

**Historic building recording  
on farm buildings at  
Kitchen Farm, Kitchen Hill,  
Bulmer, Braintree, Essex  
December 2012**



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**commissioned by  
the John Finch Partnership  
on behalf of  
Granville Developments**

CAT project ref: 12/11c  
NGR: TL 8546 4086 (c)  
ECC HEM code: BUKF12  
Braintree Museum  
accession code: requested



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**CAT Report 677**  
January 2013

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## 1 Summary

*A programme of building recording was carried out by the Colchester Archaeological Trust (CAT) on a complex of farm buildings at Kitchen Farm, Kitchen Hill, Bulmer, Braintree, Essex in November-December 2012. The work was commissioned by John Finch Partnership on behalf of Granville Developments. The farm buildings comprise a complex of back-to-back linear structures and include a large barn at the 'front' of the range facing the farm entrance. The structures were built between 1876-1898 and are an example of a tenantry model farm layout. Kitchen Farm is a good example of how landowners attempted to make their farms viable, during the farming depression of the late 19th century, through diversification and changes in land usage and farming practices.*

## 2 Introduction (Fig 5)

This is the archive report on the historic building recording of farm buildings (prior to an application for their conversion) at Kitchen Farm, Kitchen Hill, Bulmer, Braintree, Essex. The work was carried out on behalf of Granville Developments by Colchester Archaeological Trust (CAT) in November-December 2012. The site consists of a complex of structures built back-to-back in one phase, located at NGR TL 8546 4086. The farm buildings replaced an earlier post-medieval farm and were constructed in the style of a model farm.

As part of pre-application works Natalie Drewett (Historic Buildings advisor for Essex County Council) recommended a historic building record be completed to inform on the origins and nature of the farm buildings.

A brief detailing the required work (historic building recording) was written by the Historic Environment officer (Teresa O'Connor HE 2012). All work was carried out in accordance with a WSI (Written Scheme of Investigation) produced by CAT in response to the HE team brief and agreed with the HE team (CAT 2012).

All work was carried out according to standards and practices contained in the Institute for Archaeologists *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (2008a) and *Standard and guidance for archaeological investigation and recording of standing buildings or structures* (2008b), *Management of research projects in the historic environment* (MoRPHE), and *Standards for field archaeology in the East of England* (EAA 14).

## 3 Aims and methods

The aim of the building recording was to provide a detailed record and assessment of the farm buildings prior to conversion. The level of building recording was carried out to Level 3 (English Heritage, 2006).

The following report includes:

- A brief documentary and cartographic survey of the evidence pertaining to the history and evolution of the site
- A brief overview of farming during the period in question and the way in which this is reflected in the built fabric
- An analysis considering date(s) of construction, landowners/tenancies, cycles of investment, process flow and the way in which this was modified in the light of changing farm practices, a process flow diagram will be appended to the report
- A brief comparison of this farm with other examples within the immediate environs
- A large-scale block plan of the site based on pre-existing architect's drawings. The position of each structure has been given a unique number noting date and function
- A fully phased floor plan using the English Heritage (2006) Level 3 conventions at scale 1:200 (this scale, rather than 1:100, has been used because of the size of the complex). Doors, windows, partitions, truss positions together with any surviving fixtures/fittings are shown together with evidence of phasing. The plans show all major structural additions to the building/yards and any internal divisions, particularly where the alterations are associated with a change of function.

- A detailed description of each structure. The description addresses features such as structural composition, extant technology, architectural treatments and fixtures and fittings
- A full photographic record comprising digital photographs of both general shots and details of individual buildings/features (external and internal). The photographic record is accompanied by a photographic register detailing location and direction of shot (Appendix 2). Selected examples of the photographic record are clearly tied into the drawn record and reproduced as fully annotated photographic plates supporting the text (Appendix 1)

#### 4 Historical background (Figs 1-4, 5)

A documentary and cartographic search was undertaken at the Essex Records Office (ERO) to assess the evidence pertaining to the history and the evolution of the farm buildings.

Kitchen Farm is considered by the authority on Bulmer (the late Basil Slaughter of the Bulmer Historical Society) to be on the site of a lost manor documented in Domesday called Bineslea. This is in addition to the known Bulmer Domesday manors of Goldingham, Butlers and Smeetham Hall. Slaughter also claims that the origins of Kitchen Farm date back to 1380 when it was purchased as an endowment for the College of St Gregory at nearby Sudbury (Slaughter 1979). The origin of the name is thought to come from the priests using the farm to grow food for their kitchen and the name continued thereafter. By 1545 the manor was returned to lay ownership with the spelling altered to Kechyn (Slaughter 1979). Deeds dating to 1700 record the sale of the 'Manor of Kitchen formerly held by William Morse and then let to his son Roger' to the Brage family (ERO D/DHt T46/4). It is also reported by Basil Slaughter that in 1774 the pound for stray animals that wandered into the village was at Kitchens Farm. This name and possibly the practice of holding stray animals at Kitchen Farm survived into the 19th century as the parcel to the north-east of the farmyard is called 'Pound Field' on the 1840 tithe award (Fig 2).

A further document from the Essex Records Office records the 1792 sale of the 228 acres of 'all that Manor Farm called Kitchen' to a Robert Andrews from Elis, a 'nice widow' (ERO D/DB T 1549). It is very likely that the farm buildings purchased by Robert Andrews in 1792 were the same structures depicted on the 1777 Chapman and André map of Essex (Fig 1). Here the farm is spelt Ketchins and consists of a farmhouse and two barns.



Fig 1 Chapman and André map of Essex, 1777 (Plate III).

The title award for 1840 (Fig 2) lists 21 parcels associated with Kitchen Farm. Described as Kitchen Farm Homestead and noted on the map as Kitchen's Farm, these parcels were owned by the Rt Hon Earl Howe and occupied by Elizabeth Sawyer. Of the roughly 166 acres included in the farm, 152 acres were given over to arable production, 7 acres to pasture and 5 acres to meadow. The farm buildings have increased in number since the Chapman and André map was drawn. By 1840 Kitchen Farm had a loose courtyard plan with the farmhouse to the west and three ranges of linear barns forming the other sides. An additional linear structure is shown located south-west of the farmyard.



**Fig 2 1840 tithe map (ERO D/CT 56).**

In 1881 Kitchen farm was rented to Edward Baker, a local miller who used the farm for cultivating flax and cereal crops. He requested a reduction in rent from his landlord – this was refused and Baker quit the farm saying he was unable to make it pay (Slaughter 1979). This is the farm that is shown on the 1876 first edition 6" Ordnance Survey map (Fig 3). There appear to have been no structural alterations since 1840.



**Fig 3 First edition 6" OS map, 1876 (sheet 12).**

However, between the time of the 1st edition map and the 2nd edition 6" Ordnance Survey in 1898 major change took place at Kitchen Farm (Fig 4). The loose

courtyard plan has been completely removed and replaced by a complex of back-to-back structures, whose plan form exactly matches those still standing at Kitchen Farm in 2012. The farmhouse does not appear to have been altered at this stage. A subsequent phase of development at Kitchen Farm took place just prior to the First World War. Quoting a contemporary account, Basil Slaughter states that the Kitchen Farm Cottages were constructed in 1912 and that, in 1913, the farmhouse was demolished and replaced by a new building. The contemporary account (the notebook of a local farmer Colonel Burke) suggests the farmhouse was built, at various dates, of timber and plaster with some of it 'very old indeed and with a great brick chamber to the kitchen for smoking meat for winter use' (Slaughter 1979). This was replaced by a large two-storey house, with a half-basement and typical Edwardian architectural embellishments, such as pebble-dashing, prominent gable ends with large barge-boards and a decorative brick string course (Plate 15). In keeping with the farm buildings the main part of the house has a double-hipped roof, whilst the square extension to the main house is fully hipped. The house is roofed in peg-tile.

The linear structure noted on the tithe map of 1840 is the only building associated with Kitchen Farm to have survived these periods of rebuilding. This has survived to the modern day, probably as it appears to have become associated with the Kitchen Farm Cottages.



**Fig 4 Second edition 6" OS map, 1898 (sheet 12 NW).**

Ashley Cooper, in his collection of local oral histories of the Bulmer region, records how the farming practices of the area were changed in the 1930's and 1940's by an influx of Scottish cattle farmers. In an interview with retired farm worker Harry Winch of Armsey Farm (to the south of Kitchen Farm) it becomes clear that the arable farms of the area were diversifying. Mr Winch recalled 'most farms had a yard full of bullocks for the winter' and that there was a herd of Jersey cattle at Armsey Farm providing a milk round to the neighbouring parts of Bulmer. He goes on to recall that 'from Kitchen Farm they arranged deliveries in the Batt Hall area' (Cooper 1982, 133). This evidence for beef and dairy herds at Kitchen Farm is supported by a later observation by Ashley Cooper that by 1982 farming practice around Bulmer had reverted to arable and that Kitchen Farm's 'stockyards, stables, cowsheds and sheep folds are empty and quiet' (Cooper 1982, 194).

## **5 Descriptive record** (Figs 5-10)

Kitchen Farm is located 120m down a track diverging from the brow of Kitchen Hill, part of the road from the hamlet of Ballingdon to the village of Bulmer (Fig 5). The

farm consists of a complex of back-to-back buildings, orientated north-east to south-west, with the farm house close by to the north. The complex is surrounded by open fields. The farm buildings dominate the approach from Kitchen Hill and leave no doubt that the track leads to a farm. As the track loops around the south-east side of the farm buildings it continues on to Kitchen Farm Cottages, located 60m to the south-west. The track then continues to the Auberies estate, one of the largest farms in Bulmer. The landscape around Kitchen Farm is one characterised by open arable fields.

The farm buildings comprise seven distinct structures combined in one large building and constructed in one phase with a covered yard from a later phase forming an eighth structure. These structures have been given an identifying number in the following text which corresponds to those on the floor plan (Fig 6).

### **Shed 1 (Figs 6-7, 10)**

#### **External description**

This structure is a rectangular single storey shed 14.75m long x 7.25m wide, aligned north-west to south-east, in red brick with dimensions of 223 x 109 x 63mm laid in English bond. The roof is of pan-tiles with a single gable to the north-west end, the other end being tied into the roof of the adjoining structure, straw barn 2, with a heel gable (Plate 1).

The north-east elevation has two wooden-framed windows of six lights with shallow brick arches and concrete sills. Between these windows is an entrance surmounted by a shallow brick arch. This entrance has been blocked by bricks laid in stretcher bond. Around this entrance are several instances of graffiti, initials carved into the brickwork, most visibly *H J* and *D L C B L*. No dates are carved along with these but it can be assumed that the authors were either farm workers at Kitchen Farm or tenants. To the north-west end of the elevation is a wide entrance with inward-opening double doors of vertical planks. This is clearly a later insertion as it truncates a third window with a shallow brick arch, the remains of which have been blocked with brick infill.

The north-west elevation continues in English bond and has a window and entrance on the ground level and a centrally-positioned window in the gable (Plate 2). The entrance is original, with a shallow brick arch and an inward-opening door of vertical planks. Above the door, where one might expect to see fixed lights, is a crude louvred panel; this is most likely a later alteration. The gable window also displays a shallow brick arch and has a concrete sill. This window has been boarded over and it is not possible to say if the original lights survive. The window on the ground level is a later insertion with a wooden lintel and displays the same type of crude louvre as that above the door. This window is set into the blocked remains of a large double-width entrance surmounted by the same shallow brick arch as noted on the other original entrances and windows.

#### **Internal description**

Although originally accessible from the blocked entrance in the north-east elevation, modern access to shed 1 is solely via the interior of the other structures through an opening between shed 1 and shelter shed 4. This opening appears to be an original doorway although all trace of the original door and frame has been removed by subsequent alterations. Once inside shed 1 it can be seen that the structure comprises two rooms separated from each other by an internal brick wall, with a concrete floor. The larger of the two rooms, accessed from shelter shed 4, is 8.95m long and has a modern wood and wire partition. The blocked entrance is centrally located in the exterior wall with the two windows flanking it. The rafters are carried on a single purlin supported on five equally-spaced king post roof trusses. These are held together by bolts rather than traditional wooden pegs and the roof beams are all large section machine-cut timbers (Plate 3).

One interesting feature is a small hatch, 1.02m high x 0.39m wide, cut into the south-east wall that provides access to straw barn 2. This appears to be related to the chicken-rearing enterprise most recently carried out at Kitchen Farm. No distinguishable fixtures or fittings were observed in shed 1.

The second room in shed 1 can only be accessed via the entrance in the north-west elevation and both the original and the later double-width entrances, combined with the proximity of the farmhouse, suggest this may have been a coach house. It was not possible to gain access to this part of the structure but the external dimensions of the structure and the measurements of the other room indicate this room would have been 5.1m long. The large blocked entrance faces the direction of the farmhouse.

### **Straw barn 2 (Figs 6-8)**

#### **External description**

This structure is a rectangular gabled barn 8.4 wide x 13.2m long, aligned north-east to south-west, constructed from red brick with those forming the longitudinal sides having dimensions of 223 x 109 x 63mm laid in English bond. The short north-east elevation comprises a sliding door of vertical wooden planks held on an iron rail, half the width of the barn and almost the full height of the walls (Plate 4). Half of the width of the straw barn is taken up by a recessed brick wall laid in irregular Flemish bond. Above the sliding door and wall is a plaster and timber cornice above which the gable is clad in horizontal, black-painted weatherboarding. The south-west elevation has a mirror image of the sliding door, although here the door has been removed and replaced with a timber frame supporting plastic sheeting. However, at this end the gable is solid brickwork rather than weatherboarding. This suggests that the weatherboarded gable, with its attractive plaster and timber cornice facing the approach to the farm, may have been an aesthetic choice rather an architectural necessity.

The barn has a gabled roof clad in peg-tile with a catslide roof projecting from the south-east side which forms the roof of stable block 3.

#### **Internal description**

The interior of straw barn 2 was cluttered with machinery and paraphernalia associated with the chicken farm filling the entire area. The floor is of concrete, and a vehicle inspection pit is located just inside of the north-east entrance, which must be a later addition. In particular the barn is dominated by a large grain hopper that appears to have been converted for the purpose of mixing chicken feed (Plate 5). A large chute associated with this has been passed through the south-east wall into stable block 3. An entrance in the north-west wall provides access to shelter shed 4 and appears to be original. The interior of straw barn 2 is open to the roof which is carried on seven equally-spaced king post roof trusses supporting two purlins. These trusses are essentially larger versions of those observed in shed 1. No evidence of original internal walls, divisions, fixtures or fittings was noted and it must be concluded that the interior was most likely a large open space for the storage of the farm's straw and possibly threshed grain.

### **Stable block 3 (Figs 6-8)**

#### **External description**

As has already been noted above, stable block 3 is located along the south-east wall of straw barn 2. It measures 11.65m x 3.9m and comprises three separate stalls, each with its own entrance and window (Plate 6). It is constructed from red brick with dimensions of 223 x 109 x 63mm laid in Flemish bond and has a mono-pitched peg-tile roof. The windows are set high in the wall, just below the eaves and have concrete sills. These are wooden framed but do not appear to have been glazed. Although two are damaged one retains a central timber chamfered mullion to which louvres were pegged (Plate 7). The entrances to the stalls have lost the original doors, although two retain the original door jambs and lintels and each is surmounted by a shallow brick arch. The door jambs of the north-east stall are strengthened by iron cramps at their bases.

The short sides of stable block 3 are unremarkable apart from each having ventilation formed by omitting bricks in a diamond pattern. These are located high on the wall just below the start of the catslide roof (for a similar example of this see Plate 10).

### **Internal description**

The interior of stable block 3 is divided into three stalls, each 3.4m wide x 3.55m deep, floored in concrete. The walls appear to have been white-washed, although much of this worn away. The stall to the north-east of the stable block displays evidence for a hay manger in one corner and has a tie-ring on the dividing wall. The other stalls do not have evidence for this type of manger but both display two areas of wear on the brickwork that may be evidence of removed feed troughs. Both of these stalls also have in-situ tie-rings.

### **Shelter shed 4 (Figs 6, 10)**

#### **External description**

Shelter shed 4 is a single storey 'U'-shaped structure between shed 1 and shelter shed 8 and forms part of the north-west elevation. The external wall is of red brick with dimensions of 223 x 109 x 63mm laid in English bond and has a centrally located entrance in the north-west elevation. This entrance has a shallow brick arch and an inward-opening door of vertical planks. The long sides of the 'U' are 14.5m long x 4.8m wide with the short side 5.5m wide.

The roof is fully hipped and covered with pan-tiles. The inner parts of the 'U' were originally open-fronted surrounding an open yard 8.8m long x 4.6m wide. The open front is supported on a combination of different posts. Three of the corner posts are square timbers held in an iron shoe on a square brick plinth of pale yellow stock bricks with dimensions of 200 x 105 x 68mm, with the top course moulded, and are original features (see Plate 14 for an identical example from shelter shed 8). The other corner post is simply a square timber set into the concrete floor and there are five intermediate posts formed from tree trunks of varying size (Plate 8). The open yard was subsequently covered over with a gabled roof of open trusses with collar rafters supporting sheets of corrugated asbestos, interspersed with translucent panels of corrugated plastic acting as lights. The tree trunk posts act as supports for this roof whilst the square corner posts support the original roof.

#### **Internal description**

There is little to note about the interior of shelter shed 4. There is no evidence for stalls or subdivisions, and no apparent tie-rings or feed systems present. Where the original roof meets the later asbestos yard roof, the valleys formed by this direct rain into large wooden traps that drain into an underground drainage system (Plate 9). Although the traps were probably constructed at the same time as the yard was covered, the pipes and drainage system must have been installed when the complex was built as the drainage exits at the front of shed 1.

In addition to the entrance in the north-west elevation there are entrances to shed 1, straw barn 2, shed 6 and shelter shed 8. These all appear to be original.

The open fronts of shelter shed 4 have been subdivided with wood and wire partitions to form chicken pens.

### **Covered yard 5 (Figs 6, 8)**

This is a very recent addition to the farm buildings (probably added when the complex was used for chicken farming) and comprises a simple mono-pitch roof falling from the eaves of straw barn 2 to the eaves of shed 6 covering the once open area between these two structures (see Plates 6 and 10). The roof is of corrugated asbestos sheeting with a single light formed from a translucent plastic panel and the exterior is clad in corrugated iron sheeting with an entrance off-centre. The floor is concrete. The north-west end is open to the covered yard of shelter shed 6. The dimensions of this covered yard are approximately 8m long x 6m wide.

### **Shed 6 (Figs 6, 8)**

#### **External description**

This is a single storey rectangular structure aligned north-west to south-east with a gabled pan-tile roof and is constructed of red brick with dimensions of 223 x 109 x 63mm laid in English bond. It is located at the south-east end of shelter shed 4 and shares a wall with shelter shed 8. The shed is 13.5m long x 4.6m wide and is divided into two rooms. The external gable end is unremarkable and originally contained an

entrance surmounted by a shallow brick arch. This has been blocked with brick infill (Plate 10). In the apex of the gable there is ventilation formed by omitting bricks in a diamond pattern. This was also observed in the other gable. The north-east elevation contains a wooden-framed window of six lights with a concrete sill and a shallow brick arch above. Towards the centre of the elevation is an entrance granting access to the south-east room. The north-west room has a mechanism and recess for a sliding door, although this has been removed and replaced with a timber and wire partition.

#### **Internal description**

The interiors of shed 6 are bare brickwork with concrete floors. In addition to the two original entrances, the south-east room has had an entrance inserted into the south-west wall which grants access to shelter shed 8. The north-west room, in addition to the sliding door has two original entrances; one in the north-west wall granting access to shelter shed 4 and one in the south-west wall granting access to shelter shed 8. Apart from these entrances there were no apparent original fixtures or fittings in shed 6.

The roof configuration was obscured in both rooms of shed 6 but it is likely to take the form of an open truss with a collar rafter supporting a single purlin.

#### **Cart shed 7 (Figs 6, 8-9)**

##### **External description**

This is a single storey rectangular structure aligned north-east to south-west with a gabled pan-tile roof and is constructed of red brick with dimensions of 223 x 109 x 63mm laid in English bond. It is located along the south-east wall of shelter shed 8. The cart shed is 15.4m long x 5.2m wide and is open-fronted to the south-east (Plate 11). The gable ends each have ventilation formed by omitting bricks in a diamond pattern. The open front is supported on pine trunks (c 27cm diameter) set directly into the earth floor. Originally there were five of these creating a six bay cart shed of roughly equal proportions, but only three remain. The central post has sunk drastically and a timber pillow inserted between the head of the post and the eaves plate has only partially repaired the problem. The entire eaves plate dips towards the centre of the cart shed and a replacement post has been inserted midway between the damaged post and the north-east gable.

##### **Internal description**

There is little to note about the interior of the cart shed. There are four trusses with a collar and a single purlin formed from machine-cut timbers. The eaves plate has a chiselled carpenter's mark next to each of the tie-beam ends (I – IIII from north-east to south-west – see Plate 12) and there is a carpenter's mark (IIII) on the underside of the eaves plate where one of the missing posts was located. A scarf joint is also located in the eaves plate. There is an original entrance to shelter shed 8 in the north-east corner but no sign of any other original fixtures or fittings.

#### **Shelter shed 8 (Figs 6, 9-10)**

##### **External description**

Shelter shed 8 is a single storey 'U'-shaped structure with the arms of the 'U' forming the short ranges (Plate 13). It is aligned north-west to south-east and extends the entire width of the complex, sharing walls with shelter shed 4, shed 6 and cart shed 7. In plan it is 28.2m long x 15.1m wide and is constructed of red brick with dimensions of 223 x 109 x 63mm laid in English bond. The long part of the 'U' is hipped and roofed with pan-tile, whilst the short parts have gable ends. The inner parts of the 'U' were originally open-fronted surrounding an open yard 16.4m long x 9m wide with a brick enclosure wall with two gates. The open front was supported on square timber posts held in an iron shoe on a square brick plinth of pale yellow stock bricks with dimensions of 200 x 105 x 68mm, with the top course moulded, which are original features (Plate 14). This open front has been infilled with brick, blockwork and horizontal weatherboarding, and subsequent entrances and windows inserted into this.

The north-west elevation has a centrally located inward-opening entrance and both gable ends have the characteristic ventilation formed by omitting bricks in a diamond pattern.

### Internal description

Shelter shed 8 was originally open-fronted onto the yard contained by the short parts of the 'U'. Subsequent walls have divided this into three unequal-sized rooms. The south-east part of the 'U', parallel to cart shed 7, has been separated from the rest of the structure by the insertion of a wall, although an entrance to the long part of the 'U' has been included in this. In addition to the original entrance to cart shed 7, an entrance has been inserted into the shared wall with shed 6. At the north-west part of the structure a block wall has made the short part of the 'U' into a smaller room containing the original entrance. The alterations to the short parts of the 'U' include entrances to the yard. The long part of the 'U' has been subdivided by wood and wire partitions to create chicken pens. In the north-east wall are two original entrances; one granting access to shelter shed 4, the other to shed 6.

The roof is held on trusses with a single collar and purlin, formed from machine-cut timbers. The floor is of concrete throughout. No traces of any original fixtures or fittings were observed.

## 6 Discussion (Fig 11)

There can be little doubt that Kitchen Farm has a long history, stretching back at least to 1380, if not earlier to the time of Domesday. The map evidence suggests that the farm evolved over the centuries into a substantial holding, with the two barns depicted on the 1777 Chapman and André map (Fig 1) implying arable production, in line with the regional practice of the 18th century. This concept is reinforced by the expansion of the farm shown by the 1840 tithe map. This was a result of an increase in agricultural productivity brought about by the huge population rise from 1750 onwards and the higher grain prices obtained during the Napoleonic Wars. The years between the 1840s to the 1870s are known as the 'High Farming' period and are characterised by increased output brought about by the availability of imported artificial fertilisers, manure and feeds such as oilcake. These replaced on-farm produced feed and manure, allowing more land to be turned over to cash crops. The improvement and expansion of infrastructure provided a wider market for crops. An Act of Parliament in 1849 provided loans for investment in new farm buildings and many landlords embarked on programmes of renewal and investment.

However, the 'High Farming' years came to an end in the late 1870s after several seasons of poor weather and failed harvests. The collapse of grain prices in the face of cheap foreign imports brought about a depression in British farming. This was intensified by the introduction of refrigerated ships, which allowed cheap meat from Argentina, Australia and New Zealand to flood Britain's markets. The importation of dairy produce also led to a decline in the farmhouse manufacture of cheese and butter (*Historic Farmsteads, Preliminary Character Statement: East of England Region*, 8). Luckily for Britain's farmers this was offset against a rising urban demand for milk and many of the eastern region's ailing arable farms diversified into small-scale dairy farming, turning their valueless wheat fields over to pasture and exploiting the cheap foreign grain as feed (Harvey 1984, 165).

Although today we value and conserve traditional timber-framed farm buildings, in the 19th century such structures were often considered to be old, in poor repair and, in the emerging scientific approach to farming, unhygienic for both animals and humans alike. The solution to this problem was the replacement of the traditional farm layout, with its timber-framed barns and buildings, with model farms constructed from brick and the latest manufactured materials. These were planned, clean, functional and introduced farming to the concept of production-lines (borrowed from industrial processes) all of which was aimed at maximising profit and fitted into the Victorian ideals of neatness and orderliness. The map evidence suggests this was the case at Kitchen Farm and that sometime between 1876 and 1898 the old farm buildings were torn down and replaced with the planned brick complex.

Model farms were built as complete units usually by the landowner (invariably a member of the aristocracy) who wanted to set an example to the tenantry on his estate (Wade Martins 2002, 1). They were often showcases for the latest techniques and were used to impress the tenantry and the landowner's friends. Many, especially on the home farms of estates, were designed by architects of national repute and combined functionality with ornate design. Others were built for tenants along more functional lines and lack architectural embellishments. Kitchen Farm belongs to this latter category. No record has been found of the architect for Kitchen Farm but Colonel Burke noted that the new farmhouse erected in 1913 was designed by A Howard and built by C Deaves of Bures (Slaughter 1979). It is possible that the same architect and builder were contracted for both jobs.

Kitchen Farm is a good example of these British farming practices from the latter part of the 19th century. Assuming it remained the property of the aristocratic Earl Howe after 1840, it is logical to assume that the old farm buildings were replaced between 1876 and 1898, by the landowner, in an attempt to make the farm pay by providing facilities that would enable the tenant to capitalise on the growing demand for milk. The recollections cited by Ashley Cooper prove that Kitchen Farm had a dairy herd and most likely kept bullocks to fatten over winter. The case of Edward Baker, the flax and cereal farmer who quit the farm in 1881, suggests that these changes were put into effect after 1881, possibly as a direct result of him leaving the tenancy.

Figure 11 provides a suggested flow process diagram for activity at Kitchen Farm around 1900. The two structures identified as shelter sheds are where cattle would have been housed. The larger of the two (shelter shed 8) with the enclosed yard is likely to have been where the bullocks would have been kept over winter, filling the yard with manure which would have been spread on the fields in the spring. The smaller of the shelter sheds was probably where the dairy cows were kept, with shed 1 possibly being a dairy or storage for the milk. As milk deliveries were made from Kitchen Farm the small room of shed 1 may have housed a wagon used for this purpose. The cattle would have been fed on oilcake or root vegetables and the north-west room of shed 6, with its large sliding door granting access to the yard and the two entrances to the shelter sheds may have been where the feed was stored and prepared. The entrances in the north-west wall leading into the shelter sheds are designed to provide quick access from the farmhouse for the farmer to check on the stock.

The remainder of the structures (straw barn 2, stable block 3 and cart shed 7) met the arable needs of the farm. Ploughing would still have been carried out by a team of heavy horse and the milk wagon may have required a separate animal, so the three stall stable block would have adequately housed these animals. The stable block is also conveniently close to cart shed 7. This is located facing the farm's fields in the traditional manner. The location of the south-east room of shed 6, between the stables and the cart shed, suggests this may have been the tack room. Straw barn 2, with its large sliding doors, took on the role of granary and barn. By the time the brick structures of the model farm were built, threshing would have been carried out in the field by machines driven by steam-powered traction engines, with the grain either stored in the barn or immediately sent to the mill. The straw would have been collected and stored in the barn for use as bedding for the animals throughout the year and trampled into the manure in the enclosed yard.

The supports for the open-fronted shelter sheds, with their hard stock brick plinths and protective iron shoes, illustrate the thought that was put into the construction materials used. Softer materials stood a much greater chance of being damaged by the animals and would eventually require replacement, costing the landowner money. The drainage system beneath shelter shed 4 reflects the increasing concern with hygiene in agriculture (enshrined in the 1885 regulations for dairy farming) as does the ventilation that is a feature of most of the structures.

Kitchen Farm displays characteristics typical of a model farm aimed at tenantry. It is part of a wider farming landscape around Bulmer that includes both model farms and farms that were not redeveloped. The 1898 Ordnance Survey map shows the Auberies estate and Jenkin's Farm with 'E'-shaped plans, Dairy Farm with a 'U'-shaped plan, and Armsey Farm a combination of 'E'-shaped plans and older linear

layout. In contrast Blackhouse Farm, Brickwall Farm, Clapp's Farm, Grigg's Farm and Tycorner Farm all display linear or courtyard elements characteristic of earlier farmsteads. The transition to model farm was clearly not an option or choice that all landowners in the Bulmer area favoured.

## 7 Acknowledgments

Colchester Archaeological Trust would like to thank Mr Richard Horley of John Finch Partnerships for commissioning the building recording on behalf of Granville Developments.

The building recording was carried out by Chris Lister.

The project was monitored by Teresa O'Connor on behalf of Essex County Council Historic Environment Branch.

## 8 References

Note: all CAT reports, except for DBAs, are available online in .pdf format at <http://cat.essex.ac.uk>

CAT	2012	<i>Written Scheme of Investigation for Historic Building Recording at the barn, Greys Cottage, Maldon Road, Kelvedon.</i>
Cooper, A	1982	<i>The Long Furrow</i>
DoE	2010	<i>Planning Policy Statement 5: Planning for the Historic Environment</i>
EAA 14	2003	<i>Standards for field archaeology in the East of England</i> , East Anglian Archaeology, Occasional Papers, 14, ed by D Gurney
Harvey, N	1984	<i>A History of Farm Buildings in England and Wales</i>
IfA	2008	<i>Standard and guidance for archaeological investigation and recording of standing buildings and structures</i>
IfA	2008a	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
Lake, J	1989	<i>Historic Farm Buildings</i>
MoRPHE	2006	<i>Management of research projects in the historic environment</i> (English Heritage)
O'Connor, T	2012	<i>Brief for historic building recording of farm buildings at Kitchen Farm, Kitchen Hill, Bulmer, Braintree</i> Essex County Council brief
Slaughter, B	1979	<i>Bulmer Then and Now</i>
University of Gloucestershire	2006	<i>Historic Farmsteads, Preliminary Character Statement: East of England Region</i>
Wade Martins, S	2002	<i>The English model farm, Building the Agricultural ideal, 1700-1914</i>

## 9 Abbreviations and glossary

CAT	Colchester Archaeological Trust
context	specific location on an archaeological site, especially one where finds are made
EHER	Essex Historic Environment Record, held by the ECC
feature	an identifiable thing like a pit, a wall, a floor; can contain 'contexts'
HE	Historic Environment
IfA	Institute for Archaeologists
layer	distinct or distinguishable deposit of soil
medieval	period from AD 1066 to Henry VIII
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
post	in wall frames vertical members which rise the full height of the frame, being either main posts at the bay divisions or intermediate posts within the bay
post-medieval	after Henry VIII to around the late 18th century
purlin	longitudinal roof timbers, intermediate between wall-plate and ridge, carried by roof trusses and giving support to rafters

## 10 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Circular Road North, Colchester, Essex CO2 7GZ, but it will be permanently deposited with Braintree Museum (accession code requested).

## 11 Contents of archive

One A4 document wallet containing:

### 1 Introduction

- 1.1 Copy of ECC brief
- 1.2 Copy of WSI produced by CAT
- 1.3 Risk assessment
- 1.4 Copies of existing plans and elevations (3 A3 sheets, 2 A4 sheets)

### 2 Site archive

- 2.1 Digital photographic record.
- 2.2 Digital photographic contact sheet.
- 2.3 Attendance register
- 2.4 Site photographic record on CD

### 3 Research archive

- 3.1 Client report

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### Distribution list

Mr Richard Horley, John Finch Partnerships  
Teresa O'Connor, Essex County Council Historic Environment Management team officer  
EHER



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checked by: Philip Crummy  
date: 17/01/13

**Appendices**  
**Appendix 1**  
**Selected photographs**



**Plate 1** North-east elevation of shed 6 - view south-west



**Plate 2** North-west elevation with shed 1 to the foreground and shelter sheds 4 and 8 to the rear – view south



**Plate 3** Shed 1, detail of roof construction



**Plate 4** Straw barn 2, note the sliding door and ornate cornice (with shed 1 to the right)  
- view south-west



**Plate 5** Straw barn 2, grain hopper converted to chicken feed mixer - view east



**Plate 6** Stable block 3, with straw barn 2 behind - view north-west



**Plate 7** Stable block 3, detail of window with chamfered mullion - view north-west



**Plate 8** Shelter shed 4 with later covered yard to the foreground - view north-west



**Plate 9** Wooden rainwater trap for valley formed by shelter shed 4 and later covered yard of shelter shed 4



**Plate 10** South-east elevation of shed 6 showing diamond-pattern ventilation and blocked entrance - view north-west



**Plate 11** Cart shed 7 – view north-west



**Plate 12** Cart shed 7, carpenter's mark (III) on eaves plate



**Plate 13** South-west elevation of Kitchen Farm, with the farmhouse to the rear left  
- view north-east



**Plate 14** Detail of brick and iron plinth for timber post of shelter shed 8



**Plate 15** Kitchen Farmhouse, 1913 – view north-west

## Appendix 2

### Full list of digital photographic record (images on accompanying CD)

- 001.jpg North-east elevation with stable block 3 to the left, straw barn 2 to the centre and shed 1 on the right - view south-west
- 002.jpg North-east elevation of stable block 3 showing diamond-pattern ventilation - view south-west
- 003.jpg Detail of diamond-pattern ventilation in stable wall - view south-west
- 004.jpg Sliding door of straw barn 2 - view south-west
- 005.jpg North-east elevation of shed 1 - view south-west
- 006.jpg Detail of original window, shed 1 - view south-west
- 007.jpg Blocked entrance to shed 1 - view south-west
- 008.jpg Graffiti on north-east elevation of shed 1
- 009.jpg Inserted entrance to shed 1 and consequent blocked original window - view south-west
- 010.jpg North-west elevation
- 011.jpg Inserted window in blocked entrance to shed 1 - view south-east
- 012.jpg Window or ventilation louvre in north-west gable of shed 1 - view south-east
- 013.jpg Entrance to shed 1 in north-west elevation - view south-east
- 014.jpg North-west elevation of shelter shed 4 showing original entrance - view south-east
- 015.jpg North-west elevation of shelter shed 8 showing original entrance - view south-east
- 016.jpg Ancillary building contemporary to farm complex, purpose unknown - view west
- 017.jpg South-west elevation of shelter shed 8 showing diamond-pattern ventilation - view north-east
- 018.jpg Brick infilled wall of shelter shed 8 facing onto yard - view north-west
- 019.jpg Weatherboarded infilled wall of shelter shed 8 facing onto yard - view south-east
- 020.jpg Weatherboarded infilled wall of shelter shed 8 - view north-east
- 021.jpg South-west elevation of shelter shed 8 with repaired remains of yard wall to the right - view north-east
- 022.jpg South-west elevation of shelter shed 8 showing repaired remains of yard wall with opening for gate to the right - view north-east
- 023.jpg South-west elevation of shelter shed 8 with repaired remains of yard wall to the left and collapsed wall to the right - view north-east
- 024.jpg South-west elevation of shelter shed 8 showing block and weatherboarding infill - view north-east
- 025.jpg South-west elevation of shelter shed 8 with original yard wall to the right - view north-east
- 026.jpg South-west elevation of shelter shed 8 showing diamond-pattern ventilation, with cart shed 7 to the right - view north-east
- 027.jpg South-west elevation of cart shed 7 with diamond-pattern ventilation - view north-east
- 028.jpg South-west elevation of Kitchen Farm - view north-east
- 029.jpg Kitchen Farm Cottages - view south
- 030.jpg South-east elevation of shelter shed 8 showing converted open front with original brick and iron plinths for timber posts - view north-west
- 031.jpg Cart shed 7 - view north-west
- 032.jpg North-east elevation of cart shed 7 showing diamond-pattern ventilation - view south-west
- 033.jpg South-east elevation of shed 6 showing diamond-pattern ventilation and blocked entrance - view north-west
- 034.jpg North-east elevation of shed 6 - view south-west
- 035.jpg South-east elevation of covered yard 5 - view north-west
- 036.jpg Covered yard 5 and stable block 3 with straw barn 2 to the rear - view north
- 037.jpg South-east elevation of stable block 3 - view north-east
- 038.jpg Kitchen Farm south-east elevation
- 039.jpg Kitchen Farmhouse with shed 1 to the left - view west
- 040.jpg Detail of stable block 3 louvre window
- 041.jpg Stable block 3, detail of iron cramp in door jamb

- 042.jpg Stable block 3, voids in brickwork for hay manger
- 043.jpg Stable block 3, detail of tie ring
- 044.jpg Stable block 3, wear on brickwork possibly from feed trough
- 045.jpg Interior of stable block 3 showing tie ring and possible positions of reed trough
- 046.jpg Stable block 3, later alteration for chicken feed machinery located in straw barn 2
- 047.jpg Cart shed 7 - view north-east
- 048.jpg Cart shed 7, carpenter's mark (IIII) on eaves plate
- 049.jpg Cart shed 7, carpenter's mark (III) on eaves plate
- 050.jpg Cart shed 7, carpenter's mark (I) on eaves plate
- 051.jpg Cart shed 7, carpenter's mark (II) on eaves plate
- 052.jpg Inserted inter-connecting chicken door between straw barn 2 and shed 1
- 053.jpg Interior of shed 1 with blocked entrance partially concealed by modern partition
- 054.jpg Shed 1, detail of roof construction
- 055.jpg Interior of straw barn 2 with chicken feed machinery to the right
- 056.jpg Straw barn 2, later chicken feed machinery
- 057.jpg Interior of straw barn 2
- 058.jpg Straw barn 2, chicken feed machinery with chute entering stable block 3 to the left
- 059.jpg Straw barn 2, showing roof construction
- 060.jpg South-west elevation of straw barn 2 showing original sliding door replaced by timber framework supporting plastic sheeting infill
- 061.jpg Shelter shed 4 viewed from covered yard 5 - view north-west
- 062.jpg Cart shed 7, detail of scarf joint in eaves plate
- 063.jpg Interior of shelter shed 8 with brick and weatherboard infill of original openings to the right
- 064.jpg Interior of shelter shed 8 - view south
- 065.jpg Interior of shed 6 (possible tack room) showing blocked entrance - view south-east
- 066.jpg Interior of shelter shed 8 with open front to the right, showing modern partitions - view south-east
- 067.jpg Original brick and iron plinth for timber post supporting open front of shelter shed 8 with modern block infill to either side
- 068.jpg Detail of brick and iron plinth for timber post of shelter shed 8
- 069.jpg Original entrances in rear wall of shelter shed 8 leading to shelter shed 4 (right) and shed 6 (left)
- 070.jpg Shelter shed 4 with later covered yard in foreground - view north-west
- 071.jpg Shelter shed 4 interior - view west
- 072.jpg Covered yard 5 with straw barn 2 to the left - view south-east
- 073.jpg Covered yard of shelter shed 4 showing roof construction
- 074.jpg Shed 6 (possible feed store or cake house) showing recess for sliding door (removed)
- 075.jpg Wooden rainwater trap for valley formed by shelter shed 4 and later covered yard of shelter shed 4
- 076.jpg Wooden rainwater trap for valley formed by shelter shed 4 and later covered yard of shelter shed 4
- 077.jpg Wooden rainwater trap for valley formed by shelter shed 4 and later covered yard of shelter shed 4 with straw barn 2 to the right
- 078.jpg Shelter shed 8 with inserted concrete plinths for chicken cages
- 079.jpg Shelter shed 8 showing original entrance in north-west wall and modern block-wall partition
- 080.jpg Kitchen Farm general shot - view west
- 081.jpg Kitchen Farm with Kitchen Farm Cottages to the rear - view south-west
- 082.jpg Kitchen Farm with Kitchen Farm Cottages to the rear - view south-west

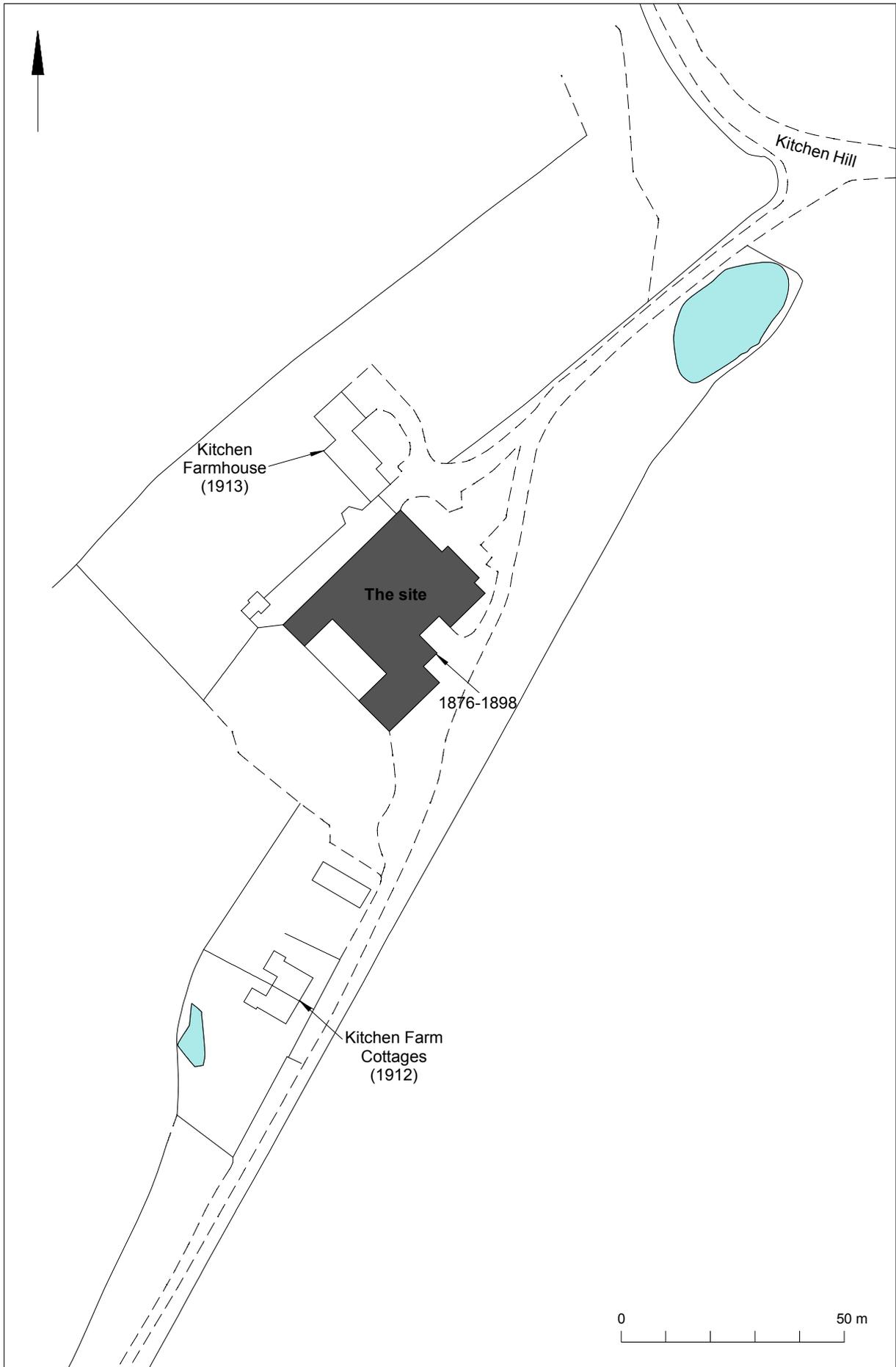


Fig 5 Site location.

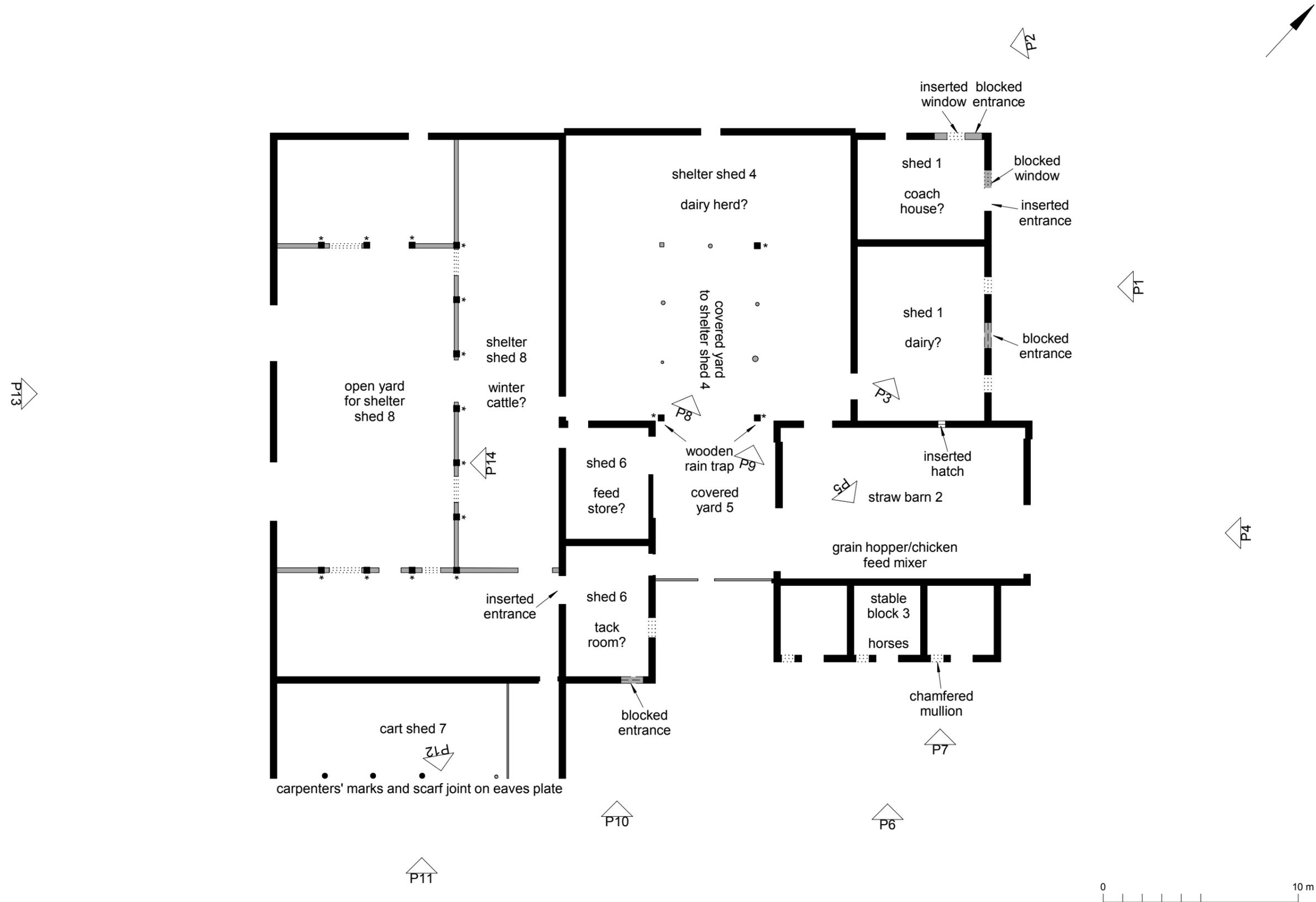


Fig 6 Kitchen Farm floor plan showing location and orientation of photographs included in the report, with alterations shaded grey.

\* = brick plinth with iron shoe for timber post

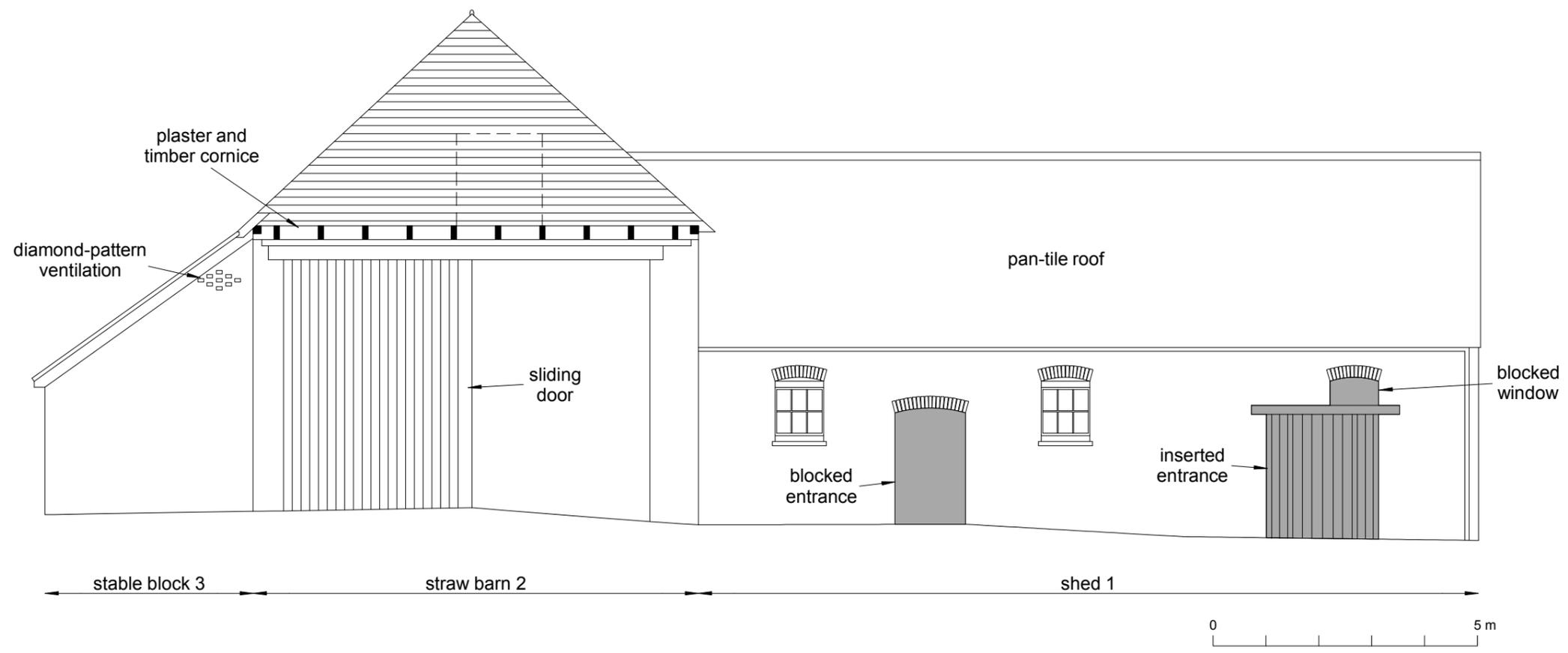


Fig 7 Kitchen Farm, north-east elevation with alterations shaded grey.

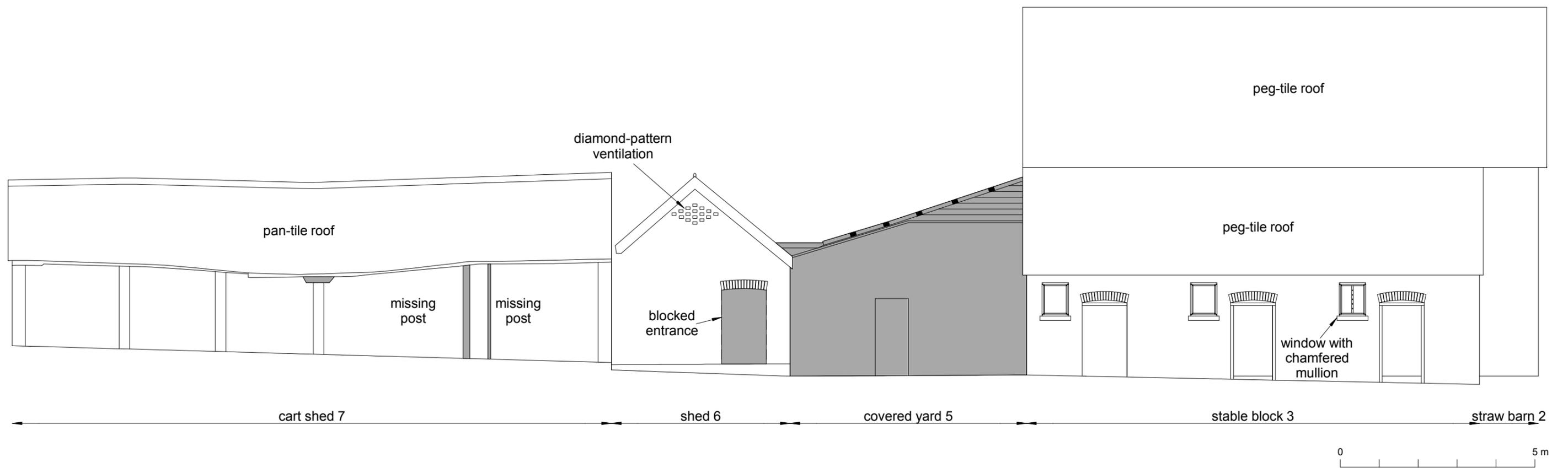


Fig 8 Kitchen Farm, south-east elevation with alterations shaded grey.

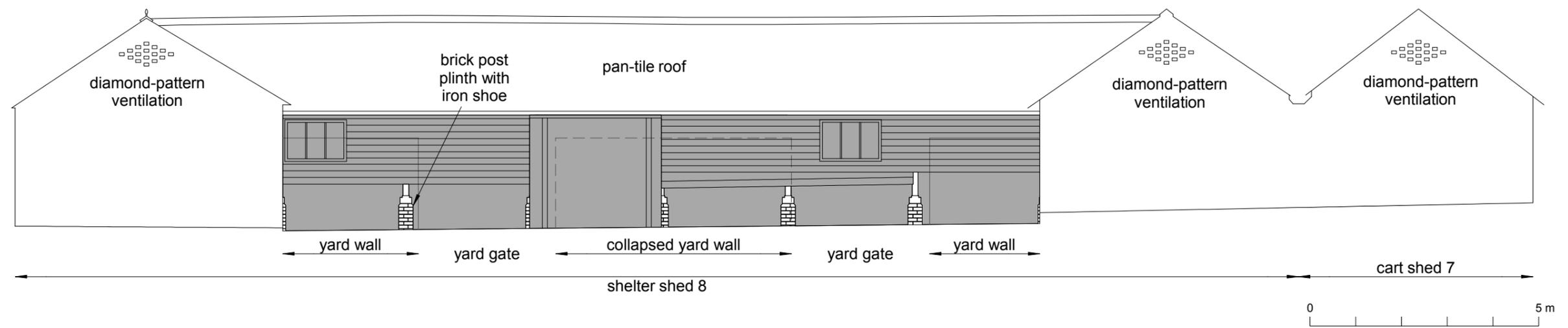


Fig 9 Kitchen Farm, south-west elevation with alterations shaded grey.

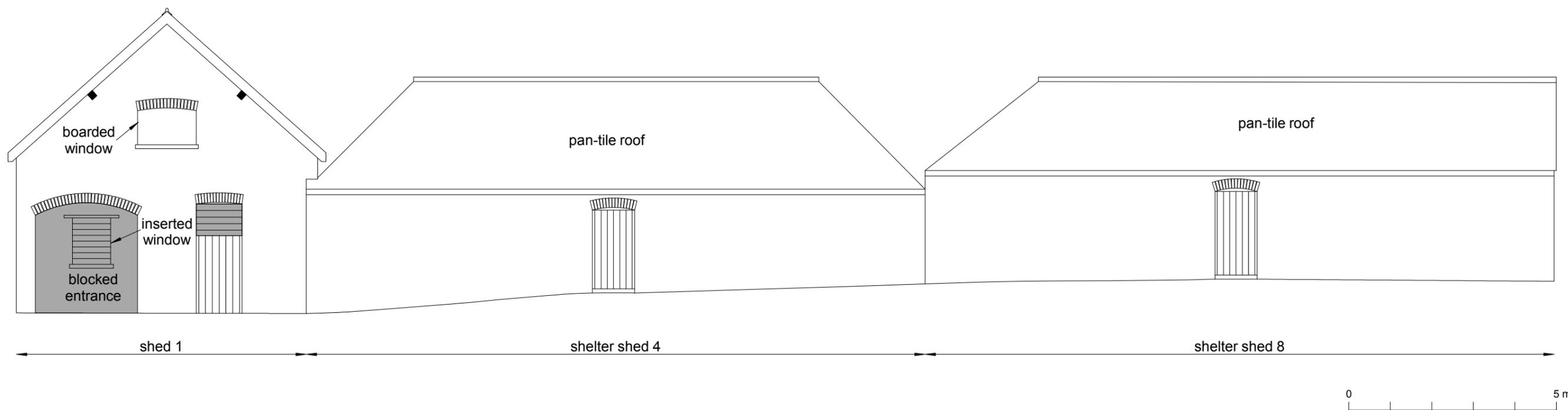


Fig 10 Kitchen Farm, north-west elevation with alterations shaded grey.



## Essex Historic Environment Record/ Essex Archaeology and History

### Summary sheet

<b>Address:</b> Kitchen Farm, Kitchen Hill, Bulmer, Essex	
<b>Parish:</b> Bulmer	<b>District:</b> Braintree
<b>NGR:</b> TL 8546 4086 (c)	<b>Site codes:</b> CAT project – 12/11c ECC HEM code – BUKF12 Museum accession – requested
<b>Type of work:</b> Building recording	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> November-December 2012	<b>Size of area investigated:</b> n/a
<b>Location of curating museum:</b> Braintree Museum	<b>Funding source:</b> Client
<b>Monitored by:</b> Teresa O'Connor of Essex Historic Environment	
<b>Further seasons anticipated?</b> No	<b>Related EHER numbers:</b> -
<b>Final report:</b>	CAT Report 677
<b>Periods represented:</b>	19th century
<b>Summary:</b> <i>A programme of building recording was carried out by the Colchester Archaeological Trust (CAT) on a complex of farm buildings at Kitchen Farm, Kitchen Hill, Bulmer, Braintree, Essex in November-December 2012. The work was commissioned by John Finch Partnership on behalf of Granville Developments. The farm buildings comprise a complex of back-to-back linear structures and include a large barn at the 'front' of the range facing the farm entrance. The structures were built between 1876-1898 and are an example of a tenantry model farm layout. Kitchen Farm is a good example of how landowners attempted to make their farms viable, during the farming depression of the late 19th century, through diversification and changes in land usage and farming practices.</i>	
<b>Previous summaries/reports:</b> none	
<b>Keywords:</b> model farm	<b>Significance:</b> *
<b>Author of summary:</b> Chris Lister	<b>Date of summary:</b> January 2012