

Fixtures and Fixings



Page | 27

Standing under the grain hopper looking W at the grain delivery system.

Most of the equipment is branded Carrier, a well known company that operated out of South Street in Braintree. The silos and dryers are set out to deliver dried grain to the steel grain store built into the eastern half of the Barn. The grain (or other bulk product) was dropped into the hopper on the northern side of the Barn. This was gravity fed into the Barn where it either was fed into the pre-dresser (also called pre-cleaner) which cleaned the product (usually beans) before passing it onto the elevator.

The bucket elevator consists of two very tall box ducts that contain a driven chain of buckets (also called cups) that lifted the product up into the top of the Barn. Here it could be transferred directly to the grain bins if dry enough or dropped into the grain dryers situated at the SW corner of the Barn. Here two large silos with huge blowers reduced the moisture content before putting the grain back into the travellers.

The grain was then stored in one of 12 bins until ready to be delivered. The grain was then let out of the bins into a central channel that returned it across the midstrey floor into the bucket elevator. The grain could then be channelled into the centrally placed hopper, stood on steel stilts in the midstrey. From here the product could be dropped into the delivery lorry that backed into the Barn to collect the grain.

The plant operated into the mid 1990's when its yield capacity then became insufficient. The delivery hopper holds ten tonnes whereas the lorries were increased in size to 30 tonnes. The blower could only process 3 tonnes at a time and had to be run all night.

Flow Process.



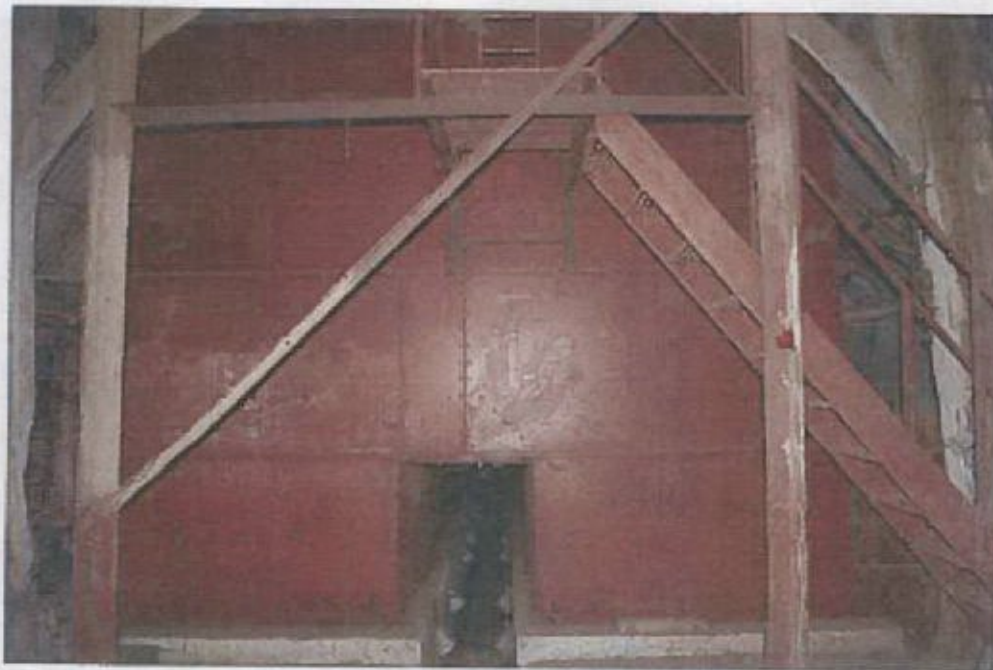
The base of the bucket elevator. Product was poured into the pit to be lifted up.



At the top the product could be diverted into the grain dryers or to the grain bins.



The grain dryer is fed by a huge turbine dryer. Looking W. There are two bucket elevators.

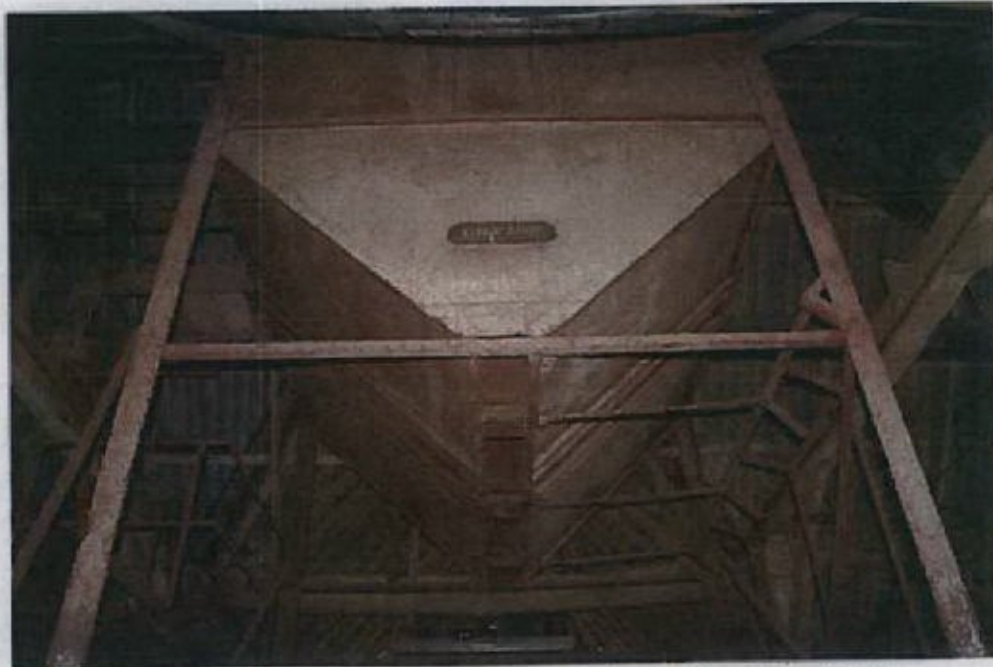


The grain store. The central channel brings the grain back to the elevators. Looking E.

The 12 bins are accessed from a timber gantry with a steel staircase at the western end.



Looking down into one of the grain bins.



The delivery hopper. Up to 10 tonnes of grain could be dropped into the waiting lorry.

The former farm manager believes the equipment was installed in the late 1950's and he was operating it still in 1996. Eventually the elevators broke down and the plant was abandoned as too expensive to repair. The pre-dresser was removed.

Historical Photographs



Page | 31

Postcard dated 1912. Looking SW at the back of the house.

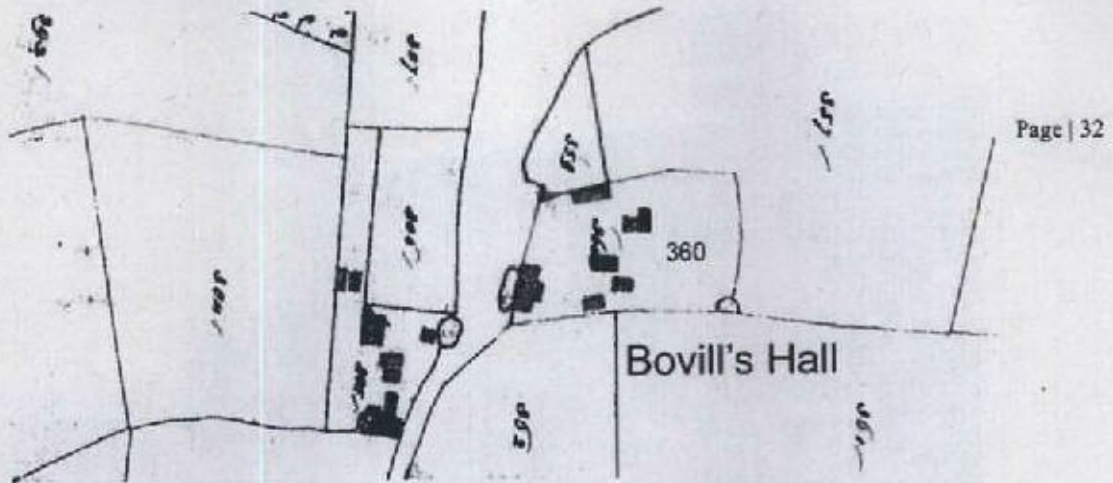
It is unusual to find photographs of agricultural buildings because they were, in general, not deemed of interest. However the tops of the roofs of the outbuildings can be seen here over the wall.



Reprise of the same view taken in 2014 for this report.

Comparing these images it seems that Shelter 4, nearest the wall was not in place in 1912.

Topographical Survey from Maps



1839 Tithe Award Map. ERO D/CT 85

In 1839 Plot 360 is listed as 'Bovills [Hall], garden, building etc' belonging to 'Travers Naval Knights of Windsor' and occupied by John Fisher who remained until at least 1874 (PO Directory). None of the present farm buildings under study are in position. The house is L-shaped.

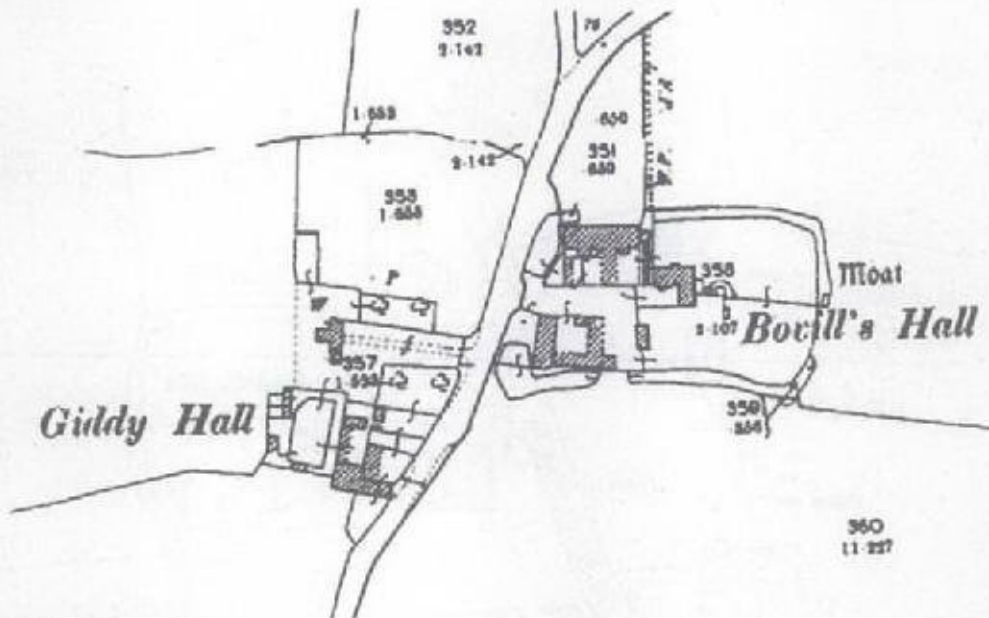


1874 First Edition Ordnance Survey

By 1874 the Barn and Shelters 2/3 are in position. Another building is set at a diagonal to the west and there are two smaller outshots to at the eastern end. The house itself appears doubled in size.



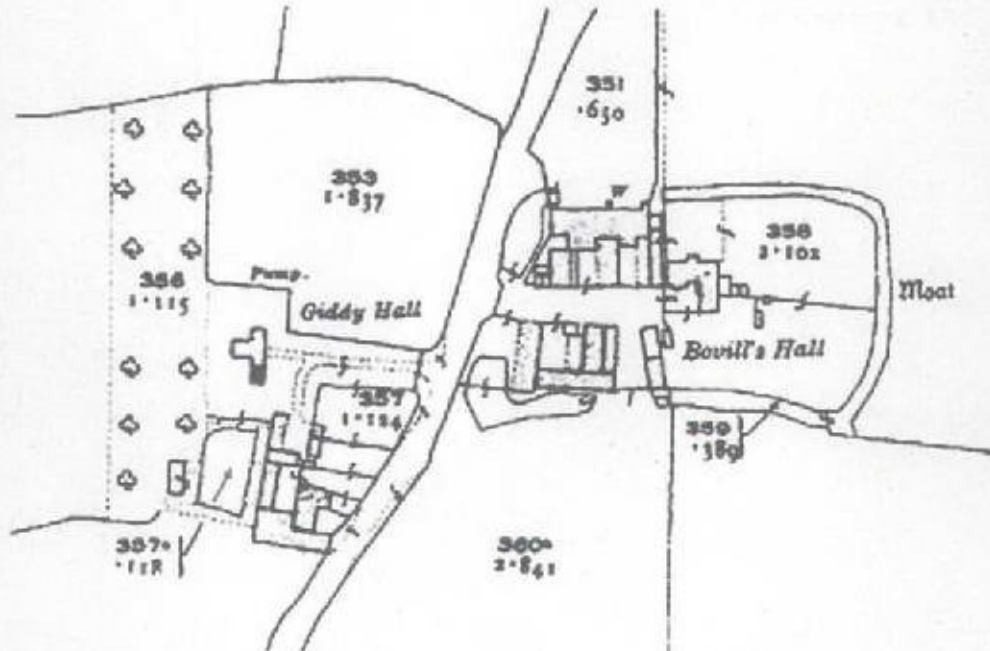
Barry Hillman-Crouch
Design & Recording Services



Page | 33

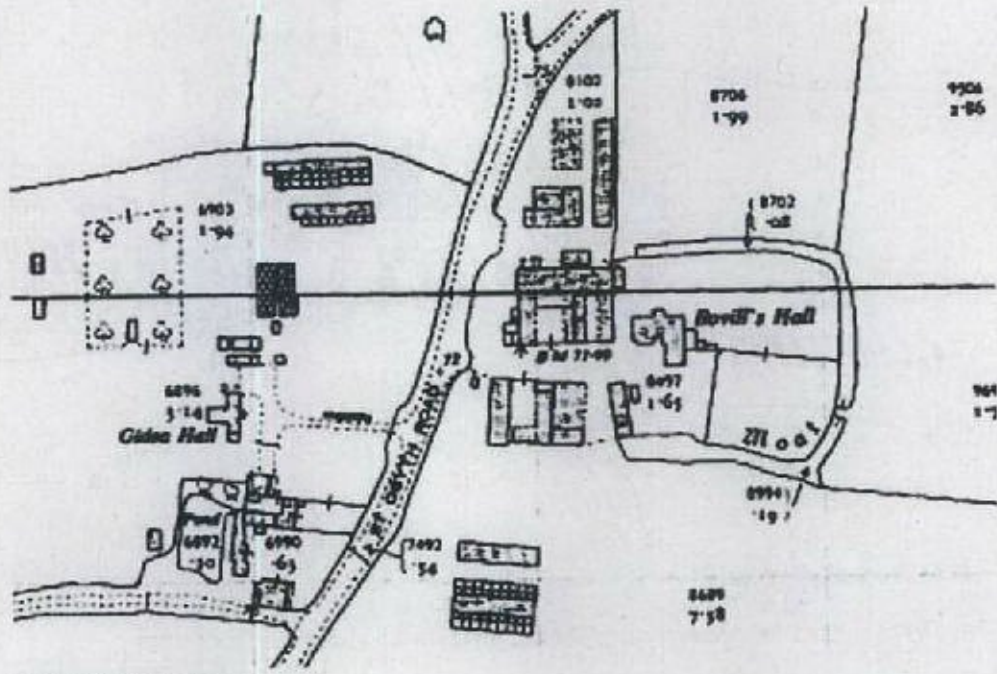
1897 Ordnance Survey

By 1897 Shelter 1 has appeared and Shelter 2/3 is shown as open on both sides.



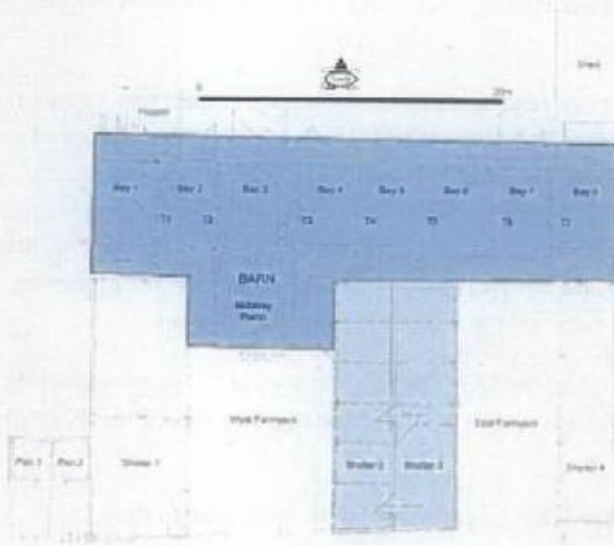
1923 Ordnance Survey

By 1923 the Pig Pens and Shelter 4 have appeared. Shelter 3 is shown as closed up on the eastern side.



1958 Ordnance Survey

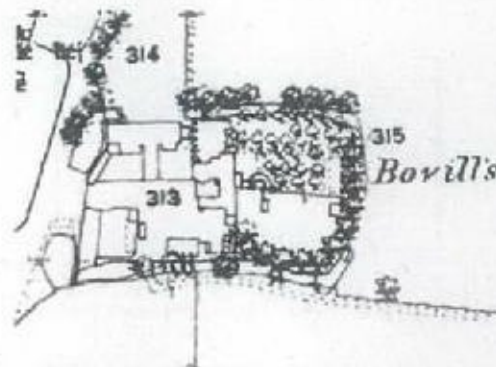
Phasing and Discussion



Phase 1. Barn and Shelter 2/3. 1839 – 1874.



1839 Tithe Award Map



1874 OS Map.

Much of the phasing can be undertaken by comparing the fabric to the historic mapping. Although the Barn has frame elements from a C16th building it is clear it was not in its present position until after 1839, when the Tithe Award map was made. The building shown in the present position of the Barn was narrower and set at an angle. It is more than likely that the barn shaped building with its back to the pond in the SW corner of the site is the original aisled barn and has been moved.

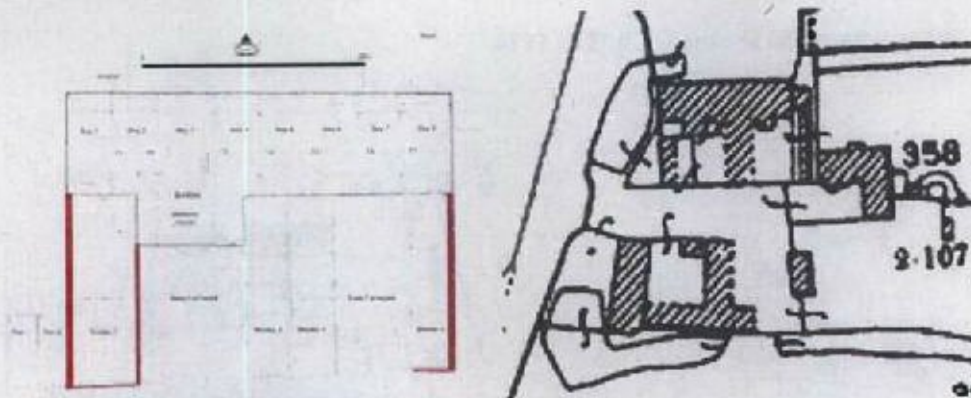
By the 1840's the concept of Victorian High Farming emerged. According to G.E Mingay in *Victorian Countryside* (2000) High Farming 'was the achievement of high production by the widespread application of new knowledge and equipment. Land was drained to grow more

grain and other food for more and fatter stock, yielding in turn more manure and heavier crops.' When the Barn was re-erected it was increased in length by 3 bays, reflecting the increased yields.

At Bovill's Farm in 1874 we see a more regular, developed farmyard system fully corralled for animal husbandry. As Mingay says 'To house valuable stock, preserve its manure and promote greater efficiency in the working of the greater complexities of the system, new buildings in new configurations were required. Implements of unprecedented complexity and dedication to single tasks became increasingly common and steam power invaded, first the barn and eventually the field.' The Barn was designed for grain storage and processing but the rest of the farm has open sided animal shelters for cattle and horses.

The barn is shown with two porches on the 1874 OS map and Shelter 2/3 serves the western and eastern farmyards. Originally it was not built with connecting doorways and fully open on both sides.

The farm was doing very well and the farmhouse was more than doubled in size.



Phase 2. 1874 -1897. Farmyard brick walls.

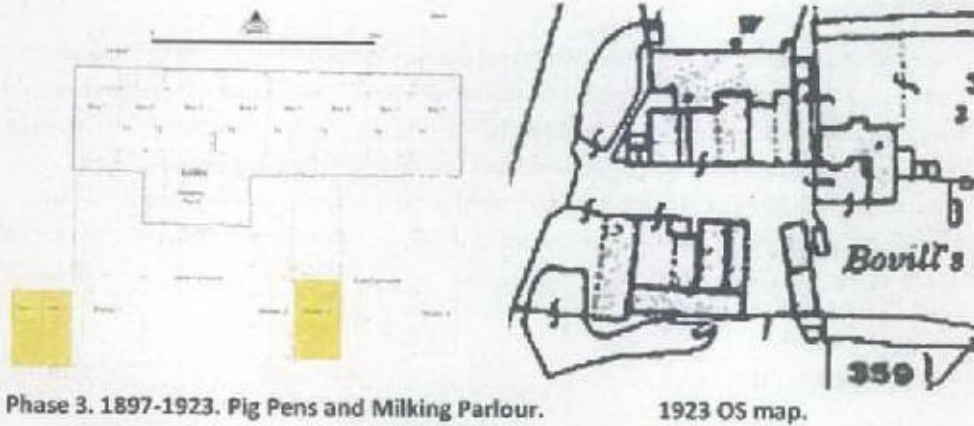
1897 OS Map.

Later in the C19th the farmyard was sealed with two brick walls, each having a characteristic rowlock course running through them as though the heights have been altered. Shelter 1 is shown on the 1897 OS map as open-sided to the farmyard. Shelter 4 is not shown and was added later. The eastern porch on the Barn was reduced in size.

The farm continued expanding however and another farmyard was constructed to the south with open-sided shelters and stables. The house appears to have been reduced in volume.



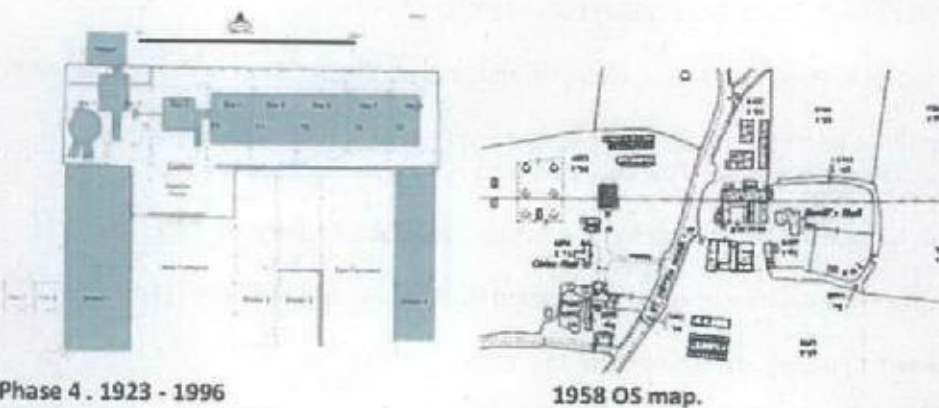
Barry Hillman-Crouch
Design & Recording Services



Phase 3. 1897-1923. Pig Pens and Milking Parlour.

1923 OS map.

Between 1897 and 1923 the Pig Pens had been built. The quality of the brickwork, lacking queen closers, would suggest later in that period than earlier. Also the milking parlour was built into, and extended the length, of Shelter 3. The predecessor to Shelter 4 was erected and the 1912 photograph from the garden appears to show a timber fascia for a roof that dropped into the farmyard and would have been much lower than today.



Phase 4. 1923 - 1996

1958 OS map.

The farm went through the usual technological revolution of the EC20th and by 1958 the Barn had been turned into a grain drying plant. The 1958 OS shows the hopper for the pre-dresser. The Carrier machinery, much in essence the same as today's equipment, could dry 3 tonne loads and delivery 10 tonne loads. The farm was also given over to pig raising and extensive piggeries can be seen out in the fields and the farm yards were converted to pig pens.

The buildings were re-roofed with corrugated cement boards and it seems most likely this was done when the extensive grain store and machinery was installed.

In the 1970's Shelter 1 and Shelter 4 were rebuilt with high roofs to allow the storage of farm machinery. The grain store was closed in 1996.



Significance

The Barn and outbuildings represent the expression of Victorian High Farming. The farmers came away from traditional methods and rearranged the buildings in a factory sequence keeping the animals close to their feed and harvesting the manure in farmyards to increase productivity. A C16th barn was dismantled and re-erected, increasing its capacity and rationalising the farming process. None of the original farm was retained except for the farmhouse which was modernised in the MC19th. As such Bovill's Hall Barn tells the story of nearly every Essex farmstead.

Page | 38

Acknowledgements

I am indebted to Nicola Bickerstaff of Strutt and Parker for engaging me to record the buildings and for supplying the architect's drawings. Thanks to Matt Swain, the former manager of Bovill's Hall Farm for his accurate recollections of the farm machinery.

Bibliography

- Andrews, DD and Stenning DF. Regional variation in timber-framed building in England and Wales down to 1550. Essex County Council 1994.
- Alcock et al. Recording Timber-framed buildings: an illustrated glossary. CBA Reprint 2008.
- Lord Ernle (Prothero). English Farming Past and Present, 1st-5th edition. Chicago: Quadrangle Books, 1962. First published London: Longmans, Green & Co. 1912.
- Hall, Linda. Period House Fixtures and Fittings 1300-1900. Countryside Books. 2005.
- Harris, Richard. Discovering Timber framed Buildings. Shire Publications. 1978.
- Hewett, Cecil. English Historic Carpentry. Phillimore. 1980.
- Hillman-Crouch, B J. Historic Ironwork Repairs in Timber-framed Buildings. 2003. Published on the internet in 2006. <http://www.dowsingarchaeology.org.uk/Ironwork/iron-index.htm>.
- G. E. Mingay, B. A. Holderness, Michael Edward Turner. Land, labour, and agriculture, 1700-1920. Published London 1991.
- G. E. Mingay. Victorian Countryside. New Edition 2000.
- Ryan, Pat. Brick in Essex from the Roman Conquest to the Reformation. 1996.



Barry Hillman-Crouch
Design & Recording Services

**ESSEX HISTORIC ENVIRONMENT RECORD
ESSEX ARCHAEOLOGY AND HISTORY
SUMMARY SHEET**

Page | 39

Site name/Address: Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN.	
Parish: Little Clacton	District: Tendring
NGR: TM1581118006.	Site Code: N/A
Type of Work: Historic Building Recording	Site Director/Team: Barry Hillman-Crouch
Date of Work: 30 06 2014	Size of Area Investigated: 100x100m
Location of Finds/Curating Museum: N/A	Funding source: Owner
Further Seasons Anticipated?: No	Related EHER Nos:
Final Report: Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN. Description and analysis of NW of Bovill's Hall. Surveyed 30 06 2014. Barry J Hillman-Crouch MStPA DipFA BSc HND.	
Periods Represented: C18th - C20th	
SUMMARY OF FIELDWORK RESULTS: The Barn was erected between 1839 and 1874 using the frame from an earlier 5 bay aisled oak barn that was increased in length by three bays to the east. In the same period the central building, Shelter 2/3 was built as an open sided shelter with a solid brick spine wall. Between 1874 and 1897 a brick farmyard wall was built and a further shelter built to the western side (Shelter 1). Between 1897 and 1923 the Pig Pens were built at the SW corner of the complex and a milking parlour was put into Shelter 3. By 1958 the barn was installed with electrically driven elevators and grain drying silos by Carrier feeding a large steel grain store with 12 bins. The dryers could process 3 tonnes at a time and the delivery hopper held 10 tonnes. The plant remained in use until 1996 when it broke down and became uneconomical to repair. Most of the buildings were reroofed with corrugated cement board at this time and many of the walls replaced with brickwork. A further shelter (4) was built against the eastern farmyard wall in the 1970's replacing that shown in a photograph of 1912 built after 1897.	
Previous Summaries/Reports:	
Author of Summary: Barry J Hillman-Crouch MStPA DipFA BSc HND.	Date of Summary 28 07 2014



Barry Hillman-Crouch
Design & Recording Services

Page 40

Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN.
Historic impact assessment of a scheme to convert the buildings to residential use.



2006 Google earth. Location of Bovill's Hall.



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

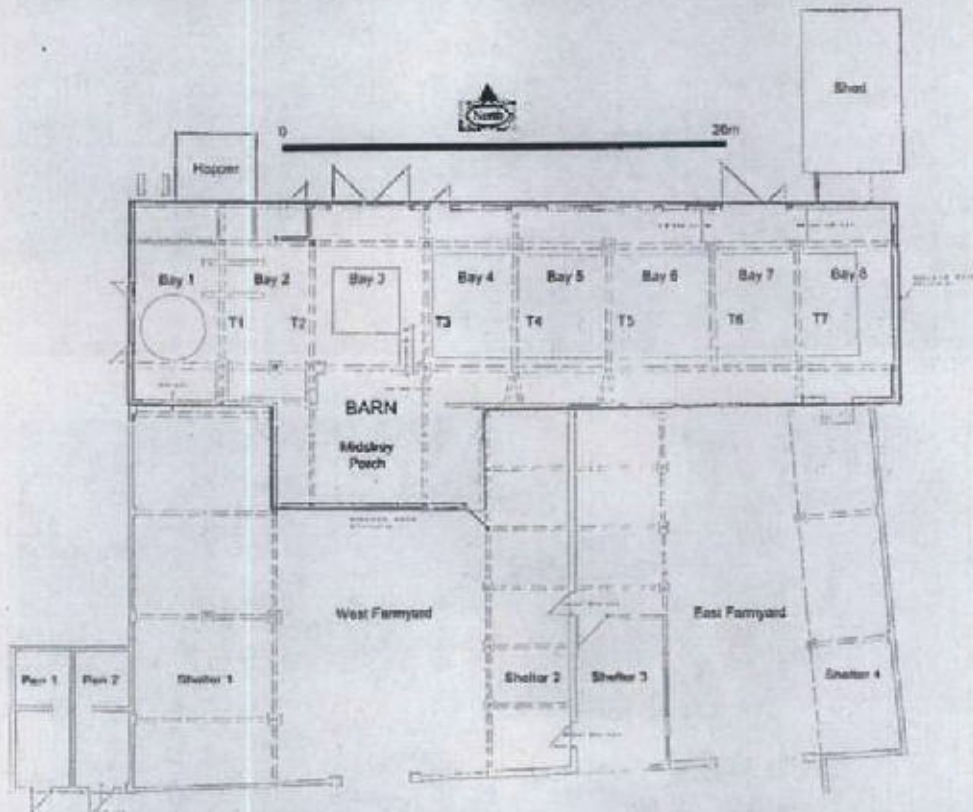
Location.

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.

Aim of this Report.

This report looks at the impact on the historic fabric and the setting of the buildings of a scheme proposed to convert the Barn and its outbuildings to residential use. The farmyard has been unused commercially since 1996 and still retains all the grain drying and storing equipment that was installed circa 1958. At present the open shelters are used to store a single farm machine while the rest are derelict. Page | 2

The buildings have been recorded to English Heritage Level 3 and detailed in the report 'Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN. Description and analysis of NW of Bovill's Hall. Surveyed 30 06 2014. Barry J Hillman-Crouch MStPA DipFA BSc HND.'



Plan of the site as existing and naming the buildings. 2013. Strutt and Parker (amends BJHC).

Summary of the Site.

The summary from the above study states:

The Barn was erected between 1839 and 1874 using the frame from an earlier 5 bay aisled oak barn that was increased in length by three bays to the east. In the same period the central building, Shelter 2/3 was built as an open sided shelter with a solid brick spine wall. Between 1874 and 1897 a brick farmyard wall was built and a further shelter built to the western side (Shelter 1). Between 1897 and 1923 the Pig Pens were built at the SW corner of the complex and a milking parlour was put into Shelter 3.



Barry Hillman-Crouch
Design & Recording Services

By 1958 the barn was installed with electrically driven elevators and grain drying silos by Carier feeding a large steel grain store with 12 bins. The dryers could process 3 tonnes at a time and the delivery hopper held 10 tonnes. The plant remained in use until 1996 when it broke down and became uneconomical to repair. Most of the buildings were reroofed with corrugated cement board during this time and many of the walls replaced with brickwork. A further shelter (4) was built against the eastern farmyard wall in the 1970's replacing that shown in a photograph of 1912 built after 1897.

Page | 3

Analysis of the proposed scheme.

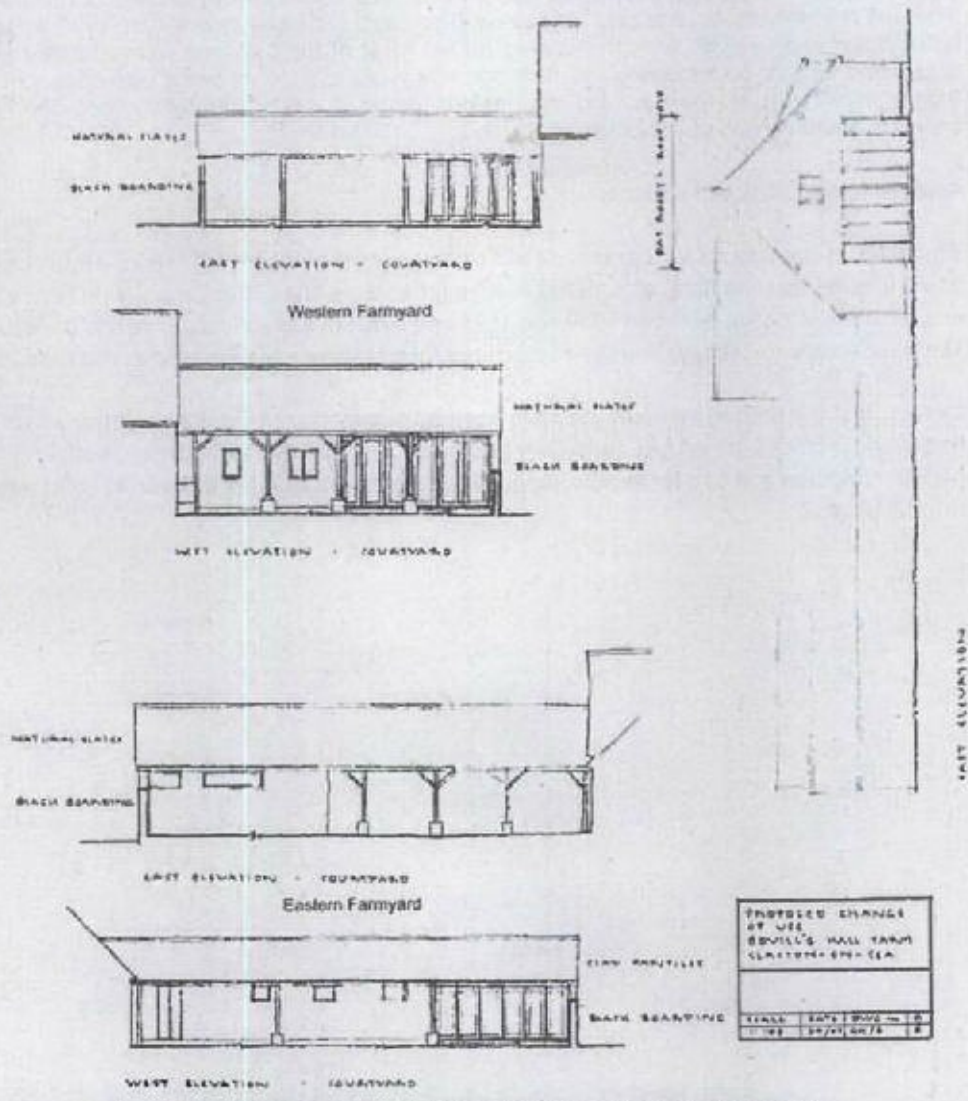
The architect has taken a light approach and retained most of the extant fabric. It must be borne in mind that the Barn, although containing the frame of a C16th barn, was in fact erected in the MC19th between 1839 and 1874 and much of its fabric dates to this period. The three easternmost bays and their associated fittings were added as new at this time.

Almost all of the timber-framed walls have been subsequently removed and replaced with brickwork or blockwork in the C20th. Only two doors, from the MC19th remain, both in parlous condition and of poor vernacular quality. All of the machinery and storage bins date to 1958 or later.



Proposed division and alteration of the Barn and outbuildings to residential use.

1. It is proposed to divide the site into 2 large properties taking the spine wall of Shelter 2/4 as the boundary of the farmyard buildings and Truss 4 of the Barn. While it would be possible to further divide the site into smaller properties the massing and scale compare to the adjacent farmhouse.



Proposed elevations of the farmyard buildings. Drawings by Strutt and Parker.

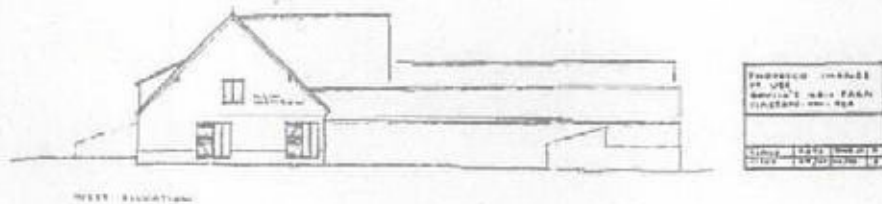
2. It is proposed to alter the western and eastern buildings, Shelter 1 and Shelter 4 by removing their LC20th single pitch roofs and replacing them with two pitch roofs of the same span. This form emulates that of the central building Shelter 2/3 and is a more harmonious as well as a more stable roof form.
3. It is proposed to insert full height glass windows in the domestic areas to provide good natural daylight and to retain the feeling of an open-sided building. The historic map sequence shows the buildings have been open and close sided at various times in their use.
4. It is proposed to remove the easternmost lean-to, which was erected between 1923 and 1958 in place of an earlier square building. The end of the Barn was also replaced then.



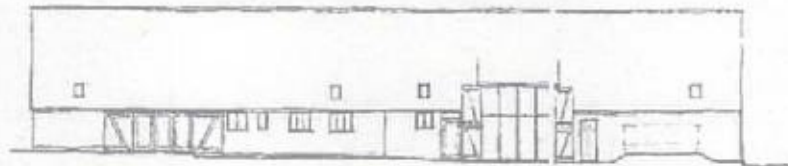
Barry Hillman-Crouch
Design & Recording Services



SOUTH ELEVATION



WEST ELEVATION

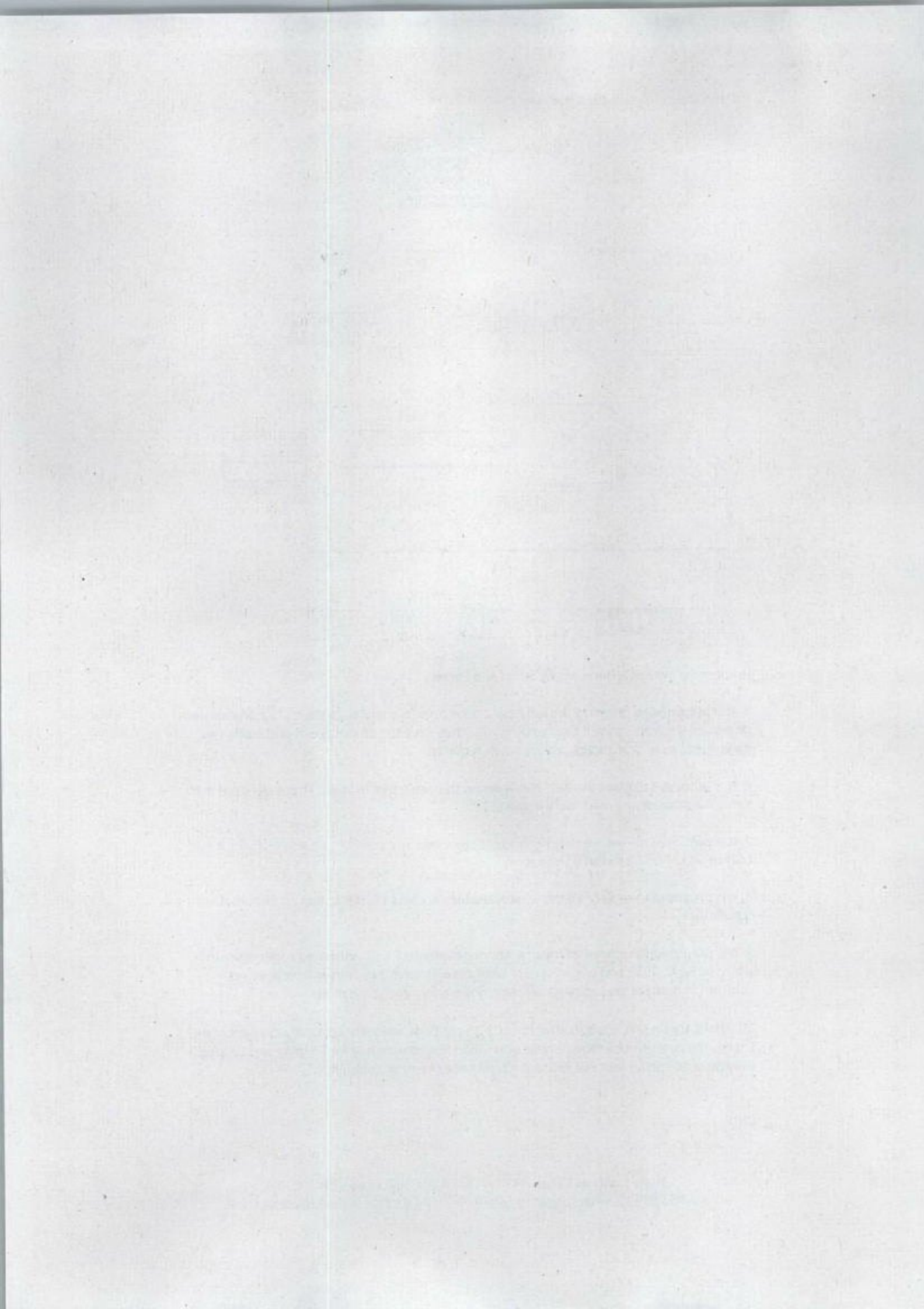


NORTH ELEVATION

Proposed elevations. Drawings by Strutt and Parker.

5. It is proposed to reinstate the full height door openings and glaze them. The original doors do not exist so replicas will have to be made. They have the advantage of protecting the glass windows and providing privacy when required.
6. It is proposed to glaze the two doorways on the western elevation. These were put in to serve the grain drying machinery in the LC20th.
7. It is proposed to remove the current roof coverings and concrete floors all of which are LC20th and of no historical significance.
8. It is proposed to replace all the windows which are also LC20th and of no historical significance.
9. It is proposed to remove all the grain drying machinery and associated superstructure which dates to 1958 and was in service until 1996. It cannot be reused as it does not conform to modern load requirements or modern hygiene stipulations.
10. There are no proposals to alter the EC20th pig pens which for some reason have been Listed. The roofs can be repaired but other than the opportunity for keeping pigs (or dogs) they have no convenient use without altering the size of the openings.

END.



Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN.
Historic impact assessment of a scheme to convert the buildings to residential use.



2006 Google earth. Location of Bovill's Hall.



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

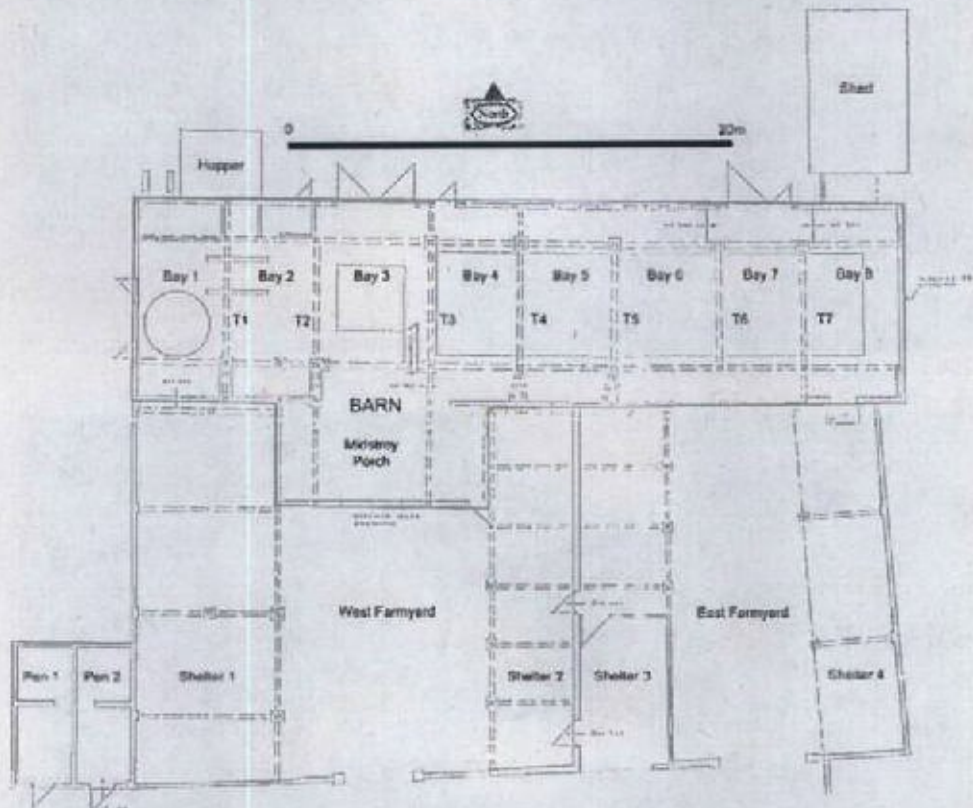
Location.

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.

Aim of this Report.

This report looks at the impact on the historic fabric and the setting of the buildings of a scheme proposed to convert the Barn and its outbuildings to residential use. The farmyard has been unused commercially since 1996 and still retains all the grain drying and storing equipment that was installed circa 1958. At present the open shelters are used to store a single farm machine while the rest are derelict.

The buildings have been recorded to English Heritage Level 3 and detailed in the report 'Bovill's Hall, St Osyth Road, Little Clacton, Essex CO16 9NN. Description and analysis of NW of Bovill's Hall. Surveyed 30 06 2014. Barry J Hillman-Crouch MStPA DipFA BSc HND.'



Plan of the site as existing and naming the buildings. 2013. Strutt and Parker (amends BJHC).

Summary of the Site.

The summary from the above study states:

The Barn was erected between 1839 and 1874 using the frame from an earlier 5 bay aisled oak barn that was increased in length by three bays to the east. In the same period the central building, Shelter 2/3 was built as an open sided shelter with a solid brick spine wall. Between 1874 and 1897 a brick farmyard wall was built and a further shelter built to the western side (Shelter 1). Between 1897 and 1923 the Pig Pens were built at the SW corner of the complex and a milking parlour was put into Shelter 3.



By 1958 the barn was installed with electrically driven elevators and grain drying silos by Carter feeding a large steel grain store with 12 bins. The dryers could process 3 tonnes at a time and the delivery hopper held 10 tonnes. The plant remained in use until 1996 when it broke down and became uneconomical to repair. Most of the buildings were reroofed with corrugated cement board during this time and many of the walls replaced with brickwork. A further shelter (4) was built against the eastern farmyard wall in the 1970's replacing that shown in a photograph of 1912 built after 1897.

Analysis of the proposed scheme.

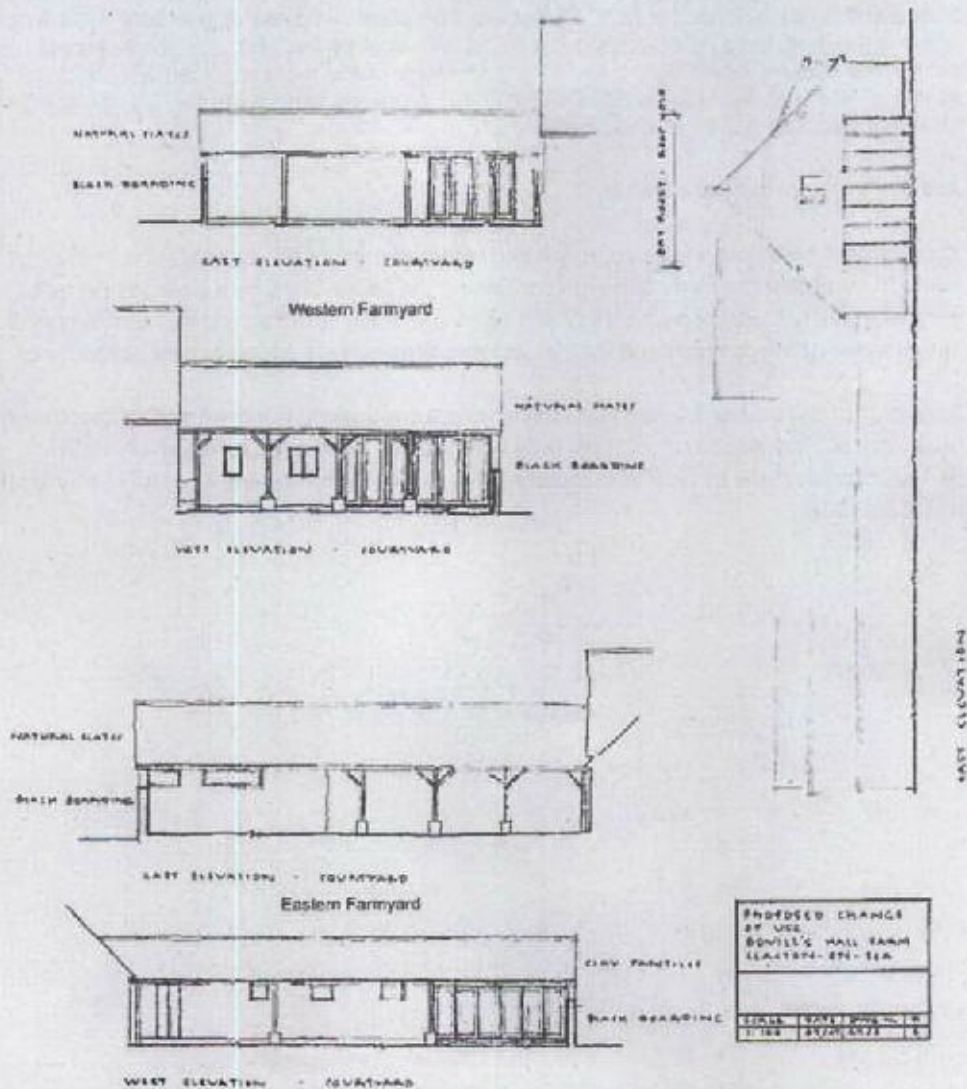
The architect has taken a light approach and retained most of the extant fabric. It must be borne in mind that the Barn, although containing the frame of a C16th barn, was in fact erected in the MC19th between 1839 and 1874 and much of its fabric dates to this period. The three easternmost bays and their associated fittings were added as new at this time.

Almost all of the timber-framed walls have been subsequently removed and replaced with brickwork or blockwork in the C20th. Only two doors, from the MC19th remain, both in parlous condition and of poor vernacular quality. All of the machinery and storage bins date to 1958 or later.



Proposed division and alteration of the Barn and outbuildings to residential use.

1. It is proposed to divide the site into 2 large properties taking the spine wall of Shelter2/4 as the boundary of the farmyard buildings and Truss 4 of the Barn. While it would be possible to further divide the site into smaller properties the massing and scale compare to the adjacent farmhouse.



Proposed elevations of the farmyard buildings. Drawings by Strutt and Parker.

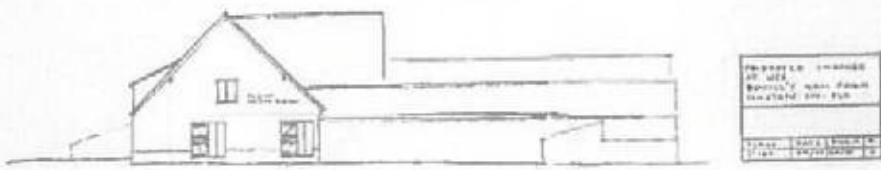
2. It is proposed to alter the western and eastern buildings, Shelter 1 and Shelter 4 by removing their LC20th single pitch roofs and replacing them with two pitch roofs of the same span. This form emulates that of the central building Shelter 2/3 and is a more harmonious as well as a more stable roof form.
3. It is proposed to insert full height glass windows in the domestic areas to provide good natural daylight and to retain the feeling of an open-sided building. The historic map sequence shows the buildings have been open and close sided at various times in their use.
4. It is proposed to remove the easternmost lean-to, which was erected between 1923 and 1958 in place of an earlier square building. The end of the Barn was also replaced then.



Barry Hillman-Crouch
Design & Recording Services

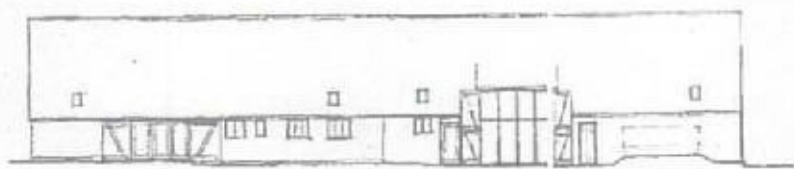


SOUTH ELEVATION



WEST ELEVATION

PROPOSED CHANGES
TO WALLS
TO ROOFS
TO FLOORS
TO WINDOWS
TO DOORS



SOUTH ELEVATION

Proposed elevations. Drawings by Strutt and Parker.

- 5. It is proposed to reinstate the full height door openings and glaze them. The original doors do not exist so replicas will have to be made. They have the advantage of protecting the glass windows and providing privacy when required.
- 6. It is proposed to glaze the two doorways on the western elevation. These were put in to serve the grain drying machinery in the LC20th.
- 7. It is proposed to remove the current roof coverings and concrete floors all of which are LC20th and of no historical significance.
- 8. It is proposed to replace all the windows which are also LC20th and of no historical significance.
- 9. It is proposed to remove all the grain drying machinery and associated superstructure which dates to 1958 and was in service until 1996. It cannot be reused as it does not conform to modern load requirements or modern hygiene stipulations.
- 10. There are no proposals to alter the EC20th pig pens which for some reason have been Listed. The roofs can be repaired but other than the opportunity for keeping pigs (or dogs) they have no convenient use without altering the size of the openings.

END.

Mrs Nicola Bickerstaff - Strutt and Parker LLP
Coval Hall
Rainsford Road
Chelmsford
Essex
CM1 2QF

Please ask for: Eve Ramsden



13 November 2014

Dear Sir/Madam,

PRE-APPLICATION ENQUIRY

REFERENCE NUMBER:	14/01705/FUL
ENQUIRY:	CHANGE OF USE OF AGRICULTURAL BARN TO TWO DWELLINGS AND ASSOCIATED AMENITY SPACE.
LOCATION:	BOVILLS HALL, ST OSYTH ROAD, LITTLE CLACTON, CLACTON ON SEA

Thank you for your pre-application enquiry detailed above. Unfortunately we will be unable to assess your proposal at the moment as we will need the following information in order to provide you with a thorough response:

- 01 Please provide scaled block plans (1:500) showing the proposal in relation to existing buildings, boundaries and public highways etc. ✓
- 02 Please provide appropriately scaled plans (1:100 or 1:50) showing all floor plans and elevations as existing. ✓
- 03 Please provide appropriately scaled plans (1:100 or 1:50) showing all elevations and floor plans of the proposal. ✓
- 04 The fee for your application is £770 please submit. ✓

It would be of assistance if you could provide us with this information within 21 days from the date of this letter. If we do not hear from you before then we will return your enquiry and relevant fee.

If you prefer, you may e-mail your documents using the address at the top of this page. If you are using this method of submission, please ensure that any drawings are submitted in PDF format.

Where possible please enclose the attached tracking sheet when submitting the requested documentation. This will enable us to quickly identify and process your enquiry.

Yours faithfully



Catherine Bicknell
Head of Planning