



**BARNs AT BRICKBARNs FARM
MASHBURY ROAD
CHIGNALL ST JAMES
ESSEX**

LEVEL 1 HISTORIC BUILDING RECORD



Essex County Council

Field Archaeology Unit

Report no. 2440

July 2011

**BARNS AT BRICKBARNs FARM
MASHBURY ROAD
CHIGNALL ST JAMES
ESSEX**

LEVEL 1 HISTORIC BUILDING RECORD

Prepared by: Andrew Letch Position: Project Officer	Signature: Date: 12th July 2011
Approved by: Adrian Scruby Position: Project Manager	Signature: Date: 12th July 2011

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	ECC Historic Environment Management
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	Essex Historic Environment Record

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Please contact the Manager at the

Field Archaeology Unit

Fairfield Court, Fairfield Road, Braintree, Essex CM7 3YQ

Tel: 01376 331431

Fax: 01376 331428

Email: fieldarch@essex.gov.uk

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Essex CM1 1QH

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**BARNS AT BRICKBARNES FARM
MASHBURY ROAD
CHIGNALL ST JAMES
ESSEX**

LEVEL 1 HISTORIC BUILDING RECORD

Client: Mr Colin Richardson

FAU Project No.: 2440

NGR: TL 6835 0894

Planning Application: CBC/10/00283/FUL

OASIS No.: 104122

Date of Fieldwork: 21st June 2011

1.0 INTRODUCTION

A programme of historic building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on two 18th and 19th century barns at Brickbarns Farm, Chignall St James. The work was commissioned by the client following advice from Michael Hurst, Conservation Officer for Chelmsford Borough Council (CBC) and a written scheme of investigation prepared by ECC FAU and approved by the Historic Environment Management team of Essex County Council (ECC HEM).

Copies of the report will be supplied to CBC, ECC HEM and the Essex Historic Environment Record (EHER) at County Hall, Chelmsford. The archive will be stored with Chelmsford Museum. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

The two barns comprise an early 19th century timber 'Essex barn' which is to be converted to residential use and an unusual Grade II-listed 18th century brick barn and dovecote, due to undergo repair works (LBS 112476). They form part of a 18th/19th century farm group that includes a Grade II-listed 16th-17th century farmhouse.

2.0 BACKGROUND

2.1 Site location and description

Brickbarns Farm lies on the eastern side of Chignall St James, just to the west of Chelmsford. Access to the farm buildings is provided by a trackway off Mashbury Road that leads between the brick barn and the farmhouse (fig.1).

The timber barn lies along the northern edge of the farm complex and the brick barn to the east. The 16-17th-century farmhouse lies to the south and has recently been refurbished and sold. Other farm buildings comprise probable 18th and 19th century ranges of redundant brick and weather-boarded sheds, stables etc, either side of the yard and a separate stock yard in the north-west corner (fig. 1). All structures are curtilage listed with the house and barn.

2.2 Planning background

A planning application for conversion of the barn to residential use was submitted to Chelmsford Borough Council in February 2010 (CBC/10/00283/FUL). Mindful of the impact of conversion on the historic integrity of the building and its curtilage listing with the house and brick barn, a full archaeological condition was attached to the planning consent by the Conservation Officer for Chelmsford, based on advice given in Planning Policy Statement 5: Planning for the Historic Environment (CLG 2010). As part of the agreement, a record was requested of the listed brick barn before rebuilding works were carried out on the south gable.

3.0 OBJECTIVES

The purpose of the historic building record was, as outlined by the Conservation Officer, to provide a basic English Heritage level 1 record of the two barns in their current form.

A level 1 record is a non-analytical record of a structure that generally comprises a summary of building type, construction, function, location and date along with a sketched plan, section or elevation and general internal and external photographs.

4.0 DESCRIPTION OF FIELDWORK

Timber barn 1 was recorded using a floor plan supplied by the client. A plan was drawn of brick barn 2 during the fieldwork. Descriptions and photographs were taken of both. A numbered block plan shows the location of the barns in the context of the farm and farmhouse (fig.1).

A series of digital photographs were taken to record the barns internally and externally, a representative selection of which is reproduced at the back of the report as plates 1-10. The remainder can be found in the archive.

5.0 BUILDING DESCRIPTIONS

5.1 Timber barn 1

This is a redundant five-bayed 19th century timber-framed structure positioned along the north side of the yard, with gabled ends and a porch facing onto the yard (plate 1). It formerly adjoined a large building on the west side, which is no longer standing (fig. 1).

5.1.1 External description

The walls are set on a high brick plinth constructed from 9 inch red and yellow London stock bricks, with broad frogs, laid in a gritty lime mortar. The plinth is stepped, with the lower part built in English bond and the upper part in Flemish. Each wall is weatherboarded, much of which is quite old and faded. The west wall has been rebuilt.

Cart doors face onto the yard and road (plate 2) either end of the midstrey. Above the porch doors is the remains of a dovecote in the form of five rows of nesting holes (plate 1), now blocked internally. There is a separate entrance on the east side of the porch (fig. 2 & cover plate). Slates cover the roof, which has a pitch of c.40°.

5.1.2 Internal description

The interior (plate 3) is laid out over five bays, most of which are fairly regular at 3.5m wide, apart from the midstrey, which is canted to the east due to the cart doors being slightly out of line (fig. 2). The modern concrete floor has been recently removed, exposing natural clay deposits below.

Wall framing is built from hand-sawn primary-braced softwood divided by midrails, with single-pegged main members and some reused timbers. Nailed straight braces support the tie beams either side of the midstrey and bolted knee braces are found separating the outer bays (plate 3). Wall plates comprise long lengths of timber connected by double-pegged edge-faced and bladed scarf joints, the common post-medieval form.

Much of the framing remains intact apart from the western wall, which was rebuilt in the modern period using machine-sawn timber (plate 3).

There are ladders fitted either side of the northern cart doors and on the west wall of the porch (fig. 3, plate 3), suggesting a loft, though there is no other evidence. No further internal features survive.

Timbers in the roof are softwood and typically 19th-century in form of nailed collar purlin with ridge piece and plate (plate 3).

5.2 Brick barn 2

This barn was probably built in the 18th century and partly rebuilt in the late 19th century. It is currently owned and used by the farmhouse. In its working phase, horses were kept in the southern end and there was a granary on the first floor of the northern end, which is a later addition. The barn adjoins the eastern timber cattle range (plate 4), which is later in date. A small outbuilding attached to the south side of the porch was removed some time ago (fig. 1).

Like the timber barn, it is built of five-bays with gabled ends and a porch facing onto the yard. In this case the gables are double-skinned above eaves level to accommodate small dovecotes at either end. The combination of barn and dovecote is probably the only example in Essex of its kind according to the list description (LBS 112476).

5.2.1 External description

The walls are constructed from 8½-8¾ soft red bricks and built off a low plinth. They are arranged in Flemish bond with frequent burnt headers and laid in lime mortar. Long wall slits originally provided light into the interior but are now bricked on all sides (plates 4 & 6).

The west elevation includes the porch, which has a single-pitched corrugated iron roof and low cart doors. The door on the south wall of the porch has been inserted and the roof scar of the former outbuilding (fig. 1) is still visible (plate 5).

The two gable walls are identical in having the dovecotes: four neat rows of ogee-arched nesting holes in the upper part of the gables (plates 5 & 6). The three rows above the eaves have individual ledges of protruding bricks, while the lowest row, just below the eaves, has a single continuous three-course brick ledge.

On the eastern elevation a pair of low cart doors faces the trackway. Much of this side above the doorway, as well as the southern bays, were rebuilt in the 19th century and the only original brickwork to survive is at the north end (plate 6). The roof has a steep 50° pitch and is clad in pegtiles.

5.2.2 Internal description

The interior has a wide midstrey and narrower c.2m wide bays (fig. 3) over a modern concrete floor. Much of the southern end was formerly used as horse stalls (plate 7), though no fixtures or fittings survive apart from the partition. At the north end is a loft, most likely a former granary, built of machine-sawn timbers in the late 19th century (plate 8).

The original 18th century roof survives over the north bays, with quite substantial and closely-spaced elm rafters and pegged wind-braces supported on pegged collar clasped-purlin trusses (plate 9). The three other bays have been rebuilt with machine-sawn timbers and nailed V-strut trusses (plate 10).

6.0 DISCUSSION AND CONCLUSION

Barn 1 at Brickbarns Farm is a good example of a well-preserved 19th century barn, probably built before the middle of the century to augment the existing brick barn, though since some of its timbers are reused it is possible the barn replaced an earlier one. As a vernacular building it is part of a well-studied group although it is interesting to note that the barn was built, like the brick barn, with a dovecote.

Barn 2 is a rare and interesting example of an 18th century brick barn that is a prominent building in the landscape and is Grade 2-listed. It has dovecotes built within the gables containing quite ornate nesting holes. The interior contains a late 19th century first floor granary and horse stall. Late 18th century mapping (1777 Chapman and Andre map of Essex) shows the site as 'Hawes' and it is likely the brick barn, which is not shown, was built soon after this date and was such a noteworthy feature that the farm became known by it.

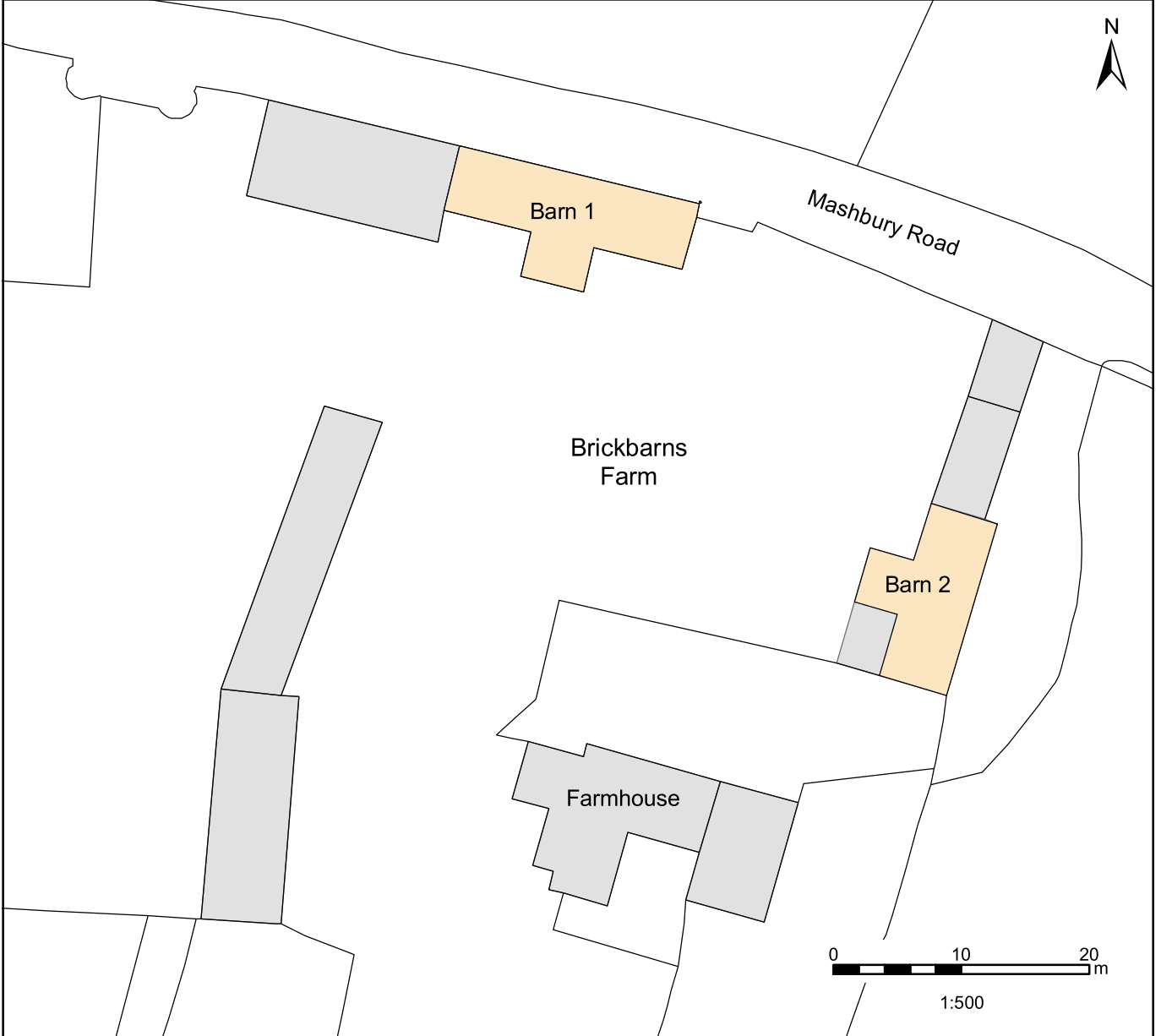
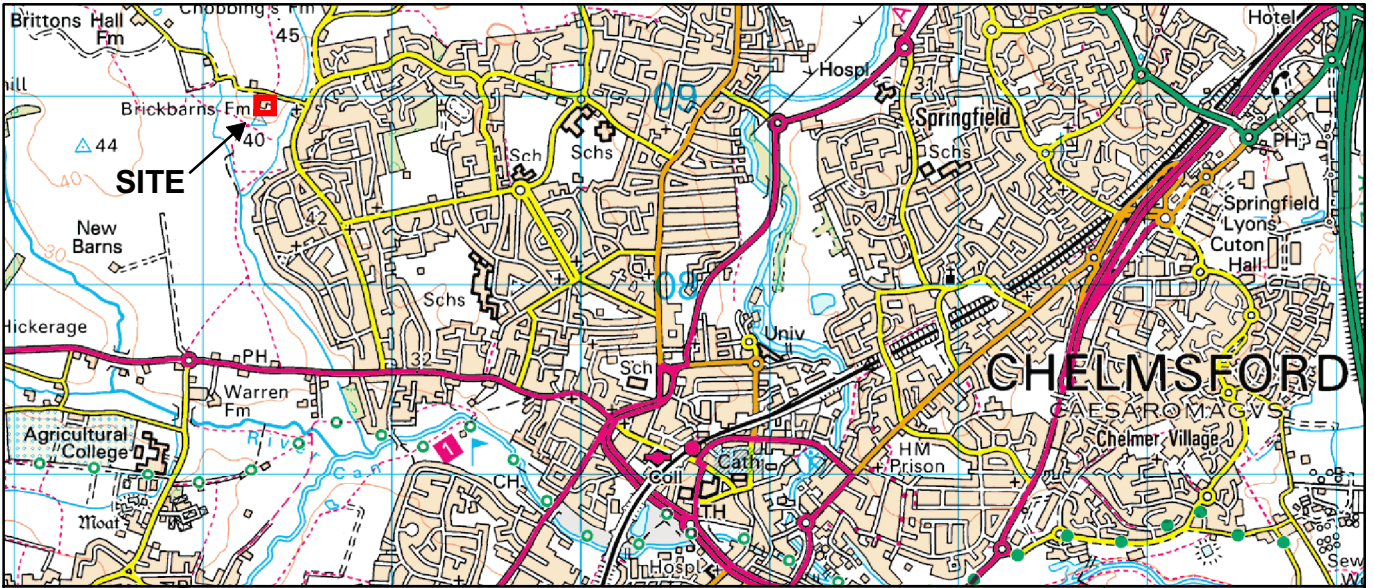
Any future plans to convert the other, presently redundant, farm buildings on the site are likely to require a historic record due to their historic importance and curtilage listing with the house and barn, which will augment this record and may lead to an improved understanding of the development of Brickbarns Farm as a whole.

ACKNOWLEDGEMENTS

Thanks are due to Mr Colin Richardson for commissioning the works and facilitating the survey and to the new owners of Brickbarns farmhouse. Survey work, recording and photography were undertaken by the author. Illustrations were prepared by the author and produced by Andrew Lewsey. The project was managed by Adrian Scruby and monitored by Richard Havis of ECC HEM, on behalf of the Local Planning Authority.

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http://www.english-heritage.org.uk/ |
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Fig.1. Location and block plan

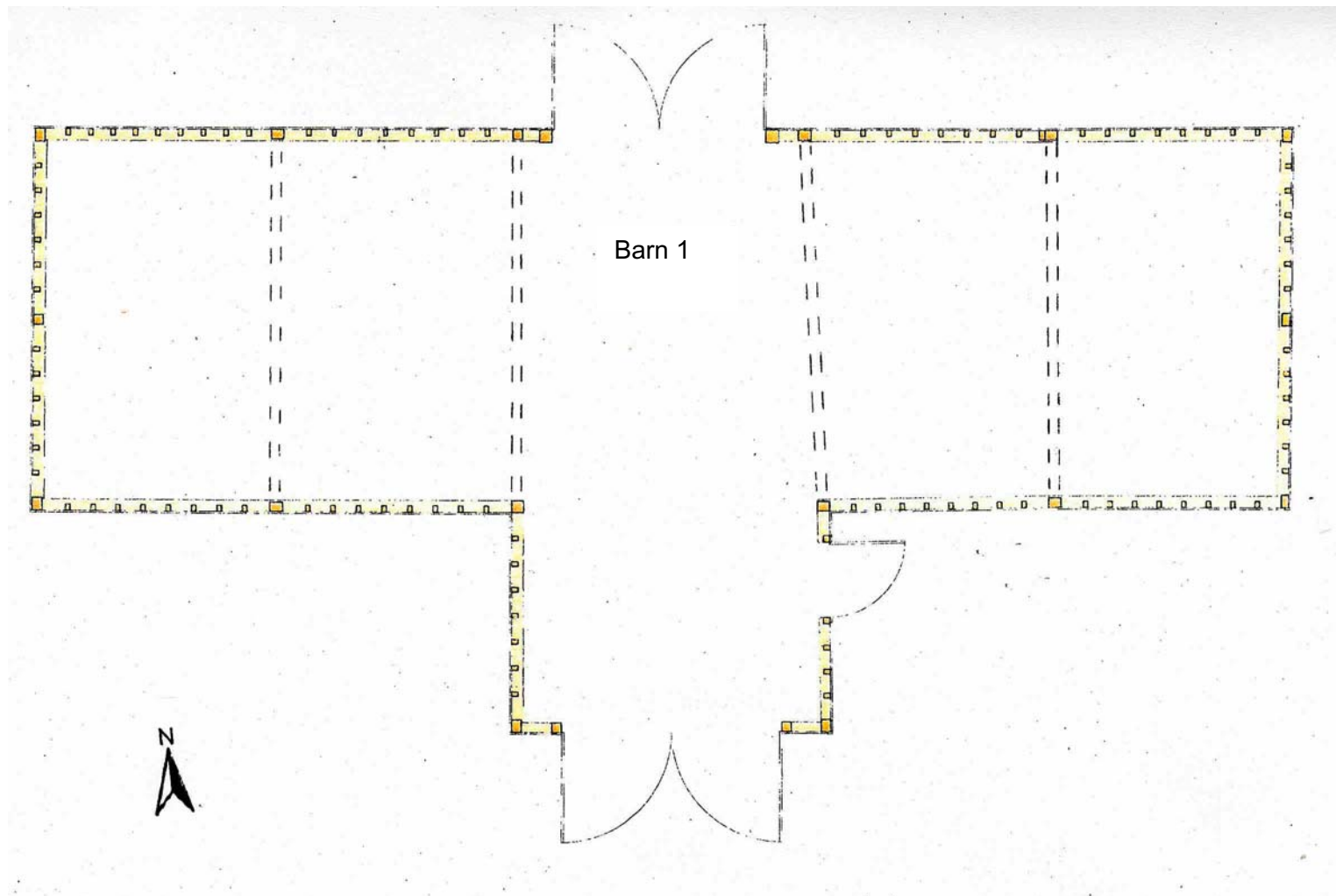


Fig. 2 Plan of timber barn (scale 1:100)

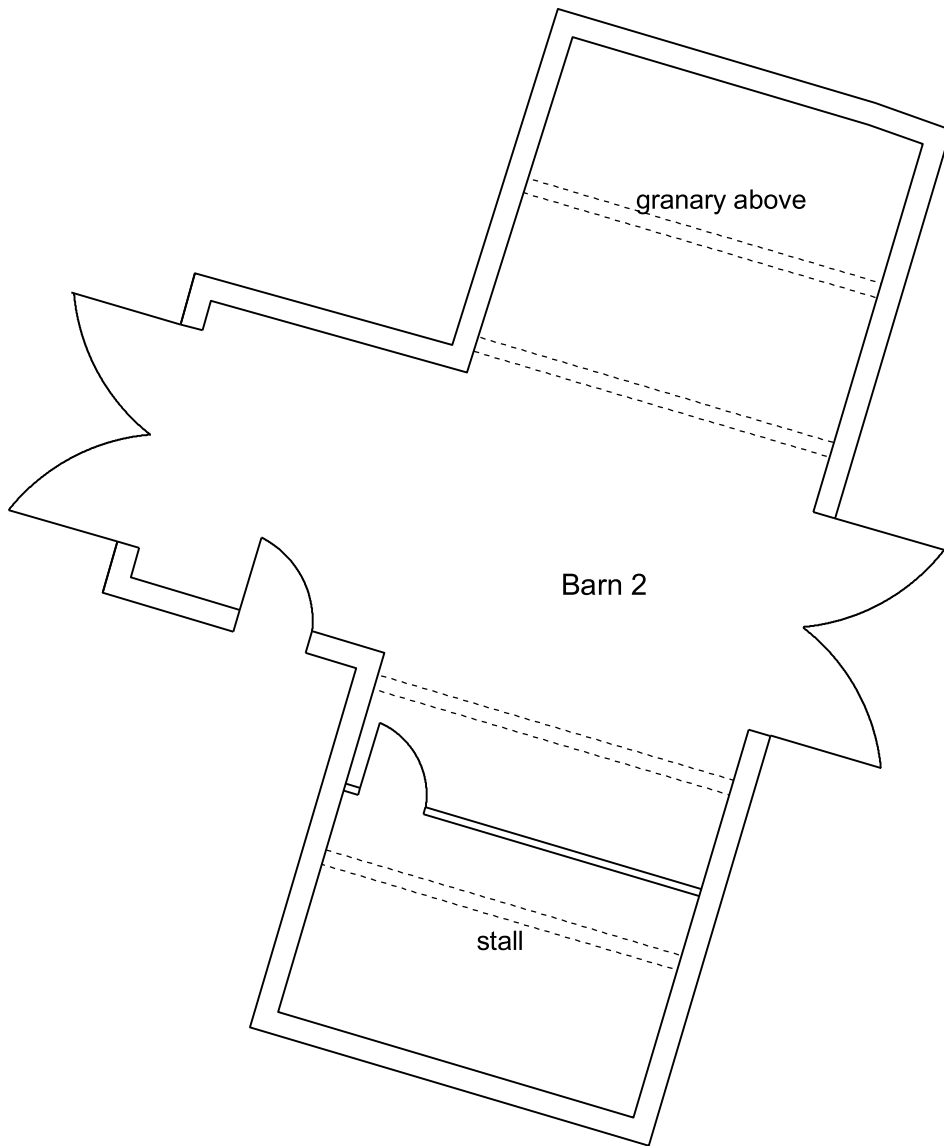


Fig.3. Plan of brick barn 2 (scale 1:100)



Plate 1 Barn 1 viewed to north-east from yard



Plate 2 Barn 1 and farmhouse viewed to south-east from Mashbury Road



Plate 3 Interior of barn 1 viewed to west



Plate 4 Barn 2 viewed to east



Plate 5 South gable of barn 2



Plate 6 Rebuilt eastern wall and northern dovecote



Plate 7 Stall inside barn 2



Plate 8 First floor granary inside barn 2



Plate 9 Original roof frame in northern bays



Plate 10 Victorian trusses viewed to north

Appendix 1: Contents of Archive

Site name: Barns at Brickbarns Farm, Chignall St James, Essex

Project no. 2440

June 2011

Index to the Archive

Document wallet containing:

1. Research Archive

- 1.1 ECC HEM design brief
- 1.2 ECC FAU written scheme of investigation (WSI)
- 1.3 Two copies of the client report (one unbound)
- 1.4 CD containing digital images, pdf-formatted report, architects drawings, etc

2. Site Archive

- 2.1 Photographic registers
- 2.2 Photographic record (colour digital contact sheets & register)
- 2.3 Site notes & annotated survey plans

Appendix 2: EHER Summary Sheet

Site Name/Address: Barns at Brickbarns Farm, Chignall St James, Essex	
Parish: Chignall St James	District: Chelmsford
NGR: TL 6835 0894	Oasis ref.: 104122
Type of Work: Level 1 building record	Site Director/Group: Andy Letch, ECC FAU
Dates of Work: June 2011	Size of Area Investigated: N/A
Curating Museum: Chelmsford	Funding Source: Mr C. Richardson
Further Work Anticipated? Not known	Related EHER Nos.: HER 30299; LBS 112476
Final Report: Summary in EAH	
Periods Represented: Post-medieval/Victorian	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>A basic level 1 English Heritage historic building record was undertaken by Essex County Council Field Archaeology Unit on two historic barns at Brickbarns Farm, Chignall St James. The two barns comprise an early 19th century timber 'Essex barn' which is to be converted to residential use and an unusual grade II-listed 18th century brick barn and dovecote, due to undergo repair works to the south gable. They form part of a 18th/19th century farm group that includes an earlier Grade II-listed 16th-17th century farmhouse.</p> <p>The timber barn is of five bays standing on a deep London stock brick plinth. It is primary-braced and weatherboarded, built in sawn softwood timber. The main elements of interest are the porch dovecote and internal wall ladders, hinting at former hay lofts.</p> <p>The listed barn is a rare example of a brick barn with dovecotes. The dovecotes are located in double walls built into the gables either ends, leaving only external access. The eastern elevation was extensively rebuilt in the late 19th century and at the same time a first floor granary was added, using substantial machine-sawn trusses. There was a stall for horses at the opposite end.</p> <p>The barns are part of a larger group of redundant probable 18th and 19th century brick and timber-framed farm buildings arranged on a courtyard plan and curtilage-listed with the barn and farmhouse.</p>	
Previous Summaries/Reports None	
Author of Summary: Andrew Letch	Date of Summary: 12th July 2011