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BARN AT THE COACH HOUSE **Witney Green, Fyfield, Essex**

HN1440

***HISTORIC BUILDING
RECORD***

HERITAGE NETWORK

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Managing Director: David Hillelson, BA MCIfA

Barn at
THE COACH HOUSE
Witney Green, Willingale Road, Fyfield, Essex

Project ref.: HN1440
Planning ref.: EPF/3411/16
HET Sitecode: FYCH18
Museum Accession no.: EPPMS 2018.50

Historic Building Record

Prepared on behalf of Rob Smith

by

David Hillelson BA (Hons) MCIfA

Report no.1180

August 2019

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Contents

	Summary.....	Page i
Section 1	Introduction.....	Page 1
Section 2	Historic Evidence	Page 2
Section 3	Building Record	Page 4
Section 4	Discussion	Page 6
Section 5	Sources Consulted	Page 7
Section 6	Illustrations	following Page 8
Appendix 1	Photographic Log	
Appendix 2	OASIS Data Entry	

The cover photograph shows Witney Green Farm looking south-east, showing the barn on the far left, with Witney Green Farmhouse and The Coach House on the right.

Acknowledgements

The fieldwork for this project was carried out by David Hillelson. The report text was prepared by David Hillelson and the illustrations were prepared by David Hillelson and Helen Ashworth.

The Heritage Network would like to express its thanks to Rob Smith, owner of the site; Ian Hubbarde at Link Architectural Planning and Design; the staff of the Essex Record Office; and, Maria Medlycott at the Historic Environment Team (HET) of Essex County Council, for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	Barn at The Coach House, Witney Green, Willingale Road, Fyfield, CM5 0PY		
County:	Essex	District:	Epping Forest
Village/town:	Fyfield	Parish:	Fyfield
Planning reference:	EPF/3411/16 and EPF/0002/17	NGR:	TL 58109 06769
Client name and address:	Rob Smith, c/o Link Architectural Planning and Design, 20 Market St, Swavesey, CB24 4QG		
Nature of work:	Conversion to dwelling	Former use:	Storage
Site Status:	Curtilage listed building	Reason for investigation:	Direction of LPA (NPPF)
Position in planning process:	After full determination (as a condition)	Project brief originator:	Local Authority
Site Code:	FYCH18	HN reference:	HN1440
Organisation:	Heritage Network	Site Director:	David Hillelson
Project type, methods etc.	Building recording	Archive Recipient:	Epping Forest Museum: EPPMS 2018.50
Start of work	17/10/2018	Finish of work	17/10/2018
Related HER Nos:	32990, 32991,	Periods represented:	Post-medieval / modern
Oasis UID	heritage1-323566	Significant finds:	n/a
Monument types:	Farm building		
Physical archive:	n/a		
Previous summaries/reports:	n/a		

Synopsis:

As the result of a condition on planning consent for the residential conversion of a barn at The Coach House, Witney Green, Fyfield, the Heritage Network was commissioned to create a record of the building in advance of the works taking place.

The barn is a timber-framed structure of five bays, with a pitched roof covered in red pantiles. The basic frame consists of posts set into the ground, supporting a wall plate, which, in turn, supports tie-beams.

The observed evidence for the barn suggests that little original fabric survives, although the cartographic evidence indicates that it was originally built between 1838 and 1874. Comments by the previous owner of the barn indicate that much rebuilding of the structure took place in the late 1980s. The existing structure appears to retain little of historic significance.

1. Introduction

1.1 This report has been prepared at the request of *Link Architectural Planning and Design*, acting on behalf of Rob Smith, as an historic building record carried out as a condition of the planning consent for the conversion of a barn at The Coach House, Witney Green, Willingale Lane, Fyfield, Essex, CM5 0PY.

1.2 The work has been a requirement of a standard archaeological condition issued in accordance with the provisions set out in the Department of Communities and Local Government's *National Planning Policy Framework* (NPPF). The extent of the work was defined in correspondence with the Historic Environment Team (HET) of Essex County Council, acting as archaeological advisers to Epping Forest District Council (EFDC).

1.3 The site is situated 1km to the east of the village of Fyfield, and the barn lies approximately 60m to the north of the 19th century Witney Green Farmhouse, and of the adjacent 18th century Coach House. The barn proposed for conversion is shown on late 19th century mapping as part of a group buildings since demolished, and is centred on NGR TL 58109 06769. The development proposes the conversion of the barn to a dwelling (Figure 1).

1.4 Historic farm buildings have been identified in the regional research agenda as being of particular interest and as facing a high rate of loss through redundancy, conversion and demolition (Medlycott 2011). The aim of the present project has been to make a record of the barn in its present condition, in advance of the proposed conversion, and to undertake additional research, as necessary, to place it in its local and regional historical context. The record is intended to meet or exceed the provisions for a Level 2 record as defined in *Understanding Historic Buildings: a guide to good recording practice* (Historic England 2016).

1.5 The full archive for the project, including copies of the architect's plans and digital photographic images, will be deposited with Epping Forest Museum under accession number EPPMS 2018.50.

2. Historic Evidence

2.1 The site lies within the former grounds of Witney Green Farmhouse, a Grade II listed building (NHLE ref. 1251317). The listing description states:

House. Early C19 with late C19 rear extension. Painted brick with grey slate hipped roof. 2 storeys. L-shaped plan. 3 window range, vertical sliding sashes with glazing bars. Central doorcase has flat hood on consoles. Complete Brewhouse and Bakehouse attached at rear. Red brick chimney stacks.

2.2 Immediately to the east of the farmhouse is The Coach House, now a separate property and formerly known as the stable block, which is also Grade II listed (NHLE ref. 1337251):

Coach house. Late C18, in red brick in Flemish bond with irregular flared headers. Red plain tile roof. 2 storeys with lean-to at each end. Centre bay set forward with a large arched carriage entrance, now blocked. Originally flanked by a vertical sliding sash window, each side.

2.3 There is very little archaeological activity recorded within the study area prior to the medieval and later periods, testament to the rural nature of the present site. Cropmarks of a possible prehistoric sub-circular enclosure lie 1.5km to the south (HER 48035) and a Roman brick has been incorporated into an arch at the Church of St Nicholas, 800m to the west (HER 4160).

2.4 The site is mentioned in the Victoria County History (VCH) of Essex. The entry states:

At Witney Green, about ½ mile east of the church, there was in about 1768 a 'fair mansion house, some time the seat of George Pochin Esquire, Sherriff of this county in 1700'. The present farm-house appears to be mostly of the early 19th century with an addition of about 1860, but at least one wing has evidently been demolished. In the yard is a fine symmetrical red-brick stable range dated 1777. An old farm-house and buildings, all demolished in 1886, stood about 100 yds. to the north.

Cartographic Evidence

2.5 Chapman and Andre's rather schematic county map of 1777, shows Witney Green with four distinct properties around a triangular open space, which presumably forms the 'green' in the place name (Figure 2).

2.5.1 On the western side of the green is a property that equates to Little Witney Green, which is still extant.

2.5.2 On the opposite side of the highway to Little Witney Green, a further property is marked, apparently formed of three buildings around a courtyard that is open on the road side, set within an orchard or garden. The form appears to be agricultural.

2.5.3 At the eastern end of the green, a square enclosure may denote an orchard or garden, with a building in the south-west quadrant and a further enclosure with two buildings to the south-west. These buildings may form the original Witney Green farmhouse, and its outbuildings, including the present barn.

2.5.4 On the west side of a lane running south-east off the green, is a large building and several smaller ones, which may be the forerunners of the present Witney Green farmhouse, and associated Coach House.

2.6 The Fyfield Tithe Map of 1839 (ECRO D/CT 148a) shows Witney Green Farm as Plot 428 (Figure 3). The Tithe Award notes the owner as John Stane and the occupier as Elizabeth Boyton. Plot 430, adjacent to the east, is similarly owned and occupied.

2.6.1 The existing Witney Green Farmhouse is shown with a complex extension at its north-west corner, and three further buildings to the east, including the existing Coach House.

2.6.2 To the north of this group of buildings is a further group of buildings forming three sides of an open courtyard facing south-west. The north-western of these is likely to be the farmhouse mentioned in the VCH description (see above) and still extant in 1874. To the north-east are two aligned outbuildings, and the south-east is an L-shaped outbuilding with an addition to each arm of the 'L'. A large pond and a smaller pond lie to the south-west of the courtyard, and a number of smaller nondescript structures.

2.6.3 The present barn is not shown at this date, but its footprint is located in the middle of the courtyard.

2.7 The 1st edition 25-inch Ordnance Survey map of 1874 shows the present barn, with two further associated buildings, the access track opening out to form an apron in front of its south-west elevation (Figure 4). On the opposite side of a small triangular green space is a pond.

2.7.1 To the north-west, an L-shaped building aligned north-west to south-east and sitting in a square enclosure with a pond beyond its north-east boundary, is likely to be the old farmhouse mentioned in the VCH (see above).

2.7.2 To the north-east, on the opposite side of a small enclosed yard, is a long narrow building on the same alignment as the present barn, which could be one of the outbuildings shown on the Tithe Map, bounding the north-east side of the courtyard.

2.8 The 2nd edition 25-inch Ordnance Survey map of 1896 shows both barns as open-fronted on their south-west sides (Figure 5). The L-shaped building to the north-west has gone, together with its enclosure. The pond to its north-east remains, as does the pond opposite the present barn.

2.9 The revised 25-inch Ordnance Survey map of 1920 shows some changes of boundaries but the layout in relation to the present barn remains broadly unchanged (Figure 6). The north-eastern barn had apparently been demolished by 1955, leaving the present barn isolated from the surviving farm buildings (Figure 7).

3. Building Record

TOPOGRAPHY AND GEOLOGY

3.1 The present site lies on level ground on the east side of the Roding Valley, at approximately 67m AOD. It is located 1km to the east of the village of Fyfield, and the focus is formed by a small single-storey barn located to the north-east of Witney Green Farmhouse and its associated outbuildings, including the former stable block, now known as The Coach House.

3.2 The underlying geology consists of clay, silt and sand of the London Clay Formation, overlain by superficial deposits of diamicton of the Lowestoft Formation (British Geological Survey).

THE BARN

3.3 Although the barn is aligned north-west to south-east, for the purposes of the present report, the south-west (front) elevation has been taken as facing west and all orientations used in the text follow the same pattern.

3.4 The barn is a timber-framed structure of five bays, numbered from the north, with a pitched roof covered in red pantiles. The basic frame consists of posts set into the ground, supporting the wall plate, which, in turn, supports tie-beams.

3.5 Cartographic evidence shows a building to the north-west of the barn, identified in the Victoria County History as the earlier farmhouse to Witney Green Farm. This was demolished in the late 19th century, and another historic barn, aligned parallel to the present structure to the north-east, was demolished between 1920 and 1955.

Exterior (Figure 8)

West Elevation (Plate 1)

3.6 The northern bay of the west elevation is open. The following two bays have modern softwood weatherboarding above a plinth of modern cement blocks. The southern two bays are open.

North elevation (Plate 2)

3.7 The north elevation is faced in modern softwood weatherboarding to 300mm above ground level. Below this, the bases of the principal posts are exposed, with infill of modern cement blocks between them. The horns of wall-plates, modern purlins and modern ridge board are exposed.

East Elevation (Plate 3)

3.8 The east elevation is faced in modern softwood weatherboarding to 300mm above ground level. Below this, the bases of the principal posts are exposed, with infill of modern cement blocks between them. The two southern bays have a concrete plinth replacing the brick, with cement blocks above.

South elevation (Plate 4)

3.9 The south elevation is faced in modern softwood weatherboarding to 300mm above ground level. Below this, the bases of the principal posts are exposed, with infill of modern cement blocks between them. The horns of wall-plates, modern purlins and modern ridge board are exposed.

Interior (Figure 9)

3.10 The interior of the barn is essentially open, apart from a recent partition that runs between Bays 3 and 4 (numbered from the north) and that stands just to the south of a dwarf wall formed of cement blocks marking an earlier sub-division (Plate 5).

3.11 The principal posts are machine cut throughout, and formed of softwood. The eastern principal posts are linked to their western counterparts by tie-beams resting on the wall-plate (see Plate 5), with a curving brace to the post, nailed in place (Plate 6). There is no lateral bracing.

3.12 The entire roof structure is modern, consisting of a single purlin in each slope, a ridge board and rafter pairs on 17-inch centres (Plate 7). The outer bays have collars and wind bracing. The end gables above the tie beam are also modern (Plates 8 & 9).

3.13 The floor is of earth, though an earlier concrete capping has been removed.

West Elevation (Plates 10 & 11)

3.14 The west elevation has some original framing, consisting of the principal posts and wall-plate. Bays 2 and 3 are closed with modern softwood studwork above infill of modern cement blocks. Bays 1, 4 and 5 are open.

North elevation (Plate 12)

3.15 The north elevation has some original framing, consisting of the principal posts and tie-beam, with metal ties to the wall plates at either end. The studwork between the posts is formed of modern softwood. Beneath the framing is infill of modern brick and cement blocks.

East elevation (Plates 13 & 14)

3.16 The east elevation has some original framing, consisting of the principal posts and wall-plate. The studwork between the posts is formed of modern softwood. Beneath the framing is infill of modern brick and cement blocks.

South elevation (Plate 15)

3.17 The south elevation has some original framing, consisting of the principal posts and tie-beam, with metal ties to the wall plates at either end. The studwork between the posts is formed of modern softwood. Beneath the framing is infill of modern brick and cement blocks. A substantial secondary diagonal brace has been added to the west side of the elevation, and a bumper protects the second post from the west (Plate 16).

4. Discussion

4.1 The focus of the present study is a barn within the curtilage of two listed buildings, the former farmhouse to Witney Green Farm and its adjacent stable block. It might be argued, following guidance published by Historic England (Historic England 2018), that such curtilage protection should not be derived from the farmhouse, because of its physical separation from the barn, and the distinction between the use of the two buildings. The relationship in usage between the barn and the stable block is closer, though their separation is a factor, and the fact that the barn relates to an earlier farm layout.

4.2 The cartographic evidence shows that the present barn was not extant in 1839, but was in existence by 1874, in association with the former Witney Green Farmhouse and an earlier barn to the east. The Victoria County History states that the L-shaped former farmhouse was demolished in 1886 along with all the associated farm buildings, but the cartographic evidence suggests that the present barn and the eastern barn survived the demolition.

4.3 The present structure seems to have been built as a cart-shed, and has been much repaired and refurbished, to the extent that it is difficult to identify what may be original fabric, or to hazard a guess as to its age. The client has indicated that the roof was blown off in the hurricane of 1987 and had to be rebuilt, and that a tractor drove through the northern end in 1988 and this also had to be rebuilt (Ian Hubbarde, pers.com.). Certainly, the barn exhibits no features that make it stand out as a building of historical significance, and it has no aesthetic qualities or associations that would make it a building of note in any other way.

Conclusion

4.4 The observed evidence for the barn at The Coach House, Witney Green suggests that little original fabric survives, although the cartographic evidence indicates that it was originally built between 1838 and 1874. Comments by the previous owner of the barn indicate that much rebuilding of the structure took place in the late 1980s.

4.5 It may be appropriate to review the justification for curtilage listing of the barn in the light of current Historic England guidance and the diminished historic significance of the building demonstrated in the present report.

5. Sources Consulted

ESSEX RECORD OFFICE

ERO ref	Date	Title
D/CT 299A	1841	Tithe Award, Fyfield
D/CT 299B	1838	Tithe Map, Fyfield

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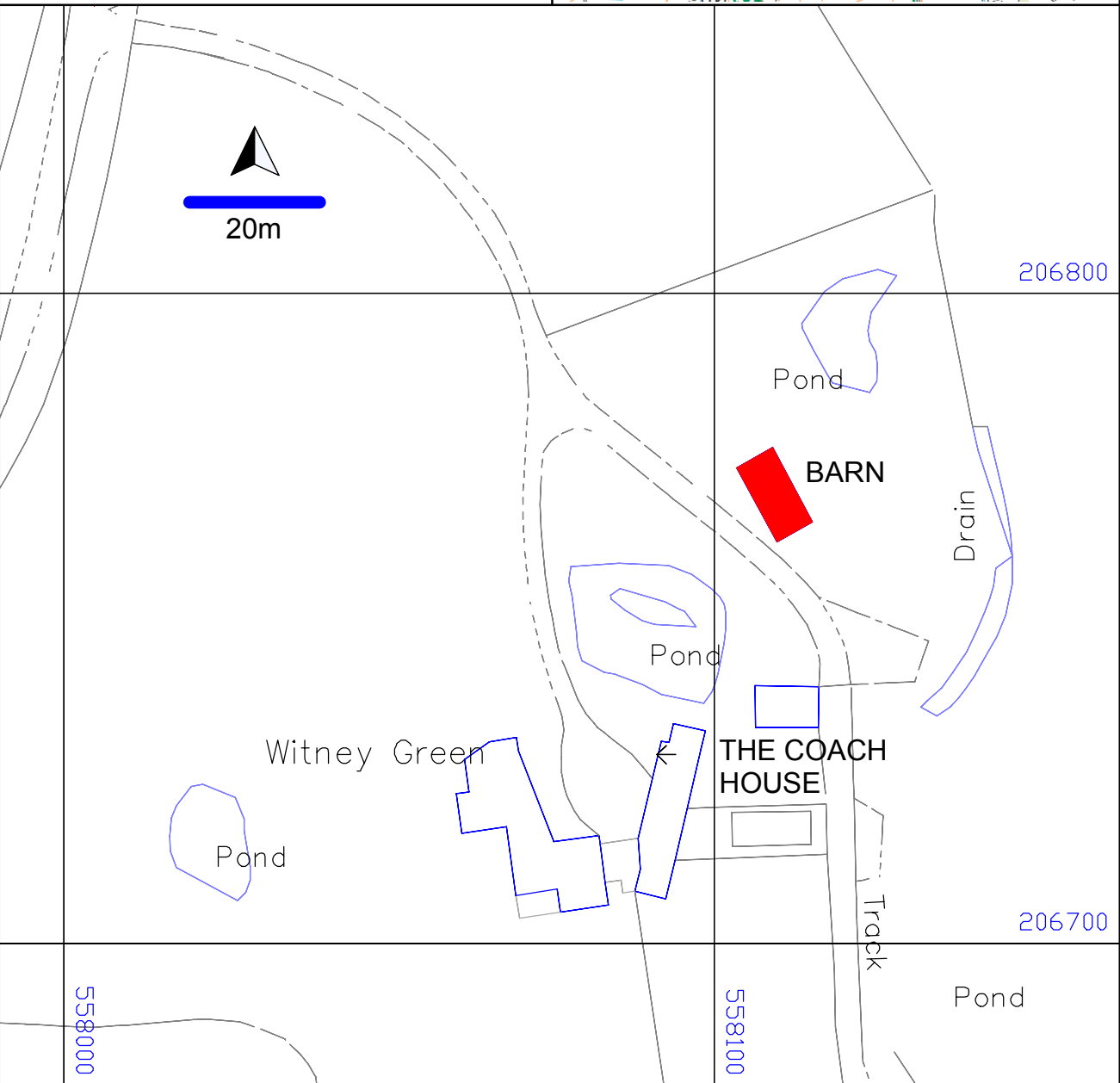
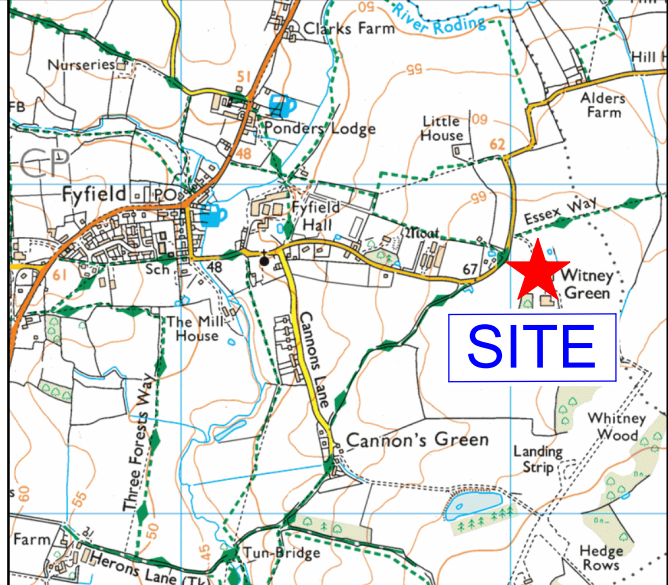
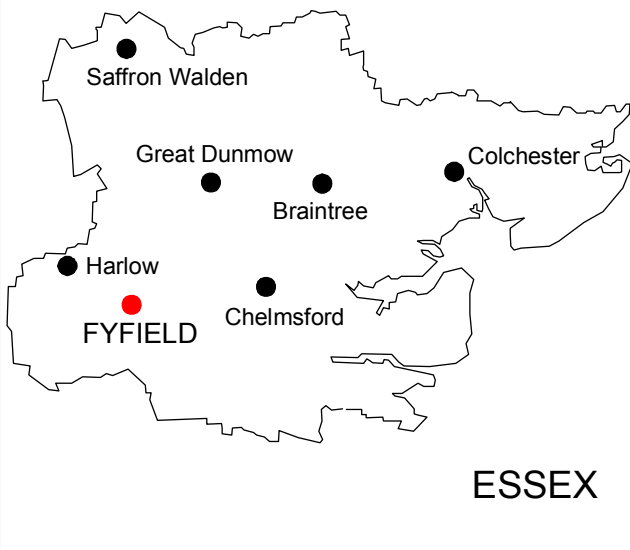
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INTERNET

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- Essex Historic Environment Record: www.heritagegateway.org.uk.
- National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>
- Ordnance Survey mapping: www.old-maps.co.uk, <https://maps.nls.uk/os/>
- Victoria County History: www.british-history.ac.uk.

6. Illustrations

Figure 1	Site location
Figure 2	Extract from Chapman & Andre's Map of Essex, 1777
Figure 3	Extract from the White Roding Tithe map, 1840
Figure 4	Extract from the 1 st edition OS map, 1874-5
Figure 5	Extract from the OS map, 1974-5
Figure 6	Barn floor plan, as existing
Figure 7	Barn elevations as existing
Plate 1.....	Western exterior elevation, looking E
Plate 2.....	Northern exterior elevation, looking S
Plate 3.....	Eastern exterior elevation, looking SW
Plate 4.....	Southern exterior elevation, looking NE
Plate 5.....	Partition between Bays 3 & 4, looking S
Plate 6.....	Bracing to principal post between Bays 4 & 5, looking NW
Plate 7.....	Roof structure at northern end, looking NW
Plate 8.....	Northern gable end, looking N
Plate 9.....	Southern gable end, looking SW
Plate 10.....	Western interior elevation, Bays 1-3, looking W
Plate 11.....	Western interior elevation, Bays 4-5, looking W
Plate 12.....	Northern interior elevation, looking N
Plate 13.....	Eastern interior elevation, Bays 1-3, looking E
Plate 14.....	Eastern interior elevation, Bays 4-5, looking E
Plate 15.....	Southern interior elevation, looking S
Plate 16.....	Protective bumper on post in southern elevation, looking SE



Site Location

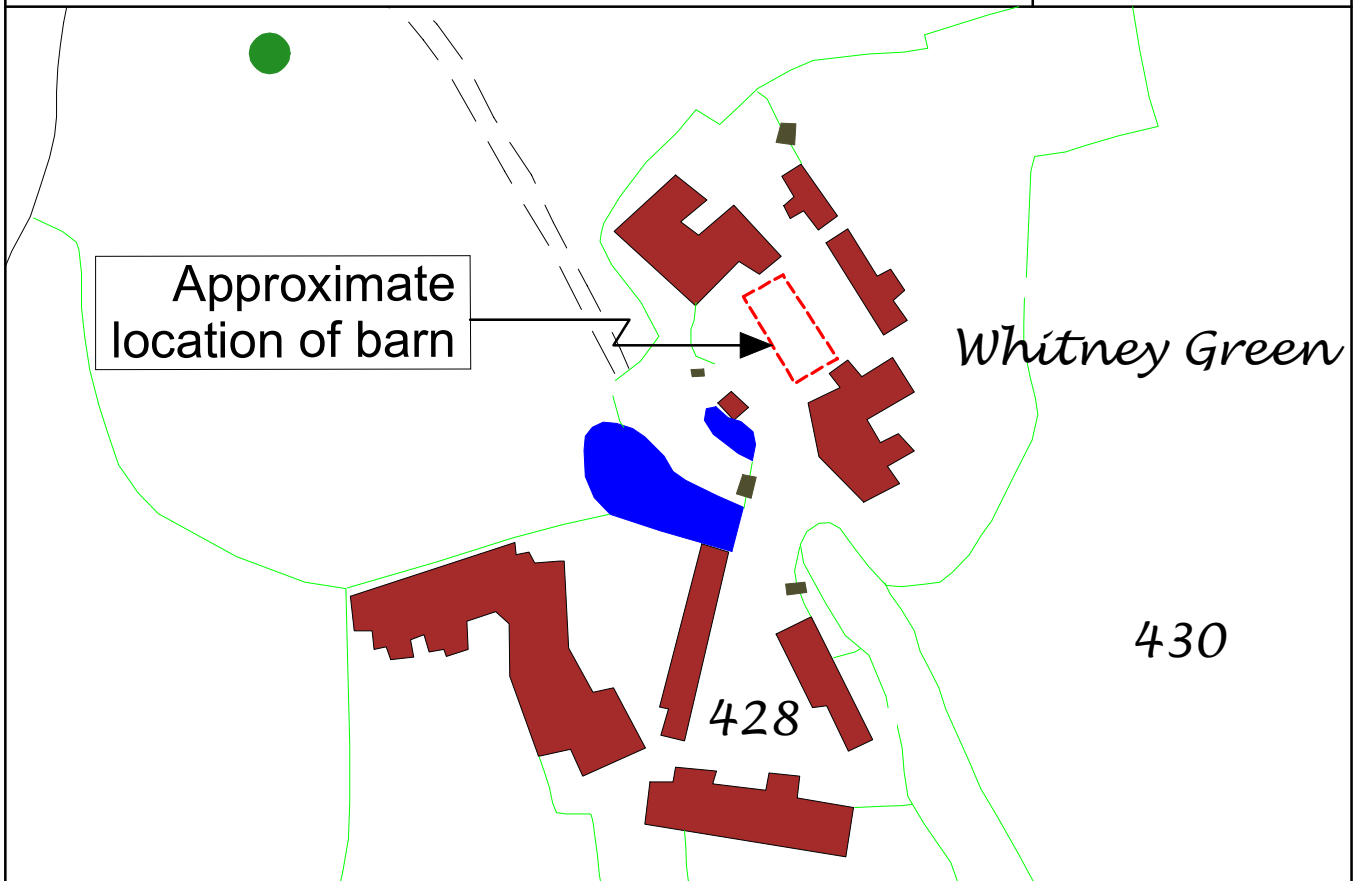
Scale 1:1000



Extract from Chapman & Andre's Map of Essex, 1777

Scale c. 1:10,000

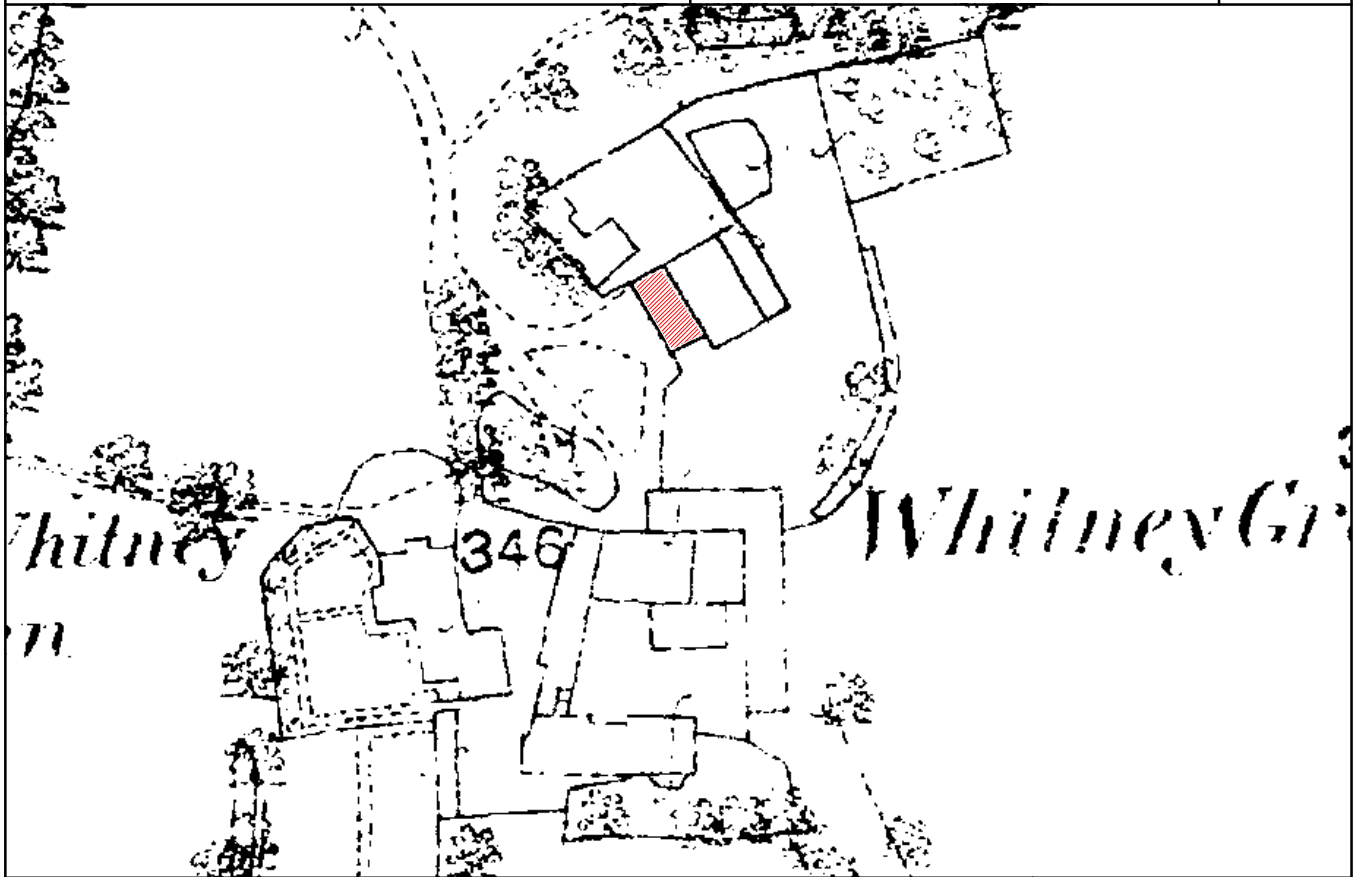
Figure 2



Tracing from Fyfield Tithe Map, 1839

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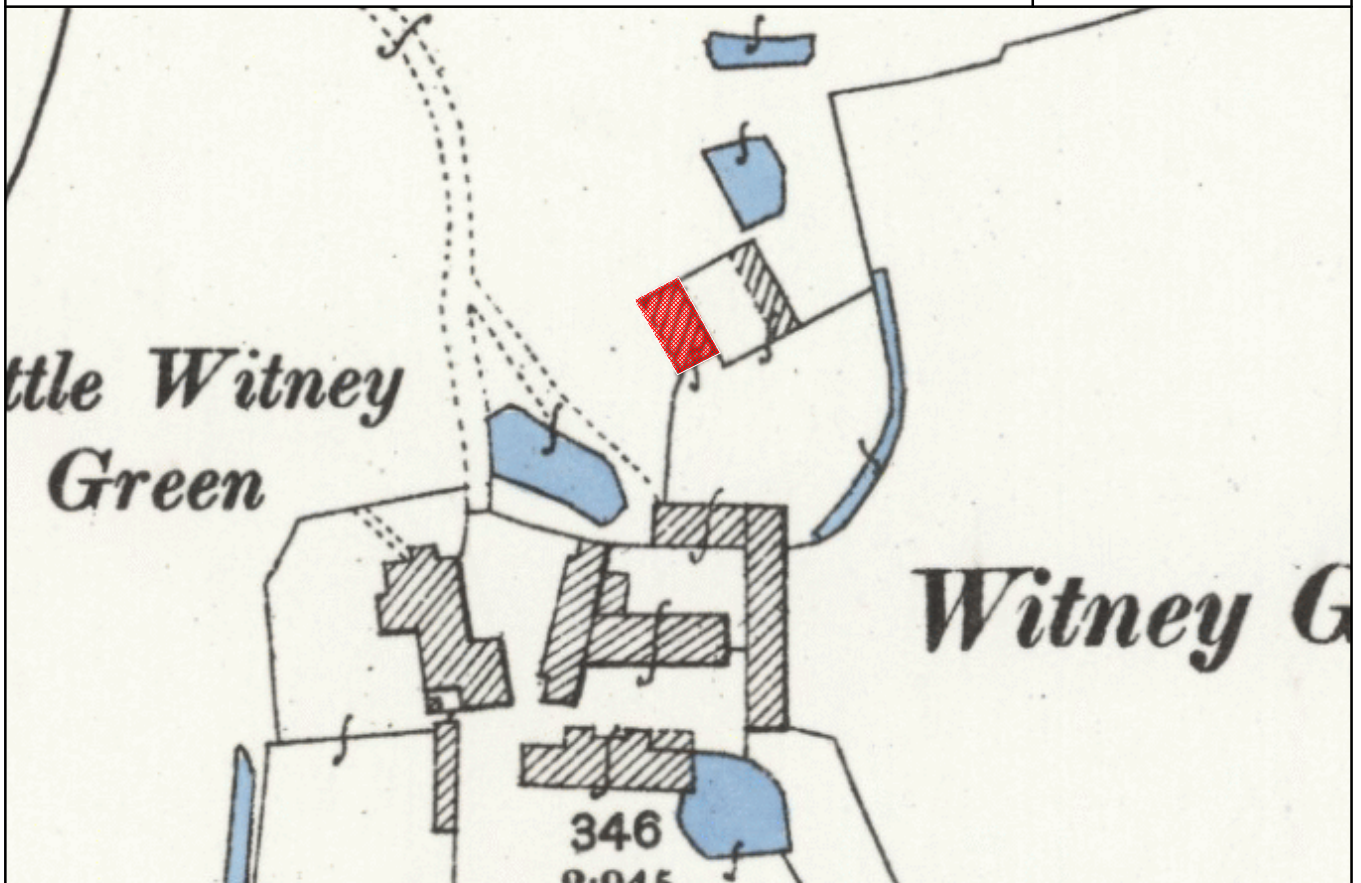
Figure 3



Ordnance Survey Map, 1874

Scale 1:1250

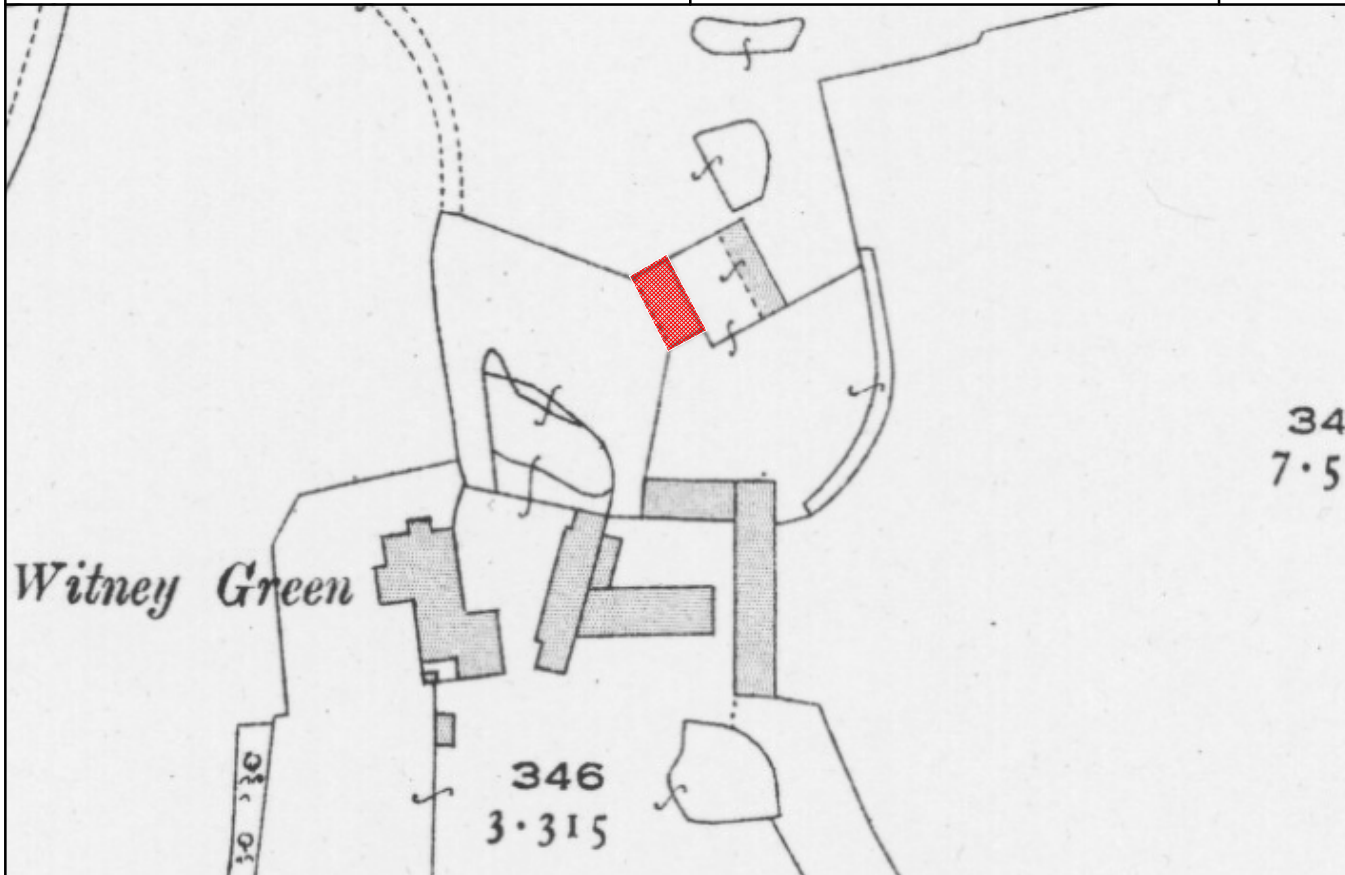
Figure 4



Ordnance Survey Map, 1896

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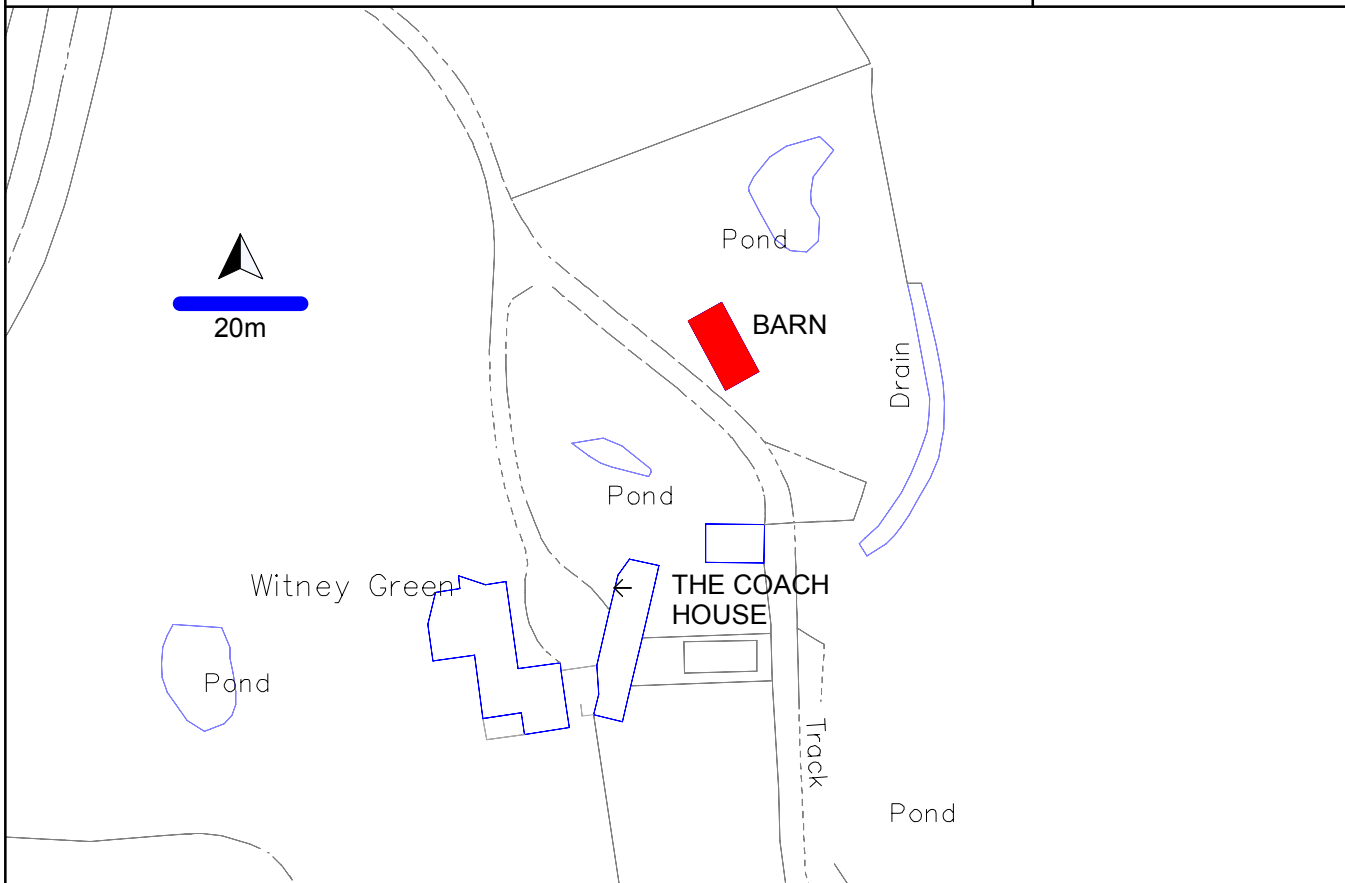
Figure 5



Ordnance Survey Map, 1920

Scale 1:1250

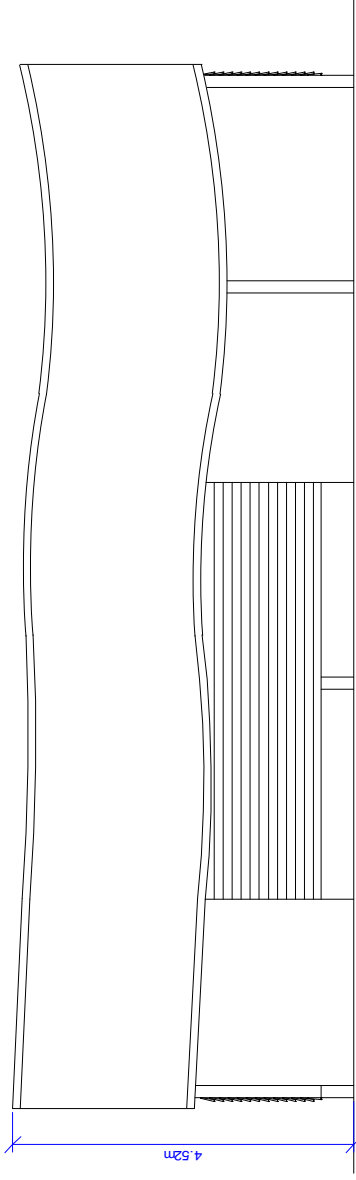
Figure 6



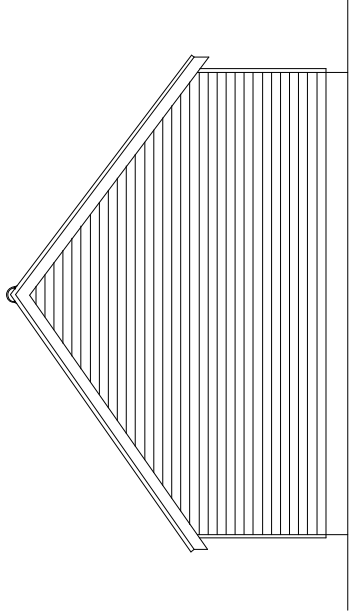
Ordnance Survey Map, 2016

Scale 1:1250

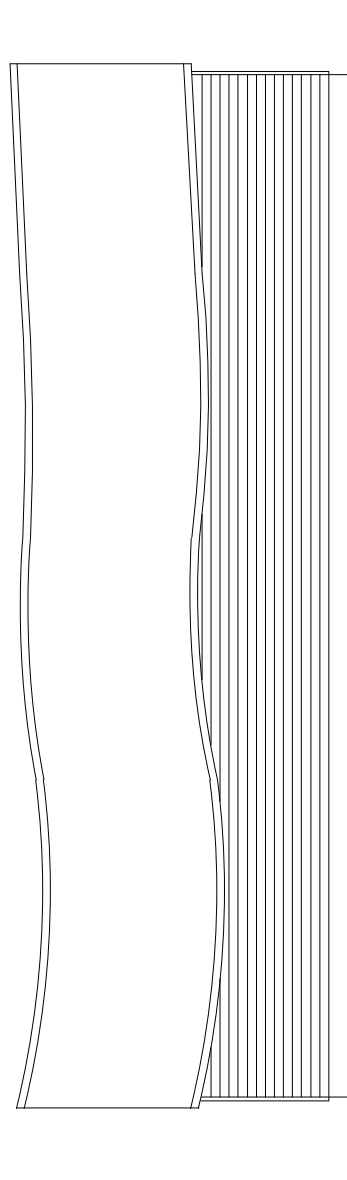
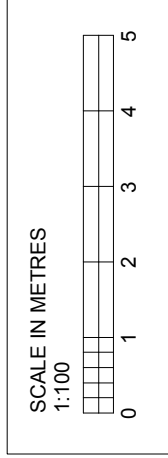
Figure 7



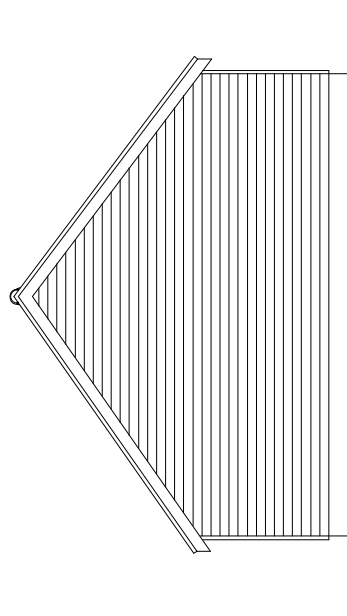
Front (West) Elevation



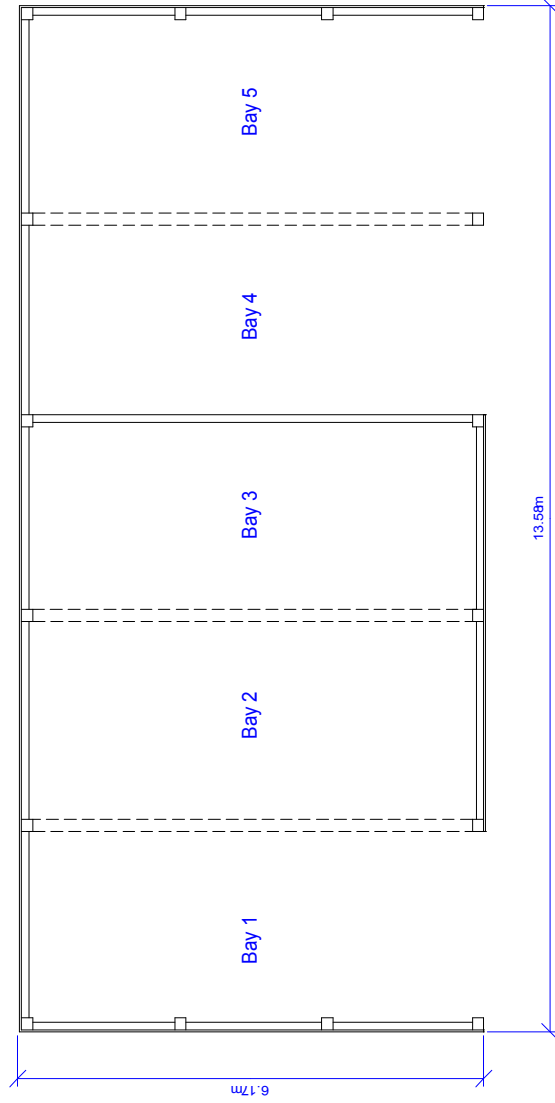
Side (North) Elevation



Rear (East) Elevation



Side (South) Elevation



Ground Floor Plan

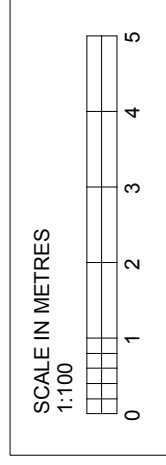
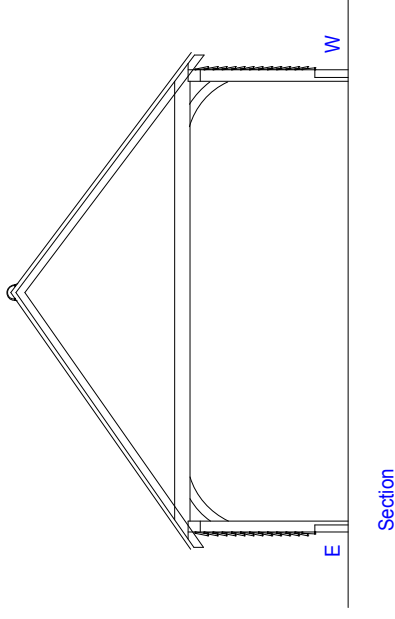
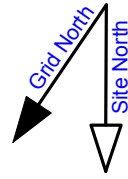




Plate 01 - Western exterior elevation, looking E



Plate 02 - Northern exterior elevation, looking S



Plate 03 - Eastern exterior elevation, looking SW



Plate 04 - Southern exterior elevation, looking NE



Plate 05 - Partition between Bays 3 & 4, looking S



Plate 06 - Bracing to principal post between Bays 4 & 5, looking NW



Plate 07 - Roof structure at northern end, looking NW



Plate 08 - Northern gable end, looking N



Plate 09 - Southern gable end, looking SW



Plate 10 - Western interior elevation, Bays 1-3, looking W



Plate 11 - Western interior elevation, Bays 4-5, looking W



Plate 12 - Northern interior elevation, looking N



Plate 13 - Eastern interior elevation, Bays 1-3, looking E



Plate 14 - Eastern interior elevation, Bays 4-5, looking E



Plate 15 - Southern interior elevation, looking S



Plate 16 - Protective bumper on post in southern elevation, looking SE

Appendix 1

Photographic Log

Frame	Loc'n	Element	Elev'n	Facing	Detail	Taken	Date
HN1440_HBR001	Interior	Bay 1	E	E	View	DJH	17/10/2018
HN1440_HBR002	Interior	Bay 1	E	NE	View	DJH	17/10/2018
HN1440_HBR003	Interior	Bays 1/2	N	N	View	DJH	17/10/2018
HN1440_HBR004	Interior	Bays 1/2	S	S	View	DJH	17/10/2018
HN1440_HBR005	Interior	Bays 1/2	S	S	View	DJH	17/10/2018
HN1440_HBR006	Interior	Bay 3	E	E	View	DJH	17/10/2018
HN1440_HBR007	Interior	Bay 3	E	E	View	DJH	17/10/2018
HN1440_HBR008	Interior	Bay 1-3	N	N	View	DJH	17/10/2018
HN1440_HBR009	Interior	Bay 1-3	S	S	View	DJH	17/10/2018
HN1440_HBR010	Interior	Bay 1-3	S	S	View	DJH	17/10/2018
HN1440_HBR011	Interior	Bay 1	W	W	View	DJH	17/10/2018
HN1440_HBR012	Interior	Bay 1	W	W	View	DJH	17/10/2018
HN1440_HBR013	Interior	Bay 1	W	W	View	DJH	17/10/2018
HN1440_HBR014	Interior	Bay 1	W	W	View	DJH	17/10/2018
HN1440_HBR015	Interior	Bay 5	E	E	Roof structure and gable	DJH	17/10/2018
HN1440_HBR016	Interior	Bay 1-3	-	SW	Roof structure	DJH	17/10/2018
HN1440_HBR017	Exterior	-	S	N	View	DJH	17/10/2018
HN1440_HBR018	Exterior	-	W	ESE	View	DJH	17/10/2018
HN1440_HBR019	Exterior	-	N & W	SE	View	DJH	17/10/2018
HN1440_HBR020	Exterior	-	N & E	SW	View	DJH	17/10/2018
HN1440_HBR021	Exterior	-	S & E	NW	View	DJH	17/10/2018
HN1440_HBR022	Exterior	-	-	NE	Context view from SW	DJH	17/10/2018
HN1440_HBR023	Exterior	Bay 1	S & W	SW	Junction of wall-plate and tie-beam	DJH	17/10/2018
HN1440_HBR024	Exterior	Bay 5	E	NE	Protective bumper to post	DJH	17/10/2018
HN1440_HBR025	Exterior	Bay 1/2	S	SW	Truss joint	DJH	17/10/2018

HN1440: Barn at The Coach House, Witney Green, Fyfield



HN1440_HBR001



HN1440_HBR002



HN1440_HBR003



HN1440_HBR004



HN1440_HBR005



HN1440_HBR006



HN1440_HBR007



HN1440_HBR008



HN1440_HBR009



HN1440_HBR010



HN1440_HBR011



HN1440_HBR012



HN1440_HBR013



HN1440_HBR014



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HN1440_HBR023



HN1440_HBR024



HN1440_HBR025

Appendix 2

OASIS Data Entry

<i>OASIS ID: heritage1-323566</i>	
Project details	
Project name	Barn at The Coach House, Willingale Road, Fyfield
Short description of the project	<p>As the result of a condition on planning consent for the residential conversion of a barn at The Coach House, Witney Green, Fyfield, the Heritage Network was commissioned to create a record of the building in advance of the works taking place.</p> <p>The barn is a timber-framed structure of five bays, with a pitched roof covered in red pantiles. The basic frame consists of posts set into the ground, supporting a wall plate, which, in turn, supports tie-beams.</p> <p>The observed evidence for the barn suggests that little original fabric survives, although the cartographic evidence indicates that it was originally built between 1838 and 1874. Comments by the previous owner of the barn indicate that much rebuilding of the structure took place in the late 1980s. The existing structure appears to retain little of historic significance.</p>
Project dates	Start: 17-10-2018 End: 17-10-2018
Previous/future work	No / No
Any associated project reference codes	HN1440 - Contracting Unit No.
Any associated project reference codes	FYCH18 - Sitecode
Any associated project reference codes	EPPMS 2018.50 - Museum accession ID
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	BARN Post Medieval
Significant Finds	NONE None
Methods & techniques	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition
Project location	
Country	England
Site location	ESSEX EPPING FOREST FYFIELD Barn at The Coach House, Willingale Road
Postcode	CM5 0PY
Study area	90 Square metres
Site coordinates	TL 58109 06769 51.736806515583 0.290059566673 51 44 12 N 000 17 24 E Point
Height OD / Depth	Min: 0m Max: 0m

Project creators	
Name of Organisation	Heritage Network
Project brief originator	Essex HET
Project design originator	Heritage Network
Project director/manager	David Hillelson
Project supervisor	David Hillelson
Type of sponsor/funding body	Developer
Name of sponsor/funding body	R Smith
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Epping Forest Museum
Digital Archive ID	EPPMS 2018.50
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	Epping Forest Museum
Paper Archive ID	EPPMS 2018.50
Paper Contents	"none"
Paper Media available	"Report", "Survey "
Project bibliography	
Publication type	Grey literature (unpublished document/manuscript)
Title	Barn at The Coach House, Witney Green, Willingale Road, Fyfield, Essex: Historic Building Record
Author(s)/Editor(s)	Hillelson, D.
Other bibliographic details	Report no.1180
Date	2019
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