

Saxons, 1 Bridge Street, Finchingfield, Essex. CM7 4JS.
Heritage Statement for the House. Recorded 25 08 2021.



2020 Google earth . Location of the site.



2020 Google earth. Detail of the site. Scale 10m.

Location

Saxons, 1 Bridge Street, Finchingfield, Essex. CM7 4JS. The house is situated on the south edge of the village green and the garden extends close to the pond and footbridge. The House is centred on TL 68447 32774.

Listing



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Date: 25 Jun 2002 Reference: IOE01/06845/31 Rights: Copyright IoE Mr Frank Swift

Entry Name: Saxons Listing Date: 21 December 1967 Last Amended: 17 May 1985
Grade: II Source: Historic England Source ID: 1115437 English Heritage Legacy ID: 115192
County: Essex Civil Parish: Finchingfield.
TL 6832 7/49 FINCHINGFIELD THE GREEN (south-east side) (Bridge Street) Saxons
(Formerly listed as Nos.1/2 (Saxons)) 21.12.67

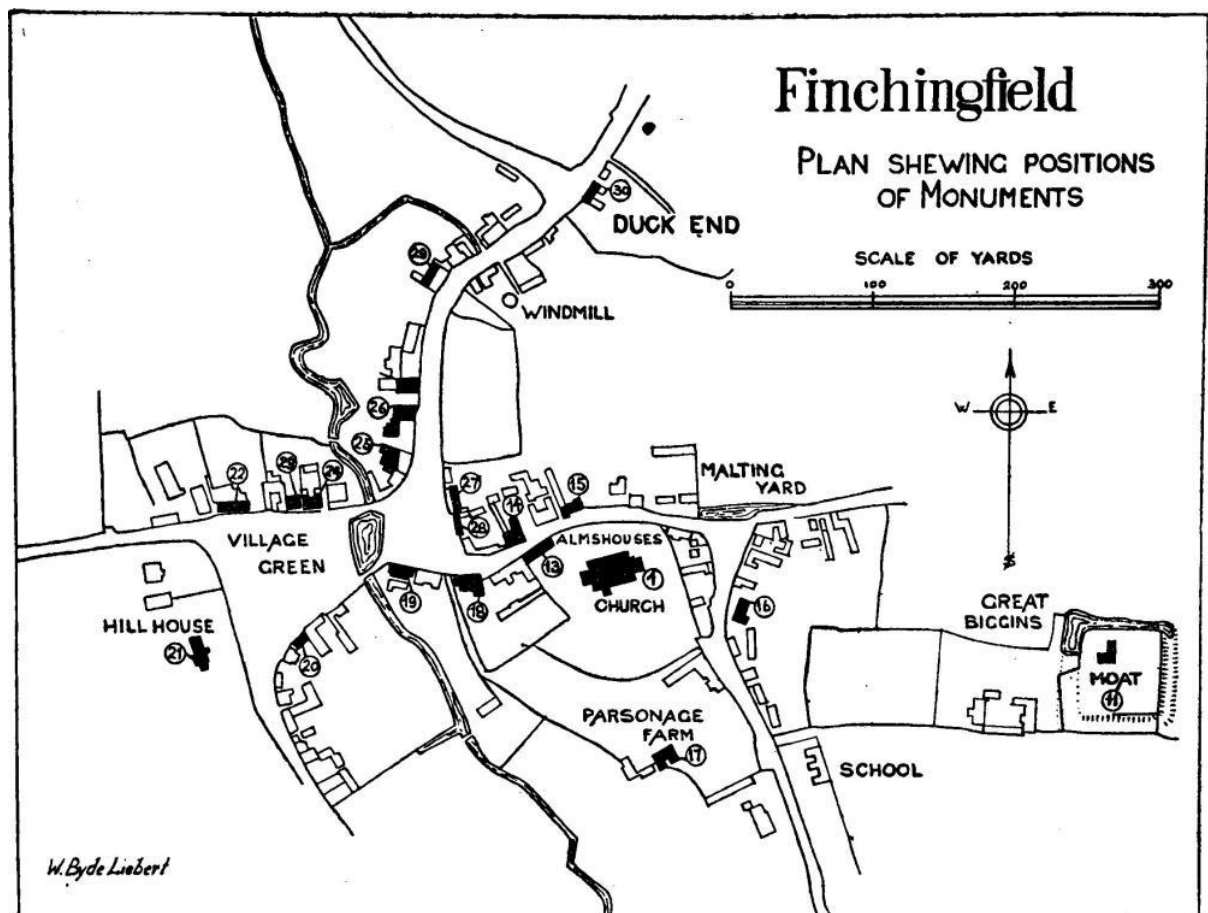
GV II House. Of builds, early C15 or earlier and mid C16, altered in C19 and C20. Timber framed, plastered, roofed with handmade red clay tiles. Facing northwest. Two-bay crosswing at left, early C15 or earlier, of a hall house of which the remainder has been demolished, with C19 external stack at rear. Two-bay range at right, mid C16, with axial stack of c.1600 at the junction, forming a lobby-entrance. C19 single-storey extension with slate roof to rear of right end.

Single-storey lean-to extension to rear of middle part, incorporating a gabled two-storey part which may represent the earlier stair tower, but now mainly C20. Two storeys. Four-window range of C20 casements, C20 door. Both parts were originally jettied to the front, now underbuilt. Roof hipped and gabled at right end. The crosswing has large plain joists of horizontal section jointed to the binding beam with unrefined central tenons, exposed in the front bay, plastered to the soffits in the rear bay, jowled posts, cambered tie beam with arched braces, and crownpost roof. The central tie beam is square with four-way arched braces. The roof was originally gabled to the front, now altered to a hip but otherwise

complete. The main range has a chamfered binding beam with step stops, chamfered bridging beams, and plain joists of horizontal section jointed with soffit tenons with diminished haunches. The upper storey has jowled posts, close studding, diamond mortices for an unglazed window at the right end, and a crownpost roof with thin axial braces. The stack has a chamfered mantel beam with lamb's tongue stops. The 1960 Schedule states that this house was recorded by the RCHM as no. 20, but the map on p. 94 of the RCHM Inventory shows that this is incorrect.

Listing NGR: TL6844532774

Note from BJHC. The 1916 RCHM does not indicate the building as a monument.

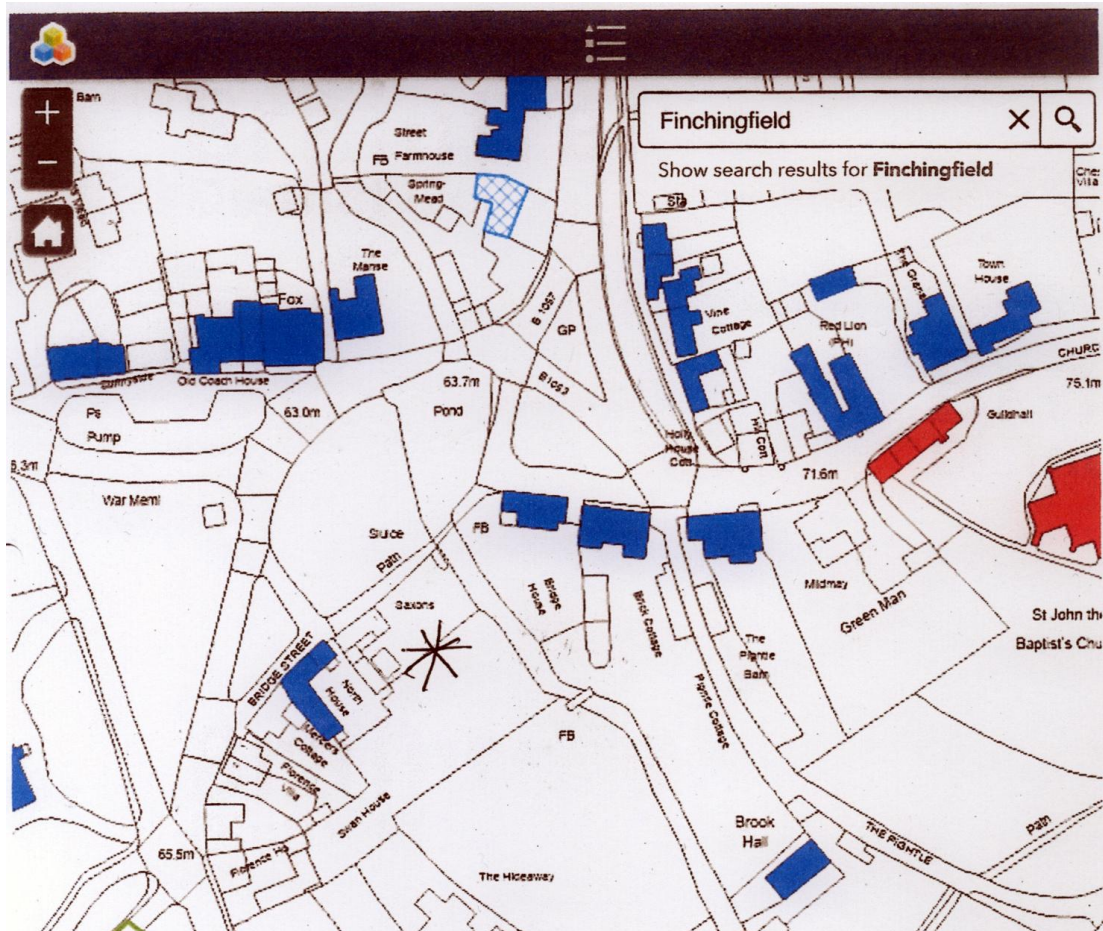


1916. Finchingfield, Plan Shewing Positions of Monuments.

'Finchingfield', in *An Inventory of the Historical Monuments in Essex, Volume 1, North West* (London, 1916), pp. 87-96. *British History Online* <http://www.british-history.ac.uk/rchme/essex/vol1/pp87-96> [accessed 9 September 2021].

Apparent De-Listing

The Listing status of the building is the reason the building is now being recorded. In 2010 the owners were informed by Braintree District Council that Saxons was no longer a Listed building and it was removed from their GIS systems as shown below. In the meantime the owners have replaced the windows like for like but with conservation double glazing. Now wishing to sell the House and part way through completion, notice has been given for enforcement for works done without Listed building consent.



2010. GIS plot showing Saxons as no longer Listed.

Scope of this Report

This report records the historic fabric of the building to establish that no harm has been done to the building while in the stewardship of the present owners whilst in the informed belief that the building was delisted.

This report records and analyses the archaeological fabric of the building under study. This report adheres to Historic England Level 2 as outlined in Historic England. Understanding Historic Buildings – A guide to good recording practice. 2016. Page 22.

Libby Ilett @ GoodyBurrett

From: "Richardson, Michelle" <michelle.richardson@braintree.gov.uk>
To: <lai@goodyburrett.co.uk>
Sent: 22 February 2010 12:23
Attach: 83_00035_ADV_001.tif
Subject: Saxons, 1 Bridge Street, Finchingfield

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Dear Madam

Further to your email dated 19/02/2010, please find attached the planning consent in respect of the above address. I can advise that as we are emailing the documents we do not need to make a payment charge. For your information, any planning consent from 1995 onwards can be downloaded free of charge from our website at the following address:

<http://planningapp.braintree.gov.uk/WAM1/searchsubmit/performOption.do?action=search>

To search for a planning consent, enter the application no. as follows: e.g. BTE/797/97 should be 97/00797 then enter.

If you encounter any problems opening these documents, please do not hesitate to contact me and I will send them in an alternative format.

X I can advise that the building in question is not a listed building therefore there is no listed building certificate to provide you. I can also advise that I have forwarded your email to Building Control however they do not provide copies of completion certificates/building regulation approval beyond 15 years ago.

I hope this is of assistance. If you wanted to email your **planning consent** requests to us in future, please address your emails to micri@braintree.gov.uk

Kind regards

Michelle Richardson

Planning Enforcement Assistant

Braintree District Council

T: 01376 551414 ext. 2527

E: michelle.richardson@braintree.gov.uk



25/02/2010

2010 Letter clearly stating the building is NOT Listed.

Description – External.



The north elevation from the Green.



Detail of the replacement windows on the north elevation.

North Elevation

The timber framed building is clad with pargetted render shown in the 2002 Listing photograph. The timber casement windows are indiscernible from those in 2002 except they have slim-line double glazed panes. The upper windows were replaced in 2013 and the lower in 2015.



The west elevation.



The west elevation with outbuildings in the neighbours ownership.

West Elevation

The west elevation has a blank wall decorated with pargetted panels with fan motifs. Attached to the rear of the building is a brick building that was likely a bread oven but is no longer in the ownership of the House. A weather-boarded building extends southwards and also belongs to the neighbouring plot.



The east elevation has the narrow cross-wing.



LC20th extension.

East Elevation

The east elevation has the early cross-wing which has a crown post roof. The north part of the roof has been remodelled so there is a straight range across the front with asymmetrical hips and a small gablet. There is a very narrow external chimney added in the C19th which is a feature common in the surrounding houses.



Barry Hillman-Crouch
Design & Recording Services



The south elevation gabled extension and stair-tower under a catslide roof.



The south elevation of the new extension.



The western wall of the extension alongside the weather-boarded neighbouring building.

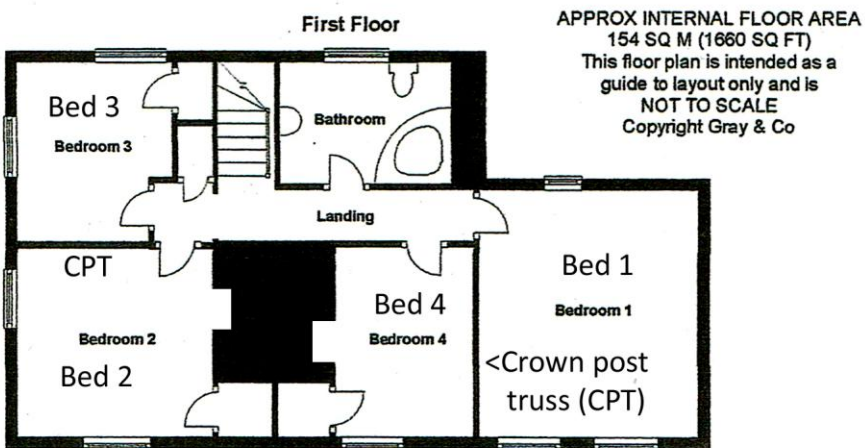
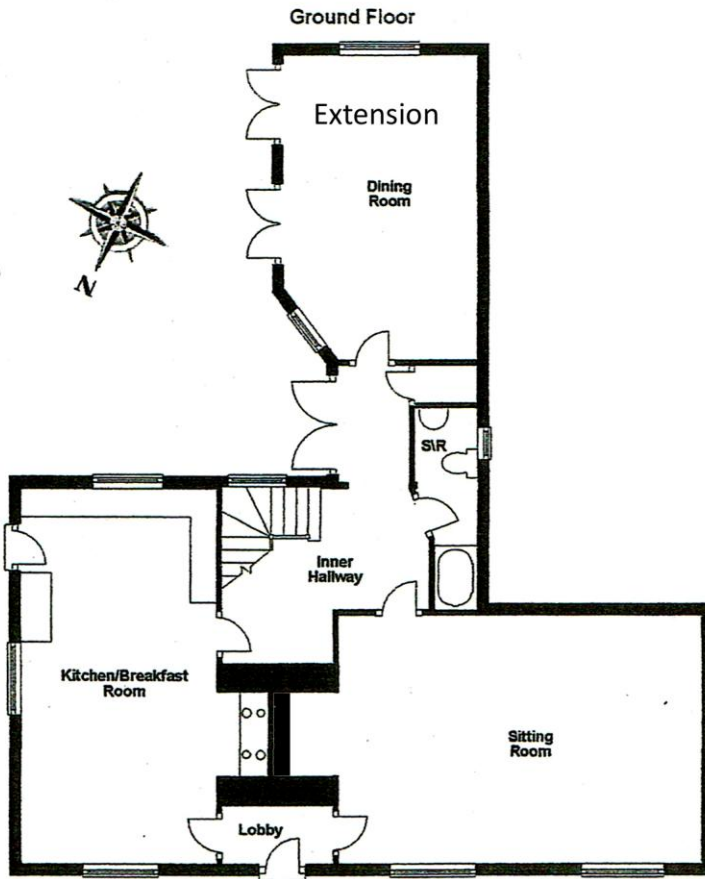


Looking N through to the south elevation.

South Elevation

The south elevation has a two storey gabled extension and stair-tower under a catslide roof. To the south, connected by a short link is a LC20th single storey extension with glazed folding doors. A rear chimney was added in 2017 because the room was so cold. The roof is gabled to the north but has a gablet hip to the south with wide oversailing eaves. All the roofs have clay peg tiles and black plastic rainwater goods.

Description – Internal – Ground Floor



2021. Estate agents plan of the ground and first floor. Gray and Co. South to top of page.



Looking N in the cross-wing Kitchen.



Looking S in the cross-wing Kitchen.

Kitchen

The cross-wing frame is visible in the north side of the two bay frame. There is a 9x9in deep main transverse joist with 6-7in wide plain waney common joists set 10-11in apart with variable centres. The south bay has replacement bandsawn common joists.



Looking SW at the fireplace in the Kitchen.



The opposite side of the fireplace in the Sitting Room.

Sitting Room

The firestack mentioned in the Listing has deep fireplaces in both the Kitchen the Sitting Room which appears built in two phases of slightly different brickwork and mortar.. The Kitchen has a cambered bressummer while in the Sitting Room is a straight bressummer. Both sides are refinished in the LC20th and there is evidence for a bread oven door.



Looking NW in the Sitting Room. Note the cut out for a corner post by the window.



Looking SW in the Sitting Room at the brick wall of a former oven.

The Sitting Room is a two bay room with a C16th floor frame above. There is a main 10x8in transverse joist with two 9x9in spine beams. The plain common joists are 6-7in wide by 3in deep at 18-19in centres. They are set high above the midrail which strongly suggests the original hall was raised. In the SW corner is the modern blocking of the oven seen outside. There are several cut-outs in the wall frames to indicate inserted doorways and windows and mapping shows the building was subdivided in the C19th. In the corner is a cut out that suggests there was a corner post and bracket for a jetty.



Rear extension with a modern staircase.



Hallway with modern doors and entrance to rear extension.

Hallway/ Stairwell

There is a LC20th staircase with machine turned spindles. All the doors are LC20th pine vertical board and ledger replicas.



Looking S in the extension.



LC20th queen post roof.

Extension

The extension is LC20th and has a heavy queen post roof of no traditional style. The walls are blockwork and the floors tiled.

Description – Internal – First Floor



The central truss in the main range roof. Bedroom 4. Looking W.



The truss has been cut back to insert the doorway. Looking W.

The volume of the original crown post roof of the hall can be seen in Bedrooms 1 and 4 which comprise two bays with the main crownpost truss above. The crown post is not visible but its shaft is clearly in place and the owners confirm it is still in-situ. The south part of the tie-beam has been hacked back to form a doorway for the corridor and the spandrel has been repositioned further in and is visible in Bedroom 4. Other than the deeply jowled storey posts and plain top-rails the wall frames are concealed upstairs.



Looking N in Bedroom 3. The spandrel supports a crown post truss.



The crown post above the cross-wing bedrooms.

The cross-wing retains the original crown post collar purlin roof in near complete cognition. The post is roughly hewn to an octagonal section and has four quite short spandrels to the collar and purlin. The paired rafters are in place.



The fireplace in Bedroom 4. Looking E.

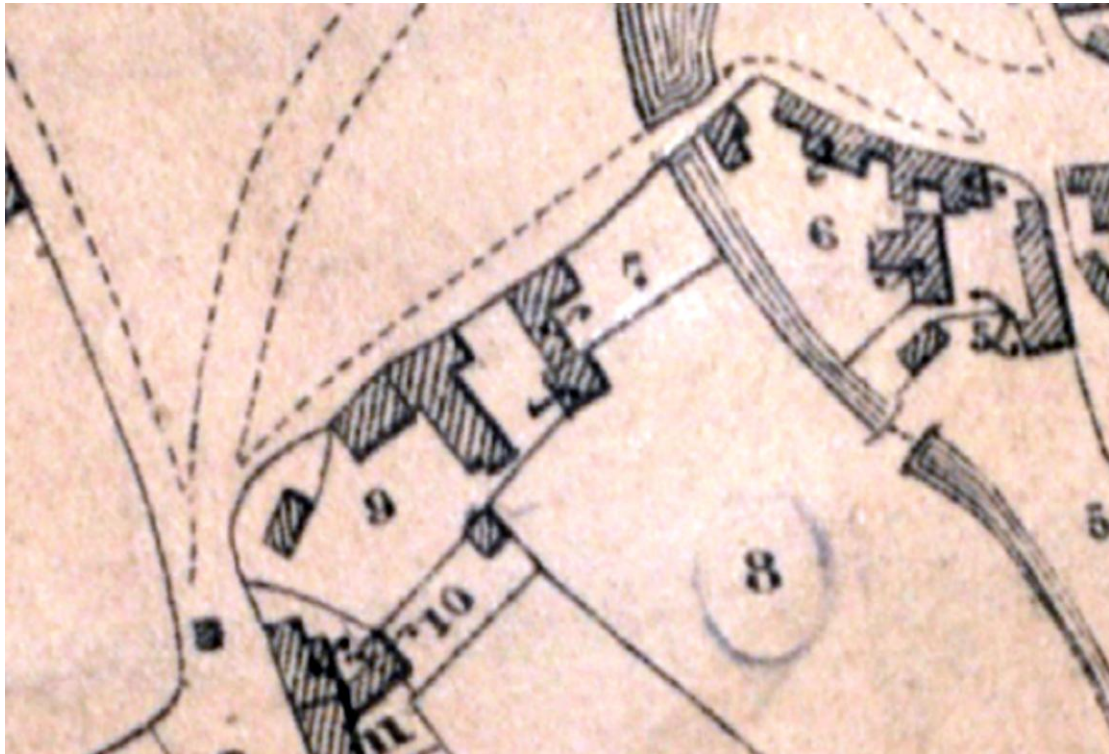


The fireplace in Bedroom 3. Looking W.

Both fireplaces upstairs have been reduced in size, most likely in the LC18th and have simple hobgrates with wide bars for firewood. The hearths have been consolidated in the MC20th with grey cement pointing. The smaller fireplace in the cross-wing looks as though it had a later surround which has been removed.

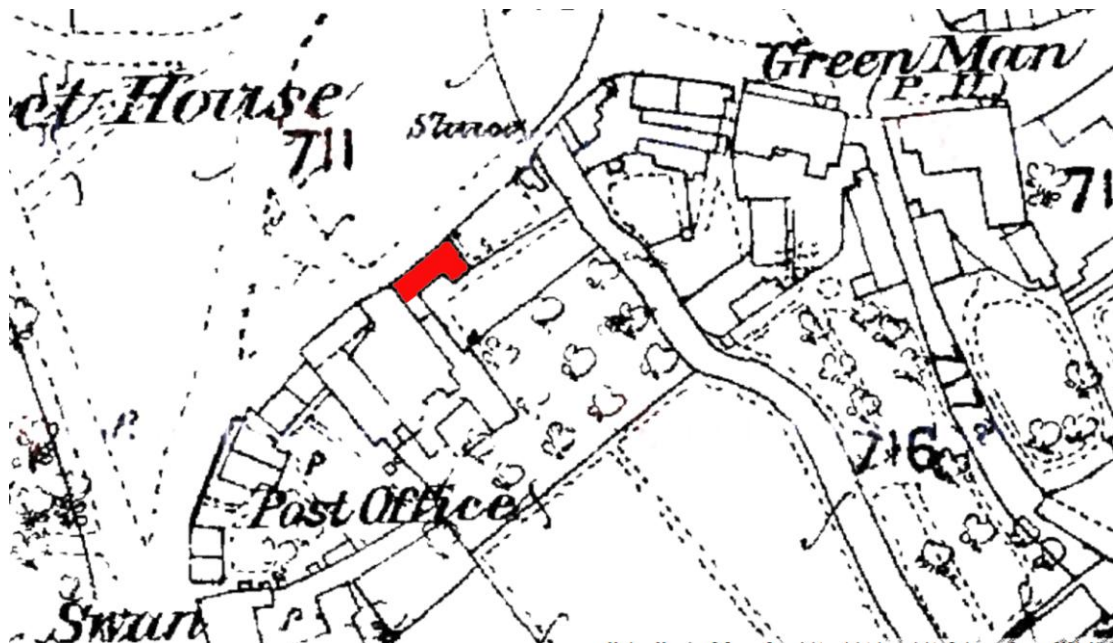
End of Descriptions

Topographical Survey from Maps

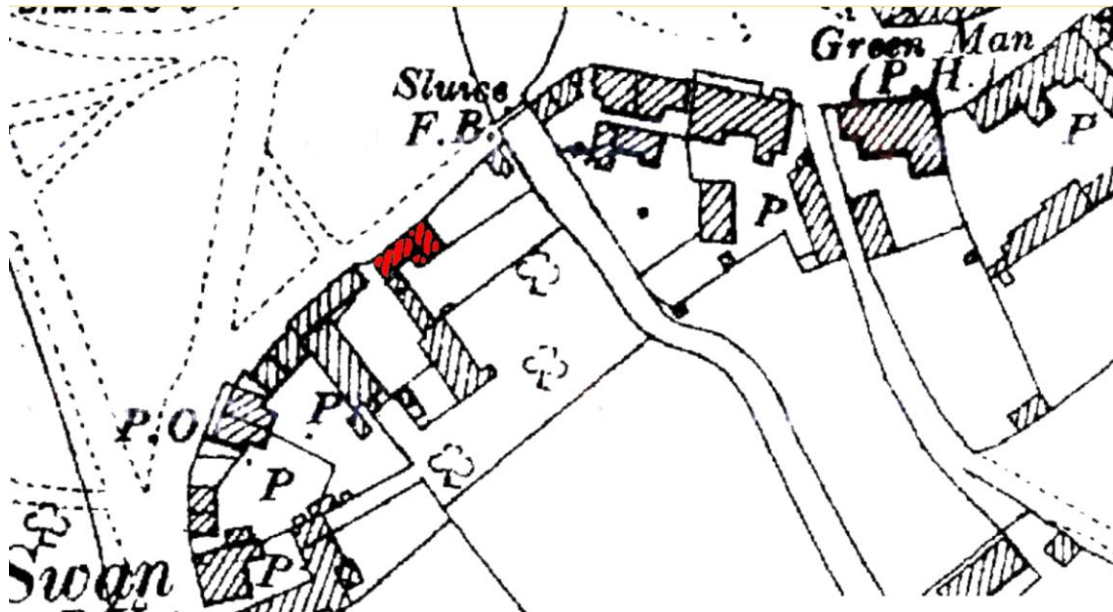


1840 Tithe Map for Finchingfield. IR29/12/132.

Plot 7 Cottage and Garden owned by Simeon Cornell and occupied by William Unwin. Neither appear in White's trade directories. The plan of the building would indicate that the crosswing was added later but this is not likely and is just poor cartography.

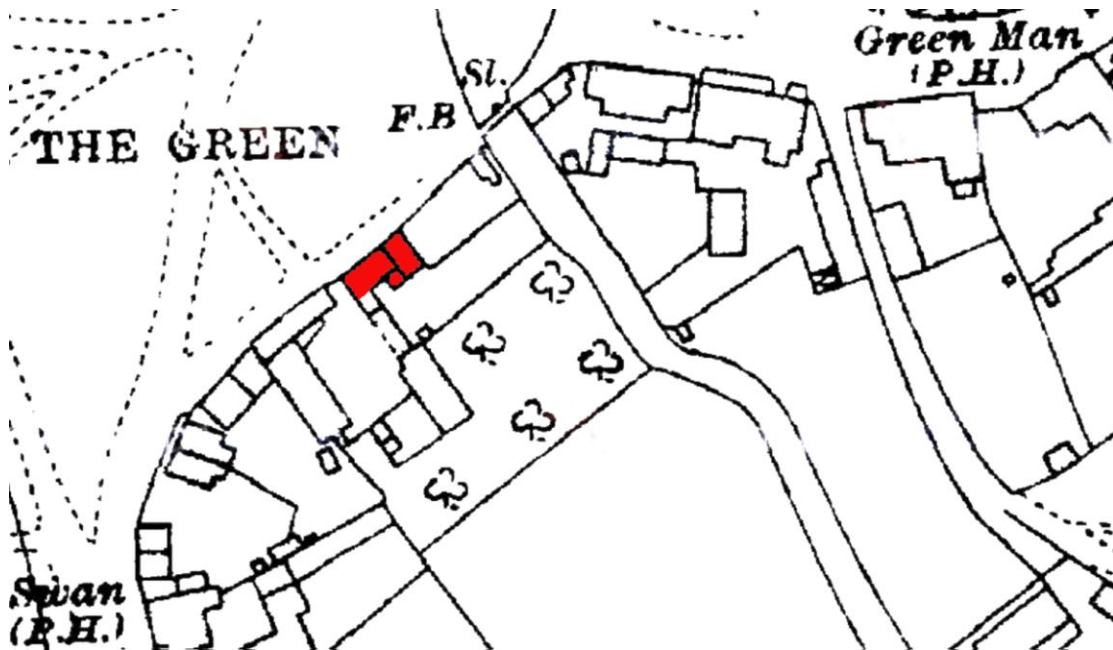


1876 Ordnance Survey.



1897 Ordnance Survey.

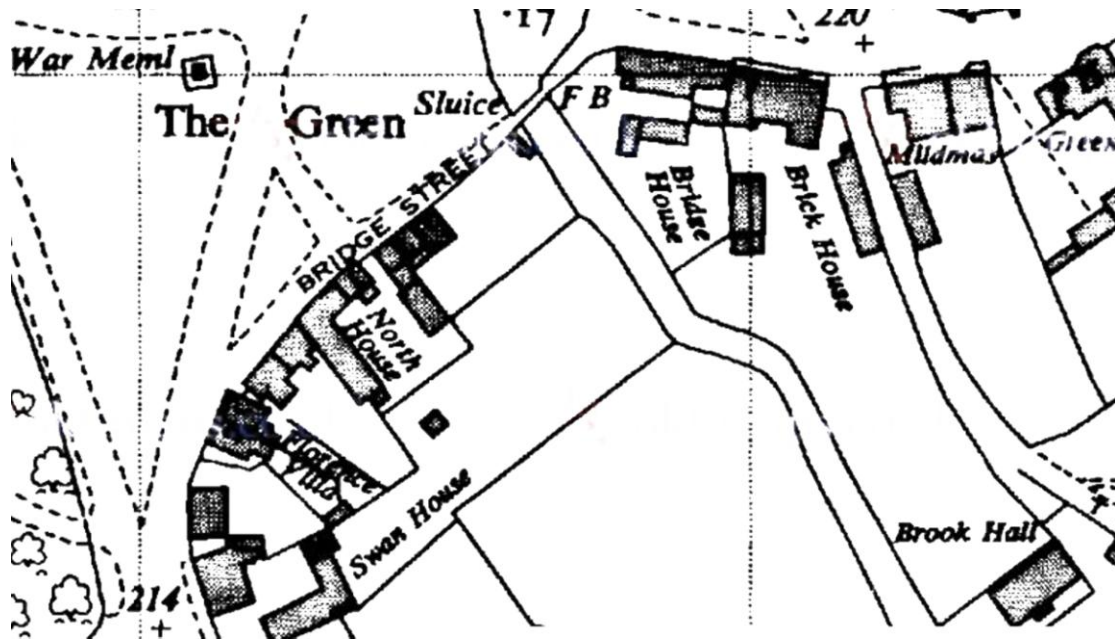
The stair tower appears between 1876 and 1897.



1921 Ordnance Survey.



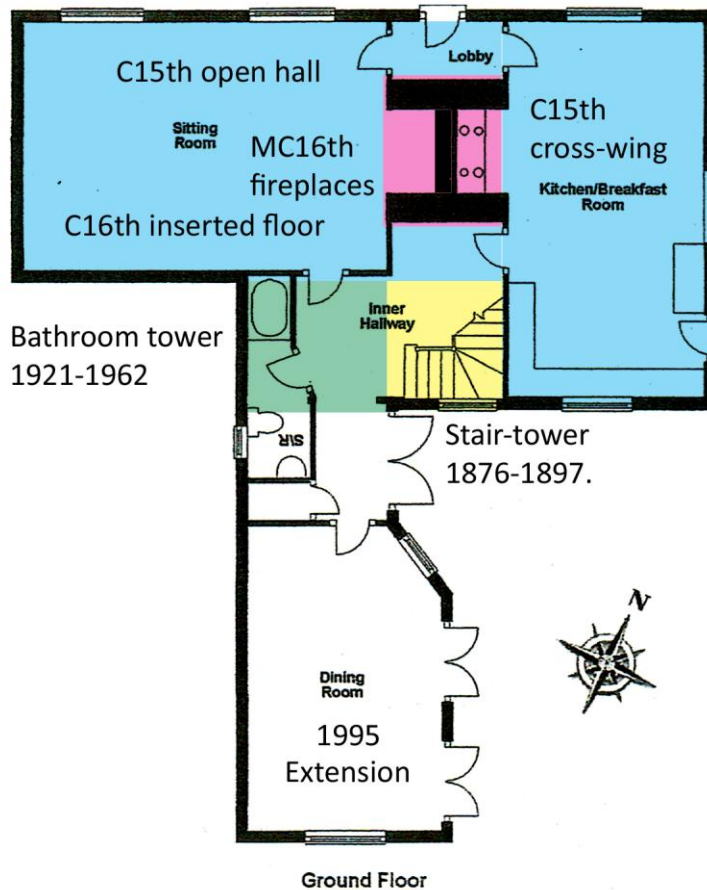
Barry Hillman-Crouch
Design & Recording Services



1962 Ordnance Survey.

The two storey tower appears between 1921 and 1962.

Discussion and General Phasing



General Phase Plan

Saxons has a quite detailed Listing description which describes the cross-wing and the main range as separate structures of different phases. The visible timbers in the cross-wing display a main truss with a crown post roof which is very similar to that in the main range. It seems more likely that the main range and cross-wing are contemporary and that the main range was originally an open hall. The inserted floor is much higher than the mid-rail which is a feature commonly seen when the hall is raised up to insert the floor.

The firestack does appear to be of two phases with the Kitchen fireplace being the earlier and then enlarged with the Sitting Room fireplace and the two fireplaces above. However the brickwork is very similar and not many years would have been between the two phases.

The Listing notes that both the crosswing and the main range were jettied and this is probably true as there is a definite cut-out in the western wall where the corner post and bracket would have been. This would mean however that the entire floor frame was later raised again. This is also likely as there are many features that indicate a Georgian era rebuild.



Later features include the stair-tower and two storey tower containing the Bathroom but there are no visible features to give an accurate date. Mapping suggests the stair-tower was added between 1876 and 1897 and two storey tower between 1921 and 1962.

The extension was added in the LC20th believed to be 1995. A chimney with fireplace was added in 2017 with planning permission. In 2010 the owners were informed by Braintree District Council that Saxons was no longer a Listed building and it was removed from their GIS systems. In the meantime the owners have replaced the windows like for like but with conservation double glazing. The timber casement windows are indiscernible from those shown on the 2002 Listing photograph except they have slim-line double glazed panes. The upper windows were replaced in 2013 and the lower in 2015.

Acknowledgements

I am indebted to the owners for engaging me to record the building and to their agent Scott Robertson for recommending me.

Bibliography

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