

**Lindsell  
Lashley Hall**

**Written scheme of investigation**

Planning application: UTT/ 1208/12/FUL

Location: Lashley Hall, Lindsell, Essex CM3 3BN  
NGR TL 64802622

Applicant: Mr M Steele

Architect: Dave Farrow, Edward Parsley Associates, West End Barn, The Street,  
Rayne, Essex

Prepared for: Essex County Council Place Services, County Hall, Chelmsford CM1  
1QH

Prepared by: David Andrews FSA, IHBC, 17 Church Lane, Braintree CM7 5SE

1. **Background.** Lashley Hall is one of the three manors in the parish of Lindsell. Originally the manor house stood on the large and relatively well preserved moat which is a Scheduled Ancient Monument. The existing house, which is located outside the moat, is listed grade II, and is said to date from the 15th, 16th and 17th centuries. Of the farm buildings near the Hall, one of the older barns has been converted to residential use. Planning permission has now been obtained to convert a T-shaped group of s situated between the Hall and the moat to residential use. Conditions attached to the consents include one requiring a programme of archaeological investigation before work starts.
2. **The brief.** A brief for the archaeological work has been prepared by the Historic Environment Officer of Essex County Council. It identifies two parts to the archaeological work: 1) a programme of historic building survey; and 2) monitoring disturbance of buried archaeological deposits which may shed light on the origins, development and history of the site. The brief sets out the research framework within which the work is to be done, stipulating criteria for recording, and requirements to be satisfied within the planning system.
3. **Aims. Part 1, building recording.** The recording will be carried out with a view to characterise the features of the timber frame of the barns and their carpentry, what these indicate about their date, and what they reveal about them relative to other historic barns. The historic context will also be investigated, in terms of how the barns relates to the farmhouse, using secondary and primary sources insofar as they exist. Map regression will be used to illustrate the recent history of the farmyard. A block plan will be supplied showing if possible how buildings were used. Inferences will be drawn, as far as possible, on what information the barns and their development give on changing farming practice, and the period known as Victorian High Farming.
4. **Method.** A close inspection will be made of the barn, its fabric and environs. The frame drawings prepared by Edward Parsley Associates will be checked, corrected and enhanced as necessary, and annotated, and representative cross-sections prepared. Building phases and alterations to the fabric will be examined and explained if possible, and set out clearly in the report. Graffiti and other evidence on the timbers for the way the barn has been used will be noted. Digital photographs will be taken of the interior and exterior of the barn, and of any details of particular interest. The recording will be to level 3 as identified in English Heritage's publication *Understanding historic buildings*.
5. **Aims. Part 2, archaeological recording.** Groundworks, comprising oversite stripping, foundation trenches, and service trenches will be inspected and monitored for any archaeological discoveries that might be made. Anything relating to earlier buildings on the site, or evidence for how the existing buildings were used, would be treated as of particular importance. Any structures or features identified will be recorded in plan and section at 1:20, or at 1:10 if more detail is required. Digital photographs taken as appropriate, a scale being included in the views. Any identified deposits which will be destroyed will be sampled by hand excavation. Ceramic building material will

be sampled on the basis of identifiable or measurable fragments. Ceramics, metals, other artefacts and bone will be retained. Finds will be washed and processed. Any significant sediments will be sampled in consultation with the English Heritage Regional Adviser in Archaeological Science.

6. **The report.** This will follow the two parts of the recording exercise. The archaeological evidence (assuming it relates to phases of activity earlier than the barn) will be presented first, arranged phase by phase in chronological order, and illustrated if appropriate with phase plans. Artefacts recovered in the work will be the subject of specialist reports in an appendix (see para. ), their implications for the interpretation of the archaeological features being discussed in the text.
7. The report will proceed to the building recording, describing the context of the barn, its timber frame and fabric, and evidence for its evolution and how it has changed through time. Such changes will if possible be related to the wider economic picture and agricultural practices, and any data that can be found in the Essex Historic Environment Record, the Essex Record Office, and a desk-top level search of the National Archives and A2A, including historical information relating to the manor of Lashley Hall. The report will be illustrated by a block plan, building plan, frame drawings and photographs.
8. **Archive and dissemination.** The archive report will be deposited in hard copy and digital format with the Essex Historic Environment Record, Saffron Walden Museum and Essex Record Office. An OASIS on-line record will be completed.
9. **Personnel.** The project will be carried out by David Andrews. David Andrews BA, PhD, FSA, IHBC is an archaeologist and historic buildings specialist working as an independent consultant. He has seventeen years experience directing archaeological projects, and worked for over twenty years as a local authority archaeologist and conservation officer.
10. **Finds specialists.** Any stone tools will be referred to Hazel Martingell, a national authority on such artefacts. The consultant for Prehistoric and Roman pottery will be Steve Benfield of the Colchester Archaeological Trust, and for medieval and later pottery, Helen Walker, formerly of the Essex Field Archaeology Unit. Ceramic building material and glass will be reported on by David Andrews.