

**Historic building recording
of the former farmhouse at
Howe Farm, Grange Road,
Tillingham, Essex**

February 2013



**report prepared by
Chris Lister**

**commissioned by
Mr Nicolas Mee**

CAT project ref: 13/02e
NGR: TM 1530 2574 (c)
ECC HE code: TIHF13
Colchester and Ipswich Museums
accession code: 2013.5



Colchester Archaeological Trust
Roman Circus House,
Circular Road North,
Colchester,
Essex, CO2 7GZ

tel.: 07436 273304
email: archaeologists@catuk.org

CAT Report 690
April 2013

Contents

1	Summary	1
2	Introduction	1
3	Aims and methods	1
4	Historical background	2
5	Assessment of the historic features	4
6	Acknowledgements	7
7	References	7
8	Abbreviations and glossary	7
9	Archive deposition	7
10	Contents of archive	8
Appendices		
	Appendix 1: selected photographs.	9
	Appendix 2: full list of digital photographic record (images on accompanying CD)	20

Figures after p 20

EHER summary sheet

List of figures

- Fig 1 Chapman and André map of Essex, 1777 (Plate XIX).
- Fig 2 1838 tithe map with Howe Farm circled (ERO D/CT 3613).
- Fig 3 1st edition 6" OS map, 1873 (sheet 64).
- Fig 4 Site location and blockplan.
- Fig 5 Ground floor plan with alterations shaded grey.
- Fig 6 First floor plan with alterations shaded grey.
- Fig 7 Attic plan with alterations shaded grey.
- Fig 8 West elevation with alterations shaded grey.
- Fig 9 East elevation with alterations shaded grey.
- Fig 10 North elevation with alterations shaded grey.
- Fig 11 South elevation.

1 Summary

A programme of building recording was carried out by the Colchester Archaeological Trust (CAT) on a building at Howe Farm, Grange Road, Tillingham, Essex in February 2013. The work was commissioned by the owner, Mr Nicolas Mee. The building is a two-storey brick farmhouse built between 1799 and 1838 with surviving period features. The farmhouse is an example of the response to the change from pastoral farming to arable farming brought about by the reclamation of Tillingham Marshes.

2 Introduction (Fig 4)

This is the archive report on the historic building recording of the former farmhouse at Howe Farm, Grange Road, Tillingham, Essex, prior to its demolition and subsequent redevelopment. The work was carried out on behalf of the owner, Mr Nicolas Mee, by Colchester Archaeological Trust (CAT) in February 2013. The farmhouse is an early 19th-century, two-storey brick-built structure, located at NGR TM 1530 2574.

A planning application (12/00871/FUL) for the demolition of the farmhouse and subsequent redevelopment was submitted to Maldon District Council in October 2012.

Given the impact of the proposed works upon the historic integrity of the farmhouse, a full archaeological condition was recommended to be attached to the planning consent. This recommendation followed Planning Policy Statement 5: Planning for the Historic Environment.

A brief detailing the required work (historic building recording and monitoring of groundworks) was written by the Historic Environment Officer (Maria Medlycott HE 2013). All work was carried out in accordance with a WSI (Written Scheme of Investigation) produced by CAT in response to the Historic Environment brief and agreed with the Historic Environment Officer (CAT 2012). The monitoring of the groundworks will be commented upon in a separate report once that phase of work has been completed.

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

3 Aims and methods

The aim of the building recording was to provide a photographic record of the building (referenced to a simple block plan) prior to its conversion. The level of building recording was carried out to Level 2 (English Heritage, 2006).

The following report includes:

- A brief summary history of the building and a written assessment of its historic features.
- A large-scale block plan of the site based on pre-existing architect's drawings.
- Floor plans and elevations using the English Heritage (2006) conventions at scale 1:50. Doors, windows, partitions, truss positions together with any surviving fixtures/fittings are shown, together with evidence of phasing (shaded grey on the accompanying plans).
- A full photographic record, comprising digital photographs of the exterior and interior of the building. This will include details of the façade and historic fixtures and fittings. 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). These are referenced on the plans as P1, P2 etc with an arrow denoting the direction of the shot.

4 Historical background (Figs 1-3)

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

Howe Farm is located on the site of a medieval farm recorded as *Howich* in 1222. Given its location on the medieval marsh edge and the *wich* element of its name, it is probable that it had its origins as a marshland dairy farm (Medlycott, 2013). However the Chapman and André Map of 1777 (Plate XIX, Fig 1) makes no mention of either Howe Farm or Howich Farm. The land between Marsh House and Tillingham Grange, (the location of Howe Farm) is shown as empty marsh and it may be that the medieval farm had disappeared by the time of the 1777 survey.

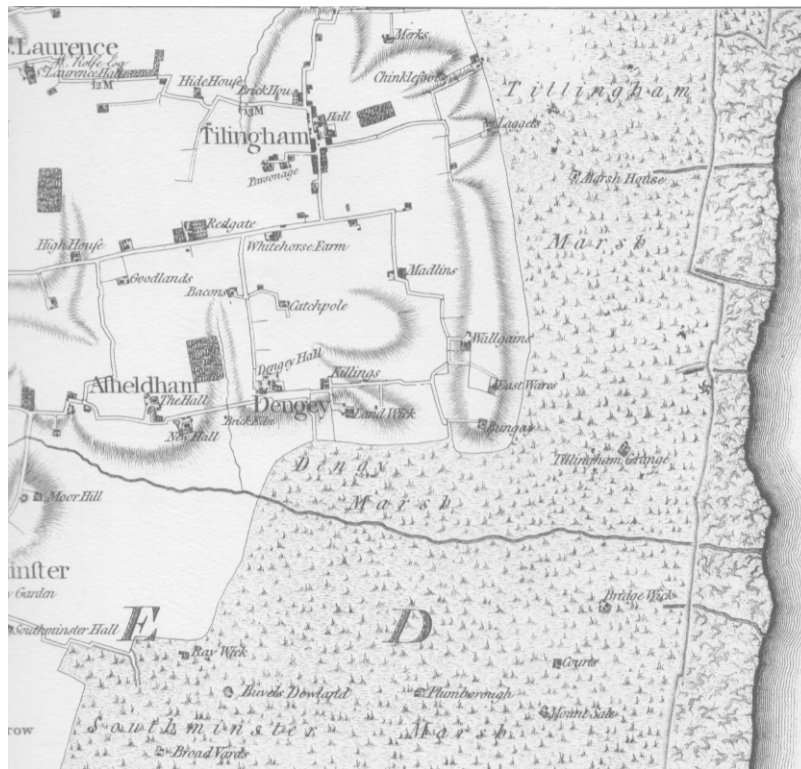


Fig 1 Chapman and André map of Essex, 1777 (Plate XIX).

The first cartographic reference to Howe Farm located in the records of the ERO is the 1838 tithe map for Tillingham (ERO D/CT 3613, Fig 2). The map shows the farmhouse as a north to south orientated, rectangular structure located on the south side of a loose courtyard formed by two barns and a smaller structure. In contrast to the Chapman and André map, the tithe map illustrates the effects of the programme of reclamation carried out in the previous centuries. The farms which previously occupied the marshlands are now shown with ordered field systems and drainage networks. This is the case with Howe Farm. The tithe award lists it as How Farm, owned and farmed by John Attenborough, and describes 120 of the 144 acres as being under arable cultivation. This reflects the changes in farming practice of Howe Farm, from its medieval origins as a dairy farm to a 19th-century producer of cereal crops, made possible by the draining of the marshes.

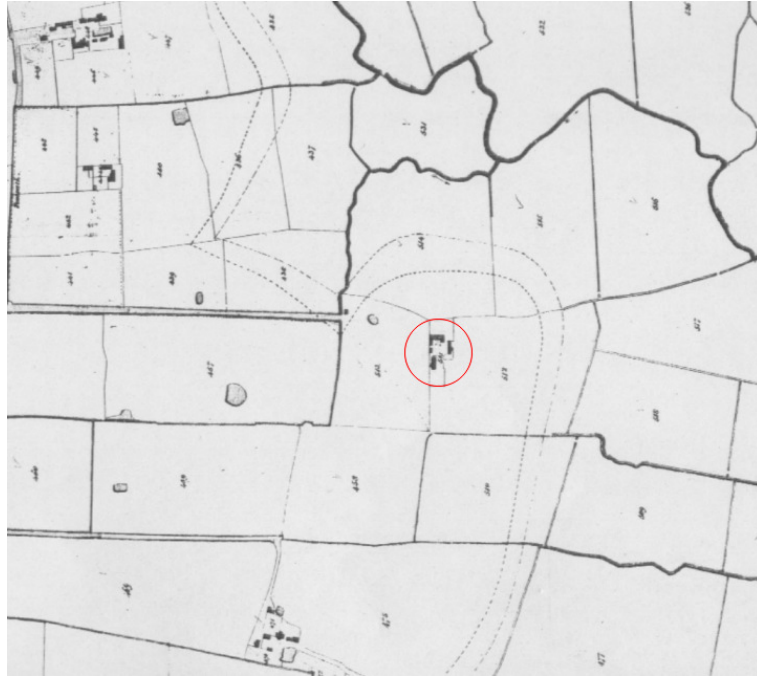


Fig 2 1838 tithe map with Howe Farm circled (ERO D/CT 3613).

The 1st edition 6" OS map of 1873 shows little change to the farm. The farmhouse appears the same and an additional structure has been added to one of the barns. The overall plan form of the farmyard appears to then remain unaltered until the 21st century.



Fig 3 1st edition 6" OS map, 1873 (sheet 64).

A sales catalogue (ERO SALE/B3579) by GB Hilliard and Son dated July 27 1917 provides details of the farm. It states that Howe Farm is 209 acres, 1 rood and 27 poles and has a 'Comfortable Farm Residence' containing two sitting rooms, a

kitchen, cellar, brew-house and wash-house, three bedrooms and a yard with pump and garden. The associated outbuildings comprised a nag stable, chaisehouse, hen house with granary over, piggeries, brick and slated barn and lean-to piggeries, cart horse stable and shed, and three yards and cattle shed. The sales catalogue goes on to claim that the land is suitable for heavy crops of corn without the need for manure.

A plan accompanying the sales catalogue shows the cottage as rectangular with an adjoining structure projecting from the north end of the farmhouse.

A photograph held by the Essex Records Office (ERO I/Mb 364/1/43) shows one Edwin (Leslie) Attenborough standing in front of the Grange decoy pond, half a mile to the south-east of Howe Farm. Electoral registers suggest that from about 1911 Leslie, then of New Moor, Southminster, shared Grange Farm, Tillingham, with his father. It is highly likely that this is the grandson of the John Attenborough listed on the tithe award for Howe Farm.

Information provided by the current farmer, Mr Nicolas Mee, states that the farmhouse was abandoned as a dwelling in the 1950's and has remained unoccupied since that time.

5 **Assessment of the historic features** (Figs 4-11)

In the following text the rooms of the farmhouse have been described according to perceived function with photographs cross-referenced to corresponding floor plans (Figs 5-7).

Howe Farm can be found to the south-east of the Essex village of Tillingham on the Dengie Peninsular, located on reclaimed marshland (Fig 4). The surrounding landscape is almost entirely characterised by isolated farms, scattered throughout the flat, open fields created by the draining of the marshes and protected by a sea-wall. Howe Farm fits this model perfectly, consisting of a lonely farmhouse and two modern barns close-by (Plate 1). The farmhouse is in a poor state of repair with structural defects and has been unoccupied since the 1950's. It is a simple rectangular two-storey structure, 10.5m long by 7m wide, built of red brick with dimensions of 210 x 61 x 100mm laid in Flemish bond, with a gabled roof covered with tiles and is orientated north to south. An abundance of Welsh slates scattered around the foundations of the farmhouse indicate the original roofing material was slate, different to the tile roof installed in the 1990's.

The farmhouse is located on the east side of the farm track called Grange Road, with only a small strip of land separating the house from the road itself. The west longitudinal elevation (Plate 2) faces the road and has an external chimney stack, an off-centre doorway and three windows of unequal size in the ground floor and two mismatched windows in the upper floor (Fig 8). The ground floor window to the north is a sash window of eight over eight lights, with a shallow segmental brick arch above. At the other end of the west elevation there is a small wooden-framed window with a single light, surmounted by a shallow segmental brick arch. Both of these windows are original. Between these windows are an additional window and a doorway. The window is a wooden-framed casement of four lights and has replaced an earlier window. The opening for the original window has a shallow segmental brick arch but the inserted window is wider than this and also shorter. The doorway is also a later insertion and has a concrete lintel. Replacement brickwork to the right of this doorway indicates that the position of the original doorway was moved and was not as tall as the later insertion. The windows of the first floor both have shallow segmental brick arches and are replacement wooden casements of six lights, although no alteration to the surrounding brickwork has taken place.

The east longitudinal elevation (Fig 9) faces the marshes and should be considered the 'front' of the farmhouse. It has an off-centre doorway flanked by large windows to either side and two large windows on the upper floor (Plate 3). The ground floor windows are replacement wooden-framed casements and both are surmounted by flat brick arches. The doorway has a concrete lintel. Brickwork in the door surround indicates that this doorway has replaced an earlier entrance, probably lower in height than the later insertion. The windows on the first floor are directly in

line with those on the ground floor and are identical in size. The window to the south is the original sash window of eight over eight lights, whilst that to the north is a replacement wooden-framed casement. The tops of these window openings are directly below the eaves and there is no indication of any surmounting arch.

The north elevation (Fig 10) has a doorway and blocked window on the ground floor, a doorway on the first floor and a window in the gable (Plate 4). An internal chimney stack rises from the gable edge. The blocked window on the ground floor is surmounted by a flat brick arch, whilst the doorway has a shallow segmental brick arch. The doorway is wider and shorter in height than the other external doors of the farmhouse and has a wooden vertical plank door with an iron latch (Plate 5). This is probably the original door. The doorway on the first floor is an oddity as it appears to open out onto nothing. It is clearly a later insertion and has a wooden lintel with a crude line of brick headers above. This doorway must have granted access to an outbuilding attached to the farmhouse and there is water staining on the brickwork that suggests a shape for this (Plate 6). The plan in the 1917 sales catalogue shows this outbuilding which was probably the brew-house and wash-house and must have been of wooden construction. Brewing and washing would have required access to water and the outbuilding was near to the pump. The window in the gable is a small rectangular opening with the same lintel of brick headers as the inserted door. The fact that it is off-centre to the gable, thus avoiding the apex of the extension, combined with the crude lintel, suggests it is a later insertion.

The south elevation is plain brick apart from a centrally-located window opening in the gable (Fig 11). This has a shallow segmental brick arch, but no trace remains of the frame to identify what type of window was placed in the opening (Plate 7). An external chimney stack rises above the gable edge.

The ground floor is divided into four rectangular but unequally-sized rooms, comprising kitchen, scullery, dining room and parlour (Fig 5). A later inserted wall has divided the scullery into two rooms. The west side of the farmhouse contains the kitchen and scullery, whilst the dining room and parlour, either side of the front door and hall, are on the east side of the farmhouse, looking out over the fields to the marshes beyond.

The kitchen measures 5.5m x 2.6m and has three doors providing access to the yard/outbuilding, dining room and scullery (Plate 8). The west wall of the kitchen has a recessed fireplace which would have contained an iron range (Plate 9) and there is a fitted cupboard on the wall to the scullery (Plate 10). The doors to the scullery and yard/outbuilding are virtually identical in size and construction whilst the one to the dining room is a narrower traditional Victorian four panel door (Plates 11-13). The walls are plastered and the floor is of exposed earth with no trace remaining of the original floor covering.

The scullery measures 4.6m x 2.6m and has been divided into two smaller rooms by the insertion of a brick cross-wall (Plate 14). The scullery has a door to the kitchen and a door to outside and a small high window. As mentioned above, the external door is a later alteration and was probably inserted at the same time as the cross-wall was installed. If a door of identical dimensions to the scullery and kitchen doors is placed against the join between the original brickwork and the replacement infill, it becomes clear that there was a door in the centre of the scullery wall (Plate 15). It is possible that this original doorway may well have had identical small, high windows on either side, one of which was totally removed by the insertion of the later door. The scullery walls are white-washed brick and there is a shelf in the room farthest from the kitchen. The ceiling is open to the joists of the first floor and there are iron hooks nailed to several of the joists, probably for the suspension of game (Plate 16). As with the kitchen, the floor was exposed earth with no sign of the original floor covering. It is possible that these two rooms were originally floored with flagstones or (more likely in this stone poor region of Essex) with ceramic tiles.

The dining room measures 4m x 3.75m and is finished to a higher standard than the kitchen and scullery (Plate 17). The walls are plastered, have skirting boards and there appears to have been a dado rail, although there is no indication of a picture rail. The floor is of joists with floorboards laid over. There is a chimney breast on the north wall with an early Victorian iron register grate and a simple wooden surround. To the left of the fireplace are cupboards; whilst to the right is a bricked-in window.

An understairs cupboard opens off the dining room and an additional doorway opens onto the hall and stairs.

Across the small hall is the parlour (Plate 18). This measures 4.6m x 3.75m and has plastered walls. The floor is of floorboards laid over joists and has skirting boards and there is evidence for a dado rail but not a picture rail. The ceiling is plastered but has an exposed bridging beam. In the centre of the south wall there are the remains of a fireplace. This appears to have been similar to that in the dining room, an iron register grate with a wooden surround.

The doors connecting the kitchen, dining room, hall, parlour and understairs cupboard are all traditional Victorian four panel examples.

The front door opens directly onto the stairs to the first floor. These are quite wide for the size of the farmhouse and have an embedded wooden rail to either side of the eight risers. At the top of the stairs is a small landing (Plate 19). Three doors open off this, the ones to the right and left opening directly into bedrooms 1 and 2, whilst the door straight ahead of the stairs opens into a small room providing access to the attic and bedroom 4. Bedroom 3 is accessed through bedroom 1 (Fig 6). All of the first floor rooms have exposed floorboards, skirting boards and plastered walls and ceilings.

Bedroom 1 measures 4m x 3.75m and has a chimney breast on the north wall, although the grate and surround have been removed (Plate 20). To the left of the chimney breast is an opening in the north wall that once provided access to the outbuilding. There is a cupboard over the stairs (lacking its door) and a door in the west wall provides the only access to bedroom 3. Both the door to the landing and the door to bedroom 3 are traditional Victorian four panel doors.

Bedroom 2 measures 4.6m x 3.75m and has a recessed fireplace in the south wall (Plate 21). Although the iron grate has been removed, a simple wooden surround remains in situ. The door to bedroom 2 is a traditional Victorian four panel door.

Bedroom 3 (accessed from bedroom 1) measures 3.3m x 2.6m and has a bricked-in fireplace in the west wall (Plate 22). The south wall of this room is clearly a later insertion as it ends against the centre of the window. Without this inserted wall bedroom 3 would originally have measured 5.25m x 2.6m and would have been accessed from the door at the head of the stairs. This indicates the doorway from bedroom 1 is a later insertion.

The attic access off the landing, once part of bedroom 3 (Plate 23) forms a small room 1.75m x 2.6m which provides access to the attic via a ceiling hatch, and the only access to bedroom 4 through a door in the south wall. No trace of any original stairs or attached ladder arrangement for the ceiling hatch was observed and it is assumed access was always via a ladder. The doors to the landing and bedroom 4 are both traditional Victorian four panel doors.

Bedroom 4 measures 4.6m x 2.6m and has no features apart from the window in the west wall (Plate 24). There is no fireplace in bedroom 4 which suggests the original function of this room was not as a bedroom. This is reinforced by the information provided in the 1917 sales catalogue that states the farmhouse has only three bedrooms. One possible explanation for this is that bedroom 3 was intended as a children's bedroom and that bedroom 4 (opening off of it) was used as a nursery.

The attic is divided into two rooms (Fig 7). The larger of the two, attic room 1, measures 5.25m x 4.6m and has plastered walls and ceiling. Attic room 2 measures 4.6m x 4.6m and is open to the rafters. Both rooms have floorboards laid over the joists (Plate 25).

The farmhouse is a nice example of a functional early 19th-century building. It is not possible to say exactly what year the farmhouse was built but it is likely to have been constructed after the reclamation of the marshes. This was completed in 1799 under the guidance of the Rector of Bradwell, Henry Bate-Dudley. The land, previously suitable only for grazing, could now be used for profitable arable crops and it was this change in farming practice that was the catalyst for the construction of Howe Farm. This gives a date range for the farmhouse of between 1799 and 1838 (when the farmhouse appears on the tithe map) with the original features such as the sash windows and the iron register grate suggesting a construction date in the middle of this range.

6 Acknowledgments

Colchester Archaeological Trust would like to thank Mr Nicolas Mee for commissioning the building recording.

The building recording was carried out by Chris Lister.

Plans and elevations were adapted from drawings by Form Architecture Limited, supplied to CAT by the client.

The project was monitored by Maria Medlycott on behalf of Essex County Council Historic Environment Branch.

7 References

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

CAT	2013	<i>Written Scheme of Investigation for Archaeological Building Recording and Monitoring at Howe Farm, Tillingham, Essex</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
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>
Medlycott, M	2013	<i>Brief for archaeological building recording and monitoring, Howe Farm, Tillingham</i> Essex County Council brief
MoRPHE	2006	<i>Management of research projects in the historic environment</i> (English Heritage)

8 Abbreviations and glossary

CAT	Colchester Archaeological Trust
ECC	Essex County Council
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
medieval	period from AD 1066 to Henry VIII
modern	period from the 19th century onwards to the present
NGR	National Grid Reference
post-medieval	after Henry VIII to around the late 18th century

9 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 Colchester and Ipswich Museums under accession code 2013.5.

10 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 A1 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

© Colchester Archaeological Trust 2013

Distribution list

Mr Nicolas Mee
Maria Medlycott, Essex County Council Historic Environment Management team officer
EHER



Colchester Archaeological Trust

Roman Circus House
Circular Road North,
Colchester,
Essex CO2 7GZ

tel.: 07436 273304

email: archaeologists@catuk.org

checked by: Philip Crummy
date: 18/04/13

Appendices
Appendix 1
Selected photographs



Plate 1 Howe Farm, with the Tillingham Marshes in the background - view north-east



Plate 2 West elevation – view east



Plate 3 East elevation – view west



Plate 4 North elevation - view south-west



Plate 5 North elevation, original doorway
- view south



Plate 6 North elevation, with extension
highlighted in red – view south-west



Plate 7 South elevation - view north



Plate 8 Kitchen, with scullery through door - view south



Plate 9 Kitchen fireplace – view west



Plate 10 Original kitchen cupboard -
view south-west



Plate 11 Original door to scullery - view
south



Plate 12 Original door to dining room –
view east



Plate 13 Detail of original door furniture -
view west



Plate 14 Scullery, with inserted dividing wall and relocated doorway – view south



Plate 15 Scullery exterior showing relocated doorway - view east



Plate 16 Detail of iron game hooks in scullery ceiling



Plate 17 Dining room with cupboards, early Victorian register grate and bricked-in window
– view north-west



Plate 18 Parlour with remains of fireplace and bridging beam – view south-west



Plate 19 First floor landing with bedroom 1 to the left and bedroom 2 to the right



Plate 20 Bedroom 1 with remains of fireplace and inserted doorway to outbuilding – view north-east



Plate 21 Bedroom 2 with remains of fireplace and original sash window – view south-east



Plate 22 Bedroom 3 with bricked-in fireplace – view south-east



Plate 23 Attic access with inserted wall to the right – view north-west



Plate 24 Bedroom 4 – view south



Plate 25 Attic room 1 with attic room 2 visible through the doorway - view south-east

Appendix 2

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

- 001.jpg West elevation - view east.
- 002.jpg South elevation - view north.
- 003.jpg East elevation - view west.
- 004.jpg North elevation, with evidence for an attached structure - view south-west.
- 005.jpg North elevation, detail of original doorway - view south.
- 006.jpg Kitchen, detail of original sash window - view north-west.
- 007.jpg Kitchen - view south.
- 008.jpg Kitchen, with fireplace, original sash window and original doorway - view north-west.
- 009.jpg Kitchen, detail of fireplace - view west.
- 010.jpg Door from kitchen to dining room - view east.
- 011.jpg Kitchen, detail of original cupboard - view south.
- 012.jpg Original door from kitchen to scullery - view south.
- 013.jpg Dining room with original crockery cupboard and fireplace, with blocked window to left - view north.
- 014.jpg Dining room with original crockery cupboard, fireplace and blocked window - view north-west.
- 015.jpg Dining room, detail of fireplace - view north.
- 016.jpg Door to kitchen, detail of lock and finger-plate - view west.
- 017.jpg Dining room, door to cupboard under stairs - view south.
- 018.jpg Detail of cupboard lock - view south.
- 019.jpg Parlour - view south.
- 020.jpg Parlour ceiling with bridging beam and exposed joists.
- 021.jpg Parlour - view north-east.
- 022.jpg Scullery with inserted wall - view south.
- 023.jpg Scullery with original shelf.
- 024.jpg Scullery - view south.
- 025.jpg Scullery, detail of hooks embedded in ceiling joists.
- 026.jpg Stairs to first floor.
- 027.jpg Bedroom 1 with inserted doorway, fireplace and replacement window - view north.
- 028.jpg Bedroom 1, replacement window and cupboard - view south-east.
- 029.jpg Bedroom 1, door to landing - view south.
- 030.jpg Bedroom 3 with replacement window and blocked fireplace - view north-east.
- 031.jpg Bedroom 3 with inserted doorway and wall - view south-east.
- 032.jpg Bedroom 1, cupboard above stairs - view south.
- 033.jpg Bedroom 2 - view south-east.
- 034.jpg Bedroom 2, detail of fireplace - view south.
- 035.jpg Bedroom 2, original sash window looking out across the fields to the marshes - view south-east.
- 036.jpg Bedroom 2, detail of lath and plaster ceiling.
- 037.jpg Attic access with inserted wall to right - view west.
- 038.jpg Bedroom 4 - view south.
- 039.jpg Attic room 1 - view south-east.
- 040.jpg Attic room 2 - view south-east.
- 041.jpg Attic room 1 - view north-west.
- 042.jpg Landing, looking down stairs to front door.
- 043.jpg West elevation, alteration to kitchen window (widened and shortened) with replacement frame - view east.
- 044.jpg West elevation, altered entrance to scullery - view east.
- 045.jpg West elevation, original window to scullery - view east.
- 046.jpg North elevation, inserted doorway in first floor wall - view south-west.
- 047.jpg East elevation, replacement front door - view west.
- 048.jpg East elevation, original sash window to bedroom 2 - view west.
- 049.jpg Howe Farmhouse- view south-west.
- 050.jpg Howe Farmhouse in isolation - view north-east.

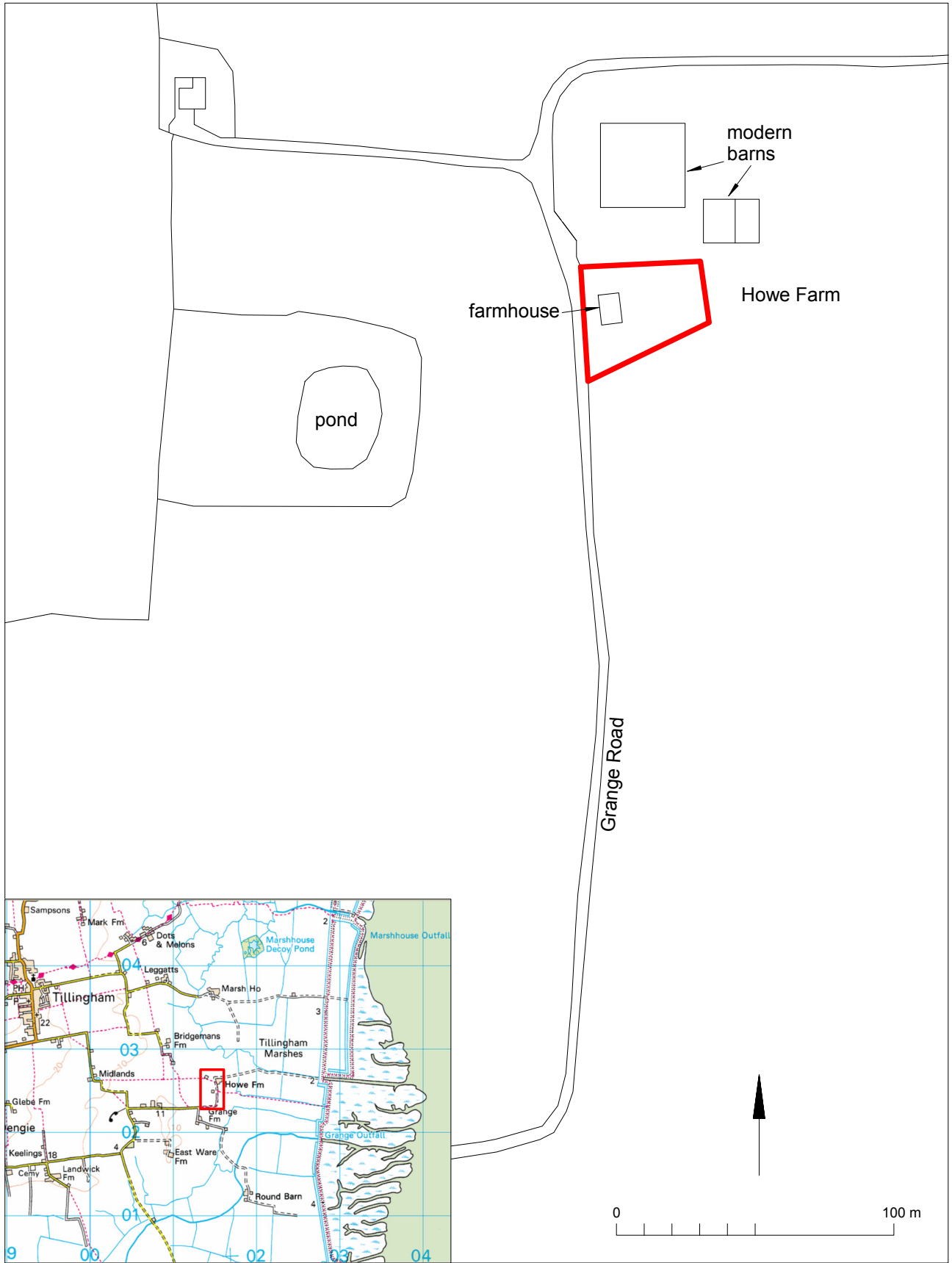


Fig 4 Site location and blockplan.

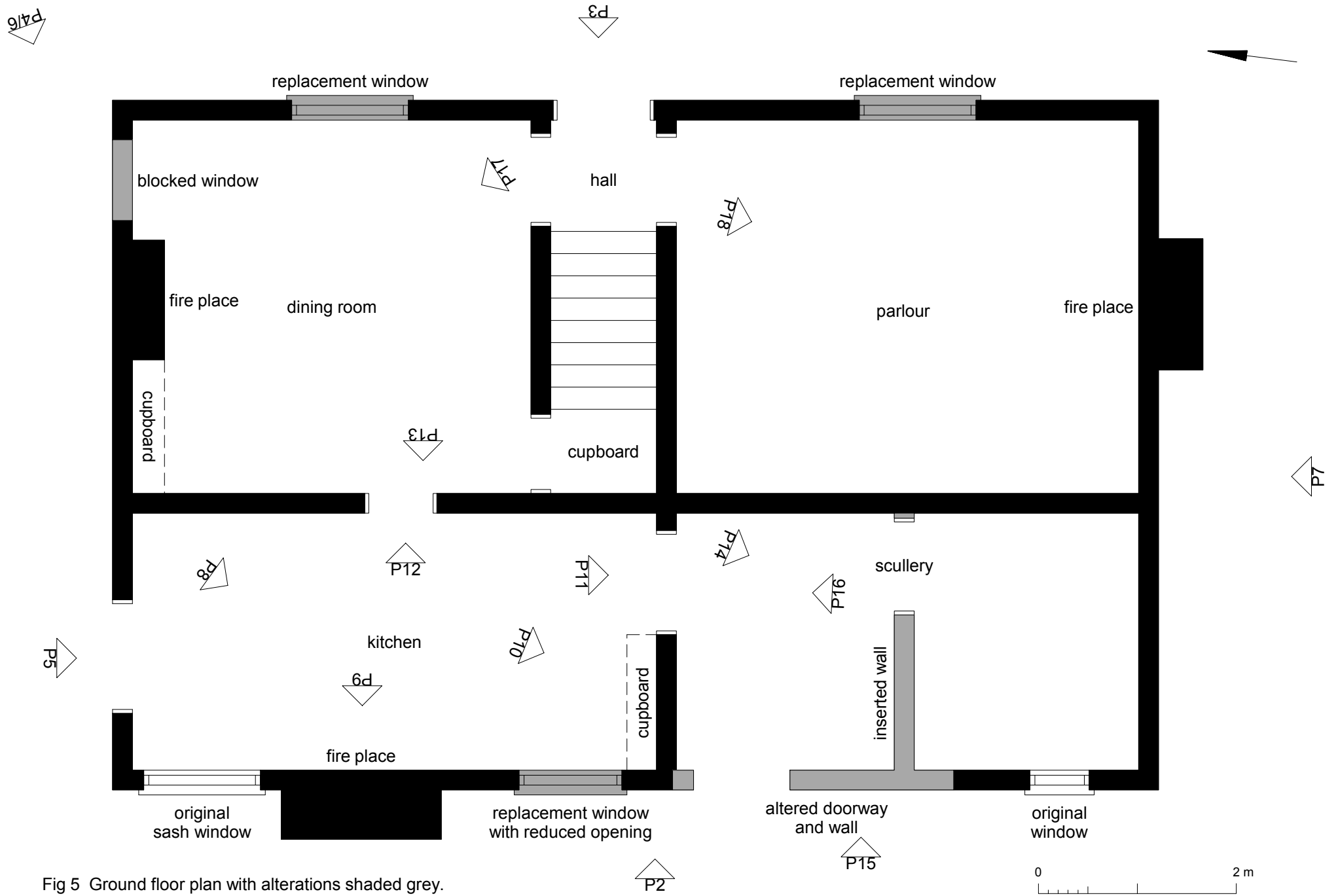


Fig 5 Ground floor plan with alterations shaded grey.

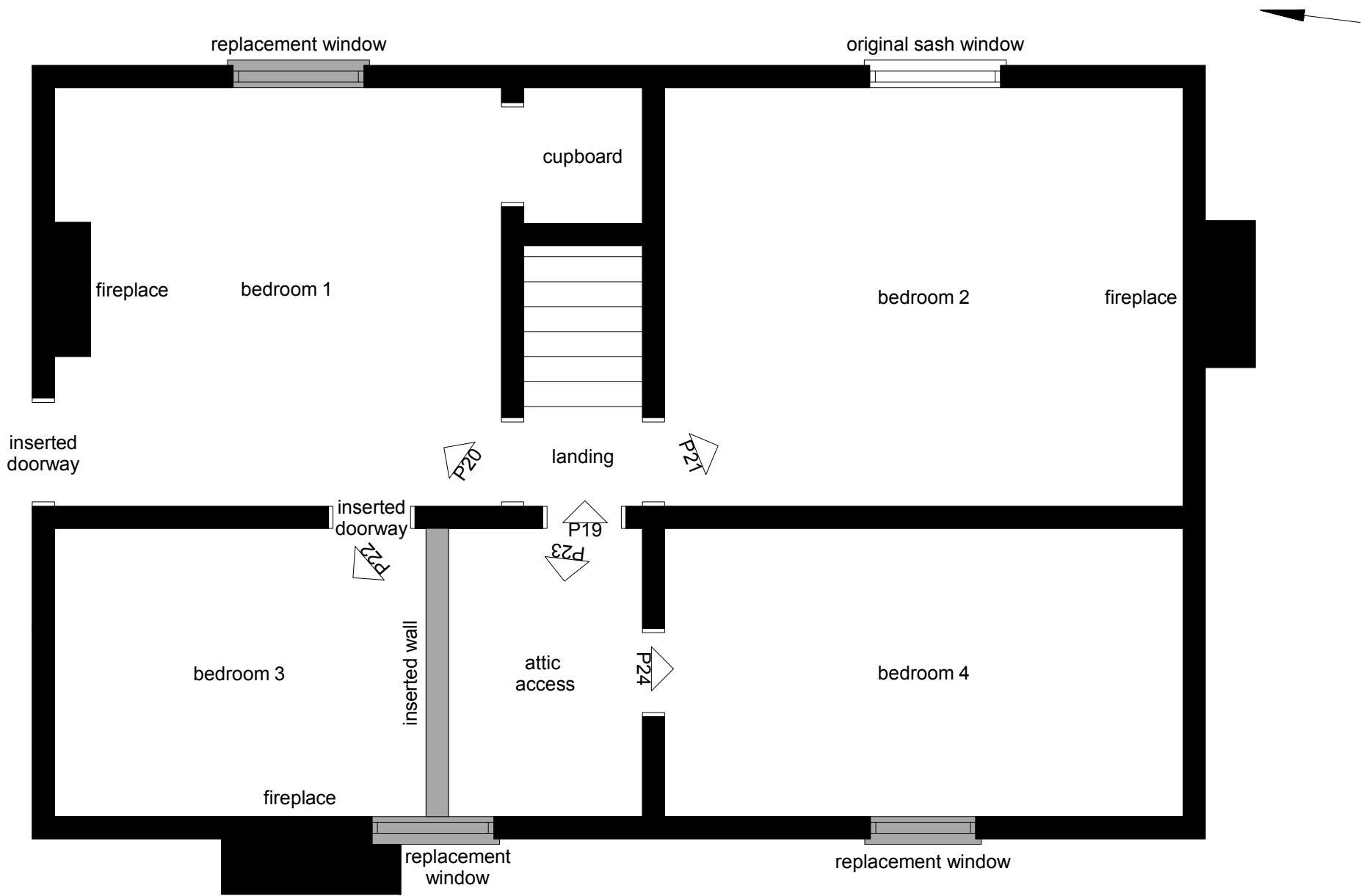


Fig 6 First floor plan with alterations shaded grey.



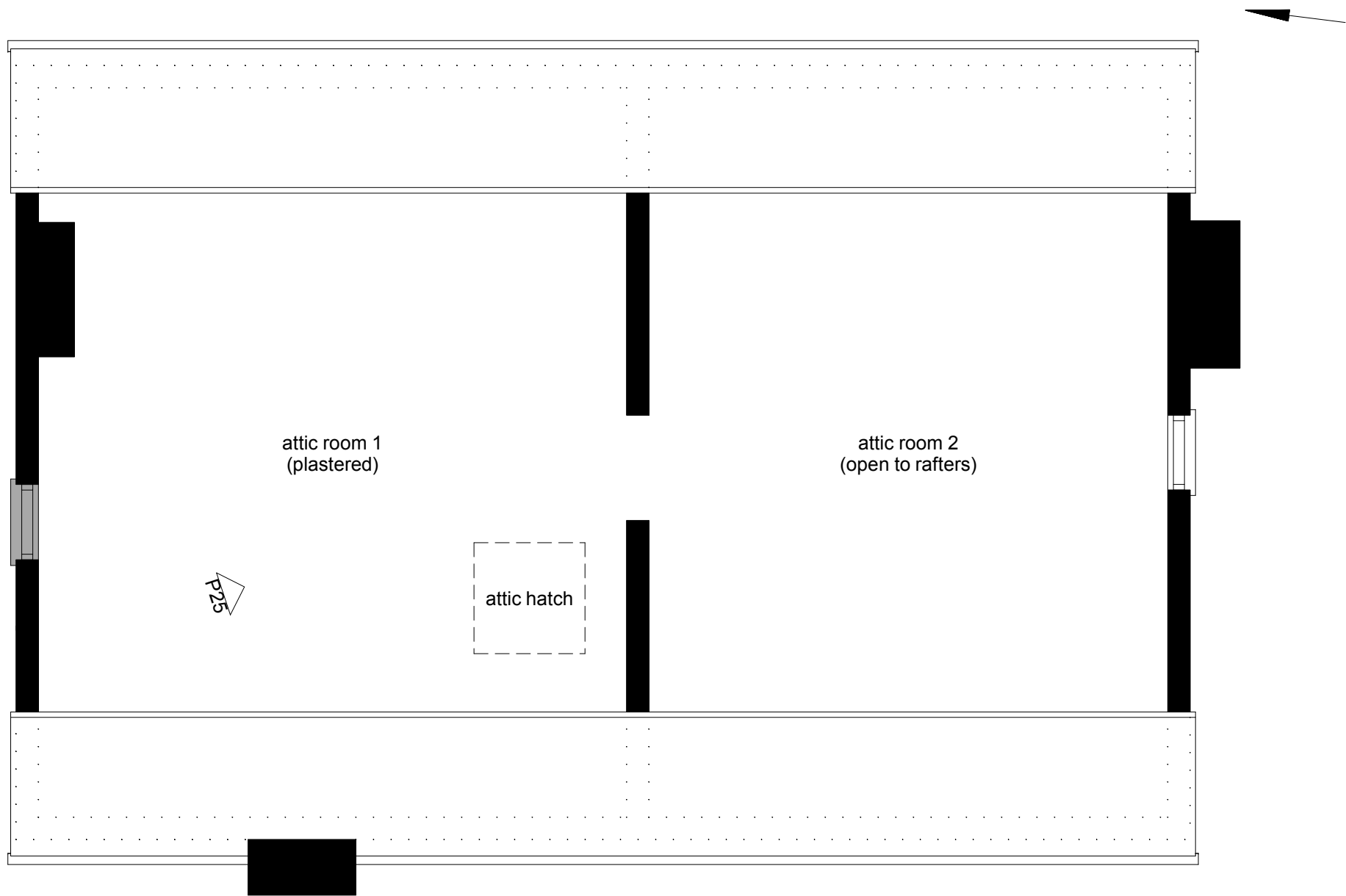


Fig 7 Attic plan with alterations shaded grey.



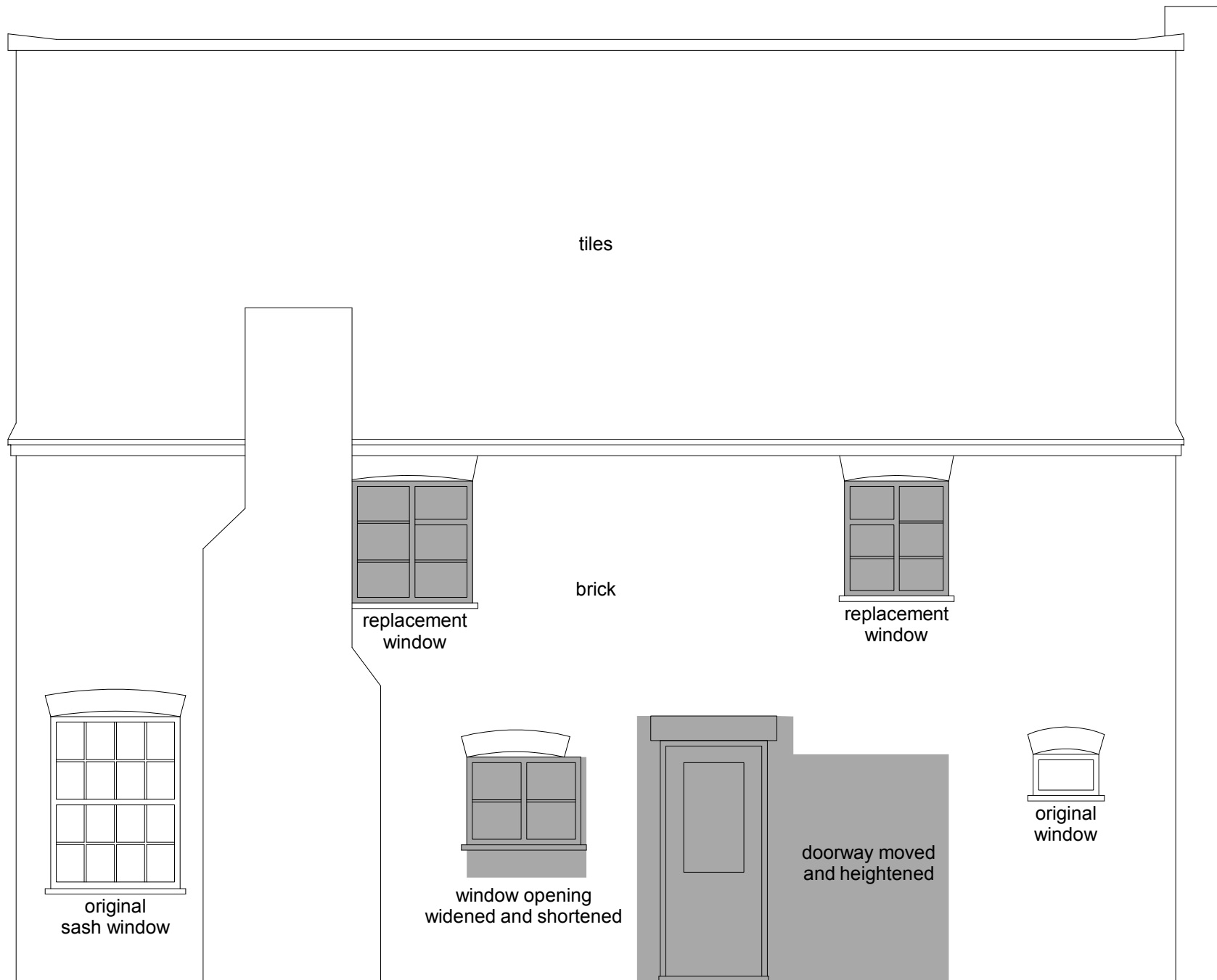


Fig 8 West elevation with alterations shaded grey.

0 2 m

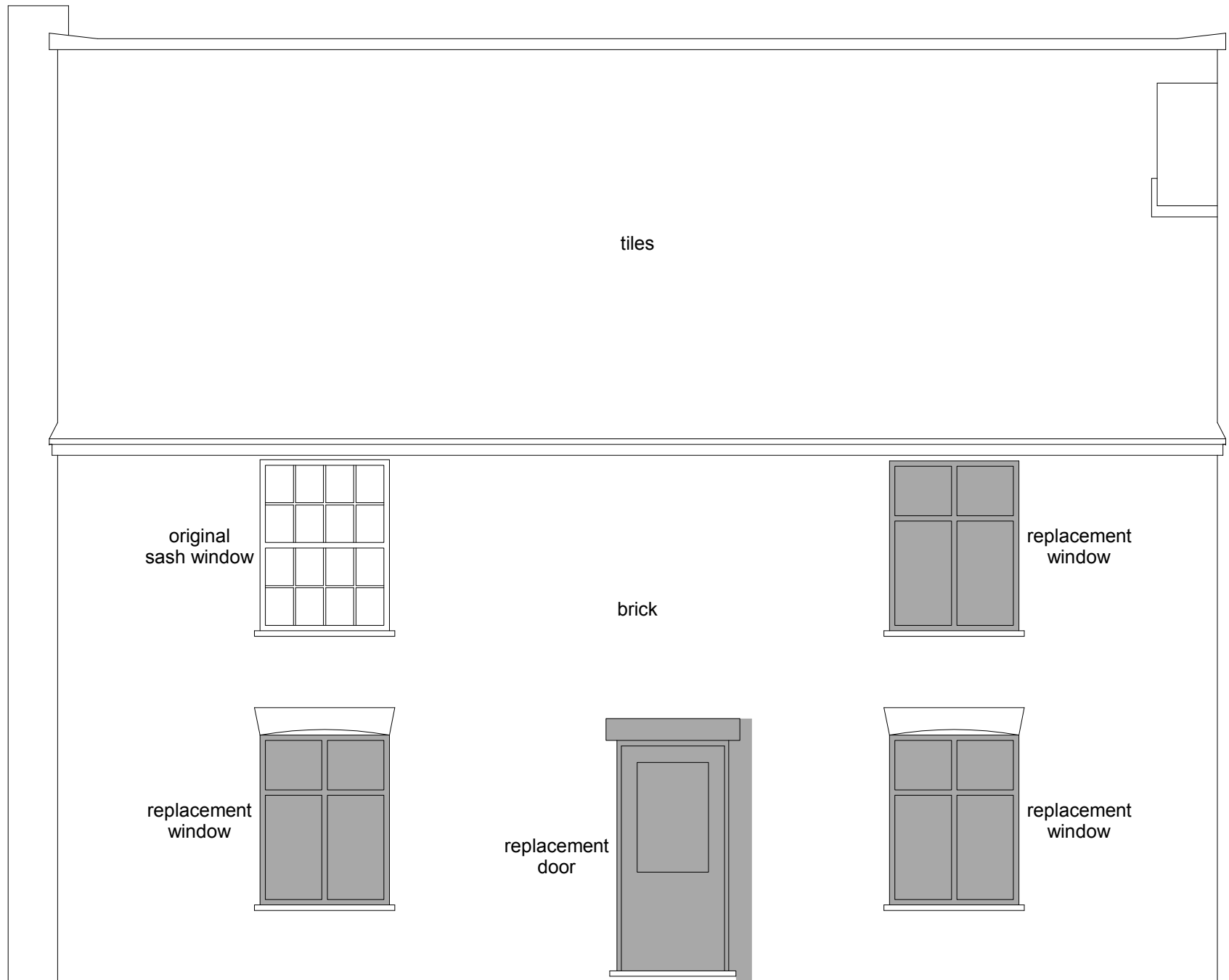


Fig 9 East elevation with alterations shaded grey.

0 2 m

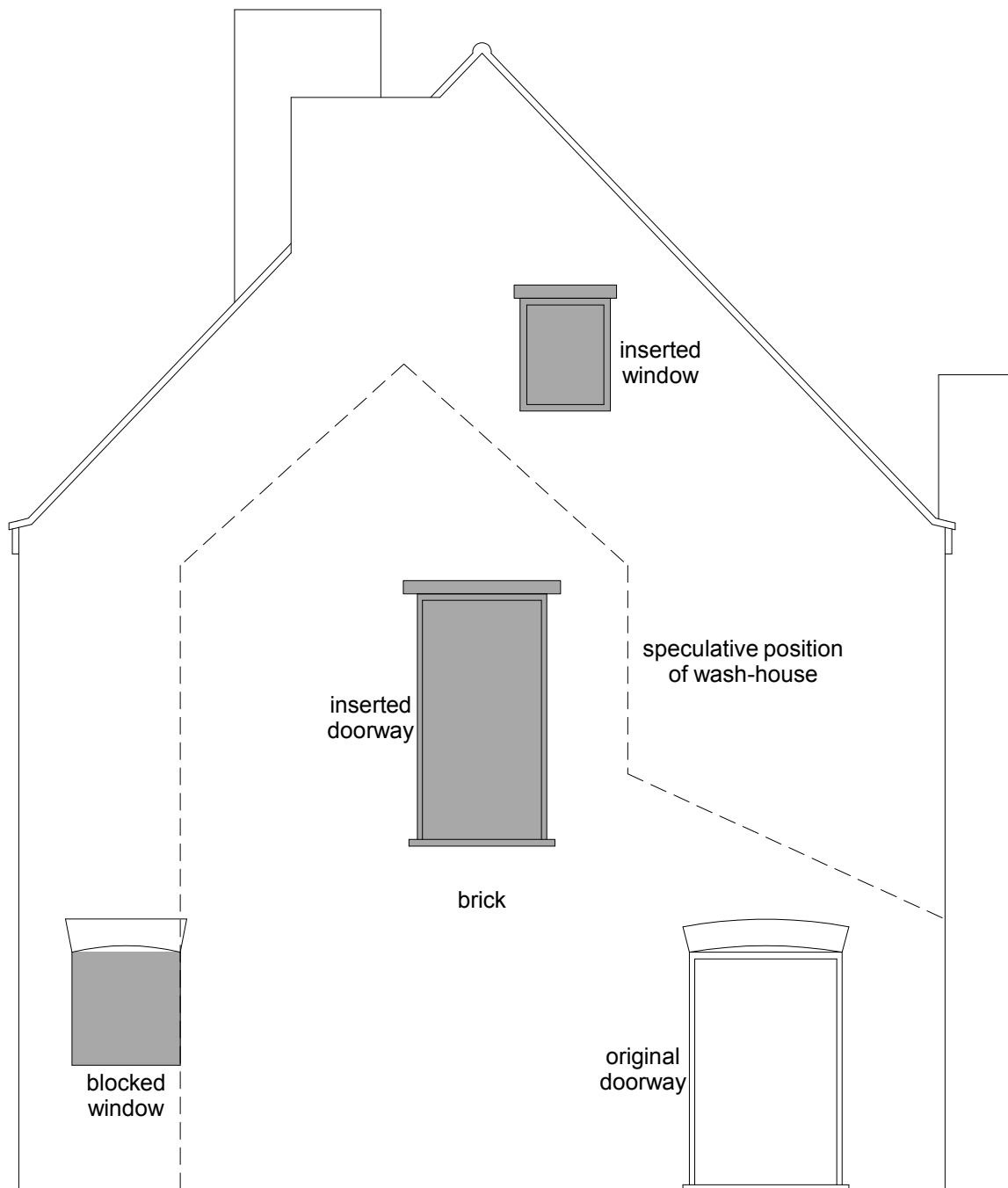


Fig 10 North elevation with alterations shaded grey.



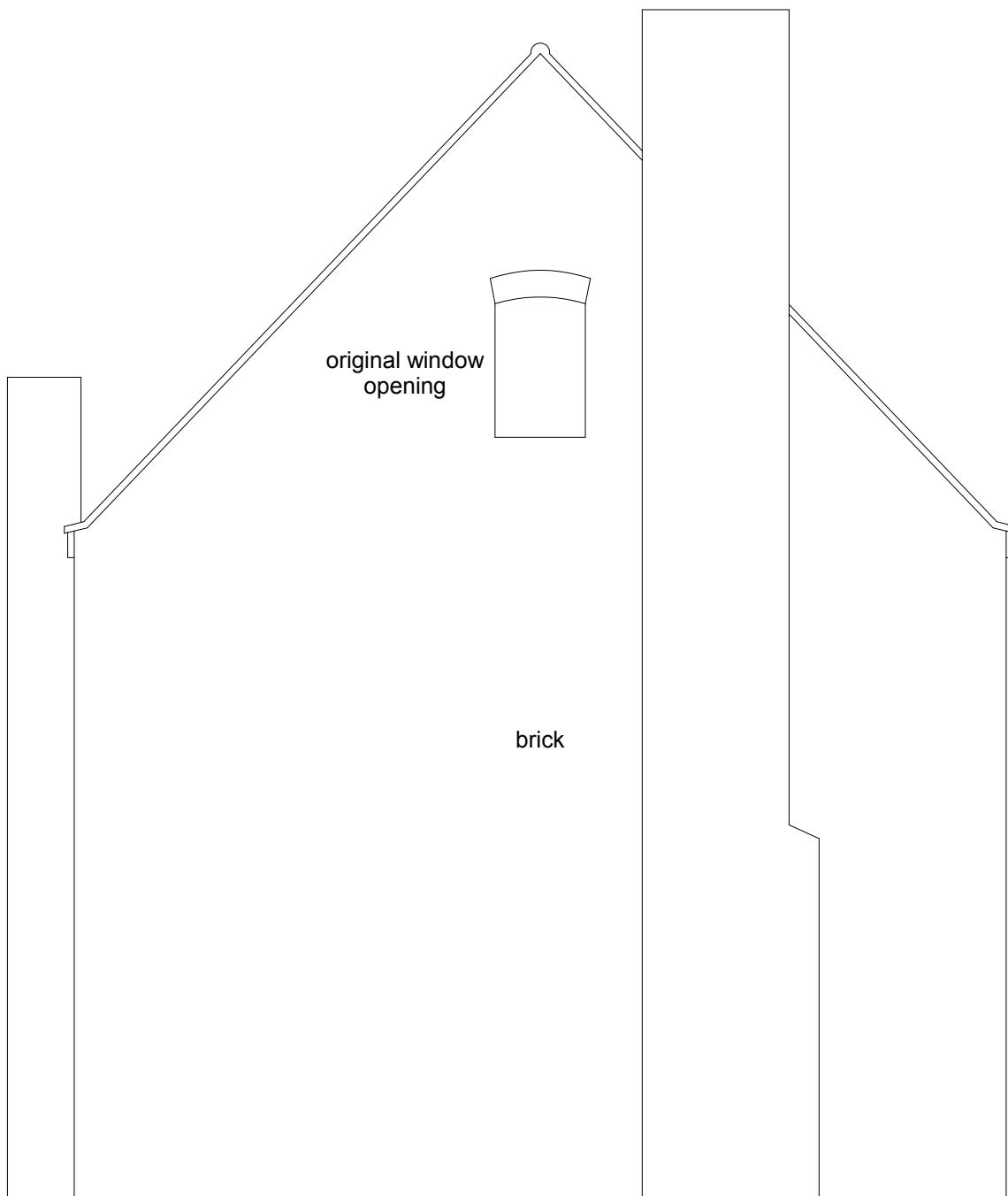


Fig 11 South elevation.

Essex Historic Environment Record/ Essex Archaeology and History

Summary sheet

Address: Howe Farm, Grange Road, Tillingham, Essex	
Parish: Tillingham	District: Maldon
NGR: TM 1530 2574 (c)	Site codes: CAT project – 13/02e ECC HE code – TIHF13 Colchester and Ipswich Museums accession – 2013.5
Type of work: Building recording	Site director/group: Colchester Archaeological Trust
Date of work: February 2013	Size of area investigated: n/a
Location of curating museum: Colchester and Ipswich Museum	Funding source: Client
Monitored by: Maria Medlycott of Essex Historic Environment	
Further seasons anticipated? Yes	Related EHER numbers: -
Final report:	CAT Report 690
Periods represented:	19th century
Summary: <i>A programme of building recording was carried out by the Colchester Archaeological Trust (CAT) on a building at Howe Farm, Grange Road, Tillingham, Essex in February 2013. The work was commissioned by the owner, Mr Nicolas Mee. The building is a two-storey brick farmhouse built between 1799 and 1838 with surviving period features. The farmhouse is an example of the response to the change from pastoral farming to arable farming brought about by the reclamation of Tillingham Marshes.</i>	
Previous summaries/reports: none	
Keywords: farmhouse	Significance: *
Author of summary: Chris Lister	Date of summary: April 2013