Detail of scarf-joint in purlin on the northern pitch of the roof of the store 5. Photograph taken facing north.
CFTF22_Photograph_074.JPG	Detail of cut tie-beam and later timbers and original timbers in store 5. Photograph taken north-east.
CFTF22_Photograph_075.JPG	Detail of windbrace southern pitch of roof of store 5. Photograph taken facing south.
CFTF22_Photograph_076.JPG	Detail of iron-strap on tie-beam of store 5. Photograph taken facing north-west.
CFTF22_Photograph_077.JPG	Detail of sealed opening in northern wall of store 5. Photograph taken facing north-east.
CFTF22_Photograph_078.JPG	Detail of cut bricks in inserted doorway between the store 5 and the barn. Photograph taken facing north.
CFTF22_Photograph_079.JPG	Southern wall of barn. Photograph taken facing south.
CFTF22_Photograph_080.JPG	Original sill-beam in southern wall of barn. Photograph taken facing south-west.
CFTF22_Photograph_081.JPG	Western wall of bay 1 of barn. Photograph taken facing north-west.
CFTF22_Photograph_082.JPG	Western roof pitch of bay 1 of barn. Photograph taken facing north-west.
CFTF22_Photograph_083.JPG	Eastern wall of bay 1 of barn. Photograph taken facing south-east.
CFTF22_Photograph_084.JPG	Eastern roof pitch of bay 1 of barn. Photograph taken facing south-east.
CFTF22_Photograph_085.JPG	Detail of carpenters mark 'I' on gable-tie and wall-plate in north-west corner of bay 1 in barn. Photograph taken facing north.
CFTF22_Photograph_086.JPG	Eastern wall of bay 2 of barn. Photograph taken facing south-east.
CFTF22_Photograph_087.JPG	Eastern roof pitch of bay 2 of barn. Photograph taken facing south-east.
CFTF22_Photograph_088.JPG	Western wall of bay 2 of barn. Photograph taken facing north-west.
CFTF22_Photograph_089.JPG	Western roof pitch of bay 2 of barn. Photograph taken facing north-west.
CFTF22_Photograph_090.JPG	Detail of carpenters mark 'V' on sill-beam on western wall of bay 2 in barn. Photograph taken facing north.
CFTF22_Photograph_091.JPG	Eastern wall of bay 3 of barn. Photograph taken facing south-east.
CFTF22_Photograph_092.JPG	Eastern roof pitch of bay 3 of barn. Photograph taken facing south-east.
CFTF22_Photograph_093.JPG	Western wall of bay 3 of barn. Photograph taken facing north-west.
CFTF22_Photograph_094.JPG	Western roof pitch of bay 3 of barn. Photograph taken facing north-west.
CFTF22_Photograph_095.JPG	Detail of lower scarf-joint in purlin in eastern roof pitch between bays 2 and 3 of the barn. Photograph taken facing south-east.
CFTF22_Photograph_096.JPG	Detail of upper scarf-joint in purlin in eastern roof pitch between bays 2 and 3 of the barn. Photograph taken facing south-east.
CFTF22_Photograph_097.JPG	Detail of scarf-joints in purlin in eastern roof pitch between bays 2 and 3 of the barn. Photograph taken facing south-east.
CFTF22_Photograph_098.JPG	Detail of lower scarf-joint in purlin in eastern roof pitch between bays 3 and 4 of the barn. Photograph taken facing north-east.
CFTF22_Photograph_099.JPG	Detail of upper scarf-joint in purlin in eastern roof pitch between bays 3 and 4 of the barn. Photograph taken facing north-east.
CFTF22_Photograph_100.JPG	Detail of scarf-joints in purlin in eastern roof pitch between bays 3 and 4 of the barn. Photograph taken facing north-east.
CFTF22_Photograph_101.JPG	Detail of scarf-joint in wall-plate of western wall of bay 3 of barn. Photograph taken facing south-west.
CFTF22_Photograph_102.JPG	Detail of scarf-joint in wall-plate of eastern wall of bay 4 of barn. Photograph taken facing south-east.
CFTF22_Photograph_103.JPG	Eastern wall of bay 4 of barn. Photograph taken facing south-east.
CFTF22_Photograph_104.JPG	Eastern roof-pitch of bay 4 of barn. Photograph taken facing south-east.
CFTF22_Photograph_105.JPG	Western wall of bay 4 of barn. Photograph taken facing north-west.
CFTF22_Photograph_106.JPG	Western roof-pitch of bay 4 of barn. Photograph taken facing north-west.
CFTF22_Photograph_107.JPG	Western wall of bay 5 of barn. Photograph taken facing north-west.
CFTF22_Photograph_108.JPG	Western roof-pitch of bay 5 of barn. Photograph taken facing north-west.
CFTF22_Photograph_109.JPG	Eastern wall of bay 5 of barn. Photograph taken facing south-east.
CFTF22_Photograph_110.JPG	Eastern roof-pitch of bay 5 of barn. Photograph taken facing south-east.
CFTF22_Photograph_111.JPG	Northern wall of bay 5 of barn. Photograph taken facing north.

CFTF22_Photo	Detail of boarded-up inserted pitching door in northern wall of barn. Photograph taken facing north.
CFTF22_Photo	Detail of inserted loft level in bay 5 of barn. Photograph taken facing north.
CFTF22_Photo	Detail of wooden blocks adjacent to barn door on eastern wall. Photograph taken facing north-east.
CFTF22_Photo	Detail of wooden blocks adjacent to barn door on eastern wall. Photograph taken facing south-east.
CFTF22_Photo	Detail of wooden blocks adjacent to barn door on western wall. Photograph taken facing north-west.
CFTF22_Photo	Detail of wooden blocks adjacent to barn door on western wall. Photograph taken facing south-west.
CFTF22_Photo	Detail of upper scarf-joint in purlin in western roof pitch between bays 3 and 4 of the barn. Photograph taken facing north-west.
CFTF22_Photo	Detail of lower scarf-joint in purlin in western roof pitch between bays 3 and 4 of the barn. Photograph taken facing north-west.
CFTF22_Photo	Detail of barn roof truss. Photograph taken facing south.
CFTF22_Photo	'MC' graffiti on tie-beam between bays 4 and 5. Photograph taken facing south.
CFTF22_Photo	Truss between 4 and 5 showing remnants of chicken wire and inserted loft level. Photograph taken facing north.
CFTF22_Photo	Detail of empty mortices in gable-tie in bay 5. Photograph taken facing north.
CFTF22_Photo	Detail of iron strap on sill-beam of northern wall of bay 5 of barn. Photograph taken facing north.
CFTF22_Photo	Detail of iron strap on sill-beam of northern wall of bay 5 of barn. Photograph taken facing north-east.
CFTF22_Photo	Detail of scarf joint on sill-beam in eastern wall of bay 5 of barn. Photograph taken facing north-west.
CFTF22_Photo	Detail of knee-brace in barn (between bays 3 and 4). Photograph taken facing south-west.
CFTF22_Photo	Detail of shallow-frogged bricks in floor of bay 3 of barn. Photograph taken facing south.
CFTF22_Photo	Detail of scarf joint in sill-beam on eastern wall of bay 1. Photograph taken facing south-west.
CFTF22_Photo	Detail of Baltic timber mark on post of eastern wall between bays 4 and 5. Photograph taken facing south-east.
CFTF22_Photo	Detail of iron strap on sill-beam in southern wall of bay 1 in barn. Photograph taken facing south-west.
CFTF22_Photo	Interior of barn. Photograph taken facing north-east.
CFTF22_Photo	Interior of barn. Photograph taken facing north-west.
CFTF22_Photo	Interior of barn. Photograph taken facing south-east.
CFTF22_Photo	Interior of barn. Photograph taken facing south-west.
CFTF22_Photo	Interior of store 9. Photograph taken facing north-west.
CFTF22_Photo	Detail of boarded up inserted window on southern wall of store 9. Photograph taken facing south-west.
CFTF22_Photo	Detail of boarded up inserted window on southern wall of store 9. Photograph taken facing south-west.
CFTF22_Photo	Detail of removed tie-beam in store 9. Photograph taken facing south-west.
CFTF22_Photo	Detail of removed tie-beam in store 9. Photograph taken facing north.
CFTF22_Photo	Detail of roof structure of store 9. Photograph taken facing north-west.
CFTF22_Photo	Interior of store 9. Photograph taken facing north-west.
CFTF22_Photo	Detail of timber-frame beneath damaged plaster on northern wall of store 9. Photograph taken facing north.
CFTF22_Photo	Detail of empty mortice in wall-plate of southern wall of the store 9. Photograph taken facing south.
CFTF22_Photo	Detail of door southern wall of store 9. Photograph taken facing south.
CFTF22_Photo	Inserted eastern wall of store 9. Photograph taken facing east.
CFTF22_Photo	Interior of store 8. Photograph taken facing north-west.
CFTF22_Photo	Location shot. Photograph taken facing north.
CFTF22_Photo	Location shot. Photograph taken facing north-east.
CFTF22_Photo	Location shot. Photograph taken facing north.



CFTF22_PhotoGraph_007Eastern elevation of northern range (store 1... CFTF22_PhotoGraph_008Detail of doors on northern elevation of north...



CFTF22_PhotoGraph_009Detail of brick plinth of northern elevation of ... CFTF22_PhotoGraph_010Eastern elevation of store 6 in courtyard. Ph...



CFTF22_PhotoGraph_011Detail of double doors on eastern elevation o...CFTF22_PhotoGraph_012Detail of brick plinth of main barn. Photograp...





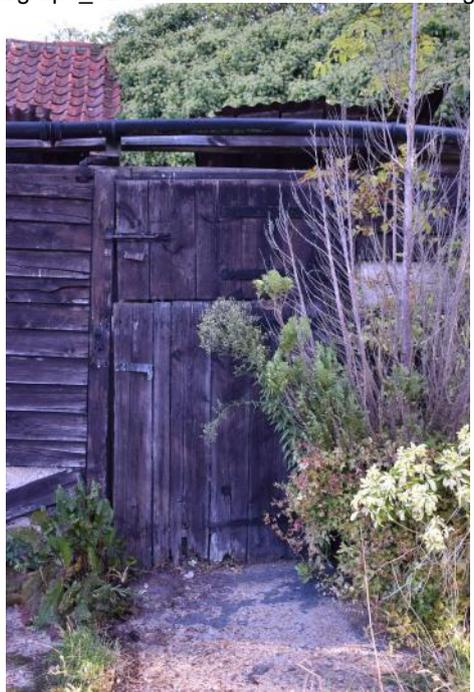
CFTF22_PhotoGraph_015Detail of door to store 6 in courtyard. Photog... CFTF22_PhotoGraph_016Eastern elevation of store 2. Photograph tak...



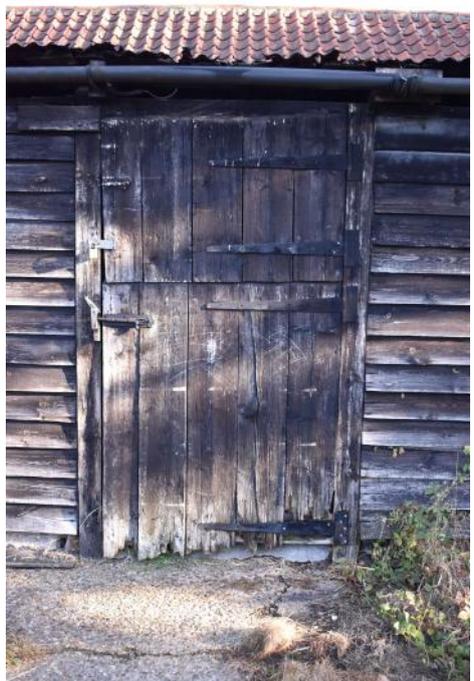
CFTF22_PhotoGraph_017Detail of window on eastern elevation of stor... CFTF22_PhotoGraph_018Detail of door eastern elevation of store 2. P...



CFTF22_PhotoGraph_019Eastern and southern elevations of stores 1,... CFTF22_PhotoGraph_020Detail of door of store 4. Photograph taken f...



CFTF22_PhotoGraph_021Detail of door of store 4. Photograph taken f... CFTF22_PhotoGraph_022Detail of door of store 4. Photograph taken f...



CFTF22_PhotoGraph_023Detail of door of store 4. Photograph taken f... CFTF22_PhotoGraph_024Interior of store 4. Photograph taken facing n...







CFTF22_PhotoGraph_033Detail of boarded up window opening on we... CFTF22_PhotoGraph_034Detail of boarded up window opening on we...



CFTF22_PhotoGraph_035Detail of re-used railway sleepers in eastern ... CFTF22_PhotoGraph_036Western elevation of store 1. Photograph ta...





CFTF22_Photograph_039Western elevation of store 5. Photograph ta...



CFTF22_Photograph_040Detail of door on western elevation of store ...



CFTF22_Photograph_041Detail of window on western elevation of stor...



CFTF22_Photograph_042Western elevation of barn. Photograph take...





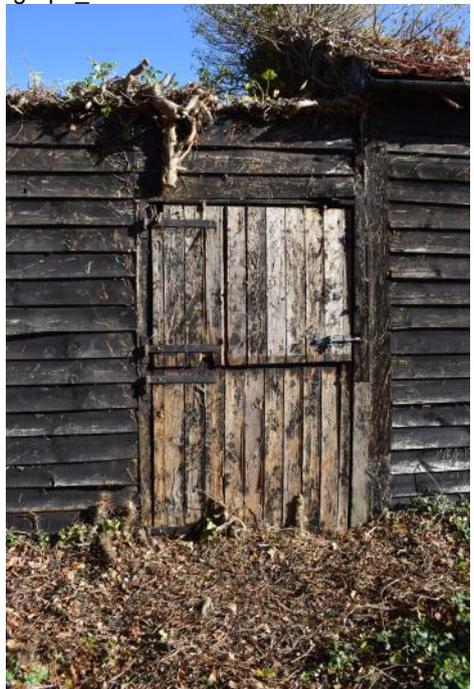
CFTF22_PhotoGraph_045Western elevation of store 7. Photograph ta... CFTF22_PhotoGraph_046Detail of brick wall of store 8. Photograph ta...



CFTF22_PhotoGraph_047Northern and western elevation of store 7. P... CFTF22_PhotoGraph_048Western elevation of barn. Photograph take...







CFTF22_PhotoGraph_061Interior of store 5. Photograph taken facing s... CFTF22_PhotoGraph_062Detail of animal-pen doors in store 5. Photog...



CFTF22_PhotoGraph_063Roof structure of store 5. Photograph taken f... CFTF22_PhotoGraph_064Interior of store 5. Photograph taken facing n...



CFTF22_PhotoGraph_065Detail of interior door on southern wall of sto... CFTF22_PhotoGraph_066Detail of concrete trough in store 5. Photogr...





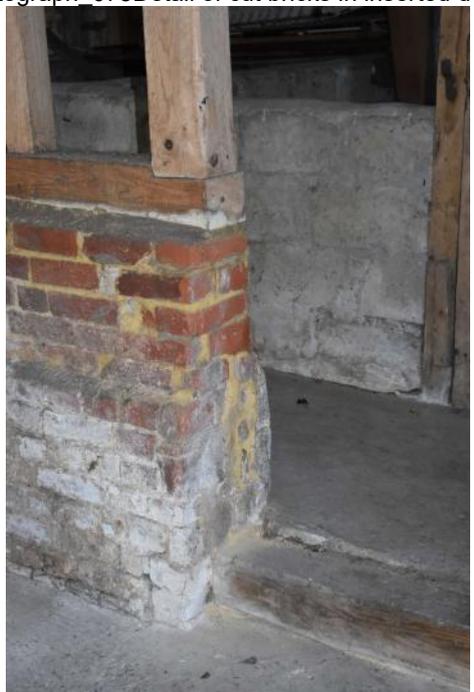
CFTF22_PhotoGraph_073Detail of scarf-joint in purlin on the northern ... CFTF22_PhotoGraph_074Detail of cut tie-beam and later timbers and ...



CFTF22_PhotoGraph_075Detail of windbrace southern pitch of roof of ... CFTF22_PhotoGraph_076Detail of iron-strap on tie-beam of store 5. P...

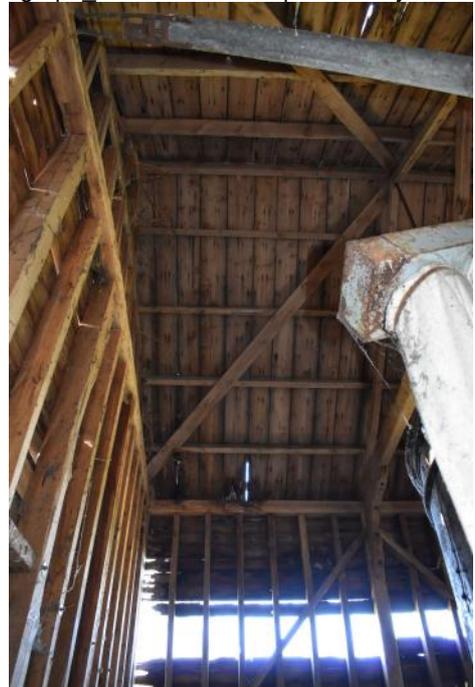


CFTF22_PhotoGraph_077Detail of sealed opening in northern wall of s... CFTF22_PhotoGraph_078Detail of cut bricks in inserted doorway betw...





CFTF22_PhotoGraph_081Western wall of bay 1 of barn. Photograph ta... CFTF22_PhotoGraph_082Western roof pitch of bay 1 of barn. Photogr...



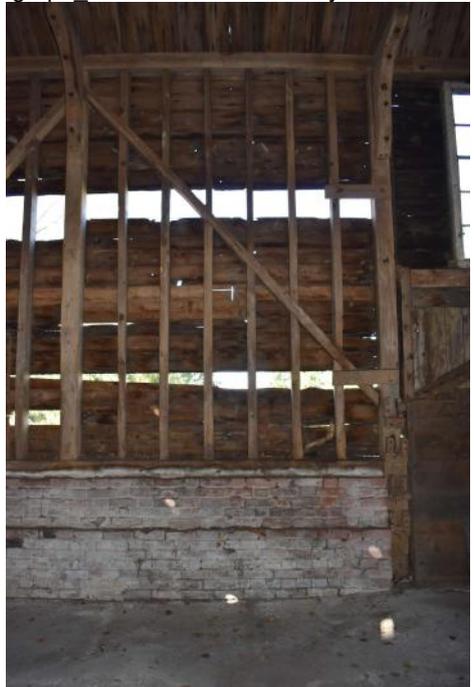
CFTF22_PhotoGraph_083Eastern wall of bay 1 of barn. Photograph ta... CFTF22_PhotoGraph_084Eastern roof pitch of bay 1 of barn. Photogra...



CFTF22_PhotoGraph_085Detail of carpenters mark 'll' on gable-tie an... CFTF22_PhotoGraph_086Eastern wall of bay 2 of barn. Photograph ta...



CFTF22_PhotoGraph_087Eastern roof pitch of bay 2 of barn. Photogra... CFTF22_PhotoGraph_088Western wall of bay 2 of barn. Photograph ta...



CFTF22_PhotoGraph_089Western roof pitch of bay 2 of barn. Photogr... CFTF22_PhotoGraph_090Detail of carpenters mark 'V' on sill-beam on...



CFTF22_PhotoGraph_091Eastern wall of bay 3 of barn. Photograph t... CFTF22_PhotoGraph_092Eastern roof pitch of bay 3 of barn. Photogra...



CFTF22_PhotoGraph_093Western wall of bay 3 of barn. Photograph ta... CFTF22_PhotoGraph_094Western roof pitch of bay 3 of barn. Photogr...



CFTF22_PhotoGraph_095Detail of lower scarf-joint in purlin in eastern ... CFTF22_PhotoGraph_096Detail of upper scarf-joint in purlin in eastern...





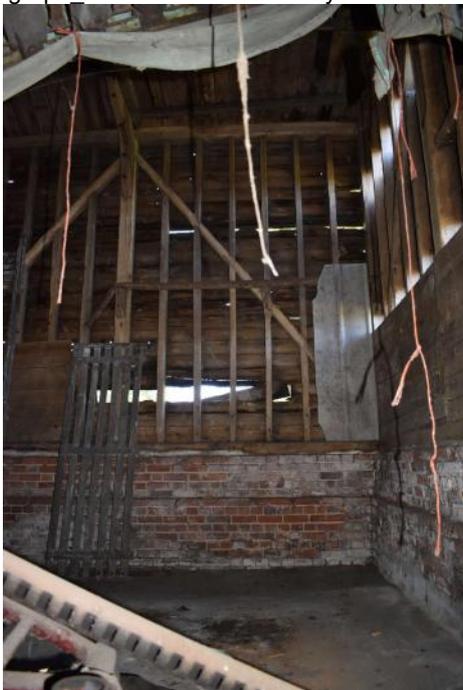
CFTF22_PhotoGraph 103Eastern wall of bay 4 of barn. Photograph ta... CFTF22_PhotoGraph 104Eastern roof-pitch of bay 4 of barn. Photogra...



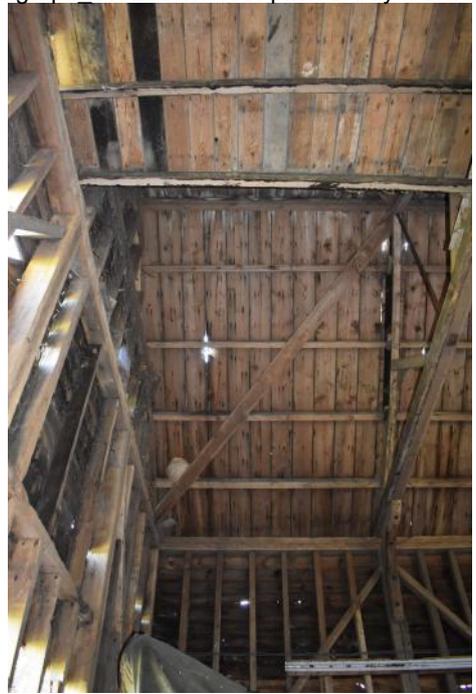
CFTF22_PhotoGraph 105Western wall of bay 4 of barn. Photograph ta... CFTF22_PhotoGraph 106Western roof-pitch of bay 4 of barn. Photogr...



CFTF22_PhotoGraph 107Western wall of bay 5 of barn. Photograph ta... CFTF22_PhotoGraph 108Western roof-pitch of bay 5 of barn. Photogr...



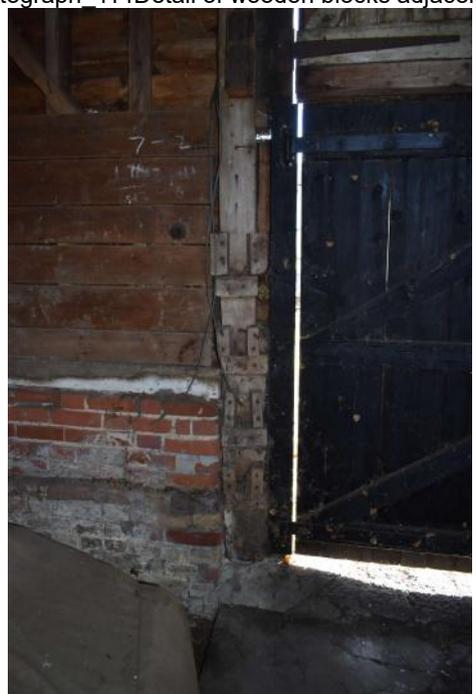
CFTF22_PhotoGraph_109Eastern wall of bay 5 of barn. Photograph ta... CFTF22_PhotoGraph_110Eastern roof-pitch of bay 5 of barn. Photogra...



CFTF22_PhotoGraph_111Northern wall of bay 5 of barn. Photograph ta... CFTF22_PhotoGraph_112Detail of boarded-up inserted pitching door i...



CFTF22_PhotoGraph_113Detail of inserted loft level in bay 5 of barn. P... CFTF22_PhotoGraph_114Detail of wooden blocks adjacent to barn do...



CFTF22_PhotoGraph_115Detail of wooden blocks adjacent to barn do... CFTF22_PhotoGraph_116Detail of wooden blocks adjacent to barn do...



CFTF22_PhotoGraph_117Detail of wooden blocks adjacent to barn do... CFTF22_PhotoGraph_118Detail of upper scarf-joint in purlin in western...



CFTF22_PhotoGraph_119Detail of lower scarf-joint in purlin in western ... CFTF22_PhotoGraph_120Detail of barn roof truss. Photograph taken f...





CFTF22_PhotoGraph_123Detail of empty mortices in gable-tie in bay 5... CFTF22_PhotoGraph_124Detail of iron strap on sill-beam of northern ...



CFTF22_PhotoGraph_125Detail of iron strap on sill-beam of northern ... CFTF22_PhotoGraph_126Detail of scarf joint on sill-beam in eastern w...





CFTF22_PhotoGraph_133Interior of barn. Photograph taken facing nor... CFTF22_PhotoGraph_134Interior of barn. Photograph taken facing sou...



CFTF22_PhotoGraph_135Interior of barn. Photograph taken facing sou... CFTF22_PhotoGraph_136Interior of store 9. Photograph taken facing n...



CFTF22_PhotoGraph_137Detail of boarded up inserted window on sou... CFTF22_PhotoGraph_138Detail of boarded up inserted window on sou...



CFTF22_PhotoGraph_139Detail of removed tie-beam in store 9. Photo... CFTF22_PhotoGraph_140Detail of removed tie-beam in store 9. Photo...



CFTF22_PhotoGraph_141Detail of roof structure of store 9. Photograph... CFTF22_PhotoGraph_142Interior of store 9. Photograph taken facing n...



CFTF22_PhotoGraph_143Detail of timber-frame beneath damaged pla... CFTF22_PhotoGraph_144Detail of empty mortice in wall-plate of south...



CFTF22_PhotoGraph_145Detail of door southern wall of store 9. Photo... CFTF22_PhotoGraph_146Inserted eastern wall of store 9. Photograph ...



CFTF22_PhotoGraph_147Interior of store 8. Photograph taken facing n... CFTF22_PhotoGraph_148Location shot. Photograph taken facing north.



CFTF22_PhotoGraph_149Location shot. Photograph taken facing nort... CFTF22_PhotoGraph_150Location shot. Photograph taken facing north.



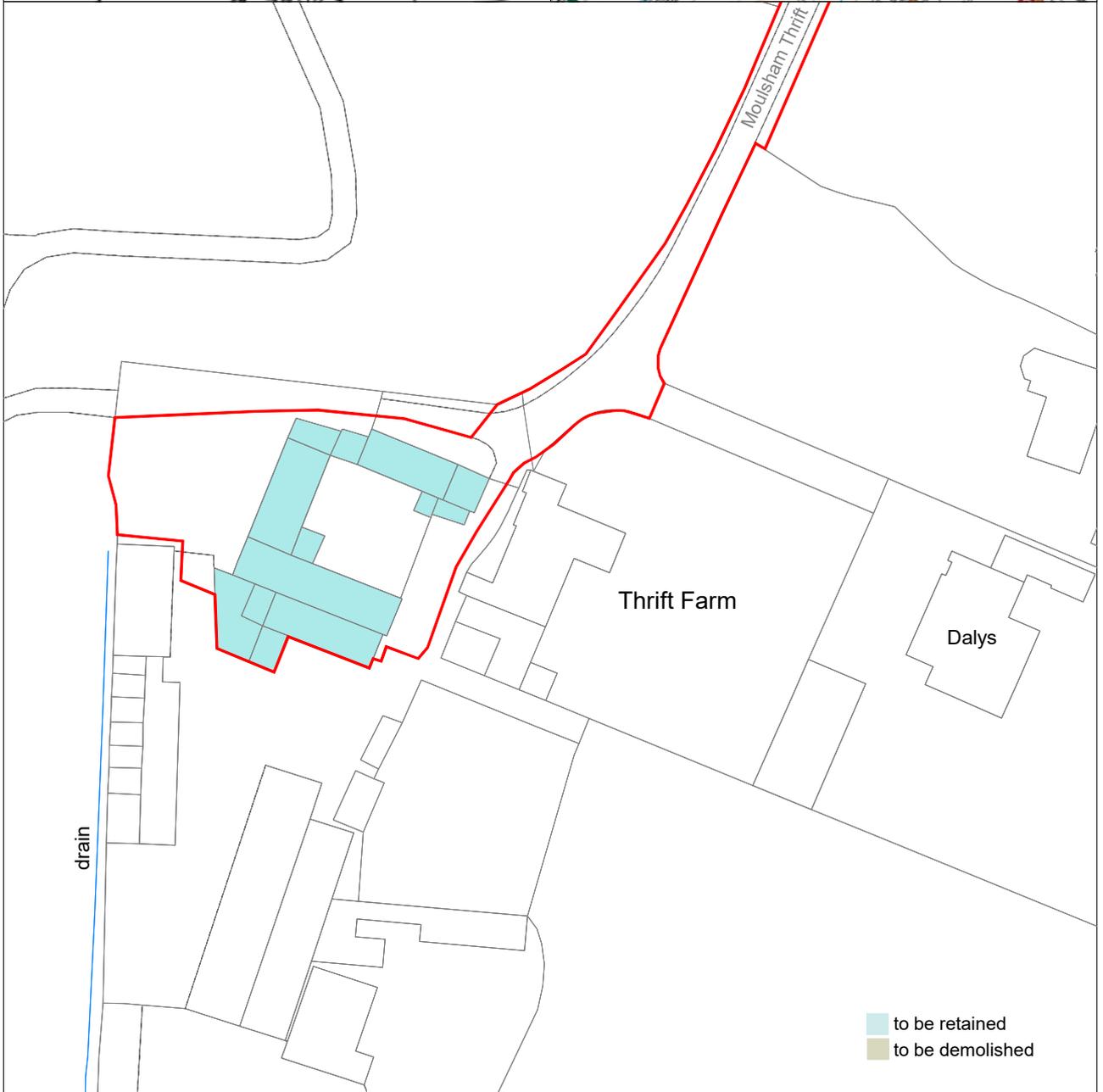
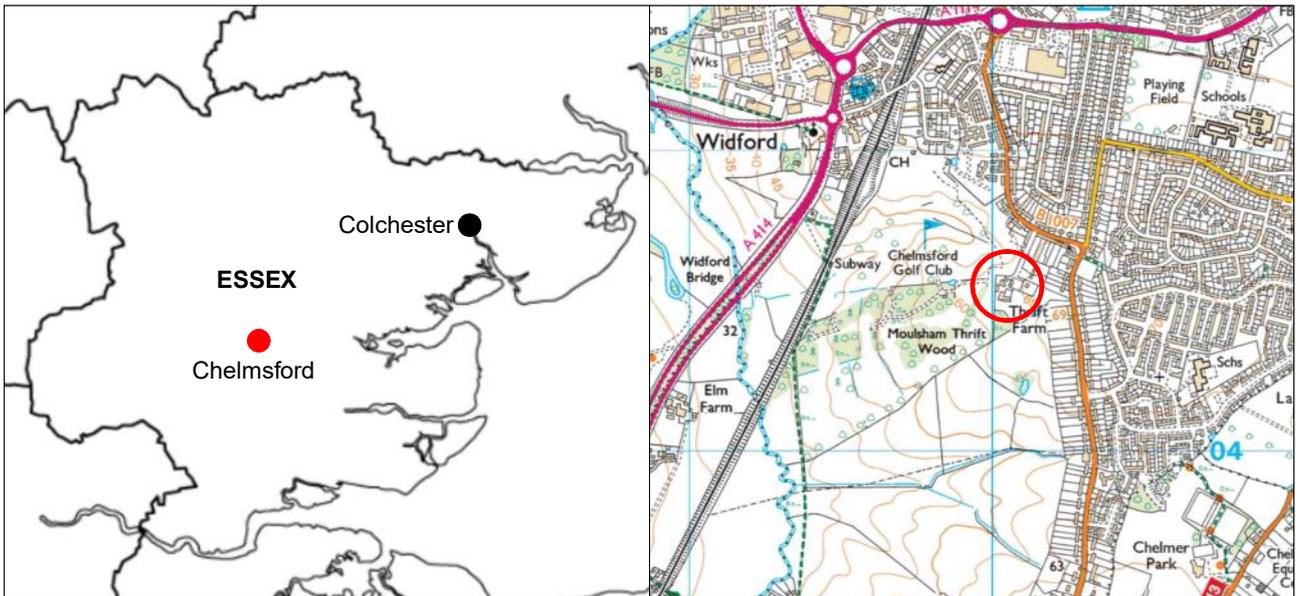


Fig 1 Site location. Buildings recorded highlighted in blue.



Fig 2 Floor plan. Location and direction of photographs reproduced in the text shown.

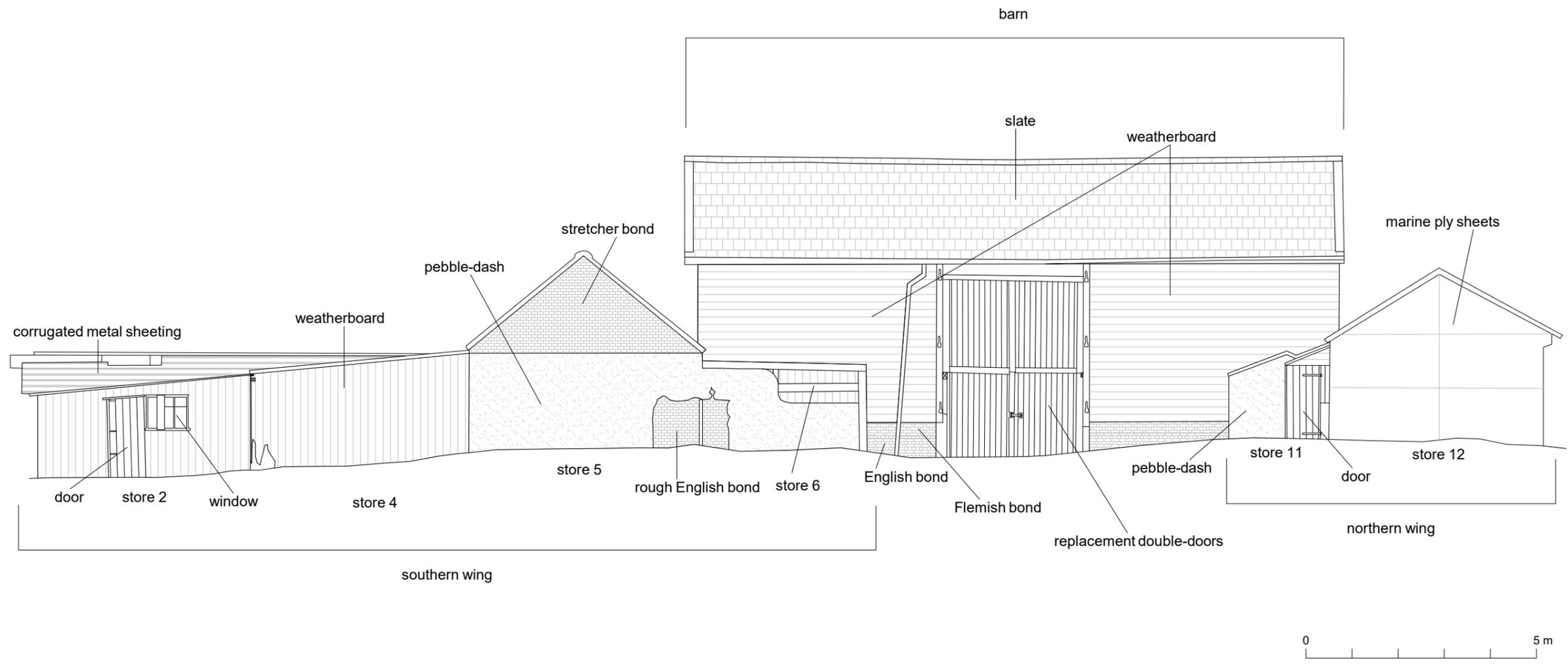


Fig 3 Eastern elevation.

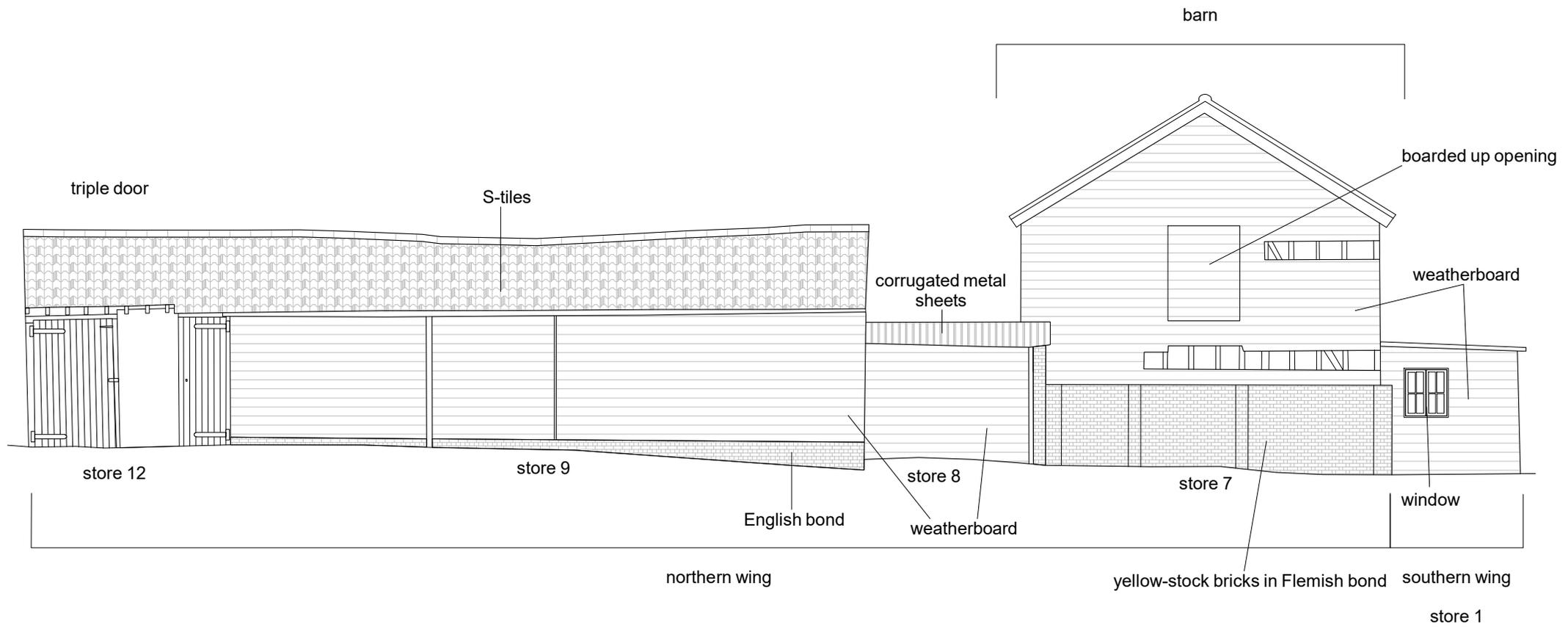


Fig 4 Northern elevation.



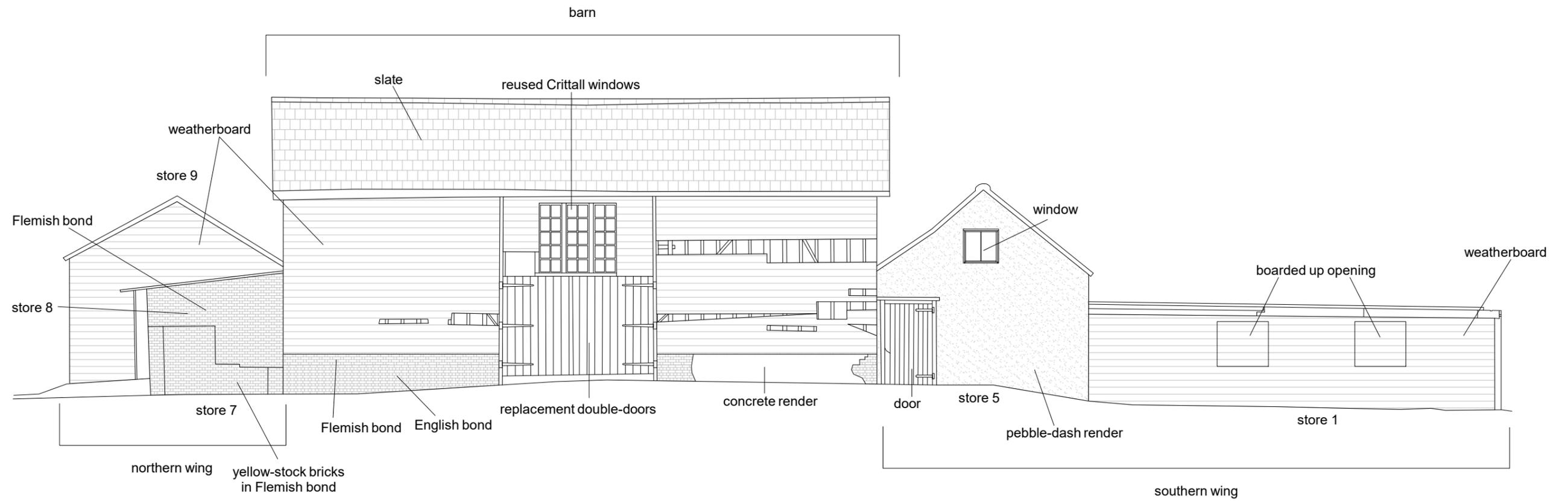


Fig 5 Western elevation.

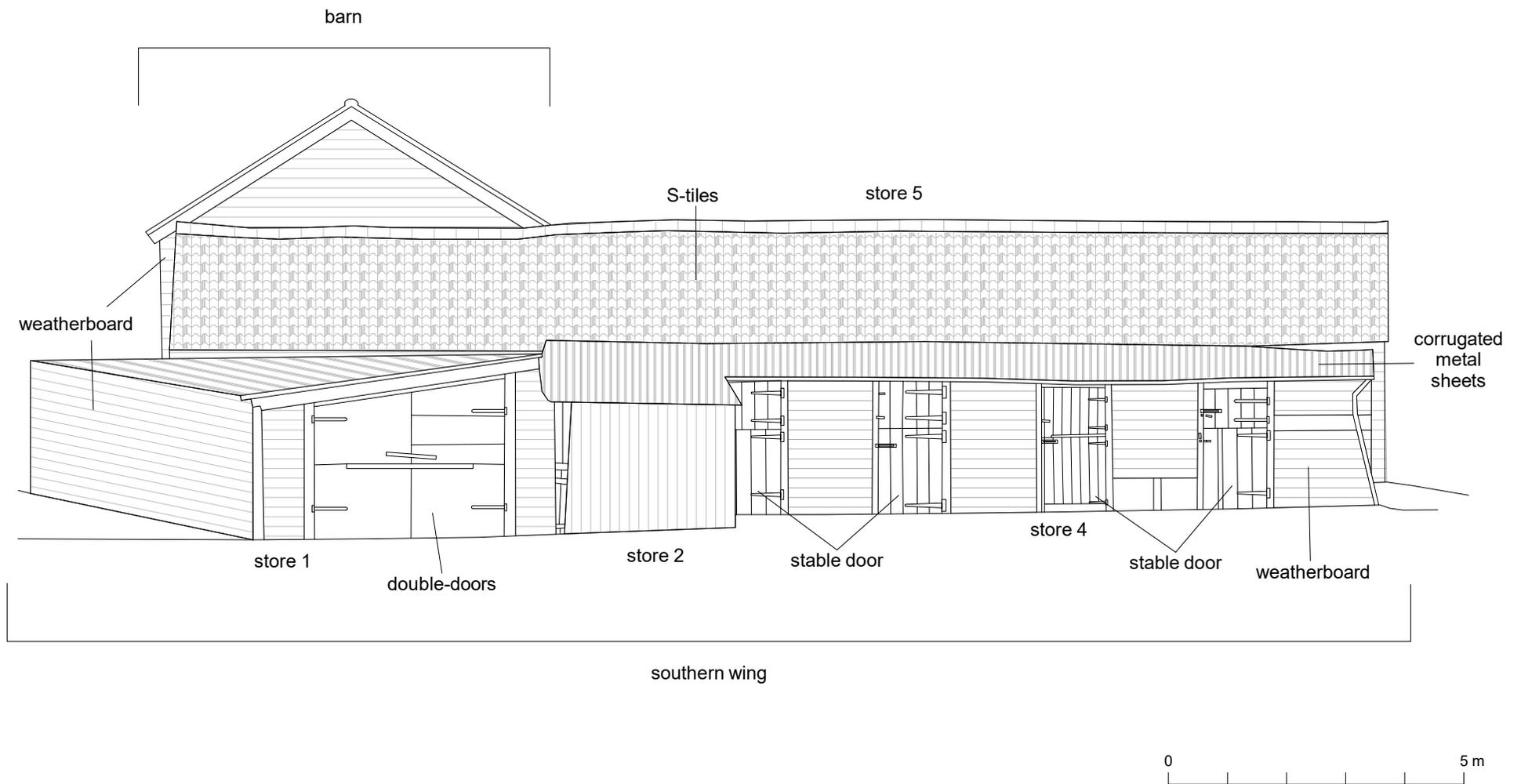


Fig 6 Southern elevation.

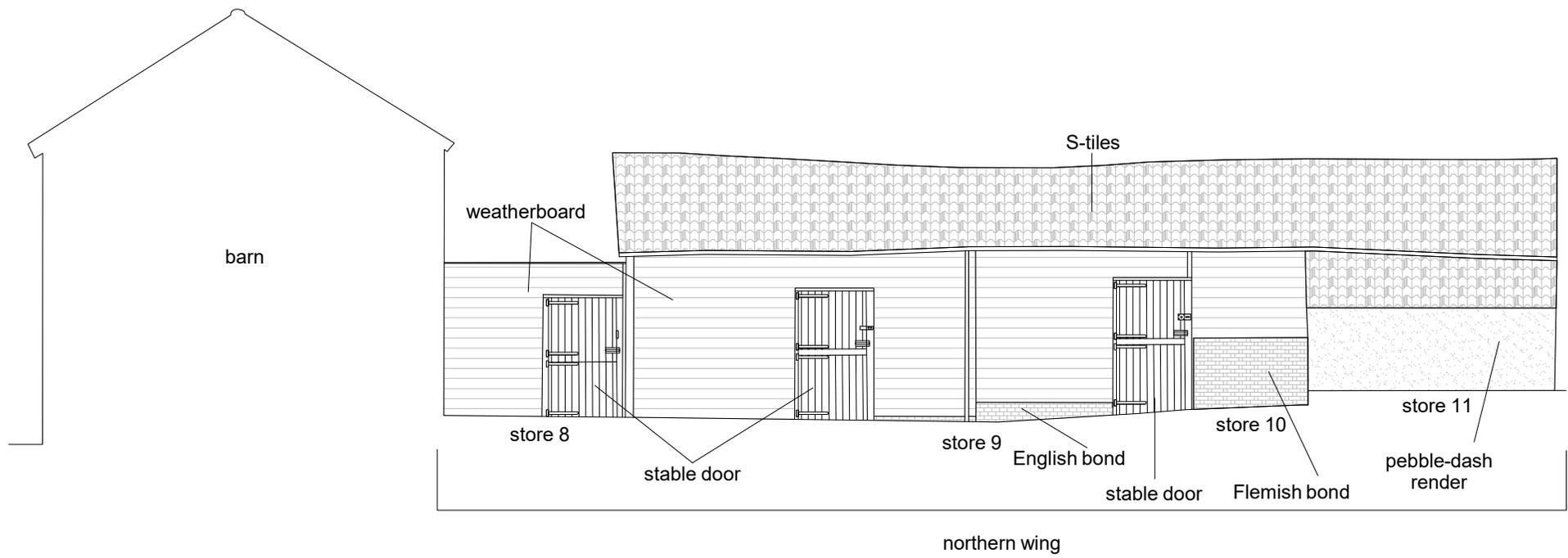


Fig 7 Southern courtyard elevation.

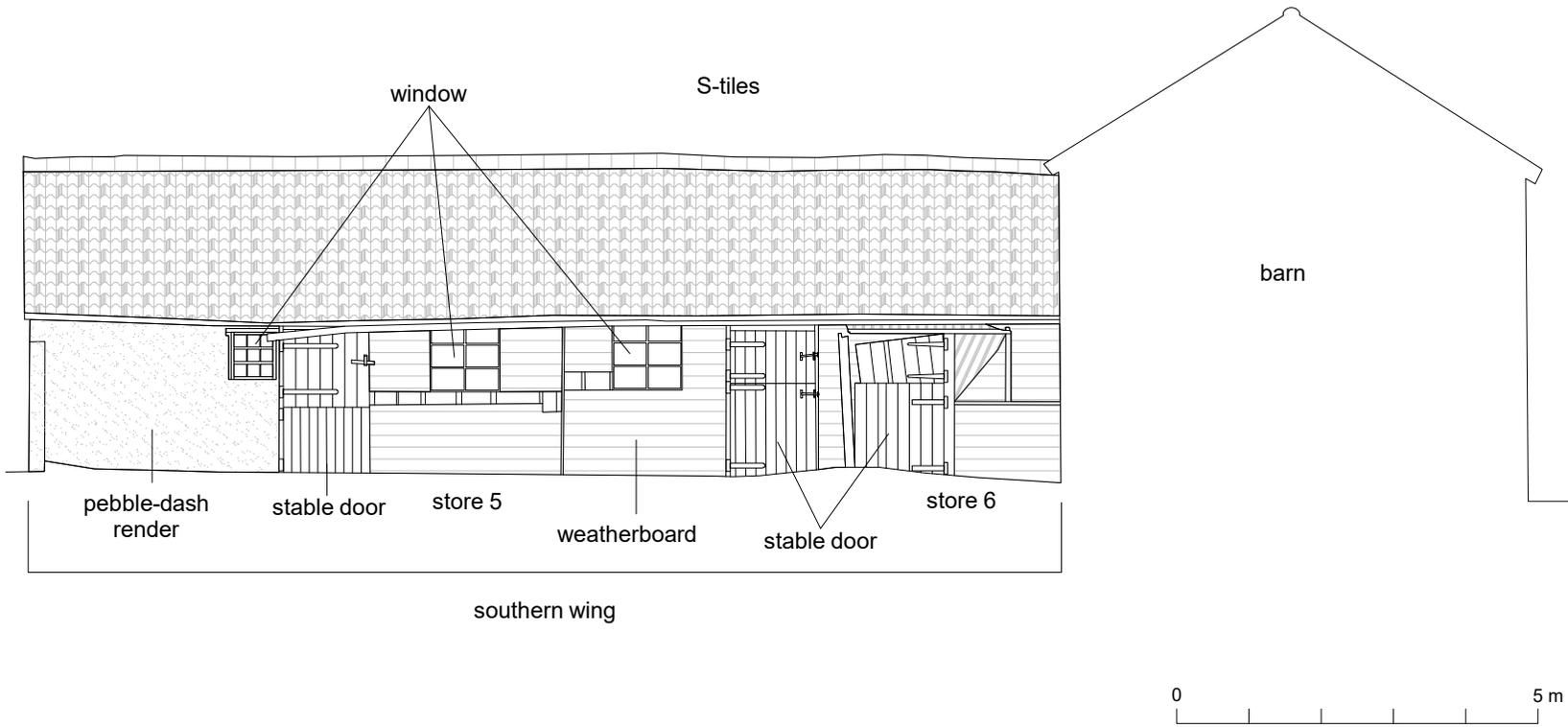


Fig 8 Northern courtyard elevation.

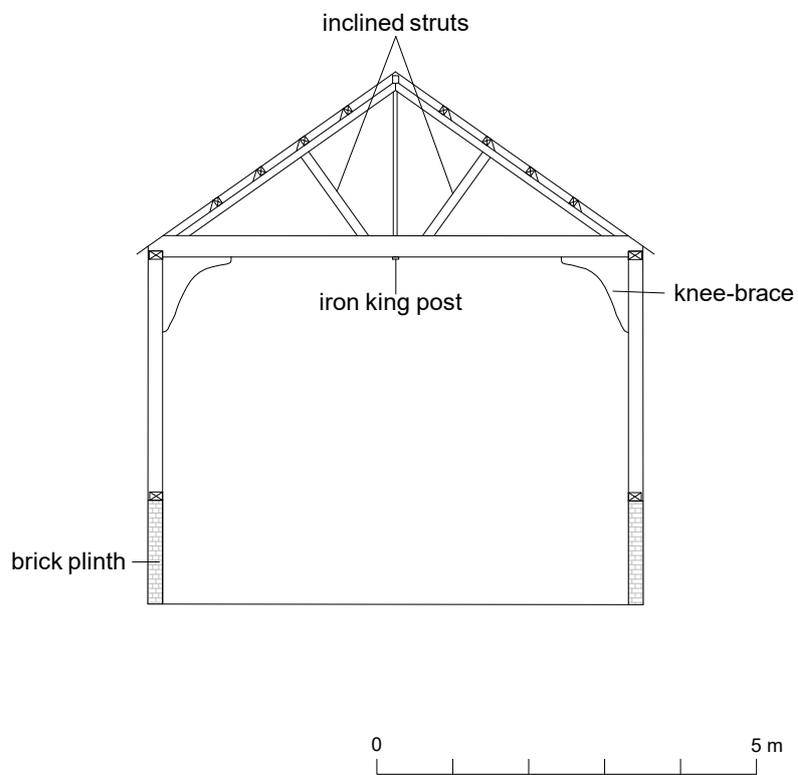


Fig 9 Barn truss cross-section.

Summary for colchest3-508937

OASIS ID (UID)	colchest3-508937
Project Name	Analytical Buildings Record (Level 3) at Thrift Farm Farm, Moulsham Thrift, Chelmsford, Essex, CM2 8BP
Sitename	Thrift Farm, Moulsham Thrift, Chelmsford, Essex, CM2 8BP
Activity type	Analytical Buildings Record (Level 3)
Project Identifier(s)	2022/08i
Planning Id	20/00688/FUL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	11-Oct-2022 - 11-Oct-2022
Location	Thrift Farm, Moulsham Thrift, Chelmsford, Essex, CM2 8BP NGR : TL 70050 04567 LL : 51.7140573288102, 0.460088971397802 12 Fig : 570050,204567
Administrative Areas	Country : England County : Essex District : Chelmsford Parish : Chelmsford, unparished area
Project Methodology	<p>The aim of the building recording was to provide a detailed record and assessment of the historic building and a suitable lower-level recording on any later extensions or lean-tos. 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	<p>A programme of historic building recording was carried out by Colchester Archaeological Trust at Thrift Farm, Moulsham Thrift, Chelmsford, Essex, CM2 8BP in October 2022. The HER records Thrift Farm as being designed and constructed in 1865 by locally renowned architect, Frederic Chancellor. This is, however, incorrect. While it was constructed sometime between 1865 and 1867, Thrift Farm is not included on plans produced by Chancellor.</p> <p>The oldest buildings on the site appears to be the large barn and a cart-lodge, both mid-19th century in date. The construction of a large barn is unusual for the time period – mechanisation of the threshing process in the Victorian period meant farm buildings were changing and barns were less likely to be constructed. The expansion of the rest of complex of buildings can be tracked using cartographic evidence.</p>
Keywords	<p>Threshing Barn - Victorian - FISH Thesaurus of Monument Types Farm Building - Victorian - FISH Thesaurus of Monument Types Cart Shed - Victorian - FISH Thesaurus of Monument Types</p>
Funder	
HER	Essex HER - unRev - STANDARD
Person Responsible for work	S, Veasey
HER Identifiers	HER Event No - CFTF22
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;