

Whitehall Hotel, (Church Hall), Broxted, Essex, CM6 2BU.
Heritage Statement for the hotel buildings. Surveyed 24 08 2016.



2006 Google earth. Location of Whitehall Hotel, Broxted



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

Location

Whitehall Hotel, (Church Hall), Broxted, Essex, CM6 2BU. The hotel incorporates two Listed buildings, the original House NGR: TL5791927397 and the Barn NGR: TL5792927436.

Listing



Southern elevation of Whitehall Hotel and the Brewhouse to the RHS. BJHC 2016.
Images of England shows the wrong building.

BROXTED CHURCH END

1. 5222

7.2.52 Church Hall [formerly listed as 20.2.67 Church Hall and Brewhouse
(adjacent to Church Hall)]

TL 52 NE 4/17

II*

2.

Late C16 house, timber framed and plastered with red plain tile roof. Two storeys, with attics. South front has 2 jettied feature gables, with central 2 storey gabled porch. All with original chequerboard bargeboards. Some original carved consoles remain. North front to the road, has similar gable to south front, plus a gabled wing and gabled staircase tower. Two:four:one:one window range, modern casements. Original central red brick chimney stack with 4 diagonal shafts. Internally most of the original frame remains. The east end has a gable to the north and a range at right angles, comprising an early C17 brewhouse, (which now forms part of the main house) with arch braced tie beams and original chimney stack partly rebuilt.

Listing NGR: TL5791927397.



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IoE Number: 122023. Location: BARN NORTH EAST OF CHURCH HALL, BROXTED, UTTLESFORD, ESSEX. Photographer: Mr A L Cook
Date Photographed: 08 June 2002. Date listed: 20 February 1967
Date of last amendment: 10 September 1981. Grade II.

BROXTED CHURCH END

1.5222 The Barn House
(formerly listed as Barn north-east of Church Hall)
TL 52 NE 4/18 20.2.67
II GV

2.

C17 barn, now a dwelling. Timber framed, plastered and weatherboarded, with red plain tile roof. Gabled midstrey to north. Four window range, modern casements. Original great doors now glazed.

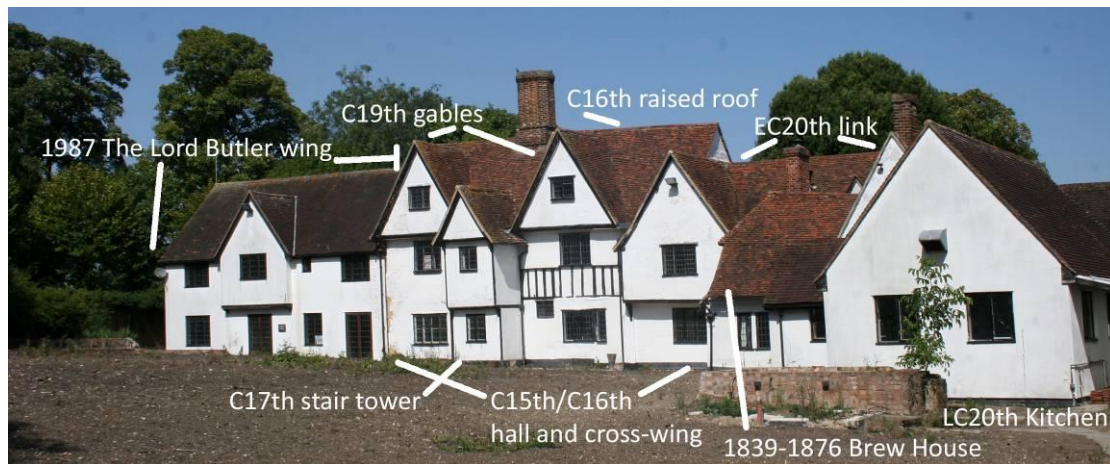
Listing NGR: TL5792927436

Note that this building was last used a restaurant.

Scope of this Report

This report examines the fabric of the hotel buildings to ascertain their heritage value. A phase diagram is included in the analysis to identify key areas.

Description – External



The southern elevation outlining the phases of the building.

Southern Elevation.

The western end (LHS) of the building is a LC20th construction called the Lord Butler Wing which was opened in 1987. The main house consists of range with a central chimney stack with rebuilt diagonal shafts and a cross-wing to the east which is jettied suggesting this is the original front of the house facing as it does the church.

Originally built as a hall house in the LC15th the fixture holes for the high end can be seen in the westernmost wall of the timber-frame. The hall was subsequently floored over and the roof height raised above that of the cross-wing and the massive chimney stack installed. This would have been done most likely in the MC16th when it became fashionable.

The stair tower, placed centrally in the facade, still retains part of the newel post and the framing suggests it would have been added in the C17th, again as fashion demanded.



Approximate volume of original house.



The Brew House in context with the House. Looking NE.



The Brew House with EC20th link behind.

To the SE of the House is the Brew House. This is a timber-framed structure with some unusual features and a large firestack. Internally it resembles a C16th or C17th Kitchen but its actual age may prove contentious. The building is not shown on the 1839 Tithe Award while all the other buildings are. It appears on the 1876 Ordnance Survey in its present plan and so is likely a Victorian addition reusing an old building.

To the north of the Brew House is a small link building that was added between 1896 and 1921 and incorporates mostly EC20th fabric including a boiler house.



The northern elevation.

Northern Elevation

The northern elevation became the front of the House between 1839 and 1876 by which time there was turning circle and established rear gardens. There are two extensions, the larger containing a living room, bedroom and attic room and the narrower containing the staircase which is early Victorian in design and fabric. A further gabled dormer was added to the roof and decorative chequerwork barge boards added to the new builds. Notably the original cross-wing does not have this feature.



EC20th extension to the west of the cross-wing.

The utility building containing the boiler house was put up between 1896 and 1921.



The northern elevation of the Brew House.

The Brew House has been connected to the main house via an EC20th utility building that houses the boiler room. The map evidence indicates the northern elevation was again extended in the later C20th. The Brew House has a whole bay taken up with a living room, (now a wide corridor) and bedroom. The framing for this is very suspicious and is likely a C20th caprice.



Looking SW along the northern elevation towards the Lord Butler wing.

The 1987 Lord Butler Wing is actually quite sympathetic to the form of the older house, even adding a jettied wing to echo that on the other side.

Description – Internal – Key dating features.



Looking E from the Lord Butler Wing at the exterior wall of the original house.

The external western wall can be seen from the Lord Butler Wing and the axe finished studwork is drilled with 1.25in fixtures holes for a trestle, dais and canopy indicating this was the high end of an open hall house.



The exposed frame in the room above.

In the room above it can be seen the frame was extended upwards to improve new first floor accommodation when the Hall was floored over. Later primary braces were added.



The massive fireplace in the Entrance Hall.

There is a massive firestack in the centre of the house that has been relentlessly remodelled. The first floor fireplaces have Tudor brick arched lintels and it is most likely the structure was originally built in the MC16th when the hall would have been floored over. The main axial floor joists can be seen in either side.



The lower wall of the cross-wing is visible in the Entrance Hall.

The frame of the close studded cross-wing is visible in the entrance hall and has three doorways superseding the original which is evidenced by a rebate and pegs for a doorhead against the northern end.



The cross-wing frame seen the upstairs bedroom



The cross-wing roof structure.



The cross-wing storey post and tie-beam.



Cranked windbraces.



Wall removed to install bath.

The cross-wing has close studding and internally trenched curved braces in the walls. The roof is a clasped side purlin structure with cranked wind braces suggesting a C15th origin. The storey posts have heavy jowls with deep chamfers. Much of the wall frame has been removed to insert a bathroom and a connection to the EC20th link.



Looking E in the cross-wing. The original frame has been removed.



EC20th link with boiler room.

On the ground floor the cross-wing frame has been almost entirely removed. The dubious paintwork scheme most likely hides boxed in steelwork. The EC20th link still retains some period lino (in very poor condition) and the electric servant's bell system. The boiler room still contains a LC20th appliance.



The connecting corridor to the new hotel rooms passes through the Brew House.



The ceiling frame of the room in the Brew House is not convincing.

The rooms inserted in the northern end of the Brew House are most likely C20th. There is an exposed frame but it is not convincing, being made of too many different types of timbers all painted to disguise them.



Staircase in the northern stairtower.

The large northern stair tower has an elegant open tread staircase with curtail step and handrail. Crucially for dating purposes the balusters are all machine turned spindles – a typically Victorian feature.



Looking under the stairs.

The supporting structure is made of reused timbers nailed with wrought iron nails. The treads appear much fresher and are pencil marked in places.



The Brew House looking N. Note the reused timbers and iron straps.



The Brew House looking S.

The Brew House was a separate building until the C20th. Historic mapping does not show it on the site until 1876. The frame has some peculiar features. The cambered tie-beams do not match and are set at different heights. The partition wall is made of reused timbers and held in place with contorted wrought iron straps. The top plate over the opening connecting the side room does not have any mortices but the storey posts have mortices for midrails implying the wall would have been fully framed. Some of the timbers are sooted but many are not. All these features imply a building that has been reassembled from parts of others.

The fireplace is very well made with little signs of wear and many of the bricks are reused. Originally the brickwork would have been hidden or plastered over and there is no sign of this.



Brick vaulted cellar with wrought iron beams under the cross-wing.



Extensive cellars under the Entrance Hall

The house has extensive cellars under the cross-wing and Entrance Hall build of EC19th red bricks with vaulted brick ceilings supported with wrought iron rails. There is a brick staircase with wooden tread plates. There are alcoves for bottles with rough gauged brick arches and brick platforms for barrels.

Description - exterior - The Barn (formerly Barn House).



The northern elevation of the Barn. Looking SW.



The northern elevation of the Barn. Looking SE.

Northern Elevation

The Barn was converted into a house by the time of the 1979 OS Map. The building was made part of the hotel in AD2000 so it can be assumed that much of its exterior appearance dates to the LC20th. The roof is clad with concrete tiles and the walls are rendered and have LC20th weather-boards over the timber frame. The off-centre midstrete porch is very shallow and the opening has been bricked in with leaded light glazing above.



The southern elevation.



The southern elevation detailing the LC20th firestack.

The southern elevation has no opening for the midstrey. Instead there is a LC20th firestack with plain square chimney. The plinth brickwork is EC19th is character except where infilled. The Barn is joined to the rest of the hotel with a link designed in 1999. (UTT/1083/99/LB). The design drawings show that the connected buildings were built in 1991.

Description – Barn Interior – Key Features.



Looking W from the entrance.



Detail of the roof structure.

The Barn has an oak timber-frame of 7 bays, with the midstrey porch in the third from the west. The Barn has been reassembled from another barn and reformatted as an aisled barn. All the original spandrels have been removed and replaced with bolted hanging knees in the style of c.1800. There are principal rafters connected to high collars claspings the side purlin.



Detail of one of the arcade posts. Note the large iron nut.



The scarf joints have oversized vertical pegs used for reassembly.



carpenter's marks on the scarf joints.



Reused window cill with diamond mullions.

There are several details to support reassembly. The scarf joints in the arcade plates have all been renumbered and some have oversized vertical pegs. The arcade ties are all different and secured with iron pull ties common to C.1800. The tie-beams are of differing profiles. There are many reused timbers including a window cill with mortices for diamond mullions.



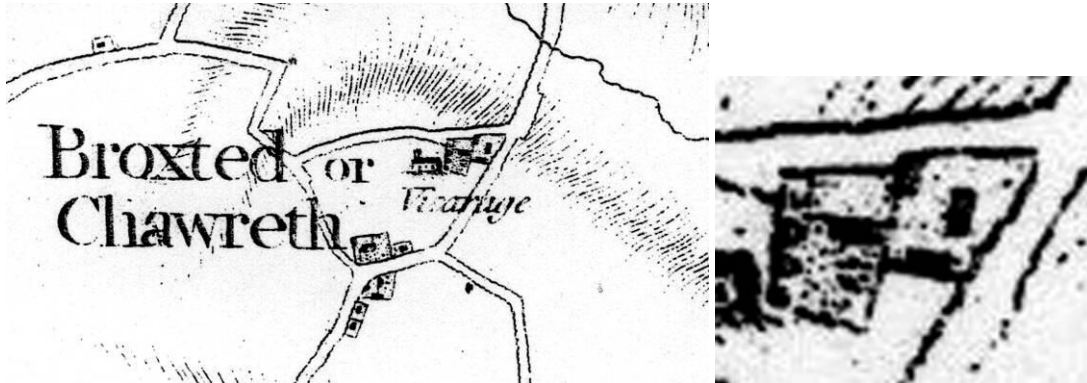
Detail of the inserted partition wall at the western end.



Detail of the Kitchen.

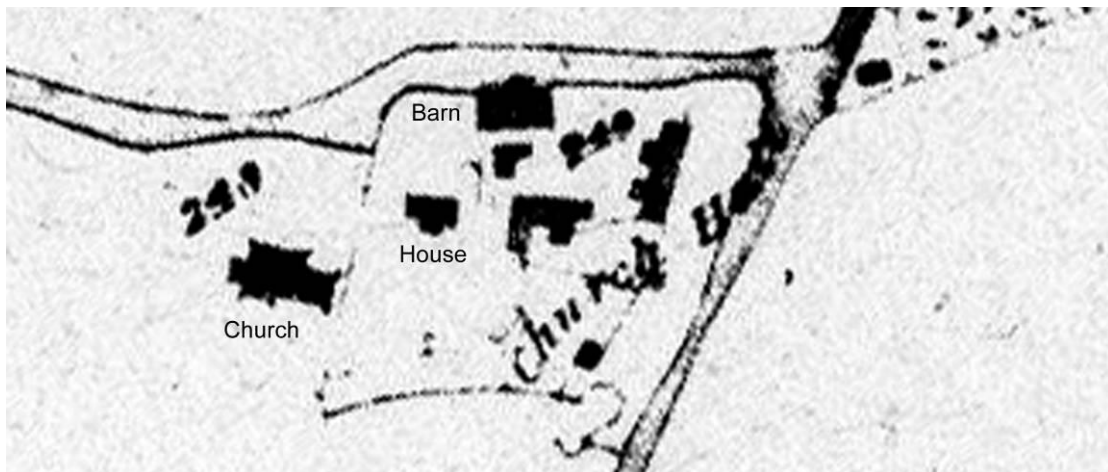
The end bays of the buildings have inserted partitions to form living rooms, WC's, a kitchen and offices. These are all LC20th and are most likely part of the conversion to a house rather than the later addition to the hotel. The damaged kitchen ceiling reveals patinated machined timbers. UTT/1087/81/LB requests internal alterations for a bedroom, bathroom, living room etc in October 1981.

Topographical Survey from Maps



1777 Chapman and Andre's Map of Essex.

The House and the larger barn are shown in their current dispositions. The roadside building is shown at right angles to its present disposition.

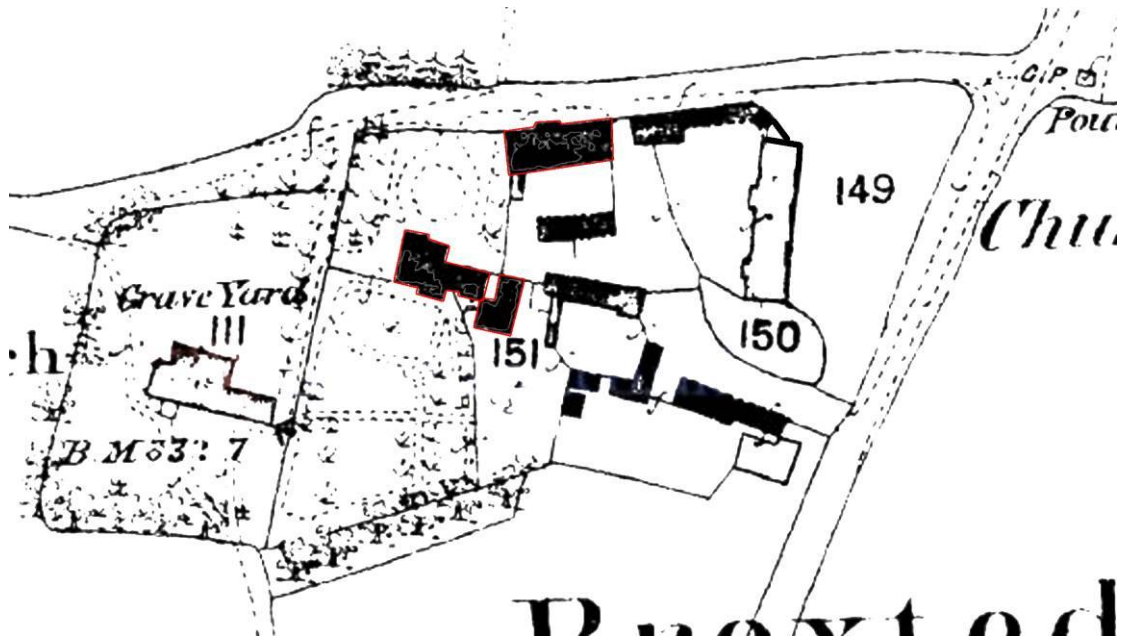


1839 Tithe Award Map for Broxted.

The 1839 Tithe Award shows the House and the roadside Barn as well as the double Essex barn. Comparing it to the 1876 Ordnance Survey it does not show the Brew House but a larger complex of buildings in the centre of the site.

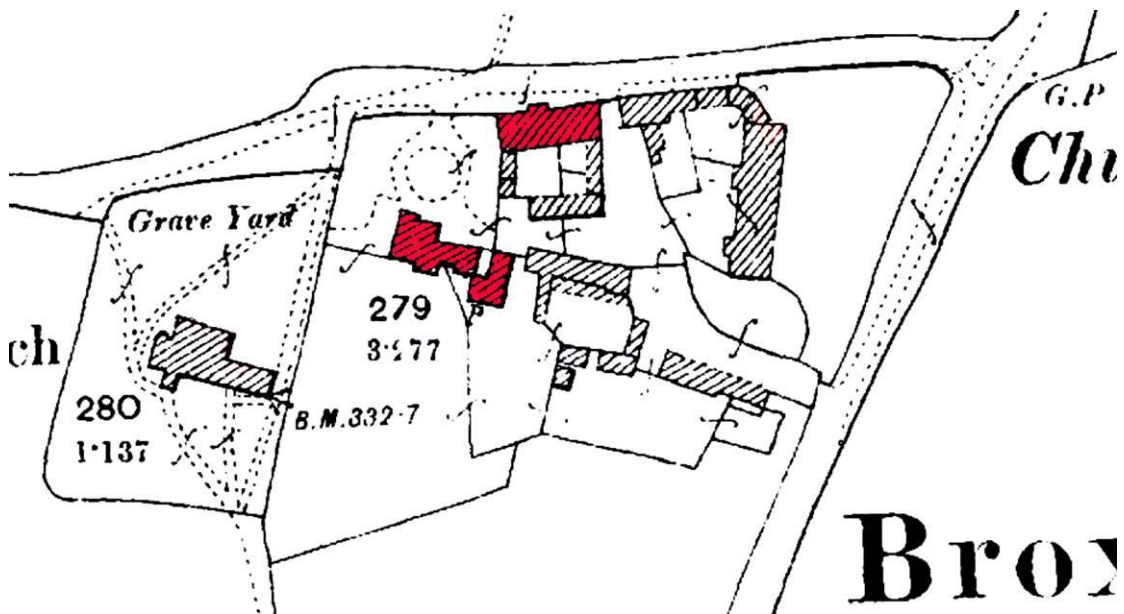
The house is shown with southern extensions but none on its northern side.

Plot 249 was owned by Richard Benyon de Beauvoir and occupied by John White who is listed in White's Directory of Essex as a farmer in 1843.

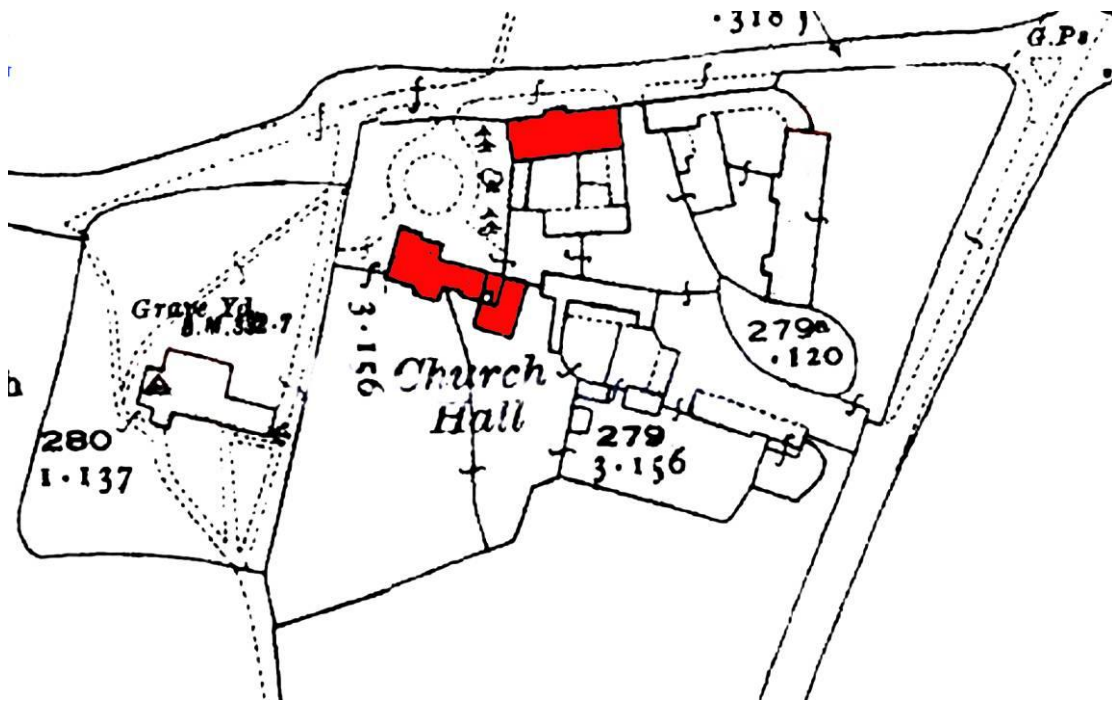


1876 First Edition Ordnance Survey.

The First Edition OS shows the House extended on the north side. It also shows the plan of the Brew House in its present position. The Post Office Directory of 1874 has Frederick Scruby as the farmer.

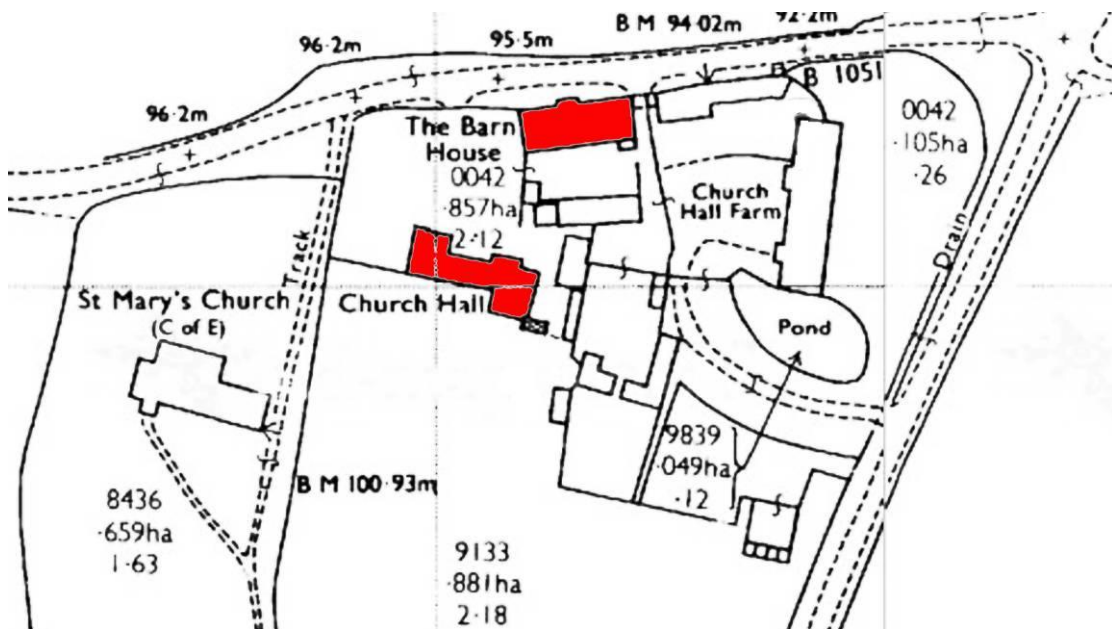


1897 Ordnance Survey.



1921 Ordnance Survey.

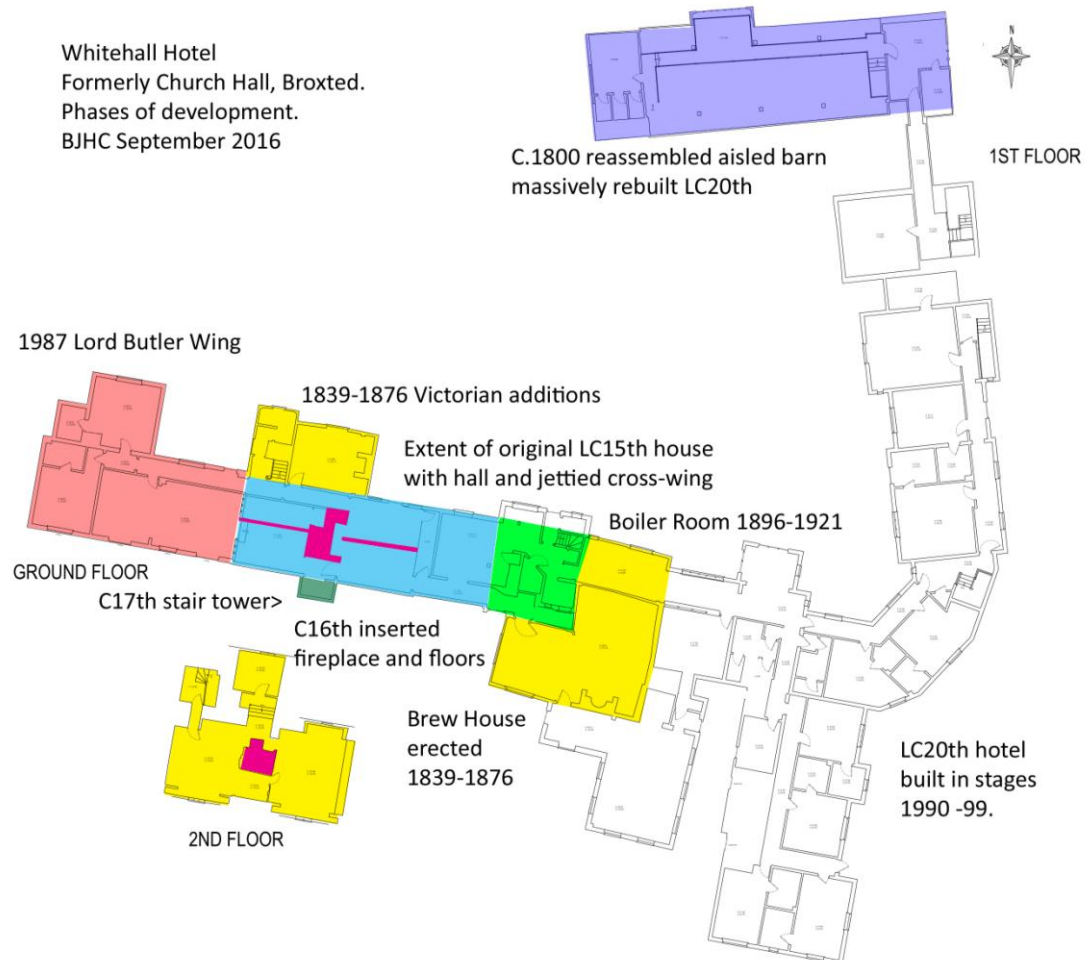
By 1921 a small link with a tiny light well has appeared between the House and the Brew House.



1979 Ordnance Survey.

By 1979 the roadside Barn is shown as The Barn House. A small extension has been added to the north side of the House.

Phasing



2016. Phasing diagram of the fabric of Whitehall Hotel.

The Whitehall Hotel began as Church Hall, Broxton, ideally situated some 50m east of the church. The original house was a hall house with jettied cross-wing containing carpentry with LC15th elements. The high end was located at the western wall. In the C16th the central firestack was added to support new floors and the entire hall roof was raised to create new upper rooms.

In the C17th an external stair-tower was added to the southern elevation (at this time the front of the house) to improve the accommodation. It is not tall enough to reach the roof so it is unlikely that there were attic rooms at this time.

The Barn was erected c.1800 and is clearly a rebuild of an older frame, expanded with aisles and given an offset midstrey.

Between 1839 and 1876 much money was injected into the house and farm buildings. A new stair tower was built on the northern elevation (which had become the front of the house as evidenced by the turning circle and gardens). A new living room and bedroom was created and rooms put into the attic with large gabled dormers.



The Brew House was brought from elsewhere, remodelled and placed next to the house, presumably to increase the service accommodation.

Between 1896 and 1921 the boiler house was added which also linked the Brew House to the main House.

In 1986 the House was extended to the west with the Lord Butler wing and was operating as a hotel

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The other arms of the hotel were added (it is believed) from 1991. The online planning history terminates at 1998.

Before 1979 the Barn had become Barn House and was connected to the hotel in 1999.

BJHC 12 09 2016.