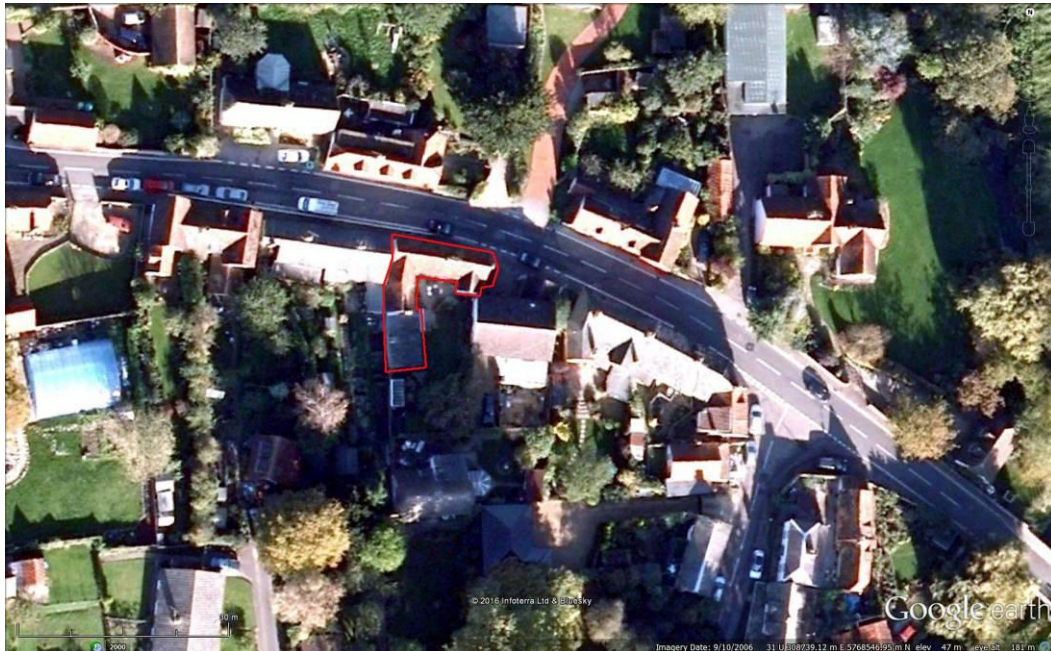


**Old Bakery Walden Road, Littlebury, Essex, CB11 4TA**  
Description and analysis of the house. Surveyed 15 06 2016.



2006 Google earth. Location of The Old Bakery, Littlebury.



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

**Location**

The Old Bakery Walden Road, Littlebury, Essex CB11 4TA. The L shaped building is south of the main road in the eastern side of the village. NGR: TL5178439663.

## Listing



© Mr Peter R Chugg ARPS

IoE Number: 406787. Location: THE OLD BAKERY, WALDEN ROAD (south side)  
LITTLEBURY, UTTLESFORD, ESSEX. Photographer: Mr Peter R Chugg ARPS  
Date Photographed: 02 September 2002. Date listed: 22 February 1980.  
Date of last amendment: 22 February 1980. Grade II.

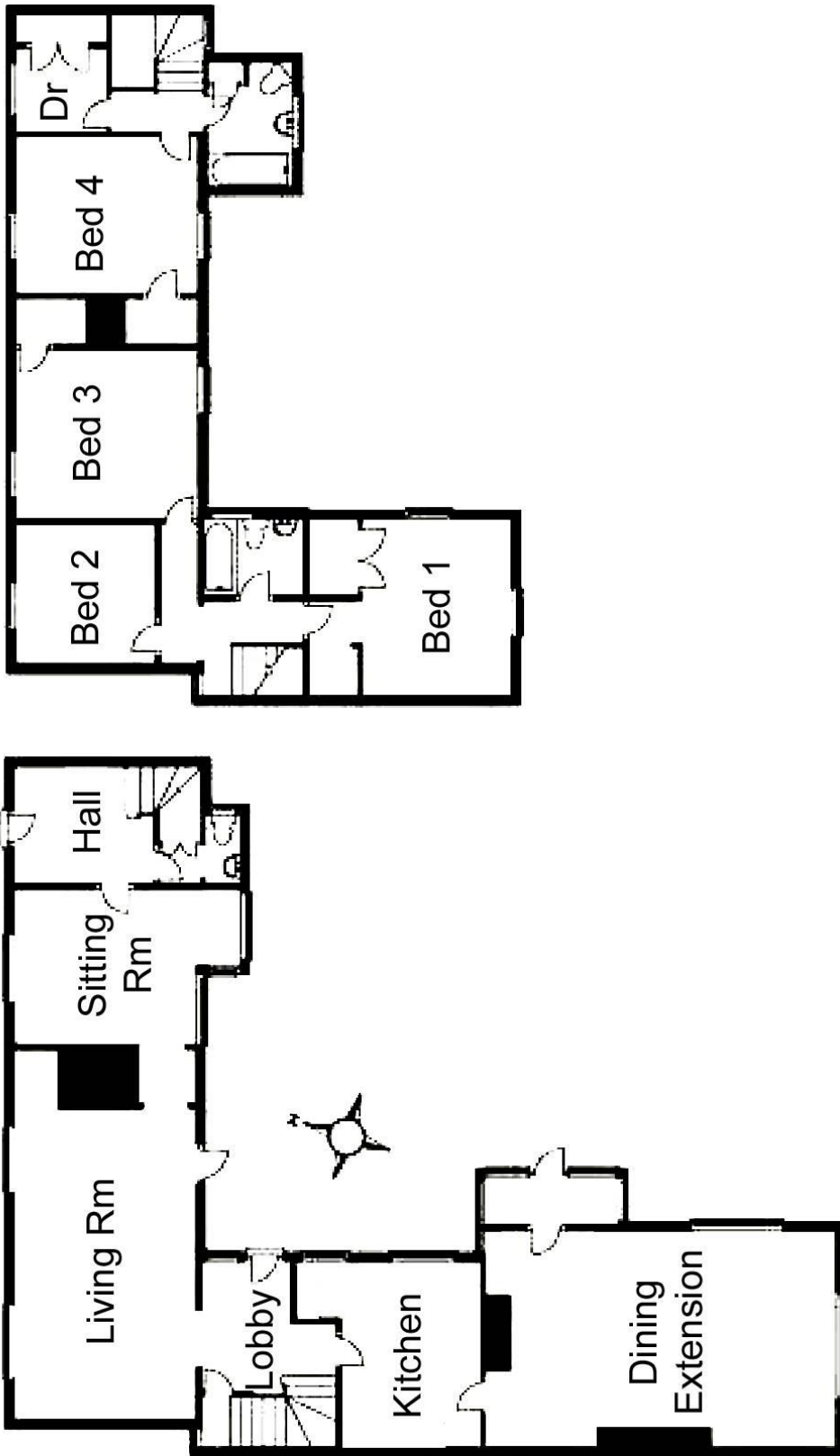
1. 5222 (south side) The Old Bakery TL 5139 32/508. II GV

2.

Early C18 timber-framed and plastered building. Two storeys. Horizontal sliding sashes, double-hung sashes and casement windows, all with glazing bars. The ground storey has 2 oriel bays. Roof tiled, with a central chimney stack. Listing NGR: TL5178439663

### Scope of this Report

This report describes and analyses the fabric of the building recorded during a visit on 15 06 2016 to English Heritage Level 3 as outlined in English Heritage. Understanding Historic Buildings – A guide to good recording practice. 2006. Page 14.



General plan of the Old Bakery.

## Description – External



The Old Bakery. Northern elevation. 15 06 2016.

### Northern Elevation

The timber framed building has pebble dashed render recently overpainted in a weather shield type paint that fills all the airbricks. The roof has been retiled with clay peg tiles and an asphalt membrane between the 1960's and 1980's. There is a centrally placed chimney stack with two canon barrel pots built of C19th brickwork. The rainwater goods are painted metal.



Detail of the EC19th horizontal sliding sashes and the LC20th oriel style windows.

There are two upper windows which are EC19th horizontal sliding sashes and two MC20th casements. The ground floor has a Victorian horned 6/6 sash and two LC20th timber oriels. The front door is LC20th made of bandsawn softwood with gate and ledger construction and modern hardware.



The eastern elevation.

### Eastern Elevation

The eastern elevation is rendered in pebbledash without openings. The exposed chimney of the eastern side has been cut back and rebuilt with Flettons. The upper part is also C20th with grey cement pointing. There is no fireplace inside. The rear extension under a corrugated asbestos roof is of brick and blockwork. The red tiled window sills were popular in the MC20th as were the plain timber casements.



The eastern elevation of the house with rear extension.



The eastern elevation of the rear range.

The building has a rear timber-framed range that map evidence shows has been joined to the main house in the LC20th. The exterior has been pebble rendered. The windows are a set of LC20th casements under timber drips with timber window sills. The door, equipped with a letter box is LC20th. The rainwater goods and foul water goods are all plastic. The roof tiles and details are consistent with the rest of the house implying it has all been reroofed. Looking in the roof void upstairs it can be seen that the back of the house was last retiled in the MC20th and the front retiled and an asphalt membrane added in the later part of the C20th before the 1990's when breathable membranes were introduced.



The rear extension with added glazed conservatory.



The southern elevation.



The eastern end of the southern elevation.

### **Southern Elevation**

The rear of the building shows a piecemeal series of MC20th alterations including the addition of a C20th 'cross-wing' to house the bathrooms. Beneath it is a small extension under a single pitched roof that now serves as a window seat in the Living Room and the downstairs bathroom.



The rear of the house has been rendered in two episodes.

The rear of the house has a vertical joint in the render aligning with the chimney stack. Upstairs are two LC20th large pane horizontal sliding sashes matching in style the lower casement windows. There is a LC20th fully glazed garden door. Around the door is a low plinth.

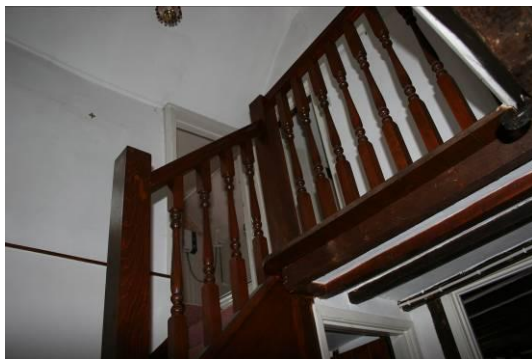
To the LHS of the door the lath and plaster render has bulged out revealing that the nails have failed in this portion. It seems likely however that the house is mostly clad in EML as the weight of the pebble render would have pulled more of it off.



**Description – internal.**



Looking S in the Entrance Hall.



The LC20th staircase in the Entrance Hall.



The original axial joist with empty mortices.

**Entrance Hall**

The building has four bays forming two cottages. The easternmost bay has the front door and Entrance Hall. Half of the original ceiling has been removed to insert a MC20th but Victorian style staircase. An original axial joist is visible jointed into the scantling frame of the western partition. The eastern wall, which should have a fireplace, is blank.



The eastern Living Room.

### Living Room

In the Living Room the exposed frame and fireplace are of C18th character. The poor quality scantling studwork and narrow ceiling joists were originally lath and plastered and were never meant to be seen. The fireplace is designed for a range or hobgrate but has added timber seats. The 2in thick Tudor style bricks are mostly bats and reused. The bressummer is only 3in deep. A brick arch beside the fireplace although very modern looking is bedded with lime mortar and has wooden dowels for a frame and so is likely Victorian.



The lancet arch besides the fireplace.



Detail of the decorative stop on the axial joist.

The ceiling frame has a single 9xin axial main joist, chamfered with a cyma stop embellished with small triangle. It is supported on a thin 3in deep lintel. The 2in wide common rafters are set on edge and peppered with nail holes for lath and plaster.

Looking at the walls it appears the frame has been truncated all round and set on a brick plinth.



The large post replaces the original wall partition. Looking E.

### Sitting Room

The western part of the cottage has had its partition walls removed and the empty mortices covered with timber plates. The framing in the ceiling is consistent throughout and carries the same details. The fireplace has been built to the same design. The studwork in the southern wall is side nailed rather than pegged. The impression is that the building was originally divided into smaller dwellings and there is a trimmer beam in the ceiling for a blanked off staircase to the front of the house. The westernmost wall has primary braces, and interrupted studwork all of which appears reused.



Looking W in the Sitting Room.



The Lobby is a MC20th infill.



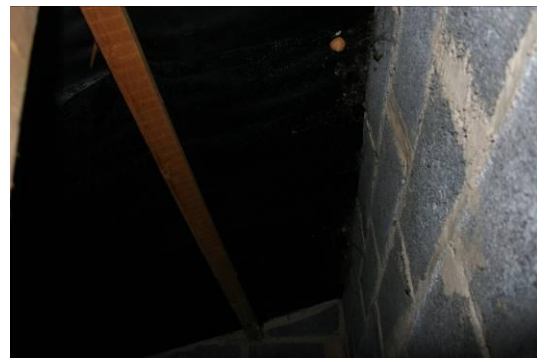
Looking N into the Kitchen.

### **Kitchen and Lobby**

The rear lobby has a 1960's style staircase and a front door implying that the property was extended as two properties in the C20th. The Kitchen denotes the limit of the C18th style frame. Historic mapping shows this was a separate building until the MC20th (pre 1970) and the Lobby was built to join it to the main house. Beyond that is a LC20th extension of no historic value.



Looking S in the Rear Extension.



The structure of the low pitched roof and the medium density blockwork forming the wall.

### **Rear Extension**

The fabric of the Rear Extension can be seen in the roof void as being LC20th blockwork with a machine cut softwood frame. The asphalt membrane would date it to between 1965 and 1995.



Bedroom 1 above the Kitchen displays parts of an historic frame.



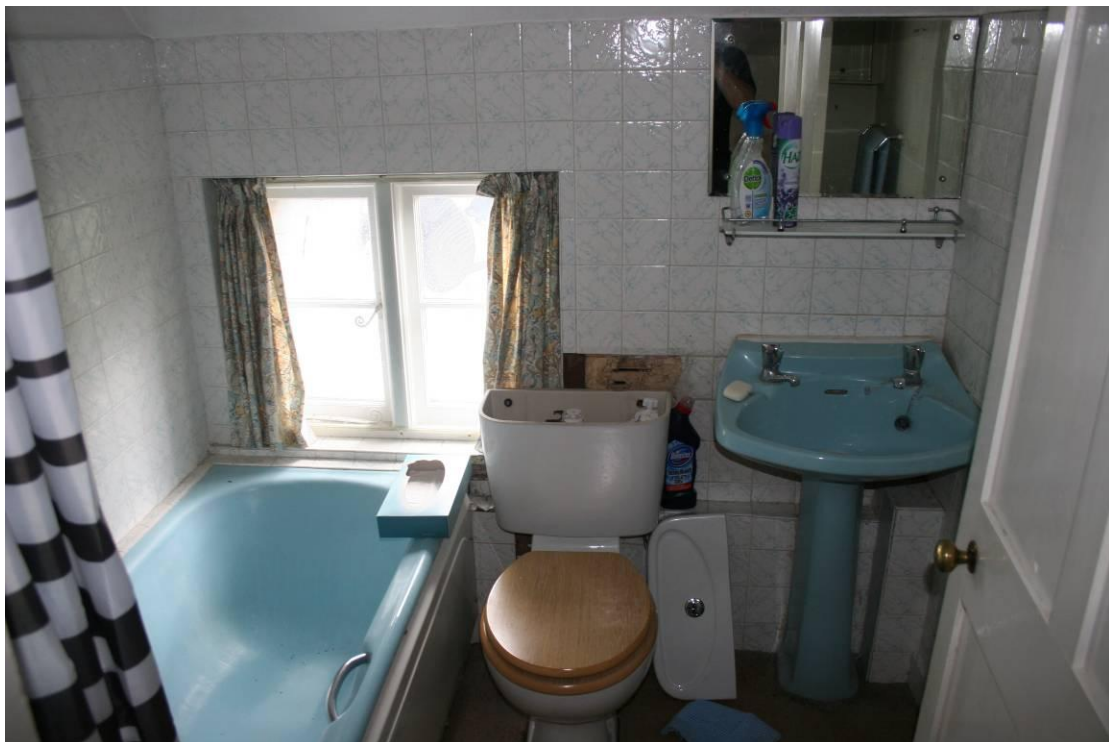
1930's style cabinets and shelves in the Bedroom 1.

### **Bedroom 1**

Bedroom 1 displays parts of an historic timber frame. The top-plate is visible in three walls and a diagonal brace is visible in the southern wall. The ceiling appears lath and plastered. Built into the northern end of the room is a wardrobe with shelves and a suite of closets containing the hot water cylinder, header tank and laundry shelves. These all appear LC20th. The heating system is likely C21st.



Looking N on the Landing.



LC20th bathroom with added WC.

### **Landing and Bathroom**

The Landing and Bathroom are in the added link between the timber-framed parts of the house. They pre-date 1970 but not by much.



Bedroom 2 looking NE. Note the hatch in the ceiling.



Bedroom 2 looking NW.

## **Bedroom 2**

Bedroom 2 displays the top-plate and tie-beam for the roof structure.





Looking E in the roof above Bedroom 3.



Looking W in the roof over Bedroom 2.

The roof is constructed of paired elm rafters nailed to a ridgepiece with occasional gussets. The roof has been heavily repaired in the C20th with machine cut softwood rafters. It appears the southern side was reworked in approximately the 1930's and the other in the 1970's to 1990's adding an asphalt membrane. The gable end can be seen to have been clad with EML over some of the older laths.



Bedroom 3 looking NE from Bedroom 2.



Bedroom 3 looking NW.

### **Bedroom 3**

Visible is the top-plate and an intermediate rail of the timber-frame. The fireplace has been blocked off but there is an interesting closet.



C18th style door leading to the closet.



Pole construction in the closet.

The partitions in the closet besides the firestack have frames cut from poles and lath and plastered over. There is also a rail with Victorian or Edwardian style hat pegs and a shelf with EC20th pressed steel brackets. Although rustic this type of work was quite common up to c.1840.



The Bathroom at the top of the eastern staircase.



The Dressing Room.



A square headed bolt in a repair clamp.

### **Bathroom and Dressing Room**

It is not possible to pass across the house upstairs. Instead there are two staircases. To the east the staircase leads to a landing connecting to the C20th Bathroom and the tiny Dressing Room. Of interest in the Dressing Room is a timber clamp fastened with a wrought iron square headed bolt and another with a rectangular headed bolt. These are characteristic of the EC19th and represent a repair to a failing top-plate.



Looking SE in Bedroom 4.

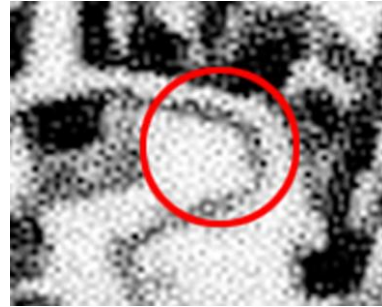
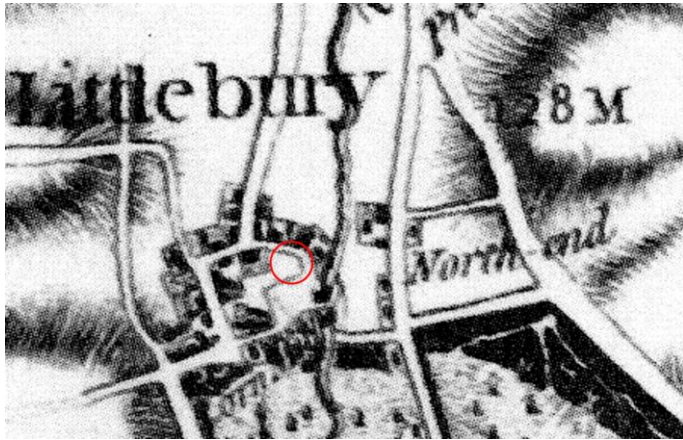


Looking NW in Bedroom 4.

#### **Bedroom 4**

The frame is again visible in the walls of Bedroom 4. There is a very similar door and closet to that in Bedroom 3. EC19th ironwork repairs have been made to the tie-beam above the main door.

## Topographical Survey from Maps

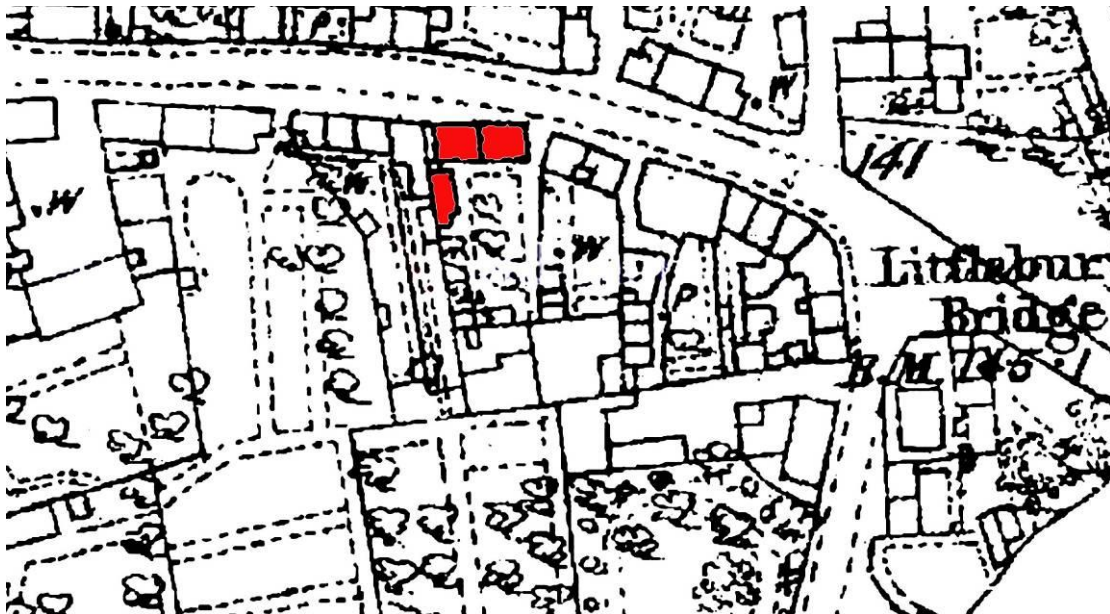


1777 Chapman and Andre's map of Essex.

The 1777 map of Essex does not show any buildings in the location of the building.

It has not been possible to identify the building as a Bakery but the name must come from somewhere. White's Directory of Essex for 1848 has no baker but the 1863 edition has Jethro Hardwicke, Baker etc. There is no baker listed in the 1874 edition of the Post Office Directory.

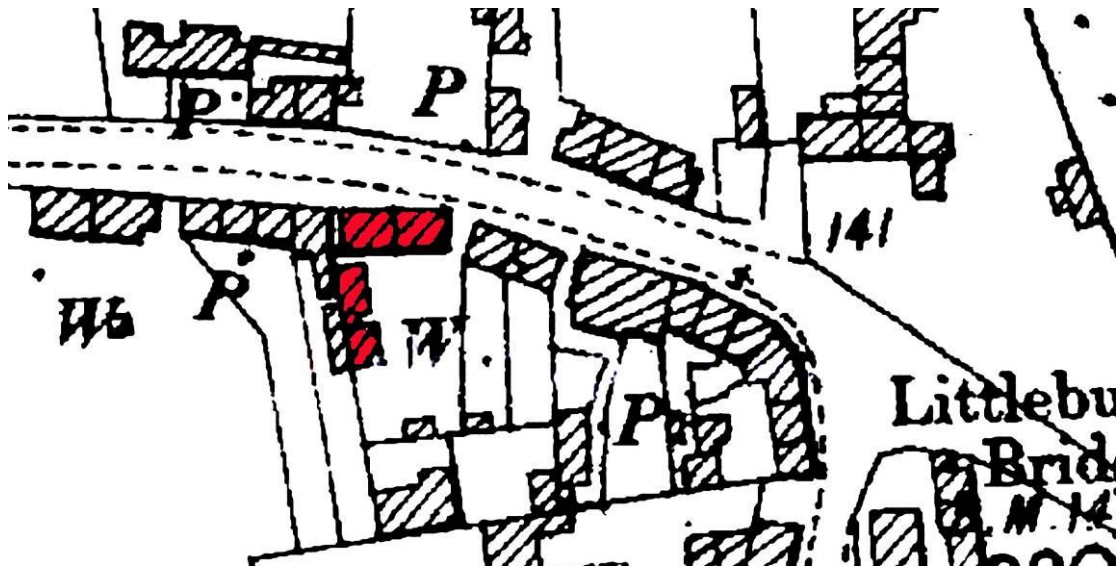
There is no Tithe Award Map available in the ERO for Littlebury.



1876 First Edition Ordnance Survey.



Barry Hillman-Crouch  
Design & Recording Services



1896 Ordnance Survey.



1921 Ordnance Survey.



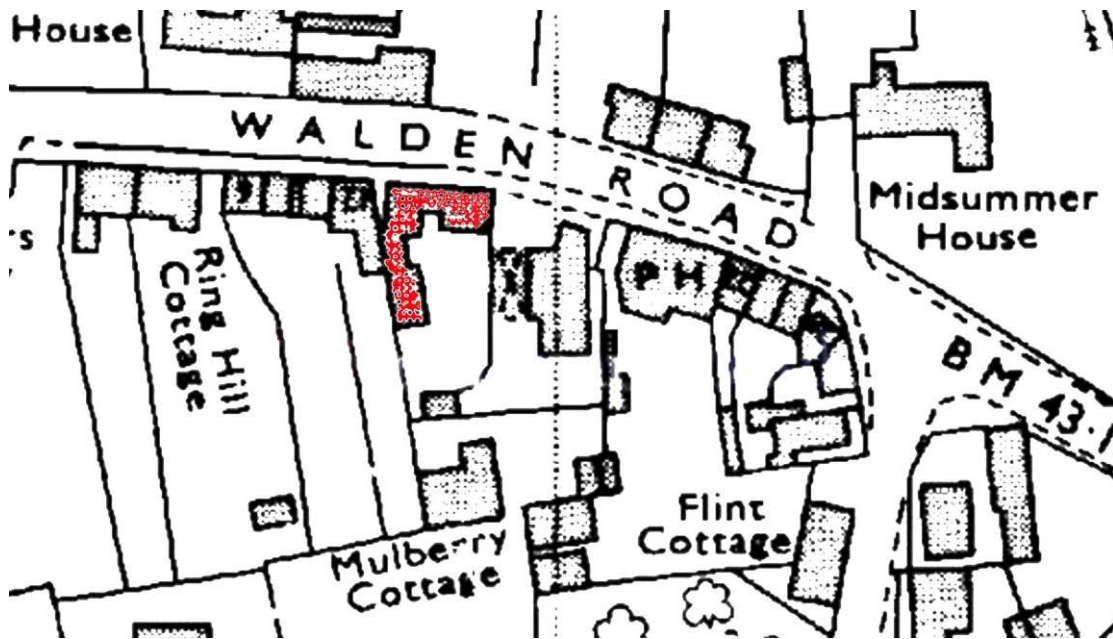
1938 Ordnance Survey. 1:10560 series.



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Design & Recording Services



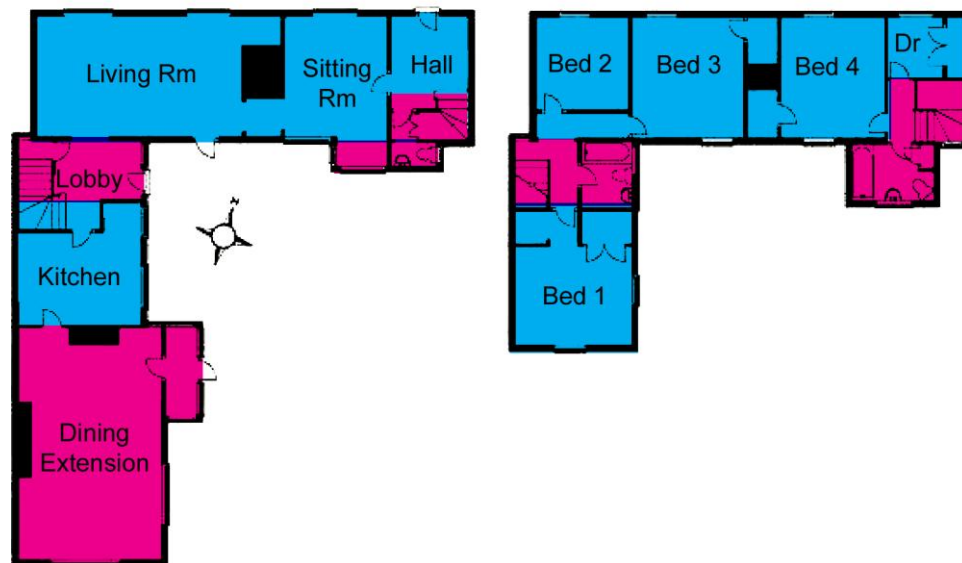
1960 Ordnance Survey. 1:10560 series.



1970 Ordnance Survey.



## Phasing and Discussion



### Phase 1. M-LC18th. Original Build.

The Old Bakery was originally built as two cottages with a common central chimneystack and two rooms either side. A separate building two storey was built to the south. The buildings have elm scantling timber-frames with primary bracing and interrupted nailed studwork. The frames are set on brick plinths which are part original and part repairs. The walls, brickwork and ceilings would have been lathed and plastered so that the irregular and reused timbers would not be seen. Only the chamfered axial main joists with their decorative details would have been visible.

The central chimney stack has identical fireplaces on both sides, splayed to incorporate hobgrate fireplaces which can be used as cooking ranges. There would have been fireplaces upstairs but these have been blanked off. Originally it is likely that the staircases were besides the chimneystack but these were removed and the small cubicles made into closets. The boarded doors that remain are MC18th in style and fabric. There is a later stair trap in the ceiling of the Living Room which comes up in Bedroom 2. The other replacement stair may have rose in the present Entrance Hall where the stairs are now.

The roof is made of elm rafters paired onto a ridge piece with the collars forming the ceiling of the bedroom. The sections are narrow and the rafters have bowed under the weight of the tiled roof.

The rear building that forms the Kitchen and Bedroom 1 has been reduced in size as the historic mapping shows it twice its present plan with a small block which may have been the baking oven. The visible frame has a diagonal primary brace like those in the main house.

In dating the buildings it can be seen the fireplace was built for cast iron ranges (which were not easily available until the 1730's), the timbers are all of narrow section and designed to be lath and plastered and the roof has a ridgepiece. This would indicate a date in the second half of the C18th. The building is not shown on the 1777 Chapman and Andre Map.

## Phase 2 – E-MC20th

The historic mapping shows that no improvements were made to the house plan until after 1921. The large scale mapping shows however that the rear range was joined to the main house by 1938 and this would concur well with the reroofing seen above Bedrooms 2 and 3 on the southern side. Here the clay tiles are held with rusty nails on narrow hand riven battens fastened to machine cut rafters used to bulk up the failing original elm ones.

The rear 'cross-wing' is most likely from this period as new bathrooms were tacked on ad hoc to many old buildings and this 'flying' extension is not unusual. Apart from the roof however nothing remains from this period except perhaps for the laundry closet in Bedroom 1.

## Phase 3 – LC20th remodelling and new Rear Extension.

The historic mapping for 1970 shows the present plan of the Rear Extension and this concurs with the fabric of the walls and roof and the method of construction, the type of windows and the interior decor. The two staircases indicate very different tastes and it may have been that each half was developed independently until they were knocked through.

In 1970 the building is shown as one property and not divided. It is likely that this is when the internal walls were removed, the lath and plaster finishes were stripped out and the walls refinished in EML and pebble render. This may have been done incrementally but it more likely it was one large episode followed by gradual changes over the following years.

## Significance

The building was erected as two modest cottages in the LC18th on the main road through the village. Despite being two-up-two-down they were well equipped with large fireplaces and may have had heated bedrooms. To the rear was another two storey timber-framed building that may have been the bakehouse. The cottages stayed simple in character until between 1921 and 1938 the rear extensions were added, joining the garden outbuilding to the western half of the cottage. Around 1970 the building was further extended and converted into one dwelling.

## Acknowledgements

I am indebted to the owner Jonathan Ashe for engaging me to record the building.



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