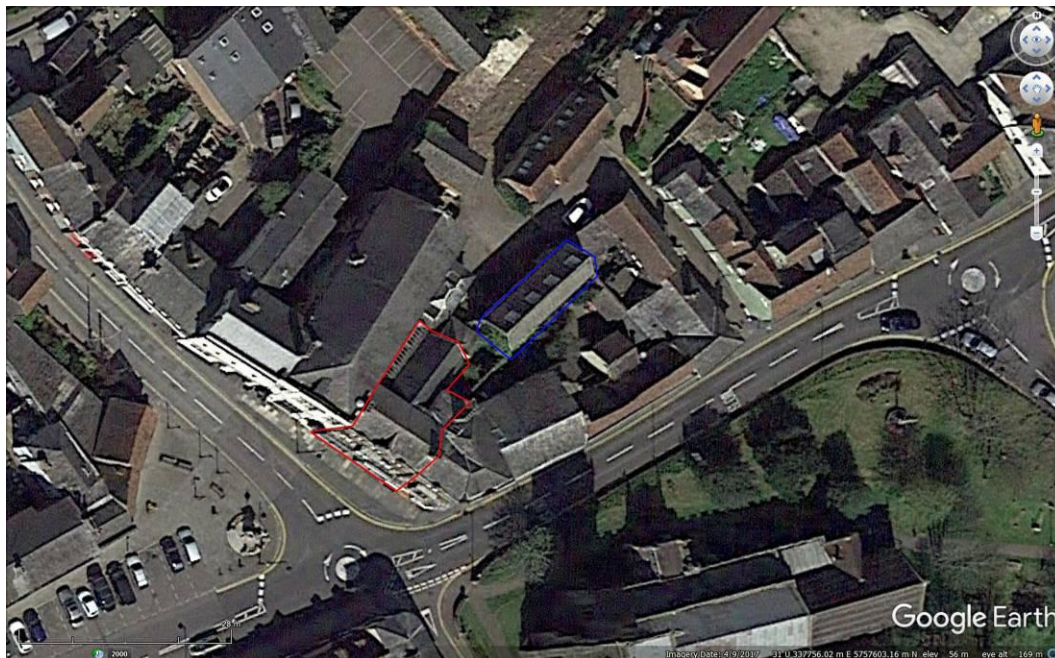


3 Market Hill, Halstead, Essex. CO9 2AR.
Recording and analysis of the rear Workshop. Surveyed 20 04 2017.



2017 Google earth. Location of 3 Market Hill, Halstead.



2017 Google earth. Detail of the site showing the buildings under study.

Location

3 Market Hill, Halstead, Essex. CO9 2AR. 3 Market Hill is part of an integrated design facing south down Market Hill. TL 81479 30714. The outbuilding is to the rear. TL 81497 30730.



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

Site name/Address: 3 Market Hill, Halstead, Essex. CO9 2AR.	
Parish: Halstead	District: Halstead
NGR: TL 81497 30730.	Site Code: HS9
Type of Work: Historic Building Recording	Site Director/Team: Barry Hillman-Crouch
Date of Work: 20 04 2017.	Size of Area Investigated: 10x30m
Location of Finds/Curating Museum: N/A	Funding source: Owner
Further Seasons Anticipated?: No	Related EHER Nos:
Final Report: 3 Market Hill, Halstead, Essex. CO9 2AR. Recording and analysis of the rear Workshop. Surveyed 20 04 2017. Barry J Hillman-Crouch MStPA DipFA BSc HND.	
Periods Represented: C20th	
<p>SUMMARY OF FIELDWORK RESULTS:</p> <p>The Workshop is made of turn of the 20th century materials including machined plank roof members, 2x4in rafters and machined floor boards. The simple brickwork has hard hydraulic lime pointing and the LC19th style windows include a sliding sash – a feature often used in payment windows to dispense the wages. The inclusion of a jettied upper floor is a nod to the past while providing a much large hayloft for the stables below.</p> <p>The 1898 Ordnance Survey shows a large footprint divided into two units and closer to No3 Market Hill. The 1923 edition shows the present footprint. It is likely the building was erected at about 1900 just before the advent of the motorcar would render stables and haylofts in town settings obsolete. Within 20 years and certainly after WW1 there would be no need for such buildings.</p>	
Previous Summaries/Reports:	
Author of Summary: Barry J Hillman-Crouch MStPA DipFA BSc HND.	Date of Summary: 28 06 2017

Page | 2

Listing

The buildings are not Listed.

Planning Background

Page | 3

The planning application 16/01973/FUL was submitted to Braintree District Council in November 2016 for a mixed use development comprising 6 residential units and commercial space. The works are for the erection of 1 detached dwelling house, the conversion of the existing workshop into an apartment and converting the existing building at 3 Market Hill to 4 flats and the change of use of the ground floor from A1 use to A4 use to become a wine bar/restaurant at 3 Market Hill, Halstead. Given the impact of these works on the historic integrity of the buildings and the archaeological interest of the site, it was recommended that an archaeological condition should be attached to any future planning permission.

Archaeological and Historical Background

Buildings are shown on the site in 1838 (Tithe Map) but they must have been removed by 1855 (Halstead Board of Health Map) in favour of larger buildings with a similar plan of those today. The present layout is shown on the 1878 1:500 OS series for the Shop but a different facade is indicated. The same map shows two buildings in the place of the present workshop which then appears by the time of the 1923 OS.

Scope of this Report

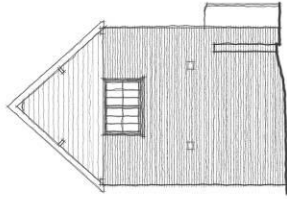
This report describes and analyses the timber-framed Workshop to the rear. The report adheres to Historic England 2 as outlined in Historic England. Understanding Historic Buildings – A guide to good recording practice. 2016. Page 22.



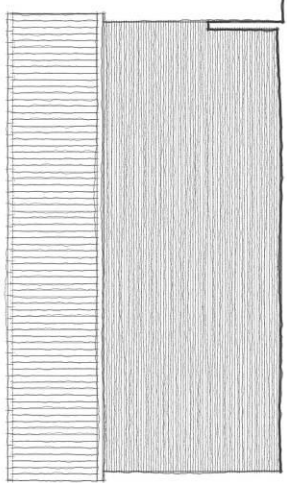
The Workshop is to the north of the rear of 3 Market Hill.



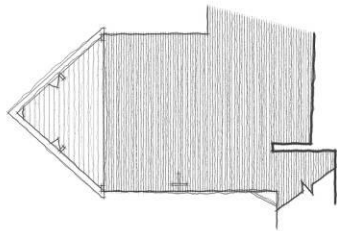
Barry Hillman-Crouch
Design & Recording Services



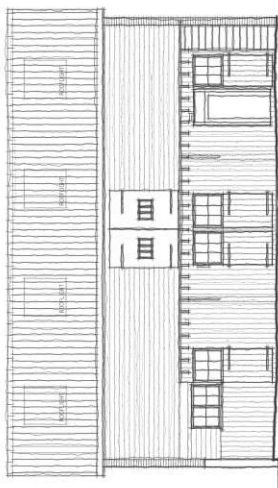
SIDE ELEVATION.



REAR ELEVATION.

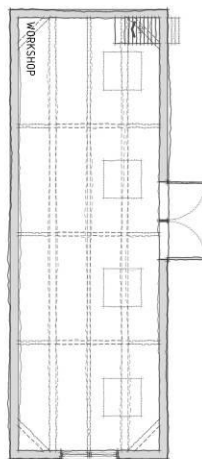


SIDE ELEVATION.

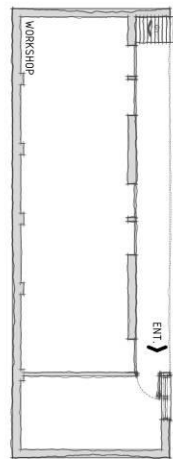


FRONT ELEVATION.

AS EXISTING: WORKSHOP.



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

DAVID PLANT
ARCHITECTURE LTD

PROJECT
MIXED USE DEVELOPMENT

DRAWING
AS EXISTING
WORKSHOP PLANS + ELEVATIONS

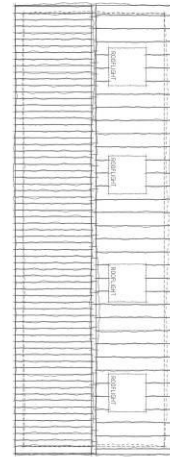
CLIENT
FRAMAR DEVELOPMENTS LTD

ADDRESS
MARKET HILL
HALSTEAD
ESSEX
CO9 2AR

DATE: 27.10.2016
SCALE: 1:100 @ A2
PROJECT NO: 642.003.00
DRAWN: DD
CHECK: DD
REVISION: --

642.003.00

e: studio@daavidarchitecture.co.uk t: (0844) 854 9007
w: www.davidarchitecture.co.uk
LONDON BIRMINGHAM ESSEX



ROOF PLAN.

MARKET HILL, HALSTEAD.

MIXED USE SCHEME: COMMERCIAL SPACE + 6NO. RESIDENTIAL DWELLINGS.

SCALE BAR 1:100



2017 Plans and elevations of the Workshop. David Plant Architecture Ltd.

Description – External



The western elevation of the Workshop.



Detail of the jetty.

Western Elevation

The Workshop faces west and is built with a stable range beneath a deeply jettied upper storey. The end and back walls are built of 65x110x225mm bricks set in hard lime mortar. The upper storey is built of 2x4in machine sawn nailed interrupted studwork clad with LC19th weatherboards fixed with wrought iron nails. At the northern end is a small separated office with a horizontal sliding sash. These are often payment windows for the wages.



Looking SE along the jetty.



C20th additional door in the southern end.

The split stable doors have been screwed shut and LC19th style 6 pane window frames have replaced the upper leaves. This would have been done in the C20th when the use as a stable discontinued. A LC20th timber door with aluminium door handle has been inserted at the southern end. An original ladder, in parlous condition, leads to the upper floor.



The northern elevation.



The southern elevation is obscured by foliage but appears similar to the northern.

Northern and Southern Elevations

The northern elevation is built entirely of brick to eaves height where the roof is timber-framed and clad with weather-board. The barge boards are held on extended purlins which are narrow, flat boards. There is a centrally placed original pair of 6 pane window frames with large deep portrait panes. There is a cast iron ventilation grille at first floor height for the office. The southern elevation is similar but lacks a window.

The eastern elevation can only be seen from private property and is a blank brick wall.

Description – Internal.



Looking N inside the Workshop on the ground floor.



Looking S inside the Workshop on the ground floor.

Ground Floor

The ground floor is 'quit through' and retains no historical fittings. The ceiling and western (front) are clad with boards and everything painted white. The eastern brick wall has full height buttresses that carry the weight of the floor above.



Looking N on the upper floor.



Looking S on the upper floor.

First Floor

The first floor is boarded through with machined pine tongue and grooved 7in boards. The front wall (western) has exposed 2x4in machined softwood primary braced framing. Centrally placed are two large doors with a pulley wheel and chain for heavy lifting.



Primary braced 2x4in studwork.



Access doors, pulley and ladder on the western wall.

The pairs of doors appear EC20th and are fixed with French nails. LC20th 3 pane lights have been inserted. Regular fixing points on the frame imply it was once boarded out. There is a ladder nailed to the wall that passes up onto the rafters implying there was a storage loft. In fact the entire roof and the brick walls have been whitewashed while the timber frame is left natural. A change in the colour indicates there was a partitioned room at the southern end. The roof is clad with corrugated asbestos sheets and has corrugated plastic roof lights. Aerial photography from 1929 appears to show a tiled roof with framed glass lights.



The roof structure looking NW.



The roof structure looking N.

Roof Structure

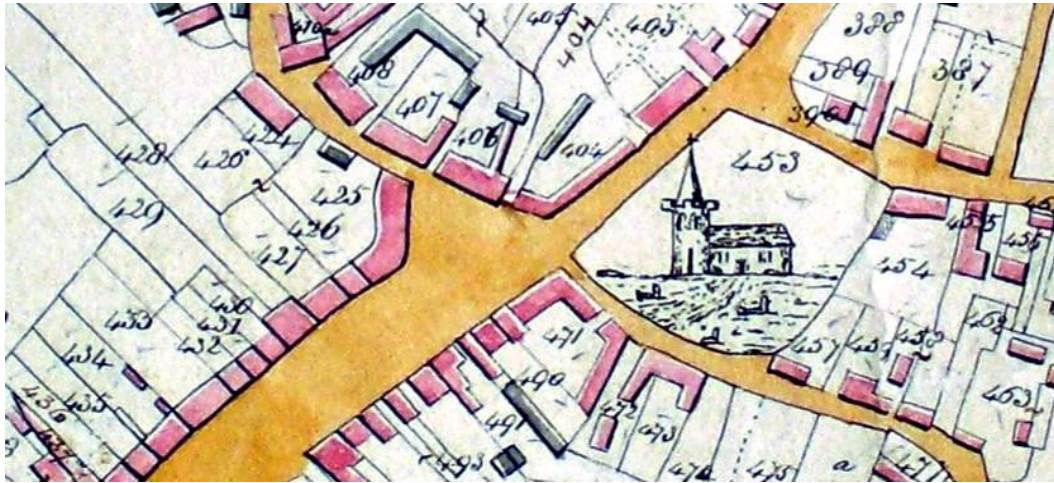
The roof is a simple clasped side purlin construction with plank purlins, side nailed collars and tie-beams secured with ironwork. The 2x4in rafters are nailed to a ridgepiece and others are nailed across as windbraces. All the timbers are machine sawn softwood .

Historic Images



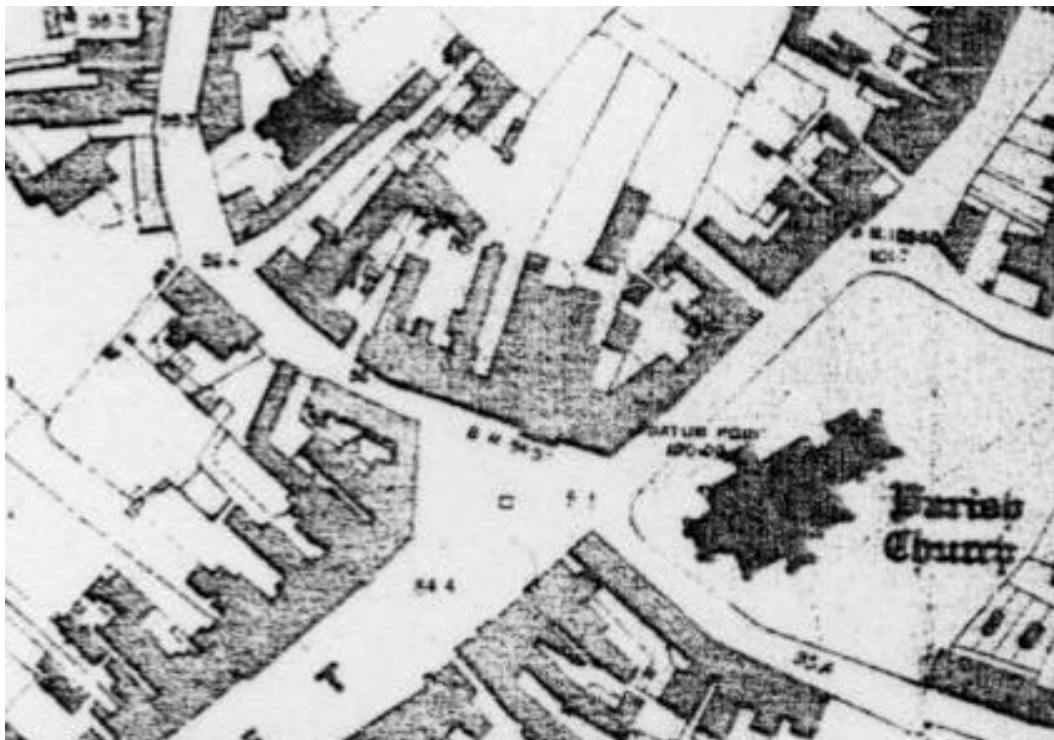
1929. The Workshop is shown. Used under Fair Use policy.

Topographical Survey from Maps



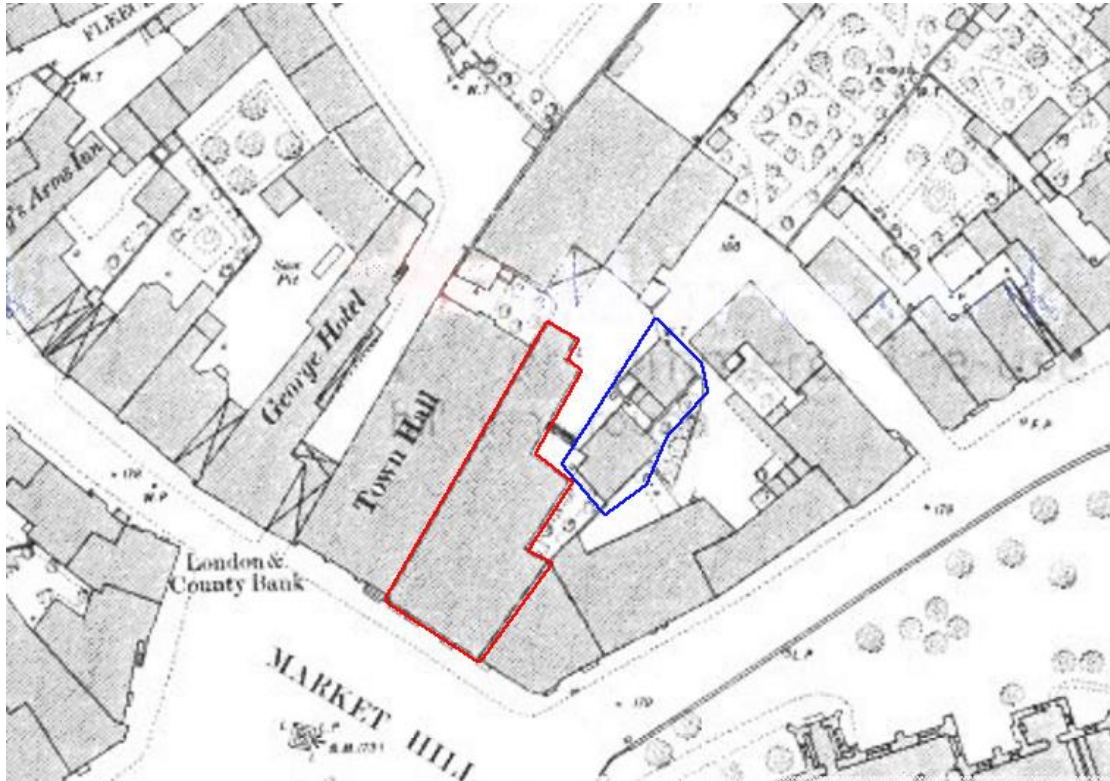
1841 Tithe Award Map for Halstead. ERO D/CT 158B.

The 1841 Tithe Award map shows a range of buildings fronting the High Street. Plot 404, *House* was owned and occupied by Samuel Jessup. He does not appear in White's Directories of Essex for 1848 and 1863 or the PO Directory for 1874 so his trade (if any) is unknown. Plot 406 adjacent was the George Inn owned by Mary Willis and occupied by Henry Beales. The rear outbuildings, coloured grey, do not correspond with later mapping.

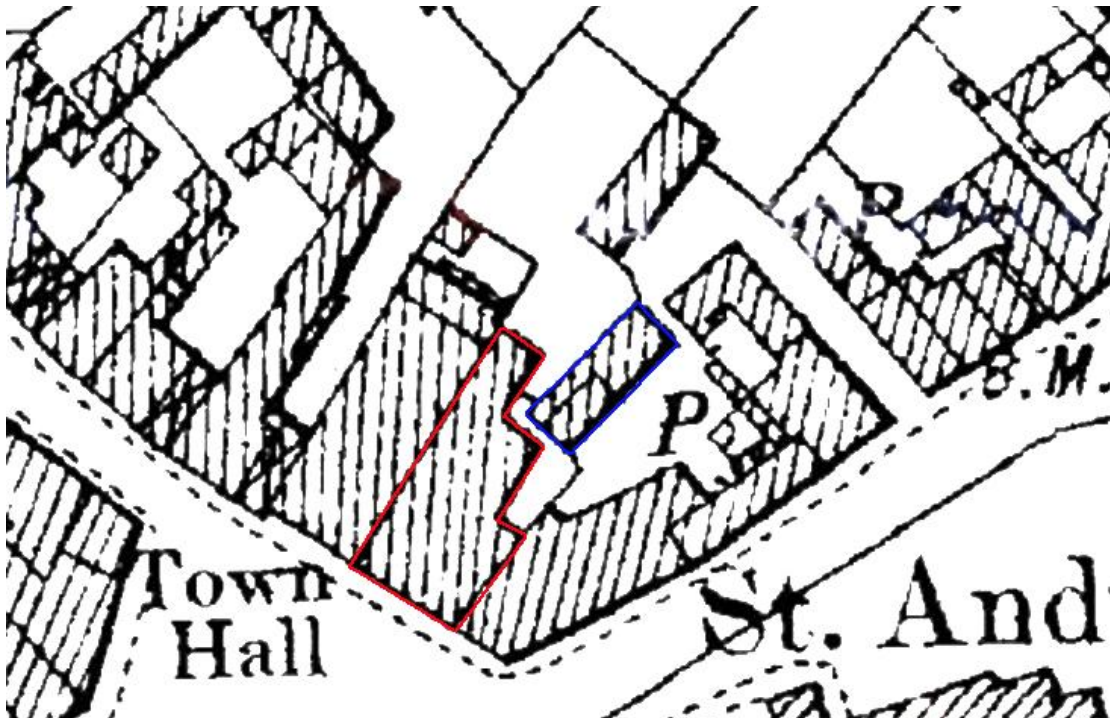


1855 Halstead Board of Health Map.

By 1855 the plot has been considerably redeveloped. No 3 Market Hill is shown with a projection into the street.

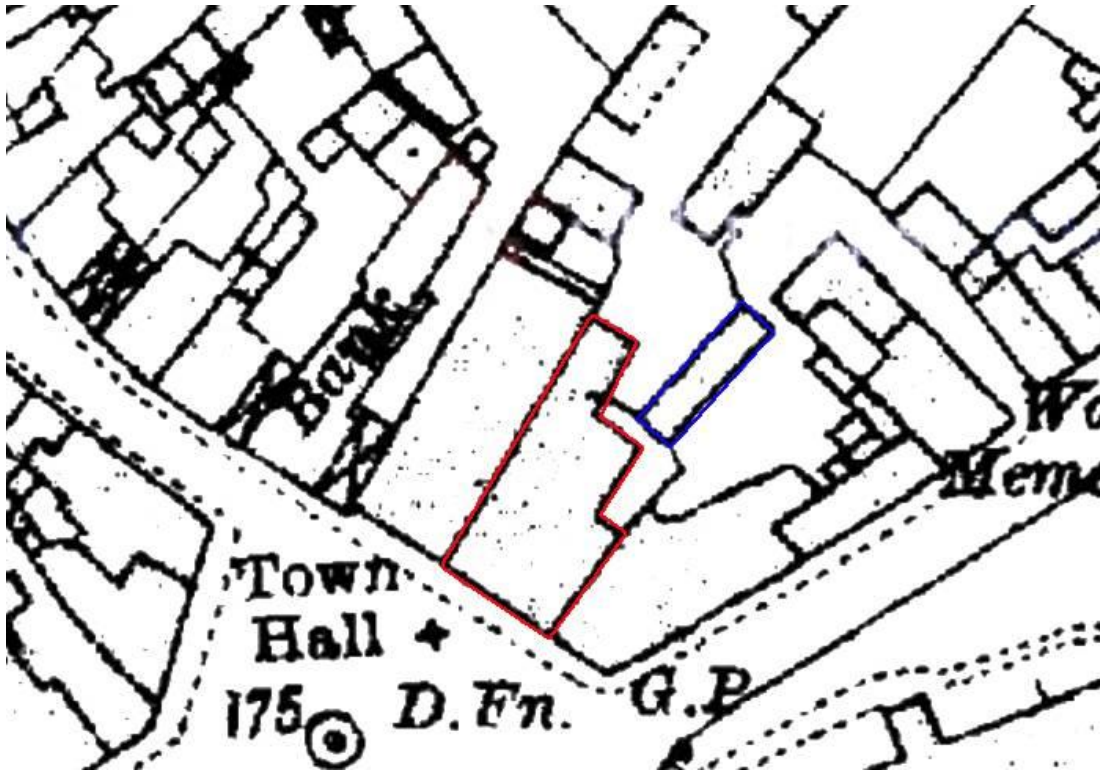


1878 Ordnance Survey. 1:500 series.

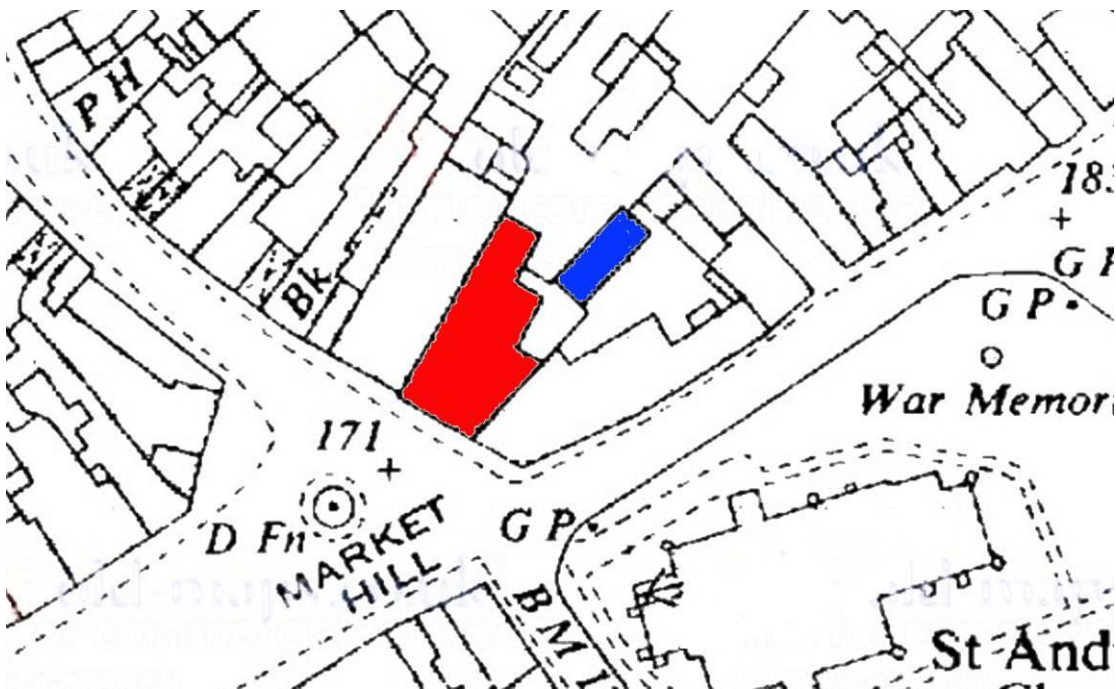


1898 Ordnance Survey.

In 1898 the building on the plot of the Workshop is shown, larger, divided and closer to No3 Market Hill.

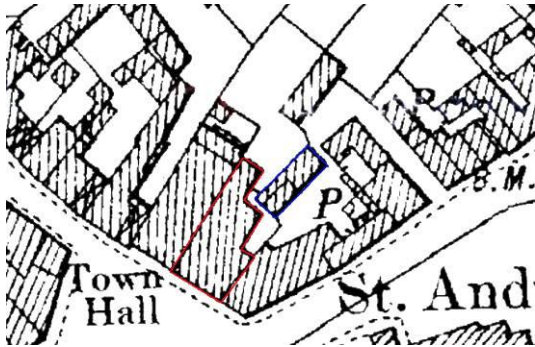


1923 Ordnance Survey.

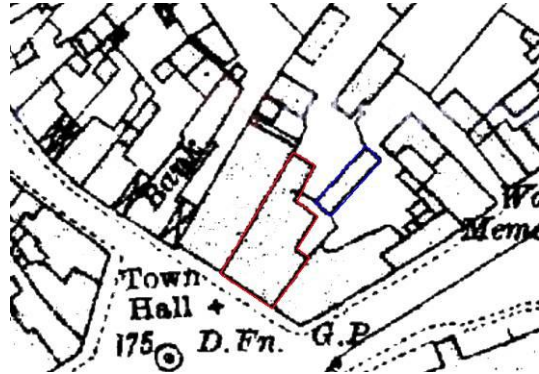


1955 Ordnance Survey.

Phasing and Discussion



1898 Ordnance Survey.



1923 Ordnance Survey.

Phase 1 – Original Build c. 1900.

The Workshop is made of turn of the 20th century materials including machined plank roof members, 2x4in rafters and machined floor boards. The simple brickwork has hard hydraulic lime pointing and the LC19th style windows include a sliding sash – a feature often used in payment windows to dispense the wages. The inclusion of a jettied upper floor is a nod to the past while providing a much large hayloft for the stables below.

The 1898 Ordnance Survey shows a larger footprint divided into two units and closer to No3 Market Hill. The 1923 edition shows the present footprint. It is likely the building was erected at about 1900 just before the advent of the motorcar would render stables and haylofts in town settings obsolete. Within 20 years and certainly after WW1 there would be no need for such buildings.

Phase 2 – Asbestos Roofing.

An aerial photograph from britainfromabove.org appears to show the building with a tiled roof and white framed glass roof lights. The transition to asbestos sheeting and corrugated plastic roof lights is a LC20th addition most likely done in the 1960's to 1980's. The style reflects the many farm buildings that were upgraded in that period. All the internal partitions forming horse stalls were removed and a partition on the first floor taken out.

Significance

The Workshop represents a modern C20th building that was built at the end of the horse powered era and as such quickly became obsolete. Originally built as a stables with an office and a hayloft above c.1900 it was repurposed as a workshop and later a store.

Acknowledgements

I am indebted to Frank Ladkin, the owner of the site, for engaging me to record the buildings. Thanks are also due to Teresa O'Connor of Place Services for her assistance with this project. The drawings were provided by David Plant Architecture Ltd.