

**BAKERS FARM, ROMAN ROAD
MOUNTNESSING
ESSEX**

HISTORIC BUILDING RECORD

Revision 1



**Essex County Council
Field Archaeology Unit**

October 2009

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Prepared By: Andrew Letch Position: Project Officer	Signature: Date: 22nd October 2009
Checked By: Patrick Allen Position: Project Manager	Signature: Date: 22nd October 2009

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As part of our desire to provide a quality service, we would welcome any comments you may have on the content or the presentation of this report.

Please contact the Archaeological Fieldwork Manager at the

Field Archaeology Unit
Fairfield Court, Fairfield Road, Braintree, Essex CM7 3YQ
Tel: 01376 331431
Fax: 01376 331428
Email: fieldarch@essexcc.gov.uk

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**BAKERS FARM, ROMAN ROAD
MOUNTNESSING
ESSEX**

HISTORIC BUILDING RECORD

Client: Mr. M. Hepburn

Planning Application: BRW/283/07

FAU Project No.: 2090

NGR: TL 6282 9758

OASIS No.: essexcou1- 65692

Date of Fieldwork: 10th August 2009

1.0 INTRODUCTION

A programme of building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on the remains of an early 19th century farmstead at Bakers Farm, Mountnessing, prior to office (B1) conversion of the main buildings and demolition of others. The work was commissioned by the owner, Mr Malcolm Hepburn, and carried out in accordance with a brief issued by the Historic Environment Management team of Essex County Council (ECC HEM), who also monitored the work.

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

The study of the development and impact of the agricultural revolution and Victorian High Farming is regarded as an important area for further research by the Regional Research Agenda (Brown & Glazebrook 2000, 42 & 45) and the buildings at Bakers Farm show the development of a small farmstead between the 19th and 20th centuries. The main focus of the survey was the record of a small crudely-constructed building believed to be an old nag stable.

The buildings subject to the survey are outlined below. Of the eleven, four of the structures have been recently refurbished or rebuilt: and four have modern origins. To avoid confusion, the structures are referred to as they are in the brief and WSI:

- Barn 1: recently refurbished barn built c.1800
- Granary 2: also refurbished, early 19th century
- Stable 3: dilapidated 19th century timber structure, possibly the nag stable
- Shelter shed 4: derelict 19th century cow shed in very poor state
- Garage 5: 19th century brick ?cart lodge with 20th century front
- Milking parlour 6 & 7: recently rebuilt stables on original footprint
- 20th century cart shed 8
- Modern Dutch barn 9
- Pre-fabricated sheds 10
- Modern garages 11

2.0 BACKGROUND

2.1 Site location and description

Bakers Farm lies in the historic centre of Mountnessing, a small village spread out along the B1002 Roman Road between Ingatestone and Brentwood (TL 6282 9758). The yard (plate 1) is on a north-west to south-east alignment with easy access from the main road. To the rear is open ground and the river.

The farm comprises nine buildings of mixed age and condition, the earliest of which date to the 19th century and others to the 20th century. The farmhouse is located at the top of the yard on the roadside (fig. 1) and is grade 2 Listed (LBS 373746). The early 19th century granary is also Listed (LBS 373747).

The buildings are now unsuitable for modern agricultural purposes. Some of the more recent structures are used to store reclaimed timbers, etc. The buildings are a mixture of timber-frame, brick and modern sheds. The two oldest buildings, the barn and granary were recently refurbished and the milking parlour has been recently rebuilt. Other structures stand in a dilapidated condition.

2.2 Planning background

An application for the renewal of planning applications BRW/174/93, BRW/104/2000 and BRW/367/2005 was submitted to Brentwood Borough Council as BRW/283/07 in March 2007. The proposals concerned change of use and alteration of farm buildings for B1 office purposes, rebuilding of others and demolition of later and dilapidated structures. Mindful of the impact of the scheme on the historic integrity of the farm buildings, and the importance of farming in the East Anglian region during the 18th and 19th centuries, ECC HEM advised Brentwood Borough Council that a full archaeological condition should be attached to the planning consent, based on advice given in Planning Policy Guidance Note 16: Archaeology and Planning (DOE 1990).

2.3 Historical background & development

Cartographic and documentary research was undertaken at the Essex Record Office, Chelmsford (ERO) to understand the origins and development of the farm. References are supplied within the text. Information was also supplied by the client. Historic map extracts are included as figures 2-4 and have been enlarged in the report to provide greater clarity. In broad terms the maps show an 18th-century or earlier farmstead that underwent improvement in the 19th century.

The earliest reference to the farm is in a 16th-century deed which refers to it as 'Bakers Barward', possibly due to its position on the main road (M. Hepburn pers. comm.).

An earlier farmstead is shown on Ralph Congrove's estate map of c.1750 (D/DP P25) comprising a farmhouse and two barns (fig. 2). The farmhouse, shown in the background of the cover plate, is listed as being late 18th century list description (LBS 373746) but internally appears to be earlier (M. Hepburn pers. comm.). The barn to the north is parallel to the end of the rear wing of the George and Dragon, i.e. closer to the house than the existing one. The 1775 map of Lord Petre's Thorndon Estate at Mountnessing (D/PP/27) shows the same farmstead in more simple form, and has not been reproduced in this report.

In the 19th century the farm was a tenant farm owned by the Petre estate. The present farm was probably established c.1800 when the barn was built (E. Watkin pers. comm.) and the granary is likely to be contemporary with it, as the List description dates the granary to the early 19th century (LBS 373747).

No maps were found of the farm in the early 19th century to verify its layout. A good indicator of activity in the mid-19th century is usually provided by the parish tithe map but, being

Catholics, the Petre family were tithe free, so were not included in the Mountnessing map of 1839.

The 1874 Ordnance Survey map shows the barn, granary and buildings 3-7 set around three main stock yards (fig. 3). Building 3 lies in the centre, on the corner of the barn yard. On the second edition map of 1896, the structure appears to have been extended to the south-east (fig. 4). The map also shows changes to building 5, indicating a wider open-sided structure. A building stands where shed 9 is today, but does not conform to the current ground plan.

Bakers Farm which formed part of the Thorndon Estate was sold at auction in 1922. The appropriate details from the sale catalogue are included fig. 5 (SALE/B3346). It is difficult to identify closely the functions of some of the buildings, but judging from the structures associated with each of the three yards, it is assumed the building 3 is the nag stable, building 5 the open cart lodge and buildings 6 and 7 stables for working horses (fig. 5). The holding is listed as 61 acres. The Petre family retained a large part of the original acreage.

The farm received some bomb damage during WW II when a V2 rocket landed near to the barn (Watkin 2005). One end of the barn and the roof were rebuilt as a consequence.

Modern agricultural structures and sheds were added to site in the second half of the 20th century, fortunately without incurring the loss of any early farm buildings. The barn and granary were refurbished in 2007, supervised by Elphin Watkin, a specialist in the repair of timber-framed buildings. The rebuilding of the milking parlour was almost completed at the time of the survey.

3.0 OBJECTIVES

The purpose of the historic building survey was, as outlined in the brief (ECC HEM 2009), to record the existing farm buildings prior to conversion. As part of this, the survey was required to address materials and method of construction, plan form, dating and phasing, function and internal layout and the survival of historic fixtures and fittings and the context of the farm within its contemporary landscape.

The level of record depended on condition, importance and the extent to which the built fabric has been affected by recent rebuilding or refurbishment episodes. Considering these

factors, the buildings were recorded to Royal Commission for Historic Monuments in England (RCHME) level 2 apart from building 3, which was surveyed and recorded to level 3 standard. A level 2 record is primarily a descriptive record, with analysis of development and use and suitable conclusions, but without discussion of the evidence on which the analysis is founded (RCHME 1990).

4.0 DESCRIPTION OF WORKS

A numbered block plan was produced to show the location of the structures within the survey (fig.1). Pre-refurbishment drawings (floor plans and sections) of the barn and granary were supplied by the client and are reproduced in the report as figures 6-8. Scaled drawings were made of the stable as part of the survey (fig. 8).

External and internal architectural descriptions were made and building function assessed. A series of photographs (digital and 35mm black & white print) were taken to record the main buildings internally and externally. Specific shots were taken of any areas of important architectural detail, fixtures or fittings. A representative selection of photographs is reproduced at the back of the report as plates 1-18. The remainder can be found in the archive.

Documentary and cartographic research (section 2.3) was undertaken to investigate the origins and development of the farm.

5.0 BUILDING DESCRIPTIONS

The structures were recorded in their current condition. The granary and barn are also described as they were from the Repair Schedule and Progress Report produced for Mr. Hepburn (Watkin 2005 & 2007; Appendix 1). Pre-repair drawings of the two buildings, produced by Melville Dunbar Associates (2005), are included as figures 6 to 8. There are no photographs included of the barn or granary before their refurbishment.

All repairs have been done sympathetically to preserve the historic integrity of the buildings and are summarised in the sections below.

Historic buildings are described separately and modern ones together by age and importance.

5.1 Barn 1

The barn (plate 2) was described during the survey as a good example of an Essex threshing barn of c.1800 date (E. Watkin pers. comm.). It is located at the north-west end of the farm on a south-west to north-east alignment with full gables at either end and a porch to the south-east. It is five bays in length with dimensions of 18.8 x 6.2m (fig. 5).

The barn today is clad in new softwood feather-edged boarding with a tiled roof and English-bonded red brick plinth. Originally it was clad in elm. Most of the original doors have been retained (plate 2).

General repairs were carried out to the barn as part of the refurbishment. Repairs were undertaken to the frame: new sills, storey posts, tie beams (which were bolted against the originals) and the brick plinth rebuilt, where appropriate. Boarding was replaced and the corrugated tin roof was tiled. The main problems came from damp trapped between the concrete slurry compound and outer wall, causing the timbers to rot. To remedy this, the slurry compound was removed and affected timbers replaced. The plinth wall at the south-western end had rolled out from the frame because the frame was only supported on its inner edge. To remedy this, the plinth was rebuilt on its true line to properly support the sill.

The barn is shown in its refurbished state in plate 2. The old cart doors to the porch have been retained, and a side door, which has a wooden latch (plate 3). The timber lean-to (1a) is probably contemporary but in a dilapidated state, without a roof. It retains partial framing and a half-heck door (plate 3).

Inside, the main framing is primarily in elm with knee-braced tie beams and raking struts supporting a trenched collar purlin roof (plate 4, fig. 7). The primary-braced frame employed many reused timbers as studs (Watkin 2005), some of which have been replaced. The roof was re-built after WWII. The concrete floor dates to previous use and there are no remains of a threshing floor.

5.2 Granary 2

The granary is positioned at the entrance opposite the farmhouse (fig.1) and dates from the early 19th century (LBS 373747) but is stylistically similar to the barn. It is constructed from primary-braced re-used timbers and feather-board. The structure is raised on iron staddles

with an entrance on the south-west side, located in the centre of three bays, served by wooden steps (plate 5).

The roof has a clay pantile cover laid on side-purlin/collar trusses (fig. 8), wind-braced either end (plate 6), features that have not been changed. Good features survive, namely the entrance door and wall vents (two either side of the door and another at the back) (plate 5). The interior is currently used as a furniture store.

General repairs were carried out to the structure, but there were no structural problems to be rectified (Appendix 1).

5.3 Nag stable 3

This is a lightly-built rudimentary structure of four bays that stands in the centre of the yard (plates 7 & 8). It dates to the 19th century (pre-1874) but its low quality construction makes it unlikely to belong to the early 19th century phase. In fact the crudity of the structure makes it difficult to properly date. It is in very poor condition and has a pronounced 'lean' to the north-east. It has clearly been disused for some time. The bottom parts of the walls have rotted away and now rest on a concrete plinth. Much of the exterior is overgrown and fenced off from the yard in case of collapse.

Traditionally this is known as a stable, but latterly it held cattle (M. Hepburn pers. comm.). The 1922 auction catalogue (fig. 5) mentions the presence of a nag stable in the same yard as the barn, and this is likely to be it. Between 1874 and 1896 (figs. 3 and 4) a fifth bay was added, but this is no longer standing.

In form it is a linear single-storey structure with dimensions of 11.5 by 4.2m, gabled either end and standing on a north-west to south-east alignment. Entry is to the south-west by three heck doors that lead into three stalls: a large two-bayed stall and two single-bayed ones (fig. 9). The old doors have replacement modern fixtures. A pitching hatch is located in the north-west gable (fig. 9, plate 7) but there are no other apertures. The roof is pitched at 35° and has a corrugated iron covering (plate 8).

Walls have a feather-board covering laid onto a rough frame of narrow 10 by 7cm studs lapped behind and nailed to the wall plates. The rear wall (north-east side) and south-east end wall are built onto the stockyard fence (fig. 3), indicating its later date. The long triangular-profiled fence rail is shown in figure 8 (section) but is more clearly seen on the south-east end wall. An empty socket on the eastern corner shows where a fence section was taken down after the fifth bay was removed.

The interior comprises a two-bayed stall at the north-west end and two single-bayed ones, each equipped with a feeding trough, though little remains of the trough in the main part. The walls are lined out in long 9 inch-wide planks to eaves level (plate 9) and so are the partitions, nailed to roughly-cut rails (plate 10). Where boarding is missing, it has been replaced with corrugated iron sheets. Each stall was originally equipped with wooden troughs, though only those in the one-bay stalls remain intact. They are constructed on a timber frame using the same boarding as the walls for the front and base (plate 10).

The old stock fence is clearly shown inside the south-east stall that contains double rails at the top attached to a heavy post and crude planks nailed to the outside, onto which the thin studs and boards are attached (plate 11).

5.4 Shelter shed 4

A derelict Victorian shelter shed lies at the north end of the yard, level with the barn. Originally built open-sided of six or more bays with a primary-braced timber frame and bolted knee braces, this was altered in the modern period. The rear wall was in-filled in brick and concreted over and milking stalls added. Only the rear wall remains and nothing of the roof (plate 12).

5.5 Garage 5

A building has stood on the south-west side of the yard since the Victorian period, though its form has changed over the years. The present structure was built in the latter end of the century, between 1874 and 1896 (figs. 3 & 4) as an open-sided structure, perhaps as a cart lodge for the house, as it is positioned close by and perhaps referenced to in the sale catalogue as such (fig. 5). The front was enclosed in the 1920s to accommodate vehicles. Latterly the openings at the front have been filled-in and the interior lined-out for family use.

This is a substantial structure, built of red brick in English bond with a tiled roof gabled either end (plate 13). Inside, the roof is in trenched collar purlin form, constructed from machine-sawn timbers typical of the late 19th century (plate 14).

5.6 Milking parlour 6 & 7

Built with the main phase of the farm of brick and tile, these structures were most recently used as a milking parlour for the dairy herd (M. Hepburn pers. comm.), but originally were probably stables for carthorses (fig. 5). Together they formed the eastern limit of the improved farm, enclosing two yards on this side. Both structures (plate 15) have been recently rebuilt, true to the original buildings in appearance and materials, on the old footprint

as the originals. Although largely finished, at the time of the survey the floors had only recently been laid and the windows had not yet been inserted.

Building 6 is constructed of brick with a hipped plain tile roof and small unit, perhaps the 'chaff place' mentioned with the brick and tile carthorse stable in figure 5.

The trenched collar purlin roof structure has been retained inside, but the rest is new (plate 16). Most rafters are hand-sawn and whitewashed from the days as a milking parlour; a widespread measure to resist infections.

Building 7 is attached to building 6 but is part of the adjoining yard. This rebuilt structure has a high brick plinth, boarded walls and plain tile roof, either end of which is hipped (plate 15). The sill has been raised and re-used timbers used for the walls, though the south-eastern framing looks in keeping (plate 16). The roof is entirely rebuilt in modern timber, but is based on the earlier form, which is the same as building 6.

5.7 Modern buildings 8-11

Buildings 8-11 are modern structures built in the second part of the 20th century.

5.7.1 Cart shed 8

Located adjacent to the granary, this is an open-sided shed likely to be a rebuilt version of a structure erected during the late 19th century. Its bolted timber frame suggests it was built in the 20th century, perhaps to replace a second granary mentioned in the auction catalogue (fig. 5), if this is to be relied on. There are three bays, two of which are used as garaging for cars and the third used for storage purposes (plate 5, centre).

5.7.2 Dutch barn 9

A five-bay iron-framed Dutch barn stands in a prominent position in the old east yard (fig. 1, plates 5 & 7). It has five bays under a open-gabled corrugated asbestos roof and was transferred to the site after a local iron works closed down (Mr. Hepburn pers. comm.)

5.7.3 Pre-fabricated sheds 10

Two pre-fabricated units stand to the north-west of the farmyard (fig. 1). They are built on bolted concrete frames with concrete block and tin sheet walls and corrugated asbestos roofs. The larger of the two is of seven high bays with a double pile roof (plate 17). The other, attached to the barn, has a single-pitch roof (plate 3, left).

5.7.4 Garages 11

Two redundant modern garages stand behind the granary (fig. 1) and separated from the farmyard area. They are built from concrete and asbestos panels (plate 18).

6.0 DISCUSSION AND CONCLUSION

The structures recorded at Bakers Farm are a combination of 19th and 20th century buildings, largely typical in their style and function, protected under curtilage listing with the farmhouse and granary. Indeed, the barn and granary are the most notable structures. Eighteenth century mapping shows clear evidence for an earlier farmstead that was replaced by the present one. The barn is considered to be a good example of an unaltered early 19th century Essex barn and the repairs recently carried out have been in sympathy with its character. The same is true for the granary, which is Grade II listed and has also been recently refurbished. It is a well-preserved example, retaining original features (door, side vents and wooden steps) to present an attractive structure. A second granary is purported to stand nearby, according to the 1922 sale catalogue. Other historic structures remain on the site and have largely been left to fate. Buildings 6 and 7 have been completely rebuilt, building 5 has been converted and altered to a large extent and building 4 has been completely neglected. Although firm dating is not possible, it is likely these other structures are contemporary with the barn and granary as part of the re-built 19th century farmstead.

The main focus of the survey was the old nag stable (building 3). The low-quality of the build is in marked contrast to that of the barn and granary and also the fact that it is built onto the old stock fences indicates it was constructed after the existing farmstead was established. In this aspect it is an unusual feature in its unplanned origins and low-quality construction and this justifies the higher level of record required by the working brief. It is also the most vulnerable of the group. A visual inspection by MBP structural engineers reported the structure to be in very poor condition and that any attempt to refurbish it would compromise its historic value.

The other buildings on the site are modern and have very limited architectural value but impact highly on the historic character of the site.

Bakers Farm contains a group of 19th century farm buildings in various states of condition and alteration/rebuild that nevertheless have survived as a unit for 200 years. They are of mixed architectural merit and their form is typical of a 19th century planned tenant farmstead,

with a barn, stables and animal ranges surrounding several stockyards. Unlike many such farms, none of the earlier buildings were retained in the new form (though it is possible that timbers were reused from the old barns) nor was the farm improved by its landowners during the great boom in 19th century farming, known as the 'golden age of agriculture'. The current structures display materials and construction methods typical of 19th century Essex farm buildings, apart from the old nag stable whose crude construction is unusual. Although of very limited architectural value and poor physical and structural condition, this survey has 'preserved by record' the building and the other farm components for posterity.

ACKNOWLEDGEMENTS

Thanks are due to Mr Malcolm Hepburn for commissioning the works and for his help during the survey, and also to Elphin Watkin and the staff at the Essex Records Office. Recording, surveying and photography were undertaken by the author. Illustrations were prepared by the author and produced by Andrew Lewsey of ECC FAU. The project was managed by Patrick Allen and monitored by Adam Garwood of ECC HEM, on behalf of the LPA.

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Fig.1. Site location

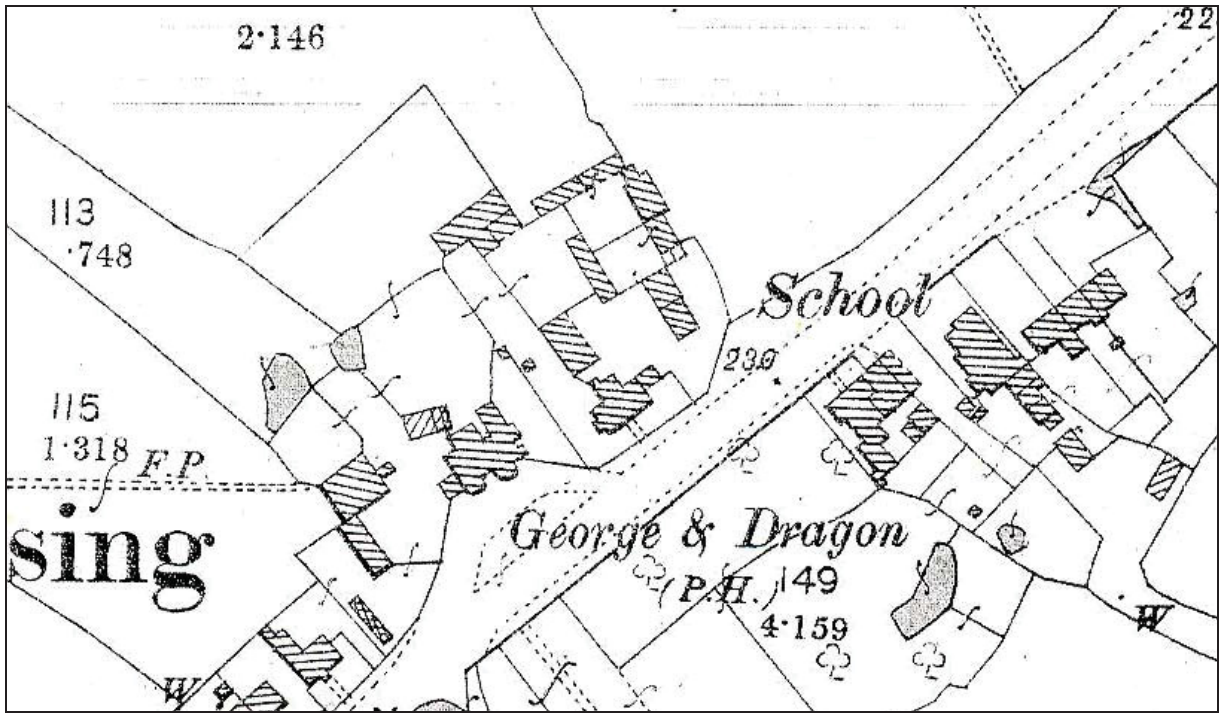


Fig. 4 1896 OS map (sheet 59/12)

With Possession at Michaelmas Next.

Lot Two.
(Coloured BLUE on Plan.)

Bakers Farm

In a very excellent position, facing the Main Road in Mountnessing Street, about Two Miles equi-distant from Ingatestone and Shenfield Stations, G.E.R. —

The Farmhouse

—(Brick, Plaster and Tiled) —

Containing Four Bedrooms, Dining Room, Drawing Room, Kitchen fitted Oven Range, Copper, Sink and Pump, Dairy, Coal Place under Stairs, Closet.

The Farm Buildings

—Comprise—

Nag Stable, Cart Shed and Open Shed, Barn with Lean-to Open Shed, Cattle Shed and Enclosed Yard, Cow Stalls for Eight Cows with Calves' Pens, Open Horse Shed and Enclosed Yard, Brick and Tiled Cart Horse Stable for Four Horses with Chaff Place, Bullock Shed, Two Fattening Places and Enclosed Yard, Open Cart Lodge and Two Granaries, Spacious Yard and Stackyard.

—The whole comprising—

60 acres 2 roods 2 poles

—OF—

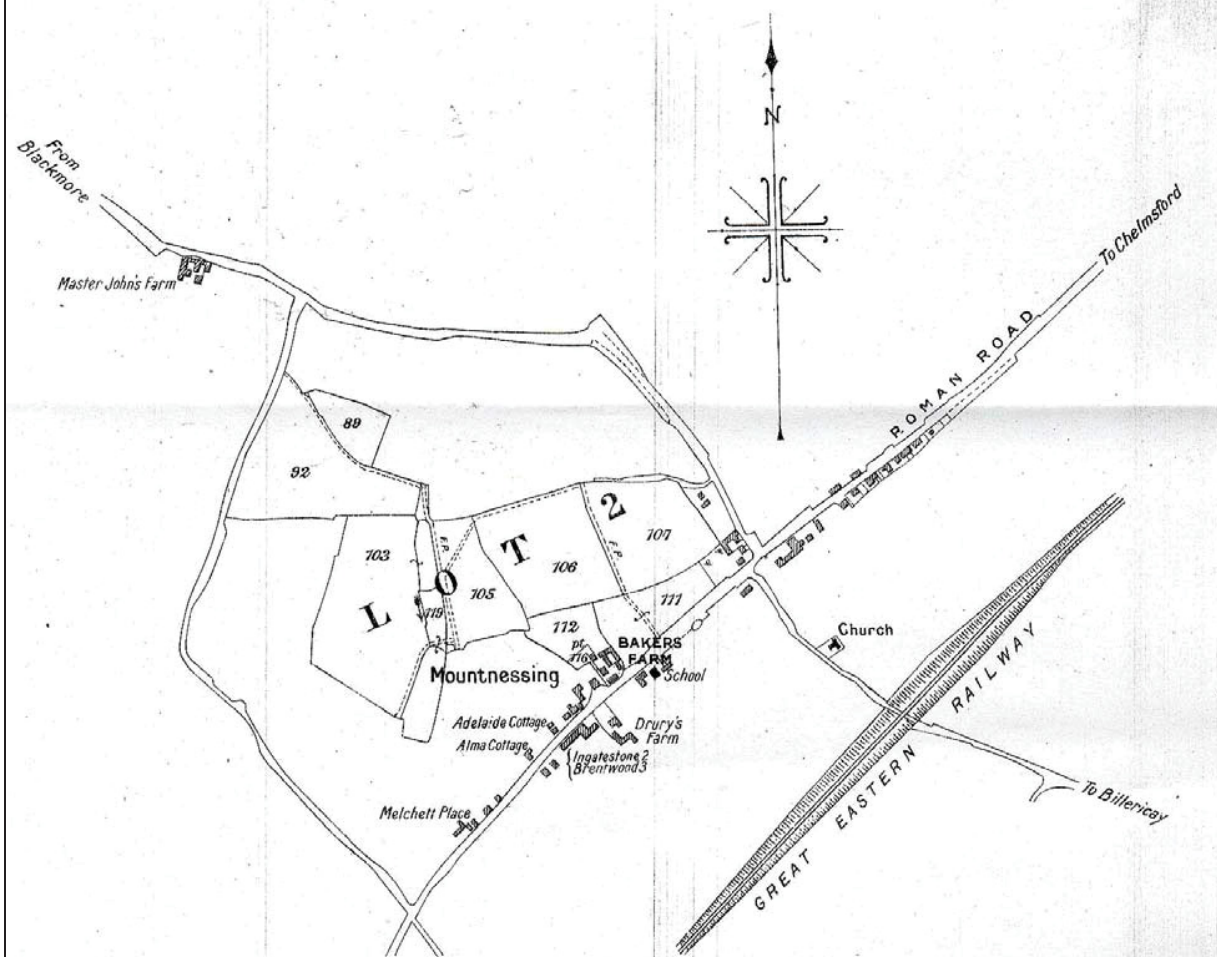
Sound Arable and Pasture Land

As shewn in the following

Fig. 5 1922 Auction catalogue (SALE/B3346) description and plan (next page)

Plan of
BAKERS FARM,
MOUNTNESSING.

For Sale by Auction by
G. B. HILLIARD & SON,
JUNE 1922.



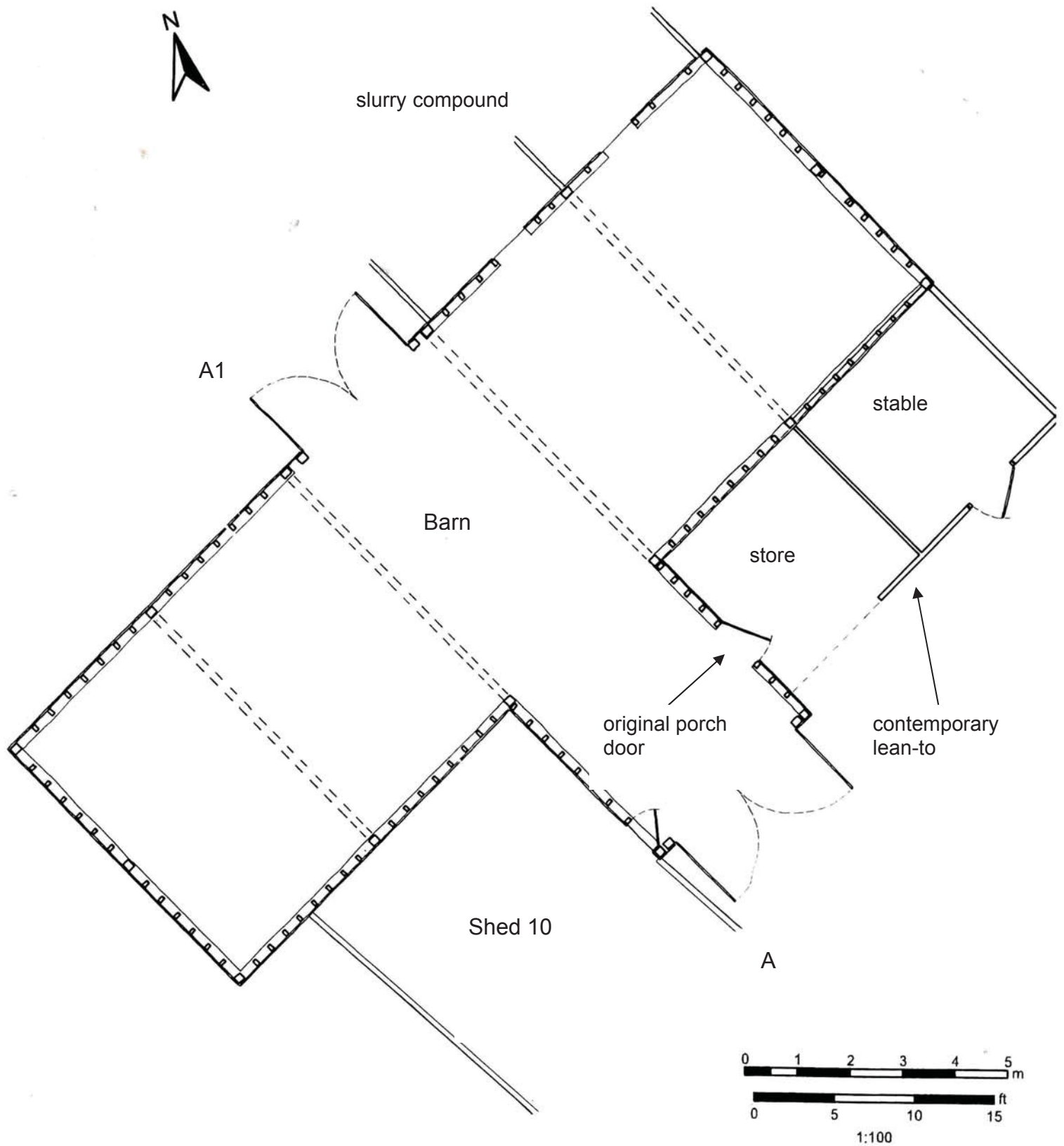


Fig. 6 Former ground plan of barn

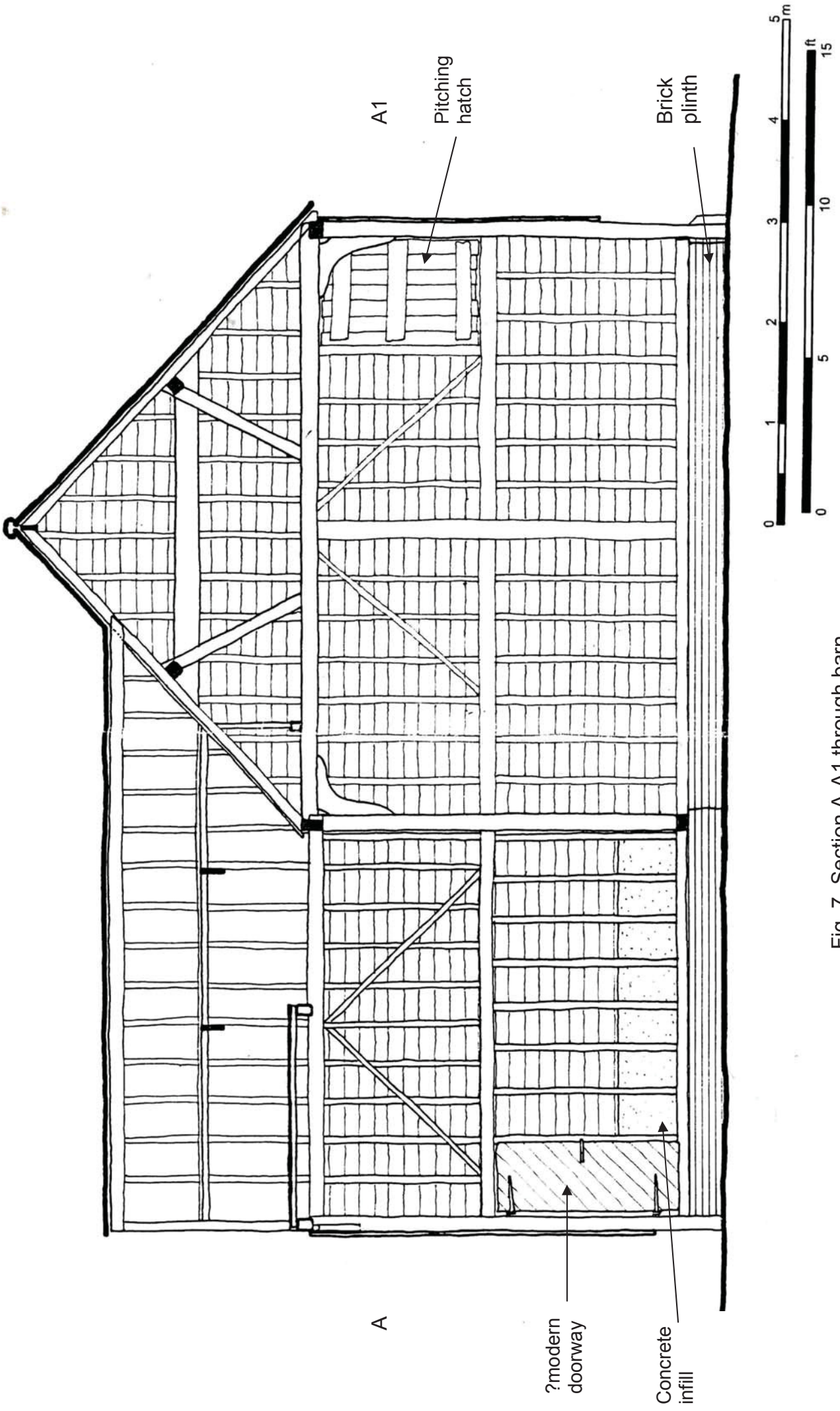


Fig. 7 Section A-A1 through barn

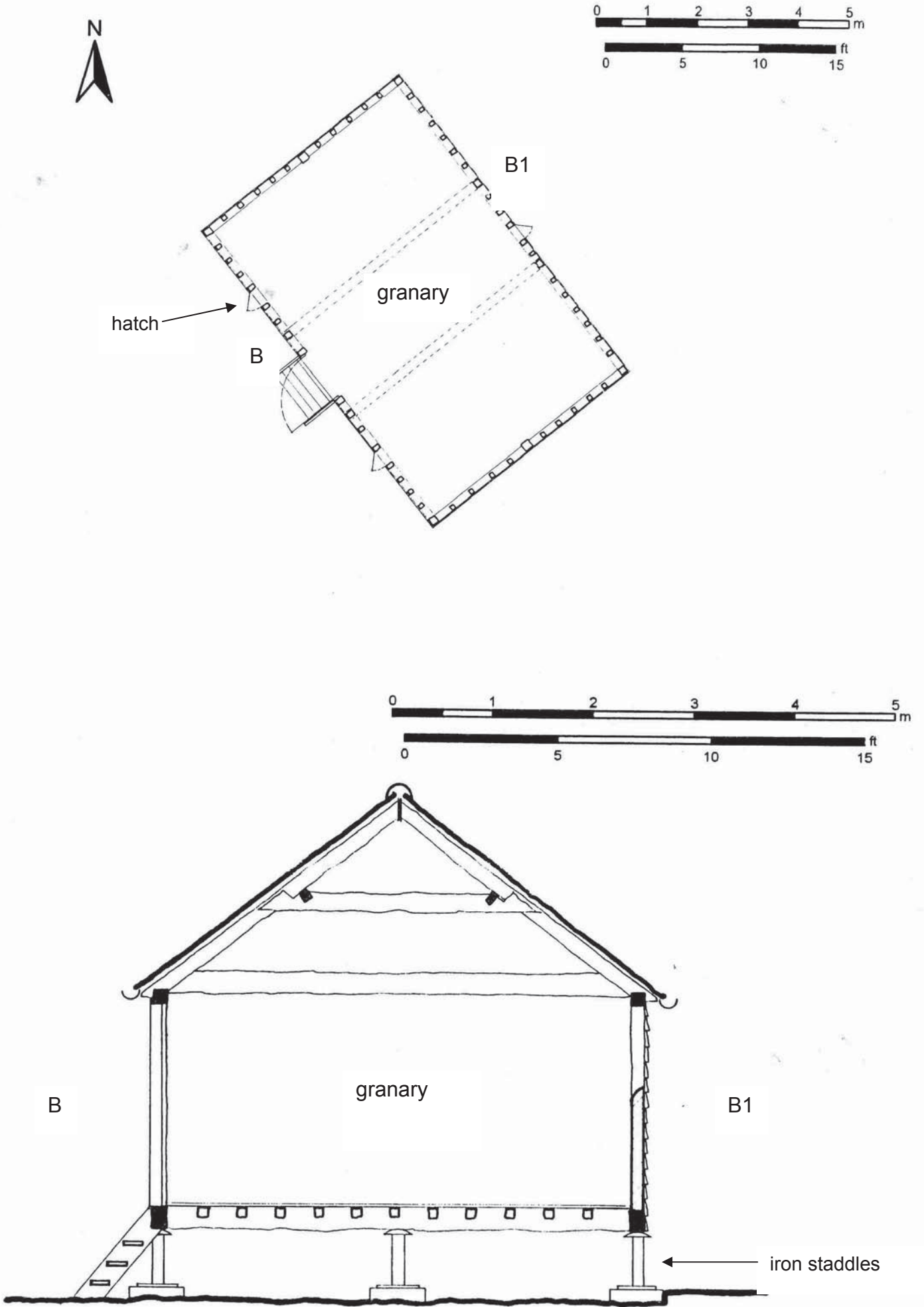


Fig. 8 Plan and section of granary

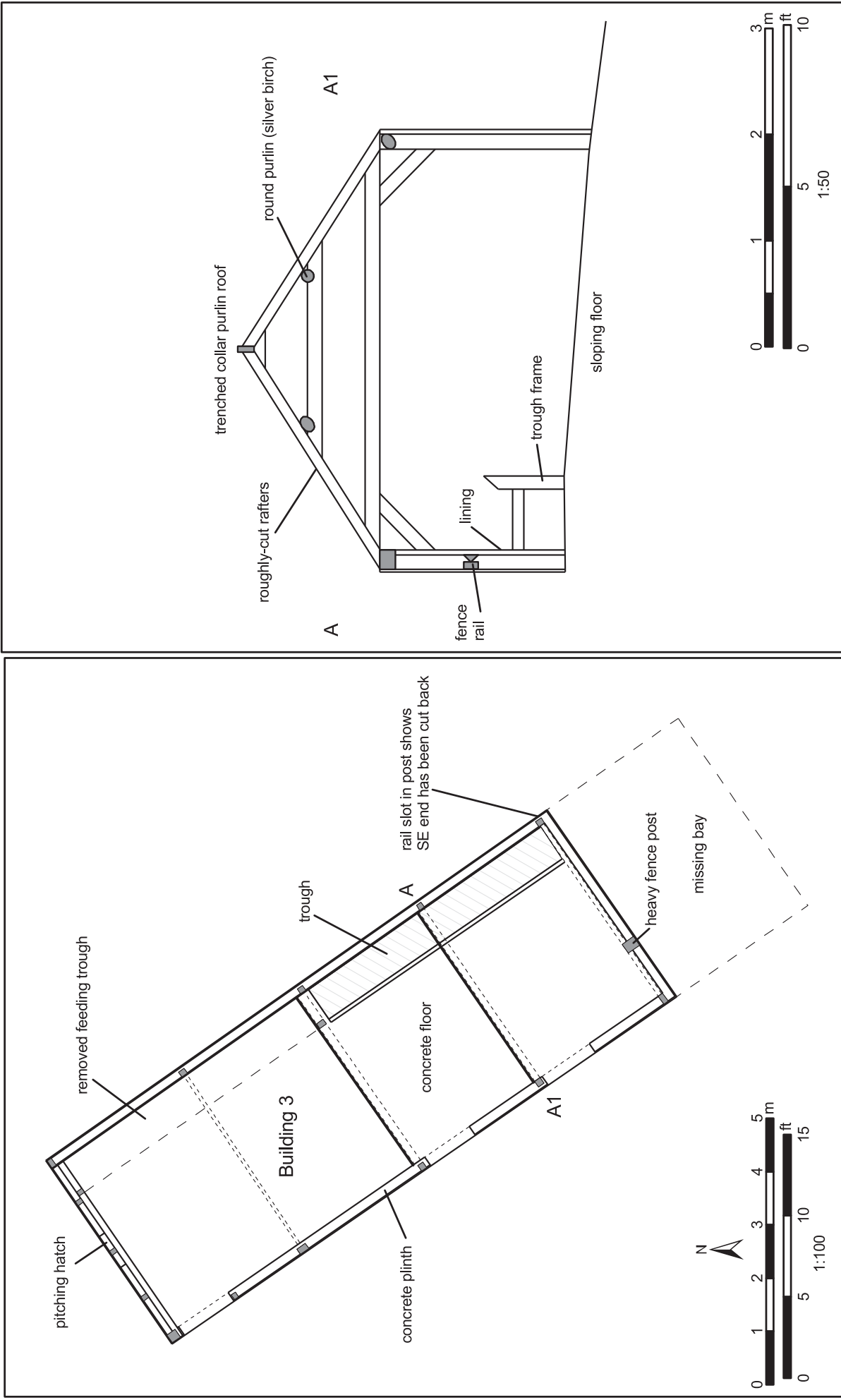


Fig.9. Plan and section of Building 3



Plate 1 Farmyard viewed to north-west



Plate 2 Barn viewed to west



Plate 3 Outbuilding attached to barn



Plate 4 Refurbished barn interior viewed to south-west



Plate 5 Granary viewed to north



Plate 6 Interior of granary



Plate 7 Nag stable viewed to south-east



Plate 8 Nag stable viewed to west



Plate 9 Main stall in nag stable



Plate 10 Feeding trough in central stall



Plate 11 Nag stable wall built onto existing stock fence



Plate 12 Derelict shelter shed viewed to west



Plate 13 Buildings 5 and 10 viewed to north-west



Plate 14 Interior of building 5



Plate 15 Milking parlour viewed to south



Plate 16 Interior of milking parlour viewed to south-east



Plate 17 Interior of building 10



Plate 18 Garages 11

Appendix 1: Reports for Repair of Barn and Granary

**REPAIR SCHEDULE OF
BARN AND GRANARY**

AT

BAKERS FARM

ROMAN ROAD

MOUNTNESSING

FOR

MR. MALCOLM HEPBURN

REPAIR SCHEDULE FOR BARN AND GRANARY AT: BAKERS FARM, ROMAN ROAD, MOUNTNESSING

GENERAL

Note: This schedule has been prepared after an inspection from the ground when the barn was still boarded. Changes may be needed to the extent of repair and replacement once the fabric has been exposed and can be examined more fully.

Repairs should be carried out to standard conservation practice on a like for like basis and result in the minimum loss of sound existing fabric.

BARN

The five bay timber-framed barn is aligned SW-NE with the midstrey facing SE. It lies to the NW of Bakers Farmhouse and immediately to the NW of the eastern two bays is a concrete compound. This has caused problems with water ingress and rot and is to be demolished before any repair work can take place to the fabric of the barn.

The main frame of the barn is constructed mainly in elm with reused timbers for the infill studs to the primary braced panels. The roof consists of principal trusses with the common rafters supported on purlins and is now clad in corrugated sheeting.

Although the majority of the timber-frame has retained its structural integrity there are areas where changes and failure of individual frame members have resulted in a loss of integrity and therefore structural weakness. This repair schedule has identified the areas of failure and the relevant repairs to redress the situation. The main areas of concern are the brick plinth running from the NW door to the storey post at the northern corner (section 'A'), the cill plate to this section and the frame from mid rail to cill plate. The central storey post no longer makes contact with the sole plate and also has severe external rot from below the hanging knee to the base. The rebuilding of the plinth under the SW wall (section 'B') and repair to W storey post, tie beam, wall plate and gable. The eastern section of mid rail to the NE wall (section 'C') is to be replaced and the central storey post repaired.

SECTION 'A' REPAIRS (as shown on sketch)

1. Demolish concrete compound.
2. Scarf in new section to storey post to details as shown on the sketch drawing.
3. Replace the diagonal brace that had been cut to form the opening to the compound in new oak. Reused timbers can be used for the stud infill that should be secured by tenons or metal straps to the mid rail and cill plate and spiked to the new diagonal brace.
4. Scarf in new oak cill plate as instructed using traditional timber repairs to ensure complete integrity of the cill plate from the storey post adjacent to the door through to the N corner storey post.

5. Rebuild the brick plinth across the two bays using as many reclaimed bricks as possible. The plinth is to be rebuilt to match existing brick bond and in lime mortar.
6. Carefully cut down and remove any ivy growth from the building around the NW door.

SECTION 'B' REPAIRS

1. Plinth to be rebuilt across width of SW wall and, where deemed necessary, returned around corner and bonded into sound brickwork on the NW and SE plinths. The new plinth is to be rebuilt using as many reclaimed bricks as possible matching the existing bond and in lime mortar.
2. Scarf in new oak timber to the bottom of the western storey post using a traditional timber repair and plate mid rail/storey post joint as necessary.
3. Scarf in sections of new oak cill plate as necessary.
4. There is no longer any connection between the tie beam and wall plate at the western corner. New sections of timber are to be scarfed in and the joint strapped.
5. The end rafter pair and collar is to be replaced in new oak.
6. At present the purlin is not held by the collar as it has been replaced at a lower level when the roof framing was changed. It will therefore be necessary to form a new support such as the horizontal trimmer from stud to rafter as used in the NE wall.
7. Replace infill as necessary to the SW gable.
8. Replace stud below the diagonal brace in the southern section of the SW wall.

SECTION 'C' REPAIRS

1. Replace mid rail to the eastern section of the NE wall. It may be possible to house the tenons of the upper or lower studs but the repair detail is to be agreed on site after further inspection.
2. Exterior face of the central storey post has severe erosion at the mid rail joint. A face repair to trap the tenons of the existing and new mid rail is to be undertaken. See repair sketch drawing for the storey post in section A repairs.

General repairs: replace external boarding, as necessary, with new softwood weather boarding of feather edged profile to match existing. It is important that the old elm boards positioned under the southern corner lean-to are retained. New external softwood boards to be tar finished.

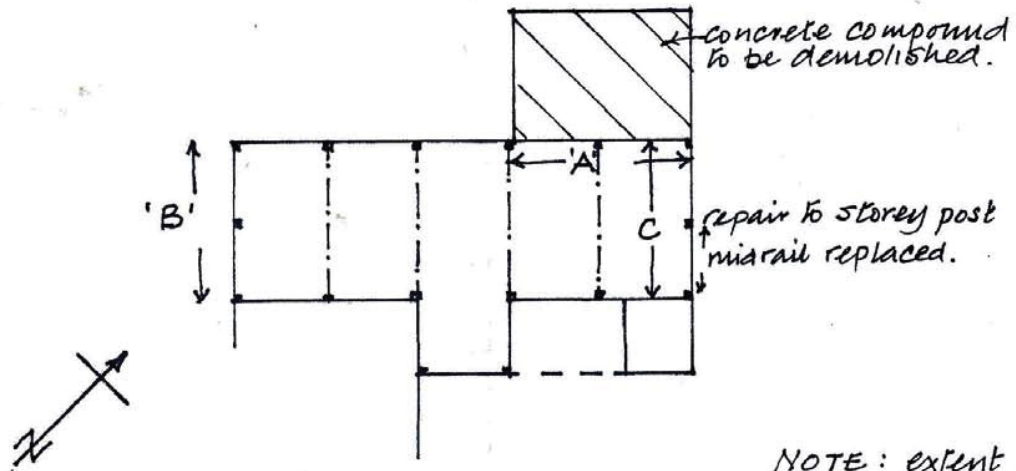
GRANARY

The three bay timber-framed granary is aligned NW-SE with the entrance steps to the central bay in the SW wall. It lies close to the farmhouse on the NE side on the site entrance. The granary sits on cast iron staddles and has been built from re-used timbers in typical primary braced framing. The roof is of simple side purlin/collar form and covered with clay pantiles.

The main concerns are the failure of the joisting system as the reused timbers contained mortices and failure has resulted at these points. The ground level has built-up over the staddles at the SE and general repairs are required to the boarding, rainwater collection and ridge. There is no threat to the structural integrity of the building and the repair schedule will rectify any problems of water ingress.

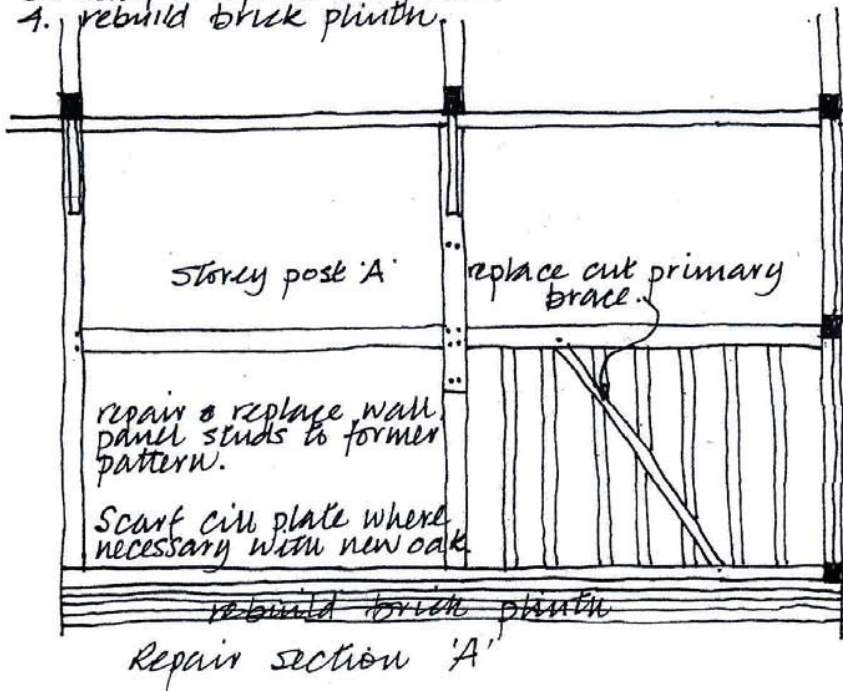
1. Lower ground level at the SE end of the granary to ensure that the plinth and staddles are above ground. Rebuild/repair brick plinth supports as necessary.
2. Strengthen joisting system where it has failed by strapping in new joists.
3. Strengthen the apex of the rafters with board fillets.
4. Metal plate the failed scarf joint in the purlin.
5. Remove ridge tiles and replace in lime mortar using tile slips 'dentiils' to infill the hollow in the tile. This gives a firm base for bedding the ridge tiles over the heads of pantiles.
6. Replace the softwood feather edged weatherboarding as necessary giving special attention to the NW wall where boarding is missing and water can penetrate from the roof of the adjacent garage range. Retain and reused boarding on this section. Make sure that corner cover fillets are replaced. If it is not possible to repair the boarding due to the proximity of the garage range then a stepped flashing or other suitable detail should be used to prevent any further ingress of water.
7. Replace gutter to southern end and provide new eaves board and gutter to NE roof slope. NE gutter to discharge onto roof of adjoining garage range clear of plinth supports of granary staddles.
8. Repair lower ends of wooden steps to granary.

BARN AT BAKERS FARM: MOUNTNESSIN

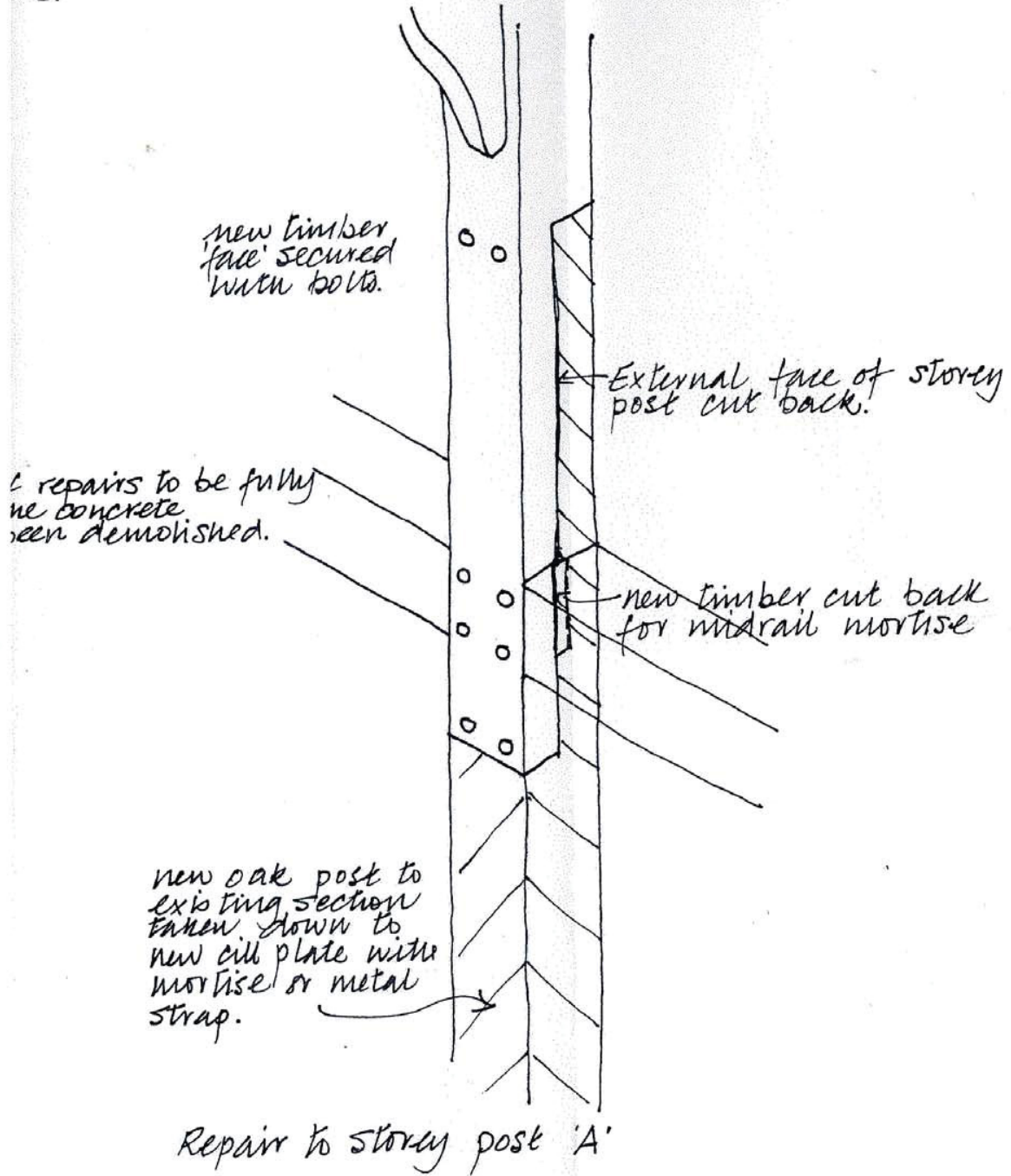


NOTE: extent of assessed once the compound has been

- Repair methodology:
1. repair storey post 'A'
 2. replace primary brace & framing.
 3. scarf & replace cill plate.
 4. rebuild brick plinth.



JG



N.T.S.

PROGRESS REPORT ON REPAIRS TO BARN AND GRANARY AT: BAKERS FARM, ROMAN ROAD, MOUNTNESSING.

GRANARY

The three bay timber-framed granary from the nineteenth century is aligned NW-SE with the entrance steps to the central bay in the SW wall. It lies close to the farmhouse on the NE side of the site entrance. The granary sits on cast iron staddles and has been built from re-used timbers in typical primary braced framing. The roof is of simple side purlin/collar form and covered with clay pantiles.



The main concerns are the failure of the joisting system as the reused timbers contained mortices and failure has resulted at these points. The ground level has built-up over the staddles at the SE and general repairs are required to the boarding, rainwater collection and ridge. There is no threat to the structural integrity of the building and the repair schedule will rectify any problems of water ingress.

This was the basis of the repair schedule prepared in July 2005.

Repairs to this building have now been completed, the concrete from between the studs was carefully removed and the frame repaired as necessary. The floor has had replacement timbers to strengthen the failed and weakened floor joists that had been originally produced by sawing down older timbers to produce two from one. These were inherently weak due to many of those timbers having lines of mortises that produced very weak areas within a joist, even so they had lasted for many years of hard use. The roof tiles were removed and the rafter system strengthened by fitting small saddles high up to connect the rafters below the apex. The pantile clay roofing tiles were then reset onto the roof with new tile battens.

The area under the building was cleared and the ground level lowered. The building was then jacked up to enable repairs to the building foundation. The brick staddle bases were rebuilt as necessary and the cast iron staddles, many with corroded top flanges, had special new tops manufactured and fitted to the staddles. All the surrounding area has been cleared to enable the excess run-off of rainwater caused by much badly designed roadworks over many years to easily take this water away from the area. This has produced a sound building with a secure future.

The Barn.

The eighteenth century barn on the site, built mainly of elm, is a typical Essex threshing barn of five bays. Damaged by the blast from a V2 rocket in WWII it had one end repaired and a new roof structure fitted with a corrugated iron covering. There is no longer any reference to the threshing floor in existence and as with many

farm buildings it had extensive use of concrete at lower levels to fill in walls or support the structure. Against two bays of the building at the eastern end and projecting to the NW of the building a large concrete slurry pit had been constructed which was now having a detrimental effect on the structure of the building. Following completion of the granary repairs work started on the barn repairs.

The first investigation was at the western end where the brick plinth was rolling out from the frame. Close investigation showed that this was mainly caused by a possible mistake in the original build that left the end gable wall of the barn supported on the outer edges of the plinth.

The barn wall was supported by timber cross beams and the plinth carefully taken down. Below original floor level and inside the outer wall face were brick courses proving that they had to stretch the plinth to meet the timber frame leaving the outer face with little ground support. At this stage the Morton Partnership was consulted on the structural integrity of the end and what may be needed to provide a sound plinth structure. The outcome was a shallow bed of limecrete with long stainless steel reinforcing that would create a base that would accommodate any further ground movement that may occur. On this the plinth was rebuilt in the correct position to provide an even load from the end gable wall. As the sill plate of this wall was badly eroded along with the lower part of the main central post and the NW corner post, these were cut in and repaired as necessary with traditional scarf joints. The rest of the end frame infill was checked and one primary brace and some studs replaced. Replacement sections of the north and south sill plates were fitted at the same time. The wall frame was fully assembled and set back onto the plinth. This wall has now been boarded to provide structural stiffness to the frame while repairs continue along the main walls of the barn. The north-west wall timber frame has been repaired in a similar way. The only change to the original schedule was that the main intermediate storey post at the north-west end had to be replaced to full height. Replacement pieces of timber have been scarfed into the midrail to either side as necessary. The removal of the concrete slurry tank enabled a more detailed examination of this wall and the plinth has been partially rebuilt using the original bricks and the sill plate replaced. (This had been partially cut through and removed at an earlier change to the barn). The whole side has been boarded in readiness for new weatherboarding. Cladding of the southern gable is now taking place. The work schedule for 2007 is to repair the rest of the frame as necessary with a minimum replacement of original timber.

Elphin Watkin, January 2007.

Bakers Farm Barn, Roman Road, Mountnessing, Essex.



View to south end gable with plinth taken down and frame supported from mid rail.



South-west corner showing plinth bearing on wall. This is the main cause of the plinth failure at this end.



Outside view from the south-west showing full length of plinth wall and the badly eroded timber to sill plate and corner post.



View to south corner showing plinth out of line with frame above.

Photos. from July 2006.

Bakers Farm Barn, Roman Road, Mountnessing, Essex.



Outside view of north-west wall, repaired and boarded.



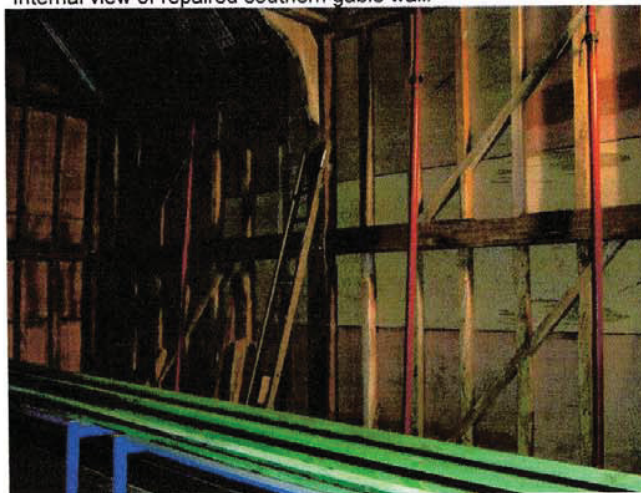
Southern gable having weather board applied.



Internal view of repaired southern gable wall.



Detail of replacement central storey post at southern gable end.



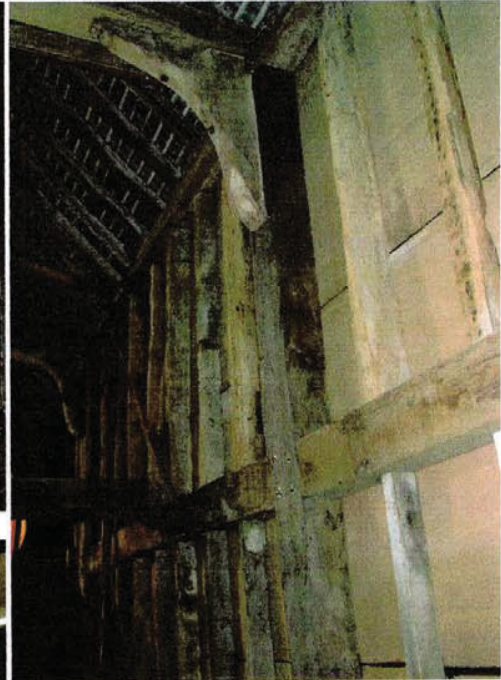
Inside view of repaired walling at western end.

All details as of 10th January 2007.

Bakers Farm Barn, Roman Road, Mountnessing, Essex.



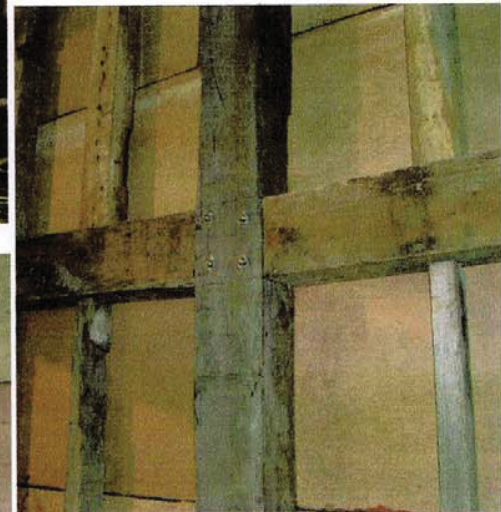
North-west corner plinth rebuilt from where slurry tank removed.



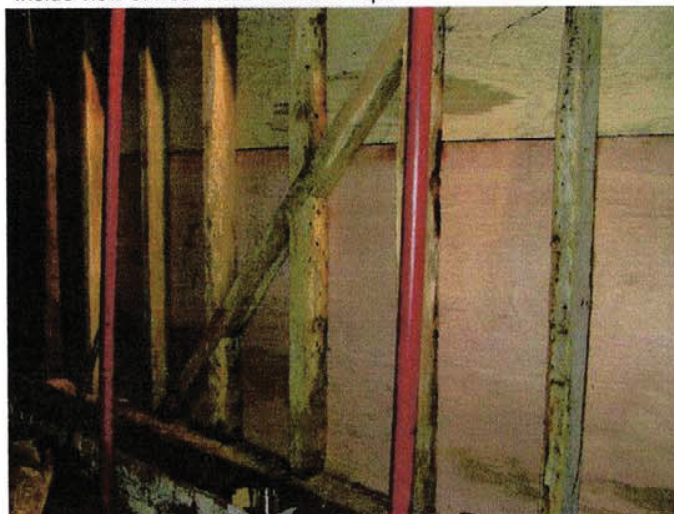
Inside on north-west wall showing storey post replaced to full height.



Inside view of north-west wall after repair.



Detail of new junction of midrails into storey post.



Detail of sill and primary brace replaced on north-west wall.

All details as of 10th January 2007.

Appendix 2: Contents of Archive

Site name: Bakers Farm, Roman Road, Mountnessing, Essex

Project no.: 2090

Index to the Archive:

Document wallet containing:

1. Introduction

- 1.1 HEM design brief
- 1.2 FAU written scheme of investigation
- 1.3 Client/archive report
- 1.4 Unbound version of report
- 1.5 CD containing digital photographs & copy of report, pdf-formatted

2. Site Archive

- 2.1 Photographic record (digital prints & monochrome 35mm prints & negatives)
- 2.2 Photographic registers
- 2.3 Site notes & survey drawings of stable
- 2.4 Architects drawings of barn & granary before refurbishment
- 2.5 Specialist reports on barn, granary and stable

Appendix 3: EHER Summary Sheet

Site Name/Address: Bakers Farm, Roman Road, Mountnessing, Essex	
Parish: Mountnessing	District: Brentwood
NGR: TL 6282 9758	OASIS record No.: essexcou-65692
Type of Work: Building recording	Site Director/Team: Andrew Letch ECC FAU
Date of Work: 10th August 2009	Size of Area Investigated: N/A
Curating Museum: Chelmsford	Funding Source: Mr. M. Hepburn
Further Work Anticipated? No	Related LB Nos. 373746 & 373747
Final Report: Summary in EAH	
Periods Represented: early 19th-century onwards	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>Recording works were undertaken on an early 19th century farmstead. The group comprises a barn, grade II-listed granary, stables, shelter & cart sheds that replaced an earlier farmstead indicated on 18th century maps. The farmhouse is also grade II-listed but was not part of the survey. It has been dated to the 18th century but may contain earlier elements.</p> <p>The surveyed structures are a mixture of typical timber-framed and weatherboarded and brick and tile. Most have been recently rebuilt in a sympathetic manner (particularly the barn and granary) and others have been adapted or are in poor condition. Therefore a Level 2 record was made of these. A small poorly-constructed nag stable was surveyed and recorded to Level 3 for its rarity value, though it is not an important structure in its own right.</p> <p>Several modern pre-fabricated farm units were recorded for group value.</p> <p>The farm retains its old layout and buildings, though each has been either repaired or neglected in recent years. It was built as a planned tenant farm with a small holding of 60 acres completely replacing the earlier farmstead. The barn and granary are the most important members of the group, the barn being a good surviving example of a barn built c.1800 (E. Watkin pers comm.), but the others have strictly limited architectural value.</p>	
Previous Summaries/Reports: None	
Author of Summary: Andrew Letch	Date of Summary: 13th October 2009