



**Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN.**  
Description and analysis of NW of Bovill's Hall. Surveyed 30 06 2014.



2006 Google earth. Location of Bovill's Hall.



2006 Google earth. Detail of the site showing the building under study.

**Location.**

Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN. The site is adjacent to the east of St Osyth Road. The Barn under study is 30m to the NW of the house. NGR: TM1581118006.





View looking E up the drive towards Bovill's Hall. The Barn, House and Pig Pens are Listed.

**Listing (No IoE images).**

Description: Barn Approximately 30 Metres Northwest of Bovill's Hall

LITTLE CLACTON ST. OSYTH ROAD

TM 11 NE

7/114 Barn approx. 30 metres northwest of Bovill's Hall.

GV II

Barn. C16 origin with later re-roof. Timber framed and weatherboarded. Asbestos clad roof. Gabled midstrey, 8 bays. Aisled both sides. Jowled storey posts. Arched braces to tiebeams and top plates. Halved and bridled scarfs to top plates. Some braces from storey posts to aisle ties remain. Halved bracing to one end wall. Now with side purlin roof.

Listing NGR: TM1581118006

Description: Pig Sties Approximately 50 Metres of Bovill's Hall

LITTLE CLACTON ST. OSYTH ROAD

TM 11 NE. 7/115

Pig sties approx. 50 metres west of Bovill's Hall

GV II

Pair of pig sties. C19. Red brick. Slanting corrugated asbestos clad roof. 2 doorways with segmental arches, enclosed yard with central wall and 2 vertically boarded gates.

Listing NGR: TM1579217987

### Scope of this Report

This report details and analyses the fabric and form of The Barn and its attached buildings to preserve by record its current state, before it is altered, to English Heritage Level 3 as defined in 'Understanding Historic Buildings A guide to good recording practice by English Heritage 2006' (Page 14).

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The second part is an impact justification analysis examining the proposed scheme.

During the investigation of the building the former site manager, Mr Matt Swain was able to provide valuable recollections of the working processes of the Barn machinery during the 1970's to 1990's.

### Description – External

The complex consists of the Listed Barn running east to west with four open-sided sheds at right-angles to the south. To the western end is a pair of brick pig pens. All the buildings are roofed with corrugated asbestos boards except Shetler 2/3 which has original grey slates. The yards and aprons are laid with concrete.

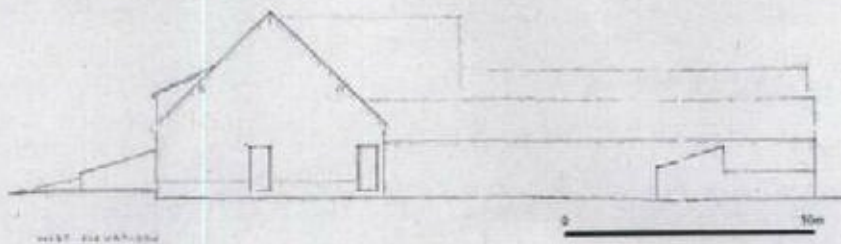


The north and south elevations of the complex. Drawn by Strutt and Parker. 2014.





Ground plan of the site naming the buildings and yards. Drawn by Strutt and Parker. 2014.



Western elevation of the site. Drawn by Strutt and Parker. 2014.

The eastern elevation was not drawn.



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Design & Renovation Services



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The southern elevation of the pig pens.

#### Southern Elevation

To the west of the site are two small brick built pig pens. Constructed of 65x105x215mm orange hand-made bricks with creased faces set in hard white lime mortar, the pens and pig houses are attached to the larger Shelter 1. The details of the brickwork are EC20th, lacking queen closers at the quoins. Historic mapping indicates the pig pens appeared between 1896 and 1923. The timber, gate and ledger doors are MC20th with later hardware fastened with Pozidriv screws.



Shelter 1. Southern elevation.

Shelter 1 is built of 60-65x105x220x225mm orange hand-made bricks set in a hard lime mortar laid in Monk bond (that is two stretchers then a header etc). The southern wall is finished with a rowlock course which acts as a mid line for the western wall which is much taller. The upper wall is made of C20th machined studwork and clad with C20th weatherboards. Historic mapping indicates the shelter appeared between 1874 and 1896 and the construction details coincide with this period.





C20th brick infill to close the yard.

Between the shelters are C20th brick walls with LC20th timber gates. The spalling Fletton brickwork is bonded with grey cement and is likely to date to the 1970's or 80's.



Looking N into the Western Farmyard. The midstrey porch of the Barn.

The midstrey porch of the Barn is contained in the Western Farmyard. The weather-boarded gable of the porch is in poor condition and has many patches. The boards are C20th. The full height doorway has been part boarded over and the lower section infilled with C20th Fletton bricks painted grey. There is a centrally placed window opening with a tiled cill of MC20th design and a smaller opening in the eastern side of the gable. Both have been boarded over. The plinth has been replaced with shuttered concrete.





Double sided shelter with a brick spine wall.

Shelters 2 and 3 are formed under a single two pitched roof and separated by a brick spine wall. The brickwork is subtly different in that the bricks are 65x110x225mm reds set in beige lime mortar in English bond. Under the central rough gauged arch the brickwork changes to a stretcher course where the opening has been filled in. The cart opening has a timber lintel. The quoins are correctly closed but the cart doorway is inserted later without closers. At the apex there are lodges for doves. The gable has painted plain verge boards and exposed purlins. Map evidence shows it was built between 1839 and 1874.



Brick walls and gates to the eastern yard.

The eastern yard is closed off with a brick wall of 65x110x225mm red bricks set in hard white mortar in a random bond close to English bond. Again the timber gates are LC20th. Shelter 4 is built of 60-65x105x225mm oranges and purple bricks laid in stretcher bond and was erected between 1896 and 1912 (photographed that year).





The southern flank of the Barn visible in the Eastern Farmyard.

The southern wall of the Barn has been replaced with C20th Fletton bricks and there are two MC20th style window openings with concrete lintels and tile cills. Inside Shelter 2/3 the Barn wall has been replaced with the red brickwork of the shelters.



The eastern elevation from the garden.

#### Eastern Elevation

The eastern elevation separates the farmyards from the garden. The brick wall forms the back of Shelter 4. The eastern end of the Barn is visible, clad in LC19th weather-boards and there is a lean-to with a corrugated roof.





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Design & Recording Services



The eastern elevation of the Barn and Lean-to.



Freestanding Shed to the north of the Barn.

To the north of the Barn at the eastern end is a freestanding timber-framed Shed with a pantiled roof on the eastern side. Although it looks LC19th it does not appear on the site until after the 1958 OS map was made.





Northern elevation of the Shed.

The Shed is clad with LC20th weather-boards fastened with French nails. The western side of the roof is clad with corrugated asbestos sheets to match the other buildings. A small window has been partly boarded over with recent weather-boards.



The northern elevation of the Barn.

The northern elevation of the Barn indicates it has been converted for grain dressing in the M-LC20th. At the western end is a large concrete hopper to feed the pre-dresser. There are a number of C20th inserted windows to provide light for operating the machinery inside. The full height double doors are LC20th replacements skinned with marine ply and hung on MC20th reversible hinges.

The weather-boarding is a patchwork of original C19th boards and many later repairs, each one representing a different technological development that was later removed.





The eastern end of the northern elevation.



Detail of the C20th windows and C19th door.

The windows appear to be EC20th casements set in homemade frames. The smaller pedestrian doors have LC19th vertically boarded gate and ledger doors hung on wrought iron pintle hinges.





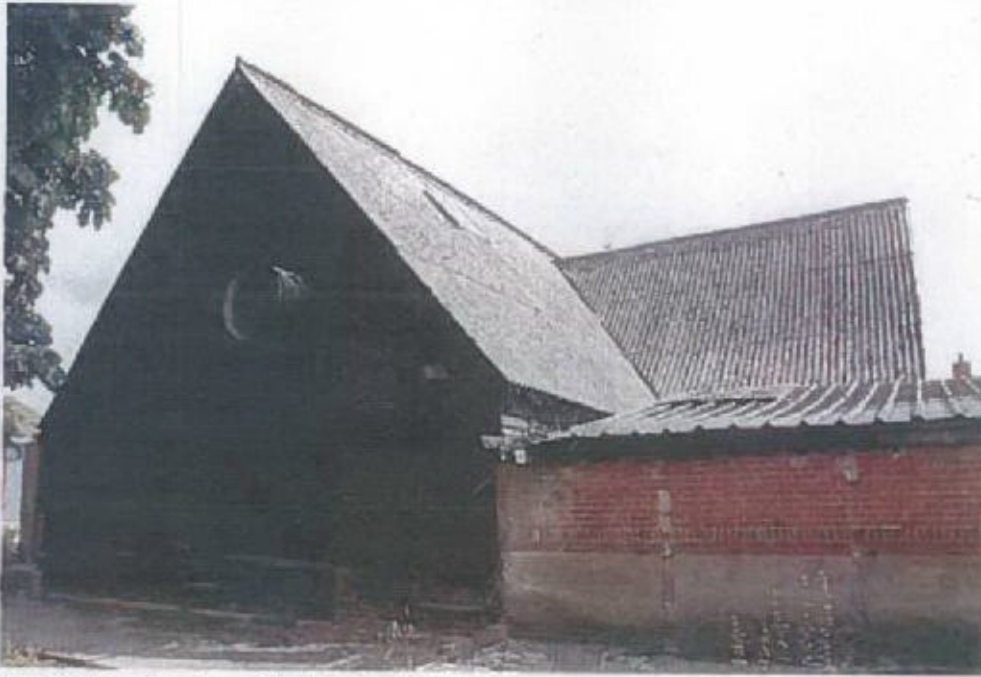
The double doors are LC20th marine ply replacements.



Concrete ramp and hopper to feed the pre-dresser.

There is a concrete ramp for the hopper that feeds the pre-dresser. Adjacent is a blockwork tower for a fuel tank that has been removed.





The western elevation of the Barn and Shelter 1.



Detail of the weather-boards and plinth on the western elevation.

The western elevation of the Barn retains a larger number of original boards than elsewhere which have been coated with hot tar. The timber-frame stands on a tarred plinth of 65x110x225mm red/orange bricks. There is a MC20th timber door on reversible hinges.



The western elevation of Shelter 1.



The western elevation of the Pig Pens.

The western elevation of Shelter 1 has been part-rendered in concrete and a concrete raft floor and brick scars indicate there was a larger animal pen set against the building in the LC20th. These were pigpens. (Manager - pers comm).

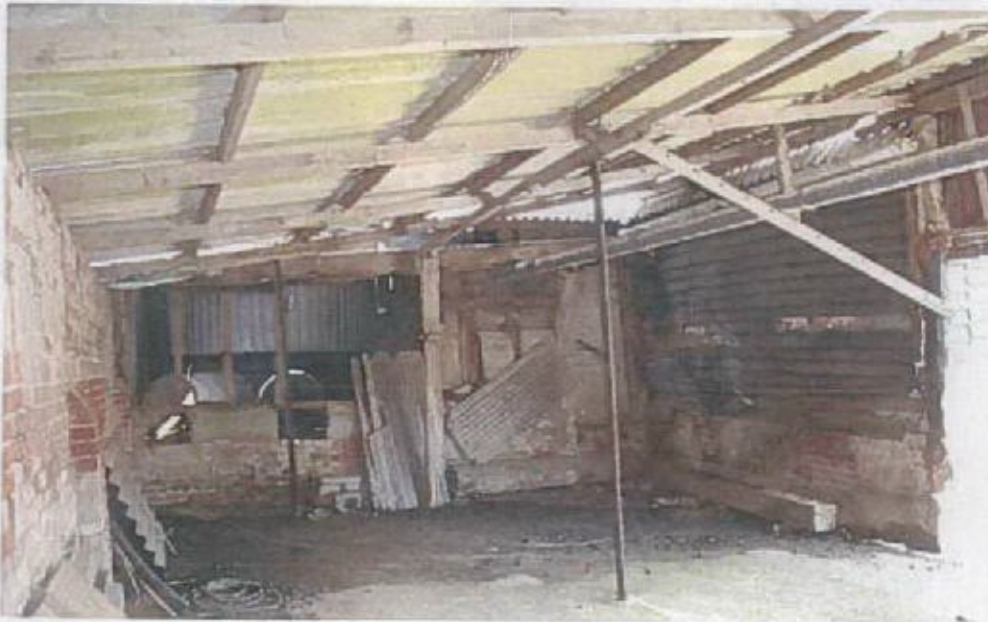


**Description - Internal - The Shelters.**



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The eastern elevation of Shelter 1.



Looking north inside Shelter 1.

Shelter 1 has an LC20th plank built timber strut roof supported on scaffolding poles and clad with corrugated cement boards. It was erected in the 1970's off the original boundary wall. The floor is concrete. The southern gable is made of LC20th machined lightweight softwood timbers. The Shelter adjoins the south wall of the Barn and part of the timber frame has been removed to allow air to be drawn into the grain drying turbines.





Looking E into Shelter 2.



Looking NE inside Shelter 2.

Shelter 2 forms the western half of a single building divided with a spine brick wall. The roof is of machined softwood timbers with iron rods as king struts and iron bolts and apex gussets securing the joists. The roof has half-housed side purlins and the grey slates rest on wide, flat batons. The roof is supported on timber posts with nailed in spandrels. One of the purlins has an LC19th timber merchant's mark made with a race knife.

There are two C19th doors allowing connection to the other side. Both are inserted into the brickwork. There is an iron ladder to give access to the loft created above Shelter 3. The lower part of the walls is rendered in cement and the yard was used for keeping pigs in the LC20th.





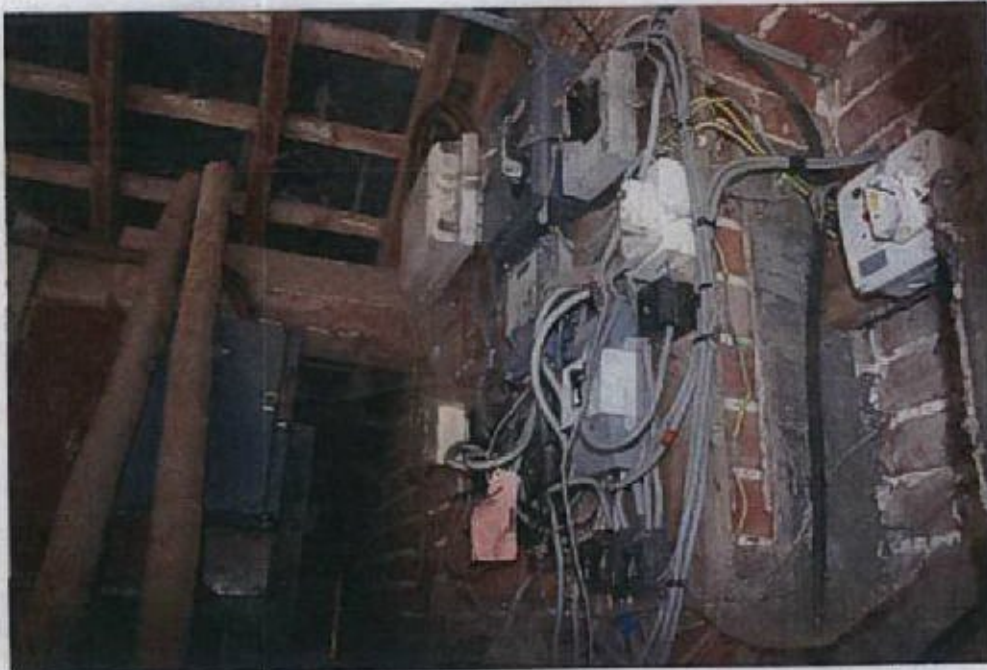
Looking N into the end of Shelter 3. This was a small milking parlour.



The eastern wall of Shelter 3 inside the milking parlour.

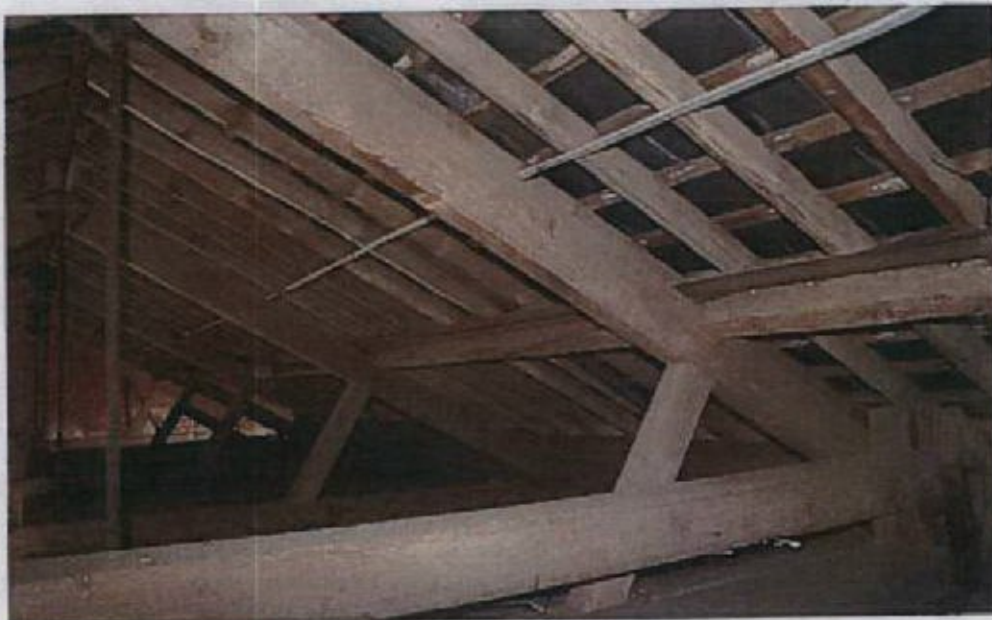
Shelter 3 has been divided with machined studwork to form a milking parlour that was built in the 1960's. The concrete floor is ramped up and the timber walls stood on a concrete plinth. There are holes in the ceiling for the milking pump pipes to drop through.





Old and current power boards above the milking parlour.

The roofspace above the milking parlour can be accessed by a permanent steel ladder and it can be seen that there is a hollow box beam which was part of the milking machinery (long ago removed) and extensive power boards and boxes to supply the electrical pumps. The live power to the building still enters here.



Detail of the roofspace with a box beam for the milking parlour.





C19th doors into the milking parlour and Shelter 2.

There is an LC19th gate and ledger timber door in parlous condition connecting Shelter 2 to Shelter 3. The opening for it appears inserted as there are no closer bricks. Adjacent is the top leaf of an LC19th stable door that has been reused in the end wall of the milking parlour. The lower part is closed with a deep concrete cill.



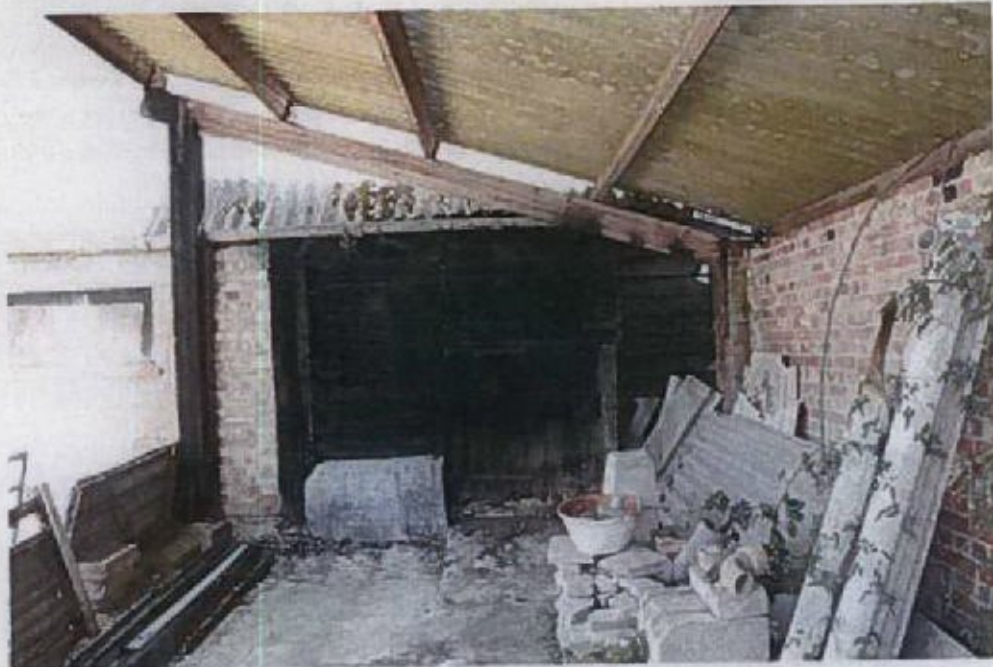
The open bays of Shelter 3.

The rest of the building comprising 3 ¼ bays remains open and shares the same details as Shelter 2. The upper section is lime-washed and it seem likely the lower part was panelled and had a manger and hayrack but no fittings remain. A doorway into the Barn has been bricked up in the LC20th.





Looking ESE into Shelter 4.

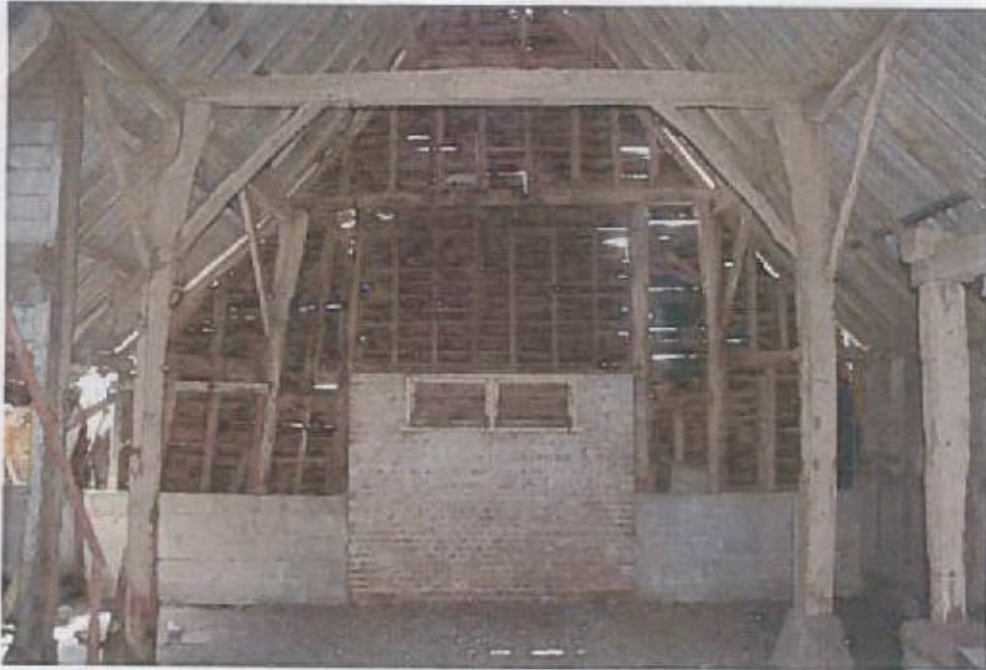


Looking N inside Shelter 4.

Shelter 4 is a LC20th lean-to construction of softwood timbers with plank purlins supporting a corrugated cement board roof. Of very simple bolt together construction is has no architectural merit. An historical photograph shows it replaced a similar shaped roof present in 1912.



**Description - Internal - The Barn**



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**Looking S into the midstreys.**

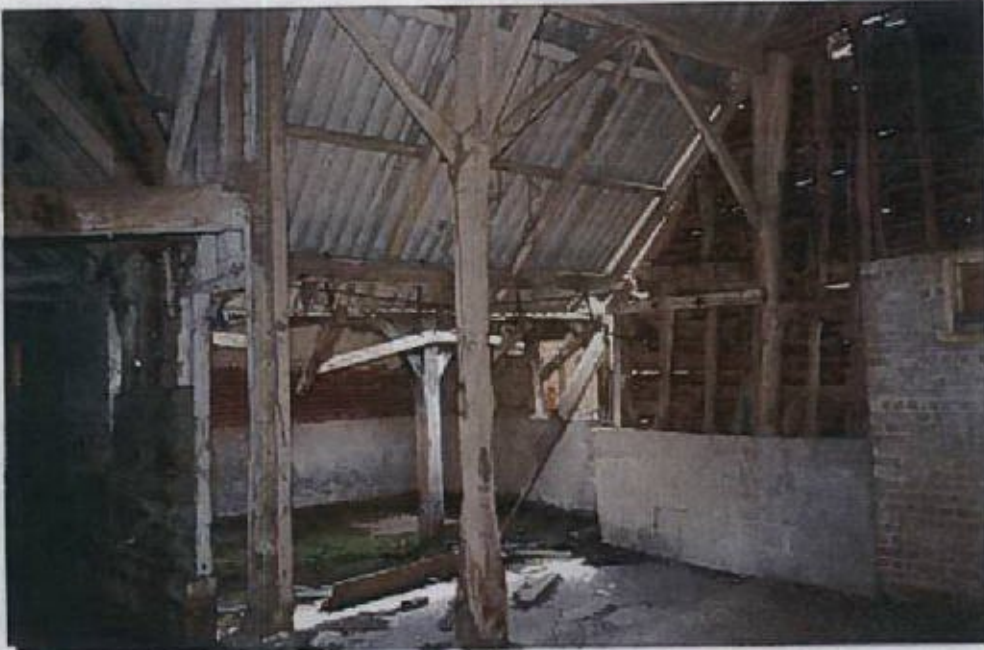
The frame of the barn is difficult to depict in one illustration. The Barn retains all its grain drying and storage machinery that was installed in the 1960's. The pre-dresser, grain dryers, silos and grain bins occupy much of the volume of the barn and obscure the frame.

It is evident that the aisled barn was erected in the EC19th reusing the 5 bay frame of an older, symmetrical barn with C16th characteristics and increasing its length by three bays to the east with new timbers. The midstreys porch has also been fashioned out of a C16th style frame but enlarged with its own aisles to form a very large porch. The sawn ends of the original top-plate can be seen in the southern wall.

While the porch retains some older elm rafters, they have been rearranged to form a LC20th roof structure to support the corrugated cement board roof. The end gable has been raised on a blockwork plinth and the former full height doorway bricked up with LC20th Flettons. The timber section above is of machined 2x4in softwood.

The main truss is C16th in style, with deep swept jowls and curved spandrels (which are narrower replacements for the originals). However it was noted that the design is not the same as that of the main barn frame which has shorter, thicker jowls.





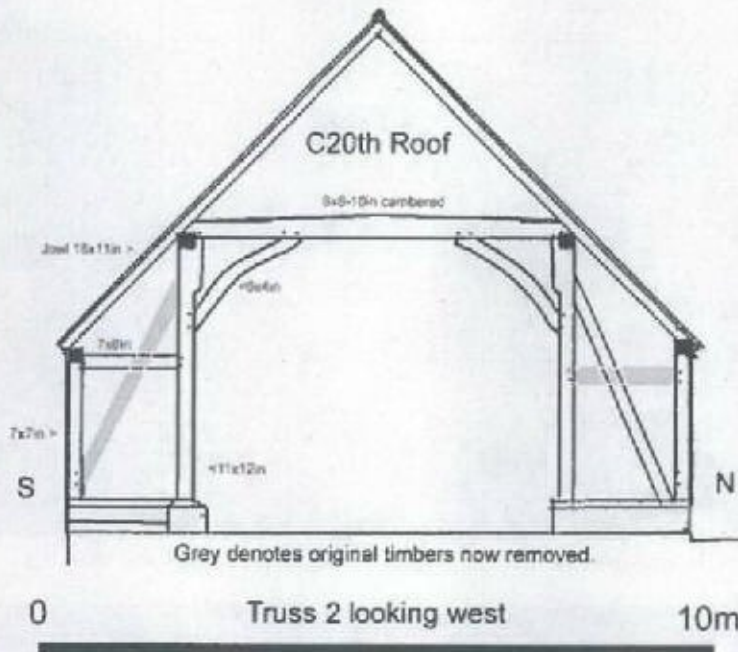
Looking SE into Shelter 2 from inside the porch.

The eastern side of the porch has been removed to conjoin with Shelter 2 where a separate store has been created. The guttering, of welded sheet iron has pulled itself off its fixings and water now pours into Shelter 2. Pigs were also kept here in the LC20th but the railings have been removed.



Truss 3 looking NE.





Section through the Barn at Truss 2 looking W.

Trusses 1 to 5 are of the same form and come from a C16th style aisled barn that has been dismantled and re-erected making some changes to the bracing. On the north side, the horizontal aisle ties and passing braces have been removed for diagonal shores and on the south side the passing braces from the arcade posts to the wall post have been removed leaving the trenches and mortices to show where they were.

Each truss has been raised on timber sleepers on top of brick plinths that have been rendered in cement. The arcade posts have wide, deep jowls and are braced to the cambered tie-beams with curved spandrels, some of which are replacements. The frame has been reinforced with LC20th steel tie rods that pass parallel to the tie-beams.



Scarf joint connecting the older frame to the C19th one. Note the holes for abandoned mortices.





Detail of Truss 2 from the pre-dresser platform looking E. Note heavy jowl and spandrel.

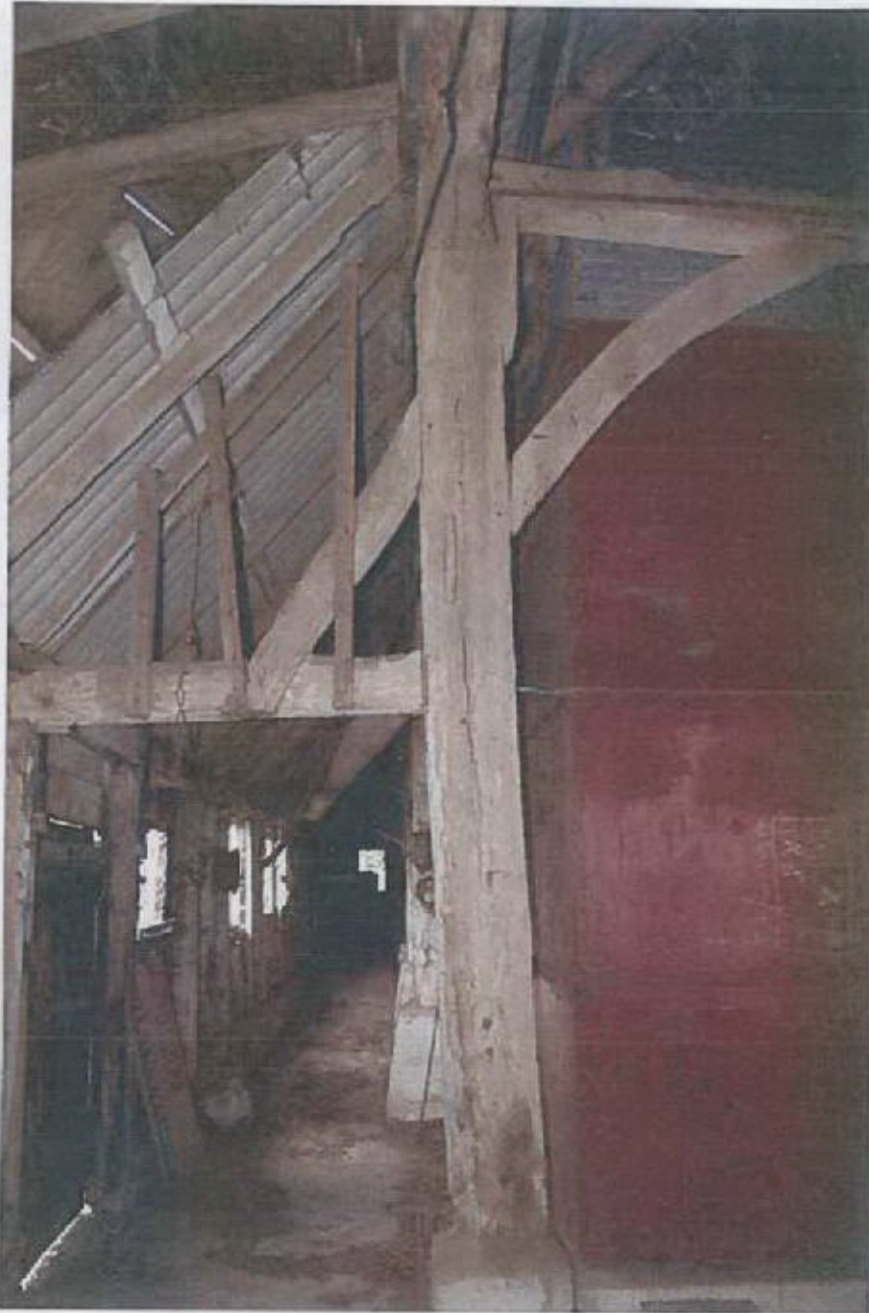


Detail of Truss 6. Note lack of jowl. Narrow braces and abandoned mortices.

Trusses 6 to 8 are cut from reused timbers and have no jowls and thin irregular braces. The arcade plate is scarfed with a face halved and bladed scarf, a very long lived joint. Beside them are several drill holes for mortices that were not completed. The tie-beam braces have been removed to allow a very large 12 cell steel grain store to be inserted.



Roof structure



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The roof structure above Truss 3. Looking E.

Apart from some timbers in the porch, the roof is LC20th and most likely dates to the late 1950's. The reason to suppose this is that the early graffiti concerning the yields for the machines date to 1962 and it is most likely the roof went on when the machinery was installed. The machines are certainly of that era. The 1958 OS shows the external hopper.



**Carpenter's and Timber Marks, Apotropaic Marks and Graffiti.**



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Carpenter's assembly mark on Truss 2, W side.

Only one carpenter's mark was seen on the barn frame at the head of Truss 2. It is very likely that each arcade post is numbered but the darkness and proliferation of cables and equipment hid the others.



Modern graffiti describing yields of pig food.



Diagram showing numbering of grain bins.

Besides the north door is a small work station for storing tools and hanging notices. Graffiti gives a date of 22 08 1962 referring to pigs and processing of Barley. There are also pencil notes of names against quantities, presumably for delivery.

Chalked on the steel grain store is a legend for numbering the bins and there is a large number on the side of each. Presumably this aided identification when processing the grain.