

AN ARCHAEOLOGICAL INTERPRETIVE STUDY FOR
KEYSFORD BARN, TREEMANS ROAD, HORSTED KEYNES,
WEST SUSSEX, RH17 7EA.

Report number: ASL 354-25



The rear, west facing elevation.

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SUMMARY

This three bay threshing barn was built in the late 16th – early 17th century [Period A] with some significant alterations carried out during the early-late 19th century [Period B] and in the 20th century [Period C].

The Principal elevation faces east into the former farmyard although the wagon way doorway is now blocked with the entrance now to the west. The wagon way has an unusual and original inner timber frame on which the doors hang.

The wagon way floor is still covered with threshing boards (from Period B), and there is a pedestrian doorway to the south side. The single bay outshot to the rear is also a Period B addition. The roof is currently gabled but was originally fully hipped and is covered with peg tiles but there is some evidence the earliest roof may have been thatched. The building is covered with modern weatherboarding and is fully foot braced to all corners with head braced trusses. However, the curved brace design is unusual in that they have straight cut mortices and tenons with shoulders.

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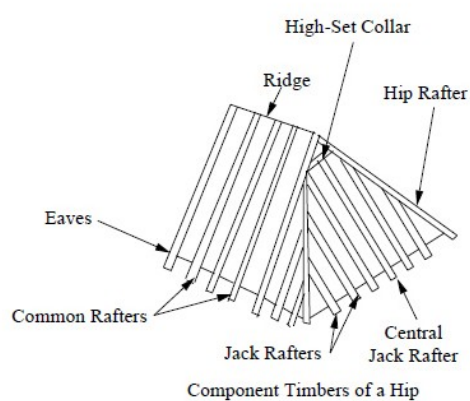
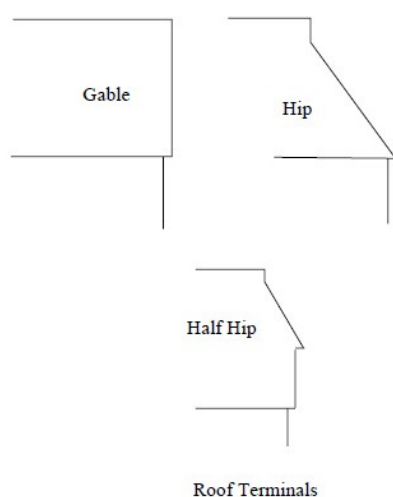
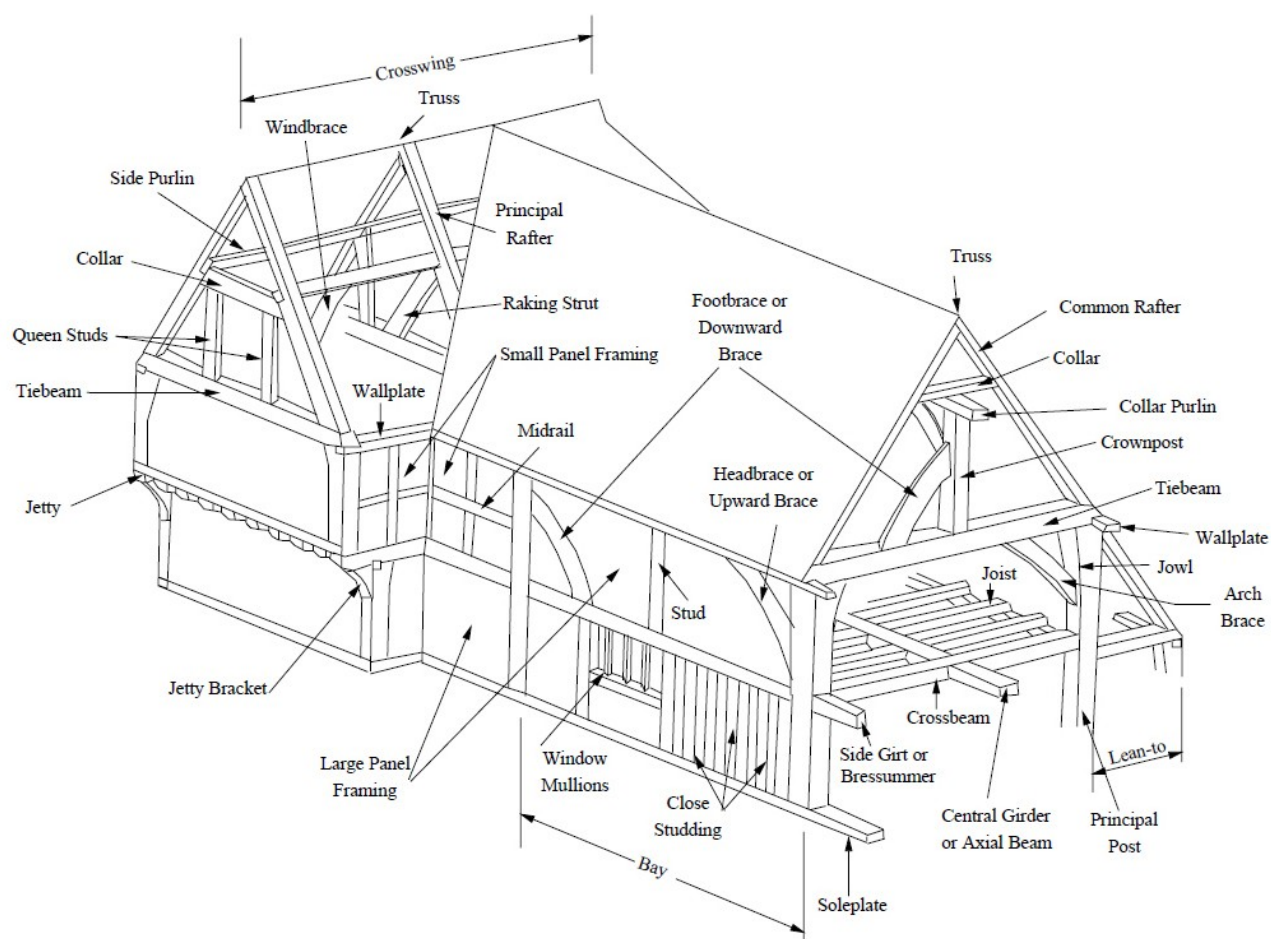
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GLOSSARY OF PRINCIPAL TERMS

Reproduced courtesy of David and Barbara Martin

Conventions used

	Surviving timber-framed wall
	Surviving brick or stone wall
	Features evidenced but destroyed or masked from view
	Beam/feature directly above
	Conjectural or very approximate
	Structural timber
	Details unknown or doubtful

Please note that buildings are drawn as square and do not show racking/subsidence unless considered appropriate. Also note that although these drawings are based on careful, measured surveys, they **SHOULD NOT BE USED TO SCALE FROM**. Details included on sections which are behind the cutting line are shaded light grey.

1.0 Introduction

- 1.1 This Archaeological Interpretive Study (AIS) has been commissioned by Gould Baxter (The Agents) on behalf of the Clients, for Keysford Barn, Treemans Road, Horsted Keynes RH17 7EA (Figs 1 and 2; herein referred to as the Site), centred on TQ 38002 27364. The Site is currently empty with some minimal use limited to the storage of logs.



Fig. 1. Site Location (reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2024). OS licence No.: 100055392.

- 1.2 Listed Building Consent and a full building application for domestic conversion has previously been submitted and approved but has lapsed. There will be new plans submitted as a fresh application to Mid-Sussex District Council in the fullness of time.
- 1.3 The building sits within the Farmstead associated with a Grade II Listed property, Old Keysford, which was first listed by Historic England (List entry Number: 1025656) on 28th October 1957 and is recorded as follows:

“L-shaped timber-framed house, dated 1701, but enlarged in 1923. Some of the timbering is exposed with plaster infilling but the ground floor has been rebuilt in red brick on a stone base and the first floor of the east front is hung with fish-scale tiles. Horsham slab roof. The west wing, which has been lengthened, is of lower elevation than the remainder and has a tiled roof. Casement windows. Two storeys and attic. Five windows.”

Whilst the Barn is not a designated Listed Building in its own right, it is considered to be within the curtilage. It should be noted for the record that there is evidence to suggest the house pre-dates 1701 as mentioned in the List Description. It is likely this

specific date was when alterations were made to the house and whilst the interior was not inspected, it is suggested that both the Barn and the house date to the late 16th/early 17th century.

- 1.4 The aims of this AIS are to provide a detailed record of the principal architectural features of the building. With this in mind, this should not be taken as a definitive, archaeological record and further research, particularly that undertaken during building works, is likely to refine and extend the archaeological record and could modify the dates and interpretation suggested. Intrusive techniques were not carried out and so the interpretation of the fabric and fittings relies principally on the inspection of the available and visible evidence only. As such, the drawings have been produced from a measured outline survey with the purpose of identifying features mentioned in the text and to illustrate, where possible, the form of the structure during its various stages of development.
- 1.5 The specific aims of this study are to inform the owners, who may want to know more about the history of their property, as well as aiding commissioned professionals, such as planners, surveyors and architects, whose job it is to conserve and protect the building whilst enabling it to be carefully adapted for contemporary living. Finally, it serves as a record for the future, to inform academics and to create a long-term, permanent record for posterity.
- 1.6 This record is the considered view of the author, and is based on a survey and notes made on the 2nd April 2025, with Jeremy Clarke also in attendance. This record is based upon my knowledge and experience of such buildings and is intended as advice. Many of the views which inform the conservation of historical buildings are to some extent subjective – particularly with regards to more recent extensions and alterations – and there is therefore no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.
- 1.7 The Sussex Standards for Historic Building Archaeology 2019 were followed throughout this project.
- 1.8 The methods employed to produce this study have been non-intrusive and based partly on a careful, measured and visual study which has been conducted to an Historic England level 3 survey for the timber frame, with a brief record made of the later 19th/20th century additions at a level 2, including roof voids as well as the exterior of the building as follows:

*“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. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building’s broader stylistic or historical context and importance

at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited¹.”

¹ English heritage, 2006. Understanding Historic Buildings; a guide to good recording practice. Page 14.

2.0 Location and historical background

- 2.1 Old Keysford is situated c.525km south-west of the village of Horsted Keynes, within the High Weald of Sussex in the Ashdown Forest which is part of an Area of Outstanding Natural Beauty.
- 2.2 It forms part of a small Farmstead with a central farmyard, which the Barn occupies the west side of, immediately facing the house across the yard. The plot within which it sits is fairly level ground and the Farmstead is approached from the west side of Treemans Road via a short entrance drive. The drive enters the east side of the yard via a five barred gate and there is a turning circle with a Dovecote in the middle of the lawned circle. There are further Farmsteads in close succession on the west side of the lane.
- 2.3 The Farmstead is located at approximately 85m above Ordnance Datum (aOD). Further south, the road descends very gently to c.46m aOD. Interestingly, Keysford Lane is situated some 610 meters away to the north-west.
- 2.4 The Horsted Keynes/Broadhurst manorial records of 1623 records the Farmstead as 'Caseford' or 'Caresford'², which supports the notion that the farm pre-dates the listing date for construction in 1701.
- 2.5 The Ordnance Survey (OS) Old Series preparatory drawing of 1792 (Fig. 2) shows an enclosed plot, with the house coloured red and the barn immediately besides it to the west. Three other enclosed plots may represent other Farmsteads or associated fields.



Fig. 2. 1792 Ordnance Survey Old Series preparatory drawing for Maresfield (OSD 95) available from the British Library digital collections.

² Pers.comm. Jeremy Clarke.

- 2.6 The Yeakell and Gardner map of 1795 (Fig. 3) a few years later shows further buildings occupying the Farmstead, although this is drawn with less skill; the Barn is shown as being rectangular rather than L-shaped and the position of the House and the Barn do not align correctly. Consequently the map is less reliable and no further information can be gleaned from this.



Fig. 3. Yeakell and Gardner map, completed by Thomas Gream in 1795.

- 2.7 The Tithe Map drawn c.1839 (Fig. 4) shows the Site with more confidence, now called *Allens Farm*, which consists of a rectangular barn with a rear outshot forming the L-shaped footprint we see today. There are various other buildings, including the Farmhouse which is shaded in red. The other buildings are clearly agricultural in nature, being shaded grey and including another L-shaped structure to the south; a small rectangular one to the north with two other smaller rectangular buildings north-east of the Barn. The farmyard occupies Plot 409 and there is a large pond immediately west of the rear side of the Barn. The farmyard is accessed off the west side of Treemans Lane via what appears to be a wide track within a strip of land.



Fig. 4. The tithe map for c.1839 ESRO reference: TD/E30.

The accompanying apportionments record the Farmstead as 'Yards and Buildings' (occupying 1 acre and 10 perches) owned by Thomas Wyatt and occupied by John Fry. There are at least 26 other fields rented by Fry, which include arable, meadow, apples and pasture. Wyatt is a major land holder in the area holding 106 other plots within the Tithe District.

- 2.8 The First Edition Ordnance Survey (OS) map of 1874 (Fig. 5 published 1879) shows the L-shaped building to the south appears to be two separate structures and the pond to the rear has reduced in size with a larger one now in place to the east where the entrance track is. There is a third pond to the south of the Farmhouse.



Fig. 5. The OS map drawn in 1874, published 1879.

- 2.9 By 1896, the OS map (Fig. 6. Published 1897) shows a new L-shaped building constructed against the north-east side of the Barn. This map is drawn in better detail and shows a series of pigsties behind the Farmhouse and multiple farmyard boundaries.

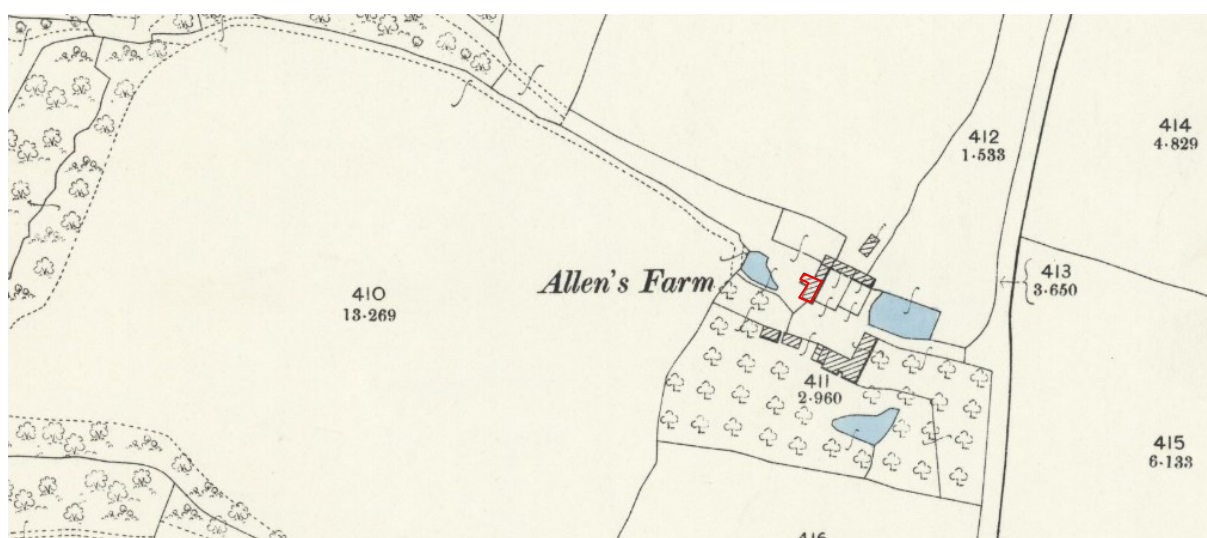


Fig. 6. The OS map drawn in 1896, published 1897.

- 2.10 The OS map of 1909 (Fig. 7 published 1910) shows further outbuildings have appeared within the Farmstead but there are no changes to the Barn.

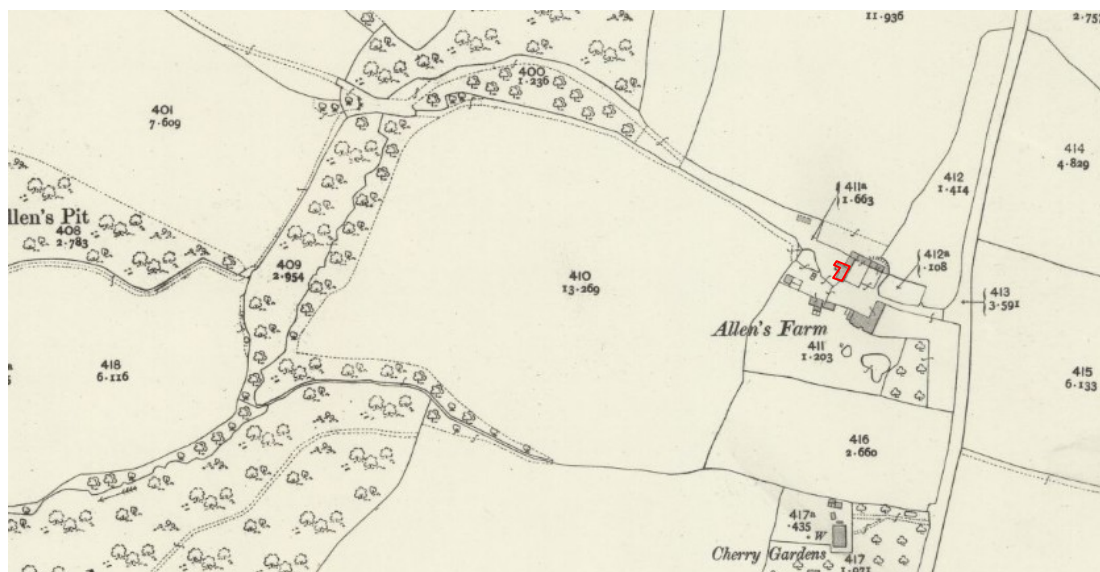


Fig. 7. The OS map drawn in 1909, published 1910.

- 2.11 The OS map of 1938 (Fig. 8 published 1946) shows the Site, now called Keysford for the first time, and the Barn has a new outbuilding built against the immediate south-west end. There are much larger buildings now built further south and there now appears to be more formal landscaped gardens around the Farmhouse, including entrance tracks and a turning circle. Only the pond to the west survives now.

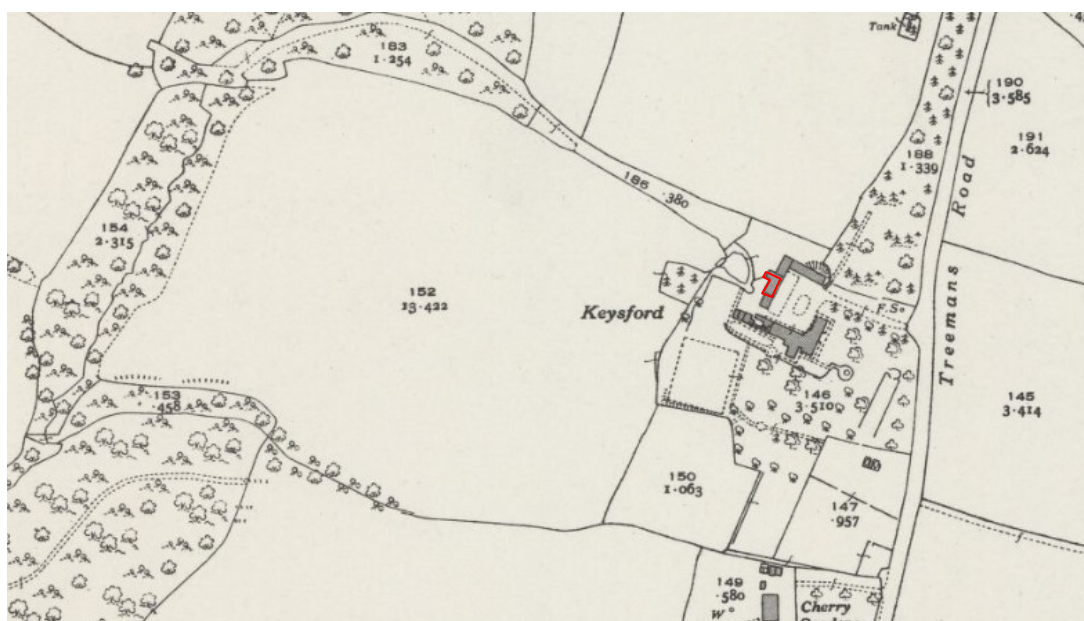


Fig. 8. The OS map revised in 1938, published 1946.

- 2.12 A series of memories written by a previous occupant, Claire Hardy, states that when her father owned the estate, there was 1,100 acres of land associated with the Farmstead which is a fairly large holding³.

³ (<https://hardyfamilyhistory.co.uk/wp-content/uploads/2016/09/Chapter-1-Early-Years.pdf>) accessed 14/4/25.

3.0 Overview of the building

- 3.1 This three bay threshing barn was built in the late 16th – early 17th century [**Period A**] with some significant alterations (Fig. 9) carried out during the early-late 19th century [**Period B**]. A further round of alterations took place in the 20th century [**Period C**].

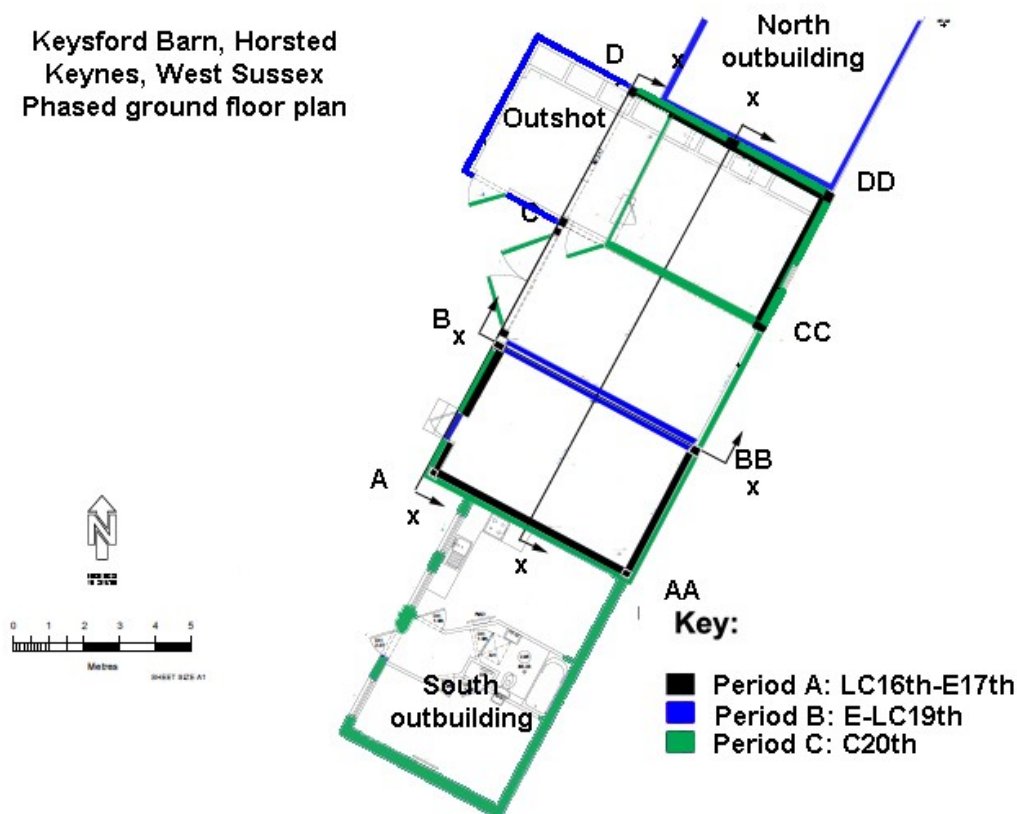


Fig. 9. Phased ground floor plan of the Barn.

The Principal elevation of this faces east-south-east into the former farmyard (Plate 1; herein described as being on a north-south alignment for ease of reading), although the full height Midstrete or wagon way doorway here has since been blocked over. The main entrance is now within the former rear elevation to the west (Plate 2), where a second double-width wagon way is served by modern doors (Late 20th century). The doors do not extend the full height as part of the door has been boarded over at the top. However, there are still two door pintles on the north post but they are not original to the building.

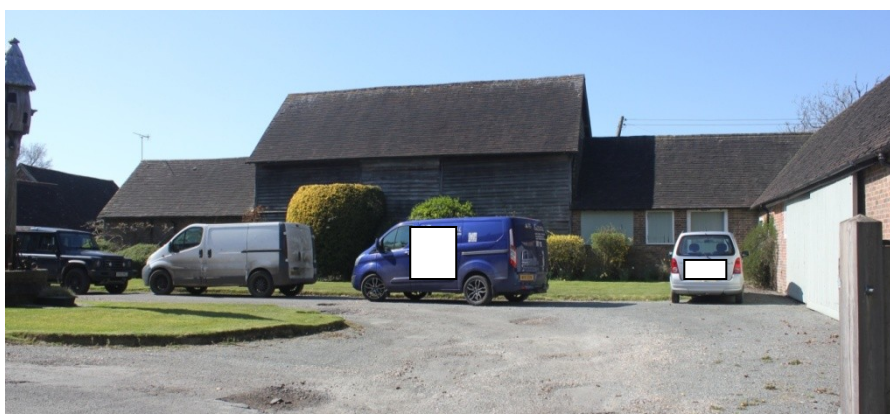


Plate 1. The east facing elevation fronting onto the farmyard.



Plate 2. The rear, west elevation.

- 3.2 The wagon way entrance is fairly narrow, which is discussed more fully below. There is also a ledge and braced, pedestrian doorway to the south side of the Midstreys in the west elevation here but this is a later addition as the brick steps do not match the plinth bricks. The single bay outshot on the north side of this elevation is a Period B addition.
- 3.3 The roof is currently gabled but was originally fully hipped and the whole roof was been replaced at a later date, although the Principal trusses are fairly intact but these too have suffered from some re-arrangements. The current roof covering consists of ceramic peg tiles but there is some evidence the earliest roof may have been thatched.
- 3.4 The walls to all sides are covered with modern, feather-edged weatherboarding which has not been painted and is nailed into place with flat nails. The building is fully foot braced to all corners with head braced trusses. However, the brace design is unusual in that they have straight cut mortices and tenons, not angled and the slightly curved braces have shoulders (Plate 3).



Plate 3. Curved brace with shoulder at the mortice and tenon joint.

- 3.5 There is evidence for an original $\frac{3}{4}$ garret floor over the first bay to the south although this has since been removed.
- 3.6 The south elevation of the Barn is covered with weather-boarding of 20th century date but is partially exposed as there is an early-20th century outbuilding added to this end of the building (Plate 4).



Plate 4. Early 20th century outbuilding attached to the south elevation.

However, the English Bond brick plinth is partly exposed on this southern elevation showing the same clamp fired bricks as seen in the west elevation, with 11 courses exposed above ground which slopes slightly to the north. The Period C purlins, wallplates and ridge-boards are exposed in this elevation, which project slightly (Plate 5).



Plate 5. Projecting timbers in the south gable.

- 3.7 The east elevation of the Barn currently has no doorway, as discussed above, and the posts are covered with attached fillets. There is an iron coach strap in the south post of the Midstrey, usually indicative of 19th century repairs. The Midstray elevation is covered by 20th century weather-boarding (Plate 6) and the brickwork below this is also from this period. A butt joint is visible with the earlier brick to the south side of the Midstray proving that the wagon-way was in-filled in Period C (Plate 7).



Plate 6. Infilled Midstray to the east.



Plate 7. Butt joint in the brickwork of the eastern Midstray.

There are 12 courses of brickwork in the plinth here. There are closer bricks within the plinth either side of the butt-joint as well. There is mortice and peg evidence for the original cill beam and part of the post to the south of the Midstray exposed but elsewhere it is all boarded over. The plinth to the north side of the Midstray has one stone in the corner amongst 9 courses of brickwork on this side.

- 3.8 There is another brick outbuilding attached to the north side of the Barn which was built between 1874 and 1896 (Plate 8).



Plate 8. Outbuilding to the north.

- 3.9 Internally throughout the Barn there are a set of two pegholes drilled at angles on the corners of each post (Plate 9) for reasons unknown, at approximately chest height or slightly lower in some. It is possible that these were for securing ropes as there is some wear to the back edges of the holes.



Plate 9. Holes drilled through the corner of a post, possibly for tying rope.

- 3.10 The single bay outshot on the west side of the third bay to the north (Plate 10), first depicted in the historic maps in 1839 but may replace an earlier form although this is not confirmed.



Plate 10. The north side of the single bay outshot attached to the west elevation.

- 3.11 See the Appendix for the position and orientation of photographs taken during the survey, plotted as numbered arrows.

4.0 Detailed architectural description Period A, late 16th–early 17th century.

4.1 Period A layout

Bay A-B (South Bay)

This bay (Plate 11) was partially floored during this period but the floor was removed (Fig. 10). The gabled elevation within Truss A has been largely re-built above the tiebeam with some stud replacements below.

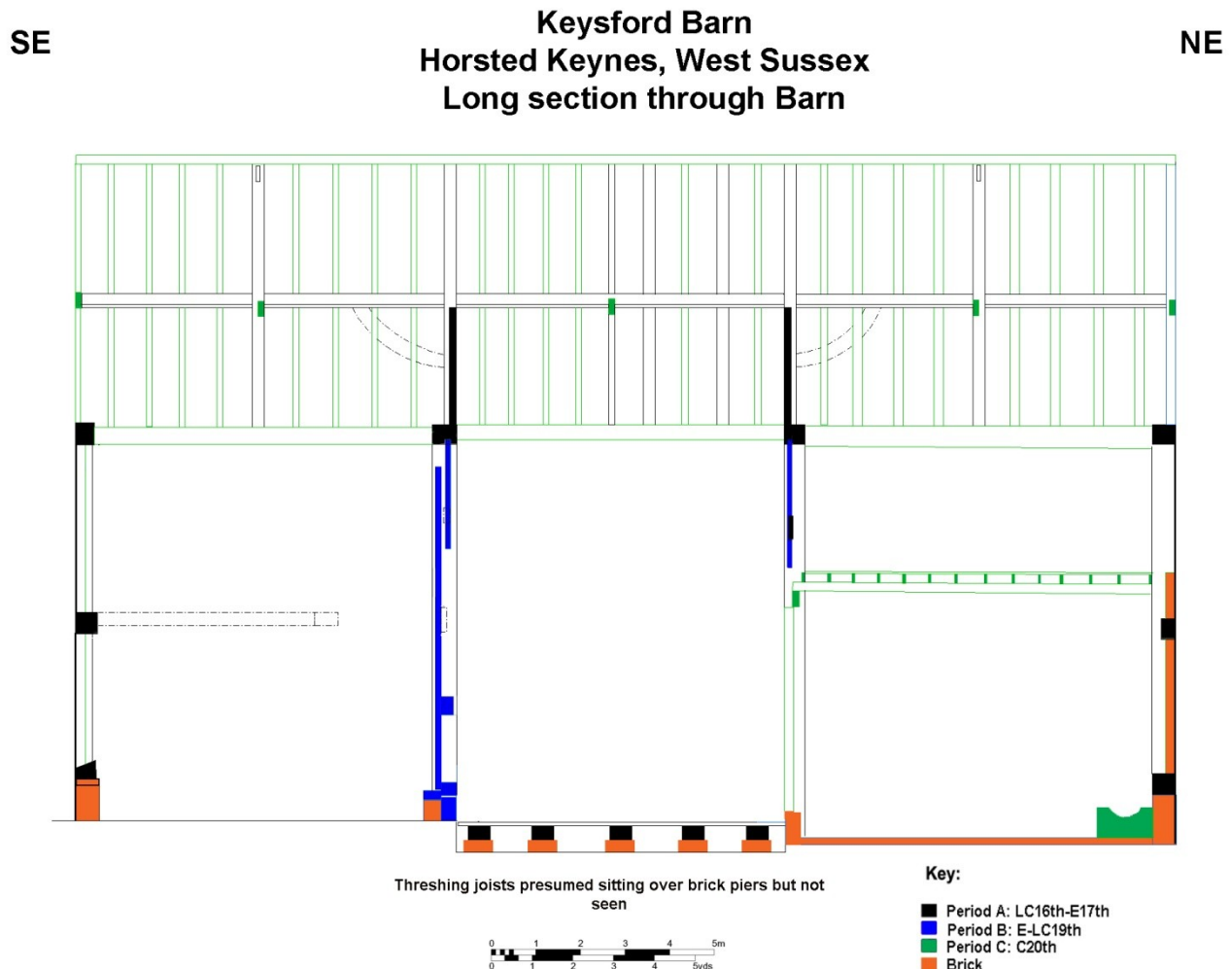


Fig. 10. East facing long section through the Barn.

There are central mortices in the soffits of the Truss B and C tiebeams for a stud or an intermediate post (more likely the former) which would have jointed into the original mid-tiebeams (now missing). As all of these timbers have been removed it is difficult to fully interpret these partitions which were certainly not part of the floor in the south bay. The evidence in the north bay opposite is more difficult to interpret as the sides of the posts are covered by later timbers so the details cannot be seen. All that remains is a single mortice in the soffit of the Truss C tiebeam for a missing stud or post and there is no evidence for this bay being floored. It is possible they once formed part of the original threshing partitions but in the absence of further evidence, this cannot be verified for certain.



Plate 11. The southern wall of the South Bay.

The south face of Truss B has some deep rope wear marks on the west side of the tiebeam (Plate 12), most likely connected to winching of objects such as straw or hay bales up onto the floor. This may explain the open space here and why the floor did not extend across the whole bay, which is evident in the presence of an empty mortice in the side girts which mark the north end of the floor (Plate 13) The mortice is also a haunched tenon. It's likely there was also a ladder in this space for accessing the floor. The Raking shores are a Period B additions so are discussed in Section 4 below.

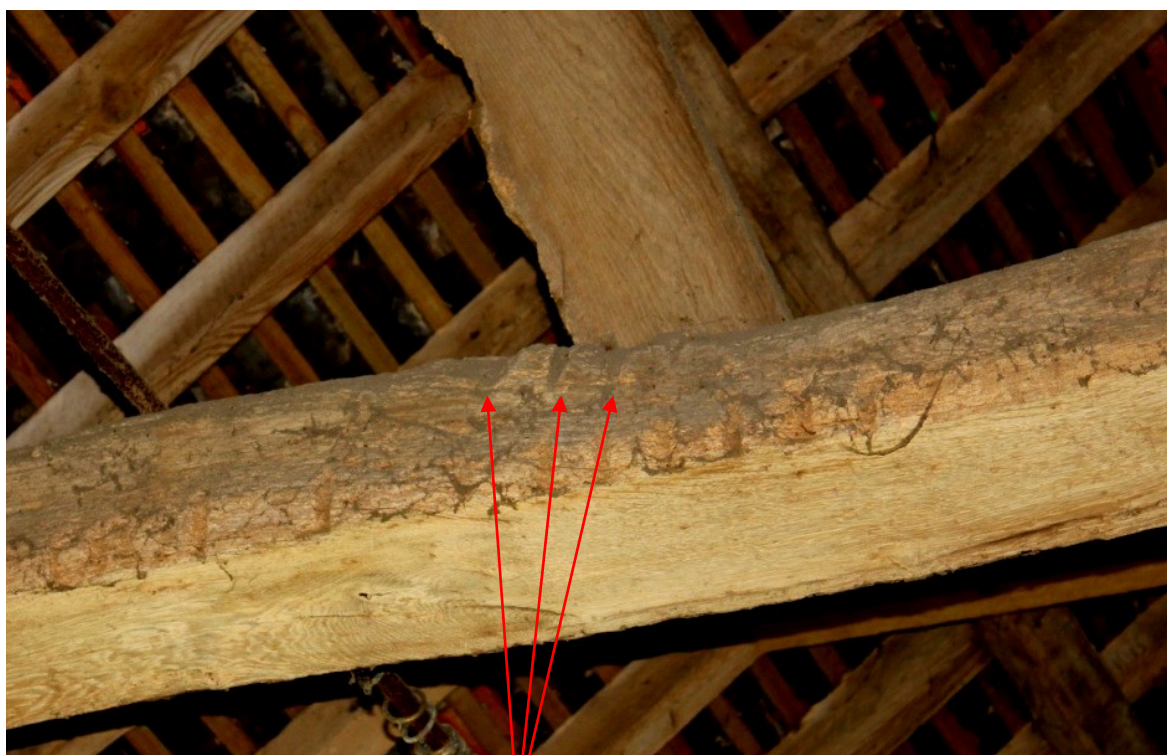


Plate 12. Rope wear on the Truss B tiebeam.



Plate 13. The east wall of the south bay with empty mortice for the floor plate.

Bay B-C

This bay consists of the threshing floor which is the narrowest bay in the building at 3.67m long (Plate 14).



Plate 14. The east side of the threshing bay.

Bay C-D

This northern bay is slightly longer than the southern bay at 3.89m long but in all other ways it mirrors the first bay apart from the presence of an intermediate post in the Truss D end wall. There is an enclosed storage room created on the ground during the 20th century which does not belong to this period (Plate 15).



Plate 15. Enclosed north bay with 20th century racks and infilled walls.

4.2 Wall design

The Period A side walls have three studs below and two above the side girts with some later insertions and the exterior of the walls were always weather-boarded with no evidence for rebated boards.

The foot braces to all the corners are slightly curved (Plate 16) but pegged centrally within the mortices due to the unusual shape of the mortices as previously discussed. The posts have slightly swelling jowls and are on average 26cm at the base and 34cm at the top.



Plate 16. Post A with slightly curved foot bracing.

The northern end wall of Truss D has an intermediate post which has a taper burn mark at the base of the post (Plate 17). There are no other intermediate posts within the building so it is not clear why this wall has one. There are also a pair of foot braces extending from the intermediate post to the mid-tiebeam.



Plate 17. Taper burn mark at the base of the intermediate post in Truss D.

4.3 Windows

There are no windows present from this early period.

4.4 Doorways

There are two full height wagon doors on opposing sides of the Midstray as would be expected. However, the apertures have an internal frame (Plate 18) built to hang the doors on. These are purposely framed from the outset, with tenons and mortices and all the timber is pegged. This is an unusual feature and the side posts are substantial, tapering more widely to the base (Fig. 11 and Plate 19). The base of the posts are clearly tenoned to the cill beams, which purposely extended beyond the Midstray posts to the side of the inner frame. This is a rare form which neither recorders have seen elsewhere and it is not clear why a separate frame was necessary to hang the doors off.

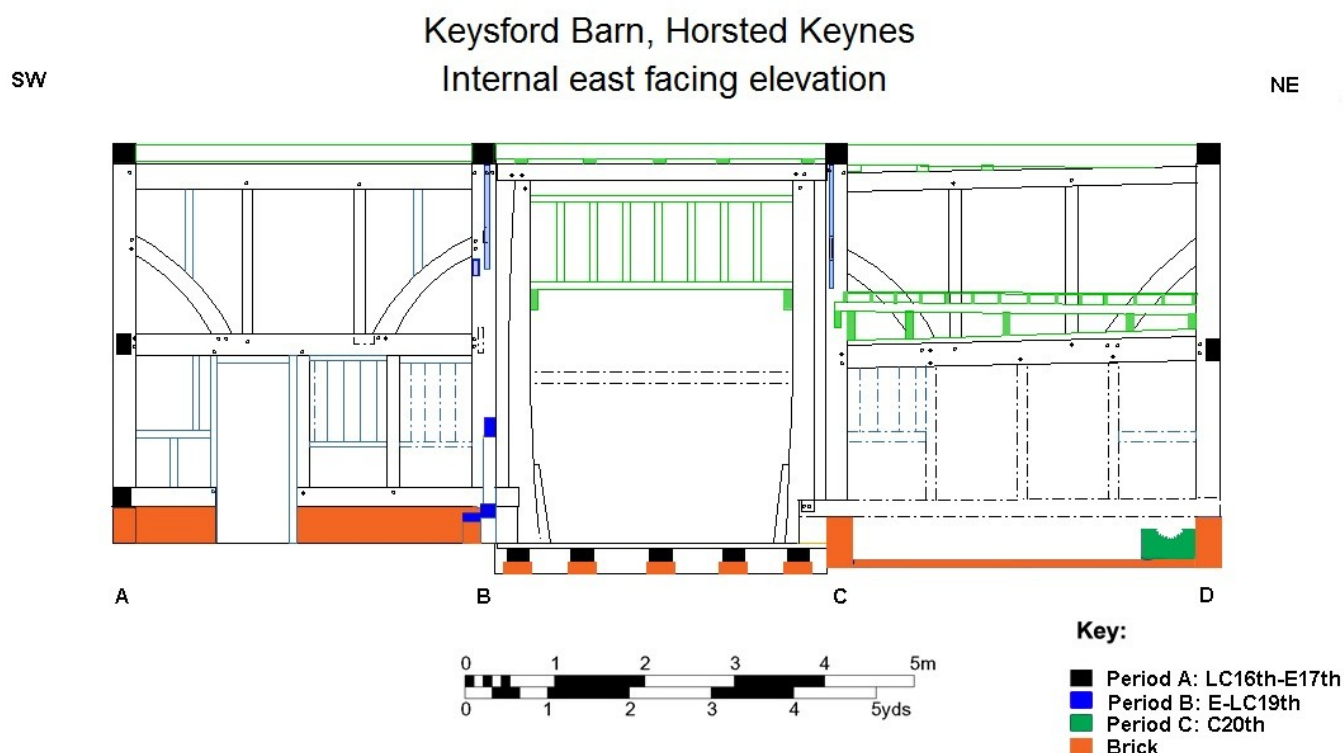


Fig. 11. East facing elevation of the Barn.



Plate 18. Internal frame within the Wagon way aperture.



Plate 19. Substantial posts of the internal frame were tenoned to the cill beam (now rotted).

The doorway of the western wagon-way has two slides present (Plate 20) for the threshold boards which would have slid into place. The slides are nailed into place,

not pegged so they could be a later addition. There are no slides present in the eastern door but some bolt holes plus the 'hacked' appearance of the posts in this location would suggest they have been removed.



Plate 20. Southern 'slide' *in-situ* on Post B.

The stock bolts on both sides of the Midstray have gone but the mortices for these are very high so it is possible it was never used to keep animals within, but purely to keep the full height doors in place, which are fairly narrow due to the width of the inserted frame. The east door has been infilled in the early 20th century, with brick as previously discussed.

4.5 Floors and ceiling

The southern bay was partially floored with haunched tenons joints present in the southern end girt (Plate 21). The corresponding girder is missing as the floor has been removed. However, the empty haunched tenon mortices for the girder are present in the side girts so the floor length could be measured. The bay also had a floor to ceiling empty space present within the first bay, between the end of the floor and the Midstray partition, separated by a mid-tiebeam (also missing).



Plate 21. Empty haunched tenon joints in the end girt of Truss A.

Whilst the threshing floor was constructed as an important part of the Barn during Period A, there are narrow boards present which are likely to be later replacements so these are discussed more fully in Section 5.5 below.

4.6 Stairs

There are no stairs present from this period, nor is there any surviving evidence for a set but it is suggested that a ladder would have been present within the southern bay for access to the floored area.

4.7 Roof

The present truss form has raking queen posts to the purlins, which were altered during Period B. It appears that the roof was originally thatched although only a few tar marks for the tarred twine which attaches the thatch to the timbers was seen on surviving rafters on the day of the survey. This suggests the thatch was not replaced when the later alterations were carried out. In general, the tiebeams are 22-23cm deep which is similar to the size of the posts so they match well.

There is rebate evidence for Period A wind braces which have since been removed. In particular, two slim mortices can be seen on the inner edges of the Midstray in Trusses B and C where the Principal rafters have been re-positioned. These have been turned 180° where a pair of wind braces would have been in place from the

southern side of Truss B and the northern side of Truss C adjacent to the Midstray (Plate 22).



Plate 22. Wind brace mortice on the inner face of Truss B.

The roof is very level (Plate 23) and has clearly been re-built at least twice and not all the principal rafters are in their original positions and have been re-set. In addition, the original roof was fully hipped and the pitch was steeper, previously set at 52° but this is now 44°. It is likely the roof was altered due to rotten rafter ends, where the ends of the rafters (where they were suitable for re-use) were cut to size. Due to the significant amount of adaptations, little survives of the Period A roof so the majority of this structure is discussed in Section 5 below.



Plate 23. The level roof structure with Truss B in the foreground looking towards Truss C.

5.0 Detailed architectural description Period B, early-late 19th century.

5.1 The rear outshot

During this period the only change to the layout was the attachment of an outshot to the west side of the northern bay only. The current outshot is *likely* to be a replacement of an earlier structure which would have been much narrower if it had followed the pitch of the original roof. The structure, as it stands has ties which are tenoned and pegged to the west side of the Period A Posts C and D (Plate 24), but nailed to the rafters with all other timbers also nailed and lime washed.



Plate 24. The outshot, looking north.

There are a series of nail holes running the length of Posts C and D which are either for an internal boarded partition wall or for an external wall prior to the outshot being built. It is not clear if this outshot did replace an earlier one but the lack of weathering on the outside face of the Period A frame suggests there may have been one from the outset. However, there were two windows inserted into the original Period A west wall utilizing the wall studs (Plate 25; now missing), mirroring the inserted windows in the southern bay to some extent although all of the timbers are missing here. The mortises for the cills and shadow marks of the removed window heads can be clearly seen so it is perhaps more likely that this represents an external wall with inserted windows. The wall paneling and windows were removed, most likely at a later date during this period when this end of the Barn was altered to house animals.



Plate 25. Mortices for missing wall studs and shadow line of missing window head.

The window to the south side of the bay was clearly cut and nailed into the Period A side girt with four notches for the mullions clearly exposed (Plate 26).



Plate 26. Notches for window mullion in the south side of the western girt.

There is an element of re-use within the structure which includes a series of joist mortices in the north tie (Plate 27), as well as some empty mortices within a purlin (Plate 28) all from another structure.



Plate 27. Joist mortices in the northern tie.



Plate 28. Empty notches from a former wallplate in the outshot purlin.

The floor is laid with brick covered with cementitious slurry (Plate 29). The feeding troughs are also 20th century bricks, which match the bricks in the plinth and the southern outbuilding, covered with cement render, most likely local 'Rowfrant' or Lindfield bricks⁴.

⁴ <https://www.brocross.com/Bricks/Penmorfa/Pages/england19.htm> accessed 9/4/25



Plate 29. The brick flooring in the outshot covered by cementitious slurry.

Externally, the south elevation is covered with modern weatherboarding with a brick plinth as well as small amount of stone forming the base of the wall here (Plate 30).



Plate 30. The southern wall of the Outshot.

A pedestrian door in the southern elevation gives access into the outshot. This door is a much later addition as there is evidence internally for two vertical studs which have been cut through and removed in order to insert the doorway. The strap hinges for the door are blacksmith forged with fleur-de-lys terminals (Plate 31). However, there are pintles evident for a stable door which preceded this ledge and braced door. The planks are thick and wide and could be re-used floorboards.



Plate 31. Blacksmith made strap hinges in the outshot door.

There is a diamond light, lead glazed Crittall style metal window (Plate 32) which is re-used and positioned on its side. The attached window furniture suggests an early 20th century date for this window.



Plate 32. Re-used, inserted window in the outshot southern wall.

The west wall is formed from stone blocks for the plinth and there are some brick repairs with a header brick string course at the top. In addition there are some brick repairs in the north-west corner and some pieces of stone (roof?) slab have been used as packing here.

5.2 Wall design

Moving our attention back to the Barn during Period B, the brick plinth of the Barn was under-built during this period in English Bond brickwork (Plate 33). The bricks are hand-made, clamp fired and also likely to be from local brick yards.



Plate 33. Under-built brick plinth in the west side of the Barn.

Truss B has a pair of inserted raking shores which were morticed into the top of the posts (not pegged) and which sit on brick piers on the floor. They are almost square in section and are contemporary with the low threshing partition on the south side of the threshing floor (Plate 34). This partition (Plate 35) is also a later insertion as it is not morticed and pegged at both sides to the Period A posts. Instead it is morticed on the east side and lapped and bolted into place at the west side (Fig. 12).



Plate 34. Raking shore morticed into Post BB.



Plate 35. Threshold partition to the south side, with two phases evident.

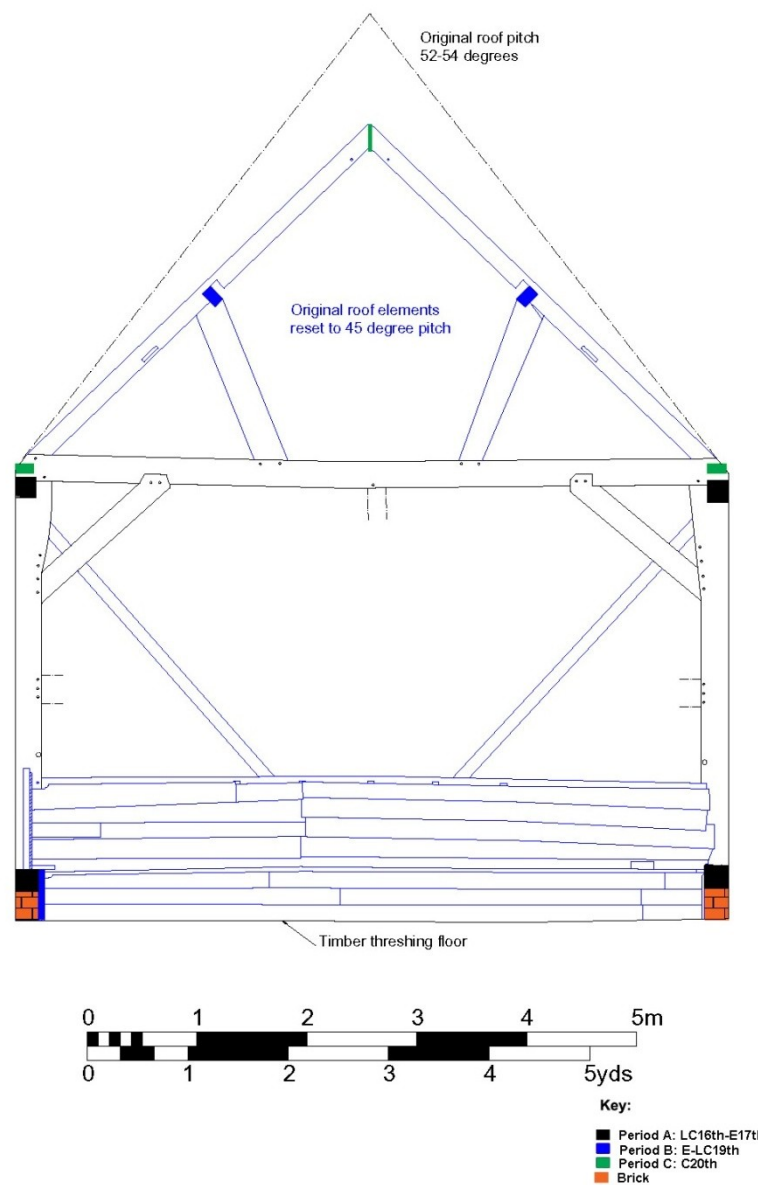


Fig. 12. North facing cross section through Truss B.

There may be two phases here as the lower plate is much wider, has a different colour to the other timbers above it and has just three rows of different weatherboarding attached to it forming a low partition. The vertical studs above this are attached to two horizontal plates as well as the raking shores so are contemporary. It was noted that the partition was unusually high for a threshing barn so it may be that once they stopped using the barn for threshing, an alternative use was found which is likely to have been for stacking bales, hence the shores and a higher partition needed. It's likely this was when the floor was removed as it is easier to stack bales from the ground to the roof without a floor present. There are at least two taper burn marks on the south side of the partition (Plate 36) but there could be more masked by the timber panels on this side. There is also an inscribed alphabet on the top rail of the partition although the complete alphabet does not extend beyond the letter H (Plate 37).



Plate 36. Taper burns marks on the south side of the threshing partition.



Plate 37. Inscribed partial alphabet on the north side of the partition wall.

5.3 Windows

There are two inserted windows in the west elevation which have mullions still *in-situ* in one of the apertures (Plate 38) although they have both been boarded over during the 20th century. These are adjacent to an inserted pedestrian doorway in the southern bay, which is still in use. One of the window heads has utilized an ovolo moulding from a domestic window (Plate 39) and the round ended mortices are evident in the soffit of the timber. A peg rack is positioned above the window, possibly utilizing the air circulation for drying items.



Plate 38. Makeshift mullion window north of the pedestrian doorway to the west.



Plate 39. Re-used ovolo moulding in the second window head.

Two empty mortices and a pair of large empty peg holes in the eastern face of the Period A studs here may represent a feeding rack which has since been removed.

5.4 Doorways

The pedestrian door in the western side of the southern bay is an insertion, most likely from this period, which required the removal of the brick plinth and the cill beam (Plate 40). Two studs have been used to form the door frame (one has since been replaced) with a door head nailed between the two and a set of brick steps added externally. The door is a modern ledge and braced replacement and there are some inserted studs and a rail to the side of the door.



Plate 40. Inserted Period B doorway adjacent to the inserted windows.

5.5 Floors and ceiling

The floor of the northern bay was laid with brick during this period which has since been covered with cementitious slurry partly covering it (Plate 41). There are two empty sockets set into the floor for missing uprights, which would have divided the area into four stalls. This would have been an earlier partition which pre-dates the 20th century alterations at this end of the Barn.



Plate 41. Brick flooring in the northern bay of the Barn with empty sockets within.

5.6 Stairs

There were no stairs during this period.

5.7 Roof

As has already been discussed, the roof has been re-built at least twice and the first re-roofing event was probably undertaken in Period B when the roof pitch was dropped, a ridge-board inserted and new common rafters were inserted as well as the terminals switched from hips to gable ends. This is evident in the truncation of the hip rafters which once had a high set collar, which now places it almost at ridge height (Plate 42).



Plate 42. High set collar mortices at the ridge.

The change of roof terminals enabled the outbuilding to the north side to be built against the new gable (Plate 43).



Plate 43. The northern outbuilding built against the gable.

The raking Queen posts were turned 180° with the original tenons re-cut to adapt to the 15° difference in the roof pitch, which were then held in place with wedges (Plate 44). There are very few original common rafters retained.



Plate 44. Queen post turned and re-cut with a wedge inserted.

In addition, the head bracing to the tiebeams of Trusses B and C was removed, cut down in size and turned 180° and set into the tiebeams (Plate 45). They were then attached by nails at the top but pegged into the post in lower cut mortices with square pegs. The higher, original mortices are present but it is not entirely clear why these adaptations were necessary.



Plate 45. Head bracing in Truss B turned and nailed into place.

The stub gables are also a re-build and the roof purlins in the southern bay have been replaced by softwood timbers (Plate 46) and it appears that the original purlins have been moved across (and rotated) to the second and third bays.



Plate 46. Softwood purlins in the southern bay.

5.8 The Northern outbuilding

This building (Plate 47) was built between 1874 and 1896 is attached immediately to the north elevation of the Barn. This is a brick structure laid in Flemish Bond with clamp fired bricks and the east elevation has a blocked window and a hatch with beaded tongue and groove boards. No glass is apparent. There is a stable door next to the apertures with late 19th century, painted brass door furniture.



Plate 47. The east elevation of the northern outbuilding, facing into the farmyard.

The door frame is pegged and may be original with patched repairs and there are brick closers in place for the doorway but not for the apertures, which appear to be insertions. There is cast iron guttering and downpipes and the roof is covered with ceramic peg tiles. The east west range of the outbuilding was formerly open fronted to the south with brickwork infilling the open spaces (Plates 48 and 49).



Plate 48. Former post of the open-fronted bay.



Plate 49. Bay post pad replaced by brickwork at a different date to the infill.

The posts sit on brick plinths (similar to the brick in the 20th century south outbuilding to the Barn) and the infill brickwork has clear butt joints, re-used bricks and cementitious mortar. There are at least five bays although these have been modified with a large double/triple garage building and sliding garage doors in the middle of late 20th century date. There are further adjustments to the brickwork to the east side of the garage where there is a damp proof course and one post has been removed. There are areas of patched brick repairs and infill with cementitious mortar (Plate 50).



Plate 50. Infilled patched brickwork repairs at the eastern end of the outbuilding.

The east gable of this outbuilding has also been heavily modified in the 20th century, with a wide up and over garage door and an inserted concrete lintel (Plate 51). In addition, there is new brickwork which suggests either the gable end was re-built or extended slightly.



Plate 51. New garage door inserted into the eastern end of the northern outbuilding.

There are three non-matching casement windows in the west side of the north elevation (Plate 52) and a pedestrian door which has been patch repaired at the bottom with a 20th century bakerlight door knob and an earlier, broken doorknob evident; a re-used door essentially. The west elevation has three further casements and an external chimney stack (Plate 53).



Plate 52. Windows and doorway in the northern elevation.



Plate 53. West elevation of the northern outbuilding with chimney stack and windows.

6.0 Detailed architectural description – Period C, 20th century.

6.1 Period C layout

There are no changes to the layout of the Barn during this period but an outbuilding was attached to the south side and an enclosed storage room was created in the northern bay (Plate 54) which includes the insertion of partitions and the flooring of the bay creating a garret.



Plate 54. The enclosed storage room in the northern bay.

There are 20th century feeding troughs against the north wall (Plate 55), but here they are lined internally with salt glazed half pipes and cement rendered. The walls have been internally lined with brickwork panels in-between the Period A vertical studs, all of which have cementitious mortar so these are also 20th century in date. The bricks are also clamp fired Rowfrants or other locally made bricks. There are wooden shelves to all sides of the room, which could be for apples.



Plate 55. Feeding troughs in the north bay.

6.2 Wall design

The original threshing partition has been removed on the north side in Truss C and has been replaced by a Period C brick and timber wall which also provides support for the inserted floor in the north Bay C-D. The brick plinth is bonded with a cementitious mortar and the plank and muntin timber partition above this is circular sawn (Plate 56).



Plate 56. Period C plank and muntin wooden partition wall in Truss C.

6.3 Windows

There is a blocked, inserted window in the east side (Plate 57) of the northern bay which is set in-between two Period A studs so is a much later addition. This has since been boarded over externally.



Plate 57. Window inserted in the eastern wall.

6.4 Doorways

The Midstray doors are from this period, as is the doorway inserted into the axial partition within the northern bay.

6.5 Floors and ceiling

The floor over the northern bay was inserted during this period and consists of machined, softwood planks nailed into place (Plate 58).



Plate 58. Period C floor inserted into the northern bay.

6.6 Stairs

There are no stairs from this period and it is assumed that a ladder gave access to the garret.

6.7 Roof

The roof is very level and was re-built during this period when the gables and common rafters were replaced along with new battens and re-covering (Plate 59). The roof purlins in the first bay were also replaced by softwood timbers and the original purlins were moved across (and rotated) to the second and third bays when the roof was re-built. In addition, the original wallplates had second sets of modern wallplates positioned over the top of the original timbers with packing pieces in-between to level the roof (Plate 60).



Plate 59. New gable, battens, ridge-board, intermediate collar, rafters and purlins.



Plate 60. New top wallplates and packing pieces to level the roof.

- 6.8 The southern outbuilding
This building (Plate 61) was built between 1909 and 1938, presumably as stables. This has since been converted into ancillary accommodation. It is of single-storey in

height and gabled to the south end. The bricks are laid in Sussex Bond and are very similar to the plinth bricks of the Barn appearing to be contemporary. However, these locally made bricks have altered very little over the past two hundred years or so, which should be taken into consideration. The western elevation of the stables has a 20th century glazed pedestrian door with three sets of opening casement windows with tiled cills and machined rafters and a ceramic peg tiled roof. There is a very low brick buttress of some form in the south elevation, which is entirely brick laid in Sussex Bond once again. The eastern elevation has no windows or doors but has two timber vertical studs (Plate 62) showing the structure to consist of three bays, so there are likely to be two roof trusses internally although the inside was not inspected. The structure has previously been converted to ancillary use.



Plate 61. The western elevation of the southern outbuilding.



Plate 62. Front, east elevation of the southern outbuilding.

7.0 Archive

- 7.1 On completion of the archaeological report ASL will arrange for a paper copy of the report to be deposited at West Sussex Records Office.
- 7.2 Digital copies of the approved report will be provided to:
- the Owner/Developer
 - the County Archaeologist and Conservation Officer
 - the Local Planning Authority
 - The Historic Environment Record Office as a Pdfa file on a CD.
- 7.3 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document.

8.0 Acknowledgments

- 8.1 The author wishes to thank the Agents, Gould Baxter, in particular Alison Essex for commissioning ASL on behalf of the Clients to undertake the fieldwork and for her help and guidance in providing drawings and further information prior to the Site visit.
- 8.2 Thanks are also due to the Client Mrs Wade for her help and co-operation during the Site visit.
- 8.3 Finally, thanks are due to Jeremy Clarke for his invaluable assistance with the survey work.

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Principal Archaeologist
Archaeology Services Lewes
May 2025
Revision A



APPENDIX

Table 1: HER summary form

Site Code	KBH25
Site identification and address	Keysford Barn, Treemans Road, Horsted Keynes RH17 7EA.
County, district and / or borough	West Sussex county; Mid-Sussex District
O.S. grid ref.	TQ 38002 27364
Geology.	N/A
Project number.	AS: 354-25
Fieldwork type.	Archaeological Interpretive Survey
Site type.	Householder
Date of fieldwork.	2 nd April 2025
Sponsor/client.	Mrs Kathryn Wade
Project manager.	Lisa Fisher
Project supervisor.	Lisa Fisher
Period summary	Period A: Late 16 th - early 17 th Period B: early-late 19 th century Period B: 20 th century
Project summary. (100 word max)	This three bay threshing barn was built in the late 16th – early 17th century with some significant alterations carried out during the early-late 19th century and in the 20th century. The Principal elevation faces east into the former farmyard although the wagon way doorway is now blocked with the entrance now to the west. The wagon way has an unusual and original inner frame on which the doors hang. The wagon way is still covered with threshing boards (from Period B), and there is a pedestrian doorway to the south side. The single bay outshot to the rear is also a Period B addition. The roof is currently gabled but was originally fully hipped and is covered with peg tiles but there is some evidence the earliest roof may have been thatched. The building is covered with modern weatherboarding and is fully foot braced to all corners with head braced trusses. However, the curved brace design is unusual in that they have straight cut mortices and tenons with shoulders.



Internal photographic location plan.