

## **Bibliography.**

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Modern site plan – GIS with thanks to Historic Building Section Essex County Council.

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## **Notes:**

Thanks to Holly Lewis of Hudson Architects for being very helpful in enabling this survey to be completed within reasonable time. To the County Council Historic Buildings Advisor and the HEM team of the Archaeology section. To the owners for sponsoring this impact assessment of the historic form and context of the barn.

Elphin & Brenda Watkin. August 2007.

that has all evidence for its reconstruction still within the building. It is to be hoped that the limited conversion will be able to maintain the spacial impact of the buildings both inside and out and preserve within the buildings those fittings still in place. Further removal of original structural fabric should be resisted even within the brick range.

## **Conclusion.**

The barn is the last main building remaining from a long history of arable farming on this site. The modern farmyard has already lost the yard effect of the earlier layouts with the loss of the ranges to the north and the compression caused by the placing of the dutch barn immediately adjacent to the stable range. This with the overlarge store building that replaced older smaller buildings to the east. It is now only the line of modern circular grain silos that help to provide an enclosed farmyard. A large arable farm since medieval times the historic impact of the barn in physical and landscape terms is still of great importance. Although having to have major rebuilding of the aisle walls in the nineteenth century it still maintained its size and form to the original other than the roof being converted to a full gable. Unusual in having an internal granary constructed within an aisle, whereas more often these were more likely to be built as an addition along side the porch projection and roofed as a catslide from the main roof. One of the sale particulars still mentions a lean-to granary. Structurally this was a transitional building in the development of timber framed buildings in this area in having a side purlin roof but still with extra support from a crown strut. Some hundred years earlier in 1470 the new cross-wing at Horham Hall had both full side purlin roof and crown post roof structure incorporated into one build. This is an important manorial site and its importance within the farming scene of mid-Essex arable farming is shown by over seven hundred years of mainly arable farming with this barn now the oldest farm building on site but most likely itself newly built to replace an earlier barn when constructed in the sixteenth century.

much earlier one could reasonably expect to find a crownpost in the middle of the century. The edge halved and bridled scarfs were also in a period of change at this time to face halved versions, but, they were still being found until late in the century. Jowled posts survived until the end of the seventeenth century in many barns which again suggests that the building is from the middle period of the fifteenth century. After the dissolution the premises were not consolidated in ownership until maybe 1550 with the Bishops of London. This present barn could have been the big new barn for a new era maybe replacing one of the four barns noted in the late thirteenth century on the farm. Liberal translation of the Tithe Award map could suggest that four barns still existed into the middle of the nineteenth century, although the mapping is not always accurate. However, the existing barn is shown much larger than any others. By the end of the century the farm was still undertaking major modernisation with new buildings and a widening of the types of farming on the site. The farmyard has changed much in the last forty years or so and many of the older buildings have disappeared although one range, now outside the ownership, still appears to be the remnant of buildings on earlier maps. The modern large farm 'shed' and the steel framed dutch barn are typical of the modern farm development. These with the circular outside silos show a typical modern farm of some buildings adapted to new uses and some specialist new buildings providing the base for the farm production. The proposed changes of use to a combination of domestic and light commercial for the barn and stable range will present a further change to the working scene. Too many changes to the surrounding landscape of track, yard and modern building would go against the development of the buildings which it is hoped will maintain there character of working buildings with only limited domestic additions. The possible connection of the outside silos back to the barn structure needs careful thought as this area of the barn has most surviving structure and the only area with fully studded original aisle walls. Any connection to the barn should be concentrated on areas already changed by previous farming needs. Within the barn the spacial impact should be preserved and consideration should be given to limiting main divisions to areas where evidence exists for previous enclosure. The possibility also exists to restore the stable range to what must have been an impressive building directly fronting the main entry to the farmyard. Restoration of the full roofing system as originally constructed would provide an outstanding feature

wool sheep were important providers of milk and meat. The interesting word is 'workshop', as very rarely does any mention be made of workshop in early documents but these large farming estates would need a smithy for tools and to shoe the oxen plus major carpentry facilities to keep and repair implements as well as the buildings.

The rebuilding of one of the barns in the sixteenth century shows that the farm is still concentrating on arable that continues through into the twentieth century. The possible awkward period being the first half of the eighteenth century when corn prices were low and this can be shown by the barn needing major repairs by the early nineteenth century when all possible space was needed for corn with the high grain prices at that time.

The tithe map does not really suggest anything other than a big arable farm which with the building of major new stable ranges in the second half of the century still shows a concentration on arable.

The end of the century suggests some cattle and sheep coming back into the farming scene to balance poor returns on corn.

In the 1928 particulars the addition of pigs is also noted producing a mainly arable farm with backing from animal husbandry.

In modern times this has reverted back to a totally arable farm with the farm area being leased out as it was in the sixteenth century. This shows a very common farming development for the area that could possibly be matched to the slightly larger Cressing Temple farm not that many miles away.

## **Discussion.**

This is a very good barn possibly built soon after the mid sixteenth century with major repairs and the insertion of a brick plinth very early into the nineteenth century. The structure although showing a fully developed collar purlin roof with clasped side purlins also has a crown strut to support the collar at each main truss. Is this a conservative carpenter who still isn't quite sure whether these side purlin roofs will work and is still inserting a central support as he would if building a crown post roof. The period is very much one of change in the structure of timber framed buildings. The latest confirmed date for a crownpost roof in Essex is c1580 whilst in many other areas of the country they had been superseded

vented ridge of raised capping with what would have been circular vents at intervals projecting through the roof. This is evidenced by the circular cutouts in the board under cladding of the roof. Between each door opening on the north east face of the roof are the roof lights that confirm the door positions. These were built into the structure and would have had glass "slates" forming a diamond pattern over the area of the framed light. The framed areas for these survive in bays 6A-7A, 9-12, 13-14 and 16-17. On the inner face of the front wall and in the bays between the openings heavy boarding was fixed with iron bolts through the wall. These boards were mortised to take harness hooks. Between bays 14-17 the wall face was not sufficient as the division wall at 14 limited the available space with its access door at the front end. Here on roof trusses 15 and 16 harness brackets were attached across the trusses to overcome the problem. Bay 6-6A is the harness/tack room. This is a very interesting survival with the roof trusses with a corner hip truss providing the change of direction to extend the building to the north east. A further roof light is inserted into the south east roof slope and original doors and windows are still in place. Against wall 6A a line of harness hooks still exist. The building is again built around the barn with the brick stopping at the porch and the access door being within the porch structure. The present external gable wall to the north east was an internal wall with timber lacing pieces within it as found in many nineteenth century buildings. The doorway would originally have been internal and accessed the removed bays to the north east. What these bays were is not clear as they would have provided the end to the yard areas marked on the detail maps suggesting no openings to that side. Openings to the porch side could provide access for a workshop as mentioned in the sale particulars or even a blacksmiths. With such a large amount of stabling on the farm a blacksmith would be necessary.

### **Farming.**

The thirteenth century survey of the estate showed an extremely large medieval farming estate. To have in that period four barns, a granary and an ox house suggests arable farming on a major scale. The sheep house also suggests that although this area would be classed as at the lowest point for the medieval wool area they still had a considerable pasture area that could be for sheep. As well as

stables were first built. They appear by the end of the nineteenth century on the Ordnance Survey maps. The top gable end is again a rebuild from the change to full gabled end from hipped end of the original construction.

### **Brick Stable Range.**

This range from 6-17 and D-F was built from good quality stock brick in the second half of the nineteenth century. With the use of slate it is almost certainly after the railway developed into middle Essex as it is rarely found except in a few isolated cases on the coast as transport was extremely expensive. The most likely date being in the 1870-80's given the brick type and standardised truss sections. At the south east end was a harness/tack room plus two further bays now removed that extended to the north east. The rear wall on line D starts at the end of the barn and for the overrun of the barn aisle between trusses 9-6 the timber wall was retained with its weather boarded finish. An opening between 7A and 9 has been cut through into the barn in modern times. A long range of stabling stretched from 6A to 14 with no visible divisions. Throughout this area the shadow of a hay rack is visible on the rear wall with now infilled areas where iron bolt supports had been fitted to retain it. This can still be seen in bays 15-17. The ends of the hay racks can be seen at 6A and at 14 with nail holes in the trusses of the intermediate area showing where ties were fitted. An example of one in place can be seen at 15. Between 14 and 17 the rear wall still has feed troughs and hay racks in place, but they have been partially removed near 17 which is a modern concrete block wall suggesting that this range continued. No area beyond 17 was examined during the survey. The area between 14-17 still retains the majority of the original stone floor and an original connecting door to the south range is in wall 14. The front wall of the range has two original openings surviving with the jamb of one other at 13. Between 10 and 13 the front wall has been opened to provide access for the storage of farm implements. By the roof construction it can be shown that these were the three original entry doorways, two in the longer range between 6A and 14, and the other between 14 and 17, although no detail now survives of the detail form of these door openings, as, by any standards the openings were very wide. The roof is clad with slate supported on typical trusses and purlins of the later nineteenth century and has a

construction. A later doorway, second half of the nineteenth century, has been opened through into the harness room of the later stable range built at that time. On the inner face of the westerly principal rafter of this truss is the now faint scribing of an apotropaic protection symbol in the form of a partially completed daisy wheel design. This points towards the main entry doors.

#### Truss 7, A-D.

This is the north east intermediate truss and a form unusual in Essex barns but found quite commonly in Suffolk. However, it was built as a closed truss, but whether access was available from the main floor area of the barn no evidence now survives nor whether it was possibly a floored area as happens in the Suffolk examples. The main truss form is as truss 3 with most main features still in place, including both original aisle ties, although the main arcade post to the west is a replacement. The underside of the tiebeam has mortises for stud walling with a mortise in the east arcade post for a midrail. The underside of the tiebeam also has a wide central mortise consistent with the use of a central post. The easterly arcade post has had an additional post, exactly the same as on truss 3, with the arch brace cut back and spiked to it. The aisle ties have underside mortises indicating that the aisles were also shut off from the main barn.

#### Truss 8, B-C.

This was not clearly visible during the survey as the concrete silos were still in place. Its form on the visible parts suggests that it is identical to truss 2 in the southern half of the barn, being the hip truss of the original structure.

#### Truss 9. A-D.

The northerly end wall of the barn has a much more complete original frame than that at the south. In this truss the midrails and aisle ties all survive with many of the wall studs in place through the nave area and trenched external braces. The aisle ties show mortises for the infill of those areas. A later doorway has been cut into the north westerly end wall with a reduction in return sill height to ease entry. The east aisle wall has later infill studding against the timber stable range that runs in a north westerly direction towards Feeringbury hall. The first part of the nave wall at this point also has added infill most likely from the time that these

and retained with three wrought iron forelock bolts, the reason for this insertion is not readily apparent nor is a high angled mortise below the tiebeam on the jowl of the arcade post.

#### Truss 4, B-C.

This is a later addition possibly before the main repairs were carried out to the barn in the very early nineteenth century. A tiebeam has been set across under the arcade plates with vertical posts under it to ground level. It can be noticed that the halved scarf joints to the arcade plates were failing along the barn and pulling apart, maybe it was installed to provide more support to the arcade plate and later provided extra support for the roof system of the internal granary within the aisle area between trusses 3-5.

#### Truss 5, A-E.

This is the south midstrey truss with the porch extension to the east. The main truss shows all the main features of the other trusses with shores and braces, but all are now lost but for an original aisle tie to the south west. The porch area shows considerable change from the original which would have been lower and smaller in the original form. This is only now suggested by one surviving mortise in post 5C for an original aisle tie that would have possibly continued out to a door frame. The present porch is the nineteenth century high door porch built when the aisles were in general completely rebuilt with a brick plinth under. The form suggests that the granary modification may have been a little while after the initial rebuild but the work seems very similar. The poor carpentry design to the installation of the entry door to the granary from the midstrey area being the reason for suggesting this.

#### Truss 6, A-F.

This is the northerly side of the midstrey bay and although there is less surviving original timbers it still has sufficient to illustrate the standard construction form. Again the westerly jowled aisle tie survives showing the halving for the shore and the mortise under for a jowled aisle post. All the main arch bracing, tiebeam and top roof structure remain. The porch area has seen various changes including the part removal of the aisle return sill with the aisle form being all nineteenth century

### Truss 1, A-D.

This is the end truss at the south east of the barn and the arcade posts and tiebeam are original as is the centre post. Mortises exist in the tiebeam for the arch braces and mortises, with laps on the adjacent arcade plate, exist for dragon ties across the corners. The whole top roof gable is rebuilt in the change from hipped end to gable. The infill of the walling is all replaced as are the midrails and aisle ties.

### Truss 2, B-C.

This was the original hip end truss and has no arcade posts as it is only part of the roof construction. It has the standard crown strut from the tiebeam up to the main collar which clasps the main purlins of the roof. This is a feature found throughout the barn. The rafters have mortises for wind braces to the north west face. Above the main collar are the housings for the original upper collar framing the gablet and supporting the hip rafters. The tops of the principal rafters are swelled to a bridle joint as are the other principal rafters throughout the barn. Now set under the main collar is a secondary collar supporting the new purlins required when the roof was converted to a full gable end.

### Truss 3, A-D.

This is an intermediate truss showing near complete evidence for the main common structural features throughout the barn. Jowled arcade posts, with arch braces to the tiebeam, mortised into aisle return sills at their base. The east post has the long, high, aisle shore in place showing that at the lower ends they were mortised into the aisle post and halved across the aisle ties. The mortise exists for the lower aisle brace from arcade post to return sill. The aisle post is jowled with a standard three way joint at the top and this can be considered the standard form for the original aisle posts within the barn. The western aisle tie has the mortise on its underside for a jowled post and the inner end where mortised to the arcade plate has an under jowl which is common to the surviving original aisle ties. The principal rafters above the tiebeam which are mortised for wind braces, and a crown strut rises to the collar which clasps the main purlins. The tops of the principal rafters are again swelled to form the bridle joint at the ridge. The easterly arcade post has an added support timber post shaped to its inner face

## **The Barn.**

The barn is a large five bay aisled timber framed structure, built in its original form from oak. The original roof was hipped at both ends, but no clues exist to the first roof covering. Possible lack of maintenance in the eighteenth century caused the aisle walls to be mainly rebuilt most likely in the very early nineteenth century. The midstreys porch was also rebuilt at this time and a very substantial plinth in brick was inserted under the barn.

The frame of the barn comprises arcade posts sitting on aisle return sills, into which they were mortised, supporting heavy section arcade plates and tiebeams. These are controlled by large arch braces to posts, arcade plate and tiebeams with long shores into the aisles from the top of the arcade posts to the lower end of the aisle wall posts. Further bracing was fitted at a lower level from the arcade posts to the return sill below the level of the aisle ties. The roof structure was of principal rafter pairs with clasped side purlins with crown struts from tiebeam to collar. The two original hip trusses were double collared for a gablet. The only original aisle walls surviving are the two bays to the east of the midstreys. All the other walls to aisles on both sides are rebuilt. The south east end wall is partially rebuilt but the north west end wall main framing is almost complete although the corner bracing, dragon ties, from tiebeam to arcade plate are missing. The barn always appears to have had one divided bay. The north west bay has evidence of having been infilled across the intermediate truss with surviving mortises under the tiebeam for vertical studs, and peg holes for a midrail mortise to the east, but the west arcade post is replaced. The mortise for the midrail can't be confirmed as the east post has an additional post forelock bolted to it obscuring the actual mortises leaving only the peg holes as clues. The arch braces to this truss are spiked into place. The bay immediately to the south east of the midstreys was converted into a closed granary area to the width of the aisle. This appears to date to about the time of all the repair/rebuilding in the early nineteenth century.

The barn has a concrete floor with circular concrete grain silos to the northern half of the barn. Above these are installed a walkway and pipework with ducting for the movement of grain to and from silos. The other half of the barn has some high level ductwork in place but all other equipment is moveable.

corrugated range of four piggeries open yard and meal house; brick, timber and tiled double bay barn with cement floor and two lean-to stores; brick and tile range of four bay open bullock shed and loose box and open yard; large timber and slated double bay barn with concrete floor; a harness room; brick and slated range of three horse boxes; stabling for fifteen cart horses; two chaff places; two harness rooms and three open yards; brick timber and tiled double bay barn with concrete floor; lean-to granary and lean-to loose box; brick and tile lean-to tractor shed; brick and slated range of seven piggeries; brick and slated covered yard; small brick and slated covered yard; brick and slated five bay open shed and open yard; brick, timber and tiled range of cart sheds; four bay implement shed and estate workshop; brick and slated fruit store and range of harness room and six horse boxes; stock yard.

This suggests a growth again of about 60 acres since the 1928 sale.

### **Site Description.**

Feeringbury barn is a grade II listed structure of the 16<sup>th</sup> century. It is of aisled timber framed form with walls clad in weatherboarding and the roof at present covered in corrugated iron. It lies to the south east of two further listed buildings on the site, the manor house dating back to c1300 and a possible chapel building from the fifteenth century, both of these being listed Grade II\*. The barn has been changed from its original form by rebuilding the majority of the aisle walls and adding buildings in a north westerly direction. The north east range of these being a nineteenth century stable range built in brick with a slate roof.

The buildings make up the western side of a large farmyard with a large modern store building to the east now used for commercial purposes outside of farming. To the north of the barn is a large dutch barn with beyond it some earlier buildings attached to the north east end of the brick stable range. To the south east of the barn are some circular grain silos some of which are suggested as being retained in the planning proposal. The south west of the barn is the extended garden of the house.

49 <sup>1</sup>/<sub>4</sub> acres of pasture.

52 <sup>1</sup>/<sub>4</sub> acres of woodland.

The buildings associated with this Manorial holding at Feering consisted of a moated site with:

a manor house with hall and solar,

a bake-house,

a granary,

four barns

an ox-house,

a sheep-house,

a house outside the inner bridge,

workshop outside the inner gate,

a chapel close to the house,

a dovecot and two gardens covering seven acres.

Nearly 650 years later a sale catalogue for the sale of Feering Bury by Harrods on 12 May 1928 reveals that the land holding of the Home Farm, a capital corn-growing holding was 393 acres 3 rods and 17 perches. The farm buildings are conveniently arranged and include: brick and slated range of cattle sheds with feeding passage; barn; fodder store; range of covered yards; three loose boxes; brick, timber and slated barn; range of brick and slated cart horse stabling with three yards; timber and iron store; brick, timber and tiled range of piggeries; piggery with large yard; loose box and large barn; twelve bay open cart shed; timber and tiled implement shed and coal store.

This shows a major reduction in size since the medieval estate but suggests by description major building of brick farm buildings.

About ten years later a sale by private treaty was undertaken by Fenn Wright and Co. for the executors of the late F. R. Ridley. This catalogue (not dated but possibly 1937) breaks down the land holding of the Home Farm as: arable 320 acres, pasture 47 acres, fruit 61 acres and willows 2.5 acres. The agricultural premises are described as extensive and well kept comprising timber and tiled ten bay implement shed with garage and workshop; lean-to timber and

## **Historic Building Impact Assessment of Feeringbury Farm Barn and Attached Stable Range.**

**Map ref: TL 8639 2152 (centred on barn)**

**HEM Site code: FEFB07**

**Essex Historic Environment Record No. (EHER) 30007.**

**The listed building number is 116407.**

### **Introduction.**

The brief for this assessment was prepared by the HEM and HBC teams of the Essex County Council Historic Environment Branch prior to a proposal to submit a planning application that includes the conversion of the barn and associated units out of the farm environment. It is aimed at further understanding the surviving historic buildings and the possible impact on them and their surroundings to guide and inform any proposal.

Feeringbury is the main manor of the parish of Feering. It is situated just over a mile north west of the church. The earliest found record of it is in 1289 when it is in the possession of Westminster Abbey who retained it to the dissolution when it went to the Crown. Henry VIII made Westminster Abbey into a Bishopric and endowed it with the manor of Feering on the 20th January 1540. Edward VI suppressed this bishopric and gave the premises of Feeringbury to Nicholas Ridley, Bishop of London and his successors on 12<sup>th</sup> April 1550. Queen Mary confirmed this on 3<sup>rd</sup> March 1553 to Edward Bonner, Bishop of London and it remained with them and their successors into the twentieth century. It was leased by them in 1553 to a person named Cotton.

The survey of 25<sup>th</sup> March 1289 shows that it was an estate of some considerable size. It also shows the importance of woodland to the medieval estate with a substantial acreage being down to timber. The extent of the desmesne lands of the manor in Feering are listed as:

601<sup>1</sup>/<sub>4</sub> acres of arable with a separate parcel of 21<sup>3</sup>/<sub>4</sub> acres, also of arable, listed against Feering.

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