

Wyndies Cottage and The Wyndies, Crow Street, Henham, CM22 6AH.
Historic analysis of the timber-framed house. Surveyed 09 08 2016.



2006 Google earth. Location of Wyndies in Henham.



2006 Google earth. Detail of the site showing the buildings under study.

Location

Wyndies Cottage and Wyndies are two dwellings divided from a single house to the east of Crow Street, Henham, Essex. CM22 6AH.

Listing



© Mr A. Gude

IoE Number: 405886 Location: WYNDIES, CROW STREET (east side) HENHAM, UTTLESFORD, ESSEX

Photographer: Mr A. Gude . Date Photographed: 12 May 2005. Date listed: 22 February 1980
Date of last amendment: 22 February 1980. Grade II.

HENHAM CROW STREET

1. 5222(east side) Wyndies
TL 5428 44/418. II GV

2.

Early C17 timber-framed and plastered building with later alterations and additions. Two storeys. The timber-framing is exposed on the south front and at the east end of the north front. At the east end of the north and south fronts the upper storeys is jettied on exposed joists. There are some old leaded casements. The jettied upper storey on the south front has an oriel bay window with leaded casements. Roof tiled, with a small gable at the east end and a tall central chimney stack with attached shafts and a tall external stack at the east side. (RCHM 14).

Listing NGR: TL5468428393

Scope of this Report

This report describes and analyses the fabric of the buildings to English Heritage Level 3 as outlined in English Heritage. Understanding Historic Buildings – A guide to good recording practice. 2006. Page 14.

Description – External



Southern elevation showing jettied cross-wing and raised hall roof.

The southern elevation has a close studded timber-framed jettied cross-wing with cranked display bracing under a fully hipped roof. There is a door corresponding to an undershot cross-passage. The original axe finished studs are 6in wide at 15in centres while later additions are 5in wide and bear machine marks.

There is an oriel window with side lights on the upper floor and off centre glazing on the ground floor. It is known that Mt Turner, Master Carpenter replaced all the windows in the 1930's and there is a photograph of him at work. Much of the internal outfitting can also be ascribed to him.

The main range has a full height bay window by Mr Turner in the position of the original hall window. The main range has been raised in height in order to insert a new floor and the roof height brought above the cross-wing. The original hall sits between the cross-wing and the central brick firestack which has rebuilt shafts.

To the west is a small extension under a fully hipped roof which is very recent.



Base of the brick tower and Kitchen window.



Detail of the brickwork of the brick tower.

Separating the cross-wing from the Kitchen is a tower built of a variety of bricks laid in peculiar type of stretcher bond by someone whose forte was not brickwork. It is believed that this was a stair tower in use until the Kitchen was added after WW2. (Owner –pers comm). It is secured with large bolts of the type seen elsewhere in Mr Turners work.



The west and south elevations.



The south elevation.

South Elevation

The south elevation has the southern gable of the main range again outfitted with Mr Turner's full height bay windows. To the north (LHS) is a recent two storey connection and extension built in 1981. Historic photography shows a different form of extension has been removed. The windows are all double glazed and the roofs are clad with replica clay tiles over an asphalt membrane.



Southern elevation of the former garage.

The house has been further extended into a garage (built before 1978) and connected with a small lobby. The garage door has rather pointlessly been retained.



Northern elevation from the lane. To the RHS is the Stables.



The northern elevation of the main range and cross-wing.

Northern Elevation

The northern elevation shows that the cross-wing is jettied on both ends. Mr Turner has removed the upper oriel window (shown by its mortices) and added machined studwork to insert an internal partition forming a bedroom and landing. Examination of the close studding shows it has been lath and plastered over in the past.



Mr Turner's front door.



Historic and new glazing.

The front door was also made by him and the original doorway to the undershot passage now passes into the ground floor bathroom. There is a pantiled single storey outshot which is divided between the properties (bathroom and utility room) with an eclectic mix of fenestration. On the first floor, a single C17th wrought iron casement has been retained.



Eastern elevation.



A small kitchen added to the eastern end.

Eastern Elevation

A small kitchen has been added to the eastern end of the building with a two storey stair tower. Whilst looking old the construction is post 1920's using reclaimed bricks, machined roof timbers and period furniture and again can be attributed to Mr Turner.

Description – Internal - Wyndies



Kitchen looking NE.



Kitchen Looking NW.

Kitchen.

The EC20th kitchen contains hand pump and period closets. The roof is made of machined softwood 2x4in rafters with narrow EC20th battens.



Living Room looking NE.



Living Room looking NE.

Living Room

There is an exposed C16th floor with two axial main joists with 6in flat common joists foreing the cross-wing floor. A reused C17th strapwork exterior door has been used for the inserted C20th stairway. The fireplace was rebuilt in the 1930's with a replacement bressummer. The undershot passage screen has been removed s shown by empty mortices. The doorheads are fake. Other doors are clever replicas with C17th style wooden latches. The partition wall to form the hallway for front door is EC20th.



The Sitting Room looking N.



Replica fireplace and overmantel made of early panelling. The fireplace is tiled.

Sitting Room

Apart from the timbers in the walls all the features on display are EC20th facsimiles. The partitions either side of the fireplace are either built or repaired by Mr Turner. Some older riven laths remain but have been reused on machined battens. A former doorhead (RHS) is a reused manger rail.



The alcove beside the fireplace has a plasterboard wall.



The bread oven door in the side of the firestack.

There is a EC20th bread oven door on the outside of the firestack which is very unusual as it means the oven would consume most of the fireplace. The aperture has been blocked with concrete and lined with a 1935 newspaper advertising Now We Set Out by Susan Ertz as Daily Mail Book of the Month. It seems more than likely that the bread oven was in the alcove (as is normal) and the oven door was put in position after it had been demolished. The wall was then rendered over to make good.



The framed floor in the Hallway.



The underside of the staircase.



Reused C19th bell and pulley system.

Hallway and Stairs

The Hallway represents part of the cross-wing that has been divided off with a EC20th partition. The axe finished common joists form the cantilevers for the jetty. The staircase ascends in the position of the undershot cross-passage and can be ascribed to Mr Turner. The soffit, seen in the understairs closet is boarded with tongue and groove and the treads and risers are machined pine.

Of interest is a C19th bell and pulley system reused for the front door bell.



Detail of the EC20th staircase. Looking N.



Looking across the stairwell. Note the brick noggin the wall panels.

The staircase was built by Mr Turner who also fabricated the banister rail with a set of slender C17th style splat balusters. He sawed off one of the axial joists to insert the stairwell. The cross-wing walls have been brick nogged but this could have only been done after the lath and plaster was removed as they stand proud of the studwork. The narrower studwork and brick infill can also be attributed to Mr Turner.



The cross-wing north bedroom looking N.



Cross-wing north bedroom looking SW. The wall framing is EC20th.

Cross-wing Bedrooms

The cross-wing has been divided into two bedrooms and a landing by Mr Turner who has created faked interrupted studwork frames and panelled between the studs. Scantling studwork was never meant to be seen and many lack nail holes for lath and plaster. Empty mortices show the ceiling has been raised above the main joist.



Looking E in the south cross-wing bedroom.



C19th cast iron fireplace with timber surround.

The south cross-wing bedroom has a C19th cast iron fireplace with a plain timber surround with mantel shelf. Beside it is a stair tower that was believed used until the Kitchen was built. Mr Turner was keen on bolting components together and there are a number in the stair tower implying he built it. This room has no exposed studwork.



The fireplace in the main range bedroom. Looking SW.



The exposed frame of the raised main range.

Main Bedroom

The Main Bedroom has the exposed frame of the raised range. The tie-beam is 3ft higher than the cross-wing top-plate. The 6-7in wide in rafters are laid on the flat and where lathed up to the flat ceiling. The north wall has a straight primary most likely added by Mr Turner as the studs are sawn through and nailed in place rather than curved and trenched as seen in the cross-wing.



Looking SW the void above the fireplace. Note the nailed vertical laths and reused studs.



Looking up the firestack.

The fireplace has been altered by Mr Turner but the original brickwork can be seen through a hatch door. The firestack is built in two parts of 2in thick 'Tudor' style bricks set in lime mortar. The partitions are skew nailed to the tie-beams and constructed of riven laths and reused timbers in such a way to indicate it is Mr Turner's work.



Looking S in the cross-wing roof across the ceiling of the south bedroom.



Detail of the clapsed side purlin.

Roof Structure

The cross-wing has a simple clapsed side purlin roof with cambered collars and 3x6in paired rafters set on edge. Some of the rafters are reused from a collar purlin roof. The central collar has mortices for partition studwork and others have been replaced. No carpenter's marks were found.

The machined softwood and lath and plaster ceilings were put in by Mr Turner.



Looking W along the main range.



Reused sooted rafters from a hall roof.

The roof over the main range is a C17th style offset butt purlin roof with massive principal rafters set on edge housing the offset (or joggled) purlins. Most of the other paired rafters are reused from a collar purlin roof and are sooted from exposure to smoke. The lap joints for the collars are easy to see. The ceiling over the main bedroom is of C20th machined timber with a heavy old timber laid in the centre as a walking board. The tie-beams have pronounced cambers.

The roof continues beyond the firestack and forms the roof over the Master Bedroom in Wyndies Cottage.

Description -Interior – Wyndies Cottage



The offset butt purlin roof over the Master Bedroom in Wyndies Cottage.



Continuation of the butt purlin roof seen from the modern extension.

The butt purlin roof continues over the Master Bedroom of Wyndies Cottage. The extension roof is recent dating probably to 1981 (UTT/667/81/LB).



The exposed fireplace in the Master Bedroom.



Original top-plate and partition wall by Mr Turner.

Master Bedroom

Parts of the original frame are visible at ceiling height. The other timbers have been applied by Mr Turner who had a penchant for exposing the nail heads. There is a fine fireplace with a Tudor arch in 2in brickwork. The rear of the fireplace has been altered to accept a later hobgrate fireplace. The brickwork has been repointed with grey cement and a modern narrow bressummer inserted.



Wall common with the extension has some original studs.



Detail of the corner junction.

The original house has been extended to the north with a two storey LC20th extension. The party wall has a few original 6-7in wide studs and some inserted scantling probably attributable to Mr Turner. The junction over the doorway is interesting as it has three timbers each with different chamfers and stops.



Studwork in the bathroom.



Detail of the lath and plaster.

There is a section of exposed studwork, previously hidden by a shower cubicle that has all the hallmarks of Mr Turner. The straight 5in studs are similar to those used in other repairs and the unorthodox design where the junctions are not actually connected other than by plasterwork is also his style. The riven laths may be reused but the render matches his other work. The top plate has been severed to make a doorway.



The Front Room looking S.



The fireplace in the Front Room.

Front Room

Parts of the timber frame are exposed and the ceiling appears lath and plastered. The brick fireplace has been altered again to accept a hobgrate fireplace and is made of 2in Tudor style bricks. The panelling and timber surround are of Mr Turner's style. The adjacent wall is plaster boarded.



Looking E into the outshot.



The modern staircase.

Outshot and staircase

The Outshot is decorated to modern standards with only the painted top-plate being revealed. The staircase is an entirely modern lightweight structure screwed together.

Description - internal – the modern extensions.



Looking W in the Dining Room.



Looking W in the Breakfast Room to the Kitchen.

The ground floor rooms are recently decorated and outfitted. The former garage was converted into a Breakfast Room and connected in 2004. (UTT/0061/04/LB). The lobby was filled in during 2009. (UTT/0151/09/LB).



Northernmost Bedroom looking NW.



The modern roof structure above the bedroom.

The upper floor is all recent with a machine cut roof with a cotton asphalt membrane and assumed built in 1981.

Description — Outbuildings.



The Stables. Western elevation.



The Stables and Workshop. South Elevation.



The Stables upper floor was used as a woodworking workshop.



Treadle operated lathe.

Stables

The Stables is timber-framed building made from machined cut 2x4in softwood that has been reboarded in the LC20th. The frame shows there were large windows on the upper floor and there is a treadle lathe and shelving from the former workshop. It is believed coffins were made here by Mr Turner.



One of the ground floor rooms.



Detail of the machine cut kickboards.

Although the building is called the Stables there is little to betray its former use. The dividing wall on the ground floor has circular and straight sawn kickboards. A galvanised tethering ring remains but it is known that Ms Gillian Turner was a keen horsewoman and the building may have been used to shelter her horses.



The Workshop is in parlous condition.



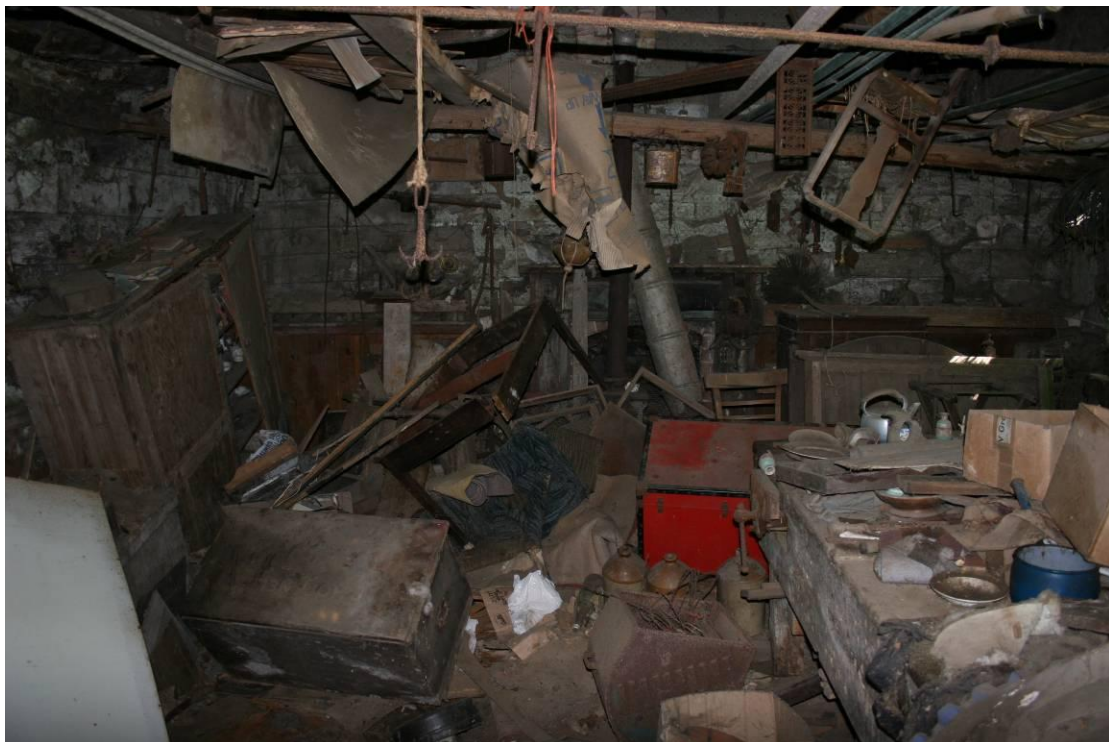
Looking NE from the entrance to the Workshop.

Workshop

The Workshop is in danger of collapsing.



Inside the Workshop looking N.



Looking E inside the Workshop.

The Workshop is boarded with tongue and groove on the walls and ceiling. It has a C19th scantling frame with nailed interrupted studwork that can be seen in the tin shelter on the eastern end. The roof has also been clad with corrugated tin sheets. Parts of the external walls have been lath and plastered. There are very large pane windows, all but destroyed.



The eastern end of the Workshop.

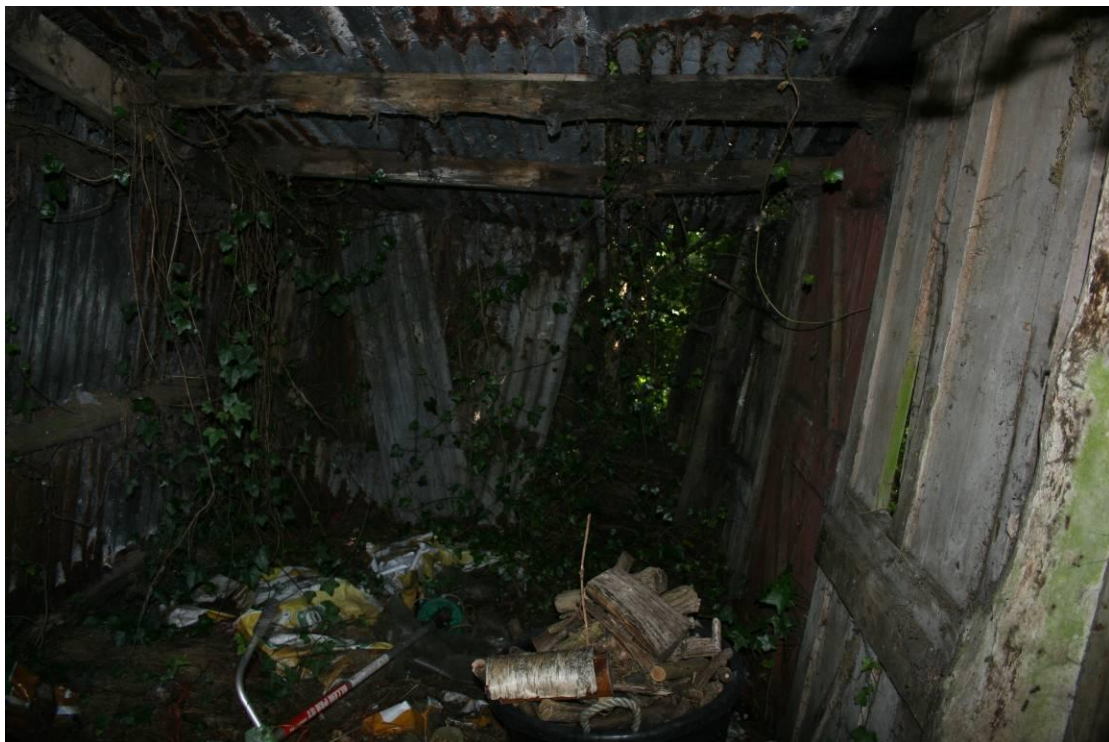


C19th chimney and nailed interrupted studwork seen in the tin shelter.

There is a C19th brick chimney on the eastern end of the Workshop.



Store buildings. Looking NE.



Interior of the northern store.

A pair of ramshackle store buildings is made of offcuts of machined timber, quarter poles and corrugated tin to store logs, coal and garden equipment. The southern wall is weather-boarded.



Garden buildings. Looking S.



Interior of the garden buildings.

There are two tumbledown garden buildings east of the Kitchen poorly built in the same fashion as the Stores. There is one of Mr Turner's trademark windows so it can be assumed he erected these little utility buildings.

Historic Photography



1907. Wyndies. Note the two storey extension.



The house in the 1930's.



Mr Turner building the bay windows. 1930's.



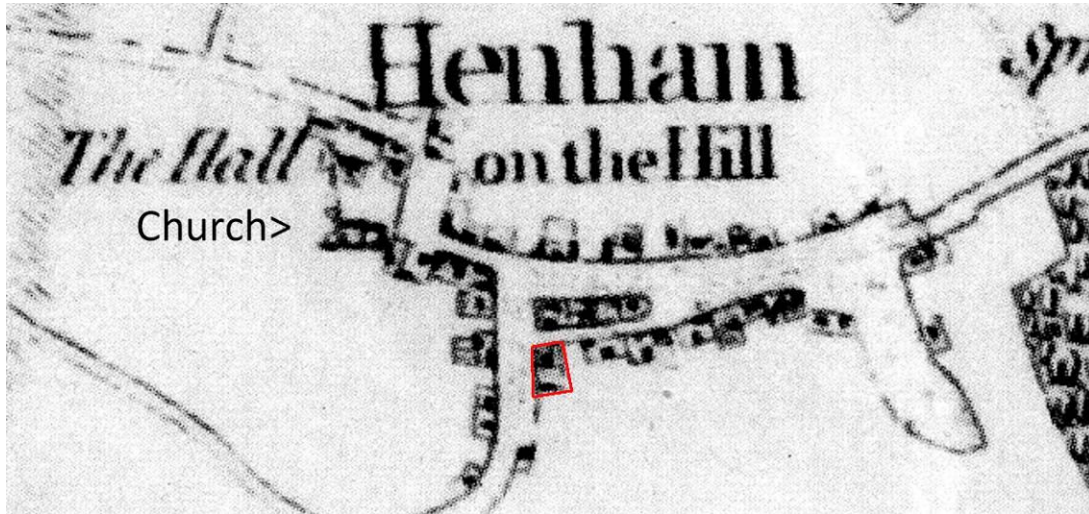
1930's. Note the plain casement windows.



1930's. The south elevation with Mr Turner's windows.

The photographs were found in the house after the passing of Ms Gillian Turner who is the child on the hobby horse.

Topographical Survey from Maps



1777 Chapman and Andre Map of Essex.



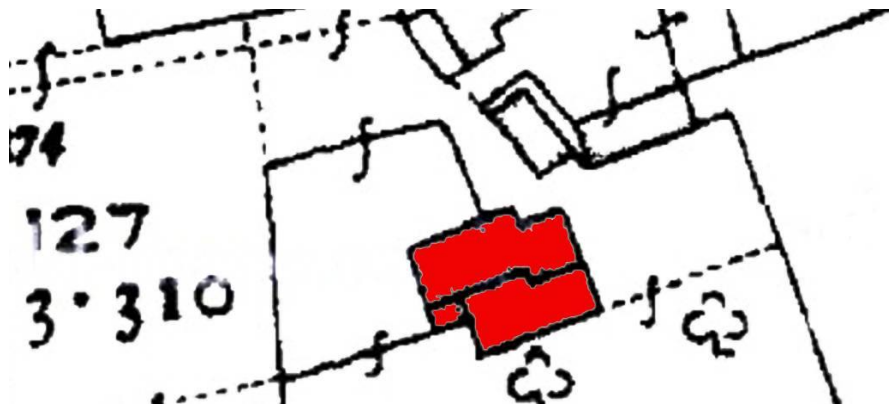
1840 Tithe Award Map for Henham. ERO D/CT 176.



1877 First Edition Ordnance Survey.



1897 Ordnance Survey.



1920 Ordnance Survey.

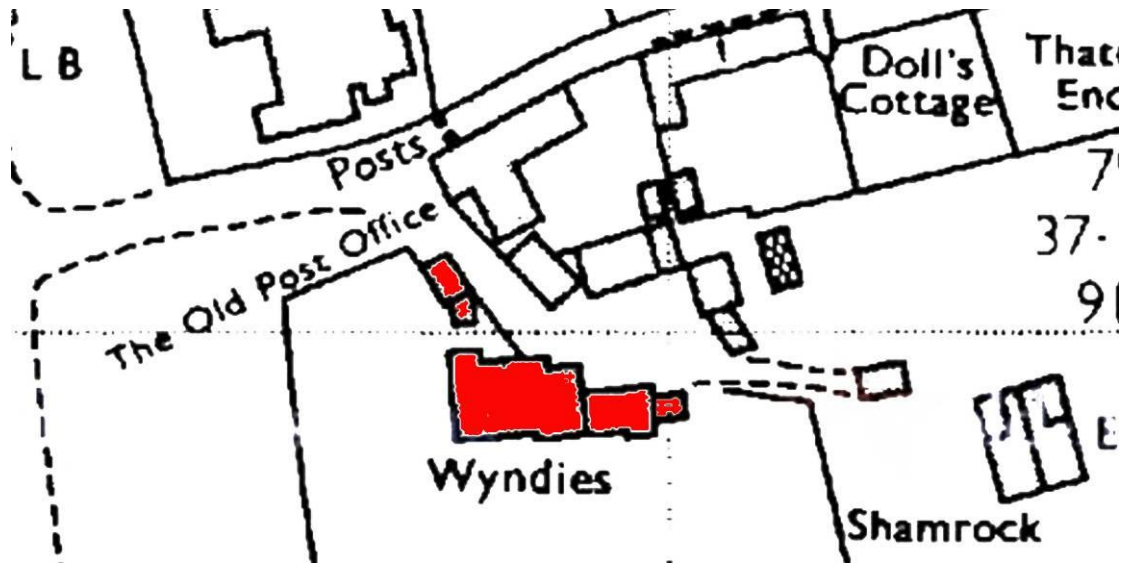


1952 Ordnance Survey. 1 to 10000 series.

The 1920 OS shows the building subdivided along its length

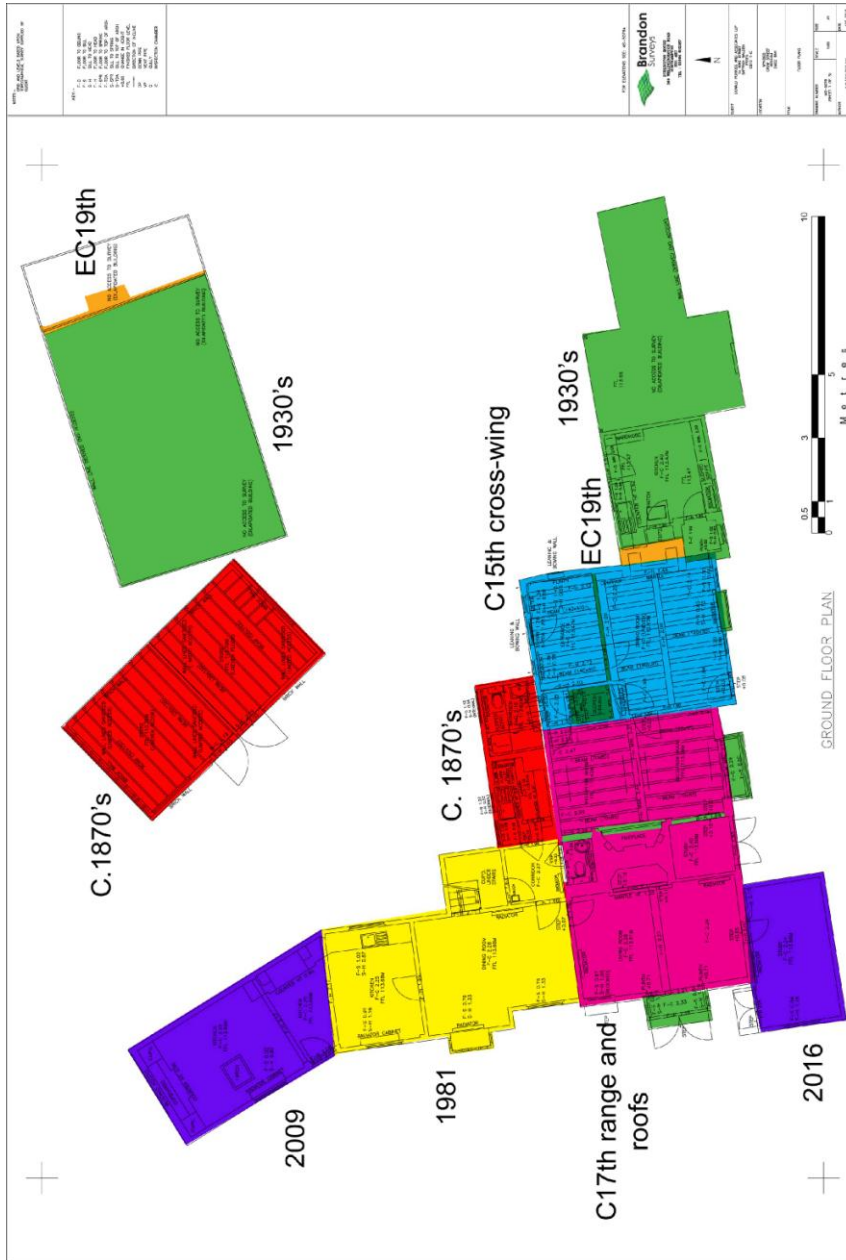


Barry Hillman-Crouch
Design & Recording Services



1978 Ordnance Survey.

Phasing and Discussion



Annotated phase plan.



General phases.

Phase 1. C15th cross-wing and hall.

The cross-wing is jettied at both ends and has close studding with cranked display braces. Originally there were oriel windows with additional high level lights at both ends on the upper floor. On the lower floor, to the western side were doorways at either end of an undershot cross-passage – that is a passage that passes through the cross-wing rather than beside it and through the hall. This feature is seen inside where the mortices for the screen have been revealed in the first floor common joists.

The present roof over the main range, of EC17th design, has been rebuilt using the sooted rafters of a collar purlin roof which represents the roof of the open hall. There is no clear evidence that any of the hall frame remains. The Sitting Room in Wyndies which represents the same volume has been considerably altered and little of the wall frame is remaining or visible.

The form of the design and carpentry would suggest an original build in the LC15th.

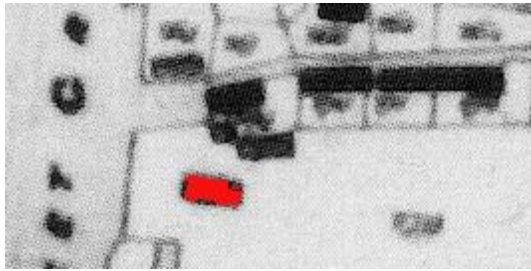
Phase 2. EC17th range, chimneys and roof.

The roof of the cross-wing is a clasped side purlin roof that contains a few reused rafters from a collar purlin roof. The roof is fully hipped at both ends and the rafters are set on edge, a feature that appears in the EC17th.

The main range has been doubled in height and extended to the west. The upper frame is revealed in the Main Bedroom and Master Bedroom. A new floor was added over the hall with heavy axial joists, chamfered and stopped. The simple joints in the plates near the firestack show where the building has been added to.

The hall roof was replaced with an offset butt purlin roof, a type common to the EC17th, which runs across both frames and connects to the cross-wing roof. Sooted rafters from the original roof were reused.

The brick firestack has been built in two parts, with clearly separated chimneys. However the bricks are very similar and they are either built at the same time or very close together. The exposed fireplace in the Master Bedroom is made of Tudor style brickwork which carried on long into the C17th. The other fireplaces have been massively remodelled including adding brickwork for hobgrate fireplaces. The surrounds have been rebuilt in the EC20th.



1840 Tithe Award Map.



1877 Ordnance Survey Map.

Phase 3. EC19th chimney and fireplace. The Workshop.

The chimney added to the eastern side of the cross-wing is constructed from EC19th style bricks and there is an EC19th cast iron hooded fireplace remaining on the upper floor in the South Bedroom.

The visible frame shows that the building was lath and plastered inside and out, walls and ceilings. Very little now remains, some is visible in the roof void and is LC18th or EC19th in character having riven laths and wrought iron tacks. Some lath has been reused in the EC20th and replastered.

The 1840 Tithe Award Map shows a building in the position of the Workshop. Some interrupted scantling studwork and an EC19th brick chimney does remain but the building has been comprehensively repaired and replaced in the LC19th and again in the EC20th. In its present position it is beyond salvage having been derelict for many years.

The Ordnance Survey indicates a period of growth around the house with large buildings appearing in plan by 1877 including the Stables. The others disappear by 1897 so could not have been very substantial structures.

Phase 4. The Stables. The Outshot. 1840 – 1877.



The Stables and Workshop at Wyndies compared to the same at Chapel Farm, Bredfield.



The upper floor of the Stables at Wyndies compared to the coffin makers at Chapel Farm

The Stables is a two storey timber framed building constructed of machine cut soft wood on a 2x4in module. The upper part of the building had large windows implying it was built as a workshop. It would have had an external staircase, probably with a platform but this has been lost. A Victorian treadle lath is still in place as are various shelves and parts bins and it is commonly known that coffins were built here. In this case the timber would have been seasoned in the Workshop building and the complex can be compared to other coffin makers and carpenter's workshop around the area that adopted this formula. The Stables at Wyndies would have been built near to 1877 when it was first mapped.

The Outshot attached to the house now containing a bathroom and utility room appears on the mapping in the same period and retains a pantile roof – a form very popular at this time. Only a single timber can be seen inside and the building has been much altered in the C20th.

Phase 5. The 1930's rebuild by Mr Turner.

Much of the appearance and visible fabric of the building can be attributed to Mr Ralph Turner, Master Carpenter whose business was run out of the workshops to the rear of the building. All the windows can be attributed to him and there is a photograph of him constructing the western two storey bay windows.

His used of machined and artificially aged timber and carriage bolts to connect structures make it relatively easy to identify his work which is extensive. He built most of the doors, the exception being that to the stairwell which is a genuine exterior C17th strapwork door. He built the staircase and the banister rail with its C17th style splat balusters.

He built most of the internal partitions, characterised by exposed scantling studwork of differing sections, textures and finishes. His trademark is also to leave the wrought iron nail heads and carriage bolts exposed as part of the decor. He put in all the ceilings on the upper floor which are made from machined softwood as well as reused quarter poles.

To achieve the partitions he required he must have removed the oriel windows on the cross-wing and added in the new 5in studs as well as the new windows. He also made and inserted a new front door on the northern side moving the rear entrance from the undershot passage which became the stairwell and the used the old entrance to connect the bathroom in the Outshot. It therefore seems likely it was Mr Turner who exposed the frame of the cross-wing.

He was responsible for the stair tower on the eastern side of the cross-wing and also for the Kitchen additions both of which have unorthodox brickwork and bolted construction. The internal fittings of the Kitchen include a 1940's period hand pump (identified by its hexagonal headed nuts and bolts) and galvanised header tank built into the larder.

It is apparent he removed a bread oven from beside the main chimney stack, leaving the door as a feature and newspaper from 1935 to show when it was done. He rebuilt most of the fireplaces and surrounds to his own style, reusing old panels and timbers.

In remaking the walls he used traditional lath and plaster and daubing techniques - in places reusing old riven laths. The walls in the South Bedroom have EC20th cedar laths commonly used at that time.

Phase 6. LC20th additions.

Mapping and planning consents can be used to determine exactly when the garage and new extensions were built. The two storey extension was given permission in 1981 (UTT/667/81/LB) and the original building must have been demolished to achieve it. The garage is shown on the 1978 OS map and was converted into a Breakfast Room and connected in 2004. (UTT/0061/04/LB). The lobby was filled in during 2009. (UTT/0151/09/LB). The brand new study/playroom addition to the SW corner is only just finished.

Significance

Wyndies retains the cross-wing of a C15th timber-framed house that has been altered in the EC17th with a replacement clasped side purlin roof and extended main range with an offset butt purlin roof. The close studded frame has jetties on both sides and cranked display braces. Contained within is a C17th firestack with fireplaces on both floors on both sides, of which only one retains its original form. There is also an EC19th chimney with cast iron fireplace on the first floor. The building has been significantly altered in the 1930's by Master Carpenter Ralph Turner who replaced the windows, doors, partitions and plasterwork throughout. He also built the brick stair tower and kitchen.

The Workshop was an EC19th building shown on the 1840 Tithe Award but has been considerably altered by Mr Turner such that little remains and is now derelict and collapsing. The Stables was erected close to 1877 and was also used as a workshop, the top floor having large windows for good lighting conditions. The other outbuildings were built by Mr Turner in the 1930's and onwards and are in poor condition and of no historical value.

Acknowledgements

I am indebted to the owners of Wyndies for engaging me to record the buildings and to Peter Stollery of Donald Purkiss and Associates LLP for recommending me. The photographs were offered on behalf of Gillian Turner who lived in the house her whole life. The architect's plans were by Brandon Surveys of Northampton.

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