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**HELPESTONS MANOR, HOLLOW ROAD,  
FELSTED, ESSEX**

**HISTORIC BUILDING RECORDING**

Level 3

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NGR: TL 70741 20152	Report No: 5237
District: Uttlesford	Site Code: FLHM16
Approved: Claire Halpin	Project No: 6791
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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>		<i>Helpestons Manor, Hollow Road, Felsted, Essex</i>	
<p><i>In September 2016 Archaeological Solutions Ltd (AS) carried out historic building recording at Helpestons Manor, Hollow Road, Felsted, Essex (NGR: TL 70741 20152). It is proposed to extend and alter the current dwelling, convert the listed barn to domestic use and erect a link extension between barn and dwelling, erect a garden shed and a cartlodge. The recording was carried out as a requirement of a planning condition on approval for the development (Uttlesford Planning Ref. UTT/12/5539/FUL).</i></p> <p><i>The farm house is of early to mid-19<sup>th</sup> century date but retains little of intrinsic historic interest, having been refurbished extensively in the past. The only feature of note is a repositioned stone screen from a London church, which is of mid-19<sup>th</sup> century date and has been reutilised as a decorative feature.</i></p> <p><i>Analysis confirmed the list description of the barn as of probable 16<sup>th</sup> century date. This can be refined on the basis of carpentry and construction to the latter part of the century, and possibly into the early 17<sup>th</sup> century. The granary floor and staircase are probably secondary insertions, but of broadly contemporary date. The building uses much recycled timber from a medieval building, and has suffered little physical alteration since its creation.</i></p>			
Project dates (fieldwork)		<i>29<sup>th</sup> September 2016</i>	
Previous work (Y/N/?)		<i>N</i>	Future work (Y/N/?)
			<i>Y</i>
P. number		<i>6791</i>	Site code
			<i>FLHM16</i>
Type of project		<i>Historic building recording</i>	
Site status		<i>Grade II listed barn</i>	
Current land use		<i>Private residence and barn</i>	
Planned development		<i>Construction of link between barn and dwelling</i>	
Main features (+dates)		<i>16<sup>th</sup> century barn later converted for use as granary using medieval timbers</i>	
Significant finds (+dates)		<i>n/a</i>	
<b>Project location</b>			
County/ District/ Parish		<i>Essex</i>	<i>Uttlesford</i>
			<i>Felsted</i>
HER/ SMR for area		<i>Essex Historic Environment Record (EHER)</i>	
Post code (if known)		<i>-</i>	
Area of site		<i>c.200m<sup>2</sup></i>	
NGR		<i>TL 70741 20152</i>	
Height AOD (min/max)		<i>c.70m AOD</i>	
<b>Project creators</b>			
Brief issued by		<i>Richard Havis, Senior Historic Environment Advisor, Place Services</i>	
Project supervisor/s (PO)		<i>Lauren Wilson</i>	
Funded by		<i>Mr &amp; Mrs Stanger</i>	
Full title		<i>Helpestons Manor, Hollow Road, Felsted, Essex; Historic building recording</i>	
Authors		<i>Wilson, L. &amp; Prosser, L.</i>	
Report no.		<i>5237</i>	
Date (of report)		<i>October 2016</i>	

# HELPESTONS MANOR, HOLLOW ROAD, FELSTED, ESSEX

## HISTORIC BUILDING RECORDING

### SUMMARY

*In September 2016 Archaeological Solutions Ltd (AS) carried out historic building recording at Helpepestons Manor, Hollow Road, Felsted, Essex (NGR: TL 70741 20152). It is proposed to extend and alter the current dwelling, convert the listed barn to domestic use and erect a link extension between barn and dwelling, erect a garden shed and a cartlodge. The recording was carried out as a requirement of a planning condition on approval for the development (Uttlesford Planning Ref. UTT/12/5539/FUL).*

*The farm house is of early to mid-19<sup>th</sup> century date but retains little of intrinsic historic interest, having been refurbished extensively in the past. The only feature of note is a repositioned stone screen from a London church, which is of mid-19<sup>th</sup> century date and has been reutilised as a decorative feature.*

*Analysis confirmed the list description of the barn as of probable 16<sup>th</sup> century date. This can be refined on the basis of carpentry and construction to the latter part of the century, and possibly into the early 17<sup>th</sup> century. The granary floor and staircase are probably secondary insertions, but of broadly contemporary date. The building uses much recycled timber from a medieval building, and has suffered little physical alteration since its creation.*

## 1 INTRODUCTION

1.1 In September 2016 Archaeological Solutions Ltd (AS) carried out historic building recording at Helpepestons Manor, Hollow Road, Felsted, Essex (NGR: TL 70741 20152; Figs. 1 and 2). It is proposed to extend and alter the current dwelling, convert the listed barn to domestic use and erect a link extension between barn and dwelling, erect a garden shed and a cartlodge. The recording was carried out as a requirement of a planning condition on approval for the development (Uttlesford Planning Ref. UTT/12/5539/FUL), which also requires archaeological monitoring of groundworks.

1.2 The project was carried out in accordance with a brief issued by Essex County Council's Historic Environment Advisor (ECC HEA, dated 24<sup>th</sup> February 2016), and a specification compiled by AS (dated 5<sup>th</sup> July 2016) and approved by the ECC HEA. 1.2 The programme of historic building recording followed the procedures outlined in the English Heritage (now Historic England) document *Understanding Historic Buildings: A guide to good recording practice, 2006* and also conformed to the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014). The level of recording was to **Level 3** as defined

in the EH documents. The main element of the work was as historic building appraisal and recording of the parts of the historic buildings to be affected by the development proposals prior to demolition and redevelopment.

### *Planning policy context*

1.3 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.4 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 DESCRIPTION OF THE SITE**

2.1 The house known as Helpestons Manor is set apart from the small cluster of dwellings that comprise Molehill Green and Pye's Green c.4.3km south-west of Braintree. The site is accessed from Hollow Road via a long drive, an arrangement mirrored in surrounding properties, though not to this extent, like Anvil House, Brynteg and The Molehill.

2.2 The barn is Grade II listed (Appendix 1) but the house is not part of any national scheduling. In the listing the barn is described as a possible granary of mid-16<sup>th</sup> century date.

### **3 METHODOLOGY**

Information was sought from a variety of available sources, and reference was made to the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for archaeological desk-based assessments* (2014). The following material was consulted as part of the assessment;

#### **3.1 Archaeological databases**

3.1.1 The standard collation of all known archaeological sites and find spots within Felsted comes from the Essex Historic Environment Record (EHER). Significant entries within a 1km radius of the site are listed in Appendix 2 and where relevant, these sites and finds are discussed in Section 4.2.

#### **3.2 Historical and cartographic sources**

3.2.1 The principal source for this type of evidence was the Essex Record Office (ERO), based in Chelmsford. Relevant documents are listed in Appendix 3 and reproduced in Figs. 3-7.

#### **3.3 Secondary sources**

3.3.1 The principal sources for this type of evidence were the Essex Record Office (ERO), based in Chelmsford, and AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

#### **3.4 The building**

3.4.1 The site was visited on the 29<sup>th</sup> September 2016 in order to undertake the technical and archaeological analysis, the drawing and photographic work. The written description and photographic recording was carried out by Lee Prosser and Lauren Wilson while the drawing work was completed by Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 8-11).

3.4.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film for long-term archival storage and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera with 62mm lens and Ilford HP5 IOS 400 film. Finer architectural detail was captured using 35mm black and white film. Colour photographs were taken using a Canon 1000D digital SLR camera (10 megapixels), duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were fair at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 8 & 10).

## **4 THE EVIDENCE**

### **4.1 Topography, geology & soils**

4.1.1 Helpestons Manor is on a plateau of slightly raised ground which also includes Pye's Farm to the north-east. The land gently towards the River Ter, which curves around the outskirts of Molehill Green and towards Leez Lodge Lakes in the south.

4.1.2 The underlying geological formation of the local area consists of the London Clay Formation; clay, silt and sand formed in the Palaeogene period. The overlying soil is a lime-rich loamy and clayey soil with impeded drainage.

### **4.2 Archaeological & historical background**

#### *Prehistoric to Anglo-Saxon*

4.2.1 Prehistoric evidence in the surrounding area is limited to a cropmark of a curvilinear enclosure 560m to the west of the site (EHER 47693). Romano-British activity in the area comprises three or four urns containing bones, found in 1826 750m to the west of the site (EHER 17489).

#### *Medieval*

4.2.2 The church screen, inset into the west elevation of the main house, records a list of owners from the 14<sup>th</sup> century (Appendix 4). The first name is Thomas de Helpeston in 1356 however the archaeological record for the area suggests the manor is probably associated with the family of John de Helpeston from Whelpstones in Newport, Essex (EHER 6271). Both Whelpstones and Helpestons will be used throughout its history to describe the manor. The original house was moated with the north-east and parts of the north-west and south-east arms surviving waterfilled. The barn is described as 17<sup>th</sup> century (EHER 6272), which contrasts with the mid-16<sup>th</sup> century date suggested in the list description.

#### *Post-medieval*

4.2.3 In the mid-16<sup>th</sup> century the estate was owned by a known historical figure: Robert Rich, Baron of Leez. He was Lord Chancellor during King Edward VI's reign and founder of the Felsted School. Initially a lawyer and later chancellor of the Court of Augmentations in 1536, he acquired Leez (Leighs) Priory and about a hundred manors in Essex. He was made Baron Rich of Leez in 1547 after being an assistant executor of the will of Henry VIII and received a grant of lands. During his time he had a reputation for immorality, financial dishonesty and is said to have a personal hand in the torture of Anne Askew, the only woman to be tortured at the Tower of London (Weir 1991, 517).



4.2.4 The plaque at the house records a Sir Richard Rich owning the estate before Baron Rich, and although little is known about the Rich family before the Baron it is thought his father was a wealthy mercer of London in the 1440s and there is no evidence that he was a landowner (Sergeaunt 1989, 80). Therefore 'Sir Richard Rich' probably refers to Baron Rich before he was given his title.

4.2.5 The estate passed to his grandson, at this time known as Whelpstones, as his son died only a year after his own death in 1580. Robert Rich was made 1<sup>st</sup> Earl of Warwick in 1618 and the estate passed through two generations of the Rich family during which time the 3<sup>rd</sup> Earl was leased land in Felsted upon his marriage to Ann Cavendish, daughter of the Earl of Devonshire (ERO ref: D/DCw T22). At the death of the 3<sup>rd</sup> earl, the estate, and title, passed to his brother making him Charles Rich, 4<sup>th</sup> Earl of Warwick. With no heirs upon his death in 1673 the title passed to his cousin, but he left his property to his widow, Lady Mary Boyle, here the fortunes of the Rich family and that of the manor of Helpeston divide. On her death it passed to Robert and Charles' sister and her husband; the Earl and Countess of Scarsdale, who are also recorded on the plaque (Appendix 4).

4.2.6 The manor of Helpeston now becomes linked with Broomfield Hall, another of the Earl of Scarsdale's estates which he sold (probably along with Helpestones) to a London merchant, Herman Olmius. On his death these estates passed to his daughter and then his grandson John Olmius, who was made Member of Parliament for Colchester, was the High Sheriff of Essex in 1746-47 and in 1762 joined the ranks of the nobility, being created the 1st Lord Waltham of Philipstown. His name is the next to appear on the plaque (Appendix 4). There are records of Helpestones being leased to an Arthur Bentall, a yeoman farmer, in 1758 by a John Olmius (ERO Ref: A12724). Around this time Chapman & Andre produced their map of Essex and 'Whelpstones' is depicted for the first time (Fig. 3), although not in great detail and nothing more than its location can be discerned.

4.2.7 Drigue Billers Olmius (2<sup>nd</sup> Baron Waltham), son of John Olmius, continued to lease the estate to Arthur and Anthony Bentall until the early 19<sup>th</sup> century (ERO Ref: A12724). Sales particulars from 1801 show the estate being sold in three lots. Lot 1 comprises the manor of Whelpstones with freehold dwelling house and farm in the occupation of Mr Arthur Bentall, with two barns and stables (ERO Ref: SALE/B2339).

4.2.8 The manor was purchased by Luke William Walford who sold it to the resident farmer, Arthur Bentall in 1808 (ERO Ref: A12724). Anthony Bentall appears as the next name on the plaque (Appendix 4). 'Whelpstones' is also depicted on the tithe map of 1845 (Fig. 4) where the house is clearly depicted, with projecting rear service range, and several outbuildings of which one is Building 2. The apportionment (Appendix 5) lists plot #460 as being owned and occupied by Anthony Bentall and comprising a homestall, pigstie and garden. In 1875 the house and outbuildings are still present (Fig. 5), though the granary appears to have been extended to the east. The arms of the moat are also present as well as an orchard to the south-west of the house. The Second Edition Ordnance Survey map depicts little change, except another large outbuilding has

been constructed directly to the north-east of the house (Fig. 6). On the 1921 Edition the name Helpepestons appears for the first time on a cartographic source with some small-scale development in the farmyard (Fig. 7).

### *Modern*

4.2.9 The manor then passes through three generations of the Bentall family before three generations of the Ham family are listed as owners between 1888 and 1914.

## **5 THE BUILDING**

### *Building 1- House*

#### *Exterior*

5.1 The former farmhouse forms a fairly typical double-pile villa of mid-19<sup>th</sup> century date, with characteristic early Victorian features such as a plain, rendered exterior, relieved only by ashlar-lining, symmetrically placed windows and a shallow-pitched roof of grey slate (Plate 1). On the west side it was later embellished with the addition of part of a stone screen from St Giles's Church, Cripplegate. The main façade is approached by a long drive to the south where a central door beneath a decorative porch is flanked by two, three cant-bay windows with their own slate roofs. At upper level there are three two-over-two sashes with horns. The main door is typically 19<sup>th</sup> century with flush bead-moulded panels and a glazed over-light. The porch and bay windows with their own three-over-three sash windows are decorated with debased Gothic motifs comprising chamfered posts with little quatrefoil motifs on simple square capitals and flattened arches.

5.2 The west elevation gives a view of the lower, rear service block, now stripped of render to reveal underlying yellow brick in English bond (Plate 2). The south end is dominated by the partial remains of the screen, all in fine limestone and now suffering from decay due to its ongoing exposure to the elements. The structure was erected against the existing external wall and is supported by crude buttresses and lifted above the plinth on a rendered base. It comprises panels of decorative tracery above a solid lower dado in the 14<sup>th</sup> century style. Tablets in the outer panels record a list of owners of the manor from the 14<sup>th</sup> century to 1914 (Plates 3 & 4), while a central tablet records the erection of the screen at St Giles's, Cripplegate in 1866 and its removal in 1915. The traceried lights are now infilled with leaded, square panes, with Crittal-style steel casement windows in the two outer lights. The remainder of this façade is fairly plain with modern windows and a garden door.

5.3 The east elevation is comparatively plain, pierced only by a five-light window at lower level and sashes above, but all have been replaced with modern materials (Plate 5). The rear return between the main house and service range has been infilled with a 20<sup>th</sup> century extension of weather-boarding with a slate roof. The back of the service range has also been extended by a pent-roofed

utility room, also weather-boarded and slated. Surviving fenestration to the original range includes a bay window lighting the stair at upper level and modern sashes. A bell survives at upper level on the northern corner building.

#### *Interior*

5.4 The interior may pass with little further description as it has been comprehensively remodelled, with the loss of almost all features of note. It retains its original layout of two large reception rooms to front (Plates 6 & 7), with subsidiary rooms to the rear on either side of a central hall and staircase. Four-panelled doors have been retained, but no cornices, chimneypieces or other features, with one exception, repositioned in a rear room. The staircase has been entirely rebuilt (Plate 8). At first floor level, similar remodelling has been similarly thorough. A single old window survives on the first floor of the service range (Plate 9).

#### *Building 2- Barn*

#### *Exterior*

5.5 The barn is a modest, three-bay timber-framed and weather-boarded structure lying to the north of the main house. The building sits on a very shallow brick plinth of one brick course, mostly obscured by the raising of the yard level. It is all weather-boarded in softwood with the usual black preservative applied (Plate 10). The roof is of old peg tiles. A small lean-to outshut to the west has a catslide roof of corrugated sheet metal. In recent times, the building has displayed signs of racking. This has been arrested by the use of internal nylon fabric straps, while the outshut is damaged by water ingress through the failure of the boarding.

5.6 Three doors on the south side include a low central door to a lower storage area, a larger door to the west which gives access to the staircase and upper granary and a third door to the outshut. All are boarded with strap hinges on pintles and ledged to the rear. The staircase door appears to be the oldest, retaining a good pattern of nails for its ledges and a rim lock encased in timber on the back. In addition a small access hatch survives in the east bay. The east gable end has been modified by the insertion of two large double doors of modern date for storing cars or lawn mowers. The north side is blank though with some evidence of blocking of an opening at lower level (Plate 11). The west gable end has a large upper aperture filled with transparent corrugated sheeting for additional light (Plate 12).

#### *Interior*

5.7 The ground floor has low head-height. The floor is of modern cement but much timber-frame is visible all round, supporting a heavy joisted ceiling. The corner posts are of modest size but in contrast the bay divisions are marked by reused timbers of substantial girth. Heavy studs are primary-braced from the corner posts in the end bays and are also present in the west gable where two central principals support thinner bracing. The east end has been too heavily modified to establish whether the system continued here, though a central post is

present. The staircase occupies the south-west corner. The granary above is supported by large binding joists and a series of substantial in-line common joists which are jointed with diminished haunches and pendant soffits. Wide oak boarding is visible above.

5.8 A more detailed description below progresses from east to west.

#### *East bay*

5.9 The east gable end wall preserves only a central post with a much renewed mid-rail/lintel (Plate 13). The removal of the original lower timberwork to accommodate the doors, left the original joists hanging with no support, requiring the insertion of an extra post and joist bolted to the ancient timber. The common joists have diminished haunches, some with pendant soffits in the late 16<sup>th</sup>/early 17<sup>th</sup> century manner.

5.10 The north wall preserves a sole plate, a good primary brace (9cm x 14cm/ 3 1/2" x 5 1/2") and common studs of robust scantling (14cm x 12cm/5 1/2" x 5"), all of which demonstrate signs of weathering and retain trenched mortises for earlier bracing indicating their earlier deployment elsewhere (Plate 14). The south wall is similarly configured but retains a more substantial brace (Plate 15). The studs are mainly reused and some preserve wattle notches and holes. The principal bay division posts are both reused, that to the north (26cm x 26cm/ 10" x 10") has chamfers on one side and many redundant mortises. The principal joist (28cm x 34cm/11" x 13") is also chamfered but is not apparently reused. It is butted and not properly jointed into the uprights on both sides.

#### *Central bay*

5.11 The north wall of the central bay has substantial studs, and as is commonly found, no bracing (Plate 16). A central stud has been truncated for the insertion of a sliding shutter of probable 17<sup>th</sup> century date. This was added by means of a nailed-on cill and upper runner. The shutter itself is fairly crude, boarded, with three nailed-on ledges.

5.12 The south wall is framed with three studs together with the door. The principal bay division posts are reused; that to the south retains extensive redundant mortice holes which suggest its earlier use as a joist. The common joisting is carried across, though with fewer signs of reuse.

#### *West bay*

5.13 The west bay, north wall is primary-braced from corner-post to sole-plate and retains all four studs, all weathered (Plate 17). Most notably, an area lime plaster survives as an infill in the corner, applied to vertical laths which are nailed directly to older weatherboarding.

5.14 The south wall is partly obscured by modern hardboard cladding which partially encloses the staircase, but some studs and primary-bracing are visible behind. The staircase carcass appears to be of similar age to the rest of the

frame, and comprises two carriage beams supporting nailed treads and risers (Plate 18).

5.15 The western gable wall retains its sole-plate and two inner posts which support fairly slender primary-bracing (Plate 19). This does not rise from the sole-plate as on the long walls but from the principals. The studwork is also more slender and retains fragments of plaster infill. The upper joists carry across as before, and are supported against the wall with a nailed-on plank of wood, chocks or wedges applied to the studwork.

#### *First floor*

5.16 The staircase is given access from the exterior door (Plate 20), as noted above and comprises simple thick oak treads with nailed-on risers with a hedgerow pole as a handrail to the west. It is enclosed with simple horizontal boarding and rises directly against the sole surviving grain bin at the top which doubles as an additional handrail.

5.17 Within the former granary, the timber-frame reflects a continuation of the studwork seen below, rising to a wall-plate, where they are properly pegged. A few scarf joints are visible, but appear to be crude. However, most are obscured by metal sheeting or by bead-moulded boarding. Further close investigation was precluded by the structural fragility of the building. The surviving grain bin is fairly crude, but framed in oak, with reused members, and is consistent with the timber seen elsewhere (Plate 21). As in the area below, small areas of plaster survive in the north-west corner.

5.18 The roof has no tie-beams, except to the gable ends (Plate 22). This may be the source of the current structural instability. In the west gable, the tie-beam preserves upper pegs for studwork. This member is reused, and retains mortices for earlier bracing at either end. Pegging is also partly present to the east though there has been some replacement.

5.19 The roof comprises a series of robust and regularly-spaced common rafters, of average scantling (13cm x 10cm) with spacing of c.36cm. Many rafters retain mortises for collars but none are now present and their mortises are not aligned, suggesting that most of the timber has been redeployed directly from a roof elsewhere. There is a single purlin in each pitch, clasped in two instances to collars (Plate 23). The roof was formerly half-hipped at each end. These survive, but are now carried out to a conventional apex with softwood. The floor boarding is of good oak but not laid in continuous lengths. Instead there is a single longitudinal cut.

5.20 Various modern additions can be noted, mostly as supports (Plate 24). These include nailed-on slender wind-braces, additional collars, modern metal strapping and most recently, the temporary measures in woven nylon to prevent further distortion of the structure.

## Outshut

5.21 Within the outshut, flush boarding of some age survives to the main structure, though repaired at upper level and much decayed (Plate 25). A cement floor has partly submerged the sole-plate whilst simple studwork all round is partly pegged. A central tie and principal rafter support a flimsy modern roof (Plate 26). A few fixtures and fittings such as timber hooks survive (Plate 27).

## 6 DISCUSSION

6.1 While the main house retains the style and form of an early Victorian suburban villa, the interior is now mostly devoid of historic features and so little of intrinsic interest survives. The repositioned church screen remains as a cosmetic and decorative addition of early 20<sup>th</sup> century date.

6.2 The barn or former granary to the north is modest but almost unaltered. Many of the timbers used in its construction appear to be reused, mostly retaining wattle holes and notches, and weathering consistent with an old, probably medieval building, here dismantled and used to best effect. Much of the roof appears to be a medieval structure which has been transferred wholesale.

6.3 The current construction retains several diagnostic features. These include primary-bracing, and the clasped side-purlin form of the roof. There were no assembly marks noted, and in this configuration, the barn always appears to have been weatherboarded. Normally primary-bracing is associated with the 17<sup>th</sup> century, as are the traditions of weather-boarding, but these can be extended, particularly in Essex to the later 16<sup>th</sup>.

6.4 The internal floor is clearly a secondary addition, but whether it was added some time after the initial construction of the building as a conversion, or as a contemporary method of framing, is now impossible to distinguish. Its principal joisting is notched into the uprights, while the common joisting at the west end rests only on secondary nailed-on planks or blocks. The jointing of the joists is typically early 17<sup>th</sup> century, but could conceivably be extended further back in time. On balance the floor and staircase are probably later, but still located firmly in the 17<sup>th</sup> century at least.

6.5 Modern interventions are few, apart from the detrimental use of concrete for flooring, which will accelerate decay of the sill beams, and some rudimentary repair or supporting measures.

## ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Mr & Mrs Stanger for commissioning and funding the programme of historic building recording, and Mr Rodney Black of Rodney Black Design Studios for his assistance.

AS gratefully acknowledges the input and advice of Mr Richard Havis at the Essex County Council and the Essex Historic Environment Record (EHER), as well as the staff at the Essex Record Office (ERO).

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## APPENDIX 1 NATIONAL HERITAGE LIST ENTRY

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** HELPESTON MANOR, OUTBUILDING 5 METRES NORTH WEST OF HOUSE

**List Entry Number:** 1322299

**Location:** HELPESTON MANOR, OUTBUILDING 5 METRES NORTH WEST OF HOUSE, HOLLOW ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Essex	Uttlesford	District Authority	Felsted

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 06-Aug-1984

**Date of most recent amendment:** Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 122643

### List Entry Description

#### Details

TL 72 SW FELSTED MOLEHILL GREEN Helpston Manor 5/194 Hollow Road, Outbuilding 5 m NW of House - II

Outbuilding, possibly a Granary. Mid C16. 1 Storey and attic with 2 large, chamfered, tie beams and side purlin roof. Halved and bladed scarf. Tread and riser oak stairs, a very early granary bin in attic.

Listing NGR: TL7072820167

## APPENDIX 2 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a 1km radius of the site. The table has been compiled from data held by the Essex Historic Environment Record (EHER).

HER	NGR	Description
<b>Prehistoric</b>		
47693 - MEX1040672	TL 701 199	Cropmark of a large curvilinear enclosure, with an annex attached, approximately 80m in diameter. There are also three further smaller enclosures also visible with some field boundaries.
<b>Romano-British</b>		
17489 - MEX52190	TL 700 200	About 1826 3 or 4 urns containing bones were found on the borders of Bocking and Braintree and described as Roman. The largest contained a small black vessel. All the urns were broken.
<b>Medieval</b>		
937 - MEX3471	TL 697 189	Mill ponds, dams, fishponds. Mill basins on right bank of River Ter, north west of Leighs Priory. Succession of basins extending 1.5 miles along the river bank, ending north west of the house. All except lowest basin are dry. A succession of basins separated by dams. The stream passing through them seems to be the old course of the River Ter, the present course having been diverted to a higher level. The stream has breached the dams; in some cases it is bridged or culverted at these points. Normally the basins are dry save the 2 lowest ones. The dams' and basins' sides vary in height according to their position in the valley. They possibly served a dual purpose as fish ponds and mill ponds. The river was diverted 50 or 100 years ago. The earthworks are probably the work of the medieval monks rather than the 1st Baron Rich of Leez who built the existing house c1540. In time of drought they helped keep the priory mill going. According to Morant the fish ponds at Leez Priory gave their name to Pond Park, 413 acres in extent, one of the 3 fine parks appended to the priory in Lord Rich's time. 13 basins, extending from the east of Bridge House along the right bank of the River Ter to Leez Priory, 2.5km downstream. Average height of dams is 2m and depth of basins 1.6m. Some have been ploughed out in recent years.
1257 - MEX4673	TL 6970 2063	Possible homestead moat at Woods Farm. North west corner has been filled in. OS 1975-'moat' recently destroyed by development. Doubtful if it was a moat. OS 25" shows 'U' shaped pond 10m wide, enclosing area 15m square. Pond did not appear to be a moat and was not known locally as one. Probably was a cattle pond for the adjacent farm (see 1258), also gone. A pond is the only detail shown on the Tithe map of c1837. Incomplete, circular. Moat backfilled in 1972 by Globe Construction Ltd, site developed in 1975 for housing. Watching brief on boreholes for pile foundations. The moat on the eastern arm was c8' deep. No dating evidence was found. House foundations cut into the moat, but only very little into the interior. Only sections of the moat were observed. Most of the interior was to be a garden.
1352 - MEX4874	TL 697 208	Moated site, area west of existing farm building, part of moat surviving, remainder shows as an earthwork.
6271 - MEX21102	TL 707 201	Incomplete moat OS card of 1950 reports fragmentary remains here, north east, south east and west of the farmhouse and outbuildings, as follows: a shallow depression north east of the house is waterfilled in the centre and measures 47m long x 10m

		wide; waterfilled section south east of the farmhouse outbuildings and another waterfilled section south west of the house OS card of 1975 reports the moat measured 120m north east-south west x 80m overall. The north east and parts of the north west and south east arms survived, waterfilled, averaging 8m wide. The line of the other arm is marked by deep modern ditches. The level interior is raised 0.5m above the surrounding ground level, containing a heavy scatter of roofing tile. The ponds around the present manor are not connected, being at different levels and not resembling a moat. Although the present manor is Victorian in date, a plaque in the south west wall mentions the existence of a manor here from 1358. Incomplete, rectangular. Sketch plan of moat on back of MSRG card. Probably to be associated with the family of John de 'Helpston' (1327). The name is also mentioned in 1367 as 'sub gard helpiston' and 'ten' Helston' and in 1540 as 'Whelpton alias helpston' and 'Helpstones alias Whelpstones'. 'The family may have come from Whelpstones in Newport'. In this source and in the RCHM the site name is given as 'Whelpstone's Farm'.
37022 - MEX1012447	TL 6977 2085	C16/C17 timber framed barn.
37092 - MEX1012517	TL 7063 2093	Early C13 and C16 outbuilding used as brewhouse.
37143 - MEX1012556	TL 7074 2015	Mid 16 outbuilding, possibly a granary.
37147 - MEX1012560	TL 7132 2022	C16 and C17 timber framed house.
37150 - MEX1012563	TL 7157 2013	C16 timber framed house.
37168 - MEX1012581	TL 7045 1925	C16 or earlier timber framed houses.
37169 - MEX1012582	TL 7028 1957	Late C15 timber framed hall house.
37172 - MEX1012585	TL 7025 1957	C14 and C15 timber framed outbuilding later used as cartshed.
37174 - MEX1012587	TL 7007 1969	C16 or earlier timber framed house, later two dwellings.
37175 - MEX1012588	TL 7070 1956	C16 or earlier timber framed house.
<b>Post-medieval</b>		
1057 - MEX3875	TL 697 198	Site of wind mill.
1258 - MEX4681	TL 6970 2063	2-storied, timber-framed and plastered. Built late in 16th century on a T-plan, with cross-wing at the south end. In the 17 <sup>th</sup> century a wing was added on the south of the cross-wing and there are small 'modern' additions on the north of the same wing. Original foliated bressumers, chimneystack. Inside-one fireplace has original moulded jambs and 4-centred brick arch. One door is probably original. Farm has gone, 'moat' also (see 1257).
1353 - MEX4876	TL 698 209	Barn here is weatherboarded, with 8 bays and 2 porches on the east side, 17th century. 16th-17th centuries, timberframed.
4638 - MEX16303	TL 603 192	16th century house and barn. House is 2-storied, timber-framed and plastered. Possibly built in the 16th century. Alterations and additions obscure the original plan and date. The barn north of the house is weather boarded and timberframed. Probably 17th century. House is 17th century, possibly earlier. Timber-framed, rough rendered. West of the farmhouse is an 18th century granary, weather boarded cladding on brick piers-30m north of the farmhouse is a timberframed barn, built c1600. It is part

		black weather boarded, part rendered.
6272 MEX21105	- TL 707 201	A barn here is timber-framed and weatherboarded, probably 17th century in date. It has 4 bays, a porch on the south west and an extension to the south east.
37090 MEX1012515	- TL 7069 2082	C17 timber framed house.
37091 MEX1012516	- TL 7064 2091	C16 or earlier timber framed house.
37093 MEX1012518	- TL 7064 2091	C19 cast iron pump.
37094 MEX1012519	- TL 7063 2094	C17/C18 timber framed barn. This is a building possibly built in the mid to late 17th century. Much of the walling was made from reused timber. Porch was added towards the end of the 18th century. Recorded prior to conversion
37095 MEX1012520	- TL 7064 2088	C17/C18 timber framed barn.
37096 MEX1012521	- TL 7056 2090	C17 timber framed house.
37097 MEX1012522	- TL 7048 2105	C17 timber framed house.
37144 MEX1012557	- TL 7106 2007	C18 timber framed house.
37145 MEX1012558	- TL 7116 2033	C17 or earlier timber framed house.
37146 MEX1012559	- TL 7114 2038	C17/early C18 L-shaped timber framed barn.
37148 MEX1012561	- TL 7126 2006	C17 or earlier timber framed house.
37149 MEX1012562	- TL 7151 2007	C17 or earlier timber framed house.
37151 MEX1012564	- TL 7115 2052	C17 timber framed house.
37152 MEX1012565	- TL 7112 2052	C17/C18 timber framed barn.
37153 MEX1012566	- TL 7131 2065	C17/C18 timber framed house.
37154 MEX1012567	- TL 7146 2054	C17 or earlier timber framed house.
37170 MEX1012583	- TL 7025 1960	Late C18/early C19 timber framed barn.
37171 MEX1012584	- TL 7024 1959	Mid C18 byre built onto medieval roof and wall.
37173 MEX1012586	- TL 7044 1937	C17/C18 timber framed house.
37180 MEX1012593	- TL 7163 1946	C17 timber framed house.
37181 MEX1012594	- TL 7139 1935	Late C18 timber framed barn and cart shed.
37182 MEX1012595	- TL 7140 1935	Late C18 timber framed barn.
18587 MEX1032365	- TL 6994 2073	An Elizabeth I half groat was found by chance by a Mr C Campen. It has part of its edge missing, it is a 5th issue, 2 pellets to side of bust, marked LONDON CIVITAS.
53714 MEX1045405	- Not displayed	A Portable Antiquities Scheme findspot of Post Medieval to Modern date.
<b>Modern</b>		
40816 MEX1039194	- TL 7017 1954	Signpost. 1920s/1930s. Cast iron. Manufactured by Stanton of Derbyshire. A circular section tapered post with raised ring decoration and a narrow annulus finial reading E.C.C. / PARISH

		OF FELSTED. Three arms with rounded ends reading (1) TO FELSTED / VIA CAUSEWAY END (2) TO RAYNE and / BRAINTREE (3) TO FELSTED / VIA BANNISTER GREEN.
<b>Undated</b>		
6219 MEX20895	- TL 70 20	"Funeral urns, one containing bones, the other empty"
9852 MEX31080	- TL 702 188	Cropmarks: linear features, large, almost circular enclosure, length of trackway, pits.
13958 MEX38420	- TL 705 195	Drainage system appearing as earth work on RAF vertical photography from 1946, along the river Ter to the east(upstream) of Leez Priory fish pond system. The site has potential as a water meadow or perhaps an integral part of the fish pond system.
13965 MEX38439	- TL 711 190	Cropmarks of probable post medieval field boundaries, most of which appear on the OS 1st edition 6" series.
13978 MEX38470	- TL 698 195	Cropmarks of various linear features, including possible post medieval field boundaries and an enclosed field system. Possible pits.
19791 MEX1037047	- TL 7004 2099	Cropmarks of Field Boundaries, Bannister Green, Felsted.

### APPENDIX 3      CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1777	Chapman & Andre map of Essex	3	2": 1 mile	ERO
1845	Tithe map of Felsted	4	-	ERO
1875	First Edition Ordnance Survey map sheet; XXXIII.IV	5	25": 1 mile	ERO
1897	Second Edition Ordnance Survey map sheet; XXXIII.IV	6	25": 1 mile	ERO
1921	Ordnance Survey map sheet; XXXIV.XV & XXXIV.XI	7	25": 1 mile	ERO

#### **Documents used:**

D/DA T54 (1684-1795) various deeds

A12724 Box 1 (1708-1808) deeds relating to Whelpstones owned by Bentalls

SALE/B2339 (1801) sales particulars

#### **Documents consulted:**

D/DCw T25 (1625-1807) various deeds

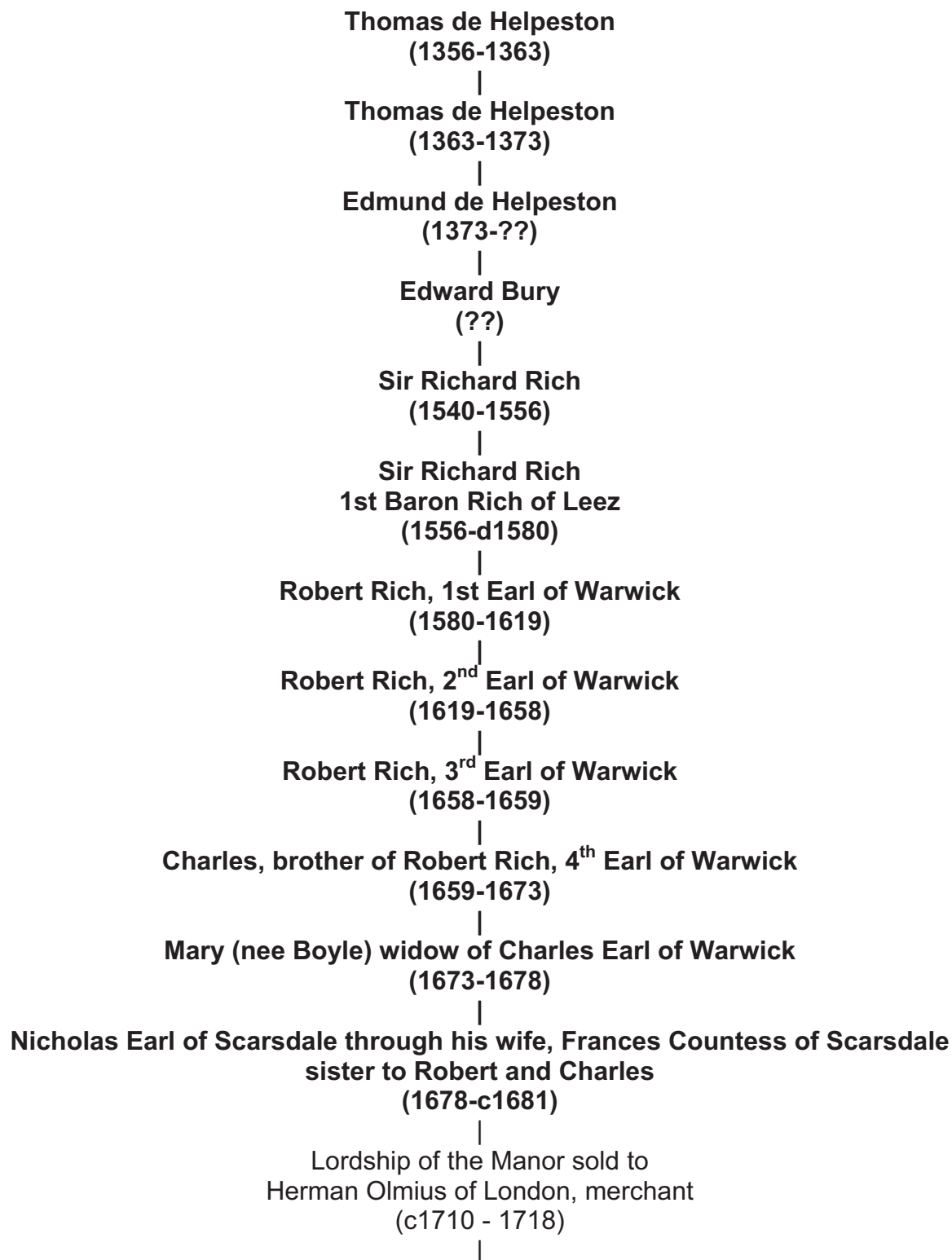
D/DB T1847 (1782-1790, 1864) various deeds

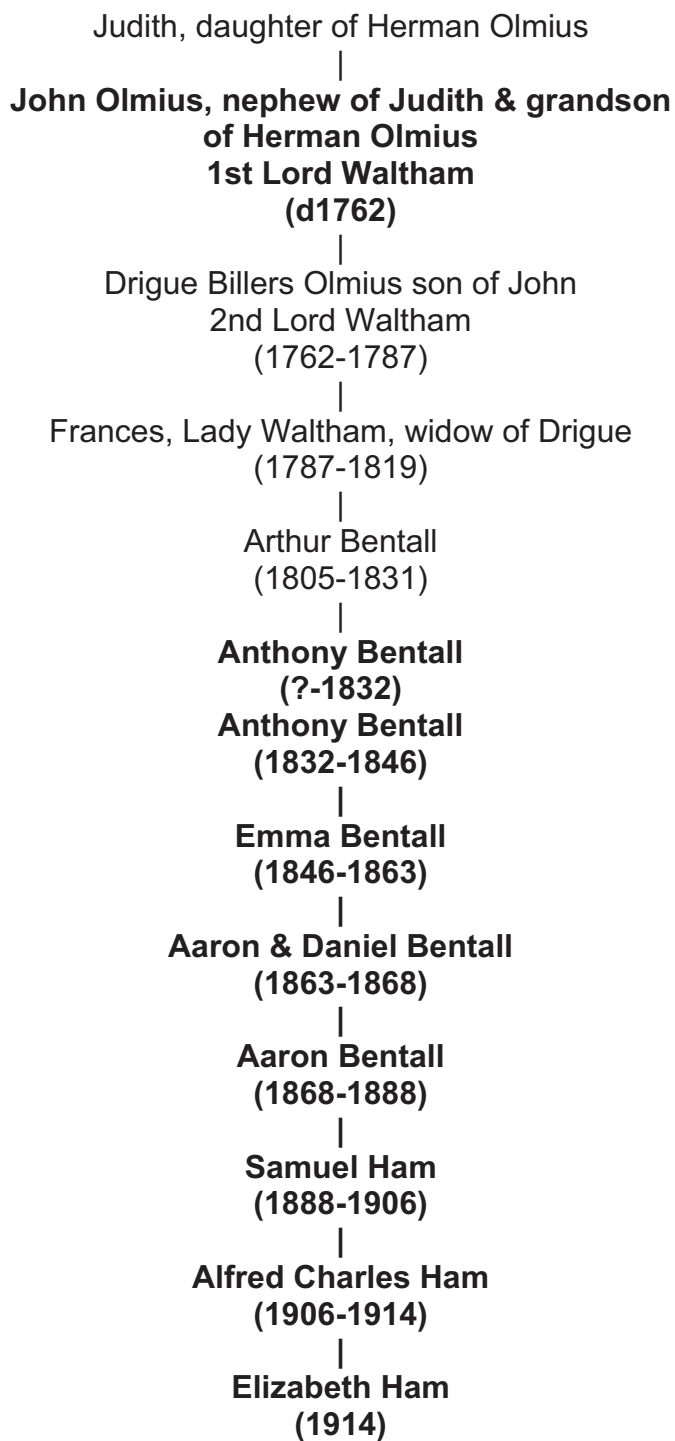
D/DPo/T58 (1767-1812) various deeds

D/DCw T22 (1684-1795) various deeds

## APPENDIX 4 CHRONOLOGY OF OWNERSHIP

What follows below is a probable list of ownership for the manor of Helpston between mid-14<sup>th</sup> century and the early 20<sup>th</sup> century. Names in bold are those which appear on the church screen to the west of the house, with suspected dates of ownership in brackets.







## APPENDIX 5            TITHE APPORTIONMENT

Plot	Alias	Landowner	Occupier	Description	Cultivation	Quantity (A.R.P)	Other
458		Anthony Bentall	Anthony Bentall	Broad field	Arable	5. 0. 33	
459		Anthony Bentall	Anthony Bentall	Little moat field	Arable	1. 3. 39	
460	Sub gard' Helpiston, 1367, Rntl; Whelpston, 1540, FF	Anthony Bentall	Anthony Bentall	Homestall, pightle, gdn	-	2. 1. 28	John de Helpiston (? Newport, Essex), 1327, SubRI
461		Anthony Bentall	Anthony Bentall	Priests field	Arable	2. 2. 2	
462		Anthony Bentall	Anthony Bentall	-	Arable	2. 0. 15	
469		Anthony Bentall	Anthony Bentall	Barn field	Arable	11. 3. 17	
470		Anthony Bentall	Anthony Bentall	Great moat field	Arable	10. 1. 25	

## APPENDIX 6 ARCHAEOLOGICAL SOLUTIONS BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: Helpstons Manor					NGR: TL 70741 20152		
County: Essex				Museum Collecting Area: Saffron Walden Museum			
Site Code: FLHM16				Project Number: 6791			
Date of Work: September 2016				Related Work: n/a			
Brief/s				Specification/s			
Date		Present		Date		Present	
24 <sup>th</sup> February 2016		Yes		5 <sup>th</sup> July 2016		Yes	
Site Records (Description)							
Notes taken on site (7 pages A4)							
Site Drawings (Give Details of Formats & Size)							
1 x A3 sheet of draft film							
Architect's Drawings:							
Plans and elevations 3 sheets A3 – annotated							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings in digital format on CD 2 x CDs of plans and photos	
Reports							
Report No		Report Type				Present	
5237		Historic Building Recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	7-14	Yes	Yes	1	17 -24	Yes
2	120mm	3-5	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printouts in archive folder							
Digital Photographs (Give Details):							
Digital photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

## PLATES



Plate 1 Front elevation of Building 1, taken from the south-east (DP 01)



Plate 2 Side elevation of Building 1, taken from the south (DP 05)



Plate 3 Inscription on the church screen in Building 1, taken from the south-west (DP 78)

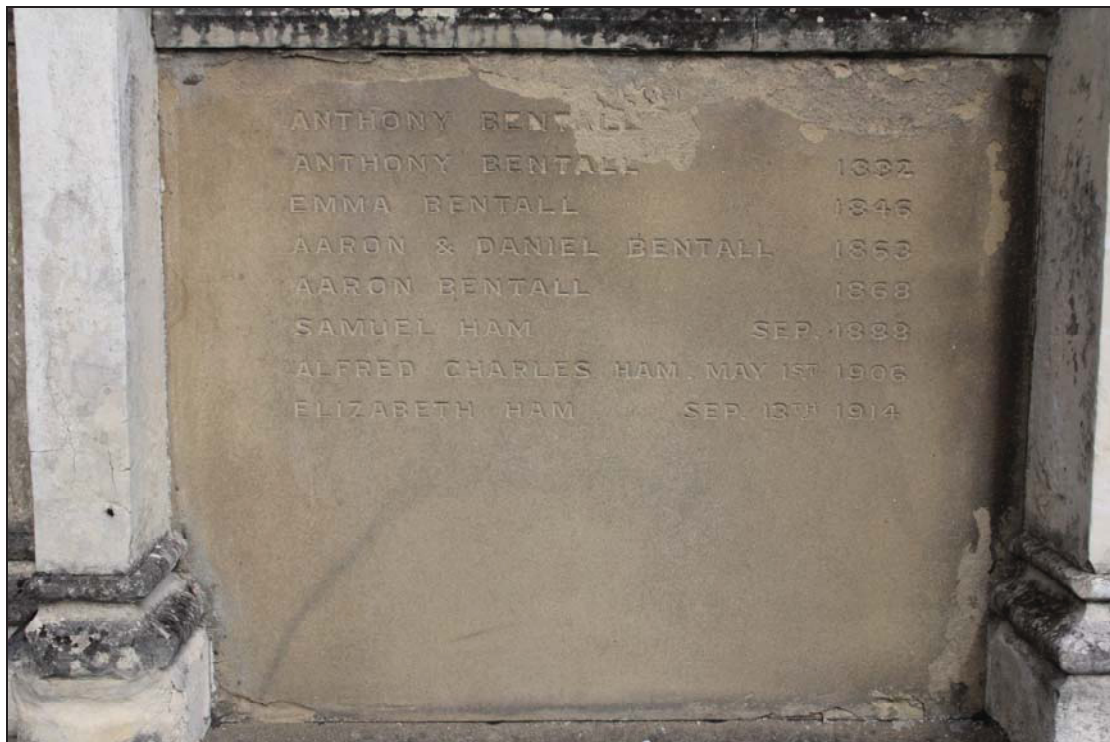


Plate 4 Inscription on the church screen in Building 1, taken from the south-west (DP 79)



Plate 5 Exterior view of Building 1, taken from the north (DP 10)



Plate 6 Living room in Building 1, taken from the east (DP 27)



Plate 7 Dining room in Building 1, taken from the south (DP 30)



Plate 8 Staircase in building 1, taken from the south-east (DP 29)



Plate 9 Window on the first floor of Building 1, taken from the north-east (DP 71)



Plate 10 Exterior of Building 2, taken from the east (DP 11)



Plate 11 Side elevation of Building 2, taken from the north-west (DP 15)



Plate 12 Gable end of Building 2, taken from the south-west (DP 13)





Plate 13 Interior of Building 2, taken from the south (DP 43)



Plate 14 North wall of the east bay of Building 2, taken from the south-east (DP 45)



Plate 15 South wall of the east bay of Building 2, taken from the north-west (DP 44)



Plate 16 North wall of the central bay in Building 2, taken from the south-east (DP 60)



Plate 17 North wall of the west bay in Building 2, taken from the west (DP 62)



Plate 18 Carcass of the staircase in Building 2, taken from the north-west (DP 64)



Plate 19 West wall of the west bay in Building 2, taken from the north-east (DP 63)



Plate 20 Staircase giving access to the first floor of Building 2, taken from the south-east (DP 65)



Plate 21 Granary bin on the first floor of Building 2, taken from the west (DP 48)



Plate 22 First floor of Building 2, taken from the north (DP 49)



Plate 23 First floor of Building 2, taken from the south-west (DP 46)



Plate 24 Roof structure in Building 2, taken from the south (DP 53)



Plate 25 Weather-boarding along the original external wall of the main barn in Building 2, taken from the west (DP 59)



Plate 26 Interior of the outshut of Building 2, taken from the north-west (DP 57)



Plate 27      Wooden hook within the outshut of Building 2, taken from the east (DP 76)



## PHOTOGRAPHIC INDEX



DP 1

*Front elevation of Building 1, taken from the south-east.*



DP 2

*Entrance porch of Building 1, taken from the south-east.*



DP 3

*Bay window on the front elevation of Building 1, taken from the east.*



DP 4

*Door knocker on the front door of Building 1, taken from the south-east.*



DP 5

*Side elevation of Building 1, taken from the south.*



DP 6

*Church screen inset into Building 1, taken from the south-west.*



DP 7

*Service ranges to the rear of Building 1, taken from the west.*



DP 8

*Detail of the brickwork on the service range to the rear of Building 1, taken from the south-west.*



DP 9

*Exterior of Building 1 (right) and Building 2 (left), taken from the west.*



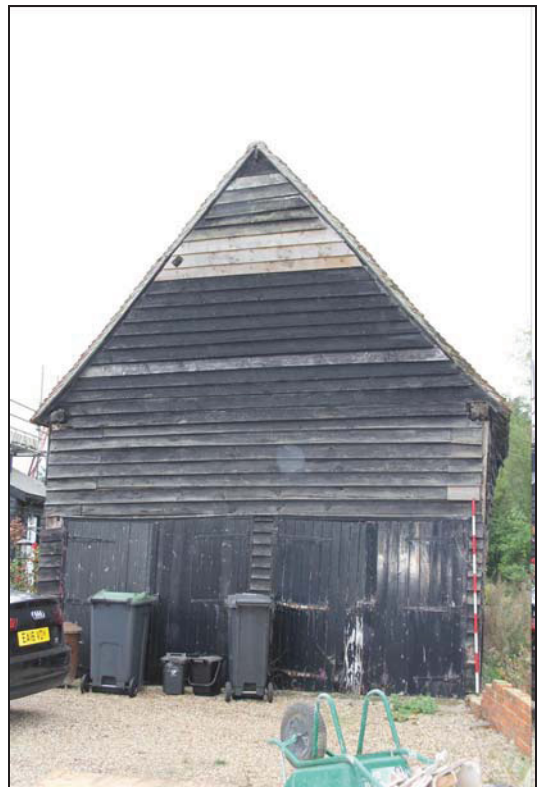
DP 10

*Exterior view of Building 1, taken from the north.*



DP 11

*Exterior of Building 2, taken from the east.*



DP 12

*Gable end of Building 2, taken from the north-east.*



DP 13

*Gable end of Building 2, taken from the south-west.*



DP 14

*External view of Building 1 and Building 2, taken from the north-west.*



DP 15

*Side elevation of Building 2, taken from the north-west.*



DP 16

*Small hatch door on Building 2, taken from the south.*



DP 17

*Door on Building 2 giving access to the first floor, taken from the south-east.*



DP 18

*Family room in Building 1, taken from the east.*



DP 19

*Family room in Building 1, taken from the north.*



DP 20

*Utility room in Building 1, taken from the north-east.*



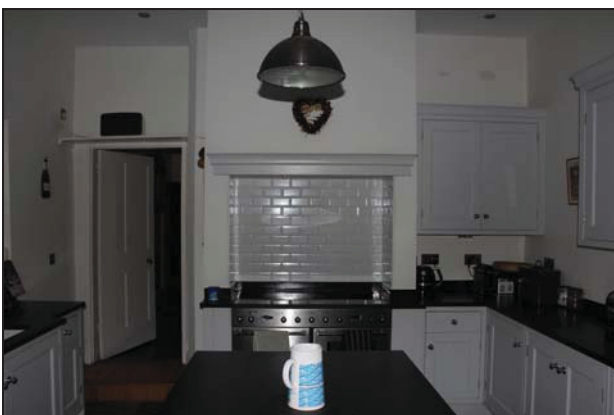
DP 21

*Garden room in Building 1, taken from the south.*



DP 22

*Garden room in Building 1, taken from the north.*



DP 23

*Kitchen in Building 1, taken from the north-west.*



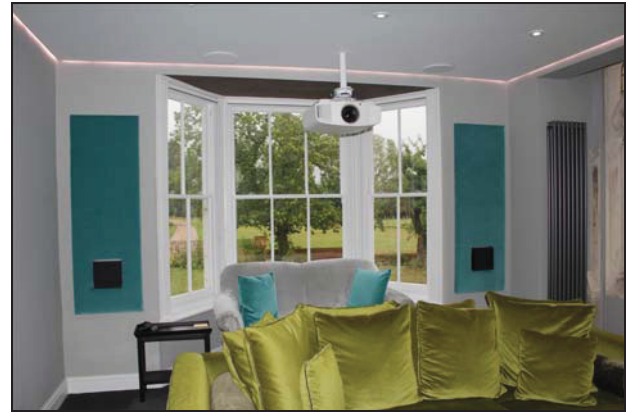
DP 24

*Door to the basement in Building 1, taken from the north-west.*



DP 25

Study in Building 1, taken from the north-east.



DP 26

Living room in Building 1, taken from the north.



DP 27

Living room in Building 1, taken from the east.



DP 28

Front door in Building 1, taken from the north-west.



DP 29

Staircase in building 1, taken from the south-east.



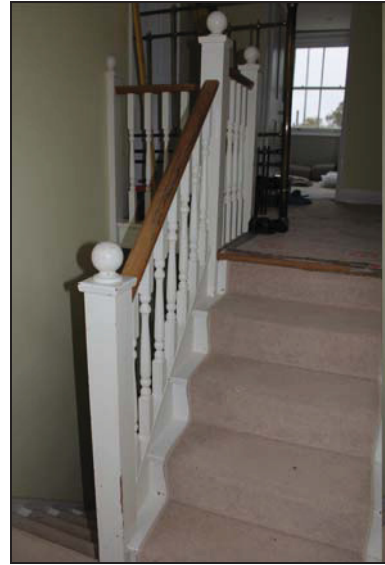
DP 30

Dining room in Building 1, taken from the south.



DP 31

*Dining room in Building 1, taken from the north-west.*



DP 32

*Staircase in Building 1, taken from the north-west.*



DP 33

*Lath and plaster visible through a small aperture made on the half-landing in Building 1, taken from the south-east.*



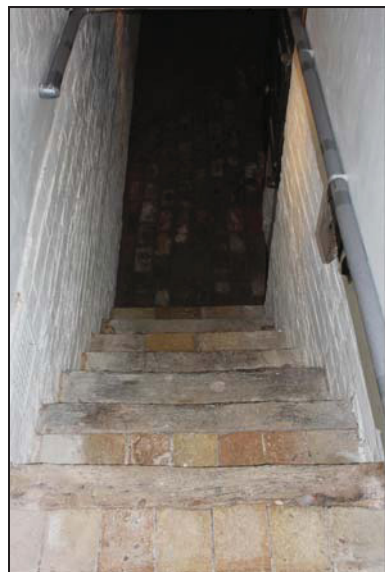
DP 34

*Bedroom 3 in Building 1, taken from the north.*



DP 35

*Strap hinges on the door to the basement in building 1, taken from the north-west.*



DP 36

*Stairs to the basement in Building 1, taken from the north-west.*



DP 37

Safe in the basement of Building 1, taken from the east.



DP 38

Basement in Building 1, taken from the north.



DP 39

Ceiling in the basement of Building 1, taken from the south-west.



DP 40

Cool storage in the basement of Building 1, taken from the north-east.



DP 41

Basement in Building 1, taken from the south.



DP 42

Rear of the door to the basement in Building 1, taken from the south-west.



DP 43

*Interior of Building 2, taken from the south.*



DP 44

*South wall of the east bay of Building 2, taken from the north-west.*



DP 45

*North wall of the east bay of Building 2, taken from the south-east.*



DP 46

*First floor of Building 2, taken from the south-west.*



DP 47

*First floor of Building 2, taken from the south.*



DP 48

*Granary bin on the first floor of Building 2, taken from the west.*





DP 49

*First floor of Building 2, taken from the north.*



DP 50

*First floor of Building 2, taken from the north.*



DP 51

*Roof structure in Building 2, taken from the north.*



DP 52

*Roof structure in Building 2, taken from the east.*



DP 53

*Roof structure in Building 2, taken from the south.*



DP 54

*Roof structure in Building 2, taken from the west.*



DP 55

*Detail of the roof apex in Building 2, taken from the west.*



DP 56

*Interior of the outshut of Building 2, taken from the south-east.*



DP 57

*Interior of the outshut of Building 2, taken from the north-west.*



DP 58

*Detail of the wall-plate along the exterior wall of the outshut of Building 2, taken from the north-east.*



DP 59

*Weather-boarding along the original external wall of the main barn in Building 2, taken from the west.*



DP 60

*North wall of the central bay in Building 2, taken from the south-east.*



DP 61

*Sliding shutter on the north wall of the central bay in building 2, taken from the south-east.*



DP 62

*North wall of the west bay in Building 2, taken from the west.*



DP 63

*West wall of the west bay in Building 2, taken from the north-east.*



DP 64

*Carcass of the staircase in Building 2, taken from the north-west.*



DP 65

*Staircase giving access to the first floor of Building 2, taken from the south-east.*



DP 66

*Staircase giving access to the first floor of Building 2, taken from the south.*



DP 67

*Bedroom 2 in Building 1, taken from the west.*



DP 68

*Bedroom 2 in Building 1, taken from the north.*



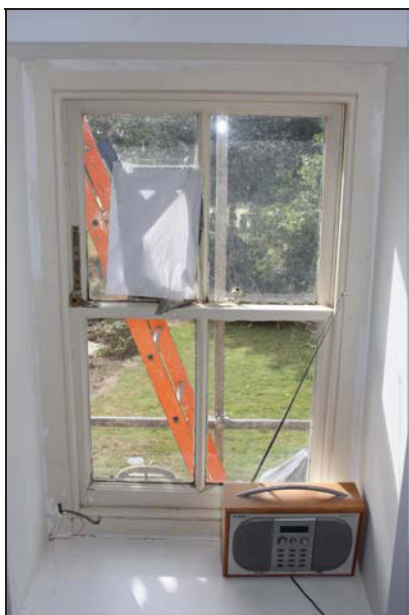
DP 69

*Example of bedroom door on the first floor of Building 1, taken from the south-east.*



DP 70

*Bedroom 1 in Building 1, taken from the south.*



DP 71

*Window on the first floor of Building 1, taken from the north-east.*



DP 72

*Fireplace in the family room in Building 1, taken from the south-east.*



DP 73

Bell on the exterior of Building 1, taken from the north.



DP 74

Wattle grooves on the principal posts in Building 2, taken from the south.



DP 75

Wattle grooves on the principal posts in Building 2, taken from the east.



DP 76

Wooden hook within the outshut of Building 2, taken from the east.



DP 77

Scarf joint within the outshut of Building 2, taken from the north-east.



DP 78

Inscription on the church screen in Building 1, taken from the south-west.



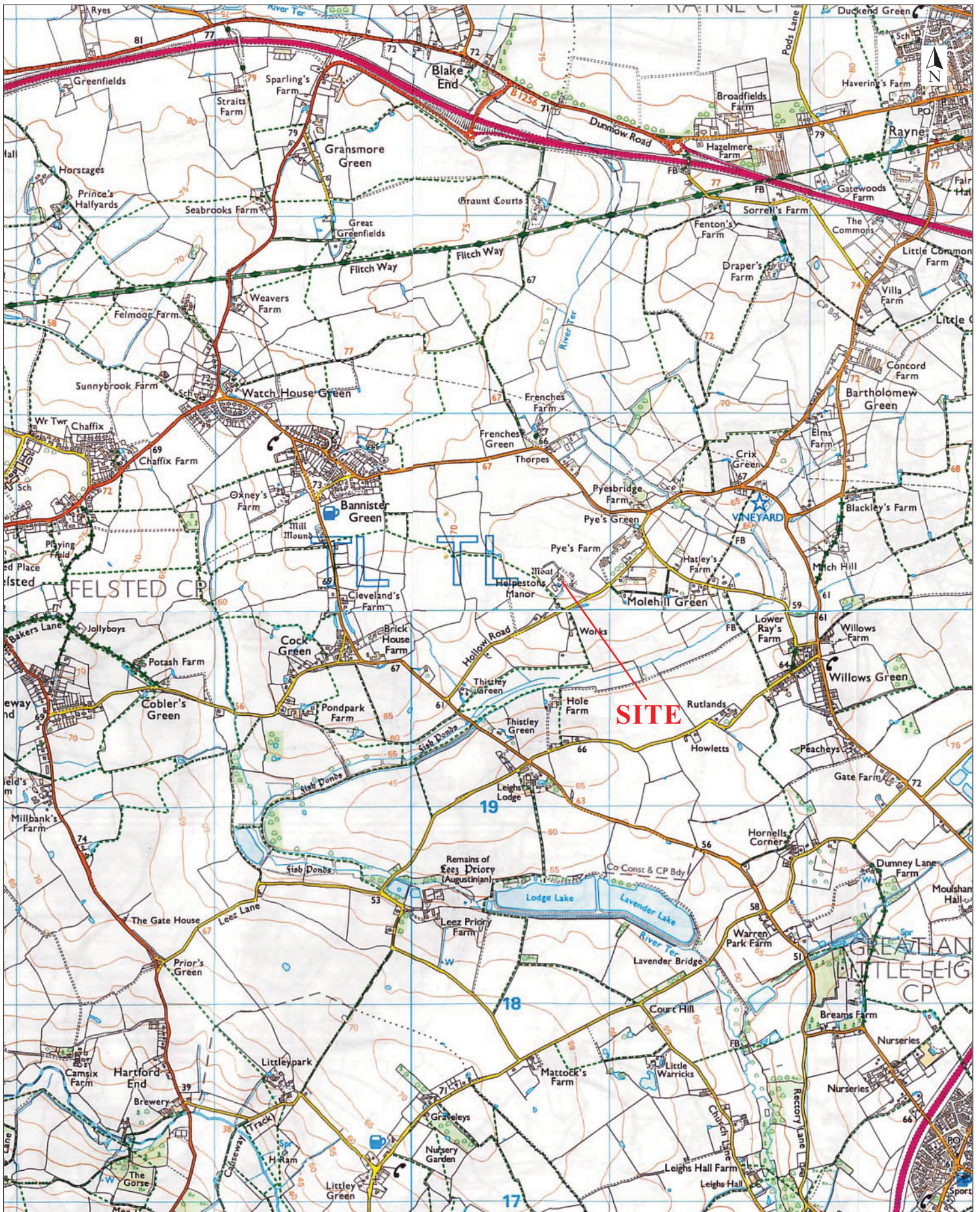
DP 79

*Inscription on the church screen in Building 1, taken from the south-west.*



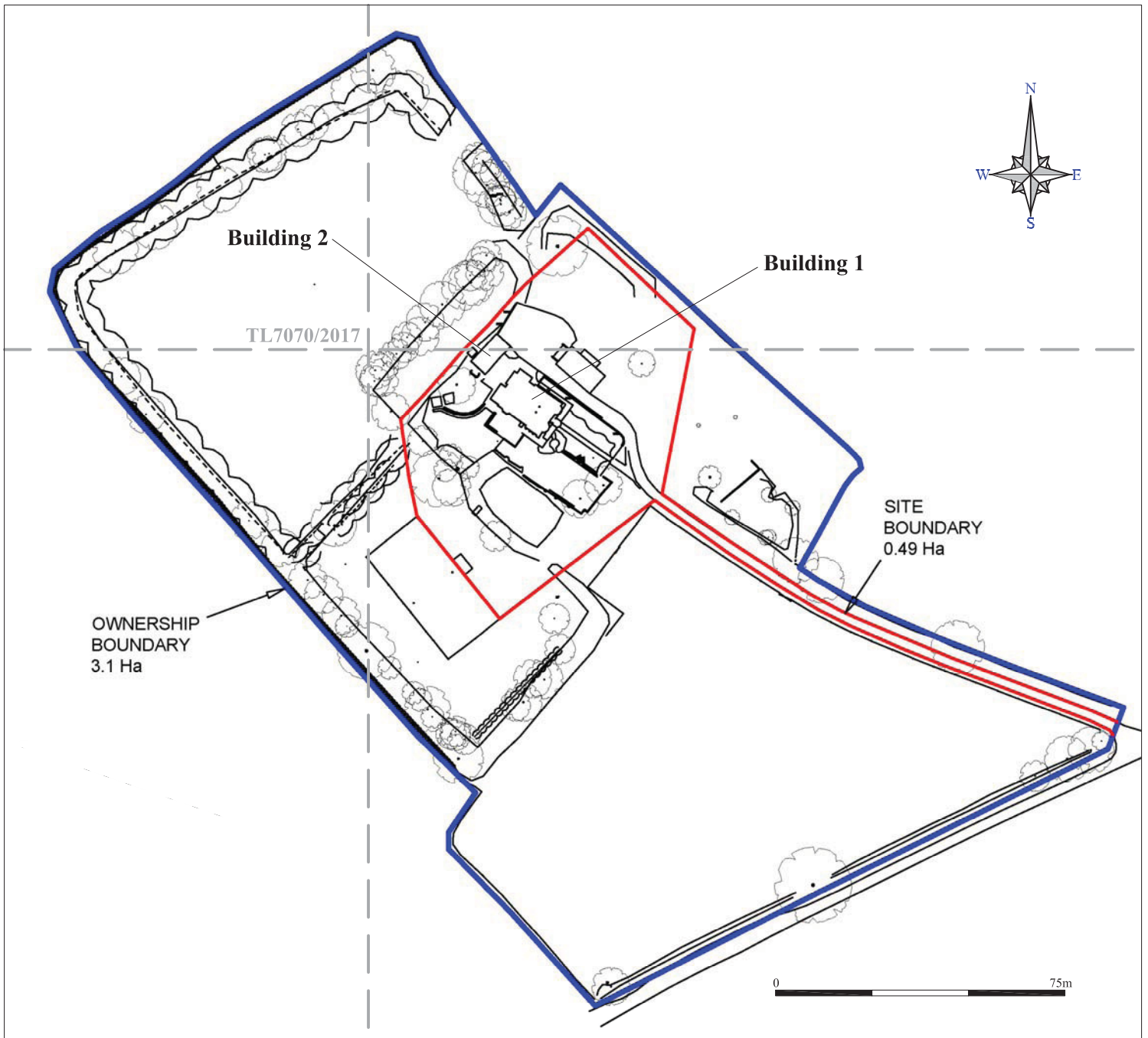
DP 80

*Inscription on the church screen in Building 1, taken from the south-west.*



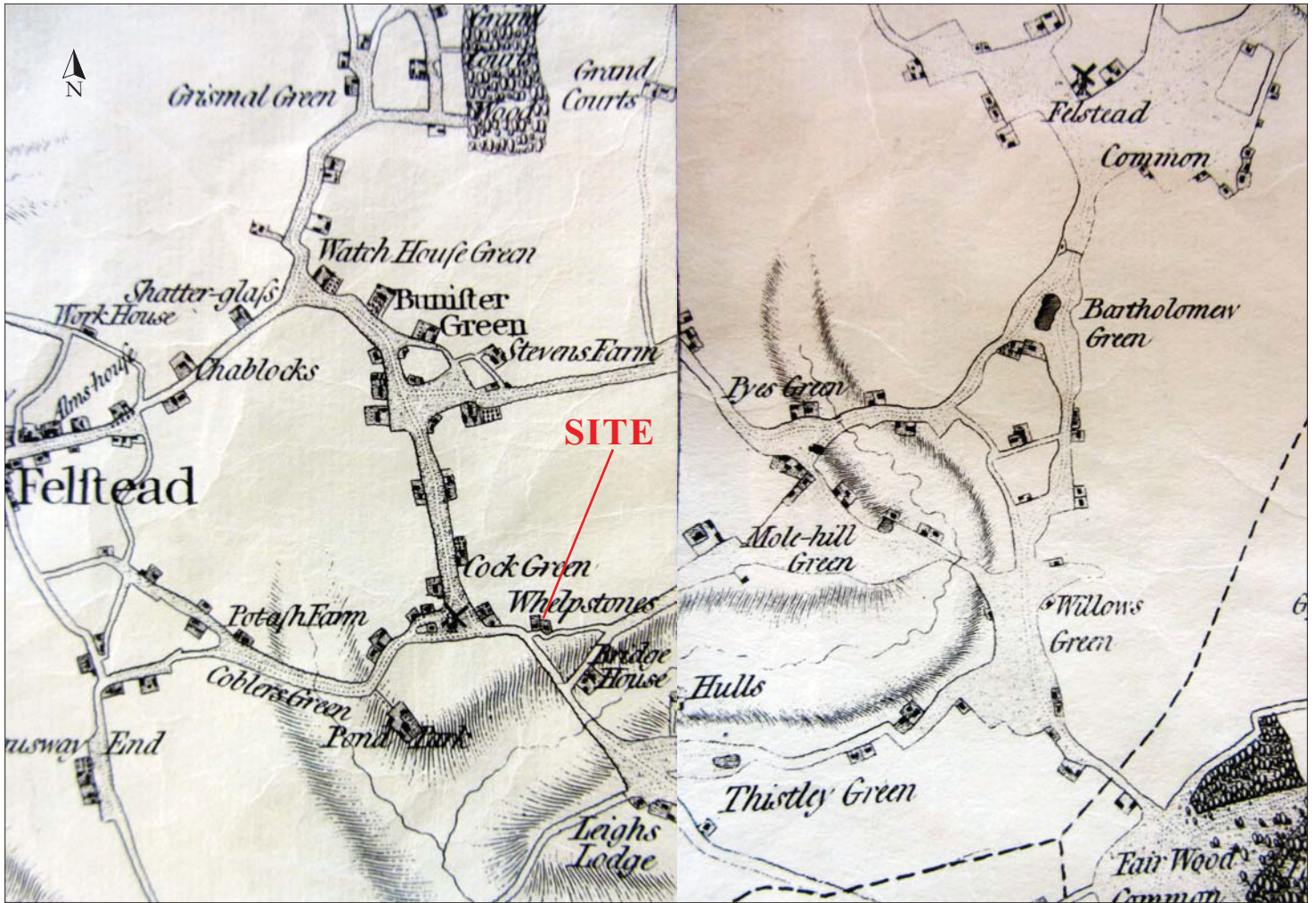
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4  
 Helpstons Manor, Felsted, Essex (P6791)

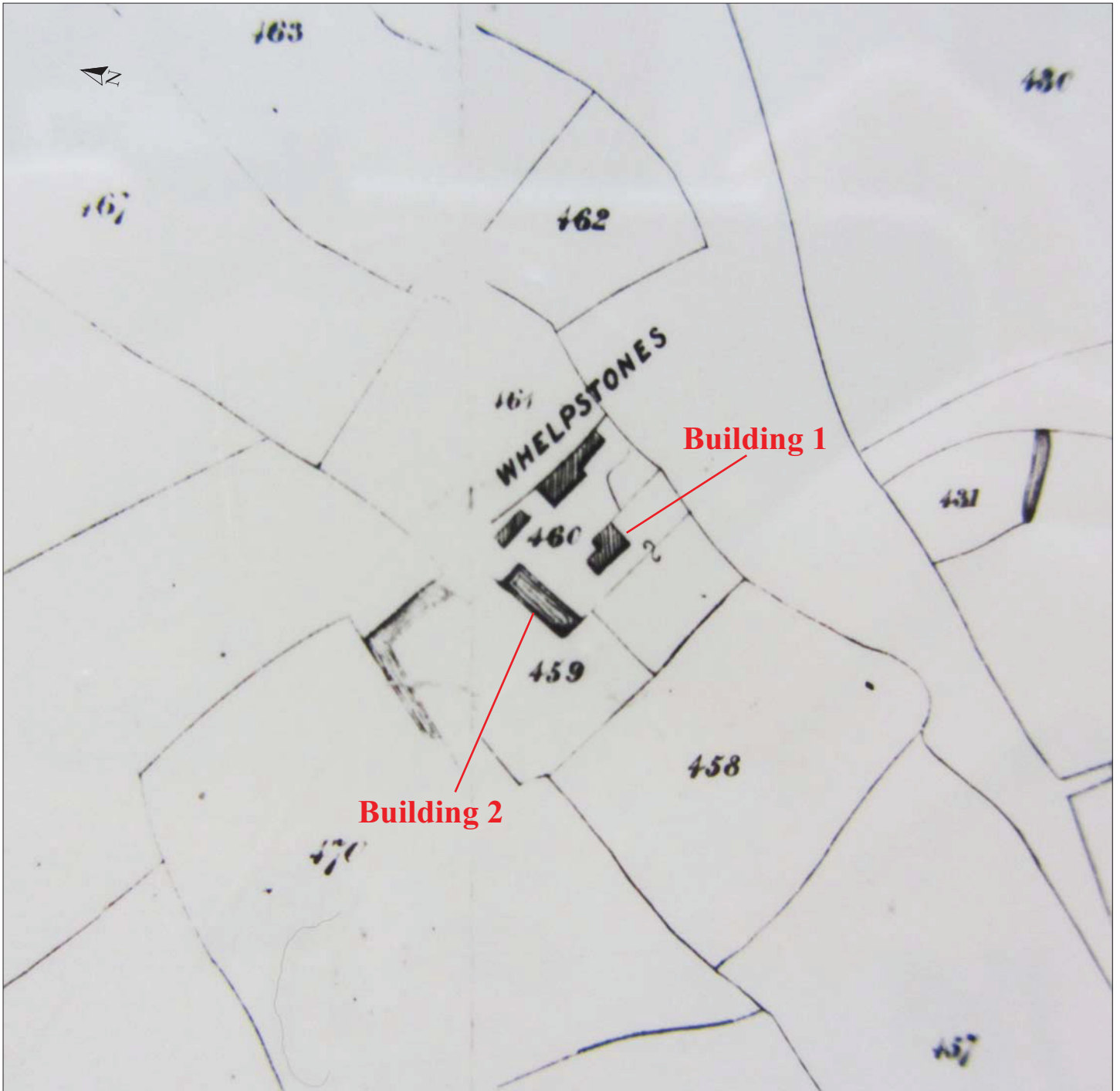


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**Fig. 2 Detailed site location plan**  
Scale 1:1500 at A4  
Helpstons Manor, Felsted, Essex (P6791)

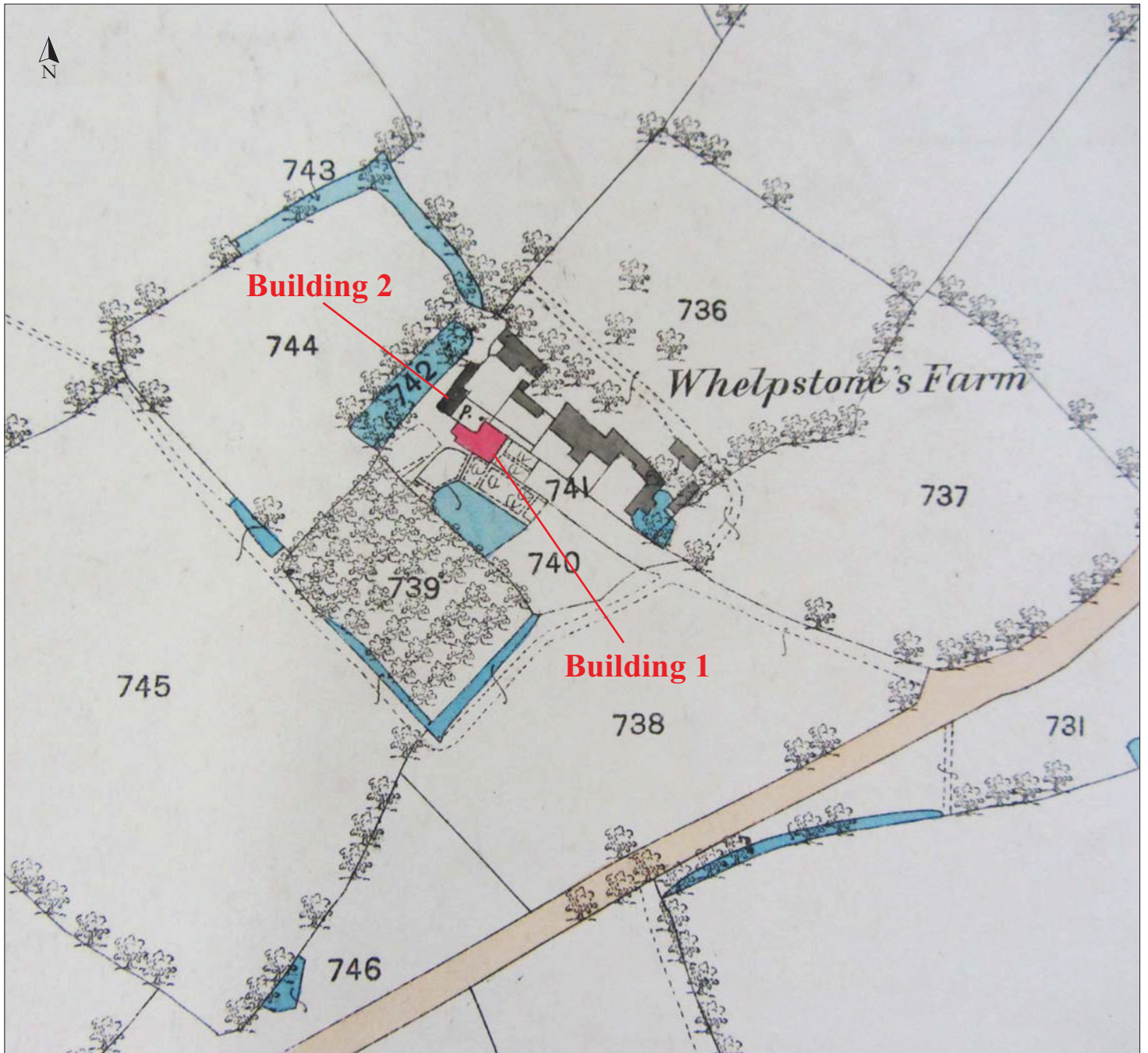




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<b>Fig. 3</b> Chapman & Andre's map, 1777
Not to scale
Helpestons Manor, Felsted, Essex (P6791)



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<b>Fig. 4 Tithe map, 1845</b>
Not to scale
Helpstones Manor, Felsted, Essex (P6791)

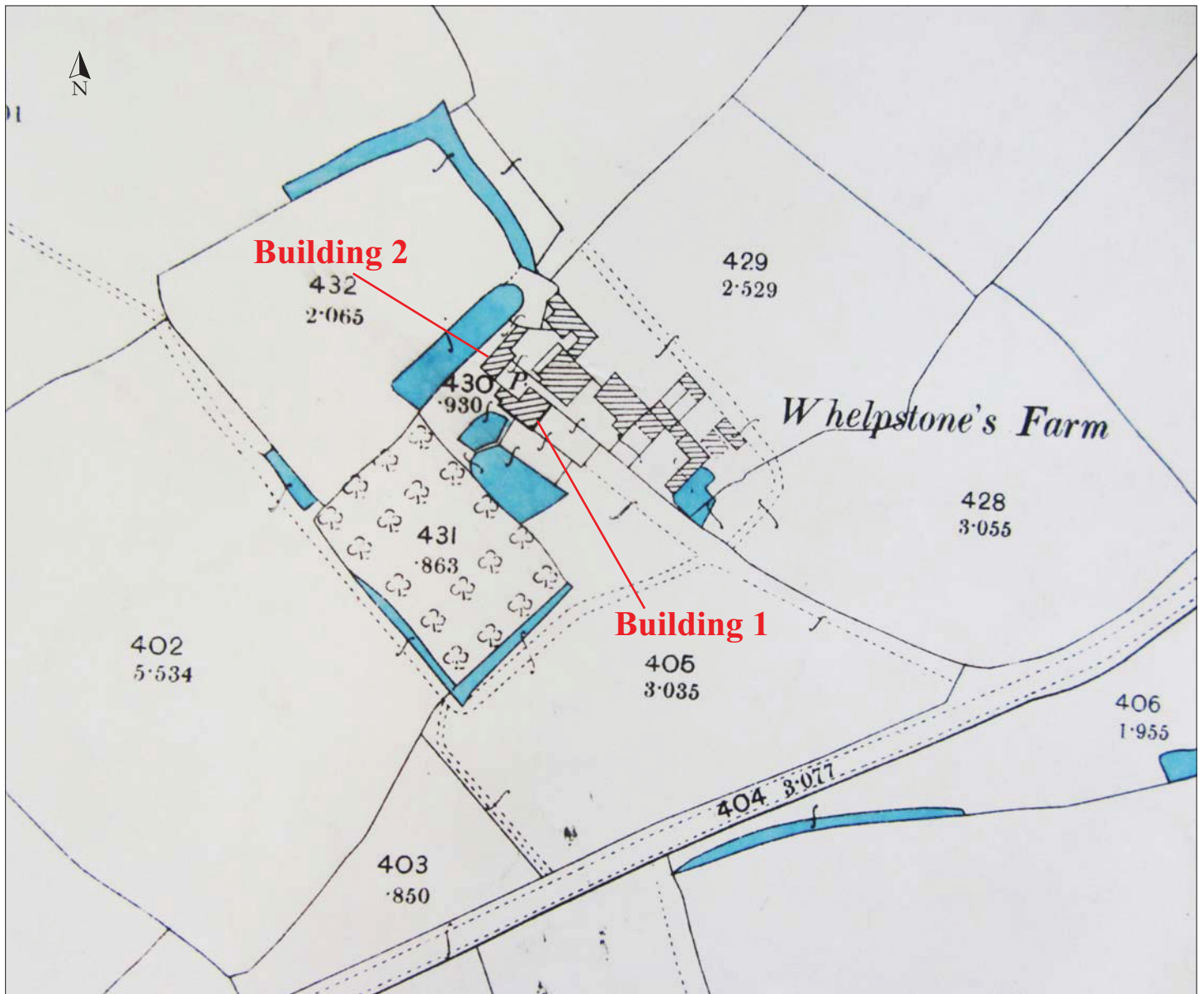


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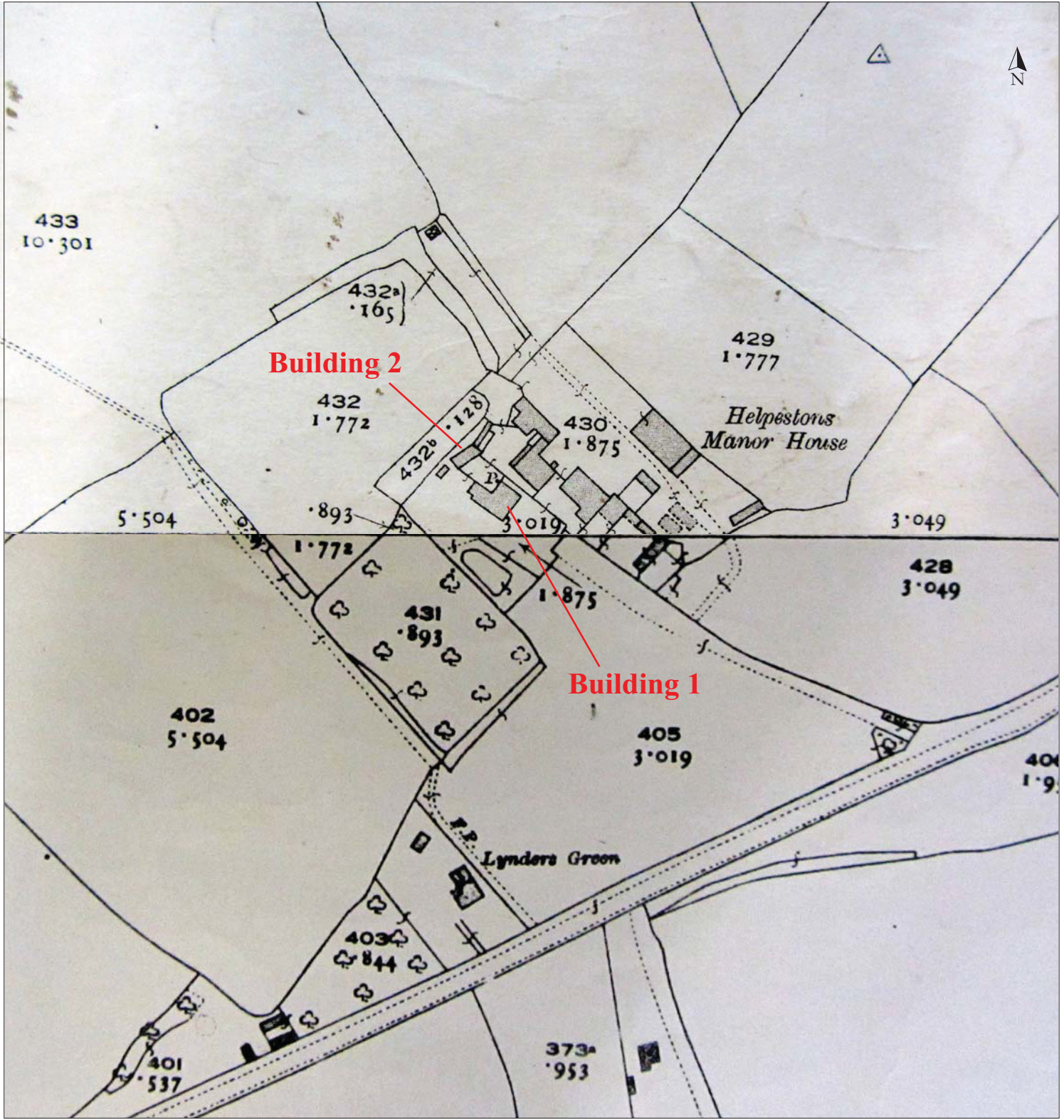
**Fig. 5 OS map, 1875**

Not to scale

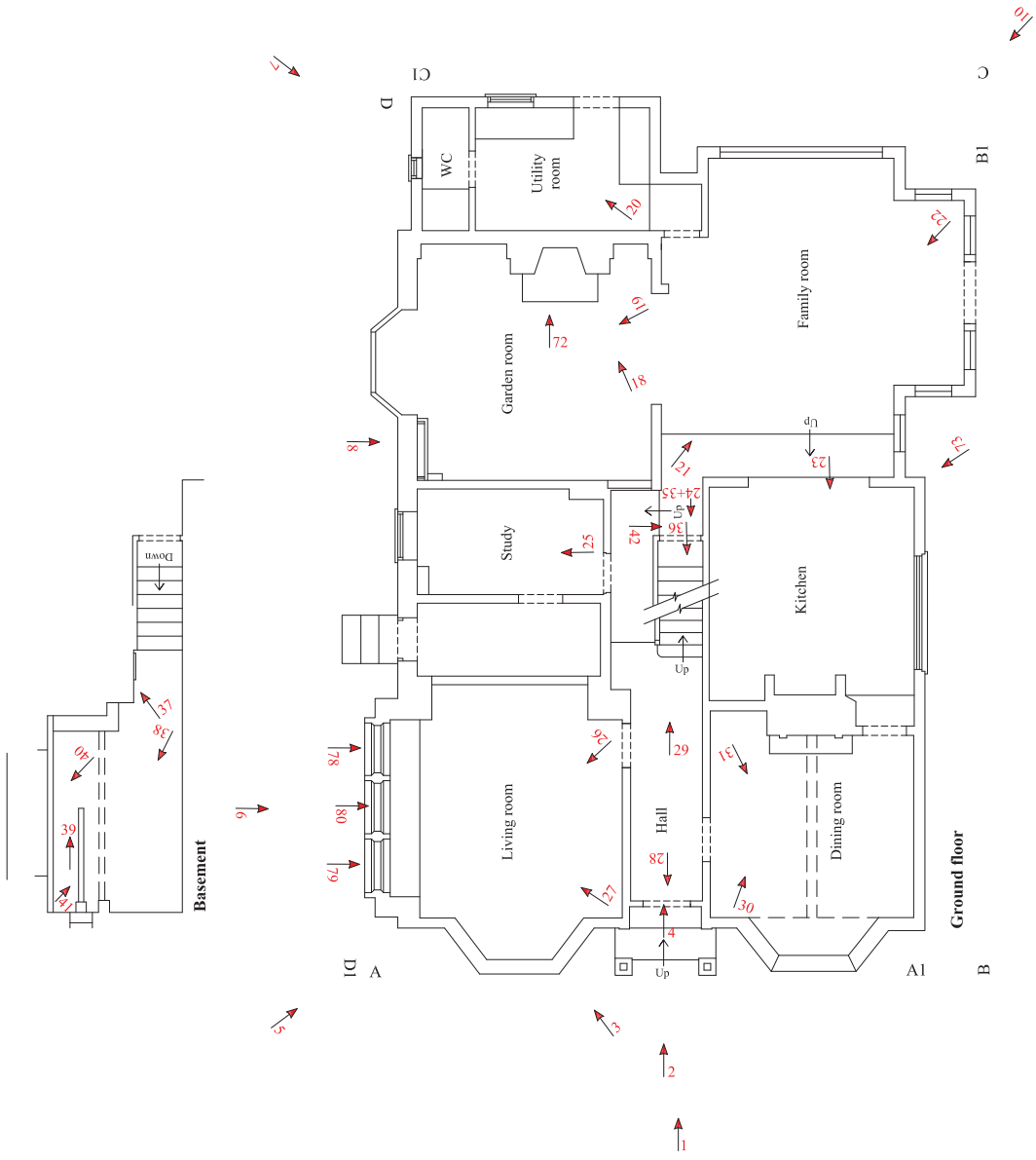
Helpstons Manor, Felsted, Essex (P6791)



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<b>Fig. 6 OS map, 1897</b>
Not to scale
Helpestons Manor, Felsted, Essex (P6791)



<i>Archaeological Solutions Ltd</i>
<b>Fig. 7 OS map, 1921</b>
Not to scale
Helpstons Manor, Felsted, Essex (P6791)

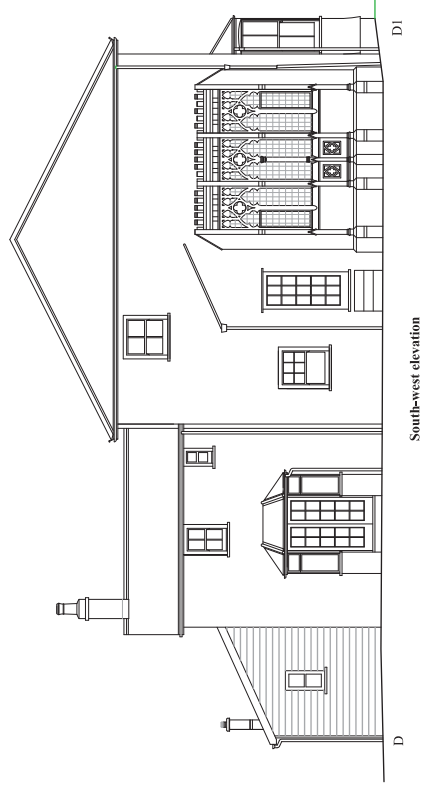
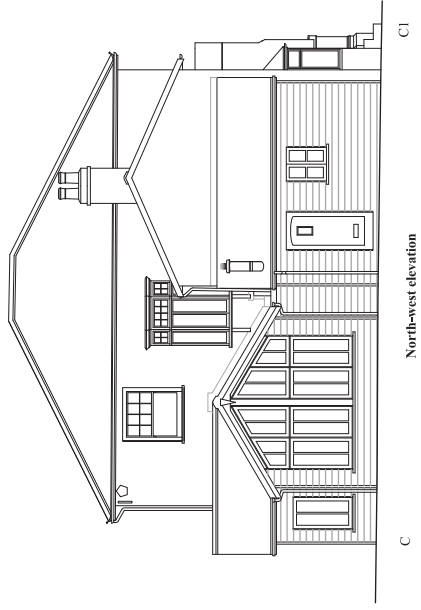
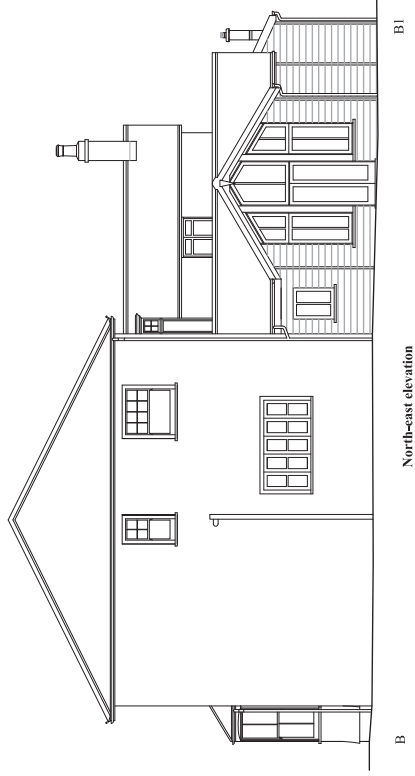


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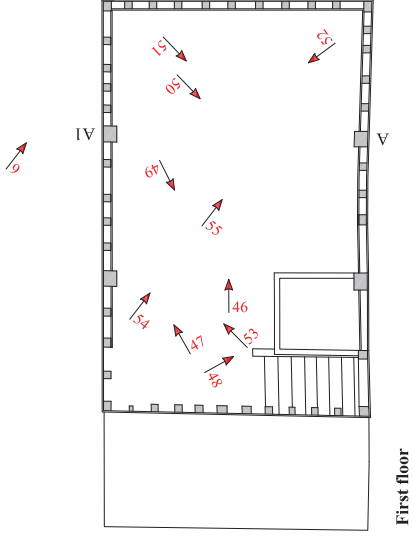
**Fig. 8 Photographic location plans - Building 1**

Scale 1:100 at A3

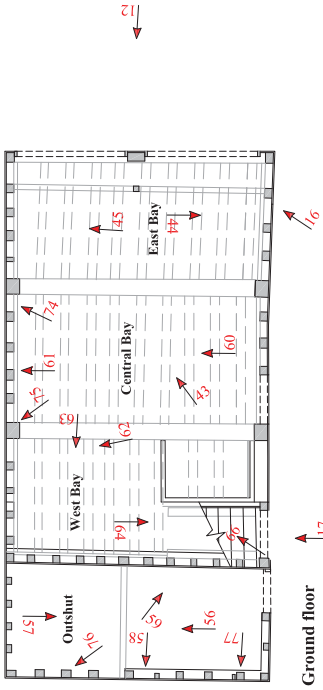
Helpstones Manor, Felsted (P6791)



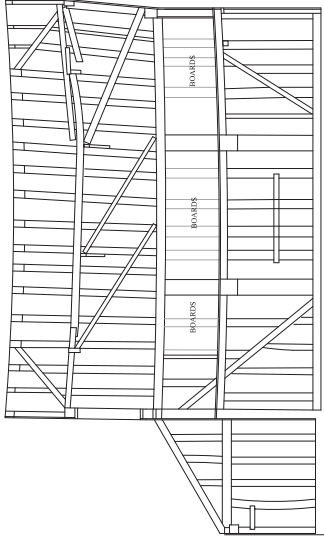
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**Fig. 9 External elevations - Building 1**  
 Scale 1:125 at A3  
 Helpstons Manor, Felsted (P6791)



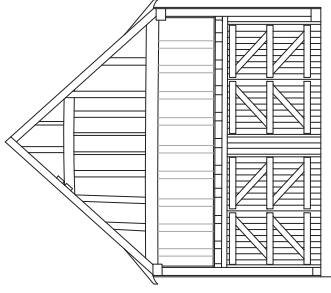
First floor



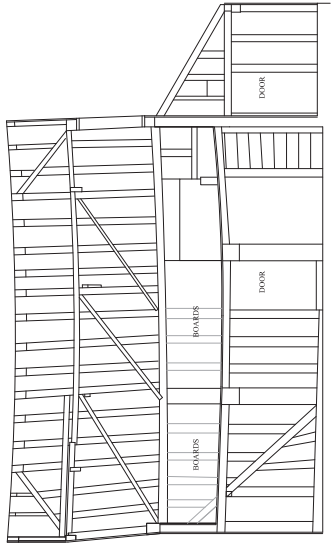
Ground floor



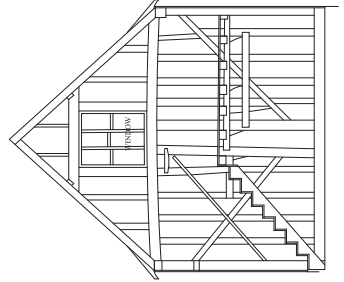
North-west elevation



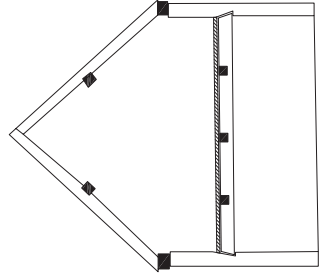
North-east elevation



South-east elevation



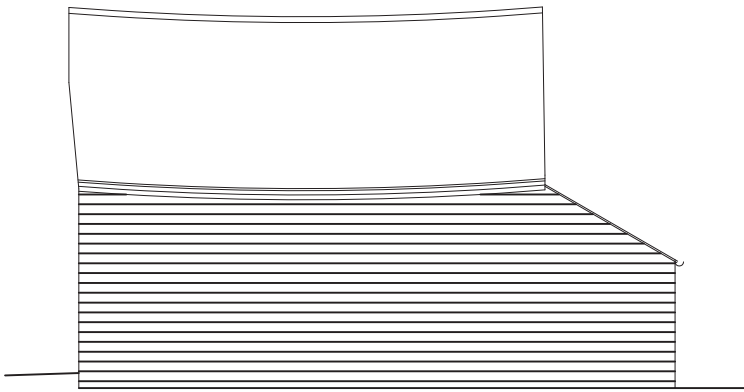
South-west elevation



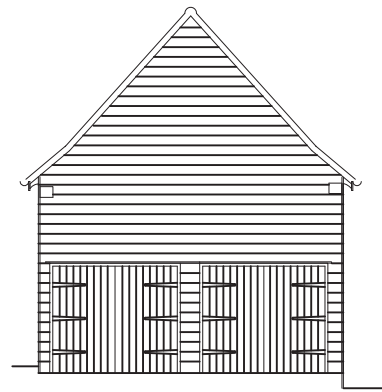
A Cross-section A1



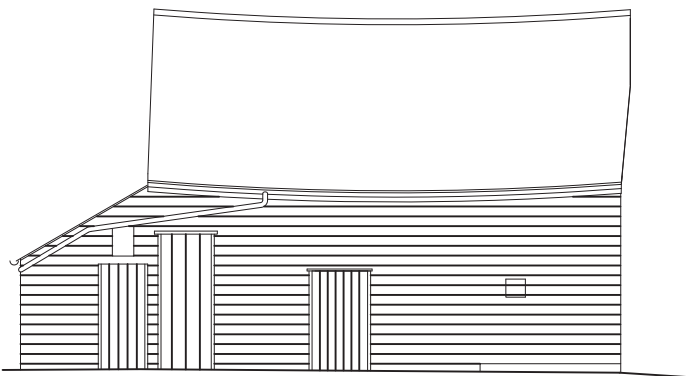




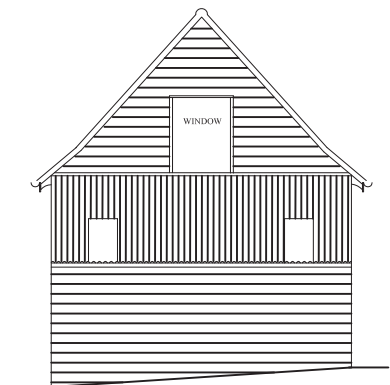
North-west elevation



North-east elevation



South-east elevation



South-west elevation



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**Fig. 11 External elevations - Building 2**  
Scale 1:125 at A4  
Helpstons Manor, Felsted (P6791)