

Cheynes Farm, Warren Lane, Cottered, Herts. SG9 9QD.
Historic building recording and analysis of the buildings. Recorded 09 11 2022.



2021 Google earth. Location of the site.



2021 Google earth. Detail of the site showing the buildings under study.

Location

Cheynes Farm, Warren Lane, Cottered, Herts. SG9 9QD. The site is 50m south of the church set in the delta of two roads. Historically known as Osbourne's, the buildings are centred on TL 31745 29104.

Listing - The House and Barn are Listed.



BJHC 2022. East elevation. There is no Images of England photograph.

EntryName:Farmhouse at Cheynes Farm **ListingDate:**22 February 1967 **LastAmended:**6 July 1984 **Grade:**II **Source:**Historic England **SourceID:** 1295347 **EnglishHeritageLegacy ID:** 159881**County:**Hertfordshire **District:**East Hertfordshire **CivilParish:**Cottered **Built-Up Area:** Cottered **TraditionalCounty:**Hertfordshire

TL 3129 COTTERED WARREN ROAD (west side)

5/33 Farmhouse at Cheynes Farm 22.2.67 (formerly listed as Osbournes) GV II

House. C16 S crosswing, C16 hall range altered in late C16 and subsequently, one-storey C19 N kitchen wing. Timber frame roughcast with steep old red tile roofs. A long, 2-storeys, T-plan house facing E with 3-bay S-crosswing joined to front and projecting to rear with a hipped W end. Large central chimney with moulded C16 lintel to hall, at junction with cross wing. Entry at lower end of hall which has an axial floor beam. 3-centred arched brick fireplace to parlour. The E front has 4 windows to each floor and another in the joined gable at SE with a canted bay below it. 3-light flush transomed casement windows (renewed). Large red brick central chimney with 3 diagonally set shafts. Exposed timbers inside, with close-studding and tension bracing in S wing. The house was called Osbournes in a will of 1577.

Listing NGR: TL3173629097.



Date: 11 Jun 2002 Reference:IOE01/07450/15 Rights:© Mr A. Gude.

EntryName:Barn at Cheynes Farm 20 Metres to North of House **ListingDate:**6July 1984
Grade:II **Source:**Historic England **SourceID:**1348020
EnglishHeritageLegacyID:159882 **County:**Hertfordshire **District:**East Hertfordshire
CivilParish:Cottered **Built-UpArea:**Cottered **TraditionalCounty:**Hertfordshire

TL 3129 COTTERED WARREN ROAD (west side) 5/34 Barn at Cheynes Farm 20m to N of house -

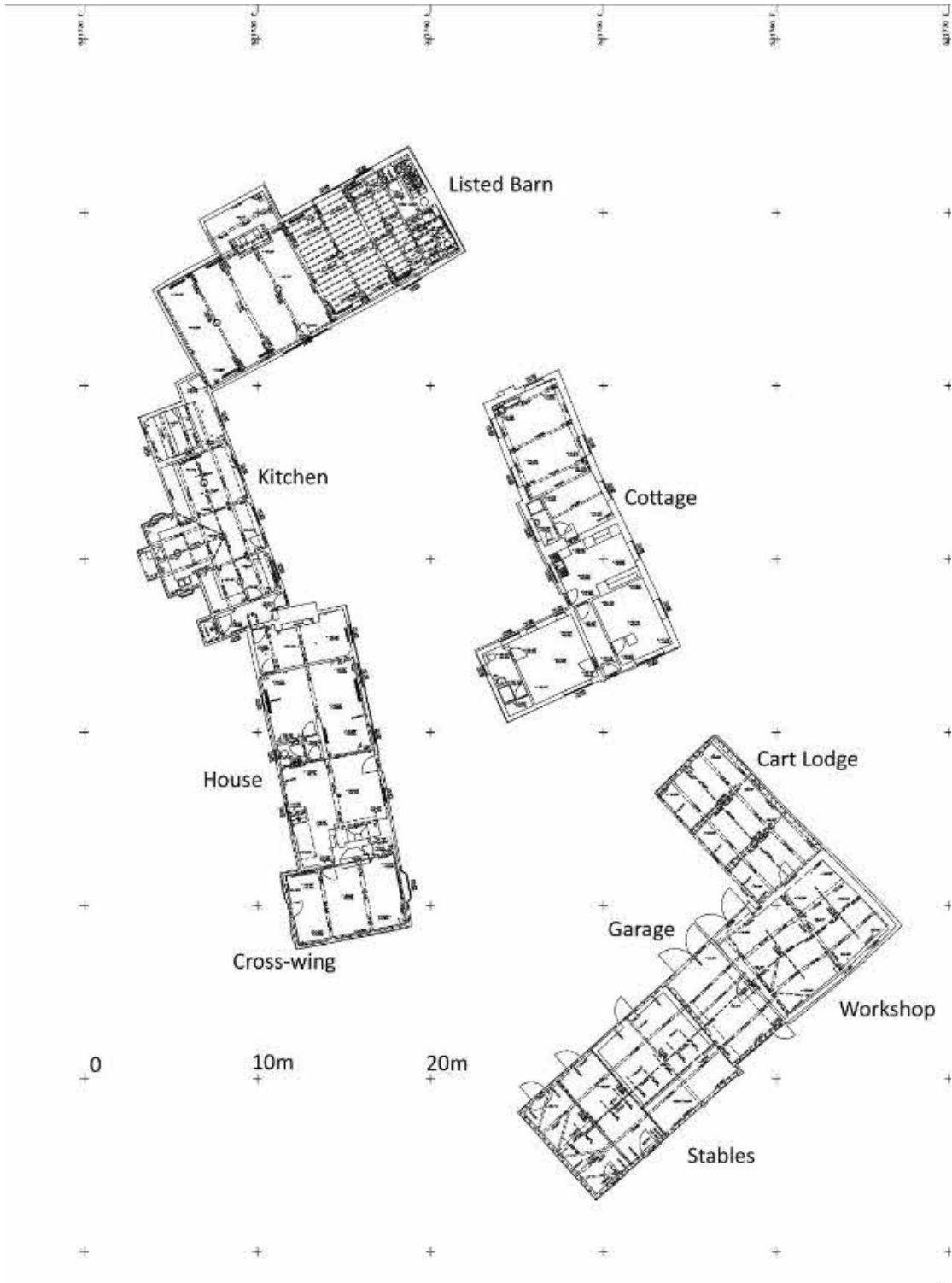
GV II Barn, now a hall. C17. Timber frame dark weather-boarded with a red panel roof. Rear lean-to and added chimney. Faces S into farm yard. Prominent in views from churchyard. Listing NGR: TL3173129128.

Scope of this Report

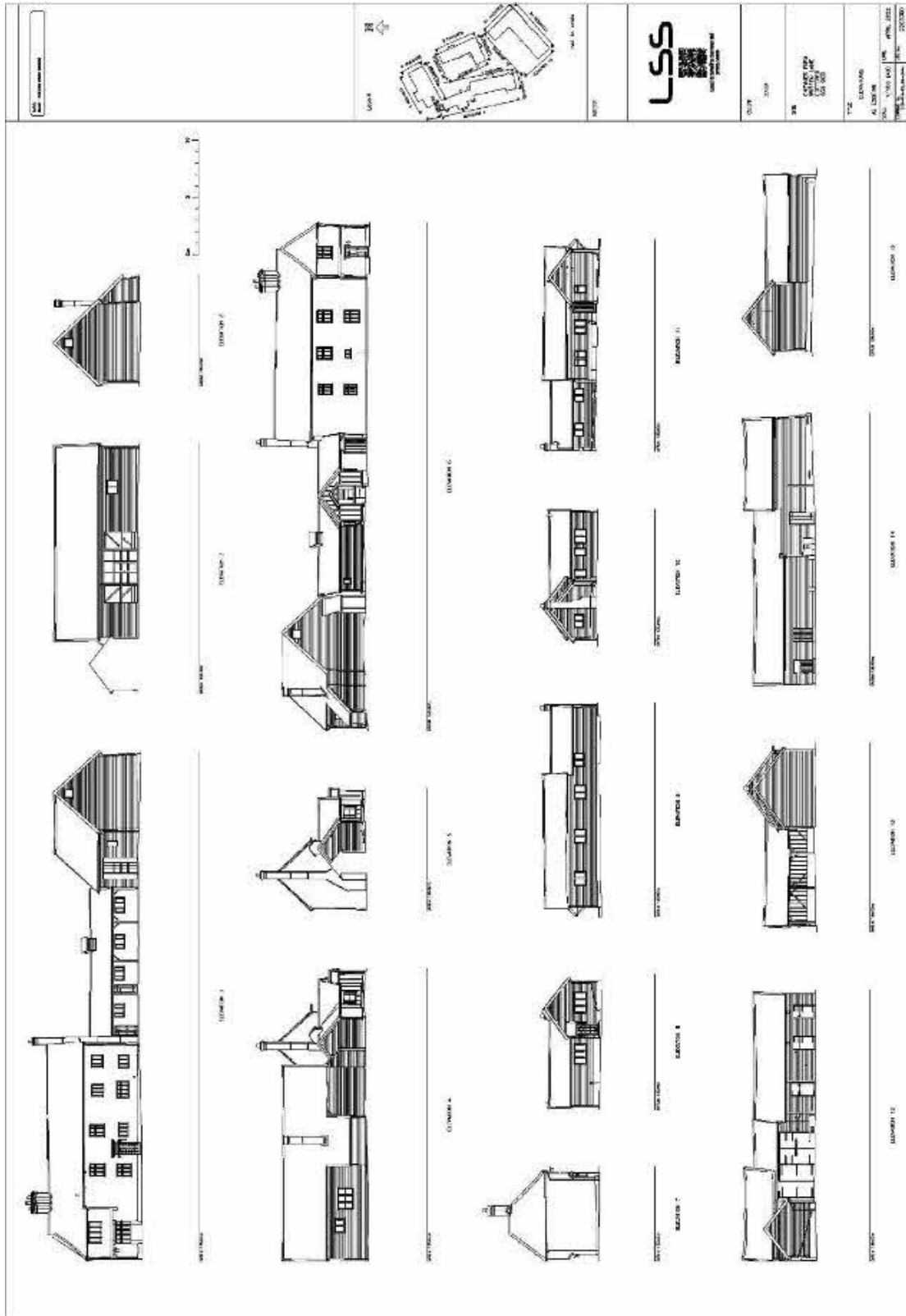
This report describes and analyses the historic fabric and records of the buildings under study. This report adheres to Historic England Level 3 as outlined in Historic England. Understanding Historic Buildings – A guide to good recording practice. 2017. Page 25.

There are eight buildings:

1. The Listed Barn. TL3173129128. Page 6.
2. The Cottage. TL3173629097. Page 13.
3. The Cart Lodge. TL 31748 29110. Page 18.
4. Workshop. TL 31750 29113. Page 20.
5. Garage. TL 31749 29114. Page 27.
6. Stables. TL 31747 29113. Page 29.
7. Kitchen. TL 31741 29104. Page 34.
8. The House. TL3173629097. Page 42.



2022. Site plan with floor plans. Landand Satellite SurveysLtd.



2022. Elevations of all the buildings. Land and Satellite Surveys Ltd

Description – External – 1. The Listed Barn



The north elevation of the Listed Barn as seen from the roadside.



The east elevation of the Listed Barn.

The Barn has been converted in the LC20th and most likely after the sale of the site in 1994 with planning potential. See Appendix 1. All visible fabric is LC20th or C21st.



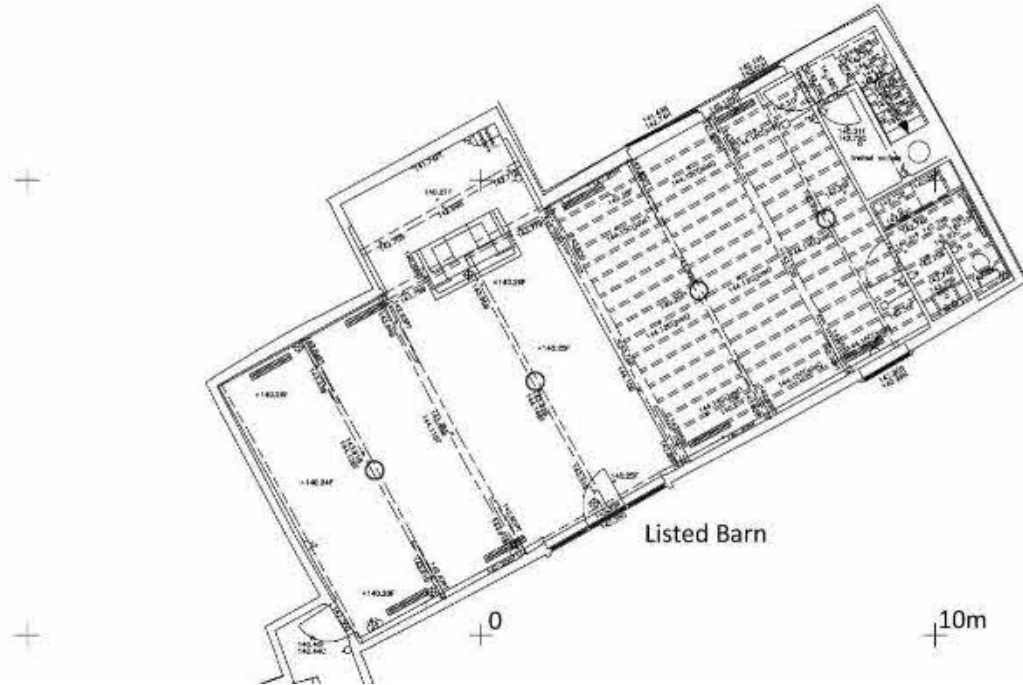
The west elevation of the Listed Barn.



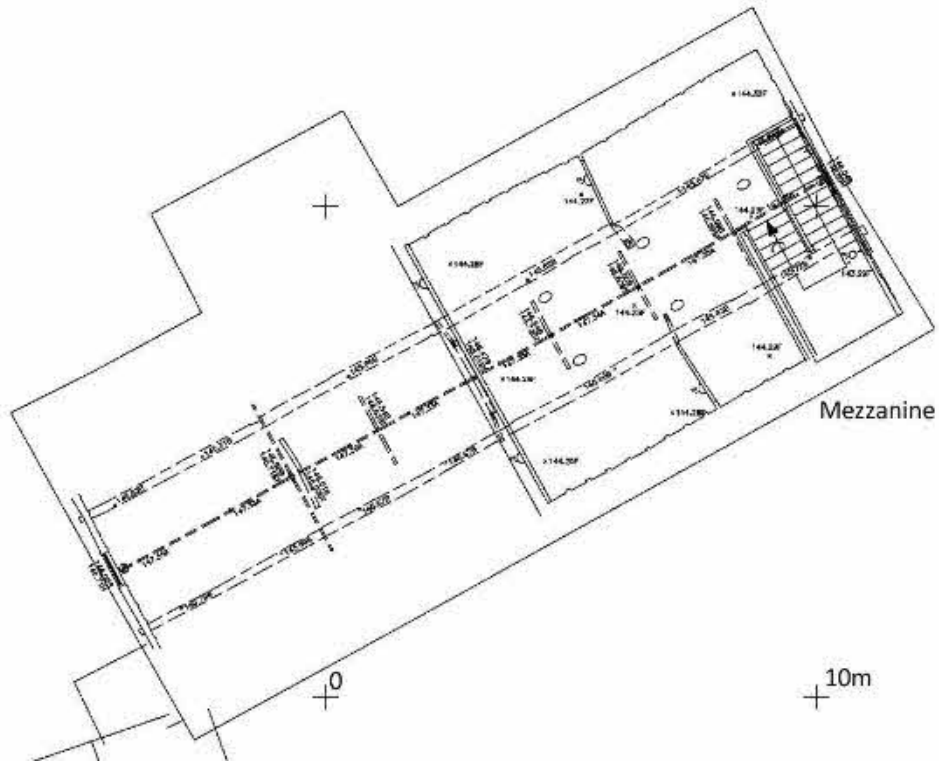
The south elevation of the Listed Barn.

Despite being Listed as C17th there is very little fabric to suggest a date this early. All the exterior weather-boarding is LC20th bandsawn or circular and fixed with mild steel nails. The roof is clad with single Roman tiles (not pan tiles as noted in the Listing). All the glazing is double glazed with applied taped leaded comes. There are no original external features. To the rear (north elevation) is an outshot under a catslide roof and these were most often engine bays to house a barn engine in the EC19th. It now is the setting for an internal fireplace inserted as part of the conversion.

Description – Internal – 1. The Barn



2022. Listed Barn ground plan.



2022. Listed Barn mezzanine plan.



Looking E in the Barn.



Looking W in the Barn.

The wall frames are hidden by plasterboard and a 7ft tall vertically boarded wainscoting to insulate the building. The roof timbers are exposed and there are seven bays. Two bays are floored over and the easternmost bay is enclosed with lightweight plasterboarded partitions to form rooms and a staircase. In the outshot is a LC20th interpretation of a brick firestack.



Detail of the LC20th fireplace. Looking N.



Looking up at the mezzanine floor. The queen posts appear upside down.

The roof structure has been renovated and largely replaced with softwood. The trusses have variety of raking queen posts that more resemble reused braces that have been used upside down. Some have been paired with straight struts with evidence of iron strapping.



Looking W across the tie-beams.



Detail of the westernmost Truss looking NW.

The roof is a simple clasped side purlin structure with raking queen struts where all the tie-beams and purlins appear reused from a variety of earlier buildings.



Doubled up purlins made from top-plates on the north side of the mezzanine.



Detail of doubled up purlins made from top-plates on the north side of the mezzanine.

Of interest is the use of top-plates and sawn down floor joists as purlins. There are two styles of top-plates with one having round ended mortices for close studding and window jambs. It is paired with a sawn down main joist which has mortices with soffit tenons and refined entries.

Description – External – 2. The Cottage



Page | 13

The east elevation of the Cottage.



The south elevation of the Cottage.

The Cottage has been converted from three conjoined buildings in an L plan. The roof is clad with a mixture of LC19th pan tiles in varying colours, triple Roman tiles commonly used in the 1920's and LC20th pan tiles. It is organised with a front door in the south elevation under a small porch and a side door facing the House.

The site history (Appendix 1) notes that: Conversion of outbuilding to residential occupation by Peter Pannifer - October 1974.the owner is to be allowed to convert one of its outbuildings into living accommodation for his elderly parents.



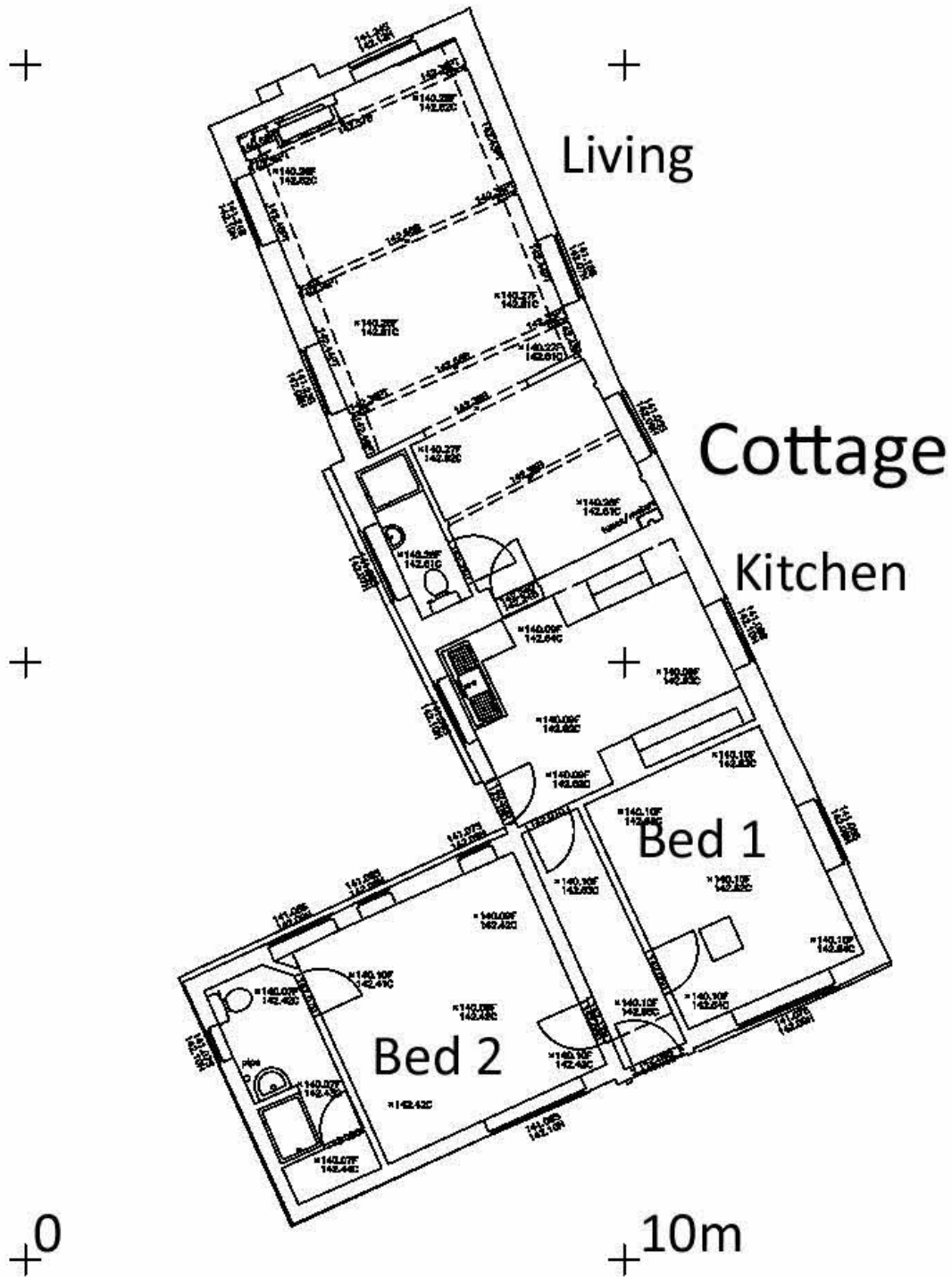
The north and west elevations of the Co age.



The west elevation of the Co age.

All the external fabric, including the chimneystack date to the 1974 works or later. Historic mapping indicates the eastern range was much longer and connected to the SE corner of the Barn (1877 OS Map) and that the southern range was smaller and open sided.

Description – Internal – 2. The Cottage



2022. Cottage ground plan.



Looking N in the Living Room.



Looking S in the Living Room.

There are some applied fake timbers and a brick fireplace put in as part of the 1974 conversion.



Looking E in the Kitchen.



Looking SE in the Main Bedroom.

The interior of the Cottage is entirely LC20th. There is a LC20th fitted kitchen which may date to the 1994 works.

Description – External - 3. The Cart Lodge



The north elevation of the Cart Lodge in context with the Workshop and Stables.



The west elevation of the Cart Lodge.

The Cart Lodge retains very little fabric older than the LC20th except for the roof tiles which are 1920's style triple Romans. The walls have been replaced with machine sawn softwood frames and weatherboarding fixed with mild steel nails. Some of the older principal timbers have been retained and are likely to be cut from elm but have been painted black and are not easily identified.



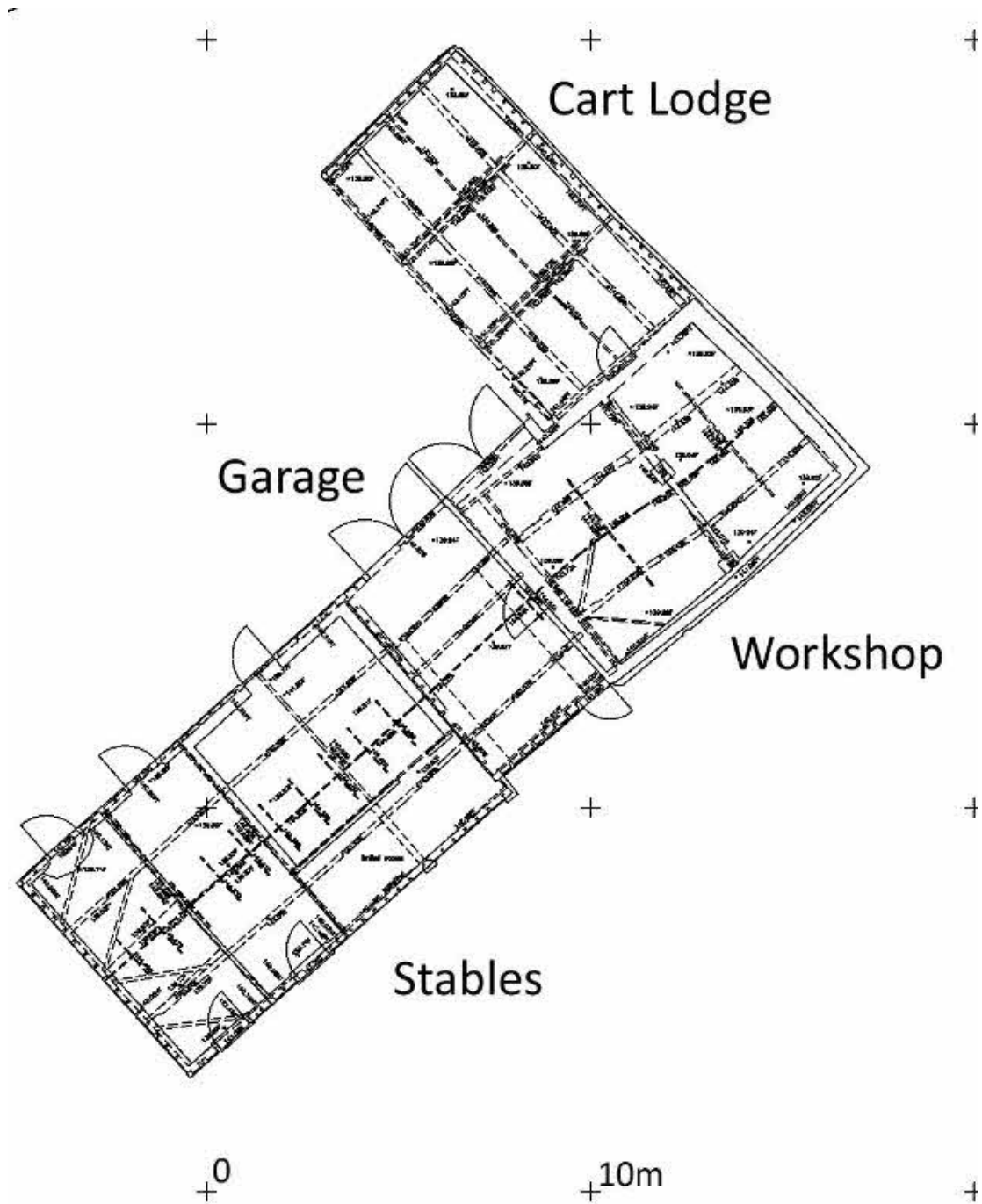
The eastern wall showing the full height 2x4in studs.



Looking N in the roof structure.

The roof has a king bolt truss which has been extensively repaired and reinforced because the king bolt is no longer connected. Additional horizontal and raking struts have been inserted and the collars doubled up to support very heavy, inserted side purlins. The roof has been boarded over to prevent debris from falling on the cars.

Description – External – 4. The Workshop



2022. Ground plan of the south range.



The east elevation of the Cart Lodge and the Workshop.



The south and east elevations of the Workshop. The building borders the neighbour's garden.

The whole range of buildings has been re-clad with LC20th weatherboarding finished with black cold brushing tar. The section of the north elevation that borders the neighbour's garden has not been treated and the weather-boards are seen as pressure treated and coated with creosote that has worn off. Creosote for amateur use was banned from use in 2003.



The south elevation of the Workshop is split by the garden fence.



The north elevation of the Workshop with garage doors.

There is a disused pedestrian doorway onto the Workshop under the Cart Lodge roof.. Access is now through a pair of full height garage doors. Adjacent is a pair of similar doors for a self contained Garage which is a separate building. The Workshop has triple Roman roof tiles and the Garage and Stables have single Romans to match the Barn.



The north elevation of the Workshop retains some original C19th weather-boards.



The pedestrian doorway into the Workshop.

The north elevation hidden in the Cart Lodge is clad with some original C19th weather-boards fixed with wrought iron nails. The door is vertically boarded and hung on mild steel reversible hinge with decorative hinge and strap.

Description – Internal – 4. The Workshop



The C20th cladding of the Workshop in the west wall seen in the Garage.



The west wall of the Workshop seen from inside looking W.

The west wall is made from primary braced interrupted studwork cut from 2x4in machined softwood with 3x4in door jambs for a centrally placed doorway with a MC20th gate and ledger door hung on mild steel reversible hinges. The pine weatherboards are MC20th.



The west wall is built outside of the e-beam.



MC20th harness tree.

The Workshop appears to have been constructed in the MC20th by partitioning the building to form a tack room equipped with harness trees made from softwood members side nailed with mild steel nails. There are also two higher brackets that were most likely for a water tank.



Looking SE in the Workshop.



Looking E in the roof of the Workshop.

The roof of the Workshop is entirely LC20th but with a vain attempt to preserve the original waney elm e-beams, both of which have subsequently failed.

Description - External - 5. Garage



The south elevation of the Garage.



The Garage with open LC20th garage doors.

The Garage is a LC20th infill building that has been inserted between the Workshop and Stables. Apart from a section of reused C19th brickwork forming a partition the whole building is modern and most likely dates to 1994.

Description- Internal - 5. Garage



LC20th studwork in the west wall of the Garage.



The partition is made from reused C19th bricks set in grey cement.

There is a partition wall made from reused C19th bricks that are set in lime mortar but heavily repointed in grey cement. The LC20th partition above is made from metric 50x100mm machined softwood clad with pine boards.

Description – External – 6. Stables



Page | 29

The Stables is to the west (RHS) of the range.



Detail of the north elevation looking SE.

The Stables is set up with doors that would serve at least five stalls, with three doors on the north side and two on the south. The split stable doors have MC20th carpentry commonly seen on 1930's buildings and are rehung on mild steel reversible hinges fixed with Pozidriv screws. The weather boards are all LC20th repairs. The roof is clad with single Roman tiles.



The west elevation of the Stables.



The south elevation of the Stables.

Although originally outlined as a stables it has been reduced to a storage facility.

Description – Internal – 6. Stables



MC20th split stable door rehung in the LC20th with Pozidriv screws.



There is one large boarded out loose box. Looking SW.

Most of the wall frames and all of the roof has been replaced in the LC20th. The older members are also C20th and all are either circular sawn or bandsawn. There are four bays and two have been combined to form a loose box created in the LC20th from uprights nailed to the e-beams and horizontal plain boarding.



Detail of the boarding in the loose box with a LC20th tethering ring.



The roof structure above the loose box and stalls looking W.

The roof structure is entirely LC20th and is a simple side purlin roof with raking struts from the e-beams. The e-beams are MC20th machined deep section pine planks.



The west wall has been largely replaced in the LC20th.



Sections of older C20th framing have been conserved.

The walls have been largely replaced with metric cut softwood in the LC20th. For some reason, there are some sections of MC20th 2x4in studs have been retained but are now eroded.

Description – External – 7. The Kitchen



The Kitchen connects the House and the Barn. Eastern elevation.



The eastern elevation dates to the LC20th.

The Kitchen has been converted from an open-sided shelter in the LC20th. Planning permission was given in 1969 for an extension to the House which was probably built in 1974 as part of the extensive works done then. The roof has 1920's style triple Roman tiles. The walls are blockwork finished with roughcast leaving only a hint of the open-sided frame.



The western extensions to the Kitchen.



The west elevation with extension to the Kitchen in red brick.

There have been an incremental number of extensions to the original volume of the building in the LC20th. The largest is a gable ended range that contains the volume of the domestic kitchen. Added to that is a smaller unit that appears to have been for a boiler. Another brick built addition has a lead roof as a storm porch for a back door.



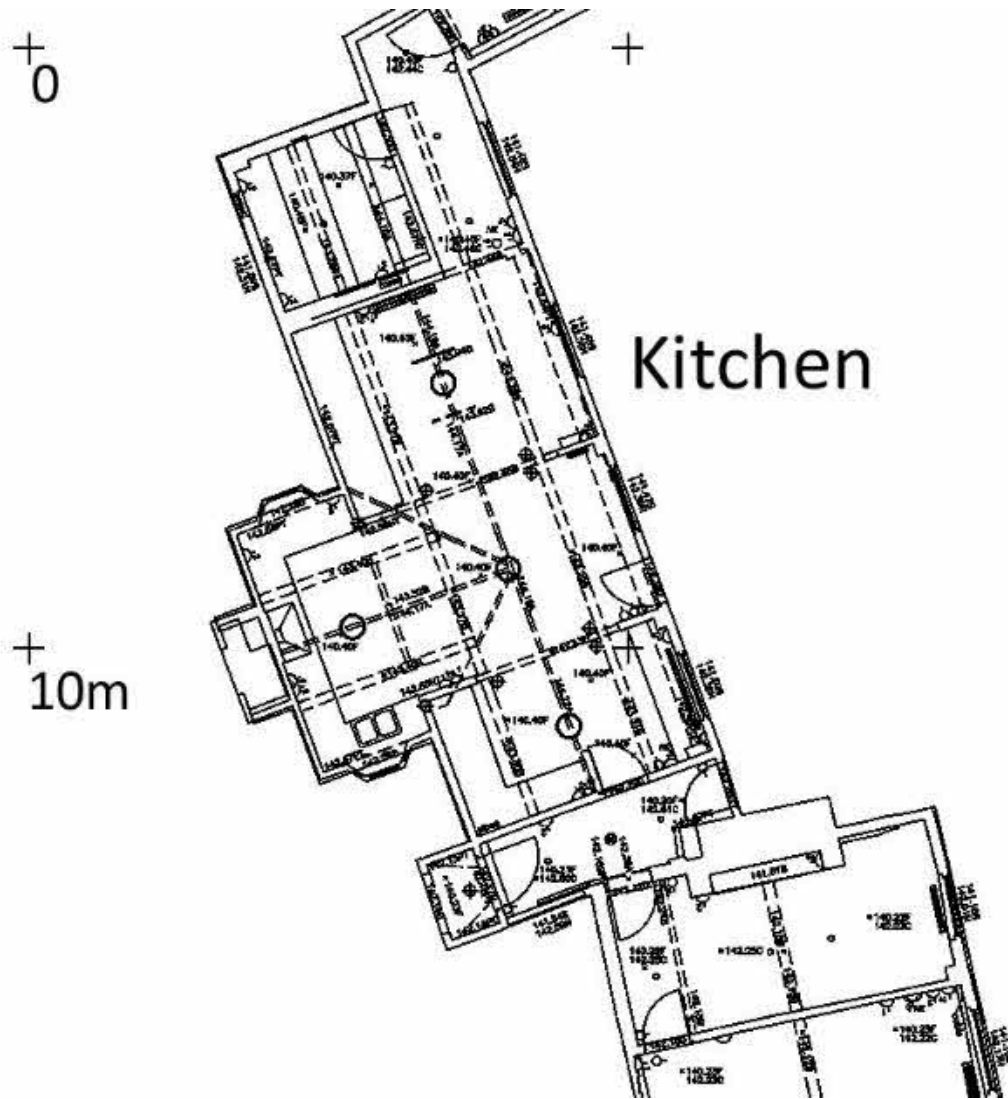
The kitchen extension and boiler house. Looking SE.



Weather-boarded section of the west elevation of the Kitchen.

The remainder of the west elevation is clad with LC20th weather-boards fixed with mild steel nails. Like the rest of the House all the fenestration is LC20th with oak casements and leaded lights.

Description – Internal – 7. The Kitchen



2022. Kitchen ground plan.



The entrance to the Kitchen hallway. Note the C19th firestack.



Looking E in the Kitchen hallway. Again note the C19th firestack.

In the Kitchen Hallway is an exposed scantling frame with nailed, interrupted studwork of c.1800 character that denotes the original end wall of the Kitchen when an open shelter.



Looking N in the Kitchen.



The central truss over the Kitchen.

The Kitchen has been created by converting an open-sided shelter leaving only the main posts in the walls and three roof trusses with machined softwood tie-beam and central struts and raking struts for a clasped side purlin roof. Interstitial studs have been added presumably to close up the original bays but now appear decorative. This work probably dates to 1994.



Detail of the southern truss. Only the principal timbers are C19th. Looking SW.



Looking W into the Kitchen extension.

The original footprint has been extended to the west to create a large, full height volume for the working part of the Kitchen with new fitted units and modern range cooker. The roof members of the extension match those exposed in the original volume.



Looking N in the Kitchen towards the Barn entrance doorway.



The brick wall seen in the Utility Room is LC20th.

The north part of the Kitchen is partitioned off to form a Utility Room. None of the exposed fabric is older than 1994.

Description – External – 8. The House



The se ing of the House looking E across the pond.



The se ing of the House looking SW from the main road.

The House can be seen from the public realm on the main road and the lane only. To the rear there is a very large garden with a pond and no external views.



The south and west elevations of the House. The cross-wing is jetted on both sides.



The west elevation.

West Elevation

The House is a two storey timber-framed building clad with hard cement roughcast on EML or MC20th laths (seen in the cross-wing). The roof is clad with clay peg tiles and there is a C20th three shafted chimney for a firestack set between the southern cross-wing and the main range. The cross-wing is jetted on both the west and east sides and the roof is hipped on both sides and contains remnants of a clasped side purlin roof with tapered rafters.

The Main Range is largely of scantling frame (seen inside) and has a clasped side purlin roof reconfigured c.1800 to carry the whole length of the range which has been extended to the north by two bays.



Detail of the render and the jetty brackets.



Detail of one of the ground floor windows.

All the external features are LC20th. The windows are LC20th well crafted oak casements with leaded lights, in places replaced with leaded taped panes. Many of these have suffered from water damage from condensation and would benefit from repair or replacement.



The south elevation of the House.



Detail of the roofline above the cross-wing.

South Elevation

The south elevation displays both jetties. The roof is fully hipped and this is normally a later intervention when the collar purlin roof has racked over and the roof needs to be reinforced. The ridgeline of the main range is off-centre and higher than the cross-wing roof which is an early indicator that the main range was an open hall house that has been raised up to form two storeys.



The east elevation is the front of the House.



The south cross-wing has an inserted C20th bay window.

Eastern Elevation

The eastern elevation is currently the front of the House. Ordinarily the cross-wings project forward of the main range but here the roof runs straight across and only the jetty is forward. Again, all the windows are LC20th oak casements with leaded lights. A LC20th canted bay window has been added under the jetty.



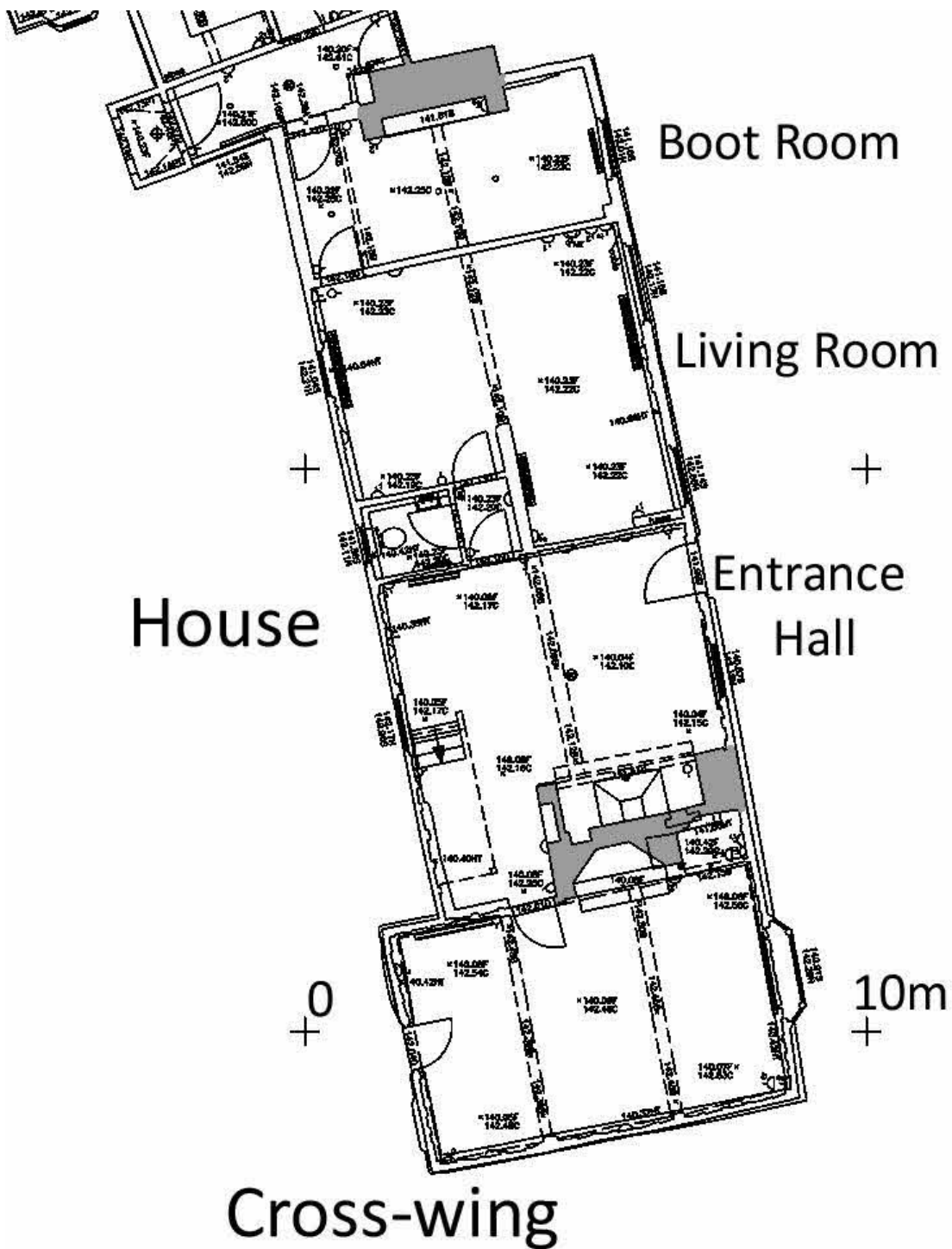
Detail of the front door and windows on the eastern elevation.



Detail of the front door.

There is an attractive plank and batten front door under a timber hood supported on small console brackets. All the furniture is LC20th. There are no original doors in the House and all are LC20th or C21st.

Description – Internal – 8. The House– Ground Floor



2022. House ground plan.



The entrance to the House from the Kitchen Hall. Looking S.



Looking E in the Boot Room.

Boot Room

The House is entered from the Kitchen Hall into a large single bay room currently used to store the coats and boots. Of interest is the exposed axial joist in the ceiling which is lodged in the brickwork of a now redundant firestack. Seen outside, it has EC19th brickwork and design.



Detail of the axial joist.



Detail of the fireplace - now converted to closets.

While lacking in visible historic fabric it can be seen elsewhere in the House that this bay is EC19th – c.1800. The axial joist is much older and has been reused.



Looking NW in the Living Room. The doorway is to the Boot Room.



The east wall in the Living Room.

Living Room

The Living Room has nailed, interrupted scantling studwork wall frames cut on a 3in module – a common size of c.1800 and later. Half of the eastern wall is a LC20th interpretation of a similar frame made with bandsawn softwood.



Fake LC20th frame in the east wall and earlier doorframe.



Two large metal staples are fixed to the frame over the window.

There are two large staples fixed to the midrail in the east wall over a window opening. There are two matching staples in the partition wall and it is apparent a large fixture was suspended from them. Given the position it is likely there was a range stove installed here.



Inglenook fireplace in the Entrance Hall.



Detail of the roll moulded bressummer in the fireplace.

EntranceHall / Office

The Entrance Hall contains an impressive inglenook fireplace with a roll moulded 10ft 8in long x 12in x 10in bressummer made from a resited main e-beam from a much grander building. There is one small taper burn which may be an apotropaic mark. The fireplace is 8 x 5ft 7in x 3ft deep with niches and a cabinet and is plastered over as it would have been originally. The visible bricks are 50x110x230-240mm with creased faces, so arrises and thick lime mortar beds. The bressummer supports a 10in wide axial joist, hacked back for plasterwork but retaining a chamfer and cyma stops.



Looking N in the Entrance Hall. The front door is to the RHS.



Looking NW in the Entrance Hall.

The walls have nailed interrupted studwork with straight primary braces cut on a 4in module which would indicate a construction date in the C18th.



C20th staircase up to the first floor.



The frame exposed in the stairwell in the west wall.

The frame changes character in the west wall where the full height studs are all reused smoke blackened timbers of varying thickness from 6in. to 10in.. The wall is also framed for a window or door opening and the current LC20th cuts across it.



Looking E in the Cross-wing. Note the asymmetric braces.



Looking W in the Cross-wing at a former front door.

Cross-wing

The Cross-wing is the only original and complete frame in the building. It is made of axe finished full height oak studs, closely studded and braced at each end with curved 6x1in thick braces trenched across the inside of the studs.



Detail of the curved brace in the SW corner.



Detail of the brace in the NW corner.

The studs are 5x3in thick set at 15in centres to give 10in wide panels. The flanks of the studs are grooved for horizontal walings to be sprung in. There is no original waling and daub and the frame has been lath and daubed and lath and plastered.



Detail of the lath and daub and LC20th plasterboard.



Lath and daub finish on the east wall.

Originally, the panels would have been finished flush with wa le and daub. When this failed it was replaced with lath and daub and a section diamond pa ern scratch coat remains in the east wall. This would have then been floated over with lime plaster. This would have le a very thin wall and would be a very cold room so it must have been ba ened out and lath and plastered over on the inside. This is indicated by a few widely spaced nail holes. In the LC20th this was removed and the panels side battened and packed with insulation and plasterboard. There must have been a lobby for the front door in the west wall.



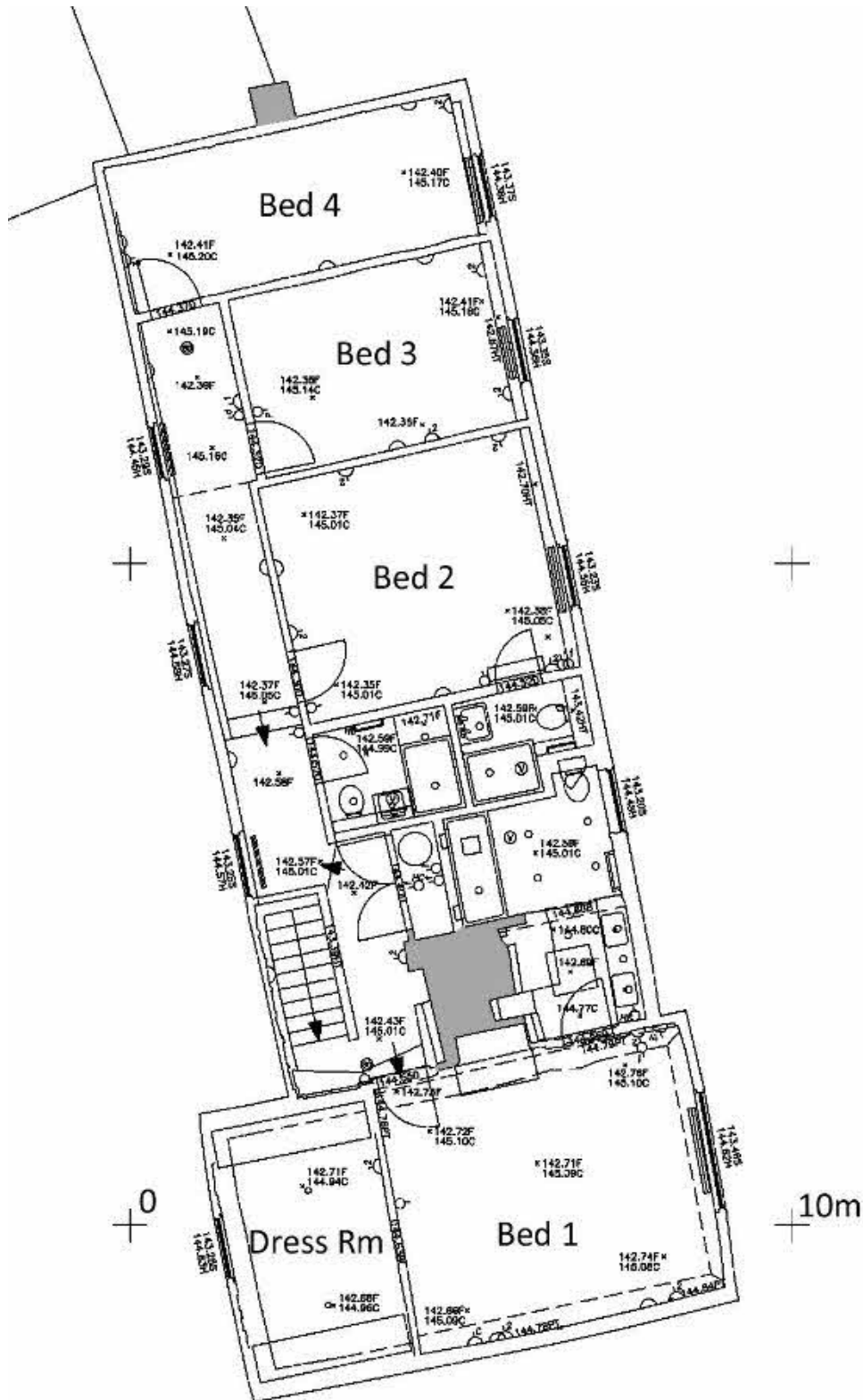
The fireplace in the north wall. Looking NE.



The fireplace is backed onto the inglenook fireplace.

There is a 7' wide brick fireplace with a segmental Tudor arch made from 50x110x230-240 red bricks set in thick lime mortar beds. The opening is 5ft4in wide and 4ft high and the back has been canted to insert a cast iron insert.

Description – Internal – 8. The House– First Floor



2022. Housefirst floor plan.



Looking SE in the Cross-wing Bedroom 1.



The fireplace in the Cross-wing Bedroom 1.

Cross-wing Bedroom 1

Most of the frame is hidden by LC20th plasterboard but two full height studs remain next to the fireplace in the north wall. Others have been removed to insert doors. The fireplace is part of the firestack seen downstairs and is made of the same type of bricks. The fireplace is 5' 6in wide with a 3ft7in x4in wide opening. There is a shadow of a cast iron insert in the back.



The flank of the firestack seen in the en-suite to Bedroom 1. Looking N.



Looking S in the en-suite to Bedroom 1. The firestack is in two parts.

In the en-suite to Bedroom 1 it can be seen that the firestack is built in two phases with a large gap between the flues. The bathroom itself has been recently out-fitted.



The west wall in the Cross-wing Dressing Room.

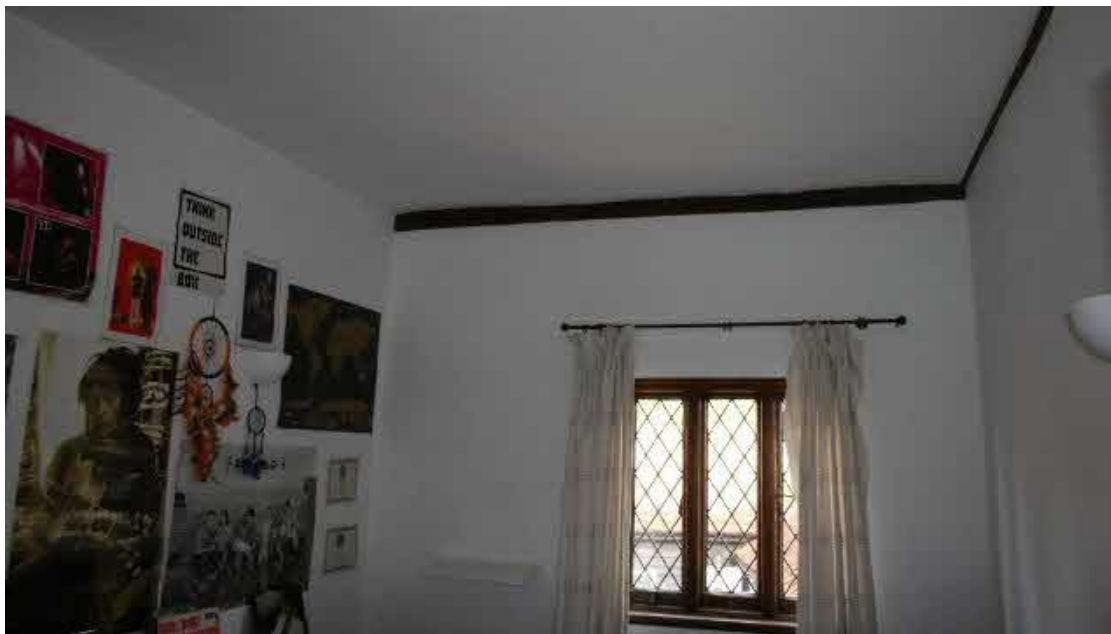


The partition frame in the Cross-wing. Looking E.

In the Dressing Room of the Cross-wing the partition wall retains some of the original studwork. There was a doorway at the north end that has been closed up and a modern central doorway added. The wall has fixture holes for shelves and trenches for curved braces.



Looking N along the corridor.



Bedroom 3 looking E.

Bedroom 3

The Bedrooms and Bathrooms reveal little historic fabric except for sections of top-plate and e-beams seen in the plain ceilings. All the fabric is hidden in the Bathrooms.

Roof Structure



Page | 65

Looking N over the main range from the firestack.



Detail of the roof over the main range. Looking N.

The roof over the main range retains a tie-beam from a crown post roof, cambered and morticed in the middle. The remaining roof is EC19th structure and design and is a simple clasped side purlin roof with plank collars and birdsmouthed struts. It has been extensively repaired in the LC20th with machined softwood timbers, retaining the C19th rafters and also a phase of EC20th machined softwood rafters. There is a fresh asphalt membrane which may have been a like for like repair in 1994 as in general these were only installed between 1965 and 1985 before breathable membranes became supplanted.



Looking N over the main range at the inverted collar.



Side purlin with bracking mark 'Thames'.

Some of the C19th members have bracking marks and one of the purlins is marked Thames with a race knife. One of the collars is inverted.



Looking S at the roof over the Cross-wing. West side.



Looking S at the roof over the Cross-wing. East side.

The roof over the cross-wing retains a set of tapered paired rafters from a collar purlin roof which has been rebuilt as a clasped side purlin roof. The partition wall seen in Bedroom 1 is made from scantling studs with wattle and daub panels and most likely EC19th.

Historic Photography



1907. West elevation showing two cottages and two families. Photo in the House.

Topographical Survey from Maps



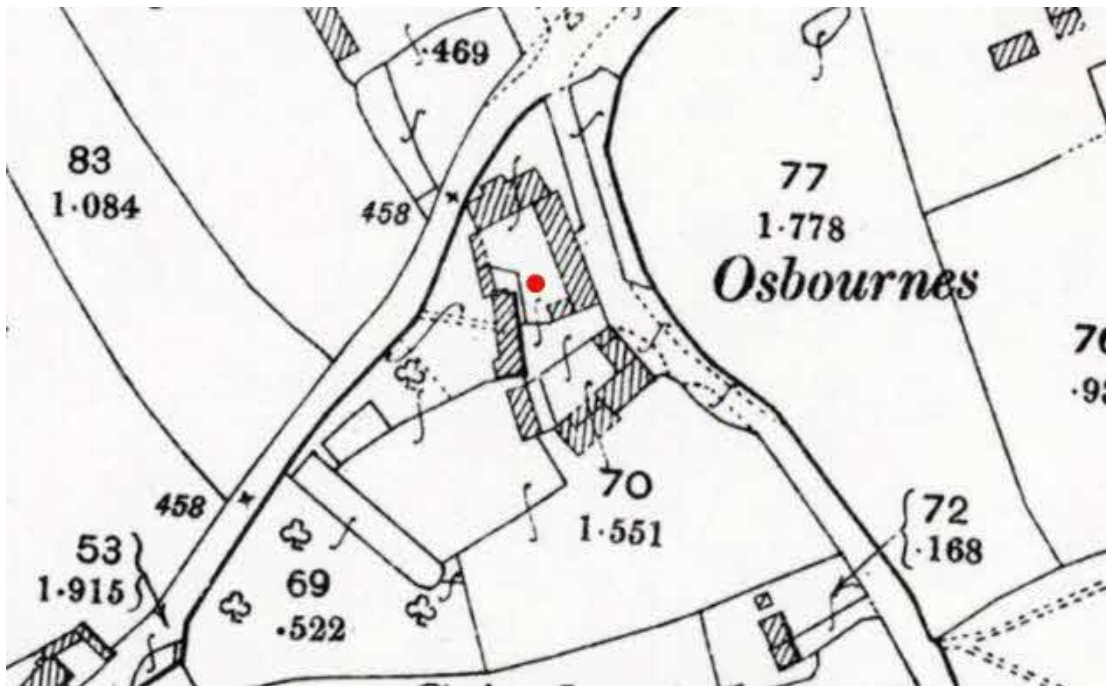
1777 Dury and Andrews Map of Hertfordshire.



1805 Ordnance Survey.



1877 Ordnance Survey Map.



1896 Ordnance Survey Map.

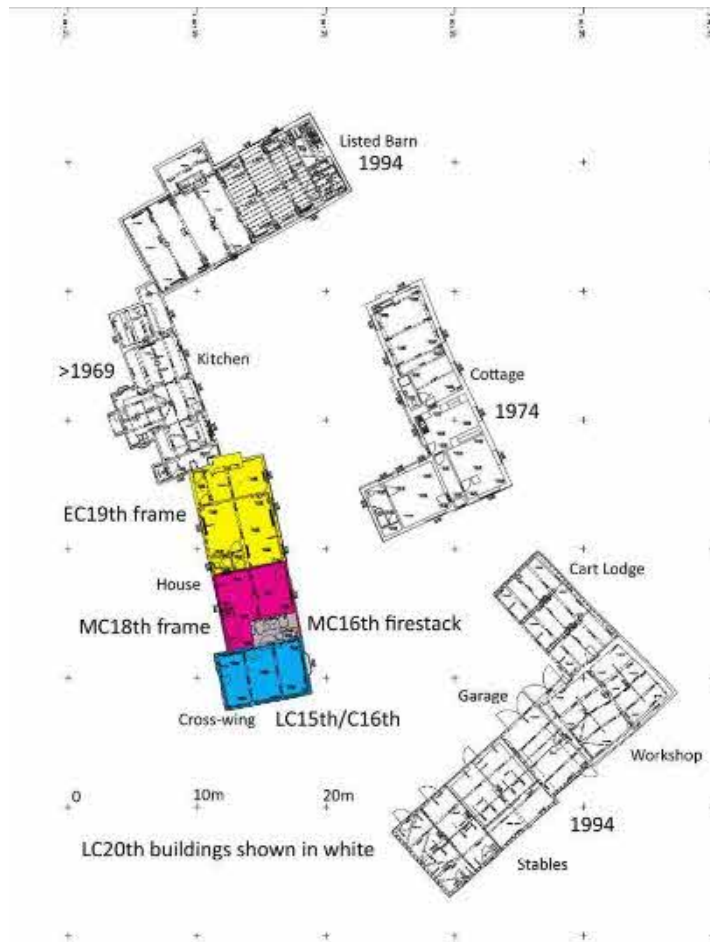
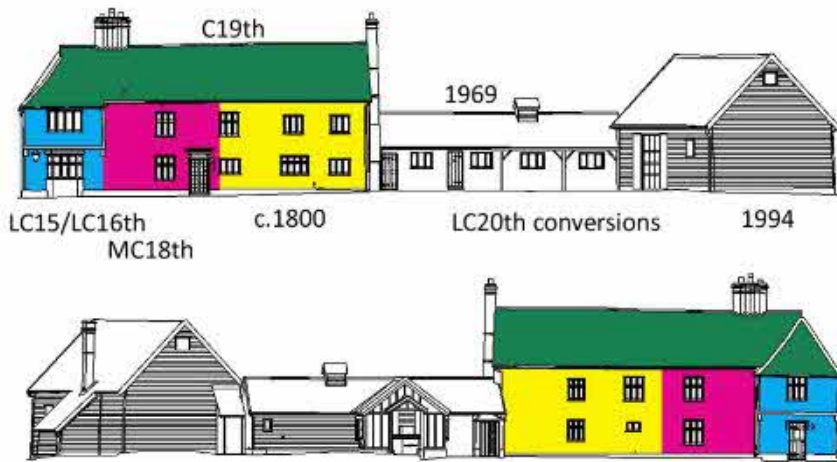


1922 Ordnance Survey Map.



1948 Ordnance Survey Map.

Phasing and Discussion



Basic phases of the Farmhouse. The Outbuildings are all LC20th.

Phase 1 – LC15th or EC16th Cross-wingframe. Evidence of an open hall.

The frame that forms the Cross-wing has axe finished close studding with internally trenced asymmetric bracing in the end walls to strengthen the jeties at both ends.

The west jetty frame sits forward on the main range so it is most likely that the front of the House faced west originally. The roof retains pairs of tapered oak rafters from a collar purlin roof but has later been remodelled to its current form.

In the roof above the main range are pairs of blackened rafters with side lap joints for a collar purlin roof. A single cambered rafter-beam remains of C15th design. There are some reused timbers in the west wall of the current Entrance Hall. It is likely that the House originally had an open hall with a hearth in the floor from which smoke blacked the roof timbers.

Phase 2. MC16th fireplaces and floor frame in the House.

The fireplaces in the Entrance Hall and the Cross-wing would have been built in the MC16th as part of a countrywide change in fashion and the expansion of the brick industry. The fireplaces in the Cross-wing are for a more polite rooms and have elegant segmental arches and are more of a size useful for heating but not cooking. The inglenook fireplace in the Entrance Hall is much larger and designed for heating, cooking, salt and book storage and it was possible to sit within the chimney on benches to cook food on a spit.

The fireplaces were built as two separate structures but the bricks are identical so it likely there was very little time between each side being built. At the same time the floor frame over the current Entrance Hall was inserted.

Phase 3. MC18th frame in the west wall of the House.

It can be seen that the open hall was floored over but there is only a small section of older larger studs and these are reused timbers. The rest of the framing is of nailed interrupted studwork cut on a 4in module – one dimension is 4in. This was most likely done in the MC18th as part of updating the building by lath and plastering the frame.

Phase 4. EC19th – C.1800 frame. The Barn and Outbuildings.

The framing in the Living Room and Boot Room is of nailed interrupted studwork cut on a 3in module commonly adopted in the EC19th c.1800. The roof of the main range is of one design and carries across all the bays. The roof over the Cross-wing has also been remodelled in the same style. The north end has a c.1800 period firestack.

It is also at this period that all the outbuildings would have been erected or remodelled. After the French Revolution of 1789 there was a long period of instability culminating in the Napoleonic Wars of 1799 to 1815. Britain and France declared outright war in 1803. England also went to war with the USA who in 1807 declared the Embargo Act preventing European vessels from trading with America. War was declared in 1812 and ceased in 1815. Farming enjoyed an economic boom during the era of the Napoleonic War (1799-1815) due to embargoes placed on grain and timber among other products sourced from France.

Essex farms capitalised on the high grain prices and expanded significantly. As a result more horse power was required to till the land and so new stables were built. The shortage of timber led to an industry where buildings were fabricated from recycled timbers pinned together with ironwork and these are seen in the buildings at Cheynes Farm which was known as Osbournes at the time.

The Barn is a typical building of the Napoleonic War Era which ignited the rush for farms to convert to grain production to capitalise on the grain embargo imposed during the hostilities from AD1799 to AD1815. Despite the listing description giving a C17th date there is no good evidence that the building is any older than c.1800. It is constructed from reused timbers from various buildings and is designed with an offset midstrey – a feature introduced in the C18th when it was realised that the produce from the field need more storage space than the gleaned product.



1777 Dury and Andrews.



1805 OSMap.

The early mapping is quite unhelpful. In 1777 a building which must correspond to the House is shown connected to a large building south of the position of the Barn and another which might represent the Cart Lodge. The 1805 OS, (which is considered schematic) shows another layout which might show the Cottage range. This reinforces the view that the current Barn is EC19th.

Phase5. MC19th repairs and the Stables.

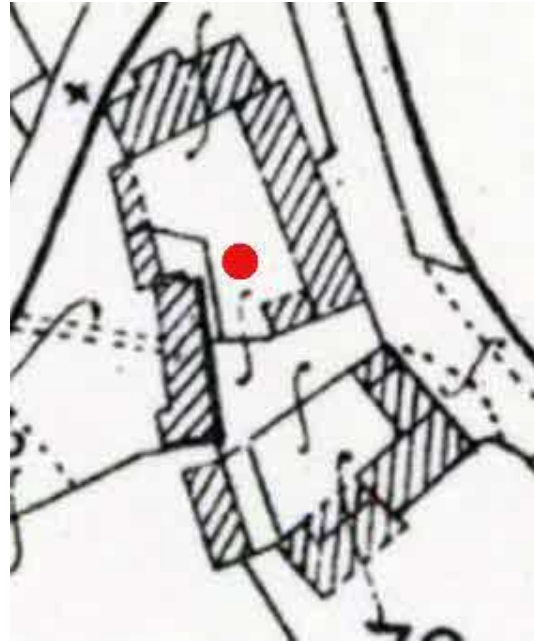


MC19th bracking mark.

The roof of the Farmhouse has MC19th softwood purlins of which the western side is marked THAMES with a race knife. This is quite unusual as the marks are normally unreadable and in Scandinavian.



1874 OSMap.



1896 OSMap.

By 1874 the farm has been developed into a Victorian High Farm with two farmyards with open-sided shelters and closed buildings. The 10 yearly Census starting 1841 (See Appendix 1) shows a regular change of tenant and families as well as noting a workforce of 5-6 men and 2-3 boys. The farmers dealt in livestock and the barn was equipped for thrashing as it had an asphalt floor (mentioned in sale documents 1896). These became a popular feature in the late 1820's when the bitumen and asphalt trade boomed after many patents were filed. At Cheynes Farm, barely any of this fabric survives in any of the buildings due to later changes and LC20th changes of use.

Phase6. EC20th frame repairs.

It is well documented that the Barn was turned into a village hall in 1912 and many of the interventions may survive as part of the rebuilding of the roof. The Stables and Cart Lodge have wall frames made from 2x4in sawn softwood that has aged and been creosoted in the EC20th. For some reason some sections have been retained in the west wall of the Stables where replaced in the LC20th.

Phase8. LC20th repairs and conversion to habitable buildings.

The Kitchen was first converted following permission in 1969. The Stables, Cart Lodge, Workshop, Garage were all badly repaired and reboarded in the LC20th. This was most likely done post 1974 when the site ceased to be a farm. The sale documents note they had corrugated iron and asbestos roofs. The Cottage, Stables, Cart Lodge and Kitchen retain triple Roman tiles which were popular in the 1920's but fade out by the 1940's and are either replicas, or more likely, reclaimed. The Cottage was converted in 1994. The Barn has single Roman tiles as part of a post 1994 conversion. All of the habitable buildings have been 'refreshed' in the last 10 years.



Significance

The Listed House contains a near complete axe finished oak timber-framed Cross-wing with close studding and internal bracing of the LC15th or EC16th. There is a considerable double sided brick firestack with two segmental arched fireplaces and a 10' wide inglenook fireplace of the MC16th. There is evidence for an open hall in the form of reused blackened rafters from a collar purlin roof and the remnants of a collar purlin roof over the Cross-wing. The hall has been floored over but only a few members remain from the MC16th and these are resited.

Two bays appear to have been added in the MC18th and another two in the EC19th (c.1800) when the entire roof was rebuilt over the main range. From then on the building was incrementally changed and in the LC20th the Kitchen was converted from a former cow shed.

Of the other outbuildings, very little of the original fabric remains. The Listed Barn has sections of c.1800 frame made from reused members and EC20th alterations from when it was made into a village hall in 1912. The Outbuildings were heavily remodelled post 1994 and very little of the EC19th frames remain.

The significance of the site lies within its presence in the village, the volumes of the farm buildings and the relative scarcity of the Cross-wing frame.

Acknowledgements

I am indebted to the current owners for engaging me to record the buildings and to Adam Grant of Norton Architects Studios for recommending me. The drawings were kindly supplied by Land and Satellite Surveys Ltd.

Bibliography

Alcock et al. Recording Timber-framed buildings: an illustrated glossary. CBA Reprint 2008.

Brunskill, R.W. Brick and Clay Building in Britain. 2009.

Fidler, Henry. Notes on Building Construction Vol 3. Longmans. Green and Co. 1893. Taken from Rivington's Building Construction 1875 revised 1904. Major Percy Smith.
<https://chestofbooks.com/architecture/Building-Construction-3-3/Marks-And-Brands-Upon-Timber.html>

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.

Hutton. R. 2015. Physical Evidence for Ritual Acts, Sorcery and Witchcraft in Christian Britain. A feeling for Magic. Edited by Ronald Huon. University of Bristol UK. 2015.



Hillman-Crouch, B J. Historic Ironwork Repairs in Timber-framed Buildings. 2003. Published on the internet in 2006. [h p://www.dowsingarchaeology.org.uk/Ironwork/iron-index.htm](http://www.dowsingarchaeology.org.uk/Ironwork/iron-index.htm).

P. d' A. Jones and E. N. Simons. Story of the Saw. Spear & Jackson Limited 1760-1960. Published in 1961 by Newman Neame (Northern) Limited.

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.



Appendix 1 – Site History compiled by the current owners.

It should be kept in mind that the site was known as Osbourne's in the C19th and so the entries below may not all apply to the site. Cheynes is situated to the north of the site across the main road.

Page | 78

Items in italics added by BJHC.

CHEYNES FARM

1808 Court Roll Thomas Gutteridge of Haultwick, Lt Munden formerly Estate of John Plummer.

1810 Award – Owned by Thomas Gutteridge and occupied by Thomas Burr.
A house and garden (154) also belonging to Mr Gutteridge, occupied by Samuel Clements.

1841 – 1850 Rates owned by Thomas Knight and occupied by Benjamin Meers (*77 acres by 1842, and 85 acres by 1845*).

1841 Census Benjamin Meers 42 farmer and wife Sophia and servants Charlotte Dingly, George Rochford and William King.

1851 Census Benjamin Meers born c 1801 at Westmill, who had 150 acres and employed 5 men and two boys.

1861 Census Martin Page 76 farmer, daughter Betsy Cain 36 and Mary Ann Pearman 36 housekeeper, 170 acres employing 6 men and 2 boys.

1866 Rates Owned by Thomas Knight and occupied by John Munt.

1871 Census John Munt 49 farmer 178 acres employing 5 men and 3 boys.

1 June 1877 Executors of John Maynard – The Lordship and Chenies Farm, auction of live and dead farming stock.

7 June 1877 Executors of John Maynard to sell by Auction the growing crops of grass on Glebe land, The Chenies and Home farms 13 acres of grass, 27 acres of red clover. Requested to meet at Chenies Farm Homestead.

1881 Census has *Osbourne Farm* occupied by John Munt 59, *Farmer of 88 acres employing 2 men and 2 boys* and his wife Eliza and children Sarah 33, William 21 Henry 16 and Frederick 10, comprising of 88 acres and employing two men and two boys.

Instructed by John Munt who is leaving the farm, to sell on 7 October 1881 farming stock and agricultural implements. – *Crow 1881*.

1891 Census occupied by Walter William Darton 36 and Sarah Ann his wife, farm bailiff and their children Alice 11, Walter 6, Rose 4 and Lucy 2.



Sale of Dead and Live Stock to be sold on 10 October 1892 by the Executors of the late Thomas Knight Esq – *Crow 1892*.

Trustees of the late Thomas Knight, to sell on 30 June 1896 in 5 Lots, three accommodation farms, Osbourns, Lower and Hare Street let to Rev Henry Rogers and David Munt. – *Crow 1896*.

Page | 79

The trustees of the late Thomas Knight sold Lot 1 – Osbourns Farm, 68a 3r 31p for £1,740 5s Mr4 Davis for the Rev Henry Izod Rogers, held by him at £94 15s per anum.

Spacious timber plaster and tiled farm house having on chamber floor 4 bedrooms and dressing room and man's room, on ground floor parlour, sitting room, dairy, cellar and offices and garden in front.

The timber built and tiled farm buildings included a barn with Asphalt Midstay, 4 stall stables, cow house, bullock shed, loose box, cattle sheds and horse yard, Barley barn, 2 cattle sheds, Nag stable, 3 loose boxes, car shed and cattle yard.

1911 Census has Osbourns Farm. David Gillett, Farm Bailiff, wife Margaret, Catherine Gatward (mother), Old Age Pensioner, Archibald and George Gillett, at school.

Sale 27 June 1912 (along with Lower Farm), by direction of Rev Henry Izod Rogers and let to J R Russell, was sold for £1,400. The title commences with the Will dated 27 March 1886 of Thomas Knight.

Herbert Goode offered the use of his spacious barn, and included turning it into a comfortable hall, which he hoped would be some service to the village, reported at a committee convened with the idea of obtaining a room for social gathering, A committee was formed and under their direction the first social gathering took place in the new room on Wednesday evening. - *Royston Crow November 1912*.

For three weeks a detachment of the Royal Engineers Signal Company were stationed at Cottered, Herbert Goode placed at their disposal a large empty farmhouse and the stabling etc adjoining, He also arranged cinema shows in his fine Hall. – *Crow March 1916*.

Peter & Rose McKay 1922 *Electoral Roll*

Peter & Rose McKay and Ernest & Alice Skipper 1926 *Electoral Roll*

Peter & Rose McKay and Sidney & Kathleen Attrill – 1930 *Electoral Roll*

Sidney Herbert and Kathleen Attrill 1836/7 *Electoral Roll*

Plans by W Savage for Herbert Goode, drainage to Osbourns Farm House, 2 September 1937.

Robert Lane farm bailiff to Herbert Goode - Kelly's Directory 1937.



1939 Register. Cheynes Farm. Robert E Lane, Dairy Farmer and Muriel M Lane, unpaid domestic duties.

Robert Lane and his daughter Cynthia (who married Mr Peacock) circa May 1937 - Jan 1940.

March 1948 Albert and Doris Gray resided here with their family Valerie and Sylvia, While there their daughter Jennifer was born on 1 October 1948, Christopher on 21 January 1951 and Geoffrey on 20 September 1953. The family left in July 1967.

Page | 80

July 1960 Harold and Joan Newman arrived from Watton at Stone with Reginald and Vanessa at Cheynes Flat.

27 May 1964 Cheynes Farm, the house being divided to form two cottages with extensive farm buildings and 84 acres of land was purchased by Tetley-Tetley-Jones of Cottered Lordship, along with the whole of Chenies Estate, including the Japanese Gardens for £24,000, but the farm and land was immediately sold to Capt William Sanders for £10,750, with land, and a further 8 acres for £1,000.

At the time, Cheynes Farm (Lot 2) was described as a farmhouse with a roughcast elevation, tiled roof and diamond leaded windows, that had been divided to form two cottages. On the ground floor was kitchen/living room with open brick fireplace and sink and bedroom. On the first floor two bedrooms, bathroom and living,

On the ground floor is a living room with open fireplace, scullery with sink, bedroom, dairy room with brick floor and on the first floor two bedrooms.

The timber farm buildings with panelled and asbestos roofs include a dairy, calving boxes, two loose boxes, standing for six, open cart shed, hay store. Eric Gray of Warren Farm held on a yearly tenancy from 29 September 1941, the rent having been revised in October 1957.

Old Village Hall, is described as an oak framed building with weather boarding and panelled roof having a ground floor area of approximately 1,200 sq feet with a small gallery on the first floor.

1969 Planning application by Capt William Sanders of Brook End in June 1969 for extension and alterations to house, to form additional unit of residential accommodation. Conditional permission granted in October 1969.

Circa February 1971 Peter and Patricia Pannifer and their children Stuart and Lindsey arrive, They live in

Conversion of outbuilding to residential occupation by Peter Pannifer October 1974.
Conditional decision.

Although within a Green Belt area, a Conservation area and an area of great landscape value, the owner is to be allowed to convert one of its outbuildings into living accommodation for his elderly parents.



Since the conversion will prevent the building from falling into decay, the planning committee have their permission, provided that the house is occupied only by people connected with the farm. – *Crow October/November 1974.*

Cheynes Farm outbuildings and 44 acres for sale in 3 Lots by Auction on 4 March 1981.

Page | 81

Lot 1 - Cheynes Farm with 9.33 acres homestead of brick, timber, Trafford tiled and corrugated iron range comprising two barns in one of which 2 pig pens are installed, timber and asbestos tiled two-bay open cattle hovel and similarly constructed four-bay partially enclosed cattle hovel and store, concrete, timber and corrugated iron loose box.

Land orchard 69 acres, pasture 1.27a, buildings .44 ac and pasture and buildings 6.99

Lot 2 – Grass land 8.56 acres comprising of two enclosures.

Lot 3 arable land comprising in total 26.58 acres. Title commences with Conveyance 4 September 1964 between George Maughan and Richard Jones on the first part, Mary Tetley-Jones of the second part and William Sander 45s on the third part. Sold to Chaplin for £70,000 in cash.

Cheynes Farm was up for sale in October – November 1993 at £495,000, described as a Tudor farmhouse with outbuildings in approximately 2 acres.

*Consisted of 3 reception rooms and study, 5 bedrooms, Inglenook fireplaces to hall and lounge, detached 50ft **Elizabethan barn with potential conversion** self contained 2 bedroom lodge bungalow and further barns.*

Cheynes Farm, described as a 16th century property comprising of four reception rooms, kitchen/breakfast room, utility, playroom, 5 bedrooms, two bathrooms, with a two bedroom cottage/bungalow and Elizabethan barn, outbuildings and 1.3 acres for sale at £465,000 June 1994.