

Barrington's Cottages, Hockley Road, Rayleigh, Essex SS6 8BA
Description and analysis of the former cottages now shop. Surveyed 09 08 2014.



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2006 Google earth. Location of Barrington's Cottages in Rayleigh, Essex.



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

Location.

Barrington's Cottages, until recently a ski shop, is situated on the north side of a large car park on the bend of the Hockley Road to the NE of Barrington's, the house it was associated with. Hockley Road, Rayleigh, Essex SS6 8BA. NGR: TQ8087190878.

Listing



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© Mr M W Keogh LRPS

IoE Number: 123038. Location: BARRINGTONS COTTAGES, HOCKLEY ROAD (east side), RAYLEIGH, ROCHFORD, ESSEX. Photographer: Mr M W Keogh LRPS
Date Photographed: 30 September 1999. Date listed: 14 November 1979
Date of last amendment: 14 November 1979. Grade II.

RAYLEIGH HOCKLEY ROAD. TQ 8090-8190. (east side). 7/94
Barringtons Cottages. 14.11.79. GV II

Row of cottages, now a shop. Probably C18. Timber framed and weatherboarded. Half hipped gambrel roof. 2 red brick chimney stacks to right. One storey and attics. 5 window range of various C19 casements and vertically sliding sashes, with pentice boards over. 2 boarded doors, that to right approached by steps. Door and window to left return. Listing NGR: TQ8087190878.

Survey Note 09 09 2014.

A plaque has been affixed to the building by the Rayleigh Town Council Heritage Scheme which says: These cottages, dated about 1533, housed forest workers, who until C1600, maintained Rayleigh's Royal Park, in which Kings, Queens and nobility hunted.

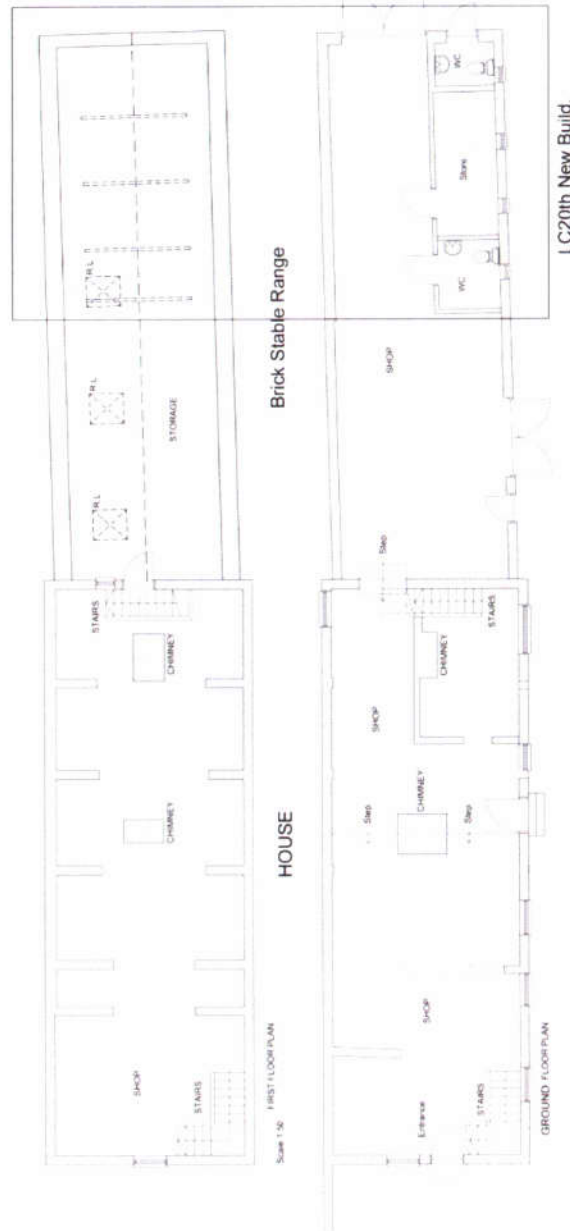
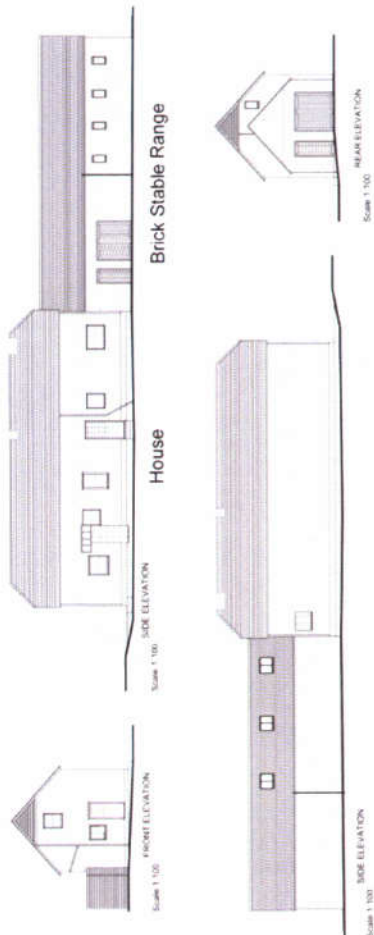
Scope of this Report

This report describes and analyses the buildings that comprise Barrington's Cottages, whose last use was as a shop called Eskimowear selling ski equipment. The purpose of the report is to provide an archaeological record of its present condition before conversion into a restaurant.

The report adheres to English Heritage Level 3 as outlined in English Heritage. Understanding Historic Buildings – A guide to good recording practice. 2006. Page 14.
The findings are summarised on the last page.

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2014. Plans as existing. Stone Me Architecture and Design.

Description – External



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The southern elevation of the timber framed house.



The southern elevation of the former stables and LC20th extension.

Southern Elevation

The range of buildings comprises of a two storey timber-framed house divided into two dwellings and a conjoined brick built single storey stable building that has a clear division of C19th and LC20th brickwork under a continuous C20th single roman tiled roof.

The house has a plain clay roof; half hipped at each end with two C19th brick chimney stacks and a weather-boarded timber frame. Most of the boards appear to be C19th, circular sawn and are secured with lost head nails. The modern bandsawn replacements have French nails.



The awkward windows suggest an industrial use at some point.

The windows are awkwardly inserted without a thought to symmetry and appear to be LC19th. There is a 2/2 pane horned sash, a 6/6 pane horned sash, a 3 light fixed casement with butted glass (like greenhouse glass), a 9 pane casement and a sash window put on its side. Usually this implies that the cottages were used as workshops as well as accommodation and the randomly placed windows are to light machinery that used to be inside.



The northern elevation has been boarded over.

Northern Elevation

The northern elevation is largely inaccessible. The frame has been weather-boarded in the LC20th and inside there is membrane to confirm this period of works.



The western elevation is now the main entrance.

Western Elevation

The western elevation is currently the main entrance, the other doors being bolted shut with security bars. All the doors are LC20th fully glazed shop doors. The windows are both C20th casements.



The brick range is clearly divided by the change in brickwork.

Eastern Elevation

The eastern elevation has a modern brick gable of cement laid bricks. The two doorways have LC20th timber doors which match a similar pair on the southern elevation.

Description - Internal



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Looking E inside the brick range. Note the exposed brickwork.

The brick range opens into one room with a lightweight modern partition put in to form a small workshop for repairing and setting up skis. The modern extension is clearly demarcated with LC20th Celcon block cavity walls. The older walls are divided into two phases of brickwork.



Two phases of brickwork in the north wall. Note the plinth and the wall scar.

The first build has orange 70x110x225-230mm handmade bricks set in lime mortar and laid in Flemish bond with a protruding plinth of at least 8 courses which terminates by a modern wall scar repointed in grey cement. The second build to the east has darker, larger bricks of 70x110x230-235mm with no plinth.



Looking NE inside the workshop. The bench was for waxing and repairing skis.

The brick range is outfitted with recent shop fittings, the floor is carpeted but feels like concrete. The ceiling is boarded and the walls covered, in part, with recent horizontal weight bearing display cladding.



Looking E into the roofspace of the brick range.

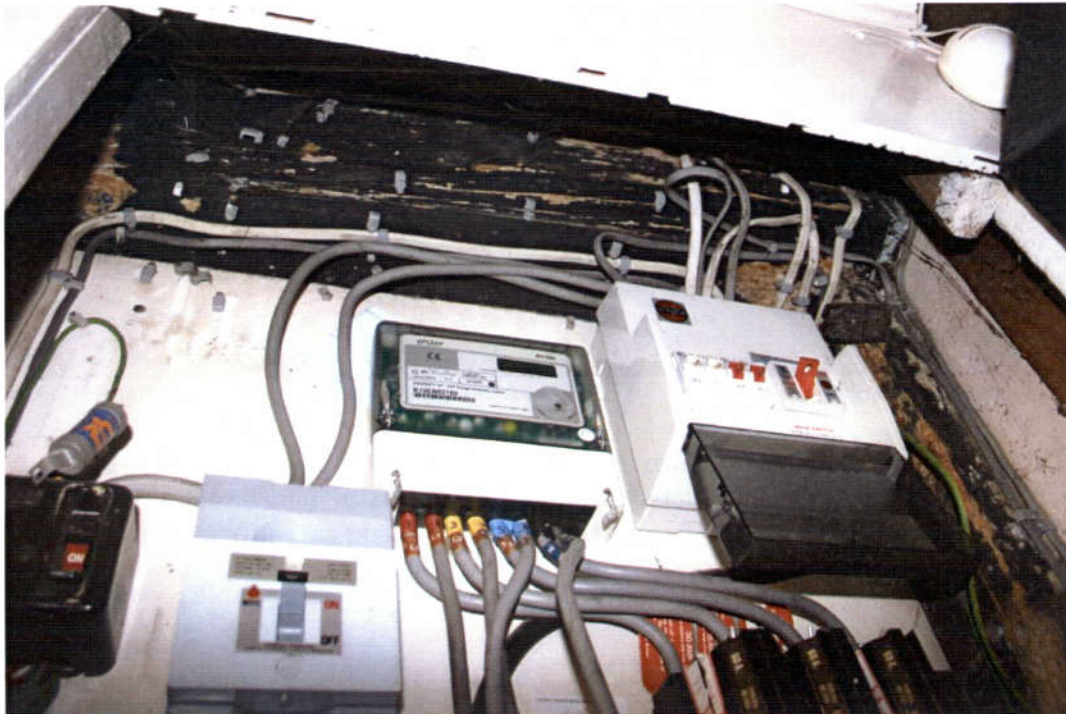
The roof of the brick range is entirely LC20th and has composite lightweight softwood trusses, 2x4in softwood rafters with a membrane beneath the tiles. Inside has been lined for insulation and a large number of racks installed to store skis and clothing. The roof has four lights on the northern side which shows as bright spots in the photographs.

It is believed by the current owner, that the building was renovated in the 1980's by the previous owner who acquired the building when it was derelict. The fabric of the renovations concord with that period.



The main entrance to the shop. Looking S.

The shop is divided into bays by the storey posts and two of the earlier timber-framed partitions survive. In the reception room there is an ugly LC20th timber staircase with Victorian style turned from square newel posts and spindles.



The frame has been left unpainted inside the electricity closet.



C19th partition of pitsawn timber.

Most of the exposed frame has been painted with a chocolate brown gloss paint. This was probably done to beautify it and also to consolidate it. In the electricity closet the frame has been untreated and was painted black with much erosion breaking through due to beetle action in the past. (No sign of it now).

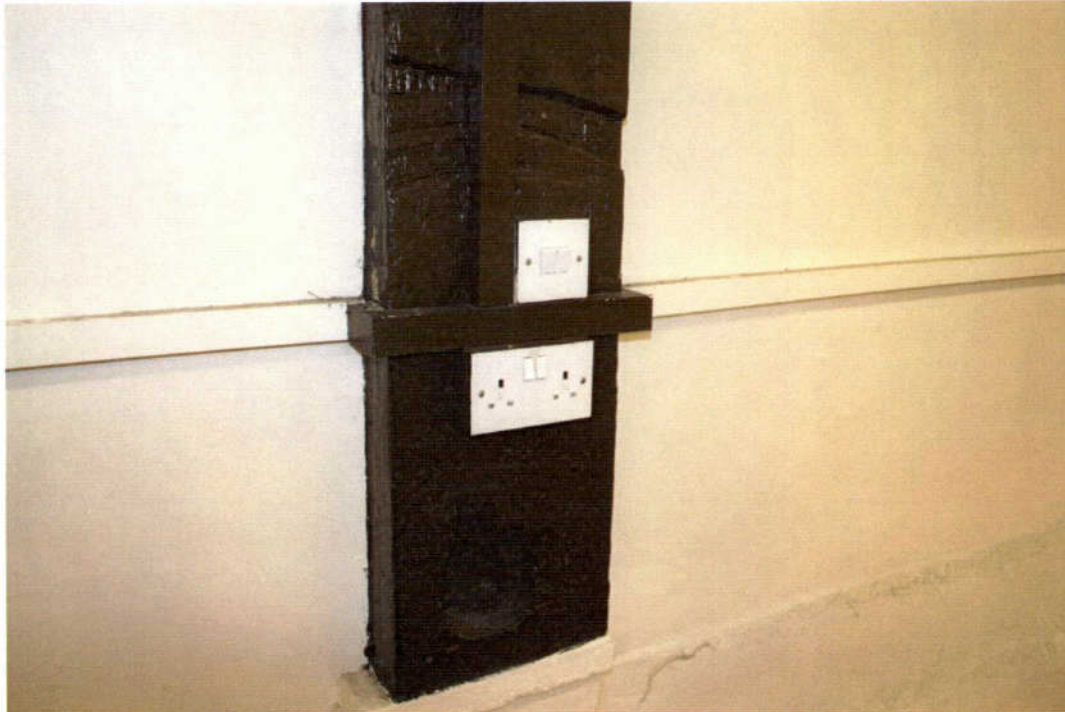


Carpenters assembly marks.



Pitsaw marks on the surfaces of the timbers.

There is one fully exposed partition assembly of the C18th or EC19th. The structure has primary braces with nailed interrupted studwork. The timbers are pitsawn and the nails are rose headed wrought iron nails. The joints have assembly marks cut with a race knife and there is also a rebate that passes across four studs for a later fitment. The studs are 2.5x4.25in in section and the central post is 7x7in.



Storey post in the north wall has a bearing housing and scars from a flywheel.

It is evident that the building was used as a workshop as there are other incisions for machine supports. One of the storey posts has a bearing housing for a machine and a scar made by a flywheel. The previous owner could remember a workshop here in the EC20th. Most of the storey posts have been trimmed back with an adze, which would have been done in the C18th or C19th. There is a date carved in one of the storey posts of 1794 superimposed on the adze work.



There is a date of 1794 carved in the storey post between the southern doors.

Dates have to be treated with caution but in this case the style of typography and the date itself fit well with a phase of alterations in that period. The storey posts and mid-rails appear much older than the C18th and it is likely they were reused in a refit in 1794. There are other details upstairs that support this date.



Looking E inside the house. The staircase and shop fittings are recent.



The underside of the second staircase.

There is a second staircase at the eastern end of the house that gives access to the upper floor and the roofspace above the brick range. This is LC20th and can be attributed to the 1980's period of renovation.



Upstairs looking towards the eastern staircase and chimney stack.



A section of exposed flooring at the top of the eastern staircase.

Upstairs the floorboards were lifted showing that the floor was made of 2.5, 2.0 and 3.0 in wide joists all 6in deep. There is a combination of machine sawn and pitsawn elm and softwood timbers set at 11in to 15in centres. Also here the external wall frame can be seen to be made of 3x5in machined studs.



Bolted in elbows were used to strengthen the frame.

On some of the storey posts large, hand hewn elbows have been added, bolted in place with large wrought iron, square headed nuts and bolts. Often these are seen the other way up, as hanging knees. It is a feature of haylofts and granaries to have elbows.



The central firestack looking E.



The chimney stack curves near the apex.

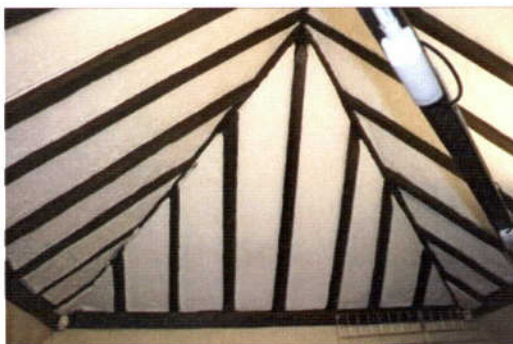
There are two chimney stacks in the house and both can be seen upstairs. The centrally placed one is built from 65x105x225mm red bricks with creased but smooth faces, softish arrises and horizontal pressure lines. They are set in a hard white mortar. The chimney is corbelled near the apex and this may have been done to avoid a large timber in the roof or more likely to improve the draw on the stack. It is a common feature in C19th chimney stacks. An X has been carved on one of the bricks but it is unlikely to be an apotropaic mark.

The other stack is hidden by cladding but is built of 70x110x225mm orange bricks with a 10-20mm beige sandy mortar joint. It has been rebuilt at the top with grey cement.



The timber frame in the western wall of the house.

The corner posts, storey posts and tie-beams come from a much older frame than the rest of the house and have been dressed with adzes to their current shapes. The tie-beam in the western wall has a slight upwards camber and remains of a chamfer. The other main timbers are also chamfered. It is highly likely an older frame was re-used to build the house.



The hipped roof at the western end.



Modern roof bracing in the centre of the house.

Roof structure

All of the visible roof structure is LC20th, made from 2x4in sawn softwood. Some appear distressed but all have bandsaw marks. There are added diagonal braces that are essentially bandsawn softwood planks.

Topographical Survey from Maps



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1777 Map of Essex by Chapman and Andre.

The map of Chapman and Andre does not appear to show the cottages as they are today. Rayleigh House (Barrington's predecessor) is next to the R of Raleigh.



1840 Tithe Award Map. ERO D/CT 285B. Scaled up transcription, reoriented to N.

By comparing the 1777 map of Chapman and Andre to that of the 1840 Tithe Award it can be seen that there was a house on the plot 277 of Barringtons but not in the same place. In the Tithe Award the plot is referred to as Rayleigh Place belonging to Henry Cook and occupied by Jonas Asplin. Plot 276 is a House and Garden' belonging also to Henry Cook and occupied by John Byford. Henry Cook himself owns and occupied Plot 272 and he also owned Plot 274. Plot 278 which contains Barrington Cottages is described as 'House, Yards etc' owned and occupied by Daniel Watts. Plot 279 is a 'House and Garden' belonging to Mary Ford and occupied by herself and Frederick Boston.

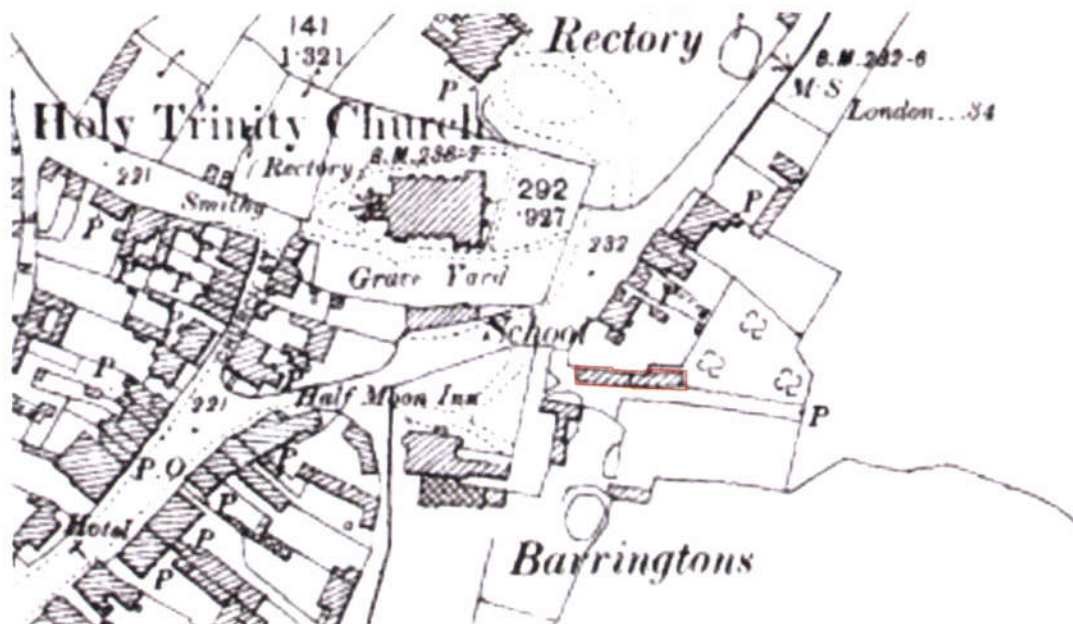
At this point in time the site cannot be seen as an estate but rather a collection of disparate buildings under one ownership of which Barrington's Cottages is not a part.



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1874 First Edition Ordnance Survey.

By 1874 Barringtons has replaced Rayleigh House and is noted as a considerable estate with gardens, glasshouses and fountains. It is difficult to tell whether Barrington's Cottages are part of the estate.



1897 Ordnance Survey

In 1874 and 1897 Barrington's Cottages are shown as two buildings as they are today.



1923 Ordnance Survey

By 1923 Barrington's Cottages are shown divided into 4 units with additions to the eastern end. This subdivision remains at least in to the 1960's.



1939 Ordnance Survey



1959 Ordnance Survey



1963 Ordnance Survey

Phasing and Discussion

Phase 1 – 1794.

Barrington's Cottages contains, within the house, a reused oak timber-frame that has been heavily altered by trimming back with adzes and reinforcing the joints with bolted in elbows on the first floor. Rayleigh Town Council had set a plaque for the Heritage Trail on the building which states 'These cottages, dated about 1533, housed forest workers, who until C1600, maintained Rayleigh's Royal Park, in which Kings, Queens and nobility hunted.

The date of 1533 is quite prescriptive and the characteristics of the old frame would concur with such a date. However, no building is shown on the Chapman and Andre Map of 1777 whereas there is quite clearly a range of buildings on the 1840 Tithe Award map for Rayleigh that coincides exactly with the present plan.

The quality of the remaining timber-frame, especially the pitsawn internal partition which has been exposed, is of a style typical of c.1800 and the wrought iron bolts used in the elbows are very much of this era.

One of the storey posts has a date of 1794 inscribed in a convincing typographical style and it is most likely that the present house was erected then, weather-boarded and lath and plastered.

One of the brickwork firestacks also has bricks that can be ascribed to this time. The 70mm thick bricks are common at this time as is the beige sandy mortar.

Phase 2 – EC19th.

The house was incrementally altered and the central firestack has 65mm thick bricks which slowly supersede the 70mm thick ones in the EC19th. However the hard white mortar is more to be expected in the very EC19th so it may have been the chimneys were built at similar times as part of a development of separate dwellings.

Because the original staircases have all been removed it is difficult to establish the usage. The floor-space with the elbows in the floor indicates a granary rather than accommodation and there are marks in the timbers for affixing ladders.

It is most likely the house was a live-work unit with workshops and stables on the ground floor and heated accommodation above as well as a granary. The brick range to the east is more easily identified as stabling that was built incrementally, probably replacing timber-frames with brickwork again leading to sections of different brickwork.

The Tithe Award of 1840 shows that the buildings did not originally belong to the Barrington's estate which was not established until the MC19th (before the 1874 OS map) but were owned and occupied by a Daniel Watts who is listed in White's Directory of Essex for 1848 as a farmer.

Phase 3 – LC20th. 1980's.

The house and stabling went through several interventions and the historic mapping shows that the building was subdivided in the EC20th. The presence of three front doors and an eclectic collection of windows also points to a disconnected series of alterations. Inside there are holes in the walls for machine bearings and score marks from flywheels. The previous owner, who redeveloped the buildings in the 1980's, could remember there were machines here.

Nearly all of the visible fabric can be ascribed to the 1980's. Much of the frame was repaired on the north side and reclad with French nailed weather-boards. The roofs of both buildings were retiled and the brick range had a new composite truss roof installed. The visible rafters in the house are all LC20th 2x4in softwood.

The easternmost part of the building is completely new build constructed from Celcon blockwork with a cavity wall brick skinned.

Significance

Barrington's Cottages are a well known landmark that has been identified as of local interest. The building dates to 1794 and is built from the reused timber-frame of an older building. It was originally a mixed use building for stabling, storage as well as a dwelling. It became part of Barrington's in the MC19th when the estate was established. Prior to that it is recorded in 1840 and 1848 that it belonged to Daniel Watts, farmer.



The building has been relentlessly altered, not least in the LC20th when the roofs and some walls were replaced and the building thoroughly overhauled to a point where very little original fabric is remaining.

Acknowledgements

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I am indebted to the present owners, the Garrett family for engaging me to record the building. I also thank the architect, Colin Stone for recommending me to undertake the work.

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

Site name/Address: Barrington's Cottages, Hockley Road, Rayleigh, Essex SS6 8BA	
Parish: Rayleigh	District: Rochford
NGR: TQ8087190878.	Site Code: N/A
Type of Work: Historic Building Recording	Site Director/Team: Barry Hillman-Crouch
Date of Work: 09 08 2014	Size of Area Investigated: 10x50m
Location of Finds/Curating Museum: N/A	Funding source: Owner
Further Seasons Anticipated?: No	Related EHER Nos:
Final Report Barrington's Cottages, Hockley Road, Rayleigh, Essex SS6 8BA. Description and analysis of the former cottages now shop.. Surveyed 09 08 2014. Barry J Hillman-Crouch MStPA DipFA BSc HND.	
Periods Represented: LC18th - C20th	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>Barrington's Cottages were erected in their present form at the very end of the C18th century. The timber-frame, reused from an earlier building and comprehensively reworked, carries a believable date of 1794. Originally a single, two storey, weather-boarded house with a stable range to the east it was a farmer's house owned and occupied by Daniel Watts in 1840 (Tithe Award). It is likely it was a live-work building with stables, workshops, a granary floor and heated accommodation.</p> <p>Later, in the MC19th before 1874, it became part of the Barrington's estate. In the EC20th it was divided into four, then five units which were most likely workshops with accommodation above.</p> <p>The house and stables were comprehensively rebuilt in the 1980's with repaired frames, new roofs and a new brick replacement unit to the eastern range. It has since been a shop and was last called Eskimowear selling ski equipment. The new development is promised to be a restaurant.</p>	
Previous Summaries/Reports:	
Author of Summary: Barry J Hillman-Crouch MStPA DipFA BSc HND.	Date of Summary: 25 08 2014.

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