

Thorne Roughets, Anchor Lane, Dedham, Colchester, CO7 6BX

A Level II Historic Building Record



prepared for
Aden Lines and Suzanna Hooper

Colchester HER: ECC4212

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Contents

1	Introduction.....	1
2	Historical and Cartographic Context.....	1
3	Survey Results.....	5
3.1	Methodology.....	5
3.2	The Plot.....	6
3.3	The House.....	9
3.3.1	Exterior.....	9
3.3.2	Interior: Ground Floor.....	15
3.3.3	Interior: First Floor.....	31
4	Conclusions.....	38
5	References.....	40
6	Acknowledgements.....	41
7	About the Author.....	41

List of Figures

Figure 1. The location of Dedham in Colchester Borough.....	2
Figure 2. The location of Thorne Roughets. Contains OS data © Crown copyright and database right 2018.....	2
Figure 3. Extract from the 1838 Dedham tithe map, with Thorne Roughets highlighted in red (TNA IR 30/12/107).	3
Figure 4. Extract from the 1897 Second Edition Ordnance Survey 25-inch map (OS Essex XIX.11).....	4
Figure 5. Site plan indicating the locations and direction of the numbered exterior photographs reproduced in this report at 1:200.	7
Figure 6. Ground-floor plan (top) and first-floor plan (bottom) indicating the locations and direction of the numbered interior photographs reproduced in this report at 1:100.....	8
Figure 7. Developmental phase plan of Thorne Roughets, showing major phases of construction and extension.....	39

List of Plates

Plate 1. A modern aerial view with Thorne Roughets at the centre of the frame, giving a sense of the surrounding landscape context of the building..	6
Plate 2. A general view of the front of Thorne Roughets, looking south-east.....	10
Plate 3. The front of the original core of Thorne Roughets showing later additions, looking east.....	10
Plate 4. The southern lean-to extension and protruding southern gable, looking north-east.....	11
Plate 5. Detail of the southern gable, showing the decorative plasterwork beneath the paint, looking north-east.....	12
Plate 6. The eastern end of the southern lean-to extension and rear kitchen range, looking north-west.....	13
Plate 7. The eastern elevation and rear kitchen range, looking west.....	13
Plate 8. Interior view of the lobby entrance, showing the doorposts and extant doorway into the northern room.....	16

Plate 9. Interior view of the northern wall of the lounge, showing former north-western doorway, later fireplace and alcove.	17
Plate 10. Interior view of the western wall of the lounge.....	17
Plate 11. Interior view of the southern wall of the lounge.....	18
Plate 12. Interior view of the eastern wall of the lounge.....	18
Plate 13. Interior view of the southern wall of the dining room.....	19
Plate 14. Interior view of the western wall of the dining room.....	19
Plate 15. Interior view of the eastern wall of the dining room.	20
Plate 16. Interior view of the north wall of the dining room.	20
Plate 17. Detail of the bridging beam and the northern wall of the dining room....	23
Plate 18. Interior view of the northern wall of the dining room, from inside the northern extension.	23
Plate 19. Detail of the empty pegged joint in the north wall of the dining room.	24
Plate 20. Interior view of the northern wall of the northern extension to the dining room.....	24
Plate 21. Interior view of the north-eastern extension, from inside the northern extension to the dining room.....	25
Plate 22. Interior view of the bathroom, looking north.....	25
Plate 23. Interior view of the lobby containing the boiler, looking east.	26
Plate 24. Interior view of the kitchen, looking south along the lean-to extension.	28
Plate 25. Interior view of the Bar, looking west.....	28
Plate 26. Interior view of the western half of the northern wall of the Bar.....	29
Plate 27. Interior view of the eastern half of the northern wall of the Bar.....	29
Plate 28. Interior view of the staircase, looking south from the dining room.	30
Plate 29. Interior view of the landing, looking north from Bedroom 1.....	30
Plate 30. Interior view of the southern wall of Bedroom 1.....	33
Plate 31. Interior view of the northern wall of Bedroom 1.....	33
Plate 32. Interior view of the southern wall of Bedroom 2.....	34
Plate 33. Interior view of the northern wall of Bedroom 2.....	34
Plate 34. Detail of the exposed beam in the northern wall of Bedroom 2.....	35
Plate 35. Interior view of the western wall of Bedroom 3.....	36
Plate 36. Interior view of the eastern wall of Bedroom 3.....	36
Plate 37. Interior view of the northern wall of the loft-space above Bedroom 3....	37

Plate 38. Interior view of the southern wall of the loft-space above Bedroom 3... 37

Site Name:	Thorne Roughets, Dedham, CO7 6BX
Site Location:	TM 06034 31804
Local Planning Authority:	Colchester Borough Council
Planning Application No.:	180609
HER Event No.:	ECC4212
OASIS Reference No.:	richardh2-316576
Survey Date:	18 May 2018

1 Introduction

A programme of historic building recording and analysis of the residential property known as Thorne Roughets, situated on Anchor Lane, Dedham, Colchester, was undertaken in May 2018 (Figures 1). The survey was requested by Colchester Borough Council in order to aid the determination of a planning application for a single-storey garage/utility side extension and two-storey and single-storey rear extensions to the property, which would require the partial demolition of the existing lean-to extensions (Planning Ref.: 180609).

The survey was undertaken to Historic England (2016) Level 2 historic building recording specifications, as stipulated by Dr Jess Tipper, Archaeological Advisor to Colchester Borough Council, in an email of 5 May 2018.

Thorne Roughets (Plate 1) is not a listed building, although the neighbouring property to the north is listed at Grade II. The house stands within the Dedham Vale AONB, but is situated outside the Dedham Conservation Area.

2 Historical and Cartographic Context

The village of Dedham lies in the north-east of the Colchester Borough district of Essex, close to the Suffolk border, approximately four miles west of Manningtree and seven miles north-east of Colchester itself (Figure 1). Thorne Roughets, the residential property which forms the subject of this report, is situated in the hamlet of Dedham Heath, which lies approximately one mile to the south of the centre of Dedham (Figure 2). This hamlet formerly fronted onto Dedham Heath, which was enclosed in the first half of the 19th century.



Figure 1. The location of Dedham in Colchester Borough.

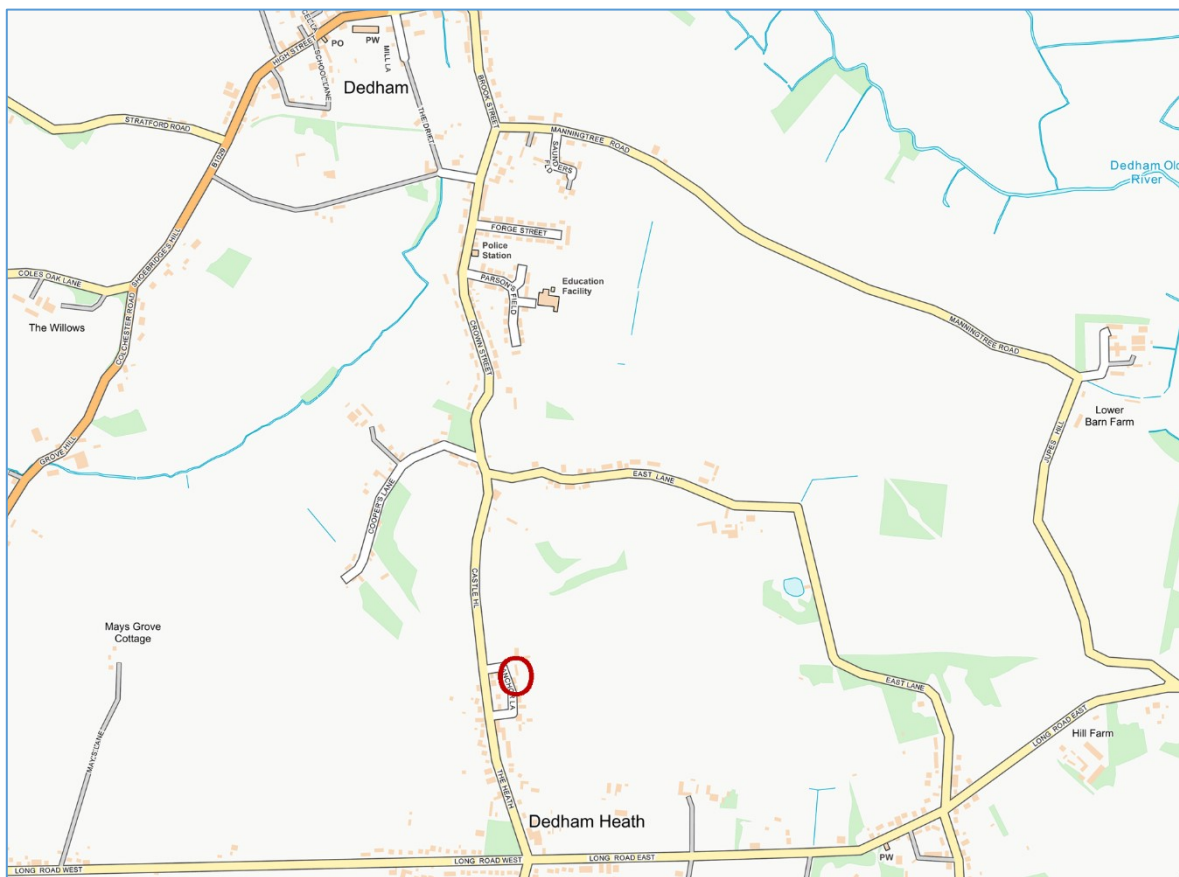


Figure 2. The location of Thorne Roughets. Contains OS data © Crown copyright and database right 2018.

The hamlet of Dedham Heath appears to have grown up around the crossroads formed by the intersection of the main west–east route (called Long Road West to the west of the crossroads and Long Road East to its east), Coggeshall Road coming in from the south and The Heath, coming in from the north and linking the hamlet to Dedham village. Thorne Roughets is part of a small, dense cluster of houses and outbuildings which line Anchor Lane, a short U-shaped loop off the eastern side of The Heath, approximately 500m north of the junction (Figure 2).

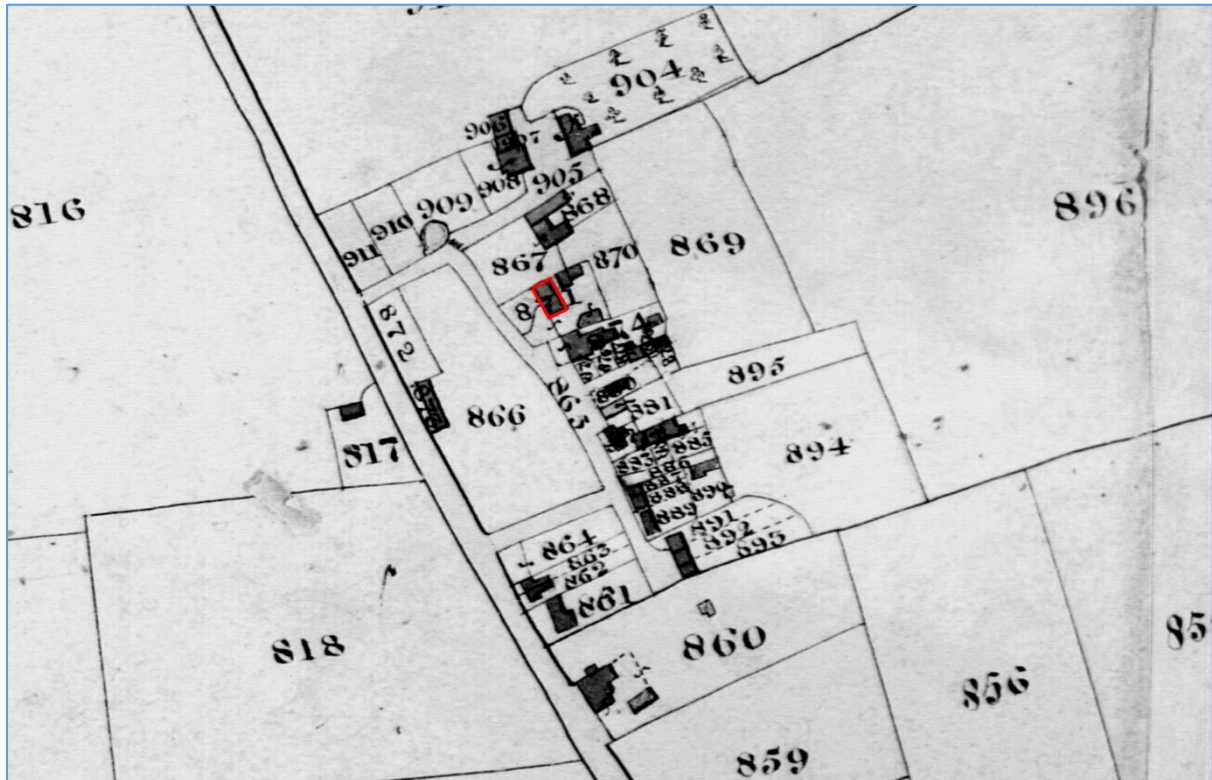


Figure 3. Extract from the 1838 Dedham tithe map, with Thorne Roughets highlighted in red (TNA IR 30/12/107).

Although buildings are depicted in this location on Chapman and Andre's 1777 map, the earliest reliable cartographic depiction of Thorne Roughets is the Dedham tithe map of 1838, surveyed by S.W. Parkes of Ipswich (TNA IR 30/12/107). The map shows the cluster of buildings along Anchor Lane, and Thorne Roughets is depicted as a short rectangular building lying within Plot 871 (Figure 3). This suggests that the house retained a simple two-cell form at this time, and that the surviving extensions had not yet been constructed. The accompanying tithe apportionment records that Plot 871, which is described as comprising a house, outbuildings, yard and garden, was owned and occupied by one John White, who held other land in the parish (TNA IR29/12/107)..

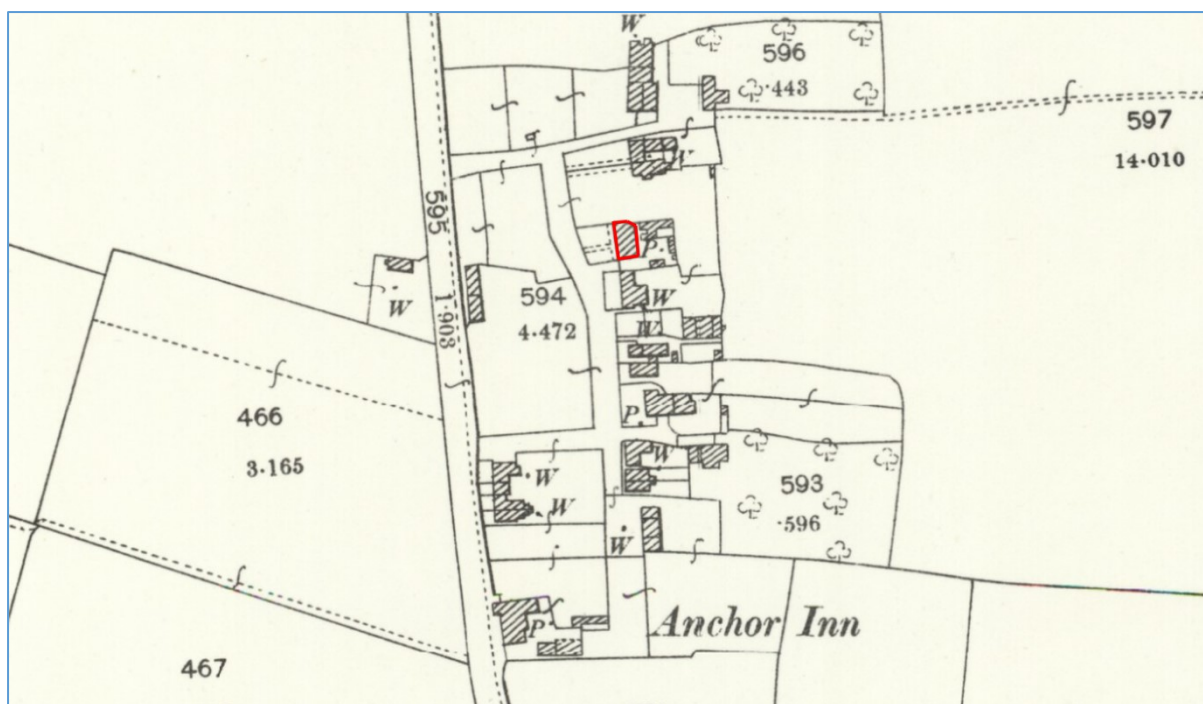


Figure 4. Extract from the 1897 Second Edition Ordnance Survey 25-inch map (OS Essex XIX.11)..

The First Edition 25-inch Ordnance Survey map of the area (Essex XIX.11), which was surveyed in 1875 and published c. 1881, depicts the house as an elongated rectangle, with a slightly stepped north-eastern corner. A path is shown crossing the front garden of the plot to the door, the position of which is off-centre to the south, indicating that the northern extension had been erected by this time. The stepped corner suggests that a full-width rear extension may also have been constructed. The mid-19th century date for this extension is supported by the fact that it has a shallower-pitched roof than the main body of the house, and as such was intended to take slates from the outset. It is likely that the rest of the house was re-roofed in slate at the same time. Slate is not a material native to the area and its use only became widespread and commonplace following the establishment of the railways in the 19th century, which resulted in a great reduction in transportation costs.

The map also shows several outbuildings to the rear of the property, none of which are extant. At the north-east of the plot is a collection of connected small outbuildings which combine to create an irregularly shaped footprint, while to the south-east of the plot are depicted a number of smaller single outbuildings.

The wider environs of the plot are shown to be densely populated by a string of houses fronting onto Anchor Lane, each with a similar number of outbuildings within their plots. The open space encircled by Anchor Lane itself is shown to be regularly planted with trees, perhaps an orchard, as is another enclosure to the south-east of Anchor Lane. The origin of the lane's name is indicated by the presence of the Anchor Inn, fronting onto the road to the south of Anchor Lane.

Very little had changed by the time of the Second Edition Ordnance Survey 25-inch map, revised in 1896 and published in 1897 (Figure 4). Later maps of the area indicate that the footprint of the house has remained largely unaltered since the turn of the 19th century with a few minor exceptions. The Ordnance Survey 1:2,500 plan of the site which was published in 1962 is notable for two main features: first, the house is referred to as The Nook, and second that the scale is sufficiently large to note that the lean-to extension against the southern gable wall of the house and the southern extension of the rear kitchen range had not been erected by this date, and neither had the porch. As is discussed further below, small extensions were subsequently added to the north-eastern corner, to the rear of the kitchen and the porch, but these are of too small a scale to have been noted on Ordnance Survey mapping.

3 Survey Results

3.1 Methodology

This programme of historic building recording and analysis was conducted in accordance with the specifications set out by Historic England in *Understanding Historic Buildings*, which describes a Level 2 survey thus:

Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project. (Historic England 2016, 26)

The exteriors and interiors of the house were studied, described and photographed on 18 May 2018 using a Canon EOS 450 D 12.2 MP DSLR camera fitted with an 10–18mm lens. Images were taken in .RAW format and converted to .tiff for archiving purposes. The position and direction of the photographs taken has been marked on the existing plans of the site and house, which were originally prepared by Andrew Oakley Architectural Services in support of the planning application (Figures 5 and 6). A CD containing high-resolution digital copies of the photographs reproduced here is included with this report.



Plate 1. A modern aerial view with Thorne Roughets at the centre of the frame, giving a sense of the surrounding landscape context of the building..

3.2 The Plot

The house which forms the subject of this survey stands on an area of roughly flat ground, and is oriented broadly north–south. The house sits in the centre of the plot, and has been extended to the north and south so that it now almost spans the full width of the plot. The front of the plot is laid to lawns and flowerbeds, with several mature trees to the north, and there is a driveway for off-road parking to the south. To the rear is a large lawn area surrounded by mature trees and shrubs, which also contains a summerhouse and shed.

To the east, the plot faces onto open farmland, and it is bounded to the west by the line of Anchor Lane, beyond which the open space depicted on the 19th-century maps has been infilled with housing (Plate 2).

To the south, the neighbouring property, Three Gables, is an unlisted thatched cottage, again oriented north-south, which features the three dormer windows which give it its name.

To the north is Appletree Cottage, a Grade II listed 16th-century house (List Entry No. 1239281), which is set further east and further north than the frontage established by Thorne Roughets and Three Gables.

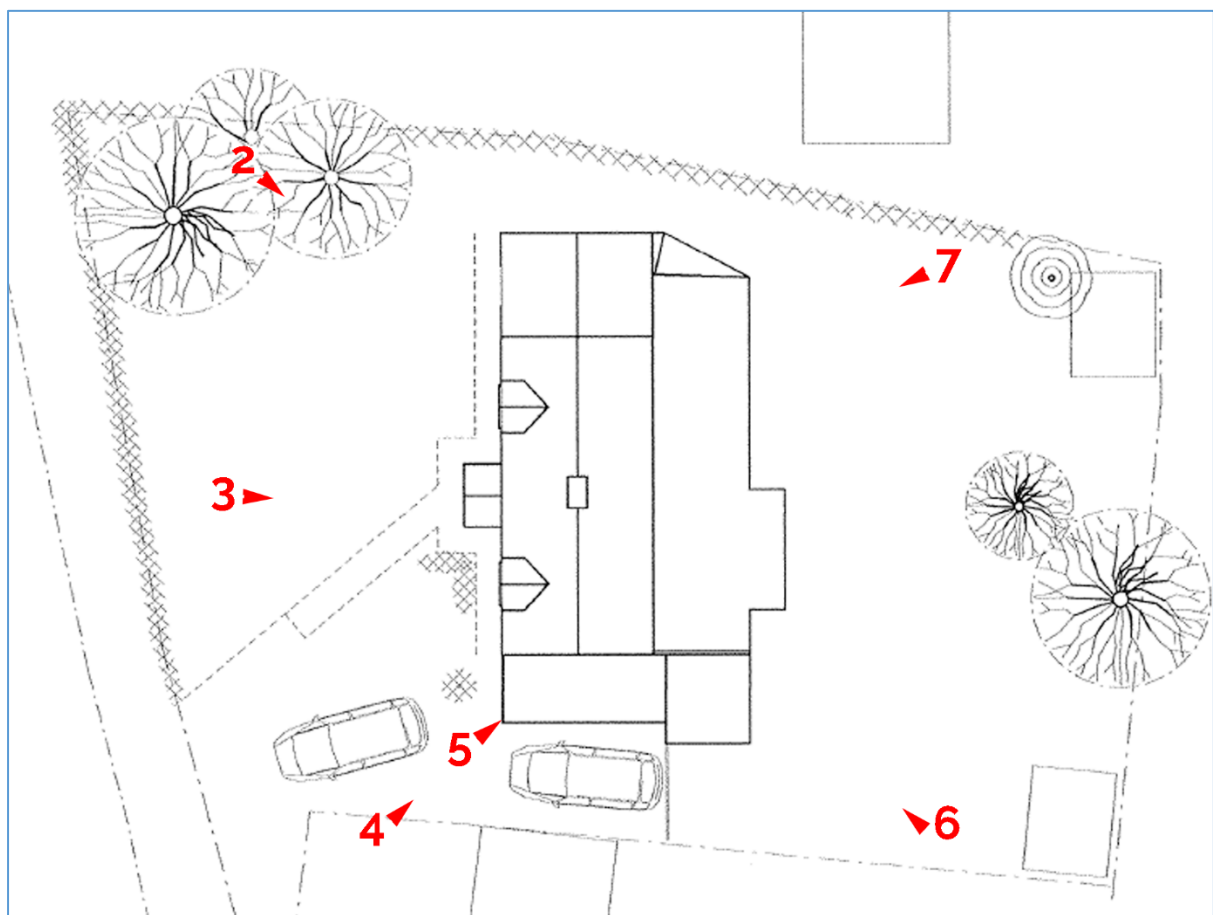


Figure 5. Site plan indicating the locations and direction of the numbered exterior photographs reproduced in this report at 1:200.

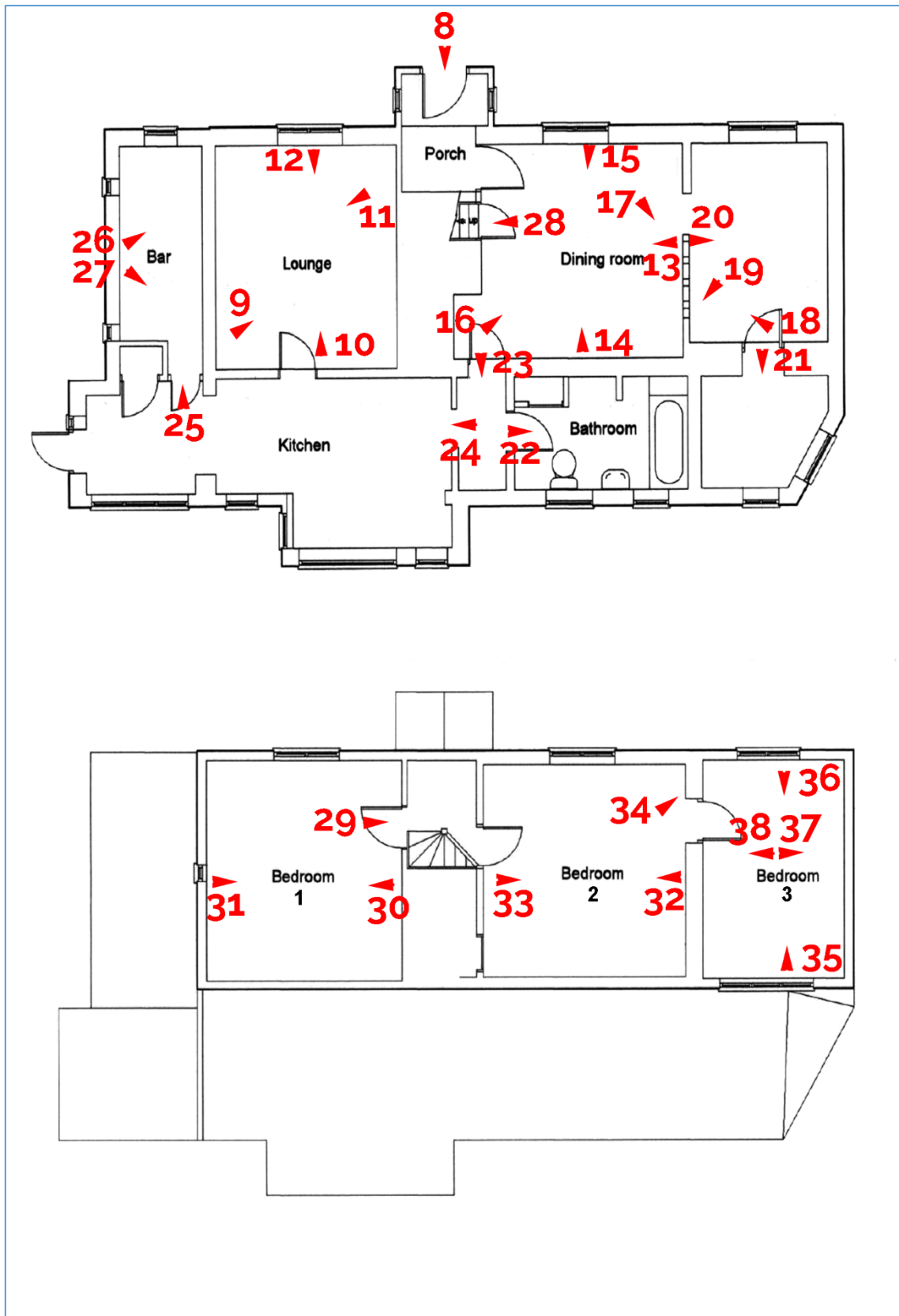


Figure 6. Ground-floor plan (top) and first-floor plan (bottom) indicating the locations and direction of the numbered interior photographs reproduced in this report at 1:100.

3.3 The House

At its core, Thorne Roughets is a one-and-a-half-storey, two-cell building with a central chimney stack and a lobby entrance, and is therefore likely to be of 18th-century origin. However, the building has been much altered and extended since. The original thatch has been replaced with slate, a pair of west-facing dormer windows inserted, and front porch erected. The other sides and rear of the main core of the building have been encased in late 19th- and late 20th-century extensions, comprising a full two-storey extension with different roof pitch to the north, a single-storey rear kitchen range, and a single-storey lean-to extension to the south.

3.3.1 Exterior

Western Elevation: The western, front, elevation of the house comprises the rendered exterior wall of the ground floor, above which is a steeply-pitched slated roof, which would formerly have been tiled. The ground floor has a central doorway, now behind a later porch, and a pair of 12-light timber casement windows, one for each of the rooms to the north and south (Plates 2 and 3). In line above these windows are a pair of dormer windows, again with casement windows, which light the two attic bedrooms which mirror the ground-floor plan.

Internal evidence demonstrates that these bedrooms are likely to be later insertions made following the creation of an upper storey within the property. The central, red-brick chimney stack protrudes from the centre of the roof, indicating the lobby-entrance plan of the house, and now carries a television aerial.

To the north is an full two-storey in-line extension, which map evidence indicates dates from the mid-19th century. The exterior face of this extension is rendered in the same fashion as the rest of the house, and the ground-floor casement window copies those of the other ground-floor openings (Plate 2). The first-floor casement window is taller than its dormer and ground-floor counterparts. The ridgeline of this extension is lower than that of the main house and the roof-pitch is very shallow, indicating the intention that this part of the building should be slate-roofed from the outset, in keeping with its later, 19th-century construction date.



Plate 2. A general view of the front of Thorne Roughets, looking south-east.



Plate 3. The front of the original core of Thorne Roughets showing later additions, looking east.



Plate 4. The southern lean-to extension and protruding southern gable, looking north-east.

A central apex porch, also with a slate roof, contains a white timber stable door and is glazed with small windows to the north and south. Map evidence indicates that the porch was added post-1962 (Plate 3).

To the south is a lean-to extension, the western edge of which is flush with the front wall of the house and rendered. The western wall is lit by a small rectangular window and the lean-to is roofed in corrugated asbestos sheeting. Map evidence suggests that this extension also post-dates 1962 (Plates 3, 4 and 6).

Southern Elevation: The lean-to extension spans the full width of the ground floor of the southern elevation (Plate 4), before stepping outwards to the south and continuing beyond it to create an additional lean-to extension for the rear kitchen range (Plate 6). Although the western wall of the lean-to is rendered like the western wall of the main house, the exterior of the southern wall comprised painted brickwork laid in a simple stretcher bond. This wall is punctuated by three small rectangular windows glazed with leaded diamonds, and there is the suggestion of a former doorway entering the lean-to from the south, which has now been rendered over (Plate 4).



Plate 5. Detail of the southern gable, showing the decorative plasterwork beneath the paint, looking north-east.

Above the lean-to, the southern gable of the original house is visible, into which has been set a small two-light rectangular window. This lights the southern attic bedroom and must therefore be a later feature. Although the gable has been painted with a thick, impervious paint, it is still possible to discern a triangular border incised into the render of the gable, within which a pattern of overlapping swirls has been incised. Where the paint has peeled away towards the apex of the gable this decoration is still crisply preserved beneath the paint. It is not possible to suggest a date for this decorative scheme, but it must pre-date the erection of the 19th-century extension at the northern end of the property, as similar decoration can be seen on the corresponding gable, which is now inside the roof space of the extension (see below; Plate 38).

Where the southern lean-to protrudes beyond the width of the core of the house a vertical brick wall has been constructed to eaves height to square off the roof of the rear extension, which slopes to the east, and continue the line of the southern extension, which slopes to the south (Plate 6). This south-east corner extension incorporates a wooden stable door which exits the extension to the south and a long, low 18-light casement window in the eastern wall.



Plate 6. The eastern end of the southern lean-to extension and rear kitchen range, looking north-west.



Plate 7. The eastern elevation and rear kitchen range, looking west.

Eastern elevation: The eastern, rear, elevation of the house shows the greatest degree of alteration and extension, all of which has evidently taken place in a piecemeal fashion, without any kind of underlying scheme (Plates 6 and 7). These various episodes of building have been executed in poor quality materials and show signs of no longer being weatherproof.

Running the full length of the rear of the core of the house is a single-storey lean-to extension, the roofline of which meets the main structure below the eaves line and slopes eastwards at a shallower pitch than the main roof (Plates 6 and 7). The roof of this extension is of red pantiles, in contrast to the slate roofs of the house and northern extension. The walls of the extension are rendered in the same fashion as the front of the house, and incorporate a number of different casement windows of different sizes set at different heights, reflecting the piecemeal use and adaptation of the structure.

Towards the southern end of the eastern extension, a small brick out-shut extension has subsequently been constructed to expand the area of the kitchen further eastwards (Plates 6 and 7). This extension is built from stretcher bond and incorporates a small window in its southern elevation, one large and one small window in the eastern elevation, and another small window in the northern elevation, which has subsequently been bricked up again.

At its northern end, the rear extension has been continued in front of the northern extension, to create a new downstairs room which links into it via the ground floor (Plate 7). This extension is constructed from breeze blocks and has a cut-off north-eastern corner, giving it an unusual shape. The pantile roof has been extended over the top of it and terminates in an angled roof which slopes to the north. Above the roof of this new extension, a large casement window has been inserted into the upper storey of the northern extension, the sill of which sits above the roofline.

In terms of chronology, the historic map evidence suggests that a linear version of the eastern extension was constructed during the 19th-century, but that it was subsequently lengthened to the south and the east post-1962, with the infilled north-eastern corner belonging to an even more recent phase of building. The interior floor levels also indicate that this extension has been built up with concrete in recent decades.

Northern Elevation: As discussed, the northern gable end of the original house has been completely obscured by the erection of the 19th-century northern extension, although traces of the decorative plasterwork on this gable can still be seen in the attic space. The northern gable end of the extension is plainly rendered and without openings, but given the proximity of the adjacent mature hedgerow could not be photographed.

3.3.2 Interior: Ground Floor

Porch/Lobby: The house is entered from the front (west) via the post-1962 porch already described, which steps down through a timber-framed doorway into the lobby entrance (Plate 8). The northern doorpost shows signs of having previously held hinges, while the doorpost to the south has been cut away and replaced with a masonry support. The two sides of the doorway represent the lines of the two central cross-frames of the building, which create the lobby and flank the chimney. The lobby is small and square, and has doors to the north and south, which lead into the two ground-floor rooms of the house. The door to the north is still functional, while the door to the south has been blocked, although it is still visible in the neighbouring room. A small, arched wooden door has been cut into the timber wall to the east in order to create a small cupboard space beneath the stairs which have been inserted to the east.

The Lounge: The southern ground-floor room, referred to as the Lounge on the plan of the building, is a small, low-ceiling space with rendered walls, many of them fitted out with bookcases. This space has been much altered, but it is possible to see traces of the original timber-framing of the building. In the north-western corner of the room is the former door leading to the lobby (Plate 9), adjacent to which on the north wall is a large brick fireplace of relatively modern construction, which protrudes into the room. In the wall plaster above the mantelpiece it is possible to discern the line of an earlier timber mantelpiece, set flush with the wall, which perhaps indicates that the remains of the earlier fireplace might lie behind the later façade. On inspection, though, it was not possible to identify traces of earlier brickwork in the fireplace itself. To the east of the fireplace is a deep, shelved alcove with an arched top, which is presumably an original feature and may be the remnants of a small cupboard or larder space.



Plate 8. Interior view of the lobby entrance, showing the doorposts and extant doorway into the northern room.

The western wall of the lounge is punctuated by the timber casement window observed from the exterior (Plate 10), while the southern wall has been plaster-boarded and rendered, concealing any evidence for its construction (Plate 11). The eastern wall of the room features a central timber doorway, with a boarded door, which may well be an original opening to the rear of the property. This doorway steps up into the later rear extension and provides a view of the concrete plinth on which the present kitchen is constructed (Plate 12).

The main evidence of the structure of the building preserved in the lounge is the timber framing of the ceiling, which is exposed, although it shows signs of having been extensively varnished in the past. This ceiling seems to be a later insertion, although it perhaps replaced an earlier ceiling, and was probably made in the 18th century. Its construction comprises a north–south bridging beam, which consists of a half-sectioned length of timber, the eastern face of which is flat and crudely chamfered, and the western face of which is rounded and stripped of bark. Five pairs of west–east joists support the floor above, and some of these show signs of having been replaced with more modern timbers (Plates 10–12).



Plate 9. Interior view of the northern wall of the lounge, showing former north-western doorway, later fireplace and alcove.



Plate 10. Interior view of the western wall of the lounge..



Plate 11. Interior view of the southern wall of the lounge.



Plate 12. Interior view of the eastern wall of the lounge.



Plate 13. Interior view of the southern wall of the dining room.



Plate 14. Interior view of the western wall of the dining room.



Plate 15. Interior view of the eastern wall of the dining room.



Plate 16. Interior view of the north wall of the dining room.

Dining Room: The northern ground-floor room, referred to as the Dining Room, comprises two cells. The southernmost cell is the original ground-floor room of the house, the northern wall of which has been opened up to create a link through into the ground-floor room of the 19th-century northern extension.

The southern wall of the dining room (Plate 13) features the lobby door in its south-western corner, adjacent to which is the narrow door which leads to the steep, inserted staircase which ascends to the south before turning sharply west. Adjacent to the east is a small brick fireplace of probable early 20th-century construction. No trace of any earlier fireplace survives in this room, although again it is possible that the earlier fireplace survives behind the later façade. To the east, the line of the wall steps slightly southwards into line of the central bay, where a shelved alcove has been constructed. This stepping has enabled the creation of a doorway at the southern end of the eastern wall, which leads into the rear lean-to extension, and which appears to be a 19th-century insertion.

The western wall of the dining room is punctuated by the casement window observed from the exterior, which is flanked by two panels of timber-framed studwork, although both panels are modern insertions intended to replicate the style of the original framing and both sit atop a short brick plinth of relatively modern construction (Plate 14). To the south of the window a small cupboard has been created at head height in order to accommodate electrical fuses, while to the north the inserted studwork panel is full height.

The eastern wall of the dining room (Plate 15) features an exposed panel of timber framing, much of which appears to be original. At the southern end of the wall is the later doorway already referred to, the northern doorpost of which supports the horizontal ledge beam which sits inside the line of the original frame and in turn supports the floor joists. This might be taken to indicate that the upper floor is indeed a later insertion, or may simply reflect the chosen method of construction. The rest of the panel to the north is divided by four vertical studs, braced by a diagonal supporting brace. The framing of the north-eastern corner of the room is obscured by a built-in corner unit, but it is presumed that the framing survives behind this structure.

The northern wall of the dining room, which now forms an open partition between the original house and the northern extension, comprises a mixture of original and inserted features (Plate 16). At its western end the partition is formed by an inserted set of shelving built in the same mock-timber-framed style as the other features of the western wall. The eastern half of the wall, however, consists of a panel of largely open studwork comprising four studs on a brick plinth, the central pair of which contains a jointed lateral beam on which the northern end of the bridging beam of the ceiling sits (Plate 17). These studs are also braced by a diagonal supporting brace (Plates 16 and 18). These timbers appear to be original and their well-preserved appearance doubtless results from their having been encased in masonry until comparatively recently. There are traces of horizontal laths being affixed to the northern (exterior) face of this wall, although these have been removed and the easternmost studs, which back onto the fitted corner unit, are infilled with brickwork, although this is likely to represent the later consolidation of the wall. That the wall had earlier phases is indicated by the presence of an empty joint at the base of the easternmost stud, within which the peg survives (Plate 19).

The ceiling of the dining room is similar to that of the lounge, and again comprises a half-timber bracing beam, set with its flat face to the east and its rounded side to the west. Into this are jointed five pairs of joists, at least half of which appear to be original, although several have been replaced with later, squared-off timbers. The northern end of the bracing beam is clear to see, but the southern end is encased in the masonry of the chimney stack and stairs, although it would seem that the two bracing beams are not continuous and that they are set either side of the chimney. They may even be two halves of the same timber, although this cannot be confirmed from visual inspection alone.

Dining Room Extension: The ground-floor room of the 19th-century northern extension which now forms the northern part of the dining room is constructed of white-painted brickwork laid in a simple stretcher bond (Plate 20). This part of the building is functional and unremarkable, and is lit by a large casement window to the west. The eastern wall contains a later glazed doorway which now links to the post-1962 north-eastern extension, but which was presumably constructed as an exterior door.



Plate 17. Detail of the bridging beam and the northern wall of the dining room.



Plate 18. Interior view of the northern wall of the dining room, from inside the northern extension.



Plate 19. Detail of the empty pegged joint in the north wall of the dining room.



Plate 20. Interior view of the northern wall of the northern extension to the dining room.



Plate 21. Interior view of the north-eastern extension, from inside the northern extension to the dining room.



Plate 22. Interior view of the bathroom, looking north.



Plate 23. Interior view of the lobby containing the boiler, looking east.

North-eastern Extension: The north-eastern extension is roughly constructed from breeze blocks and has a small casement window in its north-eastern angle and another in its eastern face (Plate 21). Somewhat incongruously, the ceiling of this room is elaborately constructed from modern timber and echoes the bridging beam and joists construction of the main ceiling of the house.

Rear Lean-to Extension: The rear lean-to extension spans the full length of the building and historical map evidence suggests that a form of this range was first constructed in the 19th century. In its original form, the extension was linked to both of the ground-floor rooms by the doorways already described. The extension

uses a lot of timbers in its construction, and close inspection reveals these to comprise entirely of reused elements of timber framing, 19th-century timbers or more recent replacements and detailing.

At the northern end of the range is a bathroom, which features much mock-timber-frame detailing, but which is otherwise architecturally unremarkable (Plate 22). To the south of this is a small lobby connecting with the dining room, which contains a boiler and shows extensive signs of damp and water ingress (Plate 23). To the south of the lobby is a kitchen, which links to the lounge and which, with the lobby, is clearly constructed on a concrete plinth (Plate 24). As was indicated by the historic mapping, the kitchen has clearly been extended to the east with the brick-outshut described above, which contains several large windows.

To the south of the kitchen is the extra cell formed by the construction of the southern lean-to, which map and constructional evidence indicate was built post-1962. The floor level steps up further from that of the kitchen, and the styling again makes use of mock-timber framing in the roof (Plate 24). This cell has an exterior stable door, and also links to the interior of the southern lean-to extension, described as the Bar (Plate 25).

As was indicated from the exterior, the Bar is constructed from brick and is lit from the west and south by small casement windows (Plate 25). The main interior feature is a west-east drinks bar constructed from stacked lengths of clay drain pipe, with the intention of their holding bottles. This decorative theme is continued in the walls of the room, into which end-on bottles have been mortared. The roof is also of modern timber construction, executed in a style which mimics the authentic framing elsewhere in the building.

Being constructed against the southern gable end of the original house, it is possible to discern something of the original construction of the house and compare this wall with the remnants of its northern counterpart to be found in the dining room (Plates 26 and 27). Several of the vertical studs still survive, either partially or to full height, including the central pair of studs, between which is a lateral support holding the end of the bracing beam supporting the first floor. Much of the wall is infilled with a mixture of older and newer bricks laid in a variety of random patterns.



Plate 24. Interior view of the kitchen, looking south along the lean-to extension.



Plate 25. Interior view of the Bar, looking west.



Plate 26. Interior view of the western half of the northern wall of the Bar.



Plate 27. Interior view of the eastern half of the northern wall of the Bar.



Plate 28. Interior view of the staircase, looking south from the dining room.

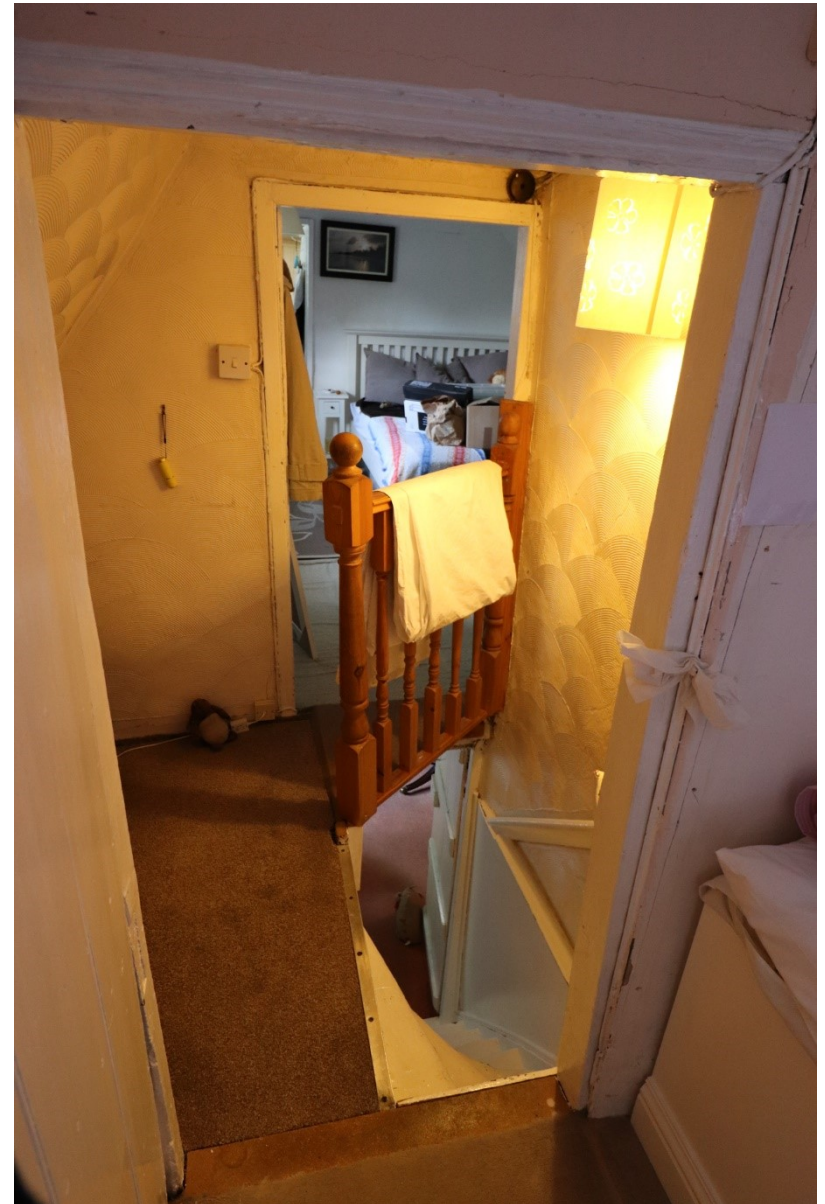


Plate 29. Interior view of the landing, looking north from Bedroom 1.

The majority of this brickwork must be of comparatively recent date, as it incorporates glass bottles and has clearly been undertaken with a view to creating an 'authentic' feel to the space. This includes the creation of an imitation oven at the eastern end of the wall, which utilises a reclaimed iron door (Plate 27). The presence of the brickwork at this end of the house raises questions about the authenticity of the brickwork visible in the dining room, and it is possible that too belongs to the same period of expansion in an 'authentic' style (Plate 18).

3.3.3 Interior: First Floor

Staircase/Landing: As had already been mentioned, the staircase sits between the lobby and the chimney stack and is very steep, almost ladder-like in its construction. Nine steps rise steeply towards the south, turning sharply to the west as it reaches the landing (Plate 28). The clearance is very low, and is made lower by the extension of the landing floor over the top of the stairwell to facilitate access to Bedroom 2 (Plate 29). The staircase is wooden, and the stairwell is boxed in, with shelving having been inserted into its western side.

The landing itself is small, and the floor-level sits approximately 0.45m below the line of the wall-plate, with the angle of the roof then rising steeply towards the east, its apex lying outside the area of the landing. The north and south walls of the landing are rendered, as is the west wall to the wall-plate, while the eastern wall and the roof itself are Artexed with a fan-like decorative scheme, meaning that no structural details can be discerned.

Bedroom 1: The southernmost first-floor room is referred to as Bedroom 1 and is accessed via a low doorway from the landing, which enters the north-western corner of the room. The southern gable wall of the bedroom is punctuated by a small casement window and allows a clear appreciation of the shape of the first-floor attic rooms (Plate 30). The wall plate is in evidence on the north and south sides of the room at a height of approximately 0.45m, from where the roof pitch rises steeply towards its apex. The walls of the room are rendered, but across the southern wall the line of the arching tie beam of the southern cross-frame has been left exposed. Traces of a corresponding tie beam in the adjacent cross-frame can also be seen in the northern wall of Bedroom 1, especially in the western

doorpost, which cuts through the beam, while the white-painted arching collar beam is also in evidence at the upper edge of this wall.

To the west, the room is lit by a dormer window, which is inserted between the rafters, the exposed timbers of which can be seen in the northern side of the dormer. The principal purlins clearly survive along both the west and east angles of the roof, although they are boxed in with white gloss-painted woodwork. These purlins form the basis of the short expanse of flat ceiling which has been inserted and rendered across this room and the neighbouring rooms. Unfortunately, there is no way of accessing the remaining angle of attic space above these ceilings.

Bedroom 2: The northern attic room of the original house is referred to as Bedroom 2 and is accessed from the landing via a door in its south-west corner (Plate 32). To the east, a small cupboard with a timber stable door has been built against the chimney stack, although the interior of this cupboard is boarded and no structural details can be seen. Above the door and cupboard, the collar beam has been boxed in, as have the purlins which run along the east and west sides of the roof. The overall shape and dimensions of the room are very similar to those of Bedroom 1, with the tops of the east and west walls sitting approximately 0.45m above the floor level, and a rendered flat ceiling again being inserted above the purlins. Like Bedroom 1, this room is similarly lit by a west-facing dormer window.

A doorway with an angled corner has been cut through the northern wall of this bedroom to provide access to the upper storey of the northern extension (Plate 33). The creation of this doorway has clearly resulted in the cutting of the tie beam, details of which can be seen behind peeling paintwork to the west of the doorway (Plate 34).

As already mentioned, the small triangle of loft space above Bedrooms 1 and 2 and the landing cannot currently be accessed due to the presence of rendered ceilings throughout the main body of the house, however it is to be assumed that if the space could be accessed then traces of the original roof might still survive in the apex. Of course, it is possible that much of the original roof structure may have been repaired or replaced during the exchange of thatch for slates, but clearly no significant structural work was undertaken at this point, and the original roof pitch was retained.



Plate 30. Interior view of the southern wall of Bedroom 1.



Plate 31. Interior view of the northern wall of Bedroom 1.



Plate 32. Interior view of the southern wall of Bedroom 2.



Plate 33. Interior view of the northern wall of Bedroom 2.



Plate 34. Detail of the exposed beam in the northern wall of Bedroom 2.

Bedroom 3/Loft: Bedroom 3 room is situated in the upper storey of the 19th-century northern extension and is accessed by a doorway leading from Bedroom 2. The room itself is architecturally unremarkable and is lit by a large casement window to the west (Plate 35) and a small casement window to the east which looks out over the roof of the rear lean-to extension (Plate 36).

There is a more conventional attic space above the two-storey northern extension, which can be accessed via a hatch in the ceiling of Bedroom 3. Visual inspection reveals details of the brick walling of the northern gable beneath a straightforward timber roof structure (Plate 37). Of greater note, however, is the northern gable of the original house, which is preserved within the roof-space, and on the rendered surface of which survives the same incised decorative scheme evident on the exposed southern gable (Plate 38). This demonstrates that the decoration predates the 19th-century construction of the northern extension, and it is an interesting survival.



Plate 35. Interior view of the western wall of Bedroom 3.



Plate 36. Interior view of the eastern wall of Bedroom 3.



Plate 37. Interior view of the northern wall of the loft-space above Bedroom 3.



Plate 38. Interior view of the southern wall of the loft-space above Bedroom 3.

4 Conclusions

This programme of Level 2 historic building recording and analysis has demonstrated that at its core Thorne Roughets is a timber-framed, lobby-entrance house of probable 18th-century origin. In its first incarnation the building comprised two rooms, one either side of the lobby, and may have been open to the rafters, although the existence of an original attic space cannot be ruled out. The roof was originally thatched. At this period, the narrow central bay would have contained a chimney stack as part of its intrinsic design. In the later 18th century, a new first floor was inserted into the building, perhaps replacing an earlier floor, with a staircase being created between the lobby and the chimney. The insertion of doorways between these rooms resulted in the cutting of the tie beams. It is not clear whether these attic rooms were lit with dormers from the outset, or if they were subsequently inserted. Similarly, at some point before the 19th century the gable walls were rendered and decorated, although there is nothing to indicate a more precise date for this scheme.

The map evidence and structural analyses indicate that the house was significantly extended in the 19th century, when a lean-to extension was built along the full length of the back of the property and a full two-storey extension with a different roof-line constructed to the north. The rear extension necessitated the creation of a new door from the northern room, while the northern extension saw openings cut through the northern gable wall at ground and first floor levels. It would appear that the original thatched roof was exchanged for slates at this point too.

The house was further altered during the latter half of the 20th century, which saw the erection of a breeze-block extension to the north-east, which links from the 19th-century extension, and the creation of a southern-lean to extension, subsequently kitted out as a bar. The porch also appears to have been added during this period, and the kitchen extended eastwards. All of these building projects appear to have occurred within a relatively short time-frame and apparently coincided with an orchestrated attempt to create mock-timber framing within the existing building to complement those elements of the frame which were still visible. There is also evidence to suggest that this work extended to the creation of faux brickwork as well as timber-framing.

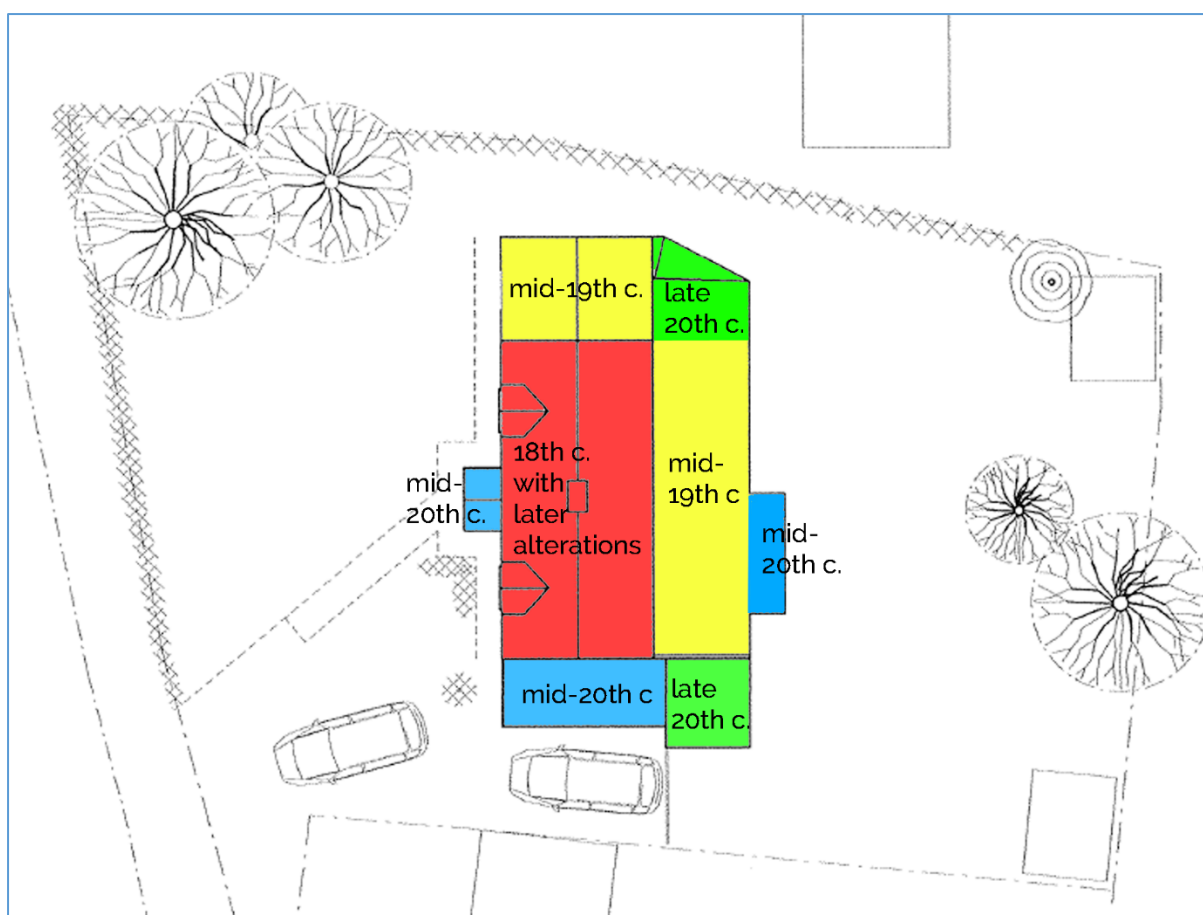


Figure 7. Developmental phase plan of Thorne Roughets, showing major phases of construction and extension.

In terms of the significance of the structure, Thorne Roughets is one of several such properties which stood in the vicinity of Anchor Green, and is flanked to the north and south by two further, but different examples, of similarly aged properties. There is a very high concentration of older properties of this kind within the Dedham area, and in this sense, the building should be considered to be a typical property for the area.

In terms of the survival of its original features and fabric, elements of the timber frame survive within the core structure of the house, particularly within the downstairs rooms, where many beams have been exposed. Likewise, the bracing beams and joists of the inserted first floor are largely original, with signs of replacements and repairs. Within the attic rooms, there are traces of the original roof structure, although without access to the loft space it is not possible to tell how many of the original rafters might survive under the slates. That said, caution does need to be exercised, as the building has seen considerable attempts to reinstate and complement the original framing with later woodwork and brickwork,

and this has muddled the water somewhat when it comes to assessing the authenticity of some of the fabric.

With the exception of new openings, all of the extensions which have been added to the property to date have had very little impact on the historic core of the structure, although the poor quality of their construction and the haphazard and functional nature of their design have detracted from the overall appearance and coherence of the building. Many parts of these extensions are starting to fail and are no longer weatherproof, and there is a danger that the historic core of the building will begin to suffer if action is not taken to remedy the situation.

In terms of the likely impact of the current planning application on the historic fabric, the proposed demolitions are limited to the later extensions, most of which date from the latter half of the 20th-century, and the historic fabric of the building will remain unaffected by the proposals. The proposed new structures and roofs will key into the existing exterior fabric and roofing of the building, but, as has been demonstrated, the affected areas have already been much altered in the past and with considerate workmanship the proposals need not have any negative impact on the structure.

Thorne Roughets is a characterful property, which has been much altered and extended over time, although elements of its historic core have survived within the structure. The 19th and 20th centuries were not kind to the building, and the ill-thought-out designs and poor quality of the workmanship employed are having an increasingly detrimental effect upon the fabric. The removal of the existing extensions and the erection in their place of well-constructed replacements of sympathetic character and materials will undoubtedly have a positive effect on both the preservation and presentation of the existing historic fabric.

5 References

Historic England. 2016. [*Understanding Historic Buildings : A Guide to Good Recording Practice*](#). 2nd Edition. Historic England.

6 Acknowledgements

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7 About the Author

Dr Richard Hoggett is a freelance heritage consultant with over 20 years' experience in the academic, commercial and local authority heritage sectors. Between 2013–16 he was a Senior Archaeological Officer for Suffolk County Council, in which capacity he assessed the heritage implications of planning applications pertaining to listed and historic buildings, and provided specialist advice to Local Planning Authorities, developers and landowners. He is a Fellow of the Society of Antiquaries of London and a Member of the Chartered Institute for Archaeologists. Further details and example of his work can be found at www.richard-hoggett.co.uk.

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OASIS ID: richardh2-316576

Project details

Project name	Thorne Roughets, Dedham: Historic Building Recording
Short description of the project	A Level 2 survey demonstrated that Thorne Roughets is a timber-framed lobby-entrance house of probable 18th-century origin. The building originally comprised two rooms, either side of the lobby, and was open to the rafters. The roof was thatched and the narrow central bay contained a chimney stack. In the later 18th century, a first floor was inserted (possibly replacing an earlier floor) and staircase created between the lobby and the chimney. At some point before the 19th century the gable walls were rendered and decorated. Map evidence and structural analyses indicate the house was extended in the 19th century, when a lean-to was built along the rear of the property and a two-storey extension with different roof-line built to the north. The northern extension saw openings cut through the northern gable wall of the house at ground and first-floor levels. The original thatched roof was also exchanged for slates at this point. The house was further altered during the later 20th century, with the erection of a breeze-block extension to the north-east and the creation of a southern-lean to extension. The porch appears to have been added during this period, and the kitchen extended eastwards. All of these building projects appear to have occurred within a relatively short time-frame and coincided with an orchestrated attempt to create mock-timber framing within the existing building to complement those elements of the frame which are still visible.
Project dates	Start: 18-05-2018 End: 18-05-2018
Previous/future work	No / Not known
Any associated project reference codes	ECC4212 - HER event no.
Type of project	Building Recording
Site status	Area of Outstanding Natural Beauty (AONB)
Current Land use	Residential 1 - General Residential
Monument type	DWELLING HOUSE Post Medieval
Significant Finds	NONE None
Methods & techniques	""Photographic Survey""; ""Survey/Recording Of Fabric/Structure""
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	ESSEX COLCHESTER DEDHAM Thorne Roughets, Anchor Lane, Dedham, CO7 6BX
Postcode	CO7 6BX
Study area	0.25 Hectares
Site coordinates	TM 06034 31804 51.945985311135 0.99821779879 51 56 45 N 000 59 53 E Point

Project creators

Name of Organisation	Richard Hoggett Heritage
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Richard Hoggett
Project director/manager	Richard Hoggett
Project supervisor	Richard Hoggett
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Colchester Borough Council
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Colchester Borough Council
Paper Contents	"Survey"
Paper Media available	"Photograph", "Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Thorne Roughets, Anchor Lane, Dedham, Colchester, CO7 6BX: A Level II Historic Building Record
Author(s)/Editor(s)	Hoggett, R.
Date	2018
Issuer or publisher	Richard Hoggett Heritage
Place of issue or publication	New Buckenham
Description	A4 bound report: iii+40pp with CD-ROM. Revised September 2018.
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Entered on	11 September 2018

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