

to All Saints church and a Rector to contact. Even the vestry minutes for All Saints Church failed to give any information.

The maps show that it was built onto the site already possessed by the cottage and one has to assume that this was owned or bought by the church to enable the building to be erected.

This is a good example of the late nineteenth century, the period from c1870 - c1910 being a time when many of these mission halls were erected, with much of its original detail remaining unchanged.

Bibliography.

ERO D/CT 296B
ERO D/P 226/8/2

Tithe map copy for Parish of High Roding c1842.
Vestry minutes for All saints High Roding 1853-94.

Notes.

This report was produced for the owners Mr & Mrs O.Farrell and they are to be thanked for allowing free access to the property.

T E & B A Watkin. March 2008.

support at the other end. This end of the bench has a spacer timber back to the wall fixed under the bench to maintain it parallel to the wall. Sometime after the entry to the house was blocked a small room was constructed around the bench corner but that has been recently removed.

In the opposite corner is a typical single set back storage cupboard with double panelled doors to the upper and lower sections.

The fire opening has a panelled timber drop flap cover suggesting that it possibly had a stove set in the fireplace rather than an open fire as it has no protruding hearth. The timber panel folds down restricting lower access.

The western end has a raised stage some eighteen inches high with a single central access step flanked by an altar rail with low posts, having moulded tops, either side of the step and a single top chamfered rail to each side. At the back of this is the larger window with high opening vents. The flooring of the stage is tongued and grooved boarding 6 1/2" x 7/8" [165 x 22].

The main hall flooring is tongued and grooved softwood boarding 4 1/2" x 3/4" [114 x 19] set onto floor joists across the building that sit on sleeper walls running the length of the building.

The building was well vented with high level vents to the roof gables and low level to the under floor area. The top front vent to the street being an octagonal cast iron plate with patterned perforations. In the second bay from the west was a ceiling vent into the enclosed roof space.

Discussion.

This building from the late nineteenth century has all the appearances of the typical kit type building so popular at the time. Locally Boulton & Paul of Norwich are the best known but John Sadd of Maldon also produced similar buildings. Many are seen covered in corrugated iron and it is about these that most has been written. The manufacturers name, if on the building, was usually somewhere within the structure. The addition of the porch, decorated gables, the transverse 'transept feature' type gables and the fine ashlar lined finishing, replicating stone, to the lime render provide a customisation to make the building stand out as something different.

An example of a similar building but finished to a lower standard can be found re-erected at the East Anglian Museum of Rural Life This building originally erected at Great Moulton in Norfolk was built by Boulton & Paul in the 1890's for £105-18s-0d. It had an original side extension but was finished in corrugated iron with minimum detailing. Of special interest are the, vertical sliding, sash windows that have 3 vertical panes over three as at High Roding and also that the panes in the lower sash were obscure glass.

As the church is a considerable distance from the village one can see a need to provide a closer place of Worship and the small scale reflects the village size. In towns it was very different with places such as Halstead having a new nineteenth century church at the other end of the town that actually rivalled the original in size and impact. It was mainly the non-conformist religions that made use of these small prefabricated timber mission halls and chapels to house the dramatic increase in the number of worshipers during the Victorian era. They were cheap and efficient in providing a good open area of building and the companies producing them sent them all over the world.

Documentary sources for this building have proved, on the searches made, to be non-existent and the only firm detail is the notice on the front door relating

moulded timber corbel blocks attached to the posts. The gable front has the same design of scalloped pierced barge board as the main roof.

Windows:

The six sash windows of double square proportion have three equal vertical panes to each sash giving good verticality to the building. Most have a proportion of original glass in place. The height of the panes, combined with the use of 'horns' to the lower rail of the top sash, suggests early float glass. The windows are well made with fine glazing bars, moulded architrave around the frames and are complete, if in need of some restoration, other than one that has lost the lower sash. The larger window at the west end can be suggested as a later replacement as the styling of the window is so different. It has larger panes, no casements but two outward opening lights at the top controlled by a rope mechanism. As conversion takes place it may be possible to confirm if the window is a later insertion and this is why the area under this window is clad in weatherboard.

Doors:

The doorway behind the adjoining house on the south wall has a timber pentice board at the head supported by two curved timber brackets. The door is a standard four panel typical of the later nineteenth century.

The front door, from the porch entry, is set in a simple frame with a low relief moulded architrave to the inside and is a door built to the highest standards. Nominally a three panel door with low central rail it is then infilled with three sunken panels to the top section each of which have a raised cavetto moulded border, the same moulding as that found around the windows. The lower section is also divided to show three panels but here the stiles and panels are at the same level with only a semi circular bead moulded edge design to designate each panel area. The inside of the door reflects these panels with a fine semi circular edge bead moulding. Surviving door furniture consists of a cast iron escutcheon plate and a door handle of round design in twisted iron and cast plate.

Internal features:

The inside walls of the building are lime plastered on riven softwood lathing down to the sill height of the windows.

The high dado panel below is filled with wide horizontal boarding having a cock bead edge, $7\frac{1}{2}'' \times \frac{5}{8}''$ [190 x 15], topped by a cover strip with rolled edge. The height of the panelling to window level formed a controlled area for worship, allowed light into the area from above but restricted any view out. A restriction further increased by the use of frosted glass to the lower panes of the windows. The dado panelling covers all the walling except for the chimney breast and the area to the front of where the access door to the house has been bricked in and plastered over. The edge of the dado to the front has the same section cover strip fitted vertically as that to the rest of the building showing it to be an original feature.

Set in this front corner is a fixed bench between the side wall and the front door. It is a single board top set onto a pad on the side wall and a cast iron

posts to maintain this width and these are mortise and tenoned to one side into a bay post and through tusk tenoned and wedge pegged to the other. The use of the tusk tenon joint allowed a standard stud section to be used. All the detail of the timber frame is taken from where the dado panelling had been removed on the north side.

At wallplate level a frieze section is visible proud of the plaster and the four intermediate roof trusses rise from this position. Again the lower faces of these are visible below the ceiling plaster line as are the collars marking the highest plastered level. Each truss has an iron tie across the building but the method of anchoring was not visible.

The timber frame was completely covered. The outside of the building was lime rendered with an ashlar lined finish onto riven softwood lath. This applied to all areas except below window sill height on the west wall. This area was covered with feather edged weather boarding. The lime render finish has been replaced with cement render onto an expanded metal base in many places at lower levels and the whole coated with a non-breathing plastic based coating.

Roof:

The gabled roof shows one purlin, to each roof slope, protruding to the outside corresponding to the inside collar position suggesting very simple roof trusses. The 'transept feature' gables are fully enclosed both inside and out. Each gable end is finished with barge boards. Those to the west and south plain, while those visible from the road to the north and east are finished with a well detailed pierced design consisting of scallops with V indent decoration. The southerly transept gable connects to the adjoining house. The lower rear eaves of the house form an awkward junction with the wall and adjacent window again suggesting a kit form timber building where all the openings would have been pre-designated.

The other feature in this area of the building is the chimney stack projecting through the rear of the southerly transept gable. The brick stack has a corbelled top that consists of a corbel course, two normal courses then a corbel by a quarter brick over two courses, one more at two, and then corbelled back in successive courses to the original section.

The northerly gable, being purely a feature gable, demonstrates that there was no lack of funds when this building was erected. All of the extra detailing was an attempt to raise the status of a simple "kit" type building. The main roofs are covered with slate and grey clay ridge tiles.

Porch:

The porch is also covered in slate but has red clay ridge tiles. The porch entry area has stone slabs. The roof of the porch is constructed as a typical truss open to the front with an applied finial rising to protect the ridge tile ends. The king post is slotted at the top to take a ridge board running back to the main wall and rafters are nailed to the ridge board and a lower plate, with the roof slope area board lined. The lower plates of the roof are supported on two chamfered posts having cushion capitals at the top. Between the posts at the front and between post and wall at the sides are curved braces sitting on

houses. The rectory being in the living of Rochester and the patron the Earl of Roden.

The Building.

The building, some 42' long x 19' wide [12.8M x 5.8M], is set gable on to the street with a timber porch between the front elevation and the street pavement. It has a transverse gabled 'transept feature' roof set across the main roof at the south eastern end. This links to the adjoining building to the south where the stack from the chimney exits the roof.

The front and side windows are standardised vertical sliding sashes with two placed in each elevation. The rear, westerly, single window is larger and of casement design. The barge boards of the gables are decorated and have or had finials at each apex to the front and north elevations.

The walls are all lime rendered and the timber frame sits on a brick plinth. The porch is an open roofed structure with two front posts, curved bracing and cushion capitals to the posts all in timber with a slate roof. The front door is a timber framed multi-panelled and moulded door of high quality.

The inside is totally plastered above the sill level of the windows and a horizontally boarded dado panelling is set around the lower walls. This is continuous to the stack and then has a gap beyond the stack towards the front where an access door from the adjoining property once entered the building. A raised stage is set at the western end with a centre step and rails to either side.

Immediately in front of the stage on the southern side is a doorway directly to the outside.

At the eastern end a large storage cupboard is sited in the north east corner and a fixed bench against the wall of the south east end.

The top of the inner walling has a timber frieze and iron ties set across the width of the building at four points representing bay divisions and roof trusses. The roof structure is not visible above a low collar visible at each truss position.

Detail.

Walls:

The brick plinth, of hand made bricks laid in Flemish bond, is one and a half brick width up to a shouldered and chamfered plinth brick reducing the wall to one brick thickness onto which the sole plate, with simple lapped scarf joints, for the timber frame sits. The bricks are well made and $8\frac{3}{4}'' \times 4\frac{1}{2}'' \times 2\frac{3}{4}''$ [222 x 114 x 69mm] in size and suggest a date towards the end of the nineteenth century. The main posts of the timber frame, $5\frac{1}{4}'' \times 5\frac{1}{4}''$ [133 x 133mm], from detail visible, are of generally square section imported Scandinavian softwood. Some "bracking", shipping, marks are visible on the larger section timbers. The intermediate studding is mainly sawn halved sections from similar timber $5\frac{1}{4}'' \times 2''$ [133 x 50mm]. The primary braces, spike nailed into the frame, are a slightly heavier section $5\frac{1}{4}'' \times 2\frac{1}{4}''$ [133 x 57mm].

The window openings are framed to a slightly wider width. This allowed the standard sash windows to be set into the openings packed to suit and fastened. Lower horizontal trimmer ties are fitted between the window frame

Report and Historic Analysis on the Mission Hall at High Roding, Essex.

Introduction.

This report is produced to meet a condition following the approval of change of use and conversion to residential granted by Uttlesford District Council under planning application no. UTT/2165/07. The condition requires the report to be undertaken before the start of conversion.

The survey is based on the approved drawings for the conversion with added notes, some additional section sketch drawings, a photographic record as it now exists and this written report on the building. The HER site Code is HRMH08.

The national grid Reference of the Mission Hall is **TL 60185 17013**.

Site description.

The Mission Hall is situated on the north west side of Dunmow Road at the southern end of the village street and is dedicated to the Church of All Saints, High Roding, the manor church, situated to the south west and away from the village to the west of High Rodingbury Farm. The Mission Hall is on a restricted site adjacent to the local public house, the Black Lion, and attached, on the south side, to the neighbouring thatched cottage.

History.

The manor of High Roding (or Roothing) was also known as Great Roding. Early records are sparse other than that it belonged to the Monastery of Ely before the Conquest and afterwards was given to William de Warrenn as one of 21 lordships in Essex. It stayed in the family until the C14 when various members were out of favour. At the end of the century it was restored with others to a Thomas Warrenn, Earl of Arundel who died in 1414. His widow enjoyed the manor until her death in c1440 and then sisters and coheirs inherited. Elizabeth, Duchess of Norfolk had part of the estate and the advowson of the church. By 1477 the manor was held by Thomas Boteler, Earl of Ormond, and later through to Sir William Stafford. He sold it by licence in 1554 to Sir William Jocelyn who on his death in 1562 also held other local parishes and a water mill in High Roding. The Jocelyns appear to hold the parish into the C18.

The present Mission Hall, judging by architectural and constructional details, must date to the latter quarter of the nineteenth century. This is some time after the major restoration of the parish church in 1853-4, but although mention is made of the church restoration and the building of a Parochial School in the vestry minutes the Mission Hall is not mentioned. No documents have been found that are able to verify a date. A trawl of local and national record indexes failed to produce any references to this building.

The Imperial Gazetteer of England & Wales by John Marius Wilson in 1870-72 quotes the parish as being of 1803 acres, a population of 469 with 110