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Historic Buildings Consultant Ltd.

**Beaumont Hall Barns  
Church Lane  
Beaumont  
Clacton-on-Sea  
Essex  
CO16 0AZ**

## **Written Scheme of Investigation for Historic Building Recording**

### **Prepared for:**

**Fisher Jones Greenwood LLP**  
Charter Court  
Newcomen Way  
Severalls Business Park  
Colchester  
CO4 9YA

### **Acting on behalf of:**

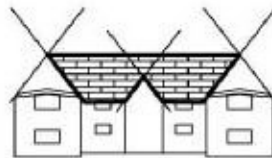
**Stone Crest Homes Ltd**  
Sparrows Yard  
Quintons Road  
East Bergholt  
Essex  
CO7 6RB

**September 2021  
Issue: 01 Draft  
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**Prepared by:**



**Nicolaas Joubert MSc.**  
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## 1. Introduction

- 1.1. This document sets out details of a Written Scheme of Investigation (WSI) for a programme of historic building recording at Beaumont Hall, Church Lane, Clacton-on-Sea, Essex. The recording was commissioned by Fisher, Jones and Greenwood LLP on behalf of Stone Cross Home Ltd.
- 1.2. Planning and Listed Building Consent (Application References: 19/01346/FUL & 19/01347/LBC) was granted by Tendring District Council for the '*Change of use of outbuildings at Beaumont Hall to six residential dwellings with provision of associated outbuildings and gardens.*' Consent was granted but is subject to conditions.
- 1.3. The WSI has been prepared to meet the requirements of these conditions. It has been guided in its composition by the Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (Institute for Archaeologists, 2014 updated 2019 and 2020). This specification should be read in conjunction with Understanding Historic Buildings; A guide to good recording practice (Historic England, 2016).

## 2. Conditions

### **3. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS**

*No development or conversion of any kind shall take place until the applicant has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Local Planning Authority. The scheme of historic building recording should be commensurate with a 'Level 3' as outlined in Historic England Guidance Understanding Historic Buildings'. Following completion of the historic building record, the applicant will submit to the Local Planning Authority a report ready for deposition with the EHER and the Archaeological Data Service.*



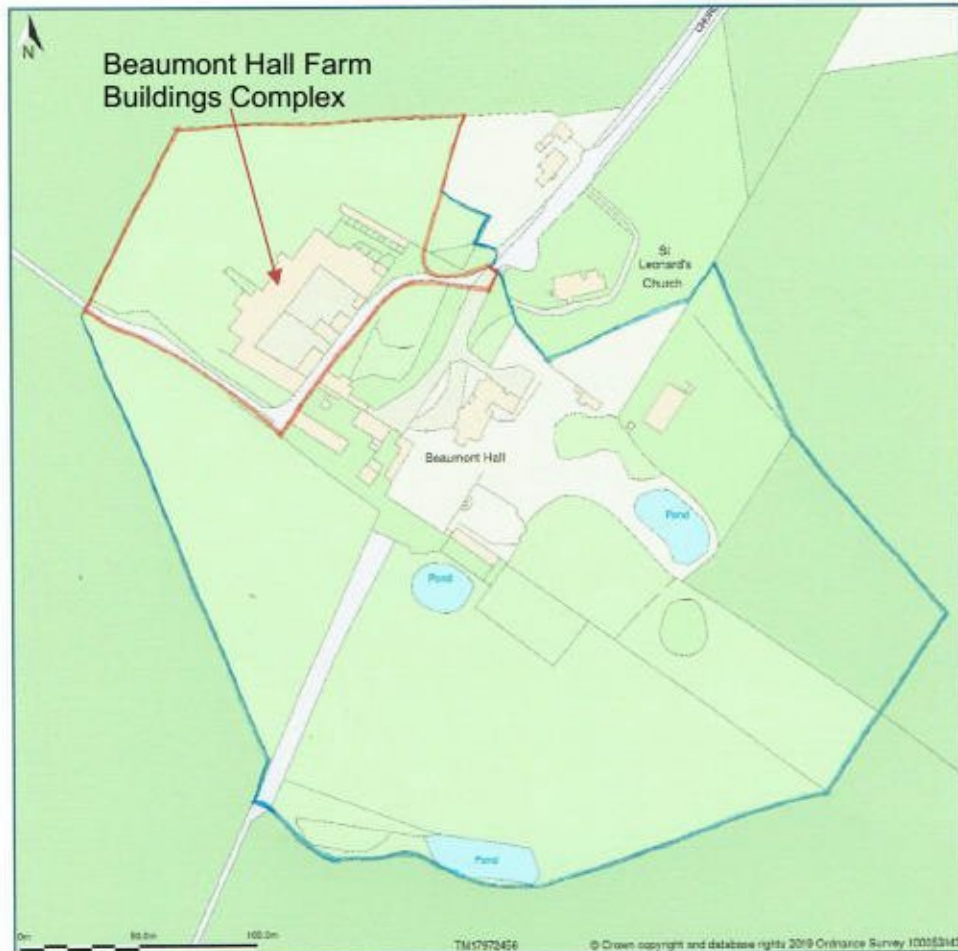
**Reason** - To secure a historic building record of the heritage asset to be converted, in the interests of the historic environment.

### 3. Site Location & Description



Figure 1: Site Location Plan

Beaumont Hall, Church Lane, Beaumont, Essex, CO16 0AZ



Site Plan shows area bounded by: 617772.95, 224954.06, 618172.55, 224764.05 (at a scale of 1:2500), OSGridRef: TM17972456. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Location Plan 1: 2500 and Site Boundary in red

**Figure 2: Red Line Site Plan**

- 3.1. Beaumont Hall is located approximately 2 miles to the north of Thorpe-le-Soken and west of Hamford Water in the Parish of Beaumont-Cum-Mose. The former farmstead is approached from the north-east on Church Lane which terminates at the farmstead. National Grid Reference:



TM 17969 24590. Beaumont Hall farmyard is located to the north-west of the Hall.

#### **4. Summary of Planning History & Historical Background.**

4.1. In August 2018 David Andrews produced a Heritage Assessment in advance of an application for Planning and Listed Building Consent for the *'Change of use of outbuildings at Beaumont Hall to six residential dwellings with provision of associated outbuildings and gardens.'* Consent was granted by Tendring District Council (Reference: 19/01346/FUL & 19/01347/LBC) but is subject to conditions.

4.2. David Andrews has shown that Beaumont was held by the De Veres during the 13<sup>th</sup>-century and later passed to the Crown. It was then settled on Thomas Lord Darcy of Chick and remained with the family until the 18<sup>th</sup>-century when it was purchased by Guys Hospital. Essex County Council bought Beaumont Hall Farm in 1920 and sold it in 1925. In 199 the Hall was separated from its original farmland only retaining 17 acres of land including the farm buildings to the north-west of Beaumont Hall. Beaumont Hall and farm buildings were purchased by Stone Crest Homes Ltd in 2021 with Planning and Listed Building Consent to renovate and convert the farm buildings.

4.3. The complex of Beaumont Hall Barns dates from the 17<sup>th</sup>-19<sup>th</sup> centuries. The complex comprises of three Grade II listed Heritage Assets;

- A 17<sup>th</sup> century brick granary and barn forming the north enclosure of the farmyard. 17<sup>th</sup>-century brick barns are not typical for Essex.
- A timber framed 18<sup>th</sup>-century 'Byre' on the south side of the farmyard. Andrews described it as a *'rare example of a non-standard 18<sup>th</sup>-century agricultural building designed for housing livestock'*. The range is a nine bay timber framed building with brick sides with a granary over.
- The west side of the farmyard comprises a double brick threshing barn having two five bay units that are separated by a brick wall.

The eastern boundary of the courtyard is formed by a central range that formerly divided the farmyard into two courtyards. The standing structure

(now in poor condition) was attached to a central east-west range at right angles to the late 18th century barn. The central east-west range has been demolished. The east and central east-west range along with the subdivision of the farmyard occurred by the 1870s. This phase formed part of the final development of the farmyard into a double courtyard model farm and is an example of Victorian High Farming.

To the north of the barns, there is a range of pig sties built of blockwork and probably erected after the 2nd World War.

## **5. Objectives.**

- 5.1. The objective is to compile a descriptive record of the affected buildings at English Heritage's Level 3, as described in *Understanding Historic Buildings; A guide to good recording practice* (Historic England, 2016).
- 5.2. The academic objective will be to provide a detailed understanding of the nature of the buildings, and to provide the historical context, development, and significance of the building group.

## **6. Methodology**

- 6.1. The building recording report will be equivalent to Level 3 as defined in *Understanding Historic Buildings; A guide to good recording practice* (Historic England, 2016).
- 6.2. A block plan of the site will be produced to locate the buildings within the group. The main components of the complex will be numbered for reference in the report.
- 6.3. A Heritage Statement was produced by David Andrews in August 2021. This report included historical document search (documentary, cartographic and pictorial) to contextualize the history of the building within its immediate local context. This report also included a map study to illustrate the development of the buildings complex. The report will be referenced and included within the Recording Report.
- 6.4. The record will present conclusions regarding the location, form, date, development and use of the buildings.



6.5. The written record will include the buildings' location; any designations; the date and circumstances of the record and name of the recorder; a table of contents and list of illustrations; a summary of the buildings' form, function, date, and development sequence; the names of architects, builders, patrons, and owners will be given, where known; an introduction, setting out the circumstances in which the record was made, its objectives, methods, scope, and limitations; acknowledgments to all those who made significant contributions to the record or its analysis; a short account of its history as given in published sources, an account of the group of building's overall form and its successive phases of development; an account of the past and present uses of the building.

The photographic and drawn record will consist of general views of the group of buildings in its setting, coverage of the external appearance, any views required to indicate original design intention, the overall appearance of principal areas, any external or internal detail (structural or decorative) relevant to the buildings' design and development. The photographic viewpoints and any information relevant to the structural history and development of the buildings will be located on the floor plan of the barn or elevations as appropriate. The photographic record will be accompanied by a photographic register detailing (as a minimum) location and direction of shot. General photographic views of all non-designated heritage assets and other farm buildings associated with the farmyard will be included within the photographic record of the report.

6.6. The existing survey plans which were prepared by Randal Surveys LLP will be overlaid with information to illustrated features of significance to the development of the historic buildings and their character. Where required current floor plans, long and transverse-sections will be completed at scale of 1:100 using the Historic England drawing conventions. The floor plans will depict positions of doors, framing including studs and rafters, windows, internal partitions, stairs, bay divisions/truss positions, fixtures and fittings plus later additions and evidence of phasing.

6.7. The report will contain as a minimum:

- Non-technical summary
- Introduction
- Site Description
- Aims and objectives
- Methodology
- Documentary Research
- Analysis and interpretation
- Conclusions
- Illustrations
- Bibliography

## **7. Reporting and Archiving**

- 7.1. The project manager will consult the Essex HER Officer to obtain an event number for the work.
- 7.2. An OASIS sheet shall be completed at the end of the project and supplied to the Historic Environment Advisor. This will be completed in digital form. A copy will also be e-mailed to the Hon. Editor of the Essex Archaeology and History Journal for inclusion in the annual round-up of projects in the Journal.
- 7.3. The report and the digital archive will also be submitted for archiving with the Archaeological Data Service.
- 7.4. A copy of the report, marked DRAFT, will be presented to ECCAS for approval within six months of the completion of fieldwork.
- 7.5. Following approval of the report by ECCAS, an archive of all records will be prepared consistent with the principles contained in " *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016). This would be deposited with the County HER within six months of the completion of work. It will then become publicly accessible.
- 7.6. Publication of the results at least to a summary level (i.e. round up of archaeology in Essex in Essex Archaeology and History) shall be

undertaken in the year following the archaeological fieldwork. An allowance shall be made within the costs for full publication in an appropriate peer-reviewed journal.

## **8. Monitoring**

- 8.1. ECCAS will be notified of the start of site works so that there will be opportunities to visit the site and check on the quality and progress of the work.

## **9. Staff and Timetable**

- 9.1. This project will be under the management of Nicolaas Joubert MSc. Historic Buildings Consultant.
- 9.2. Site recording works will be undertaken by Nicolaas Joubert MSc. Historic Buildings Consultant.
- 9.3. The fieldwork for the recording of the buildings will require 2 days on site. The report will be completed within 2 months which will be followed by the completion of the required archiving as specified by the WSI.

## **10. Health and Safety**

- 10.1. All works will be conducted in accordance with the Health and Safety at Work Act 1974 and all subsequent Health and Safety legislation, CA Health, Safety and Welfare Policy (2012) and procedures, and any client's policies or procedures. The project manager will carry out a risk assessment and ensure that all potential risks are minimised, before commencing the field work.

## **11. Insurances**

- 11.1. Nicolaas Joubert Historic Buildings Consultant holds Public Liability Insurance to a limit of £5,000,000. No claims have been made or are pending against these policies in the last three years.



## 12. References

1. (Andrews, D 2021) *Beaumont Hall Barns, Beaumont-cum-Mose: Heritage Statement.*
2. (ECCPS 2021) *Brief for Historic Building recording and Archaeological monitoring at Beaumont Hall, Church Lane, Beaumont, Clacton,* by Teresa O'Connor
3. (Historic England, 2016) *Understanding Historic Buildings: A Guide to Good Recording Practice.*
4. (Institute for Archaeologists, 2014 updated 2019 and 2020) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*