

The logo for 'place services' consists of a solid blue square. Inside the square, the words 'place' and 'services' are stacked vertically in a white, lowercase, sans-serif font.

Title: Brief for Historic Building Recording at Woodhouse Farm, Kelvedon

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Planning Reference: ESS/41/14/BTE

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This archaeological brief for historic building recording is only valid for six months. After this period the Historic Environment Advisor should be contacted to assess whether changes are required to the brief. Any written scheme of investigation resulting from this brief shall only be considered for the same period.

The contractor is strongly advised to visit the site before completing their written scheme of investigation as there may be implications for accurately costing the project.

1. Introduction

The Historic Environment Advisor has prepared this brief for historic building recording of a group of listed builds at Woodhouse Farm that will be converted as part of the provision for a visitor/education centre associated with a proposed Integrated Waste Management Facility (ESS/41/14/BTE)

2. Site Location and Description

Woodhouse Farm is located along Woodhouse Lane, Kelvedon (TL82633 20598). It lies along the edge of a disused runway of Rivenhall Airfield and has now become integrated within Bradwell Quarry which is an active quarry (Blackwater Aggregates). The farmhouse and outbuildings are now included within the boundary for a proposed Waste & Management facility.

3. Planning Background

As part of the conditions imposed on ESS/41/14/BTE for the extension to time limit for mineral application for an integrated Waste Management Facility Condition 64 requests that a historic buildings survey be carried out in advance of the conversion of the buildings to a visitor centre.

4. Archaeological Background

The following archaeological background utilises the Essex Historic Environment Record (HER) held at Essex County Council, County Hall, Chelmsford. Prospective archaeological contractors can visit the HER prior to the completion of any written scheme of investigation.

The English Heritage listing description for Woodhouse Farm (EHER 30046), ancillary building (30047) and pump (EHER 30048) are as follows:

House. Early C17, altered in C18 and C19. Timber framed, plastered with some weatherboarding, roofed with handmade red plain tiles. T-plan comprising 3-bay range facing SW with early C19 axial stack between left and middle bays, and one-bay original rear wing with internal stack at end. C18 extension in left rear angle. 2 storeys. One-bay wing beyond rear stack, of one storey with attics, date uncertain. Ground floor, 2 mid-C19 sashes of 16 lights with crown glass. First floor, 3 late C19 casements. Off-centre 6-panel door with simple canopy on brackets, with 3 cement-rendered brick

steps. The rear bay has a gambrel roof. The right return of the main range has on the ground floor one mid-CL9 sash of 12 lights with crown glass, in the rear elevation a 6-panel door, the top 2 panels glazed, and the right return of the rear bay has a C19 casement and a 5-panel door, the top panel glazed. The left return of the main range has on the ground floor one mid-C19 sash of 12 lights with crown glass, shaped sprockets below the eaves of the C18 extension, and a 4-panel door in the rear bay. The rear elevation of the rear bay is weatherboarded, with one C20 casement. The main range has jowled posts, close studding mainly plastered over, but visible where enclosed by the C18 extension, a chamfered binding beam with lamb's tongue stops, joists plastered to the soffits, and a C19 cast iron cooking range in an early C19 fire surround. The rear wing has a large wood-burning hearth facing to rear, reduced for a C20 grate. 2 staircases. In the rear bay is a chamfered beam with roll stops. Moated site.

Ancillary building used as bakehouse, brewhouse and stable. C18, extended in C19. Mainly timber framed, weatherboarded and plastered, with some red brick in Flemish bond, roofed with handmade red plain tiles. 3 bays facing approx. SW, with axial internal stack at right end, and C19 stable/cowhouse extension to rear of left end. One storey. One window aperture, reduced in size, and 3 plain boarded doors to front. The main building is weatherboarded on the lower part, plastered above; the rear extension is weatherboarded. At the right end, to each side of the stack and extending a short distance along the front and rear, the walls are of brickwork. Roof hipped at left end. Shaped sprockets below eaves. At the rear, an area of original external plaster, patterned with inscribed zigzags in panels, is enclosed by the rear extension. Heavy studding, primary straight bracing, unjowled posts, face-halved and bladed scarfs in both wallplates. Much re-used timber, well reconstructed. Cambered tiebeam between the middle and right bays, with bolted knees. Partitioned between the middle and left bays, with a door through. Clasped purlin roof with collars at half-bay intervals. Wide wood-burning hearth with jambs of 0.33 metre brickwork and plain-chamfered mantel beam. To front of it, bread oven, incomplete; a modern brick pier passes through the floor of the oven but does not affect the roof. To rear of it, emplacement for brewing vat, vat missing. C19 privy formed with boards, with entrance to front. Later brick privy to rear, of no architectural or historic interest. The rear stable has a good brick floor. Included for group value.

Pump. Early C19. Wrought and cast iron and wood. Iron mechanism between 2 wooden posts. End of handle enlarged with ovoid knob to form a counterweight. At time of survey, October 1986, the mechanism was complete, the posts were broken at ground level, and the whole was concealed and obstructed by ivy. Marked on 1/2500 O.S. map. Included for group value.

The buildings have all suffered from alteration and neglect over the last few years and the survival of features included in the listings needs to be assessed and recorded along with any other features that may have been exposed/revealed since the listing description. The pump has been removed and stored for security and the outbuildings have been secured and are currently inaccessible.

5. Requirement for Work

A detailed record of the farmhouse and outbuildings prior to their conversion will be undertaken. The level of recording that can be carried out on the outbuildings and pump may be dependent on what survives and is safe and accessible.

The record needs to consider:

- **Plan form of the site**
- **Materials and method of construction**
- **Date(s) of the structure**
- **Function and internal layout**
- **Fixtures and fittings**
- **Original and later phasing, additions and their effect on the internal/external fabric and the level of survival of original fabric**
- **Context of farm buildings within their immediate contemporary landscape**
- **Comment on the significance of the site on a regional context**

6. Methodology

6.1 All survey works shall be undertaken by persons with recognised expertise in historic building recording and analysis.

6.2 The archaeological contractor is expected to follow the Code of Conduct of the Institute of Field Archaeologists.

6.3 Details including the name, qualifications and experience, of the site director and all other project personnel (including specialist staff) shall be supplied to the HE Advisor as part of the WSI.

6.4 A site code shall be obtained from the HE Advisor before fieldwork commences.

6.5 All the latest Health and Safety guidelines must be followed on site.

6.6 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms

6.7 . All the latest Health and Safety guidelines must be followed on site

7. Building Recording Methodology

7.1 A brief documentary and cartographic assessment will be made of the evidence pertaining to the history and evolution of the farm complex. The holdings of the Essex Records Office shall be consulted; further information in the form of title deeds may be forthcoming from the owner/agent. Secondary sources are cited at the end of the brief.

7.2 A large-scale block plan will be made of the site using existing architect's drawings or the current OS 2500 map extract. The position of the building(s) for conversion and the surrounding farm buildings will be shown, noting their function and date.

7.3 Based on existing architect's plans/frame survey drawings and using the RCHME (1996) conventions floor plans and elevations at a scale of 1:100 will be made of each building. Doors, windows, partitions, truss positions, posts together with any surviving fixtures/fittings, carpenters marks, main carpentry joints, surviving wall infill (wattle and daub etc) must be shown together with any evidence of phasing.

7.4 Based on existing architect's drawings and using the RCHME (1996) conventions a 1:50 section of the building will be drawn. The drawing will include a truss, least impacted by modern alterations and its position must be accurately located on the plan (i.e. A, A1). The cross section should show all major components, carpentry marks, joints and evidence of phasing etc.

7.5 All the numbered features on 6.2 will be described. The description should seek to address materials, dimensions, method of construction including brickwork, joinery, fenestration, spatial configuration, phasing and evidence of fixtures/fittings.

7.6 A full photographic record must be made comprising both general and detailed shots (external and internal/features/joinery/timber marks/etc) in both colour and black and white. A photographic scale should be included in the case of detailed photographs.

8. Results

8.1 Notification of the start date of the survey shall be provided to the Historic Environment Advisor at least one week in advance of commencement. Any variations need to be agreed in advance with the Historic Environment Advisor.

8.2 The report shall be submitted within a length of time (but not exceeding 2 months) from the end of recording, to be agreed between the developer and archaeological contractor, with a digital copy as a single PDF supplied to the Historic Environment Advisor.

8.3 This report must contain:

- The aims and methods adopted in the course of the investigation.
- The report should provide a brief overview of farming during the medieval and post-medieval period and how this influenced plan forms (one side of A4 max), the history and development of the site, its original design, date, the form and function of the buildings and any significant modifications. An essential component of the analysis is to use the built fabric to deduce development of timber framing in vernacular buildings of the region.
- Annotated drawings including a location map and an overall plan showing all buildings and their position in association to the moated enclosure. Where appropriate, plan drawings should be tied into the National Grid.
- Labelled re-productions of a representative sample of the photographs.
- The discussion and conclusions should be made (where appropriate) with reference to the objectives outlined in *Research and Archaeology: A Framework for the Eastern Counties* (Brown, N. and Glazebrook, J. (eds.) 2000, Medlycott, 2011).

8.4 All parts of the OASIS online form must be completed for submission to the HER. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

8.5 An allowance shall be made within the costs for summary publication in an appropriate journal, (probably *Essex Archaeology and History*).

9. Archive Deposition

- 9.1 The requirements for archive storage shall be agreed with the appropriate museum.
- 9.2 The archive, including a copy of the written report shall be deposited with the appropriate museum within 2 months of the completion of the report and confirmed with the Historic Environment Advisor.

10. Monitoring

- 10.1 The Historic Environment Advisor will be responsible for monitoring progress and standards throughout the project. This will include the recording of the buildings and publication stages.
- 10.2 Notification of the start of work shall be given to the Historic Environment Advisor one week in advance of its commencement.
- 10.3 Any variations of the WSI shall be agreed with Historic Environment Advisor before they are carried out.

11. Contractors Written scheme of Investigation

- 11.1 In accordance with Standards and Guidance produced by the IFA this design brief should not be considered sufficient to enable the total execution of the project. A WSI is required in order to provide the basis for a measurable standard and for submission by the developer to the Local Planning Authority for approval.
- 11.2 The WSI shall be submitted to the Local Authority to comply with the archaeological condition.
- 11.3 The involvement of the HE Advisor shall be acknowledged in any report or publication generated by this project.

References

- Barnwell, P.S. and Giles, C., 1997 English Farmsteads 1750 - 1914 (Royal Commission on the Historical Monuments of England)
- Brown, N. and Glazebrook, J. (eds.) 2000 Research and Archaeology: A Framework for the Eastern Counties 2 - Research Agenda and Strategy (East Anglian Archaeology)
- English Heritage 1997 The East Anglian Farm - Understanding Listing (English Heritage)
- Glazebrook, J. (ed.), 1997 Research and Archaeology: A Framework for the Eastern Counties 1. Resource Assessment (East Anglian Archaeology occasional papers 3)
- Harvey, N. 1984 A History of Farm Buildings in England and Wales (David and Charles)
- Medlycott, M. 2011 *Research and Archaeology Revisited: A Revised Framework for the East of England* East Anglian. Archaeol. Occ. Pap. 24
- RCHME 1996 Recording Historic Buildings, a descriptive specification (RCHME)
- Stenning, D. and Andrews, D.D., 1998 Regional Variation in Timber-Framed Buildings in England and Wales down to 1550 (Essex County Council)
- Wade Martins S 1991 Historic Farm Buildings (Batsford)

For further information regarding the content of this brief and as part of our desire to provide a quality service, we would welcome any comments you may have on the content and presentation of this archaeological brief. Please address them to the author at the address below.

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